

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	203 Market St., Brookeville	Meeting Date:	10/11/2017
Resource:	Primary (Outstanding) Resource Brookeville Historic District	Report Date:	10/4/2017
Applicant:	Chris and Andrea Scanlon	Public Notice:	9/27/2017
Review:	HAWP	Tax Credit:	No
Case Number:	23/65-17H	Staff:	Michael Kyne
PROPOSAL:	Window and door replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with conditions** the HAWP application.

1. The proposed replacement door will have 7/8" profile, permanently-affixed muntins, with internal spacer bars.
2. Additional window details will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Outstanding) Resource within the Brookeville Historic District
STYLE: Post-Medieval English (Miller's House) and Neo-Craftsman (Main House)
DATE: Pre-1800 (Miller's House) and 2006 (Main House)

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace a wood header at the rear door of the Miller's House, using a new wood header with similar dimensions.
- Install a steel lintel for additional support of the rear stone wall of the Miller's House.
- Remove 8" to 12" of original stone from above the rear door of the Miller's House, allowing the installation of a new 6'-8" tall rear door.
- Repoint the interior and exterior stone above the rear door of the Miller's House, with mortar to match the existing.
- Replace the existing non-historic rear door of the Miller's House. The proposed new door will have nine simulated divided lites, with a single panel below.
- Install wooden trim around the rear door of the Miller's House, with a profile similar to the trim around the existing windows of the Miller's House.
- Replace the non-historic lower level window from the rear of the Miller's House. The proposed

- replacement window will be a 6-over-6 SDL wooden clad window, to match the existing.
- Replace the rotten trim and sill from the lower level window on the rear of the Miller's House. The proposed replacement trim and sill will match the size and profile of the existing.

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 *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.

Brookeville Historic District Master Plan Amendment

The *Brookeville Historic District Master Plan Amendment* (#23/65) identifies Primary Resources, Secondary Resources, and Spatial Resources. 203 Market Street is a Primary (Outstanding) Resource.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 subject property is a Primary (Outstanding) Resource within the Brookeville Historic District. The property includes the main residence, which was constructed in 2006, as well as the pre-1800 Miller's House. The Miller's House is located in front of the 2006 residence and is oriented with its right-side gable facing Market Street, making its front, right side, and rear visible from the public right-of-way.

Staff is generally supportive of the applicants' proposal to replace the existing door and window on the rear of the Miller's House. The applicant has indicated that the window and door to be replaced are non-historic, and the proposed replacement window and door are generally compatible with the existing features of the building.

Staff was initially reluctant to recommend approval of the removal of 8" to 12" of original stone from above the rear door of the Miller's House, finding the alteration of historic features and the removal of

historic materials contrary to the *Standards*; however, the door to be altered is technically on the rear of the Miller's House, and, although the rear is visible from the public right-of-way, it is a secondary elevation, at best.

The Commission typically exercises greater leniency when reviewing proposals for fenestration alterations on secondary elevations, especially in other historic districts which are mostly comprised of late-19th and early-20th century buildings. The Commission may find that exercising such leniency is not appropriate in this case, as the original door with its low head height is a character defining feature that is unique to the style and period of construction of the Miller's House. If so, the Commission might add a third condition of approval, stipulating that the removal of original materials is not approved. On the other hand, the Commission might find that allowing the door height to be increased will enhance the preservation of the Miller's House by allowing it to adapt to contemporary uses.

If the Commission approves the proposed door replacement and/or door opening alterations, they might require additional information regarding the dimensions of the existing door opening (exact height, depth, and width), whether the existing door frame materials and/or hardware are original and, if so, what condition they are in, and how the replacement door will be installed within the opening.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the historic 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 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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: andrea.scanlon@gmail.com Contact Person: ANDREA SCANLON
Daytime Phone No.: 301-536-5538

Tax Account No.: _____

Name of Property Owner: CHRIS & ANDREA SCANLON Daytime Phone No.: 301 536 5538

Address: 203 MARKET STREET BROOKVILLE MD 20833
Street Number City State Zip Code

Contractor: SELF Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 203 Street: MARKET STREET

Town/City: BROOKVILLE Nearest Cross Street: HIGH ST / RT 97 #1

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: ☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☒ Install ☐ Wrack/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☒ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☒ Other: WINDOW & DOOR

1B. Construction cost estimate: \$ 5000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

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.

Andrea Scanlon Signature of owner or authorized agent 09-20-17 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

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

SEE ATTACHED

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. *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

- a. 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.
- b. 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.

N/A

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.

Scanlon
203 Market Street, Brookeville, MD 20833
HAWP Application September 2017

1. WRITTEN DESCRIPTION OF PROJECT

A. Description of Existing Structures

203 Market Street is a sloped lot with three existing structures. Nearest Market Street sits the small, 2-story stone accessory building, which is the historic "Miller's Cottage" (circa 1790's). The wood-frame primary residence (2006) sits farther back on the property along with a wood-frame workshop/barn outbuilding (2008).

B. General Description of Project

This project includes repairs to the rear door and lower level window at the Miller's Cottage, which is required to replace deteriorated materials due to insect and/or water damage. The existing window and door are *not* original to the house, but were installed during a renovation in the early 1970's.

- The wood header at the rear door, which is only visible from the inside, is rotten and needs to be replaced. In addition, the existing rear door will be replaced with a new door because it is significantly out-of-square and currently allows for less than 6' headroom clearance. Prior to beginning work, the wood structure will be supported at the interior and the exterior stone wall will be supported as part of the masonry removal. The damaged wood header will be removed and replaced with a new wood header of similar dimension. A steel lintel will be installed within the width of the stone wall (not visible from the interior or exterior) as required to support the stone wall. Approximately 8"-12" of stone above the door header will be removed from both the interior and exterior side of the existing stone wall to allow for installation of a new 6'-8" door. The existing stone at the interior and exterior will be re-pointed as required with mortar to match existing. A new wood door and painted trim will be installed.
- The lower level window, sill and trim are also rotten and need to be replaced. The window opening will remain unchanged. The window will be replaced with a new clad wood window of the same dimension, with six-over-six simulated divided lites, to match the existing window. The lower level window sill and trim will be replaced with painted trim to match the size and profile of the existing sill and trim.

4. MATERIAL SPECIFICATIONS

- The damaged wood header at the rear door will be replaced with a new wood header of similar dimension.
- No new stone will be used. The existing stone will be re-pointed as required with mortar to match existing.
- The rear door will be replaced with a new 6'-8" wood door with simulated divided lites, similar to the attached Simpson Door.
- New painted trim will be installed around the new door, similar in profile to the trim around the existing windows.
- The lower level window will be replaced with a new clad wood window of the same dimension, with six-over-six simulated divided lites, to match the existing window.
- The lower level window sill and trim will be replaced with a new painted sill and trim, to match the size and profile of the existing sill and trim.

MARKET STREET

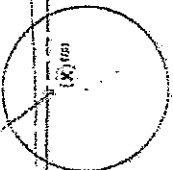
LOWER LEVEL WINDOW
PHOTO 7, 8, 9

MILLER'S COTTAGE

REPAIRED

PHOTO 1, 2, 3

Remove existing Black Walnut tree. Replace with new tree



2x4 STONE STEPS

FLAT STONE STEPS

FIELD: REMOVAL OF EXISTING CONCRETE OF NORTH SIDE FLOORING

REMOVE EXISTING CONCRETE FLOORING

Remove existing Black Walnut tree. Replace with new tree.



MAIN HOUSE

REMOVE EXISTING CONCRETE FLOORING

REMOVE EXISTING CONCRETE FLOORING

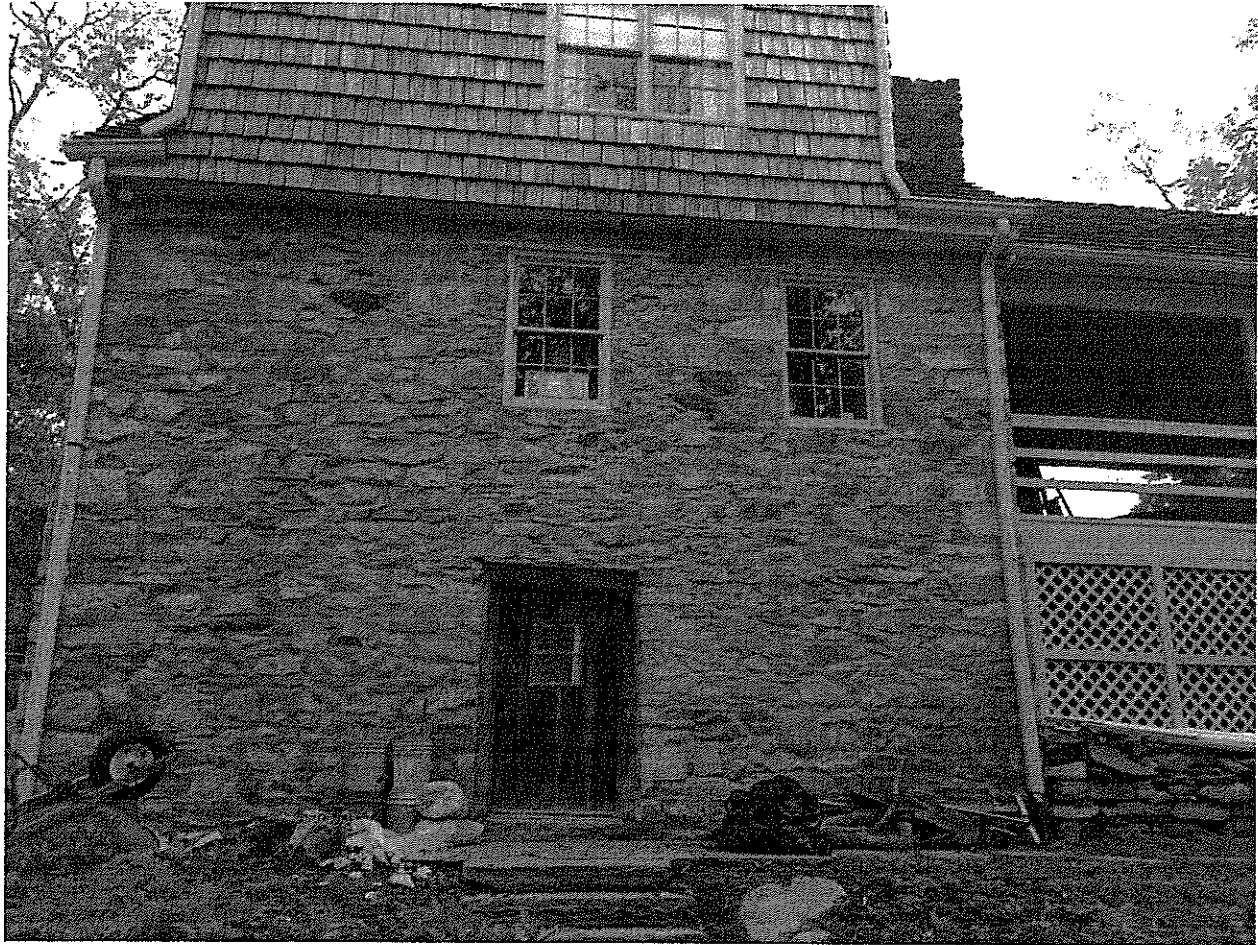
REMOVE EXISTING CONCRETE FLOORING

REPAIRS AND RECONSTRUCTION OF EXISTING CONCRETE FLOORING TO BE IN FINISHED GROUND

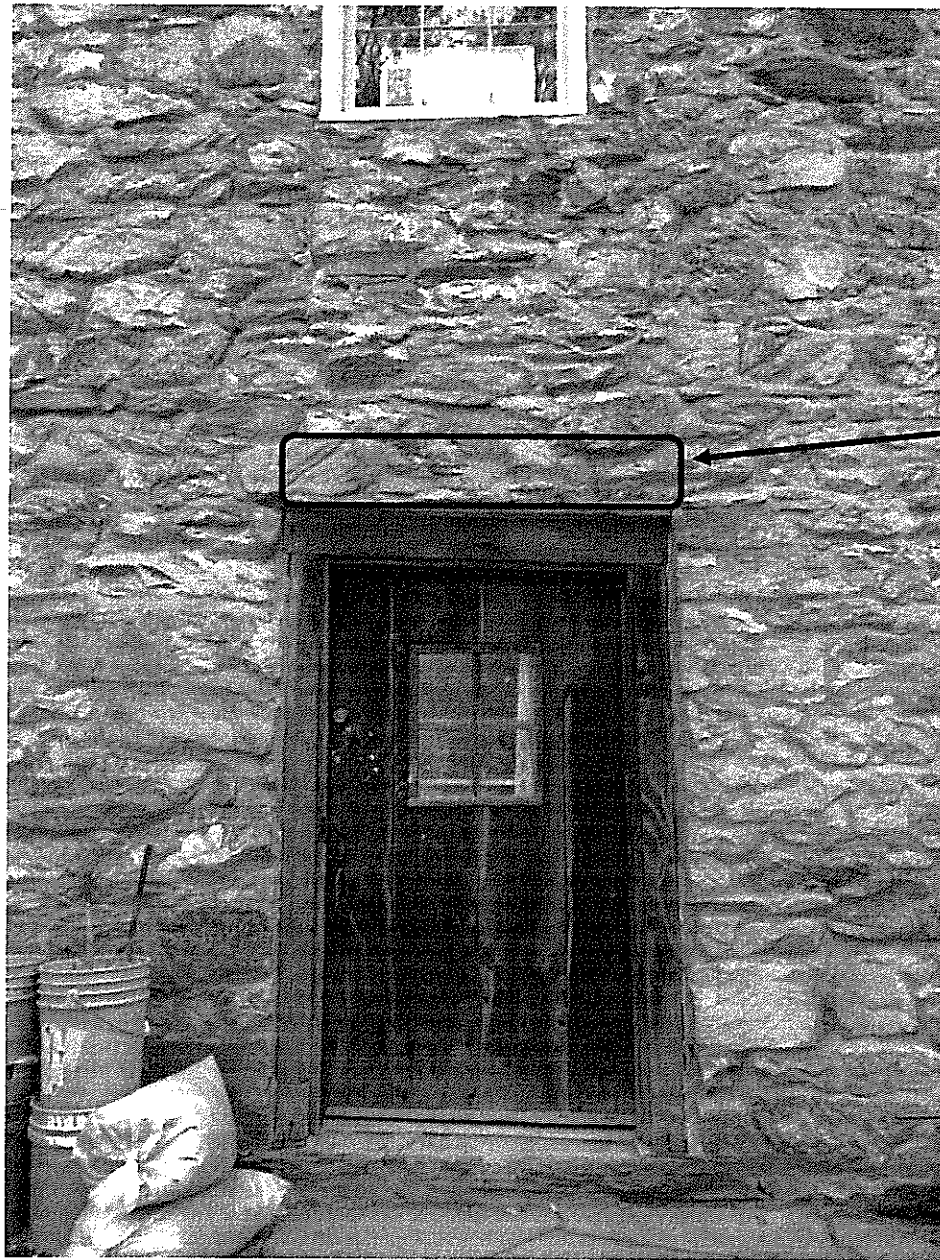
SITE PLAN

ADD 30' CIRCULAR GRASSY AREA IN THE LOWER PART

5. PHOTOGRAPHS

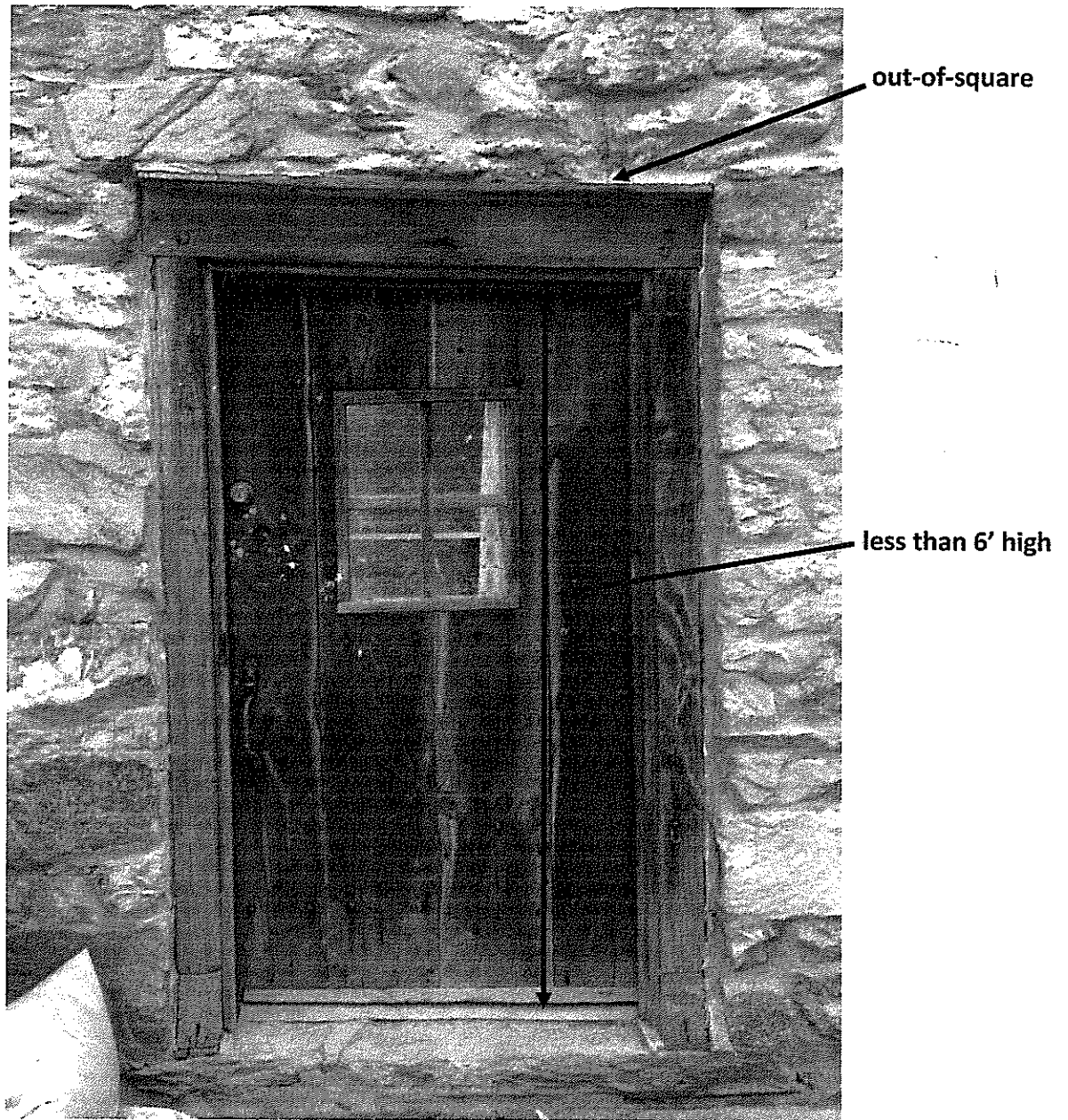


① Rear Elevation



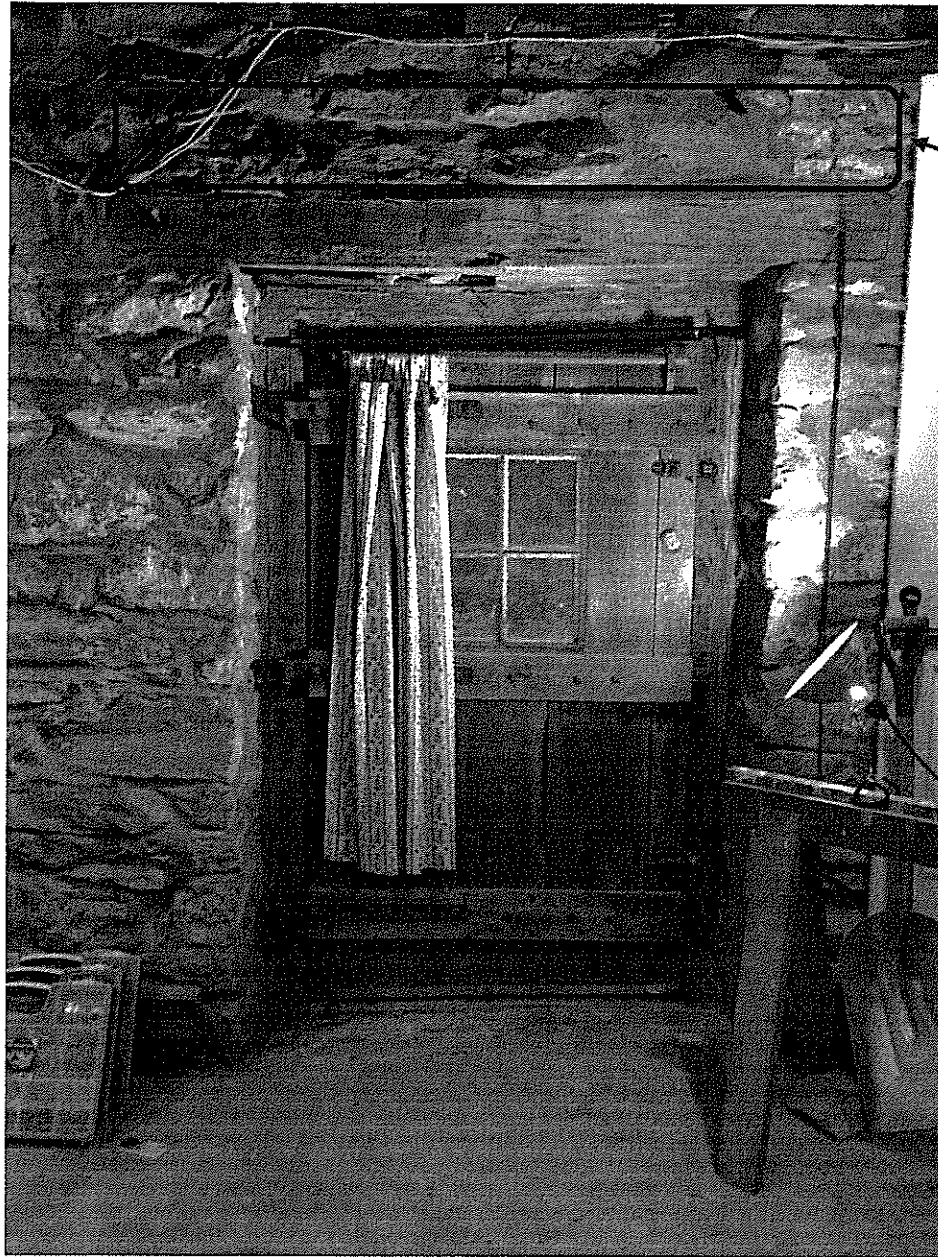
Area of stone to
be removed for
installation of new
6'-8" door

② Close-up of Rear Elevation



③ Close-up of Existing Rear Door

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HAWP Application September 2017



Area of stone to
be removed for
installation of new
wood header and
new 6'-8" door

④ Interior View of Rear Door

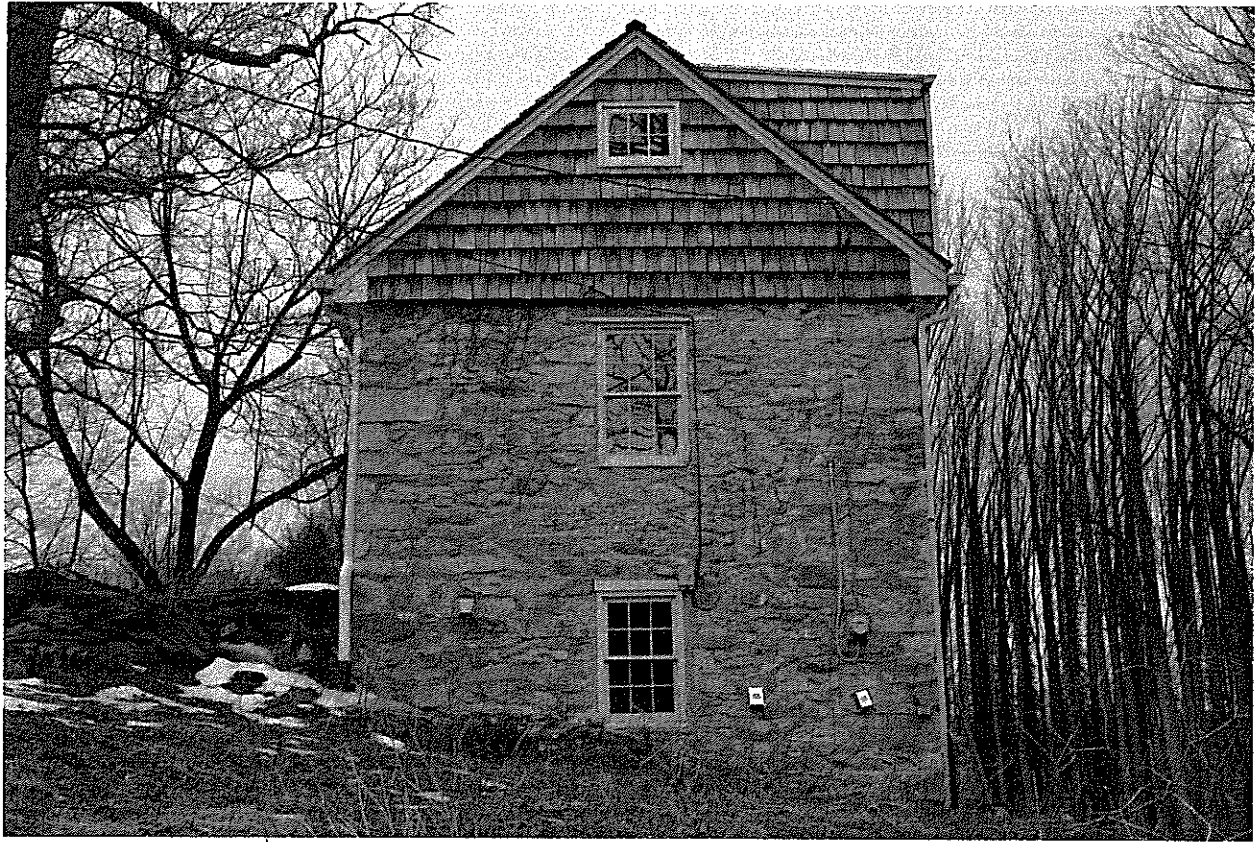


⑤ Close-Up of Rotten Wood Header

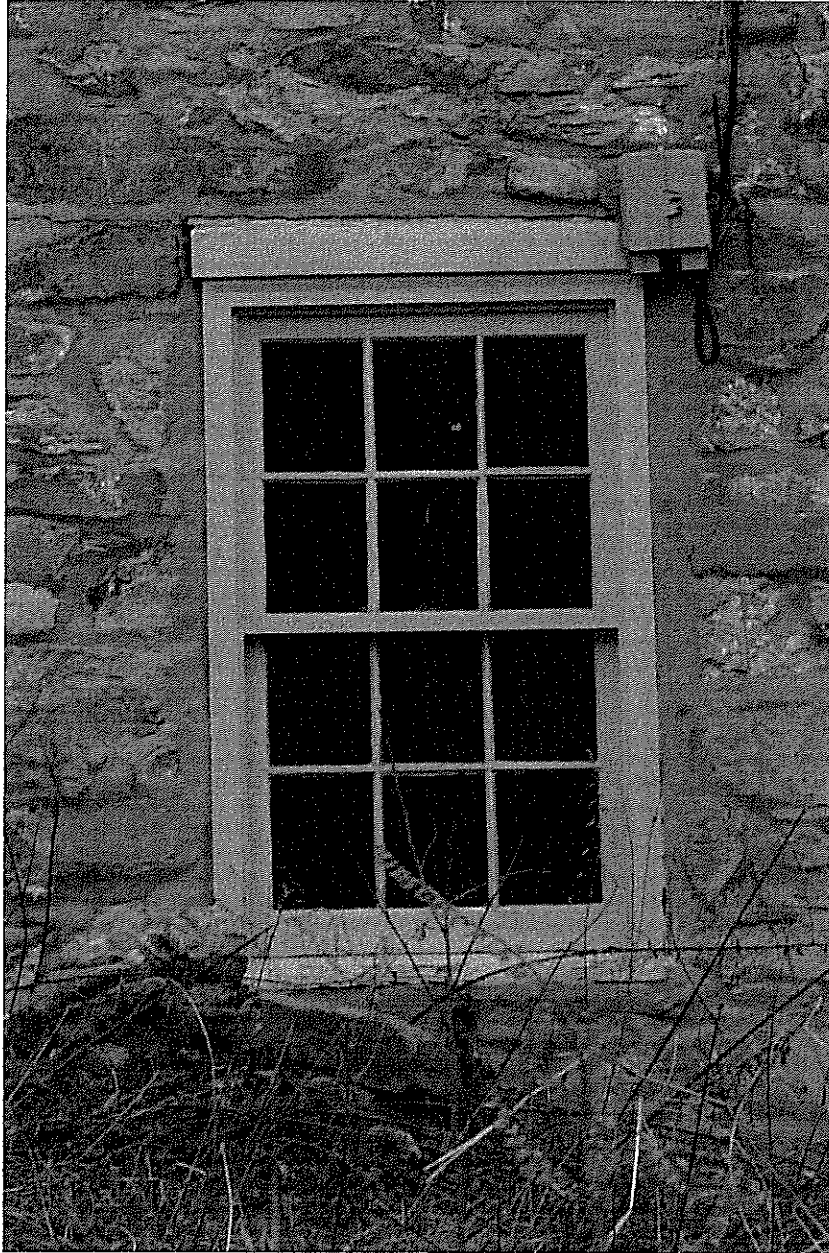


⑥ Close-Up of Wood Header with Rotten Section Removed

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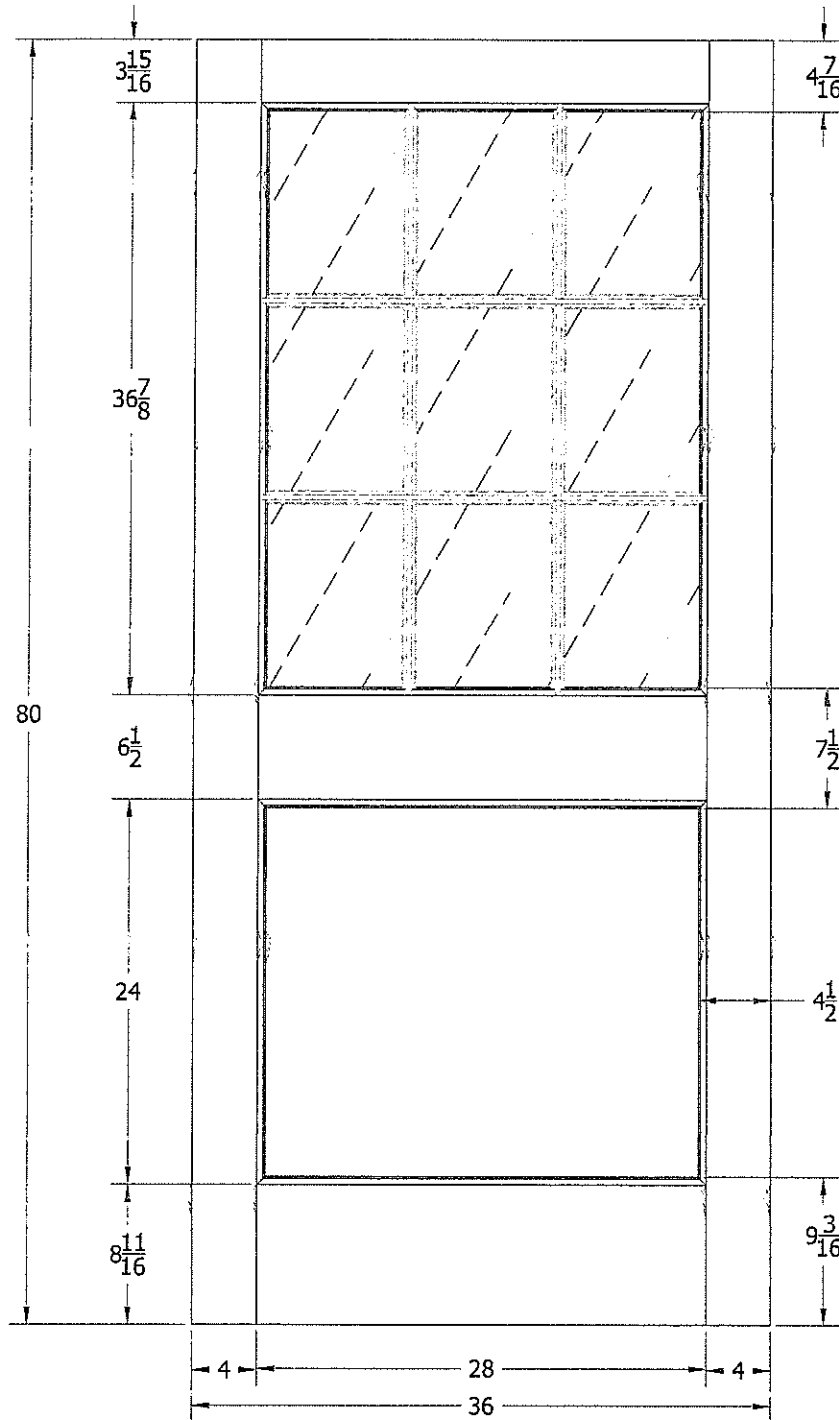
⑦ Side Elevation



⑧ Close-Up of Existing Lower Level Window



⑨ Close-Up of Rotten Sill and Trim at Existing Lower Level Window



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Revisions

Rev. #	Description	Date	by Whom

TITLE 37982 3/0 x 6/8 Customer Layout		
DRAWING NO. D-37982-300-608-0700		
LAYOUT 00	SCALE NTS	PATTERN # 7008
DRAWN BY: J. Decker		DATE 05/19/2011
Simpson®		

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

Owner's mailing address SCANLON 203 MARKET STREET BROOKVILLE, MD 20833	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
HELLER 205 MARKET STREET BROOKVILLE, MD 20833	PENLAND 200 MARKET STREET BROOKVILLE, MD 20833