

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26032 Frederick Road, Clarksburg	Meeting Date:	9/17/2025
Resource:	Primary Resource (Hyattstown Historic District)	Report Date:	9/10/2025
Applicant:	Marquis Patterson (A STEP IN TIME Maryland LLC, Agent)	Public Notice:	9/3/2025
Review:	HAWP	Tax Credit:	No
Case Number:	1130649 RETROACTIVE	Staff:	Laura DiPasquale
Proposal:	After-the-fact replacement of standing-seam metal roof with asphalt shingles		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application for roof replacement on the rear ell;

and **deny** the HAWP application for roof replacement on the main block and porches.

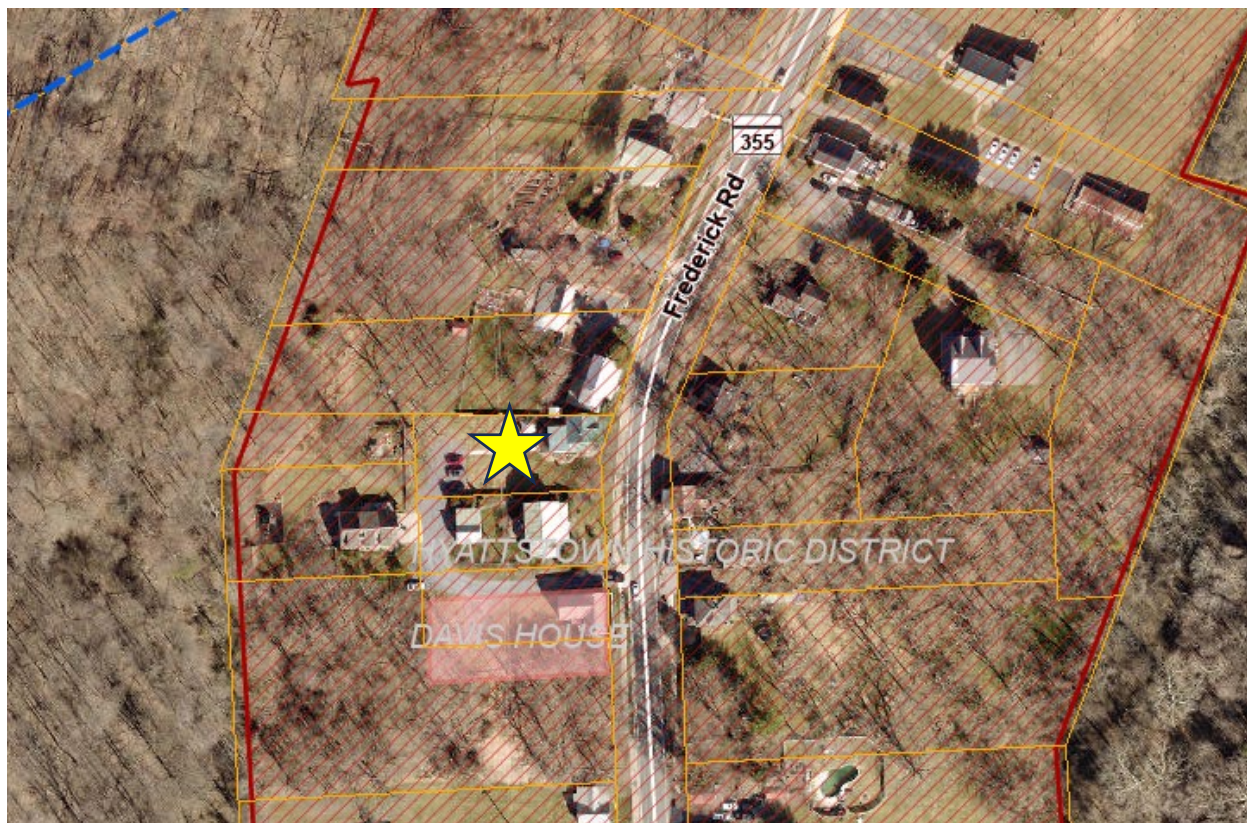


Figure 1: The subject property is indicated with a yellow star within the Hyattstown Historic District.

PROPERTY DESCRIPTION

SIGNIFICANCE: Brengle-Burgette House, Primary Resource within the Hyattstown Historic District
 DATE: c. 1804 log dwelling; 1864 main block
 STYLE: Gothic Revival

This three bay by two bay, two and a half story house faces east onto Frederick Road in the Hyattstown Historic District. The house is clad in wood Dutch lap siding. The southwest corner room was the original one-room log house which was enlarged by 1864 to its present L-shape. The east porch has a shed roof supported by four turned columns with a decorative porch screen and brackets. There is a south shed roofed porch enclosed at the east end by a lattice screen. There are two-over-two and six-over-six double hung windows. The house has a gable roof with an east cross gable covered by raised seam metal. The square rear ell was added in 1947-8.¹



Group of Residences M: 10/59
 Left: 26030 Frederick Road
 Brengle-Burdette House
 Right: 26034 Frederick Road
 McElfresh/Smith/Darby House
 Hyattstown, Maryland
 Photographer: Joseph J. Davis
 Date: 11/24/78 Direction: Northwest

Figure 2: The subject property in 1978.

¹Description adapted from the Maryland Historical Trust's 1979 ACHS Summary Form:
<https://apps.mht.maryland.gov/Medusa/PDF/Montgomery/M;%2010-59.pdf>

PROPOSAL

The applicant seeks retroactive approval for replacement of the standing-seam metal roofing with asphalt shingles on the cross-gabled main block, front and side porches, and rear ell roofs, which was replaced under the current ownership in late 2024 or early 2025.



Figure 3: Front elevation of 26032 Frederick Road, Clarksburg, July 2025 (Historic Preservation Office).



Figure 4: The front elevation of the subject property prior to roof replacement, November 2024 (Google Streetview).



Figure 5: South side elevation of the subject property prior to roof replacement, November 2024 (Google Streetview).

APPLICABLE GUIDELINES

The Historic Preservation Office and HPC consult several documents when reviewing alterations and new construction within the Clarksburg Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Vision of Hyattstown: A Long-Range Preservation Plan* (Vision), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information is outlined below.

Vision of Hyattstown

The document, published in 1992, provides a brief description of the historic and architectural significance of the district, and guidance in evaluating proposals in the historic district by identifying character-defining features of the historic district. Among these are:

Architectural Style

The early settlement of Hyattstown and the construction of log structures necessitates a vernacular evolution of building form and style. Many of the houses in Hyattstown were enlarged in the 1850s, expanding the original log and frame structures, and applying the popular styles of the day. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings are the most prevalent form, several other important 19th century and early 20th century styles are found in Hyattstown.

Gothic Revival

The Gothic Revival style emerged in America in the early 1840s as a reaction to the symmetry, balance, and regularity associated with the classical styles of architecture so popular in this country at that time. The Gothic Revival actually emerged in England in 1879 with Sir Horace Walpole's remodeling of his house, Strawberry Hill in a Medieval style. Over the next century architects and landscape architects promoted the picturesque style of architecture in manuals, books and other treatises. In America the Picturesque style was promulgated by architect Alexander Jackson Davis, and landscape architect, Andrew Jackson Downing. The first documented example of the Gothic Revival in domestic architecture in America was designed by A.J. Davis in 1832. Rural Residences by Davis, and The Architecture of Country Houses by Downing were illustrated publications replete with country Gothic houses referred by the authors as Gothic cottages. Less exuberant in detail, more regular in plan the Gothic Revival dwellings in Hyattstown reflect the skills and interpretations of local craftsman and builders. The Gothic Revival style as executed in Hyattstown is characterized by its symmetrical facade with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically the houses have a one story entry or full-width porch with decorative brackets, spindles or posts. Windows extending into the gables are common details, with Gothic shapes such as arched, lancet or round windows. Earlier more vernacular houses in Hyattstown were often re-decorated with Gothic Revival details and ornamentation in the late 19th century.

The Brengle-Burdette House at 26030 Frederick Road is perhaps the most ornate example of the Gothic Revival in the Hyattstown Historic District. The original log dwelling was built as early as 1804, with the Gothic Revival main dwelling constructed in 1864. This house has steeply pitched cross gable roofs and a decoratively carved porch screen, fan brackets and balusters. A lancet window is set within the front cross gable.

Roof Form and Materials

Although the majority of Hyattstown historic residences have gable roof forms, there are numerous variations including end gables, cross gables, and elongated gables. Several hipped roofs are found on houses in the district. A surprising number of houses in Hyattstown retain their standing seam metal roofs, making it the dominant original roofing material. Many of the metal roofs are painted red. Few replacement roofing materials are found throughout the historic district, although several examples of asphalt shingles were identified.

Montgomery County Code Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with, or detrimental to the preservation, enhancement, or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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.
 - (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 1 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.

Secretary of the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The applicable *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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

BACKGROUND

Hyattstown

From the *Approved and Adopted Amendment to the Master Plan for Historic Preservation for the Hyattstown Historic District and Hyattstown Mill Complex*, March, 1986:

“Originally platted in 1798, Hyattstown is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the county. Located along a single, tree-shaded street, the district is a good example of the small roadside towns that sprang up along early highways to service the needs of travelers and nearby farm families. One of these early arteries, known locally as the Great Road, opened about 1750 to connect the tobacco port of Georgetown with the important colonial city of Frederick. With the establishment of Washington as the nation’s capital, this early highway continued as an important artery linking the ever westward expanding frontier of the young nation with its new capital city.

As a stop along the Great Road, better known today as Maryland Route 355, Hyattstown appears much as it did when wagoners, dignitaries and civil war troops passed through town in the 19th century. Interspersed among modest homes as the many structures essential to 19th century village life including an old school, churches, several shops and offices and a hotel. Both the number and integrity of period buildings retained in their historical relationship with the roadway, combine to produce a historical streetscape which conveys a strong sense of time – the late 18th/early 19th century—and place – a rural village along the Great Road between Frederick and Washington.”²

26032 Frederick Road, the Brengle-Burdette House

The Brengle-Burdette house, identified in the *Vision* and Maryland Inventory of Historic Properties as being at 26030 Frederick Road, is one of the first six residential buildings in Hyattstown, with the original log portion of the house dating to as early as 1804. The house is described in the *Vision* as “perhaps the most ornate example of the Gothic Revival in the Hyattstown Historic District.” The Maryland Historical Trust’s ACHS summary form notes that the property contains an original log dwelling built as early as 1804, with a Gothic Revival main dwelling constructed in 1864, and square rear ell constructed c. 1947-48. At the time of designation, the house had “steeply pitched cross gable roofs and a decoratively carved porch screen, fan brackets, and balusters. A lancet window is set within the front cross gable.”

STAFF DISCUSSION

Rear Ell Roof

Staff recommends approval of after-the-fact roof replacement on the c. 1947-48 rear ell, and denial of the after-the-fact roof replacement of standing-seam metal roofing with asphalt shingles on the c. 1864 Gothic Revival main block and front and side porches. Staff finds that the cross-gabled main block roof and porch roofs are character-defining features of the Gothic Revival house, while the c. 1947-48 rear ell is not original to either the c. 1804 log house encapsulated in the existing main house, or the c. 1864 Gothic Revival main block and does not constitute removal of historic fabric, per *Standard 2*. Staff finds that the replacement of the roof on the rear ell, which is not original to the house, has a low slope, is located at the rear of the property and the material of which is not visible from the public right-of-way even at a distance (see *Figure 11* and *Figure 12*), does not substantially alter the exterior features of the resource per Chapter 24A-8(b)(1) or seriously impair the character of the district, per Chapter 24A-8(d).

² <https://montgomeryplanning.org/wp-content/uploads/2019/09/Vision-of-Hyattstown.pdf>



Figure 6: Birdseye view looking west at the subject property and the neighboring properties along Frederick Road, February 2023 (ConnectExplorer). The prevalence of standing-seam metal roofing is evident here. A red arrow points to the subject property. Yellow arrows point to the other standing-seam metal roofs.



Figure 7: Birdseye view looking west at the subject property and neighboring properties along Frederick Road after roof replacement at 26032 Frederick Road, February 2025 (ConnectExplorer). A red arrow points to the subject property. Yellow arrows point to the other standing-seam metal roofs.

Main Block and Porch Roofs

Staff finds that the asphalt shingles are inappropriate for use on the character-defining Gothic Revival cross-gabled main block roof. Staff notes that photographs submitted by the applicant of the roofing prior to replacement shows evidence of some rust and damaged edges, and that, if original to the construction of the main block c. 1864, or dating to between the late-nineteenth and early-twentieth centuries, the material was over 100 years old and has likely exceeded its predicted service life. As such, staff finds that the severity of deterioration likely warranted replacement, per *Standard 6*, but that an in-kind replacement would have been the appropriate treatment for the roof of this Primary resource (resources dating to between 1810-1890). Staff finds that, of the extant 19 Primary resources in the Hyattstown Historic District, 16 had metal roofs at the time of designation, two had asphalt shingle roofs (one of those of which had a metal porch roof), and one had a wood shake roof. With the exception of 26032 Frederick Road, all of the 15 other Primary resources that had metal roofs at the time of designation retain their

metal roofs (*Figure 8*). Staff finds that, per the *Vision*, standing-seam metal is the dominant roofing material in the district, and is the appropriate material for use on a Primary resource in the Hyattstown Historic District.

Chapter 24A-8(b) states that 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 ensure 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;*
 - Staff finds that the applicants removed historic roofing, substantially altering exterior features of the historic resource, failing to satisfy this section of the Chapter and Standard 2.
- (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;*
 - Staff finds that the use of asphalt shingles roofing on a Primary resource in the Hyattstown Historic District, where standing-seam metal is the dominant historic roofing material, is incompatible with the character, nature, and architectural features of the historic resource and is detrimental to the purposes of this chapter, failing to satisfy this section of the Chapter.
- (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;*
 - Staff finds that the applicants fail to demonstrate that the work aids in the protection, preservation and public or private utilization of the historic resource in a way that is compatible with the historical and architectural value of the resource or district.
- (4) *The proposal is necessary in order that unsafe conditions or health hazards be remedied;*
 - Staff finds that the applicants fail to demonstrate that the proposal is necessary in order to remedy an unsafe condition or health hazard.
- (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*
 - Staff finds that the applicants fail to demonstrate that the proposal is necessary in order that the owner not be deprived of reasonable use of the property or suffer undue hardship.
- (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.*
 - Staff finds that the applicants do not demonstrate that the general public welfare is better served by granting the permit.

Absent a finding of appropriateness under Chapter 24A-8(b), staff finds that, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with, or detrimental to the preservation, enhancement, or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter, and must be denied under Chapter 24A-8(a).

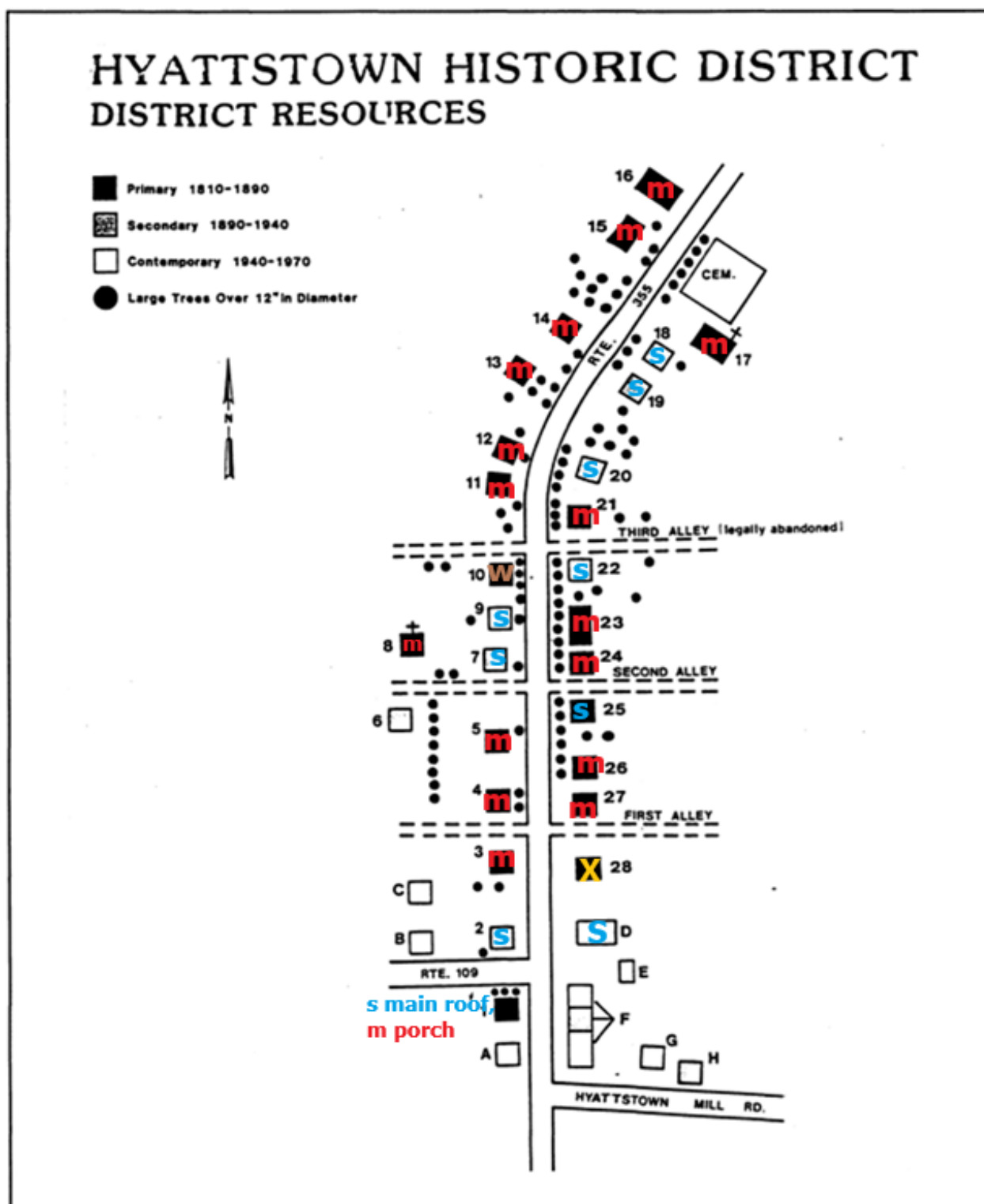


Figure 8: Map of the Hyattstown Historic District overlaid with roofing materials. Red "m" indicates metal, blue "s" indicates asphalt shingle, brown "w" indicates wood shakes, and the yellow X indicates a demolished building.

Unapproved Work by Previous Owners

After being alerted to the roof replacement completed by the current owner (who purchased the property in October 2024), staff determined that additional alterations were made by previous owners of the property without the requisite Historic Area Work Permits. Most notable among these changes have been window replacement and removal of decorative porch details. Between April 2009 and September 2011, the original second-floor 2-over-2 wood windows were replaced with 6-over-6 vinyl windows. Between December 2016 and September 2019, the front porch brackets and spindlework were removed and the first-floor 2-over-2 wood windows on the main block were replaced with 1-over-1 vinyl windows. Staff recommends that brackets and spindlework be recreated as part of any future porch rehabilitation, and that the windows on the main block of the house be restored to their original two-over-two appearance if and when the applicant applies to replace them; however, that work is not part of the current application. This work would be eligible for the County's historic preservation tax credit.



Figure 9: April 2009 (left) and September 2011 (right); 2nd floor windows replaced (Google Streetview).



Figure 10: December 2016 (left) and September 2019 (right); porch spindlework removed, 1st-floor front and side windows replaced (Google Streetview).



Figure 11: December 2016 view of the south side elevation of the subject property (Google Streetview).



Figure 12: November 2022 view of the south side elevation of the subject property (Google Streetview).

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the roof replacement on the rear ell; having found that this portion of the proposal, is consistent with Chapter 24A-8(b)(1) and (2) and Chapter 24A-8(d), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

and **deny** the roof replacement on the main block and porches, under 24A-8(a), having found that this portion of the proposal is inappropriate, inconsistent with, and detrimental to the preservation, enhancement, and ultimate protection of the historic resource and is incompatible in character with the historic resource and the purposes of Chapter 24A,

and the *Vision of Hyattstown*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #6.

and with the general condition that the applicant shall present an electronic set 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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



WILSON'S
INTERIOR
CLOSET
DOORS













- Gable
- Low Slope- Roof angle (pitch) less than 30 degrees
- Normal Slope- Roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

- Inspected with the aid of digital camera on extension pole.

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:

- Metal

Age:

- The metal roof appears to be in the second third of its life cycle.
- Average life expectancy of metal roofs is 40 - 80 years

Observations:

- It is advised to inquire and obtain roof documentation & history from the previous owner. Ask the seller about the age & history of the roof.
- Peeling paint and rusting observed at portions of the metal roof. Further rusting can lead to deterioration and eventual roof leaks. Recommend qualified roofing professional to evaluate, and make repairs as needed.



Inspection Report

Done

Fox Mountain Investments, Inc.	26032 Frederick Rd, Clarksburg, MD
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Inspection and Site Details

1. Inspection Time

Start: 1:00 PM
End : 4:00 PM

2. Attending Inspection

- Buyer Agent present

3. Residence Type/Style

- Single Family Home

4. Garage

- NO Garage

5. Age of Home or Year Built

- Built in:
- 1803

6. Square Footage

- Approximately 2000+ sq. ft.

7. Occupancy

- Vacant
- The plumbing utilities were off at the time of inspection.

8. Weather Conditions

- Clear, Sunny Sky
- Temperature at the time of inspection approximately:
- 75 degrees

Fox Mountain Investments, Inc.	26032 Frederick Rd, Clarksburg, MD
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Conventions and Terms Used in this Report

1. Conventions and Terms Used in this Report

Materials:

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USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item