



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: Feb. 21, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1059030 - Roofs, gutters

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC 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: Scott Whipple
Address: 6700 Needwood Road, Derwood

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 Chris Berger at 301-495-4571 or chris.berger@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 Christopher J. Boyer on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

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

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

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

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

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

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

REVIEWED
By Chris Berger at 5:26 pm, Feb 21, 2024

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Montgomery County
Historic Preservation Commission
[Signature]

TYPE OF WORK PROPOSED for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed
Solar
Tree
Wind
Other

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

Signature of owner or authorized agent Date

Adjacent and Confronting Properties

12615 ROYAL CROWN DR
GERMANTOWN 20876

12604 MILESTONE MANOR LN GERMANTOWN 20876

12602 MILESTONE MANOR LN GERMANTOWN MD

12600 MILESTONE MANOR LN GERMANTOWN 20876

12523 EAGLE VIEW WAY GERMANTOWN 20876

12532 MILESTONE MANOR LN GERMANTOWN 20876

Tree inventory:

No impact to trees.

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

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

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Work Item 1: _____

Description of Current Condition:

Proposed Work:

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Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

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

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/14/2024

Application No: 1059030
AP Type: HISTORIC
Customer No: 1379330

Comments

Documentation of MHT easement approval to be provided separately.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 12535 MILESTONE MANOR LN
GERMANTOWN, MD 20876
Homeowner MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work Replace roof with like-materials on three accessory structures.

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Site Plan

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Loafing
shed

Bank
Barn

Carriage
House

Corn
Crib

Waters
House

Waters House Special
Park, MNCPPC

Milestone Manor Ln

Photographs | Pleasant Fields – Dr. William A. Waters House, Outbuildings 2.2.2024

Bank Barn, existing conditions



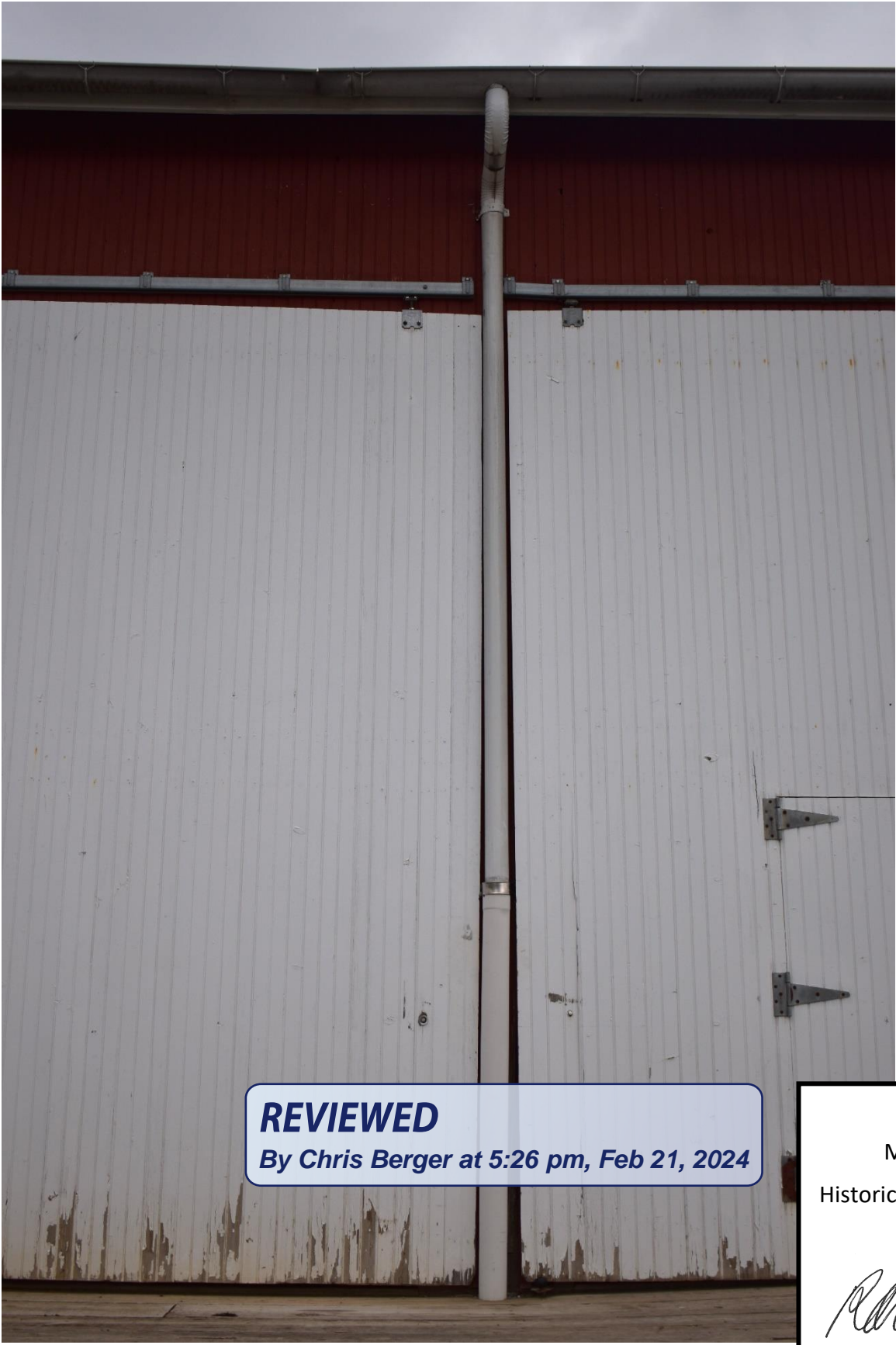
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(Existing lightning system to be put back)

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Interior of bank barn roofing and structural system (2023):



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A handwritten signature in black ink, reading "Robert A. Potter". The signature is written in a cursive style and is positioned above a horizontal line.



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Corn Crib, existing conditions



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Carriage House, existing conditions



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Robert A. [Signature]

From: [Whipple, Scott](#)
To: [Berger, Chris](#)
Subject: RE: 12535 Milestone Manor, Germantown - HAWP No. 1059030
Date: Wednesday, February 21, 2024 7:30:48 AM
Attachments: [Est 1284 from Historic Roofing Company Inc. 4552.pdf](#)

Great news, Chris.

Attached is documentation of MHT easement approval.

The roofs and gutters are not historic. The replacement materials will be prefabricated 24 gauge Galvalume metal panels similar to the existing, non-historic roof profiles. For the bank barn, we are proposing a 50AIIICOR 3/4" Corrugated Wave Panel, or similar; for the corncrib and carriage house/small barn we are proposing a 5V crimp panel (50AIIIV1/2" 5V Crimp Panel), or similar. (See [Exposed Fastener Metal Roofing Panels | Metal Alliance](#)). The gutters and downspouts on the bank barn will be white, six inch half-round aluminum gutters and white, four inch round aluminum downspouts – which are consistent with what is currently on the barn.

Scott

From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Thursday, February 15, 2024 3:43 PM
To: Whipple, Scott <scott.whipple@montgomeryparks.org>
Subject: 12535 Milestone Manor, Germantown - HAWP No. 1059030

Hello, Scott.

The roofs replacements at Pleasant Fields will be a staff approval. Can you please send me specifications for the replacement roofing panels, gutters, and downspouts?

Chris Berger, AICP

Cultural Resources Planner III
Montgomery County Planning Department
2425 Reedy Drive, 13th Floor, Wheaton, MD 20902
Chris.Berger@montgomeryplanning.org
Office: 301-495-4571

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Historic Roofing Company, Inc.
 6344 Trailing Arbutus Court
 Lothian, Maryland 20711
 Phone: 410-741-0572
 www.historicroofingcompany.com

Vendor: 101854
 Roofing Contract: 390329

| Date | Estimate # |
|----------|------------|
| 1/5/2024 | 1284 |

M.H.I.C. # 41616

| | |
|----------------|---|
| Bill To | Project Address |
| | Watershouse Barns 12535 Milestone Manor Lane Germantown, Maryland 20876 |

| Description | Total: |
|--|------------|
| This proposal is for replacement of roofs a two barns and one corn crib. Framing of these buildings need to be evaluated before we access the structures. Erect scaffolding up to gutter lines at three buildings | 28,328.00 |
| Remove existing lightning protection system from Bank barn, reinstall existing system on new roof. (not sure if it is functional) M and L - 9hrs. | 1,575.00 |
| Remove existing metal roofing down to substrate. M and L - M and L - 143 hrs. | 25,025.00 |
| Install prefabricated 24 gauge Galvalume metal panels to match existing roof profile type as close as possible. No paper underlayment. M and L- 740 hrs. | 129,500.00 |
| Replace front gutter and downspouts on front of Bank Barn using White 6 inch half-round seamless Aluminum gutter with heavy duty fascia hangers; two feet on center. Install four- 4 inch white round aluminum downspouts, fastened using strap hangers 10 feet on center. M and L - 20 hrs. | 3,500.00 |
| Remove all debris into dumpster. Project manager- 25 hrs. | 1,875.00 |
| Administration- 20 hrs. | 1,000.00 |
| Workmanship guaranteed against leakage for a period of 2 years. | |
| Material cost-- Roof panels, dumpster , scaffolding, fasteners,gutter system, drip edge, cornice flashing Any and all woodwork to be performed on a time and material basis added to total contract price | 77,203.00 |

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Repairs and/or replacement of sheathing, insulation or structured members, if the contract. This proposal is limited to 30 days acceptance from the date hereof. Payment is to be made in accordance with Contract #390329 within thirty (30) calendar days of receipt of a proper invoice or acceptance of work, whichever is later.

We propose hereby to furnish material and labor complete in accordance with these specifications for the sum of Total: \$268,006.00

ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Signature: _____ DATE: _____ **Historic Roofing Company, Inc.**
 Signature: _____ DATE: _____ *Clifford Layman, President*

50AIV

1/2" 5V Crimp Panel

Substrate: 24-, 26-gauge steel or .032, .040 aluminum

Slope: 3:12 or greater slope

Support: 15/32-inch or greater plywood, or 3/4-inch mi

Coverage: 21 inches or 24 inches

Rib Spacing: 10-1/2" or 12" on center

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