



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Jeffrey Hains**  
*Chair*

July 10, 2026

### **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 #1155866– Roof replacement and chimney reconstruction

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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 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: Jonathan Warner  
Address: 20500 Martinsburg Road, Dickerson

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](mailto: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 Laurel D. Magallon. 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:

Historic log and frame building on a 33 acre lot fronting on the C&O Canal and Martinsburg Road

Old stone smoke house and oven

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

Remove old sheet metal roof and faux stone cladding and replace with new metal standing seam roof.  
remove faux stone cladding a replace with full brick cladding. Repair strucuture and trusses as needed.

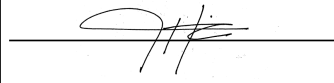
**REVIEWED**

*By Laura DiPasquale at 3:41 pm, Jul 10, 2026*

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be "JH", is written over a horizontal line.

|                                                                                                                                                |                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Work Item 1: <u>Replace roof</u>                                                                                                               |                                                                                                                                                                       |
| Description of Current Condition:<br>Current combination of old metal sheet roofing together with newer sheet metal roofing on modern addition | Proposed Work:<br>Remove all roofing on home and replace with metal standing seam roof<br><br>29 gauge G-90 galvanized standing seam metal roof with iron snow guards |

|                                                                                                                        |                                                                           |
|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Work Item 2: <u>Replace chimney cladding</u>                                                                           |                                                                           |
| Description of Current Condition:<br>Chimney liner is currently cladded with faux stone concrete in portion above roof | Proposed Work:<br>Remove faux stone cladding and replace with full bricks |

|                                                                                                                                      |                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Work Item 3: <u>repair as needed roof supports</u>                                                                                   |                                                                                                                                                                          |
| Description of Current Condition:<br>Metal roofing with unknown condition of trusses and support. Evaluate after removal of roofing. | Proposed Work:<br>Upon removal of roofing on old portion of house evaluate and make repairs as necessary trusses and roof supports to accommodate a plywood underlayment |

**REVIEWED**

By Laura DiPasquale at 3:42 pm, Jul 10, 2026

APPROVED

Montgomery County

Historic Preservation Commission

Proposal  
**HARTMAN ROOFING, INC**  
*4 Generations Serving You Since 1893*

To: Jonathan Warner  
20500 Martinsburg Rd  
Dickerson MD. 20942

Date: 3/18/2026  
Building: Residence  
Owner: Same  
Location: Same

We propose to supply all materials and labor to complete the following:

Remove the existing metal roofing and underlying cedar shingle roofing from the old portion of the residence. The metal will also be removed from the new addition part of the residence which is presumed to have plywood installed already.

Make the roofs weathertight with Titanium synthetic underlayment so that other trades can make repairs and insulation can be blown in by others.

Install a 29-gauge G-90 galvanized standing seam metal roof over the new and existing plywood.

Install galvanized metal edging and flashing at the penetrations.

Solder as necessary with 50-50 solder.

It is our understanding that the current stone veneer on the chimney will be removed and replaced with brick by others. The bricks should be full bricks to allow us to cut a reglet into the masonry joints to properly counter flash the chimney.

Install one row of Berger Brothers malleable iron snow guards on each seam on the steep portions of the roof. **If two rows are preferred, it would increase the cost by \$3,650.00. If one row of birds would be added to the low sloped porches, the cost would be an additional \$1,276.00.**

- Notes: 1) Carpentry work, other than specified above, is not included in this proposal.  
2) All work performed by Hartman Roofing is by internal employees, we do not utilize subcontractors for roofing work.  
3) Hartman Roofing provides a 5-year workmanship warranty on new installation work.

For the sum of: Fifty seven thousand seven hundred and sixty dollars. \$57,760.00

**TERMS:**

Any alteration or deviation from the above specification, involving extra cost of materials or labor, will become an extra charge over the sum stated in this contract.

If not accepted, this quotation is subject to cancellation 30 days after the above date.

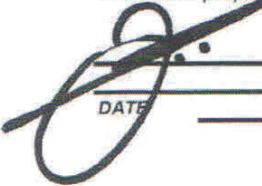
All agreements, statements, and contracts are contingent to strikes, accidents, or other causes beyond our control.

Any damage to the roof caused by others, will be repaired by us and paid by you at our customary time and material rate

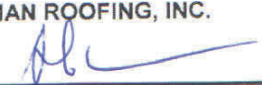
**ACCEPTANCE:**

*The above proposal is hereby accepted.*

*Respectfully submitted,*

  
\_\_\_\_\_  
JONATHAN WARNER  
DATE \_\_\_\_\_

HARTMAN ROOFING, INC.

Per   
\_\_\_\_\_

215 N. East Street, Frederick, MD. 21701  
Ph. (301) 663-5571 Fax (301) 663-5585

MHIC: 5256

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By Laura DiPasquale at 3:42 pm, Jul 10, 2026

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\_\_\_\_\_





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**REVIEWED**

By Laura DiPasquale at 3:42 pm, Jul 10, 2026

Existing roofing to be replaced with  
standing-seam metal roofing.

Stone-clad chimney to be  
reconstructed with salvaged brick.



APPROVED

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Historic Preservation Commission

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*By Laura DiPasquale at 3:42 pm, Jul 10, 2026*



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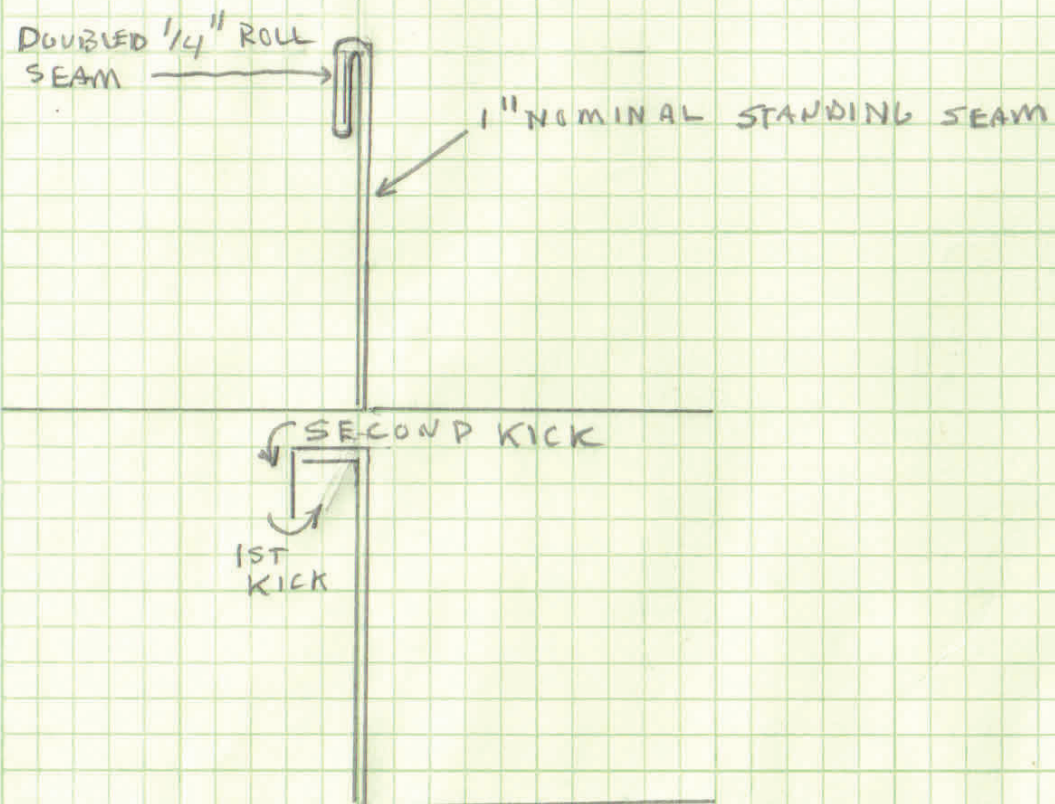
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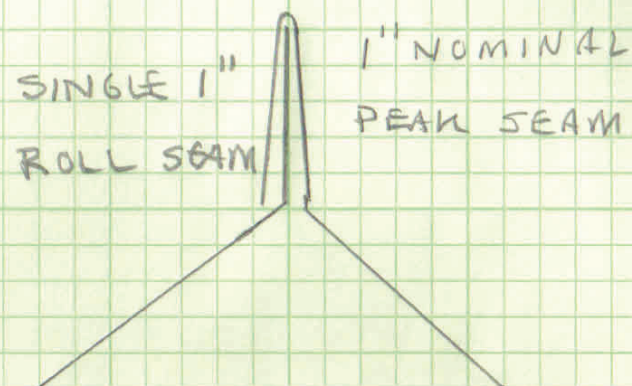
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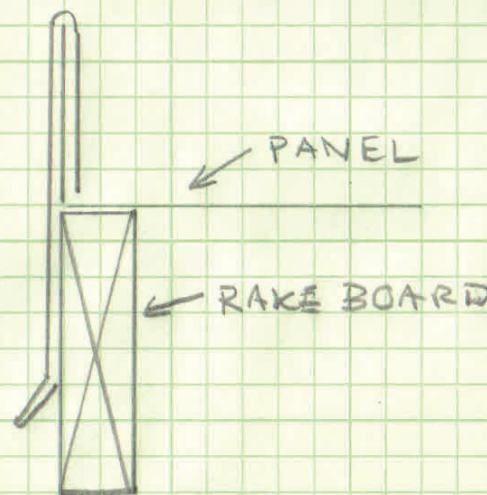
## STANDING SEAM DETAIL



## PEAK DETAIL



## RAKE DETAIL



PANELS WILL BE HAND MADE  
USING TONGS. SEAMS WILL  
BE DOUBLE "KICKED" USING  
HAND TONGS AND KICKERS/STUMPERS

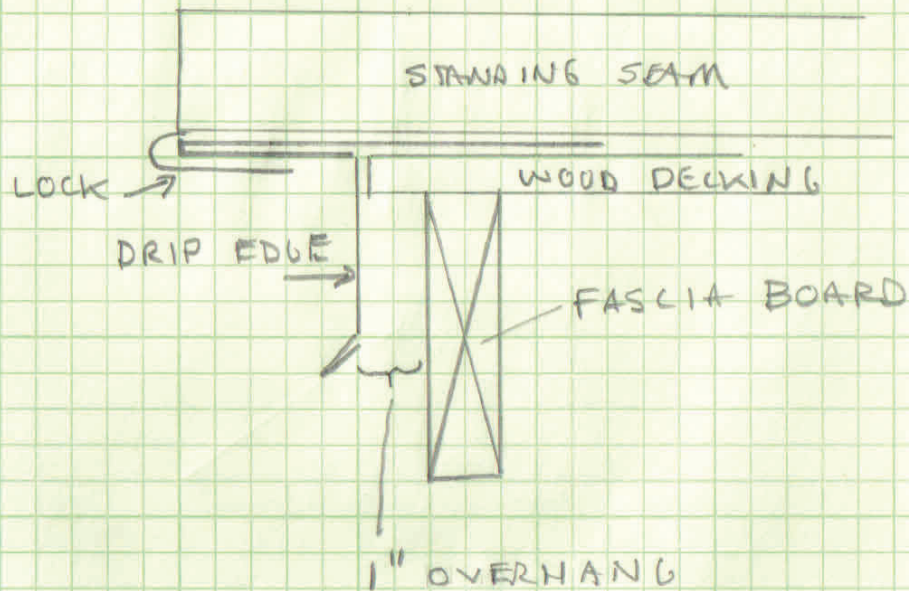
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## EAVE DETAIL



NOTE: FOR LOWER SLOPED APPLICATION, THE END OF THE STANDING SEAM WILL BE FATTENED AND ROLLED WITH THE LOCK OVER THE Drip Edge TO AVOID WATER INTRUSION INTO THE END OF THE SEAM

APPROVED

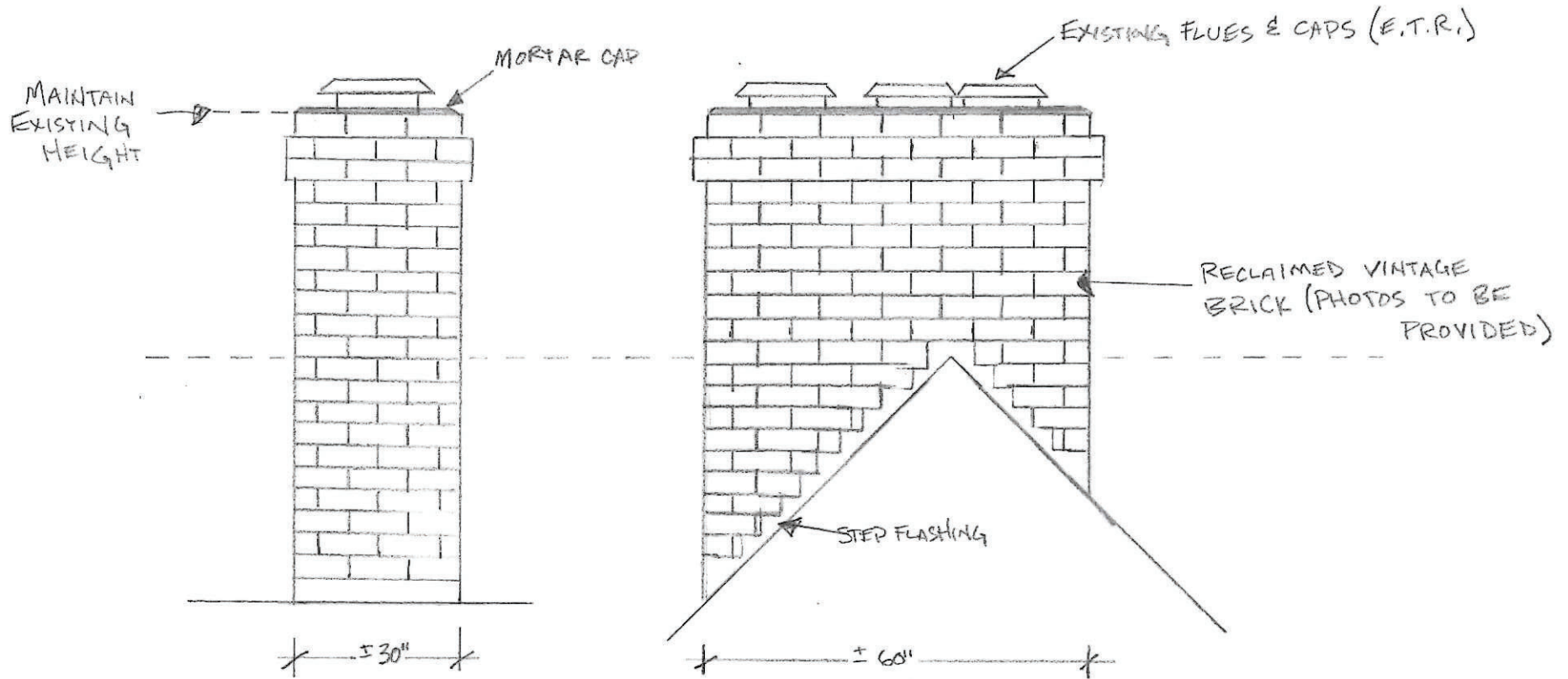
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20500 MARTINSBURG RD.  
DICKERSON, MD

N.T.S.

**REVIEWED**

By Laura DiPasquale at 3:42 pm, Jul 10, 2026

APPROVED

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Historic Preservation Commission



Chimney reconstruction/  
recladding to be based on 1973  
photograph:



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