

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10521 Rocking Spring Drive, Rockville	Meeting Date:	5/27/2020
Resource:	Rock Spring (Master Plan Site #27/01)	Report Date:	5/20/2020
Applicant:	Sadiq Ansari	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	27/01-20A	Staff:	Rebeccah Ballo
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Historic Site #27/01
STYLE: Gothic Revival
DATE: c. 1879

From *Places from the Past*: Situated on a hill, adjacent to Rock Creek Park, this large Gothic Revival influenced house was the home of Roger Brooke Farquhar, a successful dairyman and civic leader who was Director of the Savings Institution of Sandy Spring for 50 years. Historian Roger B. Farquhar, Jr., son of the builder and inheritor of his father's 11-volume diary, stated that the 14-room house was built in 1879 for \$4,913.33. The house "was looked upon as an extravagance with its large rooms, water supply, modern bath (one of the first in the county with modern plumbing), and five fireplaces." The house was designed by Rockville architect Thomas Groomes. The residence retains original bargeboard, slate roof, louvered shutters, and 2/2 sash windows, though a concrete deck replaces the original wrap-around porch. A double-leaf front door on the main (east) façade opens into a stair hall. A curving three-story stair is adorned with brackets and a carved newel post. A graceful arch divides the stair hall from a vestibule. A large 2½-story carriage house/garage (36' x 36') has random-width split siding on sides and German siding on the front façade.

PROPOSAL:

The applicant proposes to install an architectural shingle roof on an existing small addition to the historic house. The existing roof is three-tab architectural shingles. The house is set far back from the public right of way and this compatible alteration will not be visible.



Figure 1: Views of Existing 3-Tab Asphalt Shingle Roof

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) having found that the proposal is consistent with the character of the historic house, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or Rebecca.ballo@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

DNB Construction, LLC

5724 Artesian Dr., Derwood, MD 20855
Phone: 301-DNB-ROOF (301-362-7663)
Fax: 301-933-2709
www.dnbroofing.com
MHIC#101803
DC#410518000630
VA A#2705154234



Date: May 4, 2020

Customer Name: Jessica Landman	Mailing Address: 15021 Rocking Spring Drive, Rockville, MD 20853
Phone: (561) 543-0905	Email: jlandma1@gmail.com
Property Name: Personal Residence	Property Address: 15021 Rocking Spring Drive, Rockville, MD 20853

Scope of Work:

Roof Type: Asphalt Shingle
Total Sq. Ft.: 450 Sq. Ft.

PROPOSAL/ADDENDUM "A"

Scope of work will include the following:

- Furnish and install asphalt shingle roofing system as follow:
 - 1) Install ½" 4'x8' CDX roof decking plywood over existing roof deck.
 - 2) Carlisle WIP 100 Leak Barrier over entire roof decking.
 - 3) Revere copper F4½" drip edge and rake flashing.
 - 4) Revere copper step flashing, apron flashing.
 - 5) GAF WeatherBlocker starter shingles on all eaves.
 - 6) GAF Slateline shingles. Color: TBD.
 - 7) GAF Timbertex Hip & Ridge shingles.
 - 8) GAF Cobra Snow Country Advanced Ridge Vent.
 - 9) Cut in new eave intake.
 - 10) Install GAF Cobra IntakePro Vent along all eaves.
- Protect all planters at the beginning of work.
- Remove all debris associated with performed work on daily basis.
- Upon project completion, sweep the yard with magnetic roller to collect nails.

Proposal/Addendum "A" \$6,018.83

Due to rapidly escalating prices and extreme volatility in the pricing of construction products, the price set forth in this proposal/contract applies only to orders that are ordered and paid for within thirty (30) days of the date of this proposal/contract. All other orders shall be subject to change based upon changes in the price material charged to DNB Construction, LLC. Skylights are not being replaced in this scope of work. Manufacturer suggests replacing skylights during reroof to prevent leaks.

(Roof slope not factored.)



IMPORTANT:

DNB Construction, LLC will take precautionary measures to protect all planters at the beginning of our work and will also remove all debris associated with performed work on daily bases. Upon project completion, we will sweep the yard with magnetic roller to collect all nails.

All roofing substrate will be inspected and any damaged or rotten plywood or wood planks will be replaced at the additional cost of \$65.00 per ½"x4'x8' roof sheathing installed, \$95.00 per ½"x4'x8' fire rated plywood sheet installed or \$8.00 per linear foot of installed 1"x6" wood planks. If the roof decking is constructed out of wood planks and there are gaps larger than ¼" between the planks, the entire roof surface will have to be overlaid with ½" roof sheathing at the additional cost.

It is possible that during the course of work an amount of dust and debris will come loose from the roof deck. DNB Construction, LLC takes all reasonable measures to avoid this but sometimes this is unavoidable. The Homeowner will be assumed responsible for protecting the interior of the house and any items inside from damage. This damage may come from vibrations as a result of the scope of work. DNB Construction, LLC is not liable for any damage to property that may occur inside the house during the course of work.

In circumstances where there are unintentional nail pops or interior paint damage DNB Construction, LLC assumes no responsibility. DNB Construction, LLC is also not responsible for voiding warranties on gutter systems, or re-positioning satellite dishes.

Though DNB Construction, LLC takes great care to match alignment of pre-existing elements such as skylights, fans, wells, and vents it is possible that replaced items may not line up perfectly. If interior work is needed in conjunction with replacing these items, DNB Construction, LLC is not responsible.

Leaks that come from existing attic fans, skylights, or other roof penetrations that are not replaced during the new roof installation are not the responsibility of DNB Construction, LLC.

The quoted price for a new roof assumes tear-off and removal of 1 (one) layer of existing shingles. It is possible that homes may have more than 1 (one) layer of roofing that is not visible until after tear-off has begun. If additional layers of roof or shingles are discovered, DNB Construction, LLC will stop work and bring this to the Homeowners attention. Additional charges may be applicable at this point.

DNB Construction, LLC, unless otherwise noted, assumes responsibility for workmanship issues. Acts of nature such as ice dams do not qualify as workmanship issues and DNB Construction, LLC will not be held responsible for any damage as a result.

DNB Construction, LLC holds no responsibility for knowledge of HOA or COA regulations and by-laws. Homeowners will be responsible for knowledge of approved colors or materials per their HOA or COA agreement.

Unless noted in a contract signed by DNB Construction, LLC and the Homeowner, any permits required for completion of the scope of work are the sole responsibility of the Homeowner.

EXCLUSIONS:

Any and all decking, structural support or framing, any concealed flashing not listed above (EIFS, Windows, Masonry), all testing, mold remediation, any and all work on the building beyond the above scope of work, and protection of our work from damage by others.

WARRANTY:

Material Warranty: GAF 50 Year System Plus Material and Labor Warranty Included.

Workmanship Warranty: DNB Construction Limited Lifetime Warranty Included.