

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	1 South Street, Brookeville	<b>Meeting Date:</b>	1/7/2026
<b>Resource:</b>	Non-Contributing Resource <b>Brookeville Historic District</b>	<b>Report Date:</b>	12/31/2025
<b>Applicant:</b>	Donald deWall	<b>Public Notice:</b>	12/24/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	1142727	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Siding replacement		

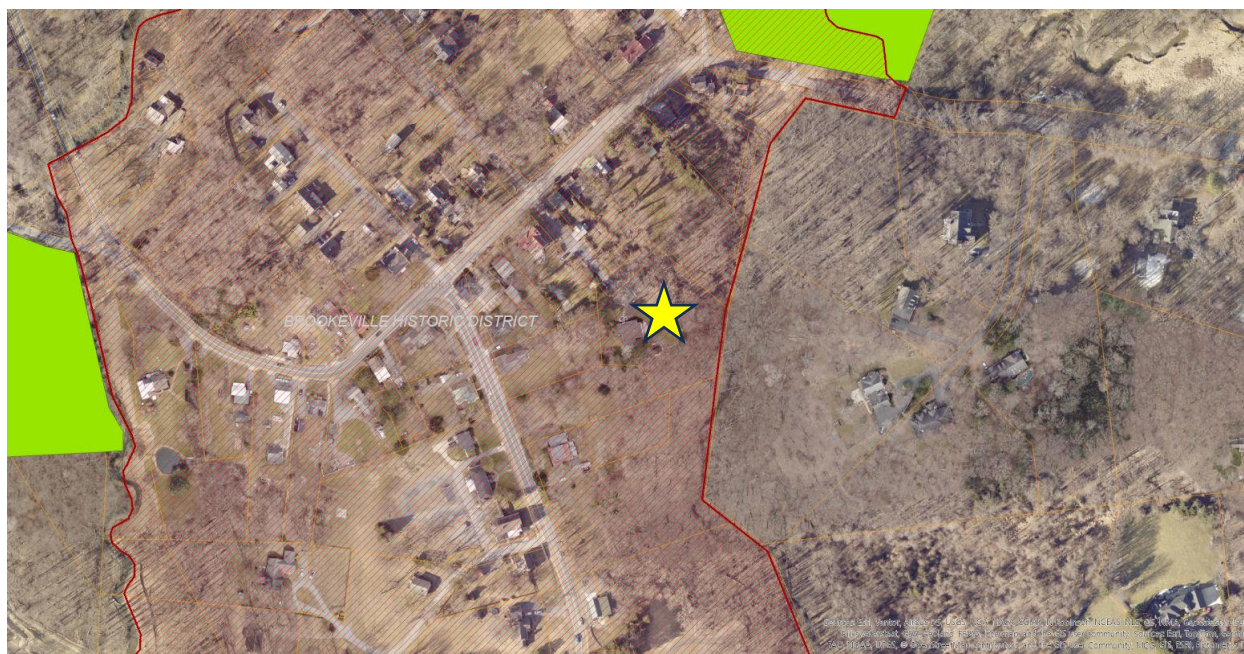
**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final approval authority delegated to Staff.

1. The approved siding reveal must be less than 7” (seven inches). Final material specifications must be submitted to Staff before issuing the HAWP approval documents.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Brookeville Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1946



*Figure 1: The subject property is setback from the streets in Brookeville.*

**PROPOSAL**

The applicant proposes to remove the existing siding and install new fiber cement siding.

**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*), the Secretary of the Interior's Standards for Rehabilitation (*Standards*), and HPC Policy#24-01. The pertinent information in these documents is outlined below:

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

The following guidance which pertains to this project are as follows:

- (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;
- (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 the Interior's Standards for Rehabilitation***

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

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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 non-contributing, one-story, side gable Colonial Revival house with aluminum siding. The applicant proposes to remove the existing siding and install James Hardie fiber cement lap siding with a smooth finish.

As a non-contributing resource, Staff finds that the existing siding cannot contribute to the character of the surrounding district, and the siding's removal should be approved as a matter of course.

The proposed siding has been widely accepted as a substitute material for wood on new construction and non-historic building additions in the Brookeville Historic District. Staff finds that its use on a non-contributing resource will not have a substantial impact on the character of the site or the surrounding historic district. While the proposed fiber cement siding is thinner than wood clapboards, and therefore creates a narrower shadow line, Staff nonetheless finds that its appearance is generally consistent with the character of a substitute wood product, which is what the original aluminum siding was.

The one detail not included in the HAWP application was the reveal of the proposed fiber cement. Hardie lap siding is available in a 4", 5", 6", and 7" (four-inch, five-inch, six-inch, and seven-inch) exposure. Staff finds that the 7" (seven-inch) reveal is out of character with the resource, even though it is non-contributing, because the boards are too wide to be compatible with a one-story building. Staff recommends that the HPC add a condition to the approval of this HAWP that limits the siding exposure to less than 7" (seven inches). Final approval authority to verify this condition has been satisfied can be delegated to Staff.

With the recommended condition, Staff finds the proposal is consistent with 24A-8(b)(2) and (d) and Standards #2, #9, and #10.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition the HAWP application** with final approval authority delegated to Staff:

1. The approved siding reveal must be less than 7" (seven inches). Final material specifications must be submitted to Staff before issuing the HAWP approval documents;

under the Criteria for Issuance in Chapter 24A-8(b)(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;

and with the *Secretary of the Interior's Standards for Rehabilitation #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 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

**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:



**Front**



**West Side**



**East Side**



**Back**

