



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: July 2, 2020

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #907465: Roof replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 22, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Town of Brookeville (Andrea Scanlon, Agent)
Address: 5 High Street, Brookeville

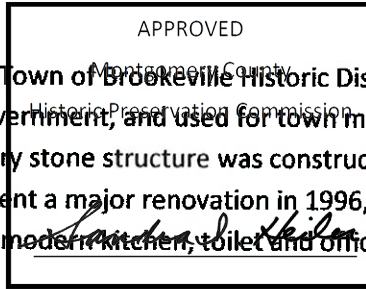
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



REVIEWED

By Michael Kyne at 10:33 am, Jul 02, 2020

1. WRITTEN DESCRIPTION OF PROJECT



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

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

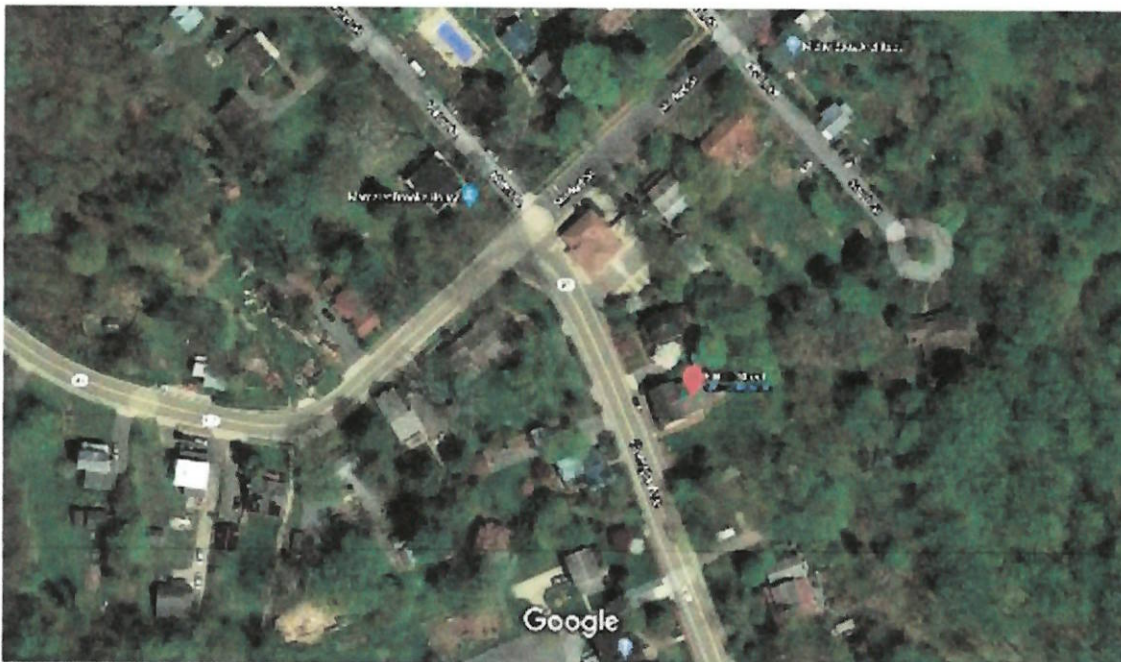
b) This project includes removal of the existing cedar roof, gutters and downspouts from both the historic structure and recent addition. The cedar roof will be replaced with a standing seam metal roof. Snow guards will be installed across the West Elevation (front). The gutters and downspouts will be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

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

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

2. LOCATION PLAN

Google Maps



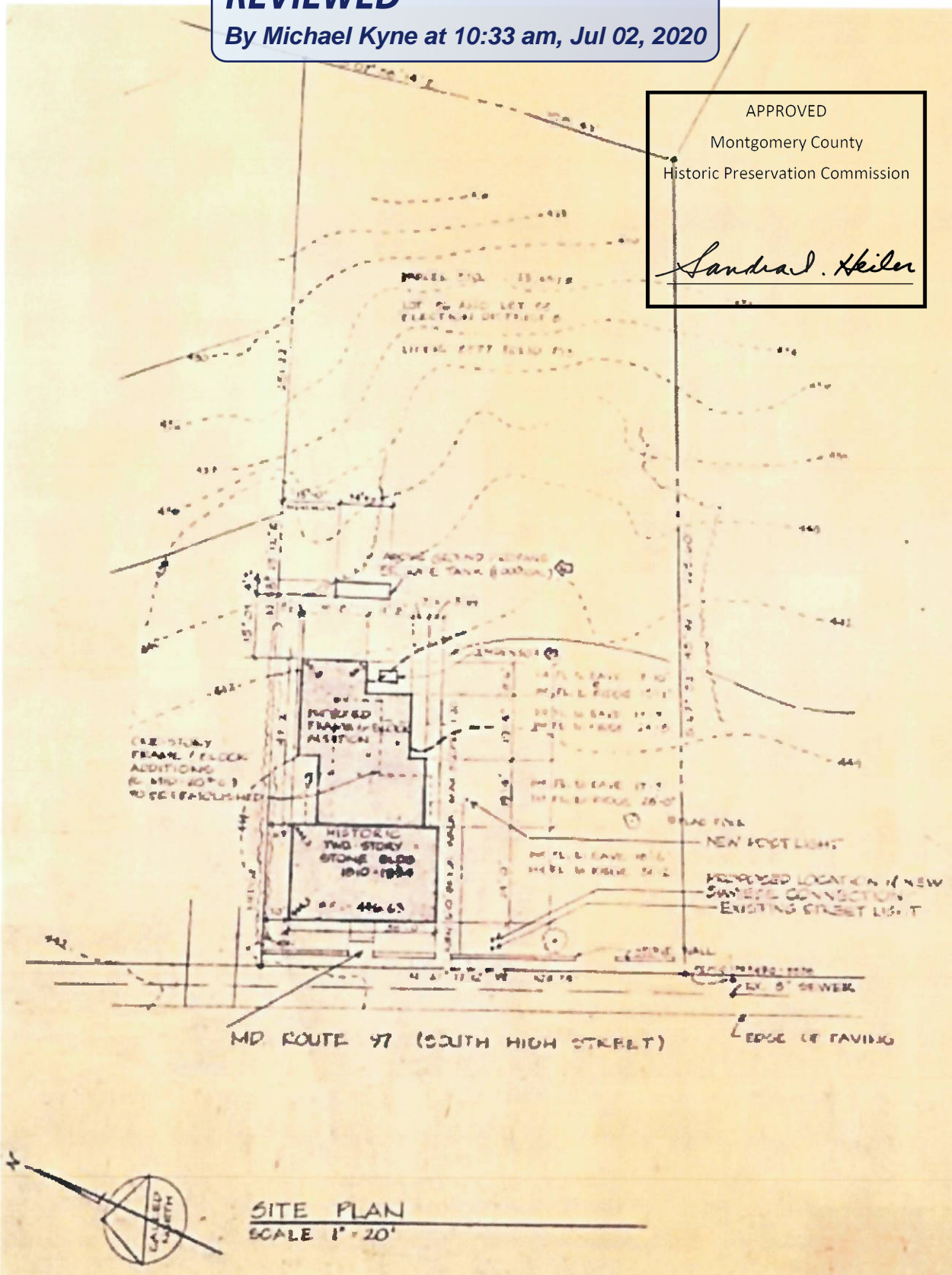
2. SITE PLAN

REVIEWED

By Michael Kyne at 10:33 am, Jul 02, 2020

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3. PLANS AND ELEVATIONS

N/A

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4. MATERIAL SPECIFICATIONS

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

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

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

APPROVED

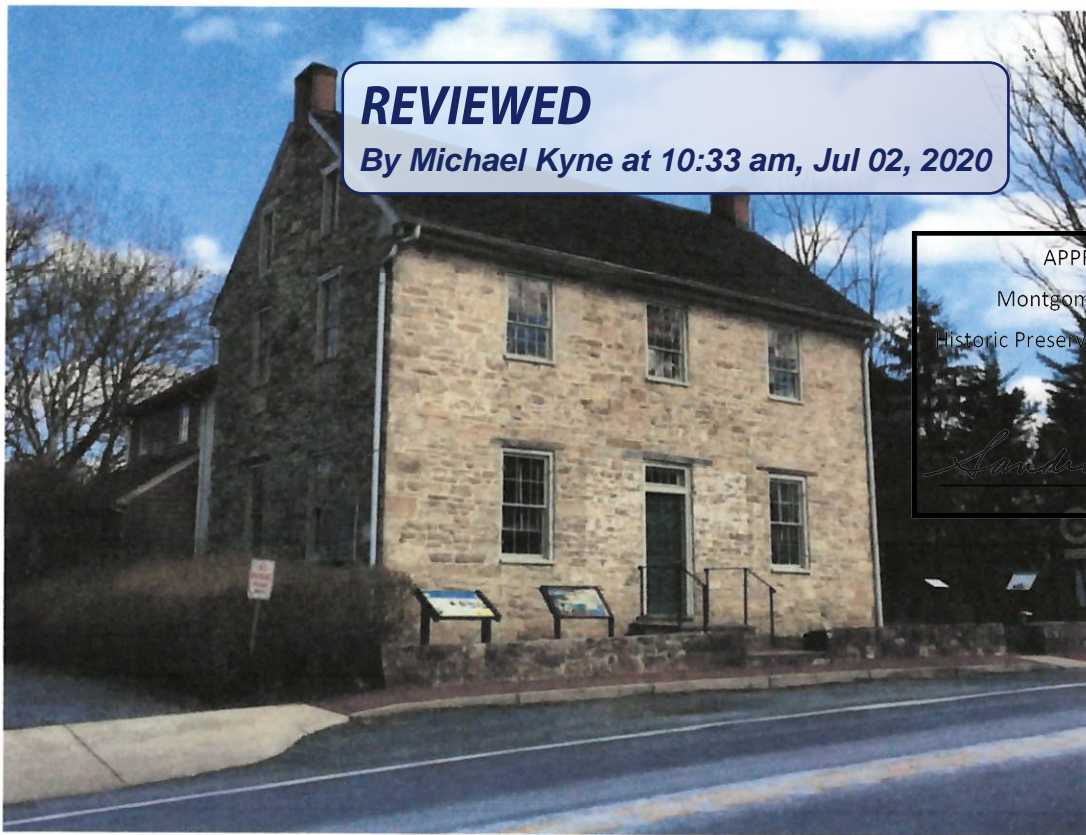
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5. PHOTOGRAPHS



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

Brookeville Academy with Metal Roof



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Northwest Elevation



West Elevation



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Southwest Elevation



South Elevation



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Southeast Elevation



Northeast Elevation



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North Elevation 1



North Elevation 2



Damaged Shingles 1



Damaged Shingles 2



Damaged Shingles 3



Damaged Flashing – Moss on Shingles



Damaged Shingles – Damaged Gutter 1



Damaged Shingles – Damaged Gutter 2