EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 26038 Frederick Road, Clarksburg  
Meeting Date: 8/14/2019

Resource: Primary (1810-1890) Resource (Hyattstown Historic District)  
Report Date: 8/7/2019

Applicant: Tobias Herman and Kristine Lui  
Public Notice: 7/31/2019

Review: HAWP  
Tax Credit: Yes

Case Number: 10/59-19A  
Staff: Michael Kyne

PROPOSAL: Roof replacement

STAFF RECOMMENDATION:
☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (1810-1890) Resource within the Hyattstown Historic District
STYLE: Vernacular
DATE: 1840

Fig. 1: Subject property.
**PROPOSAL:**

The applicants propose to replace the existing slate and asphalt roofing with standing seam metal roofing at the subject property. The proposed standing seam metal roofing will have 1” high mechanically locked vertical seams; and, in lieu of ridge caps, the ridges will be seamed to match the vertical seams.

The applicants have stated that the existing slate roofing tiles and nails are failing, requiring replacement. Additionally, the slope of the existing rear addition is 2:12, which is below the standard roof pitch for slate (with the standard being 4:12, according to the guidelines established by the Slate Roof Contractors Association of North America). At 4.5/12, the slope of the main house roof is just above standard. Standing seam metal roofs are a prevalent feature in the Hyattstown Historic District and standing seam roofing is an appropriate and compatible material for the subject property.

![Existing roofing materials (top, black text) and proposed roofing materials (bottom, red text).](image)

**Fig. 2: Existing roofing materials (top, black text) and proposed roofing materials (bottom, red text).**

**APPLICABLE GUIDELINES:**

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of
historically appropriate roofing materials on outstanding and contributing buildings.

**Montgomery County Code; Chapter 24A-8**

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

**Secretary of Interior’s Standards for Rehabilitation**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of

3
Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Kris.puihin.lui@gmail.com
Contact Person: KRIS LUI

Tax Account No.: 

Name of Property Owner: JOSIA HERMAN & KEVIN LUI

Daytime Phone No.: 646-596-0442

Address: 26038 FREDERICK RD, HYATTSTOWN, MD 20871

Contractor: 

Contractor Registration No.: 

Agent for Owner: 

Daytime Phone No.: 

LOCATION OF BUILDING

House Number: 26038

Street: FREDERICK RD.

Town/City: HYATTSTOWN

Nearest Cross Street: MD-109

Lot: 

Block: 

Subdivision: 

Parcel: 

PART ONE - WORK TO BE PERFORMED

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Entend ☐ Alter/Remodel

☐ Alter/Remodel ☐ Roof ☐ Addition

☐ Window ☐ Wreck/Remove ☐ Porch ☐ Deck

☐ Roof ☐ Rehearsal ☐ Shed ☐ Wrecking

☐ Revision ☐ Repair ☐ Rehearsal

☐ Fence/Repair ☐ Remodel ☐ Section 4 ☐ Other: ROOF

1B. Construction cost estimate: $25,000

1C. If this is a revision of a previously approved active permit, see Permit # 

PART TWO - COMPLETE IN REPAIR, CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewerage disposal: 

☐ WSSC ☐ Septic ☐ Other: 

2B. Type of water supply: 

☐ WSSC ☐ Well ☐ Other: 

PART THREE - COMPLETE ONLY FOR FENCES, RETAINING WALL

3A. Height: __ ________ feet __ ________ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner

☐ On fence line/property line ☐ On public right of way

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature: Date

Applications/Permit No.: 88014

Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
1. **WRITTEN DESCRIPTION OF THE PROJECT**
   a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

   The existing structure is a single family home in the historic district of Hyattstown, in upper Montgomery County. According to documents provided by the previous home owners, probably obtained from the Historical Society collections, the original house was built in 1840 by the Dutrow family, and subsequent additions result in the structure today. Circa 2000, the previous home owners had submitted an application for a copper roof; however, the house has a slate roof. Slate tiles are already damaged, and there are leaks in the back part of the house. According to the Slate Roof Contractors Association of North America’s guidelines\(^1\), slate should not be installed on roofs with a pitch less than 4:12; this was confirmed by several contractors visiting the house. The roof in the back part of the house has a pitch of 2:12, while the pitch on the front (original) part of the house is 4.5:12. The front porch is covered, and currently the roof is asphalt shingle.

   b. **General description of project and its effect on the historical resource(s), the environmental setting, and, where applicable, the historic district:**

   The project is to replace the roof for this home. We propose to use a standing seamed metal roof, with snow birds on the back part of the house, and snow rails on the front part of the house. The National Roofing Contractors Association\(^2\) suggests two main classes of roofing for low-slope roofs (those with a pitch of 3:12 or less): membranes (such as thermoplastic) or metal panels (with lap sealant or standing seams). Given the historical nature of the house and district, a metal roof is clearly preferred over an artificial membrane. Moreover, almost all houses in historic Hyattstown have roofs of metal or asphalt shingle. In fact, only one other house has a slate roof; replacing our roof with metal panels would help maintain the consistency within the district.

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<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tr>
<td>TOBY HERMAN &amp; KRISS LUI</td>
<td></td>
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<tr>
<td>26038 FREDERICK RD.</td>
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<tr>
<td>HYATTSTOWN, MD 20871</td>
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<table>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>WAYNE HAUSE</td>
</tr>
<tr>
<td>26111 FREDERICK RD.</td>
</tr>
<tr>
<td>HYATTSTOWN, MD 20871</td>
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| | |
| RACHEL, SABRA MARIE, & RASCHEL GROSS | |
| 26101 FREDERICK RD. | |
| HYATTSTOWN, MD 20871 | |

| | |
| CHARLIE THOMAS HOLLAND | |
| 26112 FREDERICK RD. | |
| HYATTSTOWN, MD 20871 | |
2. **SITE PLAN**
   The site plan was created by Brennan + Company Architects, 20 March, 2019. This is also included as an attachment.
3. PLANS AND ELEVATIONS
The elevation drawings were created by Brennan + Company Architects, 20 March, 2019. These are also included as attachments.

Existing west elevation

scale: 1/4" = 1'-0"
2 existing north elevation

scale 1/4" = 1'-0"
4. **MATERIALS SPECIFICATIONS**
   General description of materials and manufactured items proposed for incorporation in the work of the project.

   We have a proposal from Modern Renovations (5100 Buckeystown Pike, Suite 250, Frederick MD) to remove the slate, replace any damaged sheeting, install a titanium synthetic underlayment, and install 26 gauge Englert standing seam metal roof panels. The installation will include drip and rake edge flashing, ridge caps, and pipe collars. Snow birds will be used on the back (lower pitched roof) while snow rails will be installed in the front (original) roof. Metal seamed roofing will be installed on the covered front porch as well (which is currently asphalt shingle).

5. **PHOTOGRAPHS**
   Facades of existing resource and views from adjacent properties.

   i. **West Elevation**

![West Elevation Image]
ii. North Elevation (and view from 26112 Frederick Road)
Photo 1

Photo 2
iii. East Elevation (and view from 26101 and 26111 Frederick Road) AND PUBLIC RIGHT OF WAY
iv. South Elevation (and view from 26034 Frederick Road) AND PUBLIC RIGHT OF WAY

6. **TREE SURVEY**
   Not required for roof changes.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**
   Please see attachment.
SITE PLAN

SITE NOTES

ABBREVIATIONS

GENERAL NOTES

ENERGY NOTES

HYATTSTOWN HISTORIC DISTRICT: compliance and notes

CODE INFO

SYMBOLS

DRAWING LIST

The house is a contributing structure within the Hyattstown Historic District. The Historic Preservation Commission and Montgomery County Planning & Preservation Commission have reviewed the project and approved it.

All proposed work including existing conditions, the site location, and schedules have been reviewed and agreed to by the Montgomery County Planning & Preservation Commission. Any alternates or changes shall be reported to the commission for approval.

The house is located in the Hyattstown Historic District. It is a contributing structure and has been reviewed by the Montgomery County Planning & Preservation Commission. Any alternates or changes shall be reported to the commission for approval.

The site plan includes a general overview of the property, including the building and its surroundings. The site plan also includes information on existing conditions, such as the location of utilities and natural features, and provides a foundation for future planning and development.

The building Plan includes a detailed view of the interior and exterior of the building, including floor plans, elevations, and sections. It also provides information on the building's materials, finishes, and fixtures.

The Zoning Info section includes information on the zoning regulations that apply to the property, including the zoning district, setbacks, and lot coverage. It also includes information on the building's height, setback, and lot coverage in relation to the existing zoning regulations.

The Energy Notes section includes information on energy efficiency and conservation measures that have been implemented or proposed for the property. It also includes information on the building's energy consumption, such as the energy use intensity and the energy efficiency rating.

The Historic District Compliance and Notes section includes information on the property's compliance with the Hyattstown Historic District regulations. It also includes notes on any changes or modifications that have been made to the property in compliance with the regulations.

The Code Info section includes information on the building code requirements that apply to the project. It also includes information on the building's compliance with the building code, including the building's structural integrity, fire safety, and accessibility.

The Symbols section includes a list of symbols used in the drawings and plans, including symbols for doors, windows, plumbing fixtures, appliances, and elevations.

The Drawing List includes a list of all the drawings and plans that have been submitted for review, including the site plan, floor plans, and section drawings.

Ao site plan + general notes
A1 floor plans + additional notes
A2 plans + additional notes
A3 existing basement + roof plan
A4 new floor plans + schedules
A5 elevations
A6 sections
A7 detail plans + interior elevations
A8 detail plans + additional notes
A9 bath elevations
E1 rcp + electrical plans + schedules
S1 structural framing plans
<table>
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<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
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<tr>
<td>STANDING SEAM FOR ENTIRE HOUSE AND FRONT PORCH</td>
<td>1</td>
<td>$19,800.00</td>
<td>$19,800.00</td>
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<td>-remove all slate from the roof</td>
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<td>-inspect all sheeting</td>
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<td>-installed titanium synthetic underlayment over the entire roof</td>
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<td>-install custom fabricated drip edge and rake edge flashing</td>
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<tr>
<td>-install 26 gauge pre-englert standing seam metal roof panels</td>
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<tr>
<td>-install ridge cap along peak of roof</td>
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<td></td>
</tr>
<tr>
<td>-installed new pipe collars around plumbing vents</td>
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<tr>
<td>-clean up around dwellings thoroughly</td>
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<tr>
<td>-haul all trash away</td>
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<tr>
<td>COLOR IS PATINA GREEN</td>
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<td>Snow Rail System for main house only</td>
<td>1</td>
<td>$3,040.00</td>
<td>$3,040.00</td>
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</tbody>
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Comments

Each contractor must hold a current MHIC license and anyone can ask about the contractor using the following information:

MHIC: 500 North Calvert Street, Baltimore, MD 21202
Phone: 410-230-6309, 1-888-218-5925

--The Maryland Home Improvement Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors.

--A homeowner has the right to purchase a performance bond for additional protection against losses not covered by the Guaranty fund.

--The estimated Start date for Project will be **4 weeks**

--The estimated completion date for the project will be **3 days**

--You may cancel the transaction at any time prior to midnight of the fifth business day, or midnight of the seventh business day if buyer is at least 65 years old after the date of the transaction

Modern Renovations LLC

Client's signature
Hi Michael,

Here is the contractor's response:

"We are proposing to install an Englert 26 gauge steel coated with Permacolor 3500 coating. (70% Kynar 500/Hylar 5000 baked on color coating) The seams are a double locked mechanical one inch standing seam. The ridge will be “turned” (seamed) to form a ridge seam that will correlate with vertical seams. Hidden fasteners I, clips attached to sheathing with screws will secure metal panels to structure. Clips and fasteners are then seamed inside of seams.”

-Kris

On Mon, Aug 5, 2019 at 12:16 PM Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hi Kris,

Can you please provide additional information regarding the proposed new roofing materials? Your contractor should be able to provide full material specs from the manufacturer. Specifically, we need information regarding the seams (type of seam and height) and the ridge cap, as these are the major components regarding compatibility. Staff is comfortable with a standing seam metal roof, as these are quite prevalent in the historic district; however, if you look at the other standing seam metal roofs in the district, you will note that they are mostly traditional field-turned roofs with turned ridges or minimal ridge caps.

I have to complete the staff report and send recommendations to the Commission by end of day tomorrow, so please get this information to me ASAP.

Thank you,

Michael Kyne

Planner Coordinator | Historic Preservation Section
Montgomery County Planning Department | M-NCPDC
8787 Georgia Avenue, Silver Spring, MD 20910 | 301-563-3403
Dear Mr. Kyne:

Thank you for letting us know that we are on the August 14th agenda. To answer your questions:

1. Both slate tiles and nails are failing.
2. After conducting some research, we are skeptical about synthetic slate tiles.
   a. According to the ICC-2018 International Building Code (https://codes.iccsafe.org/content/IBC2018P2/chapter-15-roof-assemblies-and-rooftop-structures) Chapter 15, Section 7, the only TILED material recommended for a 2/12 roof pitch is asphalt shingle, and that is with special underlayment procedures. Synthetic slate tiles (rubber, polymer, or cement) do not appear in this Code document, possibly due to its newness to the market. Other tile materials, including concrete, clay, metal and wood, all require higher-pitched roofs.
   b. With a low-pitched roof (2/12 or lower), ANY tiled roof system (asphalt, metal, slate, wood) is susceptible to freeze-thaw-cycle damage. As ice or snow melts during the day, water can pool between the tiles, and when it freezes overnight, can cause tile failure.
   c. Synthetic slate tiles are relatively new, and thus have not had the field-testing for longevity that metal roofs have. While accelerated environmental tests have been conducted, we would prefer to use a time-tested material such as metal.
   d. Synthetic slate tiles can warp or curl, requiring sooner repair and replacement.
   e. Synthetic slate tiles can discolor quickly.

We appreciate the efforts to retain the current look of the house! However, we are more focused on a long-lasting roof design that maintains some historical element. We believe that the standing-seam metal roof helps preserve historical flavor, and at the same time, provides functionality and longevity.

Please let us know if there is any further information we can provide.

Thank you!

Sincerely,
- Kris Lui and Toby Herman

On Fri, Jul 26, 2019 at 3:00 PM Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hi Kris,
We are in receipt of the additional information, and your case has been added to the August 14 meeting agenda.

Can you please answer the following questions:

- Are the existing slate tiles failing, or are the nails failing?

- Have you considered artificial slate roofing as a replacement material? There are some high quality products on the market, which may be more in keeping with the house’s current appearance.

Thank you,

Michael Kyne
Planner Coordinator | Historic Preservation Section
Montgomery County Planning Department | M-NCPPC
8787 Georgia Avenue, Silver Spring, MD 20910 | 301-563-3403
Michael.Kyne@montgomeryplanning.org
www.montgomeryplanning.org/historic

From: Kris Lui <krispuihinlui@gmail.com>
Sent: Monday, July 15, 2019 11:48 AM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Subject: Re: HAWP Application for 26038 Frederick Road, Hyattstown

Dear Mr. Kyne:

I am inquiring as to whether you have received the added information regarding a new roof for 26038 Frederick Road, in Hyattstown.

Do you think it is possible to be on the Agenda for the August 14th meeting?
RE: Historic Area Work Permit Application
FOR: 26038 Frederick Road, Hyattstown, MD 20871

8 July 2019

Dear Mr. Kyne:

We have attempted to answer your questions regarding our application to replace the leaking roof of our home. Please find enclosed:

- FILE 1: Additional photos of the existing roof, as well as documentation of damage.
- FILE 2: Contract with roofing company Modern Renovations, including specifications and scope.
- FILE 3: What information we have about the roof prior to our ownership.
  - Page 1: The issued building permit to repair the roof, dated 03/20/2000.
    Permit #210412, #210413
    HPC #10-59-00B
  - Page 3: Drawing showing existing structure (including roof information) at the time of the HAWP of 02/24/2000. This shows corrugated tin on the back roof, and slate on the front roof.
  - Page 4: Drawing showing approved plan to replace all roof materials with standing seam copper.

Unfortunately we do not have any further information regarding the recent history of our roof. For unknown reasons, the previous owners repaired/replaced the roof with slate.

We feel it is prudent to replace the roofing of the entire structure with standing seam metal. To reiterate our application justification:
  - The back roof is less than 20 years old and is already leaking into the interior. The pitch is too shallow for any tiled roofing systems, according to professional roofing associations.
  - The front roof is shedding slate pieces, possibly already causing leaks. The pitch is at the minimum of recommended slate roof tiles.
  - The front porch is currently asphalt shingle, which is not in keeping with the historic character of the home.

We hope these details complete our application for a Historic Area Work Permit.

Note that we will be unavailable for the July 24th meeting; we hope to be on the agenda for the August 10th meeting instead.

Sincerely,

Kris Lui and Toby Herman
26038 Frederick Road
Hyattstown, 20871

All pictures taken on the morning of 7 July 2019, following about one inch of rain the previous evening.
The exact age of our roof is unknown. However, the attic was obviously reframed recently, meaning that the roof is probably about 20 years old.

New framing can be seen paralleling older beams. Oriented strand board is visible as the roof decking. At gable ends the original support timbers are visible.
Safe access to the roof for clear pictures of damage *in situ* is difficult as we do not own a tall enough ladder. Four different roof contractors inspected the roof in order to provide a quote and all expressed degradation of the slates.

However, evidence of damaged and broken slate can be seen on the porch roof below the slate roof (picture taken from interior of second floor room). (The front porch is currently asphalt shingle.)
Plan view of lines-of-sight for photos on following pages.

Slate roof of unknown age; repaired circa year 2000. Photos 5-7 are of this roof.

Slate roof installed circa year 2000. Photos 8-10 show interior damage in a room under this roof.
PHOTO 5:
Cracked and broken slates: some examples indicated by red circles.
Also note unevenness in ridgeline on the left.
PHOTO 6: Area in this picture overlaps previous
PHOTO 8:
Leaks in roof have allowed water to flow under the slate, causing bulging of ceiling and intrusion where roof meets wall. Water is no doubt flowing down through the wall as well.

Leak emanating from electrical receptacle

Staining from repeated leaking along north edge of roof
PHOTO 9: More damage caused along the same wall as the previous pictures.

PHOTO 10: Bulging of ceiling (the rod in the picture is level)
MEMORANDUM

TO: Robert Hubbard, Director
    Department of Permitting Services

FROM: Gwen Wright, Coordinator
      Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

X Approved

Approved with Conditions: ________________________________

and HPC Staff will review and stamp the construction drawings prior to the applicant’s applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: PATRICK AND ROSANNE CASSERMAN

Address: 20038 FREDERICK RD., HYATTSVILLE H-D.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.
BUILDING PERMIT

Permit No: 213962
Issue Date: 3/20/2000
Expires: 3/21/2001
X Ref. Rev. No:

THIS IS TO CERTIFY THAT:

PATRICK I CASSELMAN
26038 FREDERICK RD
HYATTSTOWN MD 20871

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS: also, repair roof

SINGLE FAMILY DWELLING

PREMISE ADDRESS:

26038 FREDERICK RD
HYATTSTOWN MD 20871

LOT LIBER FOLIO

BLOCK ELECTION DISTRICT TAX ACCOUNT NO:

ZONE PLATE SUBDIVISION

PERMIT FEE: $137.50

GRID PARCEL PS NUMBER 0

Director, Department of Permitting Services
Changes from Illustration #1
1) Replace Roof, Gutters
2) Restructure Porch wall base in Fieldstone
3) Enclose Porch with Matched Siding

Illustration #3
26038 Ferstino Rd
Finished View

Add Windows A, B, C

Dated 1/24/00
Scale 1/4" = 1 Foot