

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 S. St., Brookeville	Meeting Date:	6/27/18
Resource:	Non-contributing Resource Brookville Historic District	Report Date:	6/20/18
Applicant:	Anthony Udoka	Public Notice:	6/13/18
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-18A	Staff:	Dan Bruechert
Proposal:	Accessory Structure Construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with three (3) conditions** the HAWP application.

1. The HPC approves Hardi clapboards installed with the smooth siding facing out. Permit drawings showing this condition to be submitted to Staff prior to issuing any permits.
2. Wood windows are approved for this HAWP. Detailed specifications must be submitted for review and approval with final approval authority delegated to Staff.
3. The railing for the rear stairs and deck must be constructed out of wood and have its pickets installed between the top and bottom rails. Details must be submitted for review and approval to Staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Brookeville Historic District
STYLE: Ranch
DATE: 1946

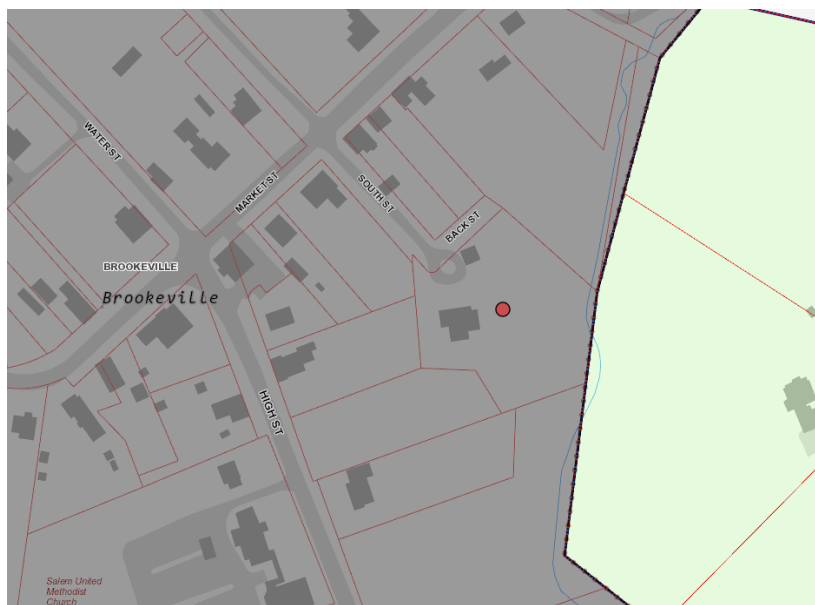


Figure 1: Map showing the location of 1 South St. (The historic district terminates to the southeast of the subject property).

PROPOSAL

The applicant is proposing to construct modify the existing accessory structure by adding a second story and side addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a property located within a Master Plan historic district several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) 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

- (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;

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, space and spatial relationships that

- characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, 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

The applicant proposes to significantly modify the accessory structure by adding a second floor and constructing a small first floor addition. Neither the house nor the accessory structure are historic, and Staff finds that the proposed alteration will not have an visual impact on any historic resources within the district or the surrounding historic district. Staff would also like to add that the application materials show elevation drawings with horizontal clapboard and architectural renderings that show vertical siding. The elevation drawings accurately show the proposed work and the siding will be installed horizontally.

The existing accessory structure is a one-story, two-bay garage with vinyl siding and a 3-tab asphalt-shingled roof. It is placed in front of the house the edge of the property.

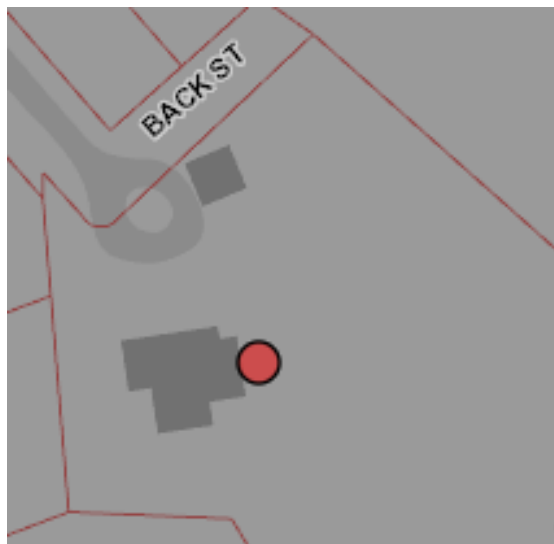


Figure 2: Site Plan

The house has a South Street address; however, South Street functions as an alley more than a street by providing side access to the rear of 210 and 208 Market St. and to the subject property. From the intersection of Market and South Streets, the subject property is not visible. South St.

rises before sloping down to the creek to the south. This change in topography further obscures the subject property from the public right-of-way.



Figure 3: View from Market St. looking down South St.



Figure 4: 1 South St. as viewed from the north. The subject accessory building is in the foreground.

Demolition of Existing Accessory Structure

The applicant proposes to demolish the existing accessory structure and construct a new one in its place. The existing garage is a two bay, front gable structure with vinyl siding that has a CMU foundation and an asphalt shingled roof. The garage, like the associated house, is not historic, is not visible from the public right-of-way, and does not contribute to the character of the surrounding historic district. Staff supports the demolition of the existing garage.

Construction of New Accessory Structure

The proposed garage will be two bays wide, 24' × 36' (twenty-four feet by thirty-six feet) with an accessible second floor loft space, created by large dormers, and a shed roofed, single-story projection to the south. On the ground floor there will be two sash windows on the north and south elevations with single-lite windows in two groups of four in the long, shed dormer. To the rear on the east elevation there is staircase and deck that provide direct access to the second-floor space. The applicant indicates that the walls will be clad in either vinyl siding or Hardi with asphalt shingles. The windows will either be vinyl or wood. The vehicle doors will be x-braced wood doors and the roof will be sheathed in asphalt shingles (the application does not state whether these will be 3-tab or architectural).

Staff finds the proposed building's design is compatible with the character of the surrounding district. It looks like a garage, but the large x-braced doors are also reminiscent of agricultural out buildings. This is consistent with the appearance of accessory structures in Brookeville.

The applicant indicates that the walls will be clad in vinyl or Hardi. Staff finds that vinyl siding is incompatible with the surrounding District and should not be used. However, Staff supports the use of Hardi in the District on new construction to a non-contributing resource within the Brookeville Historic District. Staff recommends the HPC include a condition on approval that the approval limits the exterior cladding to Hardi installed with the smooth side facing out.

The applicant also states that the windows will be either vinyl clad or wood. The windows on the ground floor on the north and south elevations are shown in an eight-over-eight configuration. The windows under the front gable are all single-lite picture windows as are the windows in the dormers. To the rear, the applicant proposes to install sliding glass doors accessed at the second floor. Staff finds the configuration of the proposed window to be compatible with the non-historic house and the surrounding district. The application materials indicate only that the windows will be vinyl clad or wood. Based on this information Staff can only recommend the HPC approve wood windows with the added condition that specifications for the wood windows be submitted to Staff for review with final approval authority delegated to Staff.

Staff finds that an asphalt shingled roof is appropriate for the garage. Staff supports the approval of either architectural or three-tab shingles for this roof and has reached out to the applicant to provide specifications for the roof materials.

To the rear of the proposed accessory structure, the applicant proposes to construct an exterior

staircase and a 16' × 8' (sixteen foot by eight foot) deck. The stairs, supports, and deck will be constructed out of wood and appear to meet the requirements for a rear deck. Specifications for the railing were not included with the HAWP application and Staff has reached out to the applicant to provide this material to the HPC. Absent this material, Staff recommends that the HPC add the standard condition for porch and deck railings; that the pickets be inset from the top and bottom rail as opposed to being applied.

Lastly, the application identifies the proposed doors as being constructed out of wood. Staff finds the x-braced vehicle doors to be an appropriate design for this building and the surrounding district. To the right of the vehicle door, covered by the shed roof extension is a door providing access to what is described on the plans as a tool shed. This will be accessed by a wood half-lite door with the window separated into eight lights. The 2nd floor space at the rear will be accessed by full lite sliding glass doors. These rear doors will not be visible from at all from within the district. The proposed accessory structure will be visible from South St., however, the rear of the structure faces a wooded portion of the property and a stream buffer that is outside of the district. Staff finds that wood is an appropriate material for all of these doors, including the vehicle doors, and recommends approval.

Staff finds that the new accessory structure will not impact any of the neighboring historic structures or the surrounding district and recommends approval with the identified conditions.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three (3) conditions** the HAWP application;

1. The HPC approves Hardi clapboards installed with the smooth siding facing out. Permit drawings showing this condition to be submitted to Staff prior to issuing any permits;
2. Wood windows are approved for this HAWP. Detailed specifications must be submitted for review and approval with final approval authority delegated to Staff;
3. The railing for the rear stairs and deck must be constructed out of wood and have its pickets installed between the top and bottom rails. Details must be submitted for review and approval to Staff;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: TONY71971@GMAIL.COM Contact Person: ANTHONY UDOKA Daytime Phone No.: 240 753 5415

Tax Account No.: 01885147

Name of Property Owner: DE WALL, DONALD Daytime Phone No.: 301-774-6068 Address: 1 SOUTH BROOKEVILLE MD 20833

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ANTHONY UDOKA Daytime Phone No.: 240 753 5415

LOCATION OF BUILDING/PREMISES House Number: 1 Street: SOUTH STREET Town/City: BROOKEVILLE Nearest Cross Street: BACK STREET Lot: _____ Block: _____ Subdivision: 0005 Liber: _____ Folio: _____ Parcel: P529

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: GARAGE
1B. Construction cost estimate: \$ 80,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

- 2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

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.

Signature of owner or authorized agent: [Signature] Date: 5/1/18

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

SEE REVERSE SIDE FOR INSTRUCTIONS



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is a one story, 2 car garage with siding finish with no significant historic features to note

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project is for the construction of a new garage with second floor craft/storage room above on existing footprint of existing garage. It will not have any negative impact on the historic resource or environmental setting.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

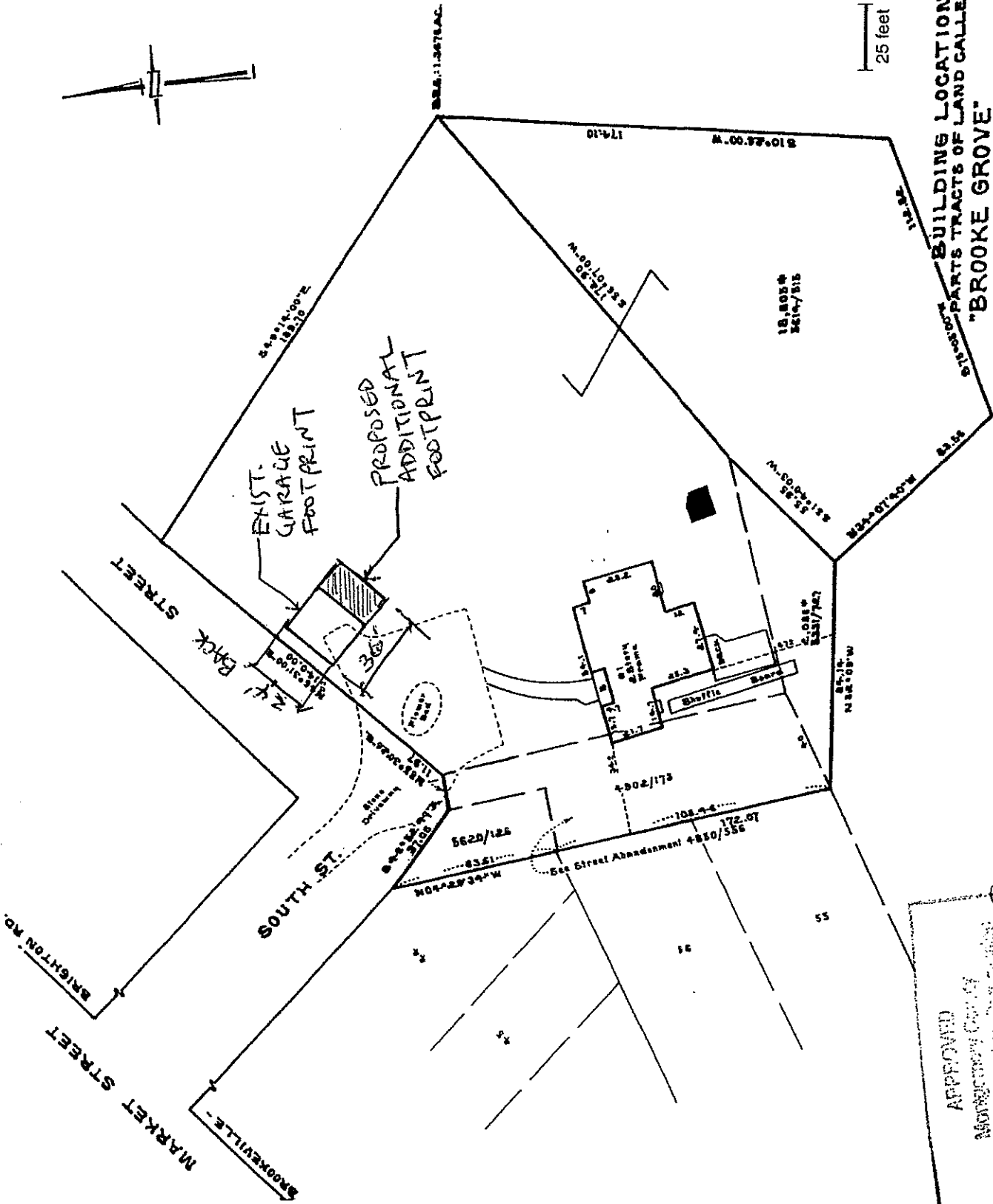
6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



25 feet

BUILDING LOCATION
PARTS TRACTS OF LAND CALLED
"BROOKE GROVE"

TOWN OF BROOKEVILLE
OLNEY (8th) DISTRICT
MONTGOMERY COUNTY, MARYLAND

APPROVED
Montgomery County
Historic Preservation Commission

AP
5-15-08

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: _____

Page: ___

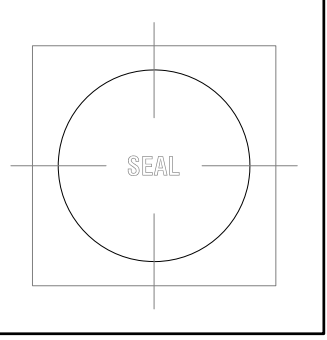
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>1 SOUTH STREET BROOKEVILLE, MD 20833</p>	<p>Owner's Agent's mailing address</p> <p>1612 BRADLEY AVENUE ROCKVILLE, MD 20851</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MICHE BOOZ & DIANE TEAGUE 208 MARILET ST. BROOKEVILLE, MD 20833</p>	<p>CURLEY PATRICK S. CURLEY BROOKE A. 210 MARKET ST. BROOKEVILLE, MD 20833</p>
<p>MOORE DONALD 3RD SUZANNE DALEY 3 HIGH ST. BROOKEVILLE, MD 20833</p>	<p>MURPHY MICHAEL G 9 HIGH STREET BROOKEVILLE, MD 20833</p>
<p>TOWN OF BROOKEVILLE 5 HIGH ST. BROOKEVILLE, MD 20833</p>	

NOTES:



EXTERIOR MATERIALS:
 WALLS – VINYL SIDING (OR HARDY BOARD)
 ROOF – ASPHALT SHINGLES
 WINDOWS – VINYL CLAD (OR WOOD)
 DOORS – WOOD



SHEET NUMBER

EL-1

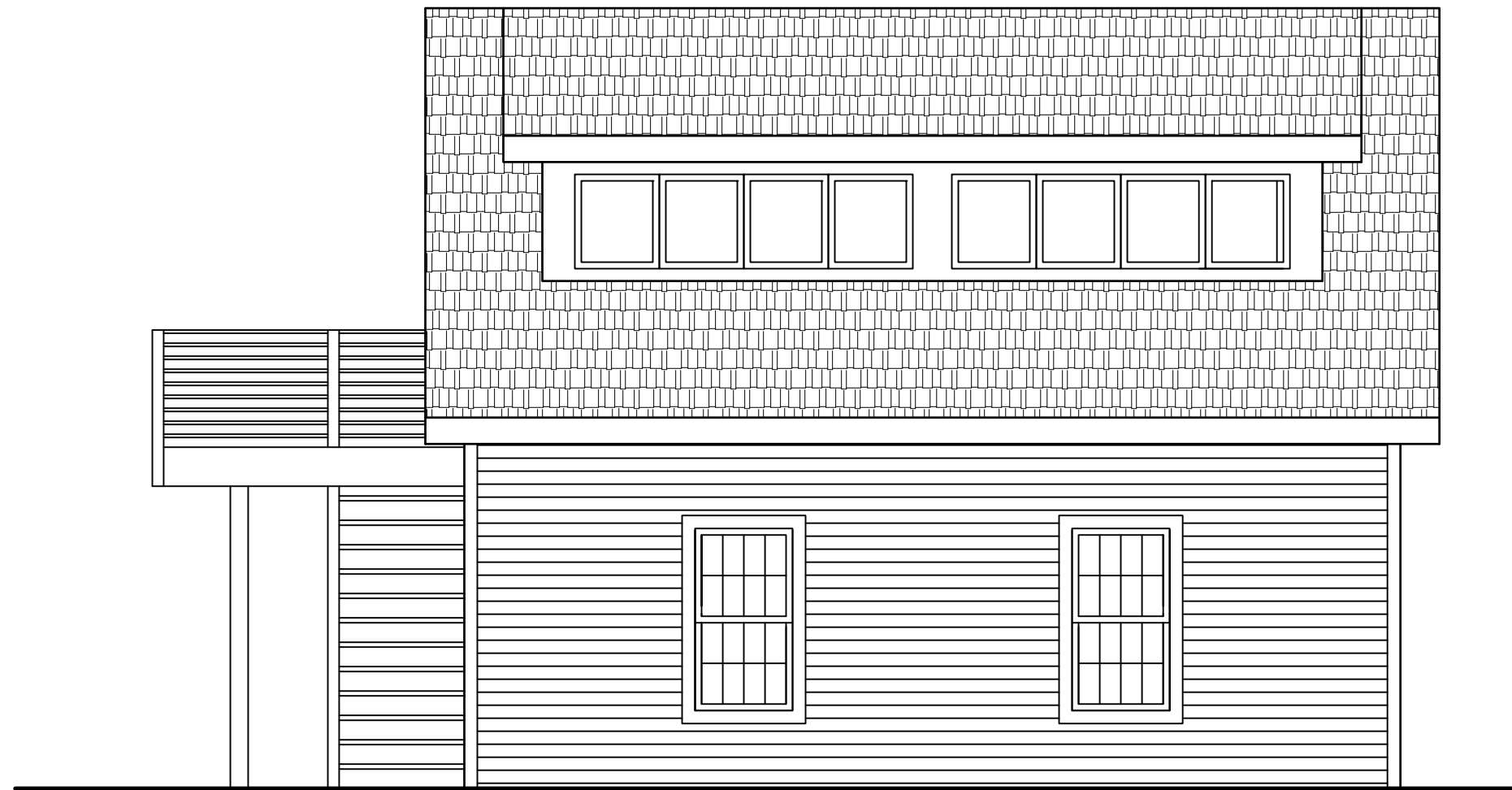
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 BROOKVILLE, MD 20833

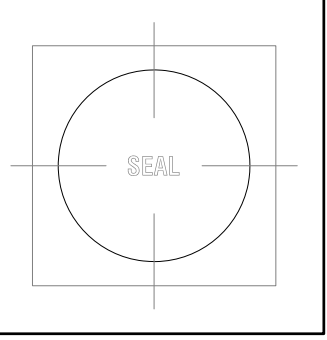
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SHEET NUMBER

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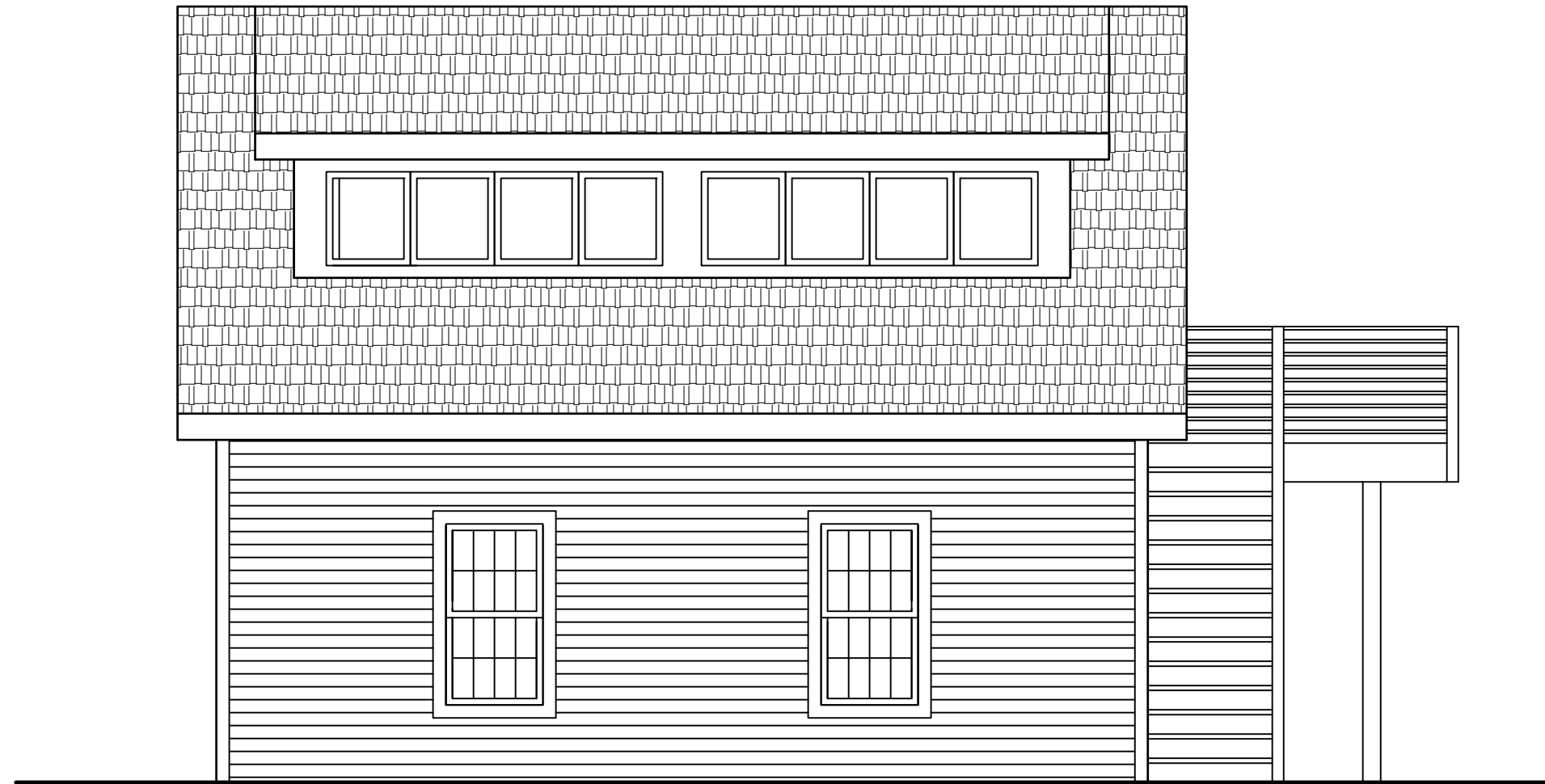
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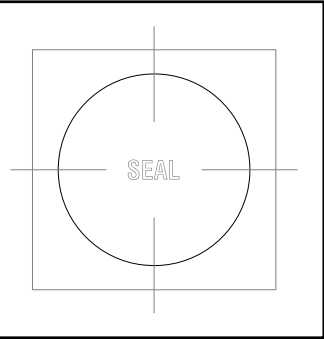
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SHEET NUMBER

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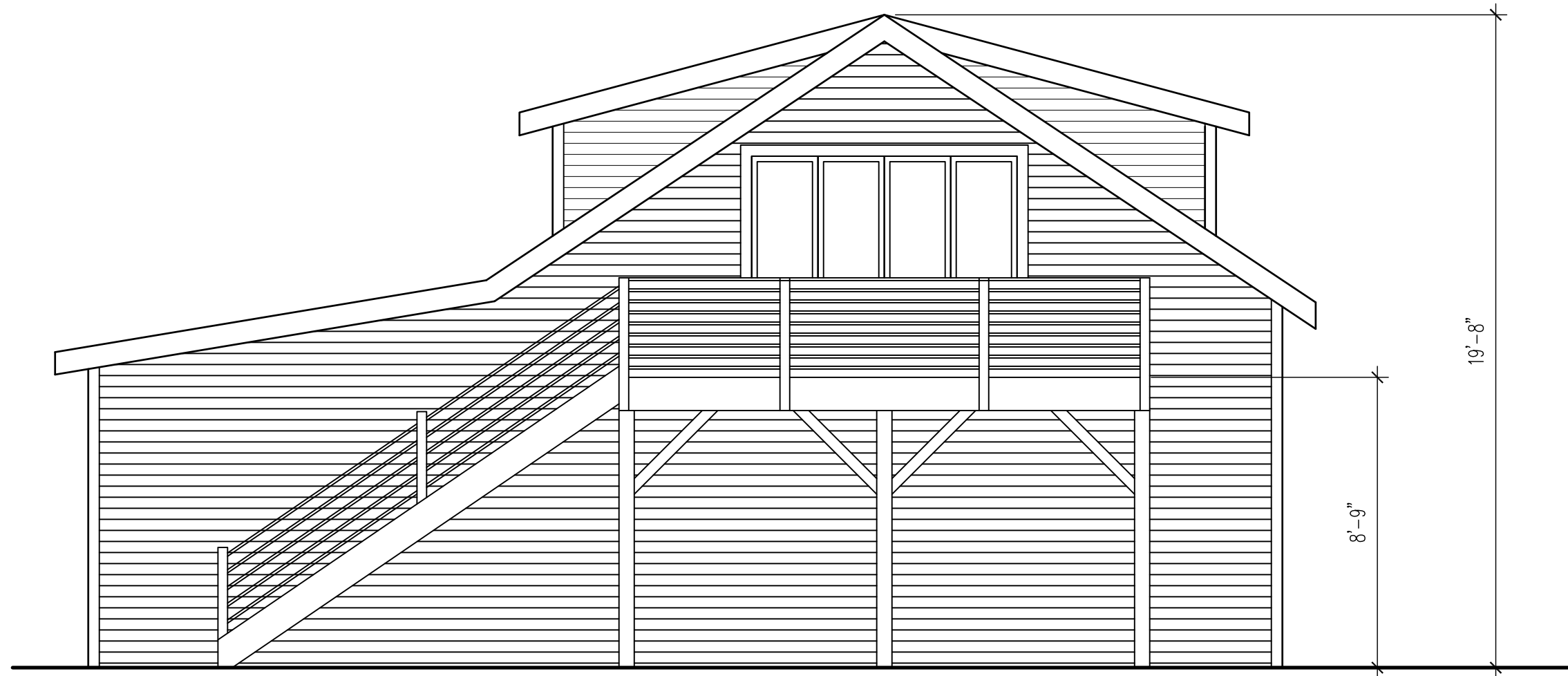
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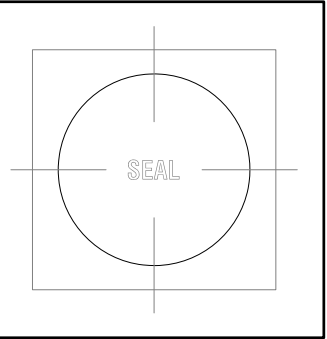
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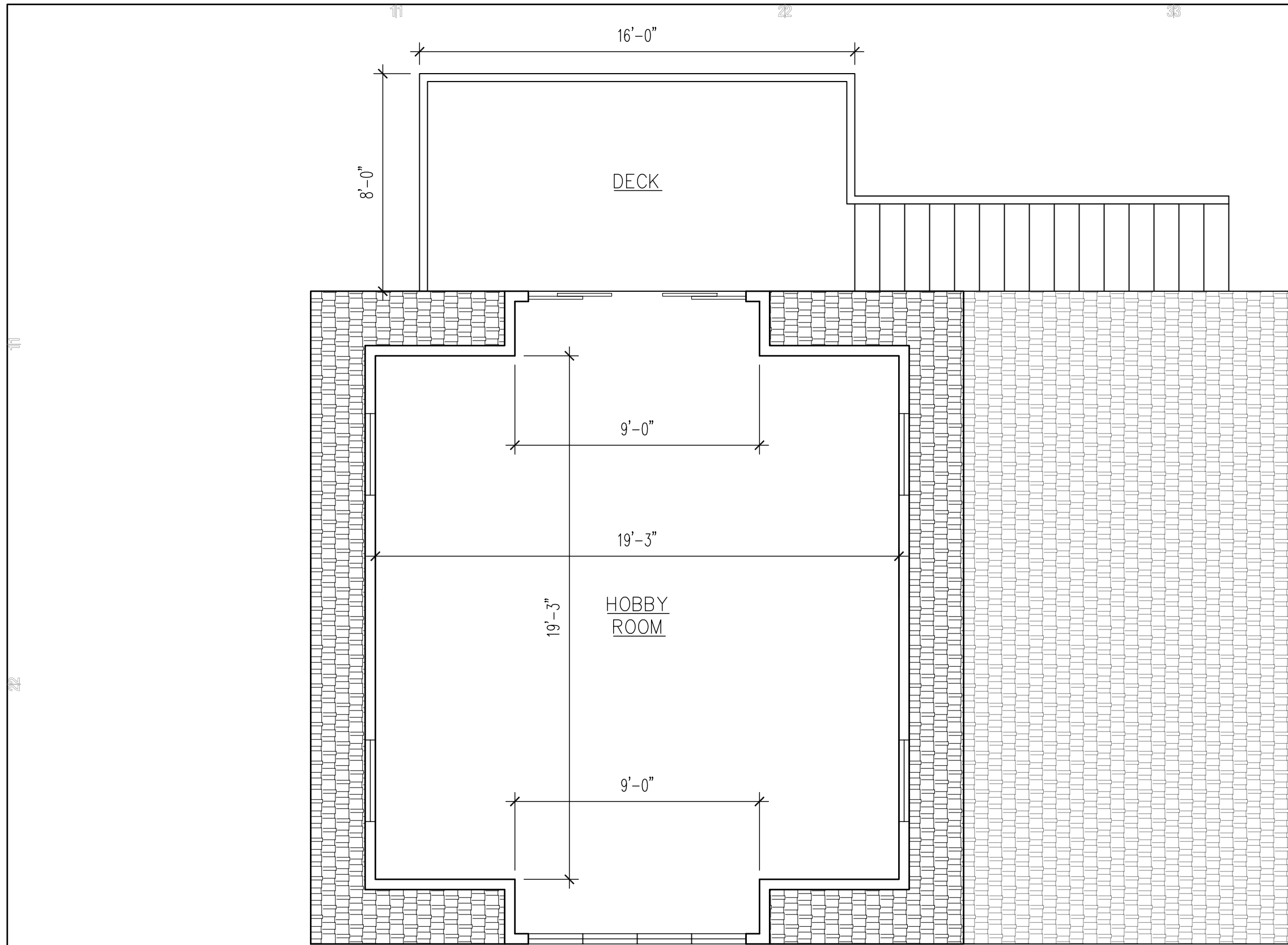
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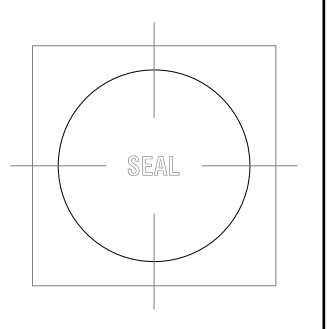
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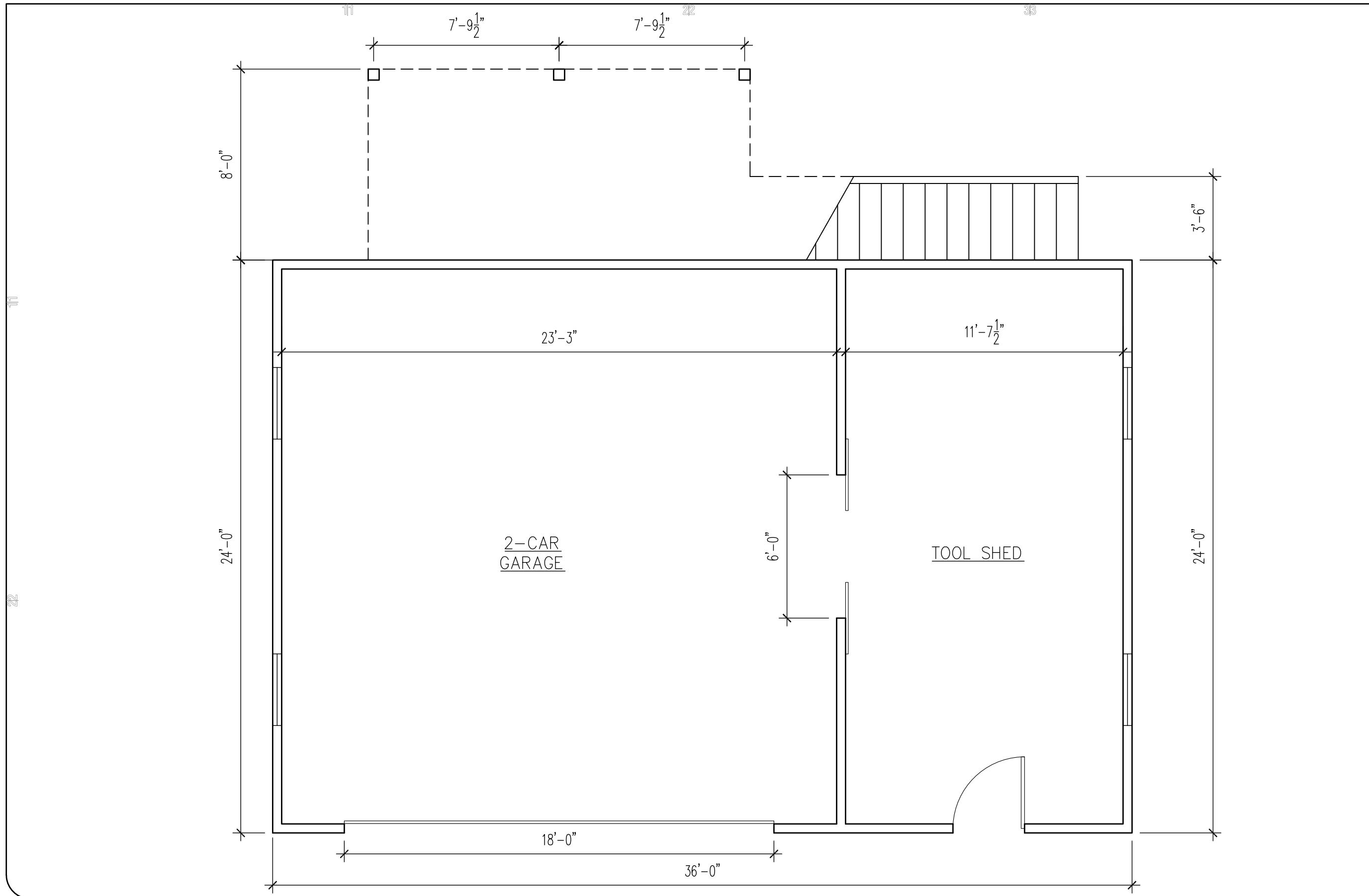
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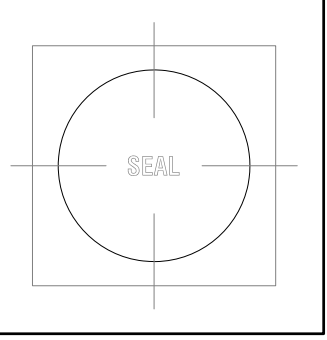
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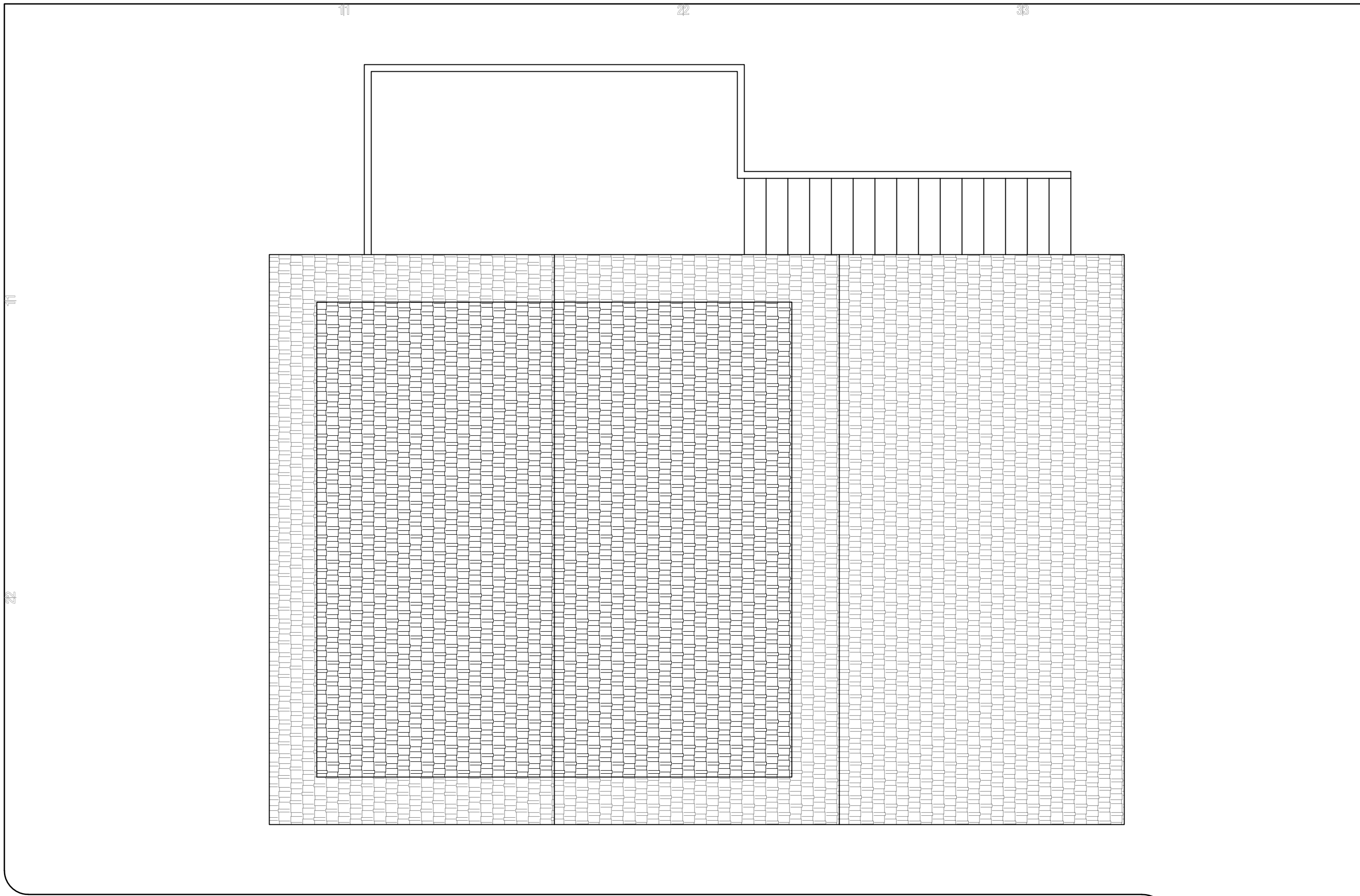
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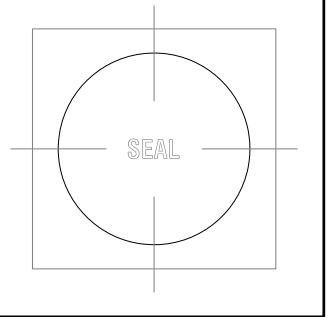
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PL-3

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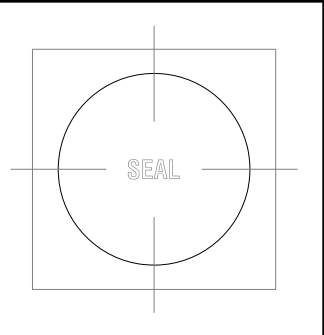
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 DOORS – WOOD



SHEET NUMBER

IM-1

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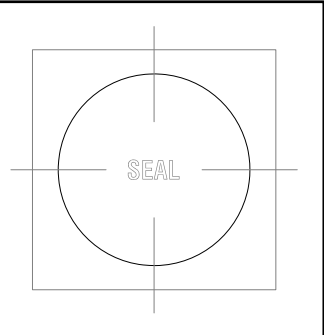
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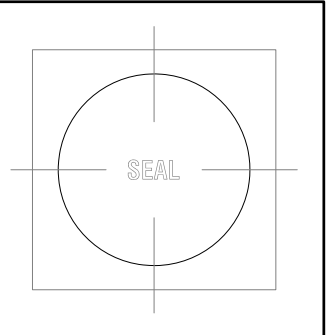
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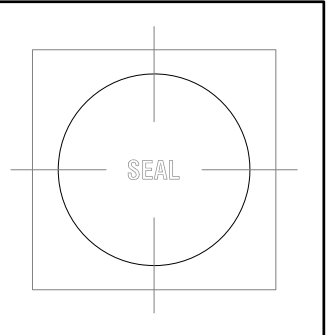
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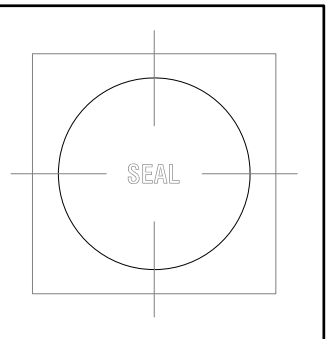
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ROOF – ASPHALT SHINGLES
WINDOWS – VINYL CLAD (OR WOOD)
DOORS – WOOD



SHEET NUMBER

IM-5

DESIGNED BY: AU
DRAWN BY: AU
SHEET TITLE: AU
PROJECT #: 17029
DATE: 06-22-17
SCALE: 1/4" = 1' - 0"

1 SOUTH STREET
BROOKEVILLE, MD 20833

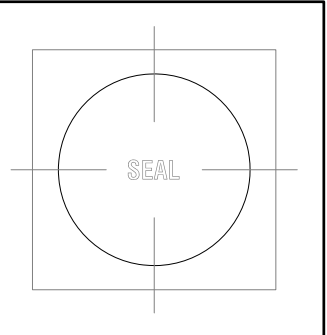
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NOTES:



EXTERIOR MATERIALS:
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The logo for VEGA ARCHITECTS. It features the word "VEGA" in a bold, sans-serif font, with "ARCHITECTS" in a smaller font below it. The number "25" is written in a circle below the logo.