



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: August 18, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #957668: Roof replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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

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

Applicant: Jessica Schwartz  
Address: 210 Market Street, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_
submitted on: \_\_\_\_\_
has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by [Signature] on \_\_\_\_\_. The approval memo and stamped drawings follow.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 957668  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Jessica Schwartz  
Address: 210 Market St  
Daytime Phone: 301-509-9434

E-mail: jessschwartz@gmail.com  
City: Brookeville Zip: 20833  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: N/A  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name Brookeville Historic District  
No/Individual Site Name \_\_\_\_\_

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

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

Building Number: 210 Street: Market Street  
Town/City: Brookeville Nearest Cross Street: South Street  
Lot: 44,45 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

**REVIEWED**  
TYPE OF WORK PROPOSED: See the checklist on Page 4  
for By Michael Kyne at 10:16 am, Aug 18, 2021 application

- be accepted for review. Check all that apply:**
- |   |  |
|---|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof     |

APPROVED  
Montgomery County  
Historic Preservation Commission

I hereby certify that I have the authority to make the foregoing \_\_\_\_\_ is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.  
Jessica Schwartz 08-03-2021

Signature of owner or authorized agent Date

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

From a previous historical submission: "This 2-1/2 story, five-bay house faces north on Market Street Built in sections on stone and brick foundations, this frame house has white novelty siding. The north (front) porch has four large wooden columns which support a half-hipped roof. The north door is glass and wooden paneled. It is flanked by two-light sidelights and surmounted by a three-light transom. The south porch has a shed roof which is supported by one square post. The south door is wooden paneled and is surmounted by a one-light transom. There is a variety of windows in this house. On the north elevation at the first level there are four long, two-over-two, double-hung windows. In the north cross gable there is a six-over-six, double-hung window flanked by two-light windows. On the west elevation there is a two-story bay window. On the east elevation at the first level, there are three sixteen-light windows and at the second level of the same elevation there are two eight-over-eight, double-hung windows as well as one sixteen-light window. There are two six-over-six, double-hung gabled dormers on the south elevation. The cross gable roof has raised seam metal covering. On the west elevation the roof extends out over the two-story bay, its cornice line boxed and closed to form a triangular pediment over the bay window. There are two interior chimneys in the north section of the

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

The entire roof will be replaced in-kind with a McElroy 26 gauge double lock standing seam roof, using Kynar 500 PVDF "colonial red" paint. In addition, rain spouting will be replaced. Below is the list of items the roof contractor will do:

Remove existing metal roofing

- Inspect roof decking for rot and other damage, replace any found necessary
  - Install R foil double bubble insulation across all roof decks as underlayment
  - Fabricate and install new chimney flashing, vent pipe jacks, and gable flashing
  - Chimney flashing to be tucked into mortar joints and pointed with synthetic mortar sealant
  - Fabricate and install McElroy 26 gauge double lock standing seam roofing in Color "Colonial Red"
  - All roofing to be installed in historical style to include double lock standing seam ridges and valleys. Flat lock style cladding on dormers to match existing
- Panels to be 17" wide with one inch finishing seam height

Currently white gutters are on a portion of the house, a majority of these gutters are no longer connected and are no longer functional. They'll be replaced with white round gutters with a gutter guard. Additionally the front roof does not have gutters and that will be added. The lack of gutters in addition to the failing roof has resulted in the side panels of the house to rot.

**REVIEWED**

*By Michael Kyne at 10:16 am, Aug 18, 2021*

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Montgomery County  
Historic Preservation Commission



Work Item 1: Roof

Description of Current Condition: The current red tin roof is estimated to be at least from 1936, it has peeling paint and pitting throughout, causing water damage to the interior of the house. Spot repair jobs using asphalt has been done in the past, but it is failing and caused additional problems, resulting in damage to an outdoor chimney.

Proposed Work: The entire roof will be replaced in-kind with a McElroy 26 gauge double lock standing seam roof, using Kynar 500 PVDF "colonial red" paint. In addition, rain spouting will be replaced. Below is the list of items the roof contractor will do:

- Remove existing metal roofing
- Inspect roof decking for rot and other damage, replace any found necessary
- Install R foil double bubble insulation across all roof decks as underlayment
- Fabricate and install new chimney flashing, vent pipe jacks, and gable flashing
- Chimney flashing to be tucked into mortar joints and pointed with synthetic mortar sealant
- Fabricate and install McElroy 26 gauge double lock standing seam roofing in Color "Colonial Red"
- All roofing to be installed in historical style to include double lock standing seam ridges and valleys. Flat lock style cladding on dormers to match existing
- Panels to be 17" wide with one inch finishing seam height

Work Item 2: Gutters

Description of Current Condition: Currently white gutters are on a portion of the house, a majority of these gutters are no longer connected and are no longer functional. Additionally the front roof does not have gutters and that will be added. The lack of gutters in addition to the failing roof has resulted in the side panels of the house to rot.

Proposed Work: They'll be replaced with white round gutters with a gutter guard.  
<https://www.slateandcopper.com/premier-steel-gutter-system>

Work

**REVIEWED**

By Michael Kyne at 10:16 am, Aug 18, 2021

Description of Current Condition:

Proposed Work

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Montgomery County

Historic Preservation Commission





**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

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

**REVIEWED**

*By Michael Kyne at 10:16 am, Aug 18, 2021*

APPROVED

Montgomery County

Historic Preservation Commission



Jessica Schwartz [jessschwartz@gmail.com](mailto:jessschwartz@gmail.com)

Hi there. I applied for a HAWP for a roof replacement for our home. The roof will be replaced in kind. I've attached a picture of the roof and a picture of what it will be replaced with; though the picture is a black roof and ours will be "colonial red", as it is today. Is there anything else that you need from me?

210 Market Street Brookeville – Permit # 957668

**REVIEWED**

*By Michael Kyne at 10:16 am, Aug 18, 2021*

APPROVED

Montgomery County

Historic Preservation Commission



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**REVIEWED**

*By Michael Kyne at 10:21 am, Aug 18, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission

*Ronald L. Hunter*





**REVIEWED**

*By Michael Kyne at 10:21 am, Aug 18, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission

*Robert H. [Signature]*