



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: October 29, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #958509 REVISION: Street resurfacing

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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 August 18, 2021 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 (Mark Davis, Agent)  
Address: 203 Market Street – 205 Market Street & 8 High Street – 1 Church 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](mailto:michael.kyne@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# 961911  
DATE ASSIGNED 7/30/21

**APPLICANT:**

Town of Brookeville  
Name: \_\_\_\_\_  
5 High Street  
Address: \_\_\_\_\_  
(301)570-4465  
Daytime Phone: \_\_\_\_\_

madexc@gmail.com  
E-mail: \_\_\_\_\_  
Brookeville 20833  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
52-1529297  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Mark Davis (Commissioner)  
Name: \_\_\_\_\_  
13 North Street  
Address: \_\_\_\_\_  
(202)355-3744  
Daytime Phone: \_\_\_\_\_

madexc@gmail.com  
E-mail: \_\_\_\_\_  
Brookeville 20833  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
N/A  
Contractor Registration No.: \_\_\_\_\_  
Church Street & Race Street

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_  
Town of Brookeville

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? Yes and documentation from the Easement holder.  
Are there any other conditions, restrictions, or covenants on the property? Yes (Conditional Use, variance, Record Plat, etc.?) If YES, include it as supplemental information.

**REVIEWED**  
By Michael Kyne at 3:08 pm, Oct 29, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*Robert H. ...*

N/A Church Street  
Building Number: \_\_\_\_\_ Street: \_\_\_\_\_  
Brookeville  
Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_  
N/A N/A N/A  
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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure     |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                               |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting               |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                         |
|   |  | <input checked="" type="checkbox"/> Other: <u>Town Roads</u> |

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 7/30/21 **6**



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

Currently, the town of Brookeville generally utilizes a standard that town maintained side streets and parking areas as well as resident driveways shall be of a gravel surface, while the main streets (i.e. Market Street and High Street) are asphalt pavement. Gravel has been the standard to maintain the look of a historic town that the Town of Brookeville is. However, over time this consistency has not been maintained as some Town Roads and residents driveways incorporate tar and chip, asphalt pavement, and concrete in addition to gravel. For several of the town maintained gravel roads (i.e. North, South, Water, Race Street, and Church Street) are in severe decay and in need of resurfacing. The Town is working to change the road surfaces from gravel/asphalt to Tar and Chip to maintain a historic character while providing a durable and less maintenance intensive surface. A HAWP for North, South and Water Streets was previously submitted and approved by the HPC on 7/28/21. This application is adding Church and Race Streets to the work plan to convert surface to Tar and Chip. Other than converting the surface, no other changes to the roads is being proposed (i.e. length, width, location).

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

The Brookeville Town Commissioners are proposing to change the surface of town-maintained roads, Race and Church Streets, from asphalt to tar and chip (note: a previous HAWP was submitted and approved on 7/28/21 to convert North, South, and Water Streets to Tar and Chip). Requirements taken into consideration for choosing tar and chip surface include safety, maintaining the historic look, cost, maintenance, aesthetics, and performance. Other considerations include reducing dust, mud, and potholes and improving walkability, traction and drainage.

The Town Commissioners, with assistance from the Brookeville Planning Commission (BPC), have conducted multiple assessments, including evaluating other nearby area historic roads, engineering reviews and the Property Manager has obtained estimates from several potential companies to establish an order of magnitude budget. A preliminary review was presented to the Montgomery County Historic Preservation Commission in 2020, where favorable response was received with recommendation to focus on a "tar and chip" surface that would fit with the Towns character. Additionally, a town survey was conducted in March/April of 2021 that showed the vast majority of residents were in favor of converting to tar and chip, as well as utilizing a consistent surface town gravel road. It was determined that tar and chip (double chip seal) with "blue-stone," similar to the existing gravel, would be the best surface to meet the requirements described above. The estimated maximum life of this surface is 7-10 years and requires minimum annual maintenance compared to gravel. As discussed, the Town reviewed several local area roads that utilize the tar and chip surface. One particular location that was determined to be applicable to Brookeville was Poplar Hill Road in Darnestown, MD (approximately a 1/2 mile section at the south end of the road between Pavey Terrace and the dead end). It is a Montgomery County maintained road that was changed from gravel to tar and chip and installed by American Paving Fabrics.

**REVIEWED**

*By Michael Kyne at 3:08 pm, Oct 29, 2021*

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**REVIEWED**  
By Michael Kyne at 3:08 pm, Oct 29, 2021

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Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
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	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**REVIEWED**  
By Michael Kyne at 3:08 pm, Oct 29, 2021

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Montgomery County  
Historic Preservation Commission





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/30/2021

Application No: 961911  
AP Type: HISTORIC  
Customer No: 1374129

### Comments

The Town Commissioners have been analyzing alternatives to gravel surfaces for town maintained roads and resident driveways. The chosen alternative is tar and chip due to durability, maintaining the historic character of the town, and provide consistency is town road surfaces.

### Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 5 HIGH ST  
BROOKEVILLE, MD 20833  
Homeowner Davis (Primary)

### Historic Area Work Permit Details

Work Type ALTER  
Scope of Work Requesting approval to alter/replace the standard surface of Town maintained roads, Church and Race Streets, from gravel/Asphalt to tar and chip.

**REVIEWED**  
By Michael Kyne at 3:08 pm, Oct 29, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  




# TOWN OF BROOKEVILLE

## ALTERATION OF TOWN STANDARD ROAD SURFACE – RACE STREET AND CHURCH STREET

**REVIEWED**

*By Michael Kyne at 3:08 pm, Oct 29, 2021*

**WORK PLAN**

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Montgomery County

Historic Preservation Commission



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**Presented By: Brookeville Town  
Commissioners**

William Gaskill, President of Commissioners

Mark Davis, Town Commissioner

Garrett Anderson, Town Commissioner

July 30, 2021

# Brookeville Road Resurfacing

## Background:

The Brookeville Commissioners have been extensively researching potential alternatives for resurfacing the Town maintained side roads. These roads include North, South, Water, Race and Church Streets. For the most part, these roads are either gravel or a mix of gravel/asphalt, and concrete and are in poor state of repair. A Historic Area Work Permit (HAWP), to include workplans, for North, South and Water Streets was previously submitted and approved by the Historic Preservation Commission on 7/28/21 (Case Number 958509). This work plan is specific to Race and Church Streets (See Figure A-3 for Locations).

The Town would like to incorporate the road work for Race and Church Streets into the contracts to complete North, South and Water Streets. The primary reason is to maintain a consistent and historical appearance of the town as well as simplify future maintenance and provide the possibility for taking advantage of potential economies of scale with work and maintenance efforts.

Requirements for consideration in choosing an alternative surface include safety, maintaining the historic look, cost, maintenance, aesthetics, and performance. Other considerations include reducing dust, mud, and potholes and improving walkability, traction, and drainage.

## Project Summary:

It was determined that tar and chip (double chip seal) with “blue-stone,” similar to the existing gravel, would be the best surface to meet the requirements described above. The estimated maximum life of this surface is 7-10 years and requires minimum annual maintenance compared to gravel<sup>1</sup>. As discussed, the Town reviewed several local area roads that utilize the tar and chip surface. One particular location that was determined to be applicable to Brookeville was Poplar Hill Road in Darnestown, MD (approximately a 1/2 mile section at the south end of the road between Pavey Terrace and the dead end). It is a Montgomery County maintained road that was changed from gravel to tar and chip and installed by American Paving Fabrics. Photos of this example location surface are provided in Figure 1.

**REVIEWED**

*By Michael Kyne at 3:08 pm, Oct 29, 2021*

Practices,” by: Larry Galehouse, P.E. (NCPPE) & Tom V...  
and Chip Parking Lots and Roadways” by Elite Aspha...  
(Michigan) website: <https://www.kentcountyroads.grael-on-paved-roads>.





**REVIEWED**

By Michael Kyne at 3:08 pm, Oct 29, 2021

Brookeville Road Resurf

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**Figure 1: Example Photos of Tar and Chip Utilizing Blue Stone Surface**

As illustrated in Attachments (1) and (2), the current proposed plan for Race and Church streets is summarized as follows:

- **Race Street (See Attachment 1 – Figure A-1)** – Race Street provides access for residents and public for viewing the historic “Madison House” located at 205 Market Street as well as the historic sites located near 201 Market Street. As depicted in Attachment (1), Race Street is severely deteriorated and the current asphalt/mixed surface is not consistent with the Brookeville historic character the Town Commissioners would like to preserve. The proposed work plan for Race Street is only to change the surface to “Tar and Chip,” as previously discussed, and prepare the asphalt base accordingly to accept the new surface (i.e., fill potholes and cracks). No changes in width, length or location of the Street are proposed. The new surface will be installed from the apron where Race St. meets Market St. up to the end of the brick sidewalk. Any portion of Race St. beyond the sidewalk is considered to be maintained by the resident of 205 Market St. and will not be part of this work plan.
- **Church Street (See Attachment 1 – Figure A-2)** – Church Street runs adjacent to Salem Methodist Church and serves both residents and the Church parking lot. The Town of Brookeville utilized agreements with the Church to utilize the parking lot

## Brookeville Road Resurfacing

during Town events. The proposed work plan for Church Street is only to change the surface to “Tar and Chip,” as previously discussed, and prepare the sub-base accordingly to accept the new surface (i.e., fill potholes and cracks). No changes in width, length or location of the Street are proposed. The new surface will be installed from the apron where Church St. meets Georgia Ave. (Rt. 97) up to the point where the paved asphalt changes to gravel just past the entrance access to the Church parking lot. Any portion of Church St. beyond this area is maintained by the residents and is not part of this work plan.

### Cost:

The cost of this project is being evaluated as part of the North/South/Water Streets project and is not available at this time.

### Schedule:

Completion of this project by the Fall of 2021 is essential as the current road conditions are not suitable for long-term use without spending significant resources. The following outlines the proposed schedule to accomplish this:

- Present Preliminary Gravel Road Resurfacing Plan to BPC and collect feedback – April 6, 2021 (Complete)
- Submit survey for town residents’ input – March 31, 2021 (Complete)
- Present Survey results and preliminary Brookeville Street Resurfacing plan to Town residents. Get town residents’ feedback. Commissioners vote on plan to proceed including road surface type, budget, timeline, etc. – Commissioners Meeting April 12, 2021 (Complete)
- Prepare and submit Historic Area Work Permit application for Montgomery County HPC – July 30, 2021 (Complete)
- Present preliminary plans for gravel roads change to Tar and Chip for review and feedback by BPC – July 6, 2021 (Complete)
- Obtain final bids on preliminary Gravel Road Improvement Plan – August 7, 2021
- Finalize funding sources – August 14, 2021
- Prepare and submit final Gravel Road Improvement Plan to Town Residents and for approval by BPC – August 14, 2021
- Contractor Selection August 20, 2021
- Obtain schedule of work and notify residents – September 2021
- Complete work – October 2021

**REVIEWED**

*By Michael Kyne at 3:08 pm, Oct 29, 2021*

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Historic Preservation Commission



# Brookeville Road Resurfacing

## Funding:

Funding sources for this project are still being evaluated and will be finalized following receipt of final bids. Based on the growth of town reserves over the last six years (currently at \$725,469), as shown below in Table 2, the current consensus by the Commissioners is to utilize 50% of the funding from the town reserves to finance the road work. Loan options are currently being evaluated and are the likely candidate to fund the additional 50%.

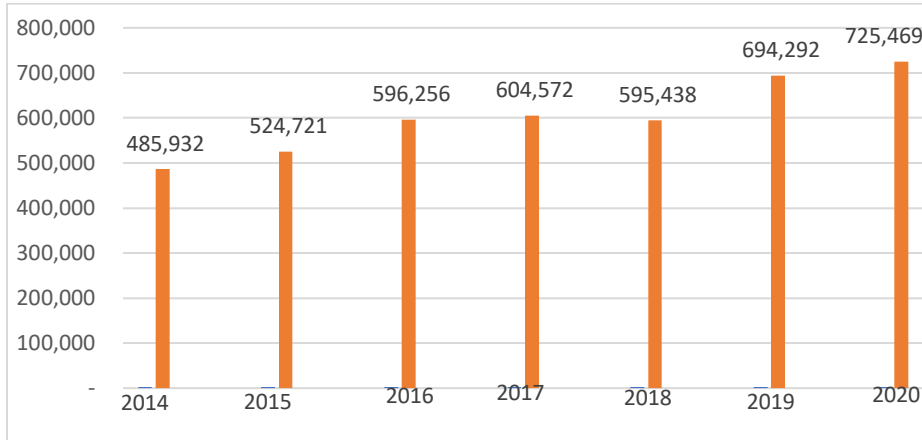


Table 2: Town of Brookeville Governmental Funds (Audited)

**REVIEWED**  
By Michael Kyne at 3:08 pm, Oct 29, 2021

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**Attachment (1): Photographs of Proposed Streets**

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*By Michael Kyne at 3:08 pm, Oct 29, 2021*

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Robert H. Patton



# Brookeville Gravel Road Resurfacing

## Race and Church Street Photographs



**Figure A-1: Race Street Conditions**  
(Note: Significant Cracking and Uneven Pavement/Asphalt of Race Street)



**REVIEWED**

By Michael Kyne at 3:08 pm, Oct 29, 2021

(Note: Tar and Chip Surface will end v

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**Attachment (2): Illustrations of the Proposed Draft Work Plan for  
Race and Church Streets**

**REVIEWED**  
*By Michael Kyne at 3:08 pm, Oct 29, 2021*

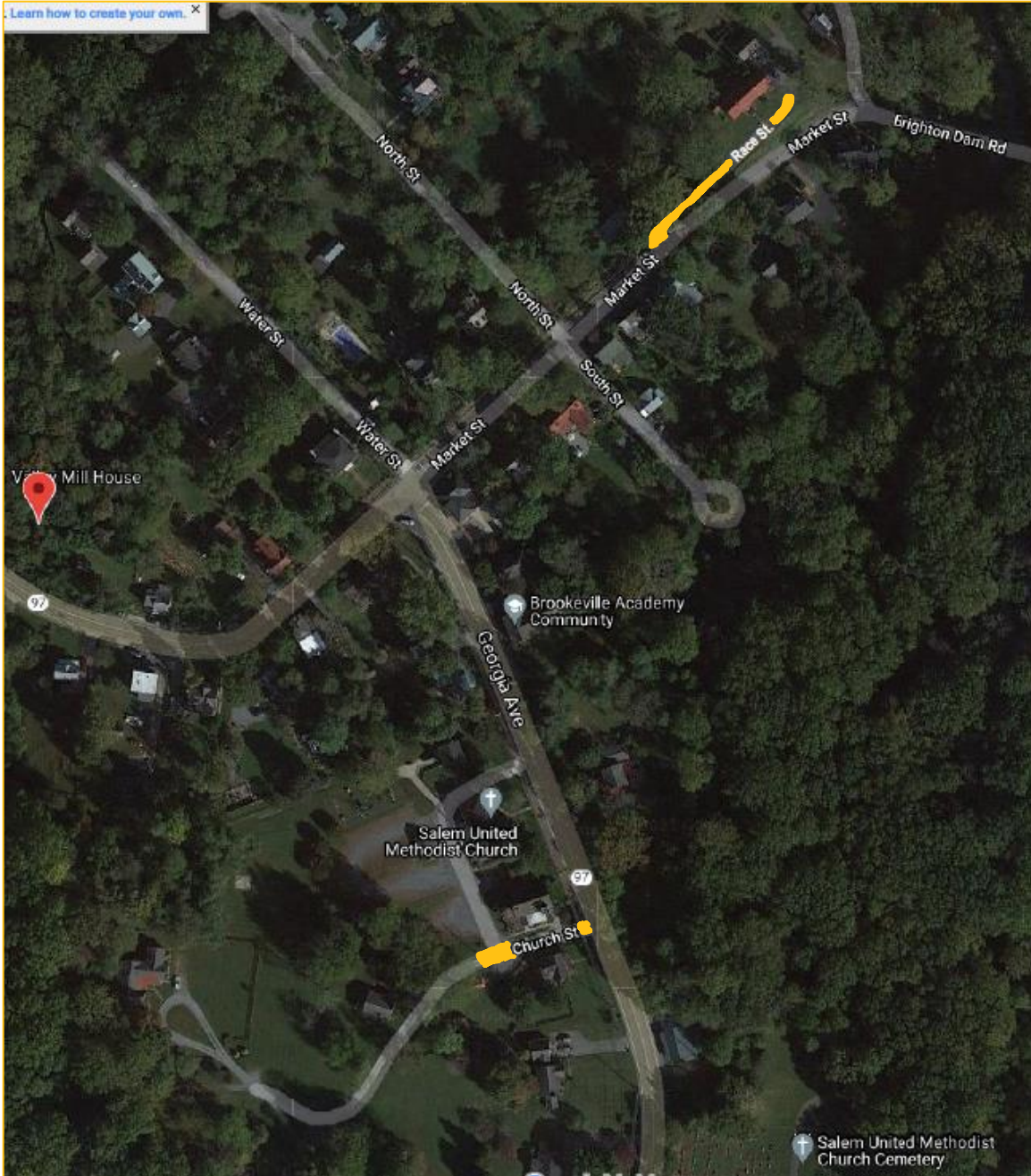
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Historic Preservation Commission



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Brookeville Gravel Road Resurfacing



**Figure A-3: Race/Church Street Tar and Chip Resurface**  
(See Portions Highlighted in Yellow for Locations of Proposed Tar and Chip Surface)

**REVIEWED**  
By Michael Kyne at 3:08 pm, Oct 29, 2021

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Historic Preservation Commission

*Ronald A. [Signature]*









Wayne	Harding		26 High St	Brookeville
Stefan	Syski		28 High St	Brookeville
Valerie	Syski		28 High St	Brookeville
David	Yinger		19801 Georgia Ave	Brookeville
Becky	Jackson		1 Church St	Brookeville
Mary Ellen	Eaton		1 Church St	Brookeville
Estate of	John Seibel		3 Church St	Brookeville
Buck	Bartley		5 Church St	Brookeville
Patricia	Thompson		7 Church St	Brookeville
Donald	Thompson		7 Church St	Brookeville

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**REVIEWED**

*By Michael Kyne at 3:09 pm, Oct 29, 2021*

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 Historic Preservation Commission

