

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3100 Brimstone Academy Dr., Olney	Meeting Date:	6/12/2019
Resource:	Master Plan Site #23/97 Rockland	Report Date:	6/5/2019
Applicant:	Gary H. and Aimee A. Weiss	Public Notice:	5/29/2019
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Addition		

RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #23/97 (*Rockland*)
STYLE:
DATE: 1838 w/ 1850 alterations

From Places from the Past:

“Rockland was the residence of Benjamin Hallowell, influential Quaker educator and agriculturalist. Hallowell was a founder of Swarthmore College, was first president and a founder of the college that became the Agricultural College of the University of Maryland, and established Brimstone Academy in Alexandria, Virginia. The main five-bay block with center passage was likely built around 1838, incorporating an earlier log structure. A significant interior feature is an elliptical arch between the two east rooms. The house was expanded about 1850 with dual service wings to create a large formal double residence. The west wing had been removed by c.1900 and was rebuilt in the late 1980s.”



Figure 1: Rockland has had significant development around the historic resource.

PROPOSAL

The applicant proposes to construct a two-story addition in the northwest corner of the house.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined 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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes constructing a two-story addition, measuring 21' × 16' (twenty-one by sixteen feet) in the northwest corner of the house. The western (left side) wall will be co-planer with the existing wall plane. The roof of the addition will introduce a new rear-facing gable. The application indicates that the finishes of the addition will match the historic house including painted cedar clapboards, a stone foundation and cedar shake roof. The windows proposed for the north (rear) elevation will be removed from the house and re-located.

On the west (side) of the new construction the applicant proposes to construct a wood side porch with round columns, a hipped cedar shake roof, and a pair of French doors.

Staff finds that a building addition in this location is acceptable. It is in the rear of the building connecting to a c.1980s addition. Staff further finds that the materials identified are compatible with the historic house.

Typically, additions are required to be inset from the existing construction to differentiate the phases of construction. The proposed west elevation would be co-planer with an uninterrupted wall plane. Because the existing wing is a c.1980s construction, Staff could reasonably support a co-planer addition. However, the outline of the existing construction should be maintained through the use of trim pieces so that the corner of the wing is expressed. An alternative design solution would be to inset the wall of the addition from the existing wall. Staff request guidance from the HPC on the appropriateness of the co-planer addition and exterior wall treatment.

Staff finds that the proposal to construct a new porch on the west elevation is also appropriate. The hipped roof, wood railing and lattice are all drawn from the existing front porch. The front porch appears to be 1980s construction. Staff finds the proportions of the side porch to be out of character with the historic house and recommends that the porch either be widened along the west

elevation or reduced and simplified in form. Staff request the HPC provide feedback regarding the proposed side porch configuration and make recommendations for the HAWP application.

STAFF RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and return for a HAWP.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: msharp@knjconst.com Contact Person: MICHAEL SHARP
Daytime Phone No.: 443-472-2775
Tax Account No.: 02735607
Name of Property Owner: GARY H. & AIMEE A. WEISS Daytime Phone No.: 301-910-9397
Address: 3100 BRIMSTONE ACADEMY DRIVE OLNEY MD 20832
Street Number City State Zip Code
Contractor: KNJ CONSTRUCTION, LLC Phone No.: 443-472-2775
Contractor Registration No.: MHIC 90623 MHBR 6286
Agent for Owner: MICHAEL SHARP Daytime Phone No.: 443-472-2775

LOCATION OF BUILDING/PREMISE

House Number: 3100 Street: BRIMSTONE ACADEMY DRIVE
Town/City: OLNEY Nearest Cross Street: PRINCE PHILIP DRIVE
Lot: 71 Block: N Subdivision: HALLOWELL
Liber: _____ Folio: _____ 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: \$ 90,000

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]
Signature of owner or authorized agent

MAY 5th 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

2 STORY SINGLE FAMILY HOME
PAINTED CEDAR SIDING
STONE TO GRADE CEDAR SHINGLES

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

2 STORY 21' X 16' ADDITION ON CRAWL SPACE
ALL EXTERIOR FINISHES TO MATCH EXISTING

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

3100 BRIMSTONE ACADEMY DRIVE
 OLNEY, MD 20832

Owner's Agent's mailing address

17005 HARDY ROAD
 MOUNT AIRY, MD 21771

Adjacent and confronting Property Owners mailing addresses

PROPERTY IS SURROUNDED BY
 COMMON AREA OF
 HALLOWELL HOMEOWNERS ASSOCIATION, INC.
 c/o COMMUNITY ASSOCIATION SERVICES, INC.
 18401 WOODFIELD ROAD, SUITE H
 GAITHERSBURG, MD 20879

Existing Property Condition Photographs



Details: Front elevation



Details: Right side elevation



Detail: Rear elevation

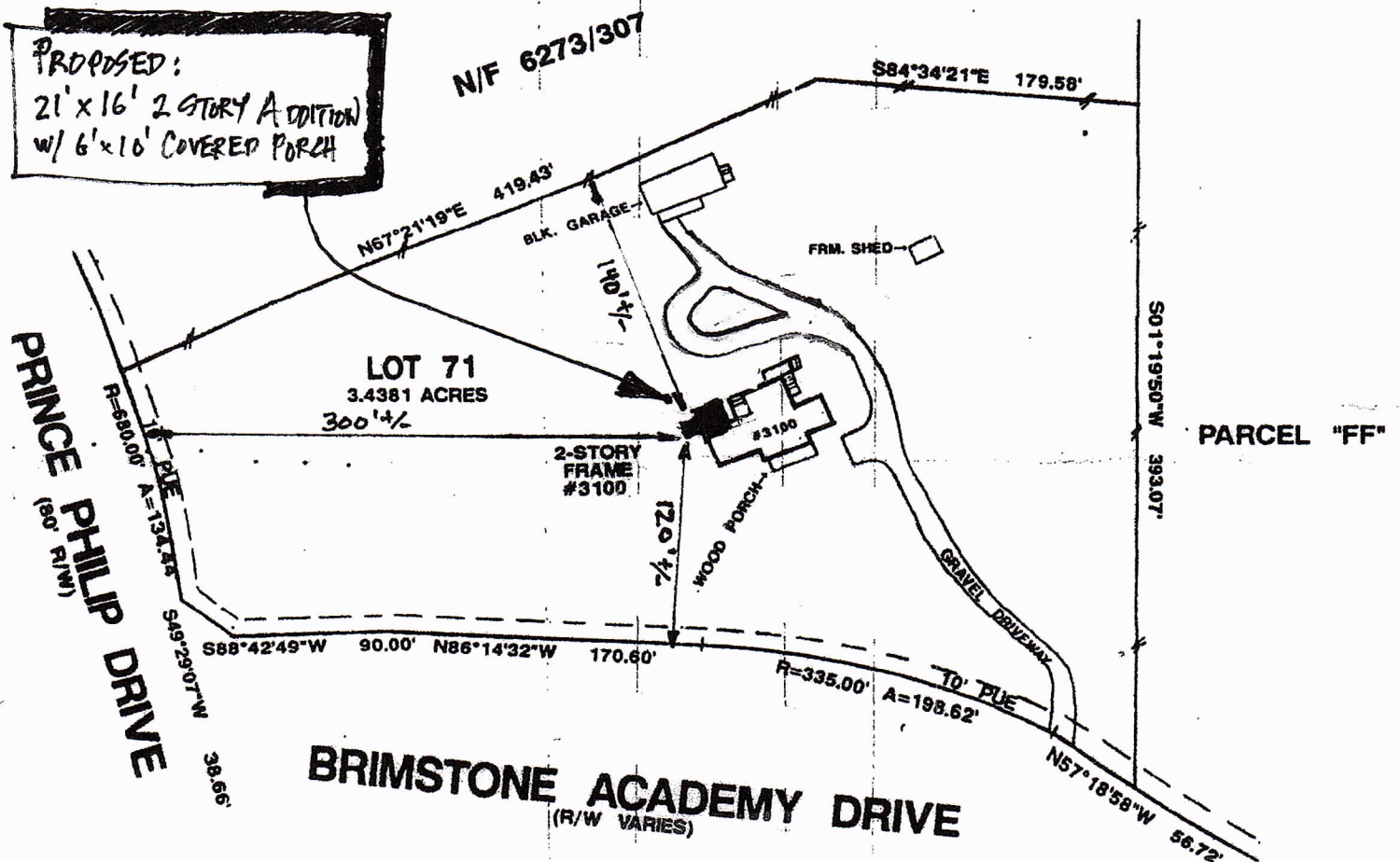


Detail: Rear elevation at proposed addition location

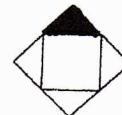


Detail: Left side elevation at proposed addition location

Site Plan:



PLAT BK. 145
PLAT No. 16674
LOT 71
BLOCK 'N'
MONTGOMERY COUNTY
MARYLAND

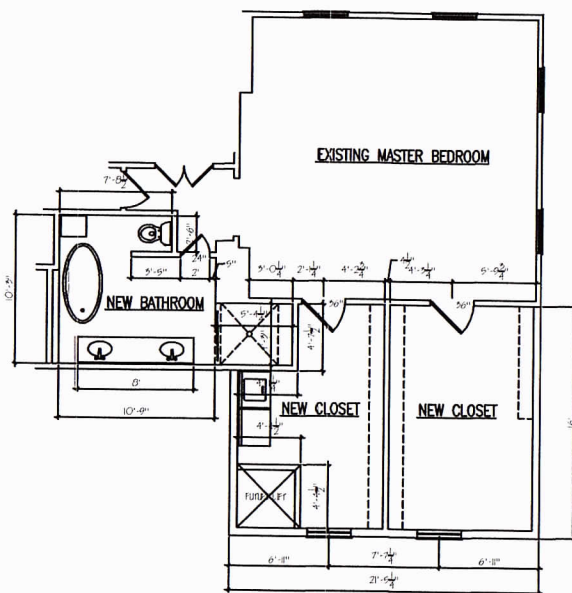


Shade portion to indicate North



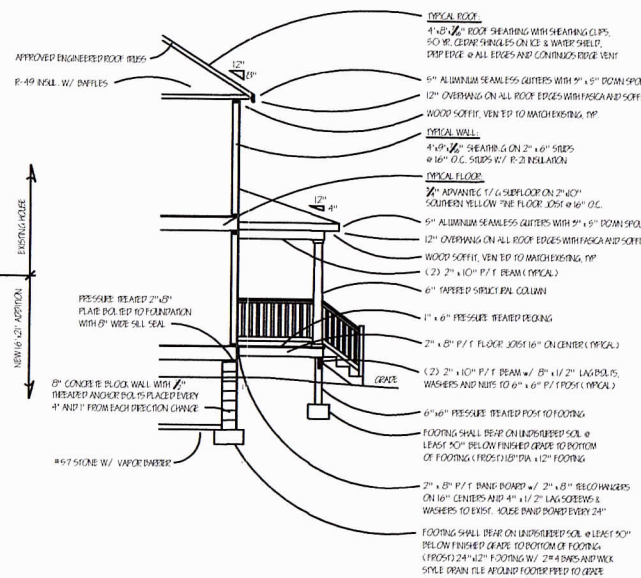
PART. REAR ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN

SECOND FLOOR PLAN



SECTION
NOT TO SCALE