



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

August 19, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1166209 RETROACTIVE – Roof replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the August 19, 2026 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: Joseph A. Wilmot
Address: 14510 Mount Nebo 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.



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

Mount Nebo is the old farmhouse that sits on the upland of our family farm, and overlooks the Potomac River and C&O canal. It has three sections:

1) Later half 18th century frame 1 1/2 story, (2 rooms and loft) containing hand-split lathes, horizontal wainscoting of 10"-16" beaded pine boards throughout. The loft contains wide plank flooring, beaded on the underside supported by beaded beams. Exterior beaded weatherboards we're preserved when at all possible.

2) ca. 1800, 2 1/2 story frame dwelling with a center stairway and 2 rooms on each floor containing original mantle pieces and painted grain doors which were uncovered, preserved and restored by the owner.

3) ca. 1830 2 story east addition with one room on each floor and attic.

Foundation and exterior steps are made of Seneca sandstone.

Outside, in front of the house are 19th century terraces or "handsome falls" that reflect the period. The rest of the surrounding area is either used for agricultural purposes (horse pastures) or left natural for wildlife



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

To replace the failing 1980's cedar shingles on the 18th century 1 1/2 story section, already delayed by COVID and material scarcity.

Much research has been done in trying to use cedar again, but costs only escalate and are not projected to come down any time soon. Verbal estimates are around \$30,000.00+, and widely contingent on availability. The cost would be unaffordable for me, and companies have been reluctant to even provide an exact written estimate. The only constant is the advice to stay away from cedar at this time due to the inflated price and quality control issues.

Additionally, since the squirrels have figured out that old cedar shingles are easy to claw through, they have quickly made large holes for getting in and nesting. I need to act quickly now to prevent rain water from doing any permanent interior damage.

Working with the roofing company I trust the most, I decided on the double-laminated asphalt shingles that most replicate the general look and color of weathered cedar so the overall look will not be jarring (to me). I was also concerned about the likely shorter lifespan/strength of lower grade cedar shingles, and not knowing how quickly the determined squirrels could begin to destroy them. I think the decision to use strong asphalt shingles at this point in the house's history is sound because:

- 1) I am, first and foremost, able to protect the original interior fabric
- 2) I can afford them without undue hardship and move forward immediately.
- 3) They are guaranteed to offer a long, protective life.
- 4) This effort is completely reversible.

REVIEWED

By Laura DiPasquale at 8:18 pm, Aug 19, 2026

APPROVED

Montgomery County

Historic Preservation Commission

Work Item 1: 18th century wing roof replacement

Description of Current Condition:

As described above, roof condition is very poor allowing water into the interior.

Proposed Work:

To replace rotted cedar shingles with double laminate asphalt shingles for the reasons described above. A new underlayment and layer of plywood will be placed over the 1980's plank sheathing to secure a stronger and more weatherproof roof foundation. The 1980's reconstructed roof pitch and exterior line will not be altered.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Laura DiPasquale at 8:18 pm, Aug 19, 2026

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:

Elevations - 18cent. 1 1/2 story showing poor roof condition

Front house elevation showing two later additions



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APPROVED

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PJ's Roofing Inc. LICENSED, BOWED, INSURED - NHIC# 95751						Invoice No.	
						Date	Invoice No.
						12/23/2025	125 12-313
Customer:							
Joseph Wilmot 1510 Mount Nebo Road Bolesville, MD 2083						Our Contact Information 301-695-4754 532 E. Church Street Frederick, MD 21701 info@psroofing.com www.psroofing.com	
PAID 12-23-2025						Attention If Different:	
REP	Phone	Alt. Phone	E-Mail	Terms			
RK	301-318-8255		jswilm@aol.com	Due Upon Receipt			
Description						Amount	
CertainTeed Landmark PRO Architectural Shingle: Remove existing cedar shake and underlayment from the lower roof section with domers inspect roof joists install a new 7/16th OSB roof deck with clips install Carlisle WIP 100 (ice barrier protection) to eaves, valleys and roof penetrations install Titanium underlayment to the roof deck install C3 ½ Brown aluminum drip edge to the entire perimeter of the roof install CertainTeed Swift Start Starter shingles to the entire perimeter of the roof for the 130 mph wind warranty install CertainTeed Landmark PRO Limited Lifetime (50 yr.) Heather Blend shingles using 5 nails per shingle install new Lifetime Tool "Ultimate Pipe Flashings" install new wall flashings and Brown apron flashings install Brown aluminum chimney flashing cutting metal into brick install CertainTeed Shingle Vent II ridge vent with CertainTeed Shadow Ridge Caps only on main ridge using magnet bars pick up any stray nails in yard and flower beds after tarps are removed remove all debris from job site						9,150.00	
PJ's Roofing Inc. provides a 10-year labor warranty							
Delay discount						-200.00	
All other discounts included							
Thank you for your business.						Total	\$8,950.00
						Payments/Credits	-\$8,950.00
						Balance Due	\$0.00

18th century wing now protected under new roof

By Laura DiPasquale at 8:19 pm, Aug 19, 2026



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