

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	204 Market Street, Brookeville	Meeting Date:	8/18/2021
Resource:	Primary (19 th Century) Resource (Brookeville Historic District)	Report Date:	8/11/2021
Applicant:	Bruce Evans (Miche Booz, Architect)	Public Notice:	8/4/2021
Review:	HAWP	Tax Credit:	Yes
Permit Number:	961003	Staff:	Michael Kyne
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (19th Century) Resource within the Chevy Chase Village Historic District
DATE: c. 1892-1916

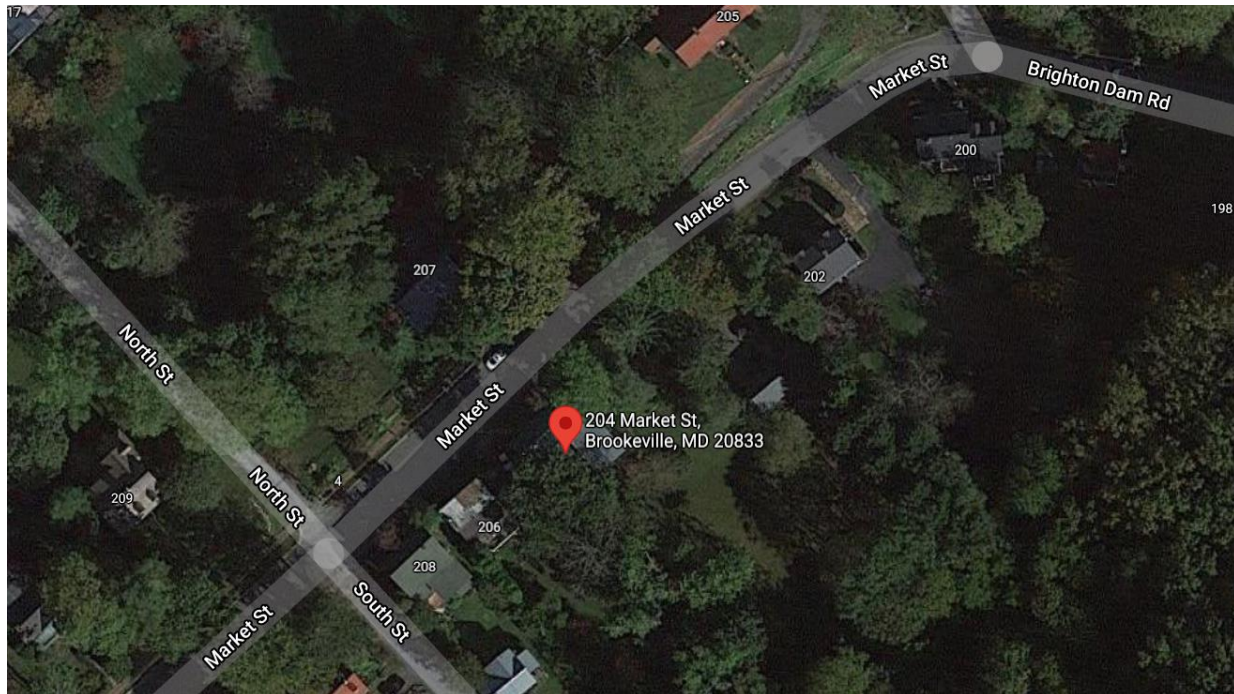


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to replace 15 deteriorated non-historic (c. 1992) 6-over-6 and 8-over-8 windows on the historic house with historically appropriate 2-over-2 wood windows (see included historic photo). The proposed new windows will match those approved by the HPC for a rear addition to the house in 2004.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.

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 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 applicable *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 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 proportion, and massing to protect the 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 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, #9, and #10;

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# 961003
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Bruce Evans

E-mail: bevans1119@gmail.com

Address: 204 Market St.

City: Brookeville Zip: 20833

Daytime Phone: 301-580-6924

Tax Account No.: 00731905

AGENT/CONTACT (if applicable):

Name: Miche Booz, Architect

E-mail: mbooz@michebooz.com

Address: _____

City: _____ Zip: _____

Daytime Phone: 301-602-6317

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? X Yes/District Name Town of 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: 204 Street: Market Street

Town/City: Brookeville Nearest Cross Street: South St. and Market St.

Lot: 41 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 type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" 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

4/28/21

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 204 Market St. Brookeville, MD 20833	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Dan & Kim Heyman 206 Market St. Brookeville, MD 20833	Phyllis Millard 202 Market St. Brookeville, MD 20833
Warren Ferris & Renee Moneyhun 207 Market St. Brookeville, MD 20833	

Adjacent and Confronting Properties:

Brookeville, MD 20833

202 Market Street

206 Market Street

207 Market Street

2608 Brighton Dam Road

1 South Street

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

204 Market St. house is a two story frame house built in 1839. Major renovation were done in 1894 by John William Whiteside. In 1992 the house interior was gutted and original windows were removed and replaced with current windows. In 2004 a living room and kitchen addition was added on to the back southeast corner of the structure. The house sits on northwest corner of the 1.4 acre lot which also includes a historic barn on the northeast side of the lot at the end of the driveway. The street front of the lot is lined with a white picket fence.

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

Window replacement:

Windows are deteriorating and need to be replaced. We are proposing to replace 15 windows with traditional double hung wood windows with two over two divided light. The current windows were installed in 1992 without the approval of the HPC. These windows are of poor quality and did not match the original two over two divided light windows that old photos indicate John William Whiteside installed in 1894 in the houses he owned and renovated/remodeled at 208, 206, and 204 Market St. (See attached photo)

Work Item 1: Replace 15 windows

Description of Current Condition:

Windows are rotting and are of poor quality. They do not match the original two over two divided light windows that old photos indicate John William Whiteside installed in 1894 in the houses he owned and renovated/remodeled at 208, 206, and 204 Market St.

Proposed Work:

Remove 15 old windows and Install Kolbe double hung wood windows (2 over 2 DL) or equivalent. (see attached window spec sheets and photos of existing windows we are proposing to replace)

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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





Kolbe Double Hung (2 over 2 DL) wood
windows aproved for 2004 addition

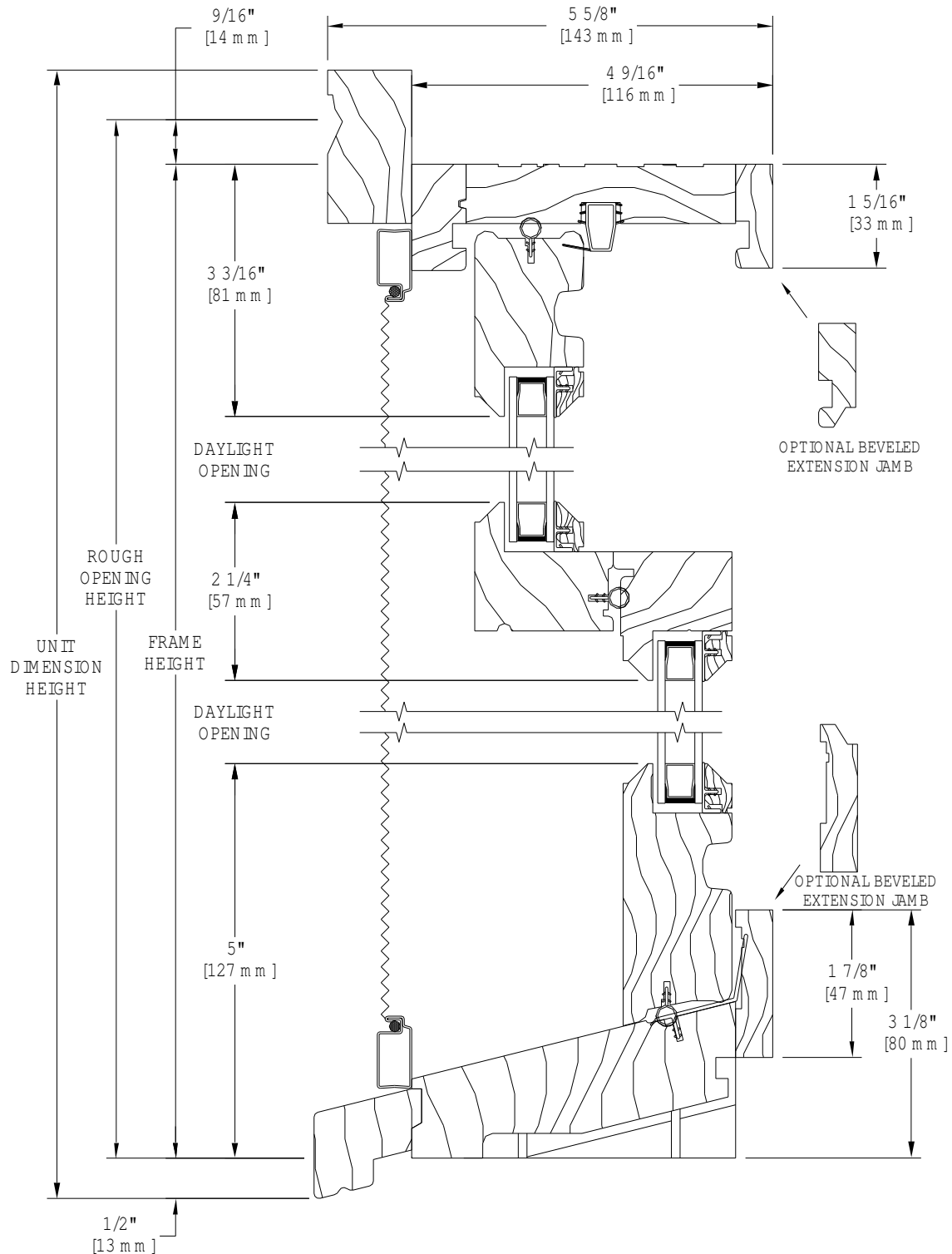


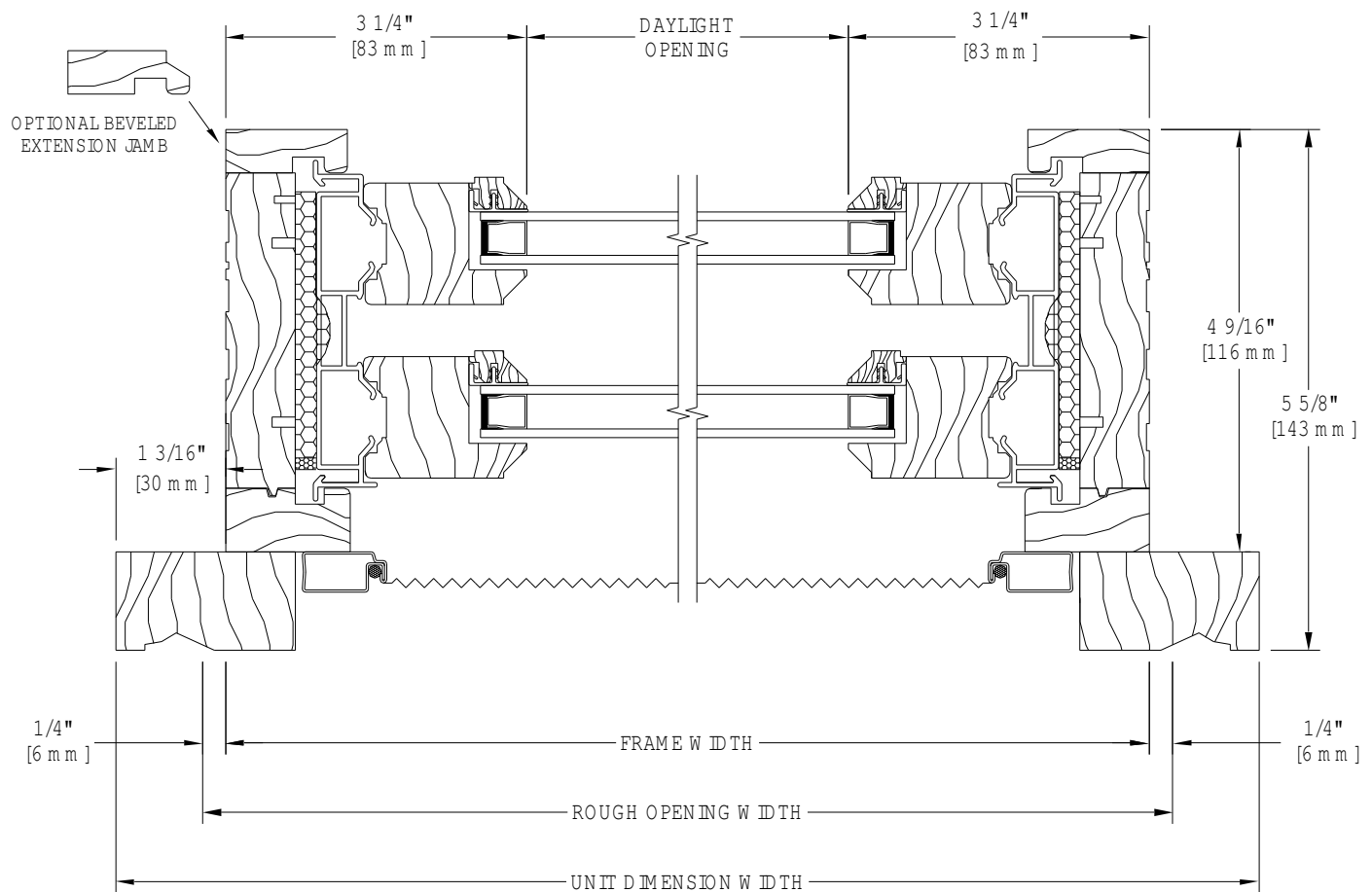














MHIC #136012
2410 Linden Lane
Silver Spring, MD 20910
301-565-4949
Fax: 301-565-4979
Email: info@blainewindowanddoor.com

Billing Information:

Bruce Evans
204 Market Street
Brookeville, MD 20833

Job Site Information:

204 Market Street
Brookeville, MD 20833

Estimate**00007506**

This contract governs the terms and use of the following products and services:

Line Item	Location	Qty	Product
1		5	RWW - Window - Replacement Wood Kolbe Windows: Heritage Rectangle Double Hung -- Traditional Overall Frame Width 41 1/2" Overall Frame Height 48 3/4" Overall Rough Opening Width 42" Overall Rough Opening Height 49 5/16" Overall Unit Dimension Width 43 7/8" Overall Unit Dimension Height 50 7/16" Exterior Casing/Accessories Standard Brickmould Back Bevel No Standard Sill Nosing Extended Horns No Apply Exterior Casing/Accessories Yes Back Priming of Casing No Back Priming of Frame No Jamb Depth 4 9/16" Installation Clips 6 5/16" Clips Glass Thickness Double Glazed Glass Solar Low-E - not tempered Glass Spacer Mill Finish Glazing Bead Beveled Lite Division Performance Divided Lites Bar Profile - Exterior Beveled Bar Profile - Interior Beveled Bar Size 1 1/8" Internal Spacers Mill Finish Second Bar Size None Grid Pattern Colonial 2w x 1h Hardware Color Clay (Rustic) Amount of Check Rail Locks 2 Both Sash Plough Screen Full Screen - white surround Jambliner White Change Species Leave All Pine Exterior Frame Finish K-Kron2

		Exterior Sash Finish K-Kron2 Match All Exterior Colors Yes Exterior Color White Interior Frame Finish Unfinished Interior Sash Finish Unfinished
2	10	RWW - Window - Replacement Wood Kolbe Windows: Heritage Rectangle Double Hung -- Traditional Overall Frame Width 34 1/2" Overall Frame Height 56 3/4" Overall Rough Opening Width 35" Overall Rough Opening Height 57 5/16" Overall Unit Dimension Width 36 7/8" Overall Unit Dimension Height 58 7/16" Exterior Casing/Accessories Standard Brickmould Back Bevel No Standard Sill Nosing Extended Horns No Apply Exterior Casing/Accessories Yes Back Priming of Casing No Back Priming of Frame No Jamb Depth 4 9/16" Installation Clips 6 5/16" Clips Glass Thickness Double Glazed Glass Solar Low-E - not tempered Glass Spacer Mill Finish Glazing Bead Beveled Lite Division Performance Divided Lites Bar Profile - Exterior Beveled Bar Profile - Interior Beveled Bar Size 1 1/8" Internal Spacers Mill Finish Second Bar Size None Grid Pattern Colonial 2w x 1h Hardware Color Clay (Rustic) Amount of Check Rail Locks 2 Both Sash Plough Screen Full Screen - white surround Jambliner White Change Species Leave All Pine Exterior Frame Finish K-Kron2 Exterior Sash Finish K-Kron2 Match All Exterior Colors Yes Exterior Color White Interior Frame Finish Unfinished Interior Sash Finish Unfinished
3	1	7001D - Delivery Only

Customer is responsible for any painting desired.;There may be an extended delivery time due to Covid-19.;*Note: If any additional materials are needed beyond the items listed above additional charges will apply.

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██

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Estimate 00007506