

13910 Louisdale Road, Clarksburg

[HPC Case # 10/52-12A]

Master Plan Site # 10/52, Charles Browning Farm



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: July 25, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #602969, 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 July 11, 2012 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: M-NCPPC Department of Parks

Address: 13910 Lewisdale Road, Clarksburg

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

602969

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lampf
Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: 0001731923
Name of Property Owner: Dept of Parks Daytime Phone No.: _____
Address: 9500 Brunett Ave, Silver Spring 20901
Street Number City Street Zip Code
Contractor: Dept. of Parks Phone No.: 301-670-8048
Contractor Registration No.: _____
Agent for Owner: Jerry Barrick Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISES

House Number: 13910 Street: Lewisdale Road
Town/City: Clarksburg Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: N960

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: new roof

1B. Construction cost estimate: \$ 1130

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Julie Mueller Signature of owner or authorized agent Date: 6/13/12

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7/25/12
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13910 Lewisdale Road, Clarksburg	Meeting Date:	7/11/2012
Resource:	Individually Designated Master Plan Site #10/52, Charles Browning Farm	Report Date:	7/4/2012
Applicant:	M-NCPPC Department of Parks (Julie Mueller, Agent)	Public Notice:	6/27/2012
Review:	HAWP	Tax Credit:	Yes
Case Number:	10/52-12A	Staff:	Josh Silver
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site
STYLE: Victorian Vernacular
DATE: c1850 (main house)
c1920s (dairy barn and milk house)

PROPOSAL:

The applicant is proposing to remove and replace a metal roof with a new 5V crimp metal roof on the dairy barn and milk house at the subject property. A new roof is proposed to remedy a missing roof section on the dairy barn and the deteriorated condition of the remaining roof panels on both buildings that consistently and heavily leak.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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 insure 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2) having found that the proposal will not substantially alter the exterior features of the historic site 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;

and with the general condition that the applicant shall present the **3 permit sets 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 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 joshua.silver@mncppc-mc.org** to schedule a follow-up site visit.



DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
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Daytime Phone No.: 301-650-4390 / 301-563-3414

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- Woodburning Stove
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1B. Construction cost estimate: \$ 7130

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

Jolie Mueller Signature of owner or authorized agent 6/13/12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 602969 Date Filed: _____ Date Issued: _____

WRITTEN DESCRIPTION

Description: The Charles Browning Farm includes a farmhouse, bank barn, corn crib, silo, dairy barn, and milk house. This HAWP addresses only the two dairy buildings. The main dairy structure is a Dutch-gabled barn whose two-story façade has a rusticated concrete block foundation and first floor and narrow horizontal frame siding on the story above. The center bay has double doors on each story. The first-floor set are sliding while the second floor and attic ones are hinged. A set of 12-paned double windows are located to either side of the sliding door. Single 12-pane windows are located to either side of the attic door. Both the west and east elevations contain 11 12-paned windows each that run the entire length of the building. The metal-clad, Dutch-gable roof meets the top of the first story.

The significantly smaller milk house structure sits immediately adjacent and perpendicular to the dairy barn on its east side. Built of concrete block, it has a side-gable, standing-seam metal roof. The façade consists of three evenly-spaced pedestrian doors. A double-hung, six-over-six window is located in the east elevation.

Environmental Setting: The Charles Browning Farm is located in Little Bennett Regional Park. The entire farm consists of 37.56 acres, of which 17.25 acres are the designated historical setting.

Significance: The Charles Browning Farm is among the better surviving examples of 19th century farmsteads in Montgomery County. The original four-bay house is believed to have been constructed by Charles T. Browning ca. 1850 on land owned by himself and his father, Perry Browning, purchased from Jeremiah Lewis in 1849. Over the next 30 years, as his family and farm operations expanded, Charles Browning added to the home farm, erecting the bank barn and a corn crib, and making additions to the house. By the time of the death of Charles Browning in 1887, the farm contained "a two story frame dwelling house, a tenant house, a good barn, a granary, wagon shed, carriage house, poultry house", and numerous other smaller buildings. The property was sold by the heirs of Charles Browning to John Harris in 1887. Harris sold the farm in 1919 to Ernest Mullican, who constructed the block dairy barn, milk house, and other buildings. The farm was purchased in 1935 by Jefferson Patterson, who never lived on the farm but leased it to various tenants during his entire ownership.

Project Description and Effect: Work requested at this site focuses specifically on the condition of the roofs on the dairy barn and milk house, which have been deteriorating to the point where they are consistently and heavily leaking. Existing roof panels are beyond the point of repair, and installation of new panels is necessary. The new panels will be an exposed fastener panel style with 7/16" high ribs on

12-inch centers (see attached specifications). These panels will be painted with a siliconized polyester paint system in "Sunrise Red," a color that most closely matches the existing color.

1. **SITE PLAN:** See attached
2. **PLANS AND ELEVATIONS:** N/A
3. **MATERIAL SPECIFICATIONS:** See attached
4. **PHOTOGRAPHS:** See attached
5. **TREE SURVEY:** N/A
6. **ADDRESSES OF ADJACENT AND CONFRONTING OWNERS:** Property is surrounded by MNCPPC parkland.

M-11-2
546.57-550
22

23

24

25

26

4

LEWISDALE ROAD

PARCEL "D"

Milk House

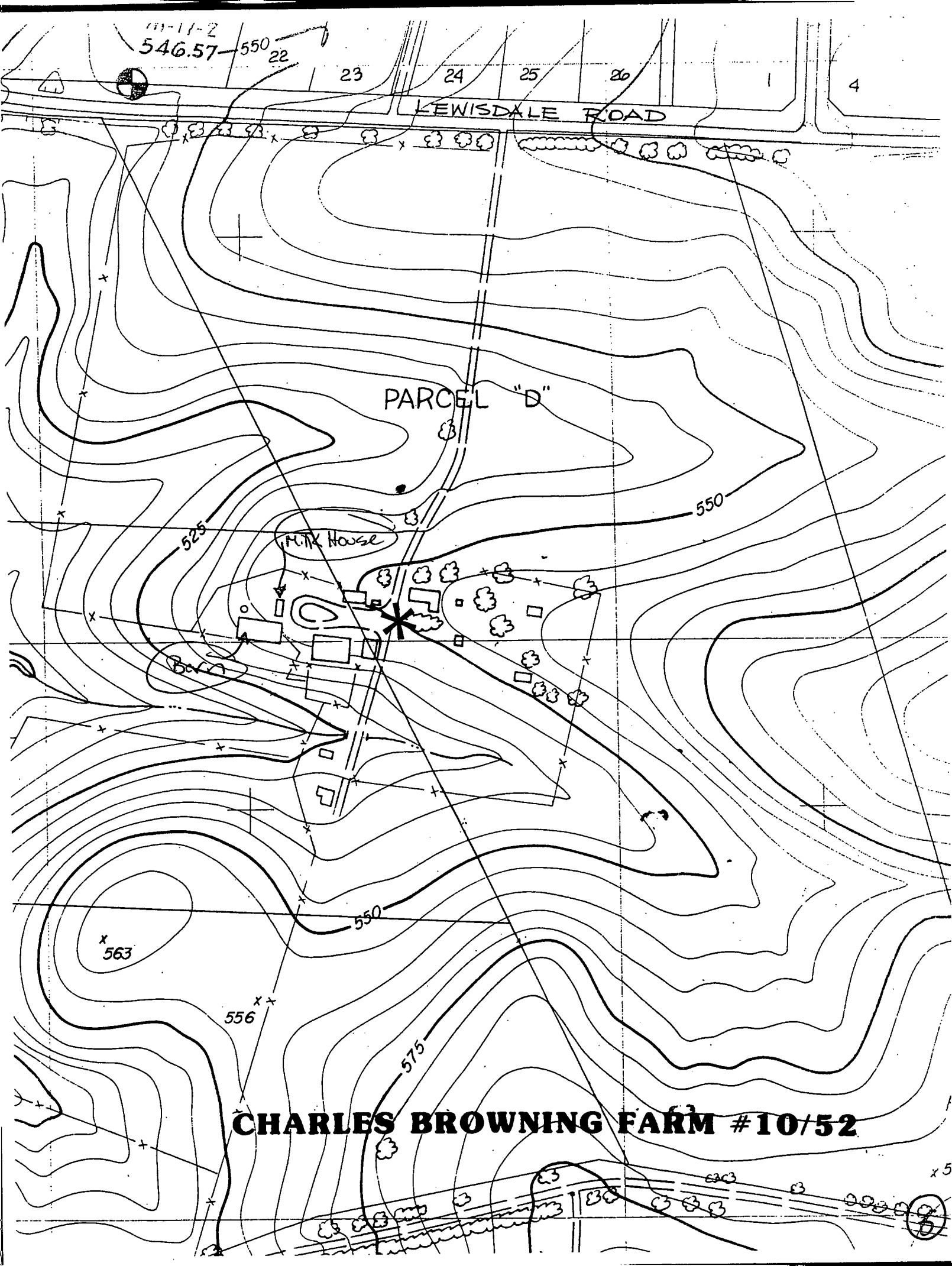
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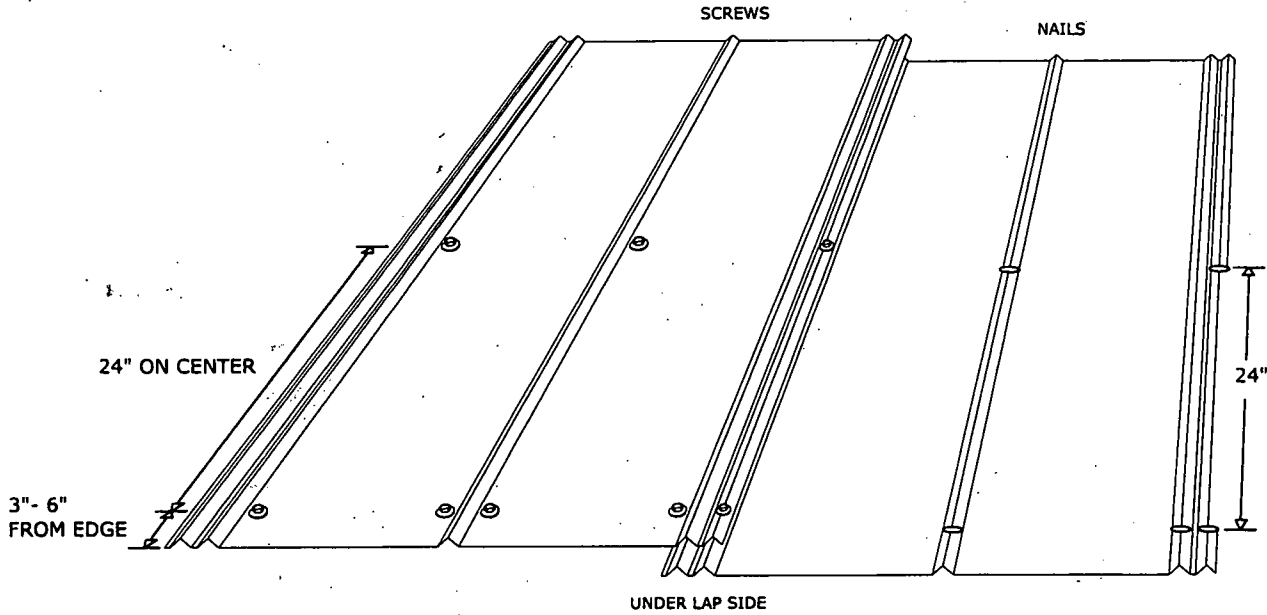
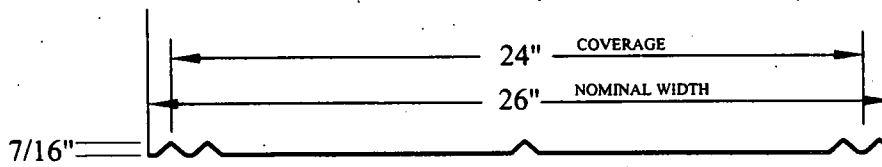
556

575

CHARLES BROWNING FARM #10/52

x 5





INSTALLATION INSTRUCTIONS

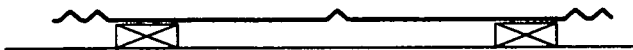
SCREW PATTERN

SCREWS SHOULD BE PLACED IN THE FLAT OF THE PANEL ADJACENT TO THE RIB. SCREW PATTERN TO BE REPEATED EVERY 2 FT. O.C. FROM EAVE TO RIDGE. USE AT LEAST 70 SCREWS PER 100 SQ. FT.

*NOTE: SCREWS SHOULD BE PLACED ON EACH SIDE OF THE RIB AT THE EAVE.

STORAGE

** EXPOSED FASTENER PANELS SHOULD BE KEPT OFF THE GROUND AND DRY BEFORE USE TO AVOID THE FORMATION OF WHITE RUST. IF PANELS MUST BE STORED FOR A LONG PERIOD OF TIME, THEY MUST BE SEPARATED TO ALLOW AIR FLOW AROUND THE PANEL. PLACE PANEL ON AN INCLINE TO ALLOW ANY MOISTURE TO RUN OFF.



KEEP OFF GROUND !

NAIL PATTERN

EACH NAIL SHOULD BE PLACED IN THE TOP OF THE RIB. MAKE SURE NOT TO OVER DRIVE THE NAILS. NAIL PATTERN SHOULD BE REPEATED EVERY 2' O.C.

SUB STRUCTURE

5V PANELS CAN BE INSTALLED OVER OPEN PURLINS (24" O.C.) OR ON A SOLID DECKING. WHEN A SOLID DECKING IS USED, A MINIMUM OF 30 LB FELT MUST BE USED AS A MOISTURE BARRIER BETWEEN THE PANEL AND DECK.

ACCESSORIES



1 1/2" WOOD SCREW FOR PANEL INSTALLATION



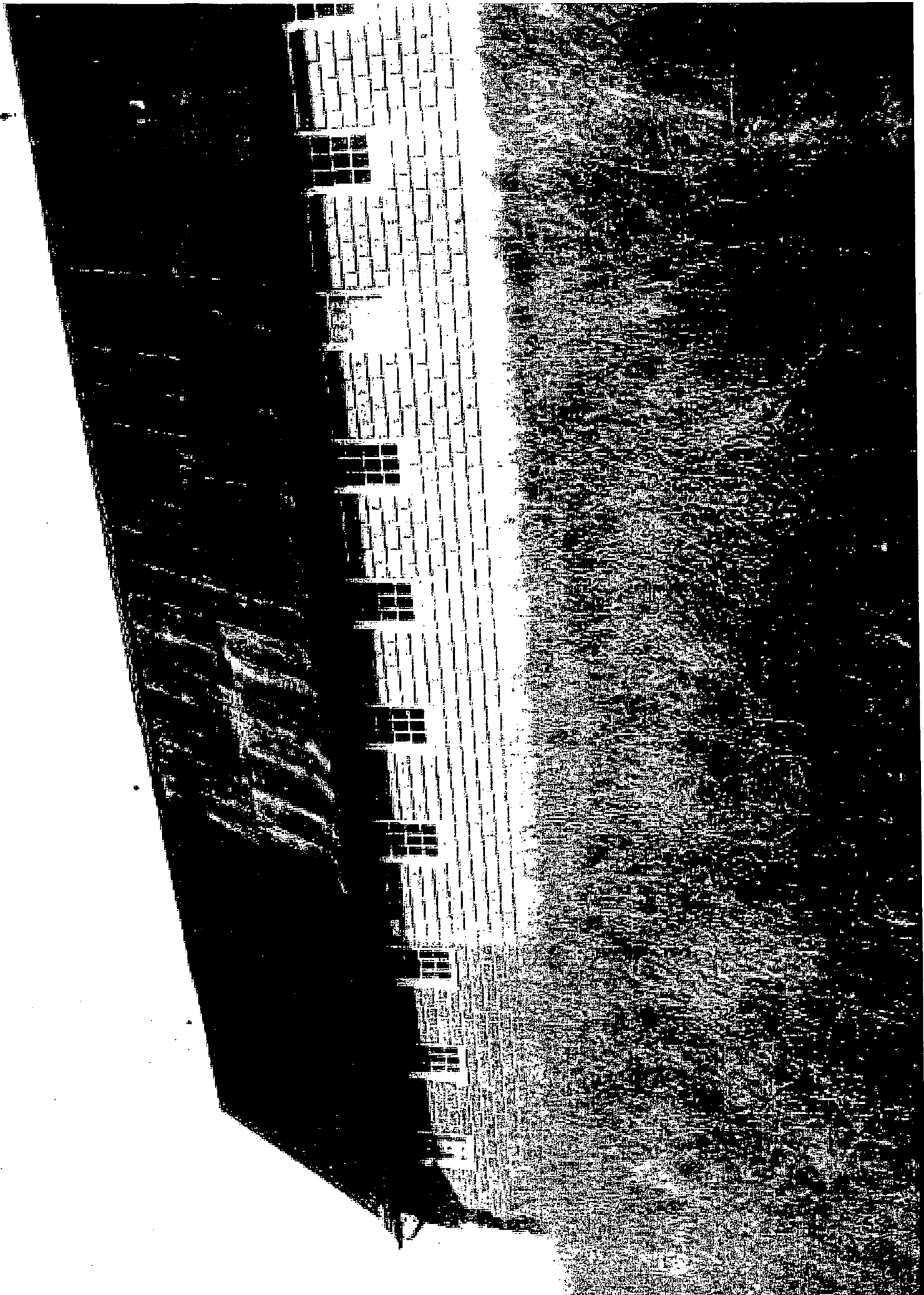
3/4" - 7/8" METAL SCREW FOR PANEL LAP



3/8" MASTIC TAPE ROLL FOR PANEL LAP

CORRECT PANEL LAP







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