MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15 High Street, Brookeville  
Meeting Date: 12/5/2018

Resource: Primary Resource  
(Brookeville Historic District)  
Report Date: 11/28/2018

Applicant: Julie and Tim Hussman  
(Miche Booz, Architect)  
Public Notice: 11/21/2018

Review: HAWP  
Tax Credit: Partial

Case Number: 23/65-18B  
Staff: Michael Kyne

PROPOSAL: Fenestration and roof alterations

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Brookeville Historic District
STYLE: Roadside Commercial
DATE: c. 1900-1930s
Fig. 1: Subject property.

**PROPOSAL:**

The applicant proposes fenestration and roof alterations at the subject property.

**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 the *Brookeville Historic District Master Plan Amendment (Plan)*, *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.

*Brokeville Historic District Master Plan Amendment*

The *Brookeville Historic District Master Plan Amendment* (#23/65) identifies Primary Resources, Secondary Resources, and Spatial Resources. 15 High Street is a Primary 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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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.

#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.
**STAFF DISCUSSION**

The subject property is a c. 1900-1930s commercial building within the Brookeville Historic District. The historic building is designated a Primary Resource. The building has been previously altered, with windows being boarded up and/or replaced. The extant windows are a mix of aluminum sliding glass windows and non-historic double-hung wood windows. There is a non-historic roll up garage door on the front (west) elevation in the northwest corner of the building. There are two additional non-historic doors on the front (west) elevation, which appear to date to the mid-to-late 20th century. One of the doors faces west, while the other faces north and is located on the north side of an existing front bump out. The building has a mix of vertical tongue and groove (T&G) wood siding, which appears to be original, and T1-11 siding. The roofing is standing seam metal. A non-historic flat awning spans the entire front of the building, and there is a non-historic CMU addition with louvered windows on the south (right) elevation.

The applicant proposes the following fenestration alterations:

- A mix of double-hung wood windows and wooden picture windows will be installed in the previously boarded up window openings on the east (rear) and north (left) elevations.
- The two non-historic wood double-hung windows on the north (left) elevation will be replaced with two new wood double-hung windows.
- The non-historic aluminum sliding glass window in the north (left) side gable will be removed and the filled in with wood siding to match the existing.
- The non-historic aluminum sliding glass window in the south (right) side gable will be replaced with a smaller operable awning window.
- The louvered windows on the existing south (right) side addition will be replaced with operable awning windows.
- The aluminum sliding glass window on the south (right) side elevation will be replaced and raised to match the head height of the other windows.
- A new door with transom and sidelight will be installed on the south (right) elevation behind the existing addition.
- The existing non-historic half light door on the front elevation will be replaced with a similar half light door in the same location.
- The existing non-historic roll up garage door will be replaced with a new composite and steel carriage-style garage door.

In addition, the applicant proposes in-kind siding repairs and painting, to repair and repaint the standing seam metal roof, and to replace the existing non-historic light fixtures with new barn-style gooseneck light fixtures.

Staff finds that the proposed work items will not remove, alter, or destroy the character-defining features of the historic building or surrounding streetscape, in accordance with Standard #2. The proposed alterations are either in-kind or compatible with the existing features, and they are consistent with the architectural style of this roadside commercial building.

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* #2 and #9 outlined above.
STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource 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 #2 and #9;

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: mbooz@michebooz.com
Contact Person: Miche Booz
Daytime Phone No.: 301-774-6911
Tax Account No.: 00732066
Name of Property Owner: Julie and Tim Hussman
Daytime Phone No.: 
Address: PO BOX 335 BROOKEVILLE MD 20833
Street Number: City: Zip Code: 
Contractor: Not yet selected.
Contractor Registration No.: 
Agent for Owner: Miche Booz Architect
Daytime Phone No.: 301-774-6911

LOCATION OF BUILDING/PREMISE
House Number: 15 Street: High
Town/City: Brookeville Nearest Cross Street: Market St.
Lot: Block: Subdivision: 
Liber: 51249 Folio: 372 Percent: 

PART ONE: APPLICATION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $120,000

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: 
2B. Type of water supply: 01 ☑ 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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 the permit.

Signature of owner or authorized agent: ___________________________ Date: 11/14/18

Approved: ___________________________ For Chairperson, Historic Preservation Commission

Disapproved: ___________________________ Signature: ___________________________ Date: ___________________________

Application/Permit No.: 858439 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:

   See attached

   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________

   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 plat. Your site plan must include:

   a. the scale, north arrow, and data;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, stream, 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 diameter.

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 lots or parcels 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>JULIE &amp; TIM HUSSMAN</td>
<td>MICHE BOOZ ARCHITECT</td>
</tr>
<tr>
<td>PO BOX 335</td>
<td>208 MARKET ST</td>
</tr>
<tr>
<td>BROOKEVILLE MD 20833</td>
<td>BROOKEVILLE MD 20833</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALEM METHODIST CHURCH</td>
</tr>
<tr>
<td>C WILLARD HARVEY</td>
</tr>
<tr>
<td>BOX 16</td>
</tr>
<tr>
<td>BROOKEVILLE MD 20729</td>
</tr>
</tbody>
</table>

| ANDREW J & MARY K SPAGNOLO                              | DANIEL LAUGHLIN                              |
| 14 HIGH ST                                              | 16 HIGH ST                                  |
| BROOKEVILLE MD 20833                                    | BROOKEVILLE MD 20833                       |
|                                                          |                                             |

| PRESTON KERRY JOHNSTON                                  |                                             |
| 7268 CALM SUNSET                                        |                                             |
| COLUMBIA MD 21046                                       |                                             |
Written description of project:

15 High Street is a 1600sf structure within the Brookeville Historic District which has served as a roadside commercial/industrial property since it was built in the 1920s. For the last several decades, it was a plumbing shop. It is located on High Street (Georgia Ave) very close to the roadway with graveled informal parking to the north and south. An asphalt apron and a curved guardrail are located between the roadway and the front of the building. There are no trees on the site.

The main building is a frame structure with vertical wood siding -- a mix of T1-11 and tongue and groove (T&G). The roof is a gable with a large shed roof on the back. The roofing material is a standing seam metal roof which is repairable. A flat awning spans the entire front of the main portion of the building. A later CMU addition with jalousie windows on the south contains a restroom and mechanical space. Most of the original window openings have been closed up (see drawings of existing elevations). Currently, there are only windows on the office (west and south) and the restroom addition. A garage door and two entry doors are located on the west/front facade.

Description of the project:

A mix of double hung and picture windows will be added back into the previous window openings on the east and south elevations. Two existing non-historic double hung windows on the north elevation will be replaced with new double hung windows (likely Andersen 200 Series). The existing window in the north gable will be removed. The south gable window will be replaced with an operable awning window of a more appropriate size. Jalousie windows will be replaced with operable awning windows. Wood siding will be repaired and painted. The metal roof will be repaired and painted. A door with a transom and sidelight will be added to the south elevation. The slider window in the office will be replaced and raised to match the head height of the other windows in the office. Existing industrial style exterior light fixtures will be replaced with barn-style gooseneck fixtures.
GENERAL NOTES:
1) Property shown in Montgomery County Tax Assessment Map Book page ML-52.
2) Property is recorded among the Land Records of Montgomery County, Maryland in Liber 51249 at Folio 372.
3) Premises Address:
13 High Street
Brookeville, Maryland 20833
4) The information shown herein has been prepared without the benefit of a Title Report, therefore may not reflect all encumbrances which may affect the subject property.
5) All property corners have been recovered or set and verified per field survey performed February 8, 2018.
6) * RBMC indicates a rebar and cap found/seen.

SURVEYOR’S CERTIFICATE
"I hereby certify that the information shown herein has been based upon the results of a field survey pursuant to the deed or plat of record. Property markers have been recovered or placed in accordance with the information shown herein. The plat and the field survey upon which it is based was prepared under my direct supervision in accordance with the Regulations Governing Land Surveying in the State of Maryland."

MARYLAND PROFESSIONAL LAND SURVEYORS REG. NO. 31406
EXPIRES 09-06-2018

PLAT OF SURVEY
BOUNDARY
PROPERTY OF
PAUL ALLEN HOWES
Liber 51249 ~ Folio 372
13 HIGH STREET
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

REFERENCES

LEGEND
○ Utility Pole
□ Overhead Wire

PLAT BOOK:
FLAT:
Liber: 51249
Folio: 372

DATE OF LOCATIONS
Scale: 1” = 20’

PROPERTY CORNERS PTD:
08/06/2018

DRAWN BY:
M.K.B.

Snedel & Associates
LAND SURVEYORS
5040 Goldsboro Lane, Suite 119
 Germantown, Maryland 20876
301/948-5105, Fax 301/948-1286

51080000 - 51080000, 51080000 - 51080000, 51080000 - 51080000
WOOD SIDING REPAIRED+PAINTED

NEW 200 SERIES ANDERSEN DOUBLE HUNG WINDOWS

ANDERSEN PICTURE WINDOWS

MORTAR TO BE REPAIRED+PAINTED

MORTAR TO BE REPAIRED+PAINTED
NEW 32x32 AWNING WINDOW CENTERED ON GABLE

RAISE NEW GLIDING WINDOW TO MATCH HEAD HEIGHT OF DOORS

NEW ANDERSEN AWNING WINDOWS

ADD SOLID SERVICE DOOR, SIDELIGHT, AND TRANSOM
Figure 1 Existing North facade. Gable window will be removed and double hung windows will be replaced.

Figure 2 Existing south facade. Gable window will be made smaller and square. Jalousie windows will be replaced with awning windows.

15 HIGH STREET
Figure 3  Existing east facade. Windows to be added back into existing openings.

Figure 4  Existing front (west) facade with awning. Garage door to be replaced.

15 HIGH STREET