

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19801 Georgia Avenue, Brookeville	Meeting Date:	5/4/2022
Resource:	Spatial Resource (Brookeville Historic District)	Report Date:	4/20/2022
Applicant:	M-NCPPC Parks (Scott Whipple, Agent)	Public Notice:	4/27/2022
Review:	HAWP	Tax Credit:	N/A
Case Number:	988647	Staff:	Michael Kyne
PROPOSAL:	Demolition of house, outbuildings, and associated site features		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Spatial Resource within the Brookeville Historic District
DATE: 1944

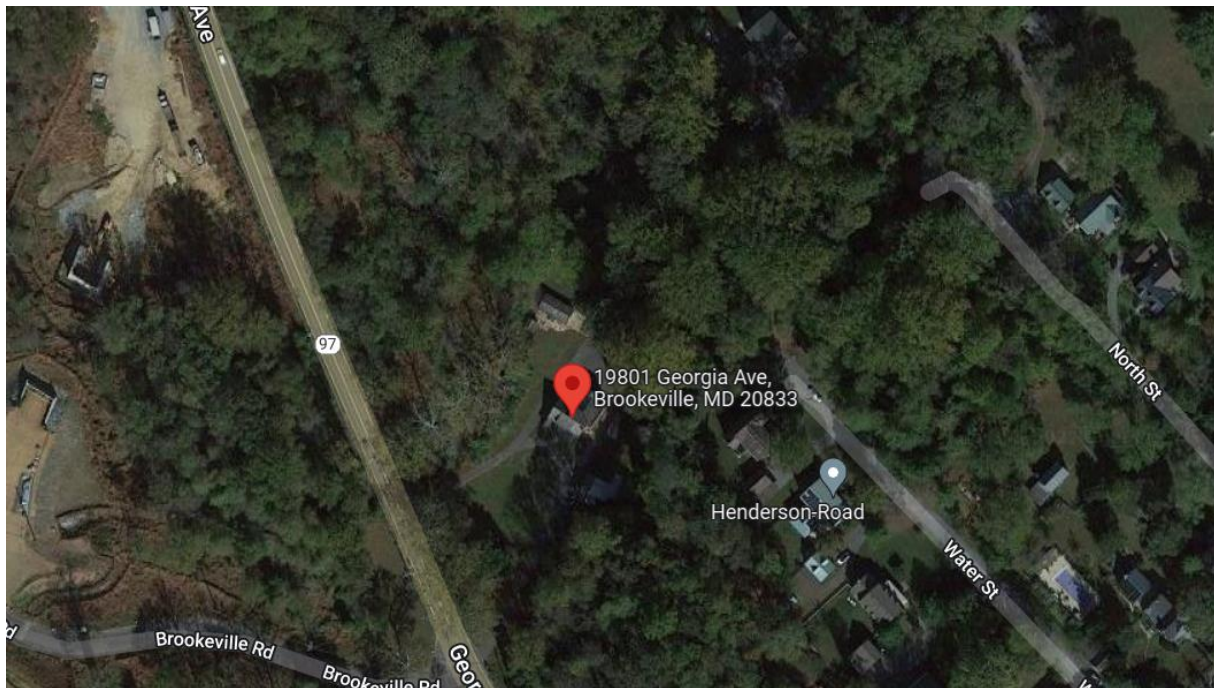


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes demolition of the house, outbuildings, and associated site features 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 (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

- (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 pertinent *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.

STAFF DISCUSSION:

The subject property is a c. 1944 Spatial Resource at the northwestern boundary of the Brookeville Historic District immediately adjacent to Reddy Branch Stream Valley Park. The property is far-removed (both visually and spatially) from the core of the historic district, and the improvements on the property do not contribute to the district's significance or character-defining features.

As stated in the application, MNCPPC acquired the property for the purpose of enlarging Reddy Branch Stream Valley Park and enhancing the mitigation and restoration projects being undertaken by MDOT in relation to the Brookeville Bypass project. MNCPPC's acquisition included the intention to remove impervious surfaces in a sensitive watershed and conduct stream restoration and naturalization activities.

Accordingly, the applicant proposes the following work items at the subject property:

- Removal of all structures and paving (c. 1944 two-story brick house, c. late 1940s-early 1950s apartment, garage, pool house/garage, playhouse/doll house, circular driveway, and brick retaining wall along the southern edge of the property).
- Grading of all disturbed ground.
- Seeding and strawing to stabilize the limits of disturbance.

The application notes that Parks archaeologists will be consulted, have the opportunity to monitor the project, and Parks arborists will develop tree protection plans at each phase of the project, as necessary.

Staff fully supports the applicant's proposal. The property is designated as a Spatial Resource, and it is far-removed from the historically significant core of the historic district. Consequently, staff finds that the proposal will not remove or alter historic materials, features, and/or spaces that characterize the property (or district), per *Standard #2*. Staff also finds the proposal consistent with Chapter 24A-8(b), (1), (2), and, specifically, (d), which states “[i]n 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.”

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), (2), and (d), and with the *Secretary of the Interior's Standards for Rehabilitation #2*, as outlined above

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), 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 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# 988647

DATE ASSIGNED 4.1.22

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

APPLICANT:

Name: Montgomery Parks
Address: 8301 Turkey Thicket
Daytime Phone: 240.772.7036

E-mail: scott.whipple@montgomeryparks.org
City: Gaithersburg Zip: 20879
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Scott Whipple
Address: 8301 Turkey Thicket
Daytime Phone: 240.772.7036

E-mail: scott.whipple@montgomeryparks.org
City: Gaithersburg Zip: 20879
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 19801 Georgia Ave, Brookeville HD (#23/65)

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: 19801 Street: Georgia Ave

Town/City: Brookeville 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 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.

Scott Whipple

3.30.22

Signature of owner or authorized agent

Date

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Adjacent and Confronting Property owner

108 Water Street, Brookeville 20833

19811 Georgia Avenue, 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:

The property is located on Georgia Avenue, at the northern end of the historic district, on the southern bank of Reddy Branch immediately adjacent to the Reddy Branch Stream Valley park. The parcel is somewhat visually and spatially removed from the core of the district by virtue of its location in the bottom of a stream valley and around the bend from the center of Brookeville. The 2+/- acre parcel is identified as a Spatial (or non-contributing) Resource in the district, as all the buildings on the property post-date the historic district's period of significance.

The parcel is improved with a two-story brick house, constructed in 1944, an apartment (circa late 1940s-early 1950s), and a garage, 'pool house/garage', and playhouse/doll house that were constructed later (construction dates unknown), along with a driveway that circles in front of, and behind, the house. There is also a brick retaining wall along the southern edge of the property.

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

MNCPPC acquired the property in order to enlarge the Reddy Branch Stream Valley Park Unit One. The public purpose of the acquisition was to "greatly enhance the mitigation and restoration projects being undertaken by MDOT State Highway Authority for the Brookeville Bypass Project" (Planning Board Memorandum, May 3, 2021), including removal of impervious surfaces in a sensitive watershed, stream restoration activities, naturalization, and possibly trail improvements. MNCPPC intends to remove improvements at the property over time as plans for the restoration and naturalizations efforts are developed. The initial phase is limited to the removal of the two-story house; other structures and paved surfaces may be removed in future phases. To facilitate future planning efforts, streamline the review process, and reduce administrative burden on the HPC and staff, this HAWP proposes: 1) the phased removal of all structures and paving, 2) grading all disturbed ground, and 3) seeding and strawing to stabilize the limits of disturbance. At the ultimate conclusion of the project, the property will be returned to a naturalized condition, adding to the Reddy Branch Stream Valley Park. Parks archaeologists will be consulted and have the opportunity to monitor the project and Parks arborists will develop tree protection plans as needed at each phase of the project. There will be no impact on trees in the first phase of the project.

Work Item 1: <u>Demo House</u>	
Description of Current Condition: Noncontributing house	Proposed Work: Demo house, grade disturbed ground, seed and straw to stabilize area.
Work Item 2: <u>Demo accessory structures</u>	
Description of Current Condition: Noncontributing accessory structures	Proposed Work: Demo structures, regrade as needed, seed and straw to stabilize ground.
Work Item 3: <u>Romove paved areas</u>	
Description of Current Condition: Noncontributing driveway	Proposed Work: Remove paving materials, regrade as needed, see and straw to stabilize ground.

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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/1/2022

Application No: 988647
AP Type: HISTORIC
Customer No: 1379330

Comments

Demolition of noncontributing resource and naturalization of parcel for stream-valley restoration.

Affidavit Acknowledgement

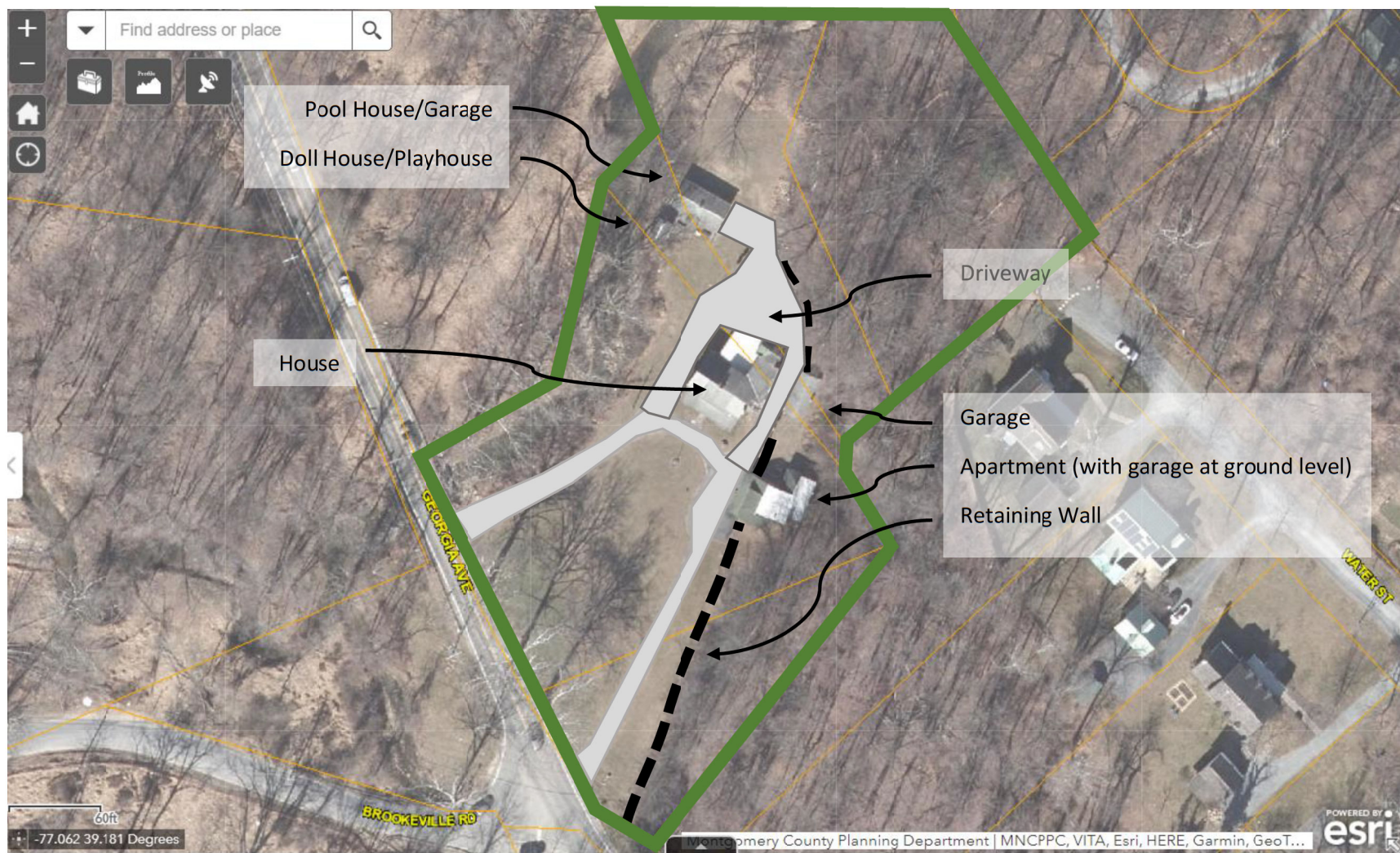
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 19801 GEORGIA AVE
BROOKEVILLE, MD 20833
Homeowner MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

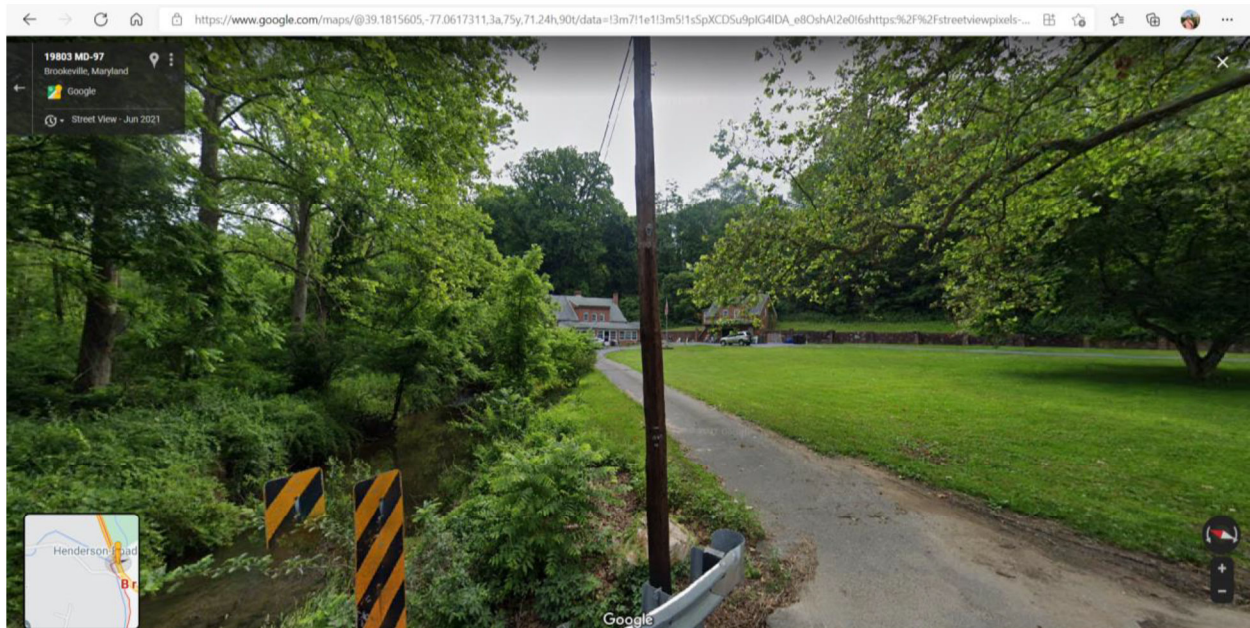
Work Type DEMO
Scope of Work Demolition of Spatial (non-contributing) Resource in the Brookeville Historic District.



Project Goal: Site preparation for future stream restoration, site naturalization, with potential natural trail connections. Seeking approval to demolish all structures (house, apartment, garage, pool house/garage, and doll house/playhouse), remove or alter retaining wall, and remove of some or all paving.

Figure 3: Aerial view of Yinger Property looking northeast





House



Apartment



Garage



Pool House/Garage and Doll/Play House

