

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 High Street, Brookeville	Meeting Date:	4/22/2020
Resource:	Primary (19 th Century) Resource (Brookeville Historic District)	Report Date:	4/15/2020
Applicant:	Town of Brookeville (Andrea Scanlon, Agent)	Public Notice:	4/8/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-20A	Staff:	Michael Kyne
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (19th Century) Resource within the Brookeville Historic District
 Brookeville Academy
DATE: 1808 First Floor; 1834 Second Floor; 1996 Rear Addition



Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace the existing gutters and downspouts in-kind.
- Replace the existing cedar shingle roof with a new standing seam metal roof.

The Maryland Historical Trust (MHT) holds an easement on the subject property, and all alterations must be reviewed and approved by MHT prior to HPC approval.

In a letter dated February 12, 2020, MHT approved the applicants' proposal with the following condition:

The standing-seam metal roof must be installed in the traditional manner with hand-crimped seams, ridge, and edge details. Prefabricated, pre-crimped, standing-seam metal roof systems would not be appropriate as they utilize clips to join pre-crimped panels rather than hand crimping and often include modern day prominent edge flashing, peak vents, and over the ridge joints.

APPLICABLE GUIDELINES:

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

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

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 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. (*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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: property@townofbrookvillemd.org Contact Person: ANDREA SCAMON
Daytime Phone No.: 301 536 5538
Tax Account No.: _____
Name of Property Owner: TOWN OF BROOKVILLE Daytime Phone No.: 301 570 4465
Address: 5 HIGH ST BROOKVILLE MD 20833
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: IBD
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: HIGH ST
Town/City: BROOKVILLE Nearest Cross Street: MARKET ST
Lot: 50 & 55 Block: _____ Subdivision: TOWN OF BROOKVILLE
Liber: 8877 Folio: 793 Parcel: 550

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: ROOF

1B. Construction cost estimate: \$ 70,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: NA
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: NA

PART THREE: COMPLETE ONLY FOR FENCE/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 public right of way/easement

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.

Andrea Scamon
Signature of owner or authorized agent

03-03-2020
Date

Approved: 907465 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

N/A

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

1. WRITTEN DESCRIPTION OF PROJECT

- a) The Brookeville Academy is located in the Town of Brookeville Historic District. It is the centerpiece of historic Brookeville, home of the Town government, and used for town meetings and other civic functions, plus private rentals. The original single-story stone structure was constructed in 1808 and was raised to two-stories in 1834. The Academy underwent a major renovation in 1996, including the restoration of the historic stone building and the addition of modern kitchen, toilet and office facilities.

The existing cedar roof, which was installed in 1996, is failing and needs to be replaced to protect the building. The existing gutters are sagging and no longer shedding water from the building appropriately.

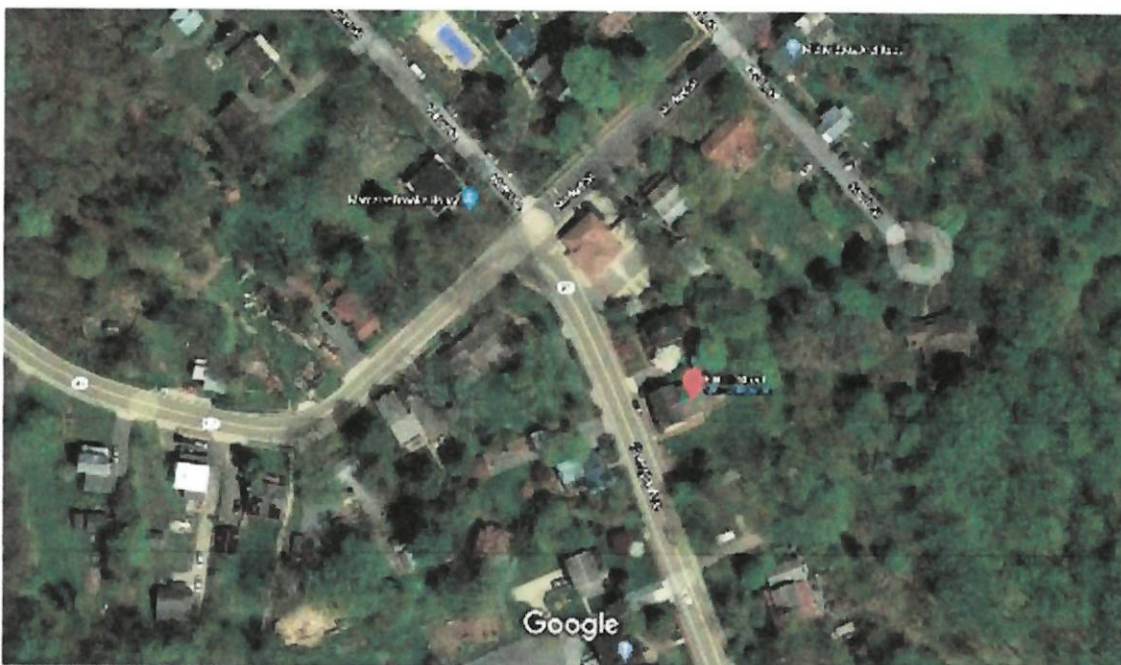
- b) This project includes removal of the existing cedar roof, gutters and downspouts from both the historic structure and recent addition. The cedar roof will be replaced with a standing seam metal roof. Snow guards will be installed across the West Elevation (front). The gutters and downspouts will be replaced in-kind.

The existing plywood substrate, will remain. Synthetic underlayment will be installed over plywood. Self-adhered membrane flashing will be applied at valleys, eaves, ridges, etc.

See attached MHT letter dated February 12, 2020, regarding the Easement Alteration Application.

2. LOCATION PLAN

Google Maps



3. PLANS AND ELEVATIONS

N/A

4. MATERIAL SPECIFICATIONS

Roofing spec: Englert 26 ga steel (or equal); prefinished with low-gloss kynar coating in historical color; installed in a traditional manner. Panels are to be continuous from eave to ridge with double-lock standing seams. All valleys and flashing to be custom fabricated from same material.

Snow guard spec: LT-200 (or equal), aluminum snow bird, painted to match roof

Guttering spec: 6" half-round gutters, with heavy-duty fascia mounted brackets; 4" round downspouts; all material to be prefinished

5. PHOTOGRAPHS



Historic American Buildings Survey John O. Brostrup, Photographer August 19, 1936

Brookeville Academy with Metal Roof



Northwest Elevation



West Elevation



Southwest Elevation



South Elevation



Southeast Elevation



Northeast Elevation



North Elevation 1



North Elevation 2



Damaged Shingles 1



Damaged Shingles 2



Damaged Shingles 3



Damaged Flashing – Moss on Shingles



Damaged Shingles – Damaged Gutter 1



Damaged Shingles – Damaged Gutter 2

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

Owner's mailing address TOWN OF BROOKVILLE 5 HIGH STREET BROOKVILLE, MD 20833	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
GARRETT & BETH ANDERSON 2 HIGH STREET BROOKVILLE, MD 20833	CHARLES & REV SUE STERLING 8 HIGH STREET BROOKVILLE, MD, 20833
ROBERT JOHNSON 3 HIGH STREET BROOKVILLE, MD 20833	MICHAEL MURPHY 9 HIGH STREET BROOKVILLE, MD 20833
BARBARA RAY 6 HIGH STREET BROOKVILLE, MD 20833	



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

February 12, 2020

Andrea Scanlon
Town of Brookeville
5 High St.
Brookeville, MD 20833

Re: Brookeville Academy, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement
FY2020 Maryland Heritage Areas Authority Grant

Dear Ms. Scanlon:

The Maryland Historical Trust (MHT) is in receipt of your application, received on January 16, 2020, in conjunction with the FY2020 Maryland Heritage Areas Authority Grant, requesting approval to remove and replace the existing cedar shingle roofs on the historic building and newer additions with a standing-seam metal roof with new snow guards, new gutters, and new downspouts. MHT's Easement Committee (Committee) reviewed the information on January 22, 2020.

Based on the review and recommendation of the Committee, I conditionally approve the request to remove and replace the existing cedar shingle roofs on the historic building and newer additions with a standing-seam metal roof with new snow guards, new gutters, and new downspouts. This work is approved provided the following conditions are met:

- The standing-seam metal roof must be installed in the traditional manner with hand-crimped seams, ridge, and edge details. Prefabricated, pre-crimped, standing-seam metal roof systems would not be appropriate as they utilize clips to join pre-crimped panels rather than hand crimping and often include modern day prominent edge flashing, peak vents, and over the ridge joints.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Rehabilitation Standard 6*.

This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or

have any questions regarding this letter, please contact Kate Jaffe, Administrator of Preservation Financial Incentives, by telephone at (410) 697-9537 or by email at kate.jaffe@maryland.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Hughes", with a long horizontal flourish extending to the right.

Elizabeth Hughes
Director
Maryland Historical Trust

EH/KAJ

cc: Jen Ruffner, MHT