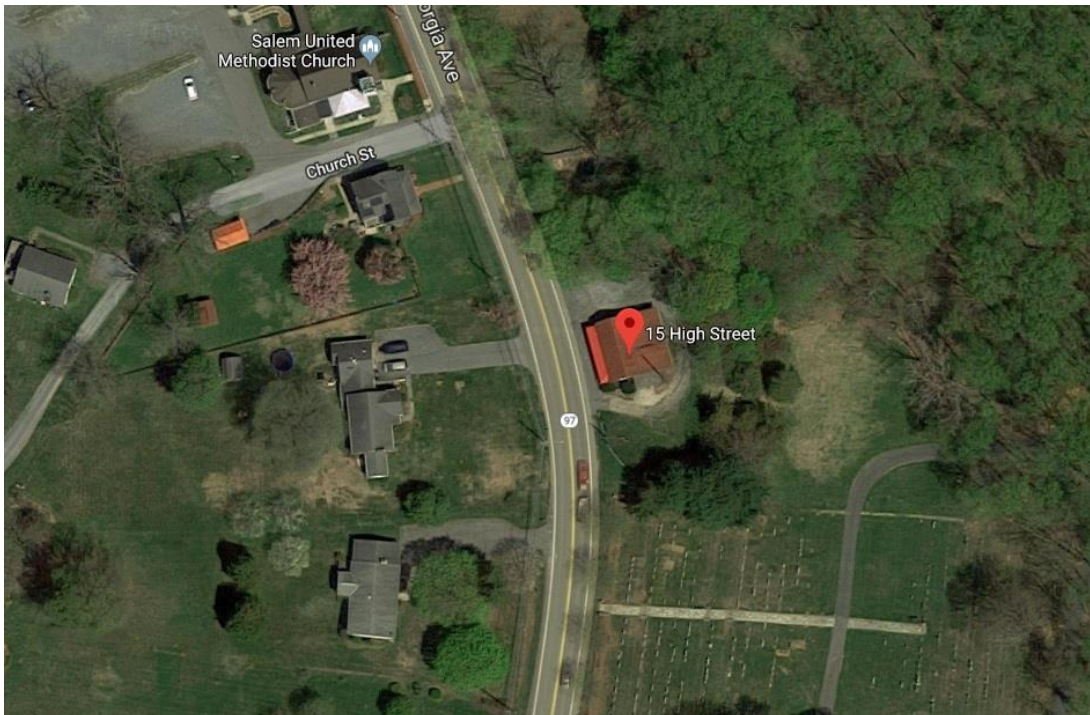


MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 High Street, Brookeville	Meeting Date:	2/27/2019
Resource:	Primary Resource (Brookeville Historic District)	Report Date:	2/20/2019
Applicant:	Miche Booz	Public Notice:	2/13/2019
Review:	HAWP	Tax Credit:	No
Case Number:	23/65-18B	Staff:	Michael Kyne
PROPOSAL:	Fenestration alterations		

ARCHITECTURAL DESCRIPTION

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



BACKGROUND AND PROPOSAL:

The Commission approved the applicant's proposal for fenestration alterations and roof alterations at the December 5, 2018 HPC meeting, with staff item revisions approved at the December 19, 2018 HPC

meeting. The December 5, 2018 proposal included replacing non-historic wood windows with new wood windows, installing new wood windows in boarded up window openings, and filling non-historic window openings with wood siding to match the existing. The proposed windows were to be a mix of one-over-one and picture windows, and all window alterations were to be on the rear and side elevations only. The proposal also included replacing a non-historic door and garage door on the front (west) elevation and repairing/painting the existing standing seam metal roof. Staff supported the applicant's proposal, and the application was approved by consent without a hearing.

The December 19, 2018 staff item revisions clarified the applicant's proposal to reopen two boarded up picture window-sized openings on the left (north) elevation, install two sets of paired double-hung windows (a total of four windows) in the openings, and install custom wood trim to match the existing around the openings. Staff supported the revisions and recommended approval at the December 19, 2019 HPC work session. The HPC unanimously approved the revisions.

The applicant subsequently submitted a revised proposal to install vinyl-clad (Andersen 200 Series) wood windows in place of all previously approved wood windows. The proposed revision was scheduled to be heard at the February 12, 2019 HPC meeting. Staff supported the applicant's proposal, finding that the proposed windows would be on secondary elevations and would replace non-historic windows; however, the Commission expressed concerns about the proposed vinyl-clad wood windows, and the applicant elected to postpone their case and revise their proposal. The applicant now proposes to install Lincoln aluminum-clad wood windows in place of all previously approved wood windows.

STAFF FINDINGS:

Staff supports the revised proposal, and staff's previous findings remain unchanged. 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 compatible with the existing features and consistent with the architectural style of this roadside commercial/industrial building. The proposed aluminum-clad wood windows will be on secondary elevations and will not replace original or historic windows. Staff finds that the proposed aluminum-clad wood windows better replicate the characteristics of traditional materials - both dimensionally and in finish appearance - than the previously proposed vinyl-clad wood windows.

Staff notes that the proposed windows have vinyl jambliners, but the applicant proposes a concealed jambliner option, which is offered by Lincoln Windows. According to the product literature, "From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed." Staff finds that the concealed jambliners are an appropriate option, which will result in a window that is visually compatible with the subject property and surrounding historic district.

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the proposed revision to install Lincoln aluminum-clad wood windows in place of all previously approved wood windows.

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 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.



DOUBLE HUNG WINDOW

LINCOLN WINDOWS & PATIO DOORS

Frame Features



Aluminum Clad Exterior,
Lifestyle Sash

Feature	Benefit
Common clad double hung frame	Aluminum clad frames utilize .050 thick extruded material
Inverted Block and Tackle balance	Recessed balance system compensates for heavy sash weights with no visible weatherstrips when in closed position
Concealed Jambliner Option	Color matched exterior cover hides vinyl tracking while the wood interior highlights stainable wood species appeal
Recessed Jambliner	Available in two colors, white or beige
Integral screen channel	Screen track groove allows easy location of top pegs and screen plungers for aluminum clad and vinyl clad product
8° sill angle	Sloped sill evacuates water quickly with traditional double hung appearance
AAMA 2605 paint	Superior performing exterior paint specification on aluminum substrate
Full 4-9/16" Jamb	Foundational frame depth lends itself to both new construction and remodeling jamb depths
Wood parting stop	Improved interior looks with a full wood parting stop with one piece head jamb

Sash Features



Hybrid Exterior,
Standard Sash and
White Jambliners

Feature	Benefit
Mortise and Tenon joinery	Historically accurate sash joints are very precise, neat and strong
Putty glazed exterior appearance	Double hung sash include wet glazed exterior, interior bead and have time-honored sloped glazing characteristics
Quick tilting	Both top and bottom sash tilt latches pull easily for simple quick glass cleaning
Standard Sash Option	Larger 2-11/16" top and bottom rail height appeals to traditionalist projects seeking a more robust appearance
Lifestyle Sash Option	Common style and rails are sleeker, measuring 1-11/16", for the perfect mix with Lifestyle door panels
Interlocking checkrail	Sash intersections positively lock in closed position to resist warping for years of quality performance
Multiple weatherstrips	Sash weatherstripping, including the checkrail location, lowers air infiltration tendencies
Seven (7) hardware colors	Large array of hardware options help designers match interior décor and enjoy long lasting operation



Low Profile Lock & Keeper



Lifestyle Sash Option, Concealed Jambliner and integral screen channel



Standard Recessed Jambliner
White Tilt Latch



Wood Parting Stop, Concealed Jambliner

Transom Features

Feature	Benefit
Matching vertical sightlines	Double hung specific transom designed to carry sightlines to matching units below
Glass in outboard plane	Transom sash in the proper plane with an operating double hung top sash
Multiple configurations	1, 2 and 3 wide units provide significant sizing options for homes looking for maximum glass area

Studio Features

Feature	Benefit
Matching horizontal sightlines	Double hung specific studio units have great horizontal glass lines when mulled with a new double hung unit
Glass on inboard plane	Studio sash is inset to line up with and operating double hung bottom sash
Abundant sizing	Pick from 141 standard sizes or choose custom built studios made to an exacting 1/16"

Glass Features

Feature	Benefit
Insulated 11/16" glass	Double strength sheet glass resists stress cracking and seal failure (Studio/Transom glass is 7/8")
20 year warranty	Lincoln warranty coverage is reassurance this important building component protects your client
Four (4) spacer colors	Increasing demand for finite design details lead to white, black, bronze or standard mill finish
Preserve glass	Polyethylene film protects glass from jobsite dust and scratches during long buildouts revealing ultra clean glass when removed
366/Neat glass	Neat is a permanent exterior coating which smooths the surface creating fast sheeting action with less cleaning effort for longer intervals. Cardinal 366 features 3 coats of LoE for superior solar shading properties and great U-Value's.
Multiple grille choices	Simulated divided light (SDL), Lincoln true Divided Lite (LDL) grilles-between-glass (GBG) and interior removable wood grilles
Geographical Low E	Choice of: Cardinal 180, 272, 366/Neat, Dual Low E, Dual Low E366/Neat for addressing specific jobsite needs



Lincoln Wood Products, Inc.

1400 W. Taylor Street • P.O. Box 375
Merrill, Wisconsin 54452-1355
800-967-2461 • Fax: 715-536-7090
www.lincolnwindows.com

DOUBLE HUNG

Double hung windows are widely accepted because of excellent curb appeal. They are easy to open and uncomplicated to tilt and clean. We use low-profile sash locks and tilt latches so interiors have an unobstructed view for crisp cosmetics.

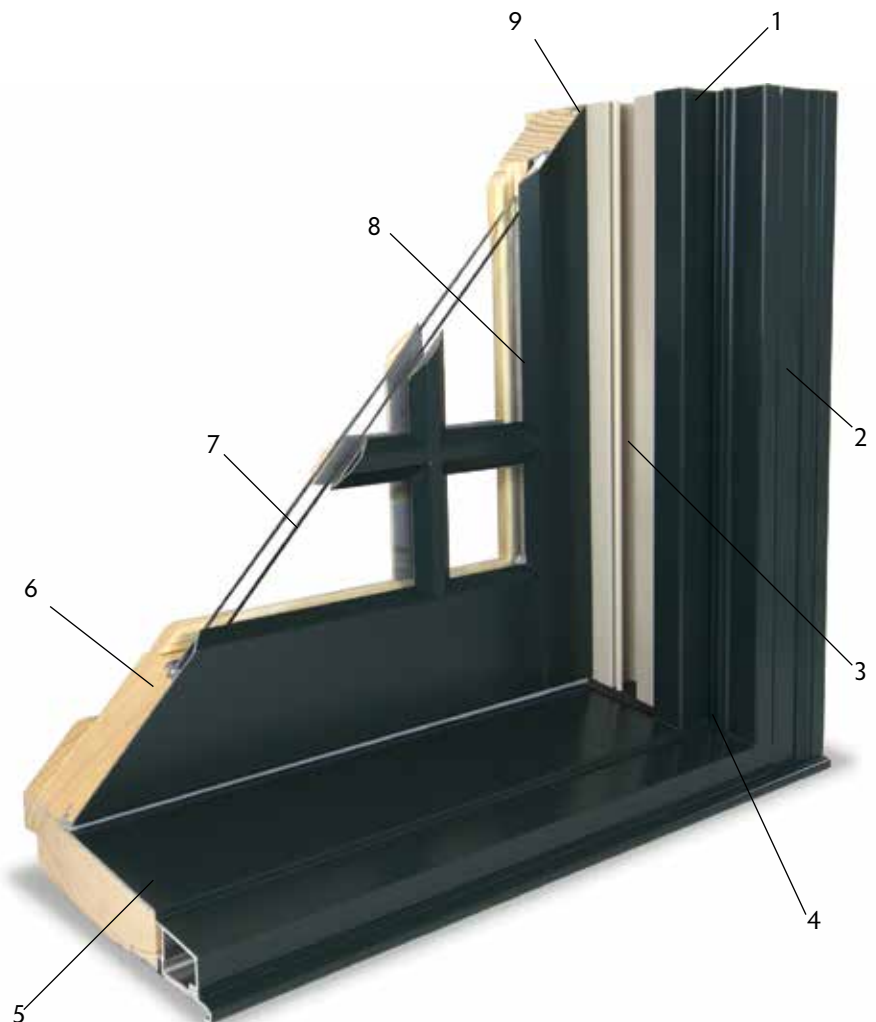
Styles

- Traditional
- Radius
- Quantum
- Bay
- Triple
- Replacement



Double Hung

1. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, brickmould and blindstop.
2. 2" applied brickmould.
3. Recessed jambliner with inverted block and tackle balance.
4. Integral screen channel.
5. Low-profile 8° sloped sill.
6. Standard sash profile option shown. Available with Lifestyle sash profile.
7. 11/16" warm edge insulating glass.
8. Sloped putty-glazed styling.
9. Full 4-9/16" jamb depth.



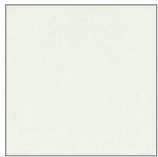
DOUBLE HUNG

Hardware

Locks & Tilt Latches: Available in eight hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" glass have one lock.

Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease.

Hardware Finish Options:



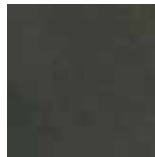
White



Coppertone



Polished Brass



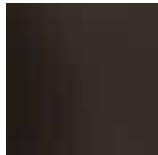
Oil-Rubbed Brass



Satin Nickel



Bronze



Faux Bronze



Black



Concealed Jambliner

Take the traditional design and elegance of the Lincoln double hung window a step further with the addition of our concealed jambliner upgrade.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed.



Concealed Jambliner
Tilted Open



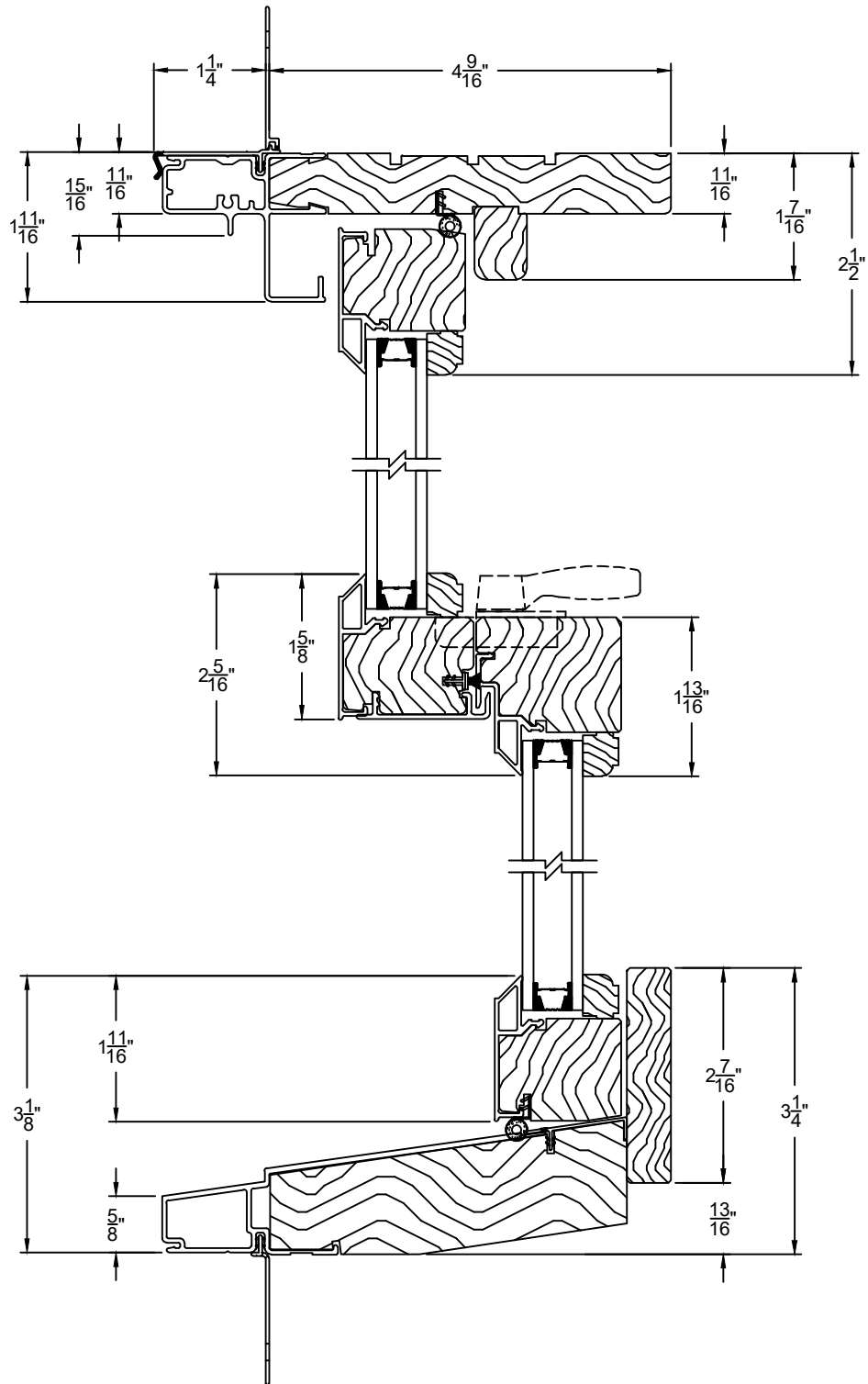
Concealed Jambliner
Interior View

Quantum

Searching for a really big window? The Lincoln Quantum double hung is the answer. Patterned after huge double hung windows typically found in older public buildings, the Quantum establishes its' value in both new traditional construction and the renovation of existing historical buildings. Quantum double hung windows are also available in a replacement kit package for replacement of existing over-size windows.

Not available in Vinyl Clad.





CLAD DOUBLE HUNG - NARROW RAILS
PG50 UPGRADE - VERTICAL SECTION
SCALE: 6" = 1' 0"



LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

**Previously Approved
Application and Staff Report**

—

December 5, 2018

HPC Meeting

Pages 6-27

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

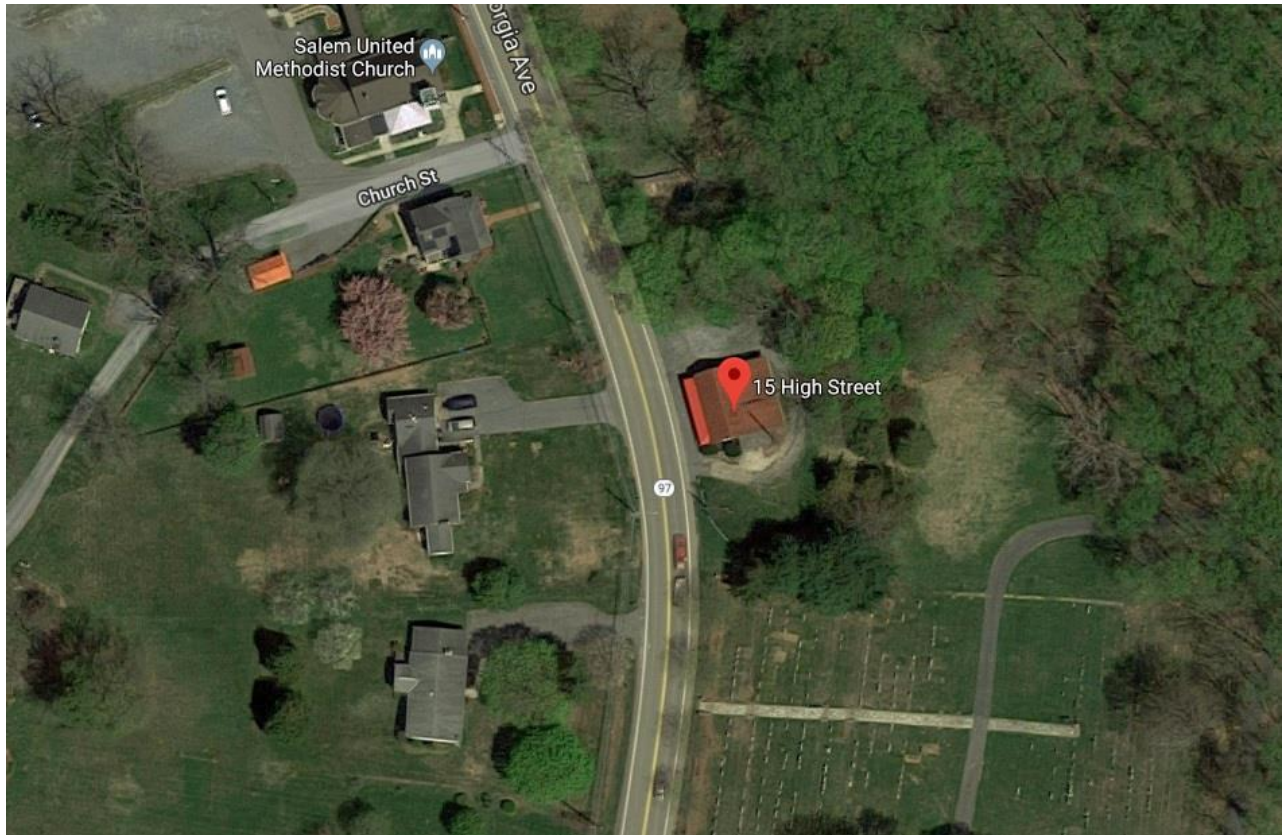


Fig. 1: Subject property.

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.

Brookeville 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.

858439



DPS - #8

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 State Zip Code

Contractor: Not yet selected.

Phone No.:

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 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE**1A. CHECK ALL APPLICABLE:**

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

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

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/ADDITIONS2A. 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 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.

Miche Booz
 Signature of owner or authorized agent

11.14.18
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No. 858439 Date Filed: _____ Date Issued: _____

Edit 5/21/99

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 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.

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.

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

Owner's mailing address JULIE & TIM HUSSMAN PO BOX 335 BROOKEVILLE MD 20833	Owner's Agent's mailing address MICHE BOOZ ARCHITECT 208 MARKET ST BROOKEVILLE MD 20833
Adjacent and confronting Property Owners mailing addresses	
SALEM METHODIST CHURCH C WILLARD HARVEY BOX 16 BROOKEVILLE MD 20729	MICHAEL G MURPHY 9 HIGH ST BROOKEVILLE MD 20833
ANDREW J & MARY K SPAGNOLO 14 HIGH ST BROOKEVILLE MD 20833	DANIEL LAUGHLIN 16 HIGH ST BROOKEVILLE MD 20833
PRESTON KERRY JOHNSTON 7268 CALM SUNSET COLUMBIA MD 21046	

Written description of project:

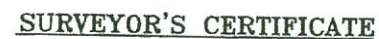
15 High Street is a 1600sf structure within the Brookeville Historic District which has served as a roadside commercial/industrial property since it was built in the 1920s. For the last several decades, it was a plumbing shop. It is located on High Street (Georgia Ave) very close to the roadway with 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.

- 1) *Property shown in Montgomery County Tax Assessment Map Book page HU-62.*
- 2) *Property is recorded among the Land Records of Montgomery County, Maryland in Liber 51249 at Folio 372.*
- 3) *Premises Address:
15 High Street
Brookeville, Maryland 20833*
- 4) *The information shown hereon has been prepared without the benefit of a Title Report, therefore may not reflect all easements or 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) *● RB&C indicates a rebar and cap found/set.*




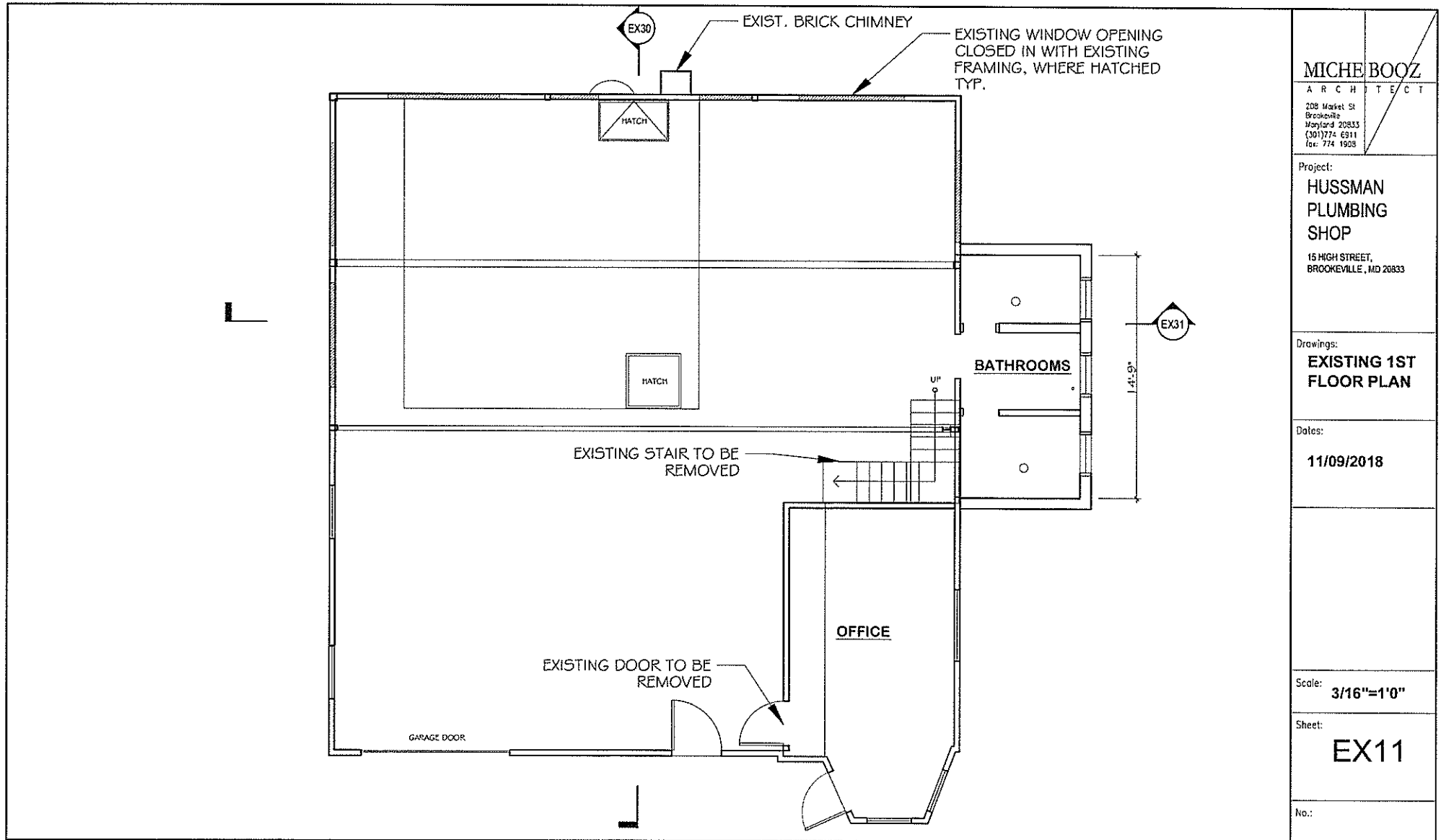
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."



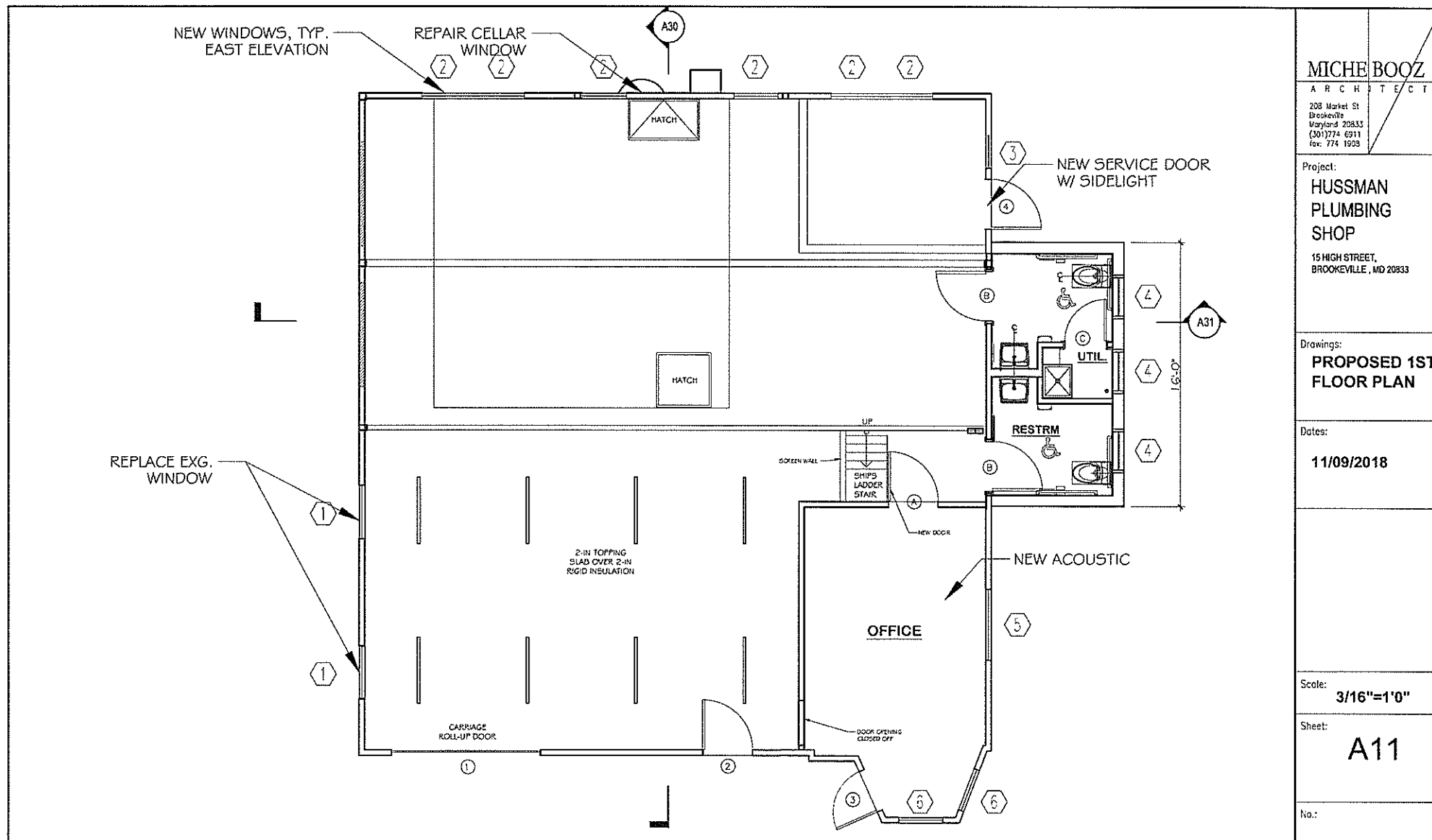
MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406
EXPIRES: 06-08-2018

○ Utility Pole
— OHW — Overhead Wire

REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1286	
PLAT BOOK:				
PLAT:				
LIBER FOLIO	51249 372	DATE OF LOCATIONS		SCALE: 1" = 20'
		HSE. LOC.: N/A		DRAWN BY: M.N.B.
		PROPERTY CORNERS FND: 02/08/2018		JOB NO.: 110-25009



ORIGINAL SIZE 11X17



MICHE BOOZ

ARCHITECT

208 Market St
Brookeville
Maryland 20833
(301) 774-6211
fax: 774-1938

Project:

HUSSMAN
PLUMBING
SHOP

15 HIGH STREET,
BROOKEVILLE, MD 20833

Drawings:

PROPOSED 1ST
FLOOR PLAN

Dates:

11/09/2018

Scale:

3/16"=1'0"

Sheet:

A11

No.:

ORIGINAL SIZE 11X17

MICHE BOOZ

ARCHITECT

208 Market St
Brooksville
Maryland 20833
(301)774-6911
fax: 774-1908

Project:

HUSSMAN
PLUMBING
SHOP

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

EXISTING
NORTH
ELEVATION

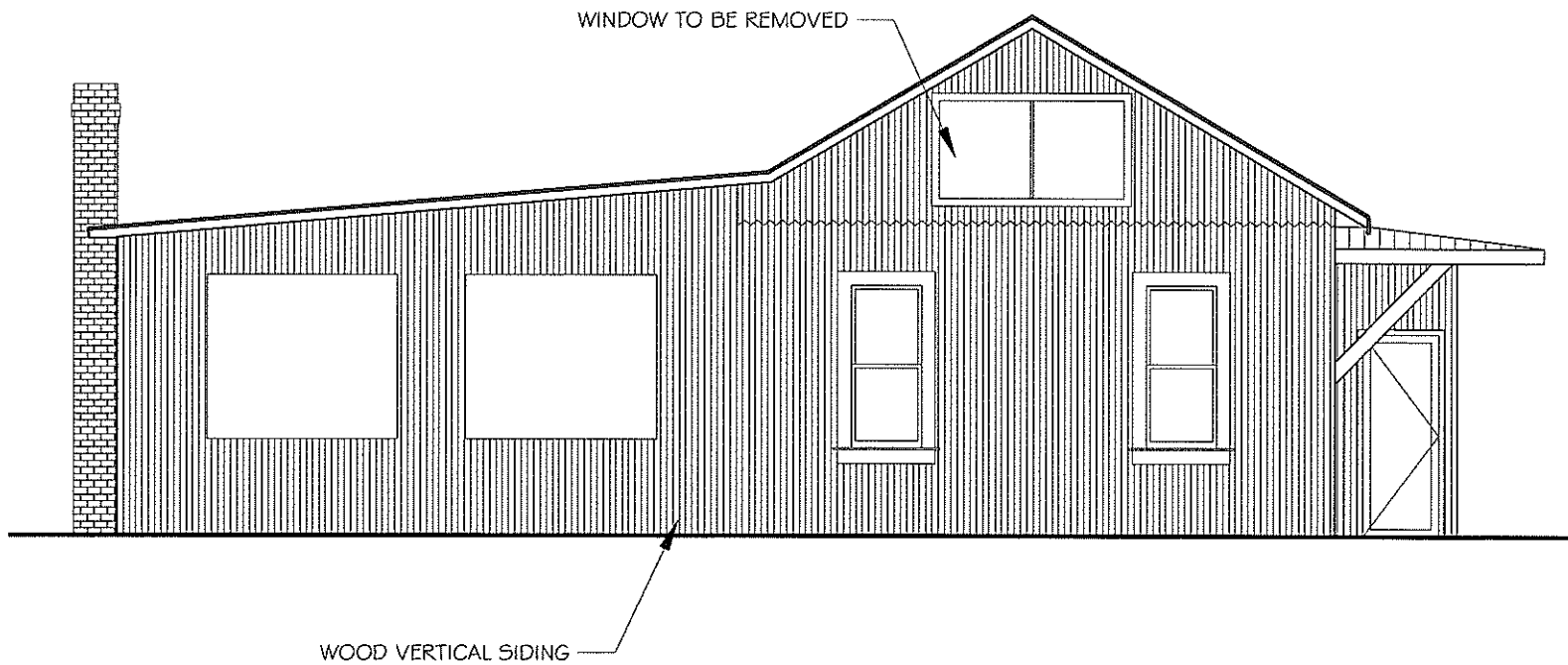
Dates:

11/09/2018

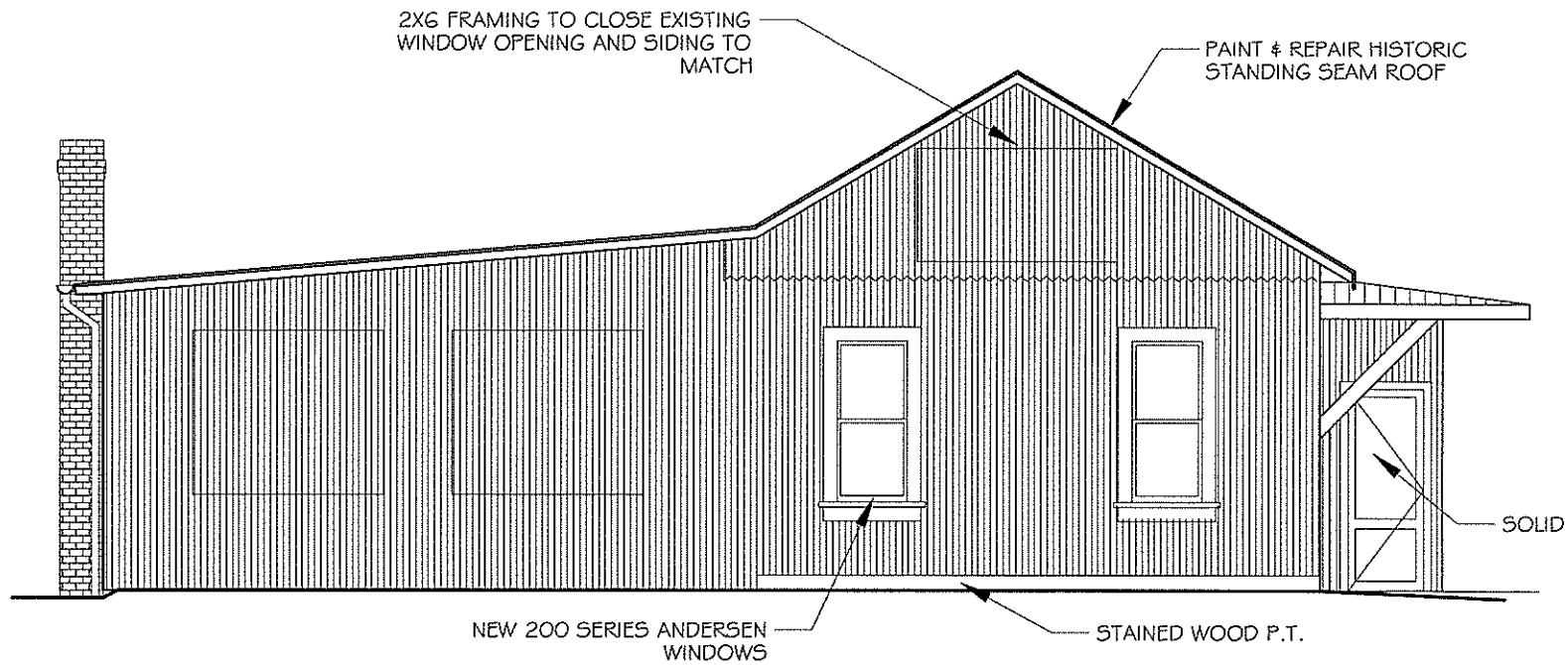
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Sheet:
EX20

No.:



ORIGINAL SIZE 11X17



MICHE BOOZ

ARCHITECT

208 Market St
Brookville
Maryland 20833
(301)774 6911
fax: 774 1928

Project:

**HUSSMAN
PLUMBING
SHOP**

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

**PROPOSED
NORTH
ELEVATION**

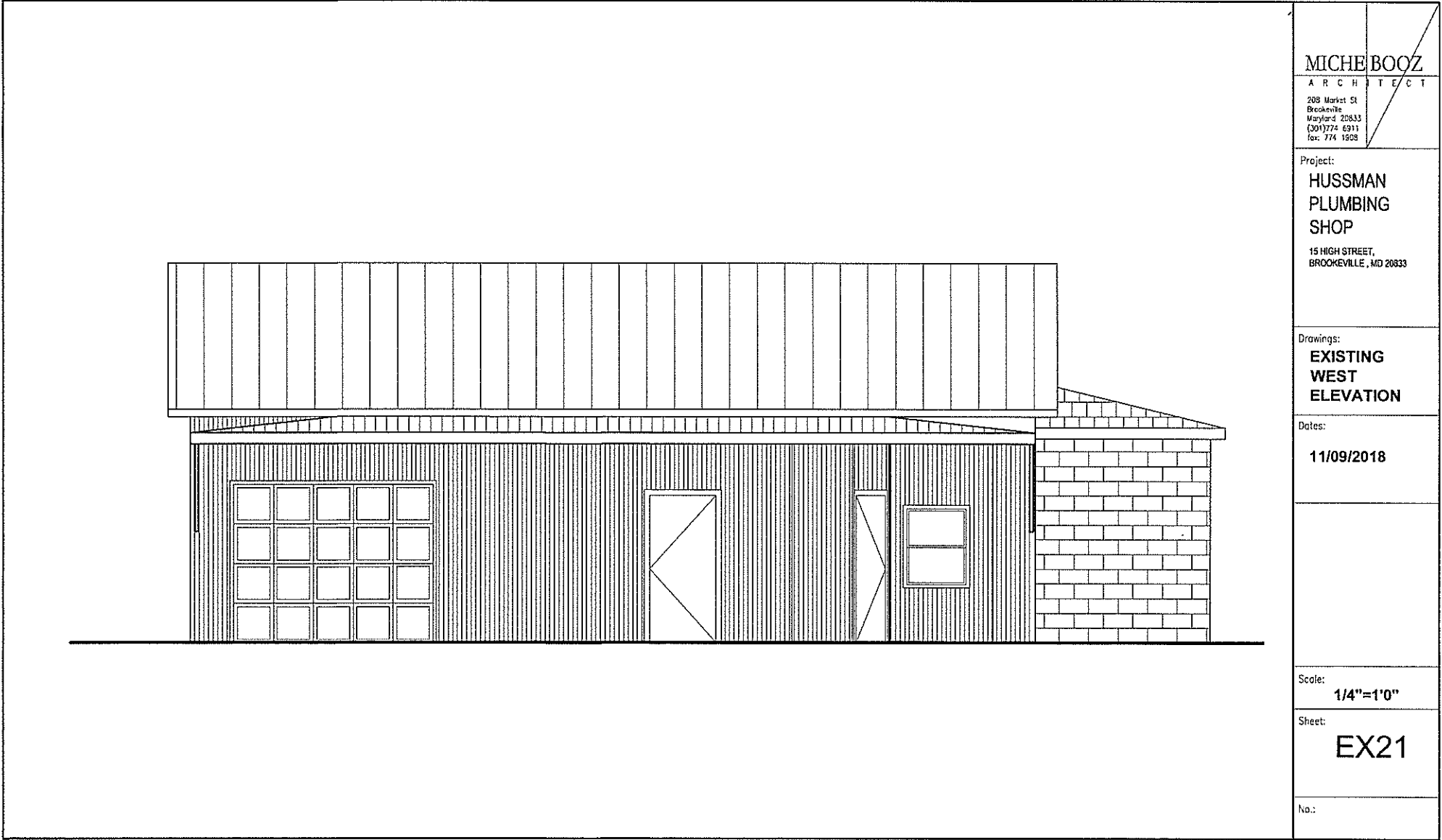
Dates:

11/09/2018

Scale: **1/4"=1'0"**

Sheet: **A20**

No.:



ORIGINAL SIZE 11X17

MICHE BOOZ

ARCHITECT

208 Market St
Brookville
Maryland 20833
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fax: 774-1929

Project:

**HUSSMAN
PLUMBING
SHOP**

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

**PROPOSED
WEST
ELEVATION**

Dates:

11/09/2018

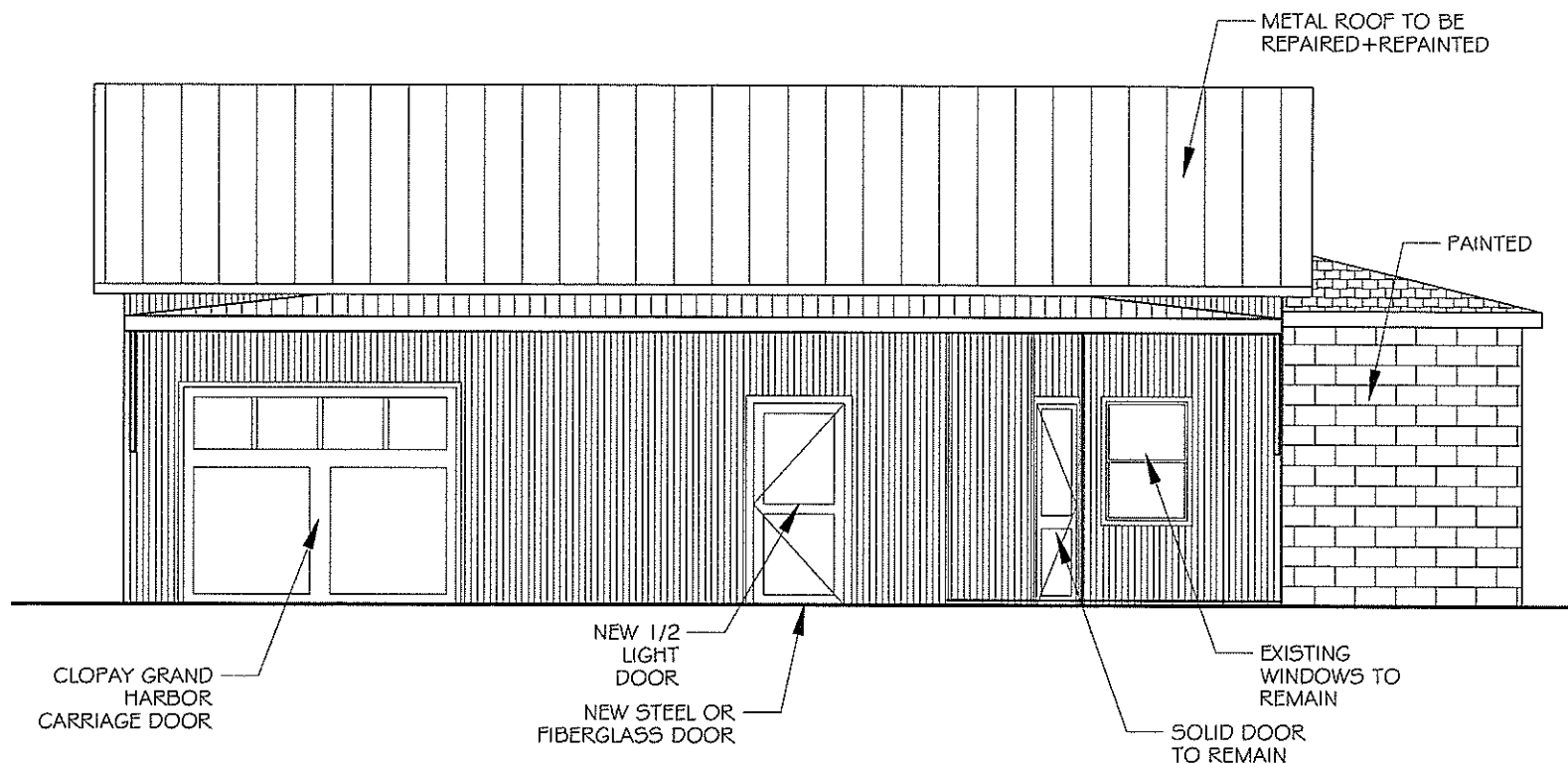
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A21

No.:



ORIGINAL SIZE 11X17

MICHE BOOZ

ARCHITECT

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fax: 774-1923

Project:

HUSSMAN
PLUMBING
SHOP

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

EXISTING
EAST
ELEVATION

Dates:

11/09/2018

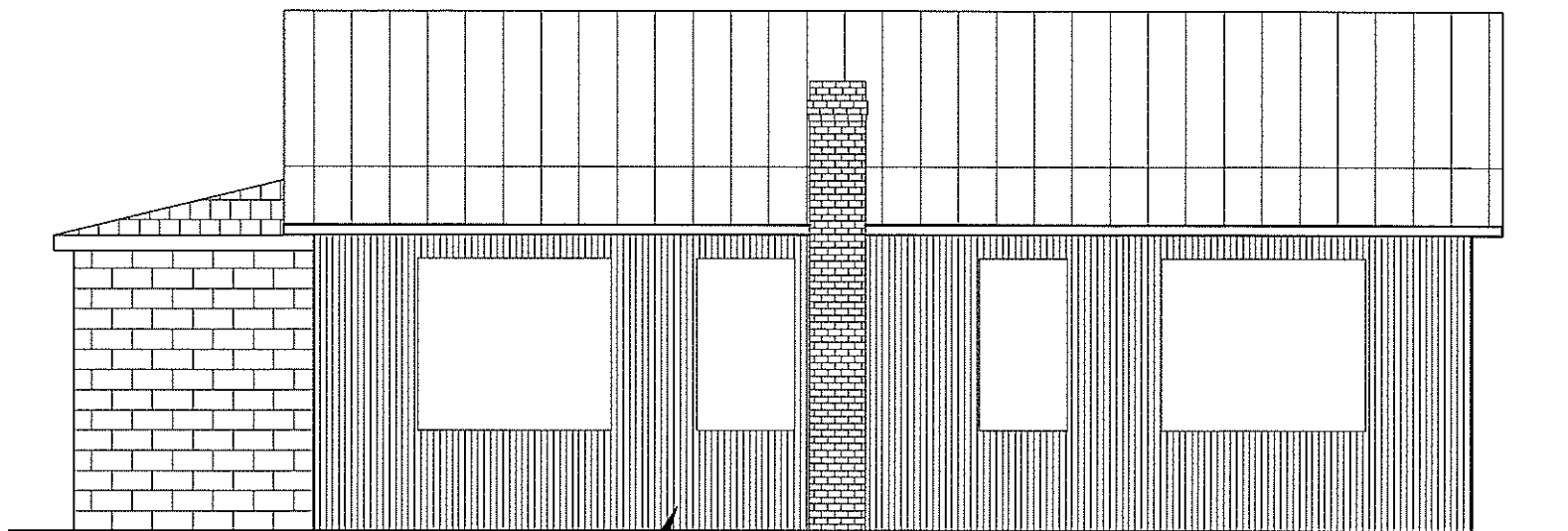
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EX22

No.:



WOOD VERTICAL SIDING

BRICK CHIMNEY

ORIGINAL SIZE 11X17

MICHE BOOZ

A R C H I T E C T

208 Market St
Brockville
Maryland 20833
(301) 774-6311
fax: 774-1903

Project:

**HUSSMAN
PLUMBING
SHOP**

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

**PROPOSED
EAST
ELEVATION**

Dates:

11/09/2018

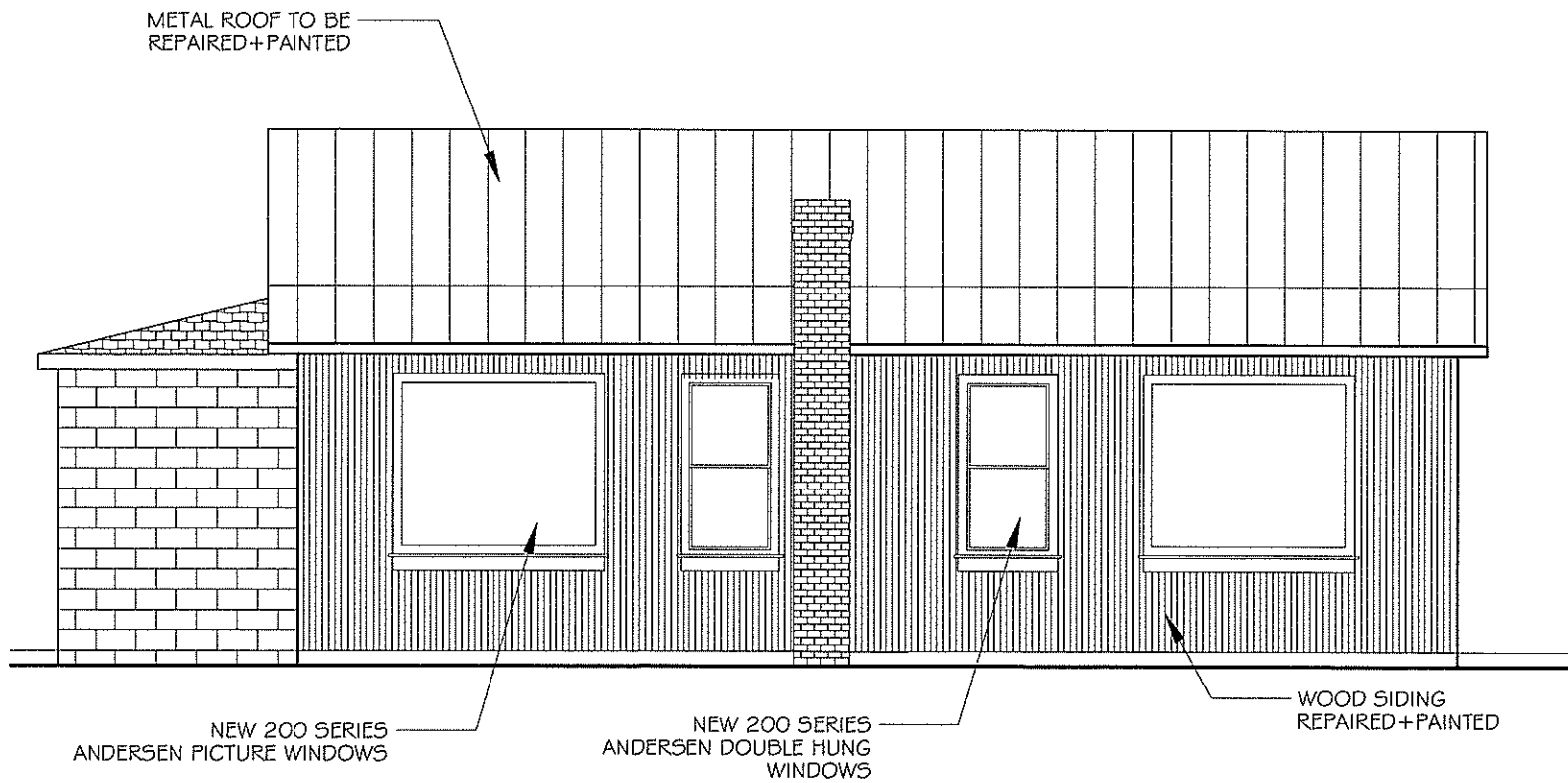
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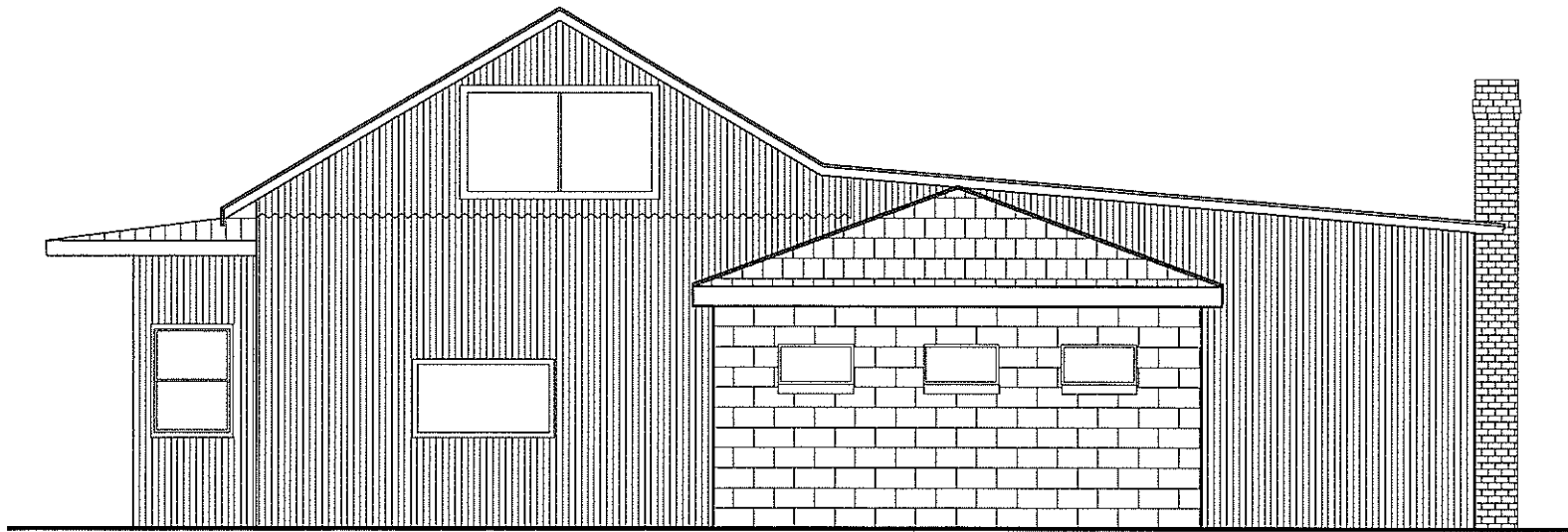
1/4"=1'0"

Sheet:

A22

No.:





MICHE BOOZ

ARCHITECT

208 Market St
Brooklynville, MD 20833
(301) 774-6911
fax: 774-1828

Project:

**HUSSMAN
PLUMBING
SHOP**

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

**EXISTING
SOUTH
ELEVATION**

Dates:

11/09/2018

Scale:

1/4"=1'0"

Sheet:

EX23

No.:

ORIGINAL SIZE 11X17

MICHE BOOZ

A R C H I T E C T

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fax: 774-1929

Project:

**HUSSMAN
PLUMBING
SHOP**

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

**PROPOSED
SOUTH
ELEVATION**

Dates:

11/09/2018

Scale:

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Sheet:

A23

No.:

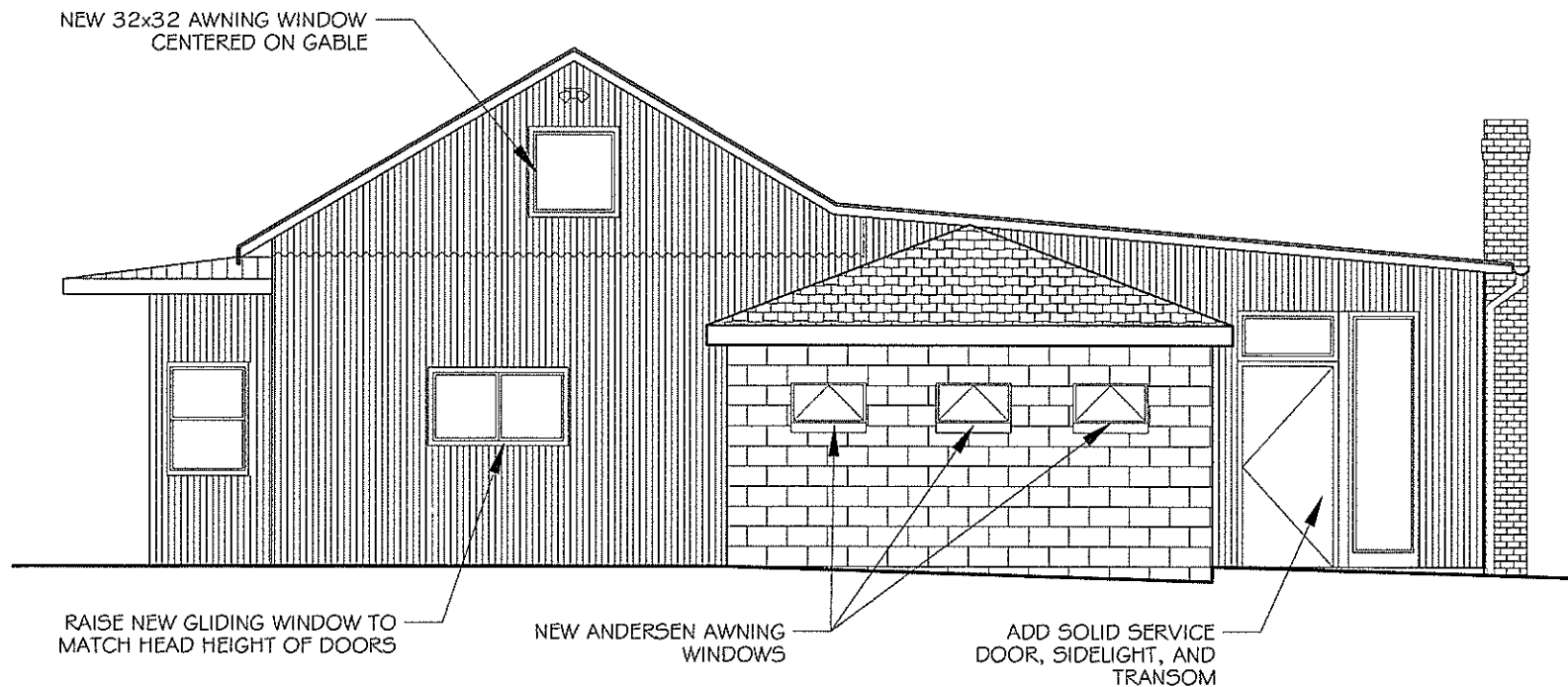




Figure 1 Existing North facade. Gable window will be removed and double hung windows will be replaced.



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.

**Previously Approved
Staff Item Revision**

—

December 19, 2018

HPC Meeting & Work Session

Pages 29-32

TO: HISTORIC PRESERVATION COMMISSION

FROM: MICHAEL KYNE, PLANNER COORDINATOR, HISTORIC PRESERVATION OFFICE

SUBJECT: STAFF ITEM – 15 HIGH STREET, BROOKEVILLE (PRIMARY RESOURCE, BROOKEVILLE HISTORIC DISTRICT)

DATE: DECEMBER 19, 2018

CC: REBECCA BALLO, SUPERVISOR, HISTORIC PRESERVATION OFFICE

BACKGROUND: The Commission approved the applicant's HAWP for fenestration and roof alterations at the December 5, 2018 HPC meeting.

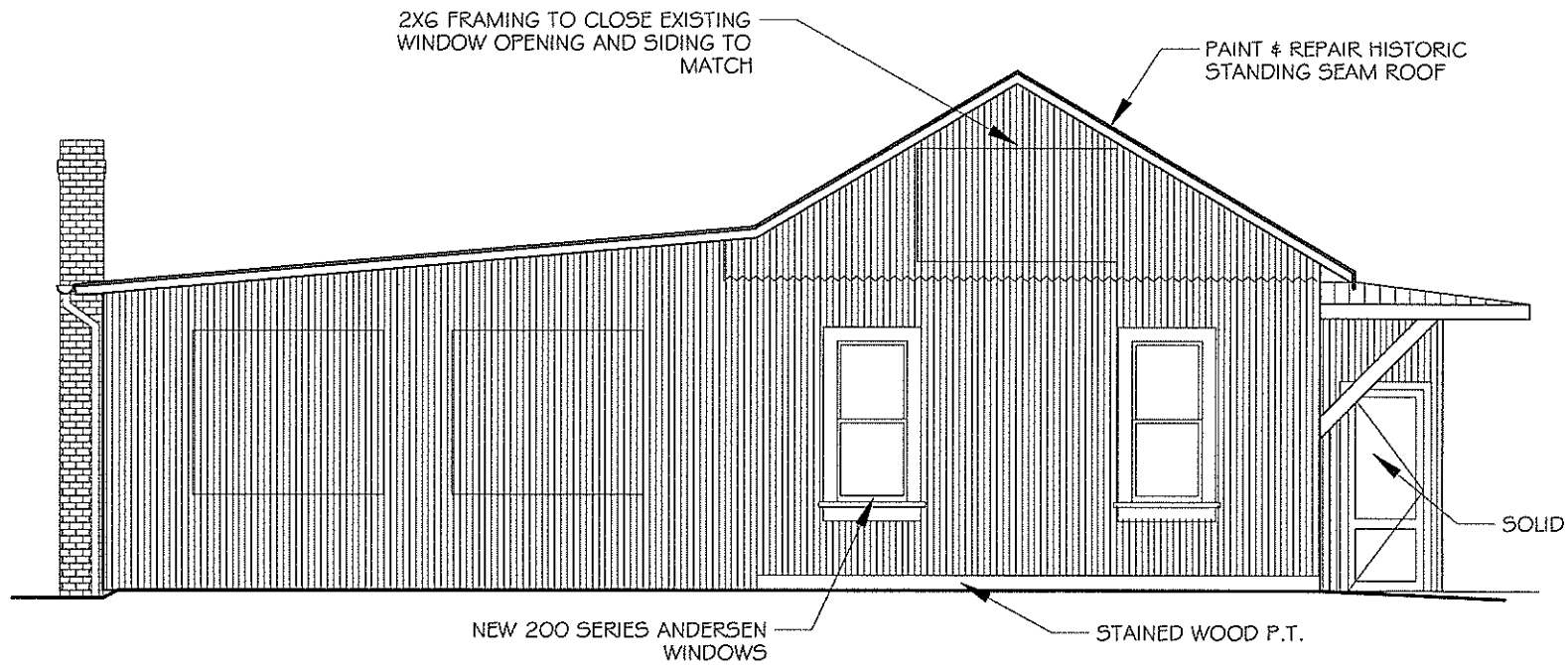
PROPOSAL: The applicant proposes the following revisions:

- Reopen two boarded up picture windows on the north (left) elevation.
- Install two paired (four windows total) wooden one-over-one windows in the existing openings, with custom wooden trim to match the existing.

RECOMMENDATION: Staff supports these changes and recommends that the Historic Preservation Commission allow them to be approved at the staff level.

HPC DECISION:





MICHE BOOZ

ARCHITECT

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fax: 774 1928

Project:

**HUSSMAN
PLUMBING
SHOP**

15 HIGH STREET,
BROOKVILLE, MD 20833

Drawings:

**PROPOSED
NORTH
ELEVATION**

Dates:

11/09/2018

Scale:

1/4"=1'0"

Sheet:

A20

No.:

Kyne, Michael

From: Miche Booz <mbooz@michebooz.com>
Sent: Thursday, December 13, 2018 5:50 PM
To: Kyne, Michael
Cc: Catherine Stratton Treadway
Subject: Window revision: 15 High Street

Follow Up Flag: Follow up
Flag Status: Flagged

Michael,

We are hoping to get a revised approval—hopefully at a staff level, for adding two windows in each of the existing plywood openings in the north wall of building. When you walked the site with us I think you agreed that it would be OK if we introduced double hung windows in that location to match the others on that facade.

We didn't ask for them at the Hearing because the owner was hoping to save a little money. Now that I might be the tenant--natural light is a premium.

The other question is whether these could be clad wood windows.

Please let me know what you think.

Thanks,
Miche

Miche Booz
AIA, LEED AP, CNU

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p. 301 774 6911
www.michebooz.com

