

1 3501 Travilah Rd, North Potomac  
HPC Cox No. 25109-08A  
Indiv. Martin Densite No 25/9  
Harrison & Ann Ward Farm



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 11 September, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #492924, Roof replacement.

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved with the following condition at the September 10, 2008 meeting.

*1: The replacement roofing material on the pitched portions of the roof will be standing seam metal-not asphalt shingle.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: John and Joanna Devine  
Address: 13501 Travilah Road, Potomac. Master Plan Site #25/09

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITS/ESTIMATES  
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE, MD 20850  
246-777-9201

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

(Historic Designation: 25/9 Harrison + Ada Ward farm c.1875) Contact Person: Joanna Devine

Tax Account No.: 02753696 Daytime Phone No.: 301-801-1146  
301-216-1228

Name of Property Owner: John + Joanna Devine Daytime Phone No.: 301-216-1228

Address: 13501 Travilah Rd. N. Potomac MD 20878  
Street Number City State Zip Code

Contractor: Willis Builders Phone No.: 240-277-5896

Contractor Registration No.: Lic # 87775

Agent for Owner: Mathew Willis Daytime Phone No.: 240-277-5896

**LOCATION OF BUILDING/PREMISE**

House Number: 13501 Board Street: Travilah Rd.

Town/City: N. Potomac Nearest Cross Street: Turkey Foot Road

Lot: 10 Block: 2 Subdivisions: ~~Hunting Hill Farm~~ Hunting Hill Farm

Liber: Folio: Parcel:

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |  |  |   |  |   |                               |                               |
|------------------------------------|---|--|--|---|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC                              | <input type="checkbox"/> Slab                   | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace              | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: Roof |  |   |                               |                               |

1B. Construction cost estimate: \$ 13,000.00

1C. If this is a revision of a previously approved active permit, see Permit #

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other:

2B. Type of water supply: 01  WSSC 02  Well 03  Other:

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: *Joanna Devine* Date: 7/14/08

Approved: *[Signature]* For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 792924 Date Filed: 8/12/08 Date Issued:

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

APPROVED  
Montgomery County  
Historic Preservation Commission

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

C1885 Farm house on 4.2 acres  
Galvanized metal Roof circa: 1960  
Stucco exterior  
Current galvanized roof on flat-roof sections as well as cross gables, turret and porch.  
Galvanized metal roof typically used for outbuildings, sheds + barn. Not appropriate for primary dwelling unit.  
This metal roof not water tight even with regular maintenance

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace leaking galvanized metal roof with asphalt shingle roof. Current galvanized roof has constantly leaked even with regular repair and maintenance jeopardizing the structural integrity of the farmhouse.  
Currently, farmhouse has extensive termite damage (\$30K) due to leaking roof and moist environment. Flat roof especially prone to leaking.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

Asphalt tile shingles over plywood with snow guard and attic vent/fan.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

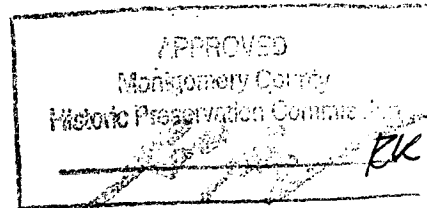
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301) 279-4266. 240-314-4510

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6



August 7, 2008

Mr. and Mrs. Jack Devine  
13501 Travilah Road  
Gaithersburg, MD 20878-3846

**Proposal for Roofing-Scope of Work**

(Main house, turret & flat roof areas ONLY) Front porch excluded.

**Removal of existing roof surface:**

- Tear off existing layer metal and flat roofing, haul away and dispose at legal dump facility.
- Inspect roof decking for water damage, warping, and loose fasteners.
- Install new 1/2" layer of CDX plywood over entire roof surface.

**Installation of new underlayment:**

- Install one layer of high temperature ice & water shield over entire roof surface.

**Installation of new .032 aluminum flashing:**

- Install new self-sealing pipe collars around all plumbing pipes penetrating roof deck.
- Install new step flashing and counter flashing around all chimneys.
- Seal all flashing to masonry surfaces with premium Geocell roof cement.
- Install aluminum drip edge on roof edges.

**Standing seam metal roof installation:**

- Install new .032 standing seam metal roof. Panels will be ~17" wide with a 1 1/4" tall seam. Metal profile will be Engiert A1300.
- .032 Aluminum will have 35 year paint finish warranty.

**Ventilation:**

- Install vented roll ridge. Ridge will be capped with metal trim to match balance of roof.

**Jobsite Clean up**

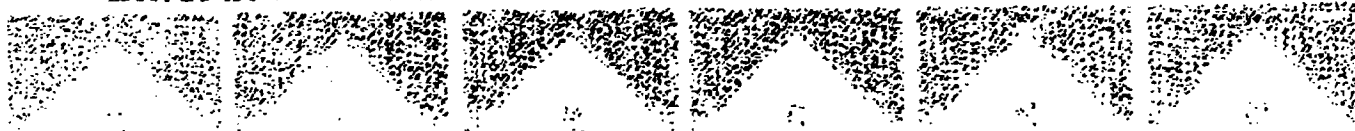
- All gutters will be cleaned and tightened.
- A magnet will be used to pick up any loose roofing nails.

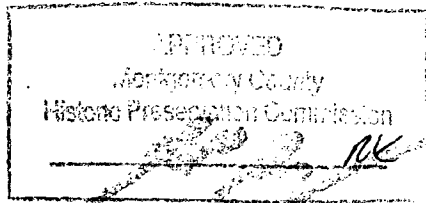
**Warranty Information:**

- Windward Exteriors warranties all workmanship for a period of FIVE years.
- Engiert metal warranties paint finish on Kynar coated metal for 35 years.

23011 Davis Mill Road Germantown MD 20876

MHIC#31269 DC#6600074  
windwardexteriors.com 301.916.6020





**Cost for proposed work:**

**\$ 22,925** .032 Standing seam aluminum roof over new CDX roof deck.

**\$ 2,560** Install new two ply Modified bitumen roof on flat roof areas. Cap sheet available in colors to match shingle roofing.

**Note:**

Additional cost will be incurred if roof deck wood replacement is required due to water damage or rot. Roof decking is replaced in full sheets (\$50/sheet of CDX plywood/OSB or \$70/sheet of Dricon FRT plywood). Roof decking consisting of 1x6 will be replaced at a unit rate of \$2.75 per linear foot with a minimum charge of \$50.00

**Terms:**

- 1/3 Deposit to begin. Payment to be made in full at the completion of the job.

Windward Roofing & Carpentry (dba "Windward Exteriors") is licensed by the Maryland State Home Improvement Commission (License # 31269), District of Columbia (DCRA#6845), and Virginia (VA#2705-113622A).

**Excluded:**

- If satellite TV dishes are roof mounted, Windward Exteriors will remove the dish and reinstall following the roof replacement, however, we will NOT be responsible for re-tuning the dish or for adjusting reception.

**Acceptance of this Proposal:**

The above scope of work, cost, and conditions of this proposal are satisfactory and hereby accepted. Windward Exteriors is authorized to do the work as specified.

Date of Proposal Acceptance \_\_\_\_\_

Signature of owner \_\_\_\_\_

Signature of Contractor  \_\_\_\_\_

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	13501 Travilah Road, Potomac	<b>Meeting Date:</b>	9.10.08
<b>Resource:</b>	Harrison and Ara Ward Farm <i>Master Plan Site #25/09</i>	<b>Report Date:</b>	9.03.08
<b>Applicant:</b>	John and Joanna Devine	<b>Public Notice:</b>	8.27.08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	25/09-08A	<b>Staff:</b>	Rachel Kennedy
<b>PROPOSAL:</b>	Roof replacement		

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve this HAWP application with one condition:

1. The replacement roofing material on the pitched portions of the roof will be standing seam metal—not asphalt shingle.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated *Master Plan Site #25/09*, Harrison and Ara Ward Farm  
**STYLE:** Farmhouse Victorian  
**DATE:** circa 1885

***Excerpt from Places in the Past:***

The Harrison and Ara Ward Farm includes a handsome pairing of a center cross gable house and barn structure with noteworthy classical architectural details. The substantial house features a hip-roofed tower, fishscale shingles, and wrap-around porch. The bank barn, prominently located on the edge of Travilah Road, is remarkable for its level of architectural detail uncommon in an agricultural outbuilding: pedimented louvered windows, ocular windows, and wooden cupolas with turned finials. It is one of the few bank barns in the county built with a cross gable roof, a form usually found only in farmhouses.

Harrison Gilmore Ward and Ara M. Thrift Ward built the house about 1885 and raised seven children here. The Wards were well-respected members of the local community, instrumental in the founding of the Travilah Hall Company and active in the Darnestown Presbyterian Church. The Ward Farm prospered from its proximity to Pennyfield Lock on the C&O Canal to which crops were hauled. For some 65 years, the Wards farmed here, first operating a general farm, growing wheat, corn, and hay, and later specializing in dairy cows. In addition to the farmhouse and bank barn, historic structures include a corn crib and batten garage.

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## **PROPOSAL**

The applicants are proposing to replace the existing exposed-fastener panel (agricultural panel) metal roof with an asphalt shingle roof on the pitched portions and two-ply modified bitumen roof on the flat portions that are later additions.

## **APPLICABLE GUIDELINES**

When reviewing alterations to a *Master Plan* site two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

### ***Secretary of the Interior's Standards for Rehabilitation:***

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



## **STAFF DISCUSSION**

The current metal roof covering the farmhouse is an exposed-fastener metal panel roof installed circa 1960. The current roof is leaking into the structure of the house and needs to be replaced. Agricultural panel roofs, as they are known, are not typically used on domestic residences, but rather are found most commonly on agricultural outbuildings and industrial structures.

Staff believes that the original roof covering on the main body of the house was standing seam metal, given the age of the house and the relative ubiquity of standing seam metal on comparable farm houses in the county. Altering the roof covering from the current metal to asphalt shingle would negatively impact the resource's historic character. However, the applicants do need to seal the house from further water damage.

Staff contacted the applicant and requested that they speak to a roofer with experience installing metal roofs on historic structures. Staff believes that a roofer with this type of experience could give the most accurate estimate with regard to labor costs on installation. The applicant is currently attempting to set up a site visit with such a roofer. During conversations with the applicant, she stated that they would prefer standing seam metal to installing asphalt shingle. Staff asked the applicant to see if the experienced roofer could stabilize or repair the ag panel roof, until the applicants could afford a more historically appropriate roof and still install two-ply on the flat portions of the roof.

The applicant was also made aware that the asphalt shingle roof life span was typically around 15-20 years and that a properly installed standing seam metal, whether copper or steel, could last up to 80 years, i.e. that the life span of the metal roof would far outlast an asphalt shingle roof and would be worth the long-term investment. The applicant was informed as well that many insurance companies provide discounts for metal roofs, as they are more fire resistant. Energy savings were also discussed with the applicant. The county preservation tax credit and the Maryland state credit were noted. The applicant is aware that repairs to the roof and installation of a more historically appropriate roof would be eligible for the county credit.

The applicant would like to proceed with the current application and request that the HPC consider allowing them to install asphalt shingles on the main roof, due to financial hardship concerns. The applicant has repaired and replaced damaged timber on the interior of the house due to moisture damage from the leaking roof and a subsequent termite infestation. The applicant would like the HPC to note that they have been good stewards of the property in the past, restoring the late 19<sup>th</sup> century bank barn to its historic appearance in 2001-02.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the condition listed on Circle One** as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards for Rehabilitation*,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).**

Adjacent and Confronting Properties to:

25/9 Harrison and Ada Ward Farm

Hunting Hill Farm

Joanna and Jack Devine

13501 Travilah Road

North Potomac, MD 20878

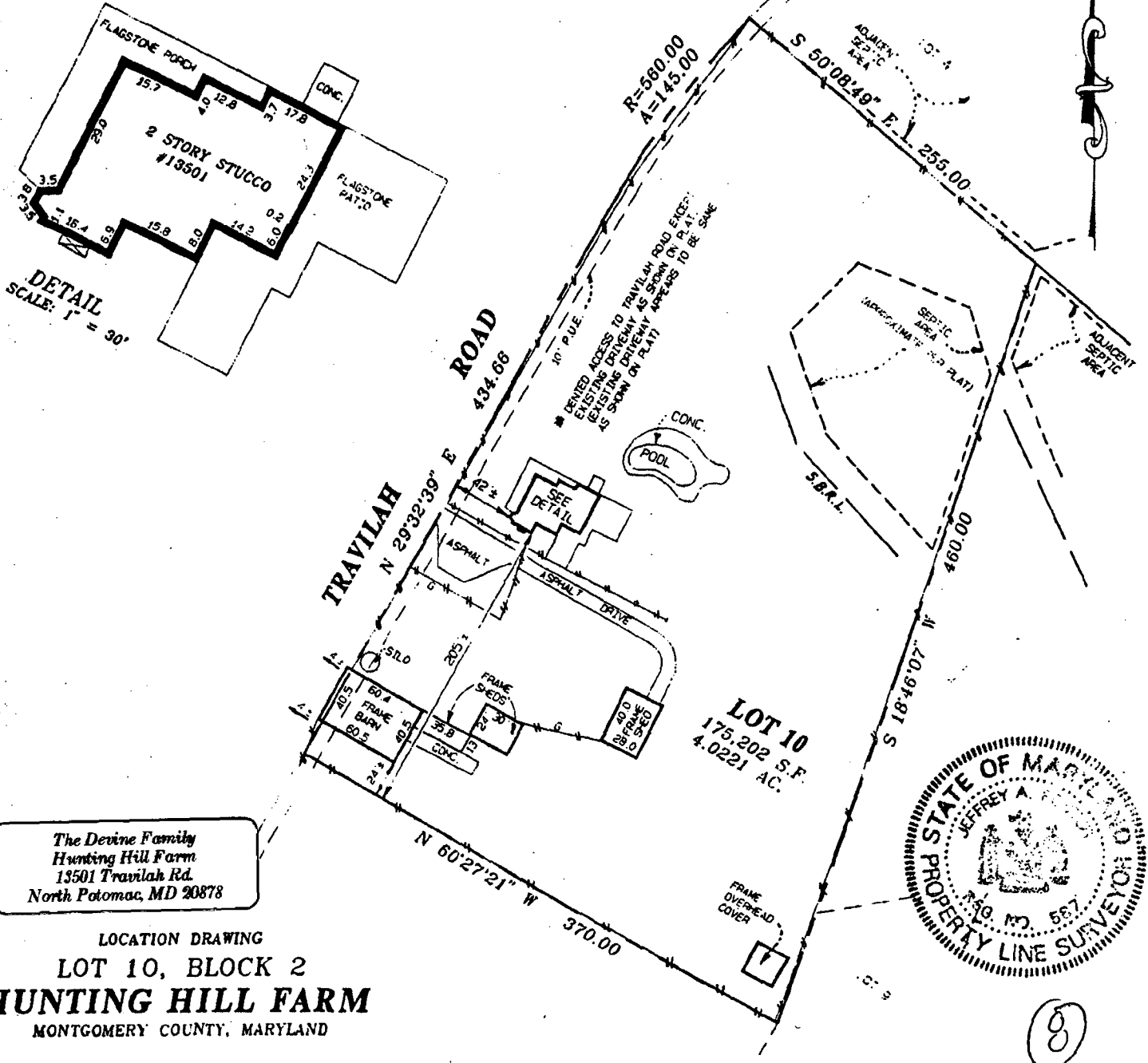
- 1) James and Kathy Devine  
13516 Hunting Hill Way  
North Potomac, MD 20878
- 2) Sheila Steadman  
13500 Hunting Hill Way  
North Potomac, MD 20878
- 3) Cindy Bartos  
13520 Hunting Hill Way  
North Potomac, MD 20878
- 4) John Greenawalt  
13532 Travilah Road  
North Potomac, MD 20878
- 5) Jan and Mark Harrison  
13536 Travilah Road  
North Potomac, MD 20878
- 6) Yuan Biau and Hsiu -min C. Ni  
13526 Hunting Hill Way  
North Potomac, MD 20878

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

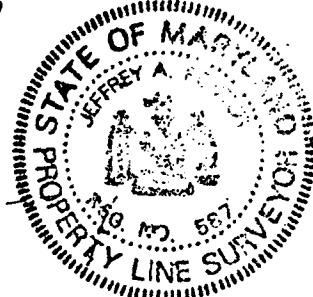
Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.

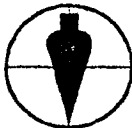
Flood Zone "C" per H.U.D. Flood Panel No. 0125C.



The Devine Family  
Hunting Hill Farm  
19501 Travilah Rd.  
North Potomac, MD 20878

LOCATION DRAWING  
**LOT 10, BLOCK 2**  
**HUNTING HILL FARM**  
MONTGOMERY COUNTY, MARYLAND



<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN USED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED ON MEASUREMENTS FROM PROPERTY MARKERS FOUND FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	<b>REFERENCES</b> PLAT BK. 147 PLAT NO. 16809	 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/946-5100, Fax 301/948-1266
	<b>LIBER</b> <b>FOLIO</b>	

*Jeffrey A. Foster*  
 MONTGOMERY COUNTY, MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587



13501 Travilah Rd, Harrison + Ara Ward Farm

9

Existing Property Condition Photographs (duplicate as needed)



Detail: 13501 Travilah Road as seen from adjoining property



Detail: 13501 Travilah Road as seen from adjoining property

Applicant: John and Joanne Devine

The Devine Family  
Henning Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878

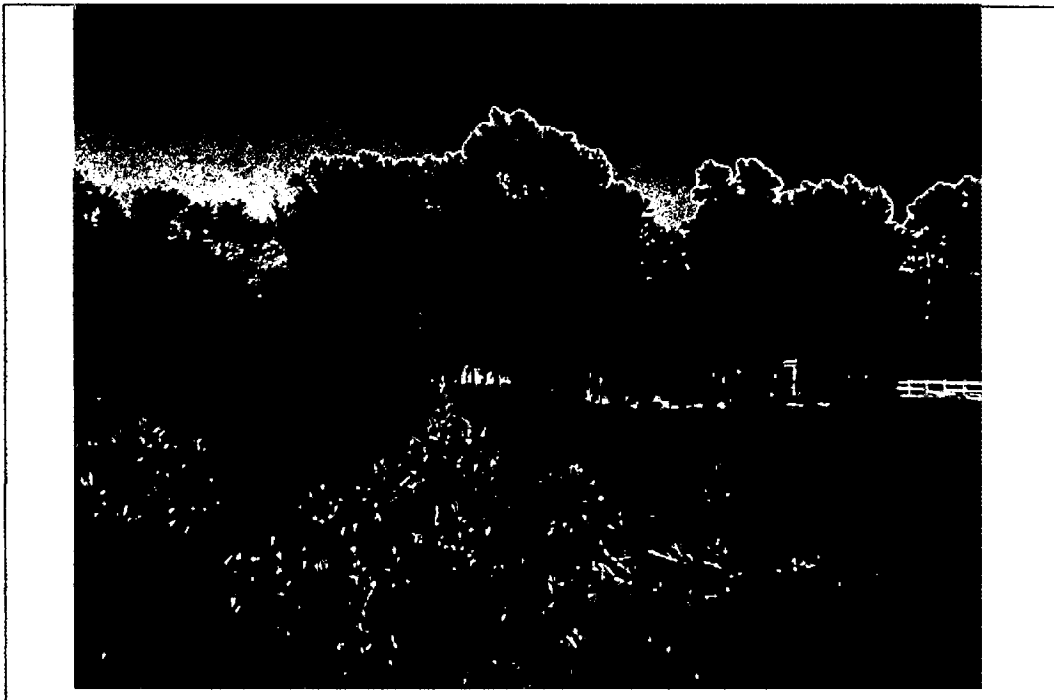
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Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: 13501 Travilah Road as seen from Right of Way.



Detail: 13501 Travilah Road as seen from adjoining property.

Applicant: John + Joanna Devine



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Page: 2

Existing Property Condition Photographs (duplicate as needed)



Detail: North Face



Detail: West Face

Applicant: John + Joanna Devine

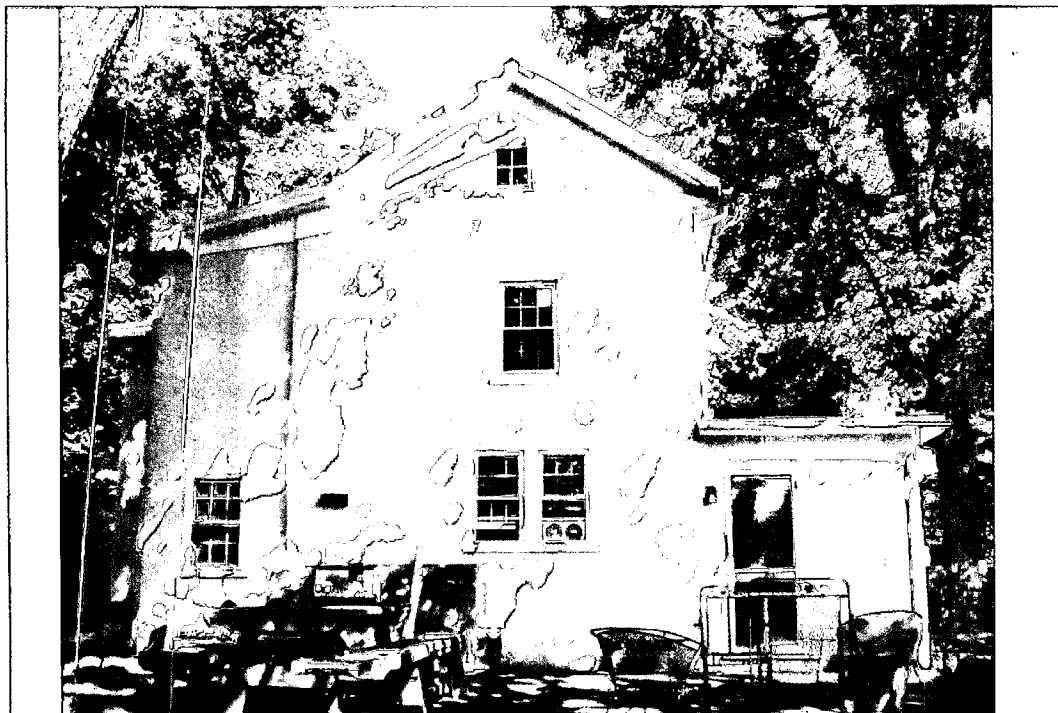
*The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878*

12

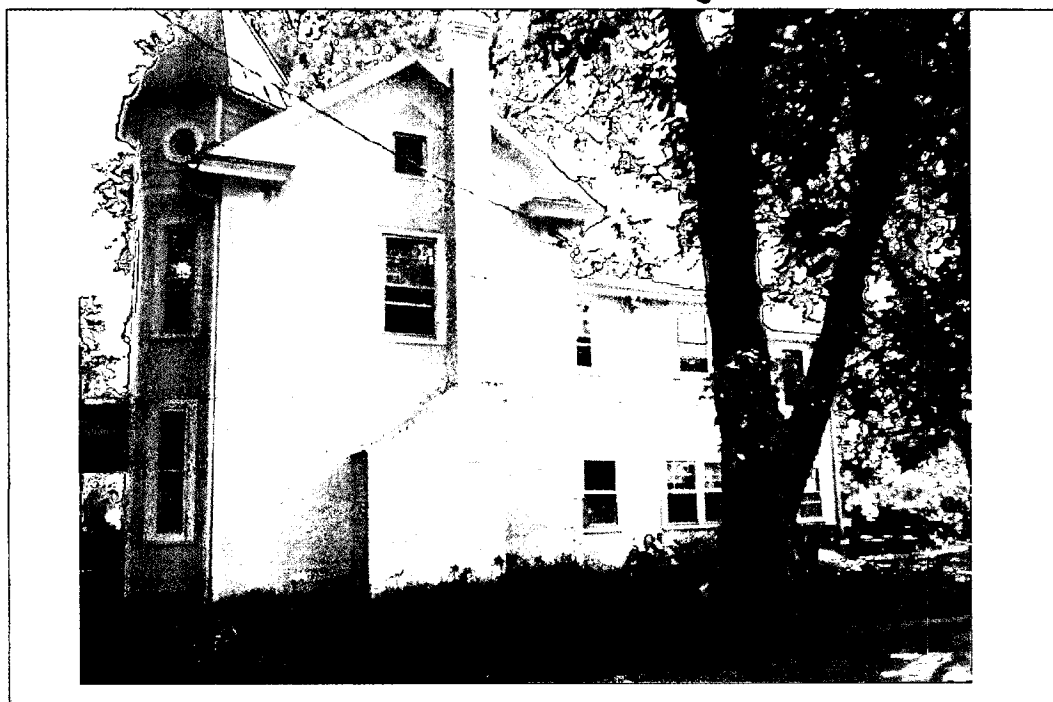
Page: 3



Existing Property Condition Photographs (duplicate as needed)



Detail: East Face - Structural Integrity Jeopardized by termite Damage and crushed sill.



Detail: South Face

Applicant: John + Joanna Devine

The Devine Family  
Hunting Hill Farm  
13501 Travlers Rd.  
North Pole, Alaska 99708

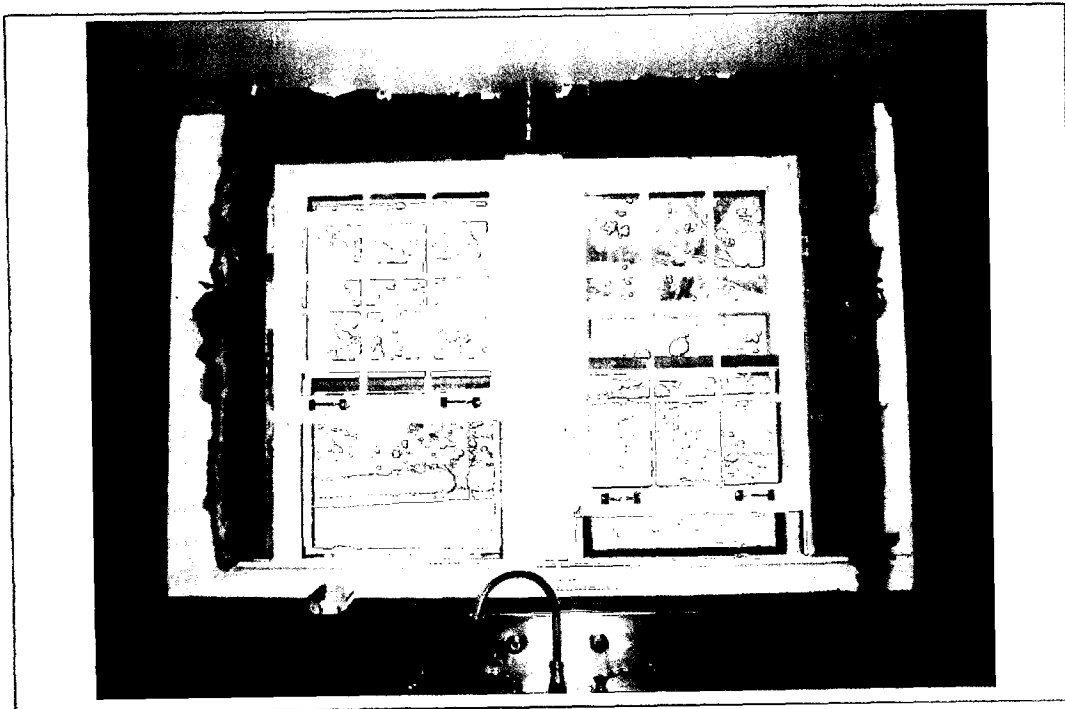
13

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: Roof - Notice Flat Roof Areas



Detail: Termite Damage Frame of Kitchen Window facing East

Applicant: John + Joanna Devine

*The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878*

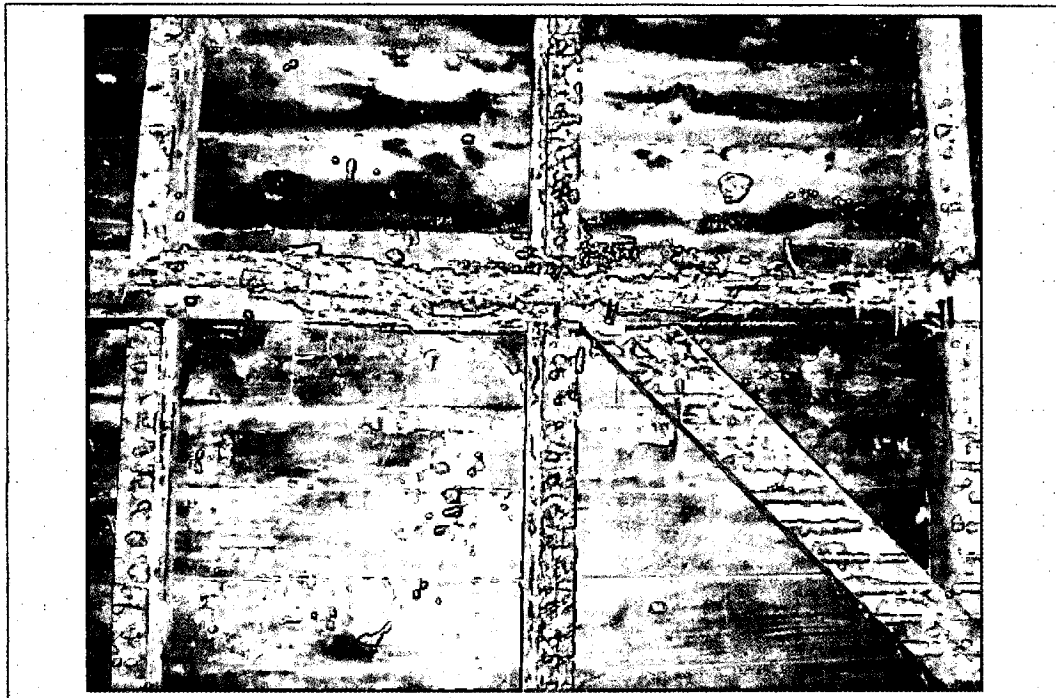
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Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: Extensive Termite Damage on Eastern Wall Due to leaking Roof. (Bedroom)



Detail: close up of some termite damage Eastern Wall. (Bedroom)

Applicant: John + Joanna Devine

The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878

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Page: 6

Existing Property Condition Photographs (duplicate as needed)



Detail: Kitchen wall - Extensive Termite Damage - Water Damage



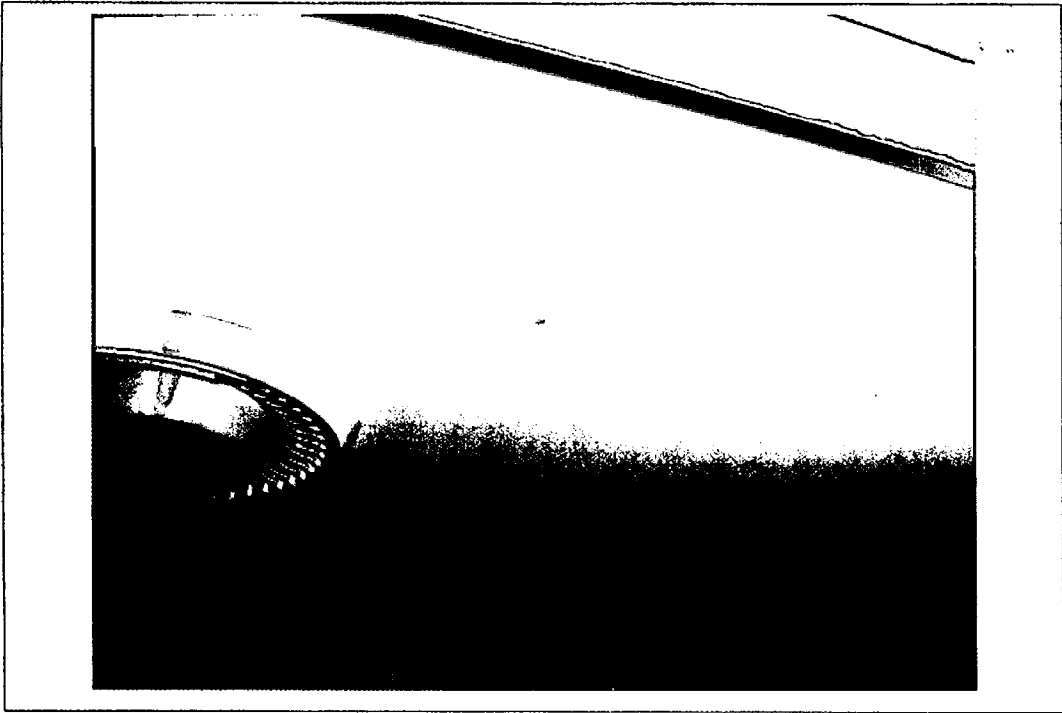
Detail: Kitchen Wall - Extensive Termite Damage - Water Damage

Applicant: John + Joanna Devine

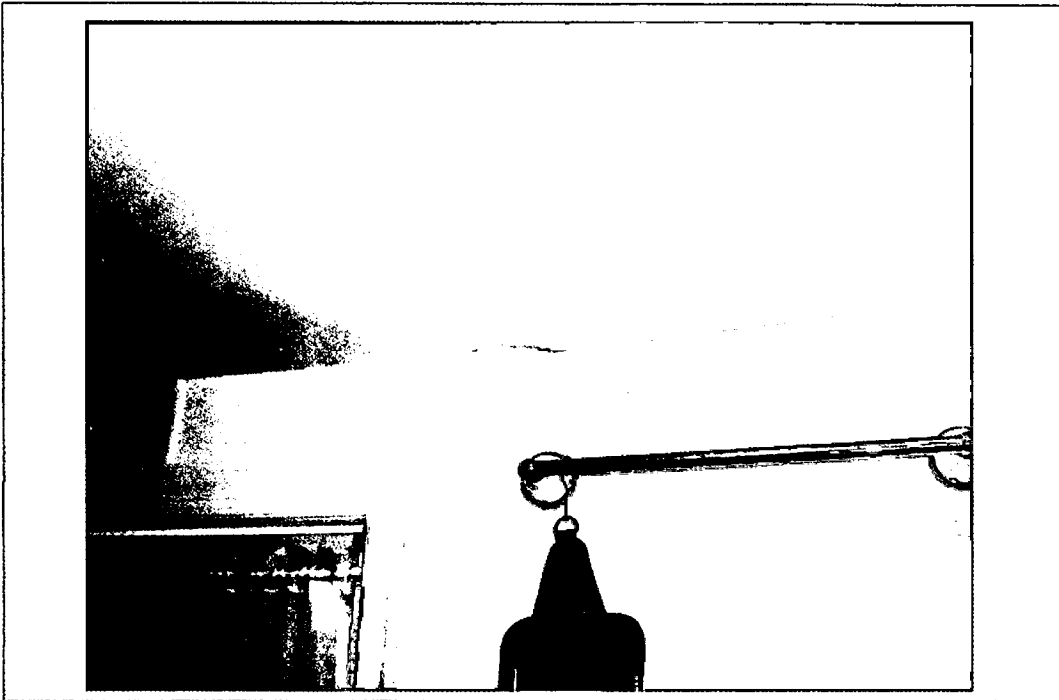
*The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878*

16

Existing Property Condition Photographs (duplicate as needed)



Detail: Bathroom ceiling - Roof leak



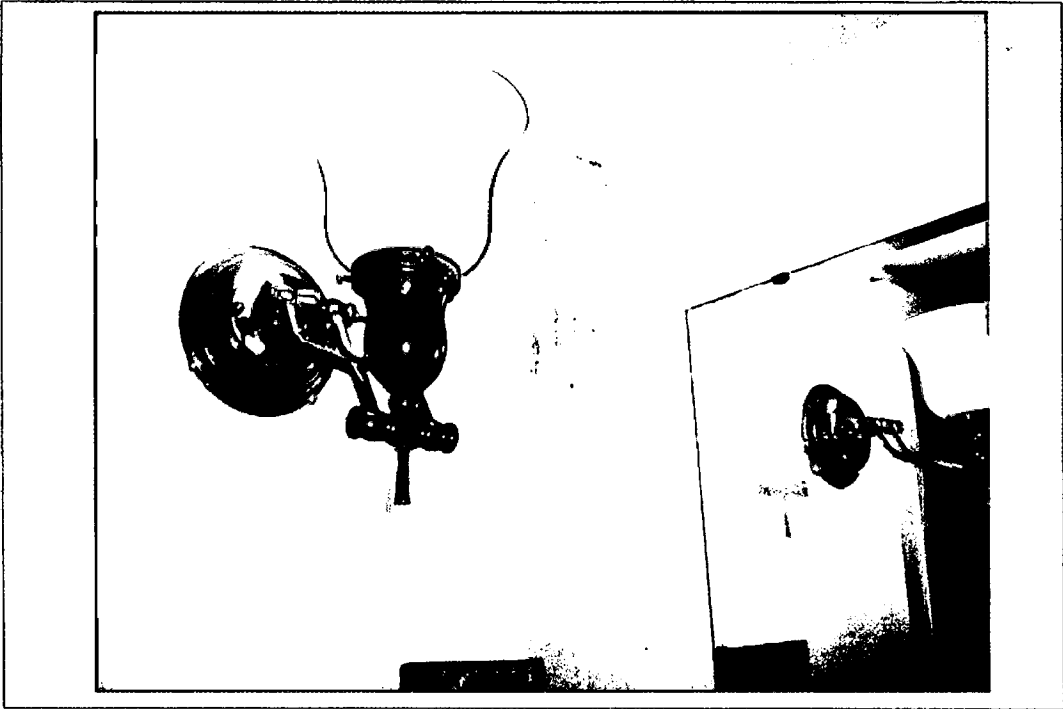
Detail: Bathroom ceiling and wall - Roof Leak

Applicant:

*The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878*

17

Existing Property Condition Photographs (duplicate as needed)



Detail: Bathroom #1 wall - Roof Leak - Water damage



Detail: Bathroom #1 - wall - Roof Leak - Water damage

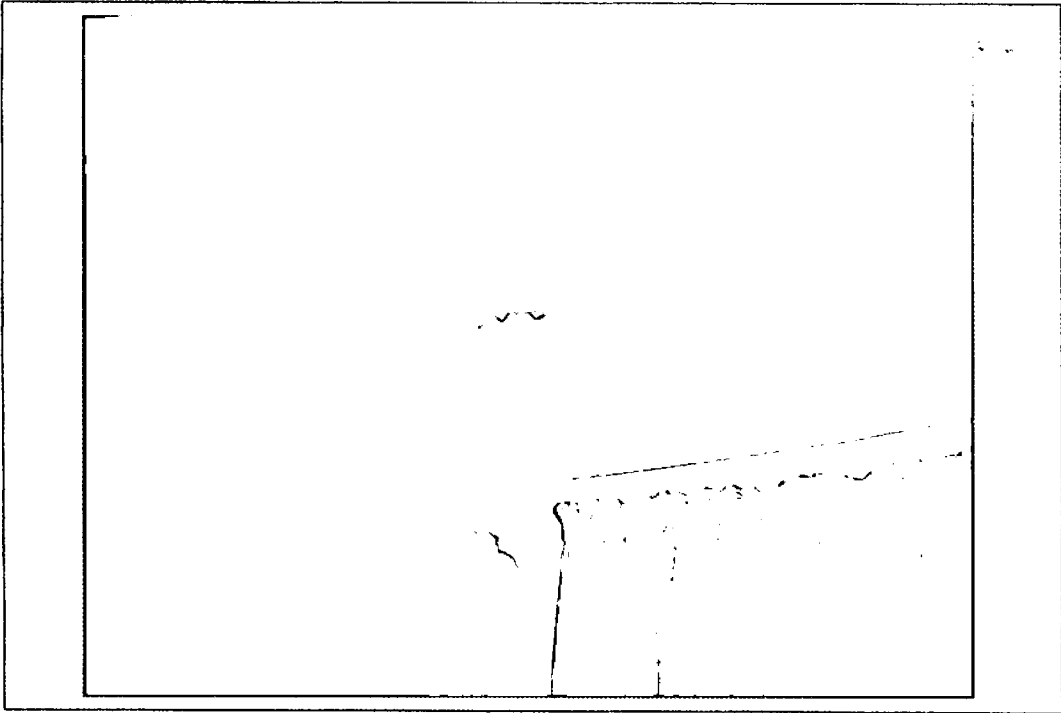
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North Potomac, MD 20878*

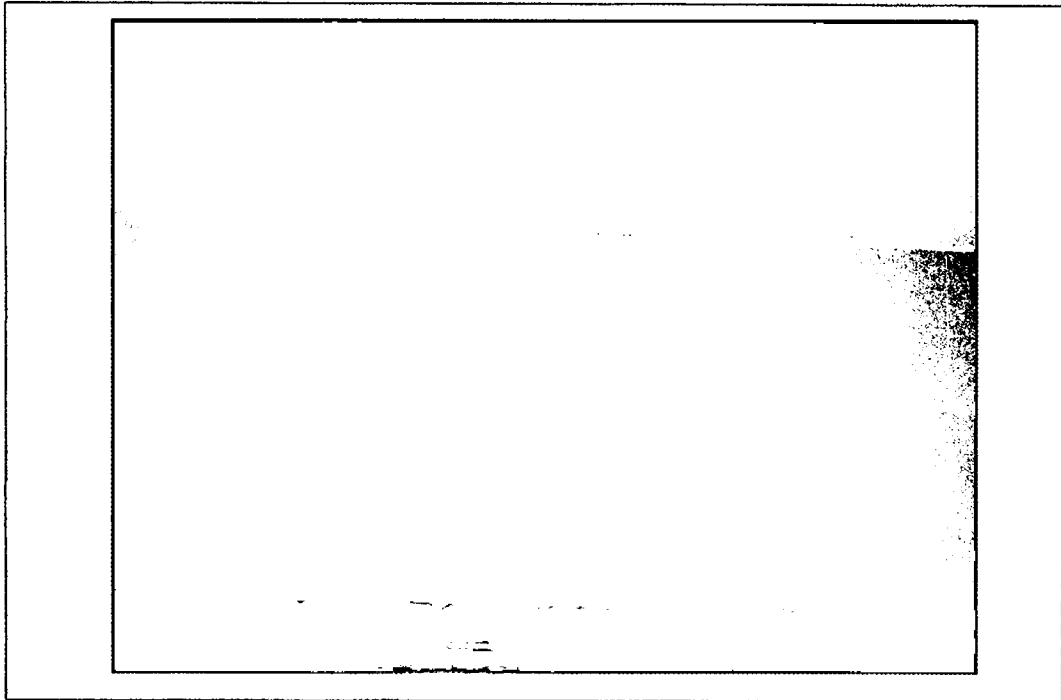
18

Page: 9

Existing Property Condition Photographs (duplicate as needed)



Detail: Bedroom ceiling and wall - Roof Leak



Detail: Bedroom Wall - Roof Leak

Applicant:

*The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878*

15

Page: 10

Existing Property Condition Photographs (duplicate as needed)



Detail: Bathroom floor water damage.



Detail: Bathroom floor water + termite damage.

Applicant:

The Devine Family  
Hunting Hill Farm  
13501 Travilah Rd.  
North Potomac, MD 20878

20



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DEPARTMENT OF HISTORIC PRESERVATION  
255 BRIDGE STREET, SUITE 200, ROCKVILLE, MD 20850  
(301) 771-2000

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

*(Historic Designation: 25/9 Harrison + Ada Ward farm c.1895)* Contact Person: Joanna Devine  
Daytime Phone No.: 301-801-1146  
301-216-1228  
Tax Account No.: 02753696  
Name of Property Owner: John + Joanna Devine Daytime Phone No.: 301-216-1228  
Address: 13501 Travilah Rd. N. Potomac MD 20878  
Street Number City State Zip Code  
Contractor: Willis Builders Phone No.: 240-277-5896  
Contractor Registration No.: Lic # 87775  
Agent for Owner: Mathew Willis Daytime Phone No.: 240-277-5896

**LOCATION OF BUILDING/PREMISE**

House Number: 13501 Board Street: Travilah Rd.  
Town/City: N. Potomac Nearest Cross Street: Turkey Foot Road  
Lot: 10 Block: 2 Subdivisions: Hunting Hill Farm Hunting Hill Farm  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Roof

1B. Construction cost estimate: \$ 13,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Joanna Devine  
Signature of owner or authorized agent

7/14/08  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 492924 Date Filed: 8/12/08 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

c1885 Farm house on 4.2 acres  
Galvanized metal Roof circa:1960  
Stucco exterior  
Current galvanized roof on flat-roof sections as  
well as cross gables, turret and porch.  
Galvanized metal roof typically used for outbuildings,  
sheds+ barn. Not appropriate for primary dwelling unit.  
This metal roof not watertight even with regular maintenance

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace leaking galvanized metal roof with asphalt  
Shingle roof. Current galvanized roof has constantly  
leaked even with regular repair and maintenance  
jeopardizing the structural integrity of the farmhouse.  
Currently farmhouse has extensive termite damage (\$30K)  
due to leaking roof and moist environment. Flat roof  
especially prone to leaking.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

Asphalt tile shingles over plywood with snow guard  
and attic vent/fan.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 279-1356. 240-314-4510

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Adjacent and Confronting Properties to:

25/9 Harrison and Ada Ward Farm

Hunting Hill Farm

Joanna and Jack Devine

13501 Travilah Road

North Potomac, MD 20878

- 1) James and Kathy Devine  
13516 Hunting Hill Way  
North Potomac, MD 20878
- 2) Sheila Steadman  
13500 Hunting Hill Way  
North Potomac, MD 20878
- 3) Cindy Bartos  
13520 Hunting Hill Way  
North Potomac, MD 20878
- 4) John Greenawalt  
13532 Travilah Road  
North Potomac, MD 20878
- 5) Jan and Mark Harrison  
13536 Travilah Road  
North Potomac, MD 20878
- 6) Yuan Brian and Hsiu-min C. Ni  
13526 Hunting Hill Way  
North Potomac, MD 20878

Existing Property Condition Photographs (duplicate as needed)



Detail: 13501 Travilah Road as seen from adjoining property



Detail: 13501 Travilah Road as seen from adjoining property



Existing Property Condition Photographs (duplicate as needed)



Detail: 13501 Travilah Road as seen from Right of Way.



Detail: 13501 Travilah Road as seen from adjoining property.



Existing Property Condition Photographs (duplicate as needed)



Detail: North Face



Detail: West Face



Existing Property Condition Photographs (duplicate as needed)



Detail: East Face - Structural Integrity Jeopardized by termite Damage and crushed sill.



Detail: South Face

Applicant: John + Joanna Devine

Page: 4

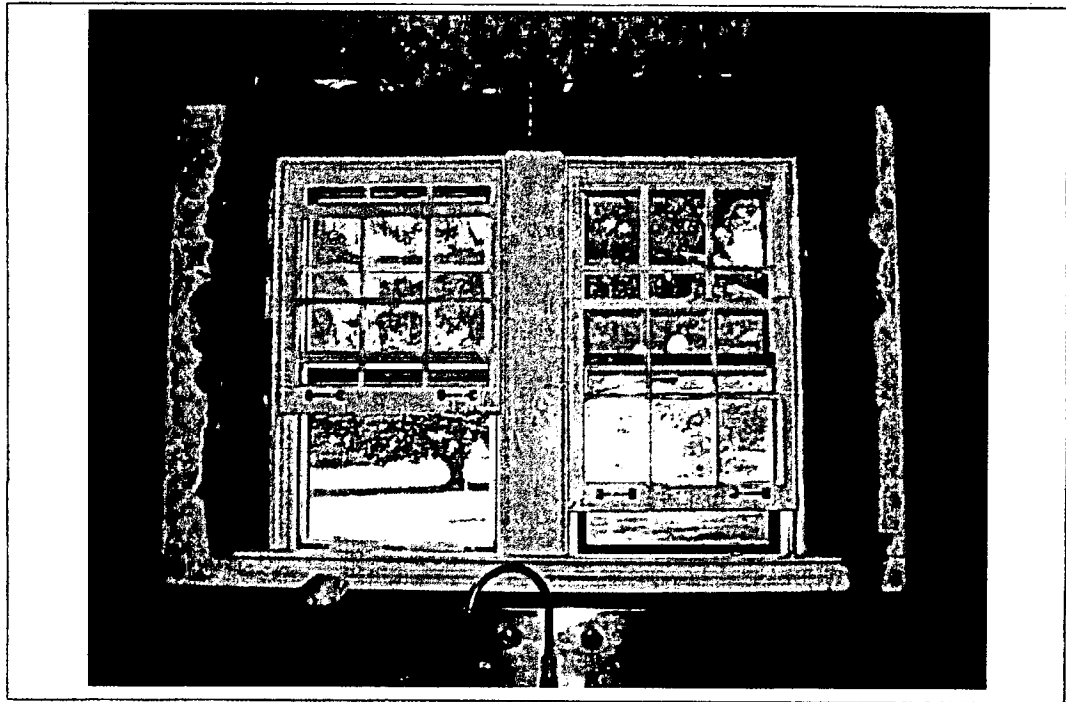




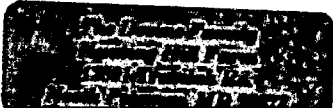
Existing Property Condition Photographs (duplicate as needed)



Detail: Roof - Notice Flat Roof Areas



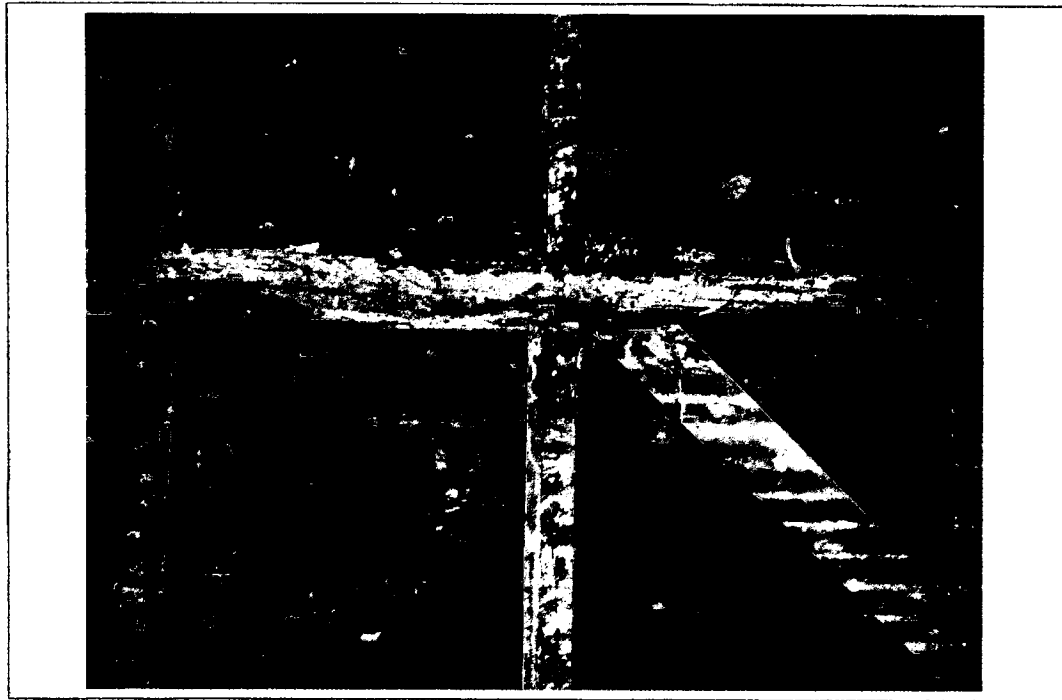
Detail: Termite Damage Frame of Kitchen Window facing East



Existing Property Condition Photographs (duplicate as needed)



Detail: Extensive Termite Damage on Eastern Wall Due to leaking Roof. (Bedroom)



Detail: close up of some termite damage Eastern Wall. (Bedroom)



Existing Property Condition Photographs (duplicate as needed)

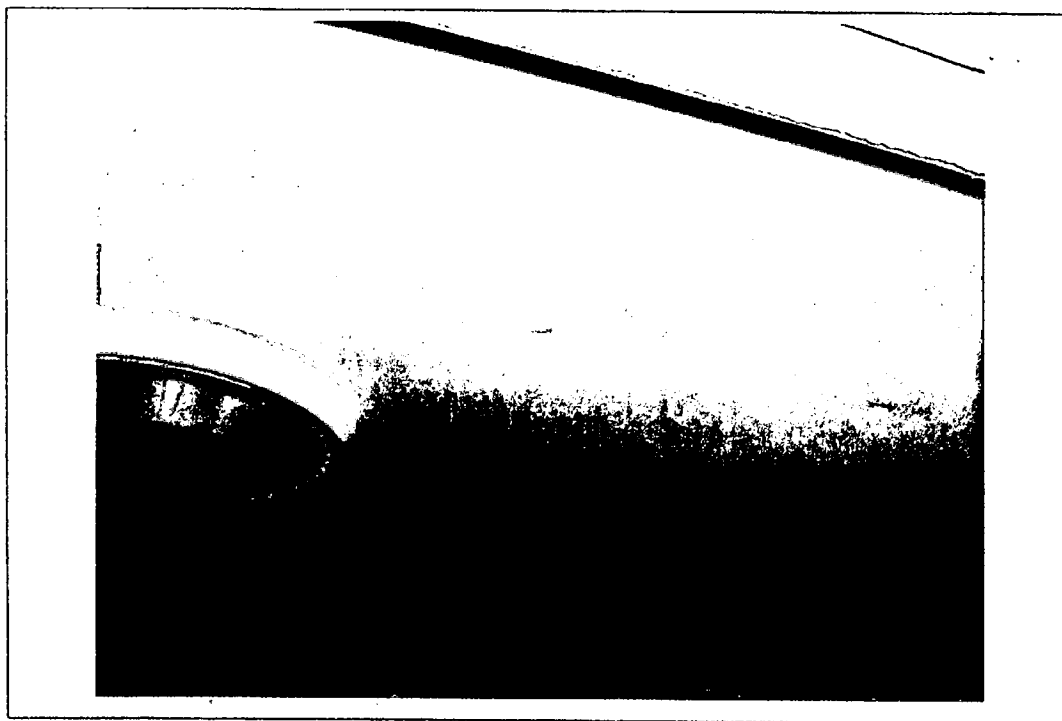


Detail: Kitchen wall - Extensive Termite Damage - Water Damage

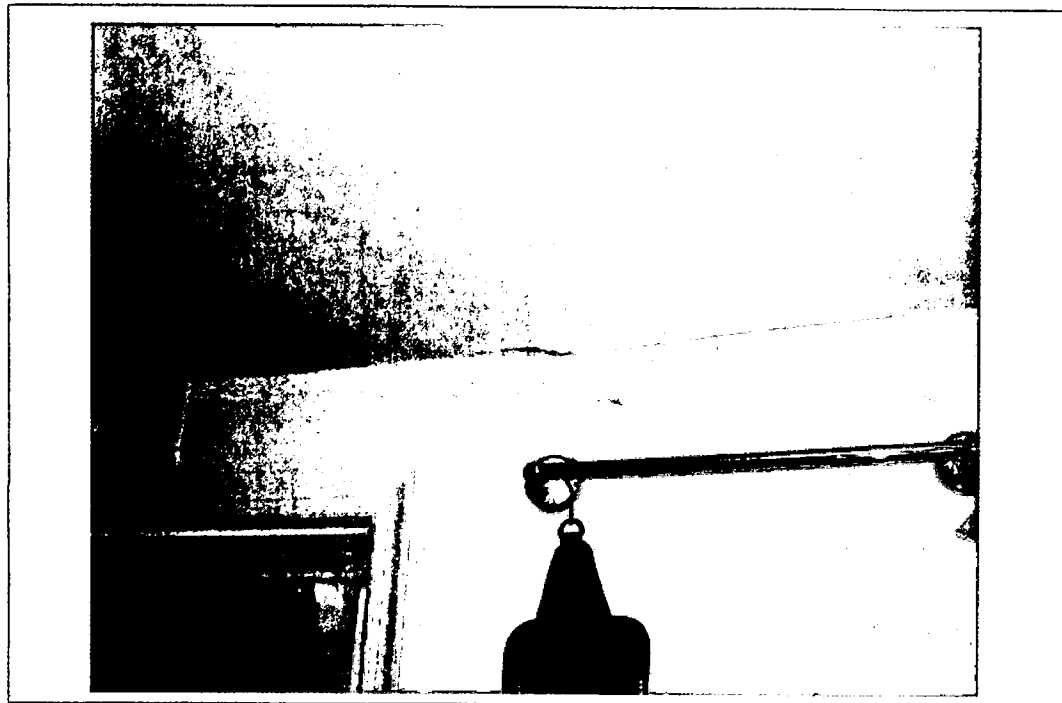


Detail: Kitchen Wall - Extensive Termite Damage - Water Damage

Existing Property Condition Photographs (duplicate as needed)



Detail: Bathroom ceiling - Roof leak

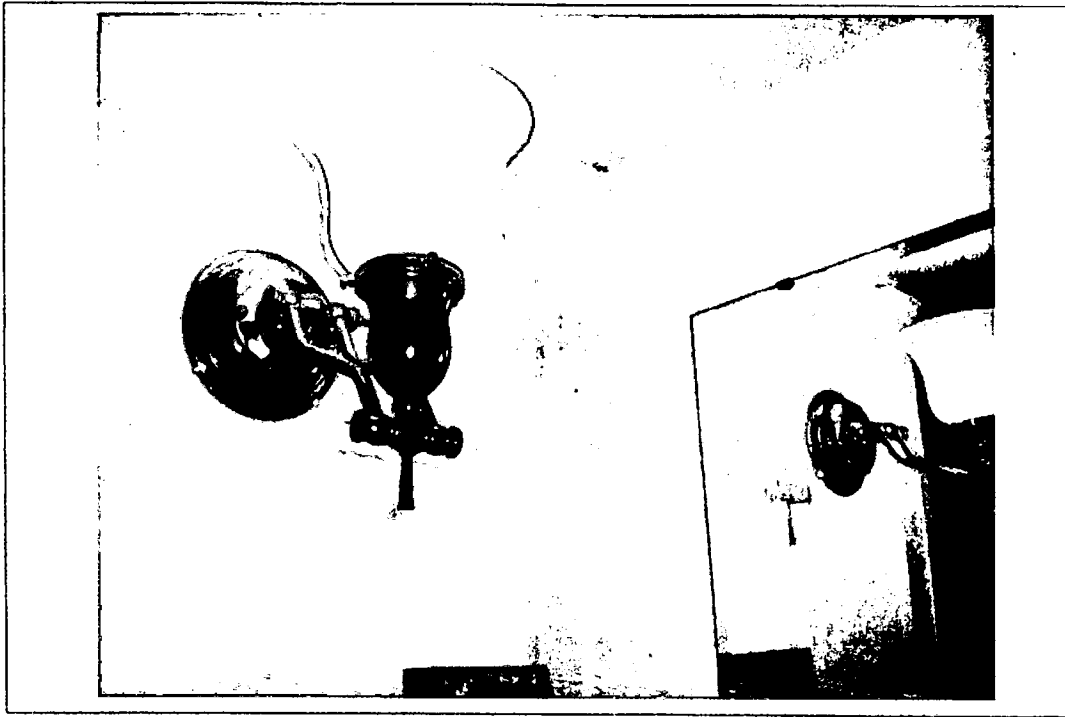


Detail: Bathroom ceiling and wall - Roof Leak

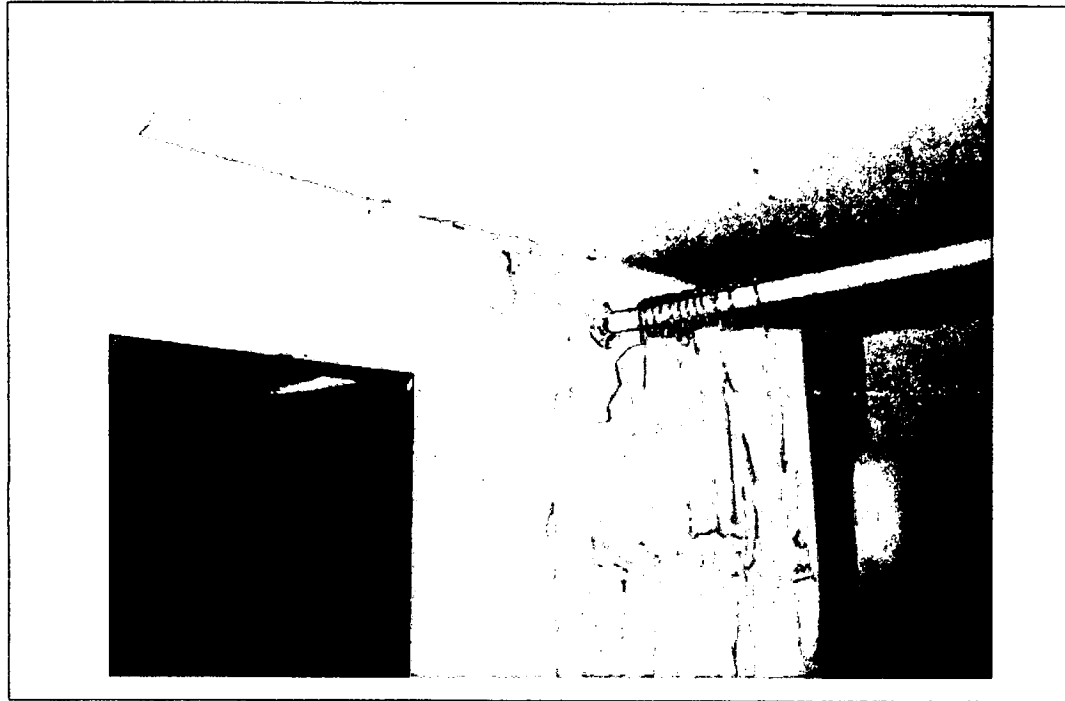
Applicant: \_\_\_\_\_



Existing Property Condition Photographs (duplicate as needed)

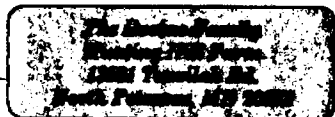


Detail: Bathroom #1 wall - Roof leak - water damage

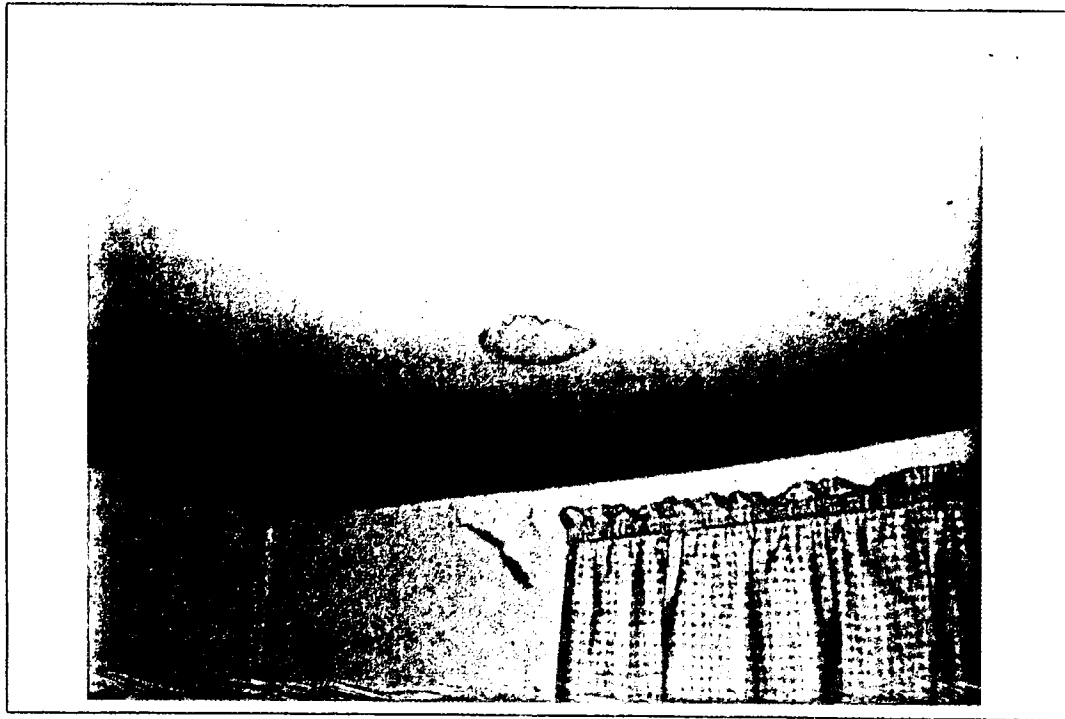


Detail: Bathroom #1 - wall - Roof leak - water damage

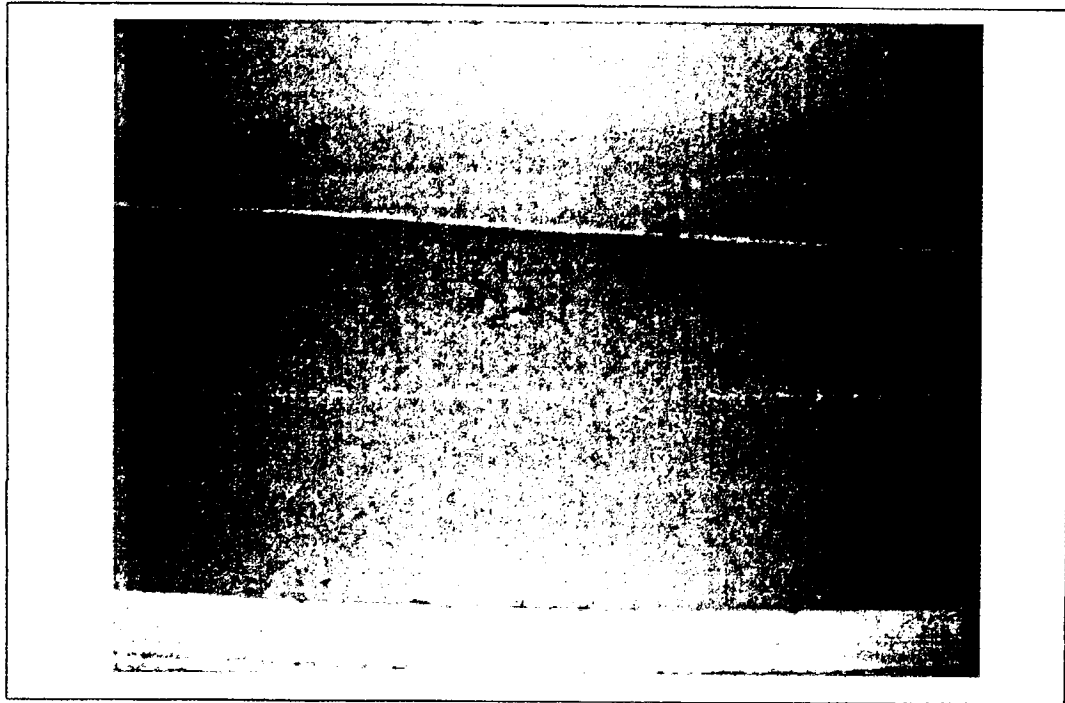
Applicant: \_\_\_\_\_



Existing Property Condition Photographs (duplicate as needed)



Detail: Bedroom ceiling and wall - Roof Leak

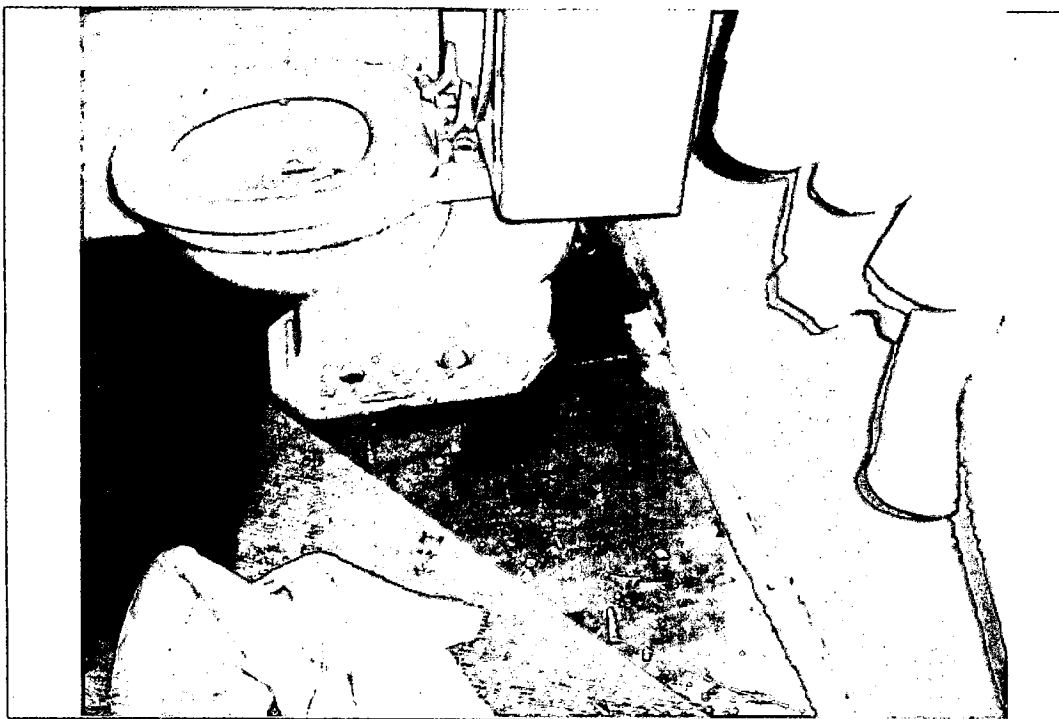


Detail: Bedroom wall - Roof Leak

Applicant: \_\_\_\_\_



Existing Property Condition Photographs (duplicate as needed)



Detail: Bathroom floor water damage.



Detail: Bathroom floor water + termite damage

Applicant:

*The Devine Family  
Hunting Hill Farm  
13501 Transilva Rd.  
North Potomac, MD 20878*

Page: 11

## Kennedy, Rachel

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**From:** huntinghillfarm@aol.com  
**Sent:** Saturday, September 06, 2008 11:17 AM  
**To:** Kennedy, Rachel  
**Subject:** 13501 Travilah Road

Dear Rachel,

I just received your Staff Report in the mail. Since your office recommends that we use a Standing Seam roof, I don't feel that anything we say in front of the Commission will make them decide we could use an asphalt shingle roof. Therefore we would like to withdraw our request to use an asphalt shingle roof and you can remove us from the agenda of speakers for the Sept. 10 hearing.

As we discussed on the phone, we would appreciate it if you could expedite our HAWP so we can have our roof replaced as quickly as possible. Just for the record we will be replacing the pitched sections of the main roof with Standing Seam and the flat portions of the roof with Two Ply Modified Bitumen rolled roofing material.

I will be submitting the termite damage repairs and roof replacement for Tax Credit. Please let me know what steps I can take to expedite the Tax Credit Payment. What is the earliest that I can submit my paperwork and is there anything you can do to help expedite the tax credit?

Thank you very much.

Sincerely,

Joanna and Jack Devine

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Looking for spoilers and reviews on the new TV season? [Get AOL's ultimate guide to fall TV.](#)



## Kennedy, Rachel

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**From:** huntinghillfarm@aol.com  
**Sent:** Wednesday, August 27, 2008 9:44 AM  
**To:** Kennedy, Rachel  
**Subject:** Re: Metal Roofers

Thanks Rachel for all your help. I contacted Chris Lantier and he will give me an estimate. Our present roofer said we can't fix the flat roof with EPDM and tie it into our present ag panel. It would damage the ag panel too much.

I am diligently working on a solution to this roofing problem. I will keep you informed of my progress.

Regards,  
Joanna Devine

-----Original Message-----

**From:** Kennedy, Rachel <Rachel.Kennedy@mncppc-mc.org>  
**To:** huntinghillfarm@aol.com  
**Sent:** Tue, 26 Aug 2008 2:06 pm  
**Subject:** RE: Metal Roofers

Hi Joanna,

I wanted to let you know that I am leaving town until next Tuesday. If you need anything in the time being, please contact Scott Whipple, my supervisor. Please let me know how this is going. It would be great, for you, if they could repair the roof and place EPDM on the flat portions right now to halt water infiltration. I hope this works out best for you and best for the resource! I look forward to talking with you again next week.  
Rachel

Rachel Kennedy  
Senior Planner  
Countywide Planning | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
301-563-3400 phone | 301-563-3412 fax  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
[rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org), <http://www.mc-mncppc.org/historic/>  
Mailing Address:  
8787 Georgia Avenue  
Silver Spring, MD 20910

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**From:** Kennedy, Rachel  
**Sent:** Monday, August 25, 2008 8:49 AM  
**To:** Kennedy, Rachel; 'huntinghillfarm@aol.com'  
**Subject:** RE: Metal Roofers

Joanna,

I was just thinking: if you really want to put on a standing seam metal roof, ask these metal roofers if they can do anything to stabilize the current roof situation for a few years? Someone with this kind of expertise might just be able to do that.

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**From:** Kennedy, Rachel  
**Sent:** Monday, August 25, 2008 8:41 AM  
**To:** 'huntinghillfarm@aol.com'  
**Subject:** Metal Roofers

<http://www.mc-mncppc.org/historic/resources/servicesroofers.shtm>

Rachel Kennedy  
Senior Planner  
Countywide Planning | Historic Preservation Section  
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Silver Spring, MD 20910

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