

205 Market Street
Brookville H.D.

201 Prelim
23/65



HISTORIC PRESERVATION COMMISSION

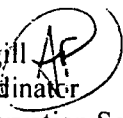
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 4/20/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #563818—barn construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on April 13, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Duane and Sandy Heiler
Address: 205 Market Street, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





DPS - 88

563515

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SANDRA HEILER

Daytime Phone No.: 240-205-2387

Tax Account No.: 025-30-0482

Name of Property Owner: DUANE & SANDRA HEILER Daytime Phone No.: 240-205-2387

Address: 205 MARKET ST BROOKVILLE MARKET 20833
Street Number City Street Zip Code

Contractor: CRAFTWRIGHT TIMBER FRAMERS Phone No.: 410-876-0999

Contractor Registration No.: LIC.# 06280977

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 205 Street: MARKET

Town/City: BROOKVILLE Nearest Cross Street: NORTH

Lot: _____ Block: _____ Subdivision: _____

Libr: 5381 Folio: 860 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revisions
- Repair
- Relocatable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Salar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: BARN

1B. Construction cost estimate: \$ 63,000.

1C. If this is a revision of a previously approved active permit, use Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sandra J. Heiler
Signature of owner or authorized agent

2/20/11
Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 2/20/11

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structures consist of a painted brick two-story house with a standing-seam metal roof and a log smokehouse with vertical board sheathing and a metal plate roof over old wood shingles. They sit on a one-acre lot uphill from the north side of Market Street. The acre directly behind is owned by M-NCPPC.

The house was built about 1780 by Richard Thomas, founder of the town of Brookeville. Its historical significance is based primarily on the visit on August 26 and 27, 1814, of President Madison, who conducted the business of the federal government there after the British occupied the city of Washington and burned the White House.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project would construct a three-bent, three-bay timber-frame barn north of the house. The barn will be sheathed in vertical ship-lapped hemlock boards, with board-and-batten doors, wood windows and a cedar shingle roof. Because of the slope of the yard and the steep drop-off to Market Street, the structure will not be visible from the public right-of-way.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 8" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



DPS-68

563818

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301/563-3400

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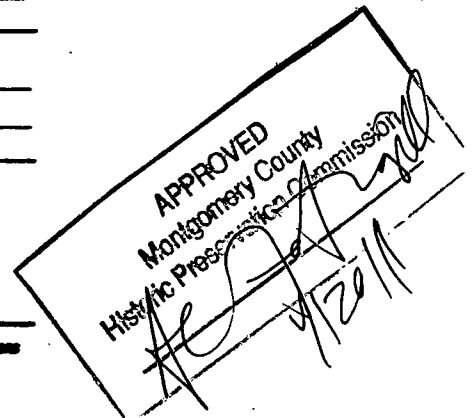
Sandra J. Heiler
Signature of owner or authorized agent

1/30/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



5

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6

L. 33349 F. 010

Site Plan

PARK TAKING
(PER SURVEY PERFORMED 8-15-06)

N 41°23'37"E 160.34'(COMP)
N 36°54'22"E 162.388'
(PER SURVEY PERFORMED 8-15-06)

S 51°52'15"E
55.29'(DEED)

REMAINDER
PROPERTY OF
R.S. & D.V. ALLAN
DUANE & SANDRA HEILER
L.5581 F.860
1.0 AC.± (COMP)

N/F
C. & A. SC.
L.290011 F

N 40°51'00"W 65.76'(DEED)

49°09'00"E
1.55'(DEED)

MANOR
BOOK A
18393

N 40°51'00"W 168.79'(DEED)

S 42°32'10"E 143.00'(DEED)

GRAVEL DRIVEWAY

E.00,81.62 S
(DEED), 29.75

FRAME SHED

STONE PATIO

BRICK PORCH

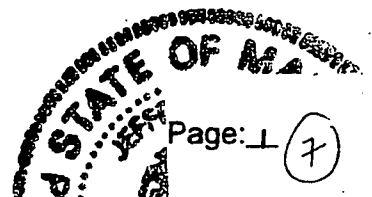
2 STORY
BRICK
#205

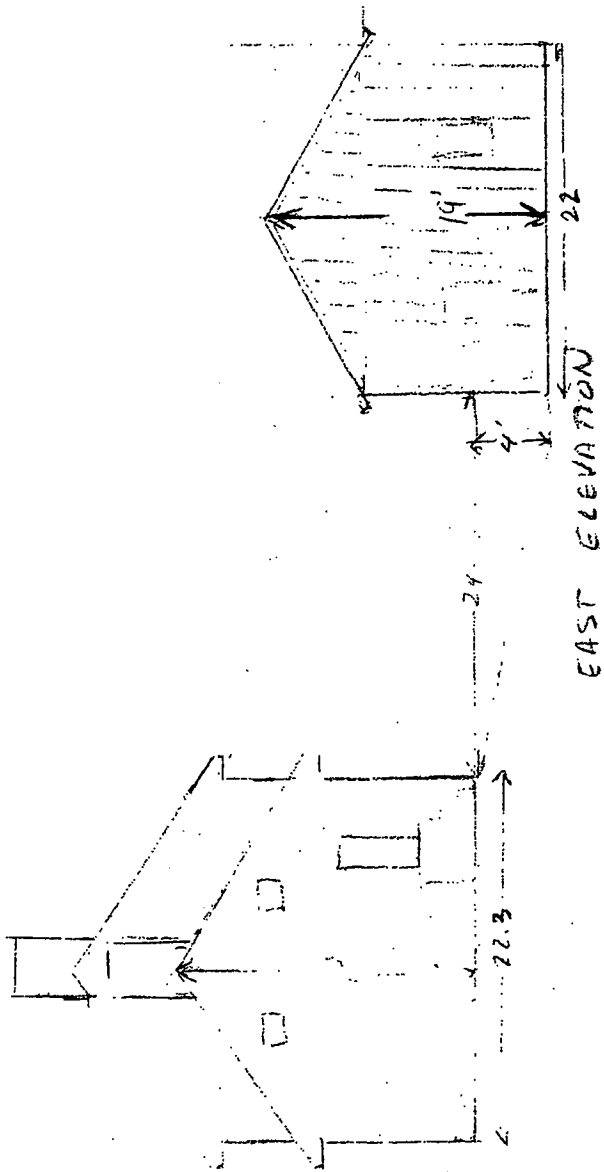
ASPHALT DRIVEWAY

Applicant: ~~DUANE A. HEILER &~~
SANDRA I. HEILER

S 48°20'00"W 173.60'(DEED)

MARKET STREET





HEILER BARN 205 MARKET ST., BROOKVILLE

4. Materials Specifications

Oak timber frame

Cedar shingle roof with copper ridge cap

12" hemlock, ship-lapped vertical board siding

6/6 wood SDL double-hung windows on gable ends

3/3 wood SDL barn windows on rear

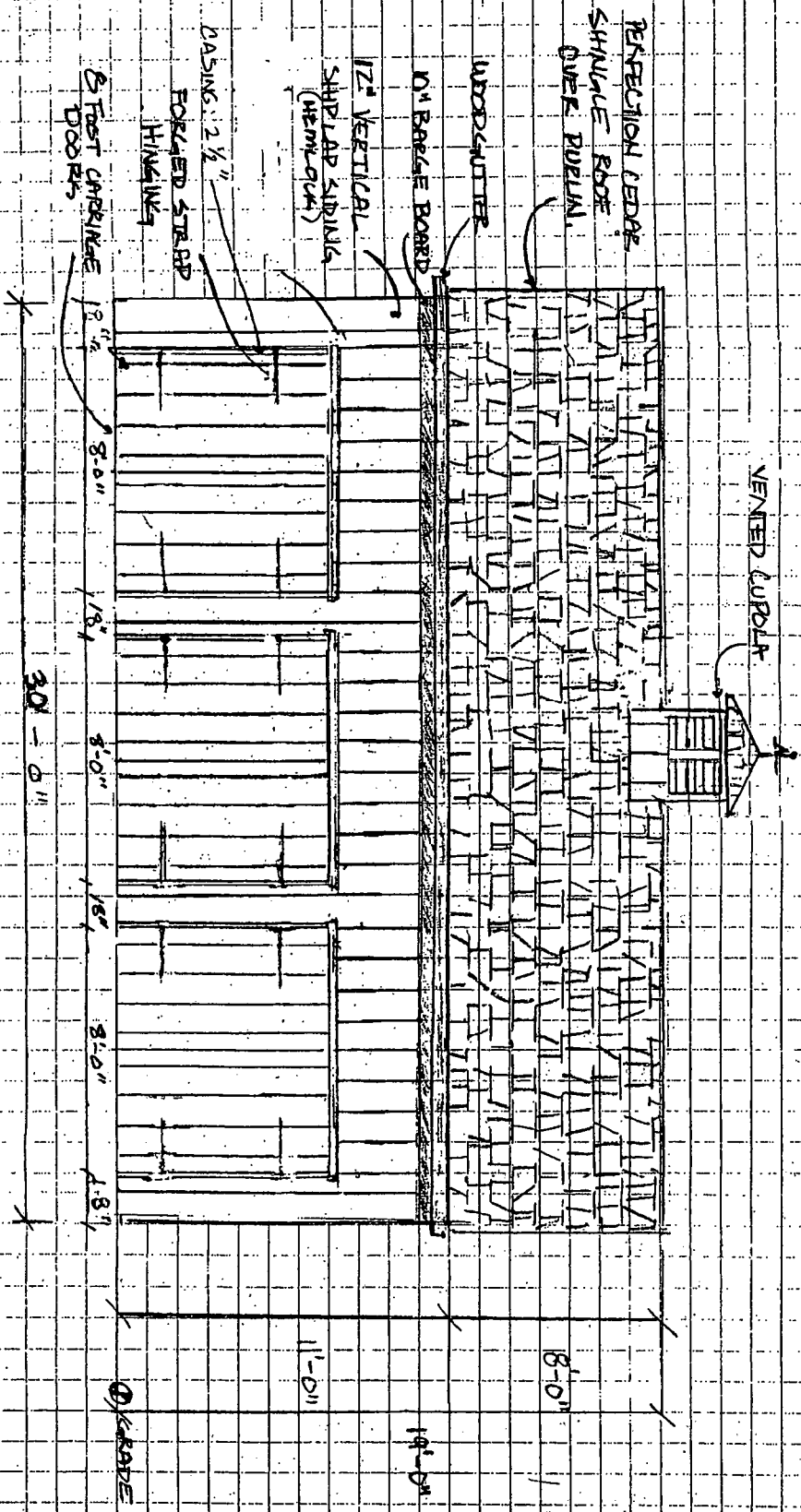
Hemlock board and batten doors

Wood gutters

THE HEILER BAR

JANUARY, 2011

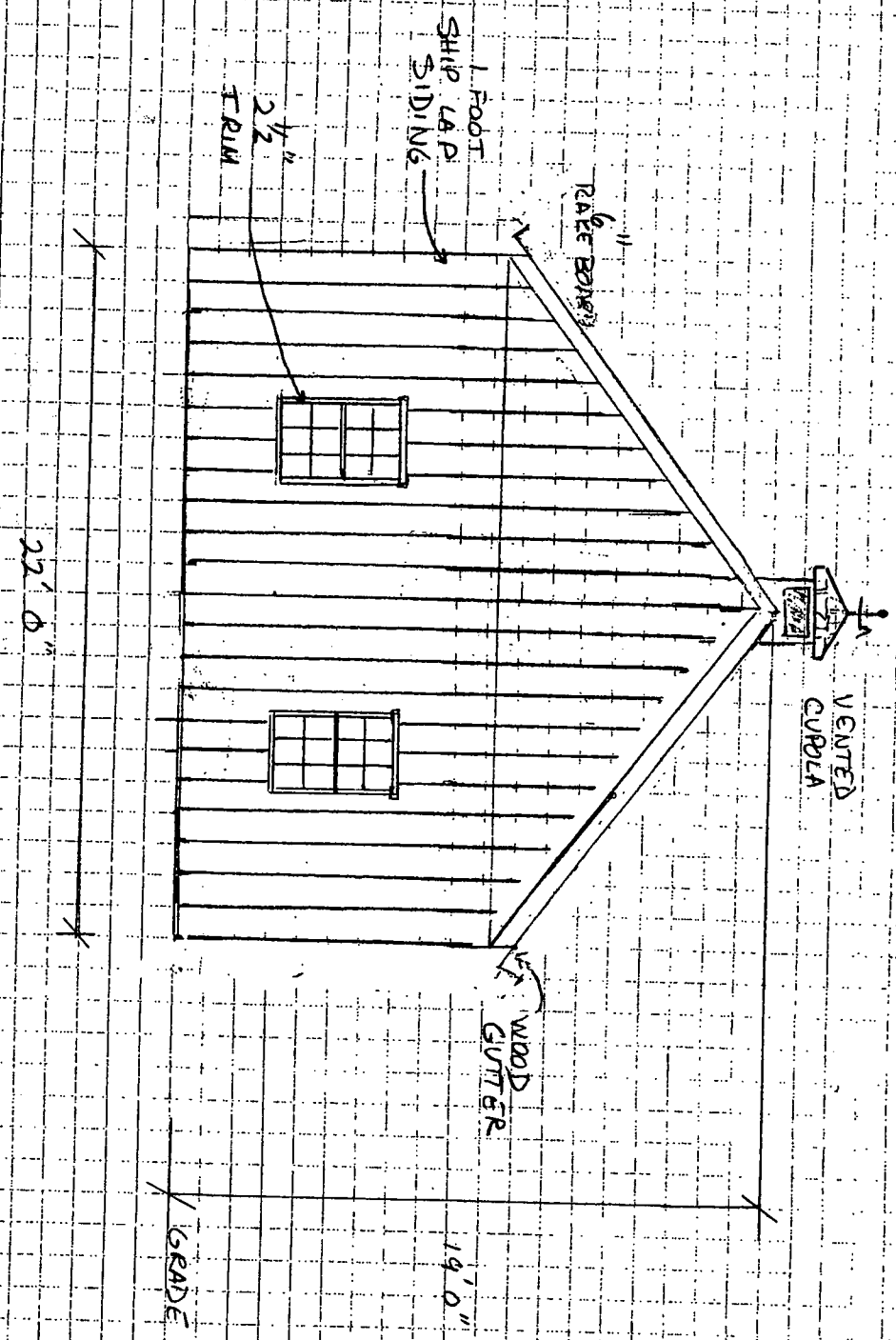
CRAFTSMANSHIP INC.



FRONT ELEVATION

THE HELLER BARN

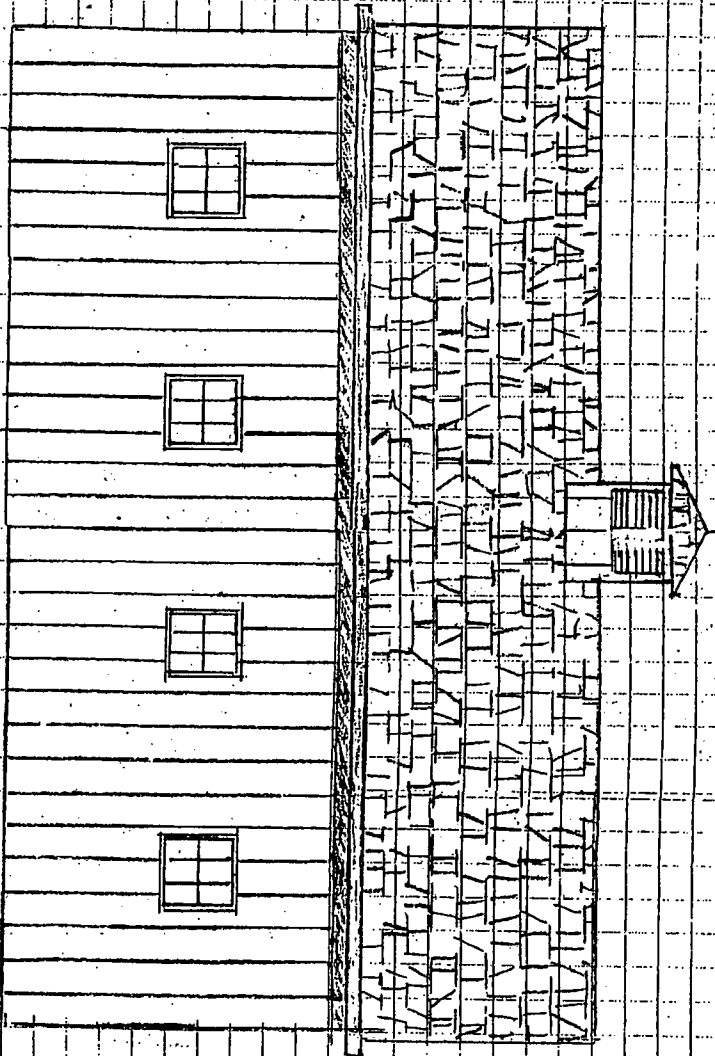
SITE ELEVATION



THE HELLER BARN

KEAR

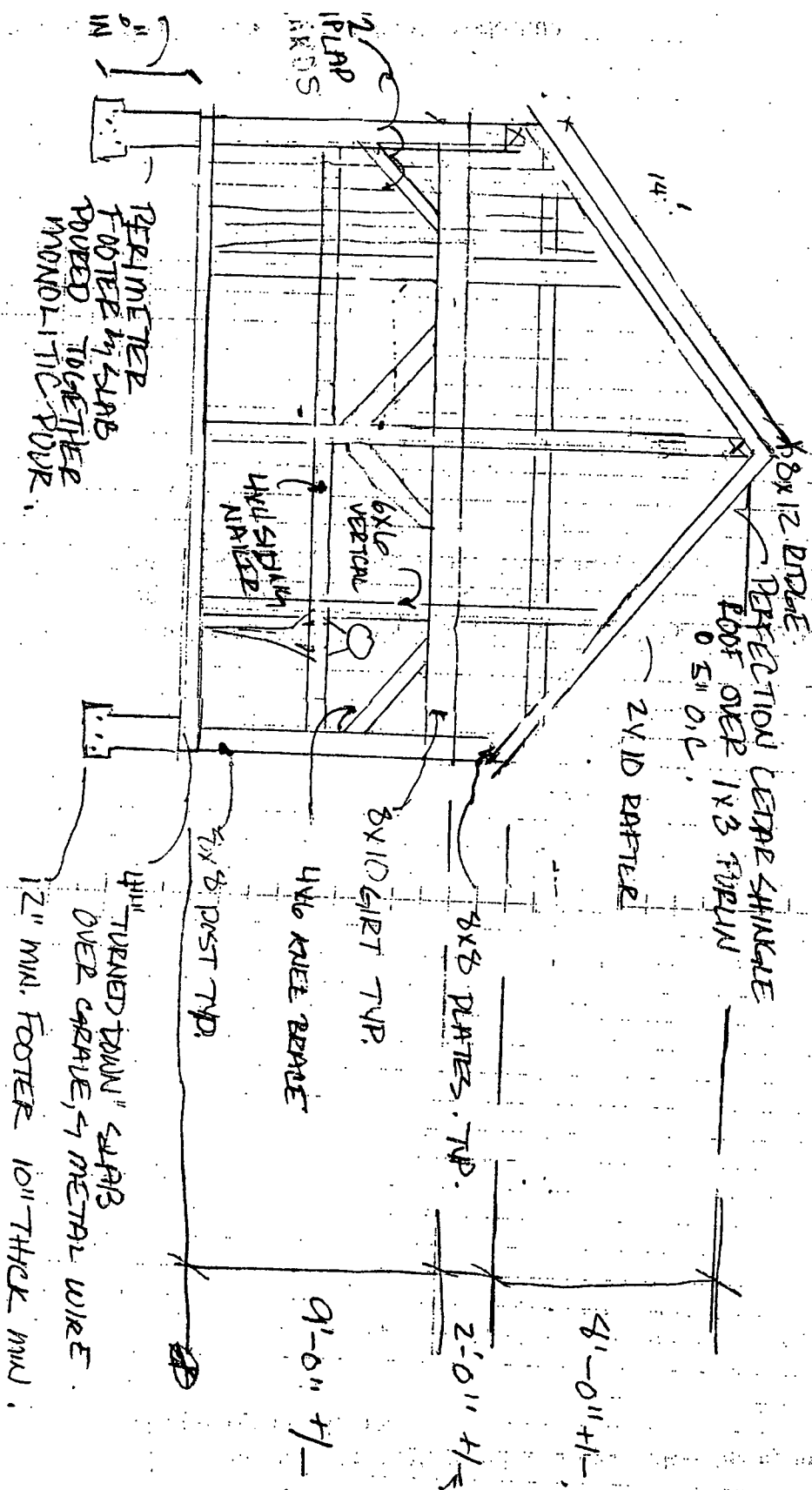
ELEVATION



BEUT DIAGRAM
FOR

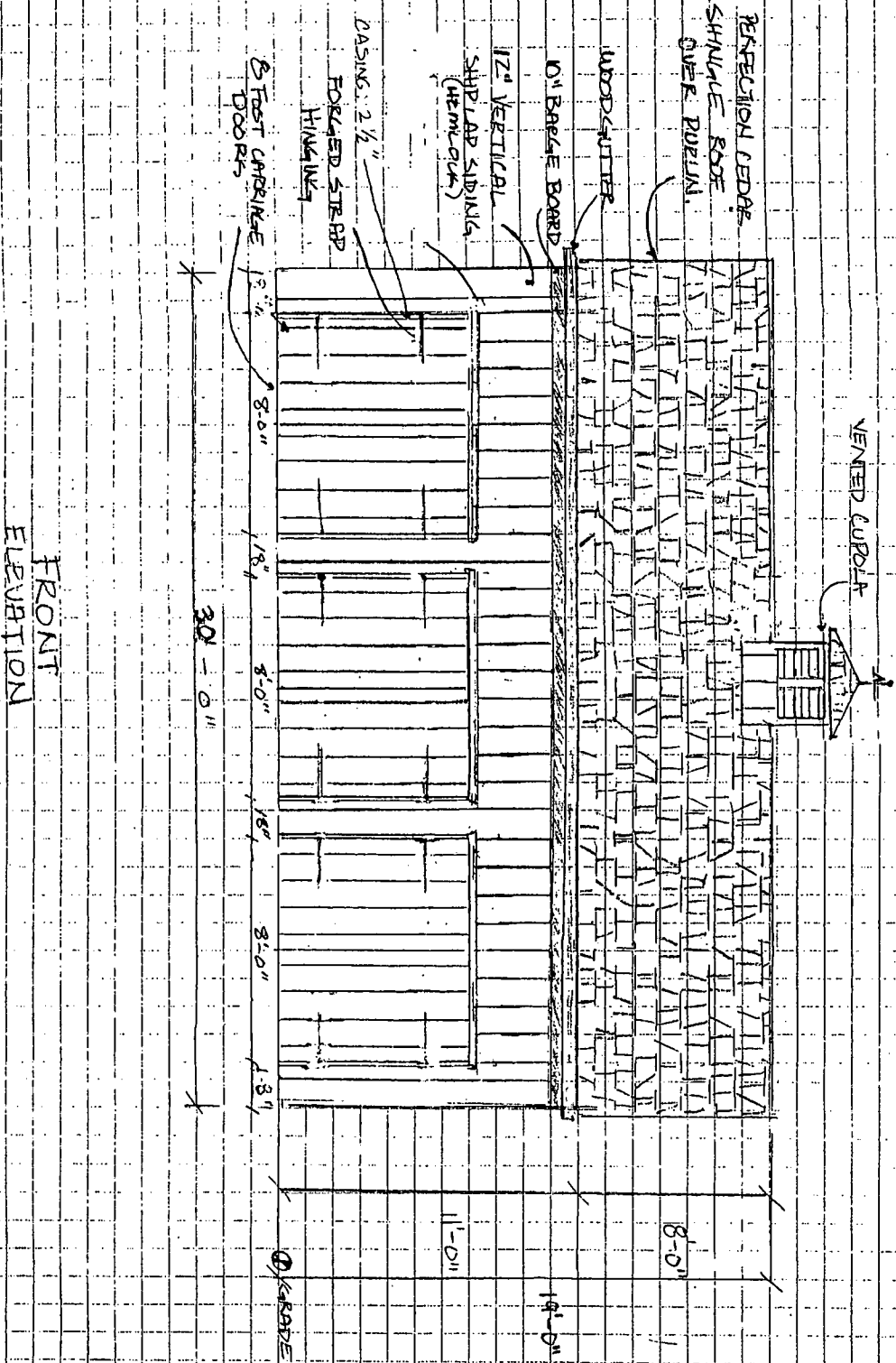
HEILER BARN

1/4" = 1'-0"



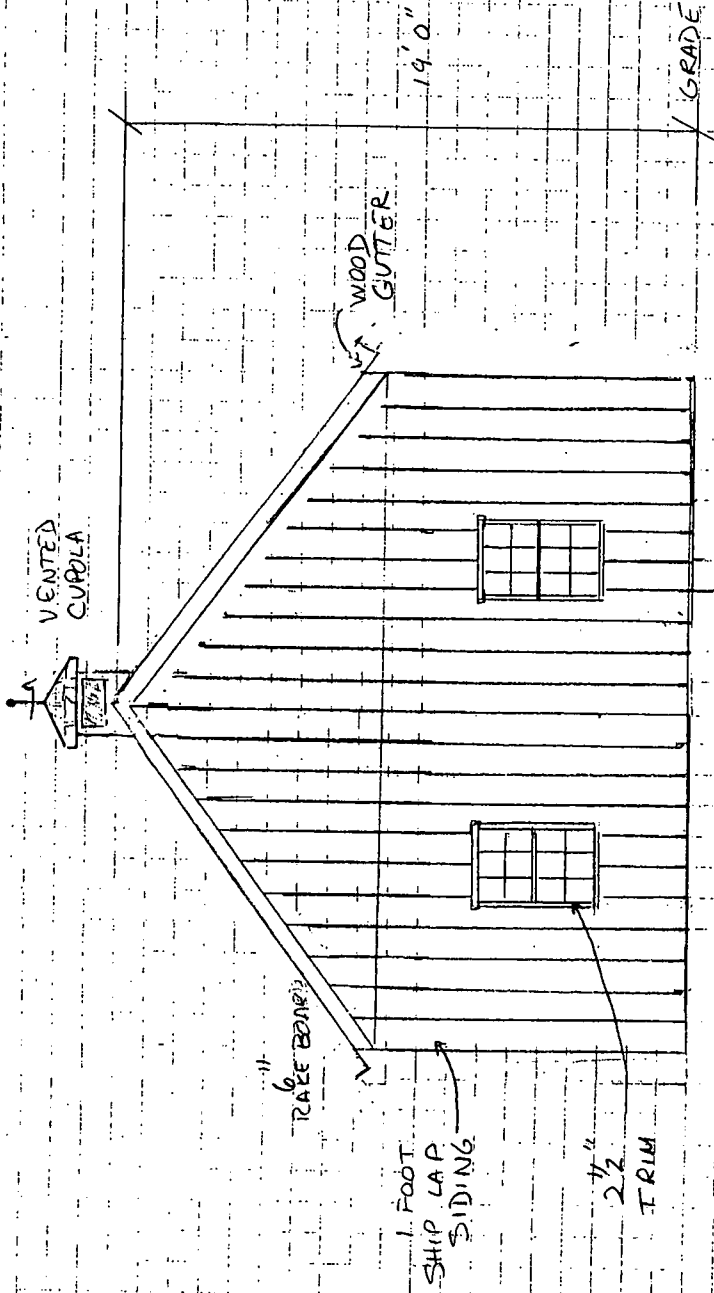
THE HELLER BARN

JANUARY, 2011
CRAFTSMANSHIP INC.



THE HEILER BARN

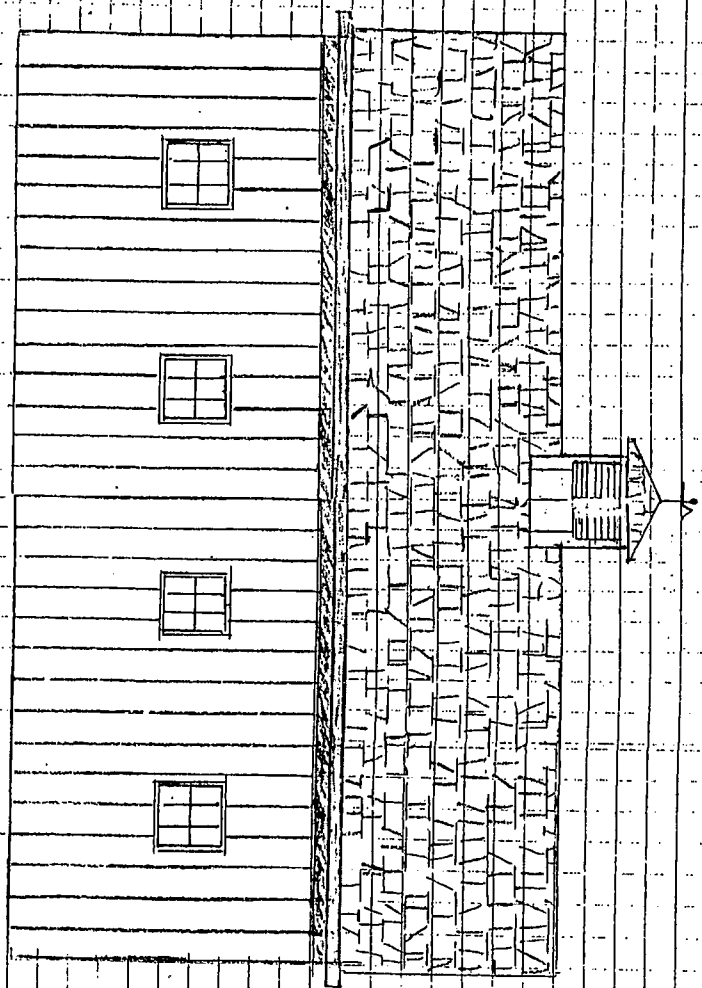
SIDE ELEVATION



22' 0"

THE HELLER BARN

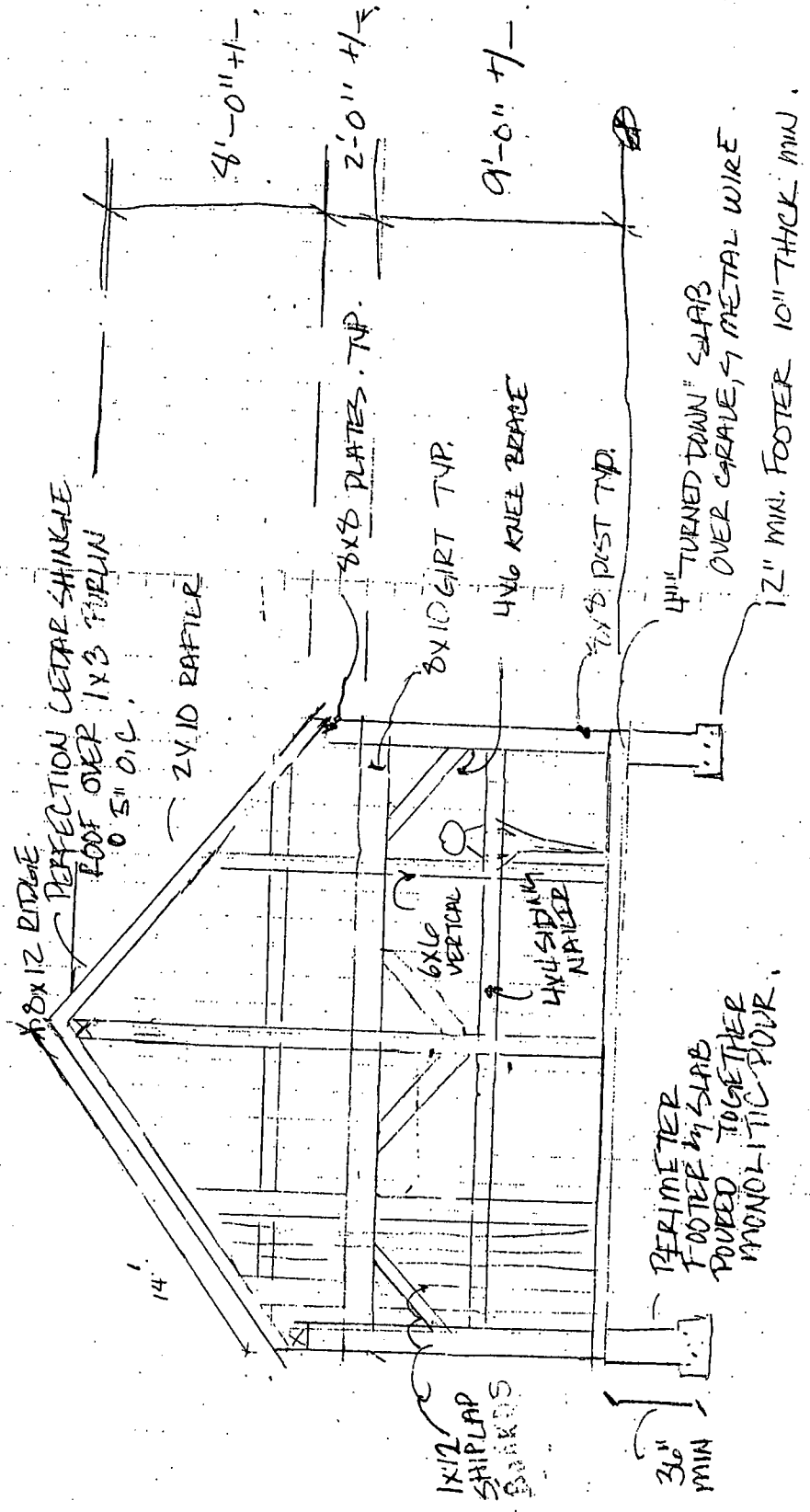
REAR
ELEVATION



BENT DIAGRAM
#OK

HEILER BARN

1/4" = 1'-0"



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	205 Market Street, Brookeville	Meeting Date:	4/13/11
Applicant:	Duane and Sandra Heiler	Report Date:	4/6/11
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	3/30/11
Review:	HAWP	Tax Credit:	None
Case Number:	23/65-11B	Staff:	Anne Fothergill
PROPOSAL:	Construction of barn		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District
STYLE: Federal
DATE: c. 1780

Excerpt from Places in the Past:

The *Bentley House* at 205 Market Street is best known as a refuge for President Madison and his staff during the War of 1812. For two days while the British invaded and occupied Washington, in 1814, President Madison conducted the business of the Federal government from the Bentley residence. Thereafter, Brookeville was remembered as the nation’s capital for a day.

In 2009 the HPC approved a left side addition to this house which has been constructed.

BACKGROUND

The applicants had a Preliminary Consultation with the HPC in March 2011. The HPC was supportive of the barn in the proposed location but had a few concerns—see Staff Discussion for a summary of the HPC’s comments and feedback. The draft transcript is in Circles 25-35.

PROPOSAL

The applicants are proposing to construct a three-bay timber-frame barn at the northeast side of the property. The barn will be 22’ x 30’ and 19’ tall. It will be sheathed in vertical shiplapped hemlock boards with three 8’ wide board-and-batten carriage doors, eightwood windows, a cedar shingle roof, wood gutters, and a cupola. The proposed barn will be located at the end of the circular driveway and 24 feet

behind the one-story block at the right side of the house. The house is at a higher elevation than the street and the barn will be at a 4 foot lower grade than the house.

Proposed plans and a photo of the barn (in another location) are in Circles 7-9 + 43. The applicants have provided historic photos showing evidence of earlier attached and detached outbuildings on the property (see Circles 14-16).

The Town of Brookeville Planning Commission has reviewed the application and supports the proposed barn construction (see Circle 36).

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

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 insure 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 one 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 the Interior's Standards for Rehabilitation:

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

Standard #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.

Standard # 10: New additions and adjacent or related new construction will 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 Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:

14.0 ACCESSORY STRUCTURES & OUTBUILDINGS

Historically, accessory structures and outbuildings were divided into two types, domestic and agricultural. Domestic structures were generally smaller in scale and included building types such as: spring houses, smoke houses, wash houses, ice houses, and slave quarters. Other examples include garages, carriage houses, and sheds. Agricultural structures include English and German bank barns, corn cribs, granaries, loafing sheds, and others. Because accessory structures and outbuildings help interpret how an entire property was used and evolved, their preservation is strongly encouraged.

Many of the materials and building forms used traditionally in accessory and outbuildings were employed in the construction of the primary building. In preserving or rehabilitating accessory and outbuildings, it is important that the character-defining materials and building form be preserved. Most accessory and outbuildings had rectangular plans and gabled or shed roofs. Bank and dairy barns often had a gambrel roof form.

When a new accessory building is required it should be built in the rear yard and follow regulations set out by Montgomery County and in some cases, the municipality. The new structure should have a smaller mass and scale than the primary structure and be constructed of compatible materials. Additionally, it should be seen as new, meaning that it should be recognizably modern and not replicate a historic precedent.

New accessory structures and outbuildings should be compatible with the primary structure on a property.

14.2 New accessory structures and outbuildings should be compatible with the primary structure.

- New construction should be similar in style but recognizable as new.
- Architectural details, materials, and style should be compatible to the primary structure.
- The mass and scale should be in proportion to the primary structure.
- New accessory structures and outbuildings should be located in the rear yard and conform to Montgomery County and municipality zoning and building regulations.

At the Preliminary Consultation, the HPC was overall supportive of a new barn on this property. There was general support for the proposed location and the HPC also would support if the barn was sited further

from the house, which staff had suggested to reduce impacts to the historic house. However, the HPC was concerned that the proposed barn footprint was too large and recommended that it be reduced to be smaller than the one story block of the house. There was some discussion about the proposed transoms and they suggested that the applicant provide examples of them on other barns nearby. Finally, there was some more detail needed about the siding and window trim and impacts to trees.

The applicants have responded to the HPC's concerns. The sides of the barn were reduced from 36' to 30' and from 24' to 20' and the footprint is now smaller than the one story east block of the house. The applicants removed the transoms from the doors. They have provided the window trim dimension on the plans and they will relocate the one dogwood tree impacted by the barn.

Staff continues to be concerned about the barn's location and size and its impact on the historic house. However, the HPC did not share these concerns and stated their support for the new barn with a few changes. Staff finds that the proposed materials and design are generally appropriate and compatible with the house and historic district. Staff recognizes that the property's topography assists in reducing the proposed barn's visibility from the street as well as its visual impact on the historic house although it should be noted that the barn will be visible (see photos in Circles 17-24).

At the Preliminary Consultation the HPC found that the new barn is in keeping with the *Guidelines*. The applicants have made the changes that were needed for an approvable application and staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



DPS - #8

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- Single Family
- Fence/Wall (complete Section 4)
- Other: BARN

1B. Construction cost estimate: \$ 63,000.

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sandra J. Heiler
Signature of owner or authorized agent

3/30/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structures consist of a painted brick two-story house with a standing-seam metal roof and a log smokehouse with vertical board sheathing and a metal plate roof over old wood shingles. They sit on a one-acre lot uphill from the north side of Market Street. The acre directly behind is owned by M-NCPPC.

The house was built about 1780 by Richard Thomas, founder of the town of Brookeville. Its historical significance is based primarily on the visit on August 26 and 27, 1814, of President Madison, who conducted the business of the federal government there after the British occupied the city of Washington and burned the White House.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

The project would construct a three-bent, three-bay timber-frame barn north of the house. The barn will be sheathed in vertical ship-lapped hemlock boards, with board-and-batten doors, wood windows and a cedar shingle roof. Because of the slope of the yard and the steep drop-off to Market Street, the structure will not be visible from the public right-of-way.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND COMBING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and adjoining property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

L. 33349 F. 010

PARK TAKING
(PER SURVEY PERFORMED 8-15-06)

Site Plan

N 41°23'37"E 160.34'(COMP)
N 36°54'22"E 162.388'
(PER SURVEY PERFORMED 8-15-06)

S 51°52'15"E
55.29'(DEED)

'REMAINDER
PROPERTY OF
R.S. & D.V. ALLAN
DUANE & SANDRA HEILER
L.5581 F.860
1.0 AC.± (COMP)

N/F
C. & A. SCA
L.29911 F.

S 42°32'10"E 143.00'(DEED)

E.00,81.62 S
(DEED),29.75

N 40°51'00"W 65.76'(DEED)

49°09'00"E
1.55'(DEED)

MANOR
BOOK A
18393

N 40°51'00"W 168.79'(DEED)

FRAME SHED

STONE PATIO

BRICK PORCH

2 STORY
BRICK
#205

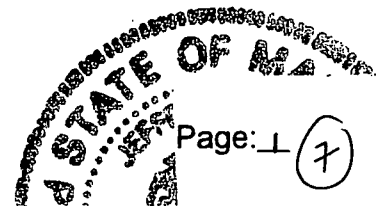
ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

Applicant: ~~DUANE A HEILER &~~
SANDRA I. HEILER

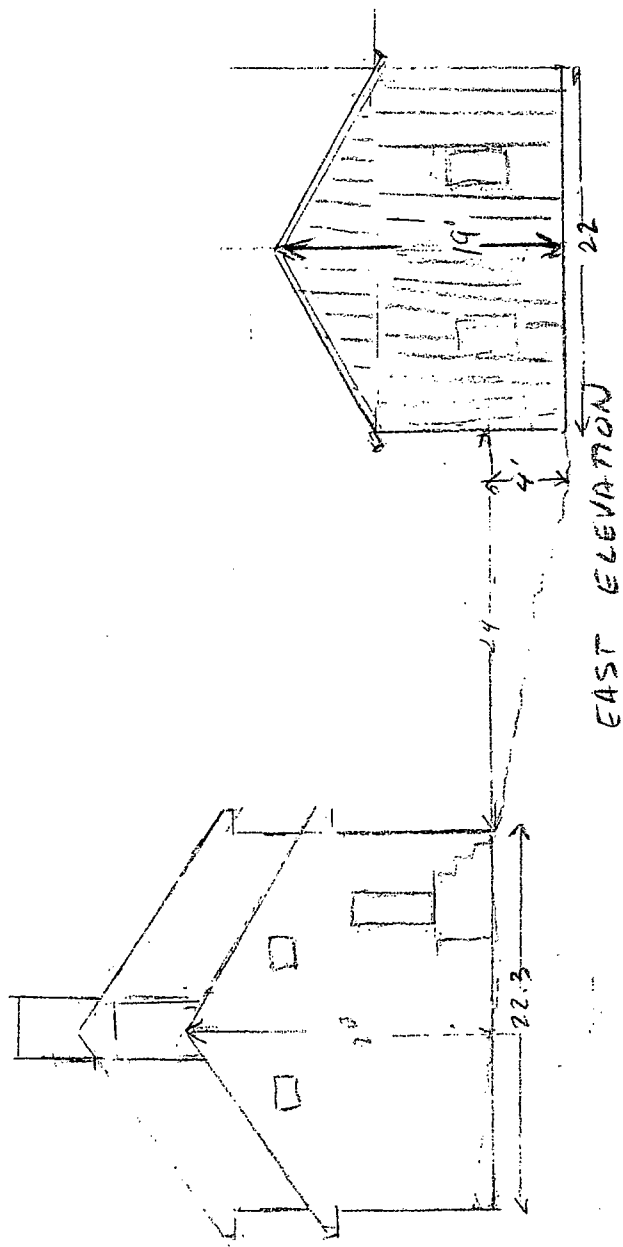
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MARKET STREET

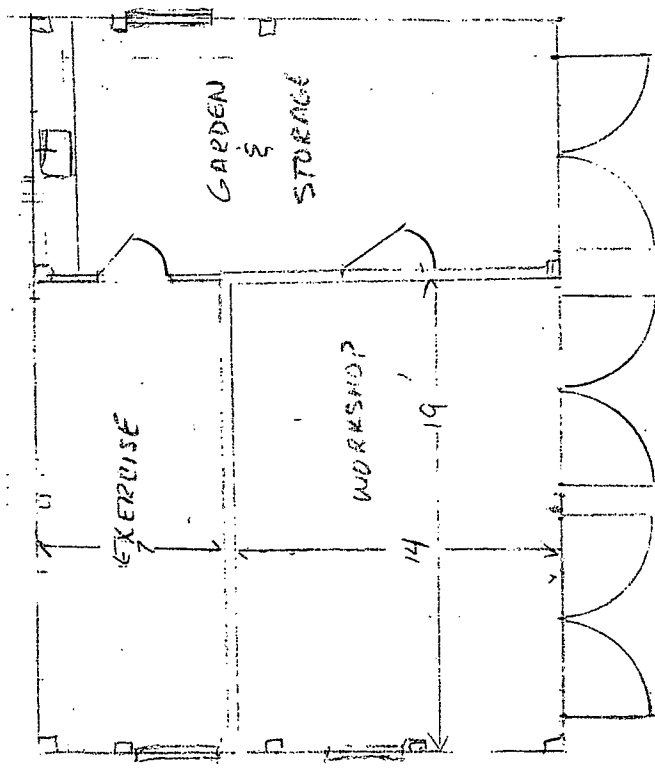


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7



HEILER BARN 205 MARKET ST., BROOKVILLE



BARN - 205 MARKET ST., BROOKVILLE

4. Materials Specifications

Oak timber frame

Cedar shingle roof with copper ridge cap

12" hemlock, ship-lapped vertical board siding

6/6 wood SDL double-hung windows on gable ends

3/3 wood SDL barn windows on rear

Hemlock board and batten doors

Wood gutters

This proposal reflects comments and questions raised at the preliminary hearing:

1. The location is close to the fence, partly behind the east wing of the house.
2. The footprint has been reduced. The east-west dimension is made 6' shorter by removing one bay (with the single door) and the north-south dimension is 2' shorter, making it slightly smaller than the east wing of the house.
3. The transoms have been removed.
4. The width of the window and door casings has been specified.
5. Arrangements have been made with a tree service to move the Kousa dogwood in front of the building to another location on the property.

Photographs

The Farm Bureau aerial photo from 1937 shows the traditional clustering of Brookeville outbuildings near the primary structures. It shows six outbuildings near or attached to the Bentley/Madison house.

The 1945 southwest view shows an outbuilding immediately to the north of the kitchen ell (far left) and a 22 X 35' building attached to the east wing (far right). (The size of the attached building is specified in a 1903 insurance policy.)

The same attached building is visible in the two additional photos of about 1945. (The first a view of the east end of the building, the second a view of the northeast of the building.)

EXISTING PROPERTY CONDITION PHOTOGRAPHS



DETAIL: 205 MARKET ST. BROOKVILLE
SOUTH VIEW SHOWING SMOKEHOUSE & PANTRY ADDITION



DETAIL: 205 MARKET ST. BROOKVILLE
SOUTH ELEVATION

Existing Property Condition Photographs (duplicate as needed)



Detail: 205 MARKET ST. BROOKVILLE
EAST ELEVATION



205 MARKET ST. FROM MARKET ST. SOUTHEAST VIEW

Applicant: SANDRA & DUANE HEILER

Page:

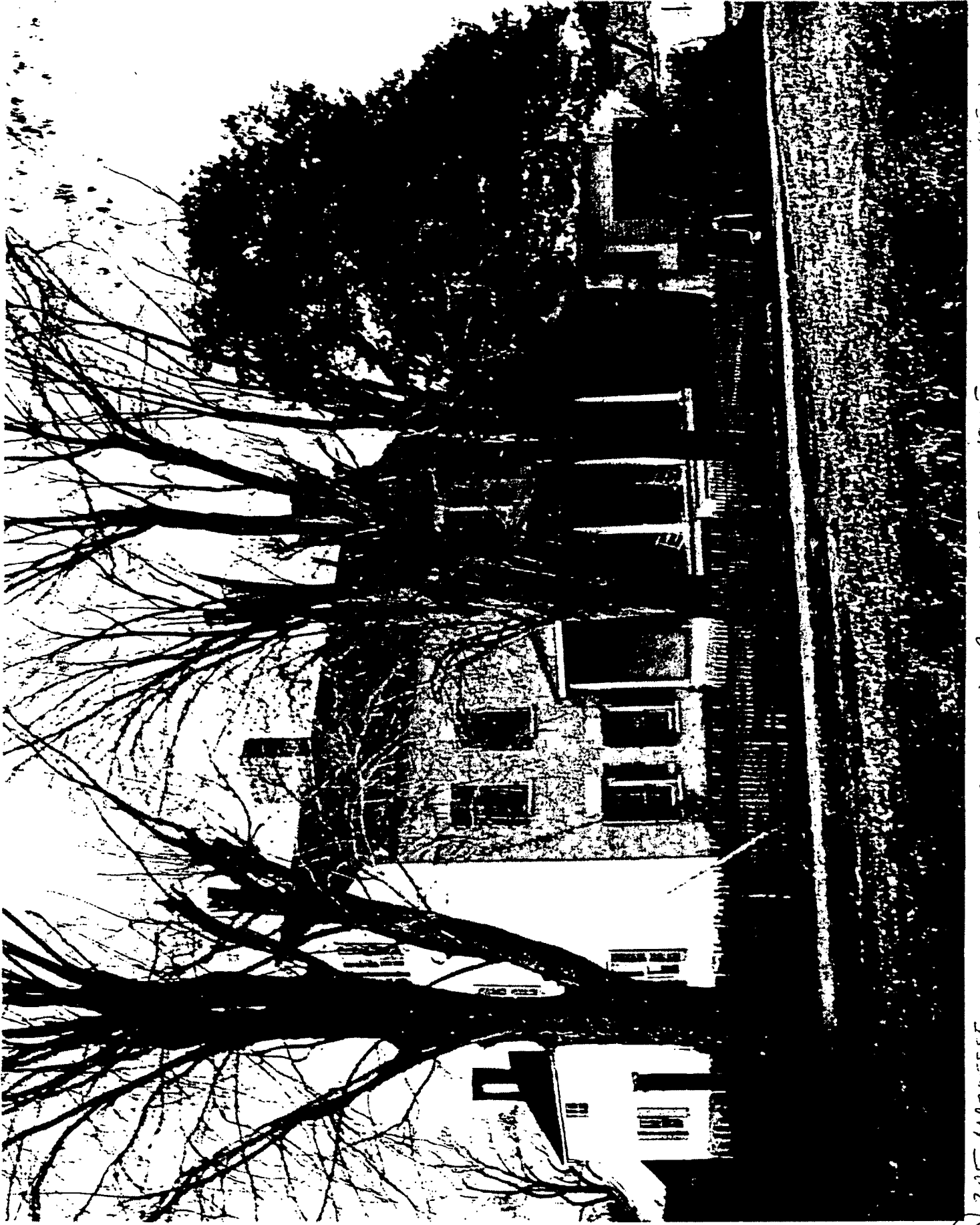
13
21



B
C
D
E
A
F

D	OUTBUILDING	A	CARRIAGE HOUSE
E	OUTBUILDING	B	BARN
F	ATTACHED SHED / CORNER	C	SMOKEHOUSE

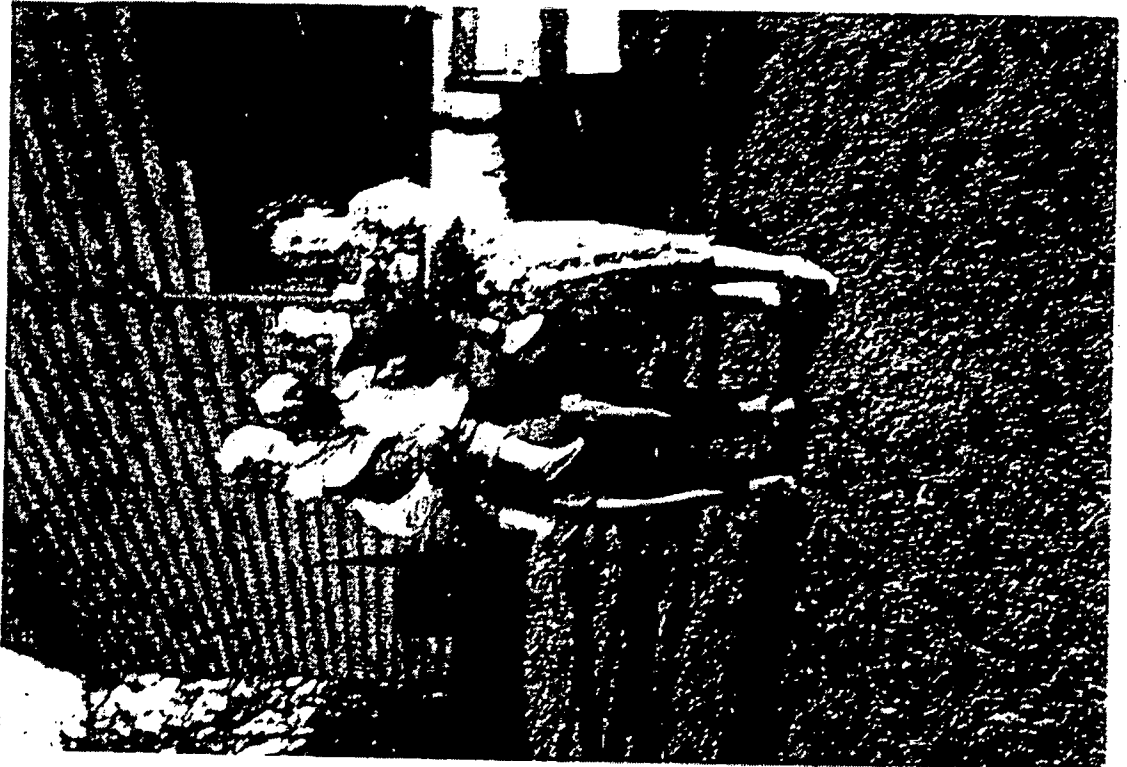
(14)



151 205 MARKET ST
BROOKVILLE
EARLIER ATTACHED BUILDINGS 1945
SOUTHWEST VIEW



SOUTH VIEW



CHARLES ATTORNEY'S BUILDINGS VIEW 1
705 MARKET ST BRUCEVILLE 1945

16 / 20









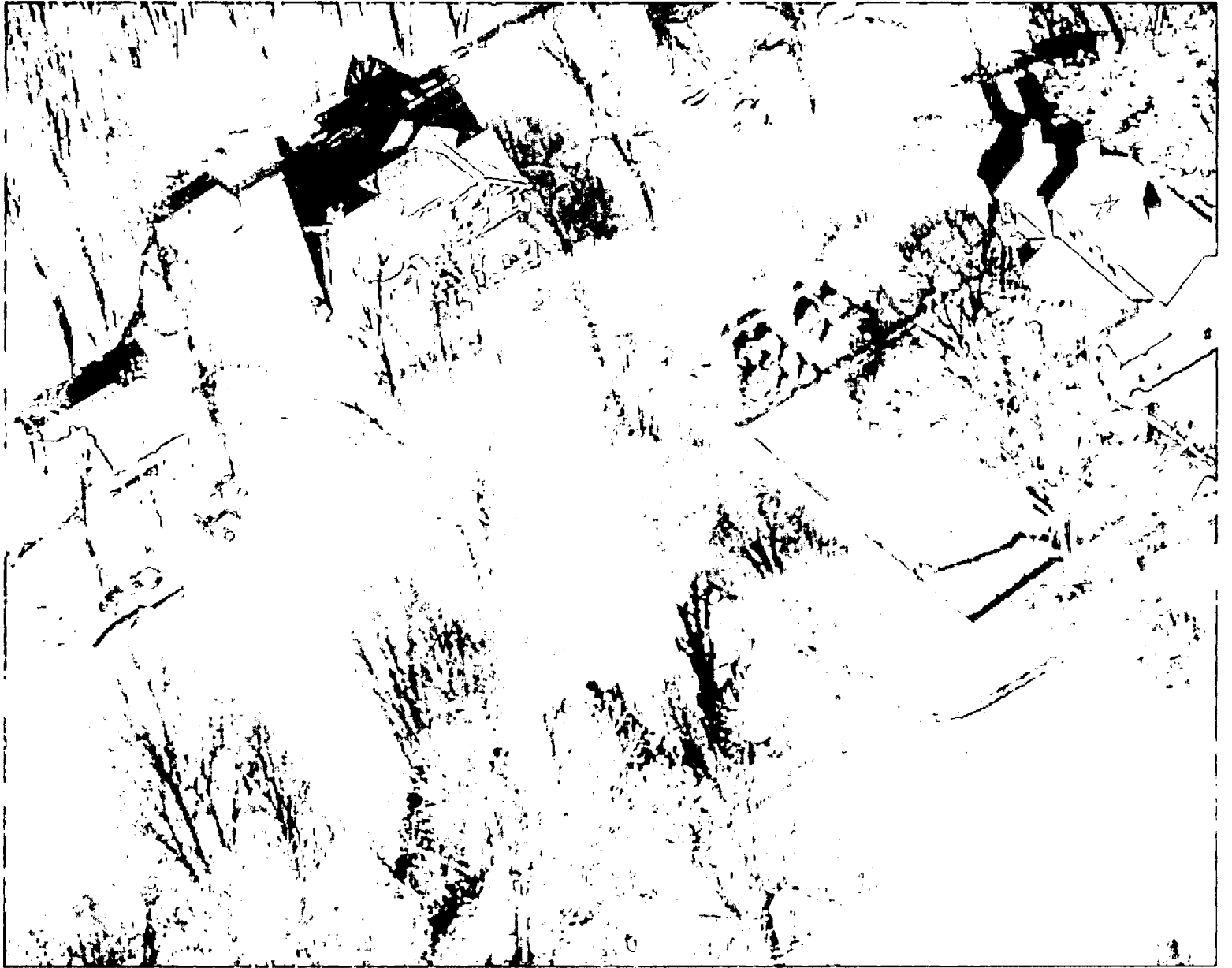




(c) Copyright 2008, Pictometry International

205 Market

14
22
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March 9, 2011 **DRAFT** HPC Meeting transcript

MS. MILES: The next matter on our agenda is a preliminary consultation regarding 205 Market Street, Brookeville, for a new barn. Is there a staff report?

MS. FOTHERGILL: There is.

MS. HEILER: Madame Chair, I need to recuse myself from this case. I am leaving the dais.

MS. MILES: Commissioner Heiler, thank you for recusing yourself. This is for the property that Commissioner Heiler and her husband own in Brookeville. Anne?

MS. FOTHERGILL: Yes. This is, as you mentioned, 205 Market Street in Brookeville. You can see a aerial shot here. It is the house with the red roof. It is an outstanding resource and in your staff report, for those of you who aren't familiar with this house, there's an excerpt from Places in the Past explaining what it's most well known for, which is that President Madison stayed here during the War of 1812 and in 2009 the commission approved a left side addition to this house, which is not visible in this aerial photo, but has been constructed.

I want to clarify before we begin that the commission received, after the staff report, a revised site plan for the proposed location for the barn. Everything else about the barn remains the same, the dimensions. And, you have all received that. So when we're talking about it tonight, make sure you're referring to that site plan and not the one in your staff report. I also want to point out that you received comments from the Brookeville Planning Commission, who reviewed this as part of their town review, and they support the proposed barn and this specific location. So I want to make sure everyone has seen that.

The applicants are proposing to construct a timber frame barn at the northeast side of the property, and the barn will be, as you see in the design, 24 feet by 30 feet, and 19 feet tall. It'll be

sheathed in vertical ship lap, hemlock boards with three board and batten carriage doors, one entry door, eight wood windows and a cedar shingle roof with a cupola. And there's actually a photo of this barn already constructed in Circle 16 in your staff report, which is the model for the barn that the applicants are proposing. So you get to see it already constructed.

The proposed barn is not correct in the staff report. It's essentially at the end of the circular driveway, although to the left, and it's 24 feet from the rear of the house, as you can see on that site plan. It should be noted that the house is at a higher elevation than the street, and then the barn is at a lower elevation, which you can see in the other rendering provided to you tonight. The applicant showed that, that the grade changes and it slips down behind the house. So it's up from the street and then down behind the house.

The applicants provided, and you have in your staff report, photos showing evidence of earlier attached and detached outbuildings on the property. And those are in Circles 18 to 20 of your staff report. They may be a little hard to read, but the idea is that this property had outbuildings on the property and that they possibly were attached or detached, but there were a number of them. I will show you some photos so you can get a sense of the property.

Here you can see the circular driveway, and so if you compare that to your site plan you get a sense of exactly where they are proposing the barn. It is right at the end of that circular driveway and right behind that one-story block of the house. This is the house from the other angle, not the driveway angle, from the street. But again, you can see that grade change up to the house. And then this is looking at the right side of the house and that one-story block where the barn would be behind it. And then, this is the location at the end of the driveway of the proposed barn.

You have the countywide design guidelines in your staff report, and I think that the main concern that was noted in the staff report are about the combination of its location and its size, and its proximity to the house. And, it's such a large size and so staff was recommending that perhaps it be

reduced in scale or pushed further back on the property. The applicants do not want to do that, so you can discuss that with them, but if you look at the one-story block and then you look at the rendering that was provided, you get the sense other than the grade change that it's a similar size to that block and fairly close to that block. And there's concern about that impact on this important historic house, and that it's out of proportion to the historic house.

Otherwise, staff doesn't have a major concern with the design or the materials or anything like that in terms of that part of the proposal. The applicant is here and would like to talk to you and get a sense of what the commission supports.

MS. MILES: Will the applicant please join us at the table.

MR. TRESEDER: Can I ask a question of staff before?

MS. MILES: Yes, of course.

MR. TRESEDER: I just would like to clarify that in your staff report, staff discussion, you said the applicants had pushed the barn approximately 25 feet behind where it was in the original plan.

MS. FOTHERGILL: So we're actually back to the original plan.

MR. TRESEDER: Okay, so we're back to the original plan.

MS. FOTHERGILL: That's right.

MR. TRESEDER: Okay. And just, I want to clarify the footprint is 36 feet not 30 feet.

MS. FOTHERGILL: Did I misspeak, sorry.

MR. TRESEDER: Yeah.

MS. FOTHERGILL: Yes, 24 by 36, sorry.

MR. HEILER: I'm Duane Heiler, and our application is to build a timber frame barn that would serve as a workshop, store room, potting shed, exercise room. It would look like the picture in Circle 16. I think we have that somewhere. Except that the single door would be on the left side. Just

reversing the door.

We've changed our application based on the recommendations by the Brookeville Planning Commission. On March 1 they approved the details, the materials, the size of the building, but recommended moving it closer to the house, roughly 24 feet from the rear facade. I'm assuming, I think everyone has Misha's letter from that meeting.

MS. FOTHERGILL: Yes, they have that.

MR. HEILER: I'd like to explain the reason behind their recommendations concerning the size and the location. The commission approved first the size. The commission approved the proposed size by noting that it is similar in scale to many outbuildings in the Brookeville Historic District. The footprint matches the workshop behind the house next door and is in, is about the same size as the barn diagonally across Market Street. Circle 18, this is a 1937 aerial photo that I'll pass around. I have the original, and if Anne could put.

MS. FOTHERGILL: It's in the packet, Circle 18, but I can pass that if you want.

MR. HEILER: But this is a much better copy because it shows the shadows from the aerial photos that were taken. The photo shows similar size buildings around or behind or next to several of the houses in the historic district. These medium sized outbuildings served as workshops, warehouses, store houses, carriage houses, doctor's offices, sheep barns, craft shops, general stores, studios and housing. But the interesting thing about that photo is that it shows the shadows of the structures that we're focusing on.

The combination carriage house and storeroom whose size was similar to what we proposed was attached to the west wing of our house. It's visible in the aerial photo as well as in Circles 19 and 20, and it was 22 by 35 by 20 feet high.

Now the location. The commission's recommendation that the building be placed near the rear of the east wing was based mainly on the historic pattern in Brookeville clustering outhouses near

the house. The aerial photo also makes this pattern clear. Brookeville was laid out in the end of the 18th Century as a mixed residential and commercial center.

Unlike nearby farms, it didn't have a tradition of large outbuildings located away from the house. Instead, Brookeville developed as a town of modest lots where medium sized outbuildings were clustered near the houses along with small dependencies like smoke houses, corn cribs, outhouses, and woodsheds.

And, for example, the barn diagonally across Market Street was originally next to a house that is no longer there. The artist studio in the next lot was built on the foundation of a chicken coop. It is 20 feet from the side of the house.

The Madison House itself has a history of secondary structures clustered near it or even attached to it. The left side of Circle 19 shows an outbuilding immediately behind the kitchen L. The right side shows part of the building attached to the east wing. The aerial photo shows a medium sized outbuilding just behind the smokehouse extending toward the west side of the house. It also shows the smokehouse and the attached building from Circles 19 and 20.

The east wing itself was originally built as a warehouse for the nearby mill, and was used later as a clock makers workshop. It was also the Brookeville Post Office for roughly 100 years, and a store. It actually abutted the main block. Not until 1960 was a doorway cut through to connect to the main block. The cellars are still not connected. That's basically it.

MS. MILES: Thank you, Mr. Heiler. If I could ask a question of staff. We have the LAP report, can I ask what is the level of weight to which we are to attach the LAP's comments from Brookeville?

MS. FOTHERGILL: I'm not entirely sure that the Brookeville Planning Commission is technically a local advisory panel, so I'm going to let Scott answer that.

MR. WHIPPLE: I will need to confirm when this application actually comes in, but I

don't believe that the Brookeville amendment specifies the level of weight, and so it is unclear at the moment.

MS. MILES: Okay, thank you, Scott. We are not, of course, deciding on the application tonight.

MR. WHIPPLE: Correct.

MS. MILES: Okay. Obviously, what we need to consider are the size, the scale, the materials and location of the proposed barn. And, I guess, preliminary matter of the appropriateness of it. Can I ask for comments starting at my left.

MR. JESSEN: I have no comments at the moment.

MS. MILES: Okay.

MR. CORATOLA: At this moment I have no comments.

MR. RODRIGUEZ: I have two issues. I cannot agree that the location of the barn is try to be closer to the house in terms of the groupings and how it relates in your photographs. I think it makes sense because these were an agricultural grouping of houses with buildings supporting that activity. So in that sense I agree with that. I have more concerns with the size. I think the barn, this size of the barn shouldn't be wider than the block of the house that's nearest, so I don't think the barn should exceed, I bet this is the east side of the house, there is about 22.3 feet as shown in your site plan.

And the other part that I have concerns is with the details. I really had concerns with these windows above horizontal glaze windows above the garage, the barn doors. I think that adds a detail that is a little bit foreign to this idea for a barn that follows (indiscernible). And I think the detail is just very strange and foreign to that building.

MR. KIRWAN: I would agree with Commissioner Rodriguez on his comments. I think the barn probably would be better with a width closer to the 22.3 feet of the main house. And also, just to point out a conflict in the dimensions, on Circle 10 the dimension string actually adds up to 30 feet as

opposed to 24, so that's just, I think we would want to clarify whether this thing is 30 feet wide or the 24 that's being proposed. I'm assuming that one of the dimensions is in error.

I also agree with Commissioner Rodriguez's comments about the transoms over the barn doors. I think those just don't seem to fit into the character of both the existing historic resource as well as the character of the windows around the rest of the barn. I think either a transom that has window panes that are the same proportion and size of the windows that you have elsewhere on the barn would be more appropriate, or windows in the barn doors themselves might be a more appropriate response to a traditional sort of barn detail to let light in at the door location. So that's something I think would be good to consider as you move forward.

There's details about the thinness of the trim and casing around the barn doors and windows. It's hard to tell whether there's actually trim there or that's just the frame abutting the siding, so I think that's something I would be interested in knowing more about as you, when you come back for a historic area work permit, to better understand that. I think it would be more appropriate to have some sort of, you know, sizeable trim detail around --

MR. HEILER: Around the doors?

MR. KIRWAN: Around your frames and the doors, yeah. I think generally the material selections are fine. I commend you, if you really are going to do a wood gutter, I commend you for that detail. It's a very, very true to historic type of gutter detail on a house of this, or a property of this character. I think that's a very interesting thing to pursue. And so generally I think the materials you selected are fine. I think the issues for me, just to sum up, are sort of the, again, the minor detail of the scale of the width of the building, and also just the way you're handling the transom windows of the garage.

MS. WHITNEY: My comments actually echo almost all of the other commissioners with one slight addition. In the first plan that we have in our packets which would be Circle 8, it shows the

barn back from the house a little bit, and if I am not mistaken, this is a tree that will be existing if the barn is erected further from the house whereas the tree will have to be removed if it is constructed closer to the house.

MR. HEILER: You are talking about the Dogwood? There is a Dogwood tree that is --

MS. WHITNEY: I am afraid I just see a circle and a dot on my plan, but it could very well be a Dogwood, yes.

MR. HEILER: It is a medium size small Dogwood that is, I think that is the one you are referring to.

MS. WHITNEY: Okay, all right.

MR. HEILER: The problem going further back is that there are some large trees that would cause problems if we push that back.

MS. WHITNEY: Okay, so, right. So that is my concern beyond the other --

MR. HEILER: And we have an arborist who says he thinks he can transplant this Dogwood.

MS. WHITNEY: All right.

MR. HEILER: We certainly would try to --

MS. WHITNEY: That would be something for you to look into, definitely having a discussion with an arborist on the vegetation that would be removed depending upon the placement of the barn. It does seem, as the other commissioners had mentioned, a little, the footprint seems a little large and the vented cupola is a very nice touch to it. The entire design of the barn seems of a different character than the structure. The original massing is not so highly adorned, and the barn seems to, with transoms and the door straps, it seems rather adorned. So those are just a couple of my comments for you to think about while you are putting together your HAWP. Thank you, Mr. Heiler.

MR. HEILER: There was a structure that was attached to the east side that was 22 by 35

and 20 feet high at one time. That's roughly the size that we're talking about. This is on the aerial photo, wherever that might be. This is the original copy. It would show, there's a street that runs along, called Ray Street, and there's a building that extends out over that street. So I'm not sure that, the size, that was an attachment, that was actually attached to the house.

MS. MILES: Commissioner Treseder, did you have any comments?

MR. TRESEDER: Well first I had a few questions about the, the photo you attached of a similar barn being built, I would like to make the comment, and maybe you could check this out, it looks to me like that one is a taller than the one you're proposing. Is that exactly the same proportions? Because your drawing looks, the drawing elevation show the 11 foot high by 36 foot wide facade looks significantly more, a little bit lower lying. The photograph, the proportions, the roof seems significantly higher. So, it'd be interesting if you could confirm that. The photograph looks more massive than the drawing, I guess is my point, and I don't think it does, if that's the case, I don't think it helps you to show that, if that's the case.

MR. HEILER: I think the picture of the barn is basically what we're trying, the appearance is --

MR. TRESEDER: It's the overall effect.

MR. HEILER: The dimensions are on our plan basically it would be 19 feet by 24 foot.

MR. TRESEDER: Well, I just put a scale to it. I just scaled it and it looks to me like the photograph of the one that you gave us a photo is actually --

MR. HEILER: A bigger barn.

MR. TRESEDER: Taller. You know, a little bit more massive and it just strikes me that that's the case. You might want to check that out just in case it might help the presentation. On the finishes that I'm looking at in the photograph, the unstained, the unpainted boards and natural materials, is that part of what you're proposing to do?

MR. HEILER: Yes. We're talking about the exterior?

MR. TRESEDER: Uh-huh, yeah. So it's not going to be whitewashed or anything else, it's just going to be some kind of clear finish?

MR. HEILER: Well, we would stain, we would try to stain it to a color that would be well, grayish brown let's say. It would be a natural color. It would take many years for this to get to a color that we would all like to see. We'd like to reach that sooner.

MR. TRESEDER: But the photograph you're showing is almost of a raw wood that's quite streaky looking, and it might help if, in your application, you describe the actual finish that you plan to have on it. I'm not saying that that's necessarily bad, I mean, obviously outbuildings were usually finished to a lower degree than the primary resources.

MR. HEILER: Well, we'd like to get it to look like a barn. The barn looks pretty rough.

MR. TRESEDER: Also, I would just, you know, make sure, as Bill mentioned, you're talking about perfection cedar shingles on the roof and wooden gutters. Just make sure that when you're applying, that's what you intend to put in there because, you know, they're very expensive and once you have the approval you wouldn't want to have to come back if you had to downgrade to something else. Make sure that that's indeed what you are proposing.

And again, the proportions, the size of the barn don't bother me so much because to the extent that it's supposed to look like more of a almost agricultural/industrial structure, and it is post and beam, they tended to have a little bit more muscular proportions than the more delicate proportions of the house, so the proportions overall feel okay to me. And I'd be curious about the transoms, whether that's agriculturally anything that has present in Brookeville. I know the transoms over barn doors, certainly in New England they're very common and I don't know what the local tradition is.

MR. HEILER: Well, it's on the main structure of our house. We have it on the front door.

MR. TRESEDER: Well, I know, but I'm thinking on barns and structures.

MR. HEILER: Well barns, maybe not.

MR. TRESEDER: Well, as I said, it's very common in some localities, so it doesn't surprise me to see them, and I'd be curious if indeed that's a local tradition. And that would help as well in responding to various comments. So those are my points.

MS. MILES: I would say that my concern would be limited pretty much to the massing and scale. I think it is a little overly large if it's going to be so close to the house. Although, you're right Commission Treseder, my view that the more muscular proportions as you described of the barn would be appropriate. I think this is a little too far over into that muscularity to be so close to the house.

I don't have any concerns with the materials, although I too have seen a lot of New England barns and those transoms located over the barn doors. They don't especially trouble me, but I think you would be wise to look for examples that are more appropriate locally.

And, I think you've heard from the commission that there's generally support and concern only about the transoms and the scale. And I don't think anybody objected to the location being near as long as the scale, in my opinion, as long as the scale is reduced I think that that's part of what that kind of it is tied to. That's my opinion. If anybody disagrees, if I misinterpreted. I'm seeing nodding from Commissioner Rodriguez. Okay. The clustering is appropriate so long as it doesn't overwhelm the original historic massing.

So we hope that gives you some guidance in going forward, and thank you for coming this evening.

Fothergill, Anne

From: Miche Booz [mbooz@michebooz.com]
Sent: Thursday, March 03, 2011 2:40 PM
To: Fothergill, Anne
Cc: Evans Bruce; Scanlon Chris Chris; Teal Fred; Wagner Debbie; Friis Mark; Van Gelder Margaret
Subject: Madison House

Dear Anne,

In my capacity as the Brookeville Planning Commission liaison to the Historic Preservation Commission, I am reporting on our March 1st meeting in which we reviewed the preliminary designs of the new barn proposal at the Madison House (205 Market Street).

We find the scale, detailing and proportion of the building to be appropriate for this site. There was considerable discussion about the location of the barn relative to the Madison House. In our capacity as the local advisory panel, we unanimously support the proposed location of the barn 24' from the rear façade of the Madison House.

We feel this is consistent with the historic development pattern of the town. Historic photos, records and remaining foundations show outbuildings to be typically clustered near the primary structure. We feel the historic relationship between secondary and principal resources in Brookeville validates this current proposal. We are of the opinion that at this proximity to the Madison House, the new barn will not compete with it. In addition there are also limited vantage points from which the barn would be visible at all.

I hope we can continue to be of assistance in the discussions about this important historic site.

Very Best,

Miche

Miche Booz
AIA, LEED AP, CNU

Miche Booz Architect
208 Market Street
Brookeville, MD 20833
p. 301 774 6911
f. 301 774 1908
www.michebooz.com

L. 33349 F. 010

Site Plan

PARK TAKING
(PER SURVEY PERFORMED 8-15-06)

N 41°23'37"E 160.34'(COMP)
N 36°54'22"E 162.388'
(PER SURVEY PERFORMED 8-15-06)

S 51°52'15"E
55.29'(DEED)

REMAINDER
PROPERTY OF
R.S. & D.V. ALLAN
DUANE & SANDRA HEILER
L.5581 F.860
1.0 AC.± (COMP)

N/F
C. & A. SCA
L.29911 F.

S 42°32'10"E 143.00'(DEED)

N 40°51'00"W 65.76'(DEED)
49°09'00"E
1.55'(DEED)

MANOR
BOOK 5
13595

N 40°51'00"W 168.79'(DEED)

GRAVEL DRIVEWAY

S 42°32'10"E
143.00'(DEED)
S 51°52'15"E
55.29'(DEED)

FRAME SHED

STONE PATIO

BRICK PORCH

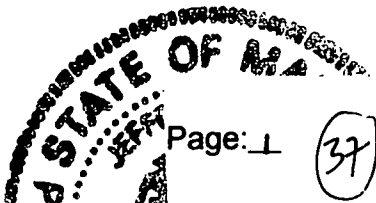
2 STORY
BRICK
#205

ASPHALT DRIVEWAY

Applicant: DUANE A HEILER &
SANDRA I. HEILER

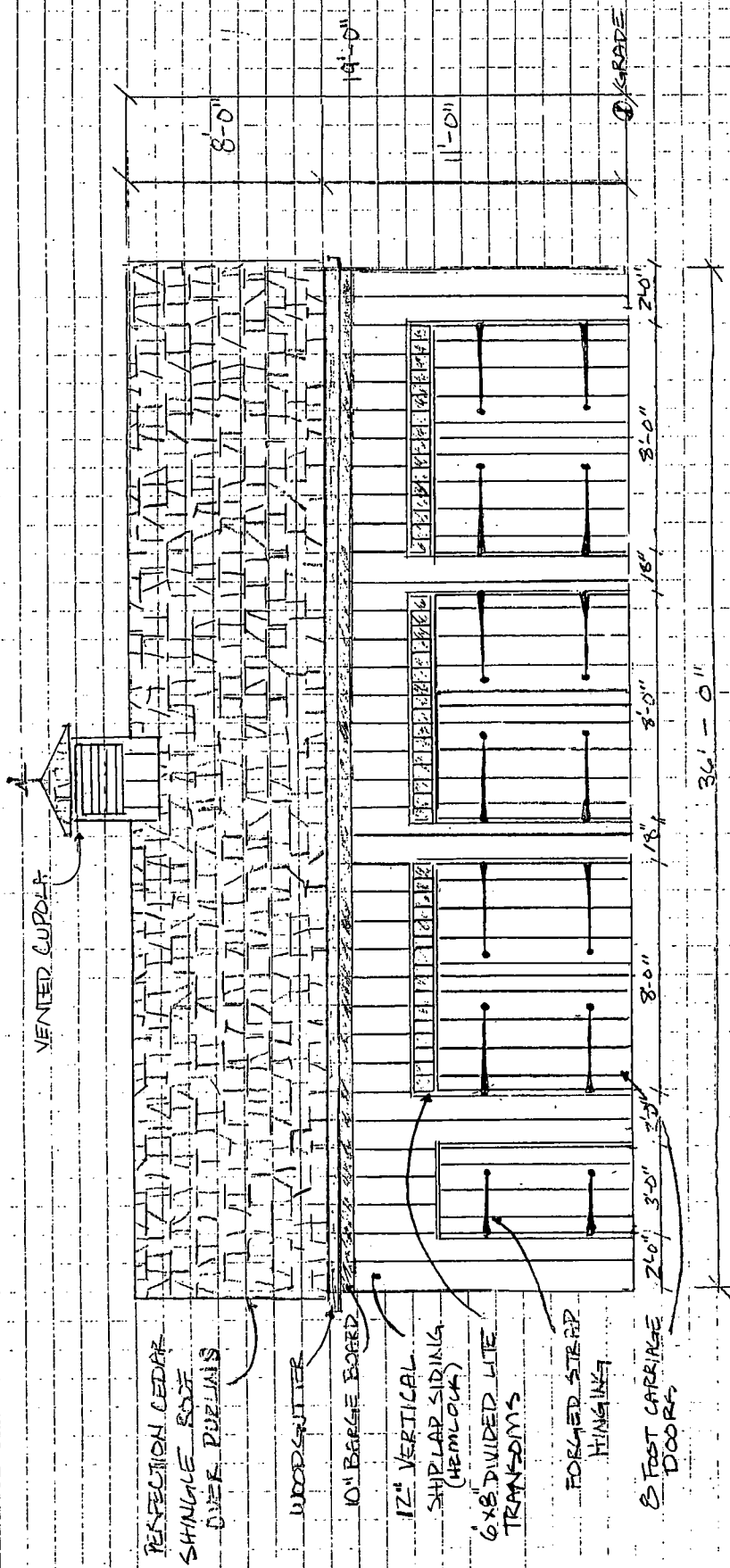
S 48°20'00"W 173.60'(DEED)

MARKET STREET



THE HEILER BARN

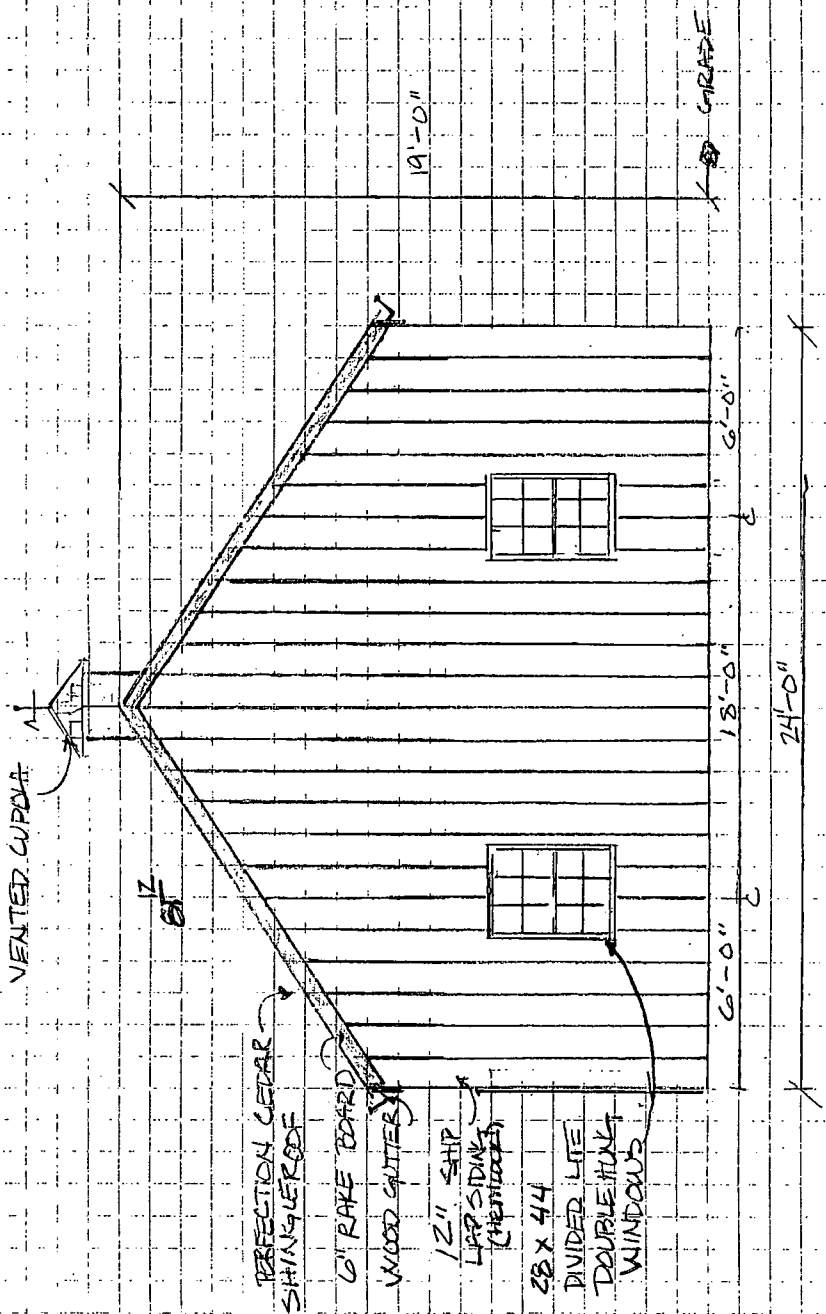
JANUARY, 2011
CARPENTERS INC.



FRONT
ELEVATION

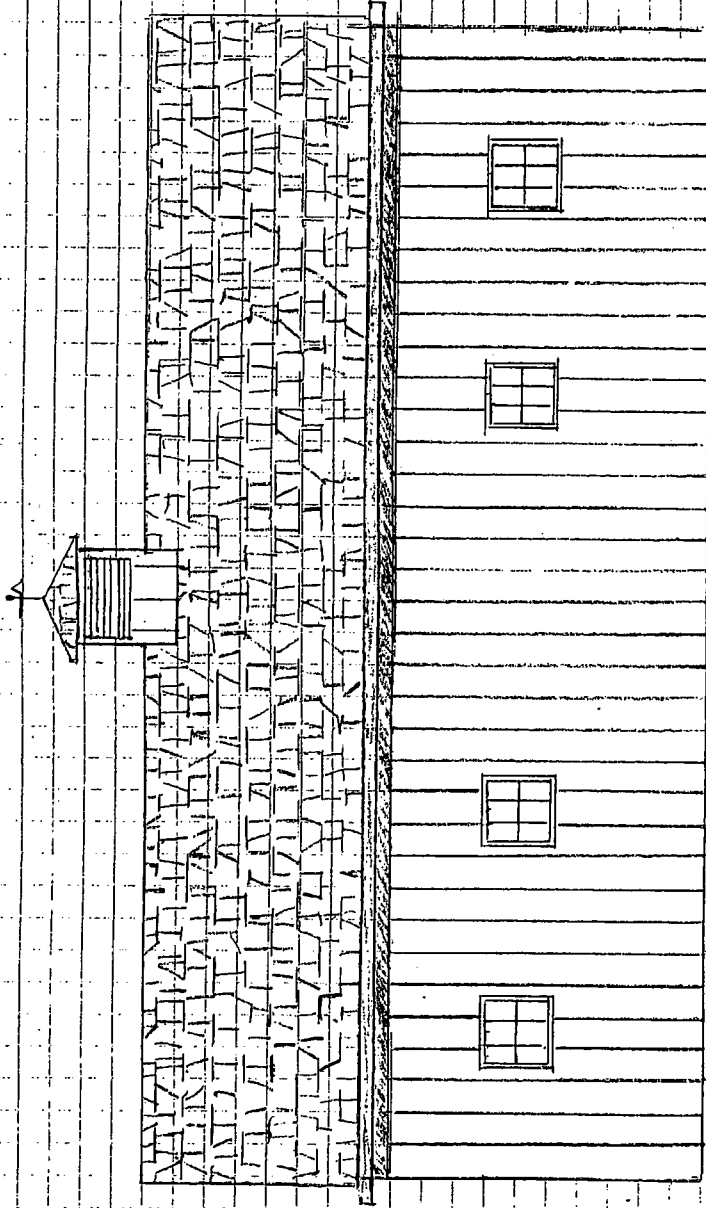
THE HEILER BARN

RIGHT SIDE ELEVATION



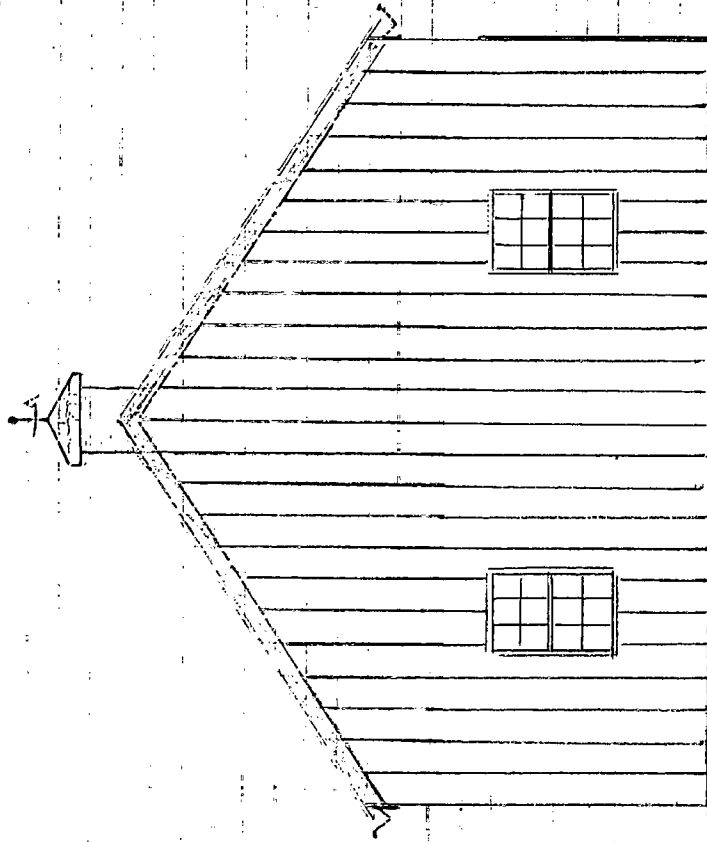
THE HEILER BARN

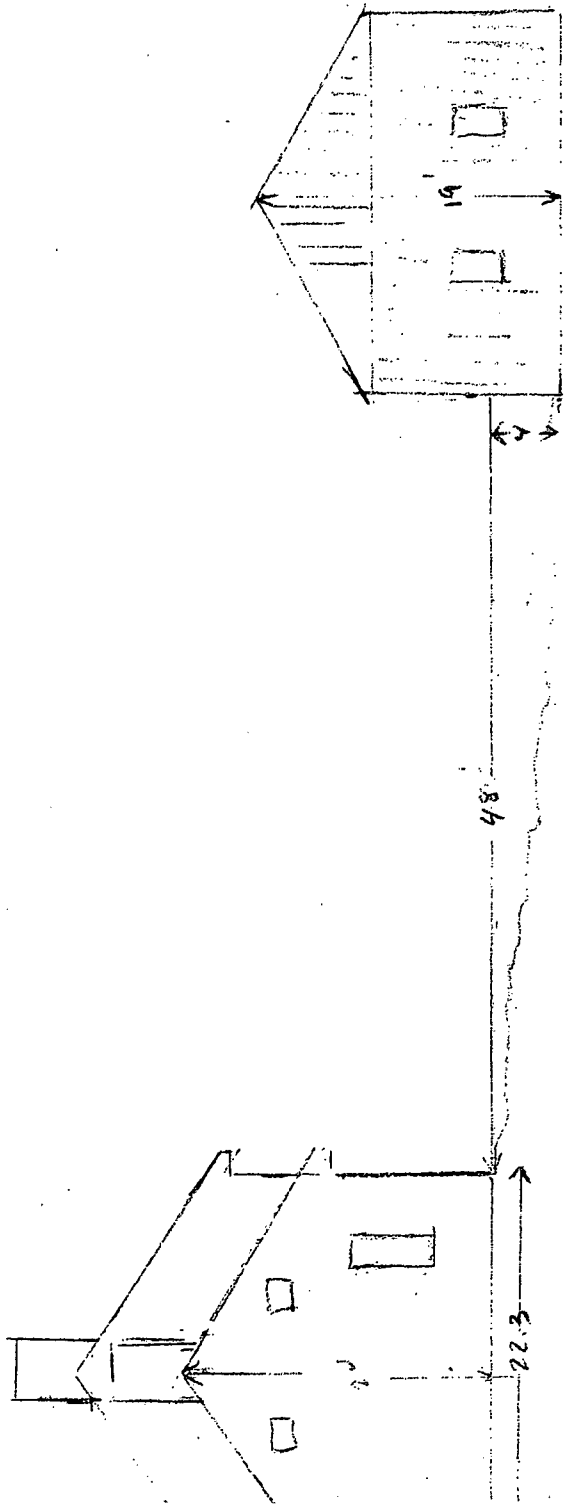
REAR
ELEVATION



THE HELPER BARN

LEFT SIDE ELEVATION





EAST ELEVATION

42
~~17~~



SIMILAR BARN, AS BUILT (SINGLE' DOOR ON
OPPOSITE END

SIMILAR BARN, AS BUILT

43
~~16~~

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	205 Market Street, Brookeville	Meeting Date:	3/9/11
Applicant:	Duane and Sandra Heiler	Report Date:	3/2/11
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	2/23/11
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill
PROPOSAL:	Construction of barn		

STAFF RECOMMENDATION

Staff recommends that the applicant make revisions based on the HPC's comments and return for a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District
STYLE: Federal
DATE: c. 1780

Excerpt from Places in the Past:

The *Bentley House* at 205 Market Street is best known as a refuge for President Madison and his staff during the War of 1812. For two days while the British invaded and occupied Washington, in 1814, President Madison conducted the business of the Federal government from the Bentley residence. Thereafter, Brookeville was remembered as the nation's capital for a day.

In 2009 the HPC approved a left side addition to this house and it has been constructed.

PROPOSAL

The applicants are proposing to construct a timber-frame barn at the northeast side of the property. The barn will be 24' x 30' and 19' tall. It will be sheathed in vertical shiplapped hemlock boards with three board-and-batten carriage doors and one entry door, eight wood windows, and a cedar shingle roof with a cupola. The proposed barn will be located approximately 25 feet behind the existing circular driveway and approximately 48 feet from the rear right corner of the house. The house is at a higher elevation than the street and the barn will be at a 4 foot lower grade than the house.

Proposed plans and a photo of the barn (in another location) are in Circles 8-17. The applicants have provided historic photos showing evidence of earlier attached and detached outbuildings

on the property (see Circles 18-20).

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

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 insure 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 one 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 the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

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

Standard #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.

Standard # 10: New additions and adjacent or related new construction will 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 *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

14.0 ACCESSORY STRUCTURES & OUTBUILDINGS

Historically, accessory structures and outbuildings were divided into two types, domestic and agricultural. Domestic structures were generally smaller in scale and included building types such as: spring houses, smoke houses, wash houses, ice houses, and slave quarters. Other examples include garages, carriage houses, and sheds. Agricultural structures include English and German bank barns, corn cribs, granaries, loafing sheds, and others. Because accessory structures and outbuildings help interpret how an entire property was used and evolved, their preservation is strongly encouraged.

Many of the materials and building forms used traditionally in accessory and outbuildings were employed in the construction of the primary building. In preserving or rehabilitating accessory and outbuildings, it is important that the character-defining materials and building form be preserved. Most accessory and outbuildings had rectangular plans and gabled or shed roofs. Bank and dairy barns often had a gambrel roof form.

When a new accessory building is required it should be built in the rear yard and follow regulations set out by Montgomery County and in some cases, the municipality. The new structure should have a smaller mass and scale than the primary structure and be constructed of compatible materials. Additionally, it should be seen as new, meaning that it should be recognizably modern and not replicate a historic precedent.

New accessory structures and outbuildings should be compatible with the primary structure on a property.

14.2 New accessory structures and outbuildings should be compatible with the primary structure.

- New construction should be similar in style but recognizable as new.
- Architectural details, materials, and style should be compatible to the primary structure.
- The mass and scale should be in proportion to the primary structure.
- New accessory structures and outbuildings should be located in the rear yard and conform to Montgomery County and municipality zoning and building regulations.

The applicant has provided historic photos showing that this property had a number of outbuildings including a barn which is helpful when discussing construction of a new barn on the property. Staff recognizes that the property's topography assists in reducing the proposed barn's visibility from the street as well as its visual impact on the historic house. Staff also finds that the proposed materials and design are generally appropriate and compatible with the house and historic district.

Staff has two main concerns about the proposed barn—its location and size. The applicants originally proposed siting the barn closer to the house at the end of the existing circular driveway and staff encouraged them to either reduce the outbuilding to a smaller garage scale or push the proposed barn to the back of the property. Because of trees and other constraints, the applicants do not want to push the barn as far back as staff had recommended. The applicants have pushed the barn approximately 25 feet behind where it was in the original plan. Staff finds that the proposed location, which is approximately 48 feet from the house, is still too close to the house for a new barn of that mass and scale. The one story block of the house appears to have a smaller footprint than the new barn sited behind it and staff is concerned that the barn's size is out of proportion to the historic house.

Staff recommends that a barn with the proposed dimensions be sited further back on the property and away from the house to be consistent with the *Guidelines*. However, if the applicants would consider reducing the mass and scale of the barn it would have less impact on this very important historic house in a closer location, and the HPC may find that it is in keeping with the *Guidelines*.

At the Preliminary Consultation the HPC should provide the applicants feedback on the proposed barn including its size, location, and materials.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SANDRA HEILER
Daytime Phone No.: 240-205-2387

Tax Account No.: 025-30-0482

Name of Property Owner: DUANE & SANDRA HEILER Daytime Phone No.: 240-205-2387

Address: 205 MARKET ST BROOKVILLE MARKET 20833
Street Number City Street Zip Code

Contractor: CRAFTWRIGHT TIMBER FRAMERS Phone No.: 410-876-0999

Contractor Registration No.: LIC.# 06280977

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 205 Street: MARKET

Town/City: BROOKVILLE Nearest Cross Street: NORTH

Lot: Block: Subdivision:

Libr: 5381 Folio: 860 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision Repair Renovate

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other: BARN

1B. Construction cost estimate: \$ 63,000.

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/essament

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sandra J. Heiler
Signature of owner or authorized agent

2/3/11
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structures consist of a painted brick two-story house with a standing-seam metal roof and a log smokehouse with vertical board sheathing and a metal plate roof over old wood shingles. They sit on a one-acre lot uphill from the north side of Market Street. The acre directly behind is owned by M-NCPPC.

The house was built about 1780 by Richard Thomas, founder of the town of Brookeville. Its historical significance is based primarily on the visit on August 26 and 27, 1814, of President Madison, who conducted the business of the federal government there after the British occupied the city of Washington and burned the White House.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project would construct a ^{five} ~~four~~-bent, four-bay timber-frame barn north of the house. The barn will be sheathed in vertical ship-lapped hemlock boards, with board-and-batten doors, wood windows and a cedar shingle roof. Because of the slope of the yard and the steep dropoff to Market Street, the structure will not be visible from the public right-of-way.

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address	Owner's Agent's mailing address
Duane & Sandra Heiler 205 Market St. Brookeville MD 20833	
Adjacent and confronting Property Owners mailing addresses	
Merrill & Susan Johnson 202 Market St. Brookeville MD 20833	Chris & Andrea Scanlon 203 Market St. Brookeville MD 20833
Warren Ferris and Renee Moneyhun 207 Market St. Brookeville MD 20833	

L. 33349 F. 010

PARK TAKING
(PER SURVEY PERFORMED 8-15-06)

Site Plan

N 41°23'37"E 160.34'(COMP)
N 36°54'22"E 162.388'
(PER SURVEY PERFORMED 8-15-06)

S 51°52'15"E
55.29'(DEED)

REMAINDER
PROPERTY OF
R.S. & D.V. ALLAN

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1.0 AC.± (COMP)

N/F
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49°09'00"E
1.55'(DEED)

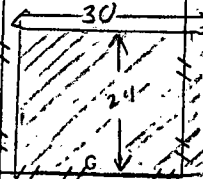
GRAVEL DRIVEWAY

S 42°32'10"E 143.00'(DEED)

MANOR
BOOK A
18393

N 40°51'00"W 168.79'(DEED)

FRAME
SHED



STONE
PATIO

BRICK
PORCH

2 STORY
BRICK
#205

51'±

14.1
16.0
38.5

68.5

54.3

22.3

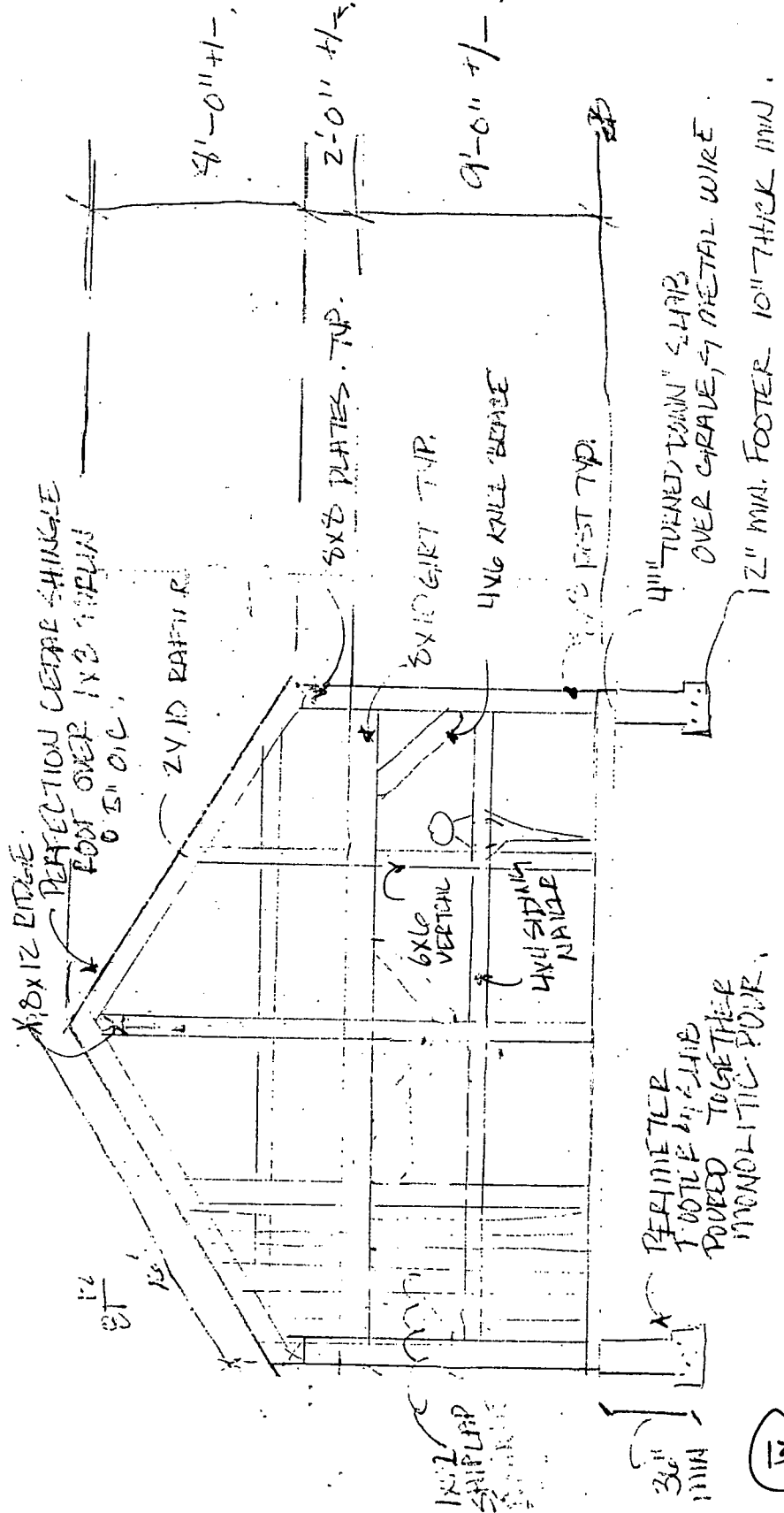
31'±

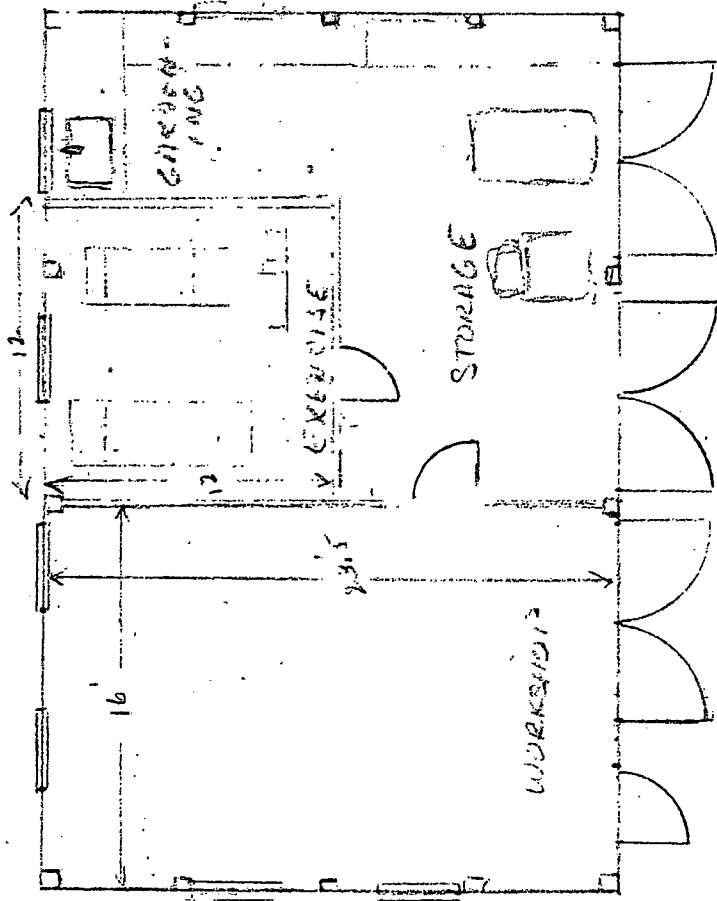
E.00.31.62 S
(DEED), 29.75

BENT SINGHAM
#OK

HEVELER BASIN

1/4" = 1'-0"





4. Materials Specifications

Oak timber frame

Cedar shingle roof with copper ridge cap

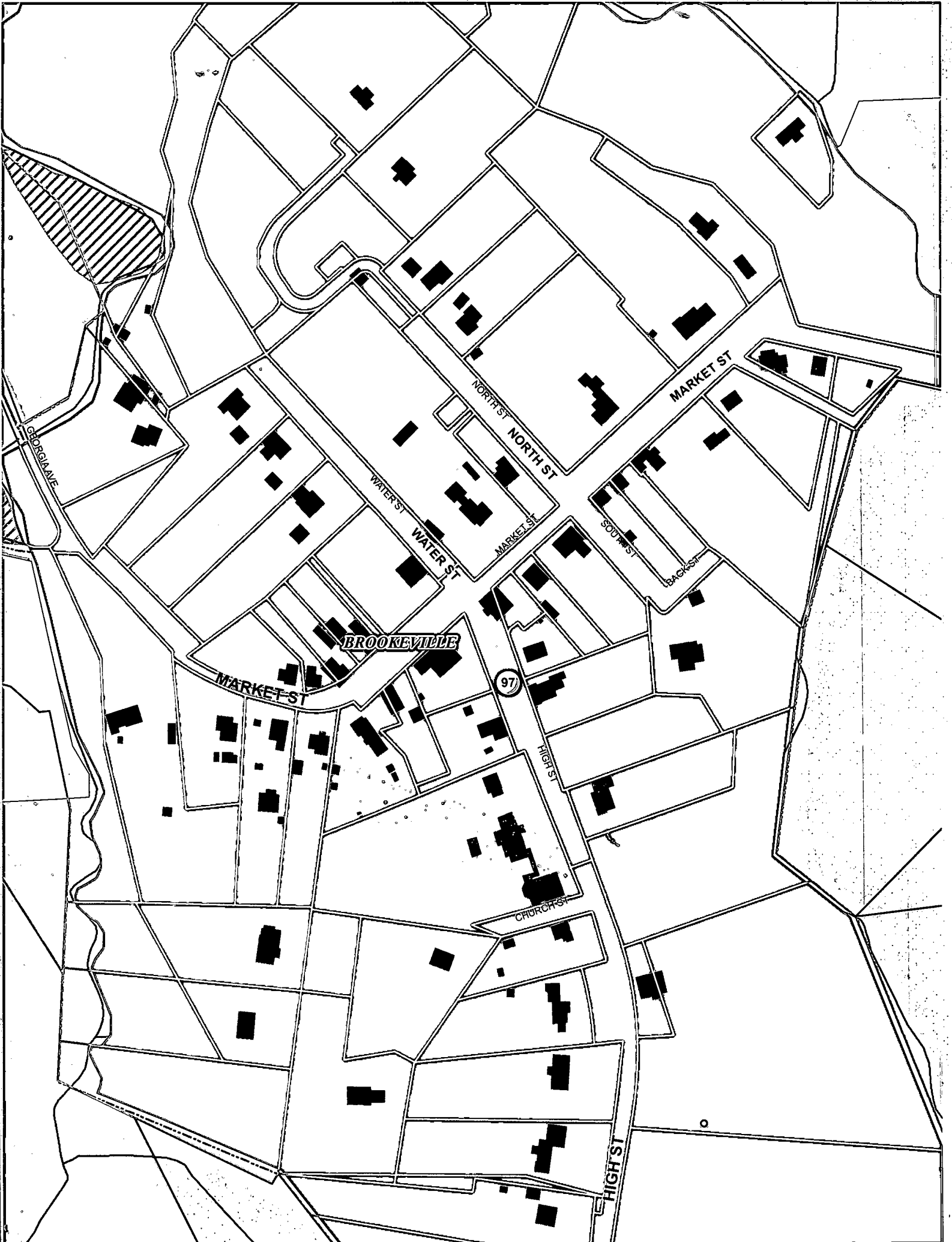
12" hemlock, ship-lapped vertical board siding

6/6 wood SDL double-hung windows on gable ends

6-pane wood SDL barn windows on rear

Wood TDL transom windows

Hemlock board and batten doors



GEORGIA AVE

MARKET ST

BROOKEVILLE

97

HIGH ST

CHURCH ST

HIGH ST

WATER ST

WATER ST

NORTH ST

MARKET ST

SOUTH ST

BACK ST

MARKET ST

NORTH ST

NORTH ST

o B'Villa plotted 1/4 A. LOTS
HARD TO COMPARE B'VILLG w/ Building Patterns in Village
w/ farmsteads

o Quaker Context - multiple property documents
does not - outbuildings clustered near
main

o Quaker-related
Historic + Architectural
properties of moco
1753-1900
Proximity of outbuilding to
Natl Register
w/it-prop-form
1999

W. J. ...
Hard to compare ...
B. V. ... H. A. ...

...
...
...

...
...
...

1:1000

MADISON HSE



1800

1996

1AC

1997

1800

2006

1996

BROOKEVILLE HISTORIC DISTRICT

1889

2004

1800

NORTH ST

1993

1962

1993

1900

1839

1992

MARKET ST

1890

SOUTH ST

1880

1812

BACK ST

WATER ST

1800

1922

1926

1946

1995

1:1000

NORWOOD

2002

1995

28/013-000A

28/013-000A

1900

11 AC

182

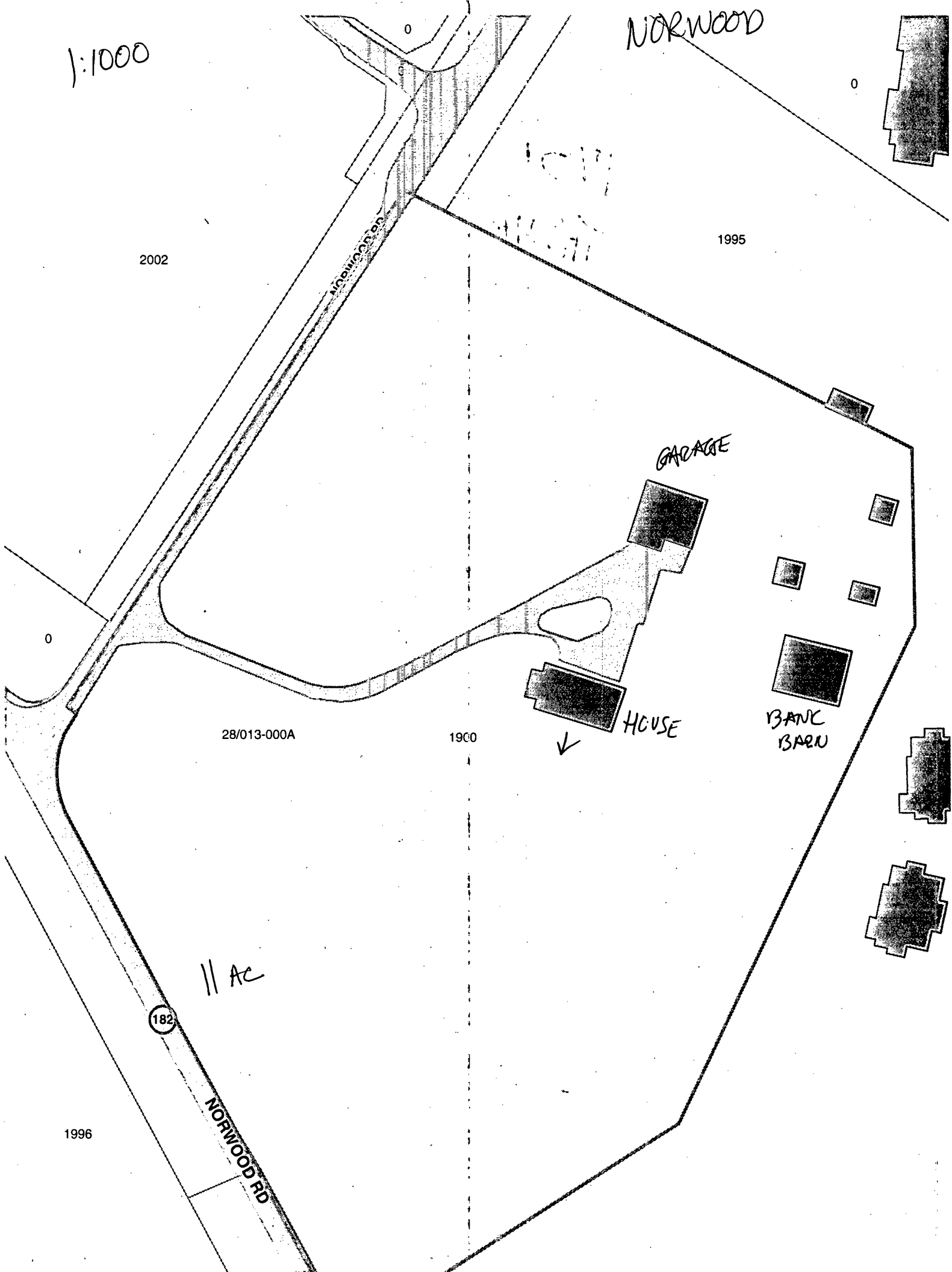
NORWOOD RD

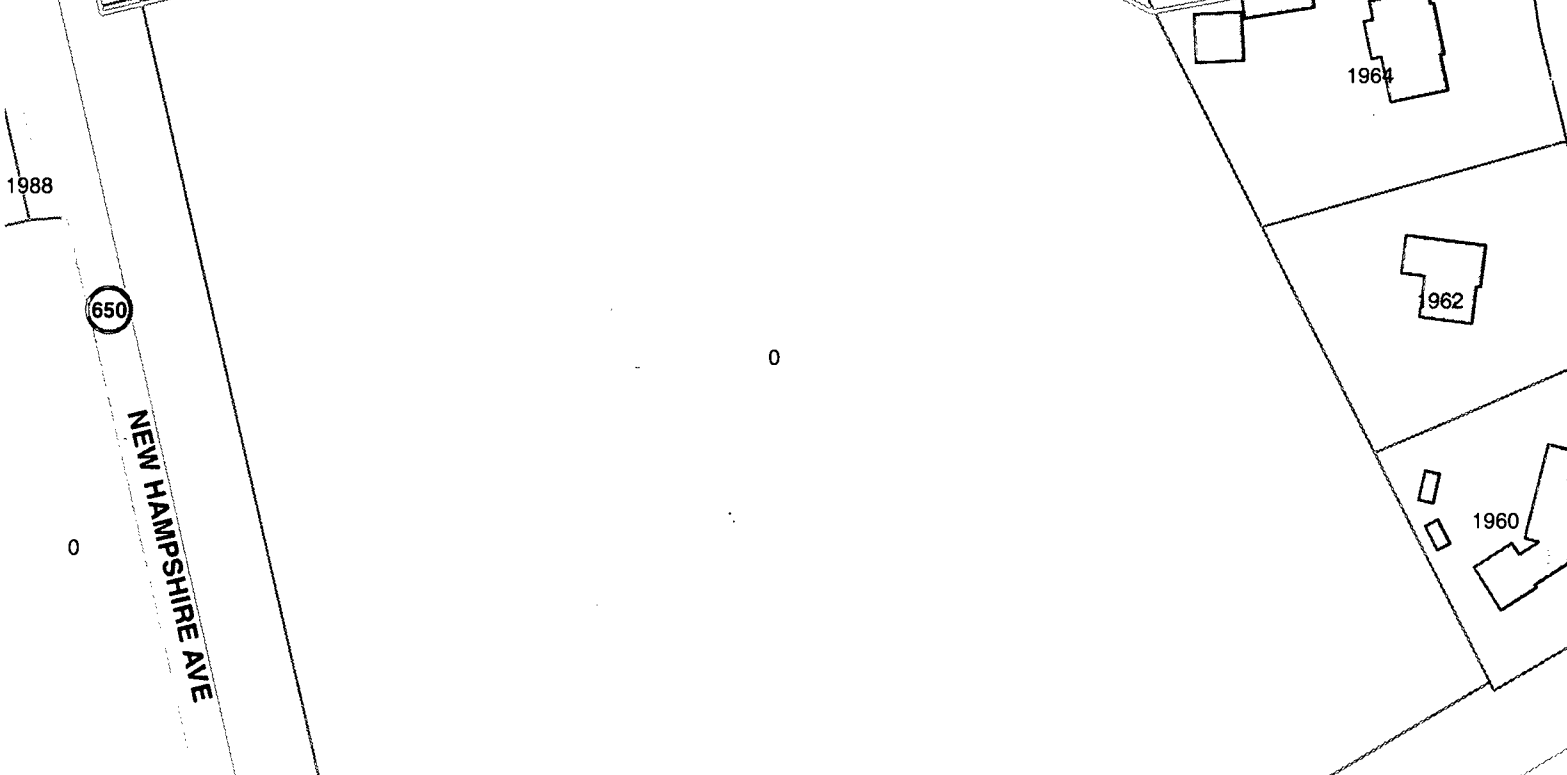
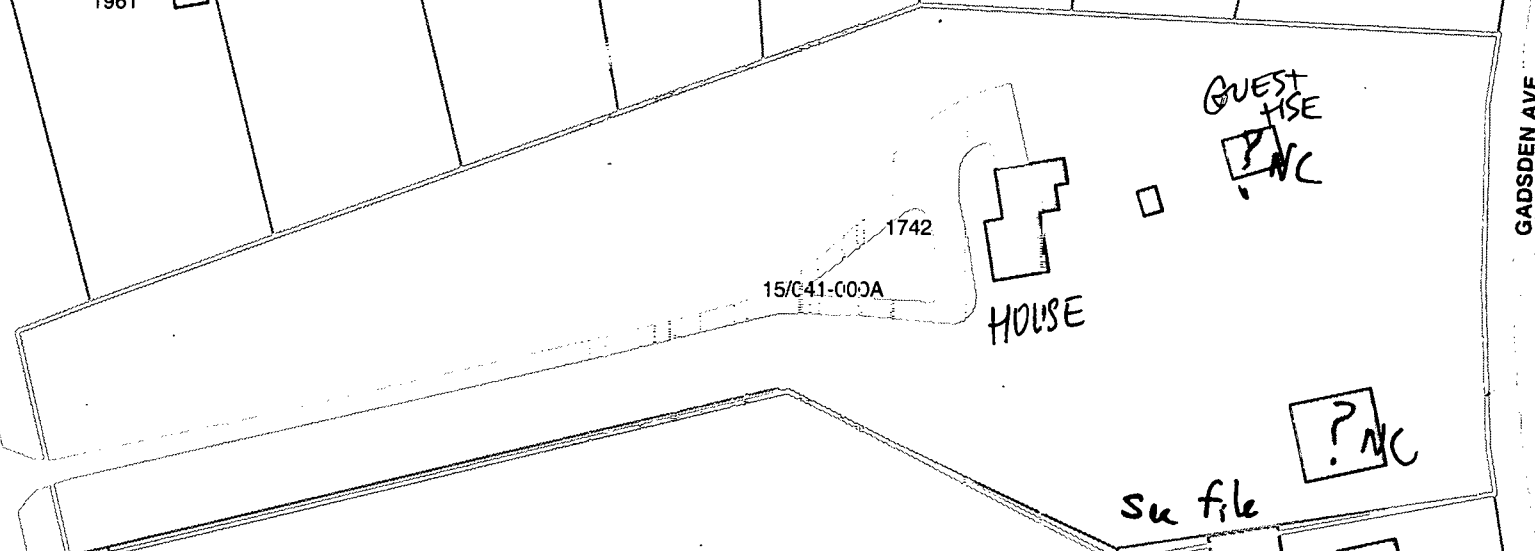
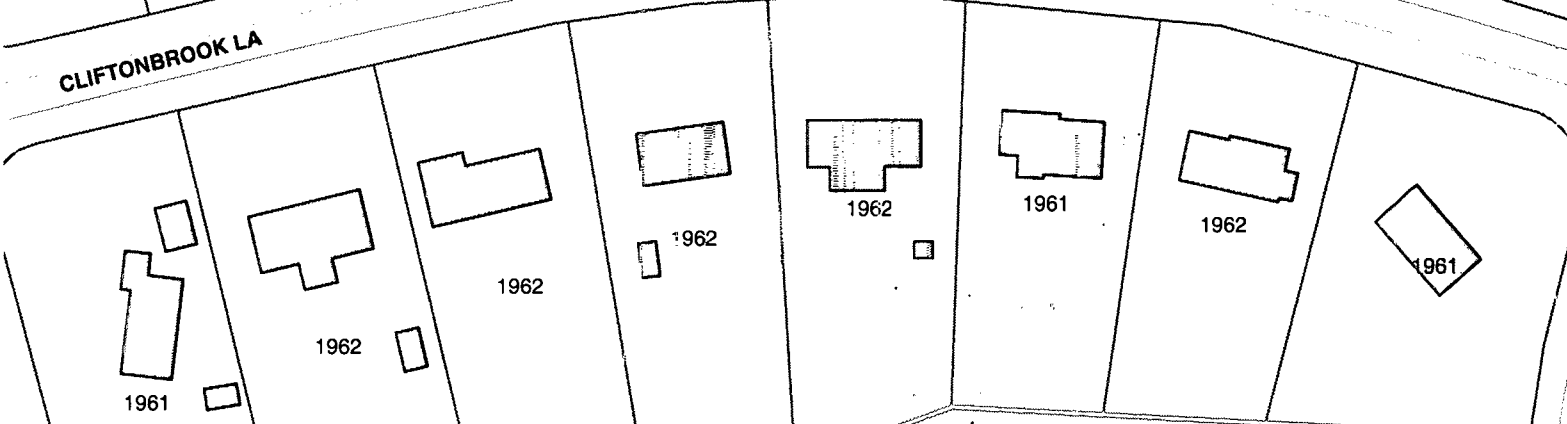
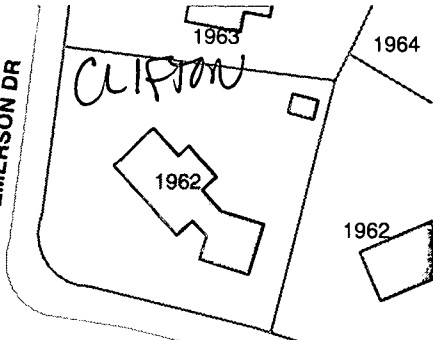
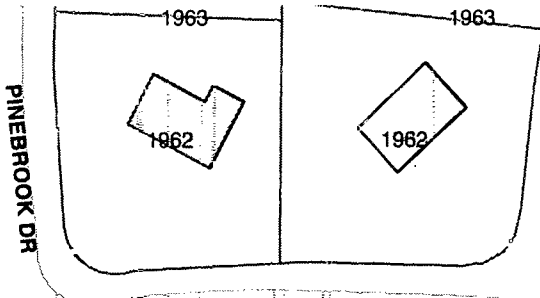
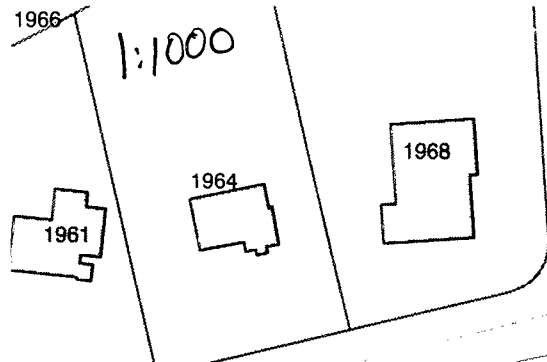
1996

GARAGE

HOUSE

BANK
BARN





1:1000

WOODLAWN

0

1900

GARAGE

NC

MERTHISE DAIRY

LOG

X

HOUSE

28/014-000A

↓

BARN

NC

HOSE SHELTER

182

23/119-000A
1900

NORWOOD RD

0

