

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

<b>Address:</b>	3 Church Street, Brookeville	<b>Meeting Date:</b>	10/27/2021
<b>Resource:</b>	<b>Secondary (Post 1940) Resource</b> Brookeville Historic District	<b>Report Date:</b>	10/20/2021
<b>Applicant:</b>	Zhong Yu	<b>Public Notice:</b>	10/13/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	968340	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window and door replacement		

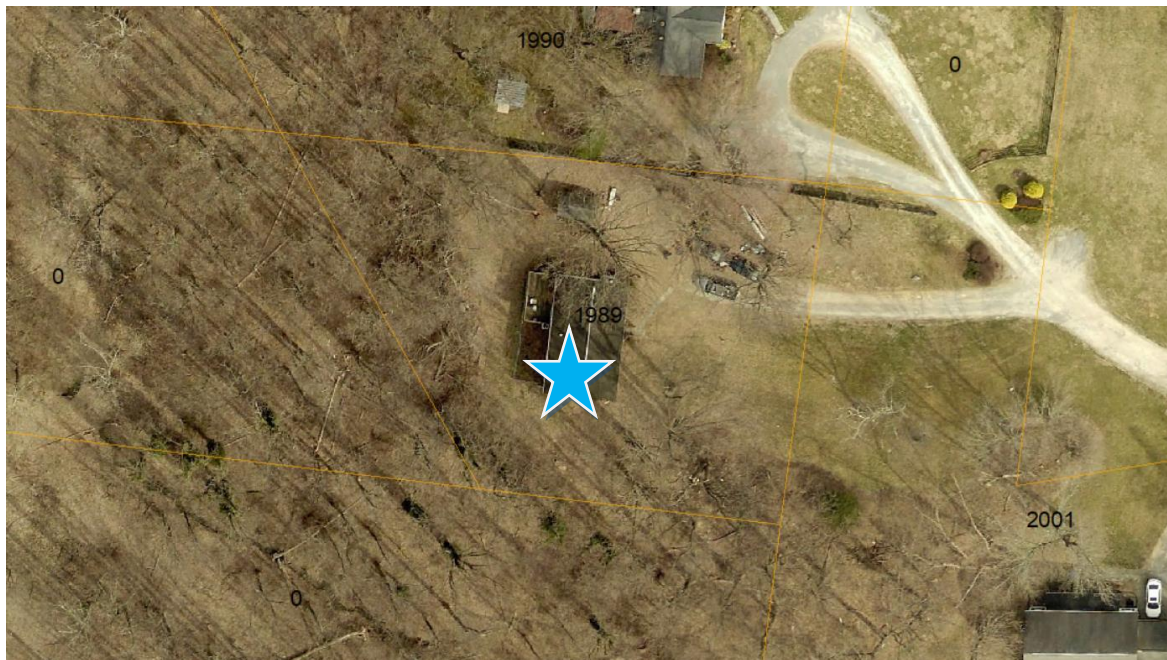
---

**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Secondary (Post 1940) Resource within the Brookeville Historic District  
**DATE:** 1989



*Fig. 1: Subject property, as marked by the blue star.*

**PROPOSAL:**

The applicant proposes window and door replacement 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 1989. The house currently has 6-over-6 aluminum windows (four at the east/front, and three at the west/rear) with the grilles between the glass, an aluminum 6-panel front door, two aluminum sliding doors at the rear (one at the first floor, and one at the basement level), and three single-lite wood basement level windows (two at the west/rear, and one at the south/left side).

The applicant proposes the following work items at the subject property:

- Replace the seven existing 6-over-6 aluminum windows with 1-over-1 vinyl windows.
- Replace the existing 6-panel aluminum front door with a 6-lite fiberglass front door.
- Replace the two aluminum sliding doors at the rear with vinyl sliding doors.
- Replace the three single-lite wood basement-level windows with single-lite vinyl windows.

Staff supports the applicant's proposal, finding the proposed alterations generally compatible with the architectural style and features of the subject property. The proposed alterations will not remove or alter character-defining features or historic materials at the subject property, and they will not detract from the surrounding streetscape, 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 968340  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Zhong Yu  
Address: 3 church st  
Daytime Phone: 3013469856

E-mail: benyu1128@gmail.com  
City: brookeville Zip: 20833  
Tax Account No.: \_\_\_\_\_

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

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

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
No/Individual Site Name none \_\_\_\_\_

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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

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 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.

zhong hao yu

09/26/2021

Signature of owner or authorized agent

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:

building is surrounding by mostly grass in a 0.81 land.

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

we will need to repair some un open windows. and replace the broken windows and doors.



Work Item 1: <u>door</u>	
Description of Current Condition:  bad condiitions air are coming in.	Proposed Work:  replace and insulated new doors
Work Item 2: <u>windows</u>	
Description of Current Condition:  bad conditions. airs and bugs are coming in.	Proposed Work:  insualted new windows and seals all gaps
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	*	*	*	*	*		*

# PROPOSED REMODELING PLAN FOR 3 CHURCH ST , BROOKEVILLE, MD 20833



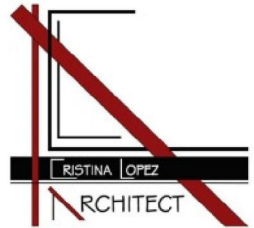
## WALL LEGEND:

EXISTING WALLS /NO MODIFICATIONST



- A-1 TITLE PAGE. COVER SHEET
- A-2 1ST FLOOR EXISTING CONDITIONS
- A-3 BASEMENT EXISTING CONDITIONS
- A-4 PROPOSED PLAN 1ST FLOOR
- A-5 PROPOSED PLAN BASEMENT

TITLE PAGE. COVER SHEET



## SCOPE OF WORK:

1. INSTALL FLOORS
2. REPLACE WINDOWS/DOORS
3. REPAINT INTERIOR/EXTERIOR
4. ADD RECESSED LIGHTS
5. DRYWALL OVER EXISTING PANESL
6. PATCH DRYWALL
7. UPGRADE BATHROOM

## NOTES

NON ESTRUCTURAL MODIFICATIONS

DRAWING  
COVER SHEET

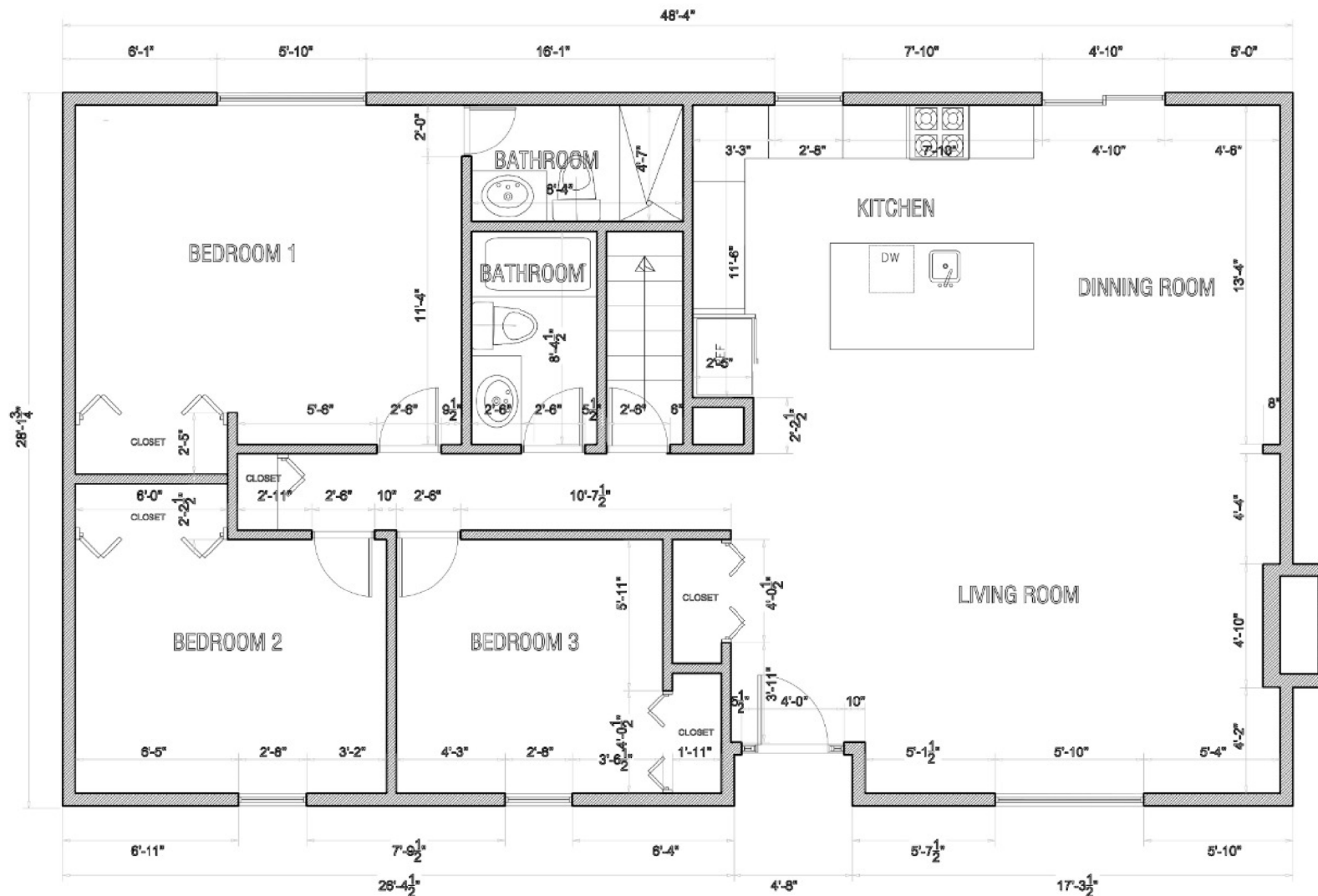
ADDRESS  
3 CHURCH ST  
BROOKEVILLE, MD 20833

DATE  
9/7/2021

SCALE 1/4"= 1'0" (T)

DRAWING  
NUMBER

A/1



## EXISTING CONDITIONS 1ST FLOOR

SCALE 1/4" = 1'0" (1:50)



### SCOPE OF WORK:

1. INSTALL FLOORS
2. REPLACE WINDOWS/DOORS
3. REPAINT INTERIOR/EXTERIOR
4. UPGRADE KITCHEN
5. ADD RECESSED LIGHTS
6. DRYWALL OVER EXISTING PANELS
7. PATCH DRYWALL
8. UPGRADE PANELS
9. REPLACE SHIGLES
10. UPGRADE BATHROOMS

### NOTES

NON ESTRUCTURAL MODIFICATIONS

DRAWING  
EXISTING CONDITIONS  
1ST FLOOR

ADDRESS  
3 CHURCH ST  
BROOKVILLE, MD 20833

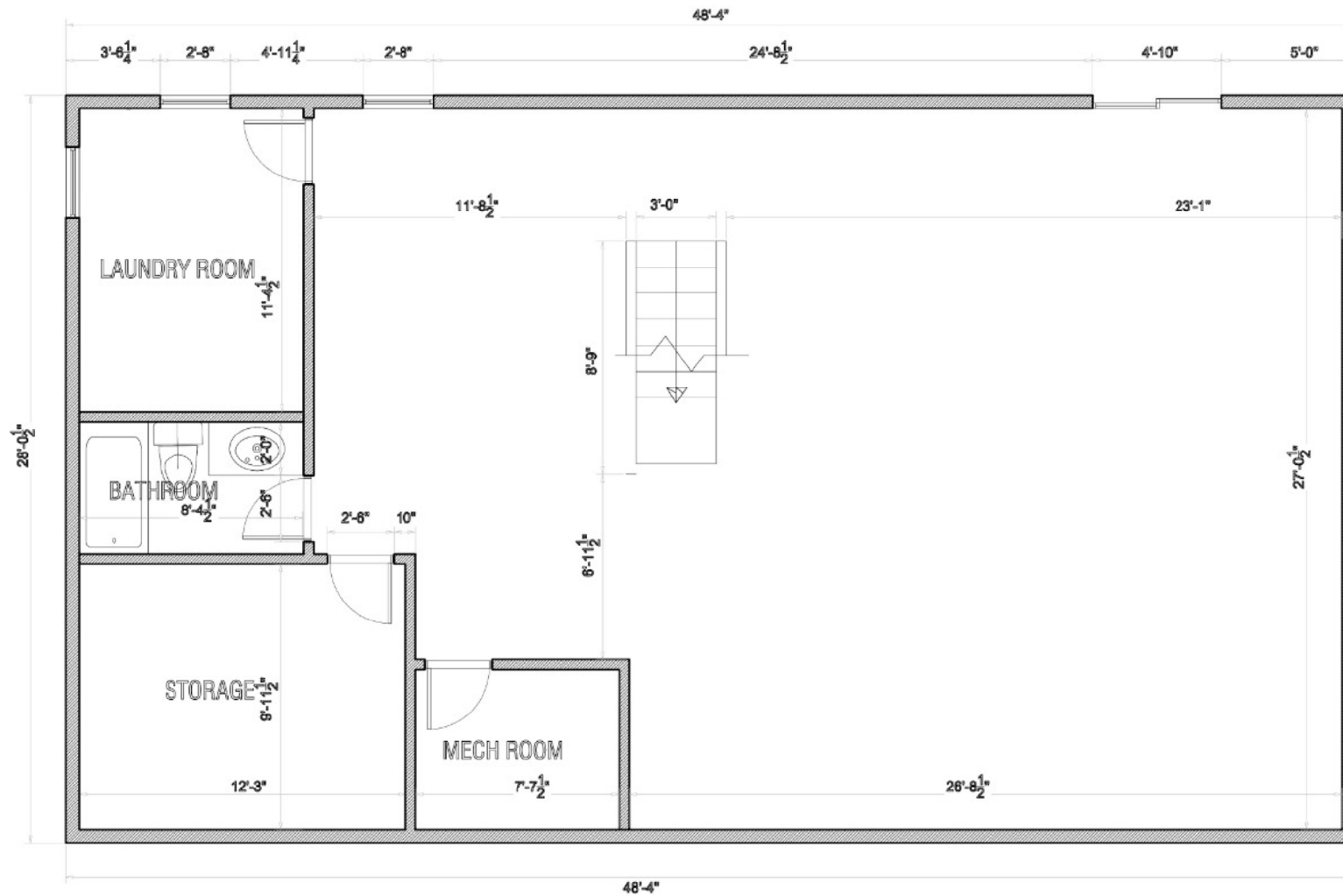
DATE  
9/7/2021

SCALE 1/4" = 1'0" (T)

DRAWING  
NUMBER

A-2





#### SCOPE OF WORK:

1. INSTALL FLOORS
2. REPLACE WINDOWS/DOORS
3. REPAINT INTERIOR/EXTERIOR
4. UPGRADE KITCHEN
5. ADD RECESSED LIGHTS
6. DRYWALL OVER EXISTING PANELS
7. PATCH DRYWALL
8. UPGRADE PANELS
9. REPLACE SHIGLES
10. UPGRADE BATHROOMS

#### NOTES

NON ESTRUCTURAL MODIFICATIONS

DRAWING  
EXISTING CONDITIONS  
BASEMENT

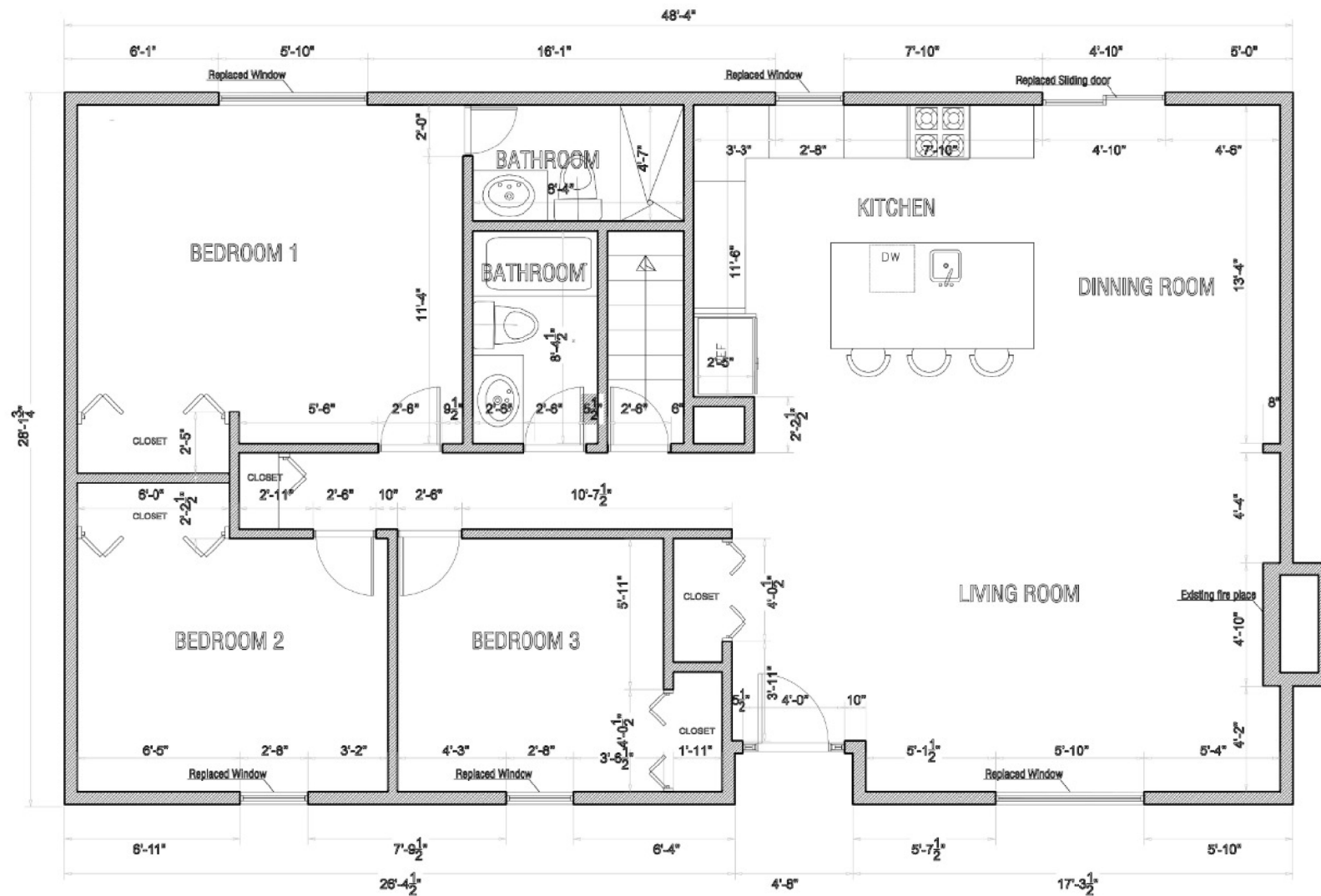
ADDRESS  
3 CHURCH ST  
BROOKVILLE, MD 20833

DATE  
9/7/2021

SCALE 1/4" = 1'0" (T)

DRAWING  
NUMBER

A-3



## PROPOSED PLAN 1ST FLOOR

SCALE 1/4" = 1'0" (1:50)



### SCOPE OF WORK:

1. INSTALL FLOORS
2. REPLACE WINDOWS/DOORS
3. REPAINT INTERIOR/EXTERIOR
4. UPGRADE KITCHEN
5. ADD RECESSED LIGHTS
6. DRYWALL OVER EXISTING PANELS
7. PATCH DRYWALL
8. UPGRADE PANELS
9. REPLACE SHIGLES
10. UPGRADE BATHROOMS

### NOTES

NON ESTRUCTURAL MODIFICATIONS

DRAWING  
SCOPE OF WORK

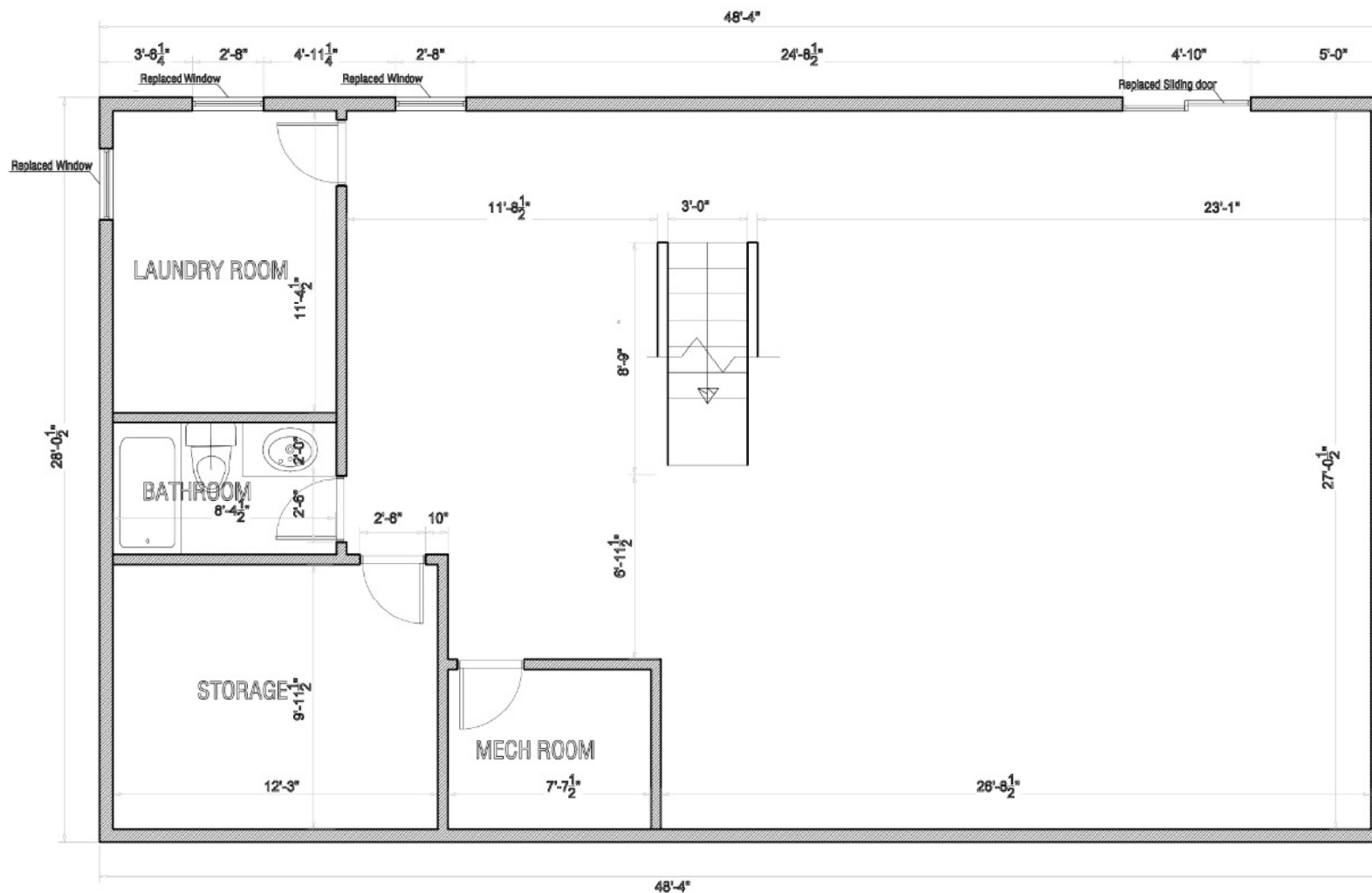
ADDRESS  
3 CHURCH ST  
BROOKVILLE, MD 20833

DATE  
9/7/2021

SCALE 1/4" = 1'0" (T)

DRAWING  
NUMBER

A-4



## PROPOSED PLAN BASEMENT

SCALE 1/4" = 1'0" (1:50)



### SCOPE OF WORK:

1. INSTALL FLOORS
2. REPLACE WINDOWS/DOORS
3. REPAINT INTERIOR/EXTERIOR
4. ADD RECESSED LIGHTS
5. DRYWALL OVER EXISTING PANESL
6. PATCH DRYWALL
7. UPGRADE BATHROOM

### NOTES

NON ESTRUCTURAL MODIFICATIONS

### DRAWING

SCOPE OF WORK

### ADDRESS

3 CHURCH ST  
BROOKVILLE, MD 20833

### DATE

9/7/2021

SCALE 1/4" = 1'0" (T)

DRAWING  
NUMBER

A-5



You're shopping  
**Eldersburg** ▼  
● **CLOSED** until 6 am

Delivering to  
**21784** ▼

Search



Cart | 0 items

Home / Doors & Windows / Windows / Double Hung Windows

Internet #203157173 Model #50 DH BUCK Store SKU #478542

Best Seller



American Craftsman

27.75 in. x 53.25 in. 50 Series Double Hung White Vinyl Window with Buck  
Frame

★★★★★ (99) ▼ Questions & Answers (34)



Feedback

Hover Image to Zoom



\$139<sup>00</sup>



Save up to \$100 on your qualifying purchase.  
Apply for a Home Depot Consumer Card

Width (in.) x Height (in.): **27.75 x 53.25**

27.75 x 53.25



### How to Get It

Delivering to: **21784** | [Change](#)



#### Buy in Store

Limited stock at  
Eldersburg

[Check Nearby Stores](#)



#### Ship to Home

Not available for this  
item



#### Scheduled Delivery

As soon as  
**Tomorrow**  
**\$8.99**

Feedback

**23** available for delivery to **21784**. Schedule at checkout.  
[How It Works](#)

-

1

+



Add to Cart



Speak to an

**EXPERT**

about Doors & Windows



### Have More Questions?

Speak to a Door and Window expert.  
Available daily from 9 am - 8 pm EST.

[Get Started](#)

## Product Overview

The 50 Series Double Hung Buck Vinyl Windows by American Craftsman provides aesthetic appeal, energy efficiency and low-maintenance, all in a modestly priced window. This replacement Double Hung window lets you create a space that will fit your budget and your needs.

### Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.



You're shopping  
**Gaithersburg** ▼  
● **CLOSED** until 6 am

Delivering to  
**20877** ▼

Search



Cart | 0 items

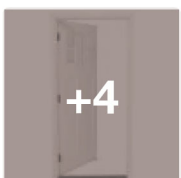
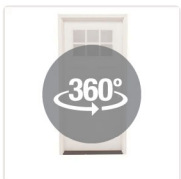
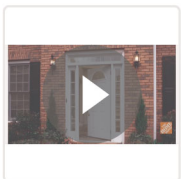
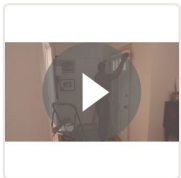
Home / Doors & Windows / Exterior Doors / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass

Internet #204487446 Model #GK3190 Store SKU #1000021886 Store SO SKU #806449

Feather River Doors

## 36 in. x 80 in. 6 Lite Clear Craftsman Unfinished Smooth Left-Hand Inswing Fiberglass Prehung Front Door

★★★★★ (211) ▼ Questions & Answers (111)



Hover Image to Zoom



Live Chat



Feedback



\$298<sup>00</sup>



Save up to \$100 on your qualifying purchase.  
Apply for a Home Depot Consumer Card

Common Door Size (WxH) in.: **36 x 80**

32 x 80

**36 x 80**

Door Hanging: **Left-Hand/Inswing**

**Left-Hand/Inswing**

Right-Hand/Inswing

#### How to Get It

Delivering to: **20877** | [Change](#)



##### Buy in Store

Limited stock at  
Gaithersburg

[Check Nearby Stores](#)



##### Ship to Home

Not available for this  
item



##### Scheduled Delivery

As soon as  
**Tomorrow**  
**\$79.00**

**6** available for delivery to **20877**. Schedule at checkout.

[How It Works](#)

-

1

+



Add to Cart



Speak to an

**EXPERT**

about Doors & Windows

Live Chat

Feedback





## Have More Questions?

Speak to a Door and Window expert.  
Available daily from 9 am - 8 pm EST.

**Get Started**

Or call 1-833-432-7766

Live Chat

Feedback

## Product Overview

Feather River Doors 6 Lite External Grille Clear Glass Craftsman is a Smooth Fiberglass Door Ready to Paint any color to match your homes decor. This classic design will provide instant curb appeal to any opening and has the true Craftsman look. The rich 2-Panel design with square profile is patterned off a true wood door design to give the door the warmth and feel of wood with the long lasting benefits of fiberglass. This door is true elegance. This door has all the long lasting benefits associated with fiberglass doors, a great look, along with a load of features and benefits usually viewed as upgrades with other doors plus energy efficient and ENERGY STAR qualified. Door specification: 36 in. x 80 in. prehung door, 4-9/16 in. primed jamb, left-hand inswing, fits rough opening of 38-1/4 in. x 82-1/8 in.

### Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.



You're shopping  
**Eldersburg** ▼  
● **CLOSED** until 6 am

Delivering to  
**21784** ▼

Search



Cart | 0 items

Home / Doors & Windows / Exterior Doors / Patio Doors

Internet #205626712 Model #60557LA Store SKU #1001226979

American Craftsman

## 72 in. x 80 in. 50 Series White Vinyl Left-Hand Sliding Patio Door

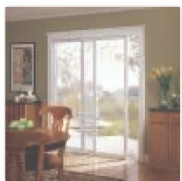
★★★★★ (58) ▼ Questions & Answers (79)



Live Chat



Feedback



Hover Image to Zoom

\$328<sup>00</sup>



\$55.00 /mo\* suggested payments with 6 months\* financing [Apply Now](#) ⓘ

## How to Get It

Delivering to: **21784** | [Change](#)



### Store Pickup

Available  
(11.0 mi)  
**FREE**



### Ship to Home

Not available for this  
item



### Scheduled Delivery

As soon as  
**Tomorrow**  
**\$79.00**

Not in stock at Eldersburg

**2** in stock at **Ellicott City** (11.0 mi away)

[Check Nearby Stores](#)



This item may not be available for pickup until **tomorrow**.

[Live Chat](#)

[Feedback](#)

-

1

+



**Add to Cart**

— or —

Buy now with **PayPal**



Speak to an

**EXPERT**

about Doors & Windows



### Have More Questions?

Speak to a Door and Window expert.  
Available daily from 9 am - 8 pm EST.

**Get Started**

Product Overview

The American Craftsman, an Andersen Company, 50 PD Assembled 72 in. x 80 in. Vinyl White Prehung Left-Hand Sliding Patio Door has a 4 in. thickness, LowE insulating glass, weather-stripping and airtight construction that qualify it for Energy Star savings. A pre-installed matching handle and self-leveling ball-bearing rollers allow it to slide effortlessly. It is fully assembled and offers a unique blend of aesthetic appeal, energy efficiency and affordable convenience.

Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.































































