

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 North Street, Brookeville	Meeting Date:	3/24/2021
Resource:	Secondary (Post 1940) Resource Brookeville Historic District	Report Date:	3/17/2021
Applicant:	Mark Davis	Public Notice:	3/10/2021
Review:	HAWP	Tax Credit:	Yes
Permit Number:	937886	Staff:	Michael Kyne
PROPOSAL: New front portico alteration			

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (Post 1940) Resource within the Brookeville Historic District
DATE: 1997

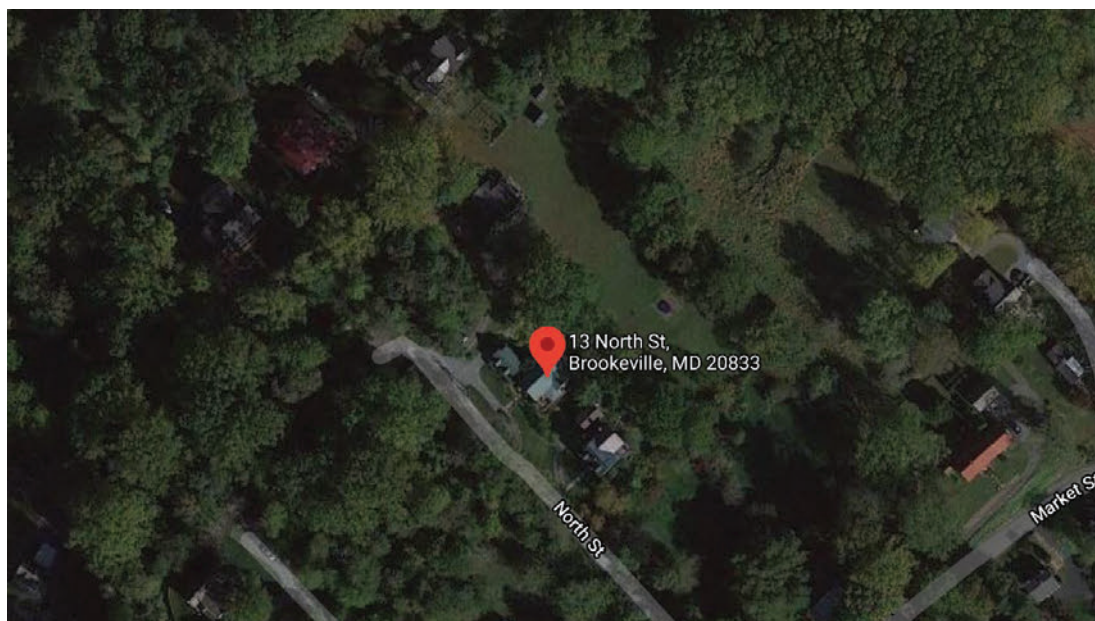


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to construct a new front portico at the subject property.

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

Brookeville Historic District Master Plan Amendment

The *Brookeville Historic District Master Plan Amendment* (#23/65) identifies Primary Resources, Secondary Resources, and Spatial Resources. The subject property is identified as a Secondary Resource.

Sec. 24A-8. Same-Criteria for issuance.

- (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.” Standards 2, 9, and 10 most directly apply

to the application before the commission:

#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 DISCUSSION

The subject property is a Secondary (Post 1940) Resource within the Brookeville Historic District, which was constructed in 1997. The house is clad in stucco and has a green standing seam metal roof. There is a small three-step stoop constructed from stone risers and flagstone treads at the front of the house, but there is no cover over the front door.

The applicant proposes to construct a new front portico at the subject property to address structural damage to the joists and sill plate caused by water infiltration through the front door. The proposed portico will be constructed from wood posts and framing, with a cedar plank ceiling and a green standing seam metal roof to match the main house. The design of the portico will take visual cues from the parapet lines of the house and curved upper window on the front elevation.

Additional work includes the removal of the uppermost step from the front stoop and replacement of the existing four-panel wood front door and three-lite transom above. The proposed new door will be a Craftsman-style two-panel, three-lite wood door with three-lite transom above. The proposed new door and cedar plank ceiling of the proposed new portico will both be stained and sealed to match.

Staff supports the applicant's proposal, finding the proposed alterations generally compatible with the architectural style and features of the subject property and surrounding streetscape. The proposed alterations will not remove or alter character-defining features of the subject property or historic district, in accordance with *Standards* #2 and #9.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2 and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9 outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b), (1) and (2), (c) and (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 an electronic set 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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 937886

DATE ASSIGNED 1-4-21

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Mark Davis

Name: _____

E-mail: madexc@gmail.com

Address: 13 North Street

City: Brookeville Zip: 20833

Daytime Phone: 202-355-3744

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (If applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Brookeville

Is the Property Located within an Historic District? ☒ Yes/District Name _____

____ 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: 13 Street: North Street

Brookeville

Market St. & North St.

Town/City: _____ Nearest Cross Street: _____

03

A

Brookeville Manor

Lot: _____ 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 checked="" type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input 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.

Signature of owner or authorized agent

01/04/21

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

13 North St. is a single family home (built in 1997) located on Lot 3 off of North St. The home is located across the street from the historic Brookeville Schoolhouse. While facing the front of the house from North St., there is a detached carriage house/garage located on the left of the main house with a gravel driveway leading to a large brick-paver parking area adjacent to main home and garage. To the right side of the home is an addition (completed in 2016) with French doors leading to a fenced in (stone wall with redwood pickets on top) patio area with pavers. The house is a stucco exterior with green standing seam metal roof. The front of the house is flat with no overhang or cover of the front door and small three step porch made of flagstone and stone.

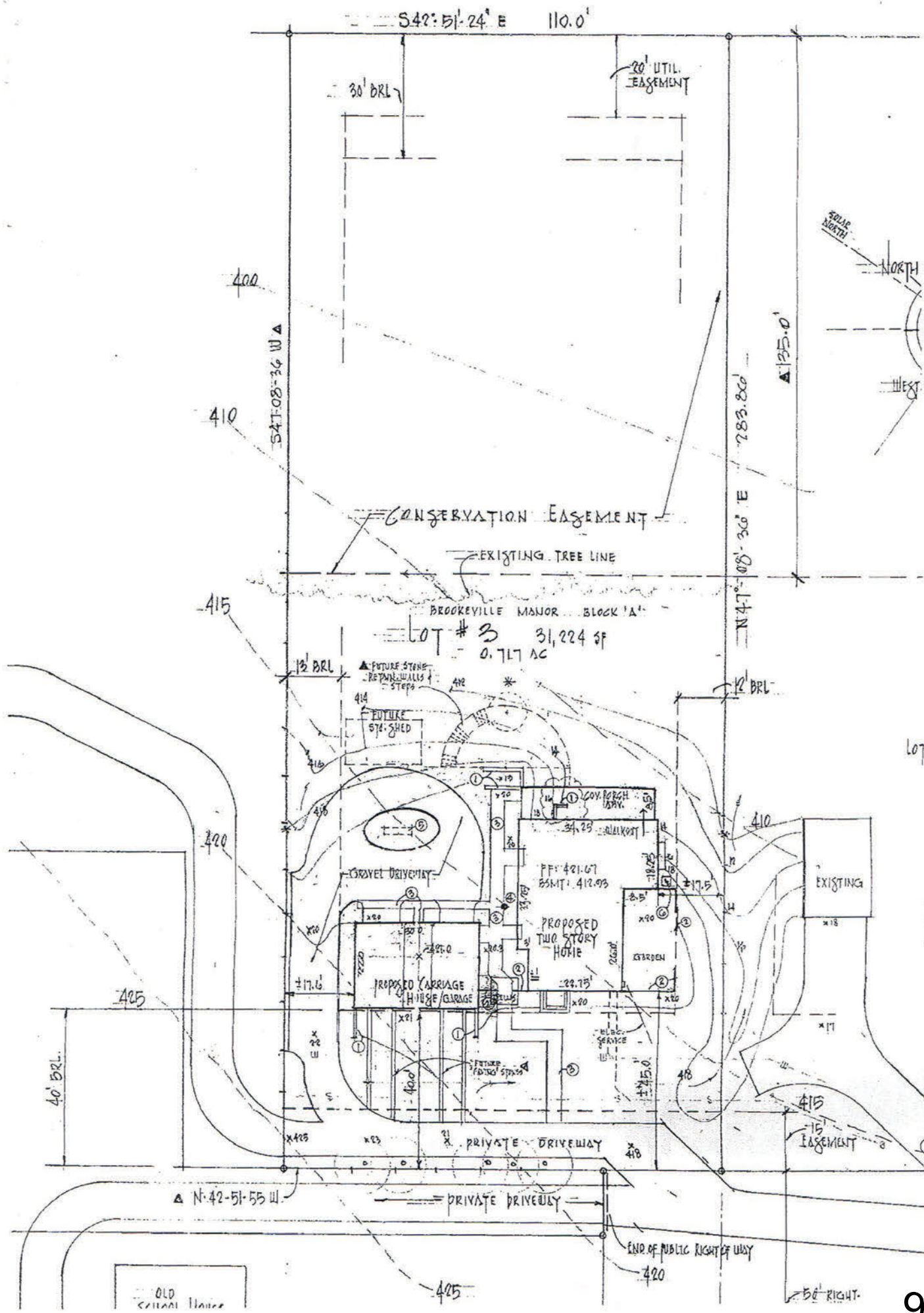
Description of Work Proposed: Please give an overview of the work to be undertaken:

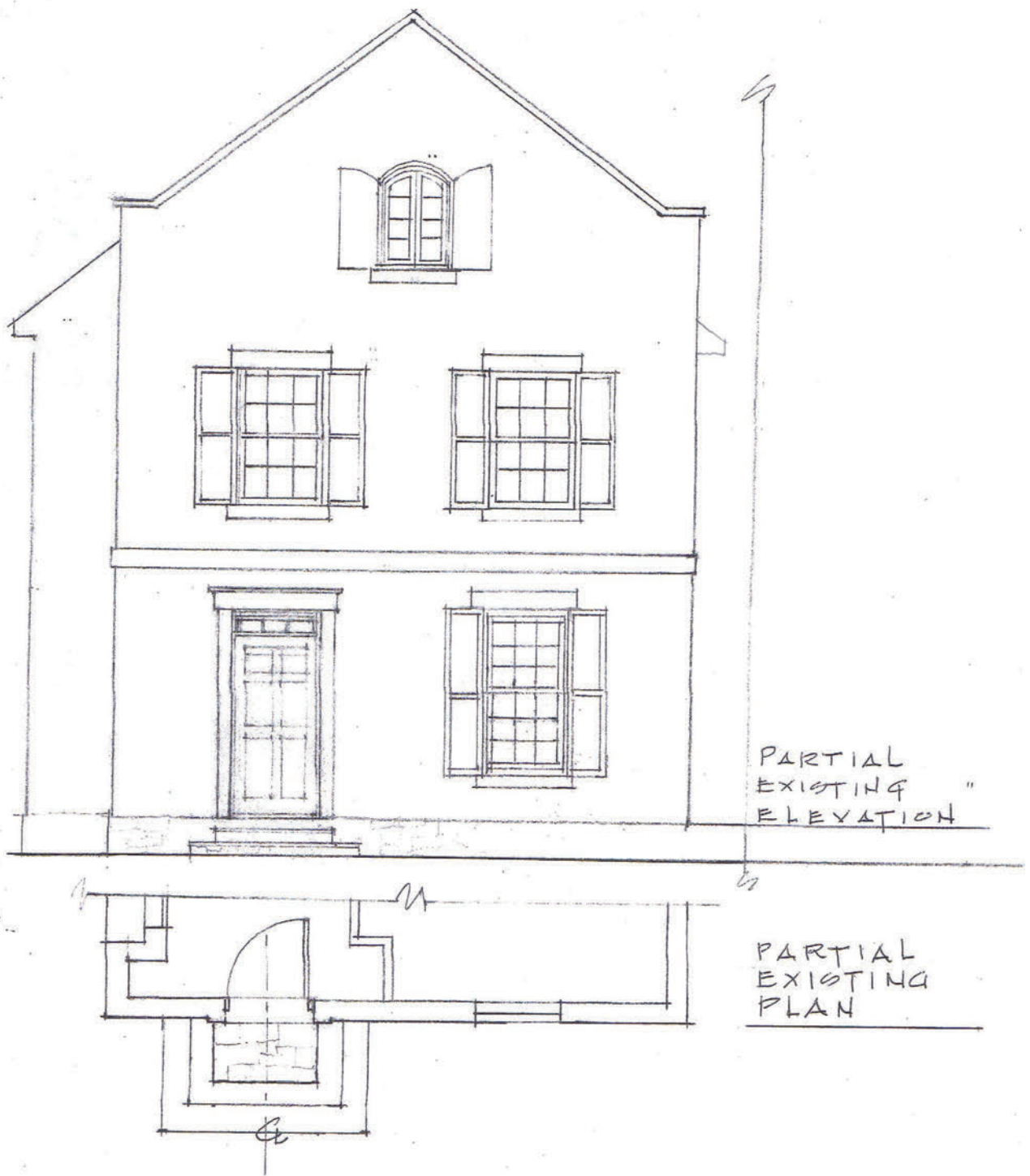
Recent inspection of our basement discovered several cracked/damaged floor joists (encased around the foundation with fiberglass insulation). After several contractor/estimates it was discovered that the rim joist and likely sill plate on the foundation is rotten due to water intrusion through the front door of house. (The rotten joists transferred loads to adjacent joists causing them to crack). The repair will require removal of the front porch, door, door frame, bushes, some stucco/concrete block to access the damaged joists. A new front door will be required [REDACTED]

[REDACTED]. Additionally, requesting to construct a new portico/awning (similar to next door neighbor's located on Lot 4 at 9 North Street) over the door/porch once repaired to prevent future water intrusion and make the house look balanced with other architectural features. [REDACTED]

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	*	*	*	*	*		*

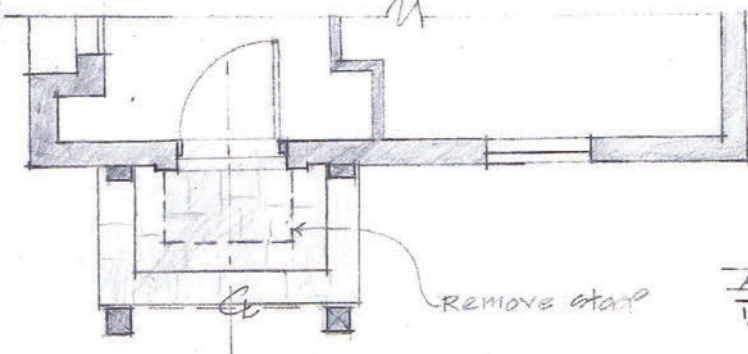




DAVIS HOUSE



ELEVATION
 $\frac{1}{4}'' = 1'-0''$



Alternative PORTICO
 $\frac{1}{4}'' = 1'-0''$

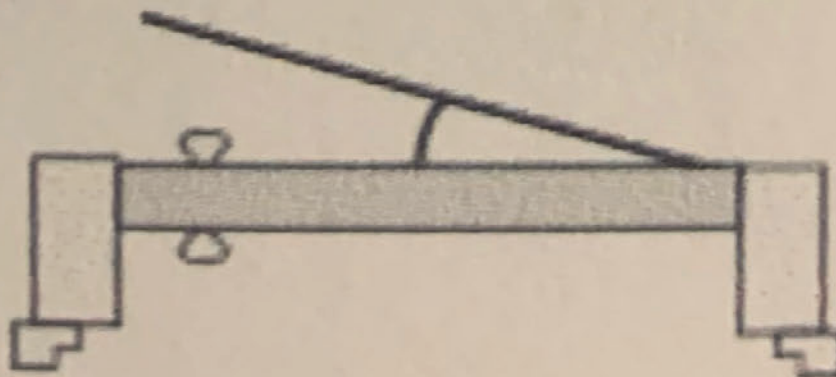
DAVIS HOUSE PORTICO
 m BOOZ ARCHITECT



Fir 3

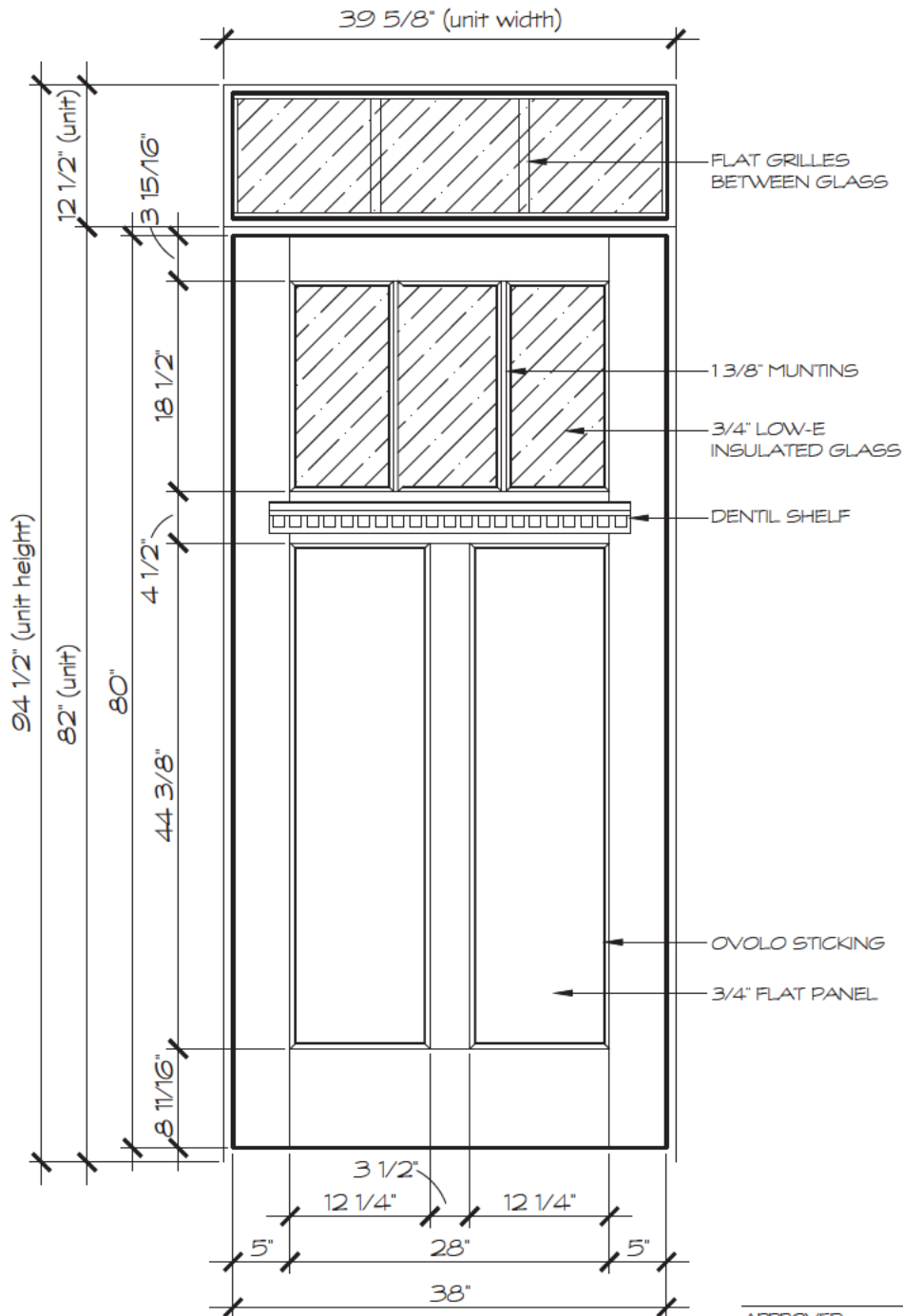


Config



EXTERIOR
Right-Hand Inswing

- Proc
- Mar
- Proc
- Regi
- Proc



DOOR DETAIL

SCALE: 3/4" = 1'-0"

APPROVED

DATE

WHEN PLACING ORDERS, PLEASE SIGN BOTH QUOTE AND ALL SUPPLIED DRAWINGS TO PREVENT DELAYS IN ORDER PROCESSING.

QUOTE #89350200 / LINE 1

PROPOSED DOOR UNIT FOR
T W PERRY
4321 FITCH AVENUE
BALTIMORE, MARYLAND 21236
JOB:

DWG. #89350200

DATE: 1/13/2021

DRAWN: K. CECI

DOOR: 6803



1000 MALONEY CIRCLE, BETHLEHEM, PA 18015
OFFICE: 610-867-8160 / WEB: WWW.REEB.COM

NOTE:

DRAWING DEPICTED AS VIEWED FROM EXTERIOR
STICKING IS NOT INCLUDED IN STYLE & RAL DIMENSIONS
DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND
MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

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TW Perry - Gaithersburg
8101 Snouffer School Road
Gaithersburg, MD 20879
301-840-9600
Fax: 301-670-6200



QUOTE

2101-152768 R1 PAGE 1 OF 2

SOLD TO
KYEI TEAM CASH ACCOUNT

JOB ADDRESS
Nanda Rocha Admin - Alliance Home Improvem 301-260-7695

ACCOUNT	JOB
94629	0
CREATED ON	01/11/2021
EXPIRES ON	01/18/2021
BRANCH	2000
CUSTOMER PO#	89350200
STATION	GBAK
CASHIER	AKYEI
SALESPERSON	AKYEI
ORDER ENTRY	AKYEI
MODIFIED BY	AKYEI

Gaithersburg, Hyattsville,
Silver Spring & Baltimore, MD
Leesburg & Springfield, VA

Item	Description	D	Quantity	U/M	Price	Per	Amount
STTF	SPECIAL ORDER: THERMA TRU EA EXTERIOR FIR DOOR UNIT 3'2"x0'11" MADE TRANSOM 3'2"x6'8" ,[H] S/O SIMPSON-3-2 X 6-8 X 1 3/4" FIR 6803 CRAFTSMAN TWO PANEL THREE LITE TDL LOW E GLASS 3/4" FLAT PANELS OVOLO STICKING 5 1/2" O/A WIDTH STILES ULTRABLOCK SOLID BOTTOM RAIL -4-9/16" FRAMESAVER JAMB INSWING RIGHT HAND -ADJUSTABLE COMPOSITE SILL BRONZE ,TD INSWING SILL COVER APPLIED -BALL BEARING FLAT BLACK US1D -BRONZE COMP WEATHER STRIP -FRAME SAVER BRICKMOLD -DOUBLE BORE WITH DB STRIKE PREP (DBM) ,2 3/8 - 2 1/8 S/O SIMPSON-3-2 X 2 3/4" X 1 1/4" 9540 FIR SMALL TOOTH DENTIL SHELF FOR 38" WIDTH DOOR SLAB		1	EACH	2608.6406	EACH	2608.64
STTF	SPECIAL ORDER: CONTINUE I APPLIED EXTERIOR SIDE I S/O SIMPSON-38" X 11" X 5/8" LOW E GBG IG GLASS WITH 7/8" FLAT WHITE GBG 3W1H- 3 LITE		1	EACH		EACH	

MATERIAL QUOTES ARE SUBJECT TO PRIOR SALE AND PRICE UPDATING AT TIME OF ORDER.

All returns must be made within 30 days accompanied by the original invoice and are subject to a 25% restocking fee. Special orders are non-returnable.

Buyer:

Subtotal

Sales Tax

Total

Signature

15



TW Perry - Gaithersburg
8101 Snouffer School Road
Gaithersburg, MD 20879
301-840-9600
Fax: 301-670-6200



QUOTE

2101-152768 R1 PAGE 2 OF 2

SOLD TO
KYEI TEAM CASH ACCOUNT

JOB ADDRESS
Nanda Rocha Admin - Alliance Home Improvem 301-260-7695

ACCOUNT	JOB
94629	0
CREATED ON	01/11/2021
EXPIRES ON	01/18/2021
BRANCH	2000
CUSTOMER PO#	89350200
STATION	GBAK
CASHIER	AKYEI
SALESPERSON	AKYEI
ORDER ENTRY	AKYEI
MODIFIED BY	AKYEI

Gaithersburg, Hyattsville,
Silver Spring & Baltimore, MD
Leesburg & Springfield, VA

Item	Description	D	Quantity	U/M	Price	Per	Amount
COMMENTS	,W/TRANSOM APPLIED ! 12 1/2" O/A HGT DIRECT SET TRANSOM ! UNIT SIZE: 39 5/8" X 94 1/2" R.O. 40 1/2" X 95" ! LEAD TIME 9-10 WEEKS THE QUOTED ITEMS ABOVE ARE FACTORY ORDER AND DO REQUIRE A SIGN OFF TO PROCEED BEFORE THE ORDER WILL BE PLACED. CONFIRMATION WILL BE SENT BACK WITH A SHIP DATE ONCE YOUR ORDER HAS BEEN PROCESSED. NAME _____ DATE _____	N					
MATERIAL QUOTES ARE SUBJECT TO PRIOR SALE AND PRICE UPDATING AT TIME OF ORDER.				MD 6.00%	Subtotal		2,608.64
All returns must be made within 30 days accompanied by the original invoice and are subject to a 25% restocking fee. Special orders are non-returnable.					Sales Tax		156.52
					Total		2,765.16

Buyer:


Signature

13



13

18







ALC91 5 STABILLOY 21 RR-8030