Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 1 High Street, Brookeville

Meeting Date: 10/14/2020

Resource: Primary (19th Century) Resource (Brookeville Historic District)

Report Date: 10/7/2020

Public Notice: 9/30/2020

Applicant: Eric Levine
(Miche Booz, Architect)

Tax Credit: N/A

Review: Preliminary Consultation

Staff: Michael Kyne

Case Number: N/A

PROPOSAL: Removal of existing addition and construction of new addition

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC’s comments and return for a second preliminary consultation or with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (19th Century) Resource within the Brookeville Historic District
Brookeville Post Office

DATE: 1922

Fig. 1: Subject property.
**PROPOSAL:**

The applicant proposes to remove the existing one-story rear addition and construct a new two-story rear addition in its place.

**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, Montgomery County Code Chapter 24A-8 (Chapter 24A-8)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

**Montgomery County Code; Chapter 24A-8**

(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 ensure 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:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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.

10. New additions and adjacent or related new construction shall 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 subject property is located at the southeast corner of High Street (Georgia Avenue) and Market Street in the Brookeville Historic District. The existing building, which formerly served as the Brookeville Post Office, has a traditional ell form and fronts on High Street to west. The rear ell is at the northeast (rear/left, as viewed from the public right-of-way of High Street) side of the building. There is a parking lot to the south (right) and a 300-sf one-story addition in the southeast (rear/right) corner of the building.

The applicant proposes to remove the existing 300-sf one-story rear addition and construct a new 600-sf (first floor footprint) two-story rear addition in its place. Whereas the existing rear addition is inset entirely in the southeast (rear/right) corner of the L-shaped building, the proposed new addition will project into the east side (rear) of the property. The first floor of the proposed addition will be commercial, serving as a dental office, and the second floor will be residential. There will additional residential space in the basement of the proposed addition.

Regarding design, the proposed addition will have a series of hipped roofs and shed dormers, taking cues from the historic building. The roofs of the proposed addition will not be connected to the roof of the historic building, and the addition will be inset from the rear corners (northeast and southeast corners) of the historic building, preserving the building’s original outline. There will a stair at the north (left) side of the addition to connect the lower and upper floors. The applicant has provided two options for the stair – an enclosed option and an open option.

Staff is generally supportive of the applicant’s proposal, finding that it is unlikely to remove or alter character-defining features of the subject property, in accordance with Standards #2 and #9. However, staff seeks the Commission’s guidance regarding the following:

- While the proposed addition with projection into east side (rear) of the property is unlikely to detract from the subject property, will it negatively impact the surrounding streetscape and/or historic district?
  - Specific considerations include:
    - The subject property is on a corner lot in a mostly residential, villagelike historic district.
      - **Staff notes that High Street has several commercial buildings, while Market Street is entirely residential (aside from the north side of the subject property)**
    - The north side of the proposed two-story rear addition will be entirely visible from the public right-of-way of Market Street. Currently, however, only the façades or sides (as with the subject property) of historic buildings are experienced from Market Street.
    - Regarding spacing, the subject building is currently approximately 47’ from the neighboring house to the east (rear) on Market Street. With the proposed approximately 24’-8” deep rear addition, the distance between these buildings will be reduced to approximately 22’-4” (slightly less then half the current distance).
      - **Current building spacing is based upon staff’s measurements using ArcMap GIS.**
    - The proposed addition will largely obscure the historic building from the neighboring property to the east (rear) on Market Street.
    - If the Commission finds that the proposed addition will detract from the surrounding streetscape and/or historic district, are there suggestions for more appropriate alternatives?
• Is the enclosed or open stair option at the north side of the proposed rear addition preferred?
• Specifications have not been provided for the proposed materials, but the submitted drawings indicate that the materials will closely match the existing materials. Does the Commission have any specific recommendations regarding the proposed materials?

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC’s comments and return for a second preliminary consultation or with a HAWP application.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Eric Levine
Address: 17902 Georgia Ave
Daytime Phone: 

E-mail: 
City: Olney
Zip: 20832
Tax Account No.: 

AGENT/CONTACT (if applicable):

Name: Miche Booz
Address: 208 Market St
Daytime Phone: 

E-mail: mbooz@michebooz.com
City: Brookeville
Zip: 20833
Contractor Registration No.: 

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Brookeville
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.? If YES, include information on these reviews as supplemental information.

Building Number: 1 Street: High St

Town/City: Brookeville Nearest Cross Street: Market St

Lot: 58 Block: ______ Subdivision: ______ Parcel: ______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
c        ☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other:________________________

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Miche Booz 9/23/2020

Signature of owner or authorized agent Date
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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</thead>
<tbody>
<tr>
<td>Eric Levine</td>
<td>Miche Booz Architect</td>
</tr>
<tr>
<td>17902 Georgia Ave</td>
<td>208 Market St</td>
</tr>
<tr>
<td>Olney MD 20832</td>
<td>Brookeville MD 20833</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Robert Johnson</td>
</tr>
<tr>
<td>3 High St</td>
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<tr>
<td>Brookeville MD 20833</td>
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| Christopher & Nicole Haris                               | Harry & Karen Montgomery                         |
| 301 Market St                                             | 211 Market St                                    |
| Brookeville MD 20833                                      | Brookeville MD 20833                            |

| Margaret & Todd Van Gelder                                |                                               |
| 212 Market St                                             |                                               |
| Brookeville MD 20833                                      |                                               |
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Situated at the crossroads of High St and Market St in historic Brookeville, the original structure was built in 1804 by Caleb Bentley and used as one of the village’s earliest commercial establishments. The original building burned and a new commercial structure was built in the 1920s, and used for a long period of time at the U.S. Post Office. The building faces High St. It is a simple El-shaped wood frame structure with wood siding, a standing seam hip roof and a front shed dormer. There is a small later addition on the back (date unknown). The existing structure is approximately 1700sf on one floor with an additional small office space above.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The project would remove the one-story back addition of approximately 300sf and replace it with a two-story addition of 600sf on the main floor and a residence of 670sf above with some additional residential space in a new basement. There would be a stair to the north (either enclosed or open) connecting the lower and upper areas of the residence. The new roof lines would maintain the language of the hip roof and shed dormer, but the new roof would not touch the existing roof. There is a setback of the south wall and a larger notch in the plan on the north side to delineate the historic building from the addition.
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<th>Work Item 1: __________________________</th>
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<td>Description of Current Condition:</td>
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## HISTORIC AREA WORK PERMIT
### CHECKLIST OF APPLICATION REQUIREMENTS

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<td>Window/ Door Changes</td>
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Proposed Dental Office at 1 High Street, Brookeville, Maryland
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<td>2,385 footprint</td>
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<td>ENERGY COMPLIANCE PATH</td>
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TOTAL FOOTPRINT: 2,383 SF

ADDITION SECOND FLR: 670 GSF +/-

EXISTING 2ND FLR: 660 GSF +/- 600 NSF +/-

PROPOSED SECOND FLOOR

ADDITION 1ST FLR: 600 GSF 560 NSF

BUSINESS: DENTAL OFFICE 4 OCC.

PROPOSED FIRST FLOOR

ADDITION BASEMENT: 780 GSF +/- 670 NSF +/-

UTILITY: BUSINESS + RESIDENTIAL 2 OCC.

PROPOSED BASEMENT

EXISTING BASEMENT: 1400 GSF +/- 900 NSF +/-

UTILITY: BUSINESS 3 OCC

DEMO 1ST FLR: 300 GSF +/-
AERIAL VIEW OF EXISTING BUILDING FROM EAST

STREET VIEW OF EXISTING SOUTH FACADE
AERIAL VIEW OF PROPOSED SOUTH FACADE FROM EAST
AERIAL VIEW OF PROPOSED ADDITION FROM SOUTH

STREET VIEW OF PROPOSED SOUTH FACADE
AERIAL VIEW OF PROPOSED NORTH FACADE WITH OPEN STAIR

AERIAL VIEW OF PROPOSED NORTH FACADE WITH ENCLOSSED STAIR

Project:
LEVINE DENTAL OFFICE

Date:
09/22/2020

Sheet:
RENDERED VIEWS

No.
A-902 26