



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

July 2, 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 #1160491– Chimney reconstruction

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: David Brady; American Professional Chimney, Joshua Reckson
Address: (Agent) 15708 Sycamore Grove Ct, Rockville

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. Spagnuolo on _____. The approval memo and stamped drawings follow.

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

Owner's mailing address
15708 Sycamore Grove Ct,
Rockville, MD 20853

Owner's Agent's mailing address
American Professional Chimney
4519 Buchanan St,
Hyattsville, MD 20781

Adjacent and confronting Property Owners mailing addresses

15712 Sycamore Grove Ct
Rockville, MD 20853

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

Three-story Colonial-style home built in 1851 with a classic stucco facade. Positioned on an expansive, wooded 2.75-acre lot. 65-foot-wide wrap-around porch that overlooks a vast, open lawn shaded by mature trees.

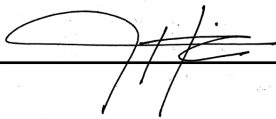
Description of Work Proposed: Please give an overview of the work to be undertaken:

This is an in-kind rebuild of the back chimney, using as much of the original brick as possible and substituting where necessary with matching reclaimed brick. This will be done in the same corbeled style. One of the fireplace flues in the chimney will be relined. We will reuse the current multiflue cap.

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Laura DiPasquale at 11:51 am, Jul 02, 2026

Work Item 1: Rebuild Chimney

Description of Current Condition:
There are large holes in the chimney

Proposed Work:
...Tear down and remove the chimney 51 courses by 14 per course.
...Rebuild the chimney to original height and appearance using original/reclaimed brick and type N mortar.

Work Item 2: Reline fireplace flue

Description of Current Condition:
Chimney is not drafting properly

Proposed Work:
...Remove existing liner.
...Break out and remove any remainder of the original terra-cotta clay liner prior to installing new flue liner.
...Install a new larger sized UL Listed, stainless steel, flue liner.

APPROVED

Montgomery County

Historic Preservation Commission



Proposed Work:

REVIEWED

By Laura DiPasquale at 11:51 am, Jul 02, 2026

Chimney to be
reconstructed to
existing
appearance



APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by several vertical strokes, is written over a horizontal line.

REVIEWED

By Laura DiPasquale at 11:51 am, Jul 02, 2026

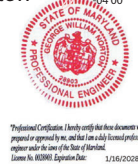


NORTON
CONSULTING ENGINEERS
240-393-3672
NORTONENGINEER@GMAIL.COM
CONNECTICUT, MARYLAND, VIRGINIA, DISTRICT OF COLUMBIA

15708 SYCAMORE GROVE CT
ROCKVILLE MD 20853

PLAT & AREA OF WORK

George Norton
Digitally signed by George Norton
Date: 2026.06.04 09:02:09
04'00"

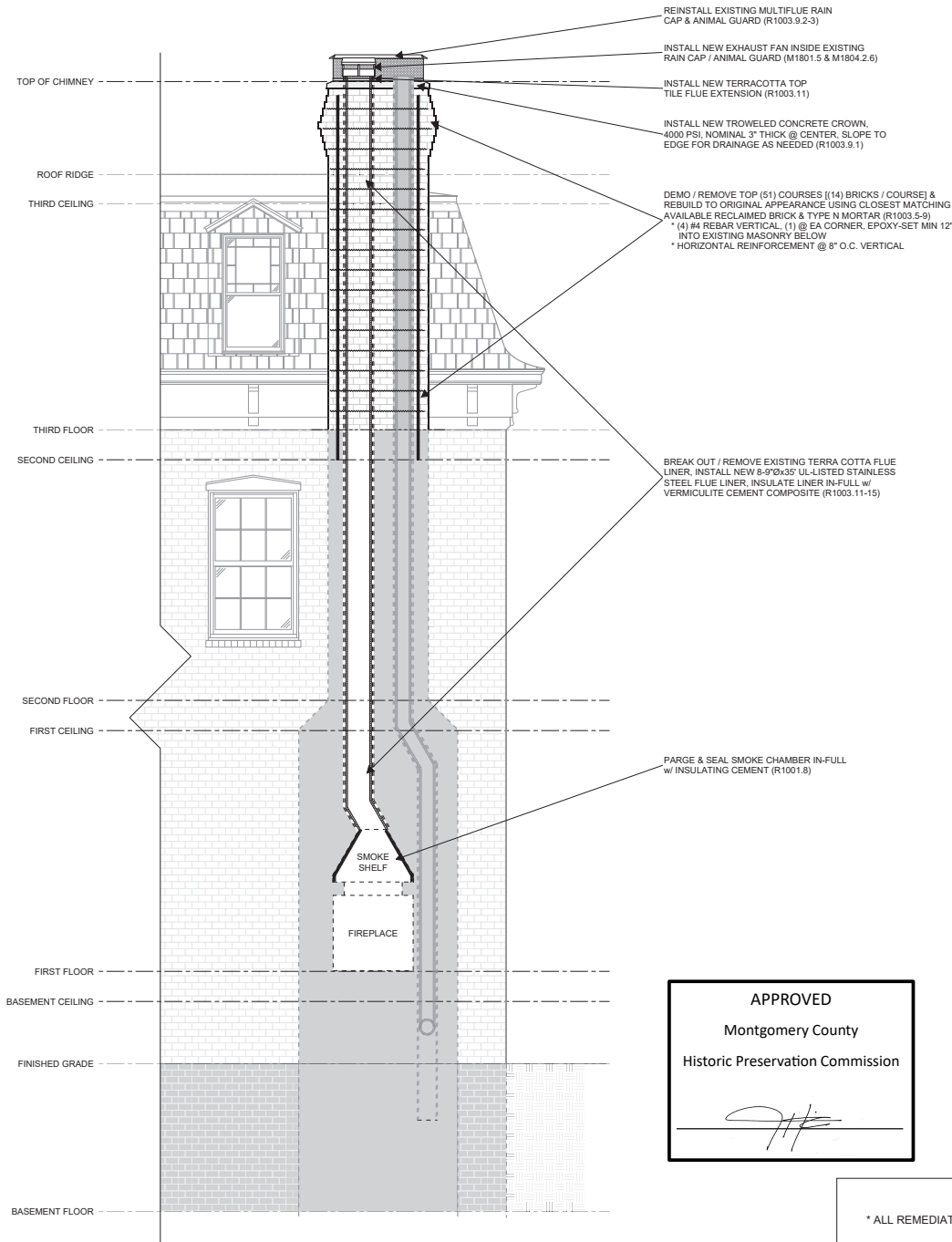


APPROVED
Montgomery County
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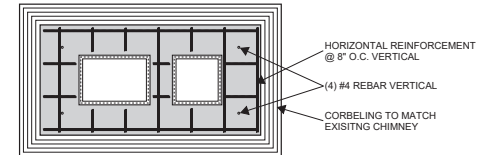
REVIEWED
By Laura DiPasquale at 11:53 am, Jul 02, 2026

OWNER
DAVID BRADY
15708 SYCAMORE GROVE CT
ROCKVILLE MD 20853

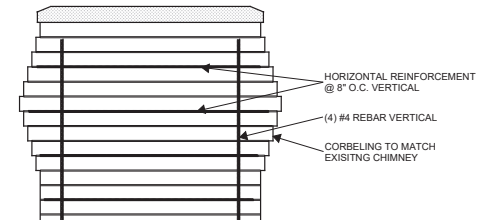
DATE: 6/3/2026
DRAWN BY: RMY
C101
SCALE: NTS



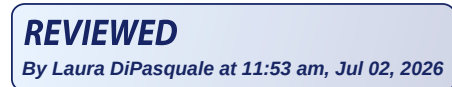
SOUTH ELEVATION / CROSS SECTION
SCALE: 3/8" = 1'-0"



CHIMNEY PLAN VIEW
SCALE: 3/4" = 1'-0"



CHIMNEY ELEVATION / CROSS SECTION
SCALE: 3/4" = 1'-0"



GENERAL NOTES:

- * ALL REMEDIATED WORK ON THE CHIMNEY TO CONFORM TO SECTION 2113, "MASONRY CHIMNEYS", OF THE IBC 2015
- * ALL FLUES TO TERMINATE EITHER 3' ABOVE ROOF PENETRATION OR 2' ABOVE ROOF SURFACES WITHIN A 10' RADIUS

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ROCKVILLE MD 20853

ELEVATION

George Norton
Digitally signed by George Norton
Date: 2026.06.04 09:02:24 -04'00'



"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 103960 Expiration Date: 12/16/2028"

OWNER
DAVID BRADY
15708 SYCAMORE GROVE CT
ROCKVILLE MD 20853

DATE: 6/3/2026
DRAWN BY: RMY

S100

SCALE: 3/8" = 1'-0"