

1 NORTH STREET, BROOKVILLE

~~REDACTED~~ PRELIMINARY CONSULTATION

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	9/25/2013
Resource:	Outstanding Resource Brookeville Historic District	Report Date:	9/18/2013
Applicant:	Katherine Farquhar (Miche Booz, Architect)	Public Notice:	9/11/2013
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL: Construction of front porch and other alterations			

STAFF RECOMMENDATION

Staff recommends that the applicant return for a Historic Area Work Permit after making revisions to the plans based on the comments and feedback they receive from the HPC and staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Vernacular
DATE: c1880

PROPOSAL

The applicant is proposing to:

1. Remove and replace an existing standing seam metal roof with a standing seam metal roof on the historic massing section of the resource
2. Remove and replace six non-original, wooden, divided-light, (c1950s, builder grade), casement and fixed windows on the 2nd story, left and right elevations of a historic ell section of the house with wooden interior/exterior, simulated-divided light, casement and fixed windows in the same openings. The section of the house where the window replacement is proposed is inset and located behind main block of the resource
3. Remove and replace a non-historic (c1950-60s), front door with a new wooden door in the same opening
4. Construct an open style covered porch centered on the front façade over the main entrance. The proposed materials for the porch consist of wood columns, fascia and trim, tongue and groove bead board ceiling and a standing seam metal roof.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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

- (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 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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.
- #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**Roof and windows replacement**

Staff supports the proposed roof and window replacement projects at the subject resource.

The existing roof is deteriorated and has been previously repaired. The proposed metal standing seam replacement roof is in-keeping with the existing roof style and will closely match the standing seam metal roof on other sections of the house.

The windows proposed for replacement are non-original, wooden builder grade (c1950s), windows located in a section of the historic massing that is behind the main block of the house. The proposed replacement windows are wooden interior/exterior, simulated divided light with light configurations that match the current fixed and casement windows as depicted in the attached photos. Staff finds the windows type and materials as being compatible with the resource.

Front porch

Staff does not support the proposed construction of a front porch. Staff identifies the front façade, with its simple vernacular architectural style as a character-defining feature of this resource. The *Standards* recommend, retaining, and preserving entrances that are important in defining the overall historic character of the building. The addition of a front porch would diminish the perceived scale and architectural style and character of this resource. Staff finds the construction of a front porch entrance would substantially alter the front façade and as being incompatible in character and nature with the simple architectural features of the resource.

Front door

Staff supports the removal of the existing front door and installation of a compatible new door. The existing door although wooden and in-keeping with the architectural style of the resource is not original. The applicant's architect stated the door likely dates to the c1950-60s. Although staff supports the installation of new door they do not support the replacement door style as proposed. The proposed replacement door is not in-keeping with the simple vernacular style of the house. A sample photo provided by the applicant shows the proposed replacement door style (see page 13). The door style is more likely to be found on a Craftsman style resource. The house depicted in the photo is from a new house within the historic district that is a different architectural style. Staff recommends a door that is in-keeping with vernacular style of the resource for compatibility purposes.

The HPC must provide the applicant with guidance on the following items:

1. Determine if the proposed front porch as proposed
 - a.) substantially alters the historic features of this resource, and
 - b.) if not, is the proposed porch design compatible with the architectural character of the resource and historic district
2. Determine if the proposed Craftsman style front door style is consistent with the vernacular architectural style of the resource. If not, recommend a compatible alternative door style.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

* Application for Preliminary Hearing

Contact Email: MBOOZ@MICHEBOOZ.COM Contact Person: Miche Booz
Daytime Phone No.: 301 774 6911

For Account No.: _____
Name of Property Owner: Katherine Ferguson Daytime Phone No.: _____
Address: 1 North Street Brockville MD 20833
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: Miche Booz Daytime Phone No.: 301 774 6911

LOCATION OF PROPOSED WORK
House Number: 1 North St. Street _____
Town/City: Brockville, MD Street/Cross Street: Market St.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

ANYONE TYPE OF PROPOSED WORK

1A. CHECK ALL APPLICABLE	CHECK ALL APPLICABLE
<input type="checkbox"/> Construct <input checked="" type="checkbox"/> Extend <input type="checkbox"/> Alter/Reinforce	<input type="checkbox"/> A/C <input type="checkbox"/> Deck <input type="checkbox"/> Roof Addition <input checked="" type="checkbox"/> Porch <input type="checkbox"/> Deck <input type="checkbox"/> Shed
<input type="checkbox"/> Move <input type="checkbox"/> Install <input type="checkbox"/> Wreck/Remove	<input type="checkbox"/> Sider <input type="checkbox"/> Fireplace <input type="checkbox"/> Woodburning Stove <input type="checkbox"/> Single Family
<input type="checkbox"/> Revision <input type="checkbox"/> Repair <input type="checkbox"/> Removable	<input type="checkbox"/> Fence/Wall (complete Section 4) <input type="checkbox"/> Other: _____

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

ANY TYPE OF NEW CONSTRUCTION OR EXTENSION OF EXISTING

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 04 WSSC 05 Well 06 Other: _____

ANY TYPE OF FENCE OR RETAINING WALL

2A. Height _____ feet _____ inches
2B. 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/encroachment

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.

M. Booz Signature of owner or authorized agent
9.4.13 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Only Filed: _____ Only Issued: _____

(4)

**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:

Construct New Porch, Add 6 wood
SDL windows to match existing main
historic windows and replace standing
glean roof on old main block to match
the rest of the house.

- * New Porch Materials; Wood columns, Fasia, trim T&G
beadboard ceiling; Standing Glean roof

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

With maybe one or two exceptions, every historic
house had a porch. We believe this house did.
- No ghost windows but the siding is not original
- estimated 1950's era German lap siding

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 1/4" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows 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 diameter.

7. ADDRESSER OF ADJACENT AND CONTIGUOUS PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and contiguous property owners (see tabular), 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.

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
Katherine Farquhar #1 North St. Brookville, MD 20833	Miche Booz 208 Market St. Brookville, MD 20833
Adjacent and confronting Property Owners mailing addresses	
Fred Teal & Theresa Meeks-Teal 9 North St. Brookville, MD 20833	
Jim & Brenda Albus 2 North St. Brookville, MD 20833	

Silver, Joshua

From: Miche Booz <mbooz@michebooz.com>
Sent: Monday, August 19, 2013 12:45 PM
To: Silver, Joshua
Subject: Farquhar House #1 Ncrth Street

Josh,

Here are some existing photos and a couple of renderings showing the proposed front porch. Additional pix through YouSendit. Those pictures show the deteriorated roof, more recent standing seam roof and the six casements Katherine Farquhar would like to replace (two groups of three)--they are 1950s era builder grade wood windows--wants to replace with clad SDL casements to match.

My architectural and aesthetic senses tell me this house needs a front porch. Frankly would be surprised if it didn't -- however no photos or evidence of one.

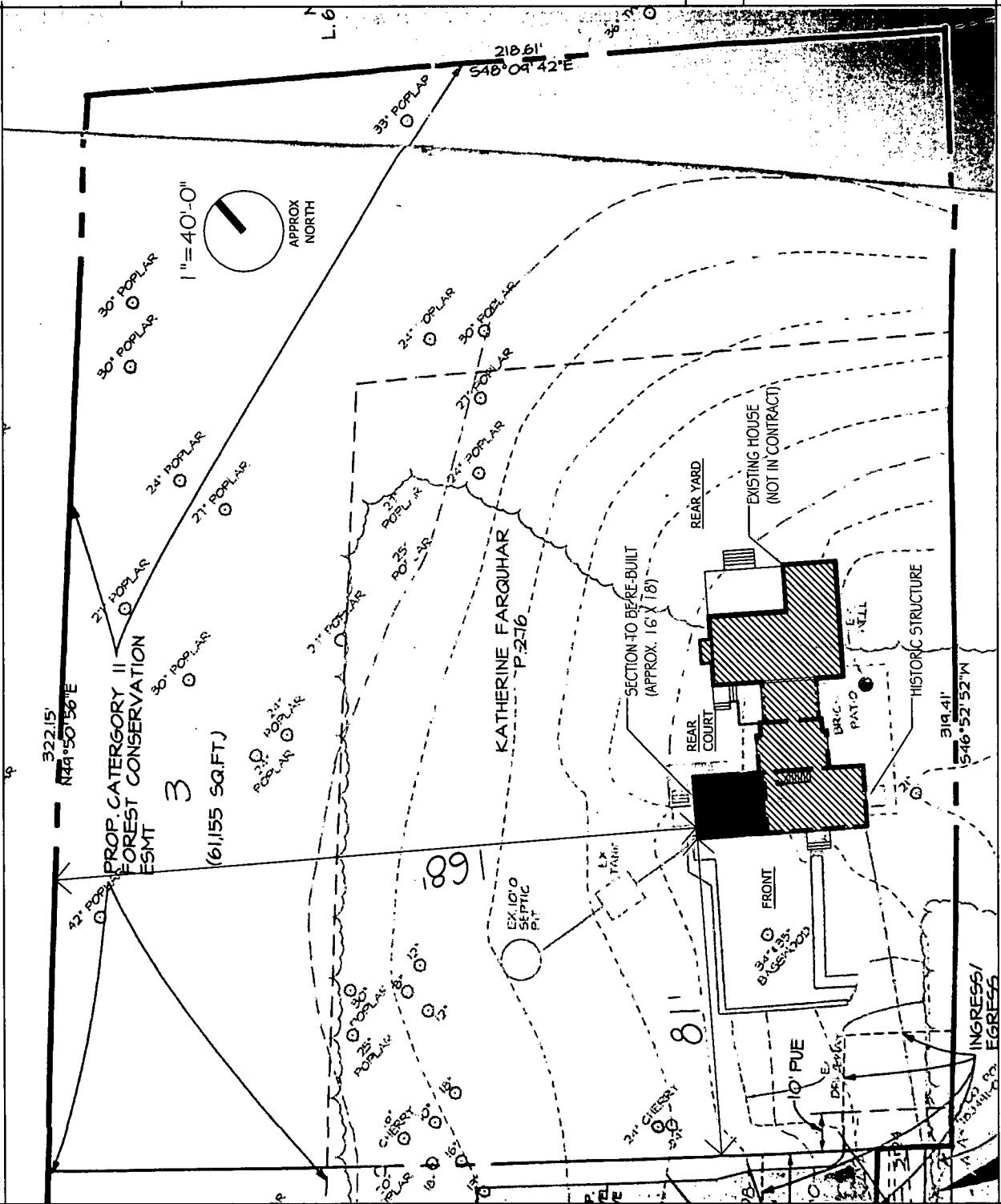
The rear addition I did not do--large and slightly dwarfs the original.

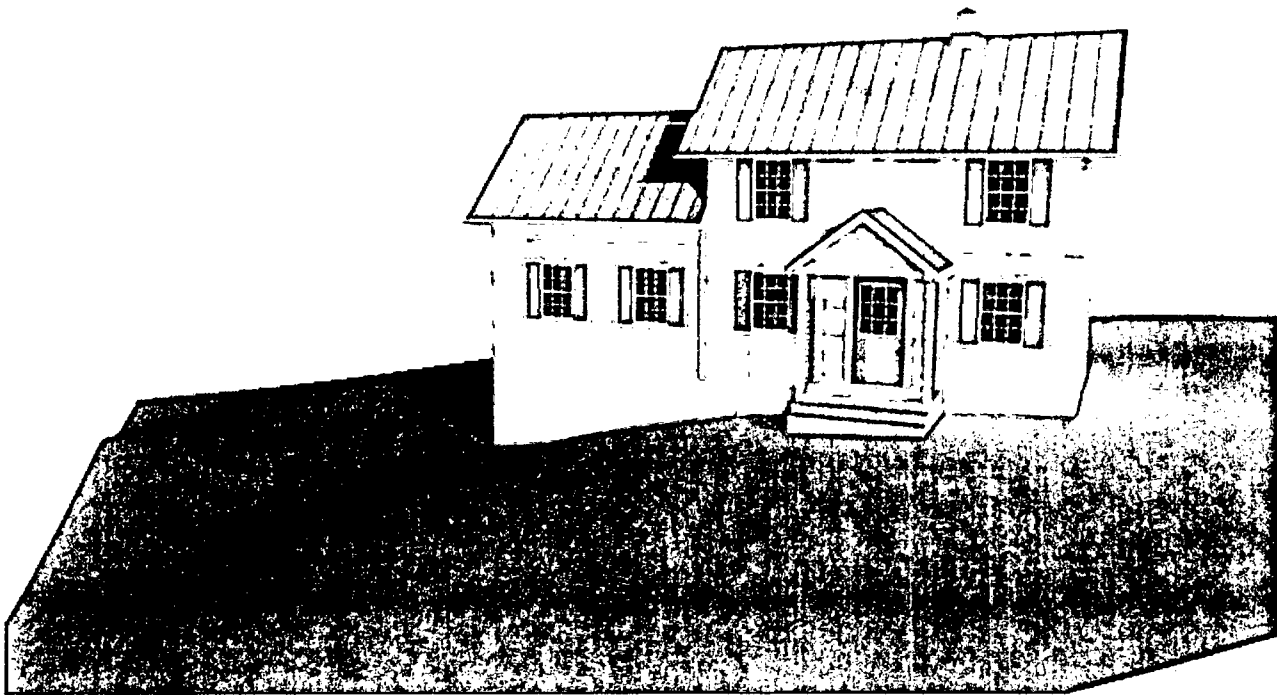
Miche

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

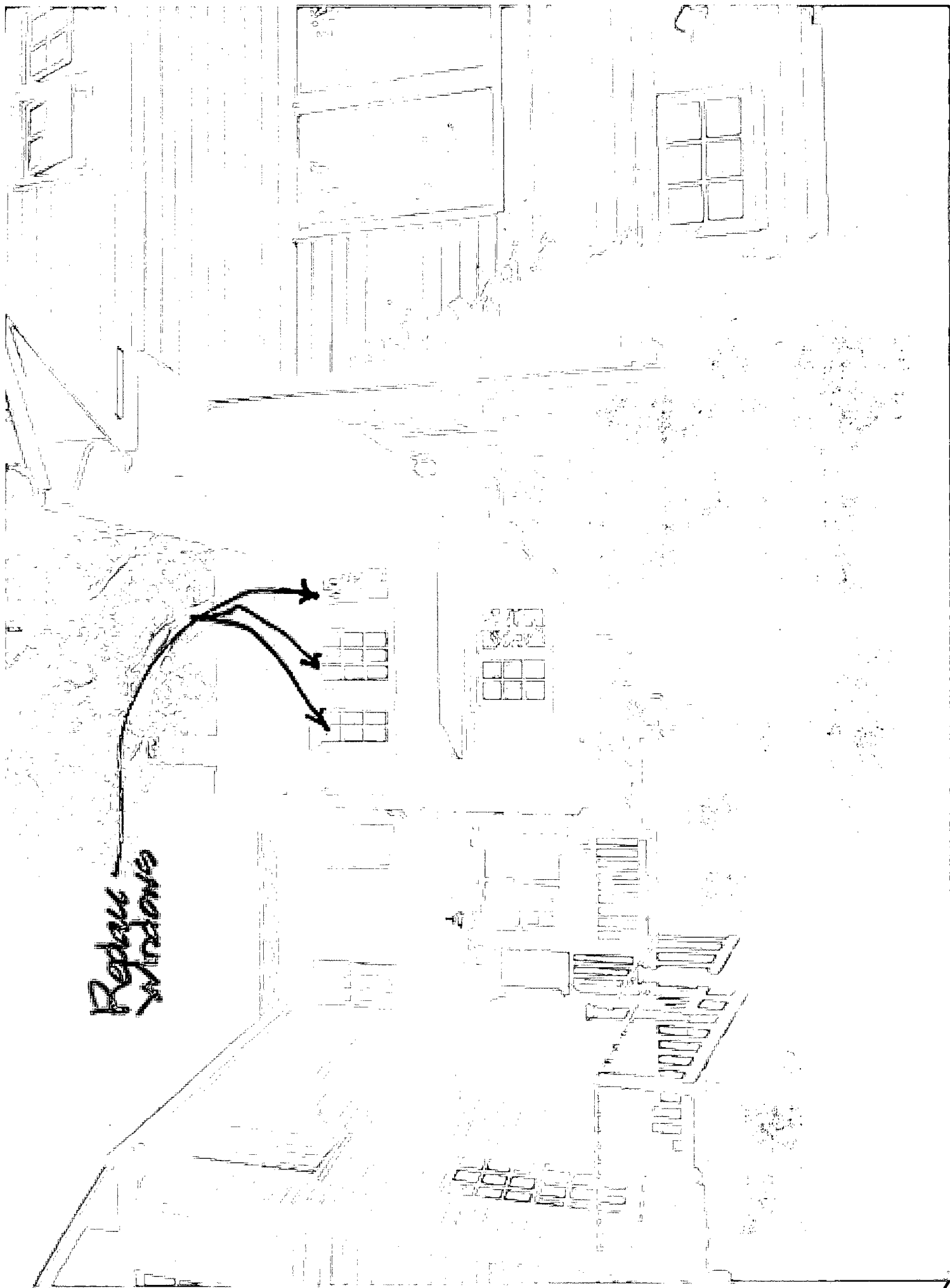
SITE PLAN











Repair
Windows



PROPOSED REPLACEMENT DOOR STYLE

(13)

PRELIMINARY CONSULTATION 9/25/13

CARROLL:

- WOULD LIKE HISTORICAL EV. OF PORCH

VANBALCOOH:

- DOOR - mid 18th → 1. 18th
- CONCUR W/ CARROLL RE: PORCH

HEILER:

- CONCUR W/ ABOVE RE: PORCH

RODRIGUEZ:

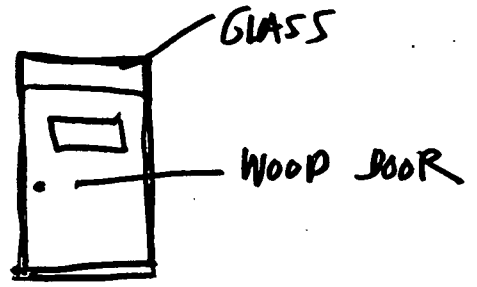
- CONCUR W/ ABOVE " " "

FIRESTONE:

- PORCH " " "

KIRWAN:

- PORCH " " "

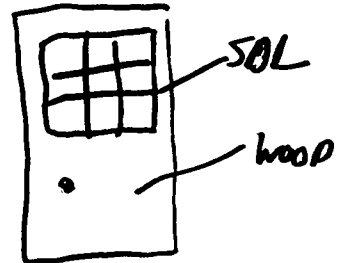


↑ APPLICANT'S NEW REQUEST



LOOK FOR FOOTINGS

OTHER OPTIONS



VERIFY CATEGORIES

|| LOTS OF DISCUSSION
 || ABOUT OUTSTANDING R. CAT.

FULL-WIDTH SHED ROOF



PROPOSED REPLACEMENT DOOR STYLE

(13)



