

# Montgomery County Historic Preservation

## Staff Report

<p><b>ADDRESS:</b> 19 High St., Brookeville</p> <p><b>RESOURCE:</b> Brookeville Historic District</p> <p><b>APPLICANT:</b> 19501 Georgia, LLC (Luke Olson, Architect)</p> <p><b>REVIEW:</b> HAWP</p> <p><b>CASE NO.:</b> 867436 REVISION 4</p> <p><b>PROPOSAL:</b> Revisions to Previously Approved HAWP</p>	<p><b>MEETING DATE:</b> 6/10/2026</p> <p><b>REPORT DATE:</b> 6/3/2026</p> <p><b>PUBLIC NOTICE:</b> 5/27/2026</p> <p><b>TAX CREDIT ELIGIBLE:</b> No</p> <p><b>STAFF:</b> Dan Bruechert</p>
--	---

---

### Staff Recommendation

Staff recommends the HPC approve with two (2) conditions the HAWP application with final approval delegated to Staff:

1. Detailed railing specifications around the areaway must be submitted before the release of the HAWP approval documents.
2. Detailed door specifications for the new basement entrance must be submitted before the release of the HAWP approval documents.

---

### Architectural Description

**Significance:** Spatial Resource to the Brookeville Historic District

**Date:** n/a

**Style:** Undeveloped Parcel



Figure 1: The location of the subject property (outlined in blue) is at the southern edge of the Brookeville Historic District (hatched in red).

---

## Proposal

The applicant proposes to alter the rear porch design and install a basement areaway on the rear of the house.

---

## 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 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. Because the proposal also involves revisions to the rear porch, the HPC is also guided by Policy No. 24-01 ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (*HPC Porch Flooring Policy*).

### **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 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
  - 6) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (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 the Interior's Standards for Rehabilitation**

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

### **Policy No. 24-01 -ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING**

- 2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in

many districts are categorized as ‘Outstanding,’ ‘Contributing,’ or ‘Non-Contributing’ and the treatment of these resources varies based on their categorization.

5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources do not need to satisfy the criteria for compatible substitute material.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
  - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
  - It must be millable;
  - It can be painted without voiding the product warranty; or,
  - Has a uniform appearance consistent with painted wood;
  - It has a minimal (or no) stamped or embossed texture on the surface; and,
  - It has a finished edge that appears as a cut solid board.

---

## Staff Discussion

### *Background*

On August 14, 2019, the HPC approved a HAWP for the construction of four new single-family houses on newly subdivided lots at the south end of the Brookeville Historic District (see *Fig. 1*). Three of the houses are on lots that front Georgia Ave., while the fourth lot is to the rear, accessed from a driveway on the north side of the property. The applicant is beginning to move forward with the construction of the house in the rear, identified as ‘Lot D’. The HPC approved the house placement, its Colonial Revival design, and proposed materials by consent at the August 14, 2019 HPC meeting; and additional revisions were

approved at the May 4 and May 18, 2022 HPC meetings. The most recent revision introduced window wells at select basement windows and was approved by Staff on December 17, 2025.

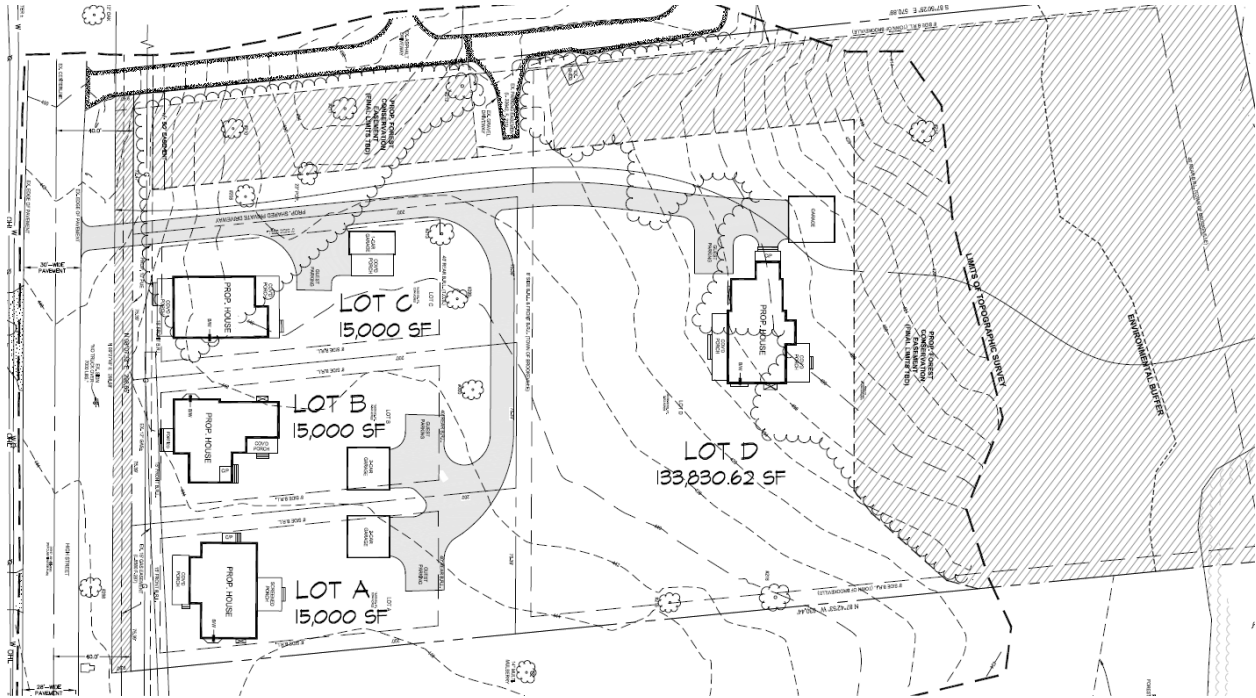


Figure 2: Approved site plan showing the subject property, Lot D, to the rear of Lots A, B, and C.

*Revised Proposal*

The applicant proposes to revise the design of the new house in two ways. First, the applicant proposes to change the rear porch stair material and introduce wood skirting around the porch. Second, the applicant proposes to add an areaway providing direct basement access on the rear.

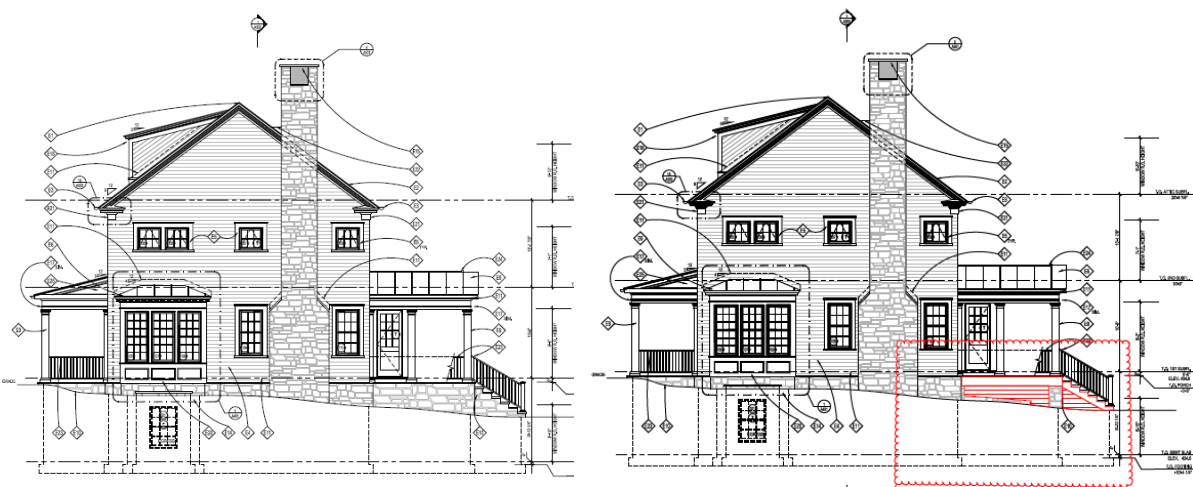


Figure 3: The approved design (left) and revised rear porch (left).

The approved rear porch design included flagstone stairs on a concrete base, and for the stone veneer foundation to extend around the porch. The applicant proposes to revise the porch design so that the stairs and decking are constructed using Acre composite decking with wood risers, trim, and skirtboard. The concrete piers in the corners will be covered in stone veneer that matches the house foundation. Staff finds, from a design perspective, that wood stairs, decking, and skirting are compatible with the architectural character of the house’s Colonial Revival design. While wood is the historically appropriate material, the *HPC Porch Flooring Policy* prescribes when a substitute material is acceptable. Based on this policy, because the subject property is a ‘Spatial’ resource within the historic district, and because the porch is on the rear of the house in a location that is not at all visible from the right of way, a substitute material may be used. In fact, based on the level of designation of the site, the material does not even need to satisfy the higher-level criteria for a ‘compatible substitute material,’ though Acre decking is millable, paintable, has a minimal texture, and has a finished edge. Finally, Staff finds the treatment of the proposed piers is compatible with the character of the house and, as an element not visible from the right-of-way, should be given a lenient review under 24A-8(d) and complies with the *HPC Porch Flooring Policy*.

On the rear, the applicant proposes to construct a concrete areaway leading to a clad door at the bottom landing. Detailed specifications for the door and any code-required railing were not included in the submitted HAWP revision.

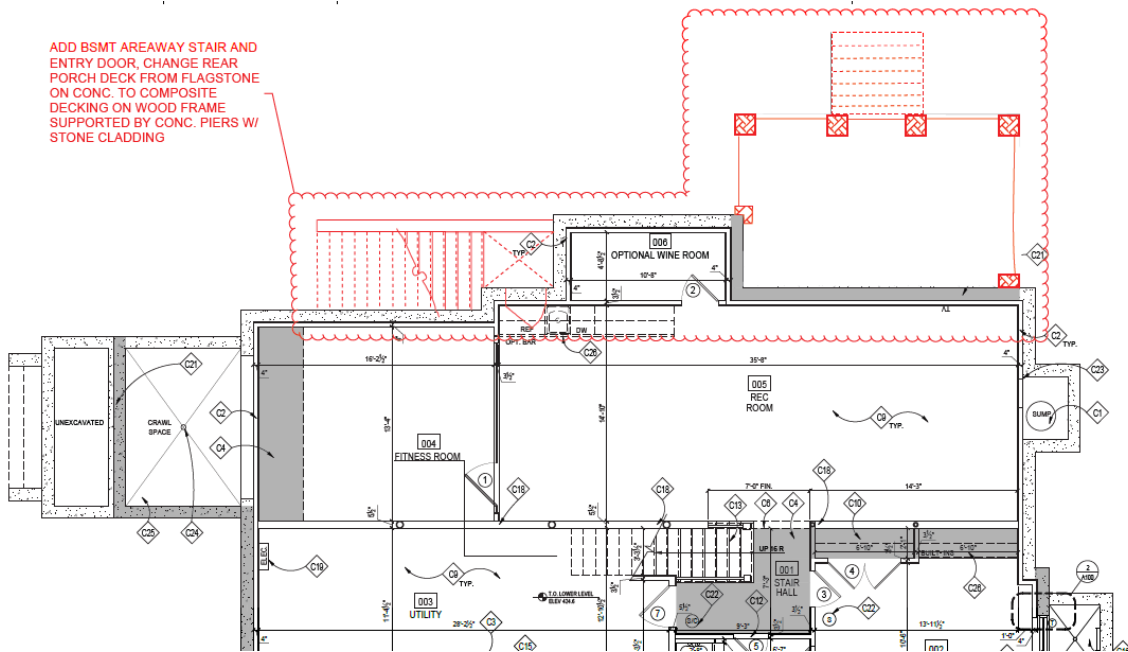


Figure 4: the proposed areaway footprint and landing are shown in the upper left corner of the floorplan.

Staff finds the proposed areaway’s location, at the rear, will not have a substantial impact on the character of the site and will not be visible from the public right-of-way. Staff further finds that the concrete stairs and walls are compatible materials for the feature. Because there is not a detailed specification for the proposed door, and because the HPC has previously found a clad door to be

appropriate at this house, Staff recommends the HPC add a condition to the approval of this HAWP revision requiring the submission of detailed door specifications before the issuance of the final HAWP approval documents. Final approval authority can be delegated to Staff. Because of the height of the drop, Staff also suspects that a railing will need to be installed around the areaway to satisfy code. Staff recommends the HPC add a condition to the approval of this HAWP that requires a wood or metal railing if necessary to satisfy code. Final approval authority for this railing can be delegated to Staff. With the two recommended conditions, Staff finds the proposed areaway is compatible with 24A-8(b)(2), (6), and (d); and *Standard #2*.

---

## Staff Recommendation

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval delegated to Staff:

1. Detailed railing specifications around the areaway must be submitted before the release of the HAWP approval documents;
2. Detailed door specifications for the new basement entrance must be submitted before the release of the HAWP approval documents;

under the Criteria for Issuance in Chapter 24A-8(b)(2), (6), and (d), and therefore 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 *HPC Porch Flooring Policy*;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

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

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

**GENERAL NOTES**

- The base of the proposed building shall be within noted "Limits of Topographic Survey".
- The location of the proposed building shall be within noted "Limits of Topographic Survey".
- Topographic Survey are approximate. Offsite features are shown per available MNCPPC Total Station Survey for reference purposes only.
- Property is located on Tax Map HU562 and WSSC 200' Sheet 227NW03.
- Property is located on Montgomery County soils survey map number 14.
- Soil type(s): 1B, 1C, 6A & 16D. (Gala silt loam, Baile silt loam & Brinklow-Blocktown Floorstone silt loam) Hydrologic Group: C (Poor) and D (Very Poor) Number 24031C0216D.
- Property is located in the Hawings River - Reddy Branch Watershed.
- Water Category - 3. Sewer Category - 3
- Local utilities include:
  - Water / Sewer - Washington Suburban Sanitary Commission
  - Electric - PEPCO
  - Telephone - Verizon
- Parcel is located in the Town of Brookeville and the Brookeville Historic District.
- This plan was created without the benefit of a title report.
- 

**TOWN OF BROOKEVILLE ZONING DATA**

- Zoning: Historic Village Residential (HVR)**
  - Minimum Lot Area = 10,000 sq. ft.
  - Minimum Lot Width at R/W = 25 ft.
  - Minimum Lot Width at B.R.L. = N/A
  - Front B.R.L. = 15 ft.
  - Rear B.R.L. = 40 ft. / 2 ft. (Accessory Structures)
  - Side B.R.L. = 8 ft. / 2 ft. (Accessory Structures)
- Verify main building height in accordance with the Town of Brookeville Zoning Ordinance.**
  - Height of building from FF to highest point: 32.35 ft (32'-4 1/4" Per Arch.)
  - First floor elevation: 434.60 ft
  - Height of building to highest point: 32.35 ft
  - Elevation @ highest point: 466.95 ft
  - Average elevation along front of building: 432.23 ft
  - Height of building at highest point = 466.95 - 432.23 = 34.72 feet
  - Allowable height of building = 35 feet
  - Proposed height of building to highest point = 34.72
- Verify accessory building height in accordance with the Town of Brookeville Zoning Ordinance.**
  - Height of building from FF to highest point: 22.02 ft (22'-0 1/4" Per Arch.)
  - First floor elevation: 432.60 ft
  - Height of accessory building to highest point: 22.02 ft
  - Elevation @ highest point: 454.62 ft
  - Average elevation along front of building: 428.20 ft
  - Height of accessory building at highest point = 454.62 - 428.20 = 26.42 feet
  - Allowable height of accessory building = 35 feet
  - Proposed height of accessory building to highest point = 26.42 feet

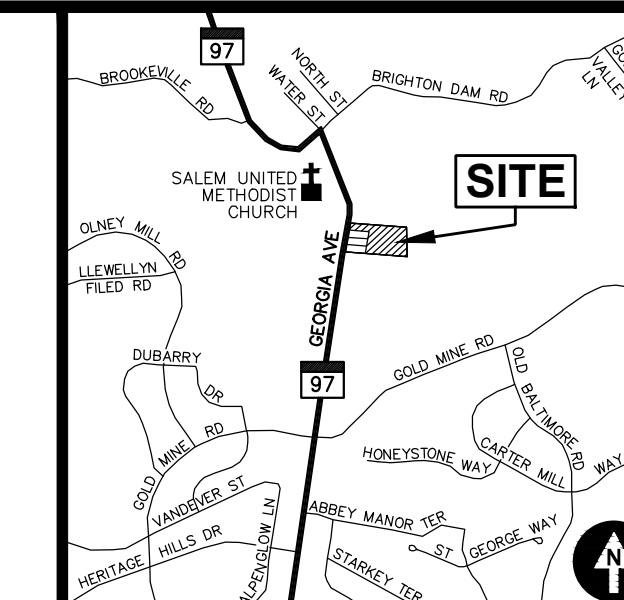
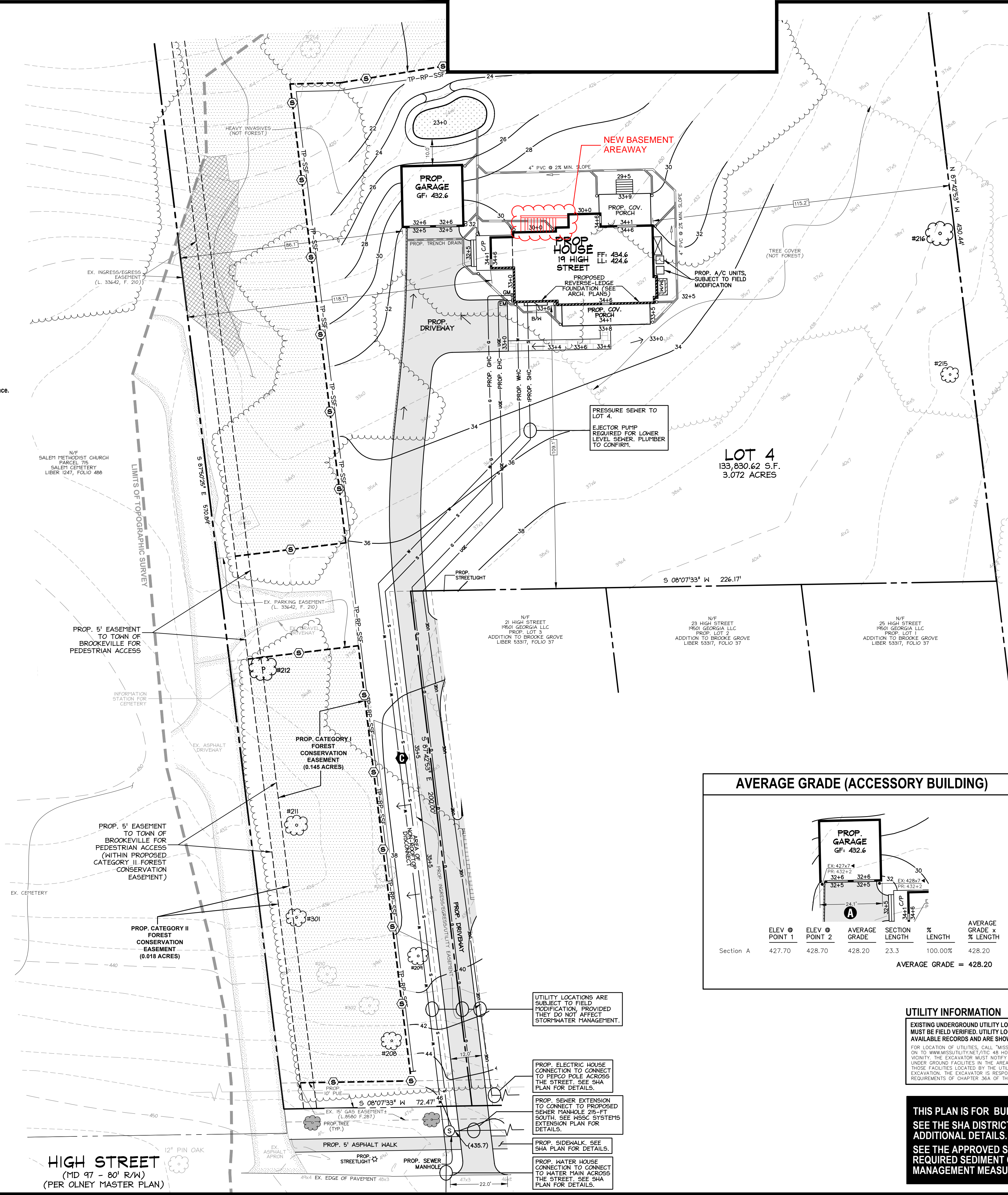
**LEGEND**

**EXISTING FEATURES**

- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Two-And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Canopy Line
- Ex. Tree
- Ex. Specimen Tree (DBH ≥ 30")
- Ex. Significant Tree (DBH ≥ 24")
- Ex. Tree (To Be Removed)

**PROPOSED FEATURES**

- Prop. Water-House Connection
- Prop. Sewer-House Connection
- Prop. Gas-House Connection
- Prop. Electric-House Connection
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. Surface Flow Direction
- Prop. Tree
- Prop. Streetlight



**CAS JOB NO.:** 16-579B  
**DATE:** 04/2022

DATE	REVISION
04/01/22	SMF: Building Permit Site Plan to Arch for coordination.

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Baulitt*

REVIEWED  
By Dan Bruechert at 4:53 pm, Dec 17, 2025

**AVERAGE GRADE (ACCESSORY BUILDING)**

SECTION	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE x % LENGTH
Section A	427.70	428.70	428.20	23.3	100.00%	428.20

AVERAGE GRADE = 428.20

**AVERAGE GRADE DETERMINATION**

SECTION	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH	AVERAGE GRADE x % LENGTH
Section A	430.50	430.60	430.55	8.8	13.90%	59.85
Section B	431.90	433.10	432.50	54.5	86.10%	372.38

AVERAGE GRADE = 432.23

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777; OR LOG ON TO WWW.MISSUTILITY.NET/48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

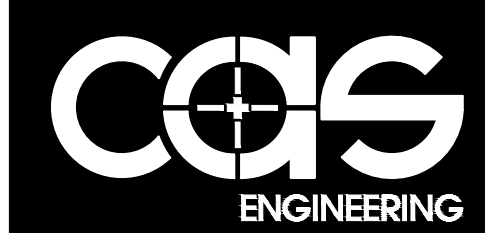
**THIS PLAN IS FOR BUILDING PERMIT APPROVAL ONLY. SEE THE SHA DISTRICT OFFICE PERMIT PLAN FOR ADDITIONAL DETAILS. SEE THE APPROVED SEDIMENT CONTROL PLAN FOR REQUIRED SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES.**

**CLIENT**  
Phillip E. Sardelis  
10776 Ticker Street  
Beltsville, MD 20705  
philsardelis@gmail.com

**ARCHITECT**  
GTM Architects  
Attn: Luke Olson  
7735 Old Georgetown Road, Suite 700  
Bethesda, MD 20814  
(240) 333-2021 Phone  
olson@gtmarchitects.com

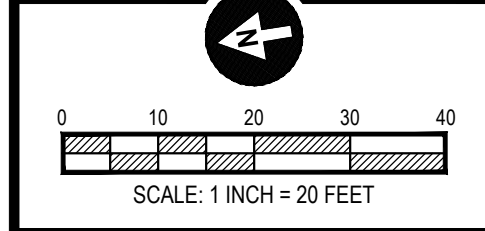
Lot 4, Addition to Brooke Grove  
Plat Pending  
Olney (8th) Election District, Montgomery County, MD

**19 High Street  
Brookeville, Maryland 20833**



**CAS ENGINEERING-MD**  
10 South Bentz Street  
Frederick, Maryland 21701  
301-607-8031 Phone  
info@casengineering.com  
www.casengineering.com

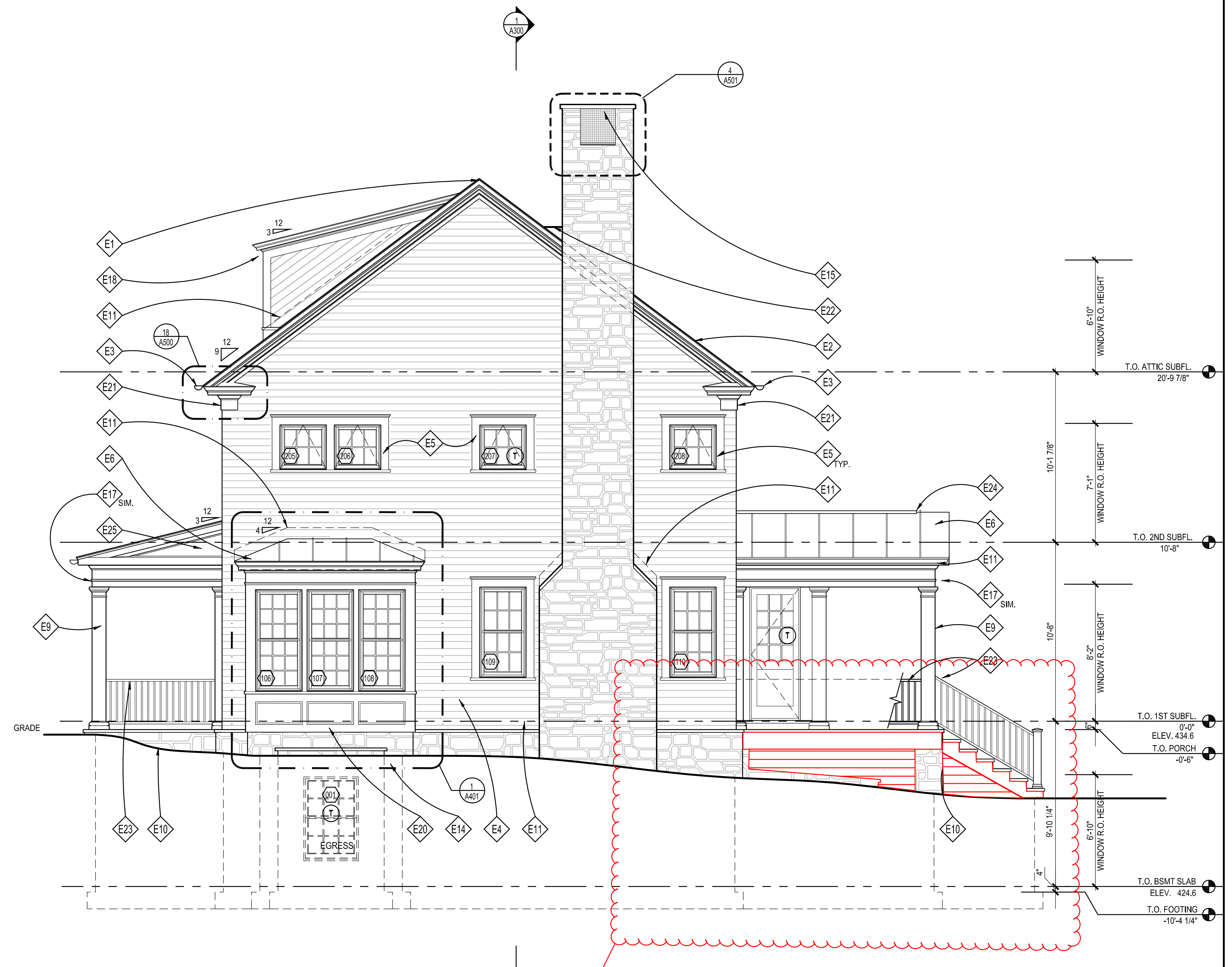
**CAS ENGINEERING-DC, LLC**  
4836 MacArthur Boulevard, NW, 2nd Floor  
Washington, DC 20007  
202-393-7200 Phone  
info@cas-dc.com  
www.cas-dc.com



**SHEET TITLE:**  
Building Permit Site Plan

**1 OF 1**





ELEVATION NOTES

- E1 RIDGE VENTS BY COR-A-VENT OR APPROVED EQUAL, TYP.; REMOVE IF USING SPRAY FOAM INSULATION, SEE DETAILS '12 & 19/A302'
- E2 SYNTHETIC ECO STAR MAJESTIC SLATE ROOF; T.B.S., SEE ROOF PLAN
- E3 HALF ROUND GUTTER (ON 1x6 PTD, FASCIA BD.) & DOWNSPOUT, T.B.S.
- E4 PTD, HARDPLANK SMOOTH LAP SIDING W/ MITERED CORNERS, 5' EXPOSURE, INSTALL PER MANUFACTURER
- E5 PTD, WOOD 5/4x6 WINDOW/DOOR TRIM W/ WM-6930 HISTORIC SILL, TYP.; SEE TRIM NOTES, THIS SHEET
- E6 STANDING SEAM METAL ROOF, T.B.S.
- E7 OPERABLE SOLID-CORE WOOD SHUTTERS & HARDWARE, T.B.S., SEE DETAIL '15/A303'
- E8 PTD, 5/4x TRIM BAND W/ WM-47 & WM-287; CUT TO FIT, ALIGN W/ TOP OF WINDOWS/DOORS AND PORCH COLUMNS
- E9 SQUARE COLUMN, BUILT UP FROM 2x10's, PTD, (WRAP 6x6 POST) OR 10\"/>
- E10 FLAGSTONE PORCH/STOOP W/ NATURAL STONE VENEER BASE
- E11 CONCEALED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 8\"/>
- E12 THINSTONE VENEER T.B.S., INSTALL PER MANUF SPECS USING LATICRETE MASONRY VENEER INSTALLATION SYSTEM OR EQ.
- E13 PTD, 1x6 FASCIA BD. W/ WM-47 CROWN, SEE DETAIL '18/A302'
- E14 PTD, CEMENT STUCCO FINISH, SEE SHEET 002 FOR ADD'L INFORMATION
- E15 CHIMNEY CAP T.B.S.; SEE DETAIL 12/A303
- E16 ZALESKI MODEL 4 SNOW GUARDS OR EQ., TYP.; INSTALL PER MANUFAC.
- E17 PTD, FRONT PORCH EAVE SEE DETAIL '19/A305; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE NOTES
- E18 PTD, WOOD DORMER ROOF EAVE, SEE DETAIL '2/A305' & SEE NOTES
- E19 PAINT GRADE FRONT DOOR T.B.S.
- E20 PTD, WOOD PANEL W/ RECESS AND BASE CAP, SEE DETAIL '17/A304'
- E21 PTD, WOOD UPPER MAIN ROOF EAVE, SEE DETAIL '17/A305' & SEE GENERAL NOTES
- E22 MTL. CRICKET
- E23 PTD, WOOD GUARDRAIL PER IRC 2021
- E24 RIDGE VENT FOR METAL ROOF, SEE DETAIL
- E25 PTD, 1/4\"/>



7250 WOODMONT AVE, SUITE 200, BETHESDA, MD 20814  
(240)333-2000 GTMARCHITECTS.COM

Seal  
 I certify that I am a duly Licensed Professional Engineer in the State of Maryland. My License No. is 15-05-0205.  
 Expired Date: 11-05-2025.

Consultant

Project  
**19 HIGH ST  
 LOT 4**

Owner

Developer

PERMIT SET	07/11/2025
HAWP APPROVAL	12/22/2025

Issue Description Date

GTM Project No.	25.0387
Checked By	GTM
Drawn By	LEO/NW
Scale	AS NOTED

Sheet Title

**RIGHT SIDE  
 ELEVATION**

Sheet No.

**A201**

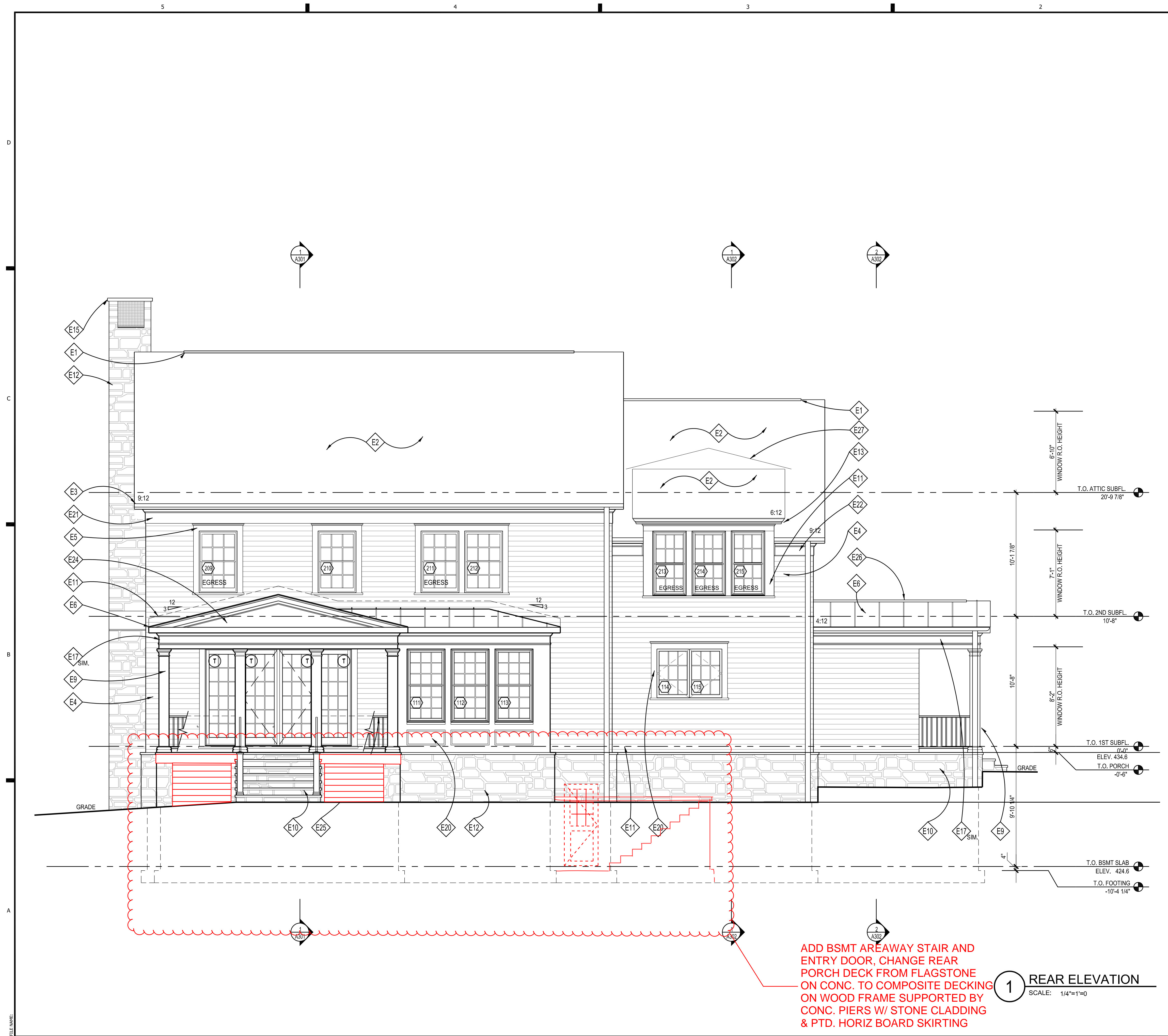
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Karen Benoit*

REVIEWED  
 By Dan Bruechert at 4:53 pm, Dec 17, 2025

CHANGE REAR PORCH DECK FROM  
 FLAGSTONE ON CONC. TO  
 COMPOSITE DECKING ON WOOD  
 FRAME SUPPORTED BY CONC.  
 PIERS W/ STONE CLADDING & PTD.  
 HORIZ BOARD SKIRTING

**1** RIGHT SIDE ELEVATION  
 SCALE: 1/4"=1'-0"

- NOTE:
1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD
  2. ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.
  3. (T) = TEMPERED GLASS  
 (E) = EGRESS



ADD BSMT AREAWAY STAIR AND ENTRY DOOR, CHANGE REAR PORCH DECK FROM FLAGSTONE ON CONC. TO COMPOSITE DECKING ON WOOD FRAME SUPPORTED BY CONC. PIERS W/ STONE CLADDING & PTD. HORIZ BOARD SKIRTING

**1 REAR ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION NOTES**

- E1 RIDGE VENTS BY COR-A-VENT OR APPROVED EQUAL, TYP.; REMOVE IF USING SPRAY FOAM INSULATION, SEE DETAILS '12 & 19/A302'
- E2 SLATE ROOF; T.B.S., SEE ROOF PLAN
- E3 HALF ROUND GUTTER (ON 1x6 PTD. FASCIA BD.) & DOWNSPOUT, T.B.S.
- E4 PTD. HARDPLANK SMOOTH LAP SIDING W/ MITERED CORNERS, 5" EXPOSURE, INSTALL PER MANUFACTURER
- E5 PTD. WOOD 5/4x6 WINDOW/DOOR TRIM W/ WM-6930 HISTORIC SILL, TYP.; SEE TRIM NOTES, THIS SHEET
- E6 STANDING SEAM METAL ROOF, T.B.S.
- E7 OPERABLE SOLID-CORE WOOD SHUTTERS & HARDWARE, T.B.S., SEE DETAIL '15/A303'
- E8 PTD. 5/4x TRIM BAND W/ WM-47 & WM-287; CUT TO FIT, ALIGN W/ TOP OF WINDOWS/DOORS AND PORCH COLUMNS
- E9 SQUARE COLUMN, BUILT UP FROM 2x10's, PTD., (WRAP 6x6 POST) OR 10" SQ. HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL
- E10 FLAGSTONE PORCH/STOOP W/ NATURAL STONE VENEER BASE
- E11 CONCEALED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 8" BEHIND SIDING
- E12 THINSTONE VENEER T.B.S., INSTALL PER MANUF SPECS USING LATICRETE MASONRY VENEER INSTALLATION SYSTEM OR EQ.
- E13 PTD. 1x6 FASCIA BD. W/ WM-47 CROWN, SEE DETAIL '18/A302'
- E14 PTD. CEMENT STUCCO FINISH, SEE SHEET 002 FOR ADD'L INFORMATION
- E15 CHIMNEY CAP T.B.S.; SEE DETAIL 12/A303
- E16 ZALESKI MODEL 4 SNOW GUARDS OR EQ., TYP.; INSTALL PER MANUFAC.
- E17 PTD. FRONT PORCH EAVE SEE DETAIL '19/A305; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE NOTES
- E18 PTD. WOOD DORMER ROOF EAVE, SEE DETAIL '2/A305' & SEE NOTES
- E19 PAINT GRADE FRONT DOOR T.B.S.
- E20 PTD. WOOD PANEL W/ RECESS AND BASE CAP, SEE DETAIL '17/A304'
- E21 PTD. WOOD UPPER MAIN ROOF EAVE, SEE DETAIL '17/A305' & SEE GENERAL NOTES
- E22 PTD. WOOD LOWER MAIN ROOF EAVE, SEE DETAIL '16/A305' & SEE GENERAL NOTES
- E23 PTD. WOOD LOWER MAIN ROOF EAVE, SEE DETAIL '16/A305' & SEE GENERAL NOTES
- E24 PTD. 1/4" WOOD PANEL, SEE DETAIL
- E25 PTD. WOOD GUARDRAIL PER IRC 2018
- E26 RIDGE VENT FOR METAL ROOF, SEE DETAIL
- E27 MTL. RAIN DIFFUSER FLASHING, MATERIAL COLOR T.B.D.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Boudit*

REVIEWED  
By Dan Bruechert at 4:53 pm, Dec 17, 2025

NOTE:  
1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD  
2. ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.  
3. (T) = TEMPERED GLASS  
(E) = EGRESS



7250 WOODMONT AVE, SUITE 200, BETHESDA, MD 20814  
(240)333-2000 GTMARCHITECTS.COM

Seal  
Consultant

Project  
**19 HIGH ST  
LOT 4**

Owner

Developer

PERMIT SET 07/11/2025  
HAWP APPROVAL 12/22/2025

Issue Description Date

GTM Project No. 25.0387  
Checked By GTM  
Drawn By LEO/NW  
Scale AS NOTED

Sheet Title  
**REAR  
ELEVATION**

Sheet No.  
**A202**

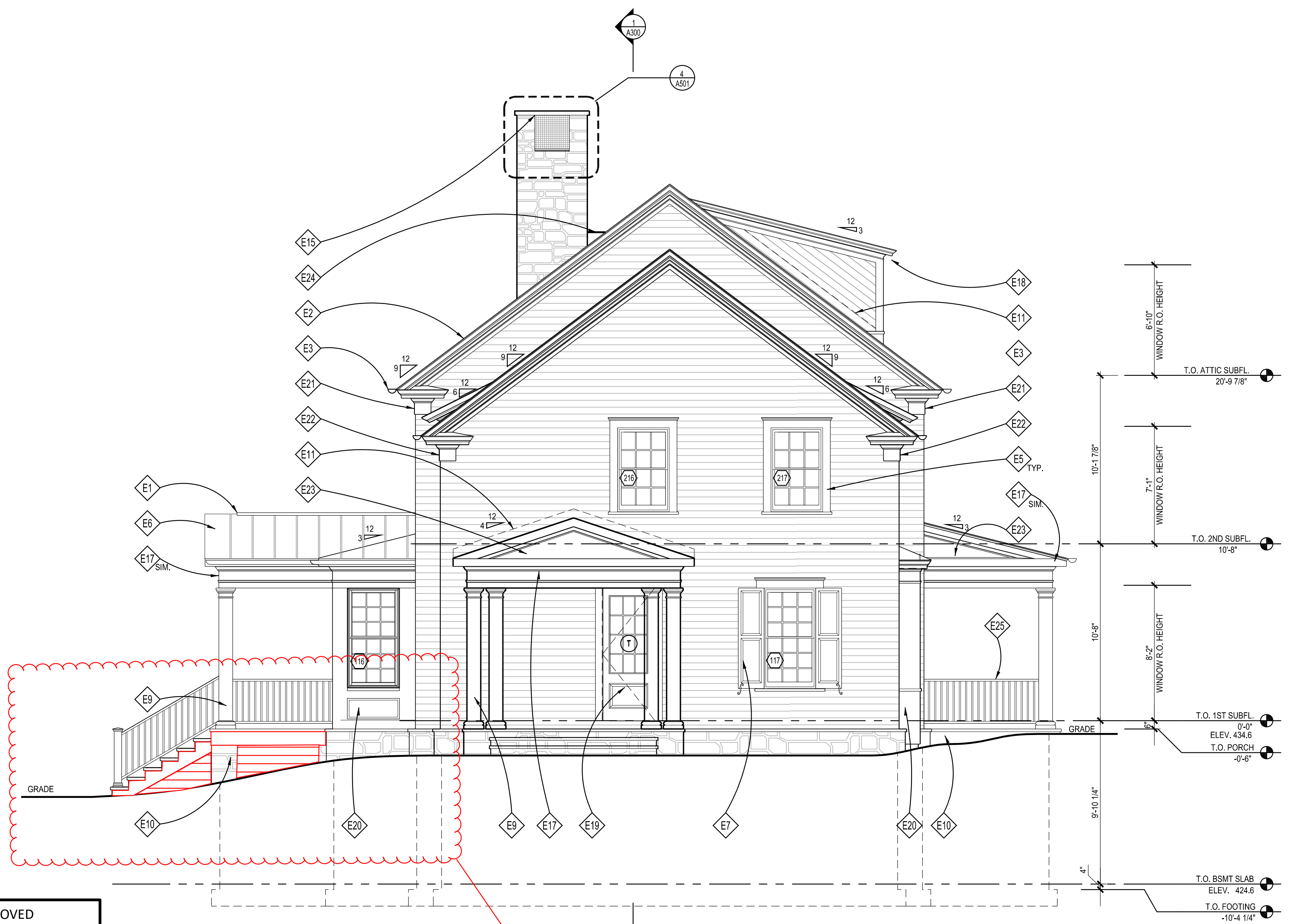
5

4

3

2

1



**CHANGE REAR PORCH DECK FROM  
FLAGSTONE ON CONC. TO  
COMPOSITE DECKING ON WOOD  
FRAME SUPPORTED BY CONC.  
PIERS W/ STONE CLADDING & PTD.  
HORIZ BOARD SKIRTING**

**1 LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION NOTES**

- E1 RIDGE VENTS BY COR-A-VENT OR APPROVED EQUAL, TYP.; REMOVE IF USING SPRAY FOAM INSULATION, SEE DETAILS '12 & 19/A302'
- E2 SLATE ROOF; T.B.S., SEE ROOF PLAN
- E3 HALF ROUND GUTTER (ON 1x6 PTD. FASCIA BD.) & DOWNSPOUT, T.B.S.
- E4 PTD. HARDPLANK SMOOTH LAP SIDING W/ MITERED CORNERS, 5" EXPOSURE, INSTALL PER MANUFACTURER
- E5 PTD. WOOD 5/4x6 WINDOW/DOOR TRIM W/ WM-8930 HISTORIC SILL, TYP.; SEE TRIM NOTES, THIS SHEET
- E6 STANDING SEAM METAL ROOF, T.B.S.
- E7 OPERABLE SOLID-CORE WOOD SHUTTERS & HARDWARE, T.B.S., SEE DETAIL '15/A303'
- E8 PTD. 5/4x TRIM BAND W/ WM-47 & WM-287; CUT TO FIT, ALIGN W/ TOP OF WINDOWS/DOORS AND PORCH COLUMNS
- E9 SQUARE COLUMN, BUILT UP FROM 2x10's, PTD., (WRAP 6x6 POST) OR 10" SQ. HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL
- E10 FLAGSTONE PORCH/HSTOOP W/ NATURAL STONE VENEER BASE
- E11 CONCEALED ALUM. FLASHING & COUNTER FLASHING @ ALL VERTICAL TRANSITIONS, TYP. EXTEND MIN. 8" BEHIND SIDING
- E12 THINSTONE VENEER T.B.S., INSTALL PER MANUF SPECS USING LATICRETE MASONRY VENEER INSTALLATION SYSTEM OR EQ.
- E13 PTD. 1x6 FASCIA BD. W/ WM-47 CROWN, SEE DETAIL '18/A302'
- E14 PTD. CEMENT STUCCO FINISH, SEE SHEET 002 FOR ADD'L INFORMATION
- E15 CHIMNEY CAP T.B.S.; SEE DETAIL 12/A303
- E16 ZALESKI MODEL 4 SNOW GUARDS OR EQ., TYP.; INSTALL PER MANUFAC.
- E17 PTD. FRONT PORCH EAVE SEE DETAIL '19/A305; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE NOTES
- E18 PTD. WOOD DORMER ROOF EAVE, SEE DETAIL '2/A305' & SEE NOTES
- E19 PAINT GRADE FRONT DOOR T.B.S.
- E20 PTD. WOOD PANEL W/ RECESS AND BASE CAP, SEE DETAIL '17/A304'
- E21 PTD. WOOD UPPER MAIN ROOF EAVE, SEE DETAIL '17/A305' & SEE GENERAL NOTES
- E22 PTD. WOOD LOWER MAIN ROOF EAVE, SEE DETAIL '16/A305' & SEE GENERAL NOTES
- E23 PTD. 1/4" WOOD PANEL, SEE DETAIL
- E24 MTL. CRICKET
- E25 PTD. WOOD GUARDRAIL PER IRC 2018

**NOTE:**  
 1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD  
 2. ALL EXTERIOR WOOD TRIM TO BE TREATED FOR PROTECTION AGAINST MOISTURE, ROT, FUNGAL ATTACK & INSECTS, WINDSOR-ONE+, LIFESPAN OR EQ.  
 3. (T) = TEMPERED GLASS  
 (E) = EGRESS



7250 WOODMONT AVE, SUITE 200, BETHESDA, MD 20814  
(240)333-2000 GTMARCHITECTS.COM

Seal  
 I certify that I am a duly Licensed Professional Architect in the State of Maryland and I am duly Licensed under the laws of the State of Maryland. My License No. is 15-05-0205.

Consultant

Project  
**19 HIGH ST  
 LOT 4**

Owner

Developer

PERMIT SET	07/11/2025
HAWP APPROVAL	12/22/2025

Issue Description	Date

GTM Project No.	25.0387
Checked By	GTM
Drawn By	LEO/NW
Scale	AS NOTED

Sheet Title  
**LEFT SIDE  
 ELEVATION**

Sheet No.  
**A203**

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Karen Buehler*

REVIEWED  
 By Dan Bruechert at 4:53 pm, Dec 17, 2025

FILE NAME: