

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	1 High Street, Brookeville	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Primary (19 <sup>th</sup> Century) Resource (Brookeville Historic District)	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Eric Levine (Miche Booz, Architect)	<b>Public Notice:</b>	9/30/2020
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>		Removal of existing addition and construction of new addition	

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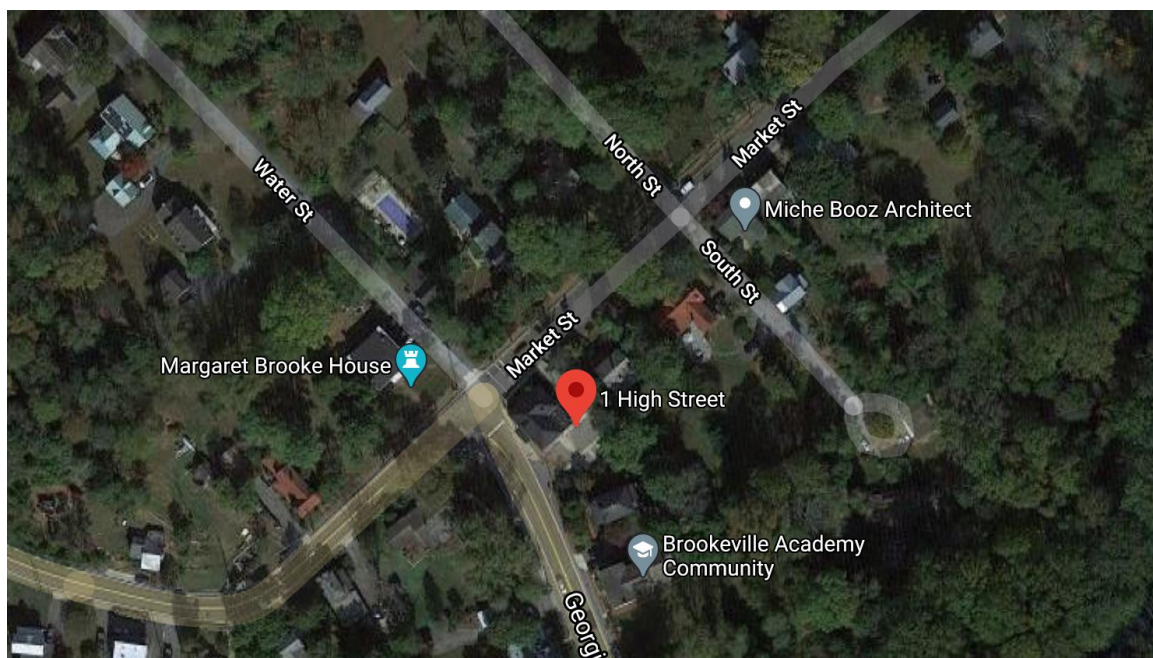
**STAFF RECOMMENDATION:**

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 (19<sup>th</sup> 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 II.D 3 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 than 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

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Eric Levine

E-mail: \_\_\_\_\_

Address: 17902 Georgia Ave

City: Olney Zip: 20832

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Miche Booz Architect

E-mail: mbooz@michebooz.com

Address: 208 Market St

City: Brookeville Zip: 20833

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? xYes/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:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition   | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation    | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |  | <input type="checkbox"/> 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]**

<b>Owner's mailing address</b>  Eric Levine 17902 Georgia Ave Olney MD 20832	<b>Owner's Agent's mailing address</b>  Miche Booz Architect 208 Market St Brookeville MD 20833
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Robert Johnson 3 High St Brookeville MD 20833	Anderson Realty Group LLC 2 High St Brookeville MD 20833
Christopher & Nicole Haris 301 Market St Brookeville MD 20833	Harry & Karen Montgomery 211 Market St 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 E-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.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

# **SURVEYOR'S CERTIFICATE**

I, hereby certify that the plat shown hereon is correct; that it is all of the lands conveyed to P. Kevin Richards and Lynda M. Richards, his wife, by Nicholas D. Petrucci and Vanda Anne Petrucci, his wife, by deed dated May 9, 1989, in Liber 8815 at Folio 441, and recorded among the Land Records of Montgomery County, Maryland. We also certify that once engaged as described in the Owners Certificate hereon, all monuments shown thus "□" and all property markers and other boundary markers shown thus "○" will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There is 17,828 square feet or 0.40927 acres of land included on this plat. There is no street dedication to public use by this plat.

By: Philip A. Wilk, RLS 01-09-2001  
Philip A. Wilk  
Professional Land Surveyor  
Maryland Registration No. 10797



## **PLAT TABULATION**

No. of lots = 2  
No. of parcels = 0  
No. of outlots = 0  
Area of lots = 17,828 SQ. FT.  
Area of street dedication = 0 SQ. FT.

APR 16 2001

TOTAL AREA OF PLAT = 17,828 SQ. FT.  
or 0.40927 ACRES.

## **SUBDIVISION RECORD PLAT**

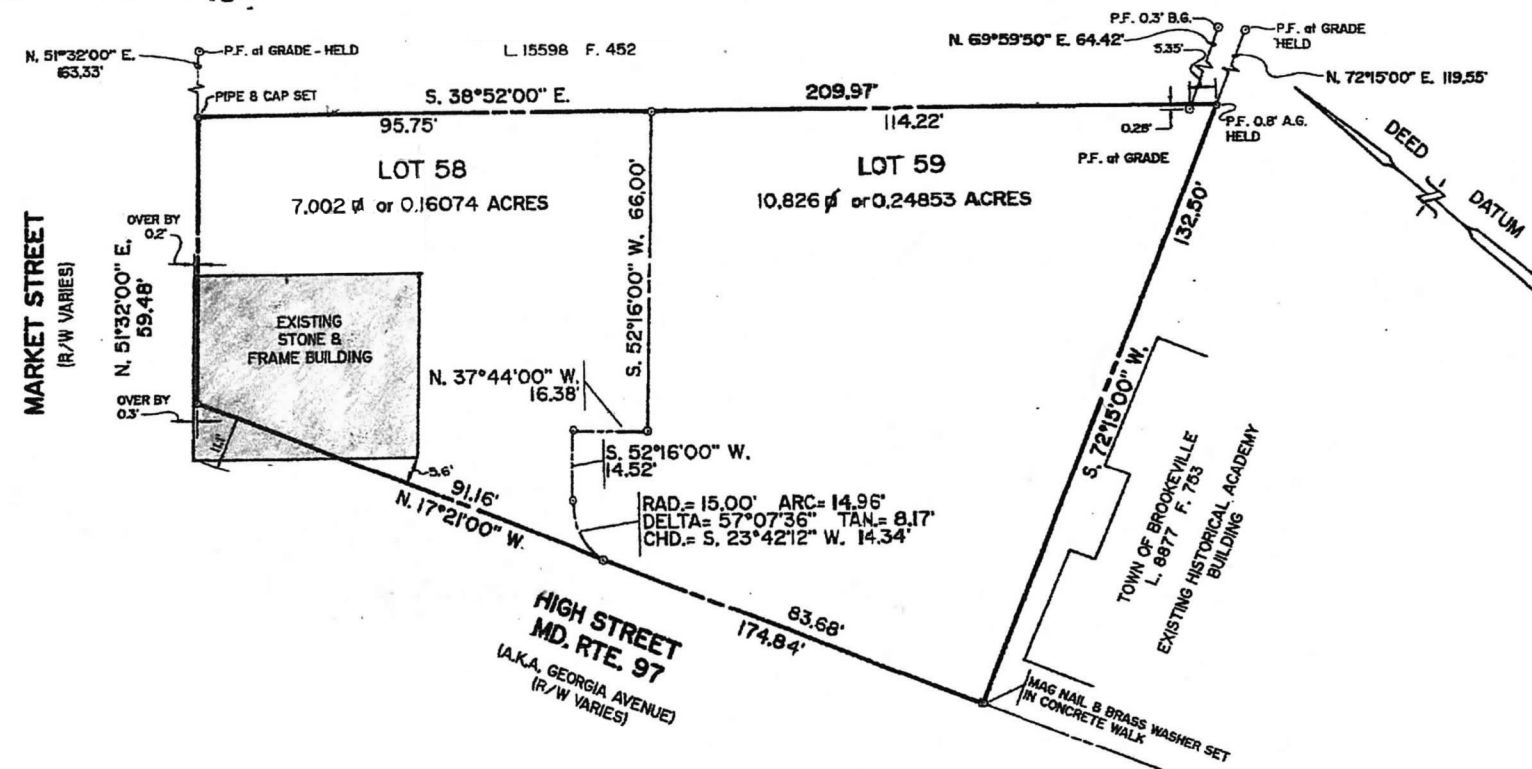
### **BROOKEVILLE**

LOTS 58 & 59  
TOWN OF BROOKEVILLE

8th ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1 in = 20 ft. JUNE, 2000

**A.E.S. ASSOCIATES**

## **PLAT No 21826**



RECORD PLAT



Aerial view of proposed addition from the East



Historic aerial sketch view of property from the South



VICINITY PLAN

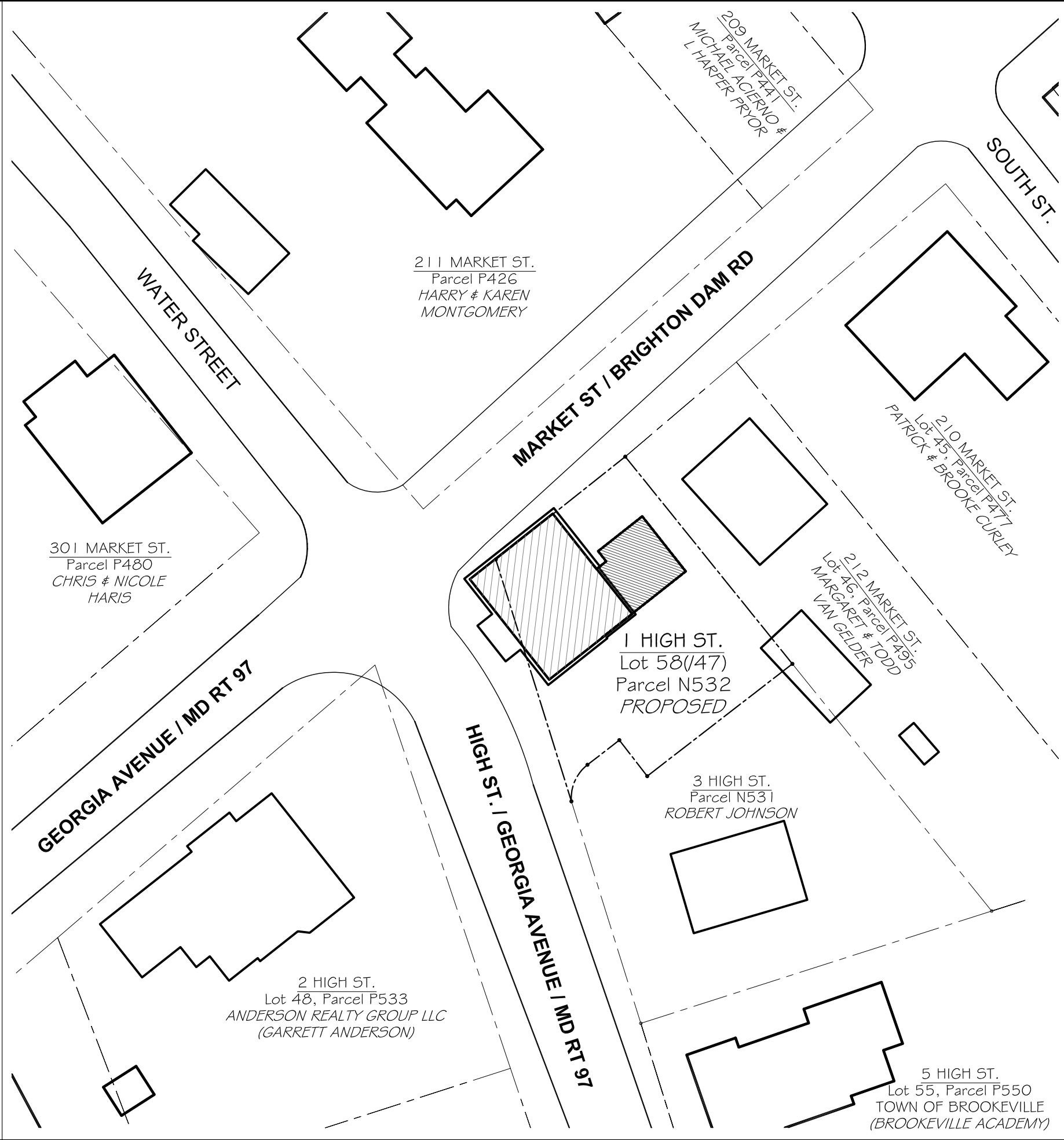
# **Proposed Dental Office at 1 High Street, Brookeville, Maryland**

**PRE-SCHEMATIC  
DESIGN**





VICINITY PLAN 1" = 125'



MICHE BOOZ  
ARCHITECT

15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

Project:  
**LEVINE DENTAL  
OFFICE**  
1 High Street  
Brookeville, Maryland 20833

Drawings:  
**SCHEMATIC  
DESIGN**

Dates:  
**09/25/2020**

Scale: 1" = 40'

Sheet:  
**ADJACENT  
PROPERTY  
PLAN**

No.: **G-100**

	EXISTING	PROPOSED
IBC OCCUPANCY CLASSIFICATION	Business Type B	Business Type B + Residential
TYPE OF CONSTRUCTION	V-B	V-B
NUMBER OF STORIES ABOVE GRADE	2	2
HIGH RISE	N	N
COVERED MALL	N	N
IBC 510 PEDESTAL CONSTRUCTION	N	N
FULLY SPRINKLERED	N	Y
FIRE ALARM	N	Y
FLOOR AREA OF RENOVATION	1,745 footprint	2,385 footprint
OCCUPANT LOAD (2015 IBC/ 2018 IBC)	25	25
ENERGY COMPLIANCE PATH	IECC	IECC

MICHE BOOZ  
A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

Project:

LEVINE DENTAL  
OFFICE

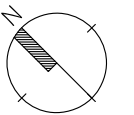
1 High Street  
Brookeville, Maryland 20833

Drawings:

SCHEMATIC  
DESIGN

Dates:

09/22/2020



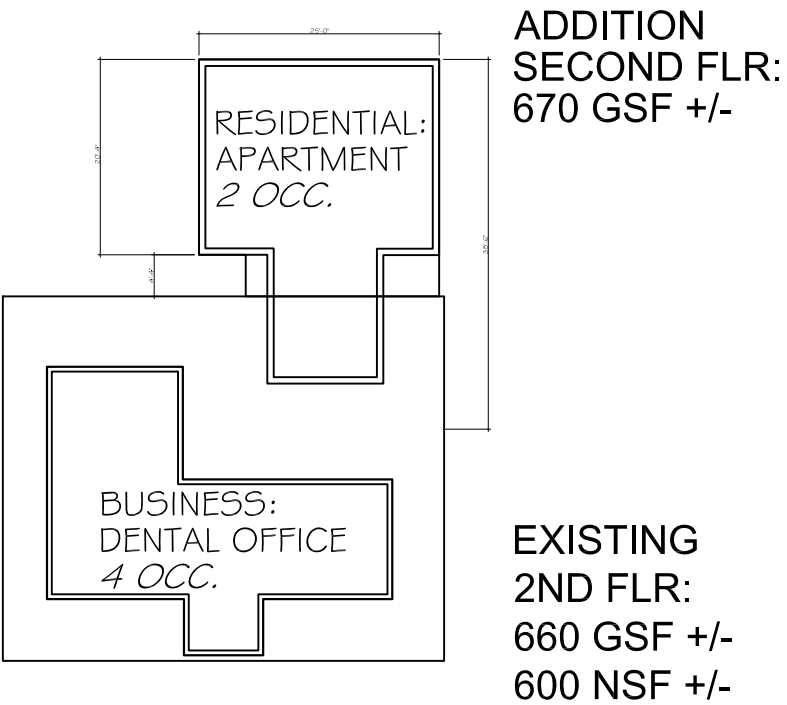
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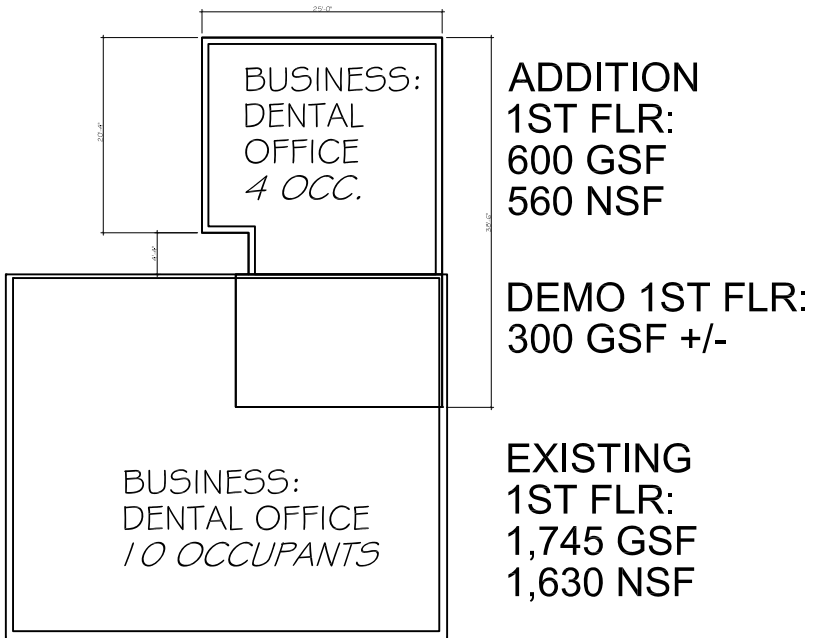
AREA DIAGRAMS

No.: G-002  
13

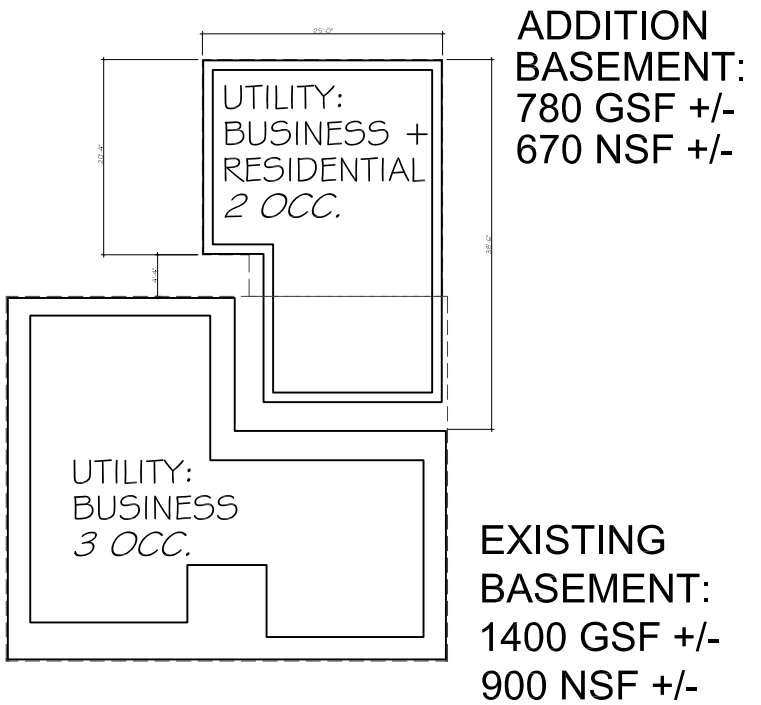
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2,383 SF



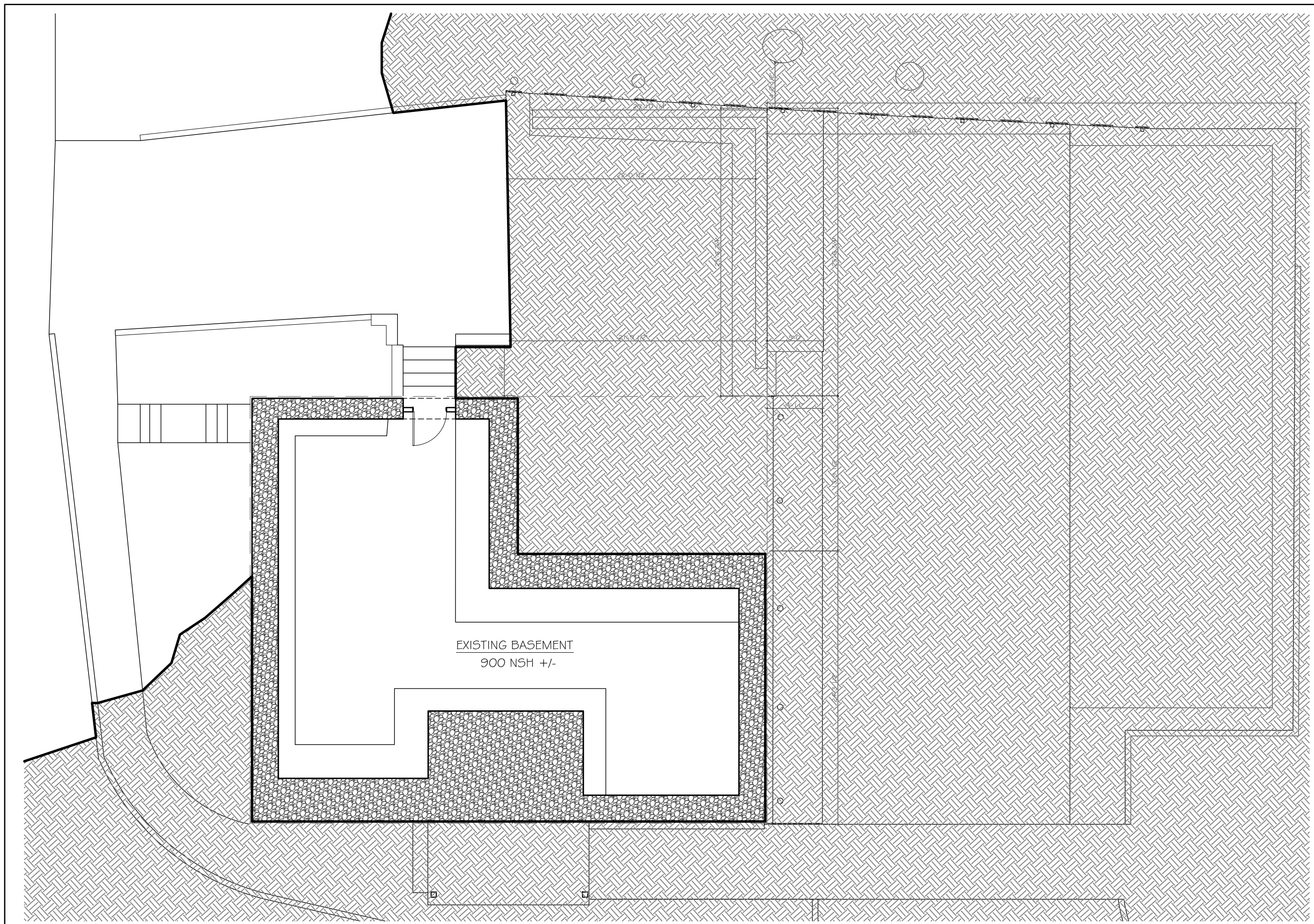
PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR



PROPOSED BASEMENT



MICHE|BOOZ

A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

Project:

**LEVINE DENTAL  
OFFICE**

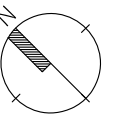
1 High Street  
Brookeville, Maryland 20833

Drawings:


## SCHEMATIC DESIGN

Dates:

**09/22/2020**



Scale:  $\frac{1}{8}" = 1'-0"$



A horizontal scale bar with alternating black and white segments. Below the bar, the number '0' is at the left end and '8' is at the right end.

Sheet:

## EXISTING BASEMENT PLAN

No.: **R-101**  
**14**

A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

Project:

**LEVINE DENTAL  
OFFICE**

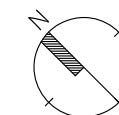
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Brookeville, Maryland 20833

Drawings:

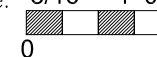
## SCHEMATIC DESIGN

Dates:

09/22/2020



Scale:  $3/16" = 1'-0"$



Sheet:

**EXISTING  
FIRST FLOOR  
PLAN**

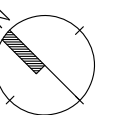
No.: **R-102**

15


15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

High Street  
Brookeville, Maryland 20833

09/22/2020

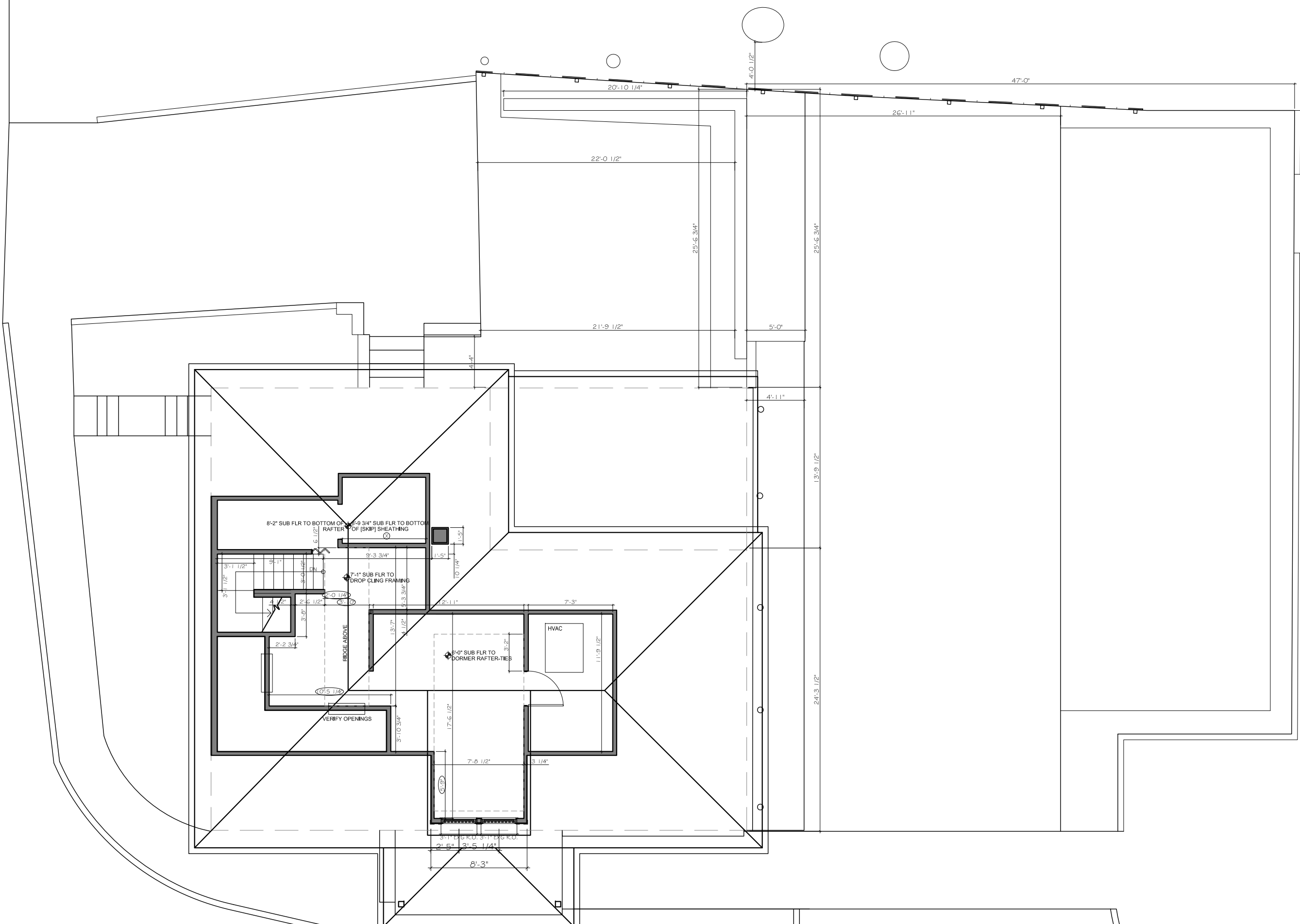


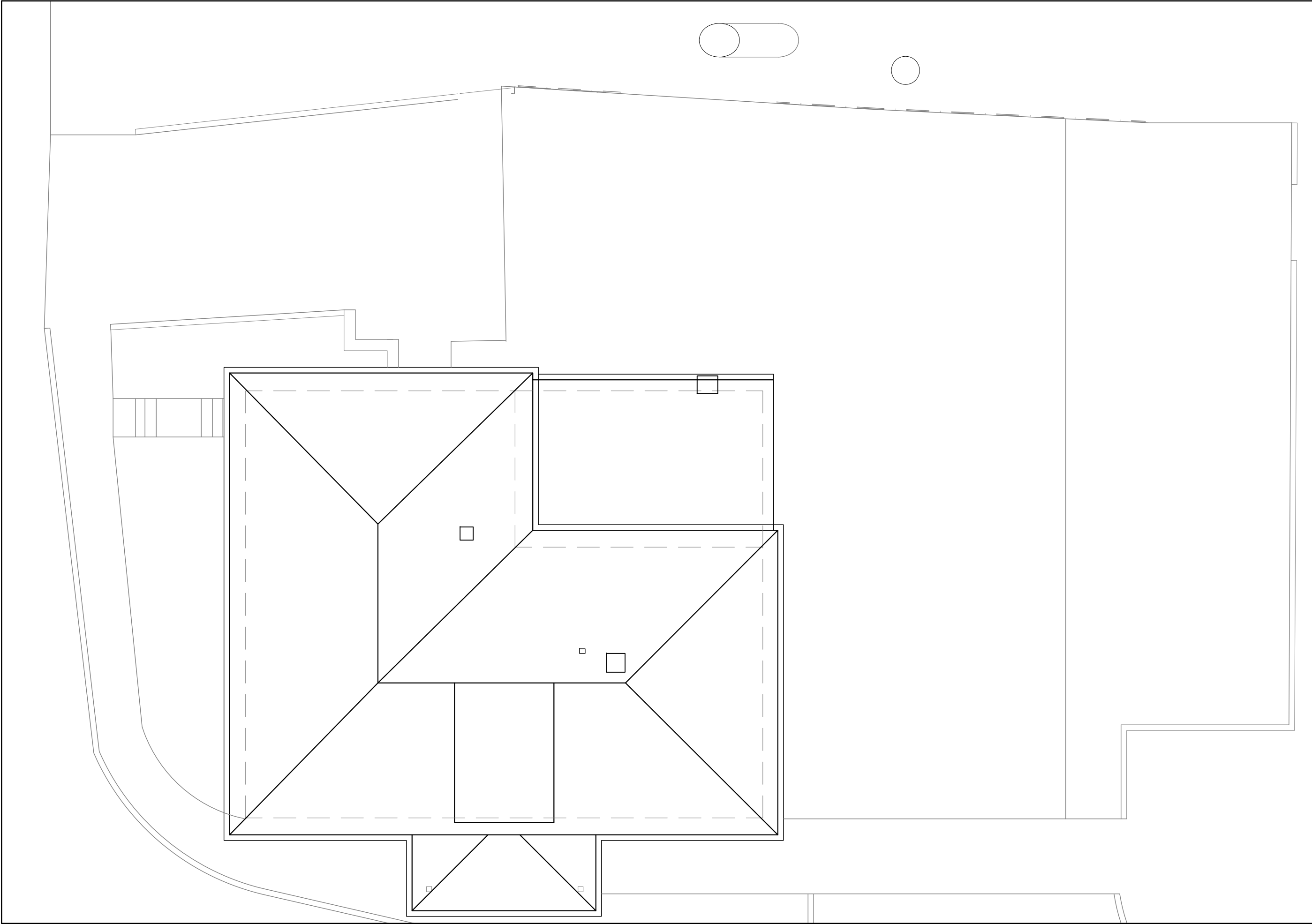
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A horizontal scale bar with a total length of 4 feet. It is divided into four equal segments of 1 foot each. The first and third segments are shaded with diagonal hatching, while the second and fourth segments are white. The number '0' is at the left end and '4' is at the right end.

No.: **R-103**  
**16**





MICHE BOOZ	
A R C H I T E C T	
15 High St Brookeville Maryland 20833 (301)774 6911	
Project:  <b>LEVINE DENTAL OFFICE</b> 1 High Street Brookeville, Maryland 20833	
Drawings:  <b>SCHEMATIC DESIGN</b>	
Dates:  <b>09/22/2020</b>	
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Sheet:  <b>EXISTING ROOF PLAN</b>	
No.: <b>R-104</b>	

MICHE BOOZ

A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

Project:

LEVINE DENTAL  
OFFICE

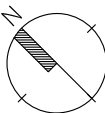
1 High Street  
Brookeville, Maryland 20833

Drawings:

SCHEMATIC  
DESIGN

Dates:

09/22/2020

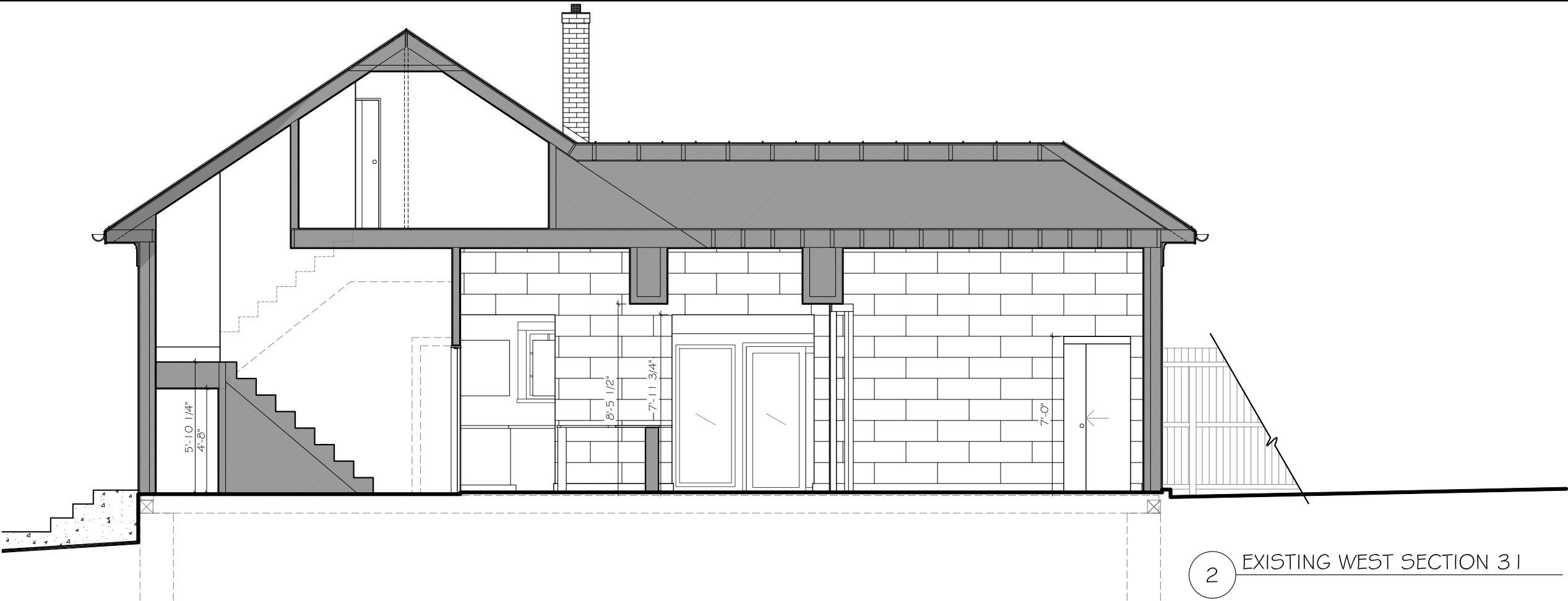


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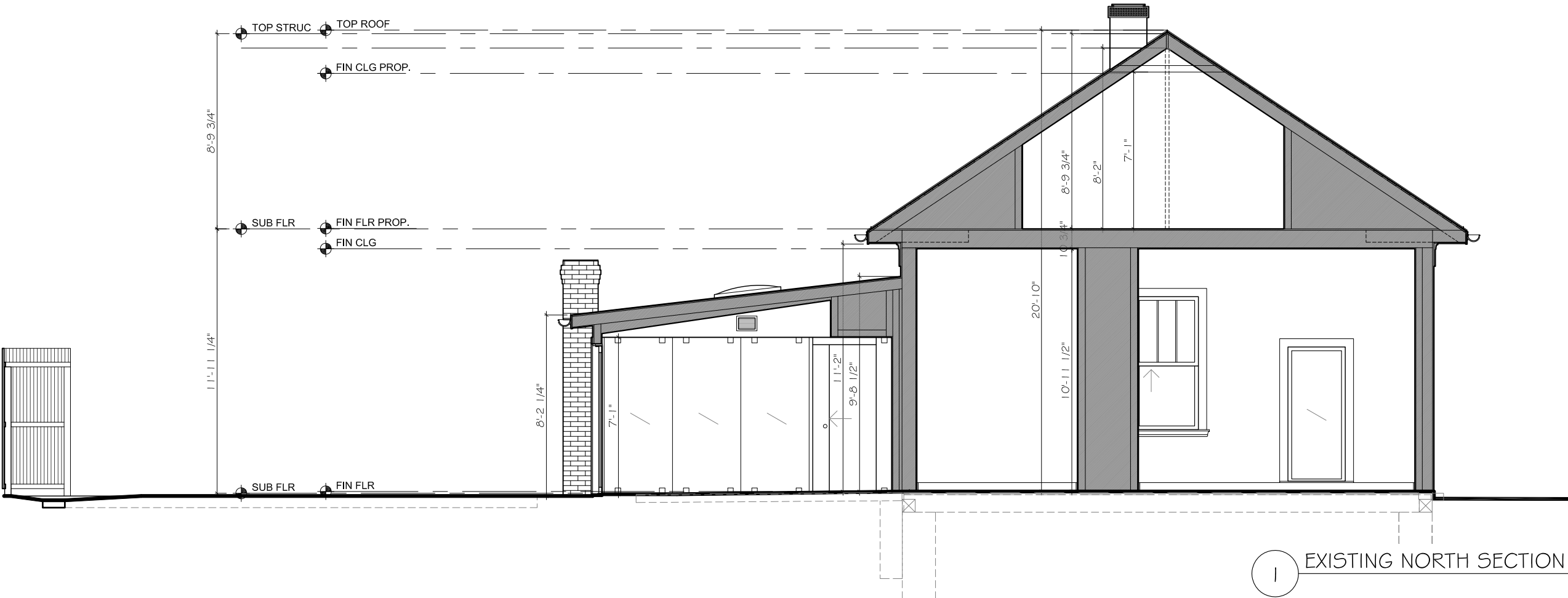
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EXISTING  
BUILDING  
SECTIONS

No.: R-300  
18

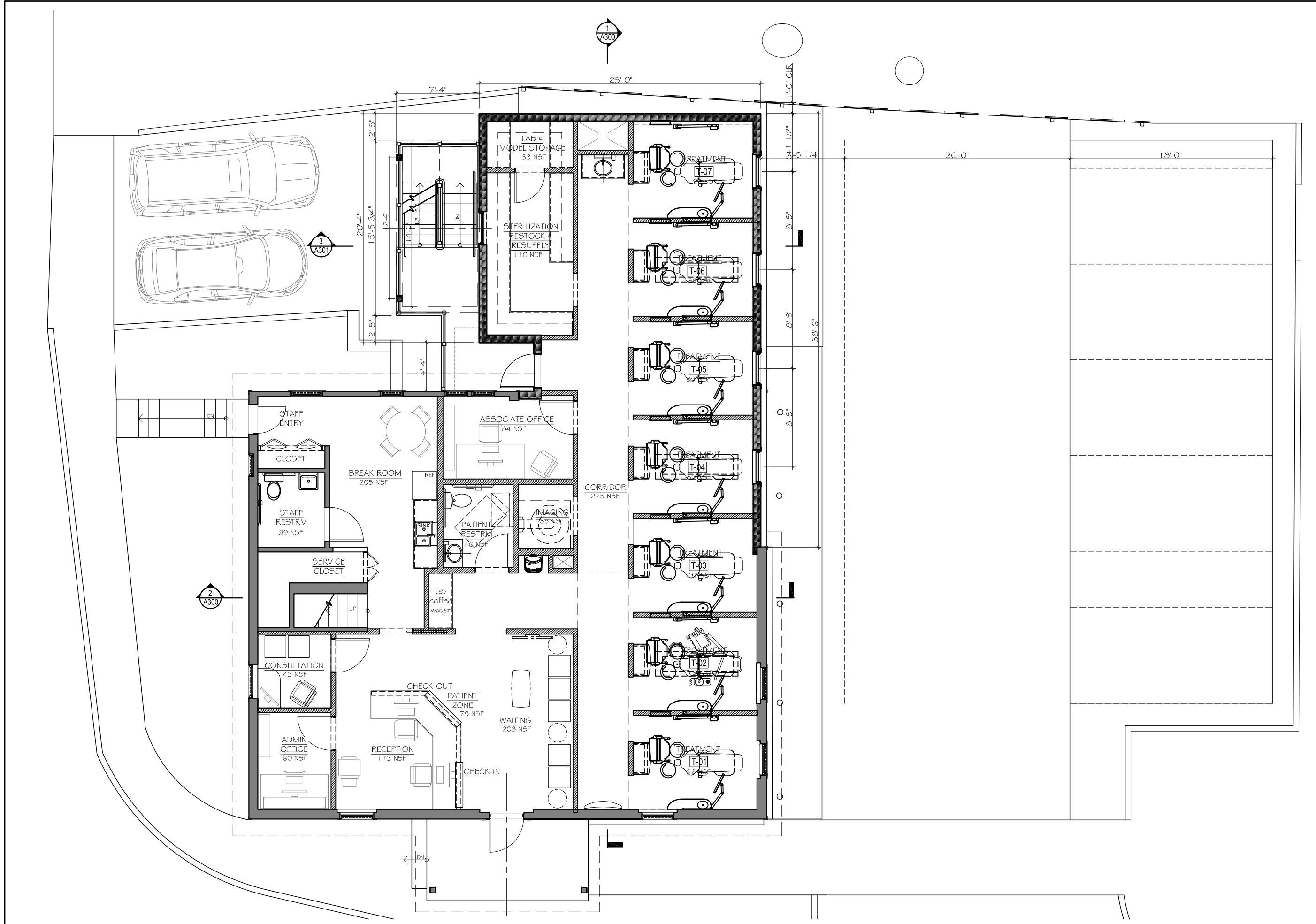


2 EXISTING WEST SECTION 31



1 EXISTING NORTH SECTION 30





MICHE BOOZ

A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
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LEVINE DENTAL  
OFFICE

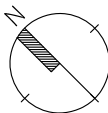
1 High Street  
Brookeville, Maryland 20833

Drawings:

SCHEMATIC  
DESIGN

Dates:

09/22/2020

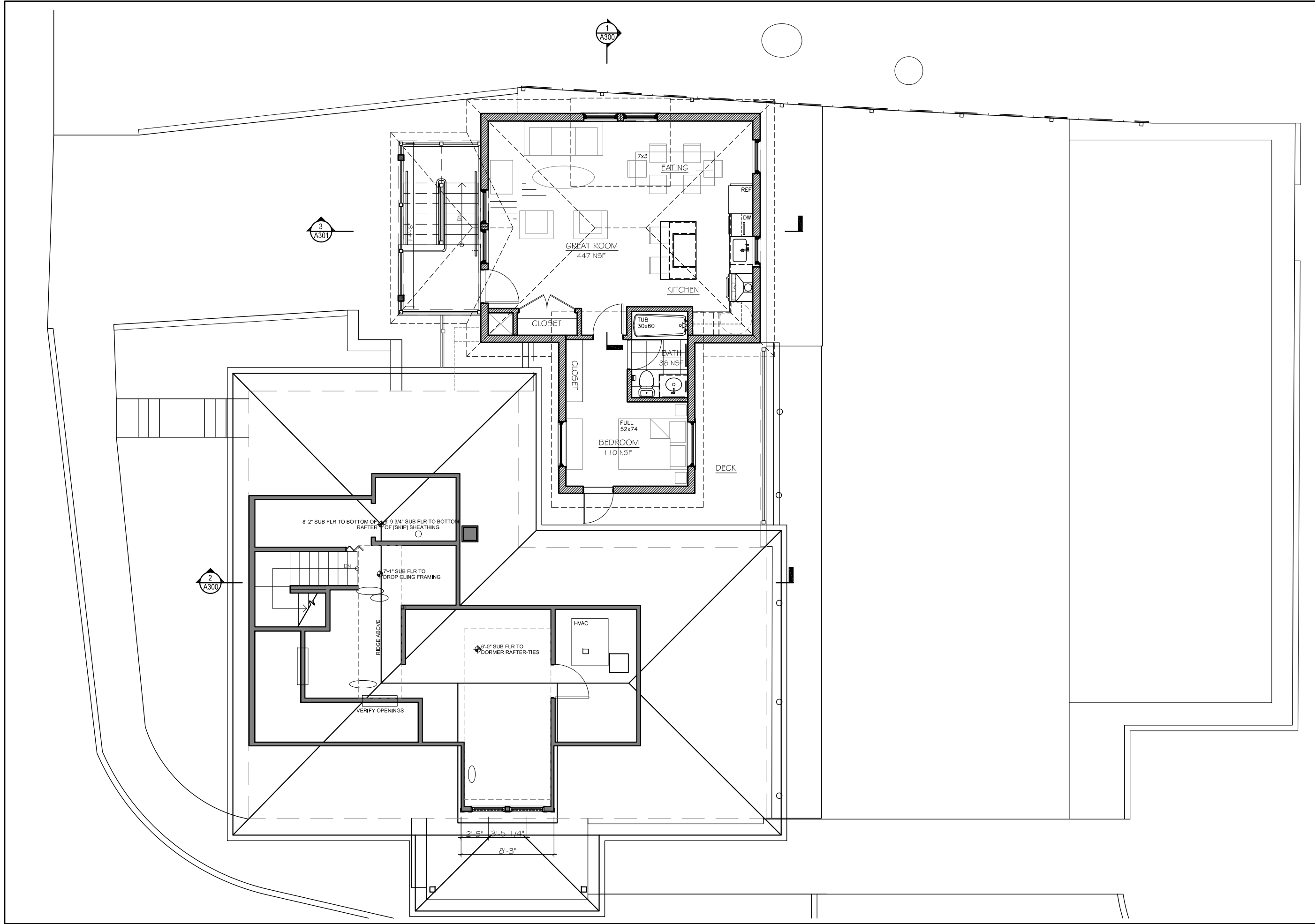


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Sheet:

PROPOSED  
FIRST FLOOR  
PLAN

No.: A-102 A'  
19



MICHE BOOZ

A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
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Project:

LEVINE DENTAL  
OFFICE

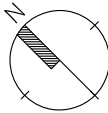
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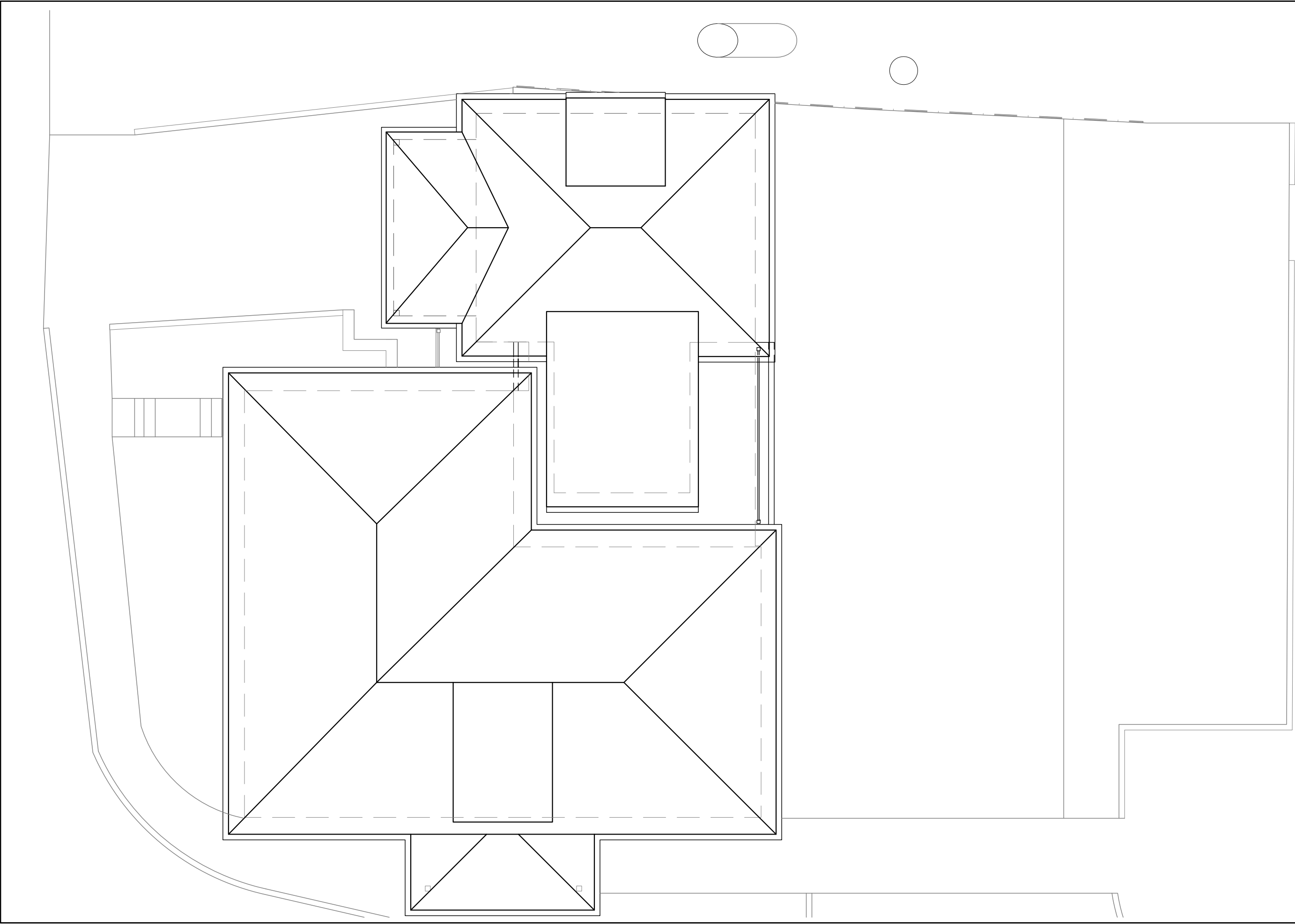


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Sheet:

PROPOSED  
SECOND FLOOR  
PLAN

No.: A-103 A'  
20



MICHE BOOZ  
A R C H I T E C T

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Project:

**LEVINE DENTAL  
OFFICE**

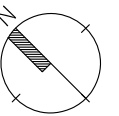
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Drawings:

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DESIGN**

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**09/22/2020**



Scale: 1/8" = 1'-0"  
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**PROPOSED  
ROOF  
PLAN**

No.: **A-104** A'  
21

MICHE BOOZ

A R C H I T E C T

15 High St  
Brookeville  
Maryland 20833  
(301)774 6911

Project:

LEVINE DENTAL  
OFFICE

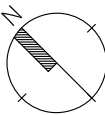
1 High Street  
Brookeville, Maryland 20833

Drawings:

SCHEMATIC  
DESIGN

Dates:

09/22/2020



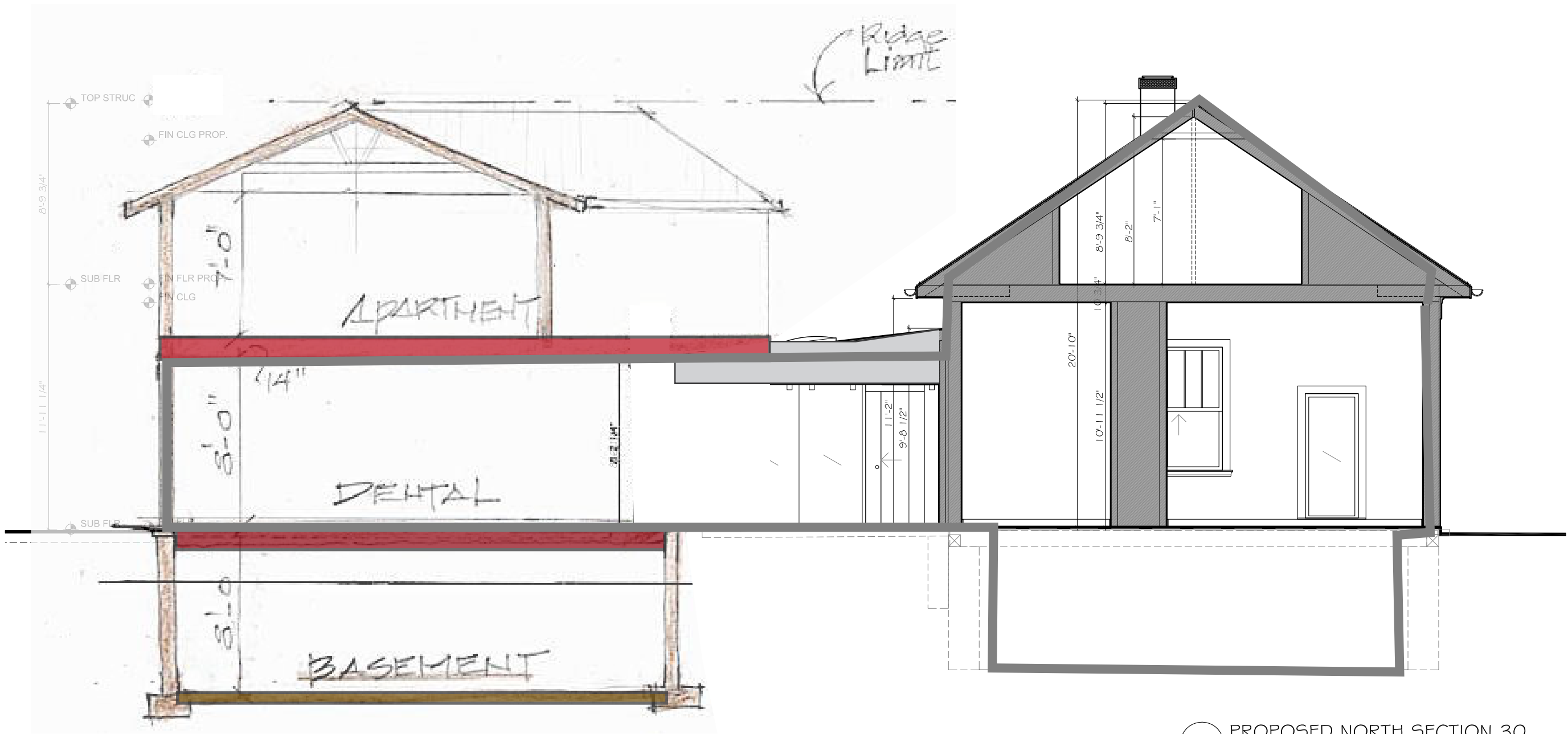
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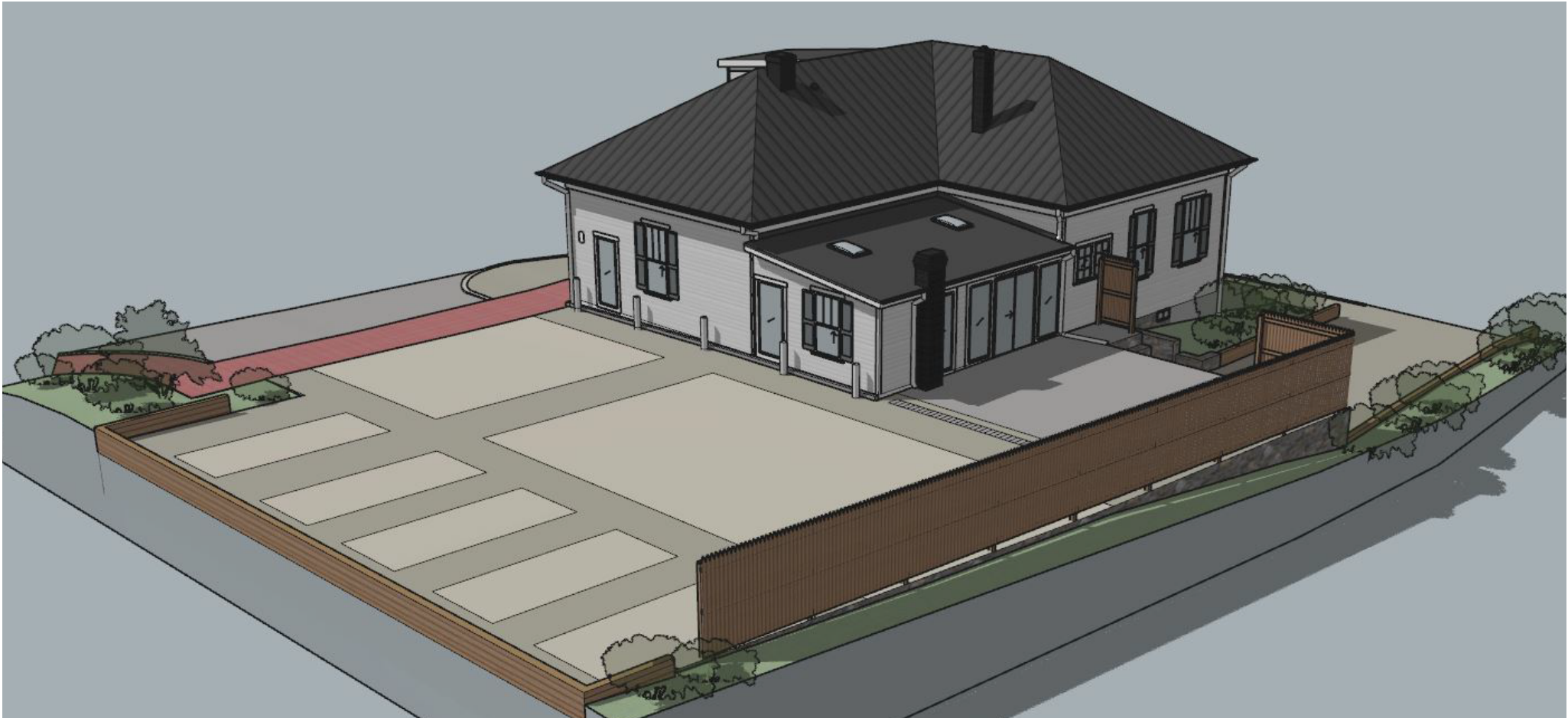
PROPOSED  
BUILDING  
SECTIONS

No.:

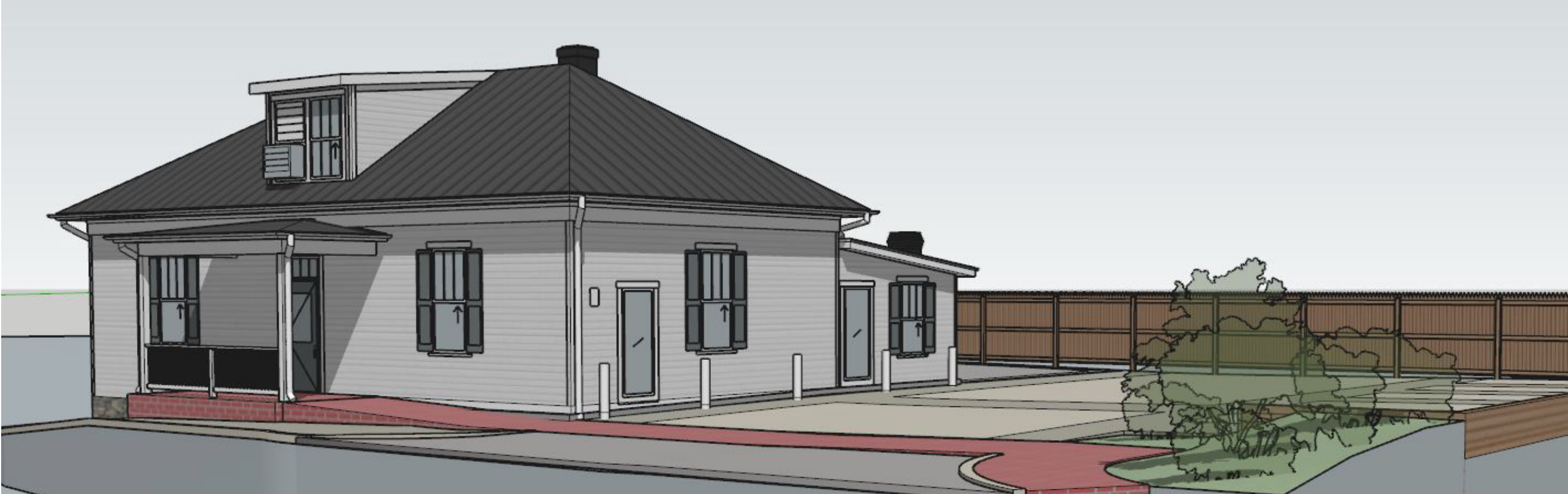
A-300  
22



1 PROPOSED NORTH SECTION 30



AERIAL VIEW OF EXISTING BUILDING FROM EAST



STREET VIEW OF PEXISTING SOUTH FACADE

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Maryland 20833  
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Drawings:

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DESIGN**

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Scale:

Sheet:

**RENDERED  
VIEWS**

No.: **R-900**  
**23**



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SCHEMATIC  
DESIGN

Dates:

09/22/2020

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RENDERED  
VIEWS

No.:

A-900  
24

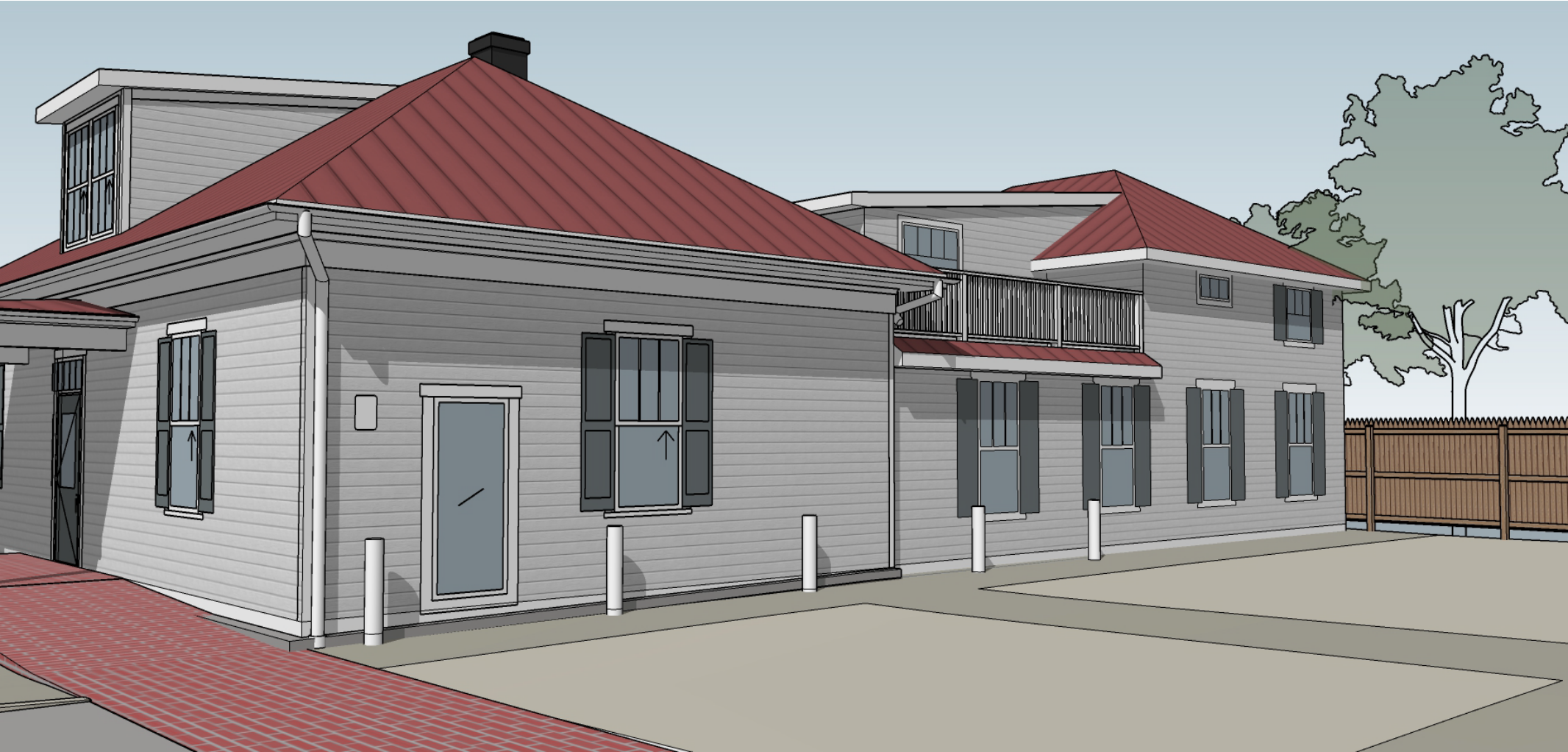


AERIAL VIEW OF PROPOSED SOUTH FACADE FROM EAST





AERIAL VIEW OF PROPOSED ADDITION FROM SOUTH



STREET VIEW OF PROPOSED SOUTH FACADE

MICHE BOOZ

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Maryland 20833  
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OFFICE**

1 High Street  
Brookeville, Maryland 20833

Drawings:

**SCHEMATIC  
DESIGN**

Dates:

**09/22/2020**

Scale:

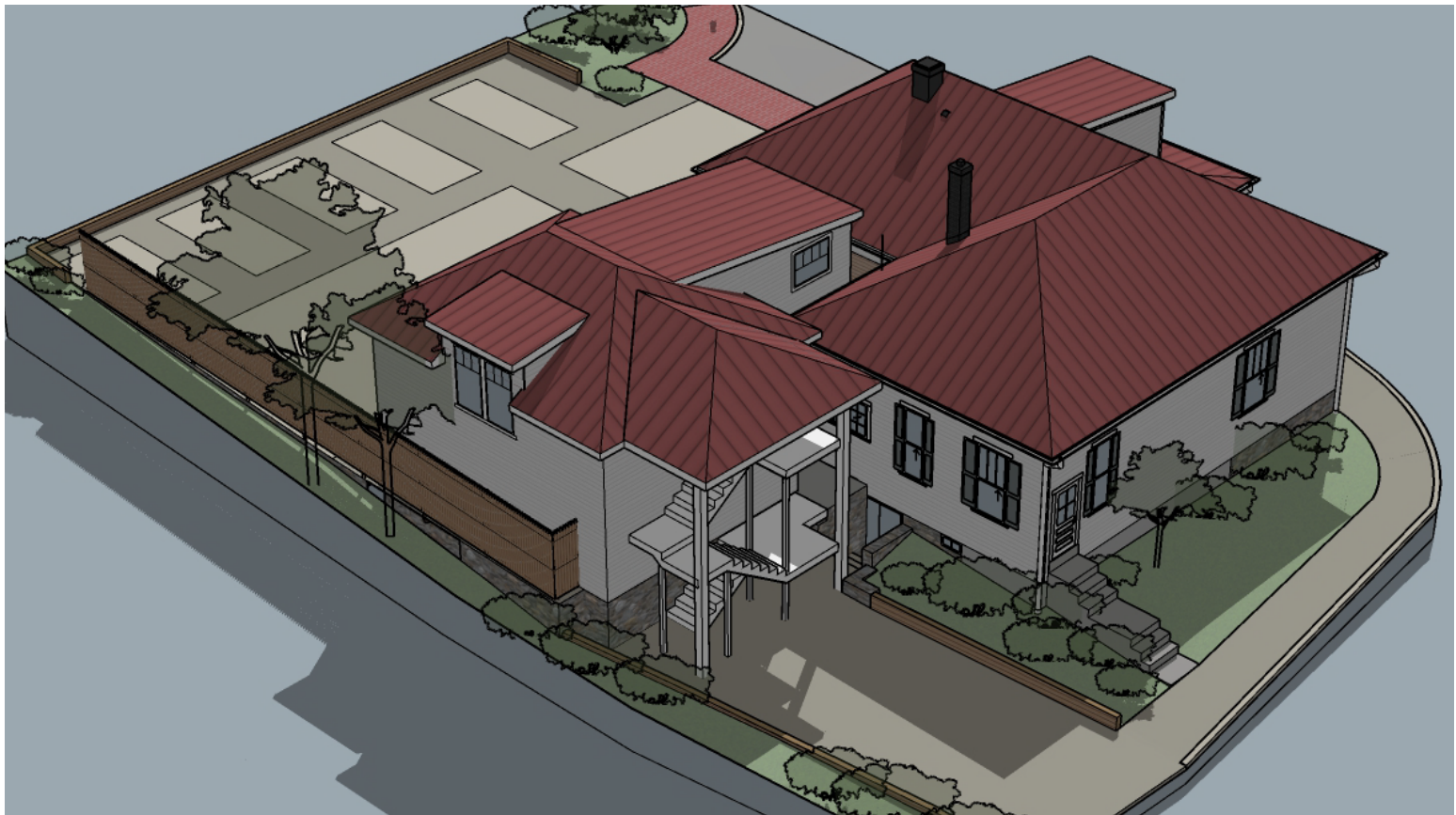
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VIEWS**

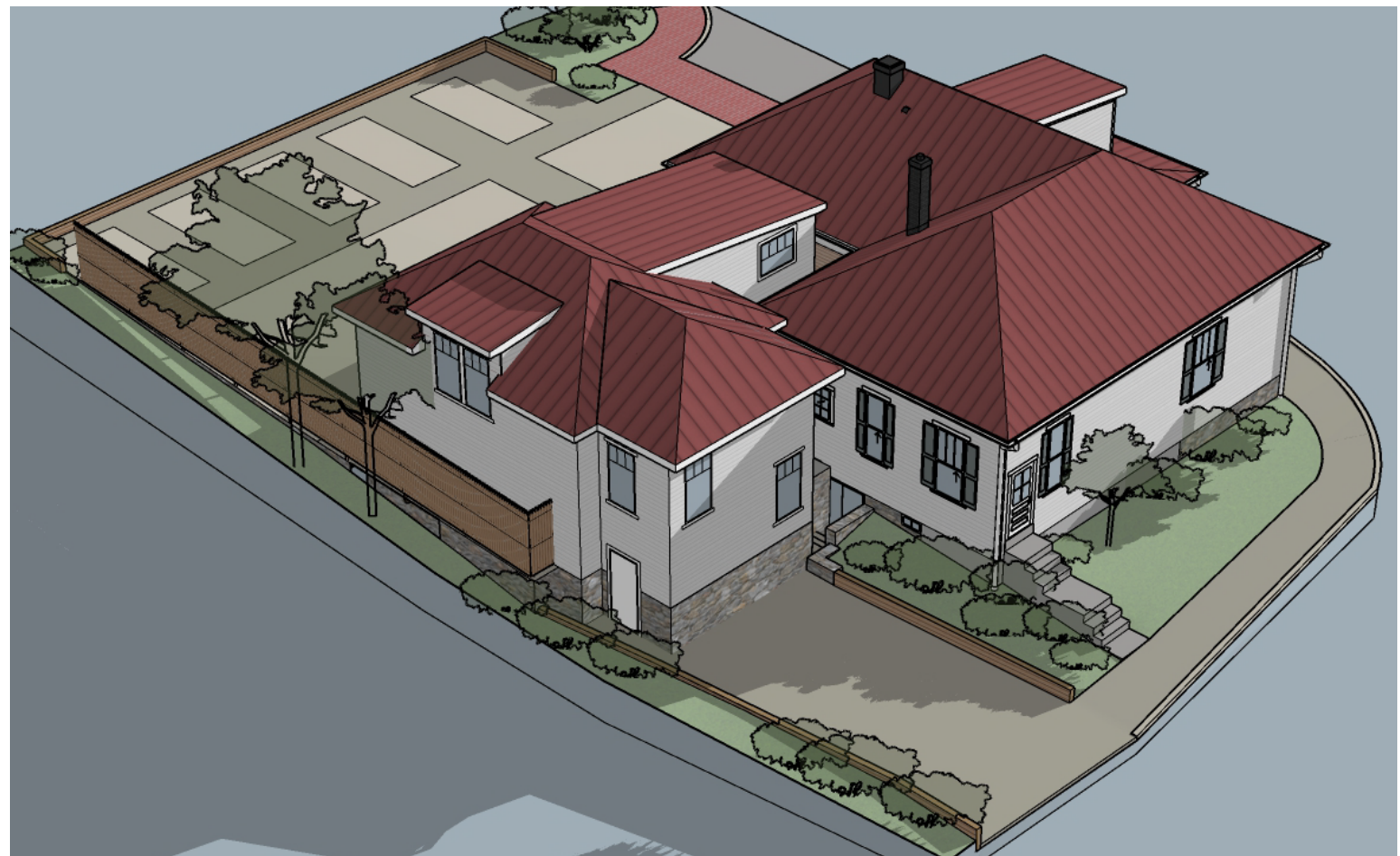
No.:

**A-901  
25**





AERIAL VIEW OF PROPOSED NORTH FACADE WITH OPEN STAIR



AERIAL VIEW OF PROPOSED NORTH FACADE WITH ENCLOSED STAIR

MICHE BOOZ

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DESIGN**

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**RENDERED  
VIEWS**

No.:

**A-902  
26**