



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: June 12, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section

SUBJECT: Maryland-National Capital Park & Planning Commission Historic Area Work Permit #1117972 –
Retroactive approval for basement window installation, masonry painting, shutter removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 11, 2025 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

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: Monticello Spring Realty LLC
Address: 6 High 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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



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

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

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 12:59 pm, Jun 12, 2025

TAX CREDIT
NARRATIVE

Please provide a short narrative describing the work that was done for the credit on Page 2 of the

application. Include in your description the following information:

- a. 1906 house in the historic town of Brookeville



Front of the house



REVIEWED

By Devon.Murtha at 12:59 pm, Jun 12, 2025



Side of the house. Gutter repair. Window restoration.

b. This is a complete renovation. The house was not in livable condition.

c. Bathroom not usable. Painting failing in all the outbuildings. Leaking pipe in the old kitchen. Gutter issue. Water in the basement. All windows have peeling paint and not closing thus leaking air.

g. **(Optional Question)** Did this approach solve the reh

We were not approved for wood window replacement. restoration companies but neither one can do the job. and restoration of the wood windows above grade and basement with new windows.



REVIEWED

By Devon.Murtha at 12:59 pm, Jun 12, 2025

Later with the help with Montgomery county Rental license place, we found this company who does wood window replacement. After numerous phone calls and emails I never received a quote. They did send below emails saying the window need to be replaced.



kevin@blainewindowanddoor.com Tue, Dec 17, 2024, 4:35 PM

to me

Per our site inspection on November 27, 2024 our service tech found the windows at the property with the address of 6 High St, Brookeville, MD beyond our scope of work for window repair. The windows were found to have significant misalignment of both the center meeting rails and one or more sash not closing into the correct position. Along with this many sashes were not designed to have any type of window balance hardware, there is no place to install sash ropes or pullies presently. Some of the sashes had been replaced with poorly crafted alternatives constructed out of 2x4 lumber routed for glass installation. With the significant amount of paint (containing lead at some point) along with a suspicion of water infiltration we are only able to offer the option of window replacement.

Our suggested replacement is the Kolbe Heritage series which were installed in a property located at 204 Market St, Brookville, MD also located in the same area in 2022. This series of windows has been approved in Georgetown, Washington DC and in Takoma Park, Maryland. All of which seek to maintain the same historical characteristics from the same time period. This is a fantastic option to get properties to meet modern performance and safety standards while maintaining the historical aesthetic c

If the person from the historical society would like, our techr the property to review the condition of the windows.

Kevin King
Sales Rep



REVIEWED

By Devon.Murtha at 12:59 pm, Jun 12, 2025

Blaine Window & Door
301-565-4975

Based on above email, I will continue work with the company and the permit office to see if we can get the window replaced.

h. we also did the gutter

Before pictures:



REVIEWED
By Devon.Murtha at 12:59 pm, Jun 12, 2025



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Karen Bunkle

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By Devon.Murtha at 1:00 pm, Jun 12, 2025



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Karen Buelit

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By Devon.Murtha at 1:00 pm, Jun 12, 2025



After pictures



REVIEWED

By Devon.Murtha at 1:00 pm, Jun 12, 2025



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Karen Buelit

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