

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 High Street, Brookeville	Meeting Date:	4/20/2022
Resource:	Primary (19 th Century) Resource (Brookeville Historic District)	Report Date:	4/13/2022
Applicant:	Sajid Niazi (Jeffrey Lees, Architect)	Public Notice:	4/6/2022
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	New addition and hardscape alterations		

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 (19th Century) Resource within the Brookeville Historic District
 Brookeville Post Office

DATE: 1922

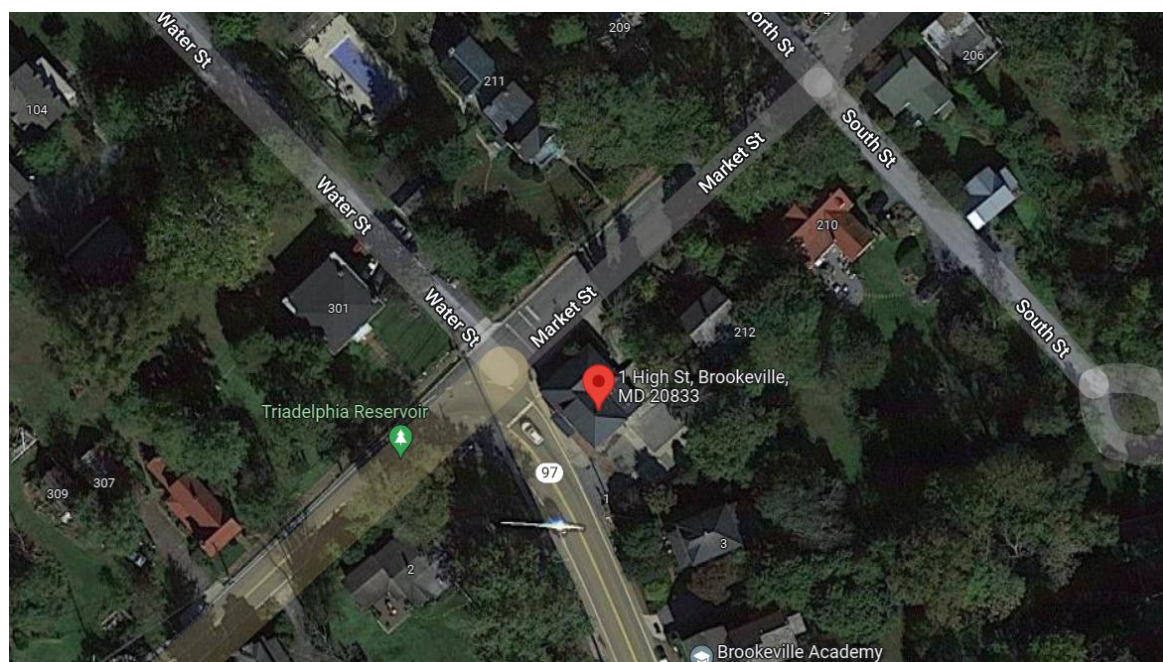


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes a new addition and hardscape alterations 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

- (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 a 1,502 SF one-story building located at the southeast intersection of High Street (Georgia Avenue) and Market Street in the Brookeville Historic District. The historic building was constructed in 1922 and formerly served as the Brookeville Post Office. It has a traditional ell form and fronts on High Street to the 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 an existing one-story addition in the southeast (rear/right) corner of the historic building and a parking lot to the south (right).

The applicant proposes to remove the existing one-story addition and construct a new 2,582 SF (1,426 SF on each level) two-story addition at the east (rear) and southeast (rear/right) side of the historic building. The proposed new addition will be connected to the historic building by a hyphen with stairwell and elevator, and the proposed elevator will be expressed at the south (right) side of the addition. The materials for the proposed addition include fiber cement siding, PVC trim, asphalt shingle roofing, aluminum-clad ganged windows, and an aluminum-framed storefront entrance at the south (right) side.

The applicant also proposes to reduce the number of parking spaces in the existing parking lot to the south (right) side of the historic building and enlarge the existing one-car parking area/driveway at the north (left) side off Market Street, creating a two-car parking pad.

The applicant initially sent their proposal to staff in December 2021. Staff then met with the applicant in January 2022 to discuss concerns and provide feedback. Staff's concerns included the compatibility of the addition and its modern characteristics with the historic building and surrounding streetscape, the proposal to use alternative materials in the Brookeville Historic District, the height of the proposed addition in relation to the historic building, and the creation of a two-car parking pad in a highly visible location directly off a public right-of-way.

The applicant submitted the current proposal with some revisions based on staff's feedback. However, staff remains concerned about the following aspects of the proposal:

- The height of the proposed addition.
 - Staff finds that the height of the addition should be further reduced. While the applicant revised their initial proposal to reduce the height of the proposed addition, staff finds that it is still too high in relation to the historic building.
 - Staff finds that the proposed addition should be no higher than the historic building, ensuring that it is clearly deferential and does not compete with or detract from the historic building.
 - The applicant should explore alternatives, such as moving programming below grade, or lowering the height of the proposed addition and introducing wall dormers (taking visual cues from the existing dormer at the front of the historic building), allowing for added height on the second floor, while reducing the apparent massing.
 - At staff's suggestion, the applicant has provided the heights of adjacent two-story buildings on the proposed elevations to demonstrate how the proposed addition relates to the surrounding streetscape. However, staff remains concerned about the relationship to the subject property building.
- The expressed elevator tower at the south (right) side of the proposed addition.
 - An expressed elevator tower is more common in modern suburban commercial architecture, and it is incompatible with the village character of the Brookeville Historic District.

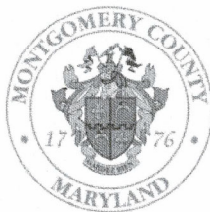
- The modern characteristics of the proposed addition.
 - The proposed design is reflective of modern suburban commercial architecture, with its use of modern spandrel glass, flat casing, metal storefront, and expressed elevator tower, and it is not in keeping with the village character of the Brookeville Historic District.
 - The proposed addition should take more design cues from the historic building (i.e., fenestration patterns, elimination of the proposed aluminum storefront and expressed elevator tower, etc.).
- The proposed materials.
 - The Commission has previously found that new construction and additions in the Brookeville Historic District should use traditional materials (i.e., wood siding and trim, wood TDL or SDL windows, etc.) to ensure compatibility with the district's village character.
- The proposed parking pad off Market Street.
 - Two-car parking pads directly off the public right-of-way are generally incompatible with the streetscape of the Brookville Historic District.

Questions for the HPC:

- Does the HPC concur with staff's concerns, finding that, as proposed, the work items contravene the purposes of *Chapter 24A-8* and the *Standards*?
- Are there any additional concerns or recommended revisions to make the proposal more compatible with the subject property and surrounding historic district?

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: Sajid Niazi
Address: 2624 Dapple Grey Court
Daytime Phone: 410-507.1316

E-mail: sajniazi@yahoo.com
City: Olney Zip: 20832
Tax Account No.: 03331876

AGENT/CONTACT (if applicable):

Name: Jeffrey Lees
Address: 706 DUNKIRK ROAD
Daytime Phone: 410-377-8009

E-mail: jalees@jeffreyleesarchitect.com
City: Baltimore Zip: 21212
~~ARCHITECT~~
~~Contractor~~ Registration No.: 5919

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 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: 1 Street: High Street
Town/City: Brookeville Nearest Cross Street: Market
Lot: 58 Block: _____ Subdivision: Town of Brookeville 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.

[Signature]
Signature of owner or authorized agent

10 December 2021

Date

11 December, 2021

Historic Preservation Office
Montgomery County Planning Dept.
2425 Reddie Drive
Wheaton, MD 20902

Re: #1 High Street Redevelopment

Dear Commission Members;

I am writing this to introduce you to the proposed development of the above contributing structure within the Brookeville Historic District.

It is the owner's intent to create three (3) professional Office Suites via a combination of rehabilitating the existing one story (former) Brookeville Post Office building as one office suite, and then adding two more suites within a two story addition, with a total of between roughly 4000-4500 square feet overall.

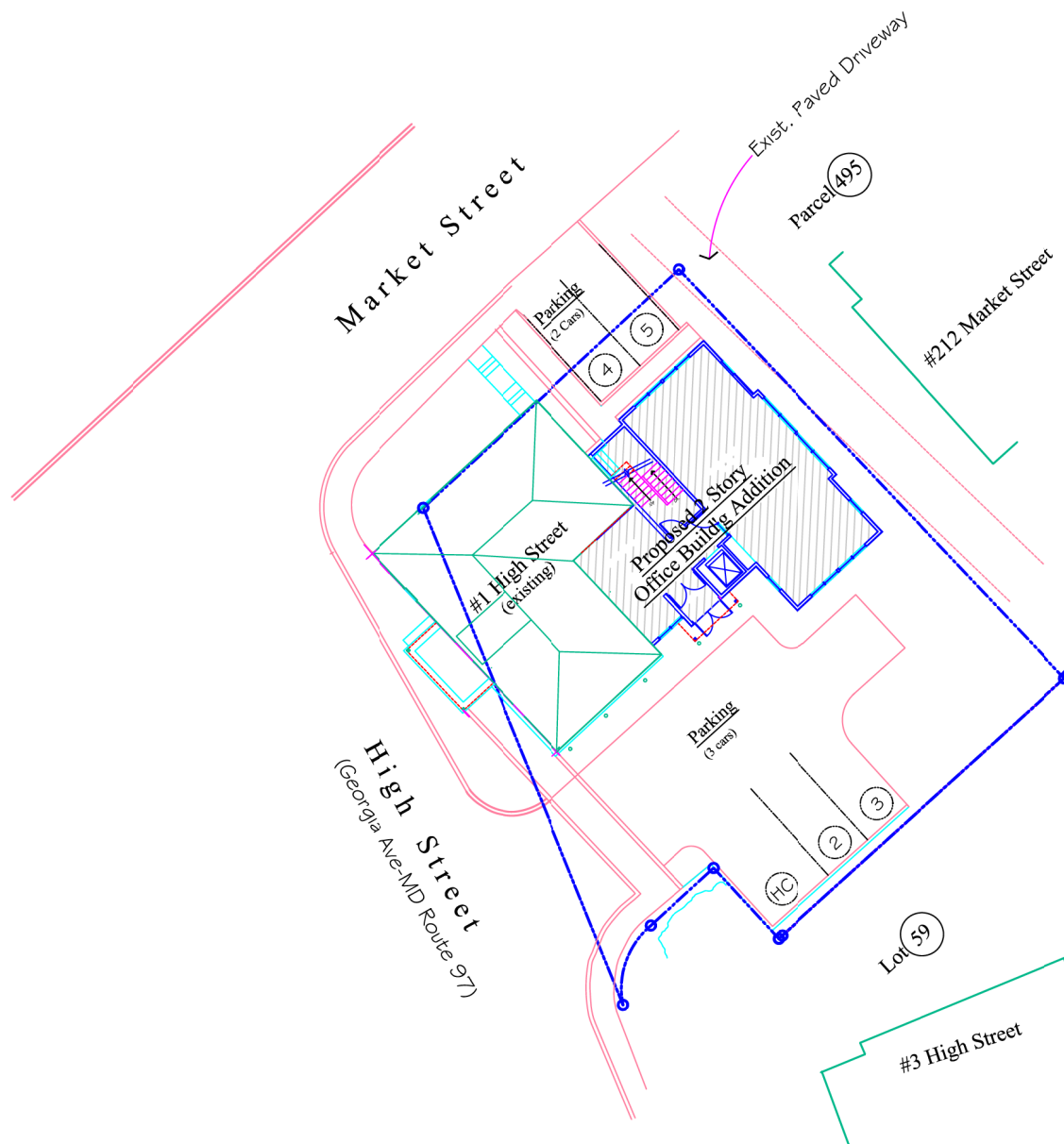
The occupancy will include minimum personnel, with guests/visitors accommodated strictly through scheduled appointments. The use requires limited parking and eliminates the potential for additional traffic or congestion.

The exterior of the existing building currently represents changes wrought during a 1999 renovation for an accounting office, with some contemporary windows and patio doors introduced into the rear shed roofed addition. There is little to no historic fabric remaining on the interior of the structure, which was basically eviscerated during the 1999 renovation.

Our goals are to create a balance between honoring the historic presence of the property, while enhancing the community's appeal and usability of the property. Many residents within the community have expressed concern about the aging and deterioration of the property due to its remaining vacant for a considerable amount of time, lacking maintenance or attention. This often leaves residents frustrated and ultimately results in a continued decline in the community, as opposed to enhancing the properties functionality and street appeal, while maintaining the charm and significance of the property and the community.

Honoring the property's significance while enhancing the community, will provide a fantastic opportunity to the residents and community as a whole. As the Brookeville Bypass reaches completion, traffic will be reduced tremendously, which we believe further supports the proposed plans.

We look forward to your favorable support in accomplishing a project of pride for our neighbors and the entire community.



SQ. FT. TABULATION	
Existing:	1502 sq. ft.
First Floor:	1426 Sq. ft.
Second Floor:	1426 Sq. ft.
Total:	4,354 Sq. ft.

706 Dunkirk Rd.	Baltimore, MD. 21212	410 - 377 - 8009	ARCHITECT	Project <u>Addition & Alterations to #1 HIGH STREET</u>		Field Sketch No.
				Date <u>30 March, 2022</u>		HDC 1-4
				Title <u>Proposed Site Plan</u>		Scale 1" =20'



Jeffrey A. Lees, AIA A R C H I T E C T Corolla, NC 252-453-4335	Project Addition & Alterations to #1 HIGH STREET Brookeville, MD		Field Sketch No. HDC 1-2
	Date 30 March, 2022	Title Existing First Floor Plan	Scale 1/8" = 1'-0"



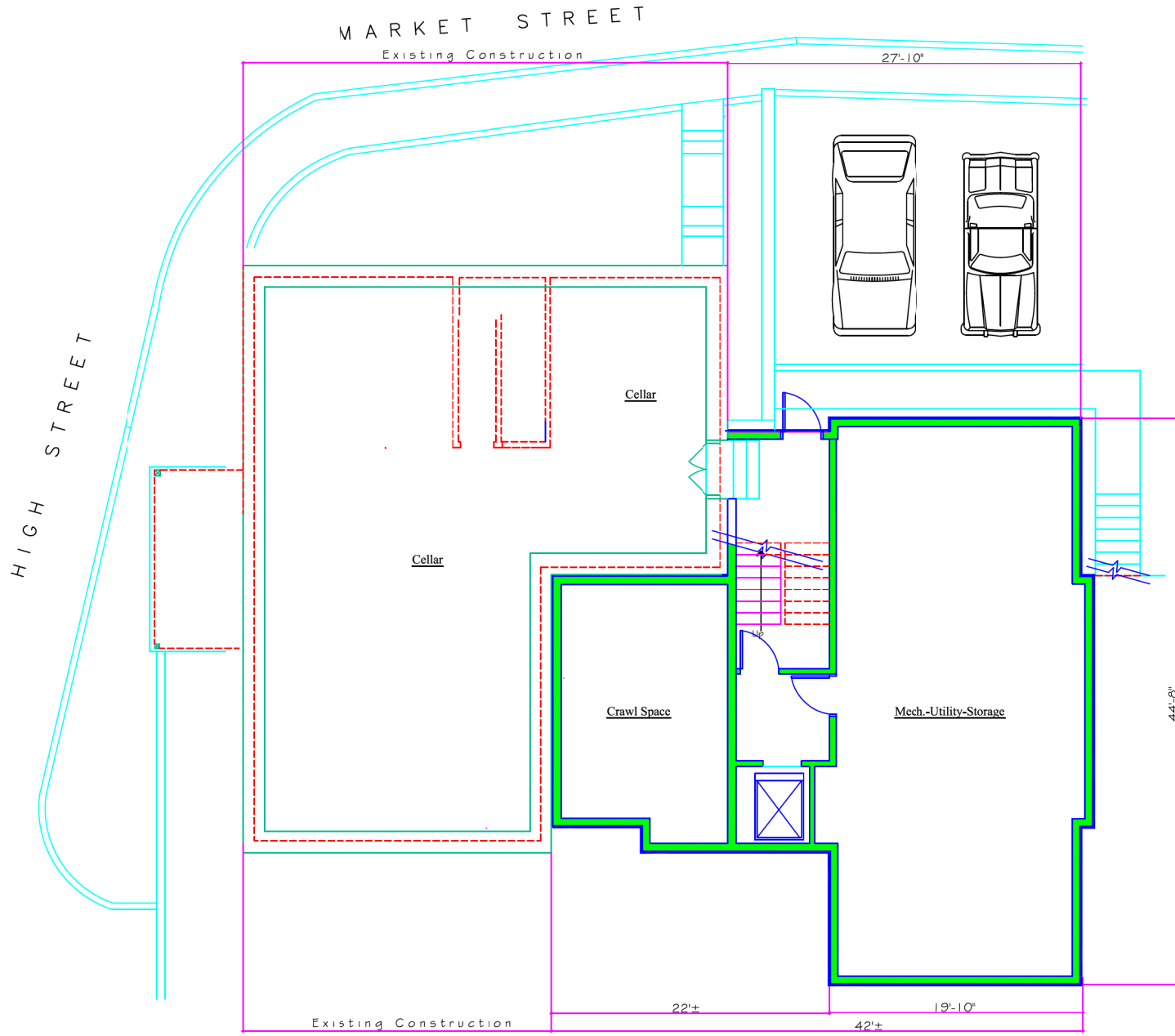
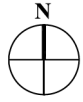
SOUTH ELEVATION

EAST ELEVATION

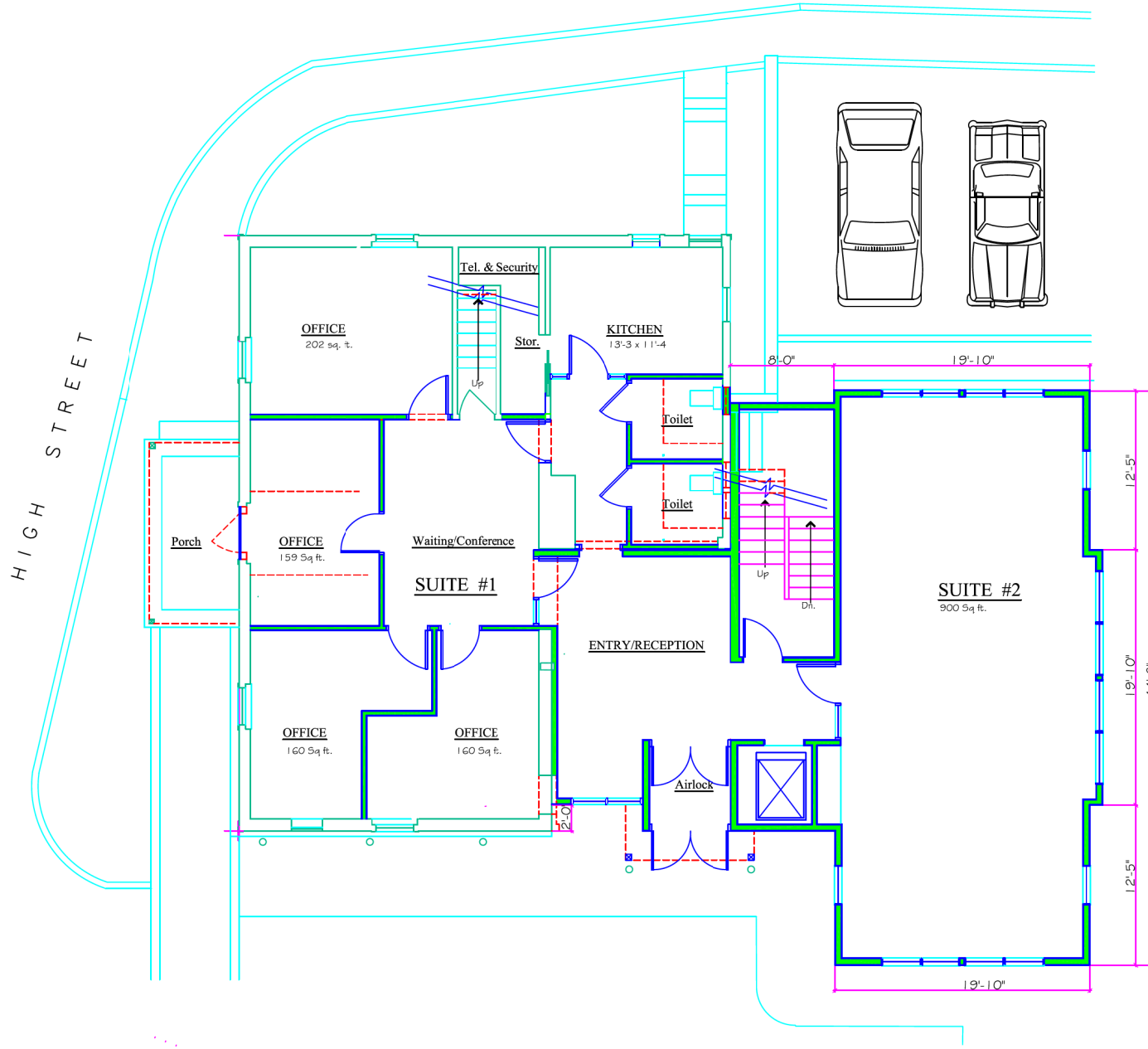
NORTH (Market Street) ELEVATION

WEST (High Street) ELEVATION

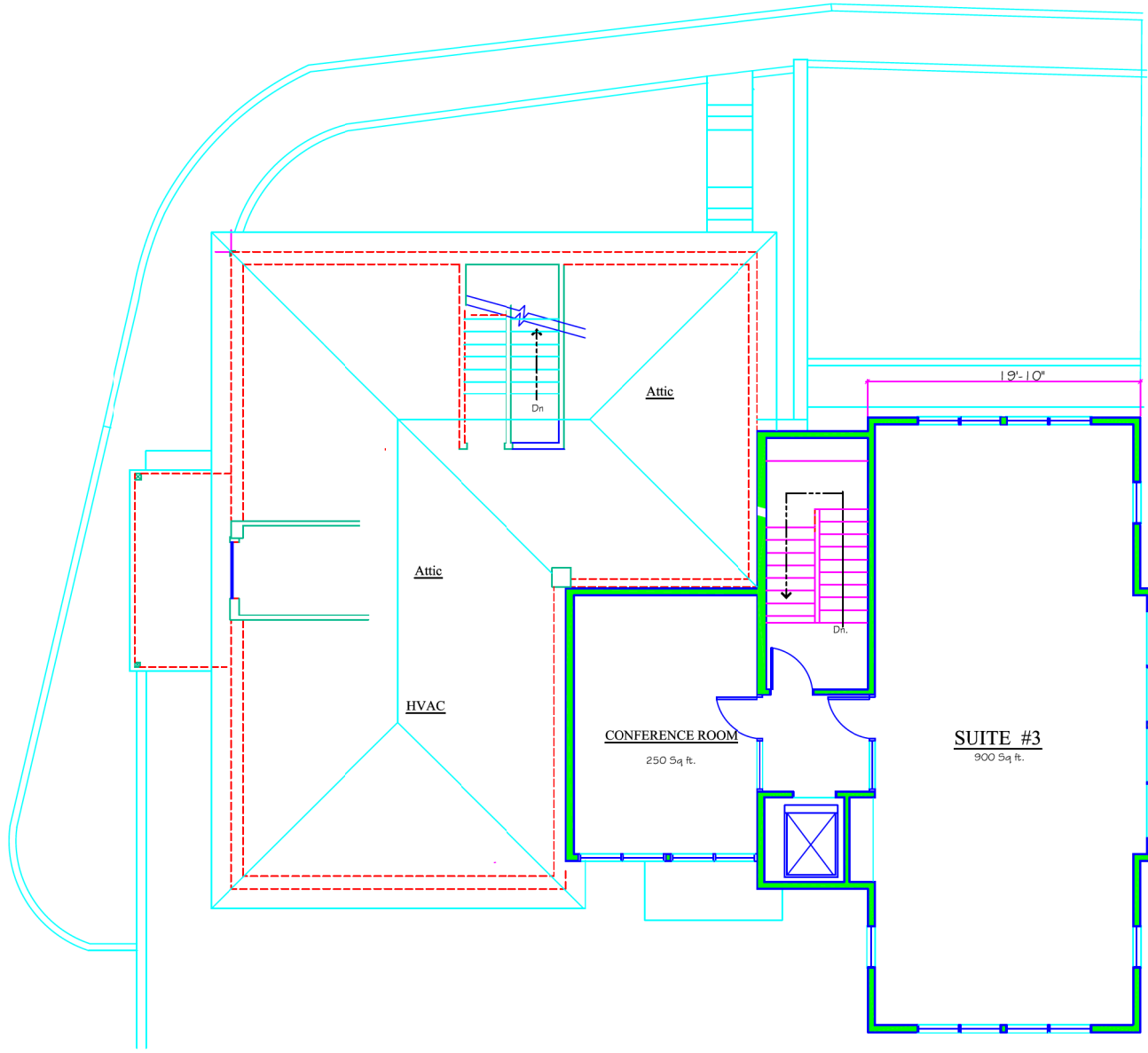
Jeffrey A. Lees, AIA Architect Corolla, NC 252-453-4335	Project Addition & Alterations to #1 HIGH STREET Brokeville, MD	Field Sketch No. HDC 1-3
	Date 30 March, 2022	Scale 1/8"= 1'-0"
	Title Existing Elevations	



Jeffrey A. Lees, AIA Corolla, NC 252-453-4335	ARCHITECT Baltimore, MD 410-377-8009	Project Addition & Alterations to #1 HIGH STREET Brookeville, MD		Field Sketch No. HDC 1-5
		Date 30 March, 2022	Title Ground Level Floor Plan	Scale 1/8"= 1'-0"

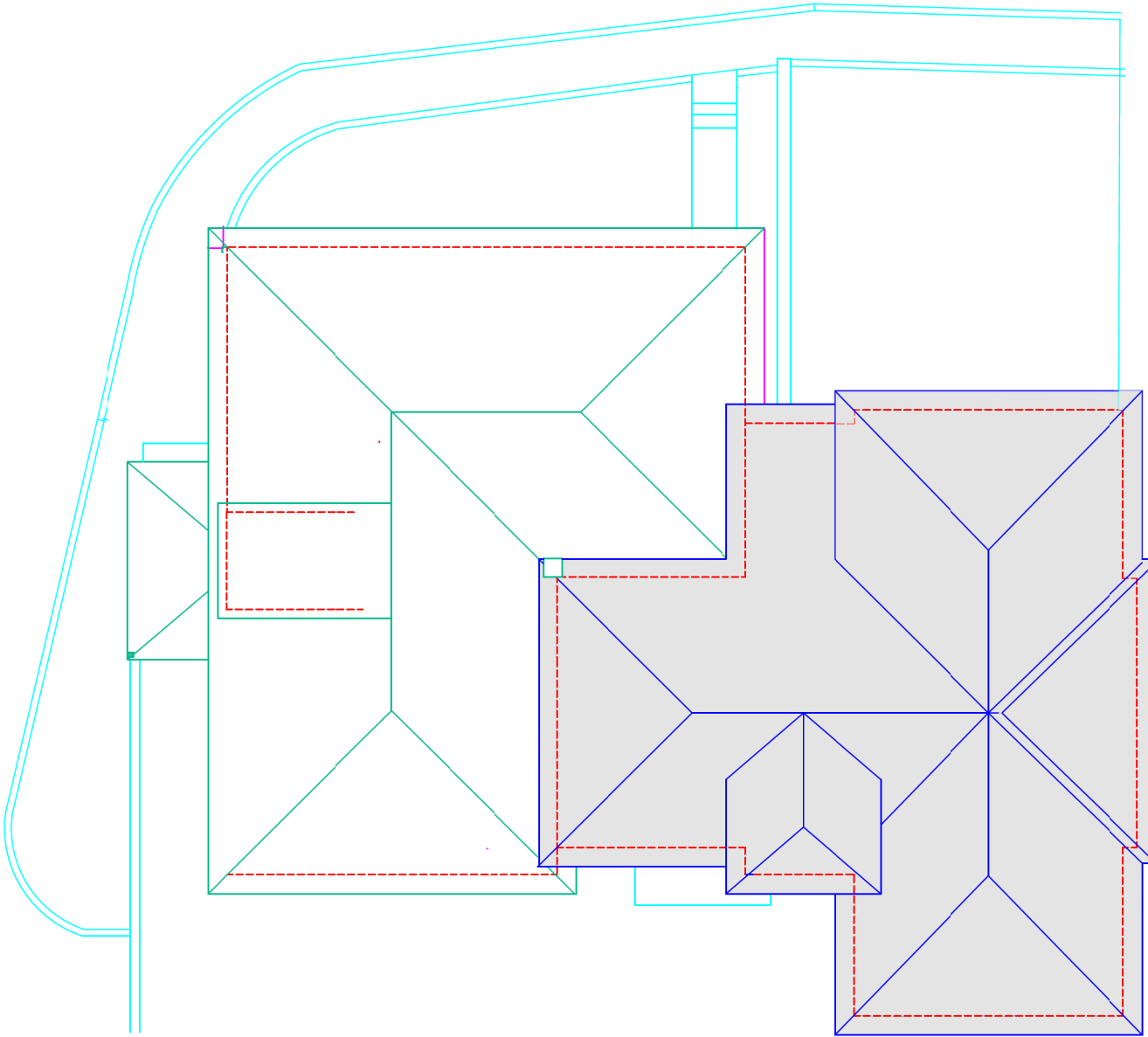


Jeffrey A. Lees, AIA A R C H I T E C T		Project Addition & Alterations to #1 HIGH STREET Brookville, MD		Field Sketch No. HDC 1-6
Corolla, NC 252-453-4335	Baltimore, MD 410-377-8009	Date 30 March, 2022	Title First Floor Plan	Scale 1/8" = 1'-0"



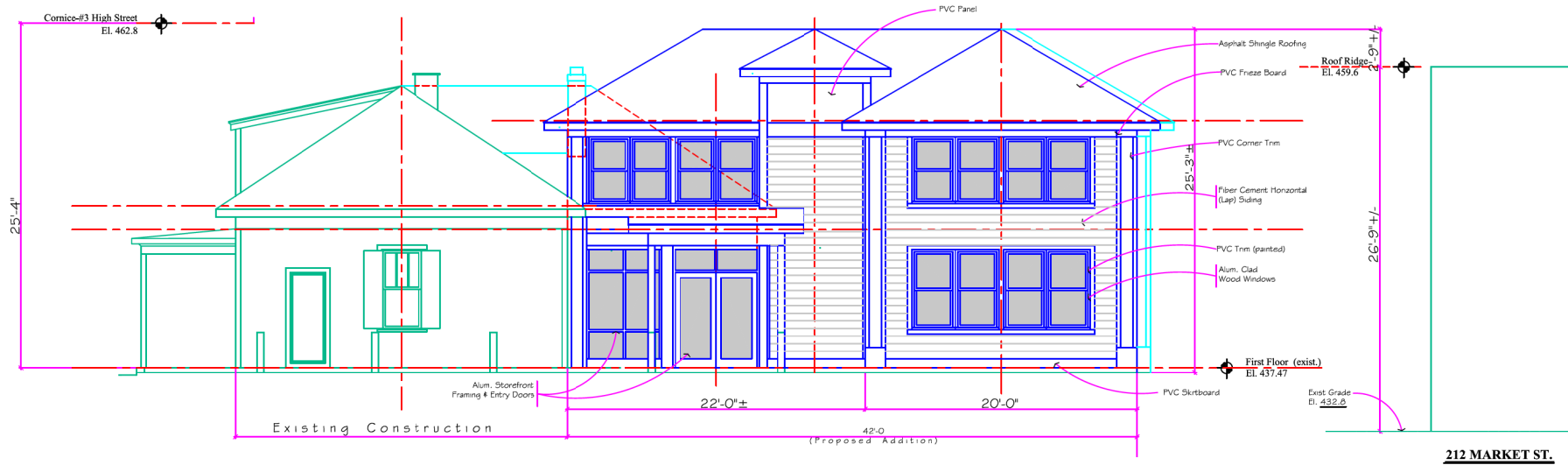
SECOND FLOOR PLAN

Jeffrey A. Lees, AIA Architect 252-453-4335	Project Addition & Alterations to #1 HIGH STREET Brookeville, MD	Field Sketch No. HDC 1-7 Scale 1/8" = 1'-0"
		Date 30 March, 2022 Title Second Floor Plan

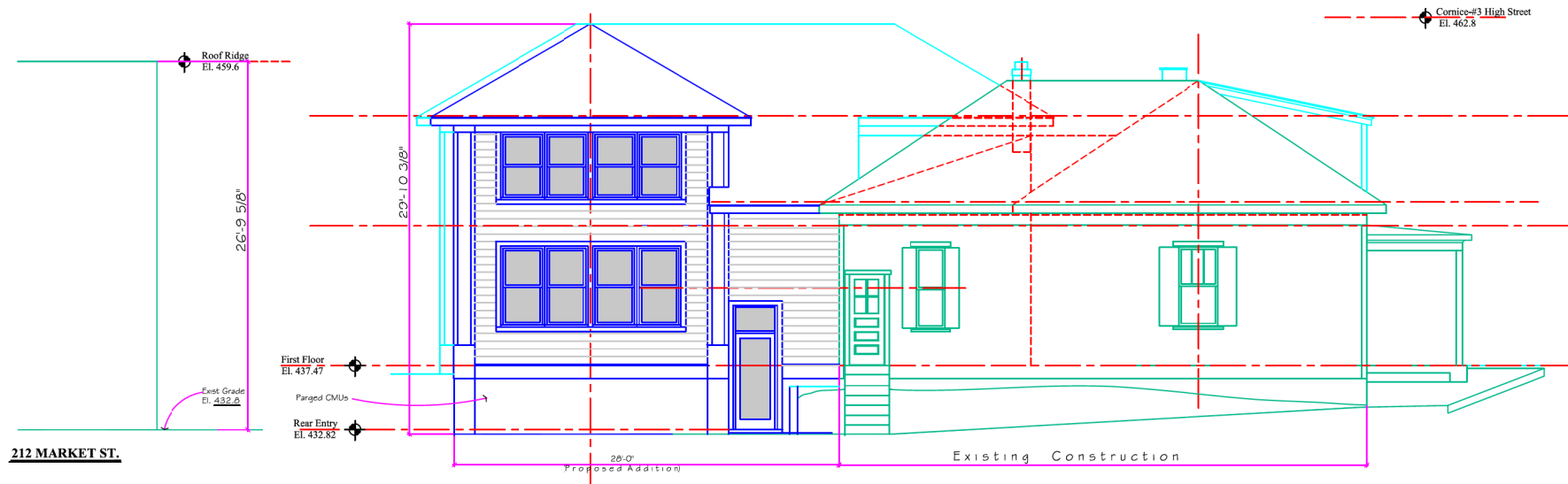


ROOF PLAN

Jeffrey A. Lees, AIA Corolla, NC 252-453-4335	ARCHITECT	Project		Field Sketch No. HDC 1-8
		<u>Addition & Alterations to #1 HIGH STREET</u> Brookeville, MD		
		Date	Title	Scale
		30 March, 2022	<u>Roof Plan</u>	1/8"= 1'-0"

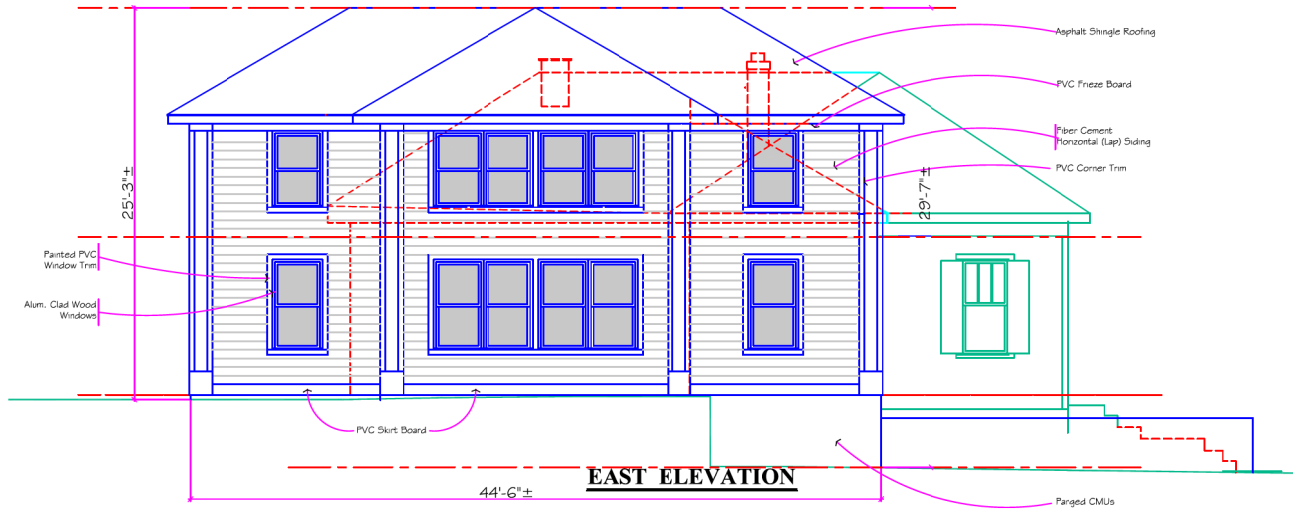


SOUTH ELEVATION

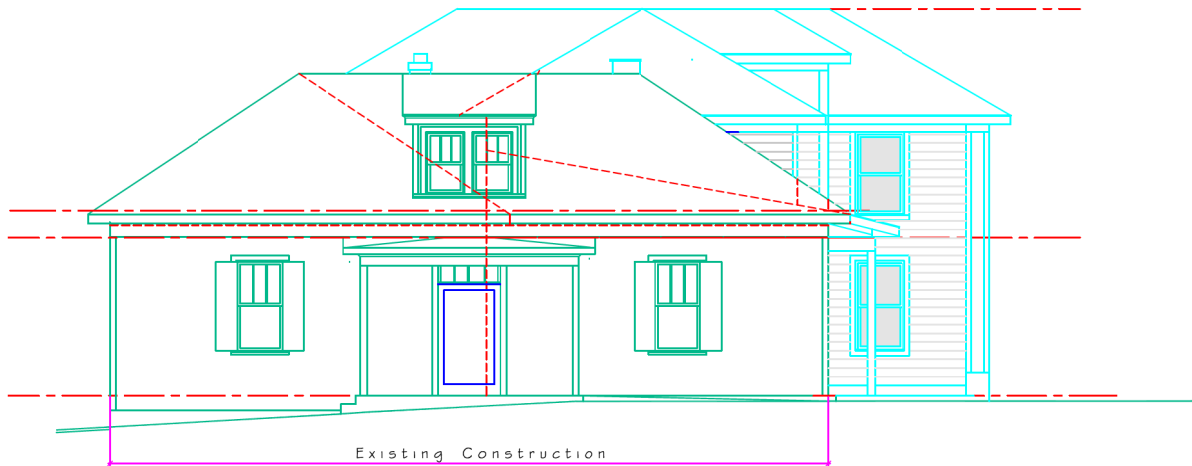


NORTH ELEVATION

Corolla, NC 252-453-4335	ARCHITECT Baltimore, MD 410-377-8009	Project Addition & Alterations to #1 HIGH STREET Brookeville, MD	Field Sketch No.	HDC 1-9
			Scale	1/8"= 1'-0"
			Title	North & South Elevations
			Date	30 March, 2022



EAST ELEVATION



WEST (front) ELEVATION

Jeffrey A. Lees, AIA Architect Baltimore, MD 410-377-8009 252-453-4335	Project Addition & Alterations to #1 HIGH STREET Brookeville, MD		Field Sketch No. HDC 1-10
	Date 30 March, 2022	Title East & West Elevations	Scale 1/8"= 1'-0"



Jeffrey A. Lees, AIA Corolla, NC 252-453-4335	ARCHITECT	Project	Addition & Alterations to #1 HIGH STREET Brokeville, MD		Field Sketch No. HDC 1-11
			Date 30 March, 2022	Title Bird's Eye View from High St.	Scale 1/8"= 1'-0"



Jeffrey A. Lees, AIA Architect Corolla, NC 252-453-4335	Project Addition & Alterations to #1 HIGH STREET Brookeville, MD		Field Sketch No. HDC 1-12
	Date 30 March, 2022	Title Bird's Eye View from Market Street	Scale 1/8"= 1'-0"





