

Montgomery County Historic Preservation

Staff Report

ADDRESS: 8 High Street, Brookeville RESOURCE: Brookeville Historic District APPLICANT: Town of Brookeville (Cate McDonald, Agent) REVIEW: HAWP CASE NO.: 1157380 PROPOSAL: Playground construction	MEETING DATE: 6/10/2026 REPORT DATE: 6/3/2026 PUBLIC NOTICE: 5/27/2026 TAX CREDIT ELIGIBLE: No STAFF: Laura DiPasquale
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Staff Recommendation

Staff recommends the HPC approve the HAWP application.

Architectural Description

Significance: Secondary Resource within the Brookeville Historic District

Date: post-1940

Style: Colonial Revival



Figure 1: The location of the subject property (outlined in blue) within the Brookeville Historic District (outlined and hatched in red).



Figure 2: View towards the proposed playground from High Street between the parsonage building at 8 High Street (right) and the Orndorff Hall (left).

Proposal

The applicants propose to construct a new playground behind the parsonage building at 8 High Street, on the campus of the Salem United Methodist Church. The new playground would be 90-feet deep by 48-feet wide and located in the approximate footprint of a recently-removed playground which measured 90-feet deep by 46-feet wide.



Figure 3: A 2025 birdseye view towards the location of work showing the previous playground (ConnectExplorer).

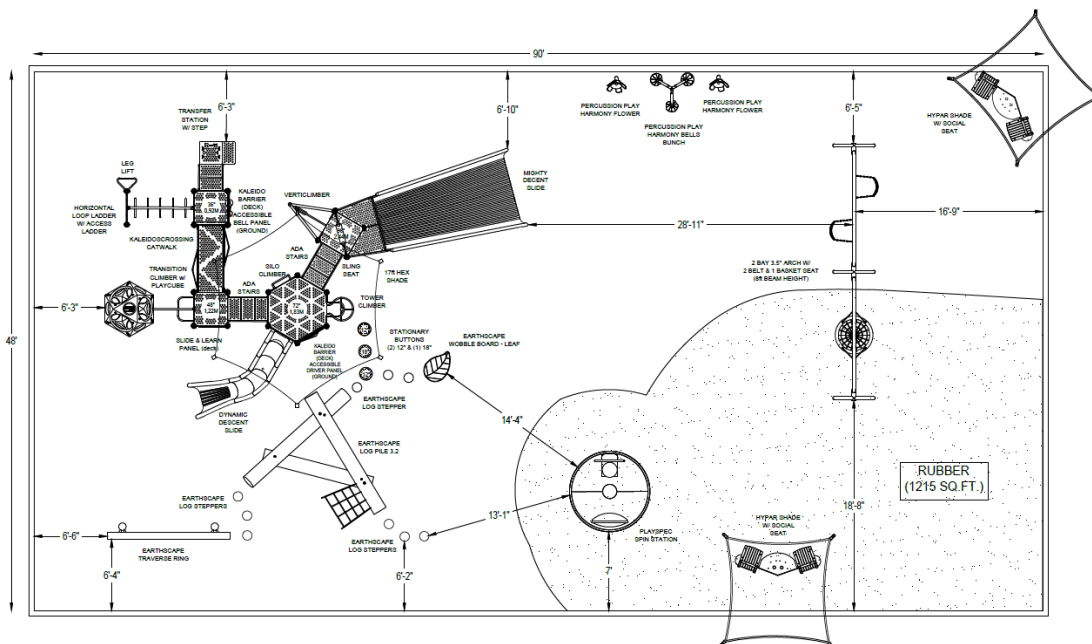


Figure 4: Proposed playground plan.

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.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.
- 10. New additions and adjacent or related new construction will 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

Staff supports the proposed project and recommends approval. Staff finds that the proposed playground replaces a previous playground on a portion of the property identified in the *Amendment* map as a Secondary Resource. Staff finds that the proposed playground does not require the removal of any historic materials, alteration of features, spaces or spatial relationships that characterize the property or district, in keeping with *Standards 2 and 9* and Chapter 24A-8(b)(1) and (d), and if removed in the future, would leave the essential form and integrity of the historic property and its environment unimpaired, per *Standard 10*. Staff finds that the placement of the playground at the rear of the property limits its view from the public right-of-way without obscuring any historic buildings or character-defining features of the district, making it compatible with the character and nature of the district, per Chapter 24A-8(b)(2).

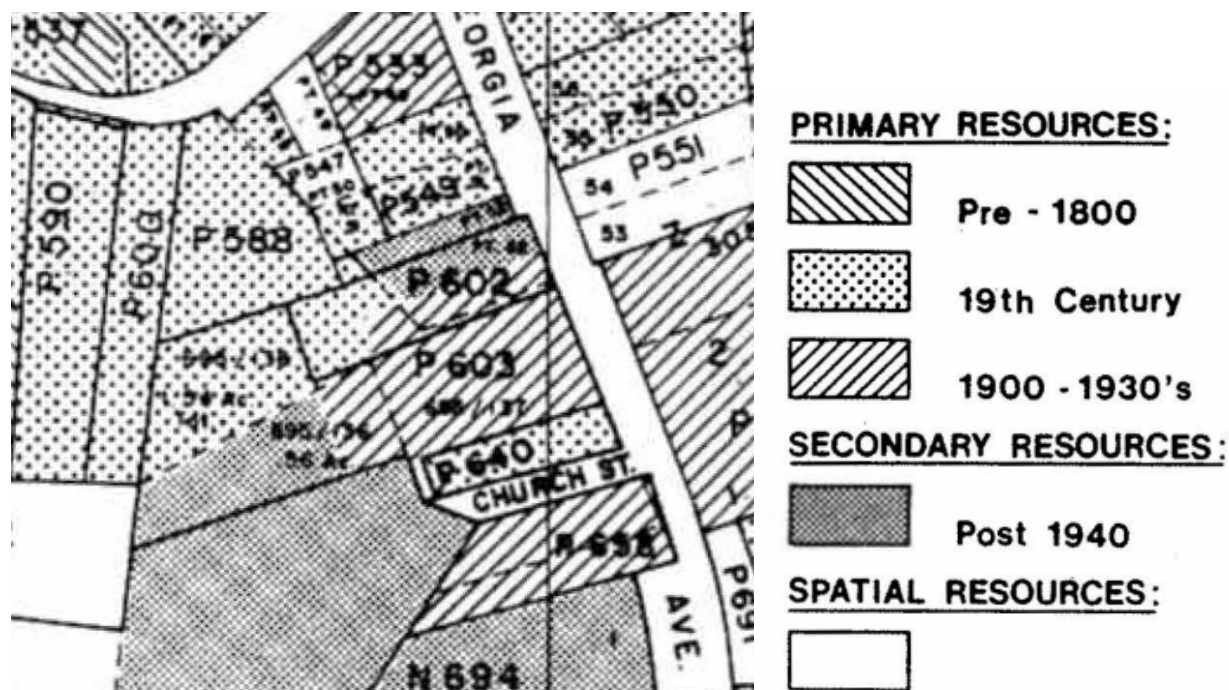


Figure 5: Brookeville Historic District Amendment map showing the classification of the area of work as part of a Secondary Resource.

Staff Recommendation

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and Chapter 24A-8(d), having found that the proposal, as modified by the conditions, 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, 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 301-495-2167 or laura.dipasquale@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:

The Town of Brookeville and Salem United Methodist Church have partnered to build a new community playground on Salem's property at 12 High Street. The playground will be located behind the parsonage, adjacent to the parking lot, in the open field.

For many years, Salem United Methodist Church maintained a playground. However, due to the age and deteriorating condition of the equipment—and the resulting liability concerns—the previous playground was recently removed.

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

The new playground is centered around an inclusive play structure designed to welcome children of all ages and abilities. It features integrated shade, a slide, playcube, overhead ladder, and a mix of elevated and ground-level activities. Children will also enjoy two traditional swings, a multi-user basket swing, and a fully wheelchair-accessible spinner that ensures everyone can participate.

To support safety and sustainability, the playground will use a combination of wood-fiber mulch and porous poured-in-place rubber surfacing set over compacted stone. This permeable design helps rainwater soak naturally into the ground, reducing runoff and preventing puddling after storms.

Work Item 1 <u>Playground</u>	
Description of Current Condition open field / lawn	Proposed Work inclusive community playground

Work Item 2 _____	
Description of Current Condition	Proposed Work

Work Item 3 _____	
Description of Current Condition	Proposed Work

**HISTORIC RESERVATION RUMIT
CHECKLIST OF
LICITATION REQUIREMENTS**

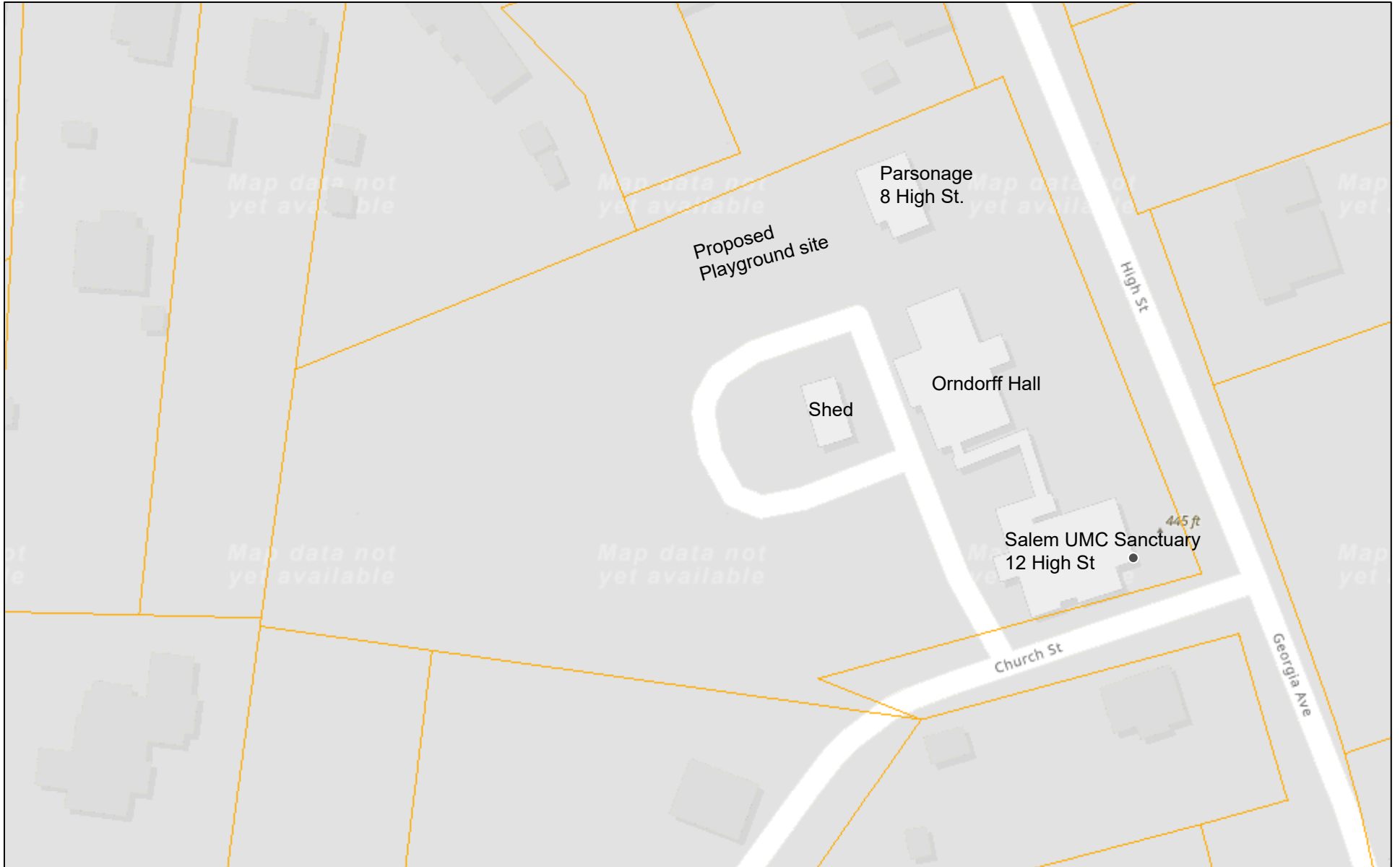
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	Required Attachments					m	
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	* m	* m	*	* m	* m	*	*
Demolition	*	*	* m		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*	m	*	*	*	*
Grading/Excavation/Landscaping	* m	* m	m	* m	* m	* m	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	* m	* m	* m	* m	* m	* m	*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	* m	*	*		*
Signs	* m	* m	* m	* m	* m	m	* m



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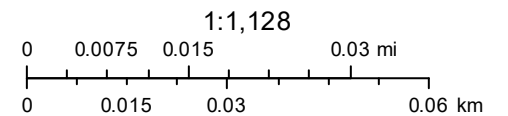
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MC Atlas Webmap



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-  Property_poly_with_data
-  SoftLines









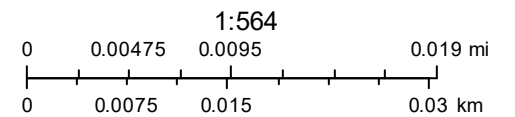
Montgomery County Planning Department (ITI)
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson,

MC Atlas Webmap



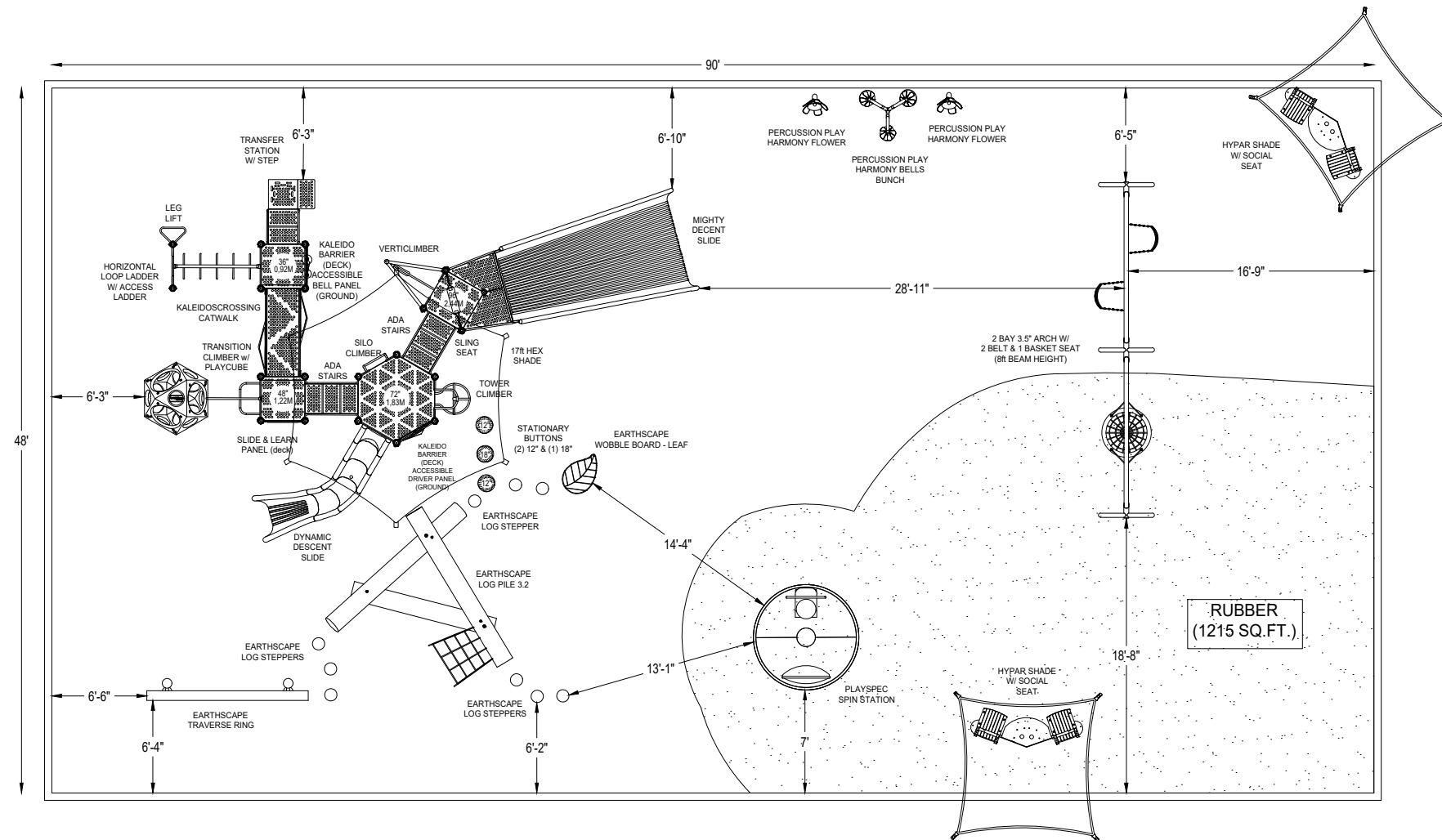
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|--|---|
|  Plat Index |  Red: Band_1 |
|  Property_poly_with_data |  Green: Band_2 |
|  SoftLines |  Blue: Band_3 |



MCG.GIS.ESRI.Pictometry
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson,





EQUIPMENT SIZE:
X' x Y' x Z'

USE ZONE:
X' x Y'

AREA: **4320 SqFt.** PERIMETER: **276 Ft.**

FALL HEIGHT:
8 Ft.

USER CAPACITY: **85** AGE GROUP: **2-12**

- ✓ ASTM F1487-21
- ✓ CPSC #325



PROJECT NO:
P080625-10C

SCALE:
3/32"=1'-0"

DRAWN BY:
LMARKER

Paper Size

DATE:
18-AUG-25

B

*PLAYGROUND SUPERVISION REQUIRED



PLAYSPEC

Rainbow Rubber

our most widely used unitary surfacing thanks to it's natural look and great warranty



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800.385.0075

sales@playspec.com

www.playspec.com

- seamless poured-in-place rubber surfacing
- one thickness pour
- natural color and appearance
- 7 year warranty (with proper maintenance)

playSpec
surfacing



Brookeville Community Playground

Option 1

playground
Specialists Inc.
800.385.0075 | www.playspec.com

- Dark Brown
- Beige-FRG
- Beige
- Green
- Green
- Green Rope
- Chartreuse
- Brown
- Brownstone

approved by: _____



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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/7/2026

Application No: 1157380
AP Type: HISTORIC
Customer No: 1553590

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 12 HIGH ST
BROOKEVILLE, MD 20833

Othercontact Town of Brookeville (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work The Town of Brookeville and Salem United Methodist Church have partnered to build an inclusive community playground using a Community Parks and Playground grant from the Maryland Dept of Natural Resources.