



Meeting No. 7-2025: Thursday, September 18, 2025

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION AGENDA
7:00 p.m.**

**Anita Neal Powell, Chair
Seth Denbo, Peter Fosselman, Michael Goldfinger, Mercy Shenge**

Sheila Bashiri, Preservation Planner
Cynthia Walters, Deputy City Attorney
Katie Gerbes, Comprehensive Planning Manager

Agenda item times are estimates only. Items may be considered at times other than those indicated.

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex.

The meetings can be viewed on Rockville 11 (Channel 11 on county cable) and livestreamed at www.rockvillemd.gov/rockville11.

Each meeting is also available for viewing soon after the meeting is held, at www.rockvillemd.gov/videoondemand.

7:00 pm I. COMMITTEE / ORGANIZATION REPORTS

- A.** Peerless Rockville - Peerless Rockville Staff
- B.** Lincoln Park Historical Foundation - Anita Neal Powell
- C.** Public Comments/Open Forum
- D.** HDC and Staff Comments

7:05 pm II. CONSENT AGENDA

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

A. APPROVAL OF MINUTES:

July 17, 2025

**B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC
PRESERVATION TAX CREDIT APPLICATIONS:**

1. TAX CREDIT HDC2025-01178

Applicant: Jeanne O'Meara

Address: 419 West Montgomery Avenue

Request: Historic Tax Credit Application for structural concrete repair.

2. TAX CREDIT HDC2025-01186

Applicant: Americana Centre Condominium

Address: 118 Monroe Street

Request: Historic Tax Credit Application for ongoing structural facade repairs, pool resurfacing and repairs, exterior stairwell repairs and garage repairs.

3. TAX CREDIT HDC2024-01190

Applicant: Arthur Rypinski and Jacquelyn Porth

Address: 307 West Montgomery Avenue

Request: Historic Tax Credit Application
(Tax credit removed from July meeting for additional clarification).

7:20 PM III. EVALUATIONS OF SIGNIFICANCE

A. HDC2025-01200

Applicant: Colleen MacPherson

Address: 1201 Parrish Drive

Request: Evaluation of Significance (Demolition proposed)

7:35 PM IV. PRESENTATION

A. KING FARM FARMSTEAD PROJECT

- Chris Henry – Deputy Director, Department of Recreation and Parks

8:05 PM V. DISCUSSION

A. OLD BUSINESS

1. Historic Preservation Code Update
2. Historic District Commission Annual Report – October 6
3. Commissioner Strategic Priorities

B. NEW BUSINESS

8:45 PM VI. ADJOURN

The HDC adjourns by 10:00 pm, unless extended by the Chair.

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2025	
2025 MEETING DATE	APPLICATION DUE DATE
October 16, 2025	September 12, 2025
November 20, 2025	October 17, 2025
December 18, 2025	November 14, 2025
January 17, 2026	December 12, 2025

HISTORIC DISTRICT COMMISSION HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

- A. Applicant Access: Provided by Community Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. Pre-Meeting Preparations/Requirements:

- A. Written Testimony and Exhibits Written testimony and exhibits may be submitted by email to history@rockvillemd.gov

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

- I. Applicants must contact history@rockvillemd.gov no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

- I. Applicants – Applicants must provide a list of presenters and witnesses who will testify on behalf of the Application to history@rockvillemd.gov no later than five (5) days prior to the date of the hearing.
- II. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to history@rockvillemd.gov no later than 9:00 am on the day of the hearing to be placed on the testimony list.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to history@rockvillemd.gov.

3. Conduct of Online Meeting and Public Hearing:

A. Rules of Procedure

The Meeting and Public Hearing will be held in accord with the Historic District Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here:

<https://www.rockvillemd.gov/documentcenter/view/9989>

B. Review of Applications/Cases

The ordinary, but not mandatory, order or procedure for the conduct of the consideration of each application, subject to modifications by the Chair, shall be as follows:

- Introduction and summary of case by staff, including a staff recommendation;
- Questions by the Commission to staff;
- Statement by the applicant and/or his/her agent;
- Questions by the Commission to applicant or agent;
- Public comment;
- Cross-examination of speakers by the applicant, if requested;
- Applicant's rebuttal;
- Consideration and vote by the Commission.

Per the Rules of Procedure, the Chairperson may limit speakers as follows: applicant – five (5) minutes; others – three (3) minutes.

C. Continuance of Hearing

The Historic District Commission, at its discretion, reserves the right to continue the hearing until another date.

PLEASE NOTE:

These procedures are designed to ensure that applicants and members of the public are able to be heard on each matter as fully as is possible within the technological constraints of an online meeting and hearing. Please follow the procedures precisely so that the HDC and staff are able to receive all testimony and comments. When it is your turn to speak:

- Please clearly state your name and address for the record.
- Statements should relate to the subject matter of the hearing.
- Proper, civil language is required at all times.
- Please also be patient.

The HDC and City Staff are doing their best to run the meeting and hearing as efficiently as possible. Thank you in advance for your cooperation.

I. COMMITTEE/ ORGANIZATION REPORTS

- A. Peerless Rockville - Peerless Rockville Staff
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
- D. HDC and Staff Comments

II. CONSENT AGENDA

A. APPROVAL OF MINUTES:

- 1. July 17, 2025**

B. REVIEW AND ACTION: MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:

- 1. TAX CREDIT: HDC2025-01178**
Applicant: Jeanne O'Meara
Address: 419 West Montgomery Avenue
Request: Historic Tax Credit Application for structural concrete repair.
- 2. TAX CREDIT: HDC2025-01186**
Applicant: Americana Centre Condominium
Address: 118 Monroe Street
Request: Historic Tax Credit Application for ongoing structural façade repairs, pool resurfacing and repairs, exterior stairwell repairs and garage repairs.
- 3. TAX CREDIT: HDC2024-01190**
Applicant: Arthur Rypinski and Jacquelyn Porth
Address: 307 West Montgomery Avenue
Request: Historic Tax Credit Application
(Tax credit removed from July meeting for additional clarification).

Submitted: September 18, 2025
Approved: September 18, 2025

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 6-2025
Thursday, July 17, 2025**

The City of Rockville Historic District Commission convened at 7:00 PM

Commissioners Present:

Anita Neal Powell - Chair
Seth Denbo, Peter Fosselman, and Mercy Shenge. Michael Goldfinger via WebEx

Staff Present:

Sheila Bashiri, Preservation Planner
Katie Gerbes, Comprehensive Planning Manager
Cynthia Walters, Deputy City Attorney

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville - Nancy Pickard, Executive Director

- Ms. Pickard announced the Heritage Days welcomed guests to walking tours of displaced African American community on Middle Lane.
- Peerless hosted an event featuring a representative from Preservation Maryland (PM) who gave a presentation on PM's LGBTQ history project.
- Ms. Pickard expressed concern regarding the HDC's input into the King Farm Farmstead Project.

B. Lincoln Park Historical Foundation - Anita Neal Powell, President

- No report.

C. Public Comments/Open Forum

- Former City Councilman Mark Pierzchala expressed concern about the role of the HDC in the King Farm Farmstead Project. He inquired as to how the HDC will be involved with the decisions made on the historic property. Ms. Gerbes explained that Recreation and Parks had been held public sessions regarding the use of the property. Additionally, staff had met the Rec and Parks Director to discuss the project. The HDC asked to have Rec and Park staff invited to present the project to the HDC at a future meeting.

D. HDC and Staff Comments

- Commissioner Fosselman announced he and Chair Powell attended a ribbon cutting for the new mural at Rock East on East Gude Drive industrial area.

- Commissioner Goldfinger continued the HDC goal of highlighting Rockville historic properties by giving a presentation on the Historic Beall Dawson House.
- Ms. Gerbes announced that the Maryland Historical Trust (MHT) grants that was awarded to Rockville has not been distributed yet. MHT is waiting for the funds to be distributed from the Federal Government before issuing the formal award letters.

FURTHER DISCUSSION

July 17, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/5089?redirect=true>

Video time stamp 1:31

II. CONSENT AGENDA

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

A. APPROVAL OF MINUTES:

June 26, 2025

Commissioner Shenge moved to approve the Consent Agenda minutes as presented.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Fosselman

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

July 17, 2025. Agenda Item II-A

<https://rockvillemd.granicus.com/player/clip/5089?redirect=true>

Video time stamp 24:50

B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:

1. TAX CREDIT HDC2025-01188

Applicant: Edward Dean

Address: 503 Baltimore Road

Request: Historic Tax Credit Application

2. TAX CREDIT HDC2024-01190

Applicant: Arthur Rypinski and Jacquelyn Porth

Address: 307 West Montgomery Avenue

Request: Historic Tax Credit Application

3. TAX CREDIT HDC2024-01192

Applicant: Anton Briggs

Address: 104 West Jefferson Avenue

Request: Historic Tax Credit Application

4. TAX CREDIT HDC2024-01193

Applicant: Christie Lin

Address: 318 West Montgomery Avenue

Request: Historic Tax Credit Application

5. TAX CREDIT HDC2024-01195

Applicant: Lenard Pedowitz

Address: 12 Forest Avenue

Request: Historic Tax Credit Application

Commissioner Shenge moved to approve the Consent Agenda Tax Credit applications # 1, 3, 4, and 5. as presented. #2 was removed from the agenda for further clarification on the application and review at the next meeting.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Denbo

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

Consent Agenda Item C. was removed from the Consent agenda and added to the Action Items for further discussion and review.

C. CERTIFICATE OF APPROVAL

HDC2025-01198

Applicant: Paul Goldberg

Address: 100 West Montgomery Avenue

Request: Certificate of Approval for demolition of an historic structure. Expired Application **HDC2024-01141** was reviewed and approved by the HDC on November 16, 2023.

Commissioner Goldfinger moved to approve the Consent Agenda item C as submitted.

RESULT: APPROVED 5-0

MOTION: Commissioner Goldfinger

SECOND: Commissioner Denbo

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

July 17, 2025. Agenda Item II

<https://rockvillemd.granicus.com/player/clip/5089?redirect=true>

Video time stamp 28:31

III. PRESENTATION AND APPROVAL

A. FY25 HDC Annual Report

Commissioner Denbo moved to approve the Annual Report as presented.

RESULT: APPROVED 5-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

IN FAVOR: Commissioners, Fosselman, Goldfinger, and Shenge

RECUSED: Commissioner Denbo

FURTHER DISCUSSION

July 17, 2025. Agenda Item III

<https://rockvillemd.granicus.com/player/clip/5083?redirect=true>

Video time stamp 51:20

IV. DISCUSSION

A. Old Business:

- None

B. New Business:

- Zoning Ordinance Rewrite – Historic Preservation Code Amendments
- Commissioner Discussion of Strategic Priorities

FURTHER DISCUSSION

July 17, 2025. Agenda Item IV

<https://rockvillemd.granicus.com/player/clip/5083?redirect=true>

Video time stamp 1:08:25

V. ADJOURNMENT

The meeting adjourned at 9:22 pm.

Respectfully submitted,

Sheila Bashiri



September 11, 2025

TO: Historic District Commission

FROM: Sheila Bashiri, Preservation Planner

SUBJECT: Montgomery County Tax Credit Eligibility Determination: HDC2025-01178

HDC2025-01178	419 West Montgomery Avenue	\$39,796.00 requested
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Jeanne O'Meara		\$39,796.00 recommended
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Jeanne O'Meara is the owner of 419 West Montgomery Avenue, which is known as the Historic Braunberg House. They are requesting Montgomery County tax credits for painting all exterior wood surfaces on the house, front and rear house foundation and sill repairs, front stoop and sill repairs, and replacement of the shed floor and foundation supports.

The submitted receipt totals \$39,796.00. The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name Jeanne OMeara

Owner's Mailing Address 419 West Montgomery Ave, Rockville, MD 20850

Address where the work was completed 419 West Montgomery Ave, Rockville, MD 20850

Daytime Telephone Number 571-217-5242

Cell Phone number 571-217-5242

Email Address jeanne.omeara1@gmail.com

Property Tax Account Number 03188898

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: W. Montgomery Ave Historic District

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☒ No

If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☒ No

If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☐ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☒ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds \$1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages*; have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature



Date 11/9/24

If you are unable to use the electronic signature field, please make sure that you are using [Adobe Acrobat](#) to complete the form.

Application for Historic Preservation Tax Credit

Owner's Name Jeanne Omeara

Owner's Mailing Address 419 West Montgomery Ave, Rockville, md, 20850

Address where the work was completed 419 West Montgomery Ave

Daytime Telephone Number 571-217-5242

Cell Phone number 571-217-5242

Email Address jeanne.omeara1@gmail.com

Property Tax Account Number 03188898

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: "West montgomery Ave Historic District

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☒ No

If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☒ No

If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

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☒ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds \$1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages*; have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature Jeanne Omeara Date 4/8/24

If you are unable to use the electronic signature field, please make sure that you are using [Adobe Acrobat](#) to complete the form.

County Historic Preservation Tax Credit
Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Exterior Paint on all wood surfaces: Windows,Railings, Trim, shutters, trim, so	Perfect Painters & More	\$15,190.00	1
Rotted Framing foundation around back of house	Virginia Drainage & Erosion	\$6,000.00	2
Part 2 of 2023 project where front foundation rotted timbers and stairs were r	Virginia Drainage & Erosion	\$4,700.00	2
Repairing front walk and reusing stone previous there	Virginia Drainage & Erosion	\$5,796.00	2
Protect Foundation further with improved drainage, New extension on 3 gutte	Virginia Drainage & Erosion	\$2,160.00	2
High level, Foundation wall comprised by City Sewerage last 3 years	Virginia Drainage		
leaking thru that area, repair and protect that wall			
Front Stop sinking, Jackhammered up sinking area reinforced with	Virginia Drainage	\$4,200.00	
wire/cement, repoured			
Replaced rooted Floor in outbuilding (shed), completely compromised	Eliseo Cifuentes Handman	\$1,750.00	
floor, termite damage/Rot. Rebuilt piers that Shed was supported by			
and rebuilt floor.			
Total of Eligible Expenses		39,796.00	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.


Owner/Applicant

11/9/24

Date

CHECKLIST FOR COMPLETE APPLICATION

Please ensure that you have included the following documents and/or information for a complete application:

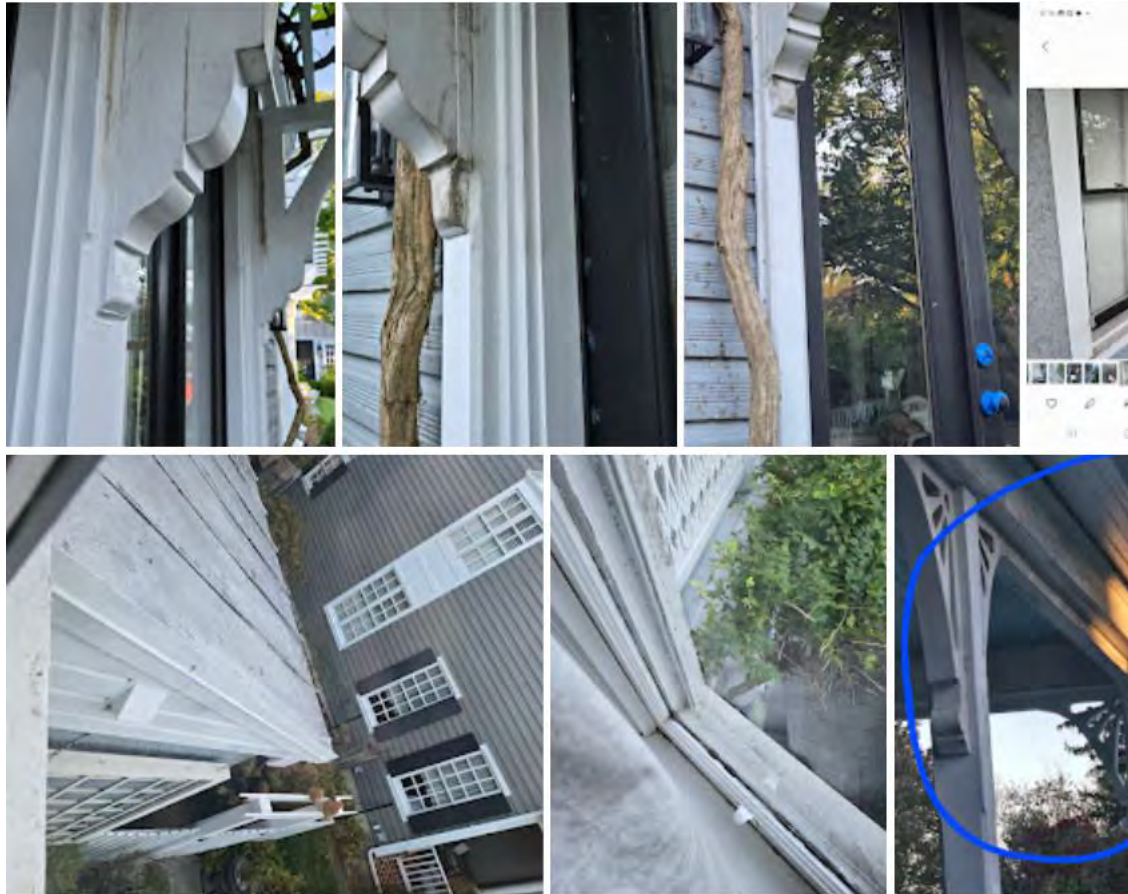
- ☒ Application for Historic Preservation Tax Credit
- ☒ Narrative
- ☒ Receipts Transmittal Form
- ☒ Scans or Copies of Receipts and/or Canceled Checks
- ☒ Before Photographs
- ☒ After Photographs

Jeanne Omeara

419 West Montgomery Ave, Rockville MD 20850

Before/After photos for Exterior Paint Job and Sill/Foundation/Water repairs:

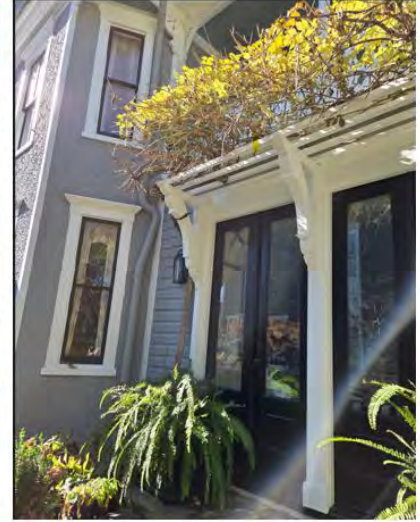
Paint Job Before:





Paint Job After:

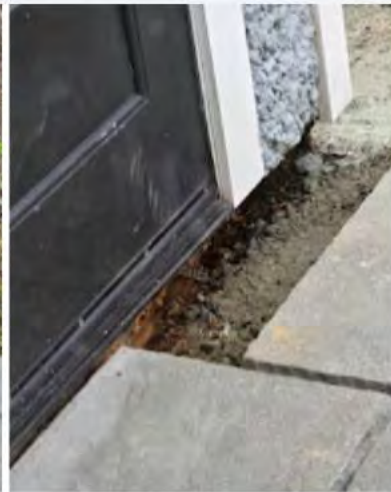




BACK-Side of Home Repair of rotted Sills/Foundation work:

Before/During:



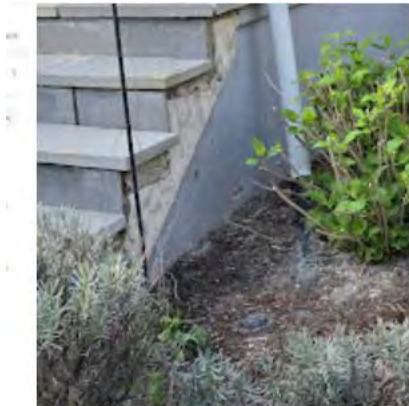


Part 2 Front Step Finish work post foundation and Stoop repair (it was sinking and falling away from home fixed in 2023:

Photo from prior 2023 repair as a reminder but that a job once the foundation and sinking steps was fixed left me with raw concrete patching and still needed the finished layer that I accomplished in 2024 as per below:



The following of the photos are from the 2024 to finish the raw state the repairs were left in:



Part 2 of Front Foundation stoop and sill repairs (Putting back the Steps and walk): After(the walkway reused all existing stone the stoop was combination due to the repair work and much was unsalvageable.



Final Finished job:



PHOTOS OF ALL THE WORK

419 WEST MONTGOMERY AVE

PHOTOS SHED FLOOR REPLACEMENT AND FOUNDATION SUPPORTS

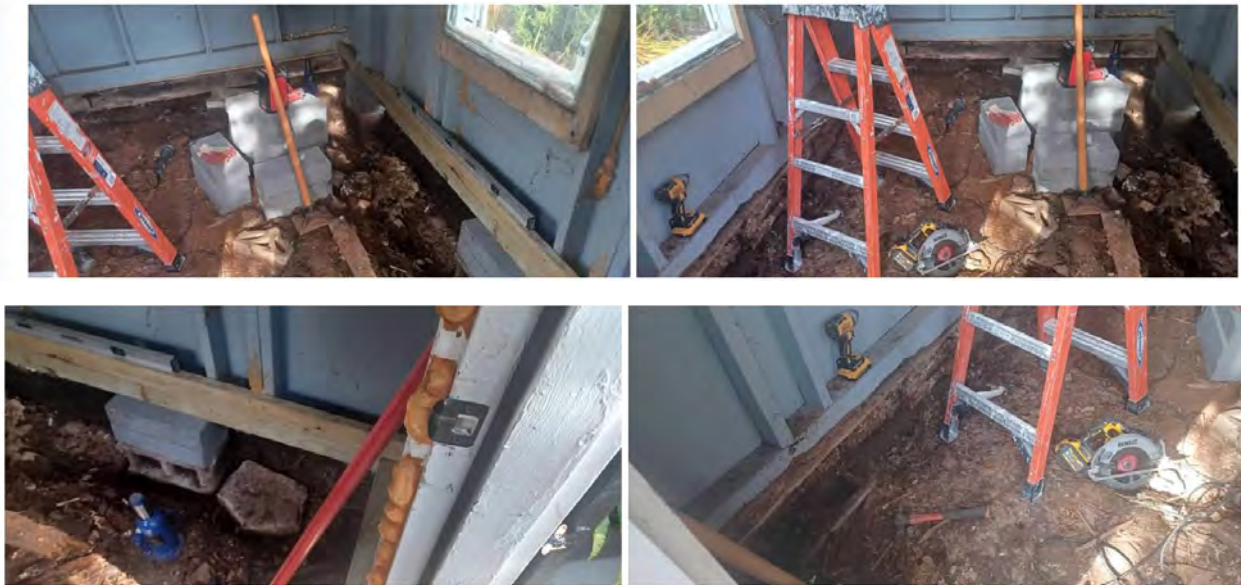
Before: please see the hole we fell thru then that entire floor rotted out.

October 2023 (4)



During:

November 2023 (4)



AFTER:



FRONT STOOP:

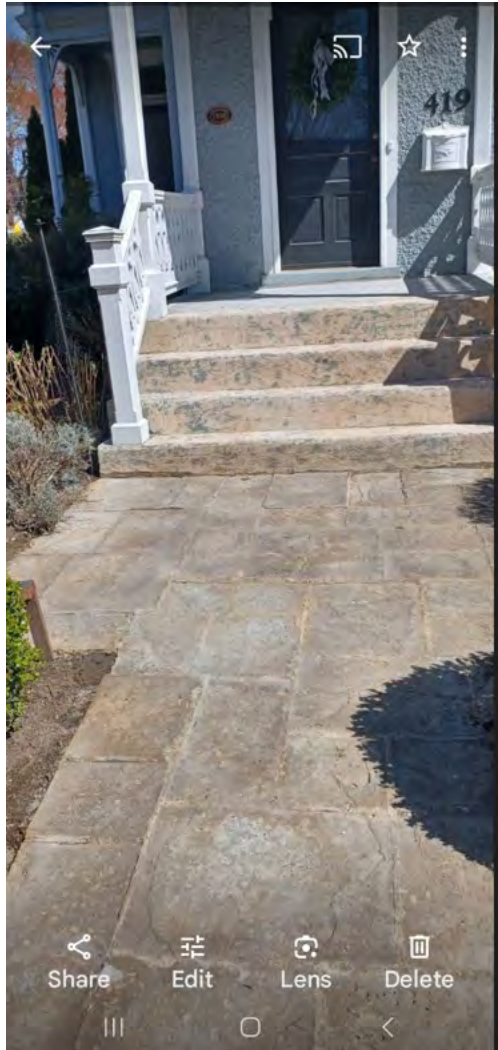
Before:



During:

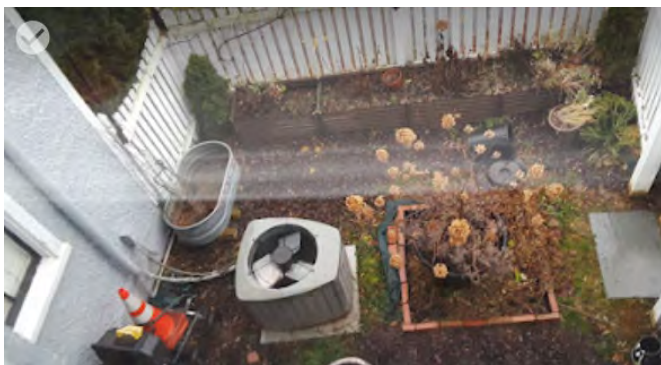


AFTER:



Foundation Wall Work and Repair:

Before





During:



AFTER:



Received

May 21, 2025

HDC2025-01196

**Invoice #0000066**

Issue Date: 3/11/2024

Due Date: 4/18/2024

Date Serviced: 4/1/24 - 4/18/24

Virginia Drainage and Erosion Inc

10204 Evans Ford Road
 Manassas, Virginia 20111-2653
 United States
 Virginiadrainage@gmail.com
 Phone: (571) 662-6490

Jeanne O'meara

419 West Montgomery Ave Rockville, Maryland 20850 United States

Additional Customer Info: jeanne@oldhouseloves.com Phone: 571-217-5242

Back Patio timber rot & Front Steps Project

Product or Service	Quantity	Price	Line Total
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Project 1

To address the rotted timbers framing the house foundation along the back portion of the house, we will remove the back patio completely approx 300

square feet. After removing it, we will dig as much needed and compact the ground. Then we will apply a concrete base to direct water away from framing. After

that, we will reconstruct the patio on top, relaying all the stones with portland cement mixed with sand, including sealing and locking of the joints. Making the patio more stable with the corresponding slope and preventing the water from pouring down on the surface. This will include replacing and repairing all rotted wood framing along the back of the house.

1**\$6,000.00****\$6,000.00****Project 2**

This is part two of the project begun in 2022 after rotted timber found in front of home. We will reface the repaired front concrete steps and the stoop of the main entrance by using blue natural flagstone of 11/2 - 2" thick, relaying it by using portland cement mixed with sand, including sealing and locking of the joints. Total square feet is

140. original stone was damaged during 2023 rehab

1 \$4,700.00

\$4,700.00

The stoop and the landing will follow the original design on the edges as discussed. The sides will have a 1-2" overhang.

This will include leveling the steps to an appropriate height of no more than 7", creating a new step if needed.

Project 3

We will remove all the existing flagstone pathway temporarily. Then we will reconstruct it by realigning it appropriately, reusing the flagstones that are in good condition and we will provide new ones as much needed to match the rest. Relaying all the stones with portland cement mixed with sand, including sealing and locking of the joints.

\$5,796.00

\$5,796.00

This will include pressure washing of all the flagstones that will be reused including the front steps to match the new ones.

Project 4

To protect foundation, we will create a new single extension for the 3 downspouts located on the right side property, this includes installing 10' of a 4" french drain leg across the center of the pit gravel patio, to help get rid of water accumulation in that area.

\$2,160.00

\$2,160.00

To create the single extension we will use a solid and resistant 3000 Triple Wall 4" pipe which will be buried 12-14" underground and extended by approximately 80' L towards the front yard, ending with a 4" NDS pop-up emitter. The downspout connections will include a clean-out to facilitate its maintenance in case it is ever necessary.

Subtotal	\$18,656.00
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Taxes	\$0.00
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Invoice Total	\$18,656.00
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Amount Paid	\$18,656.00
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Balance Due	\$0.00
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Payments received (1)

Apr 18, 2024

Check	\$18,656.00
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Perfect Painters & More, Inc

Mailing Address | 1810 J York Rd | Suite 208 | Lutherville MD 21093
410-657-2468 | www.myperfectpainters.com

RECIPIENT:

Jeanne Omeara

419 West Montgomery Avenue
Rockville, Maryland 20850
Phone: 571-217-5242

Invoice #8875

Issued	10/25/2024
Due	10/25/2024
Paid	10/25/2024
Total	\$15,190.00

For Services Rendered

Product/Service	Description	Total
Exterior	Wipe down areas to be painted then prep and paint: Lightly power wash everything to be painted except stucco and wood windows Fascia, soffit, gutters, downspouts, frames, windows, rails, foundation, metal roofing shutters, doors Back pergola- (posts, base, frame beams, cross beams) Entire back shed Repair all visible rotted wood using Bondo	\$15,190.00
Exterior Prep Work	• Power Wash • Scrape as needed • Sand Scraped Areas • Caulk As Needed Where Missing, Cracked or Loose • Spot Prime New/Repaired Areas • Drop Cloth Protection • Two Full Finish Coats Using Sherwin Williams Paints or Customer Choice **Upgrade Charge May Occur on Specic Brands or Paint Types** • Full Two Year Warranty For Exterior Work	\$0.00

Thank you for your business.
Please contact us with any questions regarding this invoice.

Subtotal	\$15,190.00
Total	\$15,190.00
Deposit collected	- \$5,063.00
Paid	- \$10,127.00
Invoice balance	\$0.00



Invoice #0000051

Issue Date: 12/28/2023
Due Date: 12/29/2023
Date Serviced: 12/29/2023

Virginia Drainage and Erosion Inc
10204 Evans Ford Road
Manassas, Virginia 20111-2653
United States
Virginiadrainage@gmail.com
Phone: (571) 662-6490

Bill to:

Jeanne O'meara
419 West Montgomery Ave
Rockville, Maryland 20850
United States

Additional Customer Info:

jeanne@oldhouseloves.com
Phone: 571-217-5242

Product or Service	Quantity	Price	Line Total
Project 1 We will waterproof the back left side of the property next to the chimney on the area that recently had water seepage towards the interior. To do this waterproofing, we will first need to dig up approx. 8 ft L x 5 ft deep until reaching the footer. Once we have finished digging, we will proceed by deep cleaning the walls using metal brushes and blowers, followed by patching/sealing any existing cracks found using hydraulic cement. We will then apply a thick coat of TREMCO Waterproofing Paint 250 GC, allowing it to dry. Once the paint has dried, we will proceed by installing a resistant plastic membrane on top, for extra safety. We will then continue by re-installing the dirt back in its place, and compacting it. If necessary we will provide additional screen clay soil to		\$1,800.00	\$1,800.00

regrade and create an appropriate slope to help maintain water away from the property's foundation wall.

Project 2

On the front side of the property we will cut the center of the stoop floor where the cracks are present and have settled. We will cut and remove approx. 4" x 4" or 5" x 5" sections of the concrete stoop floor. Once removed, we will backfill the low and voided areas with drainage 57# that will be compacted. We will then pour new 4,000 PSI concrete reinforced with metal rebars with a broom texture grip finish leaving it ready for future painting or stone facing (Choice of preference).

\$1,800.00

\$1,800.00

Project 3

Repair rotted woodwork found under front door.

\$600.00

\$600.00

Subtotal

\$4,200.00

Taxes

\$0.00

Invoice Total

\$4,200.00

Amount Paid

\$4,200.00

Balance Due

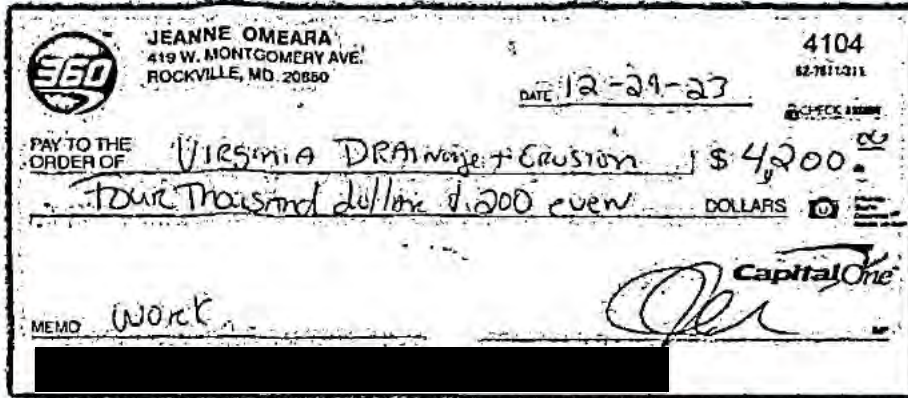
\$0.00

Payments received (1)

Dec 29, 2023

check \$4,200.00

Check Payment -\$4,200.00



Front of Check | Back of Check



Check #4104 Cashed

Check Payment

-\$4,200.00

Transaction Type: Check payment

Appears on statement as: Check #4104 Cashed

Print Check



Front of Check | Back of Check

RECIEPT #2: HANDMAN ELISEO CIFUENTES CASHED CHECK

2023 Transactions

DATE	DESCRIPTION	CATEGORY	AMOUNT
Nov 22	Check #4094 Cashed Appears on statement as: Check #4094 Cashed	Withdrawal	-\$1,750.00



September 5, 2025

TO: Historic District Commission

FROM: Sheila Bashiri, Preservation Planner

SUBJECT: Montgomery County Tax Credit Eligibility Determination: HDC2025-01186

HDC2025-01186	118 Monroe Street	\$388,549.51 requested
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Americana Centre Condominium		\$342,984 recommended
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118 Monroe Street is known as the Historic Americana Centre Condominium. The homeowner's association for the Americana Centre is requesting Montgomery County tax credits for garage repairs, facade repairs, exterior stairwell repairs and pool repairs on this historic building.

The submitted invoices total \$388,549.51. Paid invoices and photographs have been submitted. After thorough review of the application and invoices, staff have determined that a total of \$342,984 is eligible for the tax credit as necessary maintenance.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Americana Centre 2024 Tax Credit Summary

Garage Repairs									
Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Invoice Paid	Approved Amount	Payment Information	Notes
SK&A	4/18/2024	6597	Garage: Professional Services - Principal	Yes	\$ 230.00	\$ 230.00	\$ 230.00	Check No. 7204083685	
SK&A	3/21/2024	6238	Garage: Professional Services - Principal	Yes	\$ 230.00	\$ 230.00	\$ 230.00	Check No. 7203055657	
SK&A	7/22/2024	7633	Garage: Professional Services - Principal	Yes	\$ 345.00	\$ 345.00	\$ 345.00	Check No. 7207852888	
SK&A	3/17/2023	2015	Garage: Professional Services - Principal, Engineer Technician and Lab Manager	Yes	\$ 5,120.50	\$ 5,120.50	\$ 5,120.50	Check No. 7211547322	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
SK&A	6/23/2023	3159	Garage: Professional Services - Principal, Engineer Technician and Lab Manager	Yes	\$ 5,266.00	\$ 5,266.00	\$ 5,266.00	Check No. 7211547322	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
SK&A	9/21/2023	4296	Garage: Professional Services - Principal, Engineer Technician and Lab Manager	Yes	\$ 1,110.50	\$ 1,110.50	\$ 1,110.50	Check No. 7211547322	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
					\$ 12,302.00	\$ 12,302.00	\$ 12,302.00		

Façade Repairs - Exterior Façade Work in Building 4									
Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Invoice Paid	Approved Amount	Payment Information	Notes
SK&A	6/23/2024	7192	Building 4: Professional Services - Principal and Structural Engineer	Yes	\$ 4,145.00	\$ 4,145.00	\$ 4,145.00	Check No. 7211547322	
SK&A	4/18/2024	6611	Building 114: Professional Services - Principal	No	\$ 260.00	\$ 260.00	\$ -		For Building 114, not in scope of project/tax credit application.
SK&A	3/21/2024	6267	Building 114: Professional Services - Principal	No	\$ 1,300.00	\$ 1,300.00	\$ -		For Building 114, not in scope of project/tax credit application.
SK&A	8/23/2024	7937	Building 4: Professional Services - Principal and Structural Engineer	Yes	\$ 1,945.00	\$ 1,945.00	\$ 1,945.00	Check No. 7208941141	
SK&A	7/22/2024	7636	Building 4: Professional Services - Principal and Structural Engineer	Yes	\$ 2,275.00	\$ 2,275.00	\$ 2,275.00	Check No. 7207852888	
SK&A	5/20/2024	6975	Building 4: Professional Services - Principal and Structural Engineer	Yes	\$ 3,392.50	\$ 3,392.50	\$ 3,392.50	Check No. 7205260352	
SK&A	4/18/2024	6600	Building 4: Professional Services - Principal and BIM Technician	Yes	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	Check No. 7204083685	
SK&A	6/23/2023	3166	Building 4: Professional Services - Principal	Yes	\$ 705.00	\$ 705.00	\$ 705.00	Check No. 7211547322	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
SK&A	9/21/2023	4300	Building 4: Professional Services - Principal and Structural Engineer	Yes	\$ 2,405.00	\$ 2,405.00	\$ 2,405.00	Check No. 7211547322	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
SK&A	10/20/2023	4665	Building 4: Professional Services - Principal	Yes	\$ 352.50	\$ 352.50	\$ 352.50	Check No. 7211547322	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
					\$ 18,480.00	\$ 18,480.00	\$ 16,920.00		
Ev Air Tight Shoemaker	12/1/2023	25742	Building 4: Installing Swing Stages, Performing Water Tests	Yes	\$ 5,180.00	\$ 5,180.00	\$ 5,180.00	Check No: 7201600254	Though work was done in 2023, it is part of a project that extended into 2024 and was paid in 2024.
Ev Air Tight Shoemaker	7/30/2024	26346	Building 4: Concrete Repairs to Slab at Units 4-1202 and 4-1302	Yes	\$ 19,215.00	\$ 19,215.00	\$ 19,215.00	Online payment receipt	
Ev Air Tight Shoemaker	7/22/2024	26293	Building 4: Brick Removal, Waterproofing, Brick Replacement	Yes	\$ 71,278.00	\$ 71,278.00	\$ 71,278.00	Online payment receipt	
Ev Air Tight Shoemaker	6/25/2024	26216	Building 4: Brick Removal, Waterproofing, Brick Replacement	Yes	\$ 55,146.25	\$ 55,146.25	\$ 55,146.25	Online payment receipt	
Ev Air Tight Shoemaker	5/22/2024	26122	Building 4: Brick Removal, Waterproofing, Brick Replacement	Yes	\$ 33,310.75	\$ 33,310.75	\$ 33,310.75	Online payment receipt	
					\$ 184,130.00	\$ 184,130.00	\$ 184,130.00		
Palmer Brothers	10/16/2024	118180	Building 118: Interior Painting in Unit 1207.	No	\$ 2,800.00	\$ 2,856.00	\$ -	Added service fee of 2%	Interior work is not permitted.
Palmer Brothers	8/15/2024	117983	Building 4: Interior Repairs to Unit 1202.	No	\$ 7,850.00	\$ 8,007.00	\$ -	Added service fee of 2%	Interior work is not permitted.
Palmer Brothers	1/15/2024	117378	Building 118: Interior Water Damage Repairs to Unit 1305	No	\$ 9,860.00	\$ 10,057.20	\$ -	Added service fee of 2%	Interior work is not permitted.
					\$ 20,510.00	\$ 20,920.20	\$ -		

Exterior Stairwell Repairs									
Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Invoice Paid	Approved Amount	Payment Information	Notes
Hann & Hann	8/30/2024	007060	Stairwell Renvoations at Building 12	Yes	\$ 18,714.65	\$ 18,714.65	\$ 18,714.65	Check No. 7209690544	
Hann & Hann	5/23/2024	006505	Stairwell Renvoations at Building 12	Yes	\$ 9,357.35	\$ 9,357.35	\$ 9,357.35	Check No. 7205396739	
					\$ 28,072.00	\$ 28,072.00	\$ 28,072.00		

Exterior Pool Repairs - Replastering Exterior Main Pool, Wading Pool, Replacing Coping Tiles, Pool Pump and Repairing Beam Cracks									
Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Invoice Paid	Approved Amount	Payment Information	Notes
Premier Pool Management	3/5/2024	13973	Repairs and Plaster Deposit Invoice	Yes	\$ 46,275.00	\$ 46,275.00	\$ 46,275.00	Check No. 7202765605	
Premier Pool Management	4/17/2024	14300	Continuation of Pool Work	Yes	\$ 46,275.00	\$ 46,275.00	\$ 46,275.00	Check No. 7204083666	
Premier Pool Management	4/17/2024	14301	Replace Coping Stone	Yes	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	Check No. 7204083666	
Premier Pool Management	4/17/2024	14302	Repair Beam Cracks; LED Light Fixture	Partial	\$ 11,350.00	\$ 11,350.00	\$ 6,750.00	Check No. 7204083666	Electrical work is not an eligible expense, so LED light removed from eligible expenses.
Premier Pool Management	6/15/2024	15136	Replace Strainer Basket, Replace Light Transformers, Install Depth Marker	Partial	\$ 2,750.00	\$ 2,750.00	\$ 960.00	Online payment receipt	Electrical work is not an eligible expense, strainer baskets are considered fixtures, not maintenance.
Premier Pool Management	6/4/2024	14989	Replace Main Pool Pump	No	\$ 12,500.00	\$ 12,500.00	\$ -	Online payment receipt	Electrical work is not an eligible expense.
					\$ 120,450.00	\$ 120,450.00	\$ 101,560.00		

Electrical Repairs Underground Underground Electrical Repairs Damaged by Gas Pipeline Installation by Washington Gas									
Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Invoice Paid	Approved Amount	Payment Information	Notes
Power Systems Electric	11/21/2024	M37699963	Refeed from Junction Box to Front Entrance Sign and Light Pole	No	\$ 4,605.51	\$ 4,605.51	\$ -	Online payment receipt	Electrical work is not an eligible expense.
					\$ 4,605.51	\$ 4,605.51	\$ -		

TOTAL	\$ 388,549.51	\$ 388,959.71	\$ 342,984.00
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Application for Historic Preservation Tax Credit

Owner's Name AMERICANA CENTRE CONDOMINIUM
Owner's Mailing Address 118 MONROE STREET, STE 106 ROCKVILLE, MD 20850
Address where the work was completed SAME AS ABOVE
Daytime Telephone Number 301 34 0777 0
Cell Phone number _____
Email Address GM@AMERICANACENTRECONDO.COM
Property Tax Account Number 521061990

- I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: AMERICANA CENTRE CONDOMINIUM

Have you applied for or did this project receive a Historic Area Work Permit? ☒ Yes ☐ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☒ No
If so, please attach a copy of your complete application.

- II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☒ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☒ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds \$1,000.

- III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages*; have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature



Date

03/11/2025

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
FACADE REPAIRS	SK&A	\$ 30,782	
	EV AIR TIGHT	\$ 184,130	
	PALMER BROTHERS	\$ 20,510	
POOL REPAIRS - RESURFACING & PLASTERING	PREMIER POOL	\$ 120,450	
STRUCTURAL CRACKS			
STAIRWELL REPAIRS	HANN & HANN	\$ 28,072	
POWER SYSTEMS (PSE) ELECTRIC REPAIRS	PSE	\$ 4605.51	
UNDERGROUND			
Total of Eligible Expenses			\$ 388,549.51

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.



 Owner/Applicant

03/11/2025

 Date

HISTORIC TAX CREDIT 2024

SMISLOVA (SK&A) - \$30,782

EV AIR TIGHT (EV AT) - \$184,130

PALMER BROTHERS - \$20,510

HANN & HANN - \$28,072

PREMIER POOL - \$120,450

POWER SYSTEMS (PSE) - \$4,605.51

TOTAL EXPENSE - \$388,549.51

CHECKLIST FOR COMPLETE APPLICATION

Please ensure that you have included the following documents and/or information for a complete application:

- ☒ Application for Historic Preservation Tax Credit
- ☒ Narrative
- ☒ Receipts Transmittal Form
- ☒ Scans or Copies of Receipts and/or Canceled Checks
- ☒ Before Photographs
- ☒ After Photographs

HISTORIC TAX CREDIT 2024

SMISLOVA KEHNEMUI AND ASSOCIATES
(SK&A)

CONSULTING ENGINEERING SERVICE FOR
EXTERIOR FAÇADE WORK IN BUILDING 4.
SK&A PROVIDING CONSULTING SERVICES
AND OVERSEEING THE WORK PERFORMED
BY EV AIR TIGHT.

THE EXTERIOR FAÇADE DAMAGED
TWO UNITS 1202 AND 1302

TOTAL COST - \$30,782

HISTORIC TAX CREDIT 2024

INVOICE SUMMARY

SMISLOVA (SK&A) TOTAL - \$30,782

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7192	SK & A	6/23/2024	Americana Centre (R0650)	\$4,145.00
6611	SK & A	4/18/2024	Americana Centre (R0650)	\$260.00
6267	SK & A	3/21/2024	Americana Centre (R0650)	\$1,300.00
7937	SK & A	8/23/2024	Americana Centre (R0650)	\$1,945.00
7636	SK & A	7/22/2024	Americana Centre (R0650)	\$2,275.00
7633	SK & A	7/22/2024	Americana Centre (R0650)	\$345.00
6975	SK & A	5/20/2024	Americana Centre (R0650)	\$3,392.50
6600	SK & A	4/18/2024	Americana Centre (R0650)	\$1,700.00
6597	SK & A	4/18/2024	Americana Centre (R0650)	\$230.00
6238	SK & A	3/21/2024	Americana Centre (R0650)	\$230.00
2015	SK & A	3/17/2023	Americana Centre (R0650)	\$5,120.50
3159	SK & A	6/23/2023	Americana Centre (R0650)	\$5,266.00
3166	SK & A	6/23/2023	Americana Centre (R0650)	\$705.00
4296	SK & A	9/21/2023	Americana Centre (R0650)	\$1,110.50
4300	SK & A	9/21/2023	Americana Centre (R0650)	\$2,405.00
4665	SK & A	10/20/2023	Americana Centre (R0650)	\$352.50
			TOTAL	\$30,782.00

Vendor History Report

R0650 Americana Centre Condominium, Inc.

01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Invoice Amt	Amount Paid	Balance
Entity			1099 Line	Account #	Account Desc			
SMISLOVA KEHNEMUI AND ASSOCIATES PA (Active)								
458128	R	6238	03/26/2024	20000		230.00	230.00	00.00
		03/21/2024	03/21/2024		2024-03-21T00:00:00			
R0650 Americana Cent			No	55135	Consulting Fees	230.00	230.00	00.00
			Checks: 37736		opr1	03/26/2024	230.00	
466571	R	6597	04/23/2024	20000		230.00	230.00	00.00
		04/18/2024	04/18/2024		2024-04-18T00:00:00			
R0650 Americana Cent			No	87024	Facade	230.00	230.00	00.00
			Checks: 37817		opr1	04/23/2024	230.00	
466572	R	6600	04/23/2024	20000		1,700.00	1,700.00	00.00
		04/18/2024	04/18/2024		2024-04-18T00:00:00			
R0650 Americana Cent			No	87024	Facade	1,700.00	1,700.00	00.00
			Checks: 37817		opr1	04/23/2024	1,700.00	
475392	R	6975	05/23/2024	20000		3,392.50	3,392.50	00.00
		05/20/2024	05/20/2024		2024-05-20T00:00:00			
R0650 Americana Cent			No	87024	Facade	3,392.50	3,392.50	00.00
			Checks: 37863		opr1	05/23/2024	3,392.50	
498047	R	7633	07/30/2024	20000		345.00	345.00	00.00
		07/22/2024	07/22/2024		2024-07-22T00:00:00			
R0650 Americana Cent			No	55135	Consulting Fees	345.00	345.00	00.00
			Checks: 37988		opr1	07/30/2024	345.00	
498048	R	7636	07/30/2024	20000		2,275.00	2,275.00	00.00
		07/22/2024	07/22/2024		2024-07-22T00:00:00			
R0650 Americana Cent			No	87024	Facade	2,275.00	2,275.00	00.00
			Checks: 37988		opr1	07/30/2024	2,275.00	
526709	R	7192	11/05/2024	20000		4,145.00	4,145.00	00.00
		06/23/2024	06/23/2024		2024-06-23T00:00:00			
R0650 Americana Cent			No	55135	Consulting Fees	4,145.00	4,145.00	00.00
			Checks: 38176		opr1	11/05/2024	4,145.00	
506438	R	7937	08/27/2024	20000		1,945.00	1,945.00	00.00
		08/23/2024	08/23/2024		2024-08-23T00:00:00			
R0650 Americana Cent			No	87024	Facade	1,945.00	1,945.00	00.00
			Checks: 38049		opr1	08/27/2024	1,945.00	
526701	R	2015	11/05/2024	20000		5,120.50	5,120.50	00.00
		03/17/2023	03/17/2023		2023-03-17T00:00:00			
R0650 Americana Cent			No	55135	Consulting Fees	5,120.50	5,120.50	00.00
			Checks: 38176		opr1	11/05/2024	5,120.50	
526702	R	3159	11/05/2024	20000		5,266.00	5,266.00	00.00
		06/23/2023	06/23/2023		2023-06-23T00:00:00			
R0650 Americana Cent			No	55135	Consulting Fees	5,266.00	5,266.00	00.00
			Checks: 38176		opr1	11/05/2024	5,266.00	
526703	R	3166	11/05/2024	20000		705.00	705.00	00.00
		06/23/2023	06/23/2023		2023-06-23T00:00:00			

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account 1099 Line	Description Account Desc	Invoice Amt	Amount Paid	Balance
R0650 Americana Cent			No	55135	Consulting Fees	705.00	705.00	00.00
			Checks: 38176	opr1	11/05/2024		705.00	
526704	R	4296 09/21/2023	11/05/2024 09/21/2023	20000	2023-09-21T00:00:00	1,110.50	1,110.50	00.00
R0650 Americana Cent			No	55135	Consulting Fees	1,110.50	1,110.50	00.00
			Checks: 38176	opr1	11/05/2024		1,110.50	
526705	R	4300 09/21/2023	11/05/2024 09/21/2023	20000	2023-09-21T00:00:00	2,405.00	2,405.00	00.00
R0650 Americana Cent			No	55135	Consulting Fees	2,405.00	2,405.00	00.00
			Checks: 38176	opr1	11/05/2024		2,405.00	
526706	R	4665 10/20/2023	11/05/2024 10/20/2023	20000	2023-10-20T00:00:00	352.50	352.50	00.00
R0650 Americana Cent			No	55135	Consulting Fees	352.50	352.50	00.00
			Checks: 38176	opr1	11/05/2024		352.50	
526707	R	6267 03/21/2024	11/05/2024 03/21/2024	20000	2024-03-21T00:00:00	1,300.00	1,300.00	00.00
R0650 Americana Cent			No	55135	Consulting Fees	1,300.00	1,300.00	00.00
			Checks: 38176	opr1	11/05/2024		1,300.00	
526708	R	6611 04/18/2024	11/05/2024 04/18/2024	20000	2024-04-18T00:00:00	260.00	260.00	00.00
R0650 Americana Cent			No	55135	Consulting Fees	260.00	260.00	00.00
			Checks: 38176	opr1	11/05/2024		260.00	
Vendor Totals			Invoices:			30,782.00		00.00
			Credits:				00.00	
			Checks:				30,782.00	



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

June 23, 2024

Project No: 1-19662-15

Invoice No: 7192

Project 1-19662-15 Americana Centre Leak Testing Bldg 4

Americana Centre Leak Testing Bldg 4 1202/1302
Rockville, MD
Attn: Reena Vohra

fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from May 9, 2024 through June 12, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	7.00	260.00	1,820.00	
Structural Engineer II	15.00	155.00	2,325.00	
Totals	22.00		4,145.00	
Total Labor				4,145.00
Total this Invoice				\$4,145.00

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
4300	9/21/2023	2,405.00
4665	10/20/2023	352.50
Total		3,462.50

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

April 18, 2024
Project No: 1-21321-01
Invoice No: 6611

Project 1-21321-01 Americana Centre Bldg 114 Updated Letter Report

Americana Centre Bldg 114 Updated Letter Report
Rockville, MD
Attn: Reena Vohra reena.vohra@fsresidential.com; fsresidentiaAPNE@Avidbill.com

Professional Services from March 14, 2024 through April 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	1.00	260.00	260.00	
Totals	1.00		260.00	
Total Labor				260.00
Total this Invoice				\$260.00

Outstanding Invoices

Number	Date	Balance
6267	3/21/2024	1,300.00
Total		1,300.00

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

March 21, 2024
Project No: 1-21321-01
Invoice No: 6267

Project 1-21321-01 Americana Centre Bldg 114 Updated Letter Report

Americana Centre Bldg 114 Updated Letter Report
Rockville, MD
Attn: Reena Vohra reena.vohra@fsresidential.com; fsresidentiaAPNE@Avidbill.com

Professional Services from February 15, 2024 through March 13, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	5.00	260.00	1,300.00	
Totals	5.00		1,300.00	
Total Labor				1,300.00
		Total this Invoice		\$1,300.00

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

August 23, 2024
Project No: 1-19662-15
Invoice No: 7937

Project 1-19662-15 Americana Centre Leak Testing Bldg 4

Americana Centre Leak Testing Bldg 4
Rockville, MD
Attn: Reena Vohra

fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from July 11, 2024 through August 14, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	4.50	260.00	1,170.00	
Structural Engineer II	5.00	155.00	775.00	
Totals	9.50		1,945.00	
Total Labor				1,945.00
		Total this Invoice		\$1,945.00

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
4300	9/21/2023	2,405.00
4665	10/20/2023	352.50
7192	6/23/2024	4,145.00
Total		7,607.50

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

July 22, 2024
Project No: 1-19662-15
Invoice No: 7636

Project 1-19662-15 Americana Centre Leak Testing Bldg 4

Americana Centre Leak Testing Bldg 4
Rockville, MD
Attn: Reena Vohra

fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from June 13, 2024 through July 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	1.00	260.00	260.00	
Structural Engineer II	13.00	155.00	2,015.00	
Totals	14.00		2,275.00	
Total Labor				2,275.00
		Total this Invoice		\$2,275.00

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
4300	9/21/2023	2,405.00
4665	10/20/2023	352.50
7192	6/23/2024	4,145.00
Total		7,607.50

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

July 22, 2024
Project No: 1-19662-10
Invoice No: 7633

Project 1-19662-10 Americana Centre Garage QA Services

Americana Centre Garage QA Services
Rockville, MD
Attn: Reena Vohra fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from June 13, 2024 through July 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	1.50	230.00	345.00	
Totals	1.50		345.00	
Total Labor				345.00
		Total this Invoice		\$345.00

Outstanding Invoices

Number	Date	Balance
2015	3/17/2023	5,120.50
3159	6/23/2023	5,266.00
4296	9/21/2023	1,110.50
Total		11,497.00

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

May 20, 2024
Project No: 1-19662-15
Invoice No: 6975

Project 1-19662-15 Americana Centre Leak Testing Bldg 4 1202/1302

Americana Centre Leak Testing Bldg 4 1202/1302
Rockville, MD
Attn: Reena Vohra

fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from April 11, 2024 through May 8, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	5.00	260.00	1,300.00	
Structural Engineer II	13.50	155.00	2,092.50	
Totals	18.50		3,392.50	
Total Labor				3,392.50
		Total this Invoice		\$3,392.50

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
4300	9/21/2023	2,405.00
4665	10/20/2023	352.50
Total		3,462.50

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

April 18, 2024
Project No: 1-19662-15
Invoice No: 6600

Project 1-19662-15 Americana Centre Leak Testing Bldg 4 1202/1302

Americana Centre Leak Testing Bldg 4 1202/1302
Rockville, MD
Attn: Reena Vohra

fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from March 14, 2024 through April 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	6.00	260.00	1,560.00	
Sr BIM Technician/CAD	1.00	140.00	140.00	
Totals	7.00		1,700.00	
Total Labor				1,700.00
		Total this Invoice		\$1,700.00

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
4300	9/21/2023	2,405.00
4665	10/20/2023	352.50
Total		3,462.50

Note: Fees related to 2024 leak repairs at Unit 4-1202 walk in closet, north and east walls; and 4-1302 walk in closet.

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

April 18, 2024
Project No: 1-19662-10
Invoice No: 6597

Project 1-19662-10 Americana Centre Garage QA Services

Americana Centre Garage QA Services
Rockville, MD
Attn: Reena Vohra fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from March 14, 2024 through April 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	1.00	230.00	230.00	
Totals	1.00		230.00	
Total Labor				230.00
		Total this Invoice		\$230.00

Outstanding Invoices

Number	Date	Balance
2015	3/17/2023	5,120.50
3159	6/23/2023	5,266.00
4296	9/21/2023	1,110.50
Total		11,497.00

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

March 21, 2024
Project No: 1-19662-10
Invoice No: 6238

Project 1-19662-10 Americana Centre Garage QA Services

Americana Centre Garage QA Services
Rockville, MD
Attn: Reena Vohra fsresidentialapne@avidbill.com ; Reena.Vohra@fsresidential.com

Professional Services from February 15, 2024 through March 13, 2024

Professional Personnel

	Hours	Rate	Amount	
Principal	1.00	230.00	230.00	
Totals	1.00		230.00	
Total Labor				230.00
		Total this Invoice		\$230.00

Outstanding Invoices

Number	Date	Balance
2015	3/17/2023	5,120.50
3159	6/23/2023	5,266.00
4296	9/21/2023	1,110.50
Total		11,497.00

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

March 17, 2023
Project No: 1-19662-10
Invoice No: 2015

Project 1-19662-10 Americana Centre Garage QA Services

Americana Centre Garage QA Services
Rockville, MD
Attn: Erin Smith gm@americanacentrecondo.com

Professional Services from February 9, 2023 through March 8, 2023

Professional Personnel

	Hours	Rate	Amount	
Principal	4.50	230.00	1,035.00	
Engineer Technician	34.50	110.00	3,795.00	
Lab Manager	1.00	115.00	115.00	
Totals	40.00		4,945.00	
Total Labor				4,945.00

Unit Billing

Concrete Cylinders (ASTM C39)				
3/8/2023	12.0 Cylinders @ 13.00		156.00	
Hold Cylinders				
3/8/2023	3.0 Cylinders @ 6.50		19.50	
Total Units	1.0 times	175.50	175.50	
	Total this Invoice		\$5,120.50	

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

June 23, 2023
Project No: 1-19662-10
Invoice No: 3159

Project 1-19662-10 Americana Centre Garage QA Services

Americana Centre Garage QA Services
Rockville, MD
Attn: Erin Smith gm@americanacentrecondo.com

Professional Services from May 11, 2023 through June 14, 2023

Professional Personnel

	Hours	Rate	Amount
Principal	2.00	230.00	460.00
Engineer Technician	37.00	110.00	4,070.00
Lab Manager	2.50	115.00	287.50
Totals	41.50		4,817.50
Total Labor			4,817.50

Unit Billing

Concrete Cylinders (ASTM C39)			
6/14/2023	24.0 Cylinders @ 13.00	312.00	
Hold Cylinders			
6/14/2023	21.0 Cylinders @ 6.50	136.50	
Total Units	1.0 times	448.50	448.50
	Total this Invoice		\$5,266.00

Outstanding Invoices

Number	Date	Balance
2015	3/17/2023	5,120.50
2597	4/24/2023	10,047.50
2977	5/23/2023	6,816.50
Total		21,984.50

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

June 23, 2023
Project No: 1-19662-15
Invoice No: 3166

Project 1-19662-15 Americana Centre Leak Testing Bldg 4 1202/1302

Americana Centre Leak Testing Bldg 4 1202/1302
Rockville, MD
Attn: Erin Smith gm@americanacentrecondo.com

Professional Services from May 11, 2023 through June 14, 2023

Professional Personnel

	Hours	Rate	Amount	
Principal	3.00	235.00	705.00	
Totals	3.00		705.00	
Total Labor				705.00
		Total this Invoice		\$705.00

Outstanding Invoices

Number	Date	Balance
1948	2/22/2023	2,240.00
2017	3/17/2023	1,120.00
2599	4/24/2023	3,527.50
2978	5/23/2023	235.00
Total		7,122.50

Note: costs have increased due to the additional number of leak tests and repairs performed.

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

September 21, 2023
Project No: 1-19662-10
Invoice No: 4296

Project 1-19662-10 Americana Centre Garage QA Services

Americana Centre Garage QA Services
Rockville, MD
Attn: Erin Smith gm@americanacentrecondo.com

Professional Services from August 10, 2023 through September 13, 2023

Professional Personnel

	Hours	Rate	Amount	
Principal	.50	230.00	115.00	
Engineer Technician	5.00	110.00	550.00	
Lab Manager	1.50	115.00	172.50	
Totals	7.00		837.50	
Total Labor				837.50

Unit Billing

Concrete Cylinders (ASTM C39)				
9/13/2023	15.0 Cylinders @ 13.00		195.00	
Hold Cylinders				
9/13/2023	12.0 Cylinders @ 6.50		78.00	
Total Units	1.0 times	273.00	273.00	
	Total this Invoice			\$1,110.50

Outstanding Invoices

Number	Date	Balance
2015	3/17/2023	5,120.50
3159	6/23/2023	5,266.00
Total		10,386.50

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

September 21, 2023
Project No: 1-19662-15
Invoice No: 4300

Project 1-19662-15 Americana Centre Leak Testing Bldg 4 1202/1302

Americana Centre Leak Testing Bldg 4 1202/1302
Rockville, MD
Attn: Erin Smith gm@americanacentrecondo.com

Professional Services from August 10, 2023 through September 13, 2023

Professional Personnel

	Hours	Rate	Amount	
Principal	1.00	235.00	235.00	
Structural Engineer II	15.50	140.00	2,170.00	
Totals	16.50		2,405.00	
Total Labor				2,405.00
		Total this Invoice		\$2,405.00

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
Total		705.00

Note: costs have increased due to the additional number of leak tests and repairs performed.

Smislova, Kehnemui & Associates, PA



Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

October 20, 2023
Project No: 1-19662-15
Invoice No: 4665

Project 1-19662-15 Americana Centre Leak Testing Bldg 4 1202/1302

Americana Centre Leak Testing Bldg 4 1202/1302
Rockville, MD
Attn: Erin Smith gm@americanacentrecondo.com

Professional Services from September 14, 2023 through October 11, 2023

Professional Personnel

	Hours	Rate	Amount	
Principal	1.50	235.00	352.50	
Totals	1.50		352.50	
Total Labor				352.50
		Total this Invoice		\$352.50

Outstanding Invoices

Number	Date	Balance
3166	6/23/2023	705.00
4300	9/21/2023	2,405.00
Total		3,110.00

Note: costs have increased due to the additional number of leak tests and repairs performed.

Smislova, Kehnemui & Associates, PA

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FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK

X ArkidChange, Inc.
PO Box 30695
Charlotte, NC 28220
704-438-7891

Please post payment for:
American Center Condominiums, Inc.
FirstService Residential - Top Floor
Payment ID: 38176
Payment delivered by AutoPay Bill Payment

CHECK NO. 7211547322
KeyData National Association 8-103410

DATE	AMOUNT
11/05/2024	\$*****20,666.50

ITEM# Please review check stub for payment application

PAY Twenty Thousand Six Hundred Sixty Four And 50/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF SMISLOVA KEHNEMUI AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 303
POTOMAC, MD 20854-6975

[Signature]
AUTHORIZED SIGNATURE

⑈7211547322⑈ ⑆041001039⑆ 359681700951⑈

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:

1. MICRON PAPER WITH AN EMBOSSED OR BLIND STAMP
2. A series of small holes in the center of the check
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1-865-000-9900
CAPITAL ONE VA
0870317994 11132024
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FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONCEALS AN ARTIFICIAL WATERMARK

X **AviXchange, Inc.**
PO BOX 713747
Cincinnati, OH 45271
704.808.7851

Please post payment for:
America's Carlini Construction, Inc.
1111 Service Road Central - Northeast
Payment ID: 35048
Payment delivered by **AviXchange B1 Payment**

CHECK NO. **7208941141**
KeyBank National Association 6-103-410

DATE	AMOUNT
08/27/2024	*****1,945.00

MEMO Please review check data to payment app within

PAY **One Thousand Nine Hundred Forty Five And 0/100 Dollars**

VOID AFTER 60 DAYS

TO THE ORDER OF **SMISLOVA KEHNEMJI AND ASSOCIATES PA**
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20854 6975

[Signature]
AUTHORIZED SIGNATURE

⑈7208941141⑈ ⑆041031019⑆ 35966170095⑈

THIS CHECK IS VOID CONTAINING THE ARTIFICIAL WATERMARK

1. MICRO PRINTING AT TOP OF FRONT AND BACK UNDER "MICRO PRINT"

2. MICROSERIALS AT TOP OF FRONT AND BACK UNDER "MICROSERIALS"

3. MICROSERIALS AT TOP OF FRONT AND BACK UNDER "MICROSERIALS"

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5. One Micron / Micron on front

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CAPITAL ONE, NA
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RICHMOND, VA 054 23
Deposit 3316950970

FOR DEPOSIT ONLY
MICROSERIALS AT TOP OF FRONT AND BACK UNDER "MICROSERIALS"

7207852888# CC410010391 359681564215#

DO NOT WRITE IN THESE SPACES
DO NOT WRITE IN THESE SPACES

POSTED BY THE FBI - DO NOT REMOVE OR DESTROY THIS CARD
FBI - NEW YORK OFFICE
FBI - NEW YORK OFFICE

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:
1. MICRO-PRINTING on every part of the card.
2. COLOR PRINTED BACKGROUND.
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4. HOLD PAPER AT ANGLES TO VIEW MICROCUTS AND HOLEPUNCHES.
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CAPITAL ONE BANK
RICHMOND, VA 23060
Depositor

11/22/97
3316959970

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK

AndXchange, Inc.
PO BOX 32253
CHARLOTTE, NC 28236
704-808-7851

Please prepayment for:
Americana Centre Condominium, Inc
FirstService Residential - Northeast
Payment ID: 37838
Payment delivered by AndPay Bill Payment

CHECK NO. 7207852888
KeyBank National Association 5-1103413

DATE	AMOUNT
07/30/2024	\$*****2,620.00

MEMO Please review check and for payment to destination

PAY Two Thousand Six Hundred Twenty And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF SMISLOVA KEHNEMU AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20654-9975

[Signature]
A.J. HUGHES SIGNATURE

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CAPITAL ONE, N.A.
188122024
RICHMOND, VA 23169-9970
Deposit

THIS CHECK IS VOID IF THE MICR NO. IS NOT EMBOSSED ON THE FRONT OR BACK OF THE CHECK. IF THE MICR NO. IS NOT EMBOSSED ON THE FRONT OR BACK OF THE CHECK, THE CHECK IS VOID.

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK

X AvidXchange, Inc.
PO BOX 36250
CHARLOTTE, NC 28236
774 508-7891

Please just payment for
American Credit Card, Inc.
FirstService Residential - Northeast
Payment ID: 37563
Payment collected by AvidXchange Payment

CHECK NO 7205260352
PayBank National Association 5-1103410

DATE	AMOUNT
05/23/2024	\$*****3,392.50

VOID AFTER 90 DAYS

TO THE ORDER OF SMISLOVA KEHNEMUI AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20854-8975

[Signature]
RUSSELL E. SIGNATURE

⑈7205260352⑈ ⑆041001039⑆ 359681584215⑈

THIS CHECK ALSO CONTAINS THE PATENTED SECURITY FEATURES
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2. 3D effect of front and back. View magnifying
3. SECURITY PAPER with 3D effect. View magnifying
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5. Other Security Features are present.

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CAPITAL ONE, NA
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RICHMOND, VA 000023
-Deposit- 3316959970

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[illegible]

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 CAPITAL ONE, NA
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 RICHMOND, VA 052 25
 -Deposit 3316959970

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#72115473220 10410060390 3596817009510

[illegible]

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK

X **AviDChange, Inc.**
PO Box 30095
Charlotte, NC 28226
704-434-7891

Please post payment for: **CHECK NO. 7211547322**
American Cancer Condominium, Inc. KeyBank National Association 8-1033410
Fredericksburg Hospital - No Treest
Payment ID: 38776
Payment delivered by AviDPay E21 Payment

DATE	AMOUNT
11/05/2024	3*****20,664.50

ITEM 2: Please make check stub for payment application

PAY **Twenty Thousand Six Hundred Sixty Four And 50/100 Dollars**

VOID AFTER 90 DAYS

TO THE ORDER OF **SMISLOVA KEHNEMUI AND ASSOCIATES PA**
12435 PARK POTOMAC AVE STE 303
POTOMAC, MD 20854-6975

[Signature]
AUTHORIZED SIGNATURE

⑈7211547322⑈ ⑆041006039⑆ 35968170095 ⑈

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:

1. MICR LINE (MAGNETIC INK CHARACTER RECOGNITION) AT THE BOTTOM OF THE CHECK
2. FINE PRINT (SMALL TYPE) THROUGHOUT THE CHECK
3. OPTICALLY VARIABLE PAPER (OVP) WITH A VARYING BACKGROUND
4. SECURITY FEATURES AT THE TOP OF THE CHECK (ARTIFICIAL WATERMARK)
5. Other Security Features are present

⑈650000990⑈
CAPITAL ONE, NA
0070317994 11132024
RICHMOND, VA 094-25
Deposit 3316999970

FOR DEPOSIT ONLY: THIS CHECK IS NOT TO BE CASHED AT ANY OTHER FINANCIAL INSTITUTION. IF YOU CASH THIS CHECK AT ANY OTHER FINANCIAL INSTITUTION, YOU MAY BE SUBJECT TO A FINE OR OTHER PENALTY. IF YOU CASH THIS CHECK AT ANY OTHER FINANCIAL INSTITUTION, YOU MAY BE SUBJECT TO A FINE OR OTHER PENALTY.

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK

X AviaExchange, Inc.
PO Box 35695
Charlotte, NC 28236
704-878-7291

Please post payment for:
American Cancer Condominium, Inc.
Fredericksburg Memorial - Northwest
Payment ID: 38176
Payment delivered by AviaPay Bill Payment

CHECK NO. 7211547322

KeyBank National Association 8-103410

DATE	AMOUNT
11/05/2024	\$*****20,664.50

MEMO: Payment awarded state for payment application

PAY Twenty Thousand Six Hundred Sixty Four And 50/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF SMISLOVA KEHNEMUI AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20854-6975

[Signature]
AUTHORIZED SIGNATURE

⑆7211547322⑆ ⑈041001039⑈ 35968170095⑈

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:

1. MICR LINE: MICR LINE IS LOCATED ON THE BACK OF THE CHECK. UNDER MAGNIFICATION, THE MICR LINE SHOULD READ: ⑈041001039⑈
2. PAPER: PAPER IS MADE OF 100% COTTON FIBER WITH A HEAVY WEIGHT.
3. WATERMARK: WATERMARK IS LOCATED ON THE FRONT OF THE CHECK. IT READS: "AMERICAN CANCER CONDOMINIUM, INC."
4. VOID: VOID IS LOCATED ON THE FRONT OF THE CHECK. IT READS: "VOID AFTER 90 DAYS"
5. COLOR: COLOR IS LOCATED ON THE FRONT OF THE CHECK. IT READS: "COLOR"

⑈041001039⑈

CAPITAL ONE, NA

0670317994 11132024

RICHMOND, VA 23064 23

Debit 3316959970

FOR DEPOSIT ONLY
MICR LINE: MICR LINE IS LOCATED ON THE BACK OF THE CHECK. UNDER MAGNIFICATION, THE MICR LINE SHOULD READ: ⑈041001039⑈

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK

X **AviXchange, Inc.**
PO Box 30695
Charlotte, NC 28226
704-638-7891

Please post payment for:
Americana Center Condominium, Inc.
FirstService Residential - Apartments
Payment ID: 38176
Payment Debited by AviXchange Payment

CHECK NO. 7211547322

KeyBank National Association 6-1033*10

DATE	AMOUNT
11/05/2024	\$*****20,664.50

MEMO: Please review check stub for payment application

PAY **Twenty Thousand Six Hundred Sixty Four And 50/100 Dollars**

VOID AFTER 90 DAYS

TO THE ORDER OF **SMISLOVA KEHNEMUI AND ASSOCIATES PA**
12435 PARK POTOMAC AVE STE 303
POTOMAC, MD 20854-6975

[Signature]
AUTHENTIC SIGNATURE

⑈7211547322⑈ ⑆041001039⑆ 35968170095⑈

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:

1. Microprint: Microprint around the front and back. Under magnification.
2. Paper: Paper with a security pattern to the back.
3. Color: The color of the paper is a security feature.
4. Size: The size of the paper is a security feature.
5. Other: Security features are present.

CAPITAL ONE, NA
0070317994 11132024
RICHMOND, VA 23194-25
12/20/24 3316999970

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN ON THIS CHECK
MICROPRINT: MICROPRINT AROUND THE FRONT AND BACK OF THE CHECK
PAPER: PAPER WITH A SECURITY PATTERN TO THE BACK OF THE CHECK
COLOR: THE COLOR OF THE PAPER IS A SECURITY FEATURE
SIZE: THE SIZE OF THE PAPER IS A SECURITY FEATURE
OTHER: SECURITY FEATURES ARE PRESENT

SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-15
Attention:	General Manager	Date of Visit:	April 23, 2024
Regarding:	Water Test	Time:	10:00 AM
Project:	Americana Centre, Building 4 Leak Investigation	Owner:	
Location:	118 Monroe Street Rockville, MD 20850	Temperature:	55°F at 10:00 AM
Contractor:	EV-Air-Tight (EVAT)	Weather:	Clear
		Present at Site:	Mario Rivas w/ EVAT

The following was noted:

Purpose:

The purpose of this site visit was to observe the condition of the exposed exterior CMU backup wall of the walk-in-closet in Unit 4-1302, see **Figure 1**.

Observations:

Upon arrival on-site, EVAT had completed the removal of the brick veneer and exposed the CMU back-up wall. EVAT had completed the parging of the CMU back-up and removed the existing through-wall flashing. SK&A inspected the CMU back-up wall and verified that the existing mortar joint gaps were parged and the back-up wall substrate was prepped with no large gaps or sharp protrusions (see **Photographs 1, 2 & 3**). SK&A informed EVAT that the substrate is approved for the application of liquid-applied waterproofing.

EVAT is to install the new through-wall flashing at the top of slab edge and CMU back-up wall interface and terminate the through-wall flashing along the top edge of the through-wall flashing using a termination bar as shown in **Figure 2**. EVAT is then to apply the specified HLM-5000 liquid-applied waterproofing with a minimum of 60 mil thickness onto the entire height of the exposed back-up wall.

Following the installation and curing of the waterproofing, SK&A will revisit the site to conduct a water test, ensuring that there are no instances of water infiltration.

Action Item(s):

- EVAT to install through-wall flashing and apply the waterproofing and notify SK&A to perform a water test.

Copies sent to:
See Signature Page

Signed:

continued

Smislova, Kehnemui & Associates, PA

Figures:

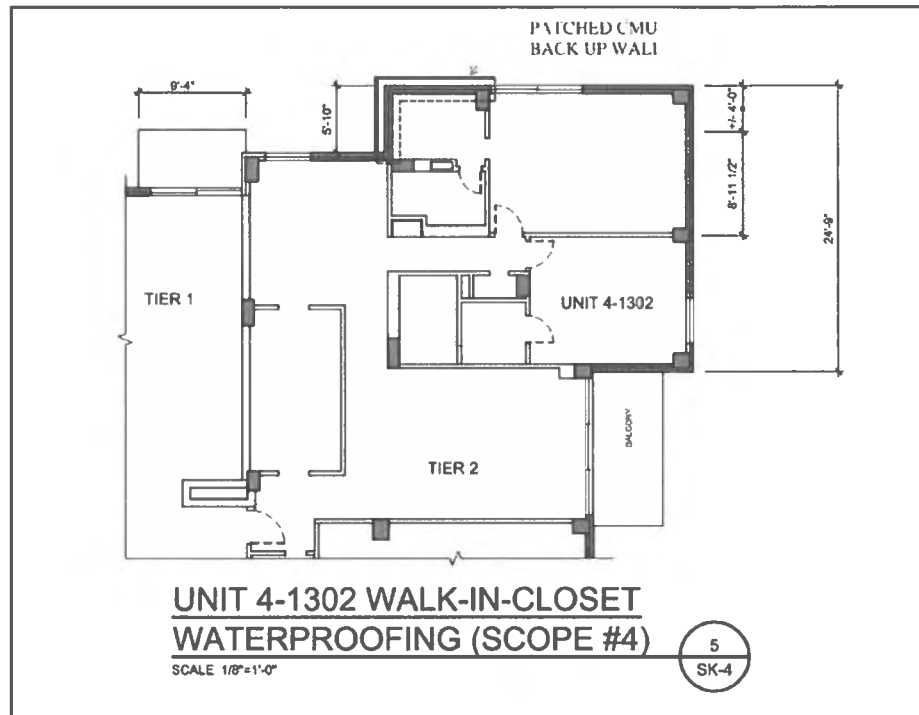


Figure 1 – Plan View of Location and Extent of CMU Backup Wall Parging Work on the North and East Walls of Unit 4-1302 Walk-in-Closet

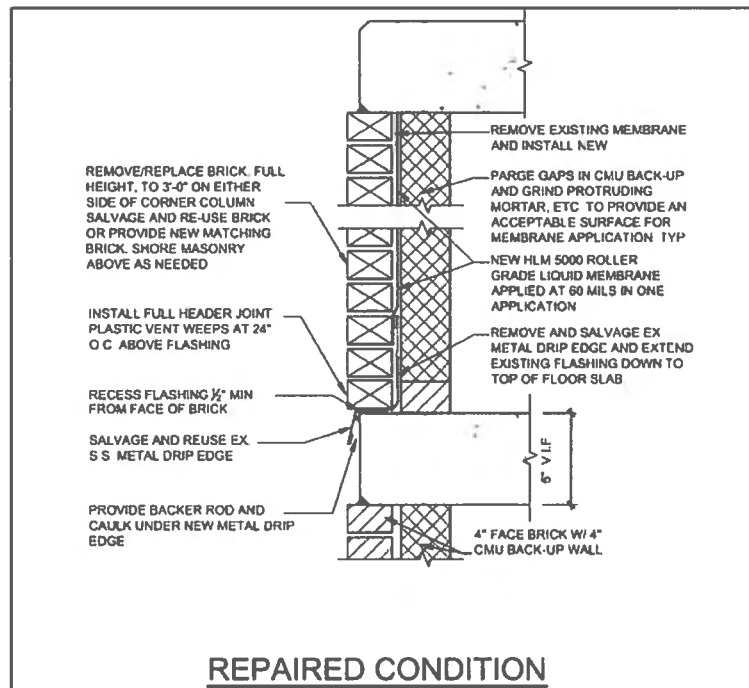


Figure 2 – Section View of the New Flashing and Waterproofing

Photographs:



Photo #1 – View of Parged CMU Back-Up Wall North Elevation



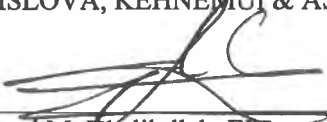
Photo 2 – View of Parged CMU Back-Up Wall West Elevation



Photo 3 – View of Removed Existing Through-Wall Flashing at Top of Slab and Back-Up Wall Interface

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.


Ahmad M. Khalilullah, EIT
Structural Engineer II

AMK:CG:kw

Cc: Cindy Garman – SK&A
Jim Hughes – EVAT
Romeo Escobar – EVAT
General Manager – Americana Centre
Shop – Americana Centre



SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-15
Attention:	General Manager	Date of Visit:	April 26, 2024
Regarding:	Water Test	Time:	12:00 PM
Project:	Americana Centre, Building 4 Leak Investigation	Owner:	
Location:	118 Monroe Street Rockville, MD 20850	Temperature:	70°F at 12:00 PM
Contractor:	EV-Air-Tight (EVAT)	Weather:	Clear
		Present at Site:	Mario Rivas w/ EVAT

The following was noted:

Purpose:

The purpose of this site visit was to perform a water test of the North and West exterior back-up CMU walls of the Unit 1302 walk-in-closet (WIC), see **Figure 1**.

Observations:

SK&A conducted a site visit following the completion of the HLM-5000 liquid-applied waterproofing on the North and West exterior back-up walls of Unit 1302's WIC to conduct a leak test (see **Photograph 1**). The interior floor finishes in the walk-in closet were removed to allow SK&A to assess any potential water infiltration. Upon removal of the floor finishes, concrete spalling was observed along the edge of the walk-in closet, caused by the expansion of embedded reinforcement due to corrosion (see **Photographs 2 & 3**). Although concrete repairs are not within the current scope of work, it is **strongly recommended** that immediate repairs be carried out to maintain the structural integrity of the concrete slab in question.

SK&A directed EVAT to apply water to the entire height of the newly waterproofed back-up wall while SK&A observed the interior for potential water infiltration (see **Photograph 4**). Approximately 1-hour into the water test, a leak was noted at the base of the West wall (see **Photograph 5**). Soon after another leak was noted at the base of the North wall (see **Photograph 6**).

SK&A directed EVAT to halt the water test immediately. SK&A and Americana discussed the next steps on-site, which included our recommendation to remove the existing cedar in order to determine the location of the leak. Americana requested that additional waterproofing be applied and the area re-tested.

Action Item(s):

- EVAT will apply additional waterproofing at locations where pinholes, thin application(s), etc. are present.
- SK&A recommended that concrete repairs be performed to ensure that the spalled and delaminated concrete is addressed, so that a new leak would not occur in the future if not addressed. If not addressed, the deterioration could continue to the exterior, making the area susceptible to leaks.

Copies sent to:
See Signature Page

Signed

continued

Smislova, Kehnemui & Associates, PA

Figures:

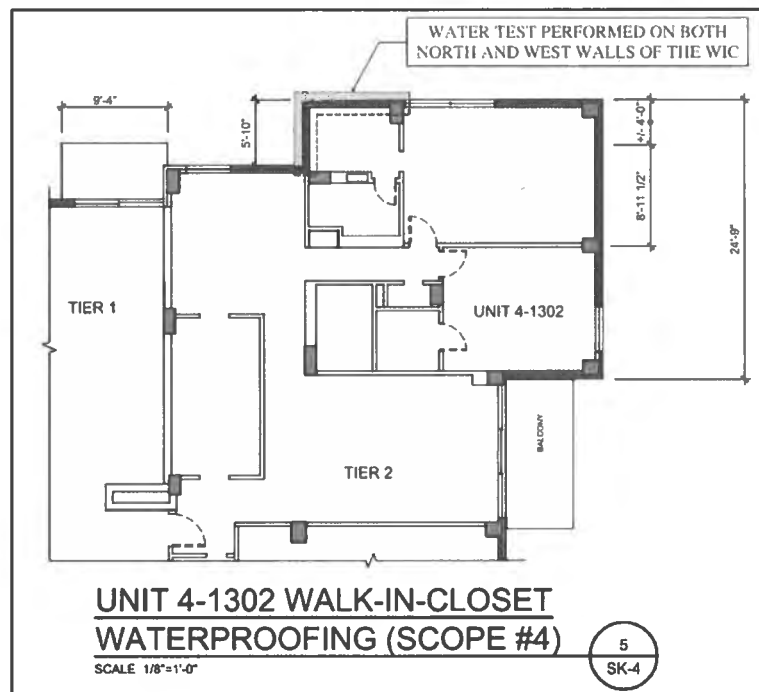


Figure 1 – Plan View of Unit 1302 Highlighting the Water Test Area

Photographs:

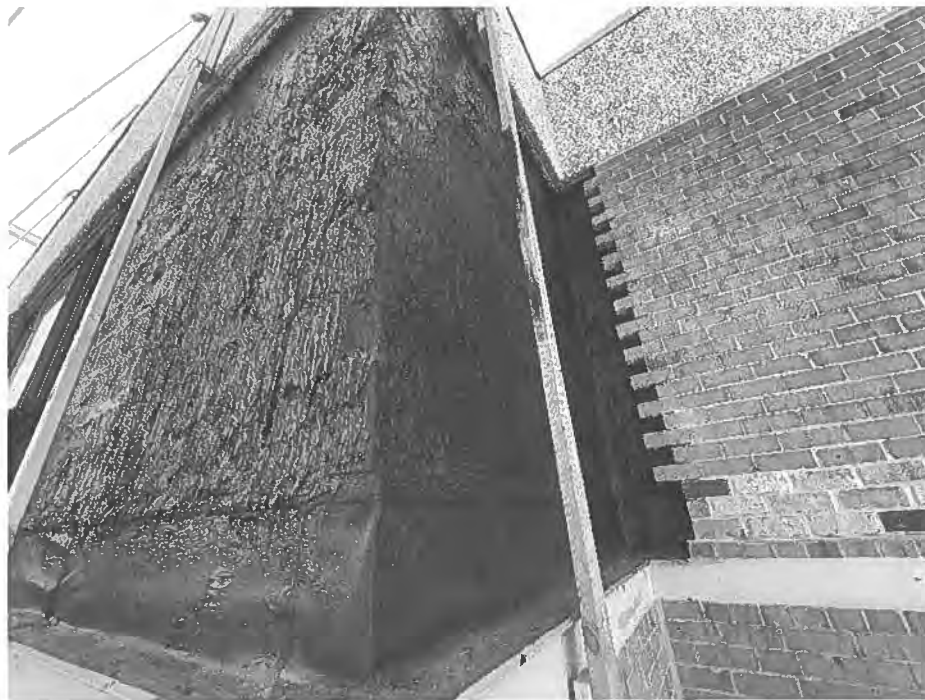


Photo 1 – View of the Application of Waterproofing Membrane on the North and West Walls of the Unit 4-1302 Walk-In-Closet



Photo 2 – View of Spalled Concrete and Exposed Corroded Embedded Reinforcing



Photo 3 – Close-Up View of Severely Corroded Reinforcement



Photo 4 – EVAT Applying Water onto the Waterproofed Backup Wall



Photo 5 – Leak Noted in the WIC at the Base of the West Wall



Photo 6 – Leak Noted at the Base of the North WIC Wall

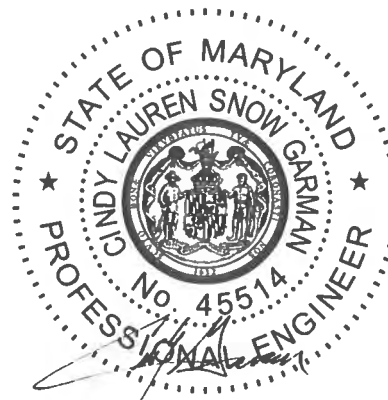
Sincerely,

SMISLOVA, KEHNEMZEL & ASSOCIATES, P.A.

Ahmad M. Khalilullah, EIT
Structural Engineer II

AMK:CG:kw

Cc: Cindy Garman – SK&A
Jim Hughes – EVAT
Romeo Escobar – EVAT
General Manager – Americana Centre
Shop – Americana Centre



SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-15
Attention:	General Manager	Date of Visit:	April 30, 2024
Regarding:	Water Test	Time:	12:00 PM
Project:	Americana Centre, Building 4 Leak Investigation	Owner:	
Location:	118 Monroe Street Rockville, MD 20850	Temperature:	70°F at 12:00 PM
Contractor:	EV-Air-Tight (EVAT)	Weather:	Clear
		Present at Site:	Mario Rivas w/ EVAT

The following was noted:

Purpose:

The purpose of this site visit was to perform a second water test of the North and West exterior back-up CMU walls of the Unit 1302 Walk-In-Closet (WIC), see **Figure 1**.

Observations:

Prior to arrival on-site, EVAT had applied additional coat of waterproofing material after the first water test was unsuccessful and leaks were noted as reported in our Field Report dated 04-26-2024. SK&A directed EVAT to begin the water test on the North and West exterior back-up CMU walls of the walk-in-closet. The water test was started at 12:30 PM and concluded at 1:50 PM. No leaks were noted during the entire period of the water testing.

Action Item(s):

- EVAT to begin removing the brick veneer for Unit 4-1202 to access and install new waterproofing according to Detail 1/SK-4.
- SK&A recommends that the existing spalled and delaminated concrete be addressed before replacing the flooring in the walk-in-closet. If not addressed, the deterioration could continue to the exterior, making the area susceptible to leaks.

Copies sent to:
See Signature Page

Signed:

continued

Smislova, Kehnemui & Associates, PA

Figures:

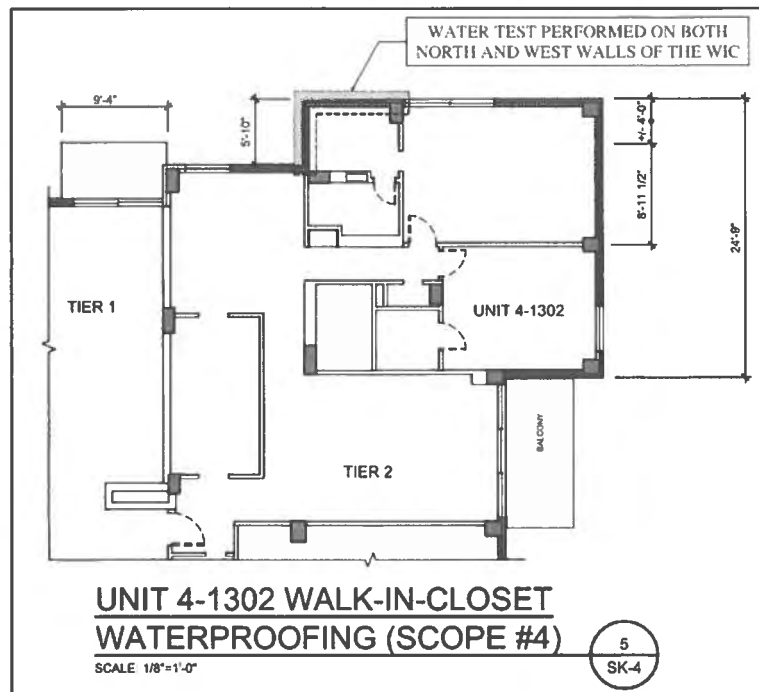


Figure 1 – Plan View of Unit 1302 Highlighting the Water Test Area

Photographs:



Photo 1 – EVAT Applying Water to the North Wall of the Unit 4-1302 WIC



Photo 2 – SK&A Observing the Interior Walls of the WIC During Water Test. No Leaks were Noted

Sincerely,

SMISLOVA, KEHNEMUL & ASSOCIATES, P.A.


Ahmad M. Khalilullah, EIT
Structural Engineer II

AMK:CG:kw

Cc: Cindy Garman – SK&A
Jim Hughes – EVAT
Romeo Escobar – EVAT
General Manager – Americana Centre
Shop – Americana Centre



SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-15
Attention:	General Manager	Date of Visit:	November 22, 2023
Regarding:	Water Test	Time:	8:00 AM
Project:	Americana Centre, Building 4 Leak Investigation	Owner:	
Location:	118 Monroe Street Rockville, MD 20850	Temperature:	44°F at 8:00 AM
Contractor:	EV-Air-Tight (EVAT)	Weather:	Clear
		Present at Site:	EVAT Crew

The following was noted:

Purpose:

The purpose of this site visit was to perform water test on the North façade of the Unit 4-1202, see Figure 1.

Observations:

Upon arrival on-site, SK&A examined the interior back-up wall for signs of water infiltration due to a past rain event. SK&A noted presence of water infiltration in the occupied space through the back-up wall and concrete slab interface of the East wall (see Photo 1). The point of entry of the observed leak is unknown at this time. We recommend the drywall be removed and a water test be performed to pinpoint the entry point of the observed water infiltration. It is important to mention that the entire height of the East wall was waterproofed approximately three (3) feet from the exterior corner of the building. Given the location of the observed leak, it is difficult to conclude that the water is infiltrating through waterproofed portion of the CMU back-up wall.

On the North facade, no signs of water infiltration due to the rain event were present; therefore, SK&A directed EVAT to begin applying water to the façade encompassing the entire length of the wall from the window to the corner of the building (see Figure 1). The water test was conducted in sections starting from the 12th floor slab edge and progressing upward (see Figure 2). The goal was to test each section for a period of thirty (30) minutes confirming each section has passed the water test prior to moving on to the next section. After testing the Section #3 for a period of 20 minutes, SK&A noted water infiltrating through the CMU back up wall (see Photo 2). The location of the observed leak is in close proximity to the point where the waterproofing was terminated. However, it is important to note that source of the water migration is unknown i.e. whether it is entering through the waterproofed portion of the wall or the portion of the wall that has no waterproofing.

As water testing of Section #3 continued, more leaks started to appear at various isolated locations (see Photos 3 through 5). SK&A then directed EVAT to stop the water test. Based on the location of entry points of observed leaks, the source of water intrusion is most likely above the through wall flashing.

Copies sent to:
See Signature Page

Signed:

continued

Smislova, Kehnemui & Associates, PA

Observation (contd.):

The unit resident requested SK&A to investigate the cause of discoloring in the tile flooring in the walk-in-closet (see Photo 6). The discoloration in the wood flooring could be a possible indication of water seepage beneath the wood flooring. To better understand and observe the potential water infiltration into the walk-in-closet space, SK&A requested to management that the drywall and portions of tile flooring be removed prior to start of a water test. Once the walk-in-closet drywall and portion of tile flooring was removed, the presence of vegetative growth under the flooring was evident (see Photo 7). SK&A then directed EVAT to start the water test and follow the testing procedure mentioned above. Water infiltration was observed after 10 minutes of testing Section #3 (see Photo 8). The exact location of water infiltration could not be pinpointed as not all of the drywall was removed. Management requested that once the entire drywall has been removed from the walk-in-closet, as well as the East wall, another round of water testing be performed at a later date.

Finally, SK&A noted water infiltration at the base of the Northwest corner of the walk-in-closet. This water infiltration was present prior to the water test, and probably due the past rain event (see Photo 9). This leak could not be recreated due to the fact that the swing stage does not extend all the way to the end of the wall.

Action Item(s):

- Americana Centre to remove drywall in the walk-in-closet as well as on the East wall.

Figures:

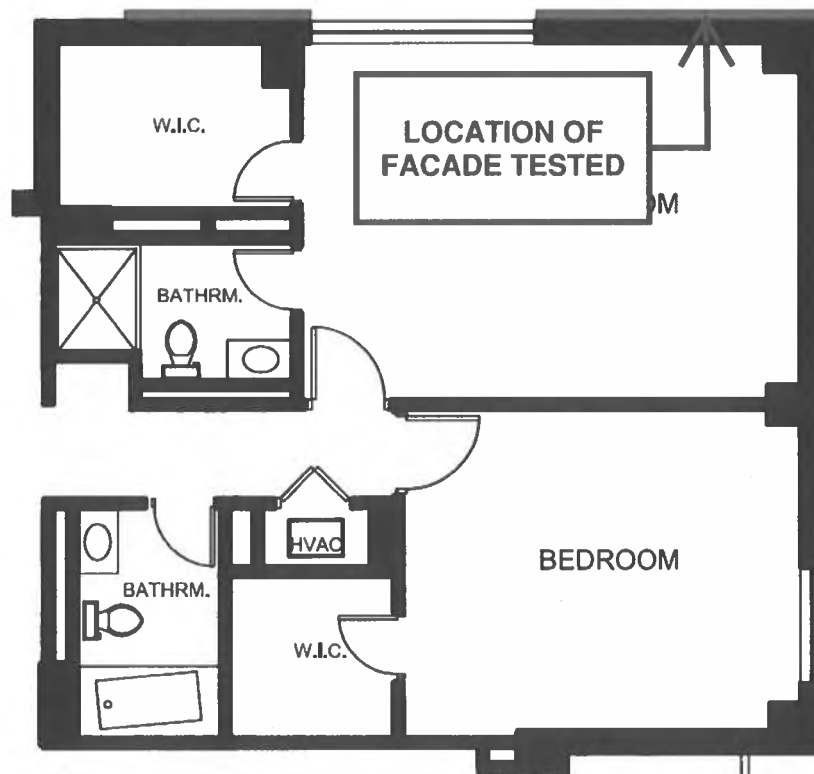


Figure 1 – Plan View of Location and Extent of Water Testing of the North Wall of Unit 4-1202

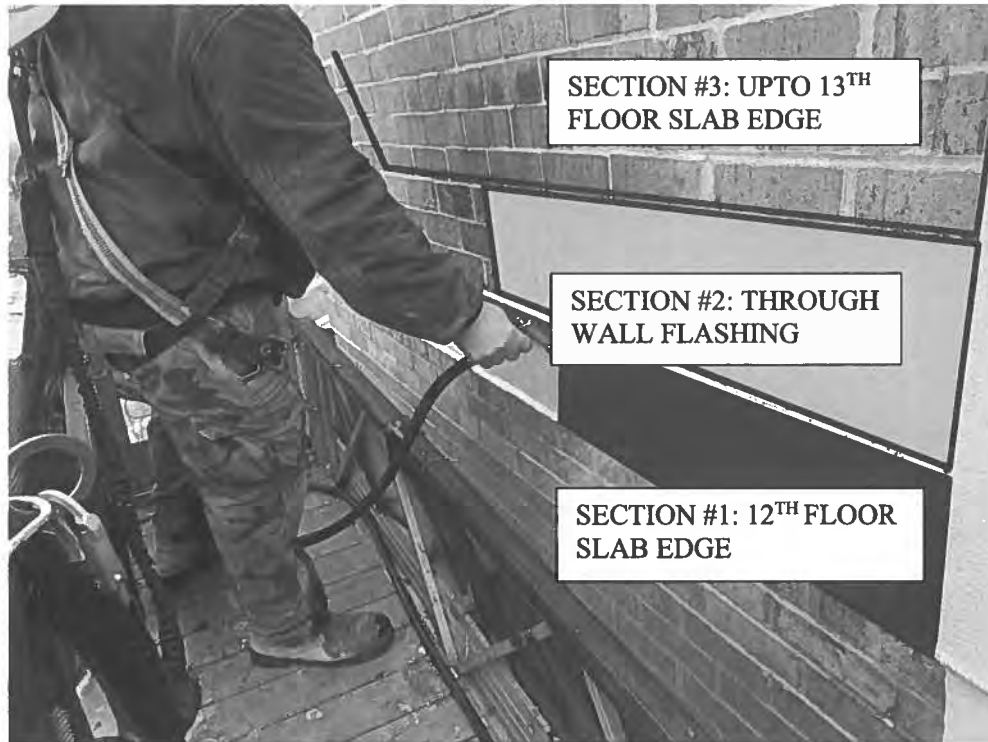


Figure 2 – View of Water Testing Procedure Conducted in Sections

Photographs:



Photo 1 – View of Water Infiltration Observed in the East Wall Due to Past Rain Event



Photo 2 – View of Water Infiltration During Testing of Section #3 on the North Wall



Photo 3 – Water Infiltration Noted at Several Isolated Locations in the North Back-Up Wall

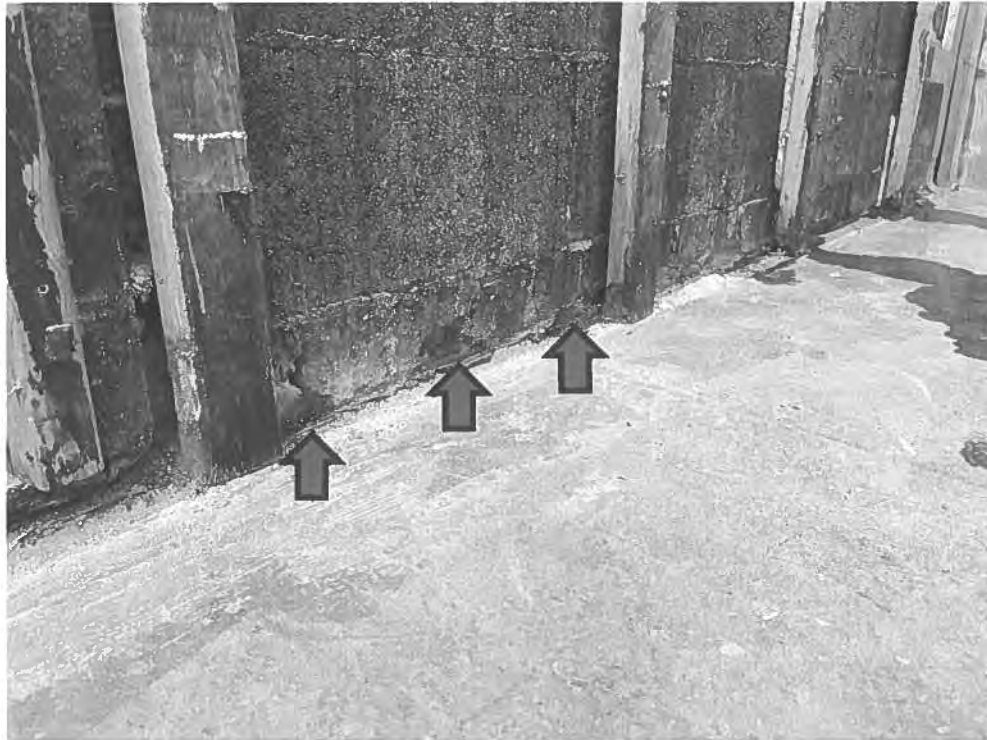


Photo 4 – Water Infiltration Noted at the Base of the Back-Up Wall



Photo 5 – View of Water Infiltration in the Occupied Space at the End of the Water Test



Photo 6 – View of Discoloring of the Wood Flooring in the Walk-In-Closet



Photo 7 – View of Vegetative Growth Under the Wood Flooring



Photo 8 – View of Water Infiltration into the Walk-In-Closet Space



Photo 9 – View of Water Infiltration into the Walk-In-Closet Space

Sincerely,

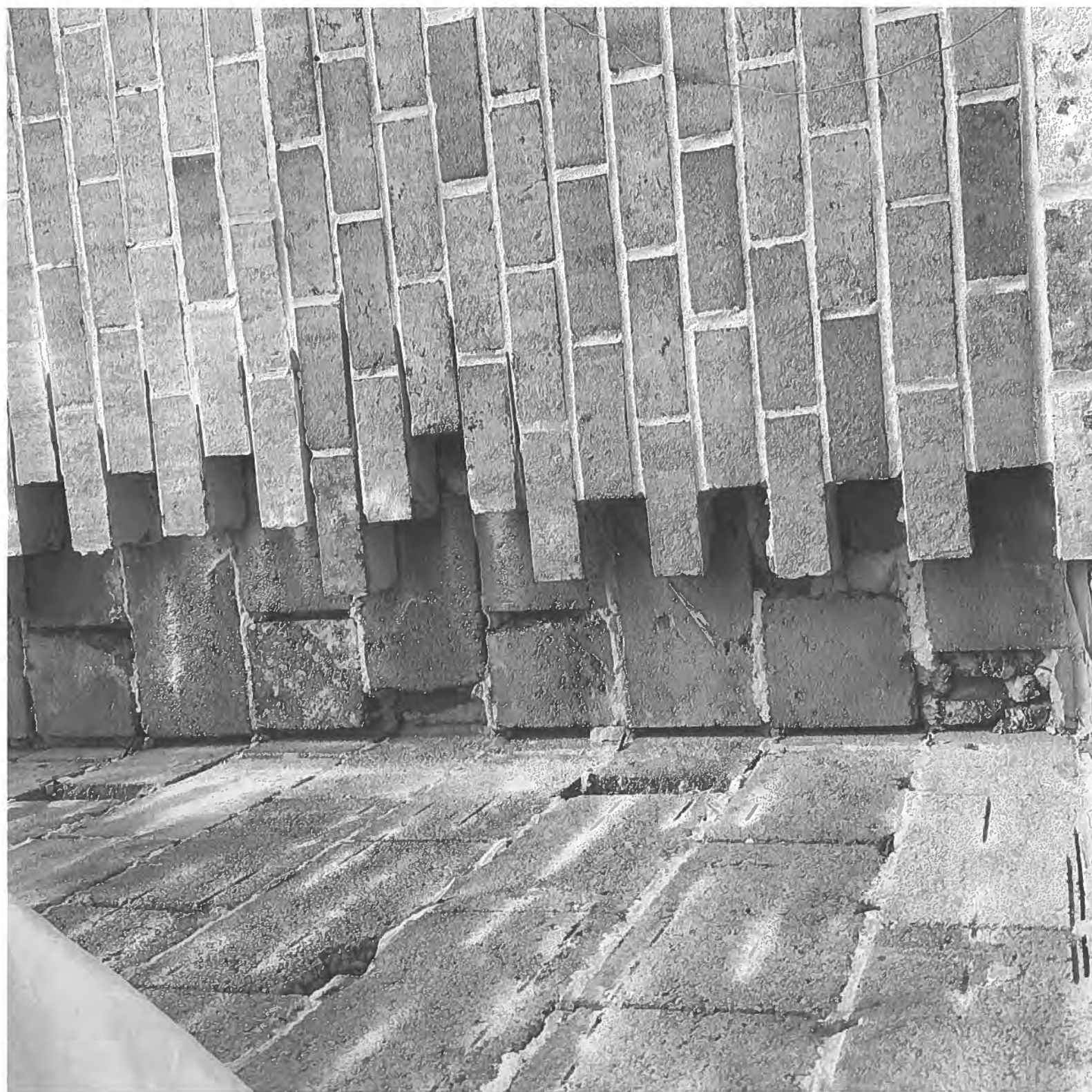
SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.


Ahmad M. Khalilullah, EIT
Structural Engineer II

AMK:CG:kw

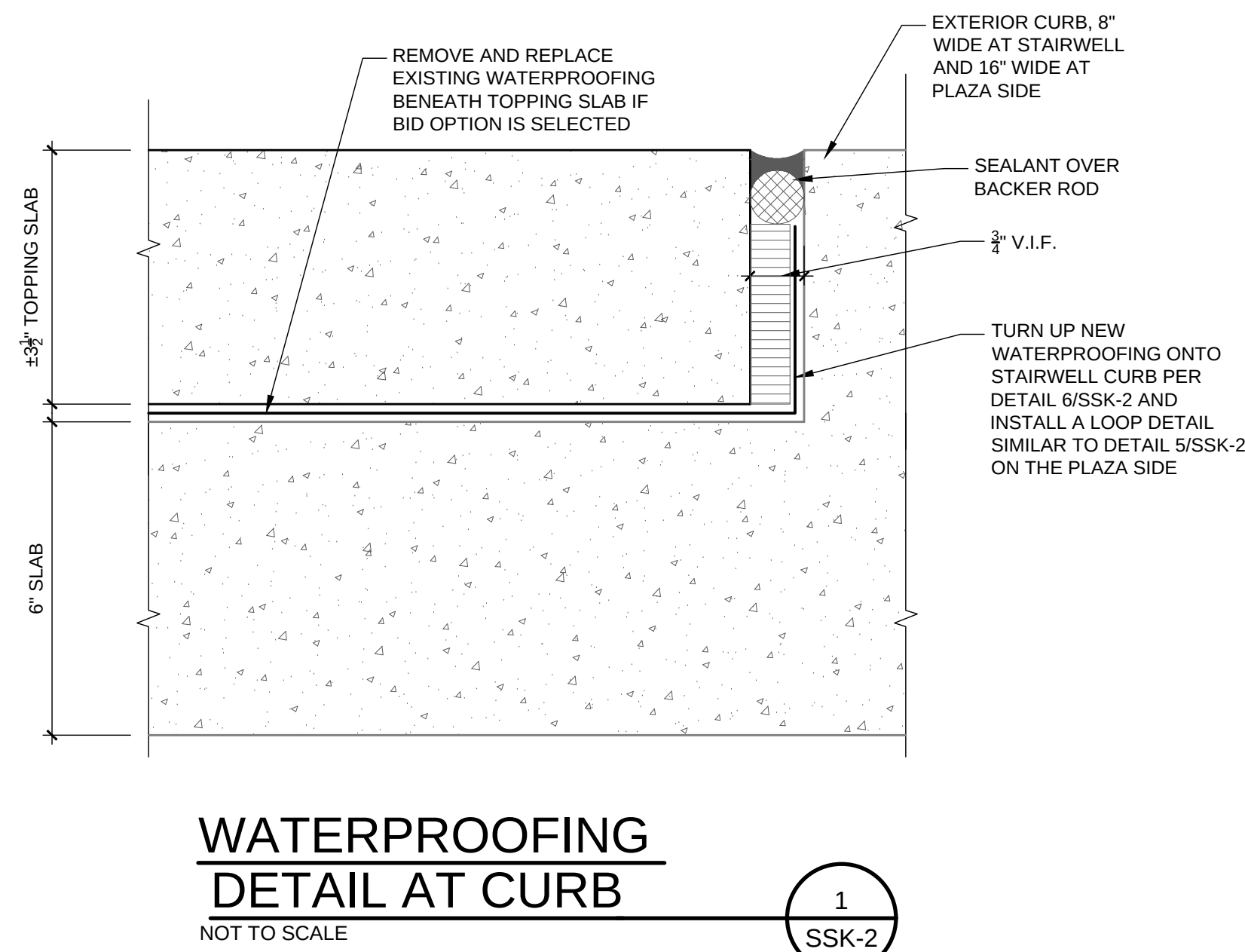
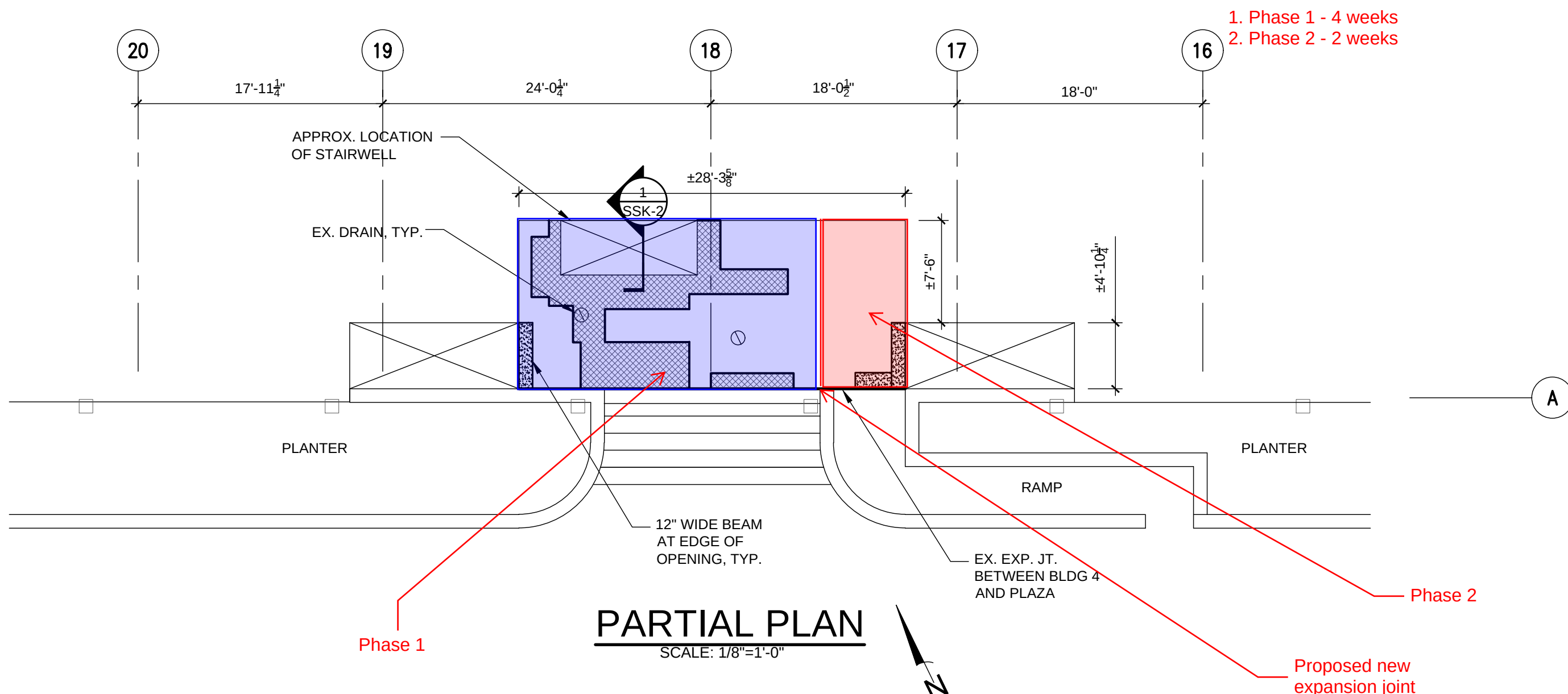
Cc: Cindy Garman – SK&A
Jim Hughes – EVAT
Romeo Escobar – EVAT
General Manager – Americana Centre
Shop – Americana Centre











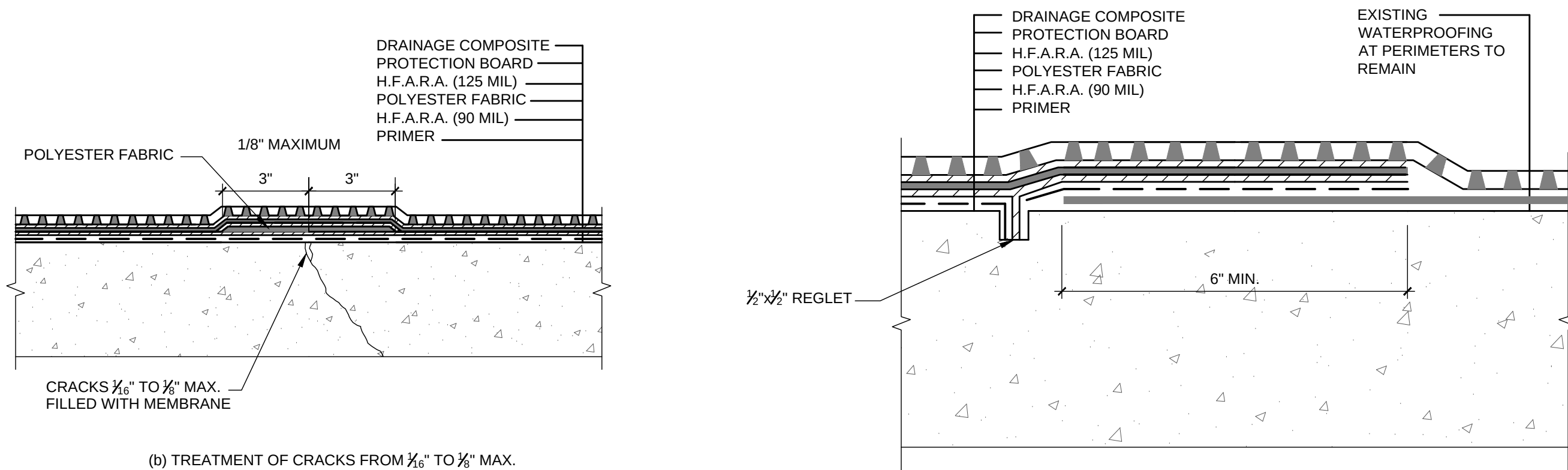
REPAIR KEY	
	- FULL DEPTH REPAIR (SQUARE FEET)
	- SLAB/BEAM SOFFIT REPAIR (SQUARE FEET)
	- EXPANSION JOINT
	- APPROX. DRAIN LOCATION

NOTES:

- REPAIRS SHOWN ARE FROM A VISUAL AND PARTIAL SOUNDING SURVEY PERFORMED IN 2022. QUANTITIES PROVIDED IN THE BID FORM HAVE BEEN ADJUSTED FOR GROWTH.
- CONTRACTOR SHALL LAYOUT ALL REPAIRS IN THE FIELD TO BE VERIFIED BY THE ENGINEER PRIOR TO STARTING DEMOLITION.
- EXISTING STAIRWELL SLAB IS 6" THICK WITH A ±3.5" TOPPING SLAB ABOVE.
- EXISTING ±3.5" TOPPING SLAB SHALL BE REMOVED AND REPLACED IN ORDER TO COMPLETED THE FULL DEPTH CONCRETE REPAIRS.
- NEW WATERPROOFING SHALL BE APPLIED AT ALL FULL DEPTH CONCRETE REPAIR LOCATIONS AND BE TIED-IN TO ADJACENT EXISTING WATERPROOFING TO REMAIN.
- SEE SHEET S102 FOR ADDITIONAL STRUCTURAL NOTES.

BID QUANTITIES:

- BID OPTION #1** - PATCHING EXISTING DEEP SOFFIT REPAIRS, INCL. ISOLATED TOPPING SLAB AND WATERPROOFING)
 - 120 SF OF SOFFIT REPAIRS AT VARYING DEPTHS, SOME TOPPING SLAB OR WATERPROOFING VISIBLE FROM BELOW.
 - 13.5 SF OF STAIRCASE SOFFIT REPAIRS
 - 40 SF DEEP BEAM REPAIRS
 - 10 SF REMOVAL AND REPLACEMENT OF EX. ±3.5" TOPPING SLAB
 - 5 SF REMOVAL AND REPLACEMENT OF EXISTING WATERPROOFING
- BID OPTION #2** - SOFFIT & FULL DEPTH REPAIRS, INCL. ISOLATED TOPPING SLAB AND WATERPROOFING
 - 64 SF OF FULL DEPTH REPAIRS
 - 42 SF OF SOFFIT REPAIRS AT VARYING DEPTHS
 - 13.5 SF OF STAIRCASE SOFFIT REPAIRS
 - 40 SF DEEP BEAM REPAIRS
 - 100 SF REMOVAL AND REPLACEMENT OF EX. ±3.5" TOPPING SLAB
 - 80 SF REMOVAL AND REPLACEMENT OF EXISTING WATERPROOFING
 - 1 EA NEW BI-LEVEL DRAINS AND ASSOC. PIPING FOR TIE-IN TO EXISTING LINES.
- BID OPTION #3** - FULL DEPTH REPAIRS, INCL. REPLACEMENT OF WATERPROOFING AND TOPPING SLAB.
 - 106 SF OF FULL DEPTH REPAIRS, CONTINUING FROM EX. SOFFIT REPAIRS
 - 14 SF OF FULL DEPTH REPAIRS, NOT YET STARTED TO CONNECT ADJACENT REPAIRS.
 - 13.5 SF OF STAIRCASE SOFFIT REPAIRS
 - 40 SF DEEP BEAM REPAIRS
 - 350 SF REMOVAL AND REPLACEMENT OF EX. ±3.5" TOPPING SLAB
 - 350 SF REMOVAL AND REPLACEMENT OF EXISTING WATERPROOFING, INCL. INSTALLATION OF EXPANSION JOINT
 - 1 EA NEW BI-LEVEL DRAINS AND ASSOC. PIPING FOR TIE-IN TO EXISTING LINES.

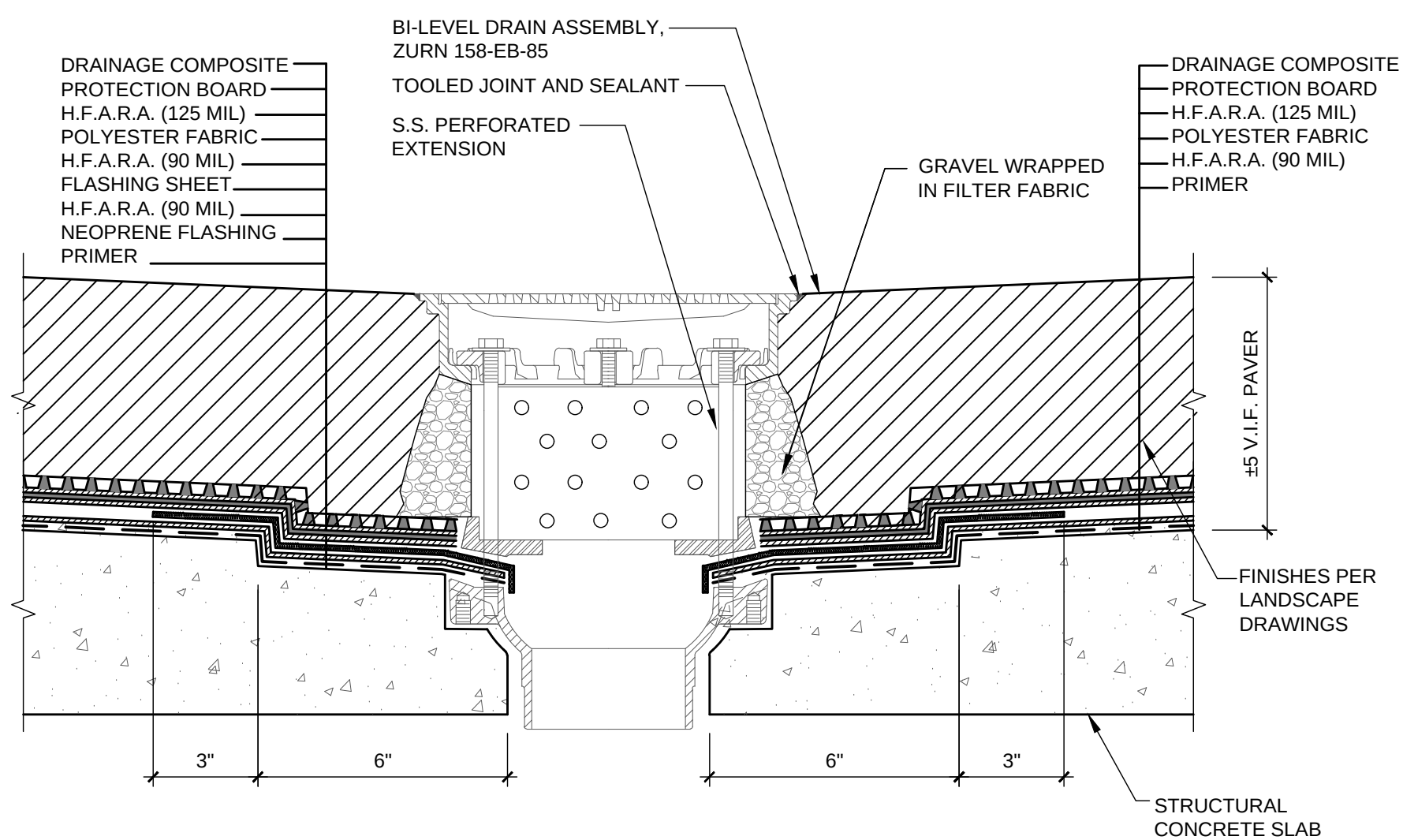


TREATMENT OF REINFORCED CRACKS AND JOINTS
NOT TO SCALE

2
SSK-2

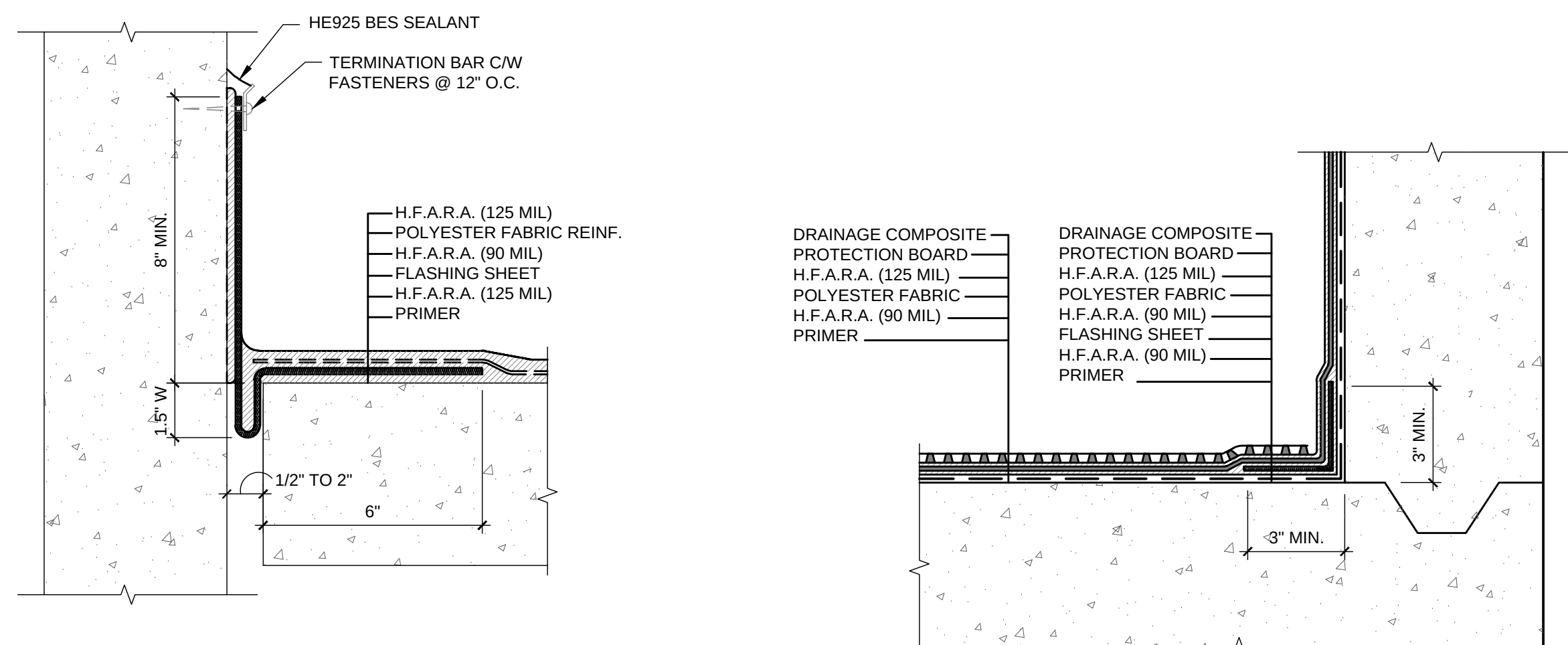
TYP. WATERPROOFING TIE-IN OLD TO NEW
NOT TO SCALE

3
SSK-2



WATERPROOFING DETAIL AT DRAIN
NOT TO SCALE

4
SSK-2



NOTES:

- THE FLASHING MEMBRANE IS LOOPED DOWN INTO THE JOINT TO A DEPTH OF 1.5 TIMES THE WIDTH OF THE JOINT.
- THE TERMINATION BAR SHALL BE 1" WIDE, MADE OF ALUMINUM OR GALVANIZED METAL, AND BE PRE-DRILLED ON A MAXIMUM SPACING OF 12".
- PROTECTION LAYER NOT SHOWN FOR CLARITY.

EXPANSION JOINT DETAIL
NOT TO SCALE

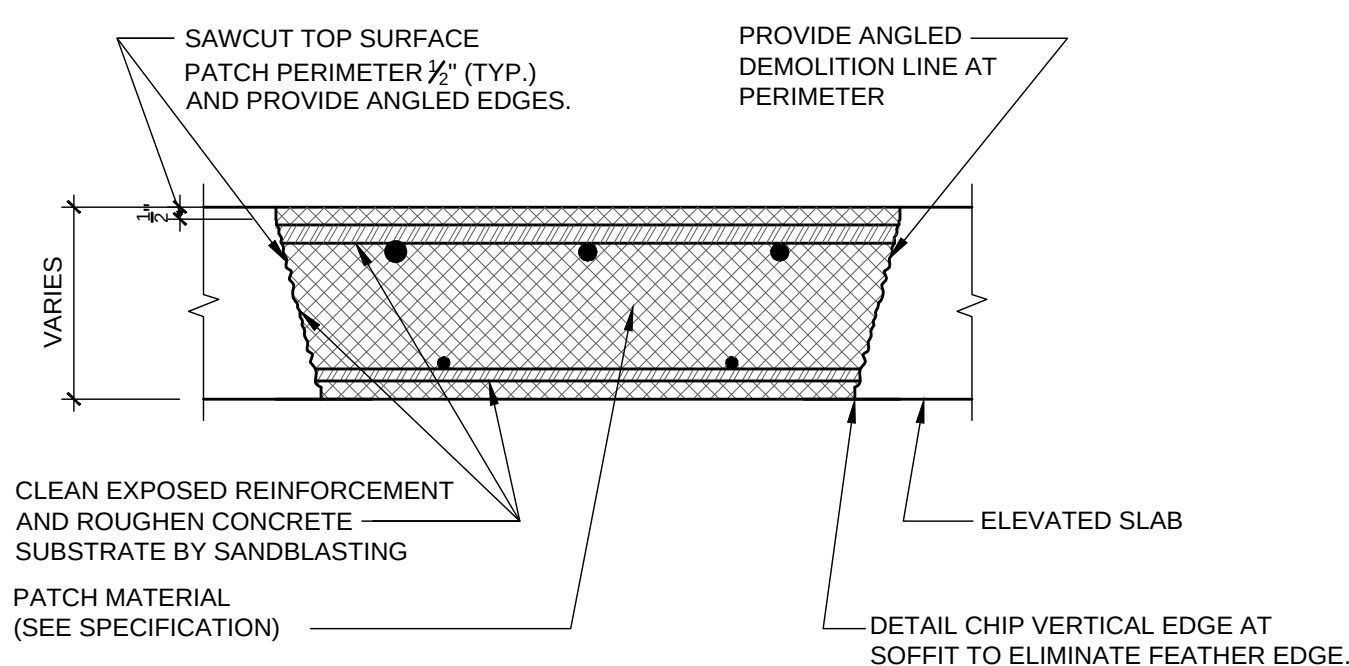
5
SSK-2

NOTES:

- THIS DETAIL APPLIES TO ANY AND ALL VERTICAL TO HORIZONTAL TRANSITIONS, U.N.O.
- INSTALL ROOT BARRIER PER LANDSCAPING DRAWINGS AND BENEATH DRAINAGE BOARD

NEOPRENE REINFORCED BASE FLASHING @ CORNERS
NOT TO SCALE

6
SSK-2

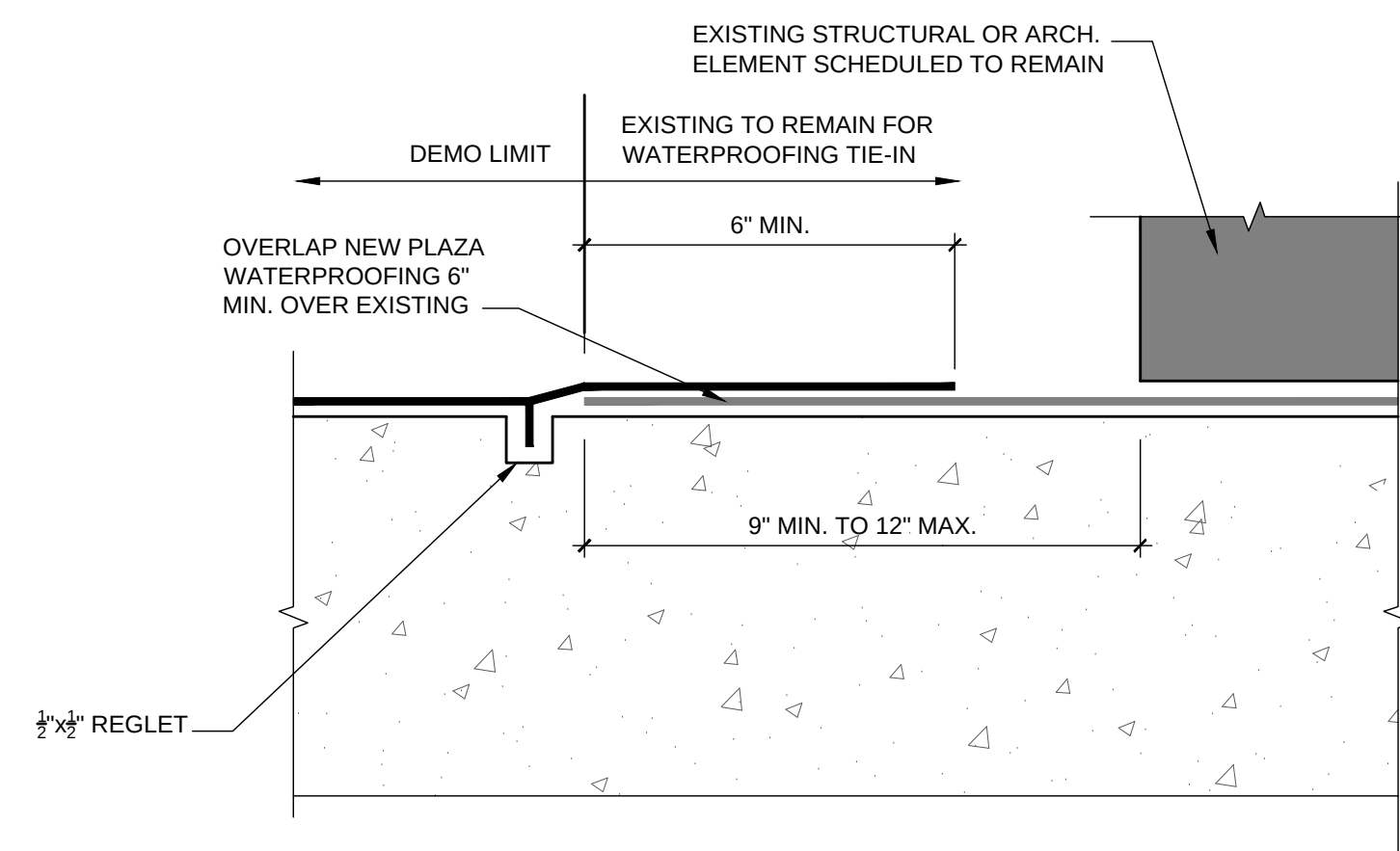


NOTES:

- SPALLED OR FEATHERED PATCH EDGES AT THE TOP SURFACE ARE NOT ACCEPTABLE.
- REINFORCEMENT WITH GREATER THAN 20% SECTION LOSS SHALL BE REPLACED IN ACCORDANCE WITH ICRI GUIDELINE NO. 310.1R.
- MINIMUM DESIRED COVER OVER REINFORCING WITHIN REPAIR AREAS IS 1-1/2" (CONSULT ENGINEER IF THIS CANNOT BE ACHIEVED).
- UNIT PRICE BASED ON SQUARE FOOTAGE OF PATCH AREA MEASURED AT THE TOP SURFACE OF THE SLAB.

FULL DEPTH REPAIR
NOT TO SCALE
SPEC SECTION: 030130.00

7
SSK-2



NOTE: A MINIMUM OF 9", U.N.O., OF EXISTING WATERPROOFING MUST REMAIN ALONG THE PERIMETERS OF STRUC. OR ARCH. ELEMENTS SCHEDULED TO REMAIN TO ENABLE THE NEW WATERPROOFING TO BE TIED-IN APPROPRIATELY.

WATERPROOFING DEMOLITION AT BOUNDARY OF WORK
NOT TO SCALE

8
SSK-2

ARCHITECT

AMERICANA CENTRE
CONDOMINIUM, INC.

118 MONROE STREET SUITE 106
ROCKVILLE, MD 20850

CONSULTANT

SK&A

Smislova, Kehnemui & Associates, PA

12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854
P 301.881.1441 F 301.881.8664 W skandesigners.com

**AMERICANA CENTRE
CONDOMINIUM
GARAGE FDN. WALL REPAIRS
ROCKVILLE, MD**

REVISIONS:

ISSUED FOR BID 01-09-2023

ISSUED FOR BID 01-10-2023

SEAL:

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 4346, EXPIRATION DATE: 04-30-2025.

DRAWN BY: BFS
CHECKED BY: CLG
SK&A JOB NO: 1-19662-06
DATE: 01-27-2021
SCALE: AS SHOWN

TITLE:

BUILDING 4
STAIRWELL REPAIRS

SSK-2

SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-10
		Date of Visit:	August 2, 2023
Attention:	General Manager	Time:	11:30 AM
Regarding:	Field Inspection	Owner:	
Project:	Americana Centre Garage Repairs Permit #: 2022-239-ALT	Temperature:	80 ° at 11:30 AM
Location:	118 Monroe Street Rockville, MD 20850	Weather:	Sunny
Contractor:	Cleat Design+Build 600 Cameron Street Alexandria, VA 22314	Present at Site:	Loyan Hashi (SK&A) DPR Work Crew

The following was noted:

Purpose:

SK&A was on site to inspect the ongoing foundation wall repairs within Phase 12.

Inspections:

SK&A arrived on site to inspect the exposed reinforcement within the two (2) foundation wall repair patch perimeters. SK&A confirmed that DPR had adequately undercut all reinforcing steel. SK&A then inspected the reinforcement and marked in orange four (4) horizontal bars and fourteen (14) vertical bars for replacement due to significant section loss. SK&A will return to the site for a final pre-pour inspection once all reinforcing bars are spliced via mechanical couplers in order to approve the repair patches for formwork installation and concrete placement, and to verify measurements.

Action Items:

Cleat D+B/DPR will continue to complete their work in accordance with the project specifications.

Copies sent to:

Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville

Signed:

continued

Smislova, Kehnemui & Associates, PA

Photographs:



Photo 1: Overview of Vertical Foundation Wall Repair

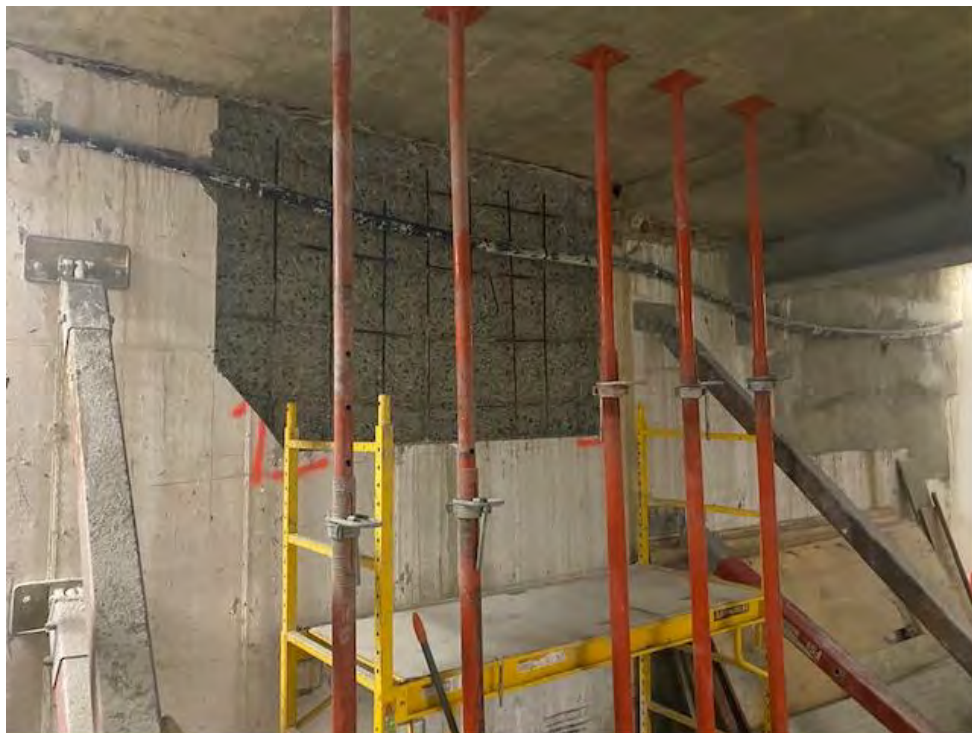


Photo 2: Overview of Vertical Foundation Wall Repair



Photo 3: Typical Existing Rebars Marked in Orange for Replacement Due to Significant Section Loss



Photo 4: Typical Existing Rebars Marked in Orange for Replacement Due to Significant Section Loss

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

Loyan Hashi

Loyan Hashi, E.I.T.
Engineering Technician

LH:CG:JBS:kw

Cc: Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville



SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-10
		Date of Visit:	August 9, 2023
Attention:	General Manager	Time:	9:00 AM
Regarding:	Field Inspection	Owner:	
Project:	Americana Centre Garage Repairs Permit #: 2022-239-ALT	Temperature:	80 ° at 9:00 AM
Location:	118 Monroe Street Rockville, MD 20850	Weather:	Clear
Contractor:	Cleat Design+Build 600 Cameron Street Alexandria, VA 22314	Present at Site:	Loyan Hashi (SK&A) DPR Work Crew

The following was noted:

Purpose:

SK&A was on site to provide QA/QC during the scheduled concrete pour at the two (2) Phase 12 foundation wall repair patches.

Inspections:

SK&A arrived on site and inspected that DPR had completed formwork installation at the two approved foundation wall repair patches within Phase 12. Therefore, SK&A provided QA/QC during concrete placement operations. Prior to concrete placement, DPR was observed saturating the repair substrate and formwork to achieve a saturated surface dry (SSD) condition, as required by the project specifications. DPR was observed batching the approved concrete bag mix (USCP Deck Mix AE) with measured amounts of water per the manufacturer's requirements. During concrete placement, DPR was observed tapping the formwork with a hammer to consolidate the freshly placed concrete within the patch. SK&A observed the batching and concrete placement and did not note any items of concern during the concrete batching and placement operations. SK&A cast 12 concrete cylinders for compressive strength testing and instructed DPR to leave the formwork at all locations until the test results come back 75% or more of the concrete's compressive strength.

Action Items:

- Cleat D+B/DPR will continue to complete their work in accordance with the project specifications.

Copies sent to:
Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville

Signed:

continued

Smislova, Kehnemui & Associates, PA

Photographs:



Photo 1: Typical Formwork Installed at Foundation Wall Repair Patches



Photo 2: DPR Batching USCP Deck Mix AE



Photo 3: DPR Placing Concrete at Approved Repair Patch



Photo 4: DPR Consolidating Placed Concrete with Hammer

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

Loyan Hashi

Loyan Hashi, E.I.T.
Engineering Technician

LH:CG:JBS:kw

Cc: Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville



SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-10
		Date of Visit:	July 27, 2023
Attention:	General Manager	Time:	12:00 PM
Regarding:	Field Inspection	Owner:	
Project:	Americana Centre Garage Repairs Permit #: 2022-239-ALT	Temperature:	85 ° at 12:00 PM
Location:	118 Monroe Street Rockville, MD 20850	Weather:	Sunny
Contractor:	Cleat Design+Build 600 Cameron Street Alexandria, VA 22314	Present at Site:	Loyan Hashi (SK&A) DPR Work Crew

The following was noted:

Purpose:

SK&A was on site to inspect the ongoing foundation wall repairs within Phase 12.

Inspections:

SK&A arrived on site to inspect the bracing and shoring installation as well as confirm the repair boundaries at the next two (2) foundation wall repair patches within Phase 12. DPR was in the process of adjusting the bracing and shoring, and SK&A reminded DPR to space the post shores 12 inches apart and bracing between 10 and 12 feet apart. SK&A sounded the repair patch perimeters with a hammer and confirmed that DPR had captured all delaminated concrete within their marked boundaries on the second foundation wall patch but identified additional delaminated concrete to the right of the first foundation wall patch. SK&A instructed DPR to shift their bracing one foot to the right to incorporate this area into the repair boundaries. This bracing spacing was verified on site to still be in conformance with the shoring requirements. SK&A will return to inspect the reinforcing bars once DPR has completed chipping at these two foundation wall repair patches.

Action Items:

Cleat D+B/DPR will continue to complete their work in accordance with the project specifications.

Copies sent to:
Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville

Signed:

continued

Smislova, Kehnemui & Associates, PA

Photographs:



Photo 1: Overview of Vertical Foundation Wall Repair #1



Photo 2: Overview of Vertical Foundation Wall Repair #2



Photo 3: Location Marked Within Red Where SK&A Instructed DPR to Capture within Bracing

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

Loyan Hashi

Loyan Hashi, E.I.T.
Engineering Technician

LH:CG:JBS:kw

Cc: Cindy Garman – SK&A
Loyan Hashi – SK&A
Kyle Inocco – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville



SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-19662-10
		Date of Visit:	August 7, 2023
Attention:	General Manager	Time:	2:00 PM
Regarding:	Field Inspection	Owner:	
Project:	Americana Centre Garage Repairs Permit #: 2022-239-ALT	Temperature:	80 ° at 2:00 PM
Location:	118 Monroe Street Rockville, MD 20850	Weather:	Sunny
Contractor:	Cleat Design+Build 600 Cameron Street Alexandria, VA 22314	Present at Site:	Loyan Hashi (SK&A) DPR Work Crew

The following was noted:

Purpose:

SK&A was on site to conduct a final pre-pour inspection of the ongoing foundation wall repairs within Phase 12.

Inspections:

SK&A arrived on site to inspect both foundation wall repair patches. While on site, SK&A confirmed that DPR was utilizing the approved epoxy coated reinforcing couplers. SK&A further confirmed that DPR had prepared the vertical foundation wall repairs in general conformance with the project specifications. DPR had adequately sandblast cleaned and coated all existing reinforcement bars and have replaced the marked reinforcing bars experiencing significant section loss with new epoxy coated rebars. SK&A took measurements while on site and measured **101.8 SF** of vertical foundation wall repairs within Phase 12. SK&A will return for the scheduled concrete pour at the two approved foundation wall repair patches once DPR has installed the necessary formwork.

Action Items:

Cleat D+B/DPR will continue to complete their work in accordance with the project specifications.

Copies sent to:
Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville

Signed:

continued

Smislova, Kehnemui & Associates, PA

Photographs:



Photo 1: Overview of Marked Reinforcement Replaced Per Project Details



Photo 2: Approved Reinforcing Coupler Being Used at Vertical Foundation Wall Repairs

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

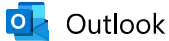
Loyan Hashi

Loyan Hashi, E.I.T.
Engineering Technician

LH:CG:JBS:kw

Cc: Cindy Garman – SK&A
Loyan Hashi – SK&A
Eric Frantz – Cleat D+B
Matthew DePompa – Cleat D+B
General Manager – Americana Centre
Shop – Americana Centre
Rabbiah Sabbakhan – City of Rockville





Outlook

Re: Americana Centre Tax Credit - Request for Additional Information

From General Manager <GM@americanacentrecondo.com>

Date Fri 7/11/2025 1:21 PM

To Katie Gerbes <kgerbes@rockvillemd.gov>

WARNING - External email. Exercise caution.

Katie, thank you for reviewing the application again. I appreciate it.

Regarding the SK&A invoices, my response to your questions:

- What portion of the property does the project affect? **Garage exterior walls**
- What is the maintenance issue you are trying to solve? **structural**
- A brief description of the work performed. Repairing the exterior perimeter wall. Replaced the structural rebar.
- Did this work solve the maintenance/rehabilitation problem? Yes, this repair did resolve the structural eroding from the exterior.

For the Palmer brothers invoice# 117378, I was informed by my maintenance that this work was performed in 2023 and paid in 2024. Since I joined in 2024, I wasn't aware and thought this work is for the same facade project. So, this may be removed from the application as this is the correct invoice for the work done in 118-1305 which does not involve the exterior repairs.

Thank you again and hope you have a great weekend!

Thank you,
Warm regards,

Reena



REENA VOHRA, CMCA, AMS
General Manager

Americana Centre Condominium, Inc
118 Monroe Street, Ste 106, | Rockville, MD 20850
Direct 301.340.7772 | Cell phone 484.274.7236
Property Fax: 301.294.0291



AmericanaCentre.connectresident.com
24/7 Customer Care: 800.870.0010

Life, simplified.SM

From: Katie Gerbes <kgerbes@rockvillemd.gov>

Sent: Friday, July 11, 2025 10:42 AM

To: General Manager <GM@americanacentrecondo.com>

Subject: Re: Americana Centre Tax Credit - Request for Additional Information

Alright, I've done some work this morning looking into all of this and I think we have a path forward to maximize the tax credit amount we can recommend to the County.

HISTORIC TAX CREDIT 2024

EV AIR TIGHT SHOEMAKER (EV AT)
EXTERIOR FAÇADE WORK IN BUILDING 4.
(SWING STAGE STARTED IN DEC 2023)
SK&A PROVIDING CONSULTING SERVICES
AND OVERSEEING THE WORK PERFORMED
BY EV AIR TIGHT.
THE EXTERIOR FAÇADE DAMAGED
TWO UNITS 1202 AND 1302

TOTAL COST - \$184,130

HISTORIC TAX CREDIT 2024

INVOICE SUMMARY

EV AIR TIGHT (EV AT) - \$184,130

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
25742	EV AT	12/1/2023	Americana Centre (R0650)	\$5,180.00
26346	EV AT	7/30/2024	Americana Centre (R0650)	\$19,215.00
26293	EV AT	7/22/2024	Americana Centre (R0650)	\$71,278.00
26216	EV AT	6/25/2024	Americana Centre (R0650)	\$55,146.25
26122	EV AT	5/22/2024	Americana Centre (R0650)	\$33,310.75
			TOTAL	\$184,130.00

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Invoice Amt	Amount Paid	Balance
Entity			1099 Line	Account #	Account Desc			
EV AIR TIGHT SHOEMAKER (Active)								
447332	R	25742	02/15/2024	20000		5,180.00	5,180.00	00.00
		12/01/2023	12/01/2023		AMERI06			
R0650 Americana Cent			Yes	87024	Facade	5,180.00	5,180.00	00.00
			Checks: 37672		opr1	02/15/2024	5,180.00	
503123	R	26122	08/15/2024	20000		33,310.75	33,310.75	00.00
		05/22/2024	05/22/2024		AMERI06			
R0650 Americana Cent			Yes	87024	Facade	33,310.75	33,310.75	00.00
			Checks: 38024		opr1	08/15/2024	33,310.75	
503124	R	26216	08/15/2024	20000		55,146.25	55,146.25	00.00
		06/25/2024	06/25/2024		AMERI06			
R0650 Americana Cent			Yes	87024	Facade	55,146.25	55,146.25	00.00
			Checks: 38024		opr1	08/15/2024	55,146.25	
503125	R	26293	08/15/2024	20000		71,278.00	71,278.00	00.00
		07/22/2024	07/22/2024		AMERI06			
R0650 Americana Cent			Yes	87024	Facade	71,278.00	71,278.00	00.00
			Checks: 38024		opr1	08/15/2024	71,278.00	
503126	R	26346	08/15/2024	20000		19,215.00	19,215.00	00.00
		07/30/2024	07/30/2024		AMERI06			
R0650 Americana Cent			Yes	87024	Facade	19,215.00	19,215.00	00.00
			Checks: 38024		opr1	08/15/2024	19,215.00	
Vendor Totals						Invoices:	184,130.00	00.00
						Credits:	00.00	
						Checks:	184,130.00	

Ev-Air-Tight LLC
PO Box 669522
Dallas, TX 75266-9522
Phone: 301-209-9320

Invoice ID: 25742
Invoice Date: 12-01-2023
Due Date: 12-31-2023

Customer ID: AMERI06

Job Number: 23-01-0625

To:
AMERICANA CENTRE CONDO
118 MONROE STREET
SUITE 106
ROCKVILLE, MD 20850

Job:
AMERICANAA CENTRE CONDO
UNIT 4-1202 REPAIRS
118 MONROE STREET
RICKVILLE, MD 20850

Description	Amount
FOR INSTALLING SWING STAGES, PERFORMING WATER TESTS AND REMOVING SWING STAGES.	5,180.00
UNIT 4-1202 AT THE AMERICANA CENTRE CONDO	

Payment Details:

Bank Account Number: 1361494579
ACH Routing Number: 065000090
Bank Name: Capital One
Bank Address: 10700 Capital One Way
Glen Allen, VA 23060
Email (For Remittnc): Customerpayments@evairtight.com

Amount Billed \$5,180.00
Total Tax
Retainage Held
Amount Due \$5,180.00

Ev-Air-Tight LLC
PO Box 669522
Dallas, TX 75266-9522
Phone: 301-209-9320

Invoice ID: 26346
Invoice Date: 07-30-2024
Due Date: 08-29-2024

Customer ID: AMERI06

Job Number: 96-24-1604

To:
AMERICANA CENTRE CONDO
118 MONROE STREET
SUITE 106
ROCKVILLE, MD 20850

Job:
AMERICANA CENTRE - BUILDING 4
REPAIRS
118 MONROE STREET
ROCKVILLE, MD 20850

Description	Amount
CONCRETE REPAIRS TO CLOSET SLAB AT UNITS 4-1202 & 4-1302 AT THE AMERICANA CENTER CONDOS.	19,215.00

Payment Details:
Bank Account Number: 1361494579
ACH Routing Number: 065000090
Bank Name: Capital One
Bank Address: 10700 Capital One Way
Glen Allen, VA 23060
Email (For Remittance): Customersupport@evairtight.com

Amount Billed \$19,215.00
Total Tax

Retainage Held

Amount Due \$19,215.00

Ev-Air-Tight LLC
PO Box 669522
Dallas, TX 75266-9522
Phone: 301-209-9320

Invoice ID: 26293
Invoice Date: 07-22-2024
Due Date: 08-21-2024

Customer ID: AMERI06

Job Number: 96-24-1604

To:
AMERICANA CENTRE CONDO
118 MONROE STREET
SUITE 106
ROCKVILLE, MD 20850

Job:
AMERICANA CENTRE - BUILDING 4
REPAIRS
118 MONROE STREET
ROCKVILLE, MD 20850

Description	Amount
BRICK REMOVAL , WATERPROOFING AND BRICK REPLACEMENT AT UNITS 4-1202 AND 4-1302 AT THE AMERICANA CENTRE CONDOMINIUMS.	71,278.00
SCOPE #1: \$45,360.00 THIS MONTH'S INVOICE: \$17,010.00	
SCOPE #2: \$5,180.00 THIS MONTH'S INVOICE: \$0.00	
SCOPE #3: \$45,583.00 THIS MONTH'S INVOICE: \$17,093.00	
SCOPE #4: \$42,300.00 THIS MONTH'S INVOICE: \$15,863.00	
CO#1 - APPROVED ADDITIONAL WORK ON UNIT 4-202 EAST WALL: \$21,312.00	
Brick removal, waterproofing and brick replacement on the east wall of Unit 4-1202	

SK&A Comments:

Costs are in accordance with the proposal provided by EVAT dated March 29, 2024, for leak repairs at Units 4-1202 and 4-1302. As well as Change Order No. 1, dated June 13, 2024, for brick removal/replacement and waterproofing on the east wall of Unit 4-1202.

Prior Invoices - \$88,457.00
This Invoice - \$71,278.00

\$159,735.00 billed to date out of \$159,735.00 (\$138,423.00 base contract + \$21,312.00 CO1)

Cindy Garman, SK&A
July 28, 2024

Payment Details:		Amount Billed	\$71,278.00
Bank Account Number:	1361494579	Total Tax	
ACH Routing Number:	065000090		
Bank Name:	Capital One	Retainage Held	
Bank Address:	10700 Capital One Way		
	Glen Allen, VA 23060	Amount Due	<u>\$71,278.00</u>
Email (For Remittance):	Customercare@evairtight.com		

Ev-Air-Tight LLC
PO Box 669522
Dallas, TX 75266-9522
Phone: 301-209-9320

Invoice ID: 26216
Invoice Date: 06-25-2024
Due Date: 07-25-2024

Customer ID: AMERI06

Job Number: 96-24-1604

To:
AMERICANA CENTRE CONDO
118 MONROE STREET
SUITE 106
ROCKVILLE, MD 20850

Job:
AMERICANA CENTRE - BUILDING 4
REPAIRS
118 MONROE STREET
ROCKVILLE, MD 20850

Description	Amount
BRICK REMOVAL , WATERPROOFING AND BRICK REPLACEMENT AT UNITS 4-1202 AND 4-1302 AT THE AMERICANA CENTRE CONDOMINIUMS.	
SCOPE #1: \$45,360.00 THIS MONTH'S INVOICE: \$17,010.00	17,010.00
SCOPE #2: \$5,180.00 THIS MONTH'S INVOICE: \$5,180.00	5,180.00
SCOPE #3: \$45,583.00 THIS MONTH'S INVOICE: \$17,094.25	17,094.25
SCOPE #4: \$42,300.00 THIS MONTH'S INVOICE: \$15862.00	15,862.00

SK&A Comments:

Costs are in accordance with the proposal provided by EVAT dated March 29, 2024, for leak repairs at Units 4-1202 and 4-1302.

Prior Invoice - \$33,310.75
This Invoice - **\$55,146.25** this billing

\$88,457.00 billed to date out of \$138,423.00

Cindy Garman, SK&A
July 28, 2024

Payment Details:
Bank Account Number: 1361494579
ACH Routing Number: 065000090
Bank Name: Capital One
Bank Address: 10700 Capital One Way
Glen Allen, VA 23060
Email (For Remittance): Customerspayments@evairtight.com

Amount Billed \$55,146.25
Total Tax

Retainage Held

Amount Due \$55,146.25

Ev-Air-Tight LLC
PO Box 669522
Dallas, TX 75266-9522
Phone: 301-209-9320

Invoice ID: 26122
Invoice Date: 05-22-2024
Due Date: 06-21-2024

Customer ID: AMERI06

Job Number: 96-24-1604

To:
AMERICANA CENTRE CONDO
118 MONROE STREET
SUITE 106
ROCKVILLE, MD 20850

Job:
AMERICANA CENTRE - BUILDING 4
REPAIRS
118 MONROE STREET
ROCKVILLE, MD 20850

Description	Amount
BRICK REMOVAL AND WATERPROOFING AND BRICK REPLACEMENT AT UNITS 4-1202 AND 4-1302 AT THE AMERICANA CENTER CONDOS.	
SCOPE #1 - \$45,360.00 THIS MONTH'S INVOICE - \$11,340.00	11,340.00
SCOPE #2 - \$ 5,180.00 THIS MONTH'S INVOICE - \$ 0.00	
SCOPE #3 - \$45,583.00 THIS MONTH'S INVOICE - \$11,395.75	11,395.75
SCOPE #4 - \$42,300.00 THIS MONTH'S INVOICE - \$10,575.00	10,575.00

SK&A Comments:

Costs are in accordance with the proposal provided by EVAT dated March 29, 2024, for leak repairs at Units 4-1202 and 4-1302.

\$33,310.75 to date out of \$138,423.00

Cindy Garman, SK&A
July 28, 2024

Payment Details:
Bank Account Number: 1361494579
ACH Routing Number: 065000090
Bank Name: Capital One
Bank Address: 10700 Capital One Way
Glen Allen, VA 23060
Email (For Remittance): Customernumbers@evairtight.com

Amount Billed \$33,310.75
Total Tax

Retainage Held

Amount Due \$33,310.75

Ev-Air-Tight, LLC

Restoration Specialists Since 1919



May 15, 2024

Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

SK&A Notes based on call
with Jim Hughes on
5/16/24 at 4:15pm

Attention: Cindy Garmin

RE: Americana Centre Condominiums – Building 4 - Concrete Repairs

We were asked to provide pricing for doing full-depth concrete repairs in the closets at units 4-1302 and 4-1202. Based on the quantities shown in photos provided to us and the following scope, the price is provided below.

Scope:

- Interior protection (walls) will be installed in both units. Americana Centre will have to have all finishes removed for the rooms impacted by the work.
- We will enter the units via the windows to access the newly created workspace. plastic approx. 3'-0" off wall
- CMU block will have to be removed to expose the concrete repair areas
- Shoring will be installed at concrete repair area (6' on center both ways/3' around the perimeter if the repairs are full depth – No other shoring design is included in the below price).
- Delaminated concrete is removed, rebar is cleaned, and the area is formed and poured.
- CMU is placed back once concrete is cured.
- Interior protection is removed. Interior finishes are by other.

remove cedar planks to
expose 2-3 CMU courses

based on prior
shoring design

Price: \$26,208.00

two (2) weeks and one (1) day of work is assumed.

will be reapplying isolated
waterproofing and tying
into newly applied above

Inclusions/Exclusions:

All interior finishes will be removed and replaced by others within four feet of the walls to be addressed.

Any MEPS must be removed and replaced by others.

This proposal may be withdrawn by us if not accepted within 30 days.

All work shall be done between 7:00 am and 5:00 pm, Monday through Friday. All debris should be removed from the jobsite and all work areas cleaned daily. You are to provide water, 110-volt and 208-volt electric power, access to the work area and parking for our service vehicles.

Any alterations or deviations from the above-described work which involve extra costs will be performed upon execution of a written change order.

Ev-Air-Tight, LLC

8516 Rainswood Drive, Hyattsville, MD 20785 / (301) 209-9320 / evairtight.com

Permits and associated costs are not included in this proposal. If permits are required, they can be provided at an additional charge based on costs plus 10% overhead plus 10% profit.

The work proposed herein is based upon visual inspection and owner-provided information. No destructive inspections were made in which hidden conditions might be revealed. We cannot accept responsibility for unknown conditions that necessitate a change in the scope of the work proposed.

We are responsible for the disposal of debris generated from our work. Costs incurred for the disposal of other debris left on site or in our containers will be passed on to the owner.

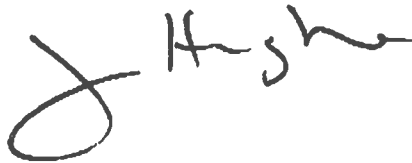
Terms: Net 30 days; 1 1/2% per month service charge on all accounts past 30 days. Any costs associated with the collection of delinquent accounts, including but not limited to attorney's fees, incurred by Ev-Air-Tight, LLC during the process of securing payment for services rendered will be the responsibility of the buyer.

If you have any questions, please do not hesitate to call our office.

Thank you for this opportunity to offer our service.

Yours very truly,

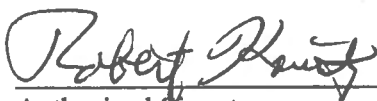
EV-AIR-TIGHT LLC



Jim Hughes
Project Manager

ACCEPTANCE

The above prices, work descriptions, conditions and terms are satisfactory and hereby accepted. You are authorized to perform the work as described. Payment will be made as outlined above.


Authorized Signature

ROBERT KAUNITZ
Printed Name

BOARD MEMBER
Title

5/23/24
Date

Ev-Air-Tight, LLC

8516 Rainswood Drive, Hyattsville, MD 20785 / (301) 209-9320 / evairtight.com

Change Order

Project:
Americana Centre Condominiums - Bldg 4 Repairs
118 Monroe Street
Rockville, MD 20850

Change Order Number: 1

Date: 6/13/2024

To Contractor:
Ev-Air-Tight LLC
516 Rainswood Drive
Landover, MD

Contract Date:

Contract For: Brick and waterproofing repairs
at Units 4-1202 and 4-1303

The Contract is Changed As Follows:

Brick removal, waterproofing and brick replacement on the east wall of Unit 4-1202 \$ 21,312.00

C.O. Total \$ 21,312.00

The original Contract Sum was	\$138,423.00
The net change by previously authorized Change Orders	\$0.00
The Contract Sum prior to this Change Order	\$138,423.00
The Contract Sum will be increased by this Change Order in the amount of	\$21,312.00
The new Contract Sum including this Change Order will be	\$159,735.00

The Contract Time will be increased by
The date of Substantial Completion as of the date of this Change Order therefore is

SK&A
ENGINEER

12505 Park Potomac Ave
Suite 200
Potomac, MD 20854
ADDRESS

BY (signature)

Cindy Garmin
(Typed or printed name)

DATE

Ev-Air-Tight LLC
CONTRACTOR

8516 Rainswood Drive
Landover, MD 20785
ADDRESS

BY (signature)

Jim Hughes
(Typed or printed name)

6/13/2024
DATE

Americana Centre Condominium
OWNER'S REPRESENTATIVE

118 Monroe Street
Rockville, MD 20850
ADDRESS

BY (signature)

JANET W WILSON
(Typed or printed name)

DATE

Approved
at the Board meeting
on 6/26/24.

Change Order

Project: Americana Centre Condominiums - Bldg 4 Repairs 118 Monroe Street Rockville, MD 20850	Change Order Number: 2
To Contractor: Ev-Air-Tight LLC 516 Rainswood Drive Landover, MD	Date: 7/29/2024
	Contract Date:
	Contract For: Concrete Repairs in the Closets at Units 4-1202 and 4-1302

The Contract is Changed As Follows:

Install protection and perform concrete repairs in the closets of Units 4-1302 and 4-1202 \$ 19,215.00

C.O. Total \$ 19,215.00

The original Contract Sum was	\$138,423.00
The net change by previously authorized Change Orders	\$21,312.00
The Contract Sum prior to this Change Order	\$159,735.00
The Contract Sum will be increased by this Change Order in the amount of	\$19,215.00
The new Contract Sum including this Change Order will be	\$178,950.00

The Contract Time will be increased by
The date of Substantial Completion as of the date of this Change Order therefore is

SK&A ENGINEER	Ev-Air-Tight LLC CONTRACTOR	Americana Centre Condominium OWNER'S REPRESENTATIVE
12505 Park Potomac Ave Suite 200 Potomac, MD 20854 ADDRESS	8516 Rainswood Drive Landover, MD 20785 ADDRESS	118 Monroe Street Rockville, MD 20850 ADDRESS
BY (signature)	BY (signature)	BY (signature)
Cindy Garmin (Typed or printed name)	Jim Hughes (Typed or printed name)	 (Typed or printed name)
DATE	6/13/2024 DATE	DATE

Change Order

Project:
Americana Centre Condominiums - Bldg 4 Repairs
118 Monroe Street
Rockville, MD 20850

Change Order Number: 1

Date: 6/13/2024

To Contractor:
Ev-Air-Tight LLC
516 Rainswood Drive
Landover, MD

Contract Date:

Contract For: Brick and waterproofing repairs
at Units 4-1202 and 4-1303

The Contract Is Changed As Follows:

Brick removal, waterproofing and brick replacement on the east wall of Unit 4-1202 \$ 21,312.00

C.O. Total \$ 21,312.00

The original Contract Sum was	\$138,423.00
The net change by previously authorized Change Orders	\$0.00
The Contract Sum prior to this Change Order	\$138,423.00
The Contract Sum will be increased by this Change Order in the amount of	\$21,312.00
The new Contract Sum including this Change Order will be	\$159,735.00

The Contract Time will be increased by
The date of Substantial Completion as of the date of this Change Order therefore is

SK&A
ENGINEER

12505 Park Potomac Ave
Suite 200
Potomac, MD 20854
ADDRESS

BY (signature)

Cindy Garmin
(Typed or printed name)

DATE

Ev-Air-Tight LLC
CONTRACTOR

8516 Rainswood Drive
Landover, MD 20785
ADDRESS

BY (signature)

Jim Hughes
(Typed or printed name)

6/13/2024
DATE

Americana Centre Condominium
OWNER'S REPRESENTATIVE

118 Monroe Street
Rockville, MD 20850
ADDRESS

BY (signature)

(Typed or printed name)

DATE

Ev-Air-Tight, LLC

Restoration Specialists Since 1919



March 29, 2024

Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Attention: Cindy Garmin

RE: Americana Centre Condominiums – Building 4 Repairs

We were asked to provide pricing for four different scopes of work presented in the drawings issued by Cindy Garmin (SK&A) dated 3/27/2024. Below is the various pricing:

Scope 1 as outlined - **\$45,360.**

Scope 2 as outlined - **\$5,180.**

Scope 3 as outlined - **\$45,583.**

Scope 4 as outlined - **\$42,300.**

Inclusions/Exclusions:

All interior finishes will be removed and replaced by others within four feet of the walls to be addressed.

Any MEPS must be removed and replaced by others.

This proposal may be withdrawn by us if not accepted within 30 days.

All work shall be done between 7:00 am and 5:00 pm, Monday through Friday. All debris should be removed from the jobsite and all work areas cleaned daily. You are to provide water, 110-volt and 208-volt electric power, access to the work area and parking for our service vehicles.

Any alterations or deviations from the above-described work which involve extra costs will be performed upon execution of a written change order.

Permits and associated costs are not included in this proposal. If permits are required, they can be provided at an additional charge based on costs plus 10% overhead plus 10% profit.

The work proposed herein is based upon visual inspection and owner-provided information. No destructive inspections were made in which hidden conditions might be revealed. We cannot accept responsibility for unknown conditions that necessitate a change in the scope of the work proposed.

If multiple scopes of work are presented in this proposal with individual prices for each scope, the prices quoted represent the value of each scope of work relative to the sum of all scopes presented. If individual scopes are chosen, we reserve the right to increase the price of the scope(s) of work accepted.

Ev-Air-Tight, LLC

8516 Rainswood Drive, Hyattsville, MD 20785 / (301) 209-9320 / evairtight.com

We are responsible for the disposal of debris generated from our work. Costs incurred for the disposal of other debris left on site or in our containers will be passed on to the owner.

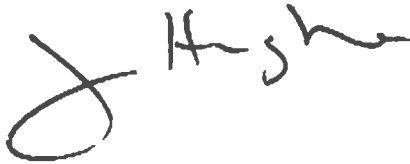
Terms: Net 30 days; 1 1/2% per month service charge on all accounts past 30 days. Any costs associated with the collection of delinquent accounts, including but not limited to attorney's fees, incurred by Ev-Air-Tight, LLC during the process of securing payment for services rendered will be the responsibility of the buyer.

If you have any questions, please do not hesitate to call our office.

Thank you for this opportunity to offer our service.

Yours very truly,

EV-AIR-TIGHT LLC



Jim Hughes
Project Manager

ACCEPTANCE

The above prices, work descriptions, conditions and terms are satisfactory and hereby accepted. You are authorized to perform the work as described. Payment will be made as outlined above.



Authorized Signature

JANET W Wilson

Printed Name

PRESIDENT

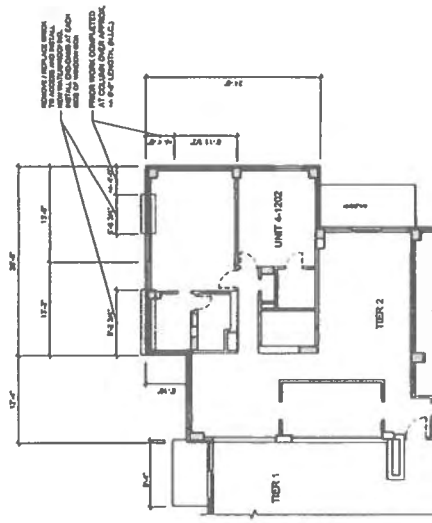
Title

4/2/2024

Date

Ev-Air-Tight, LLC

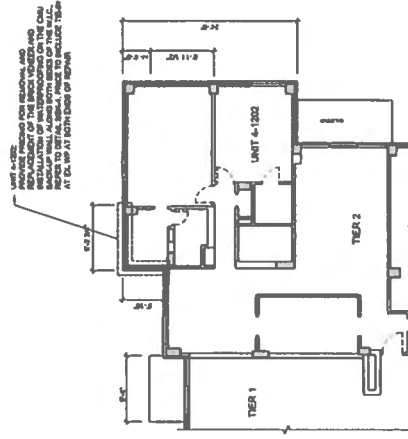
8516 Rainswood Drive, Hyattsville, MD 20785 / (301) 209-9320 / evairtight.com



UNIT 4-1202 NORTH WALL
WATERPROOFING (SCOPE #1)



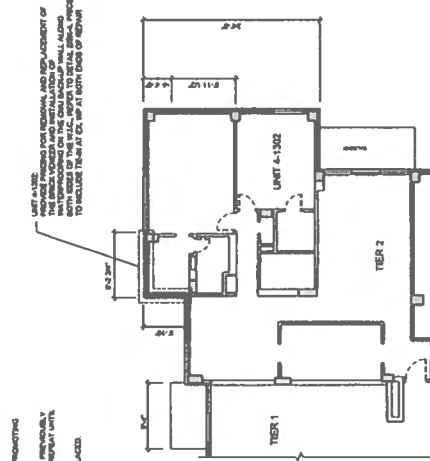
**UNIT 4-1202 EAST WALL TESTING
AND WATERPROOFING (SCOPE #2)**



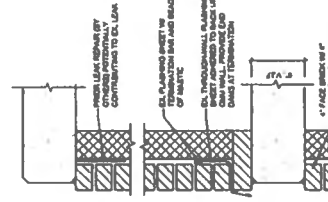
UNIT 4-1202 WALK-IN-CLOSET
WATERPROOFING (SCOPE #3)

STUDY HIGHLIGHTS

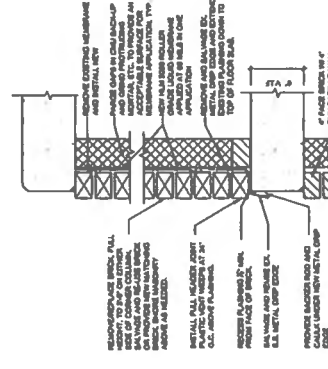
- [illegible]



UNIT 4-1302 WALK-IN-CLOSET
WATERPROOFING (SCOPE #4)



EXISTING CONDITION



REPAIRED CONDITION

REPAIRS AT FACADE

[illegible]

drag & column header into drop area to group by that column

Accounting System Check #	AvidPay Check # / e-Payment [Ⓡ]	Source	• Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount	
38024		AvidSync	8/15/2024		10/30/2024 7:40 PM	Check	Cleared	19,215.00	⬆
38024	e-Payment # 041001035249802	AvidPay	8/15/2024	8/20/2024	8/20/2024 6:48 AM	e-Payment	Cleared	19,215.00	

Drag a column header and drop it here to group by that column

Accounting System Check #	AvidPay Check # / e-Payment ⓘ	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
38024		AvidSync	8/15/2024		10/30/2024 7:40 PM	Check	Cleared	71,278.00 ▲
38024	e-Payment # 041001035249802	AvidPay	8/15/2024	8/20/2024	8/20/2024 6:48 AM	e-Payment	Cleared	71,278.00

Accounting System Check #	AvidPay Check # / e-Payment	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
38024		AvidSync	8/15/2024		10/30/2024 7:40 PM	Check	Cleared	55,146.25
38024	e-Payment # 041001035249802	AvidPay	8/15/2024	8/20/2024	8/20/2024 6:48 AM	e-Payment	Cleared	55,146.25

Drag column header and drop it here to group by that column.

Accounting System Check #	AvidPay Check # / e-Payment #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
38024		AvidSync	8/15/2024		10/30/2024 7:40 PM	Check	Cleared	33,310.75
38024	e-Payment # 041001035249802	AvidPay	8/15/2024	8/20/2024	8/20/2024 6:48 AM	e-Payment	Cleared	33,310.75

HISTORIC TAX CREDIT 2024

PALMER BROTHERS

EXTERIOR FAÇADE WORK IN BUILDING 4.

THE EXTERIOR FAÇADE DAMAGED

TWO UNITS 1202 AND 1302

INTERIOR REPAIRS PERFORMED BY PALMER
BROTHERS TO BRING THE UNITS BACK TO
ORIGINAL STATE AS BEFORE

SK&A PROVIDING CONSULTING SERVICES
AND OVERSEEING THE WORK PERFORMED
BY EV AIR TIGHT.

TOTAL COST - \$20,510

HISTORIC TAX CREDIT 2024

INVOICE SUMMARY

PALMER BROTHERS - \$20,510

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
118180	PALMAR BROTHERS	10/16/2024	Americana Centre (R0650)	\$2,800.00
117983	PALMAR BROTHERS	8/15/2024	Americana Centre (R0650)	\$7,850.00
117378	PALMAR BROTHERS	1/18/2024	Americana Centre (R0650)	\$9,860.00
			TOTAL	\$20,510.00

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date 1099 Line	Account Account #	Description Account Desc	Invoice Amt	Amount Paid	Balance
PALMER BROTHERS (Active)								
512507	R	117983	09/17/2024	20000		7,850.00	7,850.00	00.00
		08/15/2024	08/15/2024		FRSSR			
R0650 Americana Cent			No	87024	Facade	7,850.00	7,850.00	00.00
			Checks: 38084		opr1	09/17/2024	7,850.00	
441149	R	117378	01/25/2024	20000		9,860.00	9,860.00	00.00
		01/18/2024	01/18/2024		FRSSR			
R0650 Americana Cent			No	64325	Painting	9,860.00	9,860.00	00.00
			Checks: 37643		opr1	01/25/2024	9,860.00	
522521	R	118180	10/22/2024	20000		2,800.00	2,800.00	00.00
		10/16/2024	10/16/2024		FRSSR			
R0650 Americana Cent			No	64425	Building R & M	2,800.00	2,800.00	00.00
			Checks: 38150		opr1	10/22/2024	2,800.00	
Vendor Totals			Invoices:			20,510.00		00.00
			Credits:				00.00	
			Checks:				20,510.00	



Invoice

118180

Address:
8121-A Piney Branch Rd.
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 10/16/2024
PM:
Frank Romero

Bill to: Americana Centre Condominium
(c/o): FirstService Residential
Attn: Reena Vohra
118 Monroe Street
Rockville, MD 20850

Job ID: 224-49558
Location: Americana Centre Condo
118 Monroe Street
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed

Amount

Completed the scope of work outlined in proposal #49558 addressing interior painting in **Building 118, Unit 1207** - Living room ceiling.

\$ 2,800.00

The work included:

- Repairing ceiling hairline cracks as needed with caulk.
- Re-textured and painted the entire living room ceiling to match the existing one.

Payment Due: 11/15/2024

Total

\$ 2,800.00

Payment by check
Please remit to: Palmer Brothers Painting
8121-A Piney Branch Road
Silver Spring, MD 20910

Payment by ACH: Contact our office at
(301) 587-0100.

Payment by Credit Card: Call our office at
(301) 587-0100

Please be advised that credit card payments are subject to a 2% processing fee.



Invoice

117983

Address:
8121-A Piney Branch Rd.
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 08/15/2024
PM:
Frank Romero

Bill to: Americana Centre Condominium
(c/o): FirstService Residential
Attn: Reena Vohra
118 Monroe St.
Rockville, MD 20850

Job ID: 224-49303
Location: Americana Centre Condominium
118 Monroe St.
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed	Amount
1. Completed the scope of work presented in proposal #49303 to address interior repairs in building 4, Unit #1202 as per request of General Manager, Reena Vohra, and walkthrough on 07/11/2024. Areas included: Master bedroom & closet (walls & ceilings)	\$ 7,450.00
2. Add: Completed an additional repair in the living room wall (approx. 2' x 2' in size).	\$ 400.00
Payment Due: 9/14/2024	Total \$ 7,850.00

Payment by check
Please remit to: Palmer Brothers Painting
8121-A Piney Branch Road
Silver Spring, MD 20910

Payment by ACH: Contact our office at
(301) 587-0100.

Payment by Credit Card: Call our office at
(301) 587-0100

Please be advised that credit card payments are subject to a 2% processing fee.



Invoice

117378

Address:
8121-A Piney Branch Rd.
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 01/18/2024
PM:
Frank Romero

Bill to: Americana Centre Condominium
(c/o): FirstService Residential (MD)
Attn: Janet Wilson
118 Monroe St
Rockville, MD 20850

Job ID: 223-48675
Location: Americana Ctr - Bldg 118 #1305
118 Monroe St
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed	Amount
Location: Building 118, Unit #1305	9,860.00
Repairs needed due to extensive water damages at the following locations: 1. Master bedroom 2. Second bedroom 3. Dining room area All plaster peeling from the ceilings were scraped and repaired, including some holes on the concrete. All damaged drywall was removed, including water insulation. We repaired and painted all surfaces as needed , in order to complete the job. All paint was matched to the existing colors.	
Payment Due: 2/17/2024	Total 9,860.00

All credit card payments will be subject to a 2% processing fee.
Total if paid by credit card: \$ 10,057.20

Please remit to:

Palmer Brothers Painting
8121-A Piney Branch Road
Silver Spring, MD 20910

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount	Additional Details
Palmer Brothers Painting		10/28/2024 10:32:35		Authorized	Ending in 8096	281091	2,856.00	0.00	
Palmer Brothers Painting	PALMER BROTHERS PAINTI	10/28/2024 15:32:35	10/30/2024 02:57:08	Posted	Ending in 8096	281091-4403748M	2,856.00	2,856.00	
								Total Posted: 2,856.00	

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount	Addition
Palmer Brothers Painting		09/18/2024 12:54:47		Authorized	Ending in 7744	181418	8,007.00	0.00	
Palmer Brothers Painting	PALMER BROTHERS PAINTI	09/18/2024 17:54:47	09/20/2024 03:04:54	Posted	Ending in 7744	181418-4424799M	8,007.00	8,007.00	
								Total Posted: 8,007.00	

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount	Ad
Palmer Brothers Painting		01/26/2024 08:47:44		Authorized	Ending in 8057	976795	10,057.20	0.00	
Palmer Brothers Painting	PALMER BROTHERS PAINTI	01/26/2024 23:59:59	01/28/2024 12:14:18	Posted	Ending in 8057	976795-4213531M	10,057.20	10,057.20	
								Total Posted: 10,057.20	

HISTORIC TAX CREDIT 2024

HANN AND HANN

EXTERIOR STAIRWELL REPAIRS

THESE EXTERIOR STAIRS THAT LEAD TO THE
GARAGE WERE SEVERELY DAMAGED. THE
ENTIRE STAIRWELL WAS REBUILT BY

HANN AND HANN

TOTAL COST - \$28,072

HISTORIC TAX CREDIT 2024

INVOICE SUMMARY

HANN & HANN - \$28,072

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6505	HANN AND HANN	5/23/2024	Americana Centre (R0650)	\$9,357.35
7060	HANN AND HANN	8/30/2024	Americana Centre (R0650)	\$18,714.65
			TOTAL	\$28,072.00

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Invoice Amt	Amount Paid	Balance
Entity			1099 Line	Account #	Account Desc			
HANN AND HANN INC (Active)								
476037	R	006505	05/28/2024	20000		9,357.35	9,357.35	00.00
		05/23/2024	05/23/2024		C100069			
R0650 Americana Cent			No	87350	Garage Stairwell	9,357.35	9,357.35	00.00
			Checks: 37867		opr1	05/28/2024	9,357.35	
512349	R	007060	09/17/2024	20000		18,714.65	18,714.65	00.00
		08/30/2024	08/30/2024		C100069			
R0650 Americana Cent			No	87350	Garage Stairwell	18,714.65	18,714.65	00.00
			Checks: 38085		opr1	09/17/2024	18,714.65	
Vendor Totals			Invoices:			28,072.00		00.00
			Credits:				00.00	
			Checks:				28,072.00	



12307 WASHINGTON AVENUE
ROCKVILLE, MARYLAND 20852

www.hannandhann.com

(301) 468-3340 (MD) - FAX (301) 881-5594
MD HIC # 10436 / DC License # 5395
VA Class A # 270574394
DC #410523000428 - Class A
DE #DE-2022-000007071

Proposal

Quote Nbr.: PQ005918
Proposal Date: 4/18/2024
Valid Until: 5/18/2024

Proposal Submitted To:

Americana Centre Condominium
C/O FirstService Residential
PO Box 34778
Charlotte, NC, 28234

Job Name & Location:

Americana Centre Condominium
Rockville, MD, 20852

We propose hereby to furnish material and labor - complete in accordance with specifications below for the sum of:

\$28,072.00

TERMS: Net 30

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to specifications set forth above. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreement contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature:

RICARDO BROWN

RICARDO BROWN

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

PROJECT DESCRIPTION

Building #12 Stairwell

1) Building #12 Stairwell

- Demo and replace two existing stair flights (18 Risers Total) and top landing.
- Demo one intermediate stair landing, replace stair support header channel and decking.
- Note: Rear wall deck support angle to remain in place and mid support column.
- Demo and replace approximate 4' x 8' of top landing.
- Re-pour Infil new steps and intermediate landing.
- Concrete to be 4000 PSI with 5% air entrainment.
- Tuck point the interior of stairwell.
- Cut out loose, deteriorated mortar and point up.
- Replace cracked bricks.
- Match bricks as close as possible.
- Clean out old caulk at outer brick walls of stairwell and recaulk.
- Apply membrane to prevent water seepage from upper sidewalk \ patio.
- Apply Sure Klean product to brick at interior of stairwell.
- Make three (3) parking spaces request spaces (#511, #512 & #513) for Dumpster.
- Remove and replace bottom rotten security gate channel.
- Note: All metal will be primed.
- Wire brush and sand to remove surface rust.
- Spot prime as necessary.
- Apply one (1) coat of Rustoleum enamel to pans, risers, stringers, railing, gate and cage.
- Color: Black
- Exclude plans, permits, inspections, removal of handrail, hidden and any unforeseen conditions or anything not listed above.
- Clean up work site daily.
- Labor, material and equipment necessary for professional workmanship.

Price...\$28,072.00

Quote Nbr: PQ005918

Americana Centre Condo - Stairwell Renovation

Page: 1 of 2

General Information:

- * Labor, materials, and equipment necessary to perform work in a professional manner.
- * All work to be performed per OSHA and/or EPA standards and per manufacturer specifications.
- * Unless stated above, Permits are not included.
- * Any unforeseen conditions are not included.
- * Work outside of the above scope not included.
- * Unless stated above work will be performed during normal business hours. 8am to 5pm.

TERMS AND CONDITIONS:

1. Upon completion of the work, the remaining balance is immediately due. If payments are not made when work is completed the customer agrees to pay interest on the unpaid balance at a rate of 1½% per month, and legal fees and expenses incurred by Hann & Hann Inc. in its efforts to make collection.
2. All work is priced to be performed during normal working hours (Monday through Friday, 7:00 – 4:00 pm) unless otherwise noted. In the event customer requires expedited performance of the work, Customer agrees to pay Hann & Hann's overtime labor charges.
3. Hann & Hann shall not be responsible for the testing, removal, disposal or abatement of asbestos or other hazardous materials. If such materials are encountered, Hann & Hann reserves the right to cease work until such time as such materials are rendered harmless by others. The Owner agrees to hold Hann & Hann, Inc. harmless as to any liability arising from the presence of such material on the project. Additional costs including overhead and profit incurred by these conditions shall be reimbursed to Hann & Hann, Inc.
4. Hann and Hann, Inc. will comply with the requirements of the Lead Based Paint Renovation, Repair and Painting Program as promulgated by the U.S. Environmental Protection Agency. Owner shall notify Hann and Hann if his or her residence was constructed before 1978. Owner shall cooperate with all remedial measures regarding lead-based paint abatement.
5. Customer agrees to notify Hann & Hann in writing of any alleged failure to complete the project within 30 days of Hann & Hann's last day on the project. If no such notice is given during that period, Customer agrees that Hann & Hann shall be deemed to have fully completed all work specified above as well as all change orders issued under this proposal.
6. All applicable standards adopted by the Painting and Decorating Contractors of America are incorporated by reference into these documents (P1-92, P2-92, P3-93, P6-99, and P7-99).
7. Unless otherwise noted all labor and materials are warranted for one year.

Hann & Hann appreciates your business!

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

5/23/2024

Corp. Position if Signing
for Corp.

Customer #1

Signature

Robert Kaunitz

Customer #1

Printed Name

ROBERT KAUNITZ

Customer #2

Signature

Customer #2

Printed Name

Quote Nbr: PQ005918

Americana Centre Condo - Stairwell Renovation

Page: 2 of 2

Hann and Hann, Inc.
12307 Washington Avenue
Rockville, MD 20852
Phone: 301.468.3340
Web: <https://hannandhann.com/>



Invoice

Reference Nbr.: 007060
Date: 30-Aug-2024
Due Date: 29-Sep-2024
Customer ID: C100069
Project: 241407-10

BILL TO:

Americana Centre Condominium
C/O FirstService Residential
PO Box 34778
Charlotte NC 28234

JOB LOCATION:

Americana Centre Condominium
#12 Monroe Street
Rockville, MD 20852

TERMS

NET 30

NO. DESCRIPTION

- | | |
|---|---|
| 1 | Balance due for Stairwell Renovations at Building #12 as per proposal dated 04/18/24 and per direction of Reena Vohra (General Manager). |
|---|---|

Thank You For The Business!

Applied Credit Memos and Payments

NOTE:

Sales Total:	18,714.65
Tax Total:	0.00
Invoice Total:	18,714.65
Applied CM/Pmts:	\$0.00
Invoice Balance:	18,714.65

Hann and Hann, Inc.
12307 Washington Avenue
Rockville, MD 20852
Phone: 301.468.3340
Web: <https://hannandhann.com/>

Hann & Hann^{inc.}



CONSTRUCTION SERVICES

Invoice

Reference Nbr.: 006505
Date: 23-May-2024
Due Date: 22-Jun-2024
Customer ID: C100069
Project: 241407-10

BILL TO:

Americana Centre Condominium
C/O FirstService Residential
PO Box 34778
Charlotte NC 28234

JOB LOCATION:

Americana Centre Condominium
#12 Monroe Street
Rockville, MD 20852

TERMS

NET 30

NO. DESCRIPTION

1 Deposit Invoice for Stairwell Renovations at Building #12 as
per proposal dated 04/18/24 and per direction of Reena Vohra
(General Manager).

1/3 Deposit Due of Contract Amount \$28,072.00

Thank You For The Business!

Applied Credit Memos and Payments

NOTE:

Sales Total:	9,357.35
Tax Total:	0.00
Invoice Total:	9,357.35
Applied CM/Pmts:	\$0.00
Invoice Balance:	9,357.35

Hann & Hann^{Inc.}



CONSTRUCTION SERVICES

Painting / Wallcovering / Construction

Established 1974



LICENSE • REGISTRATION • CERTIFICATION • PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT STATE OF

TERRY R. HANN

HANN & HANN

12307 WASHINGTON AVE

ROCKVILLE, MD 20852

IS AN AUTHORIZED:

01 - CONTRACTOR

LIC/REG/CERT
10436

EXPIRATION
06-18-2024

EXTENSION
N/A

RENEWAL NO.
5893087

Signature of Owner

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

Lafayette J. Dignato, Jr.
Chairman

Raymond C. Harkins
1st Vice Chairman

Tiffany P. Harkins
Secretary



GOVERNMENT
OF THE
DISTRICT OF COLUMBIA
Muriel Bowser, Mayor

Department of Licensing and Consumer Protection

Business Licensing Division
1100 4th Street S.W.
Washington DC 20024

Date Issued: 03/29/2023
Category: 4105
License #: 410523000428
License Period: 3/1/2023 - 2/28/2027

BASIC BUSINESS INFORMATION

Billing Name and Address:

TERRY HANN

Hann & Hann Inc.

12307 Washington Avenue
Rockville MD 20852

Premise/Application's Name and Address:

Hann & Hann Inc.

12307 WASHINGTON AVE - BLDG. ROCKVILLE, MD
20852

Registered Agent's Name and Address:

CT Corporation System

1015 15th Street NW
Washington DC 20005

Owner's Name:

Corp Name: Hann & Hann Inc.

Trade Name: Hann & Hann, Inc.

CofC/HOP#	SSL	Zone	Ward	ANC	PERM NO.
Class A		UNITS: 1			

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 387-8500

EXPIRES ON
05-31-2025

NUMBER
2705074394

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS: CIC HIC LAC PTC



HANN & HANN INCORPORATED
12307 WASHINGTON AVE
ROCKVILLE, MD 20852



Status can be verified at <http://www.dpor.virginia.gov>

12307 Washington Ave. Rockville, MD 20852
Telephone (301) 468-3340 • Fax (301) 881-5594
www.hannandhann.com







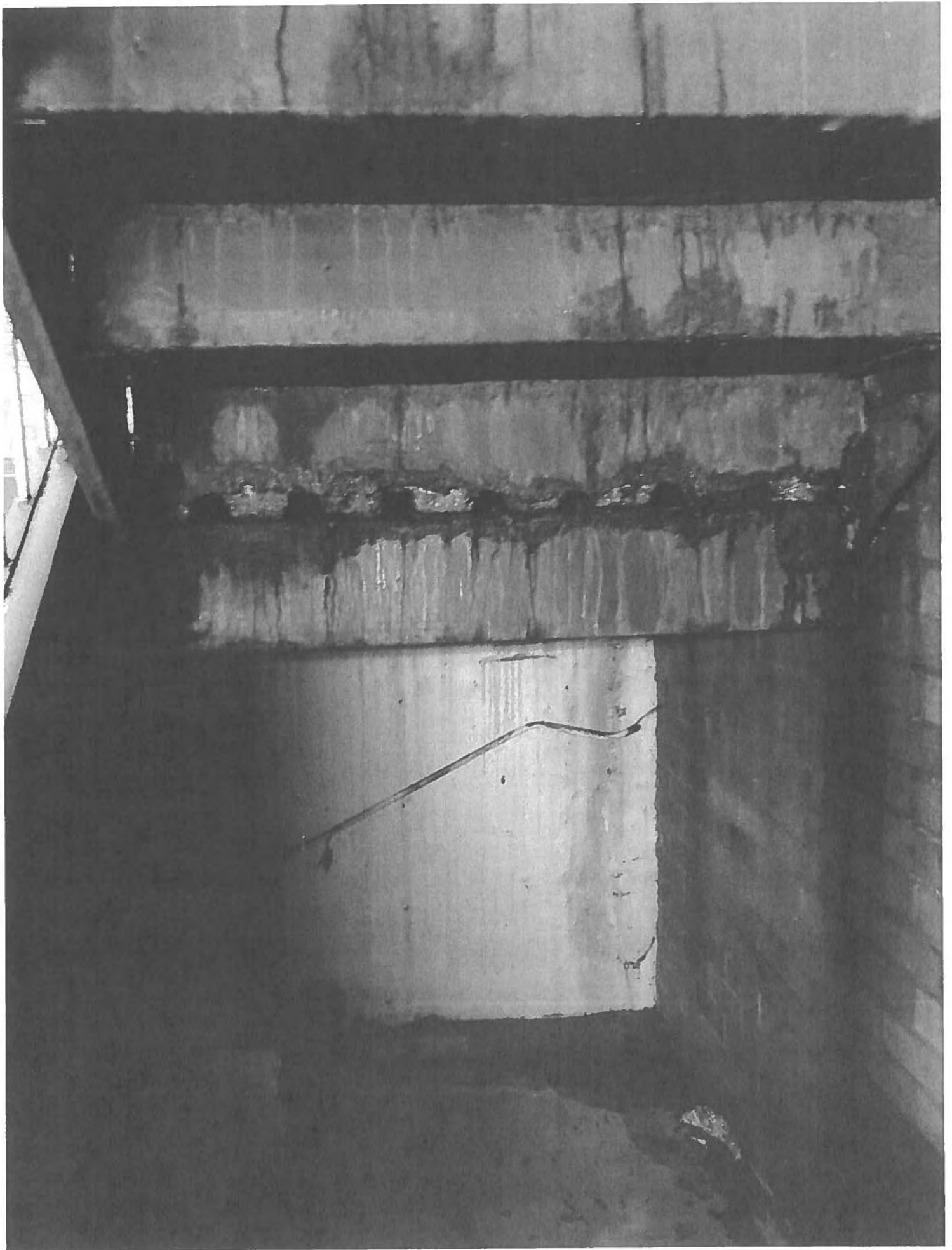








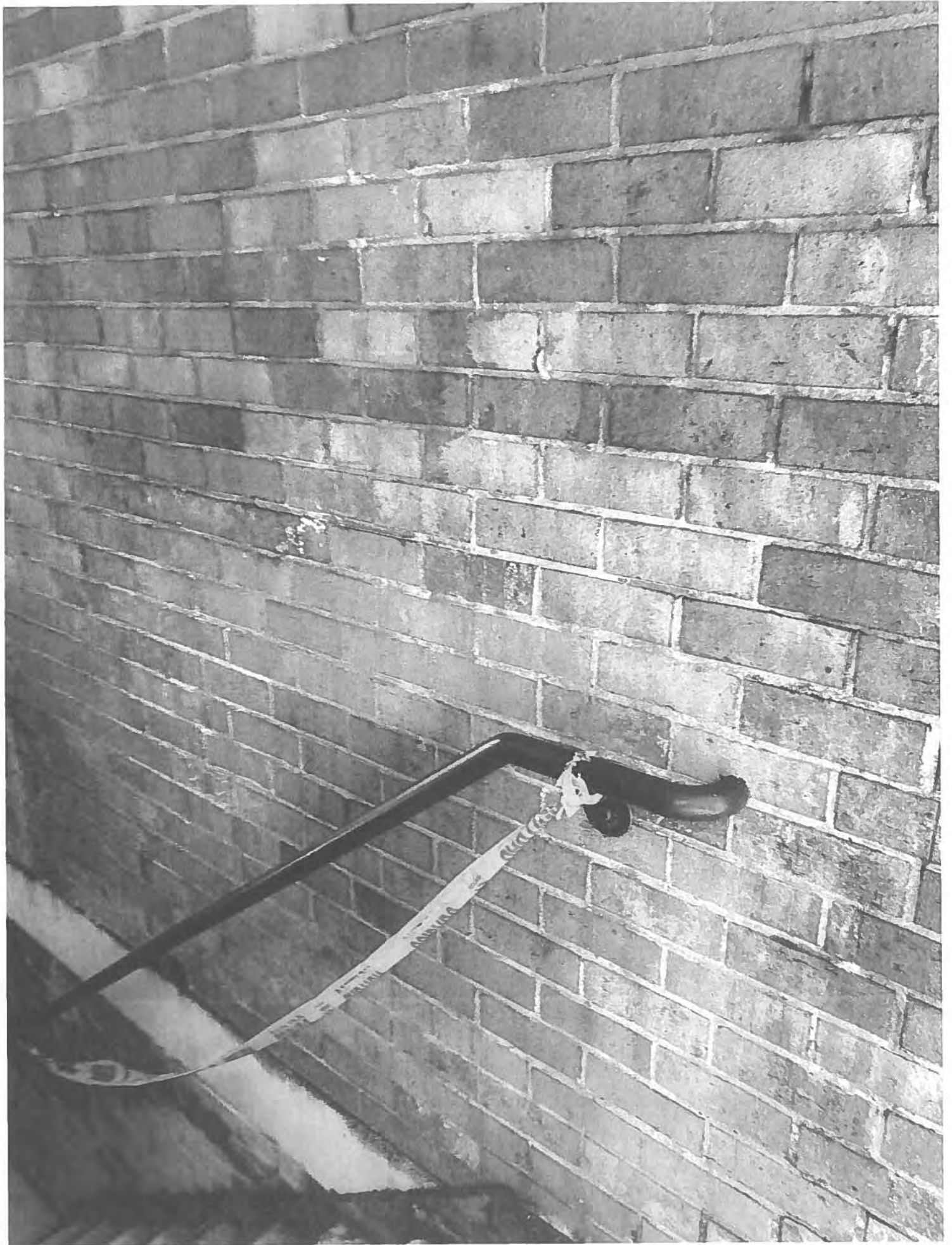














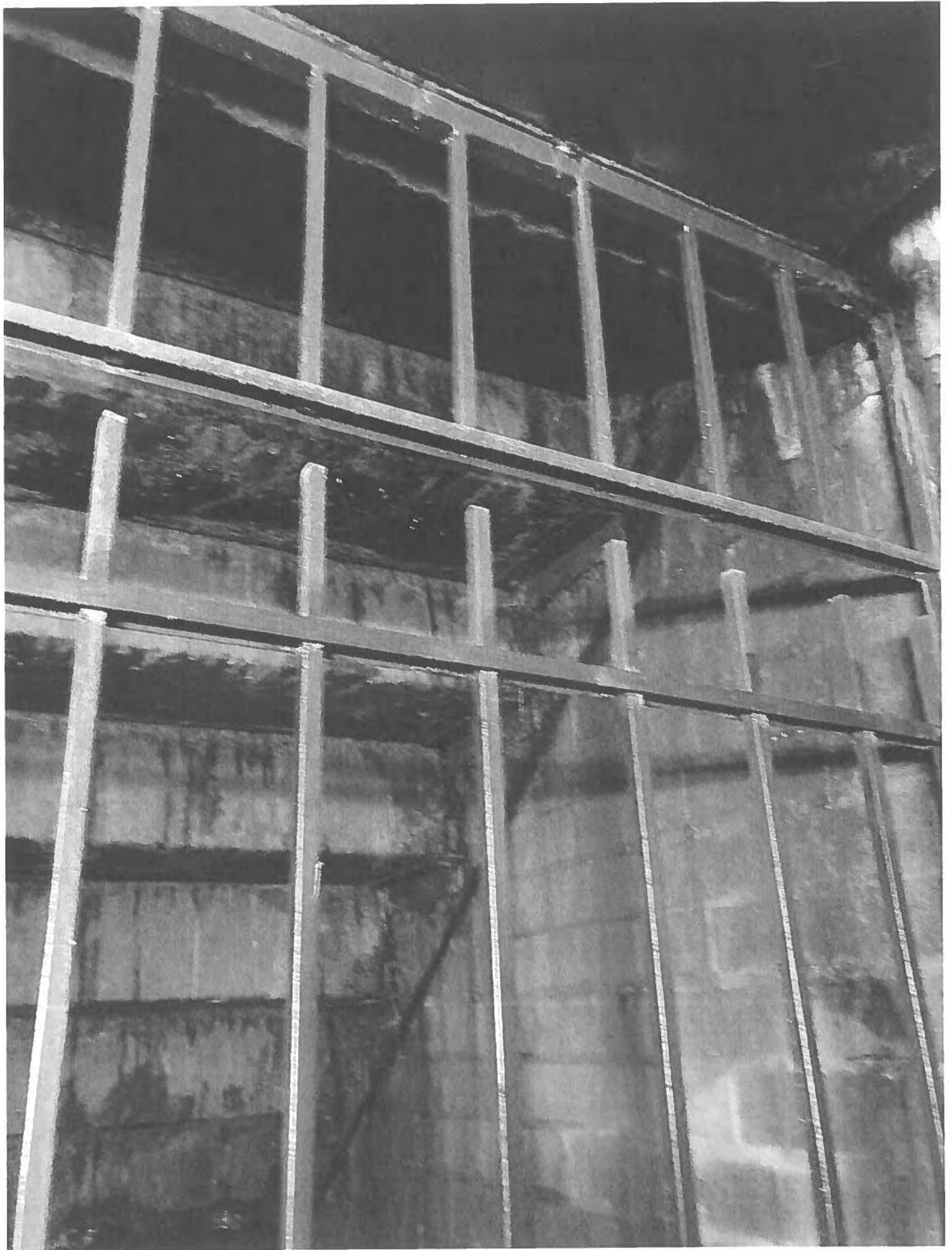








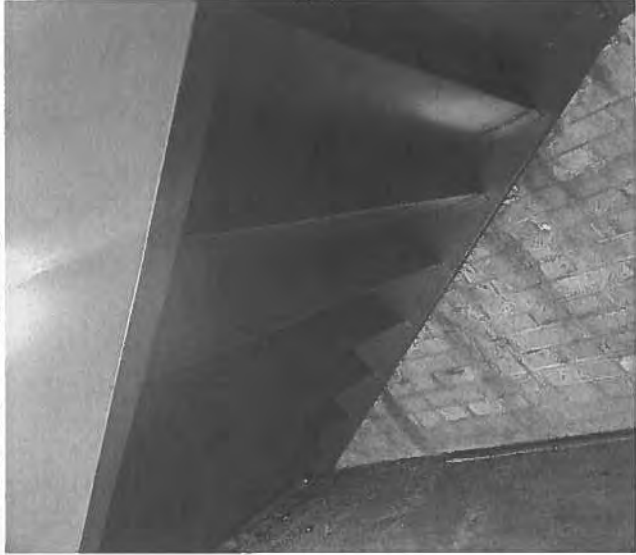








Building 12 Stairs





17209690544 10410010390 1596817009510

[illegible]

FOR SECURITY PURPOSES, THE BACK OF THIS CHECK MUST REMAIN AN UNALTERED IMAGE.

 **Avdxchange, Inc.**
PO BOX 36550
CHARLOTTE, NC 28256
704-608-7051

Please pay to the order of
American Centre Condominium, Inc.
FirstService Residential - Northwest
Payroll ID: 37867
Payment debited by AutoPay Bill Payment

CHECK NO. **7205396739**

Payable Amount: Reservation # 103410

DATE **05/29/2024** AMOUNT **\$*****9,357.35**

VOID AFTER 90 DAYS

PAY **Nine Thousand Three Hundred Fifty Seven And 35/100 Dollars**

TO THE ORDER OF **HANN AND HANN INC**
12307 WASHINGTON AVE
ROCKVILLE, MD 20852-1819

ALTHOR PLO SIGNATURE

⑈7205396739⑈ ⑆041001039⑆ 359681584215⑈

For Deposit Only
This check is void when cashed at a location other than the bank or credit union that issued it. If cashed elsewhere, the casher will be liable to the bank or credit union for the amount of the check.

0000209107659

12307 Washington Avenue
11501

VOIDED ON THE FRONT OF THE CHECK BY THE BANK OR CREDIT UNION THAT ISSUED IT. IF CASHED ELSEWHERE, THE CASHER WILL BE LIABLE TO THE BANK OR CREDIT UNION FOR THE AMOUNT OF THE CHECK.

THIS CHECK ALSO CONTAINS THE FOLLOWING SECURITY FEATURES:

1. WATER MARK: A watermark of the bank's logo is visible when held up to the light.
2. PAPER: The paper has a coarse, textured feel and is made of 100% cotton.
3. SECURITY: The check has a security thread that runs through it.
4. VOID: The word "VOID" is printed in the bottom right corner of the check.
5. Other Security Features are present.

HISTORIC TAX CREDIT 2024

PREMIER POOL MANAGEMENT

EXTERIOR POOL REPAIRS

REPLASTERING THE COMPLETE EXTERIOR
MAIN POOL, WADING POOL, REPLACING
THE COPING TILES, REPLACING POOL
PUMP, REPAIR BEAM CRACKS

TOTAL COST - \$120,450

HISTORIC TAX CREDIT 2024

INVOICE SUMMARY

PREMIER POOL - \$120,450

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13973	PREMIER POOL	3/5/2024	Americana Centre (R0650)	\$46,275.00
14300	PREMIER POOL	4/17/2024	Americana Centre (R0650)	\$46,275.00
14301	PREMIER POOL	4/17/2024	Americana Centre (R0650)	\$1,300.00
14302	PREMIER POOL	4/17/2024	Americana Centre (R0650)	\$11,350.00
15136	PREMIER POOL	6/15/2024	Americana Centre (R0650)	\$2,750.00
14989	PREMIER POOL	6/4/2024	Americana Centre (R0650)	\$12,500.00
			TOTAL	\$120,450.00

R0650 Americana Centre Condominium, Inc.

01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account Account #	Description Account Desc	Invoice Amt	Amount Paid	Balance
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	5,866.34	5,866.34	00.00
			Checks: 37901	opr1	06/13/2024		5,866.34	
478118	R	14820	06/04/2024	20000		6,383.33	6,383.33	00.00
		06/01/2024	06/01/2024		2024-06-01T00:00:00			
R0650 Americana Cent			No	73550	Pool Contract	6,383.33	6,383.33	00.00
			Checks: 37887	opr1	06/04/2024		6,383.33	
466513	R	14302	04/23/2024	20000		11,350.00	11,350.00	00.00
		04/17/2024	04/17/2024		2024-04-17T00:00:00			
R0650 Americana Cent			No	90155	Pool Repairs	11,350.00	11,350.00	00.00
			Checks: 37818	opr1	04/23/2024		11,350.00	
466512	R	14301	04/23/2024	20000		1,300.00	1,300.00	00.00
		04/17/2024	04/17/2024		2024-04-17T00:00:00			
R0650 Americana Cent			No	90155	Pool Repairs	1,300.00	1,300.00	00.00
			Checks: 37818	opr1	04/23/2024		1,300.00	
466511	R	14300	04/23/2024	20000		46,275.00	46,275.00	00.00
		04/17/2024	04/17/2024		2024-04-17T00:00:00			
R0650 Americana Cent			No	90155	Pool Repairs	46,275.00	46,275.00	00.00
			Checks: 37818	opr1	04/23/2024		46,275.00	
461031	R	14038	04/04/2024	20000		6,383.33	6,383.33	00.00
		04/01/2024	04/01/2024		2024-04-01T00:00:00			
R0650 Americana Cent			No	73550	Pool Contract	6,383.33	6,383.33	00.00
			Checks: 37754	opr1	04/10/2024		6,383.33	
458714	R	14128	03/28/2024	20000		115.00	115.00	00.00
		03/26/2024	03/26/2024		2024-03-26T00:00:00			
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	115.00	115.00	00.00
			Checks: 37754	opr1	04/10/2024		115.00	
458713	R	14127	03/28/2024	20000		975.00	975.00	00.00
		03/26/2024	03/26/2024		2024-03-26T00:00:00			
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	975.00	975.00	00.00
			Checks: 37754	opr1	04/10/2024		975.00	
458712	R	14126	03/28/2024	20000		725.00	725.00	00.00
		03/26/2024	03/26/2024		2024-03-26T00:00:00			
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	725.00	725.00	00.00
			Checks: 37754	opr1	04/10/2024		725.00	
499885	R	15662	08/06/2024	20000		485.00	485.00	00.00
		08/01/2024	08/11/2024		AntiPhosp			
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	485.00	485.00	00.00
			Checks: 38012	opr1	08/06/2024		485.00	
470254	R	14319	05/07/2024	20000		6,383.33	6,383.33	00.00
		05/02/2024	05/02/2024		2024-05-02T00:00:00			
R0650 Americana Cent			No	73550	Pool Contract	6,383.33	6,383.33	00.00
			Checks: 37846	opr1	05/07/2024		6,383.33	

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2024 to 02/18/2025

Vch #	Type	Invoice Inv Date	GL Date Due Date	Account Account #	Description Account Desc	Invoices Amt	Amount Paid	Balance
Entity			1099 Line					
PREMIER POOL MANAGEMENT INC (Active)								
456297	R	13973	03/19/2024	20000		46,275.00	46,275.00	00.00
		03/05/2024	03/05/2024		2024-03-05T00:00:00			
R0650 Americana Cent			No	90155	Pool Repairs	46,275.00	46,275.00	00.00
			Checks: 37729	opr1	03/19/2024		46,275.00	
451987	R	13775	03/05/2024	20000		6,383.33	6,383.33	00.00
		03/02/2024	03/02/2024		2024-03-02T00:00:00			
R0650 Americana Cent			No	73550	Pool Contract	6,383.33	6,383.33	00.00
			Checks: 37694	opr1	03/05/2024		6,383.33	
447520	R	13664	02/15/2024	20000		6,383.33	6,383.33	00.00
		02/01/2024	02/01/2024		2024-02-01T00:00:00			
R0650 Americana Cent			No	73550	Pool Contract	6,383.33	6,383.33	00.00
			Checks: 37673	opr1	02/15/2024		6,383.33	
557485	R	16236	02/18/2025	20000		6,683.33	6,683.33	00.00
		01/30/2025	01/30/2025		011318			
R0650 Americana Cent			No	73550	Pool Contract	6,683.33	6,683.33	00.00
			Checks: 38350	opr1	02/18/2025		6,683.33	
514433	R	15819	09/24/2024	20000		3,195.00	3,195.00	00.00
		09/18/2024	09/28/2024		Winterization			
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	3,195.00	3,195.00	00.00
			Checks: 38094	opr1	09/24/2024		3,195.00	
514432	R	15479	09/24/2024	20000		4,633.35	4,633.35	00.00
		07/16/2024	07/16/2024		011318			
R0650 Americana Cent			No	73550	Pool Contract	4,633.35	4,633.35	00.00
			Checks: 38094	opr1	09/24/2024		4,633.35	
494732	R	15480	07/18/2024	20000		334.08	334.08	00.00
		07/16/2024	07/16/2024		011318			
R0650 Americana Cent			No	73550	Pool Contract	334.08	334.08	00.00
			Checks: 37968	opr1	07/18/2024		334.08	
491635	R	15227	07/09/2024	20000		4,633.35	4,633.35	00.00
		07/02/2024	07/02/2024		2024-07-02T00:00:00			
R0650 Americana Cent			No	73550	Pool Contract	4,633.35	4,633.35	00.00
			Checks: 37952	opr1	07/09/2024		4,633.35	
483757	R	14989	06/18/2024	20000		12,500.00	12,500.00	00.00
		06/04/2024	06/04/2024		2024-06-04T00:00:00			
R0650 Americana Cent			No	90155	Pool Repairs	12,500.00	12,500.00	00.00
			Checks: 37910	opr1	06/18/2024		12,500.00	
482780	R	15136	06/13/2024	20000		2,750.00	2,750.00	00.00
		06/15/2024	06/15/2024		2024-06-15T00:00:00			
R0650 Americana Cent			No	64960	Pool Repair & Maintenance	2,750.00	2,750.00	00.00
			Checks: 37901	opr1	06/13/2024		2,750.00	
482779	R	15100	06/13/2024	20000		5,866.34	5,866.34	00.00
		06/05/2024	06/05/2024		2024-06-05T00:00:00			

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2024 to 02/18/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account 1099 Line	Description Account Desc	Invoice Amt	Amount Paid	Balance
Vendor Totals			Invoices:			180,012.10		00.00
			Credits:				00.00	
			Checks:				180,012.10	

JOB PROPOSAL

PREMIER POOL MANAGEMENT, INC.
12339 Carroll Ave., Suite B
Rockville, MD 20852

Customer Info
Americana Center 118 Monroe Street Rockville, MD 20850

Estimate #	10069
Date Ordered	2/28/2024
Order Taken By	RS-
Start Date	4/1/2024
Comments	Rec Repairs - Strip & Plaster

Item	Description	Qty	Unit Cost	Total
	- Ensure that the PH is maintained in between 7.0 - 7.4 during startup period - Ensure that metals in the water do not exceed 2ppm during startup period - Check after a storm to ensure that there has not been any dirt deposited in the pool *If we discover any beam damage after coping tile/plaster removal the price for repair will be as follow: Up to 6" \$ 50 per LF 6"-12" \$ 80 per LF 12"-18" \$ 110 per LF Payments: 50% at the time of approval 50% at the time of job completion VGB Compliance Repair. Price includes: - Install new main drain cover and adapter - Health Department filing fee			
S114		2	875.00	1,750.00
OTHER	**PRICE DOES NOT INCLUDE REPAIRS DISCOVERED DURING PREPARATION IF ANY (STRUCTURAL CRACKS, ETC.)			

Per Roman Shestakov, by
price reduced
\$2,700
total
\$92,550.00

Warranty: 3 years from project completion.

Additional Notes:

- * Please do not pay from this proposal. Invoice to follow.
- * Job completion may be delayed due to parts availability.
- * Additional charges may apply.
- * Price valid for 30 days.

Approved via email vote 3/5/24

Subtotal	\$95,250.00
Sales Tax (6.0%)	\$0.00
Total	\$95,250.00

Discount 2,700.00
92,550.00

AUTHORIZED SIGNATURE

[Signature]

CUSTOMER NAME

JANET W WILSON

DATE

3/5/2024

Please do not pay off of this proposal, an invoice will be generated and sent under separate cover. Upon receipt of the invoice, payment must be made by the due date or invoice will incur a 5% late fee per month.

JOB PROPOSAL

PREMIER POOL MANAGEMENT, INC.
12339 Carroll Ave., Suite B
Rockville, MD 20852

Customer Info
Americana Center 118 Monroe Street Rockville, MD 20850

Estimate #	10624
Date Ordered	4/22/2024
Order Taken By	SK
Start Date	4/29/2024
Comments	Pump Replacement

Item	Description	Qty	Unit Cost	Total
SERVICE W...	Replace Main Pool Pump	1	12,500.00	12,500.00
<i>Capital Exp</i> <i>CL - 90151</i>				

Warranty: 30 days from project completion.

Additional Notes:

- Please do not pay from this proposal. Invoice to follow.
- Job completion may be delayed due to parts availability.
- Additional charges may apply.
- Price valid for 30 days

Approved
unanimously
by Board
on 4/29/24

Subtotal	\$12,500.00
Sales Tax (6.0%)	\$0.00
Total	\$12,500.00

AUTHORIZED SIGNATURE

Janet Wilson

CUSTOMER NAME

JANET WILSON

DATE

5/1/2024

Please do not pay off of this proposal, an invoice will be generated and sent under separate cover. Upon receipt of the invoice, payment must be made by the due date or invoice will incur a 5% late fee per month.

Tel: (301) 989-2200 • Fax: (301) 989-2261
www.premierswim.com

JOB PROPOSAL

PREMIER POOL MANAGEMENT, INC.
12339 Carroll Ave., Suite B
Rockville, MD 20852

Customer Info
Americana Center 118 Monroe Street Rockville, MD 20850

Estimate #	10417
Date Ordered	4/8/2024
Order Taken By	SK
Start Date	4/18/2024
Comments	Service Work

Item	Description	Qty	Unit Cost	Total
SERVICE W...	Repair 25 ft of beam cracks	1	6,750.00	6,750.00
SERVICE W...	Supply and install 50ft cord LED light fixture	4	1,150.00	4,600.00
<i>Capital Exp. GL-90155</i>				

Warranty: 6 months from project completion.

Additional Notes:

- * Please do not pay from this proposal. Invoice to follow.
- * Job completion may be delayed due to parts availability.
- * Additional charges may apply.
- * Price valid for 30 days.

Subtotal	\$11,350.00
Sales Tax (6.0%)	\$0.00
Total	\$11,350.00

AUTHORIZED SIGNATURE

Janet Wilson

CUSTOMER NAME

JANET WILSON

DATE

4/18/2024

Please do not pay off of this proposal, an invoice will be generated and sent under separate cover. Upon receipt of the invoice, payment must be made by the due date or invoice will incur a 5% late fee per month.

Tel: (301) 989-2200 • Fax: (301) 989-2261
www.premierswim.com

JOB PROPOSAL

PREMIER POOL MANAGEMENT, INC.
12339 Carroll Ave., Suite B
Rockville, MD 20852

Customer Info
Americana Center 118 Monroe Street Rockville, MD 20850

Estimate #	10071
Date Ordered	2/28/2024
Order Taken By	RS-
Start Date	4/1/2024
Comments	Recommended Repairs

Item	Description	Qty	Unit Cost	Total
C102	Replace Coping Stone. (Each) Price includes: - Demo and disposal - Materials and installation - Perimeter caulking <i>Approved via email 3/5/24</i> **PRICE DOES NOT INCLUDE REPAIRS DISCOVERED DURING PREPARATION IF ANY (STRUCTURAL CRACKS, ETC.)	4	325.00	1,300.00

Warranty: 6 months from project completion

Subtotal	\$1,300.00
Sales Tax (6.0%)	\$0.00
Total	\$1,300.00

Additional Notes:

- * Please do not pay from this proposal. Invoice to follow.
- * Job completion may be delayed due to parts availability.
- * Additional charges may apply.
- * Price valid for 30 days.

AUTHORIZED SIGNATURE

Janet W. Wilson

CUSTOMER NAME

JANET W. WILSON

DATE

3/5/2024

Please do not pay off of this proposal, an invoice will be generated and sent under separate cover. Upon receipt of the invoice, payment must be made by the due date or invoice will incur a 5% late fee per month.

Invoice

Premier Pool Management, Inc.

12339 Carroll Ave, Suite B

Rockville, MD 20852

Tel: (301) 989-2200

Fax: (301) 989-2261

Due Date	Date of Invoice	Invoice #
3/5/2024	3/5/2024	13973

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed,
and indicate changes.

New Contact Information:

Balance Due**\$46,275.00**

Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.

12339 Carroll Ave, Suite B

Rockville, MD 20852

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #
Due on receipt	

Item	Description	Qty	Unit Price	Amount
SERVICE WO...	Repairs & Plaster deposit invoice Approved estimate # 10069 : \$92,550		46,275.00	46,275.00

Contact Info:
Tel: (301) 989-2200
Fax: (301) 989-2261

Sub-Total:	\$46,275.00
Sales Tax: (6.0%)	\$0.00
Total Amount Due:	\$46,275.00

Premier Pool Management, Inc.
 12339 Carroll Ave., Suite B
 Rockville, MD 20852

Invoice

Due Date	Date of Invoice	Invoice #
4/27/2024	4/17/2024	14300

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed, and indicate changes.

New Contact Information:

Balance Due

Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.
 12339 Carroll Ave., Suite B
 Rockville, MD 20852

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #	P.O. No.
Net 10	Rec Repairs...	

Item	Description	Qty	Unit Price	Amount
W120	Remove plaster from shell down to first layer. Procedure may be necessary if there are 3 or more layer of plaster on shell or if the pool has large areas of hollow plaster. Any additional layer of plaster past three layers will be billed at a cost of \$17,000.00	1	50,900.00	50,900.00
W100	Main and Wading Pool Plaster: - 3/8 to 1/2 inches thick and smooth troweled - Cut and chip lights, returns and tile as necessary - Remove/replace expansion joint - Apply Scratch Kote bonding material - sprayed on - Apply plaster finish - All startup water balancing chemicals to be provided by contractor Contractors maintenance responsibilities include: - Fill the pool and start the systems - After the filter has been started the pool will be brushed at least 4 times a week for the 1st week and 2 times a week thereafter with a combination of stainless steel/nylon brushes depending on the softness of the hydroxide formations. - Keep the chemical balance of the pool water at	1	42,600.00	42,600.00

Contact Info:
 Tel: (301) 989-2200
 Fax: (301) 989-2261

Sub-Total:

Sales Tax: (6.0%)

Total Amount Due:

Invoice

Premier Pool Management, Inc.
12339 Carroll Ave., Suite B
Rockville, MD 20852

Due Date	Date of Invoice	Invoice #
4/27/2024	4/17/2024	14300

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed,
and indicate changes.

New Contact Information:

Balance Due

Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.
12339 Carroll Ave., Suite B
Rockville, MD 20852

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

		Terms	Account #	P.O. No.
		Net 10	Rec Repairs...	
Item	Description	Qty	Unit Price	Amount
W100	proper levels at all times. This includes but is not limited to: - Ensure that the Total Alkalinity is below 100ppm during startup period - Ensure that the PH is maintained in between 7.0 - 7.4 during startup period - Ensure that metals in the water do not exceed 2ppm during startup period - Check after a storm to ensure that there has not been any dirt deposited in the pool *If we discover any beam damage after coping/tile/plaster removal the price for repair will be as follow: Up to 6" \$- 50 per LF 6"-12" \$ 80 per LF 12"-18" \$ 110 per LF Payments: 50% at the time of approval 50% at the time of job completion Deposit invoice # 13973/03.05.24		-46,275.00	-46,275.00

Contact Info:
Tel: (301) 989-2200
Fax: (301) 989-2261

Sub-Total:

Sales Tax: (6.0%)

Total Amount Due:

Premier Pool Management, Inc.
 12339 Carroll Ave., Suite B
 Rockville, MD 20852
 Tel: (301) 989-2200
 Fax: (301) 989-2261

Invoice

Due Date	Date of Invoice	Invoice #
4/27/2024	4/17/2024	14300

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed, and indicate changes.

New Contact Information:

Balance Due	\$46,275.00
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Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.
 12339 Carroll Ave., Suite B
 Rockville, MD 20852

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #	P.O. No.
Net 10	Rec Repairs...	

Item	Description	Qty	Unit Price	Amount
S114	VGB Compliance Repair. Price includes: - Install new main drain cover and adapter - Health Department filing fee	2	875.00	1,750.00
DISCOUNT	Discount	1	-2,700.00	-2,700.00

Contact Info:
 Tel: (301) 989-2200
 Fax: (301) 989-2261

Sub-Total:	\$46,275.00
Sales Tax: (6.0%)	\$0.00
Total Amount Due:	\$46,275.00

Invoice

Premier Pool Management, Inc.

12339 Carroll Ave., Suite B

Rockville, MD 20852

Tel: (301) 989-2200

Fax: (301) 989-2261

Due Date	Date of Invoice	Invoice #
4/27/2024	4/17/2024	14301

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed,
and indicate changes.

New Contact Information:

Balance Due**\$1,300.00**

Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.

12339 Carroll Ave., Suite B

Rockville, MD 20852

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #	P.O. No.
Net 10	Recommend...	

Item	Description	Qty	Unit Price	Amount
C102	Replace Coping Stone. (Each) Price includes: - Demo and disposal - Materials and installation - Perimeter calking **PRICE DOES NOT INCLUDE REPAIRS DISCOVERED DURING PREPARATION IF ANY (STRUCTURAL CRACKS, ETC.).	4	325.00	1,300.00

Contact Info:
Tel: (301) 989-2200
Fax: (301) 989-2261

Sub-Total:	\$1,300.00
Sales Tax: (6.0%)	\$0.00
Total Amount Due:	\$1,300.00

Premier Pool Management, Inc.

Due Date	Date of Invoice	Invoice #
4/27/2024	4/17/2024	14302

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed, and indicate changes.

New Contact Information:

Balance Due	\$11,350.00
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Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #	P.O. No.
Net 10	Service Work	

Item	Description	Qty	Unit Price	Amount
SERVICE WO...	Repair 25 ft of beam cracks	1	6,750.00	6,750.00
SERVICE WO...	Supply and install 50ft cord LED light fixture	4	1,150.00	4,600.00

Contact Info:
Tel: (301) 989-2200
Fax: (301) 989-2261

Sub-Total:	\$11,350.00
Sales Tax: (6.0%)	\$0.00
Total Amount Due:	\$11,350.00

Premier Pool Management, Inc.

Due Date	Date of Invoice	Invoice #
6/25/2024	6/15/2024	15136

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed, and indicate changes.

New Contact Information:

Balance Due	\$2,750.00
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Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #	P.O. No.
Net 10	Prior to Fill	

Item	Description	Qty	Unit Price	Amount
S117	Replace H&L strainer basket (main)	1	490.00	490.00
S130	Replace light transformers	2	650.00	1,300.00
W218	Install depth marker sticker	8	120.00	960.00

Contact Info:
Tel: (301) 989-2200
Fax: (301) 989-2261

Sub-Total:	\$2,750.00
Sales Tax: (6.0%)	\$0.00
Total Amount Due:	\$2,750.00

Premier Pool Management, Inc.

Due Date	Date of Invoice	Invoice #
6/14/2024	6/4/2024	14989

Americana Center
118 Monroe Street
Rockville, MD 20850

☐ Please check box if address is incorrect or has changed, and indicate changes.

New Contact Information:

Balance Due	\$12,500.00
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Please Make all checks payable to: Premier Pool Management, Inc.

Premier Pool Management, Inc.

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Terms	Account #	P.O. No.
Net 10	Pump Repla...	

Item	Description	Qty	Unit Price	Amount
SERVICE WO...	Replace Main Pool Pump	1	12,500.00	12,500.00

Contact Info:
Tel: (301) 989-2200
Fax: (301) 989-2261

Sub-Total:	\$12,500.00
Sales Tax: (6.0%)	\$0.00
Total Amount Due:	\$12,500.00

[illegible]

[illegible]

[illegible]

[illegible]

Click column headers and drop arrows to group by column.

Accounting System Check #	AvidPay Check # / e-Payment	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
37901		AvidSync	6/13/2024		8/8/2024 9:21 AM	Check	Cleared	2,750.00
37901	e-Payment # 041001034839836	AvidPay	6/13/2024	6/18/2024	6/18/2024 7:21 AM	e-Payment	Cleared	2,750.00

Accounting System Check #	AvidPay Check # / e-Payment #	Source	↑ Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
37910		AvidSync	6/18/2024		8/8/2024 9:21 AM	Check	Cleared	12,500.00
37910	e-Payment # 041001039745086	AvidPay	6/18/2024	6/21/2024	6/21/2024 7:27 AM	e-Payment	Cleared	12,500.00

POOL RESURFACING - BEFORE



POOL RESURFACING - DURING



POOL RESURFACING - DURING



POOL RESURFACING - AFTER



HISTORIC TAX CREDIT 2024

POWER SYSTEMS ELECTRIC CORP (PSE)
UNDERGROUND ELECTRICAL REPAIRS
REFEEDING THE EXTERIOR UNDERGROUND
WIRES FROM THE MAIN MONUMENT
ENTRANCE, DAMAGED DURING THE
UNDERGROUND GAS PIPELINE
INSTALLATION BY WASHINGTON GAS.

TOTAL COST - \$4,605.51

HISTORIC TAX CREDIT 2024

INVOICE SUMMARY

POWER SYSTEMS (PSE) - \$4,605.51

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
37699963	PSE	11/21/2024	Americana Centre (R0650)	\$4,605.51
			TOTAL	\$4,605.51

Vendor History Report

R0650 Americana Centre Condominium, Inc.

01/01/2024 to 03/11/2025

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account 1099 Line	Account #	Description Account Desc	Invoice Amt	Amount Paid	Balance
POWER SYSTEMS ELECTRIC CORPORATION (Active)									
534434	R	M37699963	12/03/2024	20000			4,605.51	4,605.51	00.00
		11/21/2024	11/21/2024			813824			
R0650 Americana Cent			No	66640		Electrical R & M	4,605.51	4,605.51	00.00
			Checks: 38219		opr1	12/03/2024		4,605.51	
Vendor Totals							Invoices: 4,605.51		00.00
							Credits:	00.00	
							Checks:	4,605.51	



Invoice #: M37699963
Customer Id: 813824
Invoice Date: 11/21/2024
Due Date: 12/16/2024

Bill To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Ship To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Description		Amount
Labor		\$978.75
Parts		\$3,626.76
	Subtotal	\$4,605.51
	Total	\$4,605.51



From | **Power Systems Electric Corp**
603-1 Dover Road
Rockville MD 20850
(301) 279-6777

Quote No. | **2018831**
Type | Service Call
Prepared By | M01 Dept.
Created On | 11/15/2024

Quote For | **Americana Centre Condominium c/o FirstService Residential**
Americana Centre
Condominium
118 Monroe Street
Rockville MD 20850
(301) 340-7770

Description of Work

WORK ORDER STATUS REPORT

Date: 11/15/24

Attn: Reena Vohra

Company: FirstService Residential

Urgent / Life Safety Issue / Not Code Compliant

SERVICE LOCATION & JOB INFORMATION

Property Name: Americana Centre Condominiums

Address: 118 Monroe Street

City & State: Rockville, MD

PSEC Job #: 37699963

Date and Time Received: 11/13/24 @ 1:19pm

Customer Provided PO#: NONE

Job Type: Damaged Underground Wiring

Current Cost to Date: \$217.75

Description of work performed: PSE electrician was dispatched on 11/14/24 to inspect and assess underground wiring for the front entrance lighting that was damaged by gas company contractor excavating the roadway for repair work. Upon arrival, met with onsite personnel and the gas company contractor, inspected the excavated area in the middle of the roadway and the damaged wiring. Determined the old original wiring not at proper depth for a permanent splice repair and damage to extensive for repairs. Assessed the circuit and located junction box at the entrance sign wall with old feed wire. Gathered photos and information for a full permanent refeed.

Additional Cost to Complete: \$3,880.00

Description of work remaining: Return to 118 Monroe Street to perform a re-feed from the junction box on the wall at the front entrance sign to the pole light across the parking lot.

- Refeed will consist of directional boring under the parking lot to install approximately 40ft of 3/4inch HDPE conduit at a depth of 24inches per the NEC.
- Refeed will consist of changing over to 1/2inch IMC conduit to terminate conduit into the pole light base and into the existing junction box.
- Refeed will consist of pulling approximately 45ft of new #10 THHN conductors, making terminations and testing for operation.

Thank you for the opportunity to be of service.

Vincent McClain - Branch Manager - MD

Representing Power Systems Electric Corporation

PLEASE ELECTONICALLY APPROVAL THIS FORM BY CLICKING THE GREEN APPROVE BUTTON IN THE TOP RIGHT CORNER OR YOU MAY PRINT, SIGN AND RETURN THIS FORM VIA EMAIL AS AUTHORIZATION TO PROCEED. WORK SHALL COMMENCE UPON RECEIPT OF SIGNED OR ELECTRONIC AUTHORIZATION.

Terms: 1/3 Deposit Required & Progressive Billing at the Discretion of PSEC, Net Due Upon Receipt of Invoice.

I/we accept the above quotation including terms and conditions on back of quotation. A late payment charge of 2% per month (24% per year) will be charged on all invoices over 30 days.

Services to be completed

[Wiring] Location - Building

Return to 118 Monroe Street to perform a re-feed from the junction box on the wall at the front entrance sign to the pole light across the parking lot.

- Refeed will consist of directional boring under the parking lot to install approximately 40ft of 3/4inch HDPE conduit at a depth of 24inches per the NEC.
- Refeed will consist of changing over to 1/2inch IMC conduit to terminate conduit into the pole light base and into the existing junction box.
- Refeed will consist of pulling approximately 45ft of new #10 THHN conductors, making terminations and testing for operation.

GRAND TOTAL \$3,880.00

Terms and Conditions

TERMS AND CONDITIONS

1. Power Systems Electric Corporation (PSEC) is not responsible for any charges that could be made by the Utility Company in connection with this work. Customer will pay such charges, if any, directly to the appropriate Utility Company. Any special arrangements for appointments should be made directly between the Customer and the Utility Company. Therefore, payment of our invoice (s) shall not be delayed due to unfinished work related to Utility Company. Our contract shall be considered complete and final payment (s) and/or outstanding balances are due upon final electrical inspection of work. Final payment (s) shall not be withheld pending the Power Company scheduling of new service or connections.
2. PSEC is not responsible for restoration of any plaster, decorations, landscaping, grass area, blacktop, concrete or other materials, if any, damaged by us because of this installation or work.
3. Underground cable work and excavations if applicable and indicated in scope of work text; price includes necessary trench, back fill and grass seed with straw cover. However, final restoration of disturbed areas, if any, is not included in this scope of work.
4. Underground excavations; scope of work does not include excavation or removal of rock, if any. Additional charges will apply for work that involves excavation or removal of rock and customer agrees to any such additional charges.
5. In the event the party (PSEC) entitled to payments due under this agreement does not receive such payments when due, the party (PSEC) entitled to payment may terminate this agreement upon 10 days written notice. Such termination shall cause all amounts due or to become due under this Agreement to be immediately payable without further demand or notice, and the party (PSEC) entitled to payment may reduce such debt to judgment. Additionally, Customer understands and agrees to pay any reasonable costs incurred by PSEC in connection with enforcement of its rights and remedies, including, but not limited to reasonable attorneys fees, other collection costs plus interest on overdue amounts at the highest rate allowed by law.
6. This contract is based on PSEC installing the scope of work without changes. If Customer makes changes, we reserve the right to invoice the Customer for the entire installation on a time and materials basis and Customer agrees to pay such invoice.
7. The scope of work and contract is based on PSEC making the installation during normal PSEC working hours (Monday through Friday, 7:30 AM 4:00 PM), if Customer selects or desires work to be done at others times, it is understood and agreed by Customer that additional overtime charges may apply.
8. Customer understands and agrees that the scope of work is based on PSEC making the installation without waiting, should the Customer hold up mechanics in their work or cause them to lose time by waiting, the Customer is to pay for such time lost.
9. This contract is made directly between PSEC and the Customer. We therefore look directly to the Customer for prompt payment; hence, payment of our invoice (s) shall not be delayed pending payments to Customer by third parties, insurance company, etc.
10. Materials supplied by PSEC and delivered to and/or stored on the job site become the responsibility of the Customer or Owner(s) of that property, and/or the managing agent/company.
11. Materials and equipment, unless indicated otherwise on the front of this contract and approved by PSEC in writing, may become the property of PSEC in the event of Customer default in payment to PSEC.

12. Attention to the terms and conditions are printed on the front of this contract/quotation and it is **Customers** responsibility to read and understand same before signing contract, failure of **Customer**, or person signing contract in behalf of **Customer**, to read same will not release them from full compliance with all the terms and conditions.

13. PSEC IS NOT AN INSURER: DISCLAIMER OF WARRANTIES LIMITED LIABILITY

13a. Customer agrees and understands; that **PSEC** shall maintain general liability, vehicle and workman's compensation insurance in force for **PSEC** employees and work as preformed by **PSEC**; that **PSEC** is not an insurer and that insurance, if any, covering customers property, personal injury, including death, and real or personal property loss or damage in, about or to the premises shall be obtained by the **Customer**; that **PSEC MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**; that the equipment or services are designed as improvements, but not to eliminate certain risks or loss and that the dollar amounts charged by **PSEC** are not sufficient to warrant or guarantee that no loss or damage will occur; that **PSEC** is not liable for any loss or damage which may occur even if due to the active or passive, joint or several negligence of **PSEC**, its agents, servants, employees, suppliers or sub-contractors. Any claim brought in product or strict liability and/or breach of warranty express or implied, and/or breach of contract express or implied, notwithstanding the above provisions, should there arise any liability on the part of **PSEC**. Such liability shall be limited to the maximum sum of \$2000.00, regardless of whether any loss or damage was caused by or contributed to by any conduct, act, or omission of **PSE**, its agents, servants, or employees, and this liability shall be exclusive. Some states do not allow the limitation or exclusion of incidental or consequential damages or limitation or exclusion of implied warranties; therefore, the above limitations or exclusions may not apply.

13b. LEGAL LIABILITY LIMITATIONS: It is expressly understood and agreed between the client and PSE that in the event of any allegation(s) by the client of any breach of contract, breach of duty, error or omission against PSE, its officers, directors, employees, agents and/or contractors, the assertion of a claim arising from said allegation(s) shall be against PSE. Under no circumstances shall the client assert any allegation against an individual officer, director, employee, agent and/or contractor in any individual capacity. The remedy for any and all claims is expressly limited to PSE in its corporate capacity.

14. **PSEC** shall perform this scope of work in accordance to National Electric Code Requirements, in a quality and workman like manner.

15. THIS Agreement shall be deemed to have been in Rockville, Maryland and shall be governed by the laws of the State of Maryland. Any action commenced against **PSEC** arising out of this Agreement or any of their services shall be commenced in Montgomery County, MD. The parties expressly waive jury-by-jury trial. No suit or action shall be brought against **PSEC** more than one (1) year after the accrual of the cause of action therefore.

16. THIS Agreement and quotation contains the full understanding of the parties and can be modified only in writing and signed by the parties.

17. Power Systems Electric Corporation, for purposes of this contract shall be known as and referred to as **PSEC**.

18. AUTHORITY: The person signing this contract warrants that they have the authority to sign as, or on behalf of, the client for whom or for whose benefit the PSE services are rendered.

3/01, 7/01, 12/03,9/05, 05/06

Approved by Reena Vohra on 11/15/2024 12:00pm from IP address 71.191.170.69

Photo



Accounting System Check #	AvidPay Check # / e-Payment	Source	↑ Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
38219		AvidSync	12/3/2024		12/6/2024 8:41 AM	Check	Cleared	4,605.51 ▲
38219	e-Payment # 041001035515341	AvidPay	12/3/2024	12/6/2024	12/6/2024 5:20 AM	e-Payment	Cleared	4,605.51



July 10, 2025

TO: Historic District Commission

FROM: Sheila Bashiri, Preservation Planner

SUBJECT: Montgomery County Tax Credit Eligibility Determination: HDC2025-01190

HDC2025-01190	307 West Montgomery Avenue	\$11,550.00 requested
Arthur Rypinski and Jacquelyn Porth		
		\$11,550.00 recommended

Arthur Rypinski and Jacquelyn Porth are the owners of 307 West Montgomery Avenue, which is known as the Historic Johnston House. They are requesting Montgomery County tax credits for the replacement of the flat metal roof, the removal of a Norway Spruce tree, and the trimming of the Tulip Poplar tree.

The submitted receipt totals \$11,550.00. The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name Arthur Rypinski & Jacquelyn S Porth

Owner's Mailing Address 307 W Montgomery Ave, Rockville, MD 20850

Address where the work was completed 307 W Montgomery Ave, Rockville, MD 20850

Daytime Telephone Number 301-738-8764 (landline)

Cell Phone number 301 222 7492

Email Address Arthur.Ryp@gmail.com

Property Tax Account Number 00147983

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: West Montgomery Ave HD, Rockville

Have you applied for or did this project receive a Historic Area Work Permit? ☒ Yes ☐ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☒ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☒ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☒ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds \$1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages*; have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature Arthur Rypinski Digitally signed by Arthur Rypinski
Date: 2025.04.11 17:51:20 -04'00'

Date 4/11/25

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

CHECKLIST FOR COMPLETE APPLICATION

Please ensure that you have included the following documents and/or information for a complete application:

- ☒ Application for Historic Preservation Tax Credit
- ☒ Narrative
- ☒ Receipts Transmittal Form
- ☒ Scans or Copies of Receipts and/or Canceled Checks
- ☒ Before Photographs
- ☒ After Photographs

APPROVAL LETTER



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

August 21, 2024

Arthur Rypinski and Jacquelyn Porth
307 West Montgomery Avenue
Rockville, Maryland 20850

Re: Certificate of Approval HDC2024-01173, 307 West Montgomery Avenue

Dear Arthur Rypinski and Jacquelyn Porth:

Per Section 25.07.13.c.1 of the City of Rockville Zoning Ordinance, the above-referenced application has been approved. The application was filed to permit removal of the Spruce tree located at the rear of the property. The City Forester determined that the tree is almost dead and recommended its removal.

This letter serves as your HDC Certificate of Approval only. Your attention is directed to Section 25.07.13.e of the City of Rockville Zoning Ordinance, which specifies that this Certificate of Approval becomes void if the work has not commenced within twelve (12) months of the date of approval. For good cause shown, the Chief of Zoning may grant two one-time extensions of up to six (6) months each. Please contact the City of Rockville's Inspection Services Division (ISD), at 240-314-8240 or permits@rockvillemd.gov, to inquire about other City permits that may be required for the project.

Please call 240-314-8200 at least one week before beginning the approved work. With your signature below, you (the applicant) agree to allow City Staff to enter the property to inspect the ongoing and completed work for compliance with the Certificate of Approval. Please return a signed copy to this office.

Sincerely,

R. James Wasilak, AICP
Chief of Zoning

Please sign this letter of approval and return one copy to the Department of Community Planning and Development Services, Rockville City Hall, 111 Maryland Avenue, Rockville, MD 20850

Applicant's Signature

Applicant's Name Printed

Mayor Bridget Donnell Newton | Councilmembers Monique Ashton, Beryl L. Feinberg, David Myles, Mark Pierzchala
City Manager Robert DiSpirito | City Clerk/Director of Council Operations Sara Taylor-Ferrell | Corporate Counsel Robert E. Dawson

ROOF CENTER PLATFORM: NARRATIVE

Our house, located at 307 West Montgomery Avenue is part of Rockville's West End Historic District. It is listed as #318 on the Rockville Historic Buildings Register. West Montgomery Avenue/Route 28 is one of the principal streets leading into the downtown area.

The exact year of construction is uncertain. Charles H. Viett, Jr., purchased the lot in 1911, and a 1912 newspaper found in the attic suggests construction the same year.

The house is in an eclectic style, with a wrap-around porch, large pillars, and multiple dormers with fish-scale siding. The house has the simpler decorative style favored in the early Twentieth Century over the more elaborate Victorians of the 1890s. Part of the wraparound porch was enclosed prior to 1940, and expanded into a professional office space in 1979.

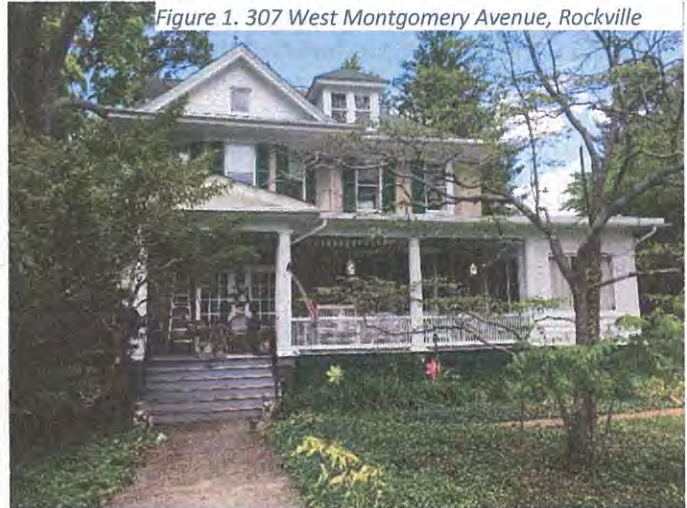


Figure 1. 307 West Montgomery Avenue, Rockville

The house has a two-level roof. The lower roof is the porch roof, which also covers the 1979 expansion. This roof was replaced in 1993, helped by a Historic Preservation Tax Credit.

The upper roof has a complex shape, with five dormers and a rectangular metal-covered center platform. The upper roof is mainly covered in green shingles, but there is metal roofing around the perimeter and covering the upstairs sleeping porch on the north side.

The perimeter of the roof is finished in standing seam green-painted metal. The roof shingles were replaced in 2014 (south side) and 2018 (north side). The perimeter roof, gutters, and soffits were repaired or replaced in 2022. These works were performed with the assistance of Historic Preservation property tax credits.

There is also a rectangular metal central platform, un-modified since we purchased the house in 1993, which began to leak into the attic during heavy rains in 2023 (Figure 3). The center platform is covered with soldered metal sheets, with a raised wooden coming and sheet-metal covered wooden hatch that could be used to provide access to the roof from the attic.

Historically, we have controlled leakage around the edges of this platform by replacing flashing and the use of sealants. Unfortunately, new leak spots in 2023 led us to believe that the metal covering of the platform itself was no longer water tight, and water was accumulating beneath it. Water also appeared to be seeping under the roof shingles from leaks in the center platform.

We consulted with roofing companies, and they recommended replacing the sheet metal covering. On March 15, 2024, we contracted with Universal Construction Group LLC, aka Universal Roofing (MHIC License #05-139537), of Rockville to do the work, at a price of \$4,250.00. We made an initial payment on March 15, 2025 for \$1,432.00. The work was mainly done on March 29, 2024. We made a final payment on April 1, 2024. Universal's proposal, receipts, and a bank statement are attached.

ROOF CENTER PLATFORM: WORK-IN-PROGRESS PHOTOS

Figure 4 to Figure 11. Work in progress photos.



ROOF CENTER PLATFORM: PROPOSAL



14321 Summit View Lane Rockville, MD 20850

301-518-4466 ☎
Evan@ucgmd.com @
www.ucgmd.com 🌐

March 11th, 2024

Arthur Rypinski
307 West Montgomery Ave
Rockville, MD 20850
301.738.8764 h, 301.722.7492 m
Arthur.Ryp@gmail.com

Scope of work for roof repair(s)

- Perform overall comprehensive inspection of roof and gutters.
If there are any areas of concern that are identified during inspection other than what is listed below, photos will be taken and discussed with homeowner.
- Remove existing metal flat roof housing/lid & haul away
- Remove old apron flashing and haul away
- Install new custom apron metal for water tight seal
- Install new custom made 24 gauge sheet metal housing to replace existing opening
- Install new custom made access opening on metal housing
- Seal around chimney flashing for water tight seal
- Paint new metal to blend with existing color; exterior semi-gloss
- Clean up and haul away any job related debris
- Take before and after pictures for homeowner
- Universal Roofing provides a 1 year warranty on repair work

**This estimate does NOT include any painting and /or interior work

ROOFING • GUTTERS • WINDOWS • SIDING

MHIC # 05-139537 | Licensed & Insured

Universal Construction Group, LLC



Payment receipt

You paid \$2,834.00

to Universal Roofing on 4/1/2024

Invoice no.	690
Invoice amount	\$2,834.00
Total	\$2,834.00
Status	Paid
Payment method	Bank
Authorization ID	ASLAH67V

Thank you



Universal Roofing

+1 3015184466

<https://ucgmd.com/> | Evan@ucgmd.com
14321 Summit View Ln, Rockville, MD 20850

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

NARRATIVE: TREE REMOVAL & PRUNING

The lot of 307 West Montgomery Avenue contains several mature trees. As of early 2024, these trees included:

- 1) Norway Spruce, probably planted after 1950, east side of the lot, northeast quadrant.
- 2) Mature black walnut, old, west side of the lot;
- 3) Mature Tulip Poplar, located just west of the house, overshadowing the house.
- 4) Mature Tulip Poplar, post 1920, southwest corner of the lot;
- 5) Mature Tulip Poplar, post 1920, south center lot (this Tree is on City property);
- 6) Mature Tulip Poplar & Elm, post 1920, commingled trunks, southeast corner of the lot.

As Rockville residents are aware, the weather in recent years has been warmer than normal, and seems to alternative between long dry periods and short periods of intense winds and heavy rainfall. This weather pattern has been hard on mature trees, particularly those that are suited to colder climates.

In the past few years, Tree #1, the Norway Spruce, has shown signs of distress. In the 2023 imagery shown below, the crown of the tree has apparently died, and it has been shedding large limbs for some time. This tree is at least 60-feet tall, and located close to the property boundary. If it were to fall, depending on the direction it falls, could strike our neighbor's garage, our garage, our neighbor's house, or our house.

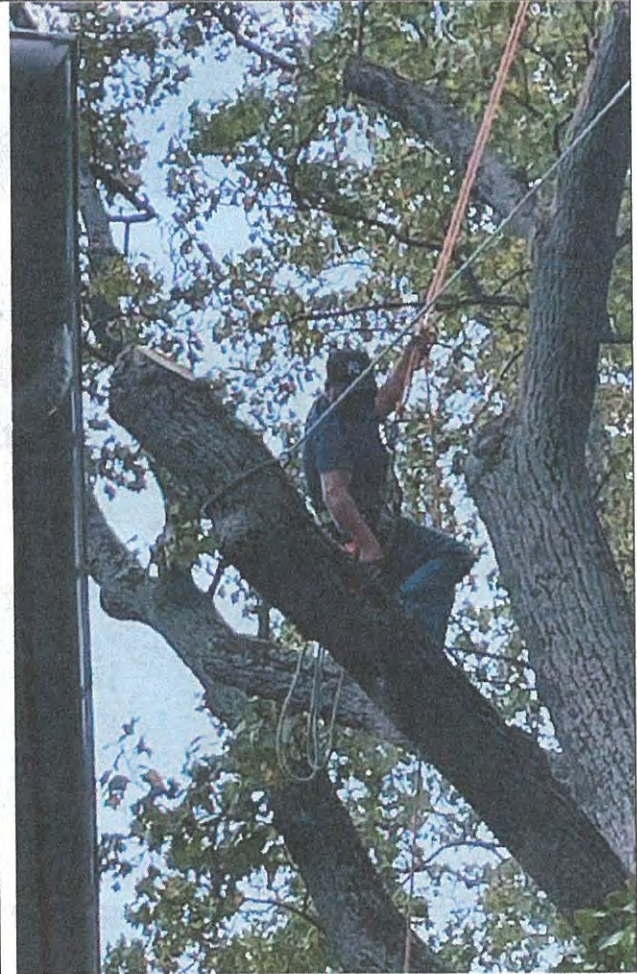
We called in two arborists, to examine the tree and also the City Arborist, Paula Perez. We reached consensus that the spruce should be removed. We learned that Norway Spruces were dying all over the Mid-Atlantic region as a result of warmer climate.

On August 20, we filed a request for prior approval with the Historic District Commission, and, on August 22, received a letter of approval from James Wasilik, Chief of Zoning.



TREES: WORK-IN-PROGRESS PHOTOS

Figures 17 through 20. Work in Progress Photos of Tree Pruning and Removal



TREES: PROPOSAL

Shifflett Tree Service
Over 55 years of experience!
7504 Julia Terrace
Rockville, MD 20855
(301)948-5554
shifflettree@aol.com

Proposal

LIC# 201
ISA Certified MA-5591A

ARTHUR RYPINSKI & JACQUELYN PORTH

Name/Address
Rypinski Resident 307 West Montgomery Ave. Rockville, MD 20850

Date	Estimate No.
08/16/24	2453

Job Location
Rypinski Resident 307 West Montgomery Ave. Rockville, MD 20850

Description	Total
Candi Derry (certified Arborist #MA-5591A) was out and looked at the trees in question and she recommends the following scope of work:	
1. Remove dead limbs from Elm and Poplar trees (both growing out of the same stump) in front by side-walk	
2. Remove dead limbs from Poplar tree front left by sidewalk	
Sub-total	1,800.00
3. Remove dead limbs, thin canopy, cutback/remove limbs going over house to make safe a large Poplar tree located next to house	
Sub-total	3,300.00
4. Elevate lower limbs from Walnut tree	
Sub-total	480.00
5. Remove dying Norway Spruce -cut stump close ground level as possible	
Use of crane to set up in back alley to assist in removal process	
6. Haul all wood & debris away	
Subtotal	4,000.00
Complete job cost \$9580.00	

We PROPOSE herby to furnish material and labor - complete in accordance with the above specifications for the sum of:

Total

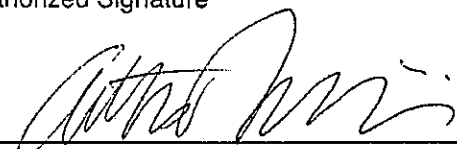
Payment to be made as follows: **Payment due at completion of job.**

NOTE: This proposal may be withdrawn if not accepted in 30 days

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's compensation insurance.

Acceptance of Proposal

The above price specifications and conditions are satisfactory and are hereby accepted. Shifflett Tree Service is authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature

Signature
8/22/2024



ARTHUR RYPINSKI & JACQUELYN PORTH

307 WEST MONTGOMERY AVENUE
ROCKVILLE, MD 20850
(301) 738-8764
ARTHUR.RYP@GMAIL.COM

April 11, 2025

Ms. Sheila Bashiri
Principal Planner
City of Rockville Historic District Commission
111 Maryland Avenue
Rockville, MD 20850

Dear Ms. Bashiri,

Re: Application for Montgomery County Historic Preservation Tax Credit, Tax Year 2024

Jacqui and I own and occupy a house at 307 West Montgomery Avenue, built circa 1912, situated within the West End Historic District, and listed as #318 on the Rockville Historic Building catalog. We would like to apply for a Historic Preservation Tax Credit.

This application includes three specific activities:

- 1) Replacement of a metal roof with like materials at the summit of the house, undertaken in March 2024, at a cost of \$4,250 by Universal Roofing, LLC.
- 2) Pruning of a tulip poplar tree over-shadowing our house, at a cost of \$3,300;
- 3) Removal of a 60-foot dying Norway Spruce from the rear yard, at a cost of \$4,000. This tree is located close to the property line, and might potentially fall on our house or garage, or the neighbor's house or garage. The tree work was undertaken by Shifflett Tree Service and a rental crane from Brown's Welding and Crane Service in September 2024. Total cost of all work performed by the two contractors was \$9,580, including pruning ineligible trees. Total cost eligible for recovery was \$7,300.

Total eligible expense for the three activities was \$11,550.

Thank-you for your consideration of this matter. Enclosed please find my application for a Montgomery County Historic Preservation Tax Credit for Tax Year 2024, covering these projects, plus the required support documents and photographs. If you have any questions, or need additional documentation, please feel free to get in touch with us.

Sincerely yours,

Arthur Rypinski & Jacquelyn Porth

Enclosures: Application
Certificate of Approval
Narrative, Before/After photos, estimate, invoice, payment for roof work
Narrative, before/after photos/ estimate, invoice, payment for tree work

III. EVALUATIONS OF SIGNIFICANCE

A. HDC2025-01200

Applicant: Colleen MacPherson

Address: 1201 Parrish Drive

Request: Evaluation of Significance (Demolition proposed)



**Historic District Commission Staff Report:
Evaluation of Significance (for Demolition)
HDC2025-01200, 1201 Parrish Drive**

MEETING DATE: 9/18/2025

REPORT DATE: 9/11/2025

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
sbashiri@rockvillemd.gov

APPLICATION DESCRIPTION: Evaluation of Significance
(Demolition proposed)

APPLICANT: Colleen MacPherson
10109 Ridge Manor,
Terrace #C
Damascus, MD 20872

FILING DATE: 6/30/2025

RECOMMENDATION: Finding that the property at 1201 Parrish Drive does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

SITE DESCRIPTION

Location:	1201 Parrish Drive
Applicant:	Colleen MacPherson
Land Use Designation:	Detached Residential
Zoning District:	R-60 Single-Unit Detached Dwelling, Residential
Existing Use:	Residential
Parcel Area:	10,893 SF
Subdivision:	Warrens 2nd Addition Rockcrest, Block H, Lot 1
Building Floor Area:	962 SF
Dwelling Units:	1



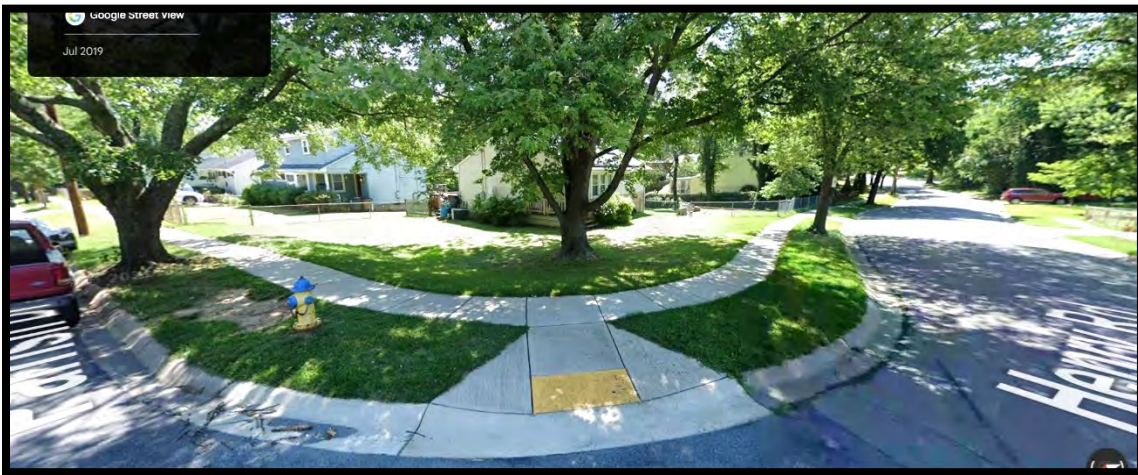
Birdseye View of 1201 Parrish Drive

SITE ANALYSIS

Lot Description

The subject property is located on the east side of Parrish Drive at the southeast corner of Henry Road on Block H, Lot 1 of the Two Brothers subdivision. The existing lot is approximately 10,893 square feet. According to the State Department of Assessments and Taxes (SDAT), the house was built in 1953. There are many post-World War II one-and-a-half story and two-story single-family tract houses of similar styles in the vicinity. There are a few recently constructed two-story infill structures. Many of the neighboring houses have additions, and most of the houses have wood, asbestos, brick, or vinyl replacement siding.

The property is located on a corner lot with grass covering throughout the shallow front and side yards. The front elevation of the house faces Henry Road. A single mature tree is positioned at the front corner of the yard. A public walkway is located on both Parrish Drive and Henry Road. The property has a driveway leading into the wood framed parking pad off Henry Road, and a front walkway leads from the public walkway to the front steps. Large shrubs are on the front and north side of the house.



House Located at Corner of Parrish Drive and Henry Road

There is a gated chain link fence bordering the side yard on the north and west sides, and a gated chain link fence on the east side leads to the rear yard. A chain link fence also extends along the east side and rear property lines. The grass covered rear yard is very large and deep with several tall mature trees bordering the property line.



South Side Rear Yard

BUILDING DESCRIPTION

The house at 1201 Parrish Drive is a one-story ranch style house. The house has been altered since its original construction, mainly with the replacement of the original windows for one-over-one double-hung vinyl and slider windows, and the replacement of the original front porch. It retains the original sheet metal chimney. While the windows have been replaced, their arrangement is part of the original design. The small rectangle house has a side gable roof with asphalt shingles and solar panels attached to both the front and rear planes of the roof. The house is clad in vinyl lap siding and simulated stone, and it sits on a concrete foundation.

Front (West) Elevation

The front facade has vinyl siding on the top half, and a fabricated stone veneer on the bottom. The north end entrance recessed from the front elevation. A set of four wood steps with handrails, lead to the wood front porch. The porch overhang is supported by a wood column on the northwest corner of the house. A set of three double-hung windows are located next to the recessed porch. Two narrow slider windows are on the south end of the front elevation.

**North Side Elevation**

The north side elevation of the house has vinyl siding with no windows or doors. The peak of the gable has an octagonal air vent. The west end of the house has a front porch opening with wood deck railing.



South Side Elevation

The south side elevation of the house has vinyl siding, and two double-hung windows spaced evenly apart. The peak of the gable has an octagonal air vent. A set of brick areaway steps lead to the basement door in the raised concrete foundation.



South Side Elevation

Rear (East) Elevation

The south end half of the rear elevation has two evenly spaced windows. A concrete stoop leads to an off-center sliding glass door. An aluminum sliding glass door is located off center and a short double-hung window is on the north end. A wood deck with hand railing extends the length of the rear elevation. The rear property grade slopes, and as a result, the deck has a low set of steps on the north end, and a taller set of steps on the south end.



Rear (East) Elevation

SITE HISTORY

Historic Significance

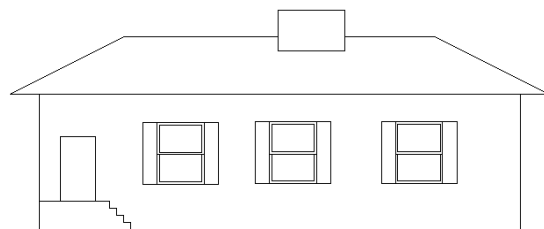
The Rockcrest neighborhood in Twinbrook is an example of the mid-20th century suburban development that resulted in the rapid expansion of the City of Rockville after World War II. Twin-Brook was designed to be a complete community with neighborhood amenities such as a school, library, and shopping center. Twin-Brook Section 1 included Okinawa Avenue, St. Lo Avenue and portions of Ardennes and Coral Sea Avenues, reminiscent of the war that had just ended. The earliest sections of the Twinbrook community were developed before they were annexed into the City of Rockville in 1949. The 2,210-acre annexation was the second largest ever attempted by the City. Twinbrook Subdivision - Section 4 was platted in October 1949 by Twinbrook, Incorporated. It included Ardennes Avenue, Eisenhower Drive, Lemay Road, Midway Avenue, and Stillwell Road. Twinbrook developers abandoned the rectangular grid pattern blocks for irregularly shaped blocks with winding roads that followed the curves of the land and streams. Most streets do not directly connect to Veirs Mill Road and Rockville Pike, which insulated the neighborhood from through traffic.

Warren's Addition to Rockcrest advertised a planned community with paved streets, concrete curbs and sidewalks installed and paid for by the builders. The Warrens later planned a second parcel in Rockcrest, in which they added more than two hundred additional houses in a slightly larger updated model featuring the recessed entrance porch found on the subject house.

In 1998, a historic survey of the Rockcrest neighborhood was conducted by P.A.C. Spero & Co. as part of "Montgomery-Prince George's Short-Term Congestion Relief." The survey form is on file with the Maryland Historical Trust (M: 26-33). The survey area, classified as a district, encompasses more than twenty streets that contain approximately seven hundred and fifty resources. The original developer of the Rockcrest neighborhood, Rockcrest Realty Corporation is cited in the inventory form. However, Meadowbrook, Inc., the builder of the subject dwelling who constructed more than two hundred and fifty houses in the community, is not mentioned. The subject dwelling is one of seven housing types identified in the 1998 inventory form.

Ranch (1935-1975)

- 1 story
- Entrance informal, often near driveway
- Hipped, cross-gable, and side gable roofs most common
- Clad with brick, wood and synthetic siding
- Large pictures windows popular in living areas





Ranch: 1208 Highwood/Rockcrest/1953



1955 Lewis/Rockland/1966

The subject dwelling was constructed in 1951 in the Warren Second Addition to the Rockcrest subdivision as part of the local housing boom that followed World War II. Meadowbrook, Inc., headed by Monroe Warren Sr., a prominent builder/developer, constructed the house. The subject dwelling's modest scale and standardized design is typical of the houses built by Meadowbrook and other companies to capitalize on the mid-century demand for affordable housing in the suburbs of Washington, D.C.

Very little information was found about the owners of the house after the initial platting of the subdivision. The property was purchased in 1954 by George W. and Patricia P. Hauter. The Hauters may have been investors because no record of their residency could be found. They sold the house to Charles T. (abt. 1932-2003) and Donna O. Self (abt. 1936 – unknown) in 1956. In 1963, Ralph DeWayne Ellison (1932-2011) and Marlene P. Ellison (1936 -2011) purchased the property. The chain of ownership is noted in the chart below.

The current owner acquired the property in 2023. They are seeking to demolish the house and construct a new house within the existing footprint.

Liber/Folio	Date	Grantor	Grantee
67639/54	12/12/23 Block H, Lot 1	Douglas Ian MacPherson (deceased)	Colleen Mary and Andrew Allan MacPherson
37398/447	5/27/2009 Block H, Lot 1	Colleen Mary and Andrew Allan MacPherson	Douglas Ian MacPherson and Karen Yarrick
17817/196	12/30/1999 Block H, Lot 1	Daniel J. and Judy A. Tuite	Douglas Ian and Karen MacPherson
9544/212	10/18/1990	James A. Taylor	Daniel J. and Judy A. Tuite
7653/763	1987 Block H, Lot 1	Roy E. and Rita A. Coleman	Rita A. Coleman
7034/143	2/26/1986 Block H, Lot 1	Raymond Surman	Roy E. and Rita A. Coleman
5895/867	4/21/1982 Block H, Lot 1	Albert J. and Bronwen E. Galano	Raymond Surman
4677/558	8/8/1975 Block H, Lot 1	Ralph DeWayne and Marlene P. Ellison	Albert J. and Bronwen E. Galano
3087/201	5/2/1963 Block H, Lot 1	Charles and Donna O. Self	Ralph DeWayne and Marlene P. Ellison
2167/221	1/18/1956 Block H, Lot 1	George W. and Patricia P. Hauter	Charles and Donna O. Self
1941/513	5/1/1954 Block H, Lot 1	Rockcrest Homes, Inc., Hugh Warren, President	George W. and Patricia P. Hauter
Plat 3188, 7/2/1952, Blocks H, I, J, L, O, & P. Monroe Warren and Hugh Warren, Rockcrest Homes, Inc.			

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted HDC Criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a) Represents the development, heritage, or cultural characteristics of the city.
The property has no association with any historic events or trends significant in the development of national, state, or local history.

- b) Site of an important event in Rockville's history.
No significant event was found to have taken place on this property.
- c) Identified with a person or group of persons who influenced the City's history.
No information was identified that shows that the property is associated with a person or group of persons that influenced the history of Rockville.
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.
The house is associated with the post-World War II housing boom in Rockville, however, it is one of many representations.

Architectural, Design, and Landscape Significance

- a) Embodies distinctive characteristics of a type, period, or method of construction.
No, the house does not embody any distinctive characteristics.
- b) Represents the work of a master architect, craftsman, or builder.
No, the house does not represent the work of a master architect, craftsman, or builder.
- c) Possesses a style or elements distinctive to the region or City.
No, the house is a common and indistinctive type of architecture constructed by a developer to provide low-cost housing during the period of post-war expansion.
- d) Represents a significant architectural, design, or landscape entity in the City.
No, the house is one of dozens of similar houses in the neighborhood.
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, the physical characteristics of the house do not stand out as an established or unique feature of the neighborhood.

STAFF FINDINGS

The property does not meet any of the adopted HDC criteria for historic designation.

COMMUNITY OUTREACH

The posting of the required sign on the property occurred two weeks prior to the HDC Meeting, and postcard notices were also mailed out prior to the meeting. Staff also directly contacted Peerless Rockville and Rockcrest Courts HOA about the upcoming Evaluation of Significance.

STAFF RECOMMENDATION

Finding that the property at 1201 Parrish Drive does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

APPENDIX A: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards- and Guidelines."

Integrity- the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

- a) Represents the development, heritage, or cultural characteristics of the City; or
- b) Is the site of an important event in Rockville's history; or
- c) Is identified with a person or group of persons who influenced the City's history; or
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a) Embodies distinctive characteristics of a type, period, or method of construction; or
- b) Represents the work of a master architect, craftsman, or builder; or
- c) Possesses a style or elements distinctive to the region or City; or
- d) Represents a significant architectural, design, or landscape entity in the City; or
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

City of Rockville, Maryland Zoning Ordinance

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. *Purpose* – The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. *Location*

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. *Historic District Commission* – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. *Designation of Properties*

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.

- (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
 - (i) The property owner;

- (ii) The Historic District Commission;
- (iii) The Mayor and Council;
- (iv) The Planning Commission; or
- (v) Any other person;

(b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or

(c) The filing of an application for a demolition permit for the property; or

(d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.

2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.

3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.

4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.

5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:

- (a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
- (b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;
- (c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

6. *Restrictions on Property During Interim Historic Review Period* – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

- a. *Requirement*** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.
- b. *Exceptions*** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.

AERIAL MAP

Attachment A



ZONING MAP**Attachment B**



Application for

Historic District Commission (HDC) Review

City of Rockville

Community Planning and Development Services

111 Maryland Avenue, Rockville, MD 20850-2364

Phone: 240-314-8200 • E-mail: history@rockvillemd.gov • website: www.rockvillemd.gov/historic

Type of Application: (check all that apply)

☒ Certificate of Approval ☐ Courtesy Review ☐ Evaluation of Significance for Proposed Demolition

Property Address Information:

Address: 1201 Parrish Drive Rockville MD 20851

Subdivision WARRENS2ND ADD ROCK Lot(s) 1 Block H

Zoning R100-Residential Tax Account(s) 04-00192941

APPLICANT INFORMATION:

Applicant and/or Agent Colleen MacPherson Email cmarym@gmail.com

Address 10109 Ridge Manor Terrace #C Damascus, MD 20872 Phone 240-205-0120

Owner Colleen MacPherson Email cmarym@gmail.com

Address 10109 Ridge Manor Terrace #C Damascus, MD 20872 Phone 240-205-0120

SCOPE OF WORK

☐ FENCE	☐ MATURE TREE REMOVAL	☐ CHIMNEY
☒ SIDING/TRIM	☒ WINDOWS/DOORS	☐ MISCELLANEOUS
☐ SIGNAGE	☐ ADDITION	☐ ORDINARY MAINTENANCE
☐ PARKING LOT	☒ ROOFING	☒ NEW CONSTRUCTION
☐ LANDSCAPING	☐ ACCESSORY BUILDING	☐ OTHER

Project Description:

We are demolishing the existing residential house and will rebuild a new residential house.

We are keeping the same footprint as the existing house.

STAFF USE ONLY

Date Received June 30, 2025

Date Accepted as Complete

Staff Reviewer



City of Rockville
Community Planning and Development Services
history@rockvillemd.gov
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8200
www.rockvillemd.gov/historic

SUBMITTAL PROCEDURES FOR

HISTORIC DISTRICT COMMISSION (HDC) APPLICATION

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, **please sign below** to acknowledge your understanding.

1. CONSULTATION WITH HISTORIC PRESERVATION STAFF

Consultation with the historic preservation staff is recommended prior to filing all applications. Please call the Preservation Division at 240-314-8200 to speak with staff.

2. COMPLIANCE WITH ADOPTED DOCUMENTS

Projects must be reviewed for compliance with the following documents:

- City of Rockville Zoning Ordinance:
[See Rockville Code Section 25.07.13 for more on the Certificate of Approval.](#)
- The Secretary of the Interior's Standards Rehabilitation:
<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>
- City of Rockville Technical Guides for Exterior Alterations:
<https://www.rockvillemd.gov/626/Historic-Property-Alterations>

3. FILING LOCATION

Applications must be submitted via email to history@rockvillemd.gov. **Paper applications will not be accepted.** Applications will not be accepted until they are determined to be complete by City staff.

4. INSPECTION OF THE PROPERTY

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due five weeks preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is available at: <https://www.rockvillemd.gov/107/Historic-District-Commission>

7. PUBLIC NOTICE SIGN

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Owner's Signature

Date

6/30/25



City of Rockville
Community Planning and Development Services
history@rockvillemd.gov
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8200
www.rockvillemd.gov/historic

APPLICATION CHECKLIST

HISTORIC DISTRICT COMMISSION (HDC) APPLICATION

Please complete this checklist and include it as part of the digital application submittal. Each item on the checklist must be contained in the application packet. If items are missing, the application cannot be accepted. This checklist must be included with the submittal when filing with staff. **Paper applications will not be accepted.**

CERTIFICATE OF APPROVAL DIGITAL SUBMITTAL

The Courtesy Review submittal requirements are the same as the Certificate of Approval.
An acceptable and complete submittal must include of the following items:

- ☐ Detailed site plan.
- ☐ Landscaping plan (required for tree removal, new construction and substantial landscape plans or alterations).
- ☐ Architectural drawings including floor plans, elevations, sections and rendering of completed proposal.
- ☐ Digital photographs of areas affected.
- ☐ Digital brochures of materials with specifications.
- ☐ Additional information as requested by Historic Preservation staff.

EVALUATION OF SIGNIFICANCE DIGITAL SUBMITTAL

An acceptable and complete submittal must include of the following items:

- ☒ Several photos of all elevations of the house
- ☒ Entire front elevation of house with the yard
- ☒ Entire rear elevation of house with the yard
- ☒ Each side of house
- ☐ The garage and/or any out buildings
- ☒ The entire front yard rear yards
- ☒ A view of the streetscape showing buildings up and down the street, and across the street
- ☐ More photos are better than less

Please provide the following information about the existing building(s):

- ☒ Roof: Asphalt Shingle, metal, or slate?
- ☒ Siding: Vinyl, aluminum, asbestos, or wood or wood substitute?
- ☒ Windows: vinyl, aluminum, or wood?
- ☒ Shutters: Vinyl or wood?
- ☒ All Doors: Wood, aluminum, or steel?
- ☒ All Storm doors: Vinyl or aluminum?
- ☒ All Porch /deck railings: wood, vinyl, or metal?
- ☒ All Porch/deck floor and step materials?
- ☒ Garage /Shed or Other outbuildings materials?
- ☒ Fences: Chain link, Vinyl or Wood?
- ☒ Any additional information about property including history, old photos, previous owners, etc.



SUBMITTAL PROCEDURES FOR **HISTORIC DISTRICT COMMISSION (HDC) APPLICATION**

The following information is required as part of this application for a **Certificate of Approval** by the Historic District Commission: One (1) digital copy of each item, must be provided unless otherwise noted. Please consult with staff for additional information. **Paper applications will not be accepted.**

1. **SITE PLAN**

- Lot dimensions
- Building location within dimensions of lot (existing and proposed).
- Dimensions and locations of drives, walks, fences, porches, patios, accessory buildings, planting areas, freestanding signs (existing and proposed).
- North arrow, date, and scale of plan.

2. **LANDSCAPING PLAN**

Required for tree removal, new construction and substantial landscape plans or alterations.

- Plant/Tree placement
- Plant/Tree removal
- Plant/Tree spacing
- Plant/Tree types and species
- Number of each plant/tree
- Height/spread at installation and at maturity.

Tree Removal Procedures

Applicants must apply for both hazardous tree and non-hazardous mature tree removals. Staff may approve removal of hazardous, dead or dying trees, or trees less than 12" in diameter, with a report from the City Forester. Please refer to the adopted City of Rockville Technical Guides for Exterior Alterations #7, Landscaping and Trees. For all other tree removal, please consult with City Staff.

3. **ARCHITECTURAL DRAWINGS**

Required for structural alterations, additions, and new construction.

- | | |
|--|--|
| <ul style="list-style-type: none">• Site plan showing all mature trees, driveway, walkways and outbuildings• Scale plans including elevations, floor plans, and roof plan• Renderings of completed proposal• Window/door specifications | <ul style="list-style-type: none">• Landscape plan and extent of grading• Digital Photographs of the surrounding buildings• Streetscape features• Specification of materials with product literature (brochures, website info, etc.)• Any other information requested by staff |
|--|--|

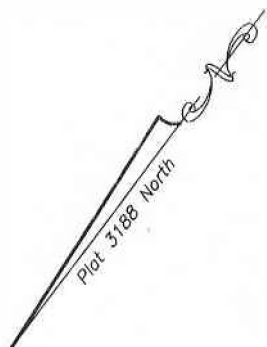
4. **DIGITAL PHOTOGRAPHS** – Digital photographs of subject property (all views) and area affected. For new construction, photographs must show the surrounding site, buildings, and existing streetscape.

5. **PRODUCT INFORMATION** -Required for change of material, structural alterations, additions, and new construction with specifications detailing materials to be used including:

CONSUMER INFORMATION NOTES:

- 1). This drawing is a benefit to a consumer only insofar as it may be required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
- 2). This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements;
- 3). This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
- 4). The level of accuracy and accuracy of apparent setback distances is one foot, more or less.
- 5). THIS LOCATION DRAWING IS NOT TO BE USED IN CONNECTION WITH ANY TYPE OF PERMIT APPLICATION.
- 6). This location drawing was prepared without the benefit of a title report.

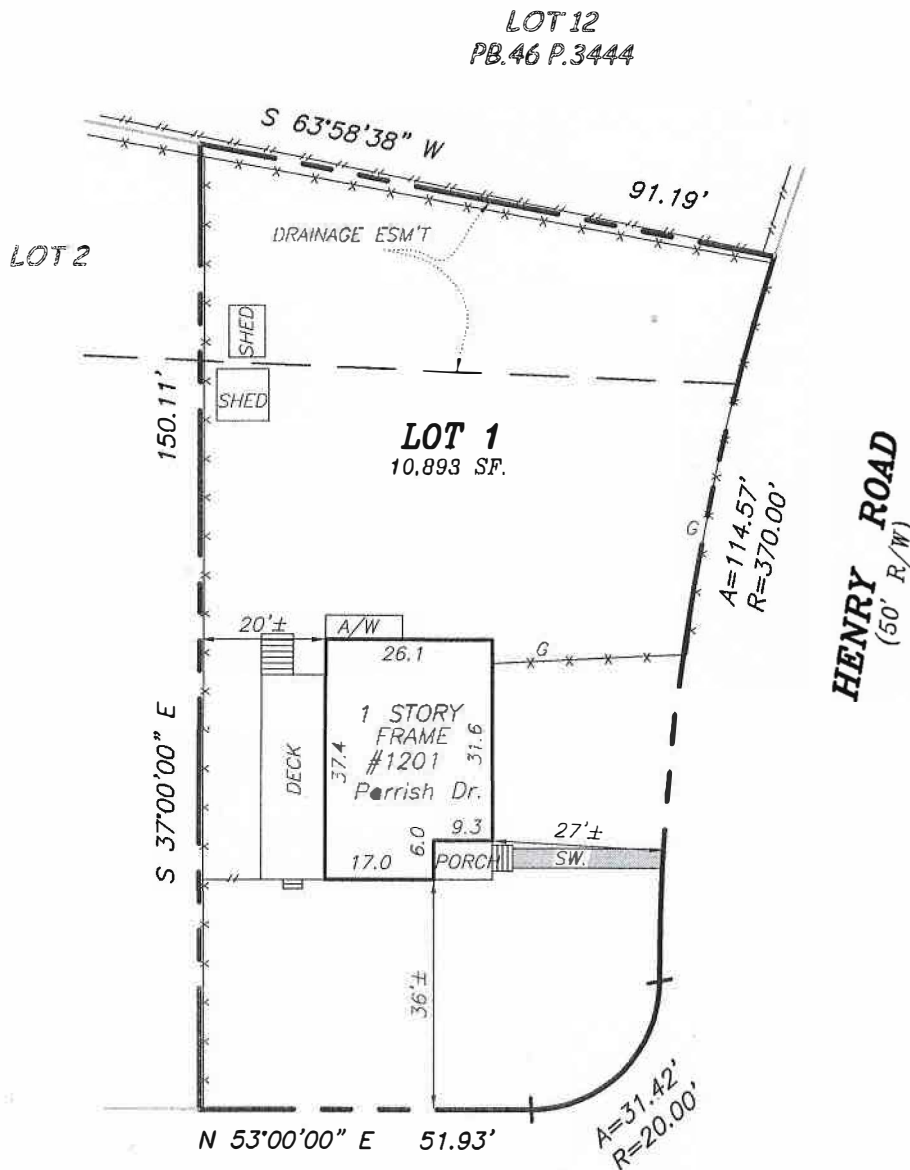
LEGEND	
G	Gate
SW.	Sidewalk
A/W	Area Way
Wood/Vinyl Fence	---
Chain Link Fence	xxx
Conc. Area	■



LOCATION DRAWING
LOT 1, BLOCK H
WARRENS 2ND ADDITION TO
ROCKCREST
ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

PARRISH DRIVE
(50' R/W)

Community Planning & Development Services
Received
June 30, 2025



SURVEYOR'S CERTIFICATE

This location drawing and the surveying work reflected in it were prepared by the surveyor or the surveyor was in responsible charge over its preparation, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

F. Alimo 1/10/2024
By: Fred Alimo Date
MD Professional Land Surveyor #21382
Expires 02-03-2026

REFERENCES

PLAT BK. 43
PLAT NO. 3188

LIBER
FOLIO

ALIMO & ASSOCIATES LLC

LAND SURVEYORS
404 Blue Flax Place
Gaithersburg, MD 20878
Tele.: (240) 888-7631 fred@alimoassociates.com

DATE OF LOCATIONS	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: F.A.
HSE. LOC.: 01-10-2024	JOB NO.: 2024-002

Real Property Data Search ()

Search Result for MONTGOMERY COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 00192941

Owner Information

Owner Name: MACPHERSON COLLEEN MARY
MACPHERSON ANDREW ALLAN

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 1201 PARRISH DR
ROCKVILLE MD 20851

Deed Reference: /67639/ 00054

Location & Structure Information

Premises Address: 1201 PARRISH DR
ROCKVILLE 20851-2140

Legal Description: WARRENS 2ND ADD ROCK
CREST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3188
GR51	0000	0000	4330221.16	0221		H	1	2024	Plat Ref:	

Town: ROCKVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	962 SF		10,893 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	FRAME/	4	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	200,900	210,900		
Improvements	112,900	180,000		
Total:	313,800	390,900	339,500	365,200
Preferential Land:	0	0		

Transfer Information

Seller: MACPHERSON DOUGLAS I Type: NON-ARMS LENGTH OTHER	Date: 12/26/2023 Deed1: /67639/ 00054	Price: \$0 Deed2:
Seller: MACPHERSON, DOUGLAS I & K Type: NON-ARMS LENGTH OTHER	Date: 06/11/2009 Deed1: /37398/ 00447	Price: \$0 Deed2:
Seller: TUIITE, JUDY A ET AL Type: ARMS LENGTH IMPROVED	Date: 01/13/2000 Deed1: /17817/ 00196	Price: \$150,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/19/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Application Denied Date: 08/01/2024

Give Feedback















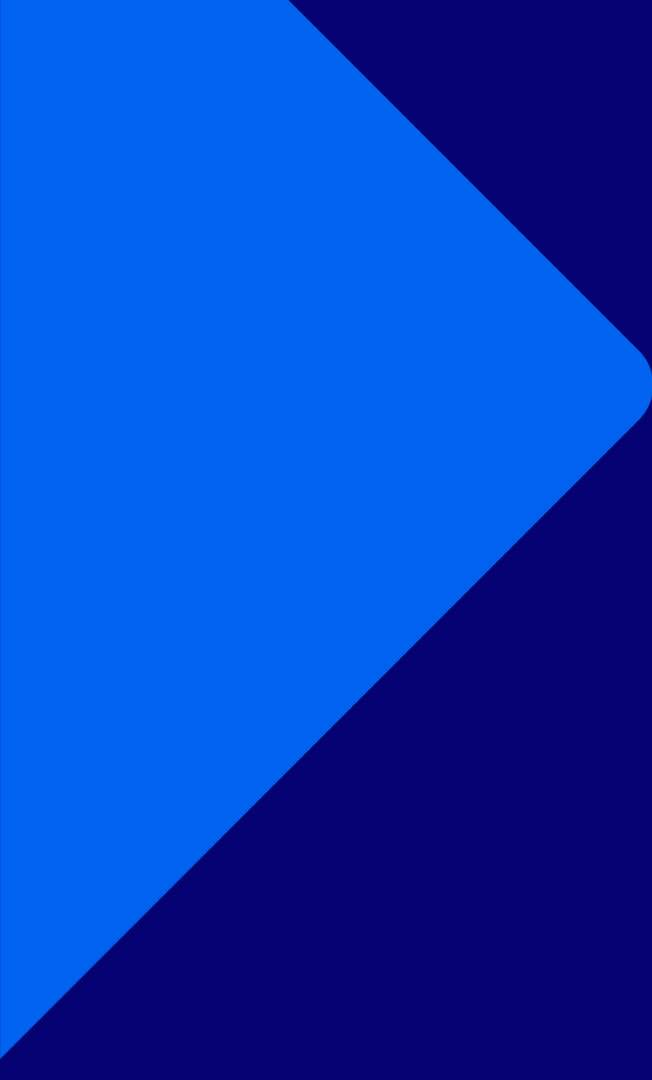




IV. PRESENTATION

A. KING FARM FARMSTEAD PROJECT

- Chris Henry – Deputy Director, Department of Recreation and Parks



King Farm Farmstead: Preservation & Potential

Project Update

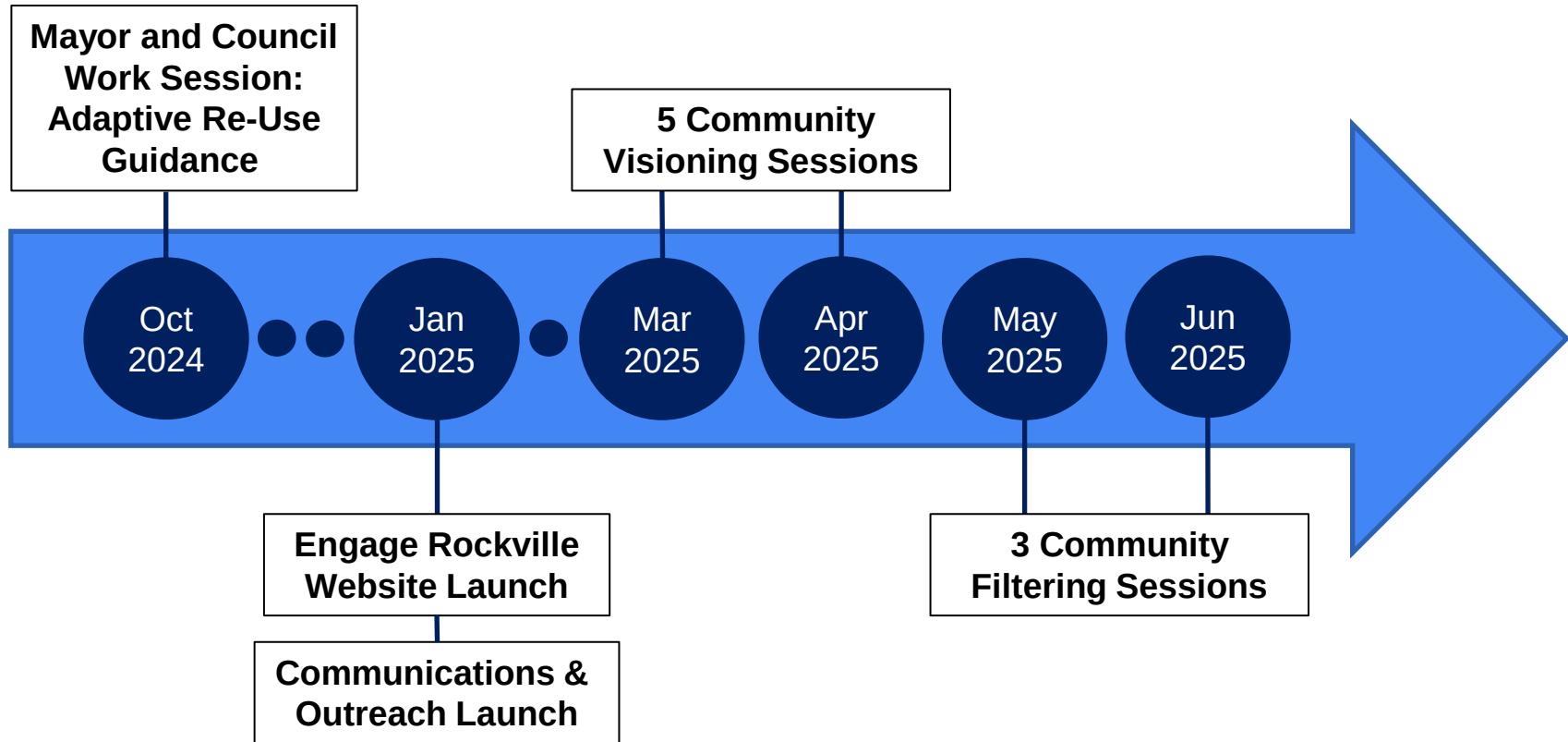
Historic District Commission
September 18, 2025

Outline

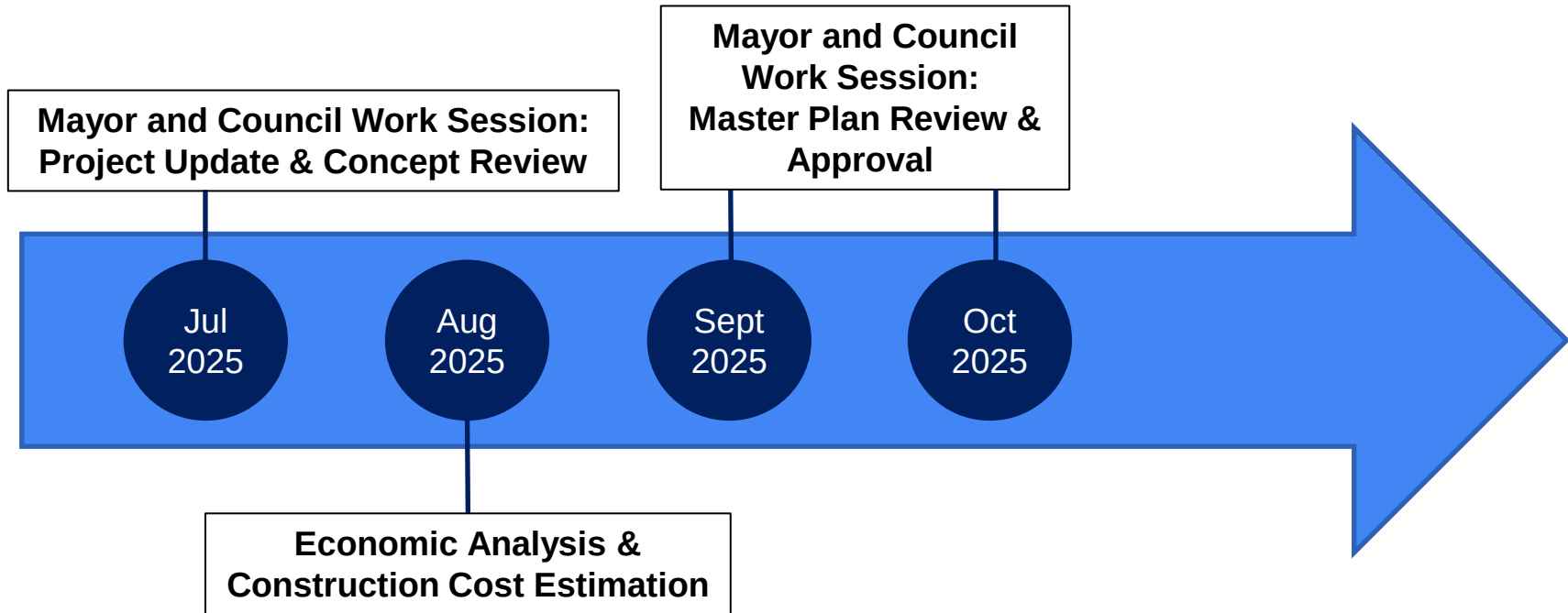
- Purpose & Expected Outcomes
- Mayor and Council Guiding Principles
- Requested Feedback
- Project Timeline
- Alignment with Mayor and Council Direction
- Community Outreach & Engagement
- Recreation and Parks Strategic Plan
- Building Usage and Program Concepts Review
- Questions
- Work Session



Project Timeline



Project Timeline



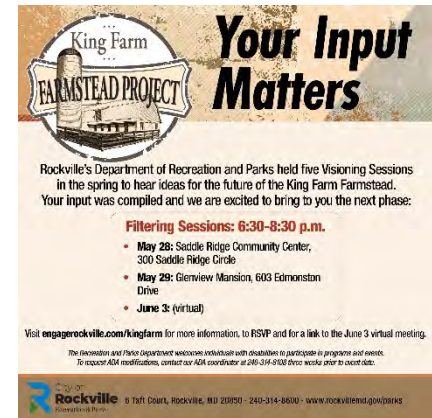
Mayor and Council Direction

King Farm Farmstead Work Session – October 28, 2024

- ✓ **Appeal:** Focus on attracting local and regional attention and use.
- ✓ **Low Impact Recreation:** Minimize natural environment disturbance; maintain historical integrity.
- ✓ **Adaptive:** Multiple, flexible building and green space uses.
- ✓ **Amplifies:** Create new City programs and enhance or expand existing programs.
- ✓ **Inclusion:** Recreation and cultural offerings for all ages, backgrounds, abilities, variety of interests.
- ✓ **ADA:** Accessible buildings, green space, community/site roads and pathways.
- ✓ **Green Space:** Preserve existing community gardens; connectivity to structures and outdoor space.

Community Outreach & Engagement

- Engage Rockville Website
- Online & Hardcopy Visioning Survey
- In-Person & Virtual Visioning Sessions
- In-Person & Virtual Concepts Filtering Sessions
- Online Concepts Filtering Survey
- Monthly Email Updates & Reminders
- Fliers & Posters at Publicly Used City Buildings



Outreach Support & Performance Data

Communications and Community Engagement & Recreation and Parks

Engage Rockville Website

★ 10% engagement rate

3,357 visits

252 contributions

18 registrations

Social Media Posts

20+ posts shared across all platforms

★ 9,000 viewers on Facebook

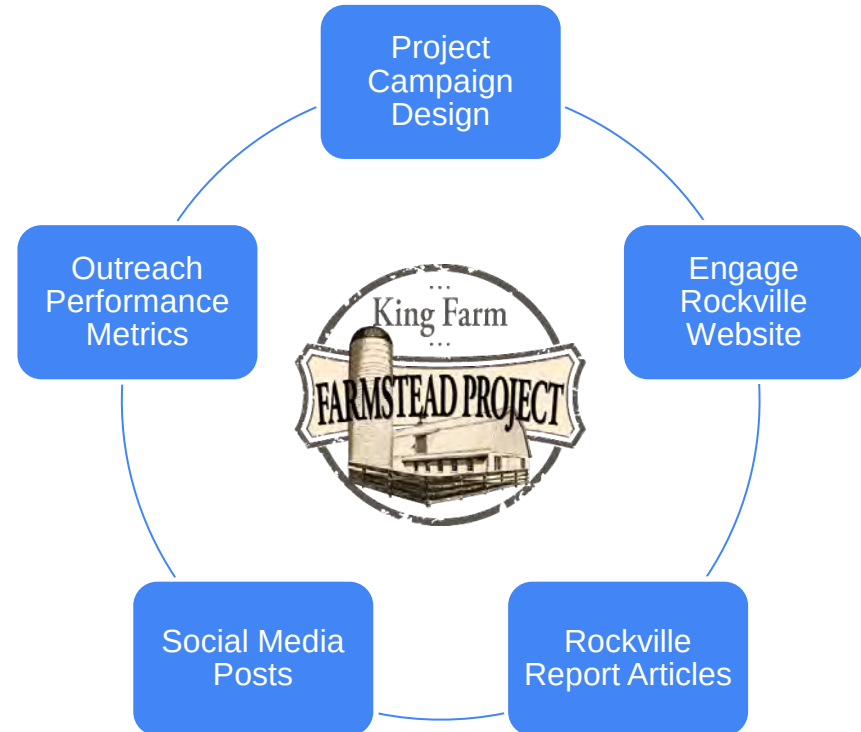
★ 1,200 viewers on Instagram

1,112 unique viewers per post

Email Marketing

★ 50% open rate

9,700+ estimated audience



Recreation and Parks Strategic Plan

Big Moves

VISION

To be THE place
to make lifelong
memories as you
live, work, play and
thrive

Redevelop
King Farm Farmstead to
balance existing historic
amenities with new cultural
and recreation offerings.

Evaluate viability of
multi-generational community
facilities focused on new
recreational, performing arts
and cultural programming.

MISSION

To nurture
community
connections



Recreation and Parks Strategic Plan

Program Priorities & Identified Needs

Senior Recreation

Farmers Market

Youth Summer Camp

After School

Space Deficiency

Indoor recreation/aquatics = 57,612 sq ft

Special use/cultural facilities = 7,019 sq ft

Adult Sports

Adult & Youth Art,
Dance, Performing Arts

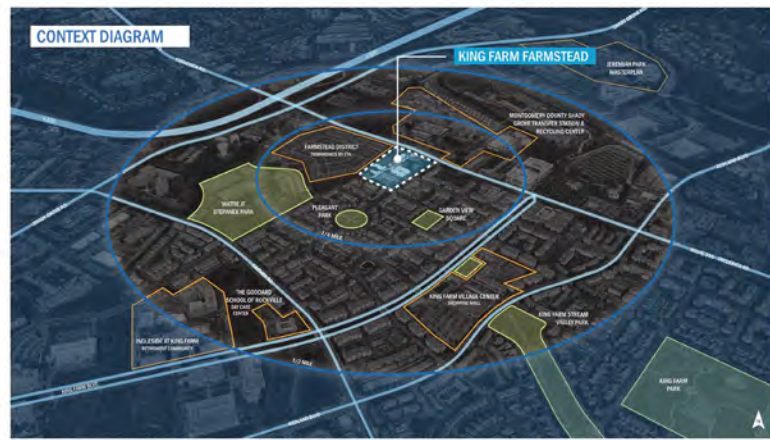
Adult & Senior
Fitness and Wellness

Senior Outreach &
Support Services



EXISTING SITE

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CONTEXT DIAGRAM

KING FARM FARMSTEAD



DAIRY BARN SOUTHEAST



FARMHOUSE



DAIRY BARN NORTHWEST



COMMUNITY GARDEN

SITE CONTEXT AND EXISTING CONDITIONS

COMMUNITY VISIONING OPEN HOUSE | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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Rockville
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SITE ANALYSIS & CHARACTER

COMMUNITY VISIONING OPEN HOUSE | SPRING 2025
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WHAT MAKES KING FARM FARMSTEAD SPECIAL?



Word cloud composed of your open house free responses & survey free responses



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WHAT MAKES KING FARM FARMSTEAD SPECIAL?

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KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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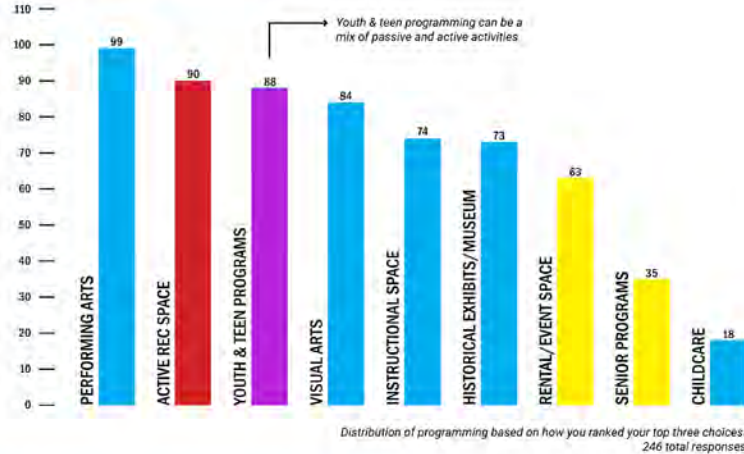


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246 SURVEY RESPONSES

76% OF PARTICIPANTS
ROCKVILLE RESIDENTS

DESIRED PROGRAMMING



YOUR VISION FOR KING FARM FARMSTEAD PARK

Compiled from your free responses.

"...bridge the past and present through hands-on experiences with nature and agriculture."

"...beautiful space to learn about history."

"Rockville has a wide variety of recreational and cultural opportunities... I see King Farm as a location that will augment these activities."

"...events where our diverse population could engage with each other."

"...a multi use space, cultural programming in support of food... grow specific foods, cook them, teach others, celebrations of cultural differences."

ADDITIONAL IDEAS WE HEARD FROM YOU...

Compiled from your free responses.

PASSIVE



- Pottery studio
- Model railroad
- Petting zoo

ACTIVE



- Bike repair shop
- Lawn games
- Trampoline
- Zipline
- Ballet studio
- Curling

EVENTS



- Open mic
- Local art exhibits
- Cultural festivals
- 4H

ENVIRONMENT



- Stargazing
- Native plantings
- Rain gardens
- Floral exhibits
- Fruit trees
- Birdwatching

SURVEY: FINDINGS

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KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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Rockville
Be Together.

5 COMMUNITY VISIONING
OPEN HOUSES

131 PARTICIPANTS

76% OF PARTICIPANTS
ROCKVILLE
RESIDENTS

YOUR VISION FOR KING FARM FARMSTEAD PARK

Compiled from your postcard responses.

*"A beautiful place with educational, entertaining facilities
for the enjoyment of all ages."*

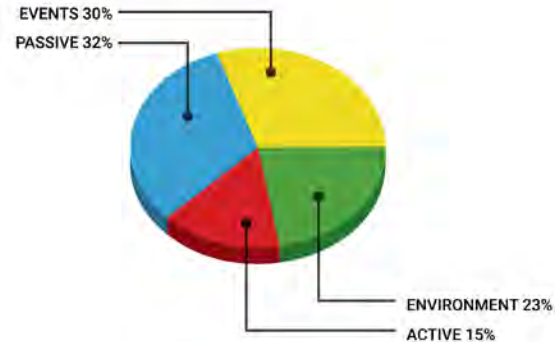
"...in keeping with the good soil and hands-on spirit of the farm"

"Make this a destination for Rockville."

"...maintain its originality while making great use of it."

*"Public space for cultural and arts activities and pursuit...
expand on agricultural heritage."*

YOUR FAVORITE PROGRAM TYPES



Distribution of program type based on how you used your overall favorite sticker.
93 total responses

ADDITIONAL IDEAS WE HEARD FROM YOU...

Compiled from your sticky note responses.

- PASSIVE**
- Model railroad
 - Language classes
 - Tool rental
 - Robotics
 - Bed & Breakfast

- ACTIVE**
- Archery range
 - Non-profit community bike shop

- EVENTS**
- Jazz festivals
 - Forums
 - Markets in off-season
 - Public-Private partnership
 - Comedy

- ENVIRONMENT**
- Daytime performances
 - Living history events
 - Open mic
 - Agricultural research
 - Gardening and farming education
 - Farm to table
 - Seasonal nature exhibits

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VISIONING SESSIONS: FINDINGS

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KING FARM FARMSTEAD PARK | ROCKVILLE, MD

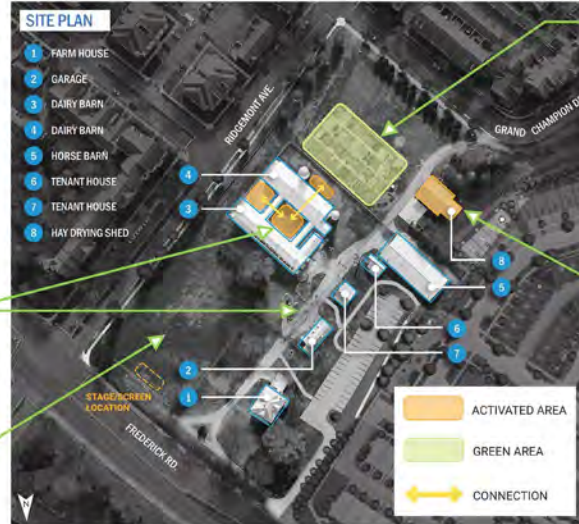
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FLEX LAWN



COMMUNITY GARDEN



GATHERING SPACE



FUTURE CONSIDERATION



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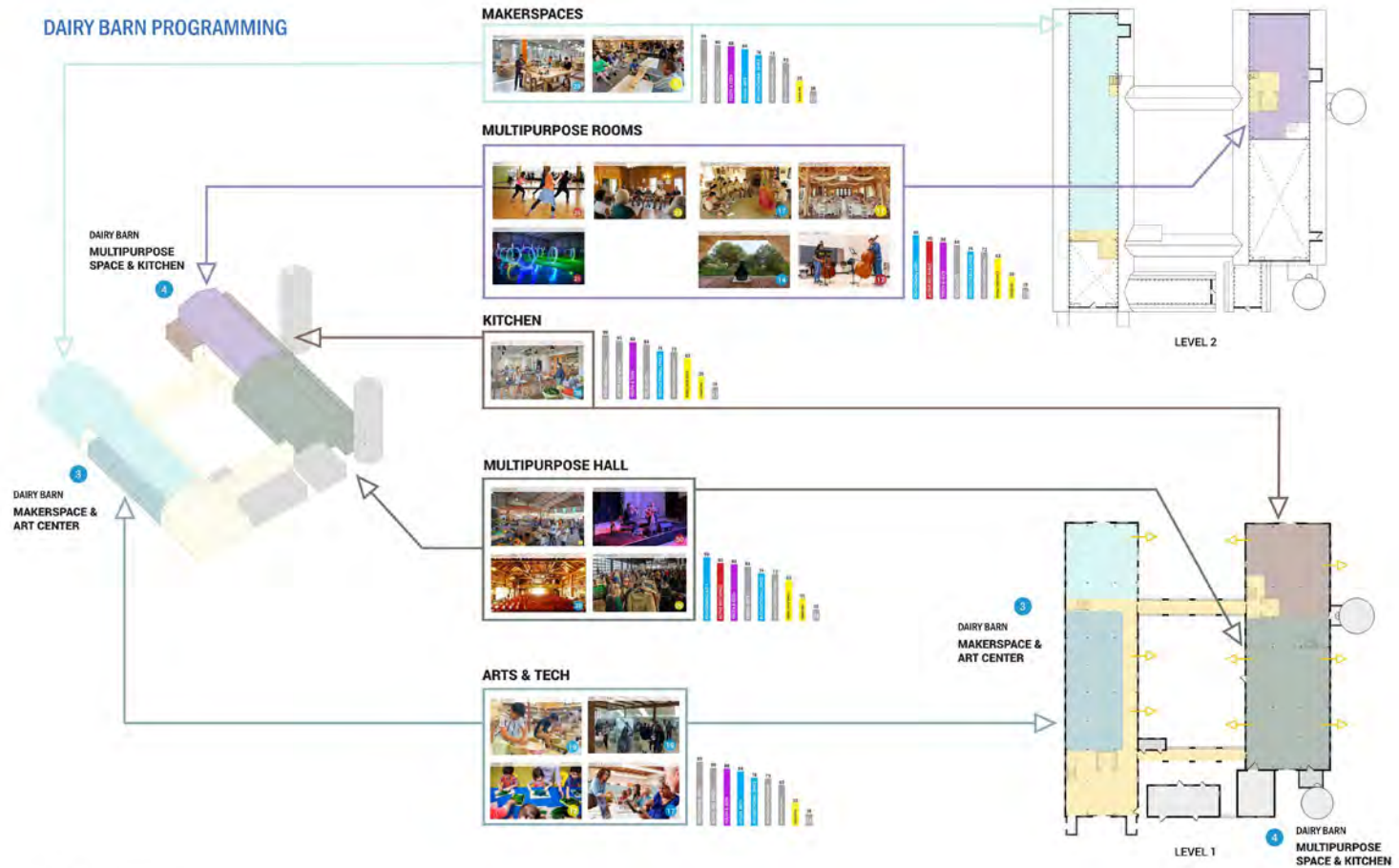
SITE PROGRAM

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DAIRY BARN PROGRAMMING



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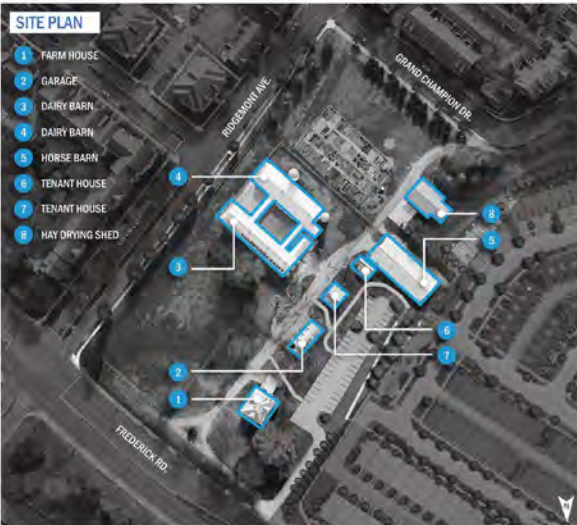
OPTION 2 - MEDIUM INTERVENTION

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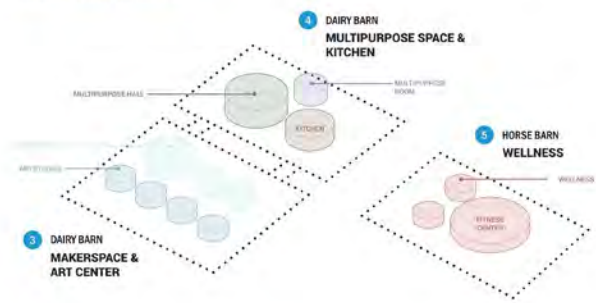
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Rockville
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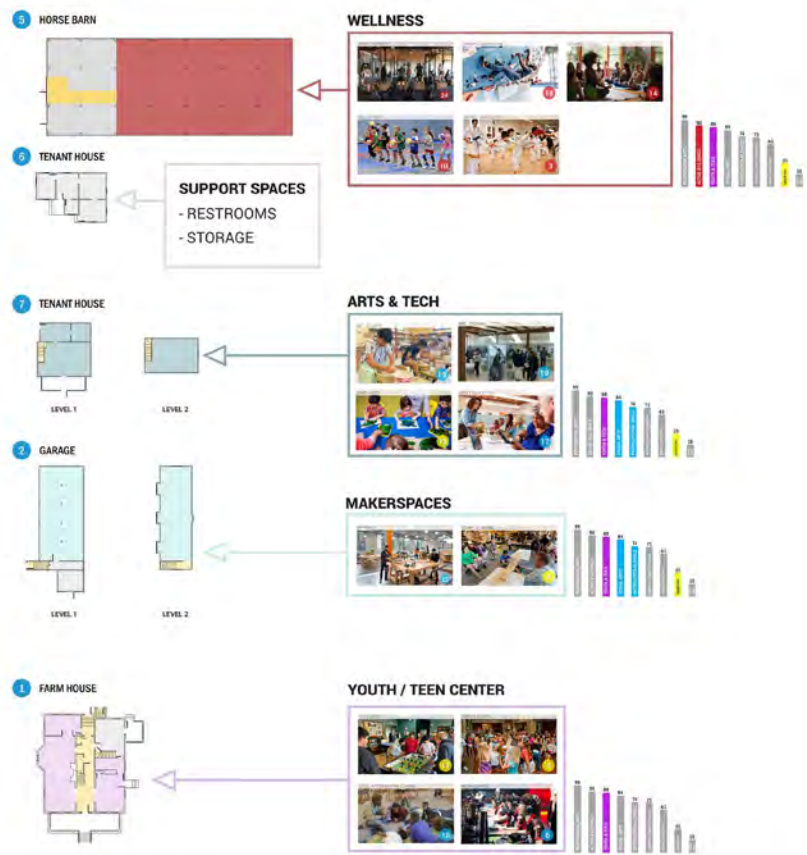


SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING



OPTION 2 - MEDIUM INTERVENTION

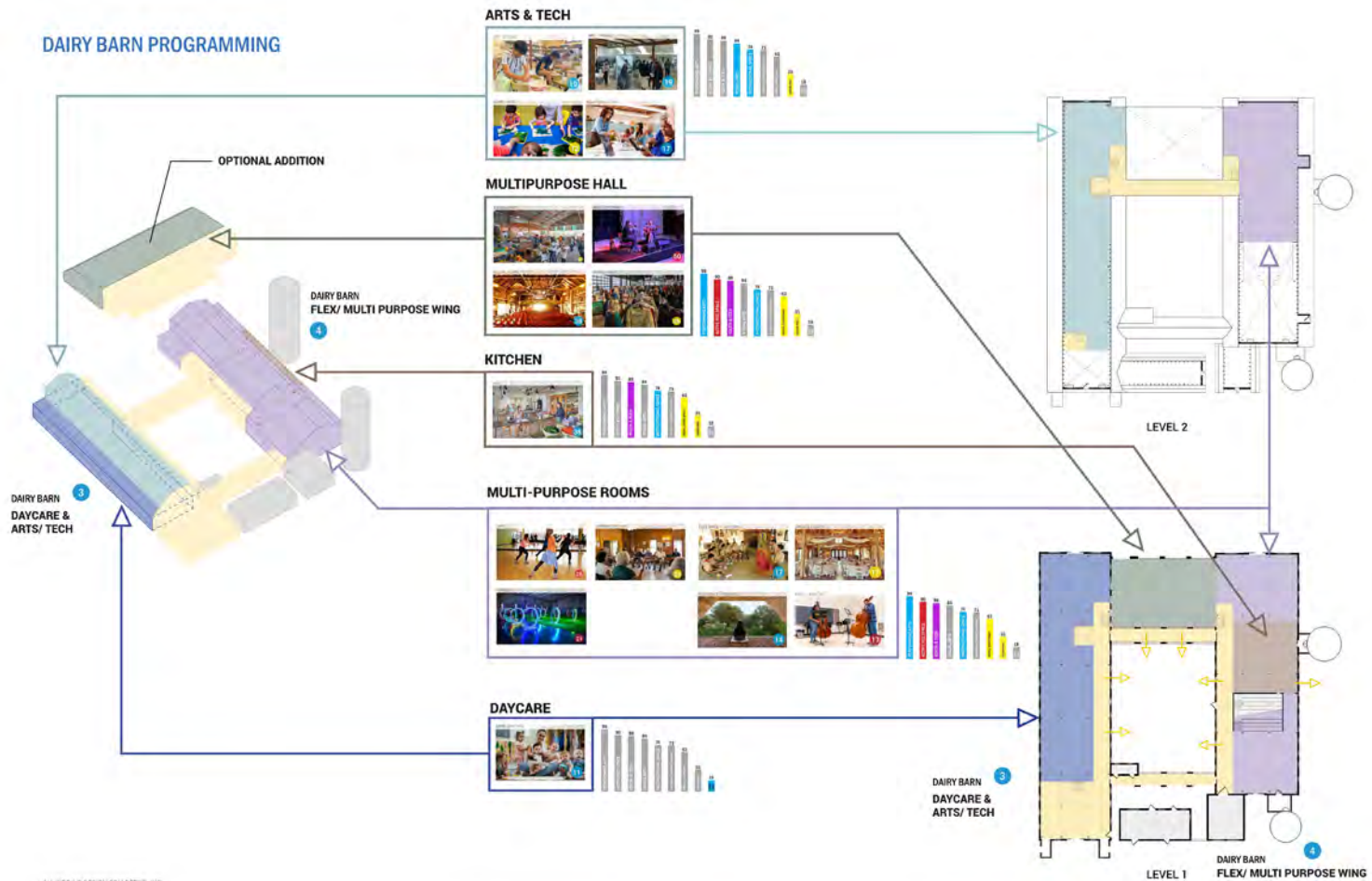
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DAIRY BARN PROGRAMMING



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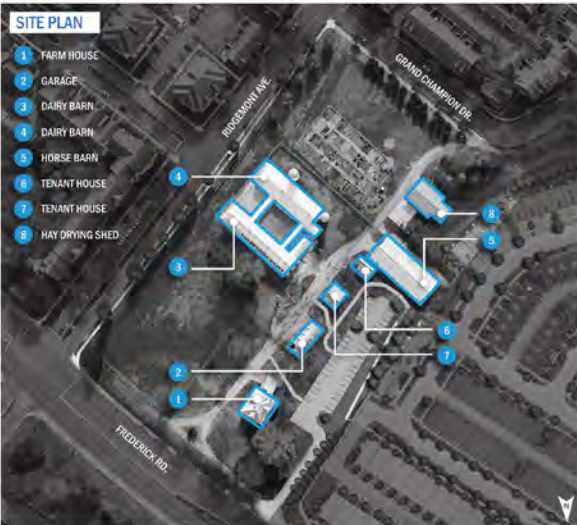
OPTION 4 - HIGH INTERVENTION

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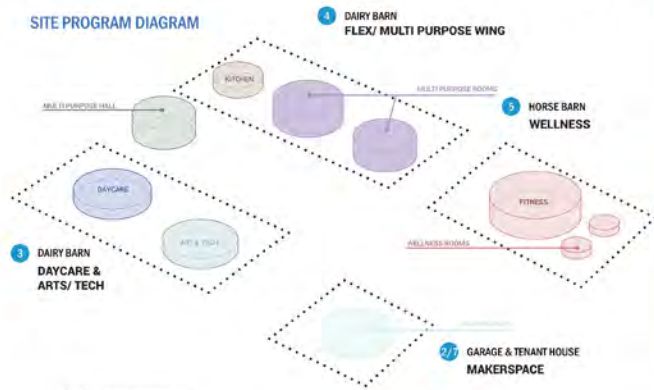
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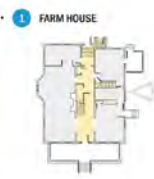


SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING



WELLNESS



MAKERSPACES



SUPPORT SPACES

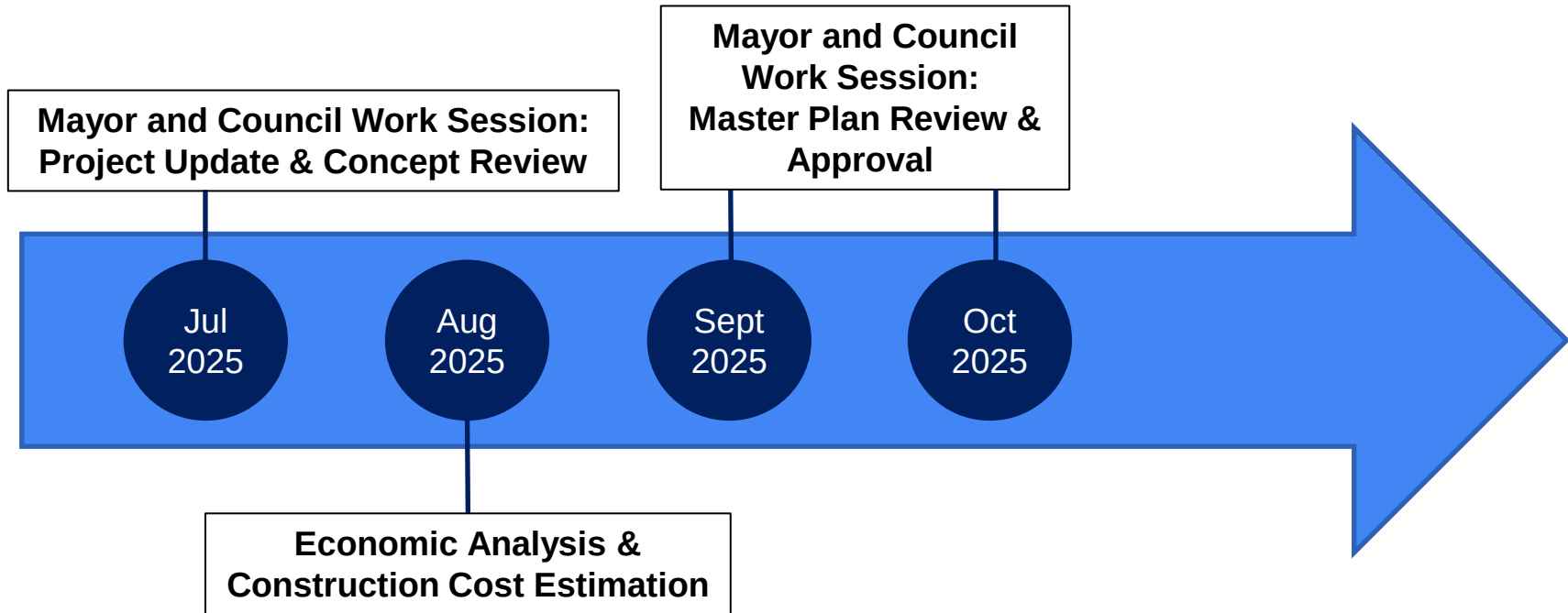
- CONFERENCE ROOMS
- RESTROOMS
- STORAGE
- OFFICES

OPTION 4 - HIGH INTERVENTION

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KING FARM FARMSTEAD PARK | ROCKVILLE, MD



Project Timeline



Questions?



V. DISCUSSION

A. OLD BUSINESS

1. Historic Preservation Code Update
2. Historic District Commission Annual Report –
October 6
3. Commissioner Strategic Priorities

B. NEW BUSINESS

VI. ADJOURN