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
Public Notice: 7/10/2019
(Brooke Curley, Agent)
Tax Credit: No
Review: HAWP
Staff: Michael Kyne
Case Number: 23/65-19A

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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Catherine McDonald
Contact Email: clmcdonald@gmail.com
Contact Phone: 301-775-1073

Tax Account No.: 

Name of Property Owner: Catherine McDonald
Daytime Phone No.: 301-775-1073
Address: 20 High St., Brookeville, MD 20834

Contractor:
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISES
House Number: 20
Street: High
Town/City: Brookeville
Nearest Cross Street: Church St.

Lot: Block: Subdivision: 

Type/Use of Project
1A. CHECK ALL APPLICABLE:

Construct ☐ Extend ☐ Alter/Removal ☐ A/C ☐ Siding
Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace
Repair ☐ Renovate ☐ Fence/Wall ☐ Other (Exterior doors)

1B. Construction cost estimate: $20,000

1C. If this is an addition 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 FOR EXISTING WALLS

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/landmark

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 that to be a condition for the issuance of this permit.

[Signature]
27 June 2019

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 and Land with No Historical Significance Non-Contributing Structure to the Brookline 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;
   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 resources 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 labeled 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. ADDRESS 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
Street view of 20 High St., Brookeville

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

Front entry door. Replace with Heritage Smooth Fiberglass entry door

Front entry door on addition. Replace fiberglass 9-lite door
Rear view of 20 High St, Brookeville

Side rear view of 20 High St, Brookeville

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

- Rear facing garage door

- Replace with Heritage Smooth Fiberglass entry door with clear glass
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, 2017.
3. Property is recorded among the land records of Montgomery County as Parcel 705, described in Liber 1085, Folio 182, together with Parcel 764, described in Liber 1418 at Folio 340.
4. P.O.L. indicates a point set on property line.
5. Premises Address:
   29 South High Street
   Brookeville, Maryland 20833
6. The information shown herein has been prepared with the benefit of a title insurance commitment.
   Prepared by:
   Frederick Palmer Title Insurance Corporation
   Commitment No. 15-11901
   Effective Date: March 12, 2016
   The aforementioned Title Commitment was reviewed and the exceptions listed therein which were locatable by description are shown herein.

SURVEYOR'S CERTIFICATE
I hereby certify that the information shown herein has been based upon the results of a field survey pursuant to the deed on plat of survey. Property markers have been discovered or placed in accordance with the information shown. This plat and the field survey upon which it is based was performed under direct supervision in accordance with the requirements of the State of Maryland.

NAYLAND PROFESSIONAL LAND SURVEYORS INC.
4201 SPRING HILL ROAD
410-397-0200

SYNDER & ASSOCIATES
LAND SURVEYORS
20270 Gallant Fox Lane, Unit 119
 Germantown, Maryland 20876
301/940-5100 Fax 301/940-1298

PLAT OF SURVEY
BOUNDARY SURVEY
Parcels 764 & 765, Tax Map HU'62
as described in
LIBER 1418 at FOLIO 340 & LIBER 1085 at FOLIO 182
Less & Except that Area Recorded in L.1420 ~ F.195
MONTGOMERY COUNTY, MARYLAND

REFERENCES
SYNDER & ASSOCIATES
LAND SURVEYORS
20270 Gallant Fox Lane, Unit 119
Germantown, Maryland 20876
301/940-5100 Fax 301/940-1298

DATE OF LOCATIONS
WALL CHECK
SCALE 1' = 20'
DRAWN BY X.D.S.
RESC. LOC.
PROP CORR. 04/20/15
JOB NO: 10-058328

LIBER 1085 - FOLIO 340
LIBER 1418 - FOLIO 182

9
YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 397 Full View

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.

SIZING
Contact your dealer for sizing and pricing.

HANDING
Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

<table>
<thead>
<tr>
<th>Energy Performance Ratings</th>
<th>U-Factor (U.S.-F)</th>
<th>Solar Heat Gain Coefficient</th>
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ADDITIONAL PERFORMANCE RATINGS

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<th>Visible Transmittance</th>
<th>Total UV</th>
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<td>0.90</td>
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</table>
YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass

OUTSIDE VIEW

OUTSIDE

SIZING

Contact your dealer for sizing and pricing.

INSIDE

U-Factor (U.S.A-F)  Solar Heat Gain Coefficient

0.19       0.08

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.12

ENERGY STAR® Certified in All 50 States.

QUOTE INFORMATION

Job:
Tag:
FO #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 4'30 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

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 Handle Set (DH228)
Key Order Alike
Handle Set 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 Electonic Deadbolt may interfere with the storm door handle unless it is prep'd at 41" or the doors are hinged opposite. (ECN-15-50-007)

Thursday, June 06, 2019 | Due to variances in color and manufacturing process, images shown may vary from final product. | Prices are valid for 30 days | Terms and Conditions of Sale - www.provia.com/terms
YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door

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

Thursday, June 06, 2019 | Due to variances in color and manufacturing process, images shown may vary from final product. | Prices are valid for 30 days. | Terms and Conditions of Sale - www.provia.com/terms
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 (SI/ft²·°K) | Solar Heat Gain Coefficient
--- | ---
0.23 | 0.16

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance
0.28

ENERGY STAR® Certified
In All 50 States.

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

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

SIZING
Contact your dealer for sizing and pricing.

OUTSIDE VIEW

ENERGY PERFORMANCE RATINGS
U-Factor (U/F-P)  Solar Heat Gain Coefficient
0.17           0.00

ADDITIONAL PERFORMAVANCE RATINGS
Visible Transmittance
0.00

ENERGY STAR® Certified
In All 50 States.

Thursday, June 06, 2019 | Due to variances in color and manufacturing process, images shown may vary from final product. | Prices are valid for 30 days. | Terms and Conditions of Sale - www.provia.com/terms
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.
# Your Completed Doors

**1 Garage Door**

**Classic™ Steel Collection (Value / Value Plus Series)**

<table>
<thead>
<tr>
<th>Size:</th>
<th>Placement:</th>
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</thead>
<tbody>
<tr>
<td>16w X 7h</td>
<td>4th Row</td>
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<table>
<thead>
<tr>
<th>Style:</th>
<th>Glass section:</th>
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<tbody>
<tr>
<td>Short Panel</td>
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<table>
<thead>
<tr>
<th>Construction:</th>
<th>Glass:</th>
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<tbody>
<tr>
<td>2-Layer 1 5/16&quot; Polystyrene Insulation 24 Ga Tongue &amp; Groove R-Value 5.3</td>
<td>SSB Clear Glass (Non-Insulated)</td>
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</table>

**Base Color:**
Standard White

**Top Section:**
Plain Short 19 1/2" x 12"
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Catherine McDonald</td>
<td></td>
</tr>
<tr>
<td>20 High St</td>
<td></td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Roland &amp; Shirley Booker</td>
</tr>
<tr>
<td>22 High St</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
<tr>
<td>Kenny Johnston Preston</td>
</tr>
<tr>
<td>18 High St</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
<tr>
<td>The Thompsons</td>
</tr>
<tr>
<td>7 Church St</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
<tr>
<td>Salem United Methodist Church</td>
</tr>
<tr>
<td>attn: Cemetery Board</td>
</tr>
<tr>
<td>12 High St</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
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