

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3100 Brimstone Academy Dr., Olney	Meeting Date:	7/10/2019
Resource:	Master Plan Site #23/97 Rockland	Report Date:	7/3/2019
Applicant:	Gary H. and Aimee A. Weiss	Public Notice:	6/26/2019
Review:	2 nd 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: Federal
 DATE: 1838 w/ 1850 alterations (Major renovation c.1986)

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.

BACKGROUND

On June 12, 2019 the HPC heard a preliminary consultation on this same proposal. Staff has conducted additional background research on the history of the development of Rocklands to help inform this second preliminary consultation.

Staff would like to correct the record and provide the HPC with the following additional information.

The original house was constructed in 1838 as indicated in the application and in the information provided from *Places from the Past*. And the house was expanded c.1850 with additional two-story wings. However, from 1850 until the 1986 renovation there were a series of additions and modifications to the house to fit the needs of the residents. The construction and removal of these additions created an appearance that is not representative on any one time period of the subject property's occupation. Over the first 150 years of the house's use it served primarily as a duplex and boarding school and it wasn't until the 1940s that the interior of the house was unified for single family occupation. The collection of additions and modifications left an appearance that was vastly different from its current appearance, which Staff identifies as mostly conjecture of what a c.1838 Federal building would have looked like new (with the 1850 wings).

The earliest known photograph of the house comes from the late 19th century:



Figure 2: An undated photo prior to 1900 with both wings intact, and a porch to the left and sunroom to the right.

At the time of this photograph, the house maintained both of its wings and included a substantial left side porch supported with Queen Anne columns and a room off of the right wing.

A 1936 HABS photo shows there were not many alterations on the front of the house from the early 20th century until 1986. A close examination of this photo shows the columns of a porch on the left elevation and an expanded, co-planer addition to the right wing.



Figure 3: 1936 Historic American Building Survey photo.

By 1975 the house had fallen into disrepair but retained some of its historic character.



Figure 4: Photo of the front elevation prior to the 1986 renovation.

The left addition was removed c.1900 and a substantial porch with a hipped roof had been constructed over the left elevation of the property. The roof dormers were gone, the shutters were removed - though ghost marks remain, and there is only a simply detailed pediment over the front door. At this time the house retained larger first floor windows with smaller windows on the second floor. In the 1986 renovation, the window sizes were regularized.

The rear of the house saw more change than the front. Sometime prior to 1900 an almost full width, two-story addition was constructed across the rear of the house. Staff cannot determine the historic purpose of this addition, but by 1985 the space included rooms and a recessed porch on the first floor and bathrooms and additional bedrooms on the second floor. Based on the changes to the interior floor plan, the historic fenestration pattern cannot be discerned. The fenestration as it existed c.1970s (see figures 6 and 7 below) was irregular with a collection of paired windows and large window for the recessed porch/reading room.

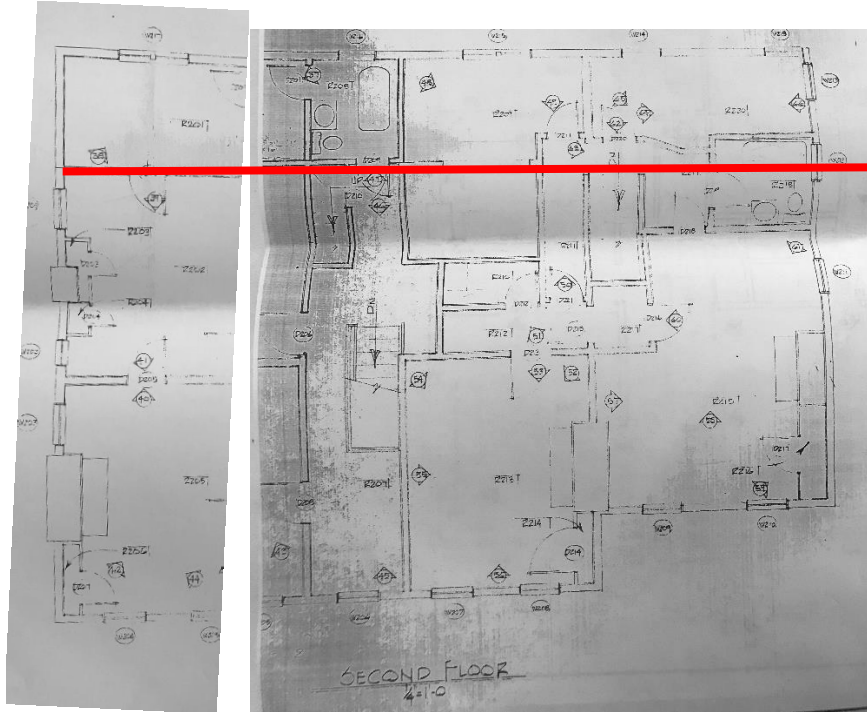


Figure 5: Floor plan showing second floor. Original rear of the building high lightened.



Figure 6: View of the rear of the house showing the rear expansion on the house and the altered fenestration.



Figure 7: Rear of the house c.1975 showing rear, non-historic fenestration.



Figure 8: Left elevation c.1975 showing side porch and two-story rear addition prior to the reconstruction of the wing in 1986.

In 1986, just prior to the building's listing on the Master Plan for Historic Preservation, Rockland underwent a substantial renovation. Because this work occurred before HPC review, a full recounting of the work done is challenging, but at a minimum it included, the removal of the rear addition, reconstructed dormers, replacement cedar siding, new (enlarged) windows, new

shutters, a cedar roof, reconstruction of the left wing, a replacement front door, new mechanical systems, and significant site work. In reviewing the historic context of Rockland, Staff reviewed the historic inventory form, which determined that the site was significant for its association with a prominent family, and for its significance as a historic school; not for its architecture.

The large one-story rear addition was constructed in 1992 after the building's 1986 Master Plan listing.



Figure 9: Existing rear elevation showing the regularized fenestration and 1992 rear addition.

Staff goal in providing this additional background information is to demonstrate that the property as it appears now is a 1980s vision of a Federal house and reflects neither the original design nor an accurate representation of the building as it changed and acquired historic significance.

PROPOSAL

The applicant proposes to construct a two-story addition in the northwest corner of the house and to make modifications to a second story bathroom that will alter the rear fenestration.

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 two areas of modification. First, the applicant proposes to construct a rear addition off of the left-wing addition. Second, the applicant proposes to reconfigure a second-story bathroom at the rear. This modification will require the removal of two non-historic windows.

Building Addition

The applicant proposes constructing a rear addition off of the 1986 left side wing to provide a family room on the first floor, second floor closet and laundry space, and additional room to accommodate a lift in the future so the applicants may continue to occupy the house and age in place.

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. To differentiate this addition from the 1986 side addition, the applicant proposes adding a piece of trim to mark the corner of addition. The windows proposed for the north (rear) elevation will be removed from the house and re-located if possible. These windows date from the 1986 renovation.

On the west (side) of the new construction the applicant proposes to construct a simply detailed wood side porch with round columns, a hipped cedar shake roof, and a single door. The design details and materials for the proposed side porch are taken from the front porch.

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. Figures 3 and 6, above, show that the subject property has historically utilized co-planer additions to the side wing additions. No photographs of the rear of the left side exist to show if there is a precedent for this type of addition on this side of the house. Typically, additions are required to be inset from the existing construction to differentiate the historic from the new construction. Because the existing wing is a c.1980s construction, Staff could reasonably support a co-planer addition either with or without the corner board trim piece. An alternative design solution would be to inset the wall of the addition from the existing wall. Staff request feedback from the HPC on the appropriateness of a co-planer addition and the proposed exterior wall treatment.

Staff finds that additional consideration should be given to the significant distance from the nearest right-of-way that provides visibility. The right side of the front elevation is not visible from Brimstone Academy Dr. due to a knoll running parallel to the road along Brimstone Academy. In fact, the only place the proposed addition will be visible from is over 300' (three hundred feet) away along Prince Philip Dr. (see Fig. 10, below).



Figure 10: Due to a knoll along Brimstone Academy Dr. the proposed addition will only be visible from more than 300' away.

Standard 9 is one of the main sources of guidance when evaluating new additions to historic buildings. Staff finds there is a challenge in applying Standard 9 in this instance, because the requirement is that the “new work shall be differentiated from the old.” As demonstrated above, there is very little that is old except for the general form in the subject property. Staff finds that as the visible materials all date from 1986, and the proper question is whether the proposal is compatible with the architectural features of the historic site (per 24A-8(b)(2)). Staff finds that the size and massing is compatible with the house and its additions and the impact of the proposed work is reduced even more when evaluated from its impact from the right-of-way.

Staff finds that the materials identified are compatible with the historic house as they will match the siding, trim, roof form and materials, and windows in the house.

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, though the historic photographs do show a hipped roof porch of approximately the same dimensions. Staff finds the proportions of the side porch to be appropriate and finds a precedent for a larger side porch shown in the historic photographs. Staff request the HPC provide feedback regarding the proposed side porch configuration and make recommendations for the HAWP application.

2nd Floor Bathroom Reconfiguration

Adjacent to the bedroom in the left wing, there is an existing bathroom. The bathroom space runs from east to west and has two, rear facing windows. The applicant proposes to remove interior closet space and construct a larger bathroom along the rear wall. The HPC does not typically review interior work, however, in this instance the proposal will remove two window openings and cover them up. The question before the HPC is whether it is appropriate to cover this space at the rear of the house.

Based on the evidence shown in Figures 5, 6, and 7, above, Staff finds there is no historical basis for the existing fenestration pattern. Additionally, all of the windows installed in the house date from 1986 and, at least on the front, required enlarging the openings. As the design, opening size, and materials are not historic, Staff finds that the evaluation of the proposal must rest on the visual impact this work will have on house.

If the HPC determines that the proposed addition is appropriate, the removal of the bathroom windows will not be at all visible from any public right-of-way, on the rear, and Staff finds that that work should be approved almost as a matter of course. Even if the proposal is evaluated independent of the addition, Staff finds that this alteration to the rear will not substantially alter the historic character of the house nor will it impact the historic character. In fact, prior to 1986, the window in the bathroom was a pair of boarded up, four-over four sash windows (Fig. 11, below). In further analyzing this proposal Staff evaluated employing smaller windows in this space to maintain the ration of solids to voids. Staff’s conclusion was that introducing a new window size would introduce more complexity to the rear that would detract from the regularly sized openings in the rear.

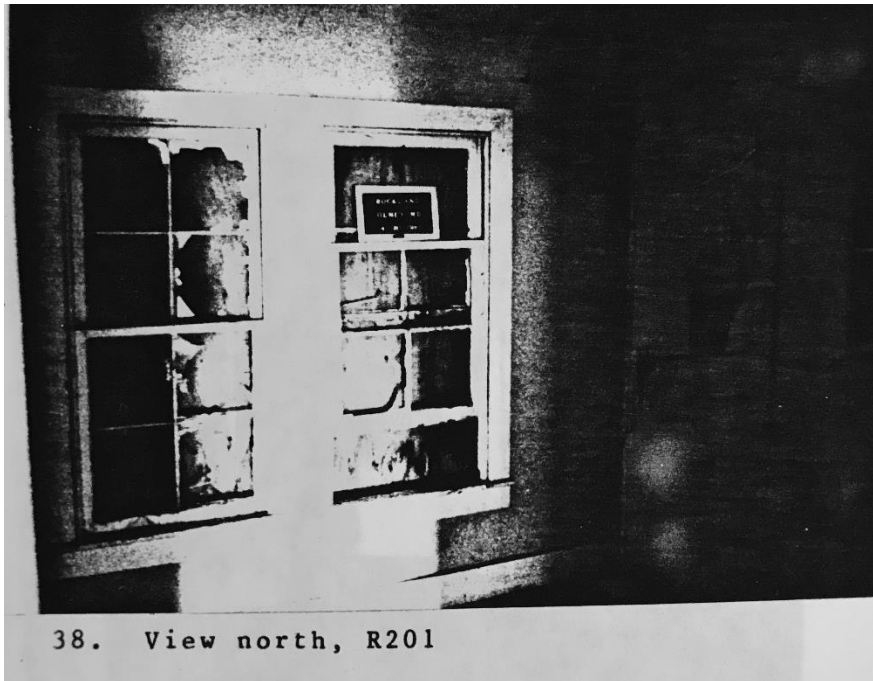


Figure 11: View of the window in the bathroom space prior to the 1986 renovation.

Staff finds that a full existing rear elevation needs to be submitted with the HAWP application to allow the HPC to make a final determination as to the window removal's appropriateness.

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

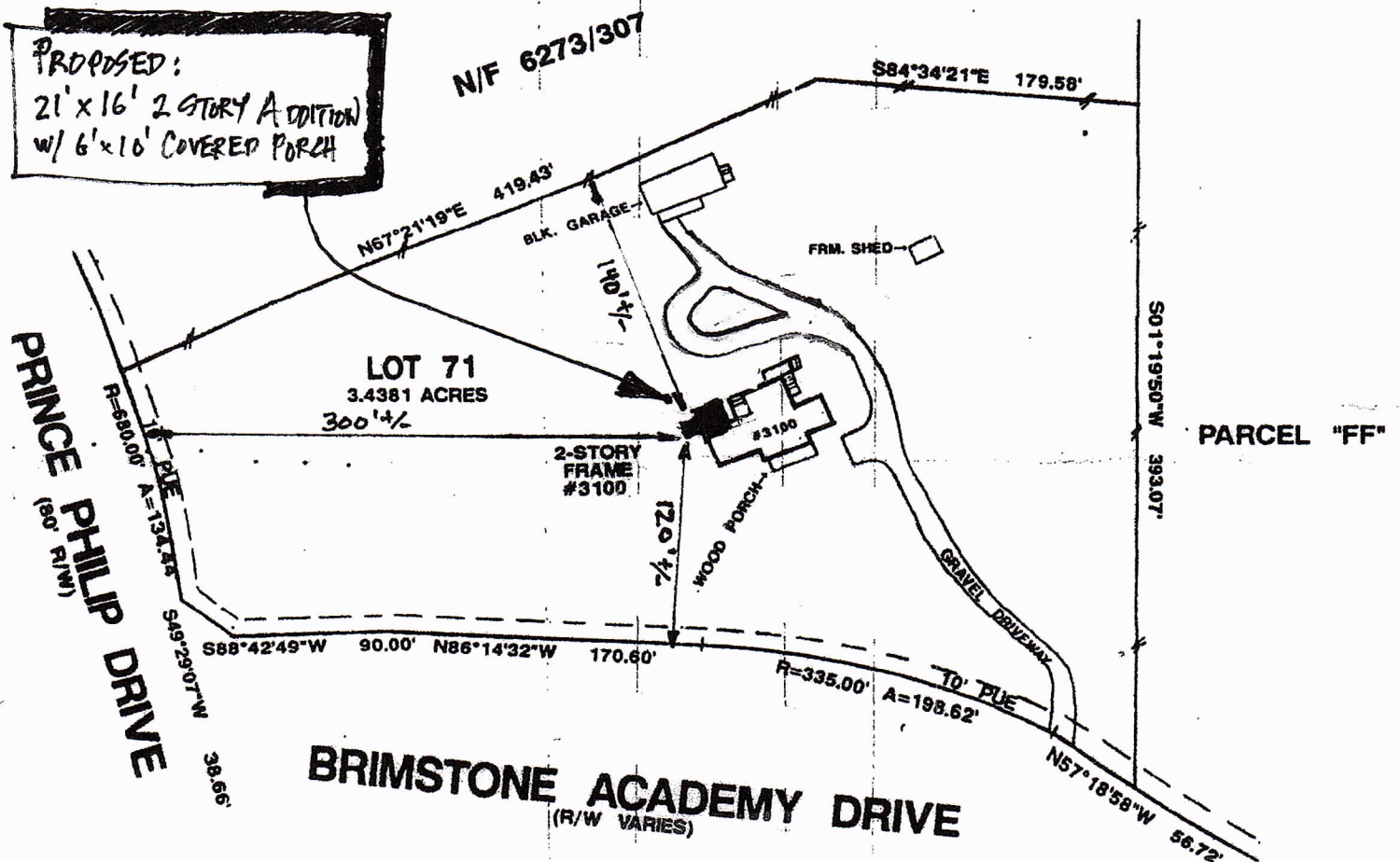


Detail: Rear elevation at proposed addition location

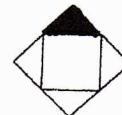


Detail: Left side elevation at proposed addition location

Site Plan:

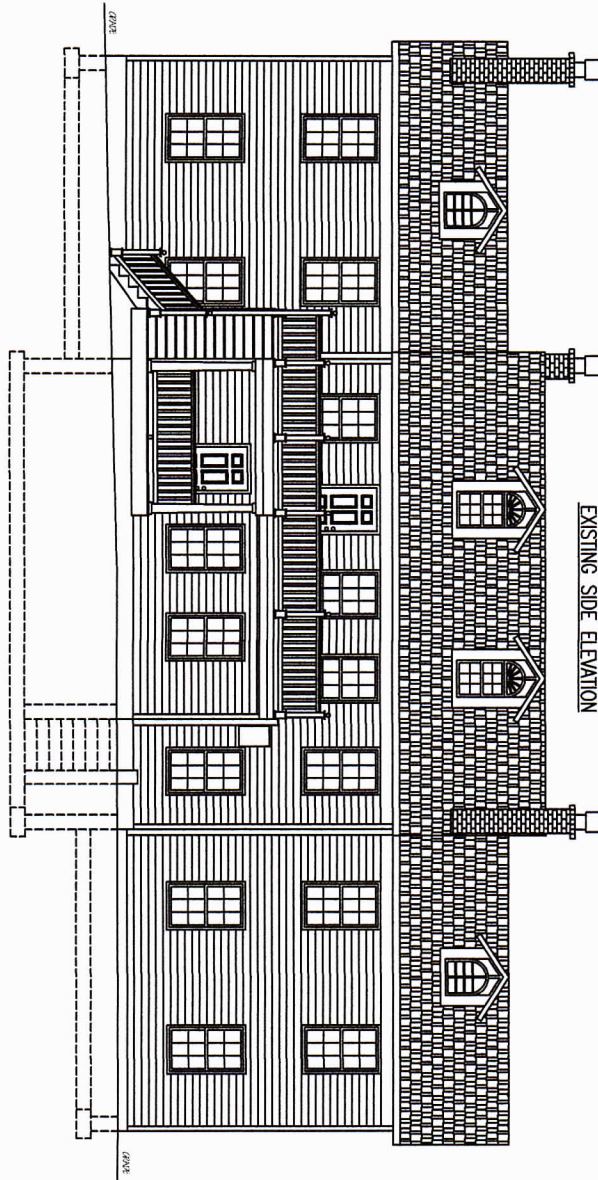


PLAT BK. 145
PLAT No. 16674
LOT 71
BLOCK 'N'
MONTGOMERY COUNTY
MARYLAND

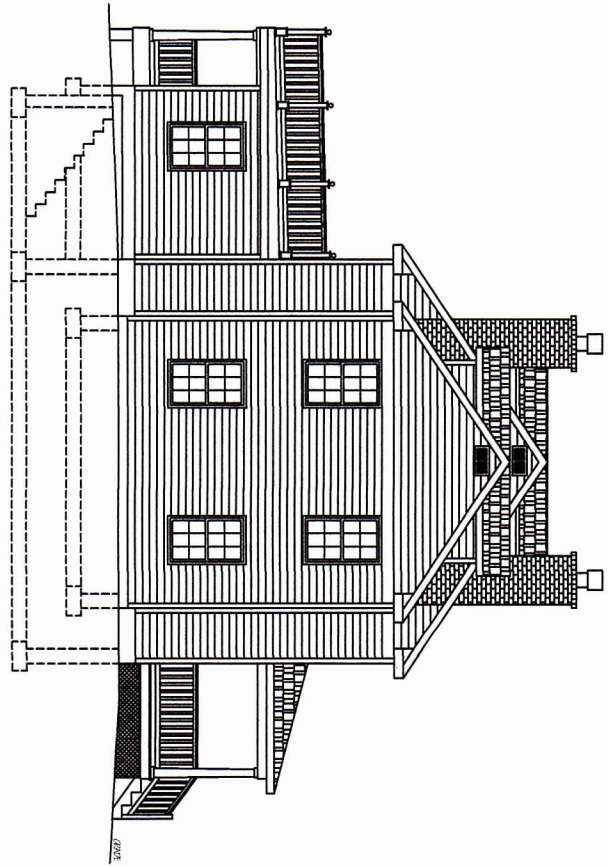


Shade portion to indicate North

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EE-1

EXISTING

EXISTING ELEVATIONS

DWG FILE: WEISS.dwg	SCALE : AS NOTED
DATE :04/15/19	DRAWN BY: KNU

Wiess Addition
Gary and Aimee Weiss
3100 Brimstone Academy Drive
Olney, Maryland 20832

KNU
construction
design · build

REVISIONS

