II.B

2\textsuperscript{nd} Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: Parcel 770, Brookeville

Meeting Date: 11/14/2018

Resource: Spatial Resource

Report Date: 11/7/2018

Brookeville Historic District

Applicant: 19501 Georgia LLC (Luke Olson, Architect)

Public Notice: 10/31/2018

Review: 2\textsuperscript{nd} Preliminary Consultation

Tax Credit: No

Case Number: N/A

Staff: Michael Kyne

PROPOSAL:

Construction of four (4) new single-family houses.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC’s comments and return with a revised proposal for a third preliminary consultation. It is envisioned that the next preliminary consultation would focus on the details of the proposed architecture for each house, including dimensions and material details.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Spatial Resource within the Brookeville Historic District

STYLE: Undeveloped Parcel

DATE: N/A

Statement of historic significance, as summarized by staff:

The Town of Brookeville is a rural town in northeastern Montgomery County, approximately 18 miles from Washington, D.C. The Town was founded by Richard Thomas in 1794 and by the early 19\textsuperscript{th} century had become a center of commerce. With the advent of the automobile in the early 20\textsuperscript{th} century, the Town’s commercial success declined. Despite the encroachment of later suburban development, the Town remains a unique collection of structures, which exhibit a variety of architectural styles. The houses within the Brookeville Historic District retain their historic relationship to one another and to the roadways. The historic district is accessed via Georgia Avenue (High Street) from the south and northwest and via Market Street from the east. The Brookeville Historic District was designated in 1985, with its boundaries coinciding with the Town’s boundaries.
Fig. 1: Brookeville Historic District, with subject property marked by yellow star.

BACKGROUND

The applicant previously appeared before the Commission at the September 19, 2018 HPC meeting for a preliminary consultation.

PROPOSAL:

The applicant proposes to construct four (4) new single-family houses on the undeveloped 4.29-acre parcel.

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, the Town of Brookeville Updated Comprehensive Plan, the 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. Parcel 770 is an undeveloped Spatial Resource at the southern boundary of the historic district on Georgia Avenue (High Street).

Town of Brookeville Updated Comprehensive Plan (see attached).

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.

#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 applicant previously appeared before the Commission at the September 19, 2018 HPC meeting for a preliminary consultation. The Commission expressed the following regarding the applicant’s proposal:

- The lot configuration should be consistent with the existing streetscape, with the proposed houses fronting on and accessed via the main street (Georgia Avenue/High Street).
- The proposal should be consistent with the established street pattern and not require the construction of new streets.
- Hardscaping and impervious surfaces should be kept at a minimum.
- The proposed houses should have a setback and orientation consistent with the existing streetscape.
- Open space should be retained at the rear of the proposed houses.
- The scale and massing of the proposed houses should be consistent with the surrounding streetscape (i.e., perceived massing minimized via dormers and rear projections).
- The proposed garages should be one-car garages, rear-loaded two-car garages, or have separate smaller bays instead of single large bays.
- The proposed garages should be located at the rear of the proposed houses.
- The proposed houses should demonstrate architectural variety and take cues from the historic buildings within the historic district.
- The proposed building materials should be compatible with the traditional building materials within the historic district.

The applicant has returned for a second preliminary consultation with the following revisions:

- Three of the four proposed houses now front on Georgia Avenue/High Street, with the fourth house located at the rear of the parcel.
- All of the houses and garages are accessed via two shared driveways.
- The scale and massing of the proposed houses has been reduced in accordance with the Commission’s comments.
- The garages of the three houses fronting on Georgia Avenue/High Street are proposed at the rear.
- All of the proposed houses are unique and demonstrate architectural variety.
- All of the proposed houses take cues from existing houses within the historic district.
- The proposed houses will be constructed from traditional materials and/or compatible and appropriate alternatives.

Staff finds that the applicant has responded to most of the Commission’s preliminary concerns, but asks the Commission to provide guidance regarding the proposed larger house at the rear. While the house at the rear is larger, it takes advantage of the rear-sloping parcel to achieve a generally consistent height. A new access driveway will be required to access the house at the rear from Georgia Avenue, which may be inconsistent with the Commission’s comments.

Specific points of discussion include:

- Consistency of the proposed lot configuration with the existing streetscape and pattern of development.
  o Staff finds that the configuration of the three front lots is consistent the existing streetscape and pattern of development. All three houses have a setback that is generally consistent with those confronting on the opposite side of Georgia Avenue/High Street,
all of the garages have been sited to the rear.

- While there is precedence for houses further removed yet visible from the main street, these houses are typically accessed via existing side streets, which makes the proposed house at the rear of the parcel incompatible with the existing pattern of development.

- Preservation of open space at the rear.
  - Staff finds that a considerable amount of open space will be preserved at the rear of the proposed three front houses, and the parcel can accommodate the house at the rear while maintaining a sizeable forest conservation easement to the east and north.

- Compatibility of the proposed house at the rear with the surrounding streetscape.
  - The house at the rear is larger than those proposed at the front of the parcel.
  - The applicant has taken design cues from some of the larger farm houses in the vicinity (i.e., 318 Market Street in the historic district and the Holland-Claggett House on Brighton Dam Road), including the telescoping side additions to incorporate an attached garage.
  - While the proposed house at the rear is larger than those at the front of the parcel and those confronting on the opposite side of Georgia Avenue/High Street, it appears to be generally consistent with larger historic houses within the historic district.
  - Staff asks that the applicant provide a study with specific measurements to show how the scale and massing of the house at the rear compares with others in the historic district.

- Consistency of the proposed access driveway with the established street pattern.
  - As noted, the house at the rear will be accessed via a long driveway from Georgia Avenue/High Street, while the pattern of development within the historic district has generally been for new construction to be located on existing side streets.

**STAFF RECOMMENDATIONS**

- Staff recommends that the applicant make revisions based upon the HPC’s comments and staff’s recommendations and return with a revised proposal for a third preliminary consultation. It is envisioned that the next preliminary consultation would focus on the details of the proposed architecture for each house, including dimensions and material details.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LASSE@GMALLAHMENTS.COM
Contact Person: LUC / OLSON

Tax Account No.: 0071 428
Daytime Phone No.: 240-333-2021

Name of Property Owner: 19501 GEORGET LLC
Daytime Phone No.: 

Address: UNADDRESSO POE ST BROOKVILLE MD 20833
Street Number
City
State
Zip Code

Contractor:

Contractor Registration No.:

Agent for Owner: LUC / OLSON
Daytime Phone No.: 240-333-6021

LOCATION OF BUILDING/PREMISES

House Number: UNADDRESSO
Street: NPG St
Town/City: BROOKVILLE
Nearest Cross Street: CHURCH ST

Lot:
Block:
Subdivision:

Lot:
Block:
Subdivision:

P770

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 ☐ Wreck/Raze ☐ Solar ☐ FP/Plc ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $2,000,000

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 SEWSS 02 Septic 03 Other:

2B. Type of water supply: 01 SEWSS 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 5 feet 0 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 this permit.

Signature of owner or authorized agent

Date: 8/28/18

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
(UNADDRESSED) HIGH STREET, BROOKEVILLE MD PARCEL 770

SCOPE OF WORK: SUBDIVIDE EXISTING UNDEVELOPED LOT AND BUILD FOUR NEW SINGLE-FAMILY HOUSES
Based on the feedback provided by the Commissioners, the Brookeville Lap, and HPG Staff, we have reduced the height and massing of the proposed houses fronting High Street both to respond to the massing and scale of the houses across the street as well as to match the houses in the rest of the historic district. The houses are clearly shorter than the previous proposal, with primarily 1 to 1-1/2 story front masses to reference the houses across the street. We’ve reduced the floor to floor and wall plate heights to further reduce the height and mass of the elevations, and have provided one story porches and porticos to break up the massing of the houses and lower the scale of the houses as they approach the street. Most importantly, we have provided four unique custom designs with details and materials that are consistent with the historic district.
Siting Concept: The house on Lot D is modeled on and sited as if it were an original farmhouse on the lot, with the front properties built later when the hypothetical property owner subdeveloped the property and sold off the front lots. All four houses are oriented to face High Street and to minimize the impact of construction to the existing site and retaining the max. amount of trees.

**LOT COVERAGE CALCULATIONS:**

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<tr>
<th>LOT</th>
<th>LOT AREA</th>
<th>COVERAGE</th>
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<tbody>
<tr>
<td>A</td>
<td>6,500 SF</td>
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<td>B</td>
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<td>C</td>
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<tr>
<td>D</td>
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<td>62.1%</td>
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</tbody>
</table>

BROOKEVILLE FARMS

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001
BROOKEVILLE FARMS LOT D

STONE VENEER CHIMNEY
CEDAR SHINGLE ROOF
PTD. HARDIE MITRED LAP SIDING W/ 5'T. REVEAL

PTD. CELLULAR PVC TRIM, THE GLASS-FOG SOL WINDOWS AND PATIO DOORS

PTD. MET. STANDING SEAM ROOFING

PTD. STUCCO BASE

GRAPHIC SCALE: 4' 8' 16'

PROJECT # 18.0320 DATE: 08/07/2018

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