

23/65-97E 9 High Street
(Brookeville Historic District)

Please mail
staff report
to owner
and to
both the
following: →

Jim Minard
1103 E Capitol
St.

Wash DC. 20003

John Mease
Quali-Tech, Inc.
10101 E. Bacon Dr.
Suite 212
Beltsville, MD.
20705

1 Vehicle

10,000 lbs or less

19' or less length

8' or less in
height including
racks.

Zone allows

Revised drawing
sent to Lhami
League 11/3

For Robin **Urgent**

Date 11/12 Time 2:40

While You Were Out

M Shakib

Of SHA

Phone 301-513-7359
AREA CODE NUMBER EXTENSION

Telephoned <input checked="" type="checkbox"/>	Please Call <input type="checkbox"/>
Came To See You <input type="checkbox"/>	Will Call Again <input type="checkbox"/>
Returned Your Call <input type="checkbox"/>	Wants To See You <input type="checkbox"/>

Message

- District Engineer -
Letter to Charlie Watkins, District Engineer
9300 Kenilworth Ave
Greenbelt MD 20770

Signed Kevin Nowac Dist. Engineer

9711

ADAMS BUSINESS FORMS

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN MEASE

Daytime Phone No.: 301-613-8505

Tax Account No.: 00731995

Name of Property Owner: MICHAEL G. MURPHY

Daytime Phone No.: 301-924-2525

Address: 9 HIGH ST BROOKVILLE MD 20833
Street Number City State Zip Code

Contractor: QUALI-TECH, INC Phone No.: 410-381-2322

Contractor Registration No.: 45745

Agent for Owner: JIM MINARD Daytime Phone No.: 202-544-5054

LOCATION OF BUILDING/PREMISE

House Number: 9 ~~HIGH ST~~ ~~208~~ Street: HIGH ST

Town/City: BROOKVILLE Nearest Cross Street: MARKET

Lot: _____ Block: _____ Subdivision: _____

Liber: 5905 Folio: 453 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 26,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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

12/9/97 Returned to applicant - He won't go forward for now - as per phone call.

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. 102

Michael Murphy
Signature of owner or authorized agent

9/1/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

**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:

TWO STORY FRAME DWELLING ON 3.2 ACRES

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

3 VEHICLE GARAGE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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 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

- 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.

November 13, 1997

Mr. Michael Murphy
9 High Street
Brookeville, MD 20833

Dear Mr. Murphy::

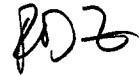
I just wanted to let you know that I had contacted the office of the District Engineer regarding your concerns about the placement of the warning light in front of your house on Md. Route 97.

After a brief discussion with the Assistant District Engineer, I was instructed to contact the District Engineer directly with your request. I believe it is in your interest to pursue this matter directly, and I will be happy to lend what support we can as the HPC, with concerns for the quality and character of the Brookeville Historic District, and for the residents within that historic district.

The person you should contact is Mr. Charlie Watkins, at 9300 Kenilworth Avenue, Greenbelt, MD 20770.

Please let me know how successful you are in your request, as there appears to be a suitable alternative site south of the present location.

Sincerely,



Robin D. Ziek
Historic Preservation Planner

FILE COPY

Town of Brookeville
A Historic District on the National Register
(Founded 1794 - Incorporated 1890)

Commissioners:

Richard S. Allan, President

Carmen Harding

Clyde W. Unglesbee

Diane Allan
Clerk - Treasurer

November 12, 1997

Mr. George Kousoulas
Chairperson
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Kousoulas:

This is with respect to Case Number 23/65-97E, New Garage Construction at 9 High Street (Michael G. Murphy - Applicant). We understand that this application has been scheduled for possible action by the Historic Preservation Commission this evening.

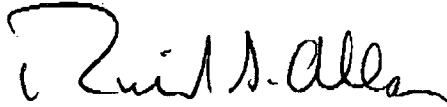
The Brookeville Town Commissioners received the HPC Staff Report on this application last evening and wish to take this opportunity to raise some concerns with the proposed project. While we do not wish to make any prejudgements given the fact that we have not received a building permit application from Mr. Murphy with his final plans, we believe it is appropriate and useful at this time to comment. First, we are distressed by the general size and mass of the structure in the context of the Brookeville Historic District. While the building apparently will be placed toward the rear of the property and will be somewhat below the grade at the front of the property and therefore have less of a visual impact, it still remains an extremely large accessory structure for a residential property. The effort which has been made to reduce the size of the structure would seem less than adequate. Overall, the structure as presently constituted raises the very real and troublesome question of how far one can go in a Historic District? We are all for reasonable implementation of the law, but this proposed building appears to cross the threshold of reasonableness.

Our second concern is with "use." There may be in this case a zoning issue that needs to be evaluated. The applicant clearly states that the mass of the structure at least in part is a function of its use to house a "commercial" vehicle of some size. Again, where does the line get drawn, where does the threshold get crossed? We would request the HPC have the County

Planning staff review the zoning use issue in this matter before any final action is taken by the HPC itself.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard S. Allan". The signature is written in a cursive, flowing style.

Richard S. Allan
President

To: Robin Riek

10-21-97 Brookville L.A.P.

Present: Karen Montgomery
Tracy Browne
Debbie Wagon (secretary)
Diane Teague (chair)
Nita Archer (treasurer)

HAWP: Murphy proposes detached 2-story garage

Comments:

1. Applicant is proposing a commercial structure on a residential lot. Scope is outrageous. This impacts future uses of property.
2. Applicant states that the trucks to be stored in the garage are not his. Truck storage for others must be a commercial usage.
3. No vinyl siding.
4. Restrict footprint. Even recommended reduced size is huge.
5. Members have concerns about zoning.
6. Flush skylights.
7. Proposed usage seems to conflict with town standards.

New business:

Brookville now owns the schoolhouse. Mike Prosz will be

Brooksville LHP Page

10/21/97

the architect. (gratis). Hank Handler / Oak Grove will be the contractor. A grant will be applied for to go for stabilization. The building when restored will be dedicated to the late owner Dr Howard, with reference to its segregated status. Denise Teague will be on the committee for restoration.

Treasurer's report: \$940.03

To: Robin Zick

①

BROOKEVILLE L.A.P. NOV. 11, 1997

Present:

Diane Teague (chair)
 Debbie Wagner (recording secretary)
 Karen Montgomery
 Renee Monaghan
 Rita Archer (treasurer)
 Dee Heritage
 Margaret VanBelden
 Fred Teske

HAWPs:

1. Donald Lang wishes to replace front porch in kind.
Recommend approval unanimously.
2. Murphy garage.
 - Commercial use, should be prohibited on zoning basis.
Sets undesirable precedent.
 - Too large.
 - Existing 2-car garage sufficient for residential area.
 - Residents of town of Brooksville (many of them) opposed to scale and proposed purpose of building.
 - Other residents who own trucks park them out of town.
 - Master Plan states that only Howes Plumbing will be a commercial use in the town.
 - Other residents have bought property based on no commercial uses (other than Howes).

(2)

11-11-97

- This is not a carport; this is a monstrous 2-story building larger than many houses.
- Proposed building represents commercialism which is unwelcome in town.
- Reported use is for vehicles which do not belong to property owner. The owner of the vehicles should arrange for their storage elsewhere.
- After restoration of Academy and Salem U.M. Church, it is a shame to trash the town with a commercial-scale building next door.
- The H.P.C. must take a long-term view of the town of Brookeville, and not permit structures detrimental to the residential nature of the town. A building such as the proposed garage would be the camel's head in the tent.

Robin: I will try to call you later today when you've had a chance to look at this.

Diane

Postponed at
owner's
request to
Nov. 26.

For ~~best~~
redesign

HISTORIC PRESERVATION COMMISSION STAFF REPORT

continued to 11/26/97
At request of applicant

Address: 9 High Street

Meeting Date: 11/12/97

Resource: Brookeville Historic District

Review: HAWP

Case Number: 23/65-97E **CONTINUED**

Tax Credit: No

Public Notice: 10/29/97

Report Date: 11/5/97

Applicant: Michael G. Murphy (John Mease, Agent)

Staff: Robin D. Ziek

PROPOSAL: New Garage Construction

RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

w/conditions: (1) Sheathing: Board or batten?

RESOURCE: Primary Resource in Brookeville Historic District

(2) Size?

STYLE: Vernacular Colonial Revival

Sett Reduce 2-car portion to 20' depth.

DATE: c1900-1930's

The applicant appeared before the HPC on 10/22/97 with a proposal for a 3-vehicle garage. After much discussion, the project was continued to the 11/12/97 meeting to provide an opportunity for the applicant to redesign the project as per the suggestions of the HPC.

PROJECT PROPOSAL

(3) Consider lowering off 9'-10" off back for entire width...


The new design proposal reflects a reduction of the massing of the structure. The project has been broken down into two components: one parking bay for a commercial vehicle, which measures 15'-8" wide by 19'-3" high; and two parking bays in a section measuring 22'-3" wide by 17' high. The doors for the commercial vehicle would measure 10' x 12', while the doors for the private vehicles would measure 8' x 7'-6". Further differentiation between these two components is accomplished with a setback of 2' (see Circle 5), which is further emphasized by the deeper roof overhang at the 2-vehicle segment.

The applicant has also revised his choice of materials to include wood cornerboards and wood trim with the vinyl siding. The applicant would use vinyl windows, and two flush skylights at the rear (see Circle 5). One large evergreen tree would be removed at the rear of the existing driveway, as presented on 10/22/97.

STAFF COMMENTS

This is a substantial improvement over the previous application in terms of overall reduction of scale and size. For example, the first proposal called for a structure 26'-9" in height, while the current proposal is 7-1/2' lower at the highest point, and 9'-9" lower for 2/3s of the structure. In addition, the overall massing has been reduced by breaking up the structure into two distinct components which are related but dissimilar in appearance, as seen from Georgia Avenue.

Staff feels that the project has benefited by the re-design, and that the new proposal is more compatible with the historic district. The proposal remains atypical for Brookeville, in that the 3-car garage is an uncommon feature in the historic district. However, the fall in grade at this particular site will help to reduce the impact of this structure on the overall district.

REVISION # 2 

For similar reasons, staff feels that the proposed use of vinyl siding may be appropriate for this particular project. As an ancillary structure, at the rear of the site, and at an elevation below that of the public right-of-way, the impact on the district will be minimized.

STAFF RECOMMENDATION

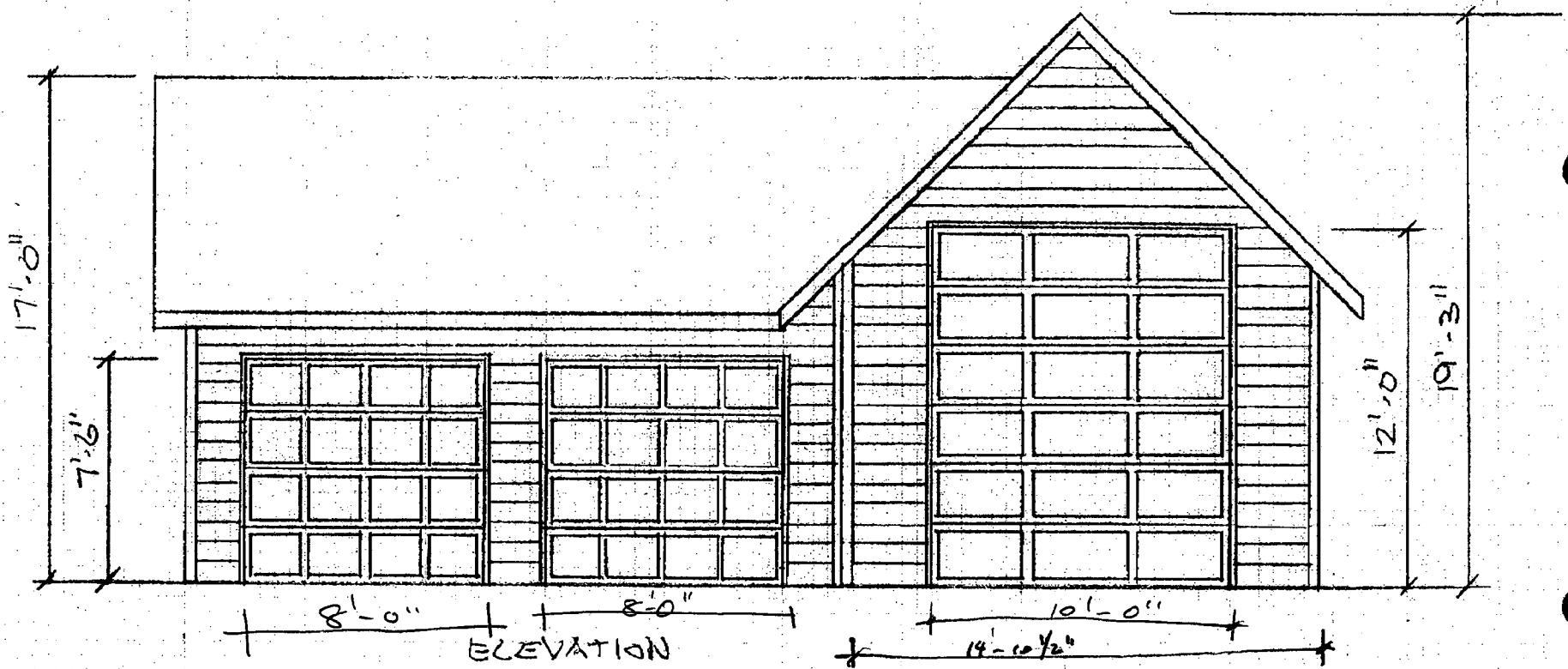
Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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;

and with Secretary of the Interior's Standards for Rehabilitation #9:

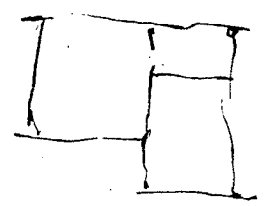
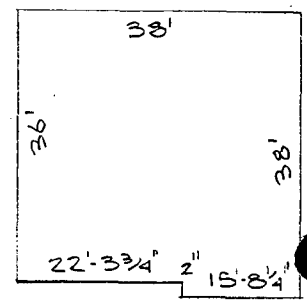
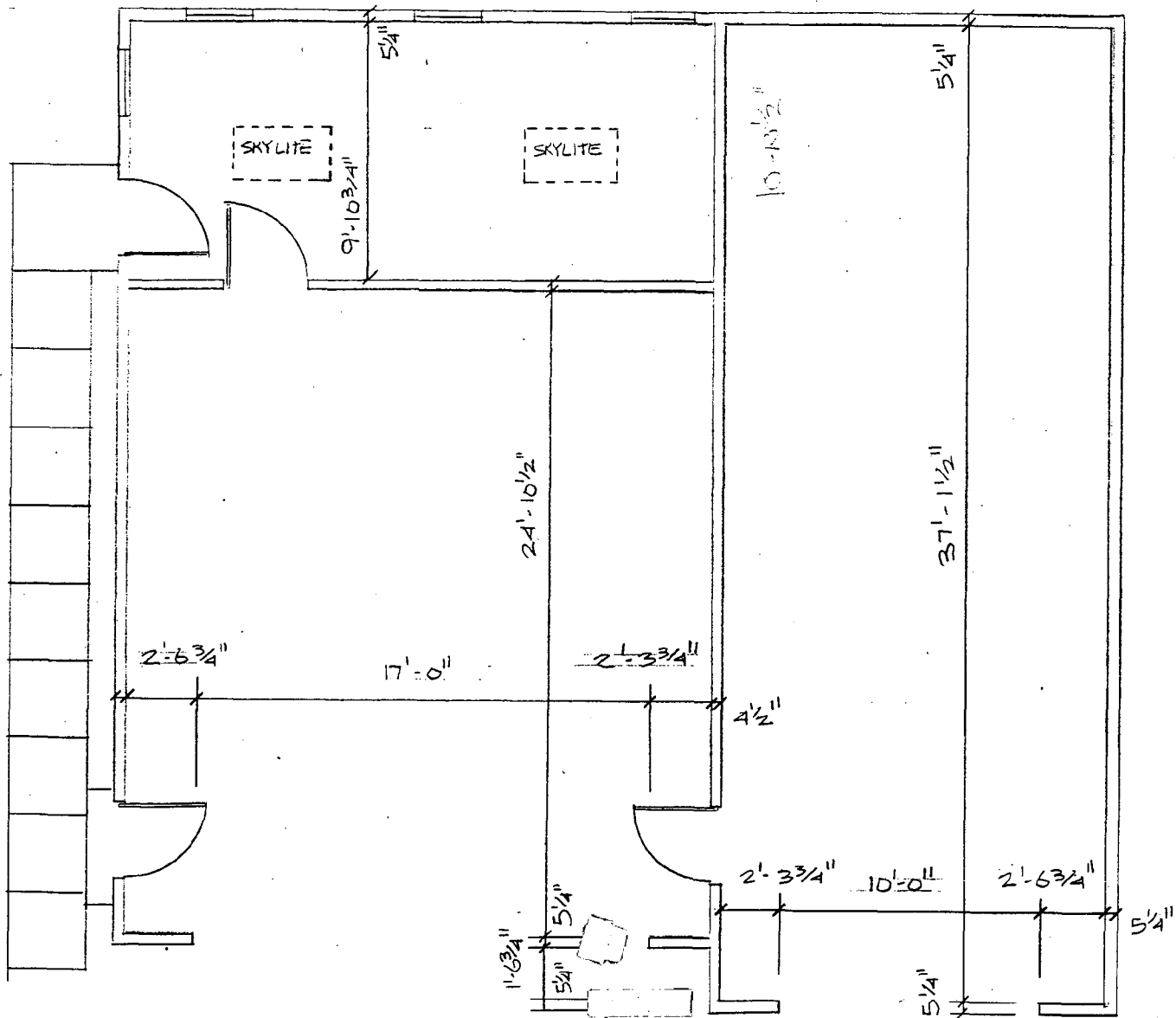
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



#9 HIGH STREET
REVISED 11/3/97

4



FLOOR PLAN

1/4" = 1'

#9 HIGH STREET
 BROOKVILLE, MD. 10/30/97

5

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 High Street

Meeting Date: 10/22/97

Resource: Brookeville Historic District

Review: HAWP

Case Number: 23/65-97E

Tax Credit: No

Public Notice: 10/8/97

Report Date: 10/15/97

Applicant: Michael G. Murphy (John Mease, Agent)

Staff: Robin D. Ziek

PROPOSAL: New garage Construction

RECOMMENDATIONS:
APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Primary Resource in Brookeville Historic District

STYLE: Vernacular Colonial Revival

DATE: c1900-1930's

*CONTINUED TO NOV. 12TH
MEETING, WITH TIME TO
REDESIGN PROJECT AS PER
GEORGE'S SKETCH.*

This property is familiar to the HPC, having been the subject of a HAWP in July '97 when the owner applied for permission to build a new front porch. The property is one of the outlying homes in Brookeville and helps to provide a transition from the open fields outside of town to the more densely developed core at the crossroads.

The applicant's house sits on parcel 2, in the middle of a 3.26 acre property consisting of 3 parcels of land. The property is relatively flat along Georgia Avenue, but towards the middle of the property it falls off quickly into a stream-valley. This rear portion of the property is heavily wooded and contributes to the undeveloped edge of the town. Approaching Brookeville from the south, one passes the welcome sign, the cemetery, and then a commercial structure housing Paul Howe's Plumbing on the east side of the road. The next lot is the applicant's lot 1, which is heavily screened along Georgia Avenue. Then, the applicant's home becomes visible, as one enters the heart of Brookeville.

The house is a two-story side gable wood sided house, with a large side addition and a large rear addition. There is an existing garage which accommodates more than one vehicle built under the house. The driveway is paved with asphalt, with a generous turn-around area in front of this garage. The driveway is lined with mature deciduous trees, and one mature evergreen (which is proposed for removal) at the rear of the parking area.

PROJECT PROPOSAL

The applicant proposes to construct a large 3-car garage, with the gable end facing Georgia Avenue. The structure would measure 38' x 36' (see Circle 11). It would be a 1-1/2 story structure, with loft space above the garage; access to the loft would be by an interior staircase. The applicant proposes 2 bubble skylights on the north (left side) elevation. The structure is designed to accommodate a 2-car garage with a single garage door opening measuring 17', and a single garage bay large enough to park a work van, and a workshop to the rear. The new structure would be frame, with vinyl siding. The windows are unspecified. One mature tree would be removed. This is a large evergreen, maybe a fir or hemlock.

(Handwritten initials and circled number 6)

STAFF COMMENTS

The proposed site seems suitable for a garage, being towards the rear of the property and at the end of existing asphalt paving. The proposed removal of the mature evergreen would not be detrimental to the historic district, given the fact that there are many mature trees to remain on the property between the proposed garage and Georgia Avenue, and given the extent of the woods beyond. In addition, the proposed height of the new garage does not appear to be problematic, as the property slopes down from the street, and the proposed site is well below the elevation of the house and of Georgia Avenue.

Staff finds the scale and lack of architectural distinction of the proposed structure problematic. Because of both the size and utilitarian design of this garage, with 38' facing Georgia Avenue, and 36' in length, it appears to approach the scale of a commercial structure rather than a residential garage. Staff is less concerned with the overall length of the proposed structure than with the proposed width as seen from Georgia Avenue.

The applicant is concerned with providing shelter for his commercial van (currently parked on the asphalt parking area). This can still be accomplished with the construction of a garage of reduced size, such as a 2-car garage with dimensions more in the range of 26' x 36'. Furthermore, the proportions of a structure with reduced width, with the loft space above, would be more in keeping with the residential nature of the site. The structure could incorporate two parking bays, with two separate doors, each measuring approximately 10'.

The historic house has been modified through the years, with several additions to the sides and rear. While the house is sided with wood weatherboard, the proposed use of vinyl siding on this new subsidiary building does not appear to be inconsistent with the site. While vinyl siding might not be approved on the original house or on an addition to the house, it does not seem inappropriate for the proposed subsidiary structure. Staff is more concerned with the effect of the proposed new construction on the overall district than on the altered house. However, the new structure is envisioned strictly as a utilitarian structure, which contributes to the apparent conflict between the residential setting and the commercial scale of the proposal.

There are many examples of houses and garages being built as "matched sets" elsewhere in the county. In terms of the design of this proposal, however, there appears to be no relationship at all between the existing residence and the new garage. Staff feels that perhaps one way to provide some relationship to the historic structure, in addition to reducing the overall width of the garage, is to use wood cornerboards and wood trim around the doors and windows. As the main residence is a painted wood structure, the addition of wood elements in the new garage would provide an opportunity to unify the two structures through a similar paint scheme.

Finally, the proposed use of bubble skylights is not appropriate in the historic district because they are highly visible. Staff notes that the applicant can achieve the same lighting effect by using skylights with a flush profile.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

(2) (1)

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. The garage structure will be reduced in overall width to approximately 26', to accommodate two vehicle bays with individual doors.
2. The project will incorporate wood cornerboards and wood trim around all doors and windows.
3. The wood trim will be painted.
4. Flush skylights will be installed.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

~~3~~ 8

DESCRIPTION OF EXISTING STRUCTURE AND ITS HISTORIC SIGNIFICANCE

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN MEASE

Daytime Phone No.: 301-613-8505

Tax Account No.: 00731995

Name of Property Owner: MICHAEL G. MURPHY Daytime Phone No.: 301-924-2525

Address: 9 HIGH ST BROOKVILLE MD 20833
Street Number City State Zip Code

Contractor: QUALI-TECH, INC Phone No.: 410-381-2828

Contractor Registration No.: 45745

Agent for Owner: JIM MINARD Daytime Phone No.: 202-544-5054

LOCATION OF BUILDING/PREMISE

House Number: 9 ~~HIGH ST~~ Street: HIGH ST

Town/City: BROOKVILLE Nearest Cross Street: MARKET

Lot: _____ Block: _____ Subdivision: _____

Liber: 5905 Folio: 453 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 26,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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: _____

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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.

Michael S. Murphy
Signature of owner or authorized agent

9/1/97
Date

(9)

Approved: _____ For Chairperson, Historic Preservation Commission

**THIS PROJECT MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST BE COMPANY THIS APPLICATION.**



1. WRITTEN DESCRIPTION OF PROJECT

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TWO STORY FRAME DWELLING ON 3.2 ACRES

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- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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- b. 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.

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- 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.

(10)
5.

NEIGHBORS

NEXT DOOR SOUTH

PAUL HOWES PLUMBING SHOP
15 HIGH ST.
BROOKVILLE, MD. 20833

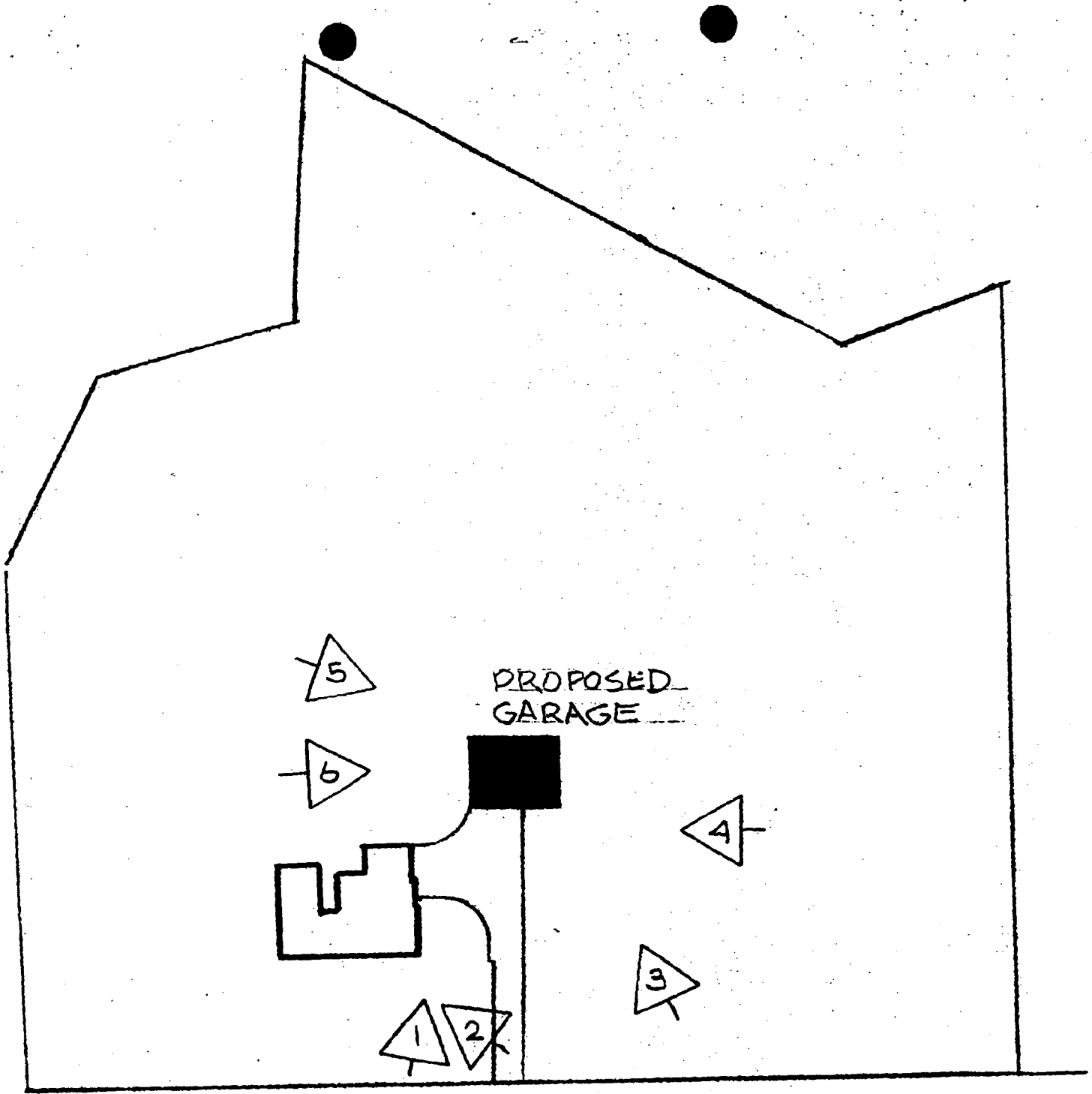
NEXT DOOR NORTH

BROOKVILLE ACADEMY
5 HIGH ST
BROOKVILLE, MD 20833

ACROSS STREET

ORNDORFF MEMORIAL HALL
c/o SALEM UNITED METHODIST CHURCH
10 HIGH ST.
BROOKVILLE MD 20833

11
16

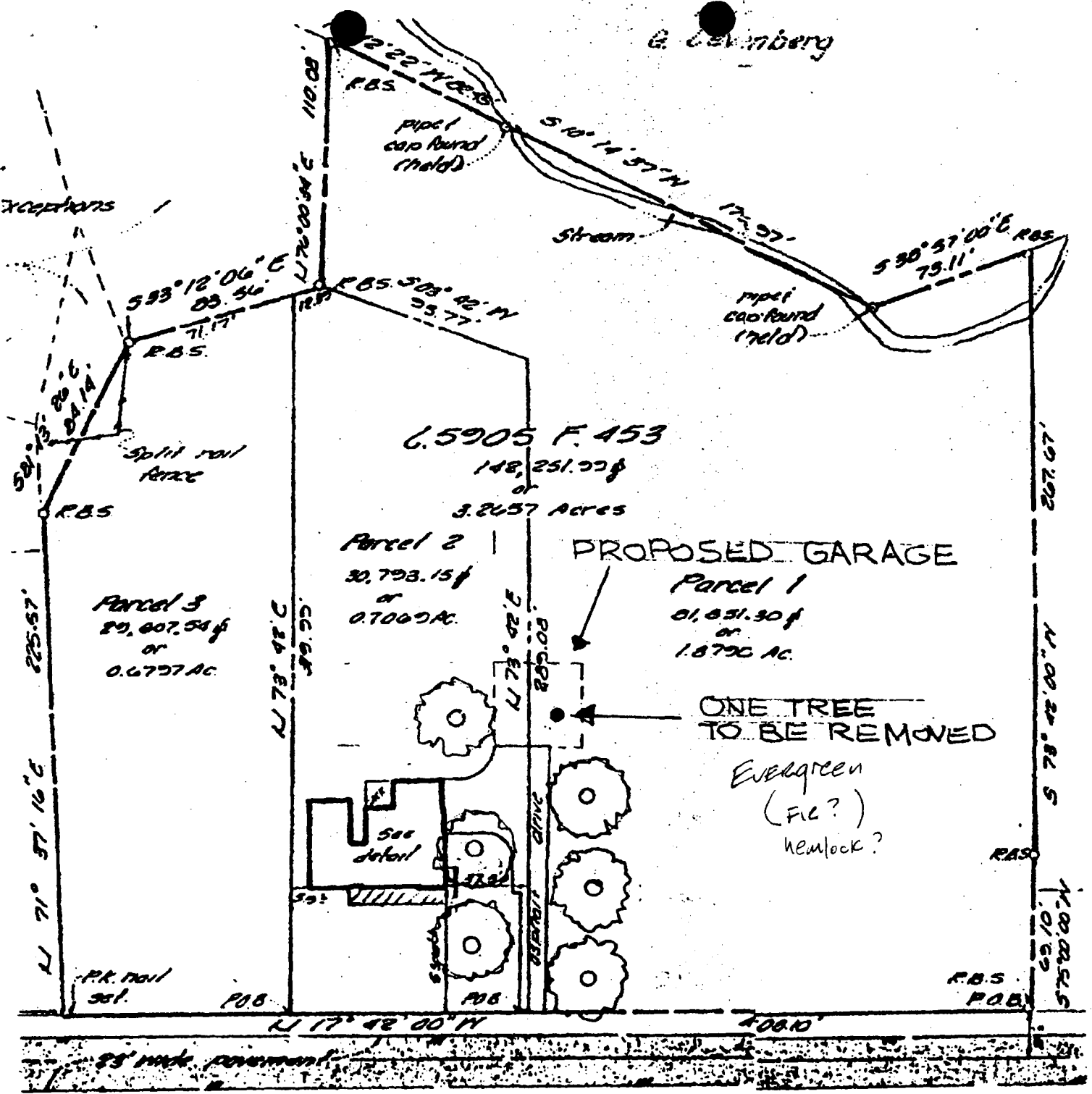


PROPOSED
GARAGE

#9 HIGH STREET
PHOTOS

7 12

G. Levinberg

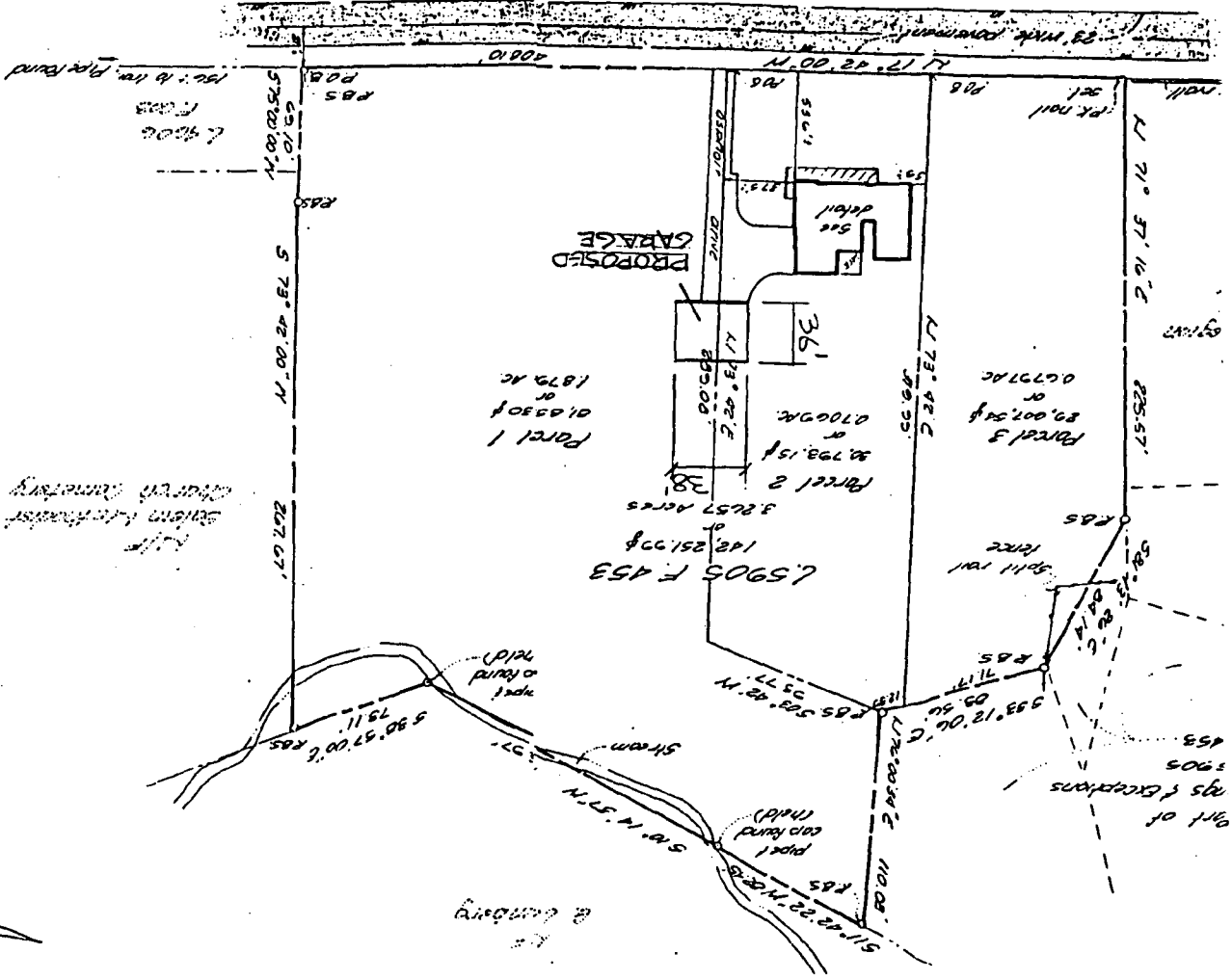


TREE SURVEY
9 HIGH STREET

13

141

High Street
(Georgia Avenue ext.)

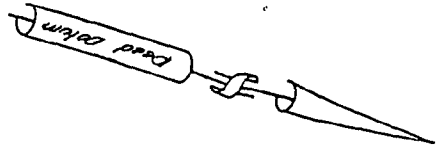


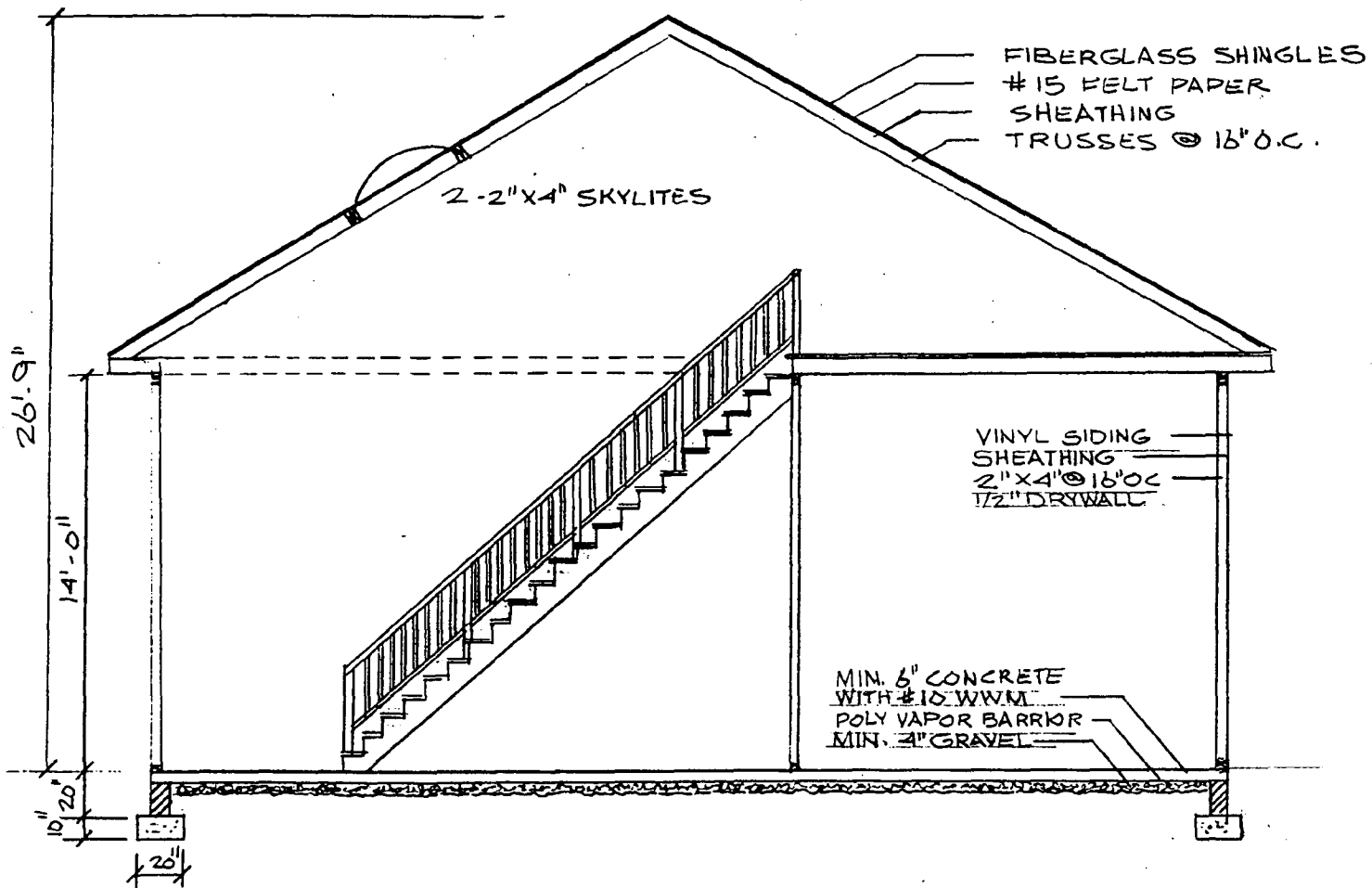
Notes:
1) Flood zone "C" per HUD panel

4-11-91
Jeffrey A. Foster
Property Line Surveyor
M/D Reg No. 587

I hereby certify that the information shown hereon is correct to the best of my knowledge, that it is based upon an actual field survey pursuant to the record descriptions among the land records of Montgomery County, Maryland. I further certify that the improvements to the subject property have been established by Transit-Tape methods and that unless shown, there are no encroachments. The information shown has been derived without the benefit of a title report and may not show all easements or encumbrances.

Surveyors Certification

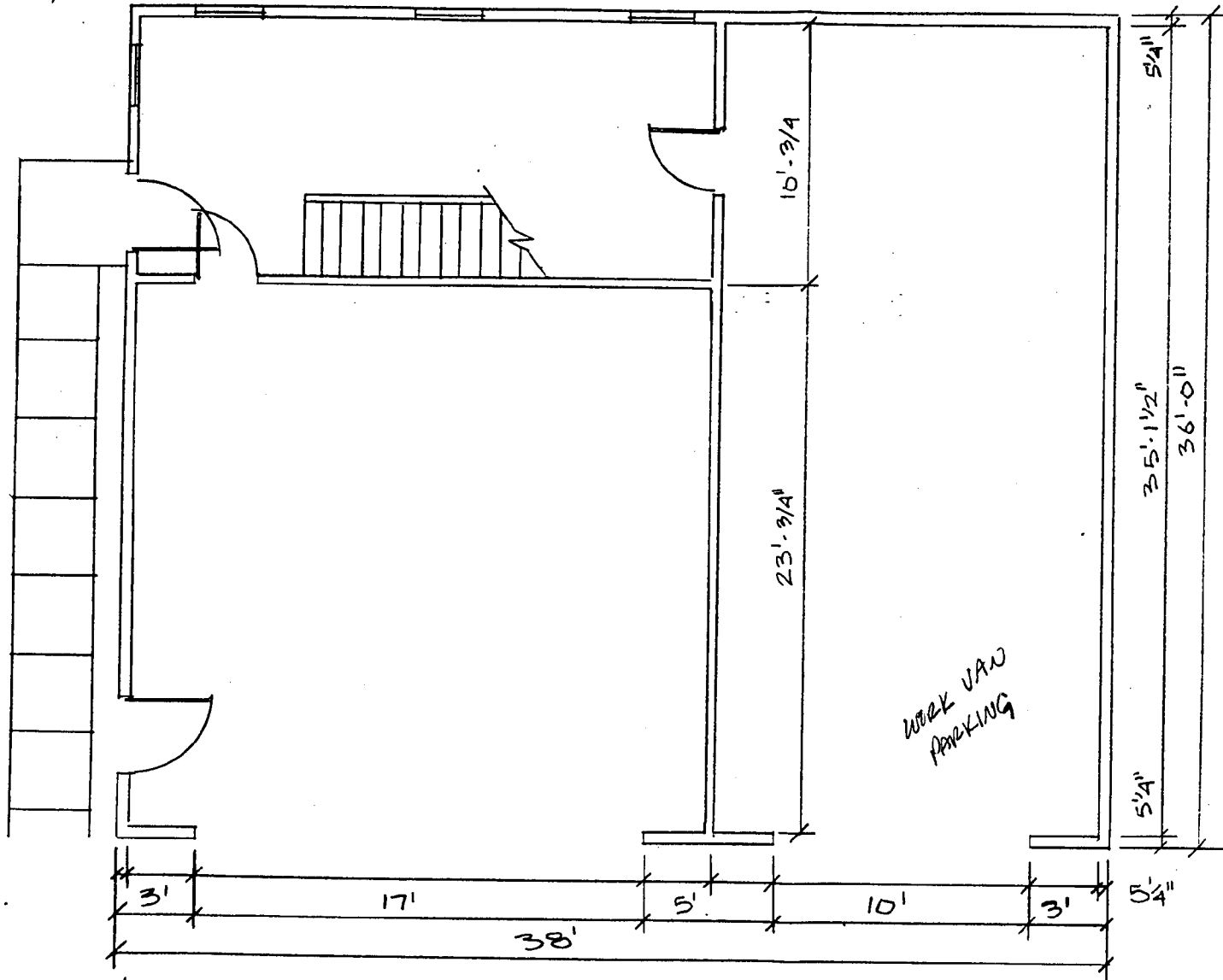




SECTION 1/4" = 1'

#9 HIGH STREET
BROOKEVILLE, MD. 9/24/97

15

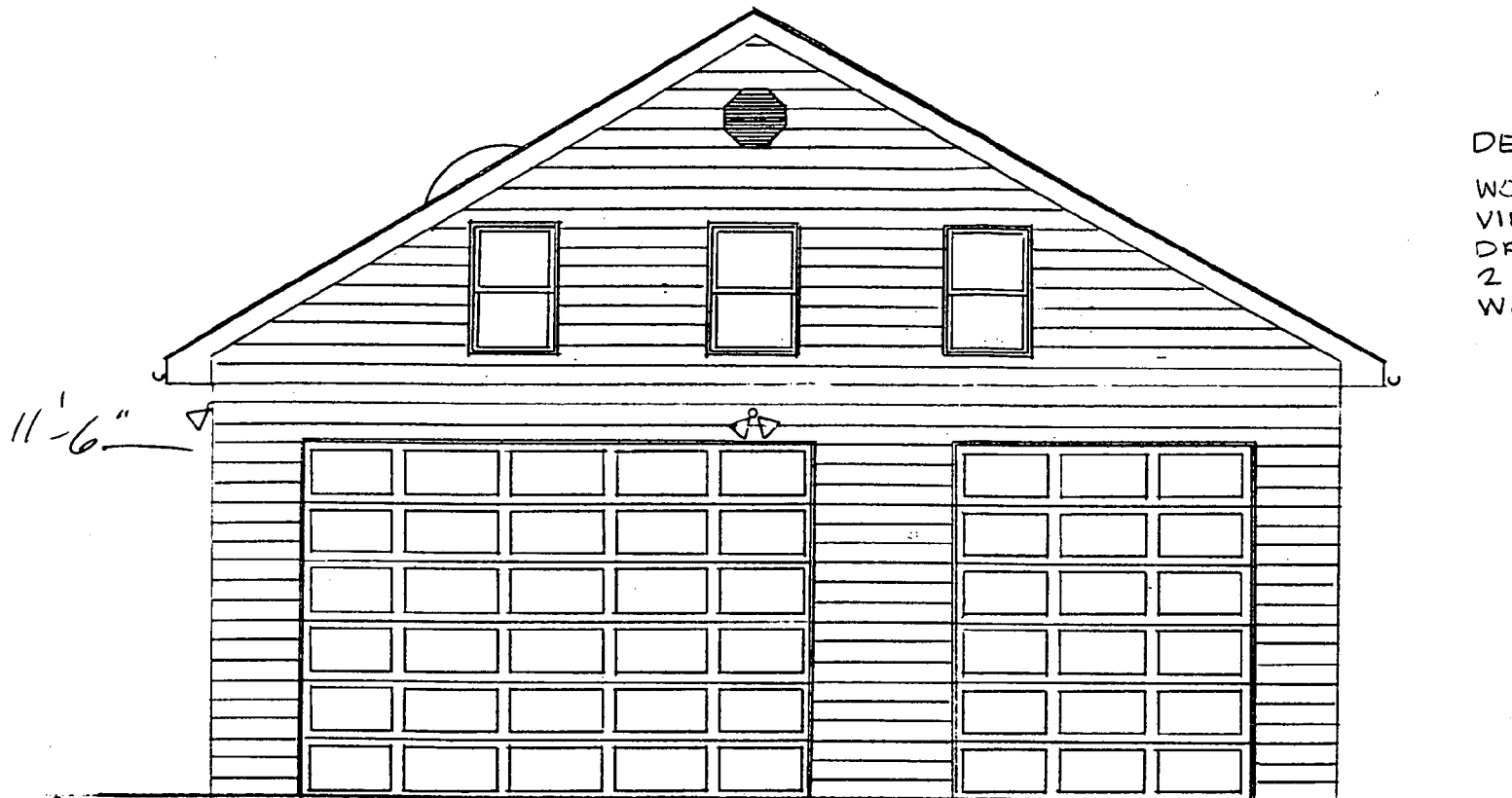


FLOOR PLAN 1/4" = 1'

← DRIVEWAY →
to
G.A. AVE ↓

#9 HIGH STREET
BROOKVILLE, MD. 9/24/97

917



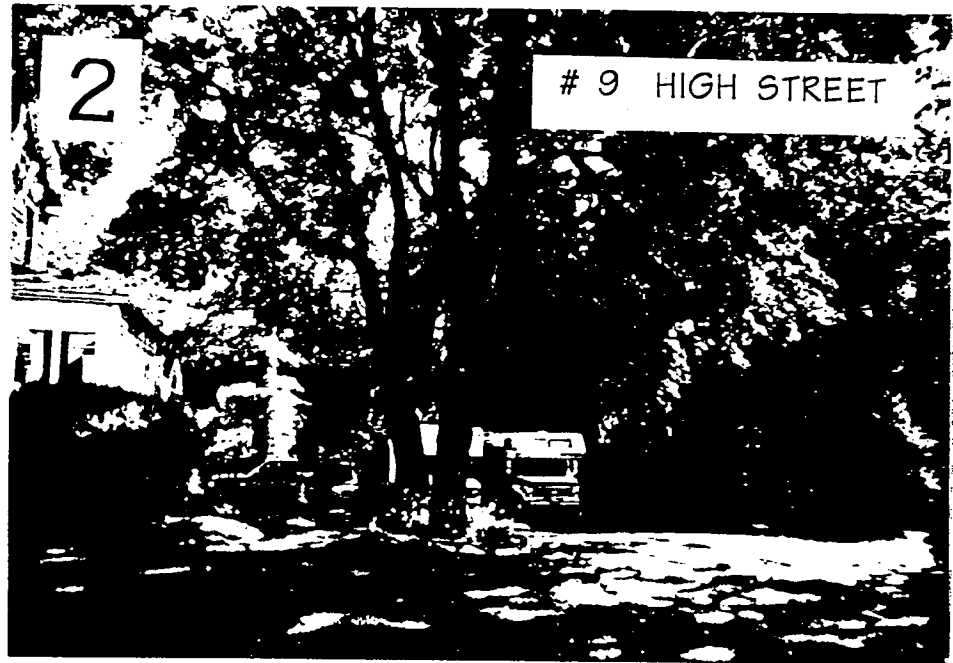
DESCRIPTION

WOOD FRAM CONSTRUCTION
VINYL SIDING EXTERIOR
DRYWALL INTERIOR
2 OVERHED GARAGE DOORS
WORKSHOP IN REAR

FRONT ELEVATION

NEW GARAGE
#9 HIGH STREET
BROOKEVILLE, MD. 9/24/97

12
13



(18)
13

4



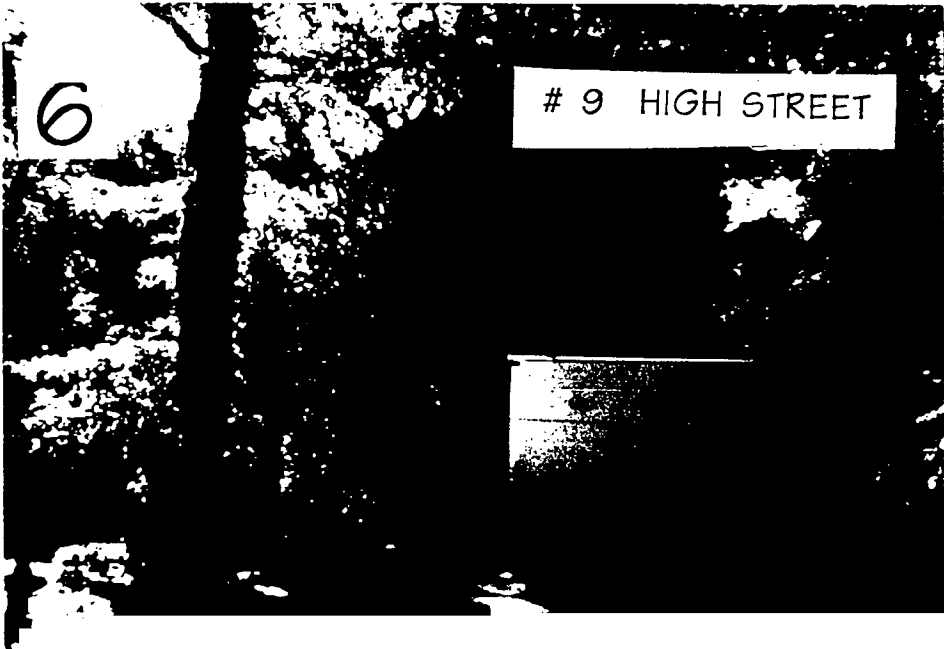
9 HIGH STREET

5



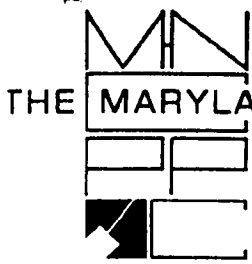
9 HIGH STREET

6



9 HIGH STREET

19
14



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

11/3/97

Telephone Number: (301) 495-4570

Fax Number: (301) 495-1307

TO: Jim Minard FAX NUMBER: 202.544.5055

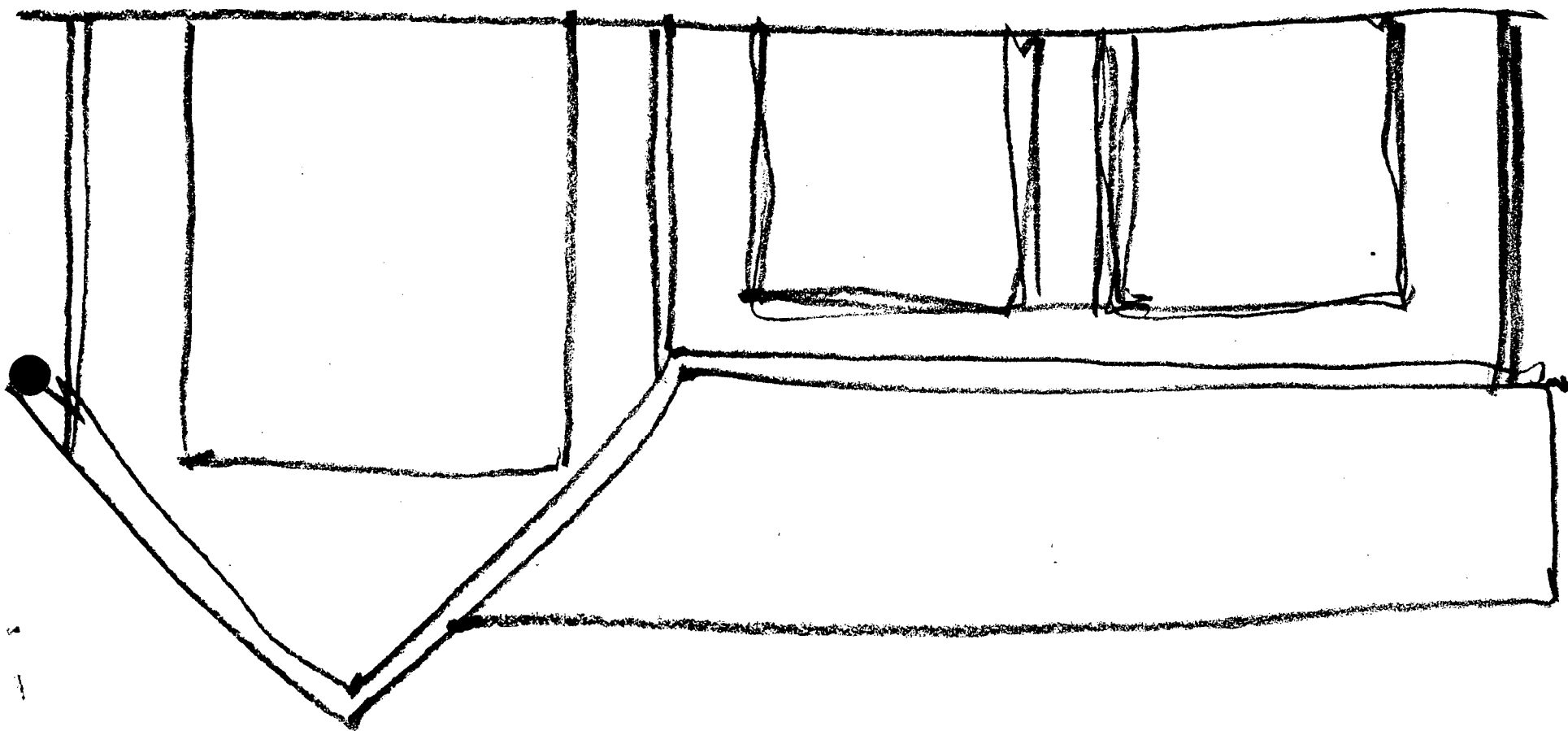
FROM: Robin Zick PHONE NUMBER: 301-495-4570

DATE: Nov 3, 1997

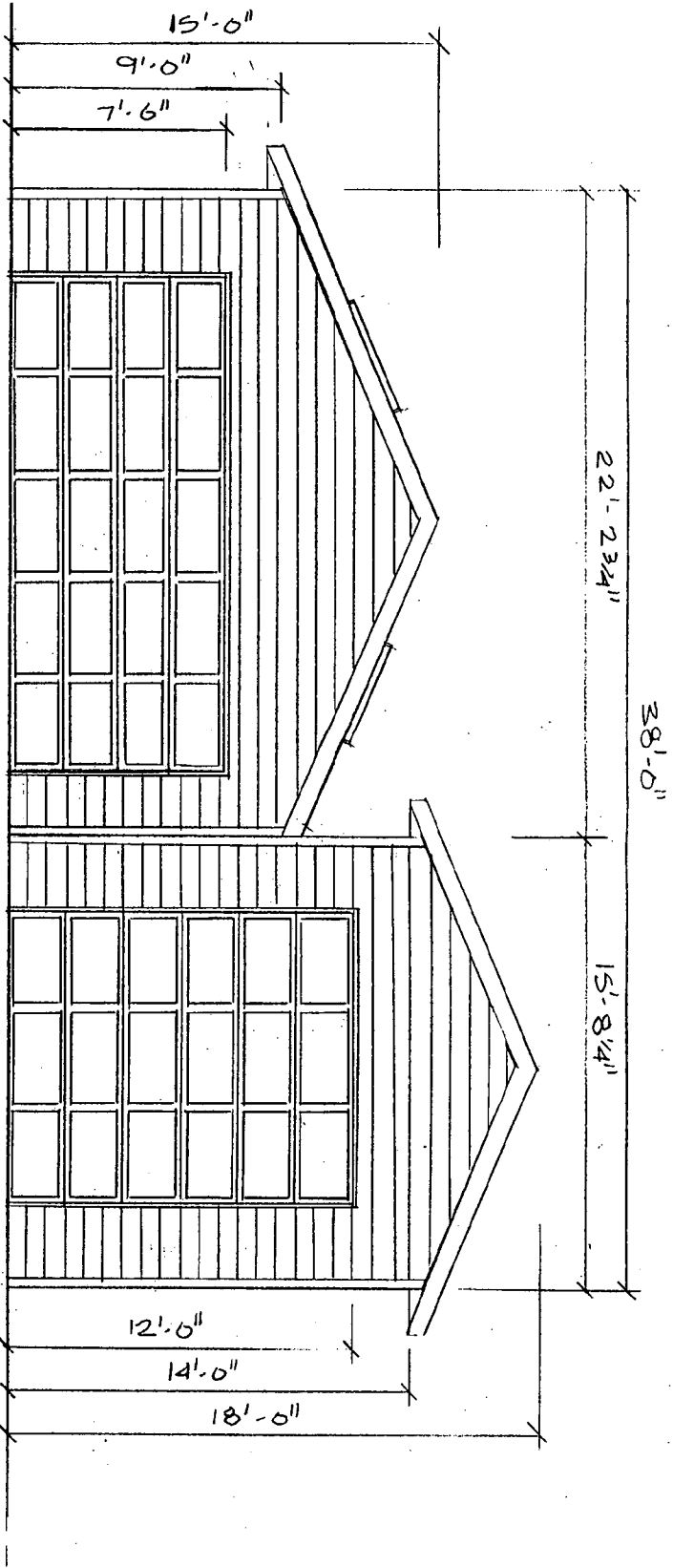
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE:

Are 2 small boxes possible for left side
of garage: it's a better scale - helps
keep things a little smaller in appearance
while still providing Mr. Murphy's his 3-car
parking. Comment?



REVISION # 1



ELEVATION

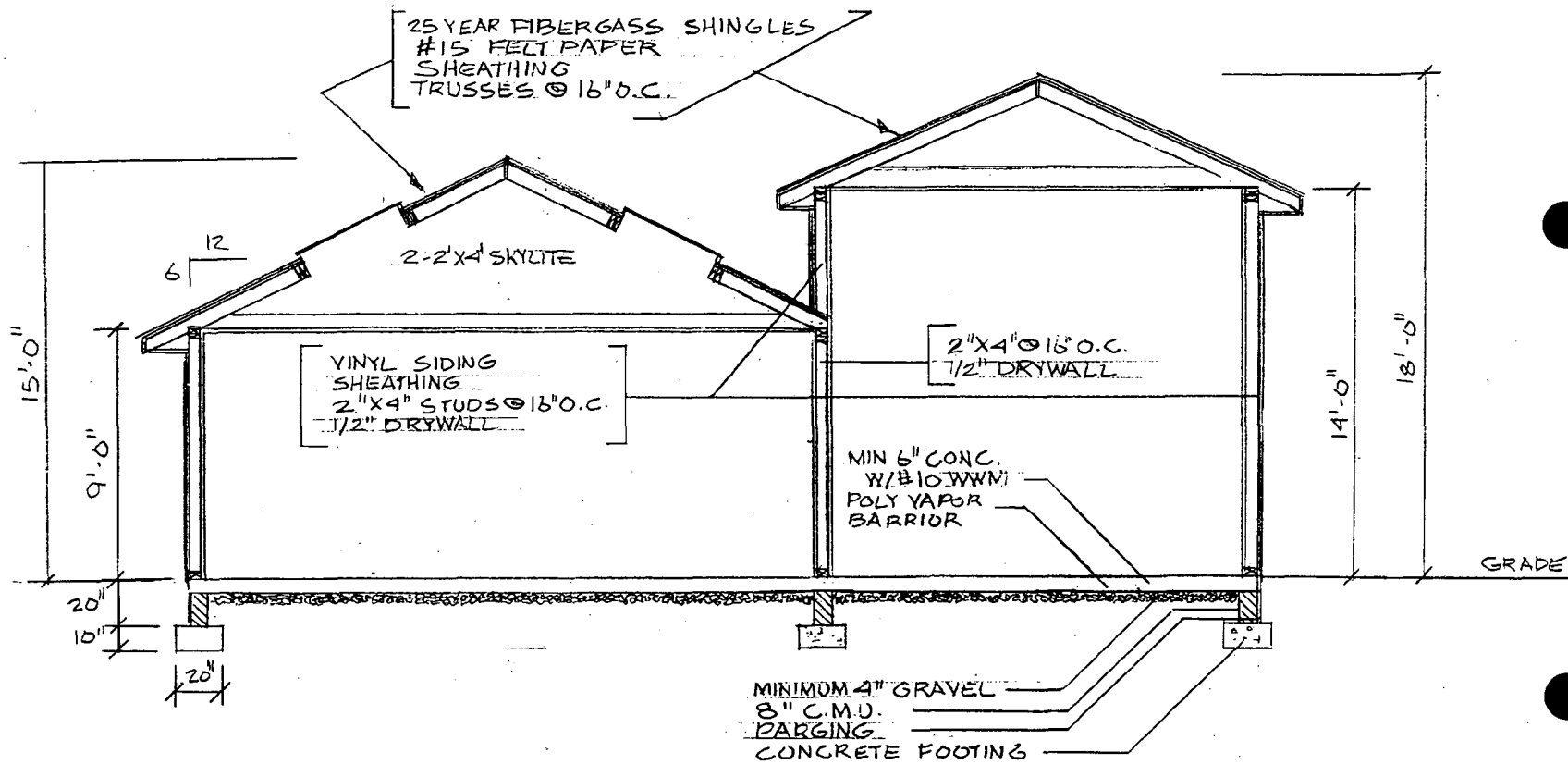
DESCRIPTION

WOOD FRAME CONSTRUCTION
 REINFORCED CONCRETE SLAB
 BLOCK FOUNDATION W/ CONCRETE FOUNDATION

EXTERIOR

VINYL 2" SIDING WITH WOOD CORNERS AND TRIM
 WINDOWS - VINYL DOUBLE HUNG W/ FIBERGLASS MULLIONS & OVER 6
 STEEL OVERHEAD GARAGE DOORS 1 @ 17'-0" X 7'-5" 1 @ 10'-5" X 14'-5"
 2 SKYLIGHTS
 ROOF - FIBERGLASS SHINGLES

#9 HIGH STREET
 BROOKVILLE, MD. 10730197



SECTION 1/4" = 1'

#9 HIGH STREET
 BROOKESVILLE, MD. 10/30/95

building
permit
services
p. o. box 15093
washington, d. c. 20003
delivery address:
1103 east capitol street, se
wasgington, d.c. 20003
phone: (202) 544-5054
fax: (202) 544-5055

Transmittal:

To: Robin Zeke

Fax Number: 301-495-1307

Number Of Pages: 1

From: Jim Minard

Date: 11/3/97

Comments: As I said the overall height (along ridge only) increases
about a foot.

Jim Minard

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 High Street

Meeting Date: 10/22/97

Resource: Brookeville Historic District

Review: HAWP

Case Number: 23/65-97E

Tax Credit: No

Public Notice: 10/8/97

Report Date: 10/15/97

Applicant: Michael G. Murphy (John Mease, Agent)

Staff: Robin D. Ziek

PROPOSAL: New garage Construction

RECOMMENDATIONS:
APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Primary Resource in Brookeville Historic District

STYLE: Vernacular Colonial Revival

DATE: c1900-1930's

*CONTINUED TO NOV. 12TH
MEETING, WITH TIME TO
REDESIGN PROJECT AS PER
GEORGE'S SKETCH.*

This property is familiar to the HPC, having been the subject of a HAWP in July '97 when the owner applied for permission to build a new front porch. The property is one of the outlying homes in Brookeville and helps to provide a transition from the open fields outside of town to the more densely developed core at the crossroads.

The applicant's house sits on parcel 2, in the middle of a 3.26 acre property consisting of 3 parcels of land. The property is relatively flat along Georgia Avenue, but towards the middle of the property it falls off quickly into a stream-valley. This rear portion of the property is heavily wooded and contributes to the undeveloped edge of the town. Approaching Brookeville from the south, one passes the welcome sign, the cemetery, and then a commercial structure housing Paul Howe's Plumbing on the east side of the road. The next lot is the applicant's lot 1, which is heavily screened along Georgia Avenue. Then, the applicant's home becomes visible, as one enters the heart of Brookeville.

The house is a two-story side gable wood sided house, with a large side addition and a large rear addition. There is an existing garage which accommodates more than one vehicle built under the house. The driveway is paved with asphalt, with a generous turn-around area in front of this garage. The driveway is lined with mature deciduous trees, and one mature evergreen (which is proposed for removal) at the rear of the parking area.

PROJECT PROPOSAL

The applicant proposes to construct a large 3-car garage, with the gable end facing Georgia Avenue. The structure would measure 38' x 36' (see Circle 11). It would be a 1-1/2 story structure, with loft space above the garage; access to the loft would be by an interior staircase. The applicant proposes 2 bubble skylights on the north (left side) elevation. The structure is designed to accommodate a 2-car garage with a single garage door opening measuring 17', and a single garage bay large enough to park a work van, and a workshop to the rear. The new structure would be frame, with vinyl siding. The windows are unspecified. One mature tree would be removed. This is a large evergreen, maybe a fir or hemlock.

①

PROPOSAL #1

STAFF COMMENTS

The proposed site seems suitable for a garage, being towards the rear of the property and at the end of existing asphalt paving. The proposed removal of the mature evergreen would not be detrimental to the historic district, given the fact that there are many mature trees to remain on the property between the proposed garage and Georgia Avenue, and given the extent of the woods beyond. In addition, the proposed height of the new garage does not appear to be problematic, as the property slopes down from the street, and the proposed site is well below the elevation of the house and of Georgia Avenue.

Staff finds the scale and lack of architectural distinction of the proposed structure problematic. Because of both the size and utilitarian design of this garage, with 38' facing Georgia Avenue, and 36' in length, it appears to approach the scale of a commercial structure rather than a residential garage. Staff is less concerned with the overall length of the proposed structure than with the proposed width as seen from Georgia Avenue.

The applicant is concerned with providing shelter for his commercial van (currently parked on the asphalt parking area). This can still be accomplished with the construction of a garage of reduced size, such as a 2-car garage with dimensions more in the range of 26' x 36'. Furthermore, the proportions of a structure with reduced width, with the loft space above, would be more in keeping with the residential nature of the site. The structure could incorporate two parking bays, with two separate doors, each measuring approximately 10'.

The historic house has been modified through the years, with several additions to the sides and rear. While the house is sided with wood weatherboard, the proposed use of vinyl siding on this new subsidiary building does not appear to be inconsistent with the site. While vinyl siding might not be approved on the original house or on an addition to the house, it does not seem inappropriate for the proposed subsidiary structure. Staff is more concerned with the effect of the proposed new construction on the overall district than on the altered house. However, the new structure is envisioned strictly as a utilitarian structure, which contributes to the apparent conflict between the residential setting and the commercial scale of the proposal.

There are many examples of houses and garages being built as "matched sets" elsewhere in the county. In terms of the design of this proposal, however, there appears to be no relationship at all between the existing residence and the new garage. Staff feels that perhaps one way to provide some relationship to the historic structure, in addition to reducing the overall width of the garage, is to use wood cornerboards and wood trim around the doors and windows. As the main residence is a painted wood structure, the addition of wood elements in the new garage would provide an opportunity to unify the two structures through a similar paint scheme.

Finally, the proposed use of bubble skylights is not appropriate in the historic district because they are highly visible. Staff notes that the applicant can achieve the same lighting effect by using skylights with a flush profile.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. The garage structure will be reduced in overall width to approximately 26', to accommodate two vehicle bays with individual doors.
2. The project will incorporate wood cornerboards and wood trim around all doors and windows.
3. The wood trim will be painted.
4. Flush skylights will be installed.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN MEASE

Daytime Phone No.: 301-613-8505

Tax Account No.: 00731995

Name of Property Owner: MICHAEL G. MURPHY Daytime Phone No.: 301-924-2525

Address: 9 HIGH ST BROOKVILLE MD 20833
Street Number City State Zip Code

Contractor: QUALI-TECH, INC Phone No.: 410-381-2828

Contractor Registration No.: 45745

Agent for Owner: JIM MINARD Daytime Phone No.: 202-544-5054

LOCATION OF BUILDING/PREMISE

House Number: 9 ~~1012~~ ~~888~~ Street: HIGH ST

Town/City: BROOKVILLE Nearest Cross Street: MARKET

Lot: _____ Block: _____ Subdivision: _____

Liber: 5905 Folio: 453 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 26,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Michael S. Murphy
Signature of owner or authorized agent

9/1/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

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:

1 NO STORY FRAME DWELLING ON 0.2 ACRES

FRONT PORCH AREA DISCONTINUED

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

3 VEHICLE GARAGE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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 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

- 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.

NEIGHBORS

NEXT DOOR SOUTH

PAUL HOWES PLUMBING SHOP

15 HIGH ST.

BROOKVILLE, MD. 20833

NEXT DOOR NORTH

BROOKVILLE ACADEMY

5 HIGH ST

BROOKVILLE, MD 20833

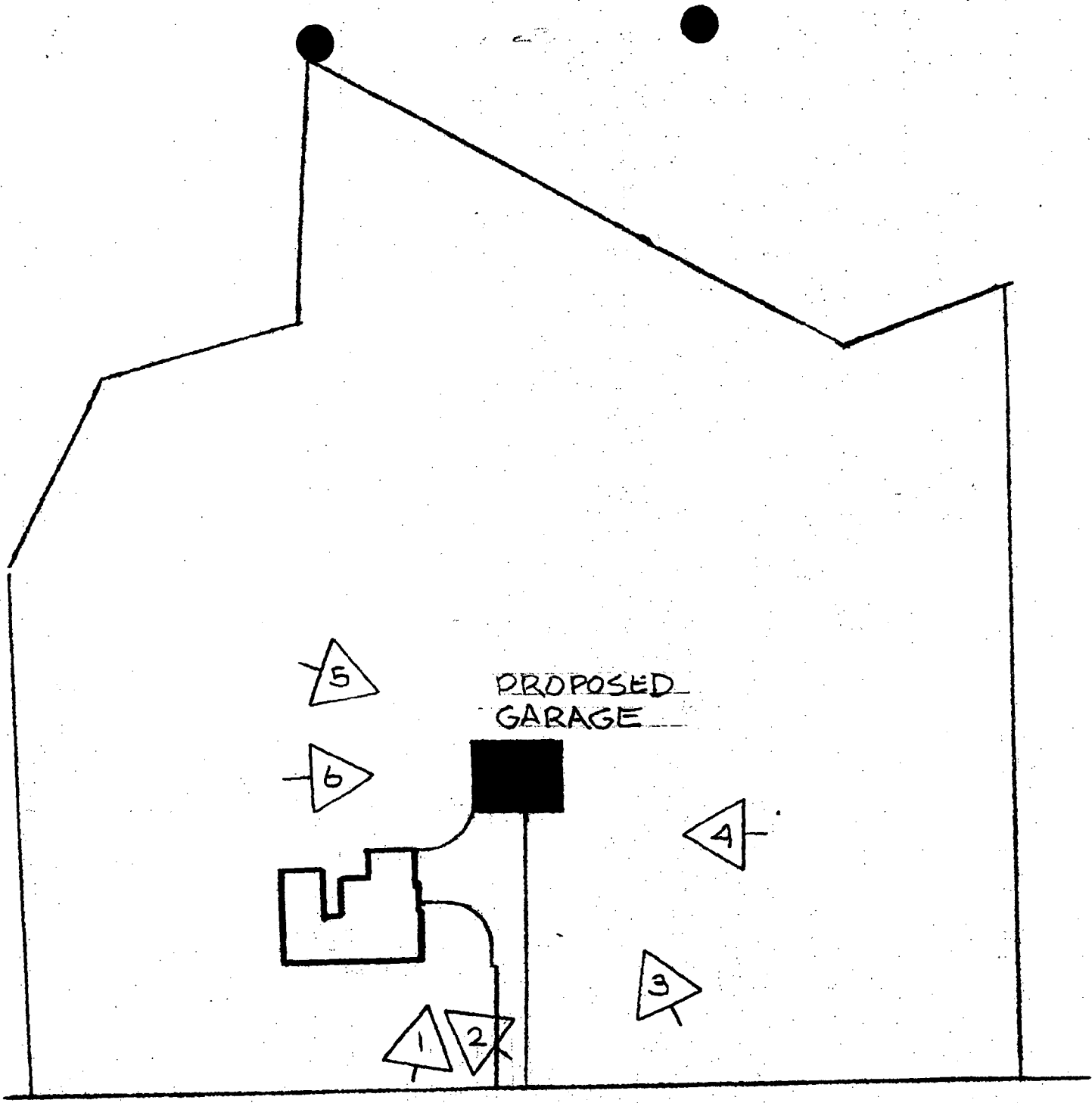
ACROSS STREET

ORNDORFF MEMORIAL HALL

c/o SALEM UNITED METHODIST CHURCH

10 HIGH ST.

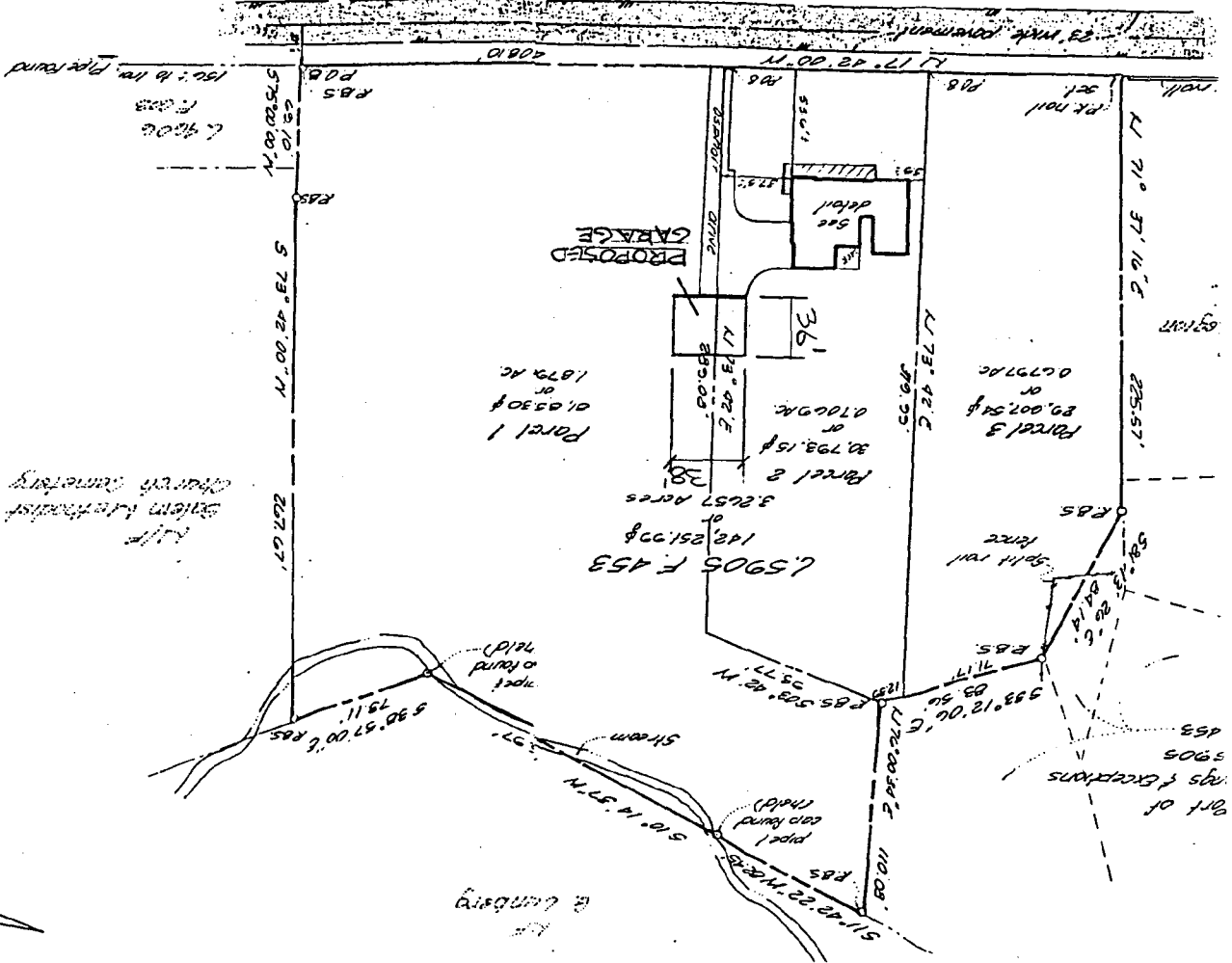
BROOKVILLE MD 20833



PROPOSED
GARAGE

#9 HIGH STREET
PHOTOS

High Street
(Georgia Avenue ext.)



Notes:
1) Flood zone "C" per HUD panel

Jeffrey A. Foster
Property Line Surveyor
M/D Reg. No. 587
4-11-91
date

I hereby certify that the information shown hereon is correct to the best of my knowledge, that it is based upon an actual field survey pursuant to the record descriptions among the land records of Montgomery County, Maryland. I further certify that the improvements to the subject property have been established by Transit-Tape methods and that unless shown, there are no encroachments. The information shown has been derived without the benefit of a title report and may not show all easements or encumbrances.

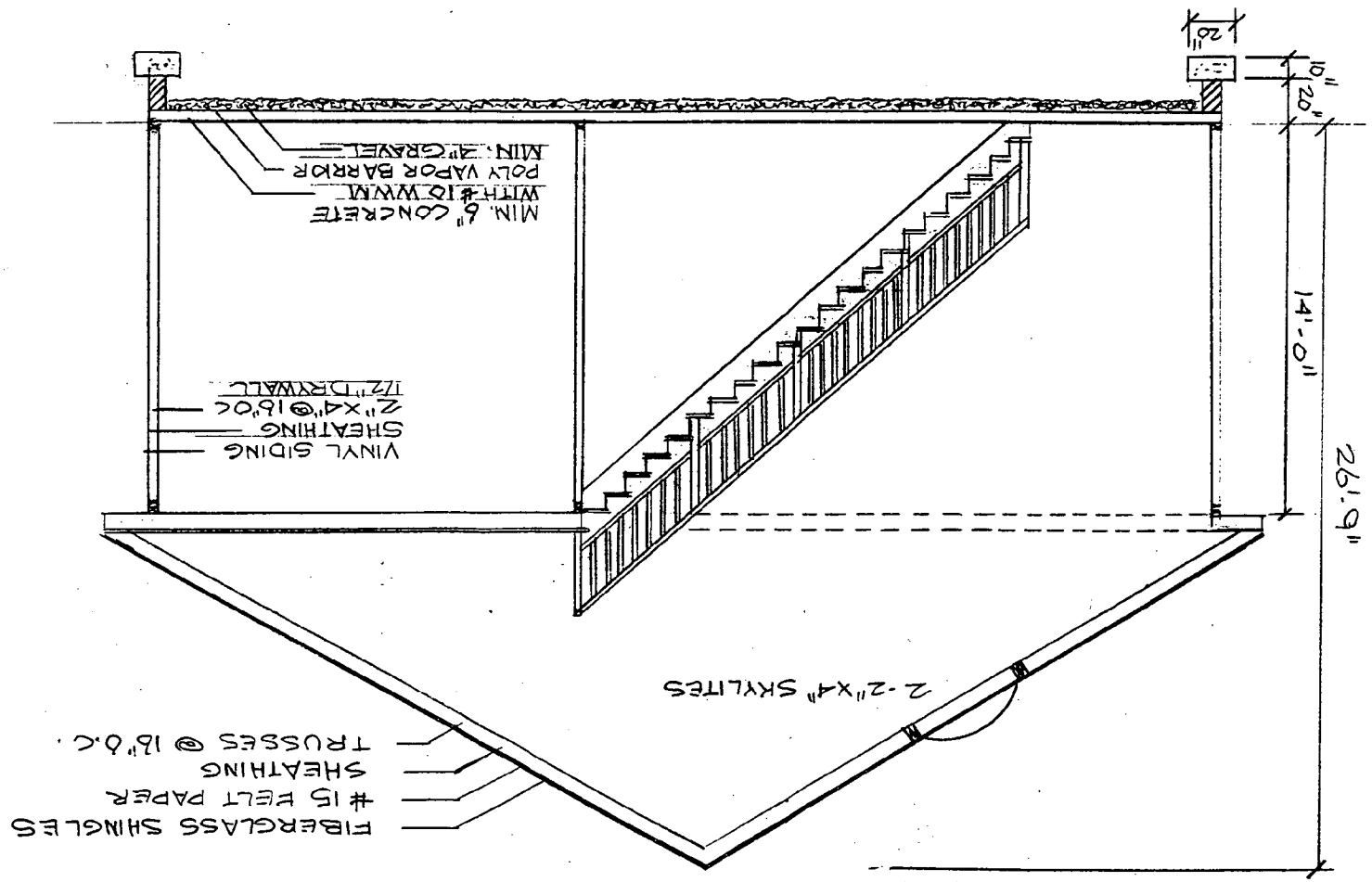
Surveyor's Certification

Survey Method
Chainometry

01

#9 HIGH STREET
BROOKVILLE, MD. 9/24/97

SECTION
1/4"=1'



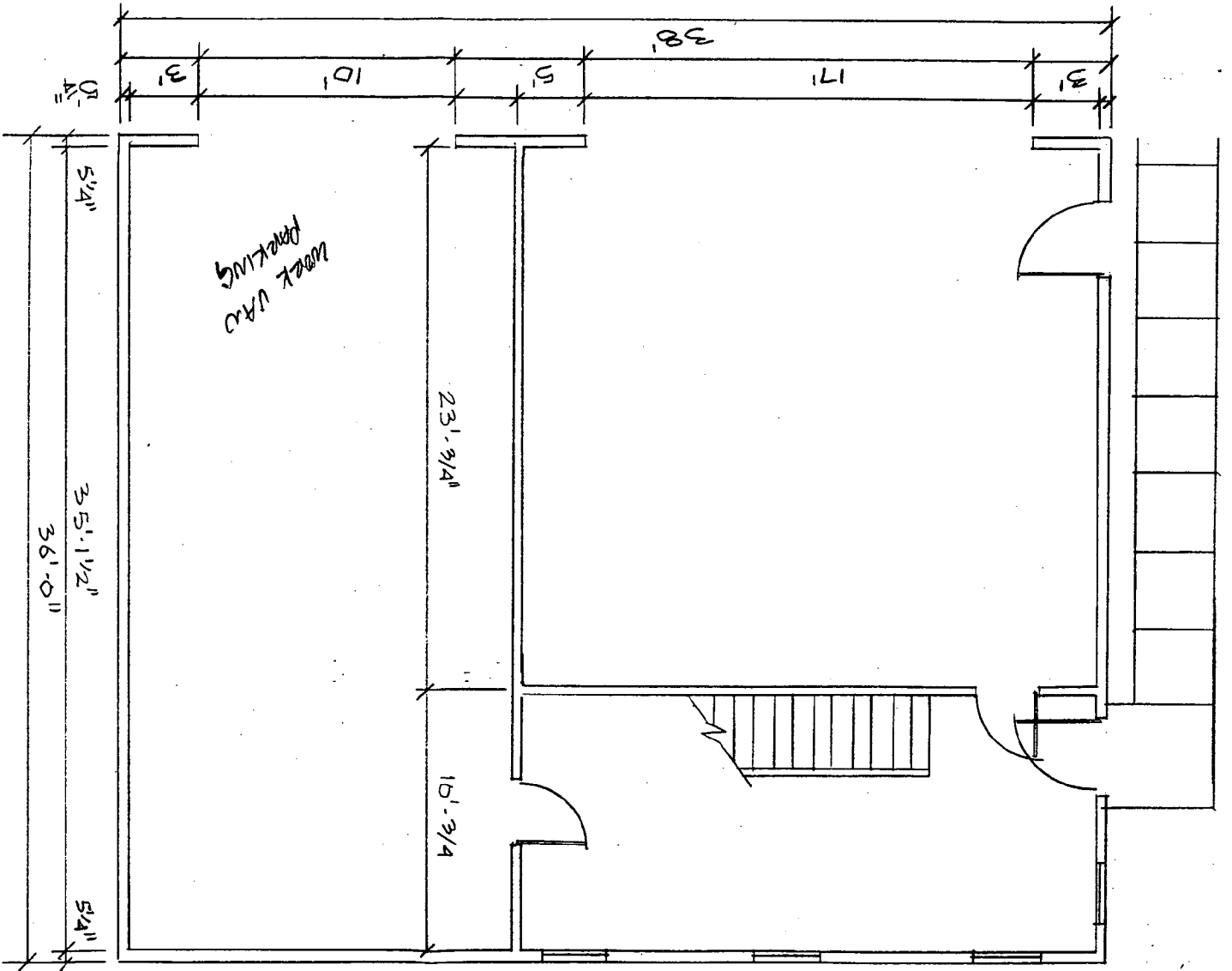
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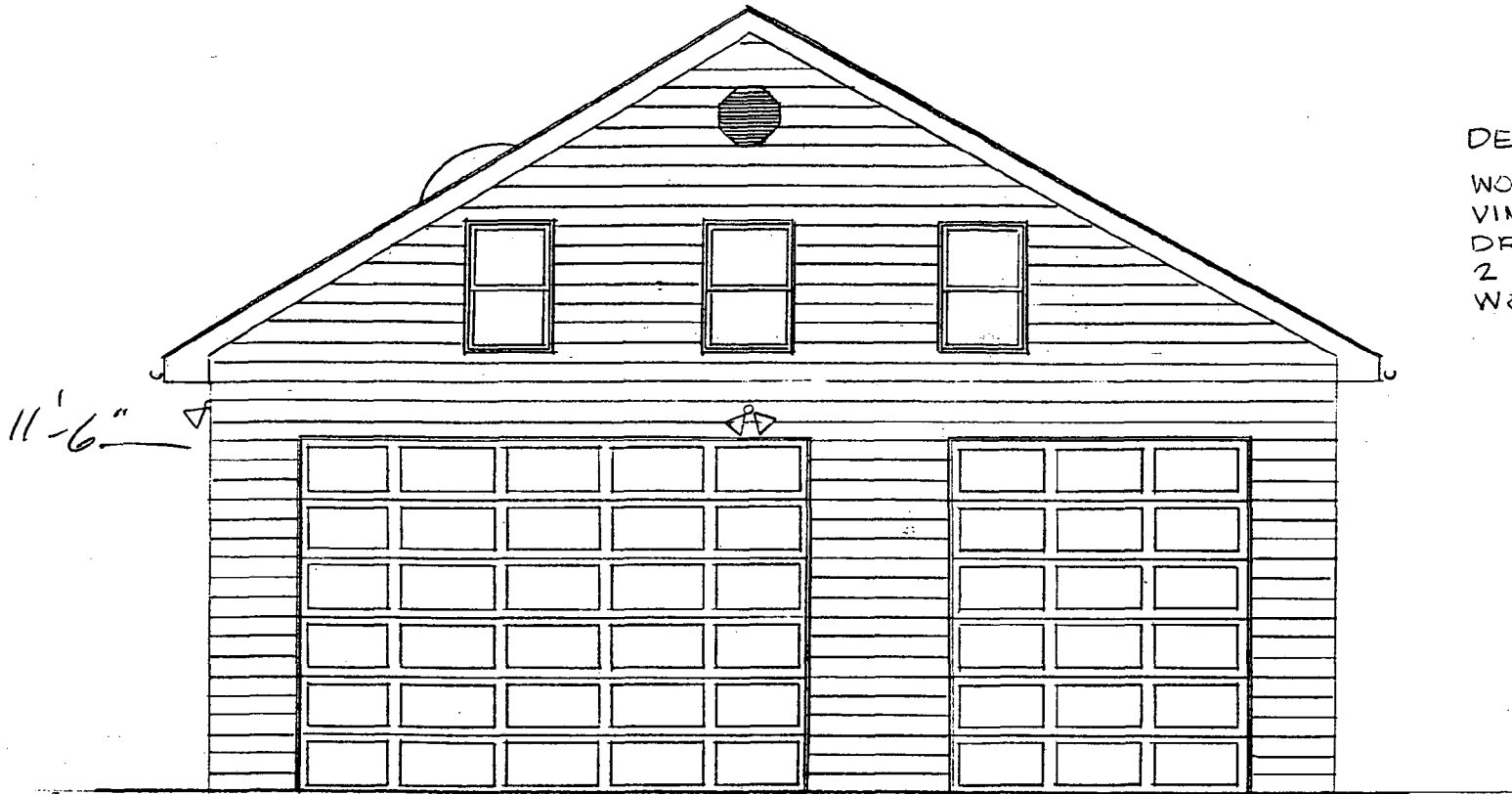
6 A. AVE ↗

DRIVEWAY ↘

#9 HIGH STREET
BROOKVILLE, MD. 9/24/97

FLOOR PLAN 1/4" = 1"





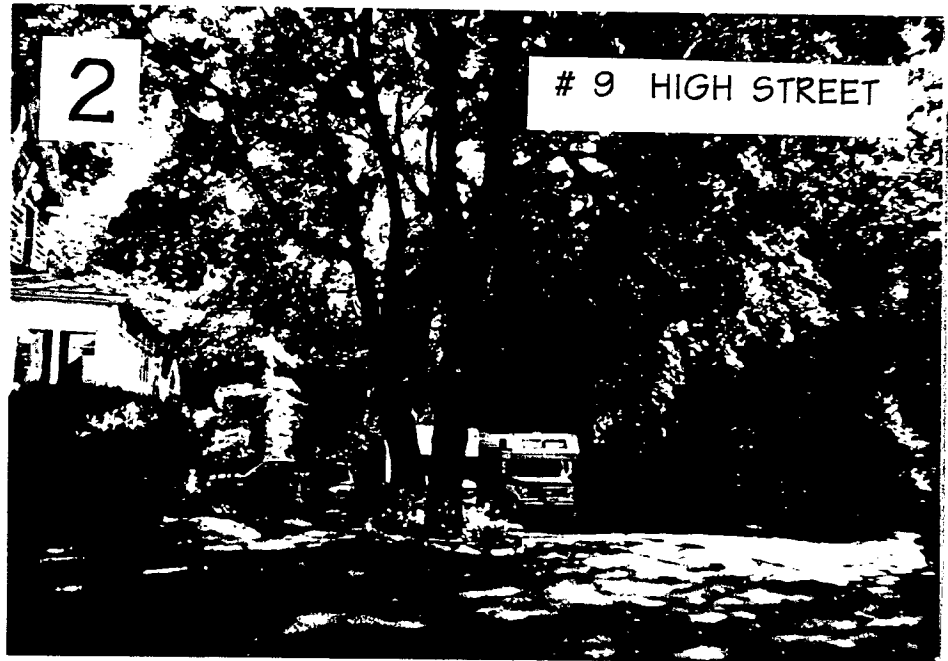
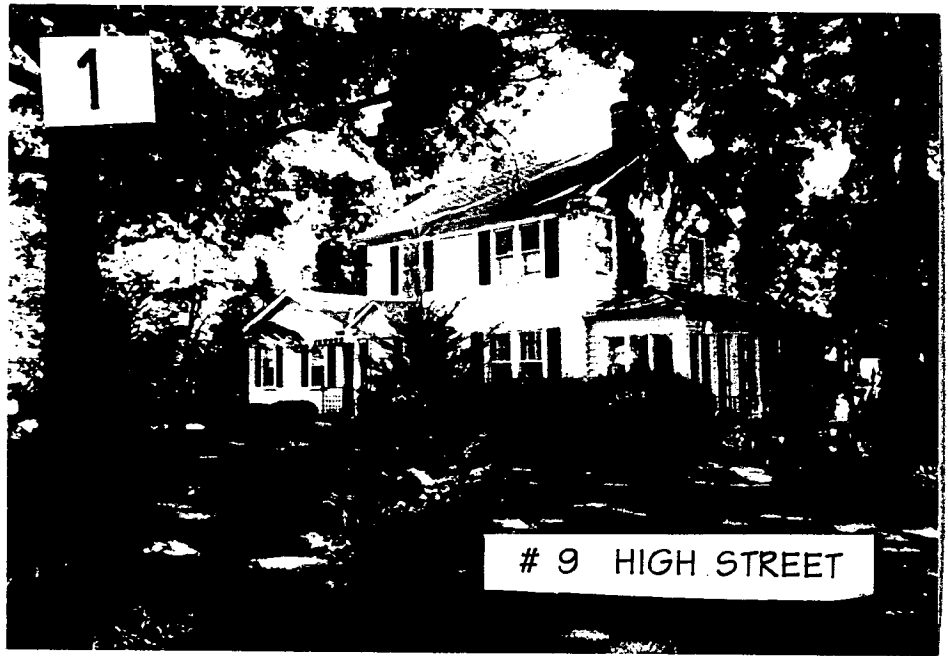
DESCRIPTION

WOOD FRAM CONSTRUCTION
VINYL SIDING EXTERIOR
DRYWALL INTERIOR
2 OVERHED GARAGE DOOR
WORKSHOP IN REAR

FRONT ELEVATION

NEW GARAGE
#9 HIGH STREET
BROOKEVILLE, MD. 9/24/97

12



4



9 HIGH STREET

5



9 HIGH STREET

6



9 HIGH STREET

28 x 32 Approved size for Treadwell.

2 gauge doors 9'

(36 x 36)





3

9 HIGH STREET



















