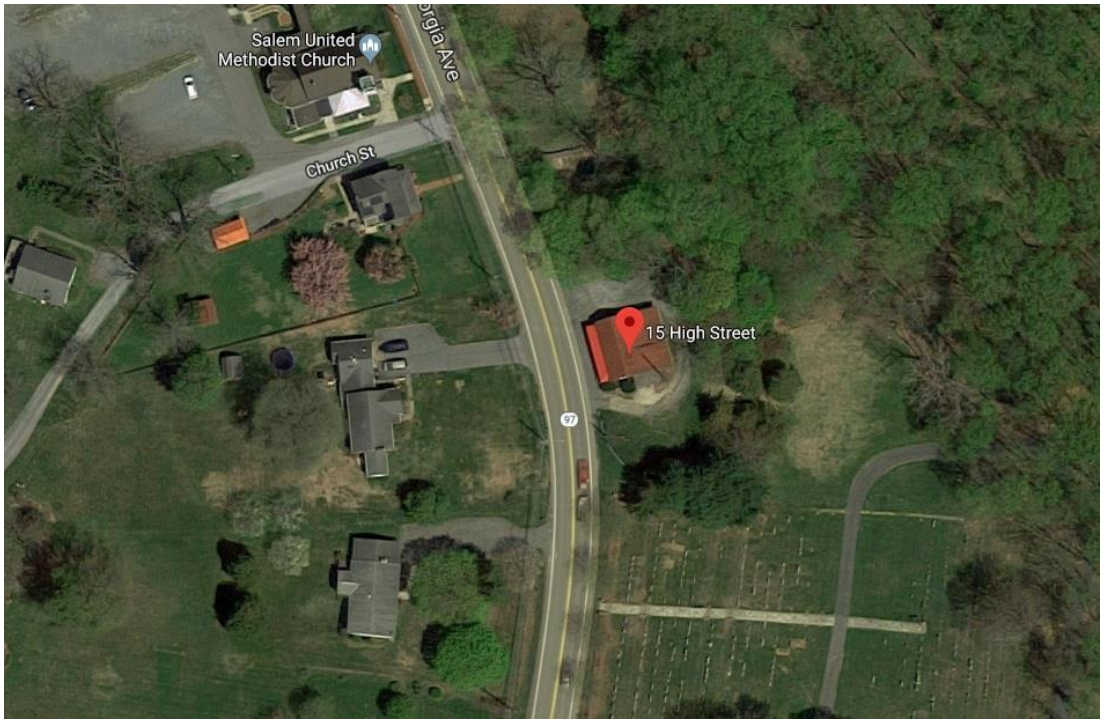
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 High Street, Brookeville	**Meeting Date:**	2/12/2019
Resource:	Primary Resource (**Brookeville Historic District**)	**Report Date:**	2/5/2019
		Public Notice:	1/29/2019
Applicant:	Miche Booz		
		Tax Credit:	Partial
Review:	HAWP	**Staff:**	Michael Kyne
Case Number:	23/65-18B		
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 now proposes to install vinyl-clad (Andersen 200 Series) 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 vinyl-clad wood windows will be on secondary elevations and will not replace original or historic windows.

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the proposed revision to install vinyl-clad (Andersen 200 Series) 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.

TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

ENERGY EFFICIENT

ASK ABOUT ENERGY STAR

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**

BEAUTIFUL

- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS

White Sandtone

*Visit andersenwindows.com/warranty for details.
**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

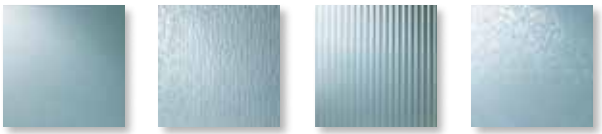
GLASS OPTIONS

LOW-E GLASS

- Low-E glass
- Low-E glass with HeatLock™ technology
- Low-E SmartSun™ glass
- Low-E SmartSun™ glass with HeatLock™ technology
- Tempered glass and other glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



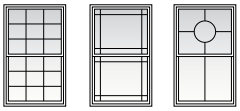
Obscure | Cascade | Reed | Fern

EXTERIOR TRIM

Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



ADDITIONAL FEATURES

- Tilting sash allows for easy cleaning

INTERIOR OPTIONS

Pine | White

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind.

All wood interiors are unfinished unless prefinished White is specified.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Oil Rubbed Bronze

Gold Dust | Satin Nickel | Stone | White

HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

Lock & Keeper

Antique Brass | Black | Bright Brass
Gold Dust | Oil Rubbed Bronze
Satin Nickel | **Stone** | White

Classic Series™ Lift**

Stone | **White**

** Hardware sold separately.

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.
"Flexicron" is a registered trademark of PPG Industries, Inc.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.

WINDOWS • DOORS Andersen

For more information visit andersenwindows.com/200series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

Previously Approved Application and Staff Report

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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
		Public Notice:	11/21/2018
Applicant:	Julie and Tim Hussman **(Miche Booz, Architect)**	**Tax Credit:**	Partial
Review:	HAWP	**Staff:**	Michael Kyne
Case Number:	23/65-18B		
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

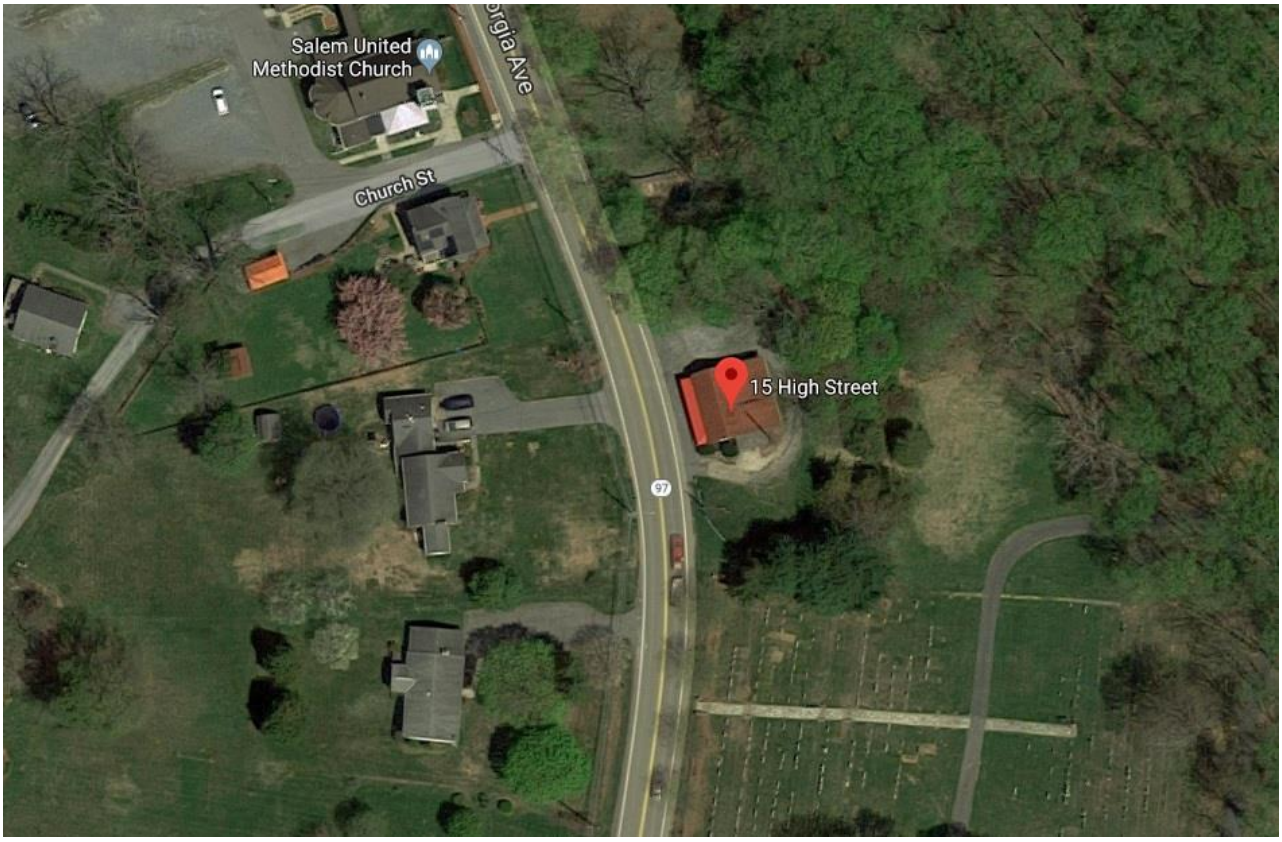


Fig. 1: Subject property.

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

[redacted]

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 (Street Number) BROOKEVILLE (City) MD (State) 20833 (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/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 party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

11.14.18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

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 NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
JULIE & TIM HUSSMAN PO BOX 335 BROOKEVILLE MD 20833	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.

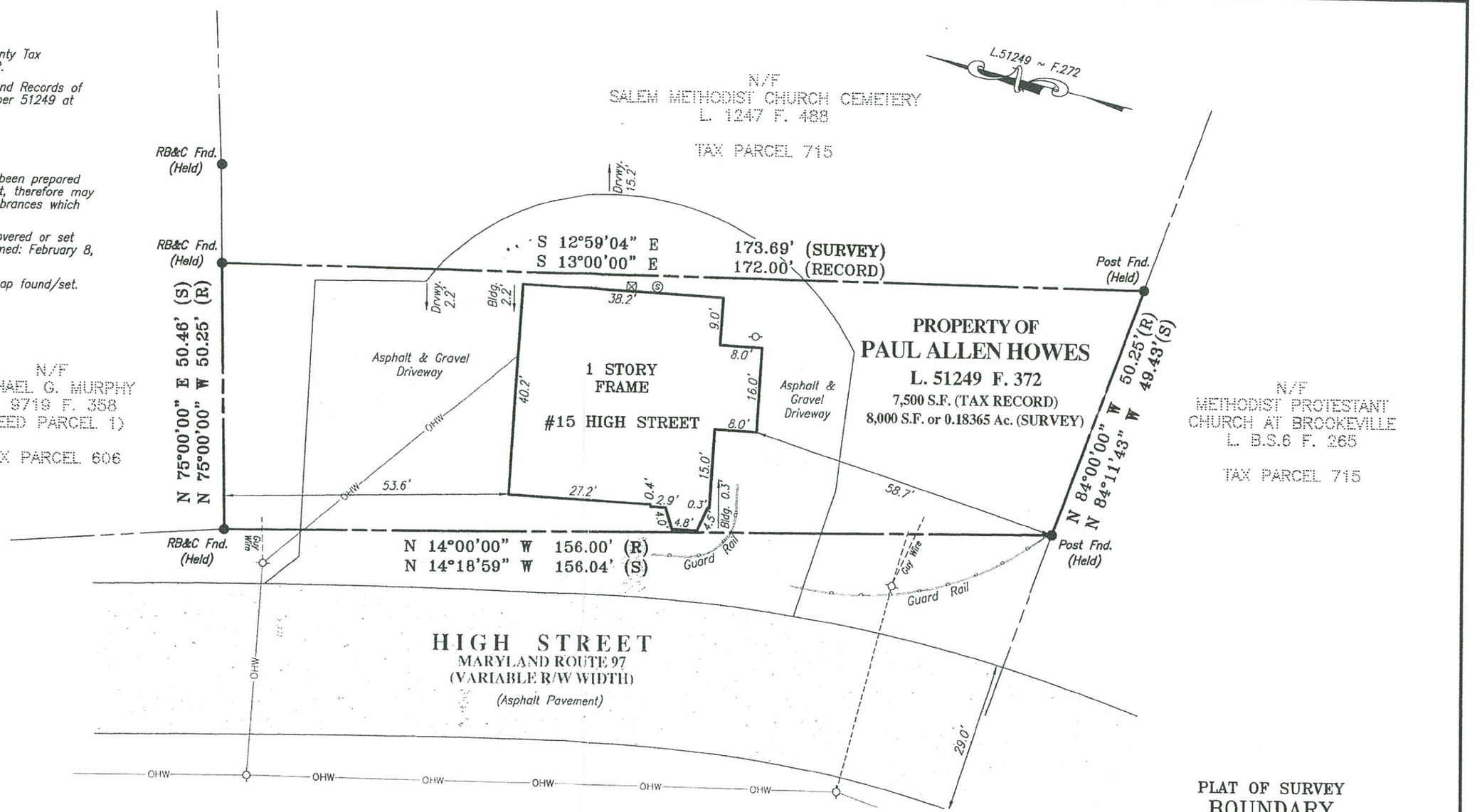
The main building is a frame structure with vertical wood siding -- a mix of T1-11 and tongue and groove (T&G). The roof is a gable with a large shed roof on the back. The roofing material is a standing seam metal roof which is repairable. A flat awning spans the entire front of the main portion of the 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.

GENERAL NOTES:

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.*



SURVEYOR'S CERTIFICATE

"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

STATE OF MARYLAND
MATTHEW NIGEL BRIEN
No. 21406
PROFESSIONAL LAND SURVEYOR

LEGEND

Utility Pole
OHW Overhead Wire

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

REFERENCES		
PLAT BOOK:		
PLAT:		
LIBER	51249	
FOLIO	372	

SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS		SCALE:	1" = 20'
HSE. LOC.:	N/A	DRAWN BY:	M.N.B.
PROPERTY CORNERS FND:	02/08/2018	JOB NO.:	18-25009

2018-02-15 14:38:34

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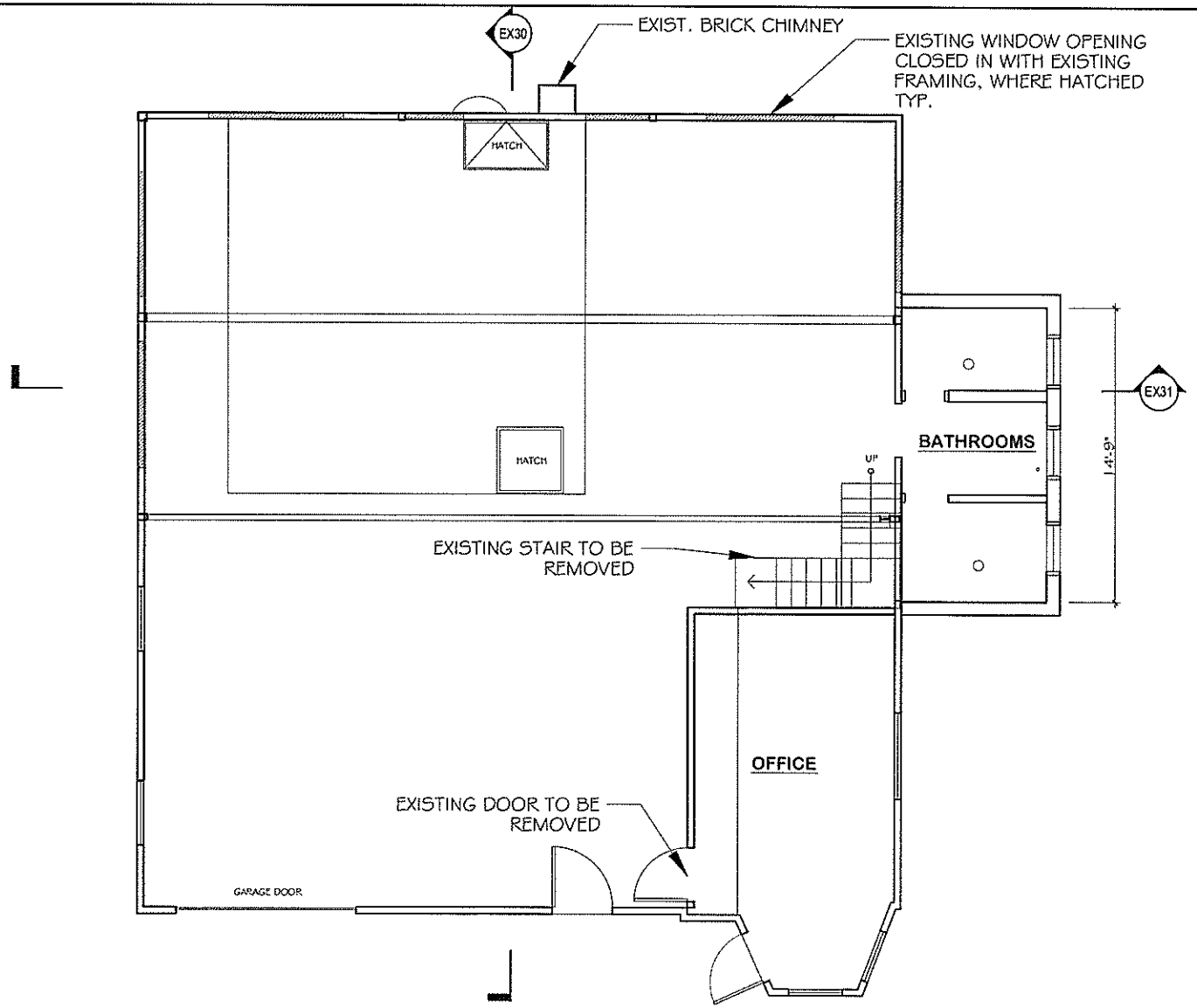


MICHE BOOZ
ARCHITECT
208 Market St
Brookeville
Maryland 20833
(301)774 6911
fax: 774 1908

Project:
HUSSMAN PLUMBING SHOP
15 HIGH STREET, BROOKEVILLE , MD 20833

Drawings:
EXISTING 1ST FLOOR PLAN

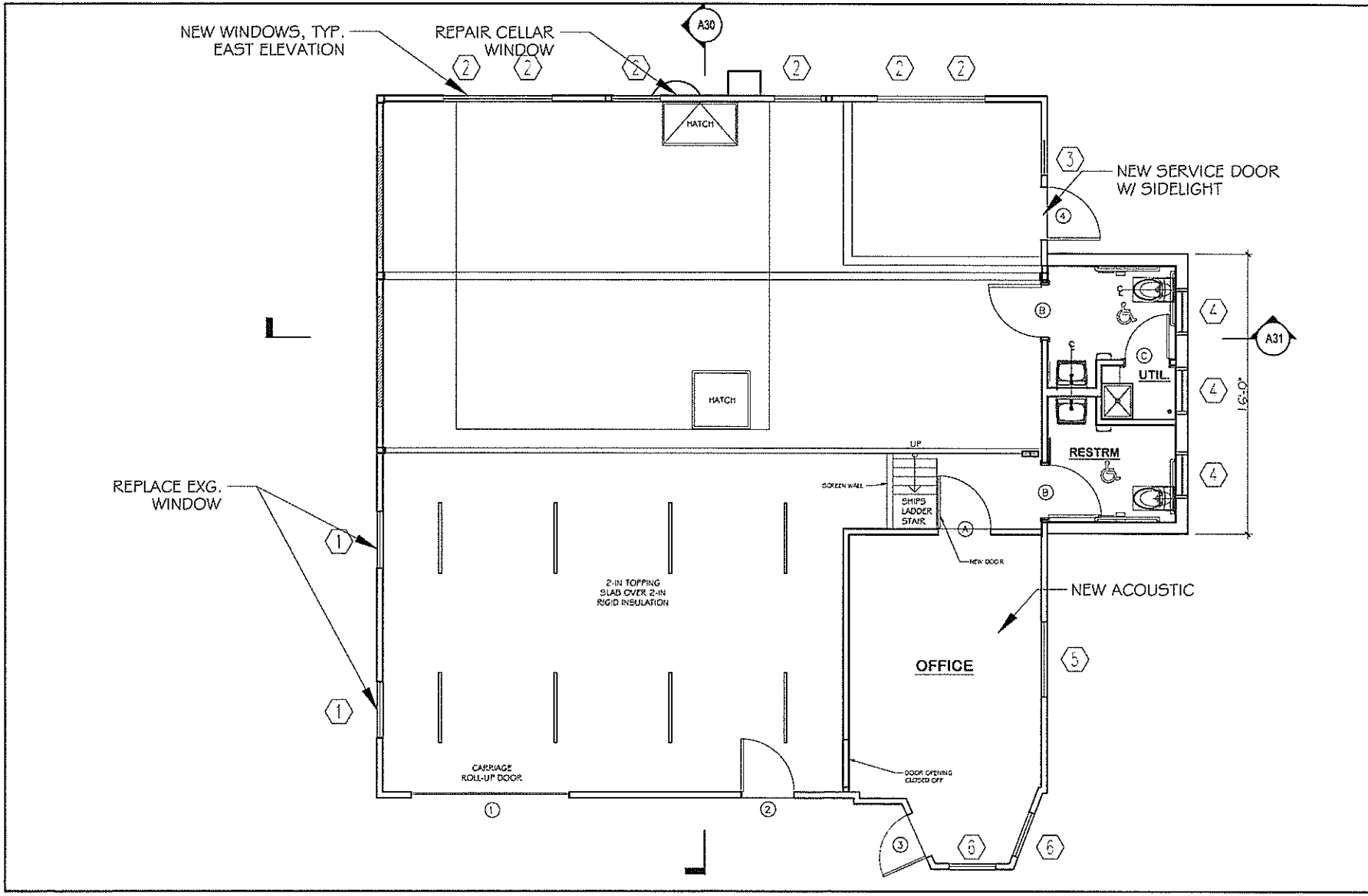
Dates:
11/09/2018

Scale:
3/16"=1'0"

Sheet:
EX11

No.:

ORIGINAL SIZE 11X17



MICHE BOOZ
ARCHITECT
208 Market St
Brookeville
Maryland 20833
(301)774 6911
fax: 774 1909

Project:
HUSSMAN
PLUMBING
SHOP
15 HIGH STREET,
BROOKEVILLE, MD 20833

Drawings:
PROPOSED 1ST FLOOR PLAN

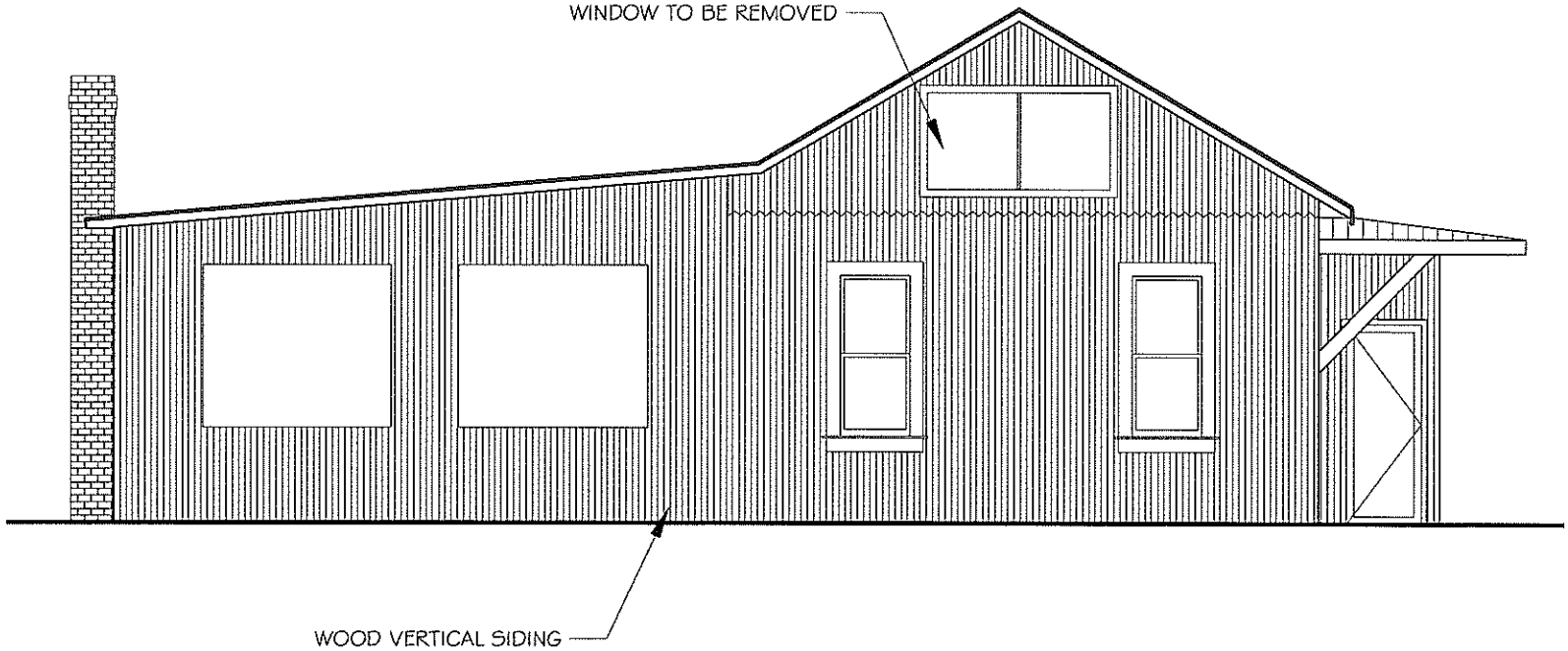
Dates:
11/09/2018

Scale:
3/16"=1'0"

Sheet:
A11

No.:

ORIGINAL SIZE 11X17



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Project:
HUSSMAN
PLUMBING
SHOP
15 HIGH STREET,
BROOKEVILLE , MD 20833

Drawings:
EXISTING
NORTH
ELEVATION

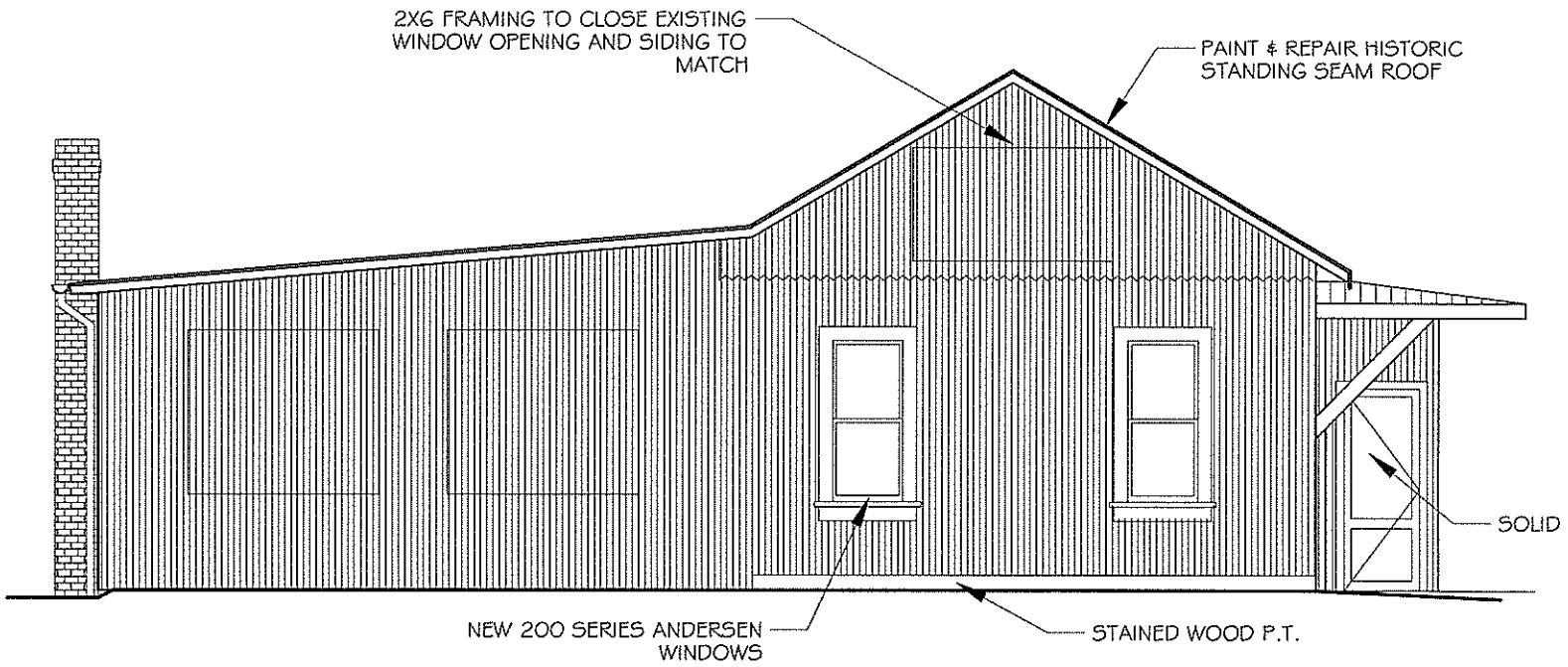
Dates:
11/09/2018

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

Sheet: EX20

No.:

ORIGINAL SIZE 11X17



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Drawings:
PROPOSED NORTH ELEVATION

Dates:
11/09/2018

Scale:
1/4"=1'0"

Sheet:
A20

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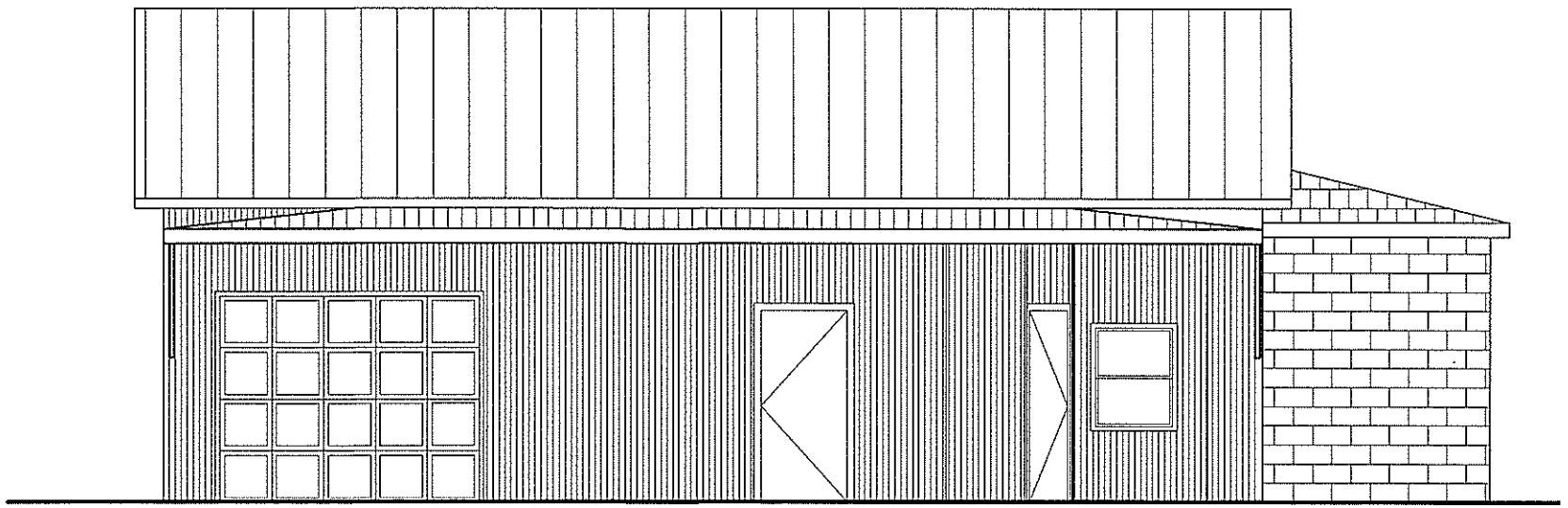

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Drawings:
EXISTING
WEST
ELEVATION

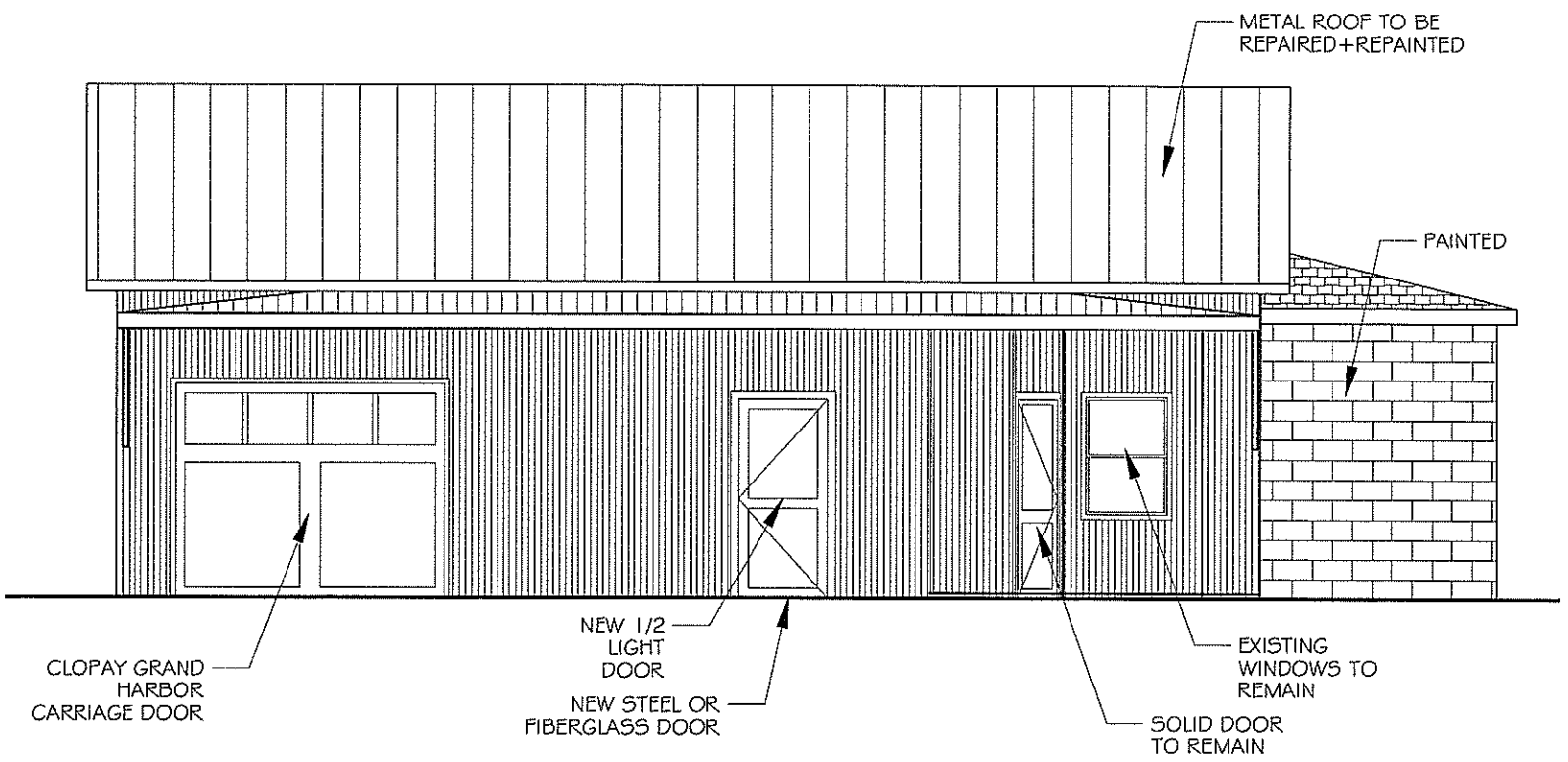
Dates:
11/09/2018

Scale:
1/4"=1'0"

Sheet:
EX21

No.:

ORIGINAL SIZE 11X17



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Drawings:
PROPOSED WEST ELEVATION

Dates:
11/09/2018

Scale:
1/4"=1'0"

Sheet:
A21

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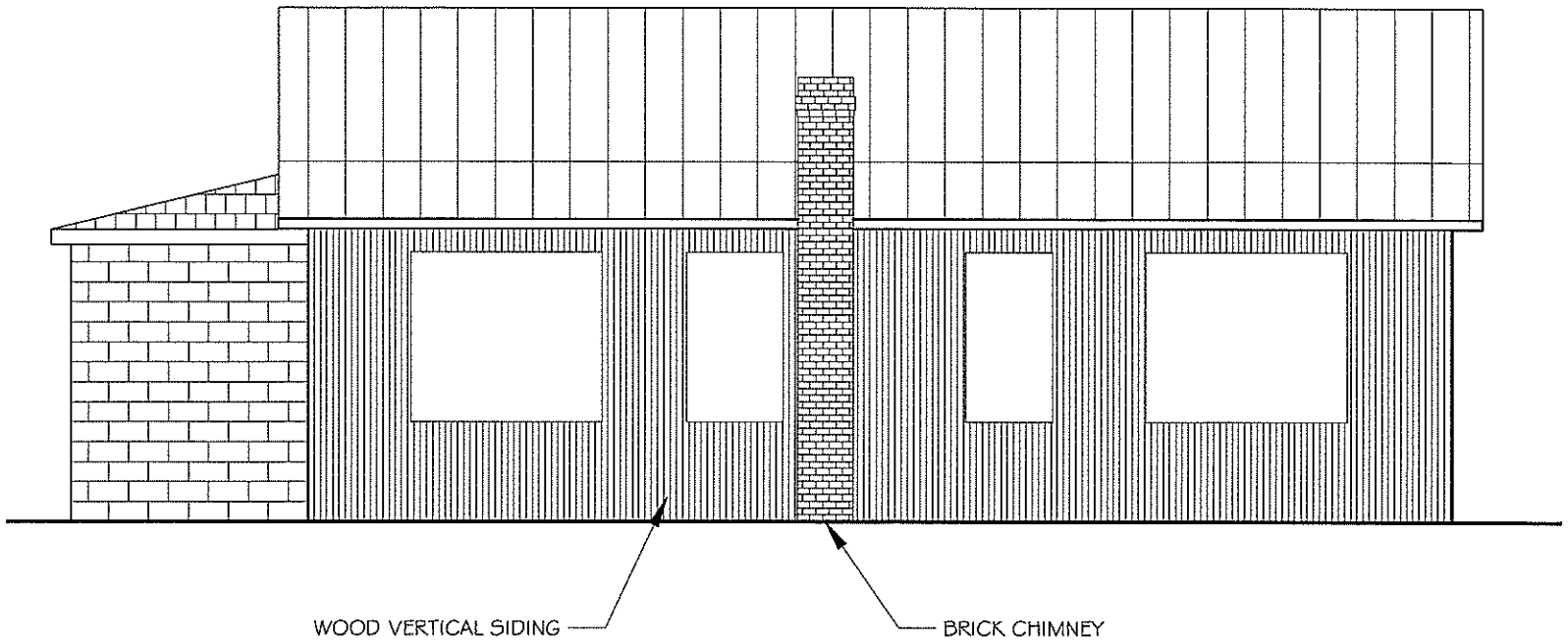
ORIGINAL SIZE 11X17



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Drawings:
EXISTING
EAST
ELEVATION

Dates:
11/09/2018

Scale:
1/4"=1'0"

Sheet:
EX22

No.:

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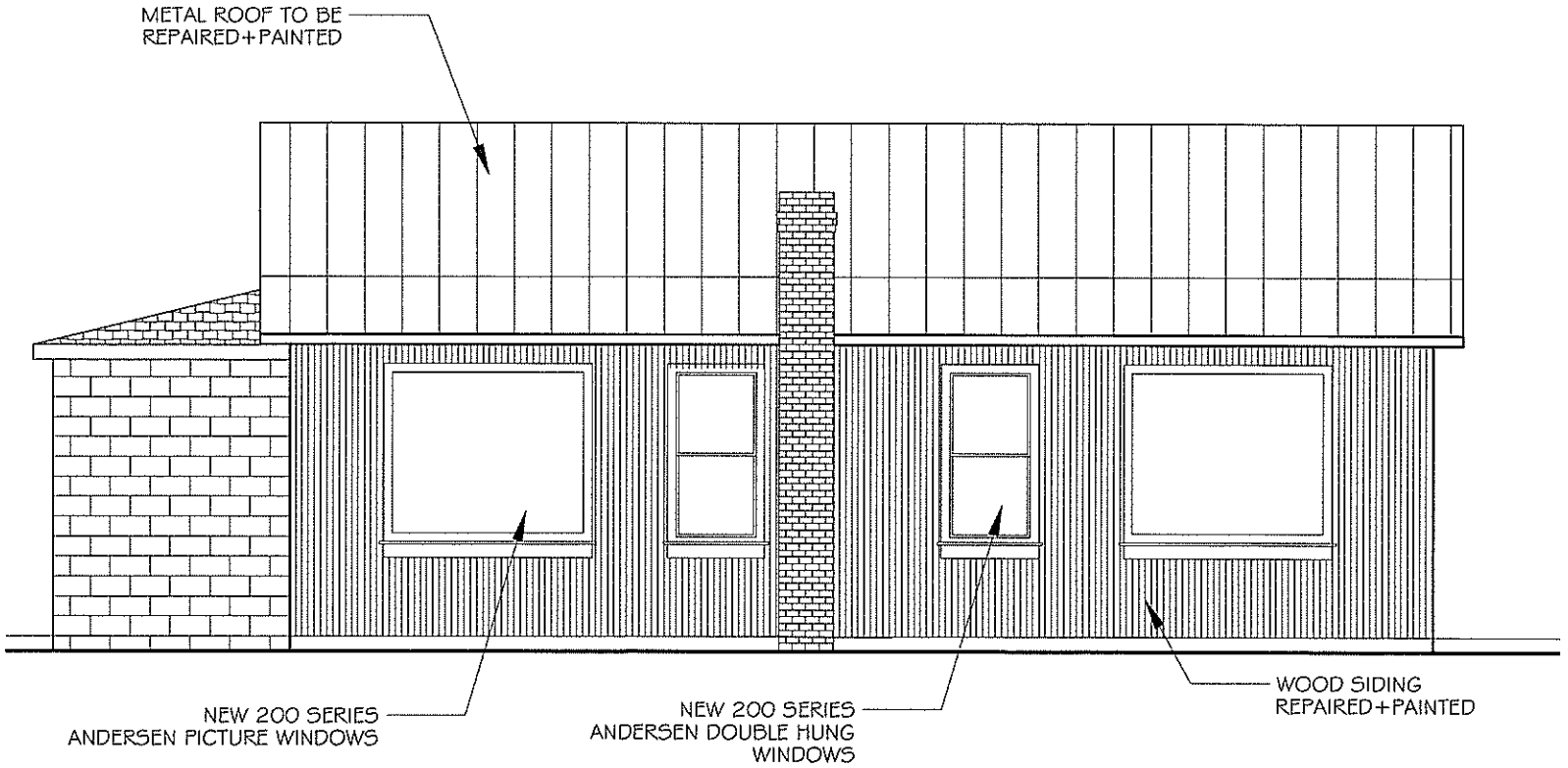

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Drawings:
**PROPOSED
EAST
ELEVATION**

Dates:
11/09/2018

Scale:
1/4"=1'0"

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A22

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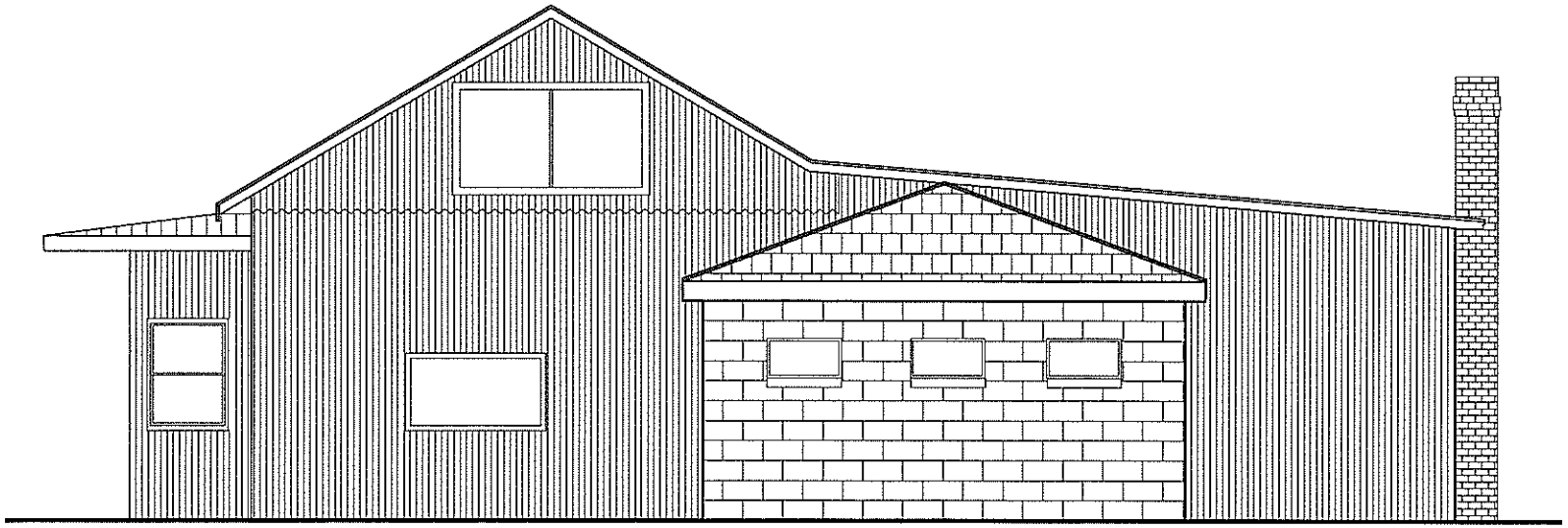

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Drawings:
EXISTING SOUTH ELEVATION

Dates:
11/09/2018

Scale:
1/4"=1'0"

Sheet:
EX23

No.:

ORIGINAL SIZE 11X17

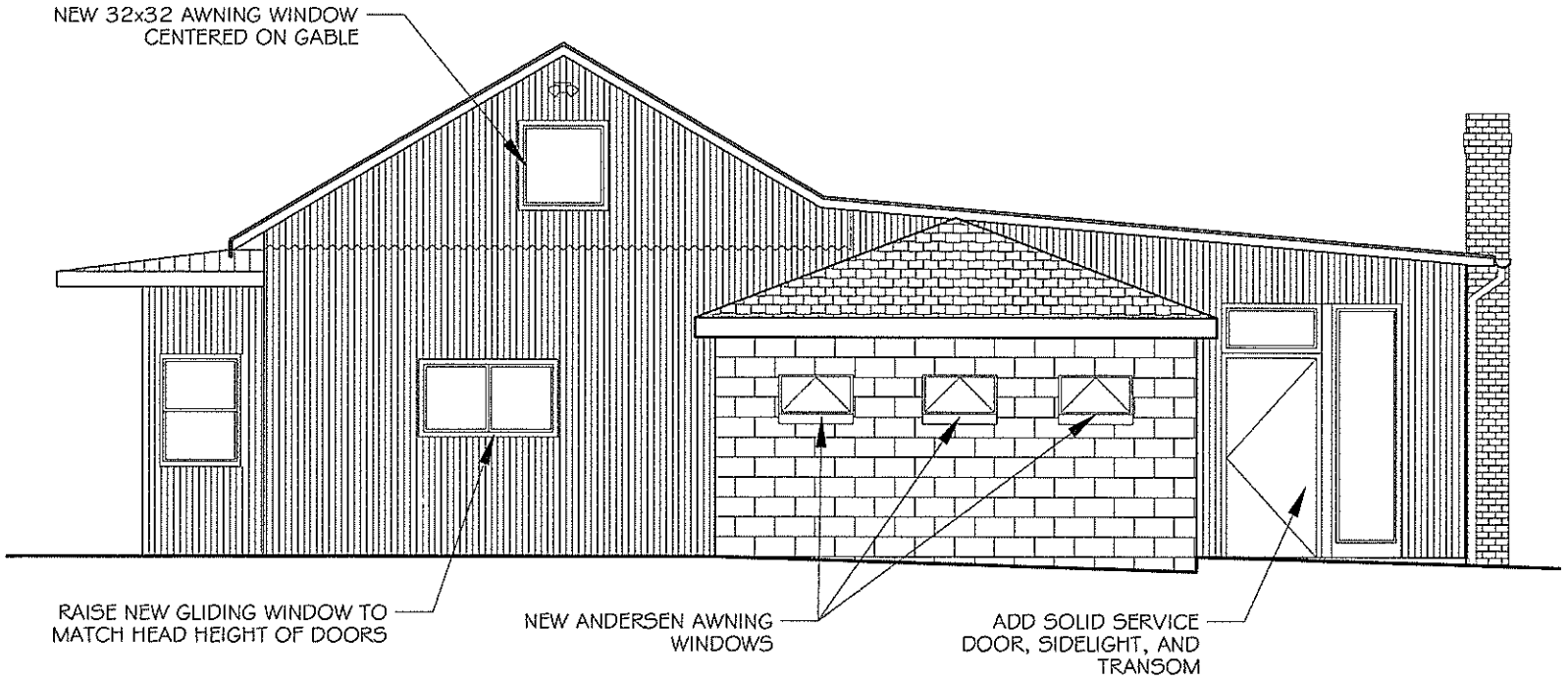

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Figure 1 Existing North facade. Gable window will be removed and double hung windows will be replaced.

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

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: REBECCAH BALLO, SUPERVISOR, HISTORIC PRESERVATION OFFICE

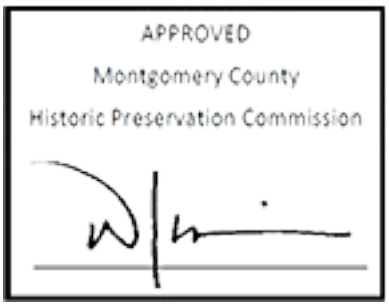
BACKGROUND: The Commission approved the applicant's HAWP for fenestration and roof alterations at the December 5, 2018 HPC meeting.

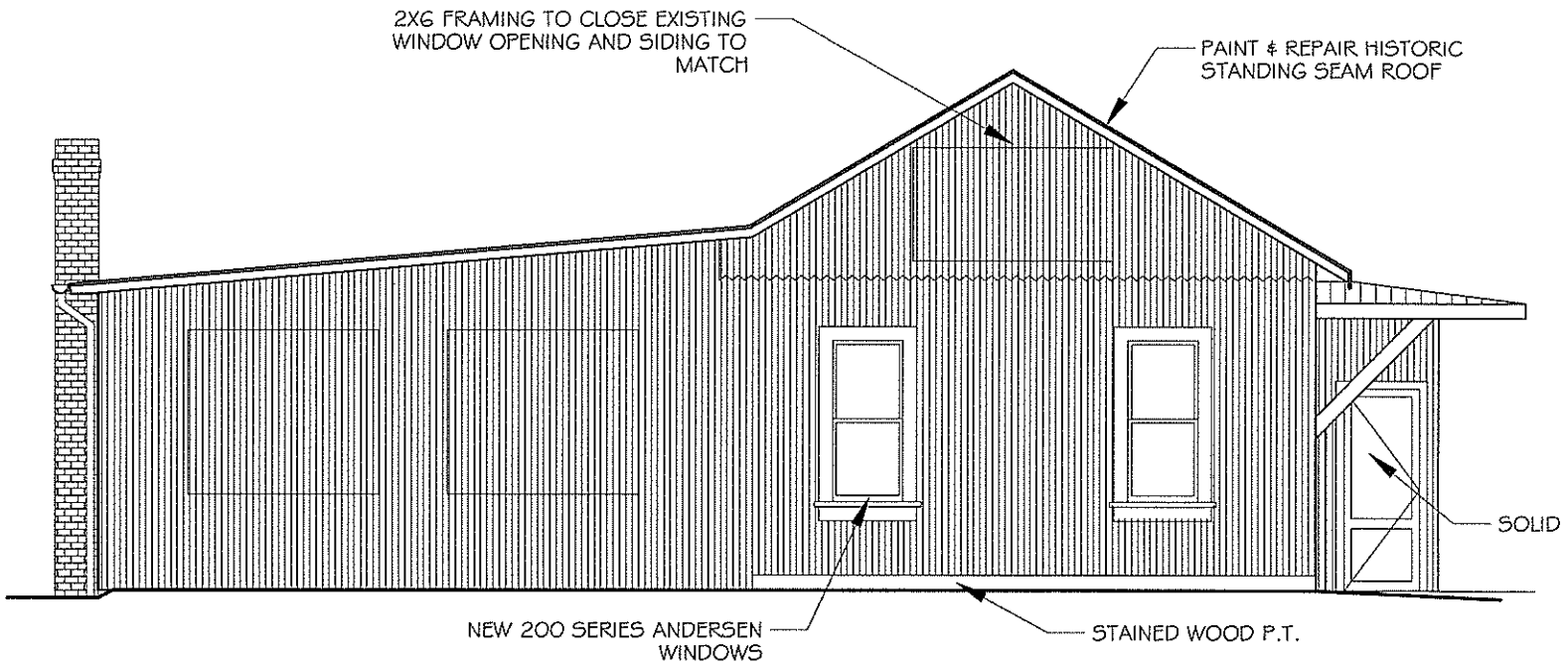
PROPOSAL: The applicant proposes the following revisions:

- 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:





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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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