

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	108 Water Street, Brookeville	Meeting Date:	10/12/2022
Resource:	Secondary (Post 1940) Resource (Brookeville Historic District)	Report Date:	10/05/2022
Applicant:	Nicholas and Jennifer Roy	Public Notice:	9/28/2022
Review:	HAWP	Tax Credit:	Yes
Case Number:	977418	Staff:	Rebecca Ballo
PROPOSAL:	Roof and gutter replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

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

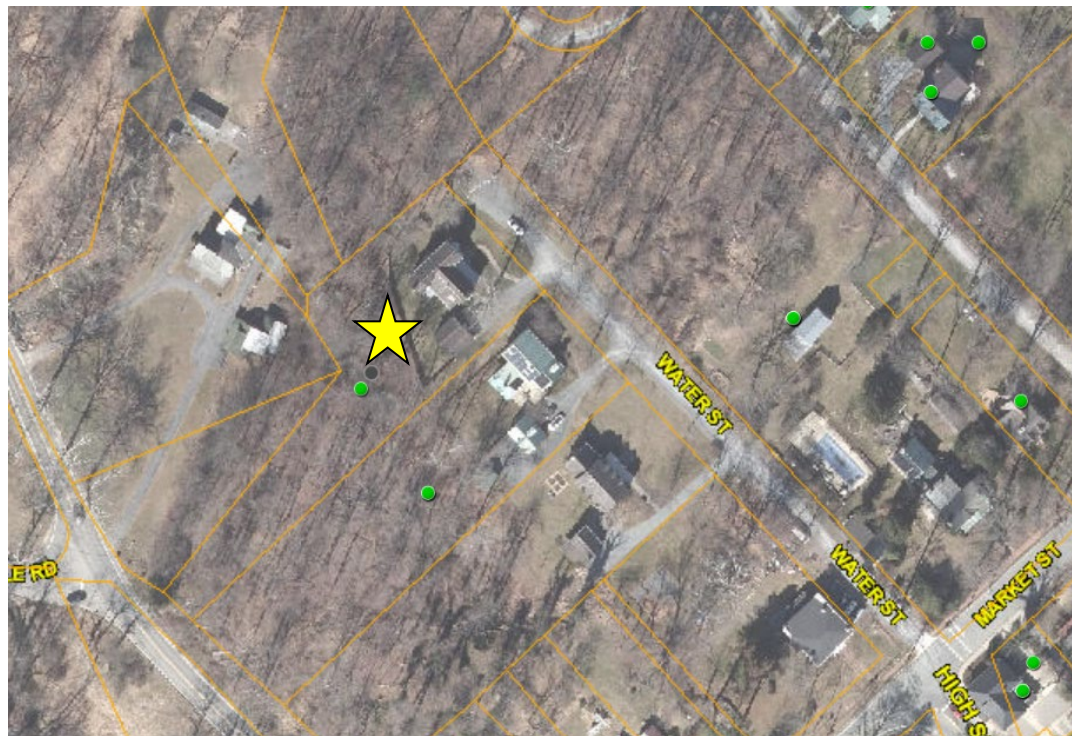


Fig. 1: Subject property located at the southwestern terminus of Water Street.

PROPOSAL:

The applicant proposes to replace the roof and gutters. The portion of the application discussing solar panels **is not approved** with this HAWP. The applicant intends to submit a new HAWP at a later date when they have specifications and information from a solar panel company.

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 (Amendment)*, *Montgomery County Code Chapter 24A-8 (Chapter 24A-8)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 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 pertinent *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a Secondar (Post 1940) Resource constructed in 2003 at the southwest terminus of Water Street in the Brookeville Historic District.

The property is well-removed from the core of the historic district. The homes at 104, 106, and 108 Water Street were all constructed in 2003-2004 in this previously undeveloped portion of Brookeville as part of one subdivision. The houses were constructed of traditional materials with simple, vernacular details, massing, and height all deemed compatible with the Historic District. Each house was constructed with a free-standing garage. Roof materials at the time of construction on the house and garage were cedar shingles. The construction also included white aluminum gutters.



Figure 2: 108 Water Street, c. 2018.

Since the house's initial construction over twenty years ago, the cedar roofing has failed and is deteriorated and leaking in numerous locations. This has also caused damage to the underlaid felt layers and plywood on both the house and garage. The applicants are proposing to replace both roofs with asphalt architectural shingles. New k-style gutters will be installed with the new roofs.

Staff fully supports the applicant's proposal. The property is new construction/out of period resource, and it is removed from the historically significant core of the historic district. Asphalt shingles are a durable material that will unobtrusively blend into the District from any sightline or vantage point, and the roof is entirely in keeping with new construction. The form, massing, height, and other material and architectural aspects of this property that were carefully designed to be compatible with the Historic District will be unaltered by this proposal. The same asphalt shingle roof was approved by the HPC for installation at 104 Water Street in 2020.¹ Consequently, staff finds that the proposal will not remove or alter historic materials, features, and/or spaces that characterize the property (or district), per *Standard #2*. Staff also finds the proposal consistent with Chapter 24A-8(b), (1), (2), and, specifically, (d), which states "[i]n 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."

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), and with the *Secretary of the Interior's Standards for Rehabilitation #2 #9, and #10*, as outlined above

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (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;

¹ <https://montgomeryplanning.org/wp-content/uploads/2020/09/II.G-104-Water-Street-Brookville.pdf>

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 #9, and #10,

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 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

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 Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Brookeville, MD 20833

106 Water Street

19801 Georgia Avenue

211 Market Street

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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*









BEST BUY

LIFETIME

Warranty

10
Year

SureStart™
Protection

10
Year

StreakFighter™
Algae-Resistance
Warranty

130
Year

Wind Warranty*



"Silver Back is
Energy Star
rated"

CertainTeed
DAVID GREENGLASS

LANDMARK

Designer Shingles

Available in Weathered Wood

Atlantic Blue

Granite Gray

Blackwood

Walnut Wood

Burnt Stone

Wister Stone

Charcoal Black

Red Rock

Lakewood Gray

Peatstone

Critical Stone

Acorn Stone

Lattice Red

Brilliant

Stone White

Composure Gray

Weathered Wood

Powered by Sun
CHARCOAL BLACK

WeatherResist™
A CertainTeed innovation that helps resist water penetration and mold growth. It's the difference between a good roof and a great one.

StreakFighter™
A CertainTeed innovation that helps resist algae and moss growth. It's the difference between a good roof and a great one.



M.H.I.C.#28730
VA#2705020291A
District Of Columbia#2138



4511 Knox Road, Suite 202
College Park, MD 20740
(301) 779-0900 Office
(301) 900-8999 Fax

Estimate Date 8/17/2022**HOME IMPROVEMENT ESTIMATE**Buyer(s) Jennifer and Nicholas RoyAddress to be improved 1108 Water Street E-Mail NicholasPRoy@gmail.comCity Brookeville State MD Zip Code 20833 Home Phone: _____Cell: () 301-642-3017 Cell: () _____**Roofing:****WORK TO BE PERFORMED**

- ☒ Tear- off and haul away existing Cedar Shake roof shingles and felt paper.
- ☒ Furnish and install new Roof Runner Synthetic paper over entire roofing area.
- ☒ Replace or repair all vent collars or flashing. Replace all flashing and vent collars with Ultimate pipe collars
- ☒ Furnish and install new Shingle Over Ridge Vent. Location: all ridges
- ☒ Furnish and install new Winter Guard Ice Shield and Water Protection
Location: all gutter lines, valleys, and protrusions
- ☒ Furnish and install new Fiberglass Shingles: Color: _____
Manufacturer: CertainTeed Style: Landmark

- Estimate includes garage only. Main house to be quoted on separate estimate.
- Install drip edge on all gutter lines

Wood needing replacement will be replaced for an additional \$ 7.00 per linear foot and / or \$ 3.75 per square foot of roof. If a third layer is found at time of installation an additional charge of .20 cents per square foot will be charged. All care will be taken to protect landscaping, however Unicorp, Inc. is not responsible for minor plant damage and/or nail pops. Landscaping will be cleaned with a magnetic sweep to pick up as many nails as possible. Gutters will be cleaned upon completion. Debris may fall into attic. It is the responsibility of the homeowner to protect items in the attic. Roof mounted satellite dishes may need to be removed and reinstalled. It is the responsibility of the homeowner to realign the signal.

Lifetime - Year Transferable Roof Shingle Warranty from Manufacturer.50 - Year Sure Start Plus Transferable Warranty from Certainteed.**Lifetime Transferable Workmanship Warranty on all work performed by Unicorp Home Energy Services, Inc.****Optional Items:**

- To add installation of new 6" seamless K-style gutters on all 3 fascia areas and 3"x4" downspouts: + \$1,090

Roof:**Ridge Vent:****Winter Guard:****Total Package Price:****Monthly Payment:**Energy Consultant: Alex Muscanell*Prices prior to any discounts are good for 30-days.*www.UnicorpHomeEnergy.com

M.H.I.C.#28730
VA#2705020291A
District Of Columbia#2138



4511 Knox Road, Suite 202
College Park, MD 20740
(301) 779-0900 Office
(301) 900-8999 Fax

Estimate Date 8/17/2022

HOME IMPROVEMENT ESTIMATE

Buyer(s) Jennifer and Nicholas Roy

Address to be improved 1108 Water Street E-Mail NicholasPRoy@gmail.com

City Brookeville State MD Zip Code 20833 Home Phone: _____

Cell: () 301-642-3017 Cell: () _____

Roofing:

WORK TO BE PERFORMED

- ☒ Tear-off and haul away existing Cedar Shake roof shingles and felt paper.
- ☒ Furnish and install new Roof Runner Synthetic paper over entire roofing area.
- ☒ Replace or repair all vent collars or flashing. Replace all flashing and vent collars with Ultimate pipe collars
- ☒ Furnish and install new Shingle Over Ridge Vent. Location: all ridges
- ☒ Furnish and install new Winter Guard Ice Shield and Water Protection
Location: all gutter lines, valleys, and protrusions
- ☒ Furnish and install new Fiberglass Shingles: Color: _____
Manufacturer: CertainTeed Style: Landmark

- Estimate includes main house only. All existing metal roof sections on main house to remain. Garage to be quoted on separate estimate.

- Install drip edge on all gutter lines

Wood needing replacement will be replaced for an additional \$ 7.00 per linear foot and / or \$ 3.75 per square foot of roof. If a third layer is found at time of installation an additional charge of .20 cents per square foot will be charged. All care will be taken to protect landscaping, however Unicorp, Inc. is not responsible for minor plant damage and/or nail pops. Landscaping will be cleaned with a magnetic sweep to pick up as many nails as possible. Gutters will be cleaned upon completion. Debris may fall into attic. It is the responsibility of the homeowner to protect items in the attic. Roof mounted satellite dishes may need to be removed and reinstalled. It is the responsibility of the homeowner to realign the signal.

Lifetime - Year Transferable Roof Shingle Warranty from Manufacturer.

50 - Year Sure Start Plus Transferable Warranty from Certainteed.

Lifetime Transferable Workmanship Warranty on all work performed by Unicorp Home Energy Services, Inc.

Optional Items:

- To include new 6" seamless K-style gutters and 3"x4" downspouts: + \$3,960

Roof:

Ridge Vent:

Winter Guard:

Sub-total

Online Coupon

Total Package Price:

Monthly Payment:

Energy Consultant: Alex Muscanell

Prices prior to any discounts are good for 30-days.



www.UnicorpHomeEnergy.com