I.H

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>15 High Street, Brookeville</th>
<th>Meeting Date:</th>
<th>2/12/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Primary Resource (Brookeville Historic District)</td>
<td>Report Date:</td>
<td>2/5/2019</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Miche Booz</td>
<td>Public Notice:</td>
<td>1/29/2019</td>
</tr>
<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>Partial</td>
</tr>
<tr>
<td>Case Number:</td>
<td>23/65-18B</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
</tbody>
</table>

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
- 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.
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.

INTERIOR 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.

INTERIOR OPTIONS

- 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.

ADDITIONAL FEATURES
- Tilting sash allows for easy cleaning

INTERIOR OPTIONS

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

HARDWARE

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

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.

HARDWARE

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

**Hardware sold separately.

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

STAFF REPORT

Address: 15 High Street, Brookeville

Meeting Date: 12/5/2018

Resource: Primary Resource

Report Date: 11/28/2018

(Brookeville Historic District)

Public Notice: 11/21/2018

Applicant: Julie and Tim Hussman

Tax Credit: Partial

(Miche Booz, Architect)

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
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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mbooz@michebooz.com
Contact Person: Miche Booz

Tax Account No.: 00732066

Name of Property Owner: Julie and Tim Hussman

Address: PO BOX 335 BROOKEVILLE MD 20833

Contractor: Not yet selected.

Agent for Owner: Miche Booz Architect

LOCATION OF BUILDING/PREMISE

House Number: 15
Street: High
Town/City: Brookeville Nearest Cross Street: Market St.
Lot: 51249 Block: 372 Subdivision:
Lib: 51249 Folio: 361302 Percent:

PART I: APPLICATION DATA

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

1B. Construction cost estimate: $120,000

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

PART II: 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 III: 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/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: 11/14/18

Approved: ____________________________ For Chairperson, Historic Preservation Commission

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      
      See attached

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

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and data;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, 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 (schedules), 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 8" 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>JULIE &amp; TIM HUSSMAN</td>
<td>MICHE BOOZ ARCHITECT</td>
</tr>
<tr>
<td>PO BOX 335</td>
<td>208 MARKET ST</td>
</tr>
<tr>
<td>BROOKEVILLE MD</td>
<td>BROOKEVILLE MD</td>
</tr>
<tr>
<td>20833</td>
<td>20833</td>
</tr>
</tbody>
</table>

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

|                                                |                                                |
| ANDREW J & MARY K SPAGNOLO                      | DANIEL LAUGHLIN                                 |
| 14 HIGH ST                                     | 16 HIGH ST                                     |
| BROOKEVILLE MD                                 | BROOKEVILLE MD                                 |
| 20833                                          | 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.
N/F
SALDEN METHODIST CHURCH CEMETERY
L. 1247 F. 488
TAX PARCEL 715

PROPERTY OF
PAUL ALLEN HOWES
L. 51249 F. 372
7,500 S.F., (TAX RECORD)
8,000 S.F. or 0.18565 Ac. (SURVEY)

N/F
METHODIST PROTESTANT CHURCH AT BROOKVILLE
L. B.S. B. F. 265
TAX PARCEL 715

HIGH STREET
MARYLAND ROUTE 97
(VARIABLE R/W WIDTH)
(Asphalt Pavement)

SURVEYOR'S CERTIFICATE

"I certify that the information shown herein has been based upon the results of a field survey
pursuant to the deed or plat of record. The property markers have been recovered or placed in accordance
with the information shown. This plat and field survey have been prepared under my direct
supervision in accordance with the regulations governing land surveying in the State of Maryland."

MARYLAND PROFESSIONAL LAND SURVEYORS REG. NO. 51408
EXPIRED 09-05-2016

PLAT OF SURVEY
BOUNDARY
PROPERTY OF
PAUL ALLEN HOWES
LIBER 51249 ~ FOLIO 372
15 HIGH STREET
OLNEY (84A) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

REFERENCES

<table>
<thead>
<tr>
<th>FLAT BOOK</th>
<th>FLAT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIBER 51249</td>
<td>FOLIO 372</td>
</tr>
</tbody>
</table>

DATE OF LOCATIONS

<table>
<thead>
<tr>
<th>REFERENCE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/09/2015</td>
<td>08/09/2015</td>
</tr>
</tbody>
</table>

SCALE: 1" = 20'
2X6 FRAMING TO CLOSE EXISTING WINDOW OPENING AND SIDING TO MATCH

PAINT & REPAIR HISTORIC STANDING SEAM ROOF

NEW 200 SERIES ANDERSEN WINDOWS

STAINED WOOD P.T.

SOLID
WOOD VERTICAL SIDING

BRICK CHIMNEY
METAL ROOF TO BE REPAIRED + PAINTED

NEW 200 SERIES ANDERSEN PICTURE WINDOWS

NEW 200 SERIES ANDERSEN DOUBLE HUNG WINDOWS

WOOD SIDING REPAIRED + PAINTED
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.
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: 

[Signature]

Montgomery County
Historic Preservation Commission
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

Miche Booz Architect
208 Market Street
Brookeville, MD 20833
p. 301 774 6911
www.michebooz.com