MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT								
Address:	104 Water Street, Brookeville	Meeting Date:	7/29/2020					
<b>Resource:</b>	Secondary (Post 1940) Resource (Brookeville Historic District)	<b>Report Date:</b>	7/22/2020					
Applicant:	Garrett Anderson	Public Notice:	7/15/2020					
Review:	Preliminary Consultation	Tax Credit:	Partial					
Case Number:	N/A	Staff:	Michael Kyne					
PROPOSAL:	Roof replacement and solar panel installation							

**Preliminary Consultation** 

### STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

#### **ARCHITECTURAL DESCRIPTION:**

SIGNIFICANCE:Secondary (Post 1940) Resource within the Brookeville Historic DistrictDATE:2003



Fig. 1: Subject property.

#### **PROPOSAL:**

The applicant proposes to replace the existing cedar shingle roofing on the house and detached garage with architectural asphalt shingles and install six (6) solar panels on the rear roof plane of the house.

#### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Brookeville Historic District Master Plan Amendment, Montgomery County Code Chapter 24A-8 (Chapter 24A-8)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS (Policy No. 20-01)*. The pertinent information in these documents is outlined below.

#### 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 II.D 3 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; 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.

#### Historic Preservation Commission Policy No. 20-01: ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS

On December 5, 2017, the Montgomery Council adopted an Emergency Climate Mobilization resolution (Resolution No.: 18-974) which declared a climate emergency and charged the County Executive, Montgomery County Public Schools, and the Maryland-National Capital Park and Planning Commission to advise the Council on methods to reduce greenhouse gas emissions.

As a body established by the County Executive, it is incumbent on the Historic Preservation Commission (HPC) to undertake steps to achieve the goals of the Emergency Climate Mobilization resolution.

One method for reducing greenhouse gas emissions is to replace carbon-heavy methods of energy production, like coal and natural gas power plants, with renewable sources like wind and solar power. Current historic preservation best practice is to limit the locations solar panels may be installed to preserve the character of the building above all other considerations. Chapter 24A-8(b)(6) of County Code establishes a balancing test for approval of a HAWP where there is an apparent conflict between the desired impact on the historic resource compared to the public benefit of the proposal. Because the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, it is the position of the HPC that solar panels may be installed on all roof elevations of historic sites or historic resources located within a historic district provided:

- 1. The identified preferred location (on the rear of the property, building additions, accessory structures, or ground-mounted arrays) is not feasible due to resource orientation or other site limitations and;
- 2. The roof is not either architecturally significant or a slate or tile roof unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; and

3. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

#### Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior's Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior's Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;

WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

WHEREAS, Section 24-8(b)(6) states, "In balancing the interest 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;"

WHEREAS, the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, in accordance with the aims of the Emergency Climate Mobilization resolution (Resolution No.: 18-974), it shall be the policy of the Historic Preservation Commission that:

- 1. The preferred locations for solar panel installation(s) on a designated historic site or an historic resource located within an historic district is a) on the rear of the property, b) on non-historic building additions, c) on accessory structures, or d) in ground-mounted arrays;
- 2. If it is not feasible to install solar panels in one of the identified preferred locations due to resource orientation or other site limitations; and,
- 3. The roof is determined to be neither architecturally significant, nor a character-defining feature of the resource, nor is it a slate or tile roof, that unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; then
- 4. The public welfare is better served by approving a Historic Area Work Permit for solar panels on all visible side or front roof slopes under Section 24A-8(b)(6).
- 5. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

#### **PROPOSAL:**

The subject property was constructed in 2003 as part of a subdivision. The 2003 subdivision included the subject property (Lot 61), as well as two additional lots (Lots 62 and 63). The main house at the subject property is constructed in the Dutch Colonial Revival style with gambrel roof. There is a detached garage at the rear/left (southwest) side of the house. Both the main house and garage currently have their original (c. 2003) cedar shingles.

The applicant proposes to replace the existing cedar shingle roofing on the house and detached garage with architectural asphalt shingles and install six (6) solar panels on the rear roof plane of the house. Asphalt shingles are being proposed in lieu of cedar shingles, due to longevity (the applicant notes that the existing cedar shingles are deteriorated and in need of replacement after only 17 years), lower costs, and the desire to install solar panels on the main house.

According to a February 3, 2003 letter from the Town of Brookeville to Mr. Tony Crane (owner of Crane Homes, LLC and the original applicant for new construction on Lots 61, 62, and 63), the Town's approval of the building permit for the subject property included several conditions regarding materials. These conditions were related to siding, windows, and garage doors; however, there were no conditions regarding materials.

The Town of Brookeville Planning Commission, acting as the Local Advisory Panel (LAP), reviewed the applicant's proposal for roof replacement and solar panel installation. Per a July 15, 2020 (revised by the LAP on July 17, at the request for clarification by the applicant) letter from the LAP to staff, "[t]he general consensus was that when considering changes to non-historic properties in the town that are located on secondary streets, consideration needs to be given to both the use of materials that are sympathetic with the other historic homes in the district (i.e. cedar, metal and slate roofing), but also to not unduly place financial burdens [on] residents in the town by limiting their selection to only historically appropriate materials, in particular where alternative historically appropriate options are limited and significant cost and durability concerns exist."

The letter goes on to say that the LAP does not take exception to the replacement of cedar shingles with asphalt shingles on the gambrel roof portion of the house. This was based upon several considerations, including the fact that the house is not historic, is located on a side street, that the roof form would not be appropriate for metal roofing as a historically appropriate alternative to cedar shingles, the cost and lifespan of cedar shingles, and the applicant's desire to install solar panels on the roof of the house. The LAP found that either standing seam metal roofing to match the front porch or asphalt shingle roofing would be appropriate for the gable roof portion of the house.

Regarding the specific product selection for the proposed asphalt shingle roofing on the main house, the LAP requested "that the applicant look at different roofing material options based on the guidance above and that of the HPC, with final approval of the HAWP subject to review of samples and product details by the HPC staff and Brookeville Planning Commission/LAP."

In considering the proposed garage roof replacement, the LAP reached no consensus. As noted in the LAP's letter to staff, "Two LAP members took no exception to replacing the cedar with asphalt shingles, another two LAP members supported a requirement that the roofing remain cedar or metal (standing seam or 5v crimp) and the last LAP member expressed a preference for metal roofing, but would not object to asphalt."

Staff requested additional information from the applicant regarding alternative/preferred locations for the proposed solar panels, in accordance with the HPC's solar policy (*Historic Preservation Commission Policy No. 20-01*). Specifically, staff asked if the applicant had considered a free-standing solar array or mounting the proposed solar panels on the detached garage. The applicant provided information from their solar contractor/consultant (Lumina Solar), noting the following:

"In general, with the trees as they are currently, the garage is notably shaded. The proposed garage system receives roughly half as much sun exposure as the main south facing structure of

Based upon the information provided the LAP and Lumina Solar, staff is generally supportive of the proposed roof replacement on the house and solar panel installation. Staff does ask that, per the request of the LAP, the HPC provide guidance regarding the appropriateness and compatibility of the applicant's four proposed asphalt shingle selections (Autumn Brown, Cedar, Weathered Timber, and Weathered Wood).

Staff also asks for the Commission's guidance regarding the proposed roof replacement on the detached garage. Specifically, staff asks for the Commission's guidance regarding the appropriateness and compatibility of the proposed asphalt shingles and/or alternatives, such as standing seam metal or 5v crimp metal roofing.

### **STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

APPLICATION HISTORIC AREA WO HISTORIC PRESERVATION 301.563.3400	For Staff only: HAWP# Date assigned ORK PERMIT COMMISSION
APPLICANT:	
Name: Garrett Anderson	garrettdrewanderson@gmail.com E-mail:
Address: 104 Water St	City: Brookeville Zip: 20833
Daytime Phone: <u>301-706-9506</u>	Tax Account No.:
AGENT/CONTACT (if applicable):	
Name:	E-mail:
Address:	City: Zip:
Daytime Phone:	Contractor Registration No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Historic	c Property
Is the Property Located within an Historic District?Y	es/District Name o/Individual Site Name
Is there an Historic Preservation/Land Trust/Environme map of the easement, and documentation from the Eas	ement Holder supporting this application.
Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.?) If YES, inc supplemental information.	/Reviews Required as part of this Application? clude information on these reviews as
Building Number: Street:	
Town/City: Nearest Cross	s Street:
Lot: Block: Subdivision: _	Parcel:
TYPE OF WORK PROPOSED: See the checklist on Pa for proposed work are submitted with this applica	age 4 to verify that all supporting items tion. Incomplete Applications will not
<b>be accepted for review.</b> Check all that apply:	Shed/Garage/Accessory Structure
Addition	Tree removal/planting
Demolition Hardscape/Lands	cape 🔲 Window/Door
Grading/Excavation 🖌 Roof	Other:
I hereby certify that I have the authority to make the for and accurate and that the construction will comply with agencies and hereby acknowledge and accept this to b	regoing application, that the application is correct h plans reviewed and approved by all necessary be a condition for the issuance of this permit.
Signature of owner or authorized agent	Date 7

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

This home was built in 2003 as part of a sub-division. The home and detached garage have cedar shake shingles roofs. Both are at the end of their life and failing after only 17 years. The house and detached garage get full sun. This house is not visible from the main street and is on a dead end road with 2 other homes built in 2003. Water street was not a road during the historic period of which this town is remembered for.

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

We would like to replace the house and detached garage roofs with asphalt shingles (based on the recommendation from a contactor referred to us by a member of the HPC) and install solar panels on the rear facing portion of our house.

The contractor has recommended a premium asphalt shingle that will be appropriate for a Gambrel style roof. The main reasons for asphalt include; price, longevity, recommendation by contractor, and the desire to install solar panels in the near future. There are two other homes in town with gambrel roofs and they both are "non-historic" and have asphalt shingles. This town has a wide variety of roofs and one more asphalt shingle roof will not alter the historic feel. Metal has been considered but it would make our home look more like a barn. Many homes in town as solar panels installed on their roofs.

Multiple estimates have been recieved for both asphalt and cedar. Unfortunately cedar is not within out budget or in line with our future plans for this house. Solar energy is very important to our family.

#### Description of work:

The original roofs of our home and detached garage are 17 years old and failing. There are multiple leaks, shingles are falling off, and many shingles are warped due to uneven dry times of top/bottom. The garage is in the worst shape and is in immediate need of replacement. We would like to replace it with a premium asphalt roof system as has been recommended by every contractor that has come to give us an estimate. We would also like to install solar panels on the rear facing roof of the house. This home was built in 2003.

Other reasons for asphalt roof include;

- 1. Location is not ideal for cedar shingles (including inadequate sunlight required to adequately dry cedar after rainfall resulting in drastically reduced life/duration of roofing)
- 2. The cedar roof system is out of our price range. (more than 2x the amount of typical asphalt roofing)
- 3. The existing roof only lasted 17 years. The average lifespan of a cedar roof is approximately 30-40 years (https://www.skroofing.com/roofing-maryland/cedar-roofing-faqs/)
- 4. We would like to install solar eventually and a cedar roof is not recommended for solar panels.

### Background:

My wife and I cherish historic towns and homes. In 2017, we were presented the Montgomery County Award for Historic Preservation – Restoration of a Historic Residence for our work on our previous home in town, the historic residence of 2 High St. When we purchased our current home in 09/2018, it was a neglected home listed on short sale and we have since invested a great deal of money and time into making it habitable for our small family and no longer an eye-sore in town. This home was in horrible shape and had not been maintained, updated or improved since it was built in 2003. Our family would greatly appreciate the ability to replace this roof with asphalt shingles and in the future install solar panels. Our property is one acre, most of which is conservation easement. There are no homes facing our house, and our neighbor to the right faces Market Street. The neighbor to the left was also built in 2003.

#### Additional Details about Home, Town Homes, and Sub-division:

Our home was built as part of a sub-division within the historic town of Brookeville along with the other 2 houses on Water street. These homes reside on a street that is not visible from a main street and on a road that was not present during the historic period of this town. There currently are 2 other homes within the historic district, both have asphalt roofs and are not "historic". One was built while town was a historic district, the other was grand fathered in and many homes in town have installed solar panels including two direct neighbors to our home.

Properties abutting 104 Water St property line:

106 Water St, Brookeville, MD 20833	307 Market St Brookeville, MD 20833
301 Market St, Brookeville, MD 20833	309 Market St, Brookeville, MD 20833
211 Market St, Brookeville, MD 20833	311 Market St, Brookeville, MD 20833

Work Item 1: House Roof	
Description of Current Condition: Warped shingles, leaking, shingles falling off, breaking shingles, 17 years old.	Proposed Work: Replace with asphalt shingles. GAF Grand Sequoia.
Work Item 2: Detached Garage	
Description of Current Condition: Moldy and leaking. Shingles are falling off with every storm. Needs to be replaced IMMEDIATELY	Proposed Work: Replace with Asphalt Shingles. GAF Grand Sequoia.

Work Item 3: Solar Panels	
Description of Current Condition: None currently. Unable to be installed on current roof due to current conditions. Not recommended to be installed over cedar.	Proposed Work: Solar panels to be installed on the rear facing roof of our house. Only possible if we go with an asphalt roof.

### 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	*	*	*	*	*		*

Proposal

Roofing • Siding • Gutters

### <u>/\_of/</u> MHIC# 87683

JOE HINES MASTER CONTRACTOR 148 Six Point Court ● Baltimore, MD 21244 Whatever you do, work at -81.20 \$ 5/sauge with all your heart, as workin (443) 829-4198 for the Lord, not for men, sinc 99.33 **PROPOSAL SUBMITTED TO:** you know that you will receiv NAME an inheritance from the Lord a a reward. It is the Lord Chris ADDRESS you are serving Colossians 3:23-24 54 Que DATE PROPOSED PHONE NO. 301 706 - 9506 We hereby propose to furnish the materials and perform the labor necessary for the completion of Roof Replacement valleys awas of FRIMA 0 Chimney 700,00 neasak on Garacs medunat 1300 511 \$ 2.900 avus CC to SIDA All platerial is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmap\_like manner for the sum of Dollars (\$ a accostance of with payment to be made as f proposel Secon 50%. Balance Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an Respectfully submitted extra charge over and above the estimate. All agreements contingent Note- This proposal may be withdrawn by us if not accepted upon strikes, accidents, or delays beyond our control. () workdays within ' ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. Signature:

Date:

Signature:

### **Aerial View of House**





# House - Front











# House - Back







# Detached Garage













### **Solar Panel Location**





Sample	Surface	Product Name	Color	Brand
	Roof	Grand Sequoia®	PRD1000016	GAF
	Roof	Grand Sequoia®	PRD1000016	GAF
	Roof	Grand Sequoia®	PRD1000016	GAF



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	Roof	Grand Sequoia®	PRD1000016	GAF
	Roof	Grand Sequoia®	PRD1000016	GAF

# Grand Sequoia Brochure (RESGS100)

Updated: 6/18



Quality You Can Trust...From North America's Largest Roofing Manufacturer!™



Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

# GRAND SEQUOIA® LIFETIME Designer Shingles

GREAT VALUE FOR A RUGGED WOOD-SHAKE LOOK

### gaf.com

Dome homes, like some people, were made for a natural setting. They feel deeply connected to the mountains, or the desert, or the shore. They convey a strong sense of place, as if they'd always been there. Grand Sequoia<sup>®</sup> Lifetime Designer Shingles make your home an integral part of the beauty surrounding it.

> Color Shown: Weathered Wood

ART OF THE GA

Lifetime Roofing System

Artisan-crafted shapes combined with oversized tabs and a dimensional design result in a sophisticated beauty unmatched by typical shingles

# FACT: Your roof can represent up to 40% of your home's "curb appeal." Make it count!

Maximizing your home's "visual appeal" with Value Collection Lifetime Designer Shingles from GAF can be exciting, funand a smart investment.

With their multifaceted design and beautiful dimension, Grand Sequoia® Shingles offer the look of rugged wood shakes for only pennies-a-day more than standard architectural shingles. They're also backed by a Lifetime ltd. warranty\* from GAF, North America's largest roofing manufacturer.

Grand Sequoia's custom color palette is designed to accentuate the shingle's natural appeal, enhancing your home's exterior and giving it unexpected depth and beauty.

So your roof will not only last — it'll be the talk of the neighborhood!



\* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

\*\* Grand Sequoia® Shingles have earned the prestigious Good Housekeeping Seal (applicable in U.S. only)



**ROOFING PRODUCTS** 

ote: It is difficult to reproduce the color clarity and actual color blends of thr e roducts. Before selecting your color, please ask to see several full-size min.gl. s

"Pursue some path, however narrow and crooked, in which you can walk with love and reverence."

PREMIUM COLOR BLEND

GAF

Weathered Timber

Natural earth tones are enhanced with a hint of spice to make this color shine. This mid-tone brown complements a wide range of colors, from beiges and browns to greens and golds.

\* Uses premium color shingle granules in an exclusively formulated color blend.

(Only available in the Northeast, Southeast, and Central Areas)



OUSEKE



25

Mesa Brown

This delightful blend of browns with terra cotta makes a wonderfully appealing combination for pairing with warm tones on home exteriors.





26



# Weathered Wood

GAF

This perennial favorite emulates the color of weathered cedar. Straddling the line between warm and cool tones, its versatility makes it a timeless choice for many home styles.

OUSEKEEPI

color blends of these eral full-size shingles.

(Only available in the Southwest & West Areas) mounted up the hill, t was heard no more.

-William Wordsworth





This deep brown has welcoming warmth and charm. Its dark tones are ideal finishes for any home exterior.



GAF

The golden tones of fresh cedar wood give this shingle a zest and liveliness that pairs beautifully with warm exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



"I believe a leaf of grass is no less than the journey-work of the stars." —Walt Whitman





This dark, rich gray is a favorite thanks to its flexibility. Pairing well with both warm and cool colors, it makes a statement on a wide range of home styles.



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—Henry David Thoreau

Slate

This distinctive gray has cool blue-green nuances. It's a perfect background for grays, whites, and blue-greens, as well as white, cream, and ivory exterior colors.

(Only available in the Northeast, Southeast, and Central Areas) Note: It is difficult to reproduce the color clarity and actual color blends of products. Before selecting your color, please ask to see several full-size s

111

GOOI

U.S. Only





# **GRAND SEQUOIA**<sup>®</sup> LIFETIME Designer Shingles

### Grand Sequoia<sup>®</sup> Lifetime Designer Shingles Offer You These Great Benefits:

- Affordable Luxury... Grand Sequoia® Shingles are only a fraction of the cost of traditional slate or wood shakes
- Sophisticated Design... Artisan-crafted shapes combined with oversized tabs and a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette...** Specially formulated color palette is designed to accentuate the shingle's natural appeal
- High Performance...



Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)

• StainGuard<sup>®</sup> Algae Protection... Helps ensure the beauty of your roof against unsightly blue-green algae<sup>1</sup>

Stain Guard

Lifetime

• Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790

Stays In Place...

Dura Grip<sup>™</sup> Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)!<sup>2</sup>

• The Ultimate Peace Of Mind... Lifetime Itd. transferat warranty with Smart Choice® Protection(non-prorated material and installation labor coverage) for the first ten years<sup>3</sup>

• Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles; also use color-coordinated StarterMatch<sup>™</sup> Starter Strip Shingles<sup>4</sup>



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hese products are not available in all areas.
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Nancy Fire, Co-Founder and Creative Director of Design Works International, has defined an exciting trend — taking the Inside Out.

Nancy states, "As homeowners spend more time outside of their homes, they want to extend their interior style and sensibility – whether that be elegant, traditional, or more contemporary - to their outdoor living spaces that include the yard, the deck, and the roof.

"Your roof is a decision with a long-term impact. So make shingle, roofing style, and color choices that will complement your home and your personal style, providing you with years of comfort and satisfaction." The color and style of your shingle are important! They go hand in hand when considering what shingle to use on your roof. After all, your roof represents up to 40% of your home's curb appeal, so it will always have a big impact on your home's overall look.

Choosing colors for your home's exterior is fun and exciting  $\stackrel{\prime}{-}$  and it's also a very significant decision. Remember, the color palette you select won't change with the seasons; it's going to be part of your home for the long term. So whether you like bolder colors that make a statement or you prefer more subtle, softer tones, you want to be sure that the palette you choose today is one that you'll still enjoy on your home years from now.

- Consider how much of your roof is visible from the street. Many times, larger roofs look more inviting using neutral tones while smaller roofs can be a bit more colorful, with more unique patterns.
- For a more traditional color palette, use tones of a color to incorporate a more subdued style into the exterior of your home. A neutral roof color creates the perfect backdrop for other colors.

When it comes to choosing the style of your roof shingle, there's no such thing as right and wrong — there's only what works best for you and for your home. Certain elements, such as the size and pitch of your roof, can help determine what shingle style will better complement your home's exterior. Today, there are many types of shingle profiles and patterns available to help you differentiate your roof. Decide the statement you want to make, and embrace it!

in making these choices.



 For a more contemporary design statement, try bringing attention to the top of your home (such as, using a red roof on a gray house) while coordinating trees and shrubs in the yard that will extend your roof color to your outdoor space (in this instance, like the Red Leaf Maple).

• Color and texture add dimension to any home. In choosing your exterior shingle style, remember the importance of curb appeal

- The architectural style of your home is a key component when choosing a shingle style. A Colonial house, for example, might look best with a shingle that features a cleaner, more defined line, while a Victorian home could use a shingle with a more intense hue or a more elaborate and detailed desian.
- A large roof surface is much like a blank canvas, giving you almost limitless possibilities for making a dramatic change in the look of your home's exterior. But smaller roofs or roofs with more variations in pitch also offer great opportunities, allowing the incorporation of more unique designs or patterns.

Above all, choose the shingle color and shingle style that make you feel the most comfortable. It's your home, your personality, your lifestyle. The final decision should reflect that — and do so beautifully!



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\* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owner(s) function certain Lifetime coverage is not applicable. Lifetime itd. arranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



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#### RESGS100 318499-0117

CANADA

Fay

# Town of Brookeville

February 3, 2003

Mr. Tony Crane Crane Homes, LLC 5405 Burling Road Bethesda, MD 20814

Re: Building Permit for Lot 61, Lot 62 and Lot 63 Water St.

Dear Mr. Crane:

We have reviewed your permit applications and are recommending approval to the Town Commissioners with the clarifications and revisions listed below. The majority of the revisions, as previously discussed with John Guerrasio, are due to changes in the plans since the approved site plan.

Please indicate your acceptance of these revisions and clarifications by signing and returning this letter to the Town of Brookville along with the requested material specifications and the \$1,440 permit application fee. Once these items are received your application will be forwarded to the town Commissioners for approval.

Conditions for recommendation of permit approval for Lot 61:

- 1. All exterior siding, soffit and fascia material to be wood or Hardiplank
- 2. Windows are to be true or simulated divided lite. (no surface applied grills) WENCO J Series
- 3. All garage doors are from the submitted manufacturer noted by John Guerrasio at the previous meeting Clopay Reserve Collection
- 4. All trees (including the orchard in front of the house) tagged at the January 18<sup>th</sup> site meeting will be saved and protected with tree preservation fencing 15' from the base of the tree in all directions. No backfill/cut greater than 6" is allowed in this preservation zone
- 5. Access for emergency vehicles and for heighboring residents daily use will be maintained at all times during the construction of the project
- 6. The permit fee for the house & garage structures is 3,148sf @ .15/sf = \$472.00

Conditions for recommendation of permit approval for Lot 62:

- 1. All exterior siding, soffit and fascia material to be wood or Hardiplank
- 2. Metal roofing specification to be submitted for approval by the Town of Brookeville
- 3. Windows are to be true or simulated divided lite. (no surface applied gails) WENCO
- 4. All garage doors are from the submitted manufacturer noted at the previous meeting The Clopay Reserve Collection
- 5. All windows to have wood or Hardiplank trim surrounds (similar to Lot 1 or 3)
- 6. Transom above main and side entry door to include divided lites similar to remainder of windows shown
- 7. All trees (including the orchard in front of the house) tagged at the January 18<sup>th</sup> site meeting will be saved and protected with tree preservation fencing 15' from the base of the tree in all directions. No backfill/cut greater than 6" is allowed in this preservation zone
- 8. Access for emergency vehicles and for neighboring residents daily use will be maintained at all times during the construction of the project
- 9. The permit fee for the house & garage structures is 3,059sf @ .15/sf = \$458.00

DAVIS CONSTRUCTION

003/005

Page 2 of 4 Re: Building Permit for Lot 61, Lot 62 and Lot 63 Water St. February 3, 2003

Conditions for recommendation of permit approval for Lot 63:

- 1. All exterior siding, soffit and fascia material to be wood or Hardiplank
- 2. Windows are to be true or simulated divided lite. (no surface applied grills) were I Series
- 3. All garage doors are from the submitted manufacturer noted at the previous meeting The Clopay Reserve Collection
- 4. Roofing material to be wood shingles as shown on previously approved site plan drawings (wood shingles material may be substituted with an approved metal roofing specification to be submitted for approval to the Town of Brookeville)
- 5. Foundation from grade to siding to be stone as shown on approved site plan drawings
- 6. Add windows to Bath and Bedroom #2 on side of house
- All trees (including the orchard in front of the house) tagged at the January 18<sup>th</sup> site meeting will be saved and protected with tree preservation fencing 15' from the base of the tree in all directions. No backfill/cut greater than 6" is allowed in this preservation zone
- 8. Access for emergency vehicles and for neighboring residents daily use will be maintained at all times during the construction of the project
- 9. The permit fee for the house & garage structures is 3,400sf @ .15/sf = \$510.00

In addition to these requirements, all of the conditions set forth in the Tuesday, March 5, 2002 Site Plan Approval remain in effect including, but not limited to the following items:

- 1. The developer will construct the 16-foot wide gravel driveway from the existing concrete apron at Market Street to the north end of Lot 3. The existing gravel driveway, in Water Street and adjacent to Lot 14, will be removed, the area will be regraded and a new gravel driveway will be installed, per Town specifications.
- 2. A turn-around will be constructed at the northern end of the proposed gravel driveway.
- 3. After the proposed utilities are installed under the proposed gravel driveway in Water Street and before the gravel driveway is constructed, a geo-technical engineer will certify that the backfill material is acceptable and properly compacted.
- 4. Prior to constructing the driveway, a geo-technical engineer will take at least three soil borings along the centerline of the gravel driveway. Based on the boring results, the geo-technical engineer will determine the appropriate sub-grade, gravel thickness, and specify the type of gravel.
- 5. The dedication of a new 25-foot public access easement along the southern end of the property, on proposed Lot 1, from the Water Street right of way to a point at the western end of the adjacent existing Lot 18. P rior to recording the record plat the developer and the Town will execute a "Public Access Easement". The purchaser of the improved lot shall sign a disclosure statement, acknowledging the purpose of this easement, its possible future use, and its maintenance.
- 6. The proposed house elevations on the Site Plan and the proposed sewer in Water Street indicate the basements on Lots 2 and 3 will not sewer without the use of an ejector pump. The Record Plat will have a note clearly referencing the sewer requirements on Lots 2 and 3. The purchaser of the improved lot shall sign a disclosure statement, acknowledging the sewer situation on Lots 2 and 3.
- 7. The house and garage locations and orientation will be in accordance with the approved Site Plan. Any future changes or revisions will require approval from The Town of Brookeville's

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Page 3 of 4 Re: Building Permit for Lot 61, Lot 62 and Lot 63 Water St. February 3, 2003

Planning Commission and the HPC.

- 8. Front sidewalks will connect the residences with the gravel driveway in Water Street, per the HPC requirements.
- 9. The Site Plan will be subject to the conditions stated in the Natural Resources Inventory / Forest Stand Delineation and the Forest Conservation Plan memos, dated September 4, 2001, from the Environmental Planning Division of the Maryland National Capital Park and Planning Commission.
- 10. The Site Plan will be subject to the Final Forest Conservation Plan approval by the Environmental Planning Division at the MNCP&PC.
- 11. The developer will construct all the proposed utilities, including water and sewer, for the full length of Water Street to the northern end of the proposed Lot 3. All proposed utilities will be constructed underground, per The Town Of Brookeville's Ordinance. If WSSC determines that proposed public sewer in Water Street cannot be extended to the north for future service, the sewer main may terminate at the last manhole in front of Lot 3.
- 12. The conditions of the Montgomery County Department of Permitting Services (MCDPS), Stormwater Management memo, dated April 23, 2001 will apply.
- 13. The conditions of the WSSC letter, dated July 30, 2001, will apply.
- 14. The conditions of the Montgomery County Department of Environmental Protection Water and Sewer Category Change letter, dated December 11, 2001, will apply.
- 15. The proposed residential units will be served by utilities from Water Street. No utility connections will be allowed through the proposed Category I Conservation Easement.
- 16. The siting of the proposed residential units and final grading will minimize the clearing of existing trees.
- 17. No Clearing, grubbing, or grading until all four conditions have been met: Record Plat recordation; approval of a Sediment Control Plan and issuance of a Permit from MCDPS; approval of the Final Forest Conservation Plan from the Environmental Planning Division at MNCP&PC; and based on a pre-clearing site meeting, the approval from the Town, the staff at MNCP&PC, and the staff at HPC, for all tree clearing and grading limits.
- 18. Any disturbed areas, which will remain disturbed and idle for more than 30 calendar days, will be temporarily seeded and mulched to avoid erosion.
- 19. After the pre-clearing meeting has occurred, the site has been cleared of approved trees, and after the house construction has begun, the developer will meet with the representatives from The Town of Brookeville to determine the location and placement of the proposed street trees along Water Street. The number and location to be determined at that time.
- 20. The engineer will submit copies of the certified Wall Check and the Final House Location Survey to the MCDPS and to The Town of Brookeville.

Page 4 of 4 Re: Building Permit for Lot 61, Lot 62 and Lot 63 Water St. February 3, 2003

> 21. The developer will install two street light fixtures, as shown on the Site Plan. The fixtures will be the same as those existing along Market Street and Water Street. The developer will also install the underground wiring, to the north end of Lot 3, for a future third light fixture.

If you have any further questions about this matter, please contact Doug Lohmeyer at (301) 774-5219.

Sincerely

Christopher T. Scanlon Chairporson - Town of Brookeville Planning Commission

Permit Approval Revisions and Clarifications Accepted by Applicant:

Permit Applicant's Signature

Date: 2/11/03

Applicant's Printed Name PADNE Himes



- Lumina Solar
- Current Utility Costs
- System Design
- Warranties and Process
- Financials

# **Prepared for:**

Anderson Residence 104 Water Street Brookeville, MD USA 20833 <u>Agenda</u>



Consultant: Alexander Fegley

# Lumina Solar

- Founding and Management team with 45 years in residential solar
- Directly and indirectly involved in management of 8,000+ installations over 8 states
- Ops Management team with 30+ years of solar experience
- Lumina was founded to build a profitable, Next Generation Solar Company to thrive through the 2020's
- Designed to deliver a streamlined, consumer friendly experience, based on cutting out the negatives and highlighting the positives of the solar industry over the last decade.
- 5 Star reviews across multiple review websites
- Average of 40 installations per month





# Garage Only Design 2 (7.8kW)











# Design 2: 12 year, 2.99% Solar Loan

	Payback Period									System Spece	;							
Vear	kWh	11+11+	w Pate	l	Electricity		SREC		Total		Loan	An	nual Cash	Cι	umulative			
real	Production	Otint	ly nate		Savings	R	levenue		Revenue	P	ayment		Flow	С	ash Flow	Number of Panels		24
1	5273	\$	0.152	\$	801	\$	395	\$	1,197	\$	1,963	\$	234	\$	234	Wattage		325
2	5246	\$	0.158	\$	829	\$	395	\$	1,225	\$	1,963	\$	(738)	\$	(504)	System Size		7800
3	5220	\$	0.164	\$	858	\$	395	\$	1,254	\$	1,963	\$	(709)	\$	(1,214)	PPW		\$3.35
4	5194	\$	0.171	\$	888	\$	395	\$	1,284	\$	1,963	\$	(679)	\$	(1,893)	System Cost	\$	26,130.00
5	5168	\$	0.178	\$	919	\$	395	\$	1,314	\$	1,963	\$	(649)	\$	(2,542)			
6	5142	\$	0.185	\$	951	\$	395	\$	1,346	\$	1,963	\$	(617)	\$	(3,158)	Purchase Price	\$	26,130.00
7	5117	\$	0.192	\$	984	\$	395	\$	1,380	\$	1,963	\$	(584)	\$	(3,742)	Federal Tax Credit	\$	6,793.80
8	5091	\$	0.200	\$	1,018	\$	264	\$	1,282	\$	1,963	\$	(681)	\$	(4,423)	State Grant	\$	1,000.00
9	5066	\$	0.208	\$	1,054	\$	264	\$	1,317	\$	1,963	\$	(646)	\$	(5,069)	Property Tax Credit	\$	-
10	5040	\$	0.216	\$	1,090	\$	264	\$	1,354	\$	1,963	\$	(609)	\$	(5,678)			
11	5015	\$	0.225	\$	1,128	\$	105	\$	1,234	\$	1,963	\$	(729)	\$	(6,407)	Net Cost	\$	18,336.20
12	4990	\$	0.234	\$	1,168	\$	105	\$	1,273	\$	1,963	\$	(690)	\$	(7,097)			
13	4965	\$	0.243	\$	1,208	\$	-	\$	1,208	\$	-	\$	1,208	\$	(5,888)			
14	4940	\$	0.253	\$	1,250	\$	-	\$	1,250	\$	-	\$	1,250	\$	(4,638)			
15	4915	\$	0.263	\$	1,294	\$	-	\$	1,294	\$	-	\$	1,294	\$	(3,344)	ITC 18 Month Prepayment Amount	\$	6,793.80
16	4891	\$	0.274	\$	1,339	\$	-	\$	1,339	\$	-	\$	1,339	\$	(2,005)	Monthly Payment	\$	163.59
17	4866	\$	0.285	\$	1,385	\$	-	\$	1,385	\$	-	\$	1,385	\$	(620)			
18	4842	\$	0.296	\$	1,434	\$	-	\$	1,434	\$	-	\$	1,434	\$	814	Site Quality		676
19	4818	\$	0.308	\$	1,484	\$	-	\$	1,484	\$	-	\$	1,484	\$	2,297	Year 1 kWh Production		5273
20	4794	\$	0.320	\$	1,535	\$	-	\$	1,535	\$	-	\$	1,535	\$	<mark>3,832</mark>	kWh Degradation Rate		0.5%
21	4770	\$	0.333	\$	1,589	\$	-	\$	1,589	\$	-	\$	1,589	\$	5,421	Year 1 Utility Rate	\$	0.152
22	4746	\$	0.346	\$	1,644	\$	-	\$	1,644	\$	-	\$	1,644	\$	7,065	Annual Escalator		4%
23	4722	\$	0.360	\$	1,701	\$	-	\$	1,701	\$	-	\$	1,701	\$	8,766	20 Year Average Annual Value	\$	1,319.44
24	4699	\$	0.375	\$	1,760	\$	-	\$	1,760	\$	-	\$	1,760	\$	10,526	20 Year ROI		6%
25	4675	\$	0.390	\$	1,822	\$	-	\$	1,822	\$	-	\$	1,822	\$	12,348			

# **Design 2: Upfront Purchase**

kWh Production	Utility Rate		Electricity Savings		SR	SREC Revenue		tal Revenue	Payback
6365	\$	0.152	\$	967	\$	318	\$	1,286	\$ (7,527.91)
6333	\$	0.158	\$	1,001	\$	318	\$	1,319	\$ (6,209)
6301	\$	0.164	\$	1,036	\$	318	\$	1,354	\$ (4,854)
6270	\$	0.171	\$	1,072	\$	318	\$	3,890	\$ (964)
6238	\$	0.178	\$	1,109	\$	255	\$	1,364	\$ 400
6207	\$	0.185	\$	1,148	\$	223	\$	1,371	\$ 1,770
6176	\$	0.192	\$	1,188	\$	191	\$	1,379	\$ 3,149
6145	\$	0.200	\$	1,229	\$	159	\$	1,388	\$ 4,538
6115	\$	0.208	\$	1,272	\$	127	\$	1,399	\$ 5,937
6084	\$	0.216	\$	1,316	\$	127	\$	1,444	\$ 7,380
6054	\$	0.225	\$	1,362	\$	127	\$	1,489	\$ 8,870
6023	\$	0.234	\$	1,409	\$	-	\$	1,409	\$ 10,279
5993	\$	0.243	\$	1,458	\$	-	\$	1,458	\$ 11,738
5963	\$	0.253	\$	1,509	\$	-	\$	1,509	\$ 13,247
5933	\$	0.263	\$	1,562	\$	-	\$	1,562	\$ 14,809
5904	\$	0.274	\$	1,616	\$	-	\$	1,616	\$ 16,425
5874	\$	0.285	\$	1,672	\$	-	\$	1,672	\$ 18,097
5845	\$	0.296	\$	1,731	\$	-	\$	1,731	\$ 19,828
5816	\$	0.308	\$	1,791	\$	-	\$	1,791	\$ 21,619
5787	\$	0.320	\$	1,853	\$	-	\$	1,853	\$ 23,472
5758	\$	0.333	\$	1,918	\$	-	\$	1,918	\$ 25,389
5729	\$	0.346	\$	1,984	\$	-	\$	1,984	\$ 27,374
5700	\$	0.360	\$	2,053	\$	-	\$	2,053	\$ 29,427
5672	\$	0.375	\$	2,125	\$	-	\$	2,125	\$ 31,552
5643	\$	0.390	\$	2,199	\$	-	\$	2,199	\$ 33,751

specs		
	16	I
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\$	16,640.00	
\$	16,640.00	
\$	4,326.40	
\$	1,000.00	
\$	2,500.00	
\$	8,813.60	
	1224	
	6365	
	0.5%	
\$	0.152	
	4%	
\$	1,614.26	
	18%	
	\$ \$ \$ \$ \$ \$ \$ \$	16         325         5200         \$325         5200         \$3         \$16,640.00         \$16,640.00         \$16,640.00         \$16,640.00         \$16,640.00         \$2500.00         \$33         \$30         \$16,640.00         \$31         \$16,640.00         \$325         \$200         \$325         \$325         \$200         \$31         \$325         \$325         \$325         \$325         \$325         \$31         \$31         \$325         \$325         \$31         \$325         \$325         \$31         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325         \$325

#### Payment Schedule

Deposit 30%	\$ 4,992.00
Install 60%	\$ 9,984.00
Inspection 10%	\$ 1,664.00
Total	\$ 16,640.00



# Lumina Solar Warranty

Purchase

- 10 year Workmanship Warranty(labor warranty)
- 25 year Warranty on Enphase Microinverters
- 25 year Panel Product Warranty
- 30 year Panel Performance Warranty
- 10 year roof penetration Warranty
- Should add to HOI to protect against Force Majure(weather)



# **Project Outline and Next Steps**







REVISED July 17, 2020

Michael Kyne Planner Coordinator | Historic Preservation Section Montgomery County Planning Department | M-NCPPC 8787 Georgia Avenue, Silver Spring, MD 20910

Re: LAP Comments for 104 Water St HAWP Application for Roofing Material Change and Solar Panels

Dear Mr. Kyne,

Below is the guidance that the Town of Brookeville's Local Advisory Panel (LAP) would like to provide on the 104 Water St. HAWP application for Roofing Material Change and Solar Panels.

#### **Background:**

When the homes for the Rotter Subdivision (now called Water St) were designed, the town provided guidance to the project architect for how to avoid multiple rounds of review in the HAWP and town subdivision approval process and encouraged the use of materials that were compatible with the historic character of the town. The architect ended up submitting, and getting approved, metal and cedar roofing materials.

Fast forward 17 years and the cedar roofing installed at 104 Water is in need of replacement. After receiving an application to replace the existing roofing material at 104 Water, HPC has reached out to the Brookeville LAP for guidance as to our stance whether it is appropriate to allow downgrading roofing material (from a historic compatibility perspective) that was originally cedar to asphalt shingles on a non-historic property.

The vast majority (13 of 16) of new homes approved since the Town was designated a historic district in 1985 have been required to (or voluntarily offered to) use metal, cedar or synthetic slate roofing:

- 104 Water Cedar
- 106 Water Metal
- 108 Water Cedar
- 200 Market Metal
- 203 Market St Cedar main house, metal on outbuildings
- 209 Market St. Cedar
- 2 North Metal
- 13 North Metal
- 17 North Metal
- Parcel 770 Lot A Cedar
- Parcel 770 Lot B Metal
- Parcel 770 Lot C Cedar
- Parcel 770 Lot D Synthetic Slate

Three homes were approved with asphalt shingle roofing during this time period.

- 9 North St. (Teal) built in 1996
- 7 Church St built in 2001
- 4 North St (Pollock) built in 2012

All of the replacement of roofing on these homes to date have been "in kind" so no approvals have been needed from HPC or the Town. The 104 Water St. HAWP is the first application the LAP has reviewed that involved changing roofing material on a non-historic property from metal/cedar to asphalt shingles.

#### Guidance from the Local Advisory Panel (LAP)

The LAP had a lengthy discussion on the level of contribution and importance of non-historic homes on the overall historic district. The general consensus was that when considering changes to non-historic properties in the town that are located on secondary streets, consideration needs to be given to both the use of materials that are sympathetic with the other historic homes in the district (i.e. cedar, metal and slate roofing), but also to not unduly place financial burdens residents in the town by limiting their selection to only historically appropriate materials, in particular where alternative historically appropriate options are limited and significant cost and durability concerns exist.

In the case of 104 Water St. the Brookeville LAP does not take exception to the replacement of cedar shingles with asphalt shingles (specific product selection subject to approval) *on the gambrel roof portion* of the home based on:

- The house is not historic
- The property is located on a secondary street in town adjacent to two other non-historic homes
- The gambrel roof shape on the main portion of the house does not lend itself to metal roofing as an historically appropriate alternative
- Cedar has proven not to be a cost-effective roofing material selection especially when considering the cost difference and expected lifespan of an asphalt roof
- The proposal's inclusion of roof mounted solar panels on the rear portion of the house. This is a difficult detail to implement with cedar roofing.

The house's *gable roof portion* has the option of asphalt or standing seam metal roofing to match the front porch roof.

There is no consensus within the LAP regarding the *outbuilding* roofing material. Two LAP members took no exception to replacing the cedar with asphalt shingles, another two LAP members supported a requirement that the roofing remain cedar or metal (standing seam or 5v crimp) and the last LAP member expressed a preference for metal roofing, but would not object to asphalt.

The specific product selection (color, thickness, shape) of asphalt shingles on the main house will be important. Our request is that the applicant look at different roofing material options based on the guidance above and that of the HPC, with final approval of the HAWP subject to review of samples and product details by the HPC staff and Brookeville Planning Commission/LAP.

It is important to note that when considering future proposed revisions to material revisions on other nonhistoric homes in town, that each property's unique circumstances will be considered individually, and future applicants should not infer that the decisions and guidance provided above will be the same for their particular circumstances.

Sincerely,

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Christopher T. Scanlon Brookeville Planning Commission / Local Advisory Panel