



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: June 27, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1120923 – Roof replacement

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

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: Dante Tedaldi
Address: 18511 Beallsville Road, Poolesville

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@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 Laura D. Paquale on _____. The approval memo and stamped drawings follow.

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

"Dowden's Luck" is a complex of domestic and agricultural buildings and structures of a pre-Civil War plantation in their original setting, 500 feet east of Beallsville Road in the vicinity of Poolesville, Montgomery County, MD. The relevant buildings consist of: a second quarter nineteenth century a one story, gable roofed stone residence; a one story, gable roofed brick smoke house; a stone springhouse; and the foundation of stone bank barn. These buildings all date from the 1824-1850 period. Additionally, there is a Corn Crib and adjacent barn (circa 1920s).

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

The current plan is to re-roof several of the buildings. This includes the stone Spring House, the stone Residence, the brick Smoke House, and a barn (circa 1920s). The approach would be to engage a competent and experienced roofing contractor with demonstrated performance on historic properties in the region. A potential contractor, PJ Roofing in Frederick, MD possesses all the necessary attributes to ensure a successful and historically accurate restoration of the roofs. We have selected a historically accurate standing seam metal roof that will be fabricated specifically for this project. A representative illustration is shown in Attachment A.

REVIEWED

By Laura DiPasquale at 4:11 pm, Jun 27, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

Work Item 1: Smoke House Roof

Description of Current Condition:

The current condition of the roof is poor with debilitation of the natural, cedar shakes. Immediate replacement is essential to protect the wooden subframe and interior. Included in Attachment B are two sets of photos. The Black and White photos are from 1986 just prior to the restoration of the smoke house roof and exterior. The color photos are of the same views from 2025.

Proposed Work:

The plan is to remove the existing shake roof and replace the underlayment with Titanium PSU30 and re-roof with a historically accurate standing seam metal roof.

Work Item 2: Stone Residence

Description of Current Condition:

The current condition of the roof is poor with debilitation of the natural, cedar shakes. Immediate replacement is essential to protect the wooden subframe and interior. Leaks to the interior have already been identified. Included in Attachment C are two sets of photos. The Black and White photos are from 1986 just prior to the restoration of the stone residence roof and exterior. The color photos are of the same views from 2025.

Proposed Work:

The plan is to remove the existing shake roof and replace the underlayment with Titanium PSU30 and re-roof with a historically accurate standing seam metal roof.

REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit

Work Item 3: Stone Spring House

Description of Current Condition:

The current condition of the roof is poor with a rusting, metal roof that has some visible damage. Near term replacement is essential to protect the wooden subframe. Included in Attachment D are photos of the stone spring house from 2025.

Work Item 4: Barn circa 1920s

Description of Current Condition:

The structure currently has a corrugated metal roof that is in fair condition, but visibly degrading due to uncontrolled rust. Included in Attachment E are photos of the barn from 1987 and 2025.

Proposed Work:

The plan is to remove the existing historically inaccurate metal roof and replace re-roof with a historically accurate standing seam metal roof.

Proposed Work:

The plan is to remove the existing metal roof and replace with a similar, corrugated metal roof.

Attachment A

Typical standing seam metal roof replacement illustration



REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

APPROVED

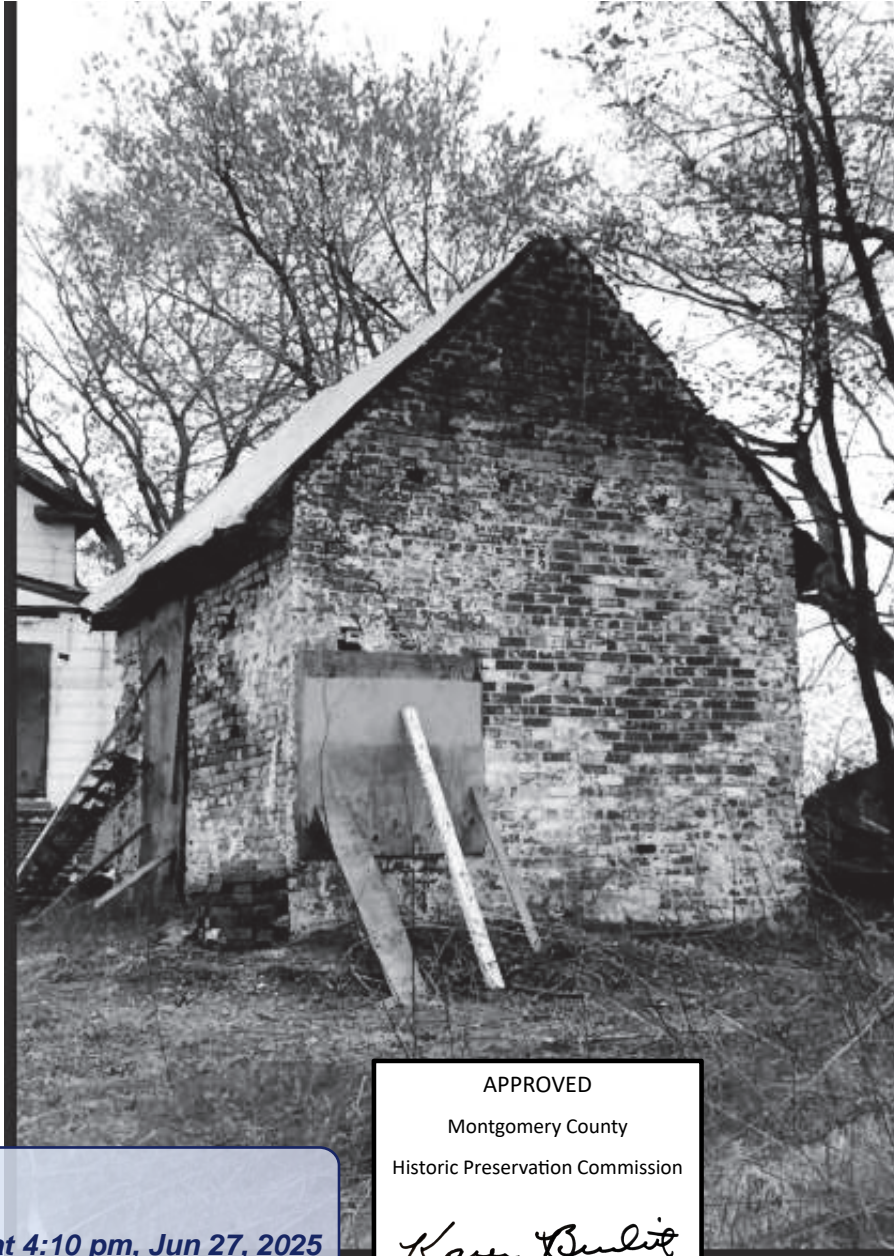
Montgomery County

Historic Preservation Commission

Karen Buntz

Attachment B

Work Item: Smoke House



REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bullett

"Dowden's Luck"
18511 Beallsville Rd., Poolesville,
Montgomery County, Maryland
May 4, 1986 Jo Eyer
Maryland Historical Trust



"Dowden's Luck"
18511 Beallsville Rd., Poolesville,
Montgomery County, Maryland
May 4, 1986 Maryland Jo Eyer
Maryland Historical Trust
Smokehouse of pierced brick construction.

REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

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Karen Buelit



REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

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Karen Benoit



REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

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Karen Bunkle

Attachment C**Work Item: Stone Residence**

"Dowden's Luck"
18511 Beallsville Rd., Poolesville,
Montgomery County, Maryland
May 4, 1986 Jo Eyer
Maryland Historical Trust

REVIEWED*By Laura DiPasquale at 4:10 pm, Jun 27, 2025*

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith



"Dowden's Luck"
18511 Beallsville Rd., Poolesville,
Montgomery County, Maryland
May 4, 1986 Jo Eyer
Maryland Historical Trust

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Karen B. Smith



REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

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Karen Buntz



REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

APPROVED

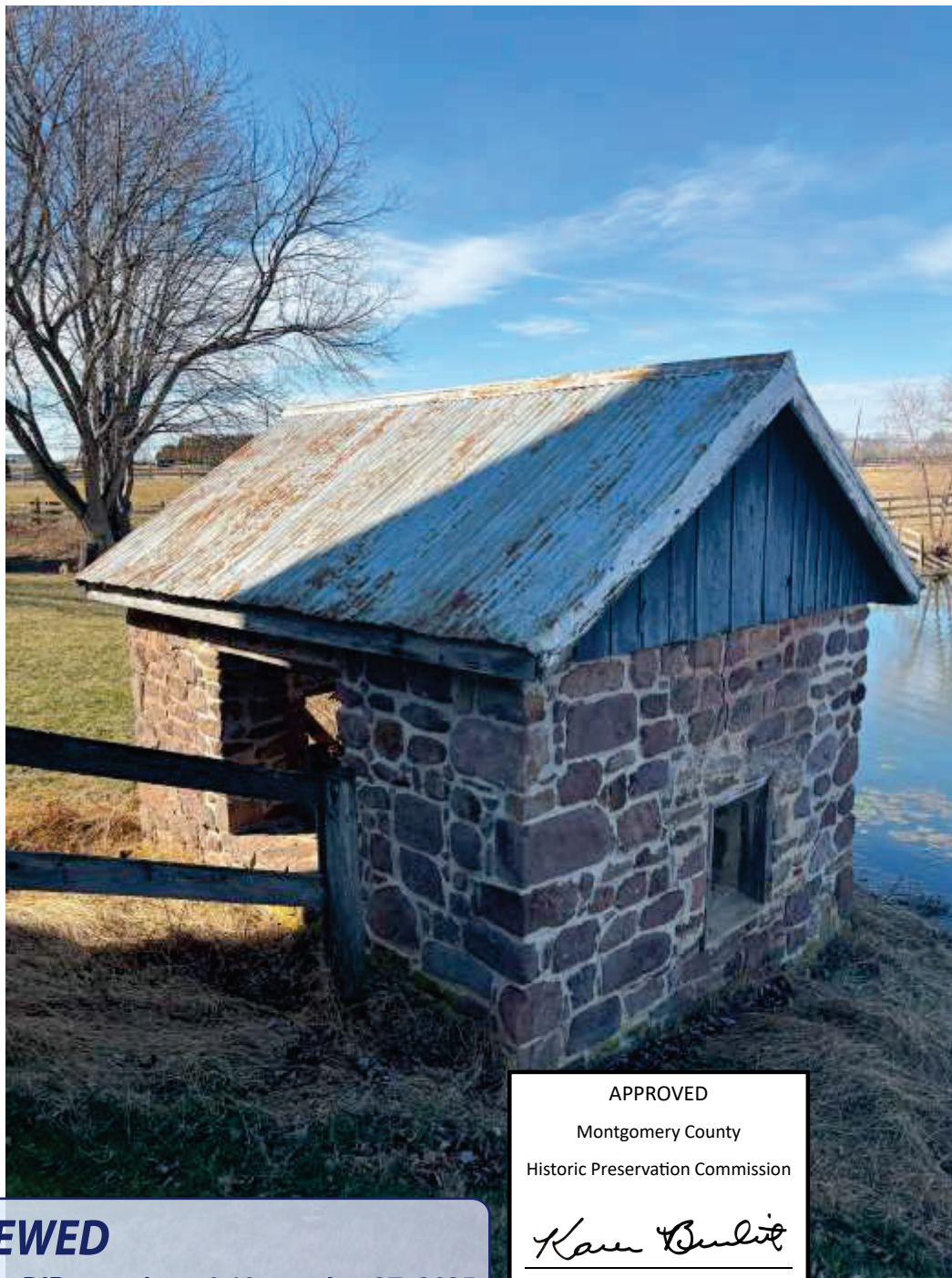
Montgomery County

Historic Preservation Commission

Karen Benoit

Attachment D

Work Item: Spring House



REVIEWED

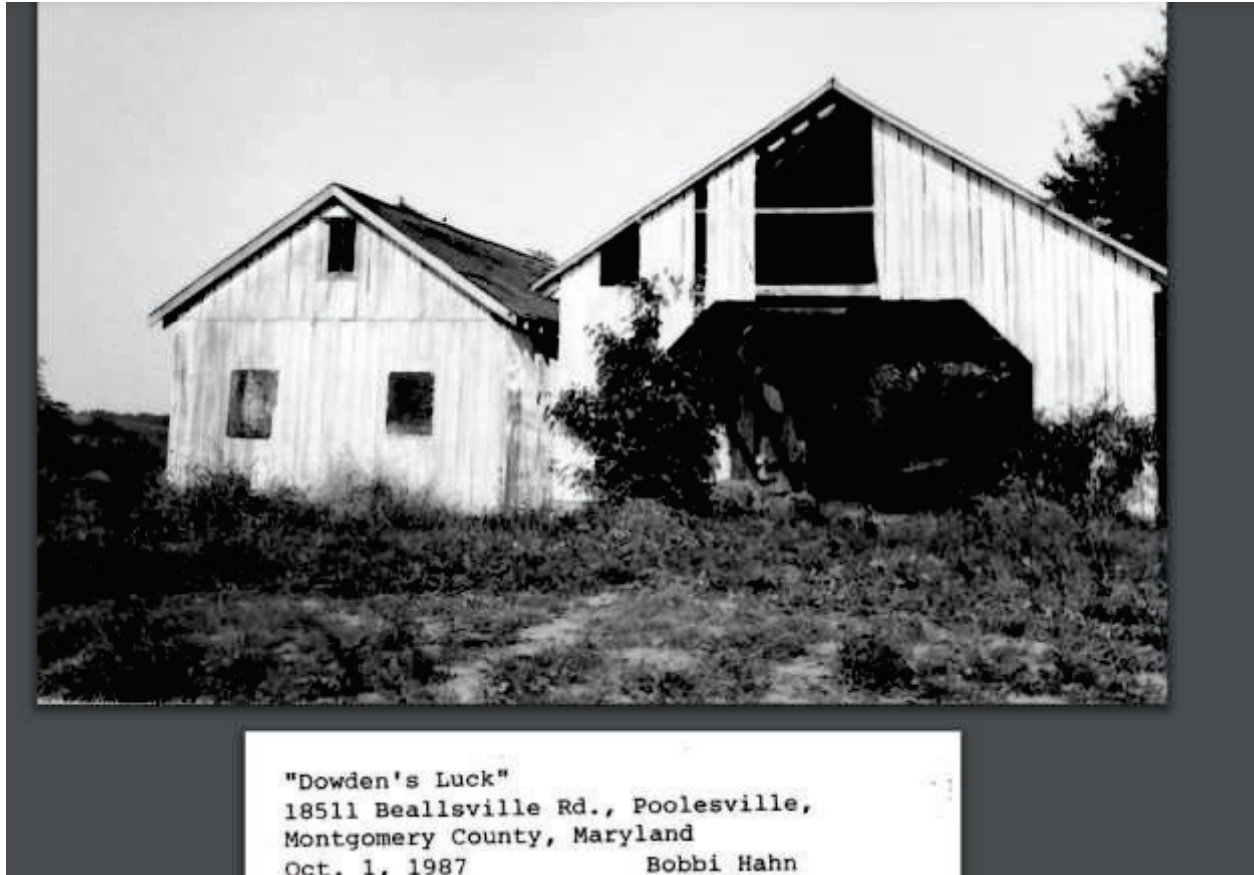
By Laura DiPasquale at 4:10 pm, Jun 27, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkle

Attachment E**Work Item: Barn circa 1920s**

"Dowden's Luck"
18511 Beallsville Rd., Poolesville,
Montgomery County, Maryland
Oct. 1, 1987 Bobbi Hahn

REVIEWED

By Laura DiPasquale at 4:10 pm, Jun 27, 2025

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Karen Buntz

Material Specifications**For Work Items 1,2, and 3****Color ~gray/silver**

Poolesville, MD 20837				532 E. Church Frederick, MD pjsroofing@h www.pjsroofir
REP	Customer Phone	Alt. Phone	E-Mail	
SM	415-484-6310		dante@utexas.edu	Due l
Description				
-Remove the existing cedar shakes and all underlayments from both, smaller outbuildings (stone building and brick building on the South side of the property) -Install Titanium, PSU 30 high temperature ice guard over the entire roof deck surface -Install an Englert brand, .026 gauge, pre-finished, standing seam metal roof system with concealed fasteners/Color TBD -Englert provides a 35 year, manufacturer's warranty on the paint finish -Seams will be 1" tall/17" on center (historically correct) -Seams will have a mechanically seamed/double locked profile -Install new chimney flashings, cutting and folding the counter flashing into the masonry -All roof peaks will have a non-ventilated, rolled ridge (historically correct) -Includes Lifetime Tool brand, Squarelock series, powder coat painted snow guards (1 per seam at eaves). Snow guards can be installed in a straight line pattern or staggered – customer choice -Cleanup and dispose of all job related debris				

For Work Item 4

Roofing material for circa 1920s barn will match existing construction and be identical to that of adjacent Corn Crib roof. See Photo in Attachment E.

REVIEWED*By Laura DiPasquale at 4:10 pm, Jun 27, 2025*

APPROVED

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Karen Benoit

Site Plan

Spring House

Stone Residence

Smoke House

Barn circa 1920s



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