

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15120 Barnesville Road, Boyds	Meeting Date:	4/23/2025
Resource:	Primary (1850-1935) Resource Boyd's Historic District	Report Date:	4/16/2025
Applicant:	SRK LLC (Garo Tatarian, Agent)	Public Notice:	4/9/2025
Review:	HAWP	Tax Credit:	Partial
Staff:			Laura DiPasquale
Permit No.:	1106426 & 1108511 RETROACTIVE		
Proposal:	Tree removal and retroactive approval of siding and roofing replacement, fenestration alterations, new condensing equipment, patio and deck construction.		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with five (5) conditions** the HAWP applications with final approval delegated to staff:

1. Two new shade trees must be planted on the property. The applicant must submit a site plan/ aerial view showing the locations of the replacement trees.
2. The fiber cement siding must be replaced with 5" exposure wood Dutch/cove lap siding within 180 days of the approval of the HAWP.
3. The applicants must conduct paint removal tests on the brick chimney. If the paint cannot be removed, the chimney must be painted brick red with a vapor-permeable coating within 180 days of the approval of the HAWP.
4. The replacement windows are not eligible to be replaced in kind, and must be reviewed under a new HAWP when they are replaced in the future. New replacement windows must be restored to their original two-over-two appearance and be constructed from wood or an appropriate clad substitute that more closely approximate the appearance and materials of the previous windows.
5. The replacement front door is not eligible to be replaced in kind and must be reviewed under a new HAWP when it is replaced in the future. The new door must have direct-applied glazing and pane and panel proportions that more closely approximate the appearance of the previous door.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary (1850-1935) Resource within the Boyd's Historic District
STYLE: Vernacular commercial
DATE: c. 1890

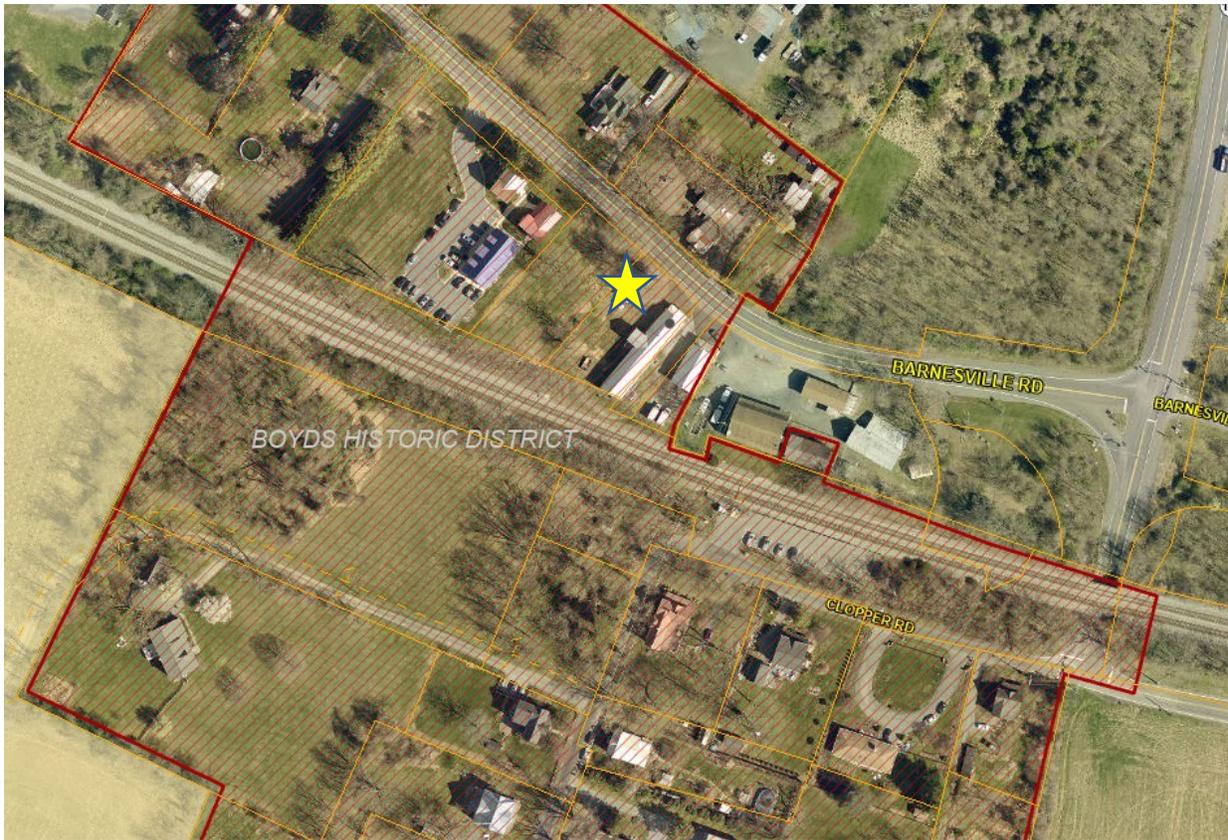


Figure 1: The Boyds Historic District is shown in red cross hatch on this aerial. The subject property is marked with a star.

PROPOSAL

Under HAWP #1106426, the applicant proposes to remove two large Cypress trees along the east elevation of the house and to plant new saplings elsewhere on the property. The application does not identify the locations of the proposed plantings.

Under HAWP #1108511, the applicant requests retroactive approval of replacement of the original wood Dutch/cove lap siding with wider exposure fiber cement lap siding, and replacement of the original corrugated metal roof with a new standing-seam metal roof. The work was completed in 2022 without a HAWP. The application also seeks retroactive approval of several items completed prior to this applicant's ownership including window and door replacements, installation of condensing equipment, and installation of a rear deck and patio.



Figure 2: View of the front and side of 15120 Barnesville Road showing the siding, roofing and masonry painting requesting retroactive approval, and the trees proposed for removal. Yellow arrows point to the alterations by the previous owner.



Figure 3: View of the east side elevation of 15120 Barnesville Road, with yellow arrows pointing to the condensing unit, patio and rear stair constructed by the previous owner.



Figure 4: The two trees proposed for removal.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Boyds Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Boyds: A Long-Range Preservation Plan (Vision)*¹, 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.

The *Vision* provides the following analysis on the buildings in the Boyds Historic District:

Geographic and Landscape Features

The railroad tracks define the geographic character of Boyds. Historically the center of commercial and industrial activity in the district, the railroad promoted construction of commercial buildings at the center of the village and adjacent to the track and prompted the residential growth of the village in all directions.

Boyds is dominated by large, impressive trees that line White Grounds Road. In the summer, these trees create an alley of shade along the winding course of the road. Dwellings are primarily located in the middle of the parcel of land, with fences or landscaping defining the setting of the house. Many of the houses are framed by two large trees with smaller more manicured plantings and flowers in front, and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

Characteristics of Streets and Vegetation

The streetscape characteristics of the Boyds district include relatively narrow two-lane roads, building setbacks which are relatively close to the street, and an intimate village quality within each of the clusters of historic buildings. Trees and rural vegetation play an important role in the setting of the district. Mature trees which line the northern section of White Grounds Road are a distinctive element of the district, forming a canopy over the road and a separation between the road and the front yard of residences.

The Commercial Area

The commercial area is almost fully developed with commercial uses on the southern side of Barnesville Road. Properties to the north of Barnesville in residential use. The preservation of this area must recognize this dual quality to this cluster of buildings which are isolated from the southern portion of the district by the railroad. Preservation of this area should focus on strengthening the visual quality of this quaint collection of buildings and preventing future development from negatively impacting the residential area to the north. The following strategies are suggested:

Strategy 2.3: Develop a streetscape plan for the commercial area to provide a pedestrian environment through the use of trees, vegetation, sidewalks, and period lighting.

Roof Form and Material

While the majority of Boyd's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables. Many replacement roofing materials are found throughout the historic district particularly asphalt shingles. Standing seam metal and metal shingles remain on several buildings in the district. Original roofing materials typical of this period and location are standing seam metal and metal shingles.

Dominant Building Material

The dominant building material in Boyds is wood, executed in clapboard and weatherboard.

¹ *Vision of Boyds: A Long Range Preservation Plan* can accessed here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/Vision-of-Boys.pdf>

Montgomery County Code, Chapter 24A Historic Resources Preservation

- (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 ensure 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.
 - (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.

The Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

The subject property is a c. 1890 one-and-a-half-story side-gable vernacular structure with a rear shed-roofed addition, set close to the street in the commercial core of the Boyds community. At the time of designation, the building was clad in wood Dutch/cove lap siding, had two-over-two wood windows, an unpainted red brick chimney, and corrugated metal roofing.

Tree Removal (HAWP #1106426)

Staff supports the proposed tree removal and recommends approval. Based on photographs of the streetscape and property from the 1980s, staff estimates that the trees proposed for removal were planted in the late 1960s to early 1970s and are now around 55-65 years old. The photographs from the 1980s show the Cypress trees as young and growing, no longer saplings but not having yet reached their full mature height, which typically happens around 20-30 years of age for the species. Staff notes that the applicants identify the trees as being diseased, but do not provide supporting documentation of that claim and have acknowledged that the trees have not been diagnosed by a professional arborist. Google Streetview from August 2023 (the most recent available with the trees in bloom) and 2021 show healthy tree canopies.

In additional correspondence with staff, the applicants clarified that the larger issue is with the trees' roots making the ground around the house, including the front walkway, uneven. On a site visit on February 27, 2025, staff confirmed the cracking of the front walkway and noticed some additional cracking along a ground-level retaining wall/supplemental foundation wall adjacent to the east side of the house. Staff finds that the proximity of the trees to the house poses an unsafe condition that would be remedied by the trees' removal, in keeping with Chapter 24A-8(b)(4). While the *Vision* identifies trees and rural vegetation as a character-defining feature of the district—and in particular the mature trees lining White Ground Road in the residential area of the district—the same qualities are not applied to the commercial area in which the subject property is situated. Staff further finds that since the trees were planted outside of the primary period of significance for the district, which ends in 1935, under Chapter 24A-8(d), the Commission should be lenient in its judgment of plans for structures of little historical or design significance, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

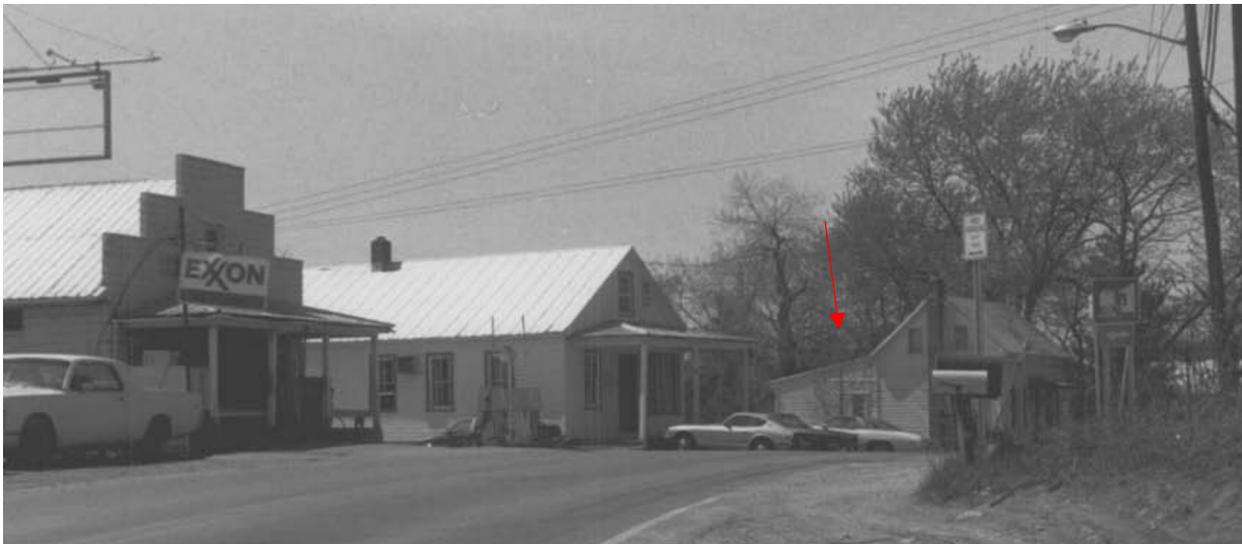


Figure 5: View of the Boyds commercial area, 1981. The trunk of one of the Cypress trees is visible against the white siding (MCAtlas).



Figure 6: 15120 Barnesville Road, c. 1981 (MCAAtlas).



Figure 7: 15120 Barnesville Road, 1986 (MCAAtlas).



Figure 8: The Cypress trees proposed for removal at 15120 Barnesville Road in 1986 (MCAtlas).

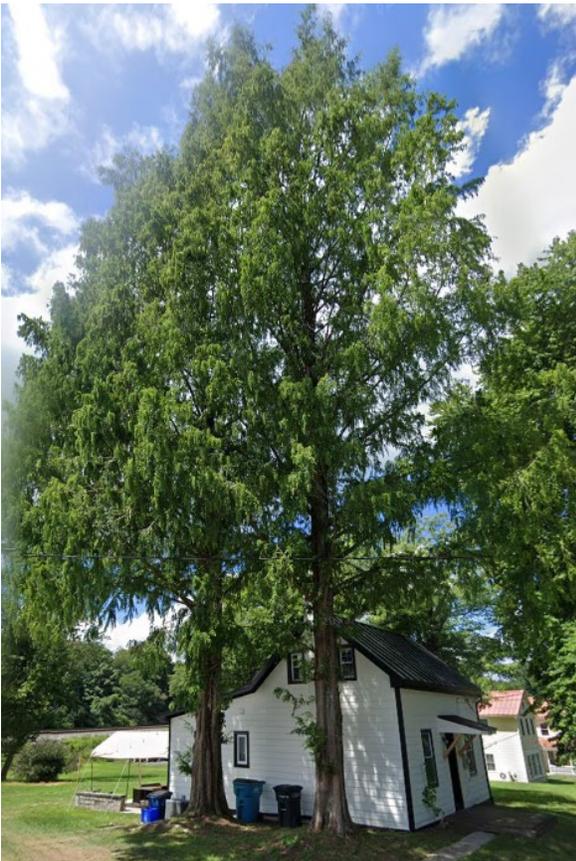


Figure 9: The Cypress trees proposed for removal in bloom, August 2023 (left) and August 2021 (right) (Google Streetview).



Figure 10: View from the front of the house towards the rear, 2025 (Historic Preservation Office)..



Figure 11: View of the proximity of the tree roots to the building foundation, 2025 (Historic Preservation Office).



Figure 12: Proximity of roots to foundation, including some cracking along supplemental foundation wall, 2025 (Historic Preservation Office).



Figure 13: View towards Barnesville Road showing the proximity of the tree roots to the building foundation, 2025 (Historic Preservation Office).

Siding and Roofing Replacement (RETROACTIVE HAWP #1108511)

After receiving Historic Area Work Permit application #1106426 for tree removal at 15120 Barnesville Road in February 2025, historic preservation staff conducted a site visit to the property and found that many original elements of the exterior had been recently replaced. Upon reviewing Google Streetview images from 2012 through 2024, staff determined that the following unpermitted work had occurred since 2012:

- Replacement of Dutch lap wood siding with wood-grain fiber cement siding (current owner);
- Installation of a new standing-seam metal roof (current owner);
- Masonry painting (current owner);
- Replacement of wood windows with vinyl windows (previous owner);
- Replacement of the front door (previous owner);
- Installation of condensing units (previous owner); and,
- Construction of a small pressure-treated rear wood deck and concrete/paver patio (previous owner).

Subsequently, the applicants have acknowledged that they were responsible for replacement of the siding and roofing shortly after their purchase of the property in 2022 and request retroactive approval of those alterations. Work completed by previous owner(s) is discussed below.

Siding Replacement

As evidenced by the secondary shadow lines visible on the siding in *Figure 15*, the original wood siding had a Dutch/cove lap profile. The replacement siding is Hardie plank fiber cement siding, with a flatter appearance and wider exposure. The invoice for the Hardie plank siding provided in the application indicates a product width of 8.25 inches, which the manufacturer identifies as having 7-inch exposure (*Figure 14*). Based on the number of courses of siding per door and window heights previously and currently, staff calculates that the previous siding had an exposure of approximately 5 inches. Staff finds that the original Dutch lap siding was a character-defining feature of the property, that neither photographic evidence nor documentation provided by the applicant demonstrated that the original siding was beyond repair, and that the change in material, dimension, texture, and appearance of the siding runs counter *Standard 6*, and Chapter 24A-8(b)(2), and constitutes a substantial alteration to the exterior features of the resource, per Chapter 24A-8(b)(1). Staff recommends that the fiber cement siding be replaced with new wood Dutch/cove lap siding with a 5-inch exposure to match the original appearance. This restoration would be eligible for the County’s 25% historic preservation tax credit.

Squares (Sq.) (1sq. = 100 sq. ft.)	Width Exposure	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.
		4 in.	5 in.	6 in.	7 in.	8 in.
		Pos./Sq.				
1		25	20	17	15	13
2	common vinyl con- tainer	50	40	34	29	25
3		75	60	50	43	38
4		100	80	67	58	50
5		125	100	84	72	63
6		150	120	100	86	75
7		175	140	117	100	88
8		200	160	134	115	100
9		225	180	150	129	113
10		250	200	167	143	125

Coverage area less openings

Figure 14: HardiePlank siding chart showing the actual product width and exposure dimensions.



Figure 15: Front elevation of the subject property in August 2021, prior to current ownership (Google Streetview).



Figure 16: Detail of the front façade of the subject property with replacement siding, February 2025 (Historic Preservation Office).

Roof Replacement

Regarding the roof replacement, staff finds that, while the low-profile standing-seam metal roofing that was installed was not an exact in-kind replacement for the previous corrugated metal main roof, a comparable profile was present on the porch roof, and standing-seam metal roofing is a compatible roofing material for use in the Boyds historic district, in keeping with Chapter 24A-8(b)(2) and the *Vision of Boyds*.



Figure 17: Front and side elevations of the subject property, February 2025 (Historic Preservation Office).

Masonry Painting

The applicants indicated in their correspondence with staff that they were not responsible for masonry painting, however it appears there may have been a misunderstanding about what constituted masonry painting. Staff has identified that the formerly unpainted red brick chimney on the east side elevation was painted white between 2021-2023, and photographs from the 2022 real estate listing show the chimney in its red brick condition.² Staff finds that the painting of the previously non-painted masonry chimney is inappropriate and incompatible with the historic resource, as it can trap moisture and cause spalling of the historic brick; however, depending on the type of paint used and the condition of brick, staff finds that the removal of the paint may damage the underlying brick. Staff recommends that, pursuant to *Standard 7*, the applicants conduct a test paint removal using a chemical paint removal product designed for use on historic masonry (such as Cathedral Stone’s Heavy Duty Paint Remover, Dumond’s Peel Away, or ProsoCo’s Heavy Duty Paint Stripper, Safety Peel, or SafStrip) to determine if the paint can be removed without causing damage to the underlying brick. If it cannot, staff recommends that the chimney be painted a brick red color in a vapor-permeable coating.

² Photos 1 and 3 from the 2022 real estate listing show a red brick chimney:
<https://www.redfin.com/MD/Boyd/15120-Barnesville-Rd-20841/home/18968363>

Work Prior to Current Ownership (2012-2021)

Window Replacement (between May 2012-June 2018)

At the time of designation through at least 2012 (*Figure 18*), the property had primarily two-over-two wood true-divided light windows. These windows were consistent with the late-nineteenth/early-twentieth century construction of the building, and with windows of other commercial, industrial, and residential buildings found throughout Boyds.³ These were replaced with primarily six-over-six vinyl windows with between-glass grilles, as well as other configurations of vinyl windows for smaller openings by June 2018 (*Figure 20*). Staff recommends that these windows are not permitted to be replaced in kind, and when the current or future owner applies to replace the windows, the applicant must receive HAWP approval for new compatible windows, since pursuant to *Standard 6* and Chapter 24A-8(b)(2) an in-kind replacement with vinyl windows would not be appropriate or compatible with the historic resource or district. The new windows on the historic building must be restored to their original two-over-two appearance and be constructed from wood or an appropriate clad substitute that more closely approximate the appearance and materials of the previous windows, pursuant to *Standard 6* and Chapter 24A-8(b)(2).

Door Replacement (Between June 2018-August 2021)

At the time of designation through at least 2018, the property had a wood door with four panes of glass (two by two) over three horizontal panels. Between 2018 and 2021, the door was replaced with a steel or fiberglass door with nine panes of glass (three by three) with applied muntins over two vertically-oriented panels. Staff recommends that, when the current or future owner applies to replace the door, that it not be permitted to be replaced in kind and the applicant must receive HAWP approval for a new compatible front door. The new door must have direct-applied glazing and pane and panel proportions that more closely approximate the appearance of the previous door, pursuant to *Standard 6* and Chapter 24A-8(b)(2).

Condensing Unit (Between May 2012- June 2018)

Staff finds that the condensing unit installed on the east side elevation towards the rear of the property is visible from the public right-of-way, but is located in a low spot on the ground adjacent to the foundation, and does not damage or obscure historic materials or substantially alter the exterior features of the resource, satisfying *Standard 2* and Chapter 24A-8(b)(1).

Patio Construction (Between May 2012-June 2018)

At the rear of the property, a part-concrete, part-paver patio with paver block knee walls was installed on previously-open ground. Staff finds that the patio has limited visibility from the public right-of-way, did not destroy historic materials that characterized the property, and therefore does not have a substantial impact on the historic resource, in keeping with *Standards 2* and *9* and Chapter 24A-8(b)(1).

³ Photographs of 15114 Barnesville Road and other businesses in Boyds are available here: <https://boydspics.weebly.com/businesses.html>



Figure 18: May 2012, Google Streetview. Condition matches that of designation photographs.

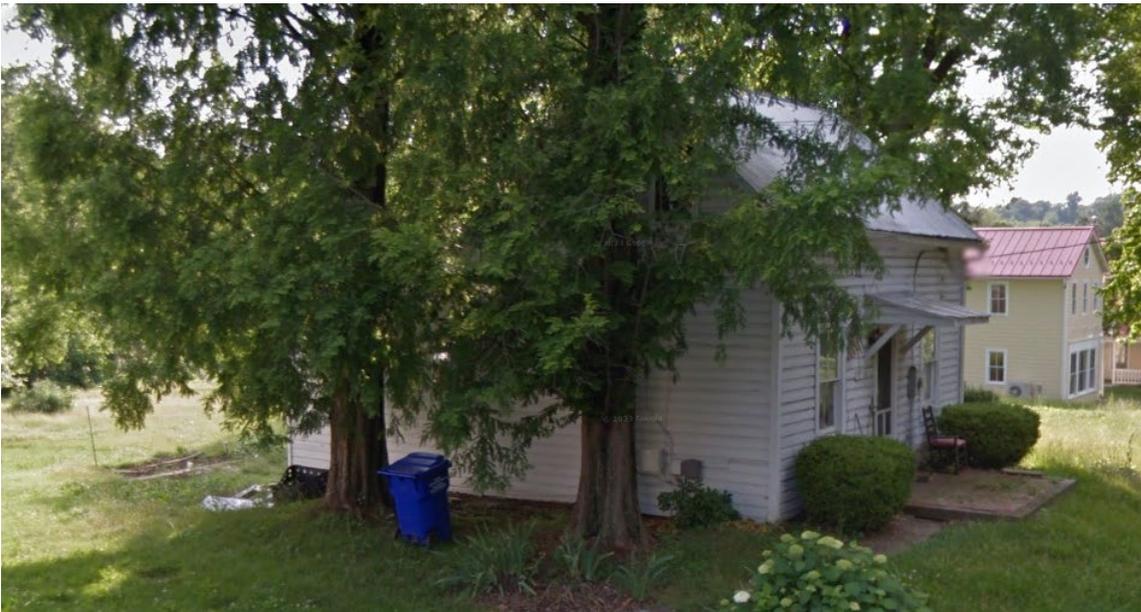


Figure 19: May 2012, Google Streetview. Condition matches that of designation photographs.



Figure 20: June 2018, Google Streetview, showing installation of 6/6 vinyl windows.



Figure 21: June 2018, Google Streetview, showing paver patio, knee wall, and condensing unit.



Figure 22: August 2021, Google Streetview, showing front door replacement.

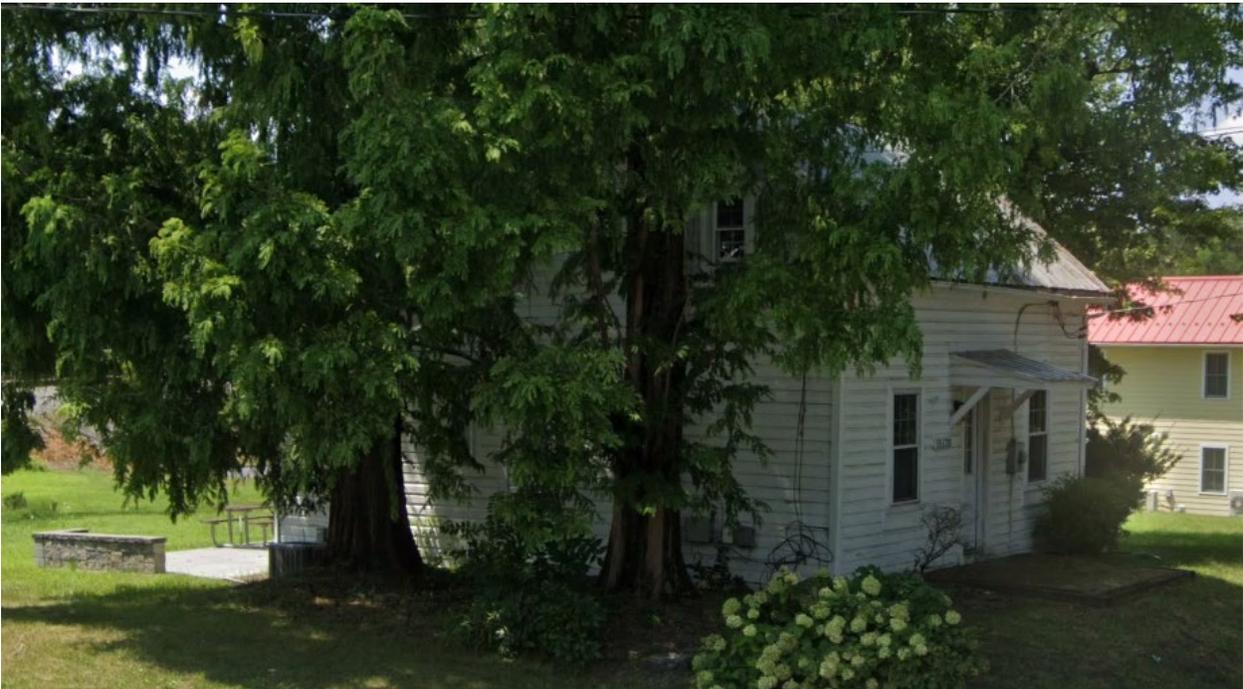


Figure 23: August 2021, Google Streetview.



Figure 24: August 2023, Google Streetview, showing the north elevation and replacement of siding and roof.



Figure 25: August 2023, Google Streetview, showing the east elevation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with five (5) conditions** the HAWP applications with final approval delegated to staff:

1. Two new shade trees must be planted on the property. The applicant must submit a site plan/ aerial view showing the locations of the replacement trees.
2. The fiber cement siding must be replaced with 5” exposure wood Dutch/cove lap siding within 180 days of the approval of the HAWP.
3. The applicants must conduct paint removal tests on the brick chimney. If the paint cannot be removed, the chimney must be painted brick red with a vapor-permeable coating within 180 days of the approval of the HAWP.
4. The replacement windows are not eligible to be replaced in kind, and must be reviewed under a new HAWP when they are replaced in the future. New replacement windows must be restored to their original two-over-two appearance and be constructed from wood or an appropriate clad substitute that more closely approximate the appearance and materials of the previous windows.
5. The replacement front door is not eligible to be replaced in kind and must be reviewed under a new HAWP when it is replaced in the future. The new door must have direct-applied glazing and pane and panel proportions that more closely approximate the appearance of the previous door.

under the Criteria for Issuance in Chapter 24A-(b)(1), (2), and (d), having found that the proposals, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Vision of Boyds* and the *Secretary of the Interior’s Standards for Rehabilitation* #2, and #6;

and with the general condition that the applicant shall present an electronic set 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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# 1106426
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: SRK LLC
Address: 15120 Barnesville Rd
Daytime Phone: 2402868281

E-mail: office@srk.llc
City: Boysds Zip: 20841
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Garo Tatarian
Address: 481 N Frederick Ave
Daytime Phone: 2402868281

E-mail: garo@srk.llc
City: Gaithersburg Zip: 20877
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 1087171

Is the Property Located within an Historic District? Yes/District Name Montgomery County
 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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Signed by Raffie Kehyaian
878A5B7FB9EF43D...
Signature of owner or authorized agent

2/20/2025
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:

Historic home with two large diseased trees within 2 feet of the left side of the house.

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

Tree removal, we will be planting saplings to replace them on the property further away from the house

FOR STAFF ONLY:
HAWP# 1108511
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: SRK LLC
Address: 15120 Barnesville Rd
Daytime Phone: 2402868281

E-mail: office@srk.llc
City: Boyd Zip: 20841
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Garo Tatarian
Address: 481 N Frederick Ave
Daytime Phone: 2402868281

E-mail: garo@srk.llc
City: Gaithersburg Zip: 20877
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 1087171

Is the Property Located within an Historic District? Yes/District Name Montgomery County
 No/Individual Site Name _____

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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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Siding</u> |

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.

Raffie Kelyaian
Signature of owner or authorized agent

3/11/2025
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
481 N Frederick Ave Suite 435
Gaithersburg MD 20877

Owner's Agent's mailing address
481 N Frederick Ave Suite 435
Gaithersburg MD 20877

Adjacent and confronting Property Owners mailing addresses

15114 Barnesville Rd
Boys , MD 20841
This building is also owned by SRK LLC

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

Historic home with two large trees, concrete patio & small wood deck/stairs in back and small walkway in front.

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

We installed a new roof and siding after our aquisition of the property.

Work Item 1: <u>Siding</u>	
<p>Description of Current Condition: Replacement of Dutch lap wood siding with wood-grain fiber cement siding,</p>	<p>Proposed Work: This was completed late 2022, the same year we purchased the property (see 2023 street view photos)</p>

Work Item 2: <u>Roof</u>	
<p>Description of Current Condition: Installation of a new standing-seam metal roof</p>	<p>Proposed Work: This was completed late 2022, the same year we purchased the property (see 2023 street view photos)</p>

Work Item 3: <u>Before our ownership</u>	
<p>Description of Current Condition: The following items were existing when we purchased the property:</p> <p>Replacement of wood windows with vinyl windows,</p> <p>Masonry painting,</p> <p>Construction of a small pressure-treated rear wood deck and concrete/paver patio.</p>	<p>Proposed Work:</p> <p>Windows: 2022 Google street view shows these were installed before we aquired the property</p> <p>Masonry Painting: Concrete was added to prevent rodants from entering the building, but is not painted. The painted areas were prexisting (see attached photos)</p> <p>Wood Deck: image 3of16 in this Zillow listing shows the deck was there before aquired the property. https://www.zillow.com/homedetails/15120-Barnesville-Rd-Boys-MD-20841/2137336013_zpid/?mmlb=g,2</p>

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	*	*	*	*	*		*



ESTIMATE #5765

SENT ON:

02/07/2025

RECIPIENT:

Rafi

15120 Barnesville Road
Maryland 20841

Phone: +13016721700

4% CREDIT CARD & FINANCING FEE ONLY: 4% Will be added to the final Invoice If you want to pay with Credit Card or If you applied for Financing.

Estimator: Melvin Alfaro

USE OF CRANE FOR ASSISTANCE. (38 Ton Lifting, 127 ft of Boom): NEED TO BE DECIDED BY TEAM AXCOBAR BASED ON THE NEED OF THE CRANE, OR THE CRANE SCHEDULE.

4% CREDIT CARD & FINANCING FEE ONLY: 4% Will be added to the final Invoice If you want to pay with Credit Card or If you applied for Financing.

SENDER:

AXCOBAR TREE EXPERTS.

17405 Redland Road
Rockville, Maryland 20855

Phone: 240 498 3389.

Email: Contact@Axcobar.com

Website: www.axcobar.com Lic# 2400

Product/Service	Description	Total
COMPLETE TREE CUTTING / REMOVE the two cedar trees at left side of the house.	<p>Cut Down the tree as low as possible to the ground, (3 Inches -12 inches above ground level) depending on the surrounding or soil grade near the stumps (High roots, Rock/Stones, Metal pieces, etc).</p> <p>(As shown/Marked on The Attached Picture)</p> <p>— Haul away the branches and brush from this job. (Ours 19' wood chippers can handle this safely)</p> <p>— HAUL AWAY THE WOOD.</p> <p>— Our loader to proceed with the hauling, is fully articulated & with turf tires on them, really friendly with your lawn/yard (as running a sit on lawnmower on it), NOT even compared to others vendors who will bring track loaders (dingos) which will destroy your lawn/yard. (That is why we don't call them competitors)</p> <p>— Clean Up the area where we work, and the Street. (Rake,Blow & Haul Away). As our reviews say we take a lot of pride on repairing the lawn from some damages done by the branches/wood.</p> <p>--- PARTIAL PAYMENT. If the tree cutting/trimming is completed and we are required to return on another day to grind the stump(if applicable), pick up some wood or conduct any additional touch-ups in order to fulfill the contract, we should/like receive payment for at least the cost of the tree work (if priced separately) or a percentage corresponding to the scope of work completed on that day. This arrangement ensures that we are COMPENSATED AS WE PROGRESS, considering that we do not require an initial deposit.</p>	\$3,200.00



ESTIMATE #5765

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Product/Service	Description	Total
FULLY EXPERIENCED CREW WILL ARRIVE WITH THIS PROFESSIONAL EQUIPMENT REQUIRED TO WORK ON UNSAFE TREES.	Ground Protection. Crane Altec 38 Ton with 127ft Reach. Turf Friendly Tire Loaders. Wood Chippers and More OUR INSURANCE IS FOR TREE REMOVAL NOT FOR LANDSCAPING AS MANY OTHER "COMPETITOR HAVE TO OFFER". THE RISK TO NOT GET COVER ON ANY DAMAGE BECAUSE MANY OF THE COMPETITOR'S INSURANCE DOES NOT COVER ANYTHING THAT WAS CAUSED A TREE ABOVE 10 FT HIGH.	\$0.00
PLEASE SELECT THE BOXES OF THE FOLLOWING OPTIONAL ITEMS YOU LIKE TO ADD TO THE CONTRACT.	<ul style="list-style-type: none"> — As you select the boxes to add the job(s), the total price will increase adding the prices given for the optional services. — Keep on mind that the optional prices are valid only If we get the approval at once for this project (we really appreciate if you let us know us before showing up to do the work so we can bring all the tools and equipment necessary to complete this job) — Or If you like to do this project in the future, we will be happy to give you a new updated quote. 	
STUMP GRINDING / REMOVAL OF THE RESULTING STUMP FROM THE TREE DESCRIBED ABOVE.	<p>Grind the stump, usually 4-8 inches below grade, also grind the surface roots.</p> <p>When doing the grinding we stay 6-10 inches away from concrete, walls, sidewalks, pavers, gravel or any other surfaces that are not workable (such as recent moved stones or any alterations made after doing the estimate) PLEASE BE ADVISE THAT IF WHILE WE START GRINDING THE STUMP, WE FIND MATERIALS THAT WILL DAMAGE OUR EQUIPMENT SUCH AS METALS (REBAR/OLD FENCE POST OR WIRES, MESH etc) CONCRETE, EMBEDDED ROCKS OR ANYTHING SOLID/HARDER THAT STUMP AND ROOTS, THEN WE WILL NEED TO STOP AND MAKE A NEW ESTIMATE BASED ON THE FACING CHALLENGES, SO WE ARE CLEAR AT FRONT AND AVOID THE LATER PRICE INCREASE FOR WHEEL CUTTER PARTS DAMAGED.</p> <p>(If needs deeper grinding for future bush or small tree planting, please let us know ahead of time because the price is different)</p> <p>NOTE: This service will leave all the resulting woodchips from the stump grinding on site. (which is 2-3 time more than the actual volume of the stump {Popcorn Effect}). Most of the time the county truck for yard trim will NOT pick up this stump grinding woodchips since most of the times are mixed with dirt and it gets really heavy.</p>	<p>Not included</p> <p>\$1,300.00</p>
Photo of the actual stump that will be grind IF the "Optional Item" for the stump grinding services is added to the contract.		\$0.00



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SENT ON:

02/07/2025

Product/Service	Description	Total
		Not included
HAUL AWAY EXTRA WOODCHIPS RESULTING FROM THE STUMP GRINDING	Usually this leaves the place ready to spread Top Soil and Grass Seed and Straw. This will take away woodchips mixed with dirt (heavy and extra fee to dump). While grinding the stump, it has a "Popcorn Effect" it becomes almost tripled in woodchips than the actual size of the stump.	\$225.00

Subtotal	\$3,200.00
Financing / Credit Card Processing Fee (Not applied if paying with Check/Zelle/Venmo, others, unless if want to be add as a TIP) (4.0%)	\$128.00
Total	\$3,328.00

-- We like to think that this is the best price for you, but also remember WE BEAT or MATCH PRICES from competitors, of any written estimates we see. (If you are having inclinations to do the job with us because you like our 5 Star Reviews/company reputation).

This Estimate is valid for the next 90 days, after which values may be subject to change due to seasonal changes.

DO NOT SHARE THE PHOTOS IN THIS CONTRACT.

DETACHING or PARTIAL SELECTION OF THE ITEM IN THIS ESTIMATE, WILL CHANGE THE PRICE OF EACH ITEM.

TERMS & CONDITIONS.

- 1) To be safer and more efficient with our work and services provided, for most of the tree services and stump grinding work, we will need to access your yard with equipment, but the equipment we bring is Turf Friendly (Turf Tires, 4x4, Small Articulated Loader) and we will protect the areas that needs it (If we need to bring the TRACKED SPIDER LIFT we bring plywood / rubber mats if necessary). For some of this works IF it is necessary we will need to remove one or couple sections of fence (If applicable to your property) or in some cases we need to dig out a small plant or bush for access and then we put everything back as it was. Spreading grass seed on the high traffic areas is what we do when necessary.
- 2) Any Extra work Requested (by the client, to any of our Team Members/Crew while doing the work on your property), that is NOT in the contract or do alteration to the contract itself (Such asking for more branches to be trim or cutting shorter or elevating the trimming higher than the one describes on the contract or anything that is NOT bring to the Estimator attention/knowledge to give you a new price or agreed/add it on the price of the same scope of work) WILL BE CHARGED \$\$ EXTRA as a decent price for the amount of work/services provided.
- 3) The Home Owner / Client is Fully responsible to obtain the permits/approval required by the HOA (Home Owner Association) or the City also having an agreement with the neighbors asking for permission to trim trees/branches crossing the property line (approved through email, text (Screenshots) or recording and Fully Responsible for the fee or fines related with permitting/approval or fines for any wrong used (lying) information.
- 4) If there is any alterations at least on planning to be done (between the date we did the estimate, to the day we show up to do the work) near or to access the site where the tree work will be performed, needs to be notified to us, (such as New fences, sidewalks, patio work, sheds, planting or landscape redesigning, new roof, siding, gutters or any alteration that changes the procedure of the work, etc). If it surprises us on the day that we show up to do the work, we will Have to update (Usually increasing) the price to the new challenges or risk of damage to the new work you already had done.
- 5) STUMP GRINDING: When estimating the stump, we assume there are NO Utilities crossing near/under the stump or the



ESTIMATE #5765

SENT ON:

02/07/2025

roots, But if after miss utility marks the lines, there are lines (specially Gas or Electric) going near the area that needs to be grind, then we will need to agreed on a New/Updated Price for the new risk involved (In some times we need to call the companies to shut the power or the gas while we do the work). We reserve the right Not to do the stump if this requirements are not met/agreed.

6) FALL / WINTER TIME: As we all know the LEAF CLEAN UP is challenging work and takes some of time (windy conditions/stick/frozen). When we do Tree Removal Services our team only clean the area where we work, Mainly Picking up the big debris (raking over snow) if you like to get extended leaf clean up please let us know ahead of time so we can work a price for you.

7) If your estimate has "recommended Item", then those prices are only valid if agreed upon quote approval or updated before we show up to do the work, so we can bring the tools/equipment need it for this project so we do not have to make an extra trip.

8)-- IF WE FINISH THE TREE REMOVAL AND TO FINISH YOUR PROJECT WE STILL NEED TO COME BACK FOR THE STUMP GRINDING(if applicable)/PICKING UP WOOD OR ANY OTHER FINISH TOUCH UPS, WE WOULD LIKE TO GET A PARTIAL PAYMENT COMPARABLE TO THE JOB DONE THAT DAY.

9)-- WE ARE ALMOST THE ONLY COMPANY THAT ADDS PICTURES TO THE QUOTES SO YOU KNOW WHAT YOU WILL BE GETTING DONE. (Please do not share our pictures to explain your need to other contractor)

10) WE CARE ABOUT YOUR PRIVACY. We have a keyed mail box and all the sheet gets MicroCut Shredded.

11) This is a COMBINED PRICE assuming you will complete all items at once. If you decide to only do some items, the price of each individual item might increase.

NOTE ON PAST DUE BALANCE:

Payment NOT received within 30 days will accrue an Interest charge at the rate of Eighteen percent (24%) per annum or One and One-Half percent (2%) per month.

Signature: _____ Date: _____

1/1



clienthub.getjobber.com





SRK, LLC
481 N Frederick Ave Suite 435
Gaithersburg, MD 20877
240.912.5235
office@srk.llc

Match 11, 2025

HISTORIC PRESERVATION COMMISSION
2425 Reedie Drive 13th Floor
Wheaton, MD 20902
301.563.3400
HAWP@montgomeryplanning.org

Dear Members of the Historic Preservation Commission,

I hope this letter finds you well. I am writing to formally request a permit for certain modifications that were made to a historic property located at 15120 Barnesville Rd, Boyds, MD 20841], which I purchased in 2022.

As part of the property's rehabilitation efforts, we undertook improvements by replacing the roof and siding in 2022, prior to applying for the necessary permits. In addition, the following work was conducted without a permit before our ownership:

1. **Replacement of Wood Windows with Vinyl Windows:** Please see the 2018 Google Street View images showing the updated windows before our ownership.
2. **Masonry Painting:** Some areas of the masonry had been exposed to wear and weathering. We secured them to keep out moisture and rodents but no paint was applied. The small section that has paint was there before we purchased the property. Please see the photos showing each section.
3. **Construction of a Rear Deck and Patio:** A small, pressure-treated wooden deck with stairs was constructed in the rear of the property, along with a concrete patio. These

additions were added before we purchased the property. Please the Google Street View photo and picture 3 of 16 in the Zillow link below:

https://www.zillow.com/homedetails/15120-Barnesville-Rd-Boyd-MD-20841/2137336013_zpid/?mmlb=g,2

While we understand the importance of preserving the character of historic properties, the modifications that we are responsible for were necessary to address immediate safety concerns and to make the property habitable.

We are committed to preserving the historical integrity of the property and are eager to work with the Historic Preservation Commission to ensure any future modifications align with the preservation goals for this historic structure.

We appreciate your time and attention to this matter and look forward to your guidance on the next steps. Please feel free to contact me at 301.672.1700 or Raffie@srk.llc if you need further information or to discuss the specifics of these improvements. Garo Tatarian is also an authorized representative if/when I am not available and he can be reached at 240.286.8281 | Garo@srk.llc.

Thank you for your consideration.

Sincerely,

Raffie Kehyaian

CEO, SRK LLC



Account #: 938582

Order Name: 15120 BARNESVILLE RD

Order #: 42178927

PO #: BARNESVILLE

Type: Delivery

Order Date: 10/26/2022

Job Details

15120 BARNESVILLE RD
BOYD, MD 20841

Supplier Info

Branch: ABC Supply #29
6707 Electronic Dr
Springfield, VA 22151-4309

Order Line Items

HZ5 PLANK EASED CM 8.25 ARCTIC WHITE 25H5KEC8AW	210 PC	\$3,244.50 \$15.45 ea.
DELIVERY CHARGE 99MIDELCRG	1 EA	\$99.00 \$99.00 ea.
	Sub-Total:	\$3,343.50
	Freight:	\$0.00
	Tax:	\$194.67
	Total:	\$3,538.17

Order History

Delivered on 10/28/2022 9:08 AM

Arrived on 10/28/2022 8:58 AM

Scheduled for 10/28/2022 Anytime Delivery

Requested for 10/28/2022 Anytime Delivery



INVOICE

WAREHOUSE
 MANASSAS NORTH BRANCH
 BEACON BUILDING PRODUCTS
 7891 NOTES DRIVE
 MANASSAS, VA 20109
 Telephone: 703-393-9171

REMIT TO
 BEACON BUILDING PRODUCTS
 PO BOX 100639
 ATLANTA, GA 30384-0639

INVOICE No.	LM79164
INVOICE DATE	11/02/22
DUE DATE	0/00/00
CUSTOMER NO.	273010

PAGE NO. 1

SOLD TO
 FLORES CONTRACTOR
 4870 LANGER LANE
 WOODBRIDGE, VA 22193

SHIP TO
 FLORES CONTRACTOR
 15120 BARNESVILLE RD
 BOYDS, MD

CUSTOMER NUMBER	SLS	SHIP VIA	TERMS
273010	511	Our Truck	

CUSTOMER PURCHASE ORDER NO.	TAX RATE	JOB # and NAME	ORDERED BY
	6.000	I	JOSE FLORES

PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
PLY12	NON REFOUNDABLE PLYWOOD CDX SYP 15/32" 1/2"	PC	32	26.5000	848.00
EVLC26MB24	EVL+COIL 26GA MATTE BLACK 24" 16 16 PANS OF 26' 16 PANS OF 12' 6 PANS OF 6' 200' OF FLATSTOCK NO RETURN	SF	1688	2.8500	4,810.80
C1ULPPH	CMS 1" ULTRA LOW PROFILE PANHD SCREW 7513000 250/BAG	BAG	2	32.8900	65.78
TREV116BL	TRE VULKEM 116 BLACK 10OZ 426802 323 BLACK CARTRIDGE 30 TUBES/CASE	TB	3	7.4134	22.24
	***** ***** DEPOSIT WITHDRAWAL ***** ***** DEPOSIT NUMBER: 7861688 WITHDRAWAL AMOUNT 6,046.16 * *****				

RECEIVED BY	SUB-TOTAL	TAX	Handling/Restock	Shipping	TOTAL AMOUNT

THIS SALE IS SUBJECT TO THE TERMS AND CONDITIONS AND RETURN POLICY
 FOUND AT <http://www.beaconroofingsupply.com/>. BUYER ACKNOWLEDGES
 AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.

Continued



INVOICE

WAREHOUSE
 MANASSAS NORTH BRANCH
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 FLORES CONTRACTOR
 15120 BARNESVILLE RD
 BOYDS, MD

CUSTOMER NUMBER	SLS	SHIP VIA	TERMS
273010	511	Our Truck	

CUSTOMER PURCHASE ORDER NO.	TAX RATE	JOB # and NAME	ORDERED BY
	6.000	I	JOSE FLORES

PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
	*****PLEASE CONFIRM PAYMENT ADDRESS***** BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	*	*		

RECEIVED BY	SUB-TOTAL	TAX	Handling/Restock	Shipping	TOTAL AMOUNT
	5746.82	344.81	300.00	.00	6391.63

THIS SALE IS SUBJECT TO THE TERMS AND CONDITIONS AND RETURN POLICY
 FOUND AT <http://www.beaconroofingsupply.com/>. BUYER ACKNOWLEDGES
 AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.

End of Invoice



Pre Existing Concrete



Pre Existing Paint



Repaired Concrete





Pre Existing Deck



Figure 4: June 2018, Google Streetview, showing paver patio, knee wall, and condensing unit.



Figure 3: June 2018, Google Streetview, showing installation of 6/6 vinyl windows.