



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 28, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit #1068825 - Install Gutters and Downspouts

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: Kong Chen
Address: 6 High St., 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 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. Berger on _____. The approval memo and stamped drawings follow.

Staff note: No window alterations are approved as part of this application.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

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

AGENT/CONTACT (if applicable):

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

located within an Historic District?
Is there an Historic Preservation, Land Trust, Environmental Easement on the Property?
Information from the Easement Holder supporting this application.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Examiner Approvals /Reviews Required as part of this Application?
(Plat, etc.?) If YES, include information on these reviews as

Lot: Block: Street: Nearest Cross Street: Subdivision: Parcel:

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

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Signature of owner or authorized agent
Date

REVIEWED

By Chris Berger at 12:48 pm, May 28, 2024

APPROVED

Montgomery County

Historic Preservation Commission



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

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Staff note: No window alterations are approved as part of this application.

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:

REVIEWED

By Chris Berger at 12:48 pm, May 28, 2024

APPROVED

Montgomery County

Historic Preservation Commission




Robert H. Patton

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

Work Item 3: _____	APPROVED Montgomery County Historic Preservation Commission 
Description of Current Condition:	

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 1. 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/Exc avation/Land	*	*		*	*	*	*
scaping	*	*		*	*	*	*
tree removal	*	*		*	*	*	*
Siding, Roof Changes	*	*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

APPROVED

Montgomery County
Historic Preservation Commission



From: [CAI SHEN LLC](#)
To: [Berger, Chris](#)
Subject: Re: 6 High Street, Brookville (HAWP No. 1068825)
Date: Tuesday, May 28, 2024 7:15:10 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Go ahead and approve the gutter work.

Thank you,
Mr. Chen
4102589307

On May 21, 2024, at 11:58 AM, Berger, Chris
<Chris.Berger@montgomeryplanning.org> wrote:



Good morning,

REVIEWED

By Chris Berger at 12:48 pm, May 28, 2024

Sorry to hear you cannot find someone to repair your windows. Here is a list of contractors:

<https://windowpreservationalliance.org/directory>

<https://mahdc.org/contractor-directory/>

<https://dcpreservation.org/contractor-database/>

I confirmed with my department head that wood windows in Brookeville can only be replaced if they are damaged beyond repair. Wood windows are major character-defining features for historic homes such as yours, so our regulations require them to be repaired and not replaced. I can come out and take a look, but based on what I see in your photos they appear repairable. And as I noted in my previous email the repairs will be eligible for both the 20 percent Maryland Historical Trust tax credit and the 25 Montgomery County Historic Tax Credit.

If you still want to pursue replacement of your existing wood windows with wood, we would need you to provide a window survey with photos and descriptions of each window to be replaced and details as to why it cannot be

Staff note: No window alterations are approved as part of this application.

repaired. Once you email me that the survey, we can place your Historic Area Work Permit on the agenda for a future Historic Preservation Commission meeting.

Staff would be open to replacement of the basement windows if you need to install egress windows there, but the 2/2 and 6/6 wood windows should be repaired and not replaced.

If you want to pursue only the gutters at this time, staff can immediately.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

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Montgomery County
Historic Preservation Commission



REVIEWED

By Chris Berger at 12:48 pm, May 28, 2024

From: caishenllc9307@gmail.com <caishenllc9307@gmail.com>

Sent: Tuesday, May 21, 2024 7:59 AM

To: Berger, Chris <Chris.Berger@montgomeryplanning.org>

Subject: Re: 6 High Street, Brookville (HAWP No. 1068825)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Chris,

We are having a hard time finding any restoration company willing to take on this job. We would like for HPC to review our application. Instead of composite windows. Will you be able to accept all wood window replacement. I've attached a spec of the wood window and gutter for you to review.

Here is the link

Gutter <https://www.guttersupply.com/p/gutters/aluminum/half-round-reverse-bead?&Size=6%22&Length=Per%20foot>

Downspout <https://www.guttersupply.com/p/downspouts/aluminum/round?Size=4%22&Color=Black&Gauge=.019>

<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

<image006.jpg>

<image007.jpg>



Thank you,

Mr. Chen

4102589307

REVIEWED

By Chris Berger at 12:48 pm, May 28, 2024

On May 6, 2024, at 3:00 PM, Berger, Chris
<Chris.Berger@montgomeryplanning.org> wrote:

Hello,

We received your application to replace your windows and gutters.

I am sorry, but staff would not support replacement of your original wood windows with a composite window because the proposal does not meet [Chapter 24-8A\(b\)](#) of the County Code, and we would recommend denial to the Historic Preservation Commission. Instead, you should have the existing windows repaired by a qualified wood window restorer. Note that restoration of the windows would be eligible for both the [Montgomery County Historic Tax Credit](#) and the [Maryland Historical Trust Homeowner Historic Tax Credit](#), which combine to total 45 percent.

If you still would like the Historic Preservation Commission to review your application to replace your windows despite staff's opposition, we need the following information:

- Marked up photos showing which windows will be replaced.
- Specifications for the windows to be installed.

Staff would support replacement of your gutters, but we still need additional information before we can review your application. Please provide the following:

- A plan and photos that show the existing gutters and where the new gutters will be installed.
- Specifications for the proposed gutters such as a representative photo.

Please email me the missing materials directly.

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 Preservation Commission



REVIEWED

By Chris Berger at 12:48 pm, May 28, 2024

Are you a contractor? Get exclusive pricing & discounts | [Learn More](#)

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Aluminum Half Round Reverse Bead Gutters

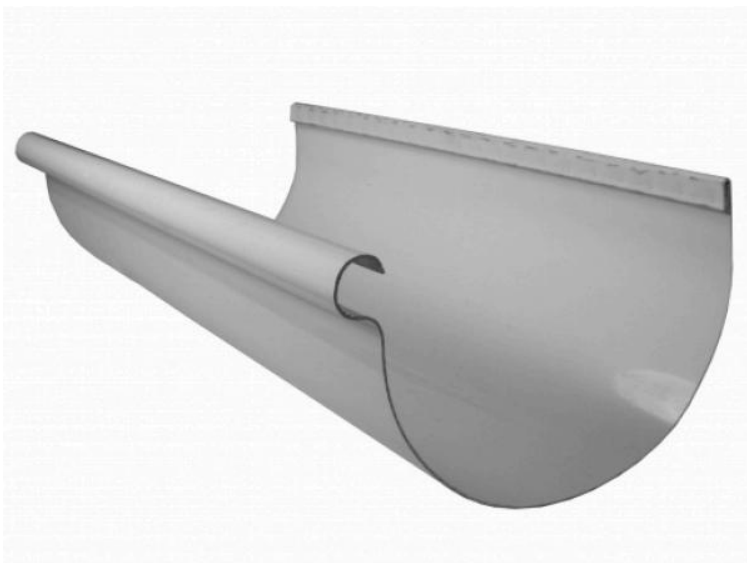
Product Highlights:

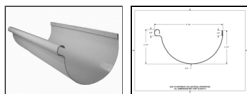
- Available in over 15 different colors
- Can ship in any length up to 20 feet
- Available with an assortment of different hanger types to fit various applications



REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

See more details





Build Your Gutter System with Quick Shop >

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.



Aluminum Half Round Reverse Bead Gutters

Product Highlights:

- Available in over 15 different colors
- Can ship in any length up to 20 feet
- Available with an assortment of different hanger types to fit various applications

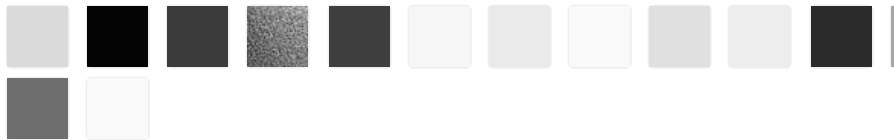


See more details

Select Your Product Options

Size

Color



Gauge

Length



REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

[Reset Product Options](#)

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Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

Description

These aluminum half-round reverse bead gutters are painted to offer a traditional look with customization in more than a

- Available in 6 size.
- Painted aluminum is durable and lightweight.

Are you a contractor? Get exclusive pricing & discounts | [Learn More](#)

Home / Shop By Material / Aluminum Products / Aluminum Downspouts

Aluminum Plain Round Downspouts

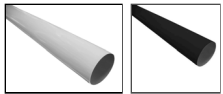
Item # BLPRDX4A019 | 4 Plain Rnd Downspout | Black Aluminum .019

Product Highlights:

- Available in 3" and 4" round
- Match half round and K-style gutter systems
- 10 ft. in length

See more details





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Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

Aluminum Plain Round Downspouts

Item # BLPRDX4A019 | 4 Plain Rnd Downspout | Black Aluminum .019

Product Highlights:

- Available in 3" and 4" round
- Match half round and K-style gutter systems
- 10 ft. in length

See more details

Select Your Product Options

Size

Color



Gauge

Item # BLPRDX4A019 : 4 Plain Rnd Downspout : Black Aluminum .019

LIST PRICE:

\$34.68 / 10FT

Add to Cart



REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

[Reset Product Options](#)

Build Your Gutter System with [Quick Shop](#) >

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

Product Overview ^

Plain round downspouts are traditionally used with half round gutter systems but can also be used with standard k style gutters. Smooth round

- Available in multiple colors:
 - 3" - 2 colors
 - 4" - 18 colors

Staff note: No window alterations are approved as part of this application.

APPROVED
Montgomery County
Historic Preservation Commission
Ronald H. ...

REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

Gutter

31"x53"

31"x53"

31"x53"

Gutter

31"x61"

31"x61"



Staff note: No window alterations are approved as part of this application.

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Montgomery County
Historic Preservation Commission



REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024

Gutter

31"x48"

31"x53"

31"x53"

31"x61" 31"x61"

31"x61"

31"x61"



Staff note: No window alterations are approved as part of this application.

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REVIEWED
By Chris Berger at 12:48 pm, May 28, 2024



Gutter

28'x45"

28'x45"

31'x53"

28'x45" 28'x45"

31'x61"