

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 High Street, Brookeville	Meeting Date:	7/24/2019
Resource:	Secondary (Post-1940) Resource Brookeville Historic District	Report Date:	7/17/2019
Applicant:	Catherine McDonald (Brooke Curley, Agent)	Public Notice:	7/10/2019
Review:	HAWP	Tax Credit:	No
Case Number:	23/65-19A	Staff:	Michael Kyne
PROPOSAL:	Door repairs		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource (Post-1940) within the Brookeville Historic District
STYLE: Ranch
DATE: 1946

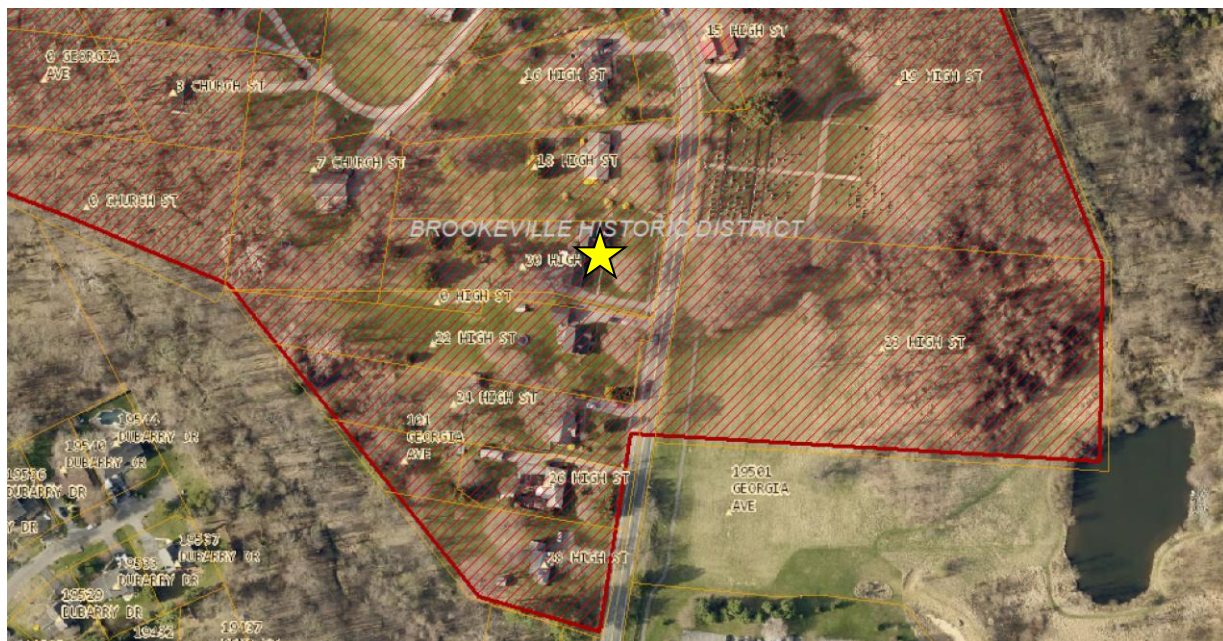


Fig. 1: Subject property marked by yellow star.

PROPOSAL:

The applicant is proposing to replace two front (east) doors, one basement-level door, and one rear (west) doors on the subject property house. The front (east) and rear (west) garage doors will also be replaced.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

- (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; 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.” The *Standards* are as follows:

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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) 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 301-563-3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CLHMC DONALD@comcast.net Contact Person: Cate McDonald

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Catherine McDonald Daytime Phone No.: 301 775 1672

Address: 20 High St. Brookville MD 20835
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: High

Town/City: Brookville Nearest Cross Street: Church St.

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF WORK/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: Exterior doors

1B. Construction cost estimate: \$ \$20K

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 _____ foot _____ 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

27 June 2019

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 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:

1946 home on a large lot
with no historical significance
non-contributing resource in
the Brookville Historical District

- 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 plot. 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.

DESCRIPTION OF THE PROPOSED PROJECT

Replace five exterior doors and 1 rear facing garage door.

This project will have minimal impact on the surrounding homes or the Brookeville Historic District.

- Front entry door on main part of home: replace with Heritage Fiberglass Doors; replace storm door
- Front entry door on addition: replace with Heritage Fiberglass 9-lite door with divided glass; replace storm door
- Garage door on front of the home but not seen from the street: replace with steel door
- Basement door in rear of home not seen from the rear: replace with steel door
- Door on rear side of home addition: replace with Heritage Fiberglass Doors with clean glass
- Rear facing garage door: replace with steel door



Front entry door. Replace with Heritage Smooth Fiberglass entry door

Street view of 20 High St., Brookeville



Garage door not viewable from the street. Replace with steel entry door

Front entry door on addition. Replace fiberglass 9-lite door



Basement door not seen
from rear. Door is below
grade behind the bush.
Replace with steel door

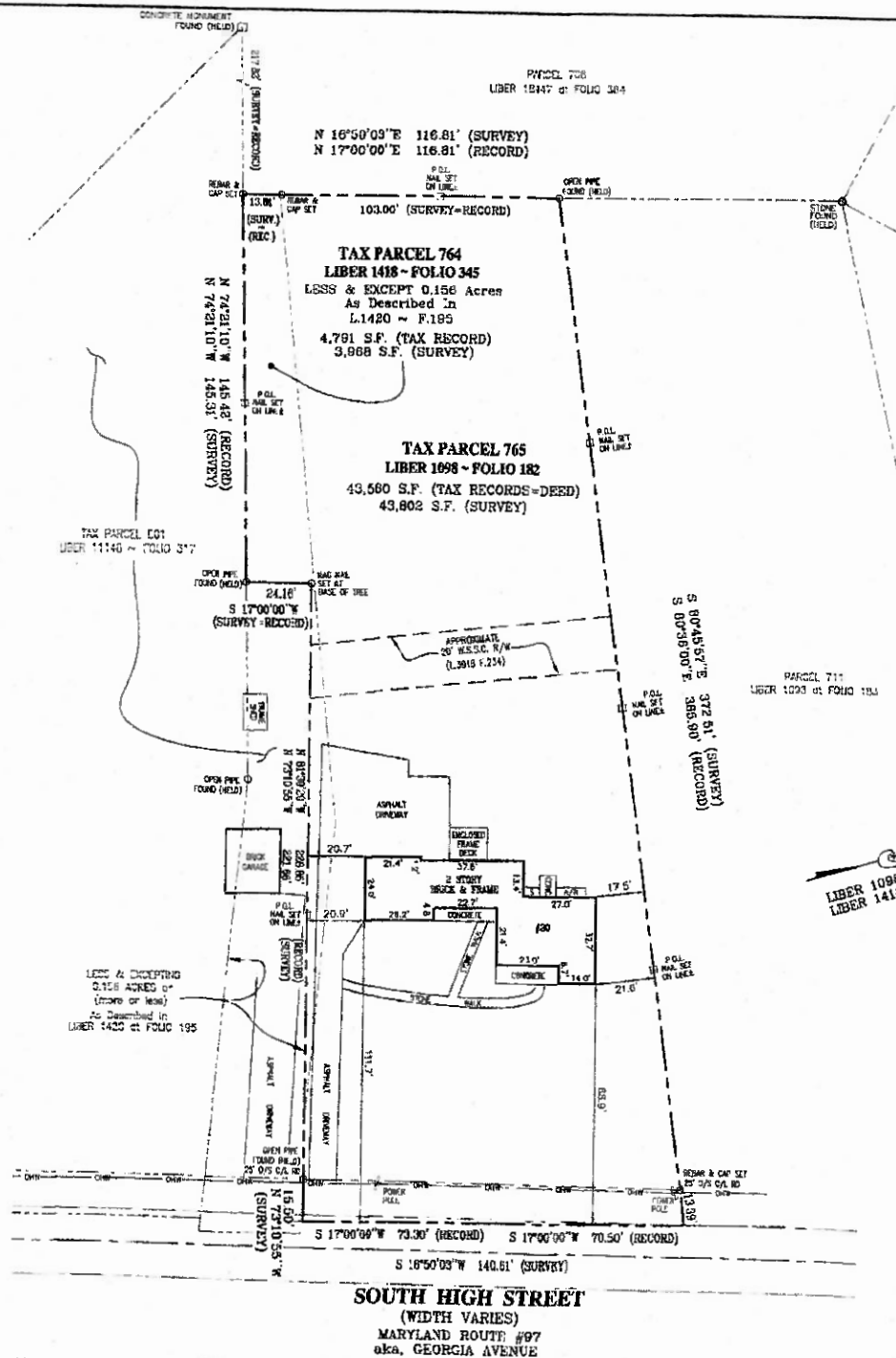
Rear facing garage door

Rear view of 20 High St, Brookeville



Replace with Heritage Smooth Fiberglass
entry door with clear glass

Side rear view of 20 High St, Brookeville



GENERAL NOTES:

1. Property shown in Montgomery County Tax Assessment Map Book page HU-62.
2. All property corners have been recovered or set and verified per field survey performed April 20, 2015.
3. Property is recorded among the land records of Montgomery County as Parcel 765, described in Liber 1098, Folio 182, together with Parcel 764, described in Liber 1418 at Folio 345.
4. P.O.L. indicates a point set on property line.
5. Premises Address:
20 South High Street
Brookeville, Maryland 20833.
6. The information shown hereon has been prepared with the benefit of a title insurance commitment.
Prepared by:
Fidelity National Title Insurance Corporation.
Commitment No. 15-11031
Effective Date: March 15, 2015
The aforesaid Title Commitment was reviewed and the exceptions listed therein which were locatable by description are shown hereon.

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. 21330
EXPIRES: 01-07-2017



PLAT OF SURVEY BOUNDARY SURVEY

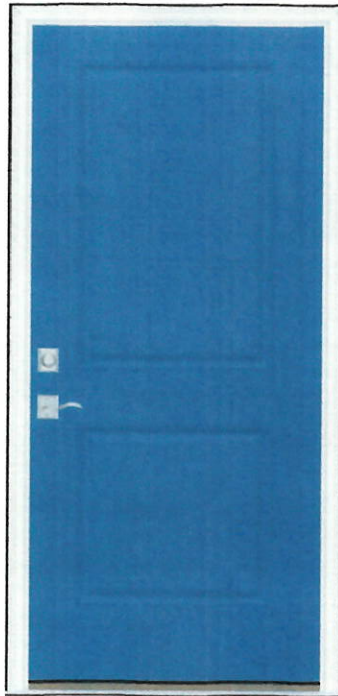
Parcels 764 & 765, Tax Map HU 62

as described in
LIBER 1418 at FOLIO 345 & LIBER 1098 at FOLIO 182
Less & Except that Area Recorded in L1420 ~ F.195
MONTGOMERY COUNTY, MARYLAND

REFERENCES		 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1296	
PLAT BK.	PLAT NO.		
LAND RECORDS		DATE OF LOCATIONS	SCALE: 1" = 30'
Parcel 764:		WALL CHECK	DRAWN BY: K.D.S.
Liber 1418 Folio 345		HSE. LOC.	
Parcel 765:		PROP CORRS. 04/20/15	JOB NO.: 15-00833B
Liber 1098 Folio 182			

YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door



OUTSIDE VIEW

SIZING

Contact your dealer for sizing and pricing.



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ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.14

Solar Heat Gain Coefficient

0.01

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.00

-



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877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:

DETAILS

Product configuration is not complete

ACTIVE QUESTIONS

Cladding Color

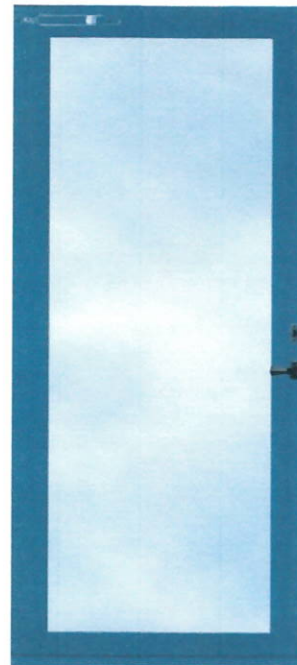
Alt Brickmold Color

YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 397 Full View



OUTSIDE VIEW



INSIDE VIEW

SIZING

Contact your dealer for sizing and pricing.

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
1.04	0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Total UV
0.90	0.73



877.989.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:
Tag: Entry
PO #MCDONALD
Order #5483184-2

DETAILS

Deluxe 397 Full View
Enzian Blue
Standard Z-Bar
Pre-Hung
Color Matched Leaf Hinge
Hinge on Right (Viewed from Outside)
2" Color Matched Bottom Expander
Aged Bronze Contemporary Curve Handleset (DH240)
Key Order Alike
Color Matched Heavy Duty Closer (DH219-53)
Standard Sash
Clear Glass
No Screen

INFORMATION AND WARNINGS

The selected storm door handle can only be keyed to other non-Mortise storm door handles.

YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass



OUTSIDE VIEW

SIZING

Contact your dealer for sizing and pricing.



OUTSIDE

INSIDE

U-Factor (U.S./I-P)

0.19

Solar Heat Gain Coefficient

0.08

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.12

-



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2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:

Tag:

PO #MCDONALD

Order #5483184-3

DETAILS

Heritage Single Entry Door in FrameSaver Frame

With Storm Door - Sized to Fit on Brickmold

Right Hand Inswing - Inside Looking Out

Entry Door

2 Panel 430 Style Heritage Smooth Fiberglass Door

ComforTech DLA

Colonial SDL Grid - 2V x 2H

Snow Mist White SDL Grids (Dusty Gray Shadow Grids)

Plugless Trim

Snow Mist White Inside and Outside

Hardware

All Hardware in Satin Nickel Finish

Accent Lockset

Electronic Keypad Deadbolt

Frame

Prime Only Inside Frame

Mill Finish Sahara Threshold

Satin Nickel Ball Bearing Hinges

Installation Kit with Wood Shims

Security Plate

Poplar Colonial 2 1/2" Casing - Snow Mist White

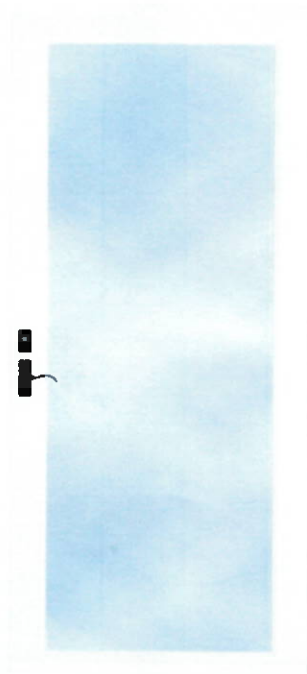
INFORMATION AND WARNINGS

Inside frame color does not match the door color.

ProVia does not recommend a touchpad deadbolt with a keyed lockset.

YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 397 Full View



OUTSIDE VIEW



INSIDE VIEW

SIZING

Contact your dealer for sizing and pricing.

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

1.04 0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Total UV

0.90 0.73



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:

Tag:

PO #MCDONALD

Order #5483184-4

DETAILS

Deluxe 397 Full View

Snow Mist White

Standard Z-Bar

Pre-Hung

Color Matched Leaf Hinge

Hinge on Right (Viewed from Outside)

1" Color Matched Bottom Expander

Black Contemporary Curve Handleset (DH228)

Key Order Alike

Handleset Prep at Standard Location (39") on Left (Viewed from Outside)

Color Matched Heavy Duty Closer (DH219-01)

Standard Sash

Clear Glass

No Screen

INFORMATION AND WARNINGS

The selected storm door handle can only be keyed to other non-Mortise storm door handles.

The Engineering Department has specified that the Electronic Deadbolt may interfere with the storm door handle unless it is prepped at 41" or the doors are hinged opposite. [ECN-15-SD-007]

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door



OUTSIDE VIEW



SIZING

Contact your dealer for sizing and pricing.



ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.18	0.00
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	
0.00	-



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:
Tag: Garage
PO #MCDONALD
Order #5483184-5

DETAILS

Legacy Single Entry Door in Steel L-Frame

Left Hand Inswing - Inside Looking Out
006 Style 20-Gauge Smooth Steel Door
Prime Only Inside / Snow Mist White Outside

Hardware

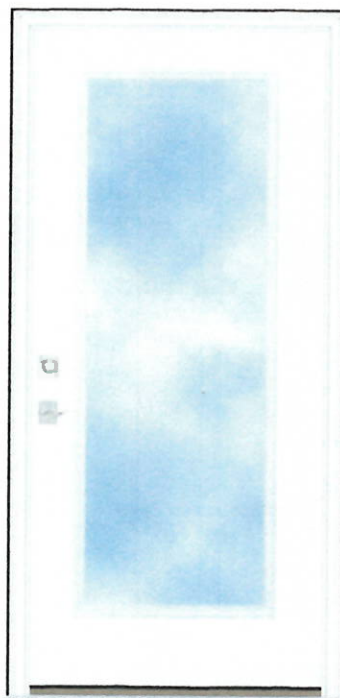
All Hardware in Satin Nickel Finish
Accent/Addison Lockset
Addison Thumbturn Deadbolt

Frame

Prime Only Inside Frame
Snow Mist White Outside Frame
Low Profile Threshold
Satin Nickel Ball Bearing Hinges
Installation Kit with Composite Shims

YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass



OUTSIDE VIEW

SIZING

Contact your dealer for sizing and pricing.

HANDING

?



ENERGY PERFORMANCE RATINGS

U-Factor (U.S./F)

Solar Heat Gain Coefficient

0.23

0.16

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.28

-



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2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:

DETAILS

Heritage Single Entry Door In FrameSaver Frame

Door Operation to Be Determined ****

460 Style Heritage Smooth Fiberglass Door

Comfortech DLA

Snow Mist White Inside and Outside

Hardware

All Hardware in Satin Nickel Finish

Accent/Addison Lockset

Addison Thumbturn Deadbolt

Frame

Textured Snow Mist White Aluminum Frame Cladding

Snow Mist White Inside Frame

Mill Finish Sahara Threshold

Satin Nickel Ball Bearing Hinges

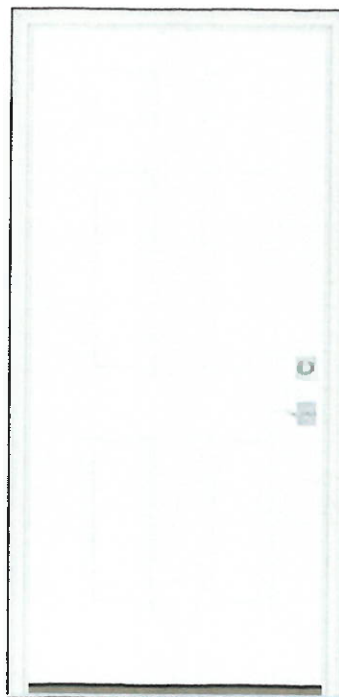
Security Plate

INFORMATION AND WARNINGS

Door Operation must be determined in order to submit the order

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door




OUTSIDE VIEW



SIZING

Contact your dealer for sizing and pricing.



ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./F-P)	Solar Heat Gain Coefficient
0.17	0.00
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	
0.00	-
 ENERGY STAR® Certified In All 50 States.	



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job:
Tag: Basement
PO #MCDONALD
Order #5483184-8

DETAILS

Legacy Single Entry Door in FrameSaver Frame

Left Hand Inswing - Inside Looking Out
006 Style 20-Gauge Smooth Steel Door
Prime Only Inside / Snow Mist White Outside

Hardware

All Hardware in Satin Nickel Finish
Accent/Addison Lockset (2 3/8" Backset)
Addison Thumbturn Deadbolt (2 3/8" Backset)

Frame

Prime Only Inside Frame
3 Tubes of Snow Mist White Caulk
Mill Finish Sahara Threshold
Satin Nickel Ball Bearing Hinges
Installation Kit with Composite Shims
Security Plate



America's Favorite Doors®

Clopaydoor.com

Your Clopay Door Imagination System™ Summary

After Image



Before Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.



America's Favorite Door®

Clopaydoor.com

Your Completed Doors

1 Garage Door



Classic™ Steel Collection (Value / Value Plus Series)

Size:

16w X 7h

Placement:

4th Row

Style:

Short Panel

Glass section :

1

Construction:

2-Layer 1 5/16" Polystyrene
Insulation 24 Ga Tongue & Groove
R-Value 6.3

Glass:

SSB Clear Glass (Non-Insulated)

Base Color:

Standard White

Top Section:

Plain Short 19 1/2" x 12"

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

Owner's mailing address Catherine McDonald 20 High St Brookeville, MD 20833	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Roland + Shirley Bowker 22 High St Brookeville, MD 20833	Kerry Johnston Preston 18 High St Brookeville, MD 20833
The Thompson's 7 Church St Brookeville, MD 20833	Salem United Methodist Church attn: Cemetery Board 12 High St Brookeville, MD 20833