



23/73-06A 21030 New Hampshire Ave
Gittings Ha Ha, 23/73



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: April 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # **415076** for Rehabilitation of Smokehouse and Brick Patio and
Flagpole Installation

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on April 11, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Andrew Begosh (Dan Benson, Agent)

Address: 21030 New Hampshire Avenue (*Master Plan Individual Site # 23/73, Gittings Ha Ha*)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

415076

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAN BENSON
(Daytime Phone No.) 301-514-1423

Tax Account No. 00709471
Name of Property Owner: ANDREW BEGOSH (Daytime Phone No.) _____
Address: 21030 N.H. AVE BROOKVILLE MD 20833
Street Number City State Zip Code
Contractor: BENSON CUSTOM MASONRY Phone No.: 301-514-1423
Contractor Registration No.: MHC # 2498
Agent for Owner: DAN BENSON Daytime Phone No.: 301-514-1423

LOCATION OF BUILDING/PREMISE

House Number: 21030 Street: NEW HAMPSHIRE AVE
Town/City: BROOKVILLE Nearest Cross Street: BRIGHTON DAM RD.
Lot: _____ Block: _____ Subdivision: 501
Liber: 23254 Folio: 798 Parcel: P545

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Retire Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 10,000
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.

[Signature] Signature of owner or authorized agent Date: 3/20/06

Approved: X _____
Disapproved: _____
Application/Permit No. 415076 Date Filed: _____ Date Issued: 4/12/06
For Chairperson, Historic Preservation Commission
[Signature] _____

Let: 5/27/99

SEE REVERSE SIDE FOR INSTRUCTIONS

415076

**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:

PROJECT CONSISTS OF REBUILDING ONE BLOCK
WALL OF SMOKEHOUSE DUE TO BIG + ROT DAMAGES.
SOME REPAIRS TO AREA ARE UNDERWAY.
SUNKEN WALL REPAIRED and cedar shakes to match
existing have been installed

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

SMOKEHOUSE REPAIR + INSTALLATION OF FLAGPOLE
WILL IMPROVE HISTORIC VALUE OF PROPERTY.

2. SITE PLAN

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

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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.

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If you are proposing construction adjacent to or within the canopy 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.

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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.

Benson Custom Masonry

10302 Church Hill Road
Myersville, MD 21773
Phone: 301.695.2895
Dan Benson

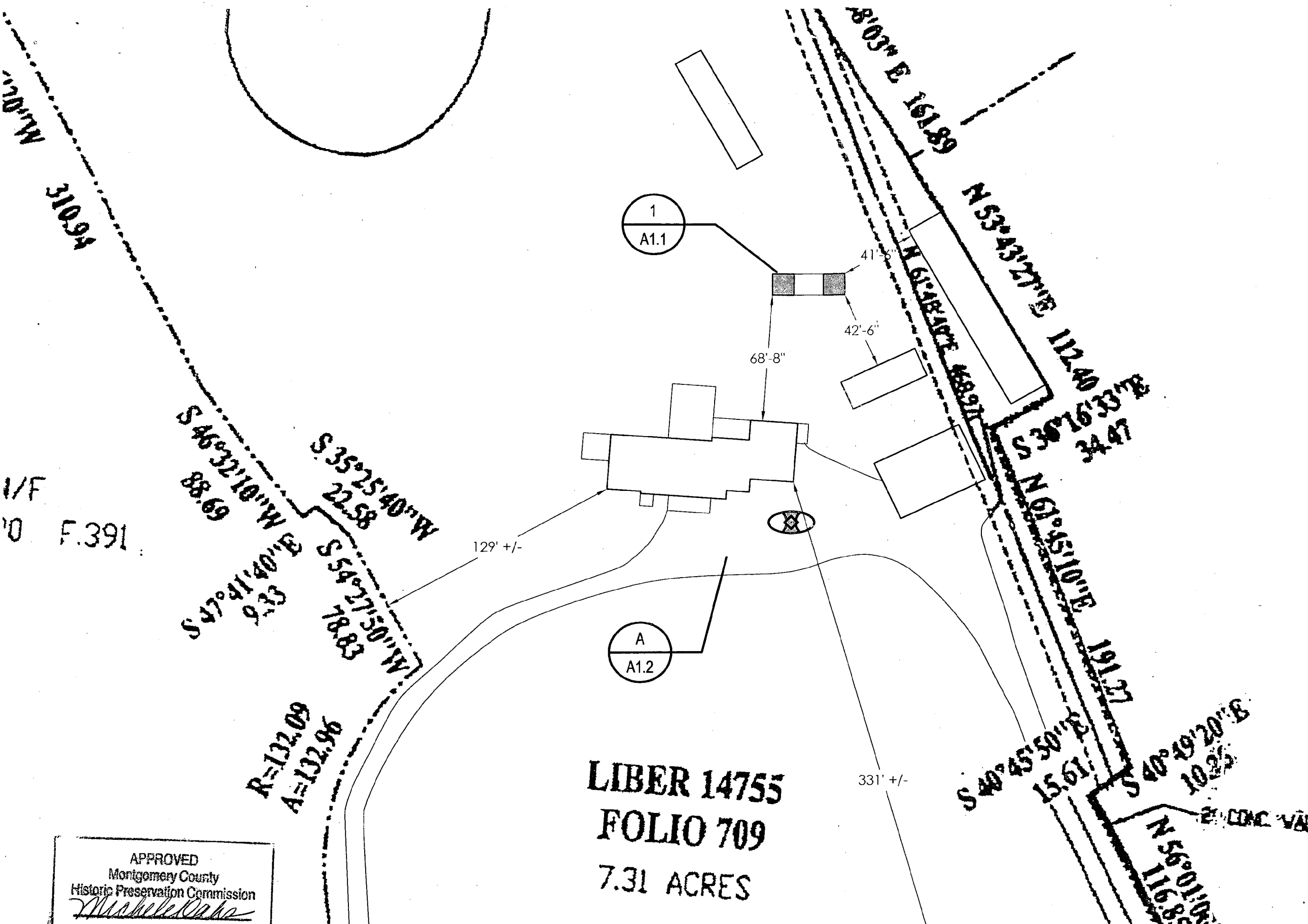
BEGOSH RESIDENCE
21030 New Hampshire Avenue
Brookeville, Maryland 20833

REPAIR HISTORIC LOG STRUCTURE

REVISION	NO.	DATE
DATE:	15 MARCH 2006	
DRAWN BY:	CWB	

A1.0

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LIBER 14755
FOLIO 709
7.31 ACRES

1 SITE LAYOUT
A1.0 1" = 50'-0"

APPROVED
Montgomery County
Historic Preservation Commission
M. Sheldahl

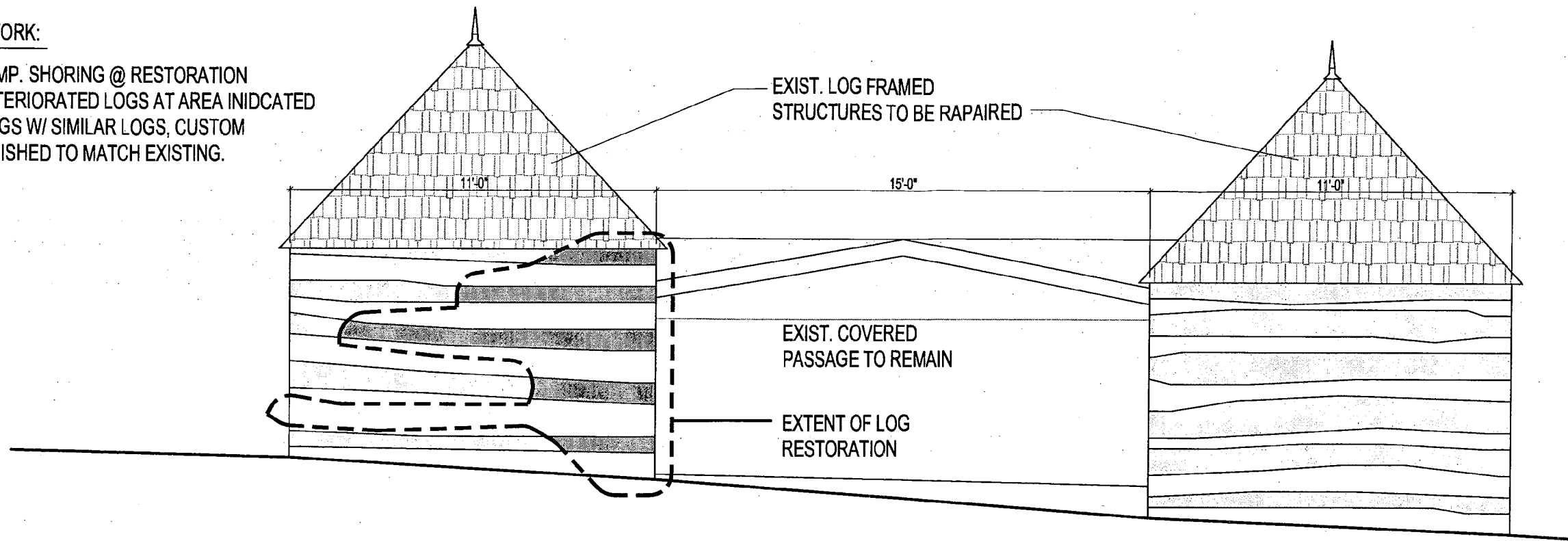
4/12/06

1/10 F.391

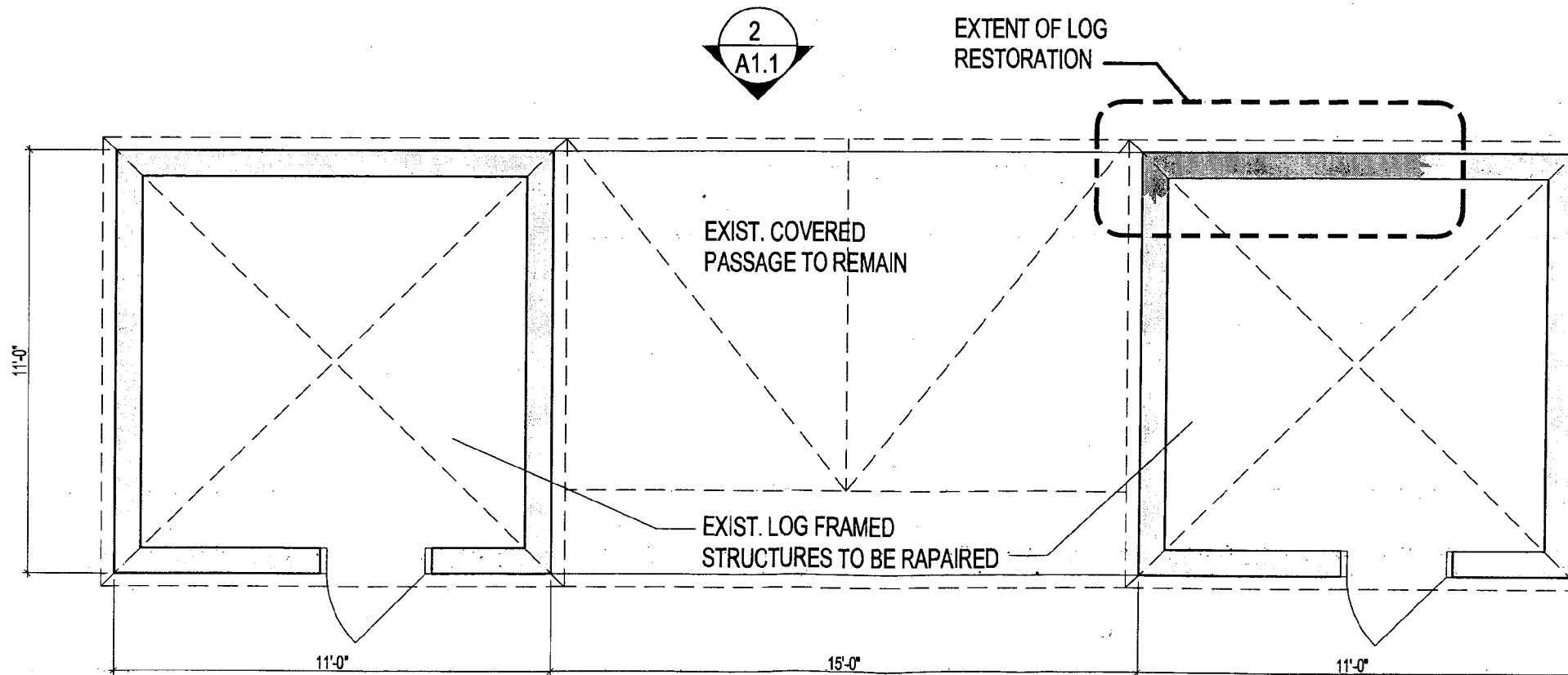
SCOPE OF WORK:

PROVIDE TEMP. SHORING @ RESTORATION
 REMOVE DETERIORATED LOGS AT AREA INDICATED
 REPLACE LOGS W/ SIMILAR LOGS, CUSTOM
 MILLED & FINISHED TO MATCH EXISTING.

Benson Custom Masonry
 10302 Church Hill Road
 Myersville, MD 21773
 Phone: 301.695.2895
 Dan Benson



2 REAR ELEVATION
 A1.1 1/4" = 1'-0"



1 PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle
 4/12/06

BEGOSH RESIDENCE
 21030 New Hampshire Avenue
 Brookeville, Maryland 20833
REPAIR HISTORIC LOG STRUCTURE

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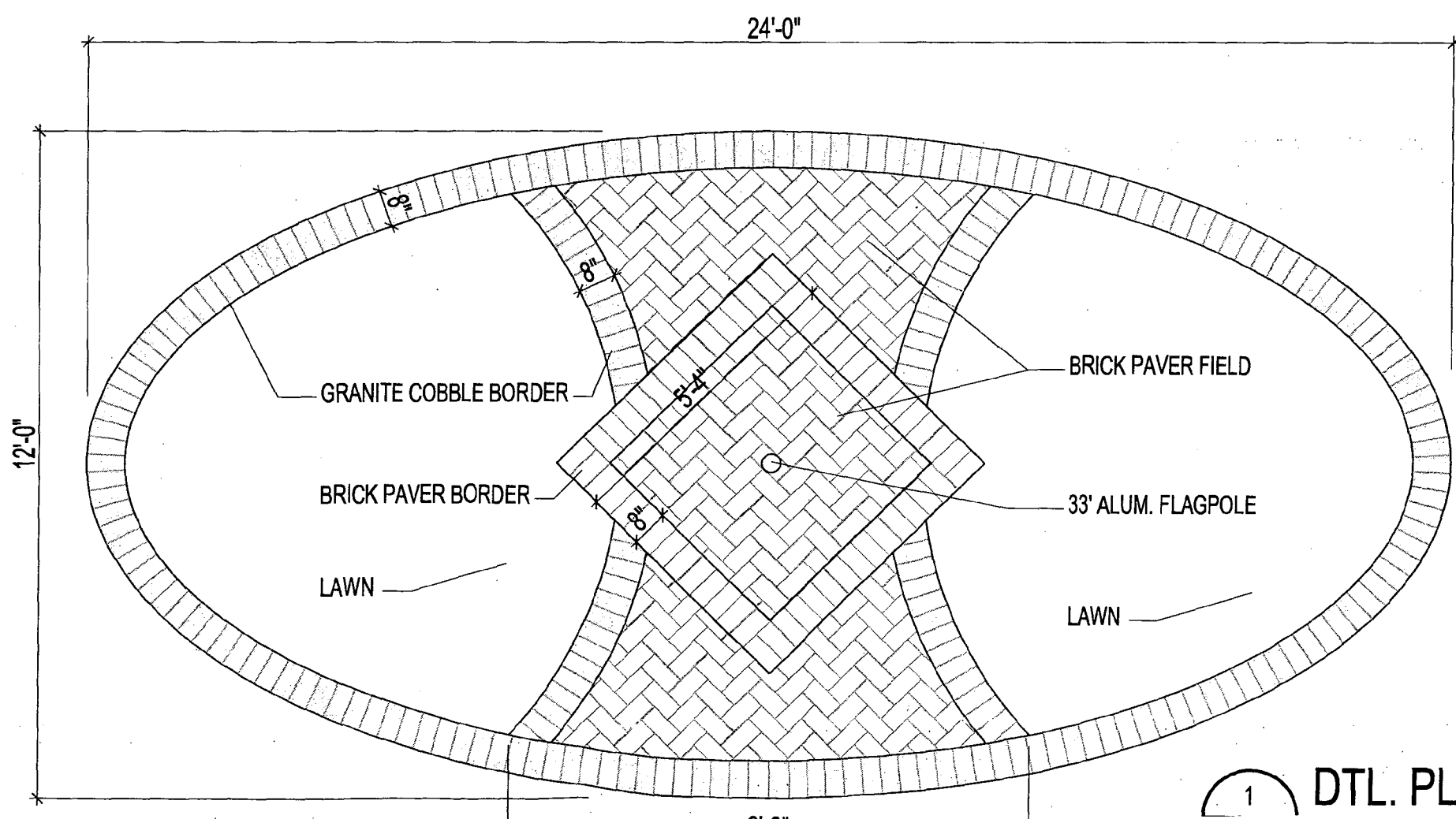
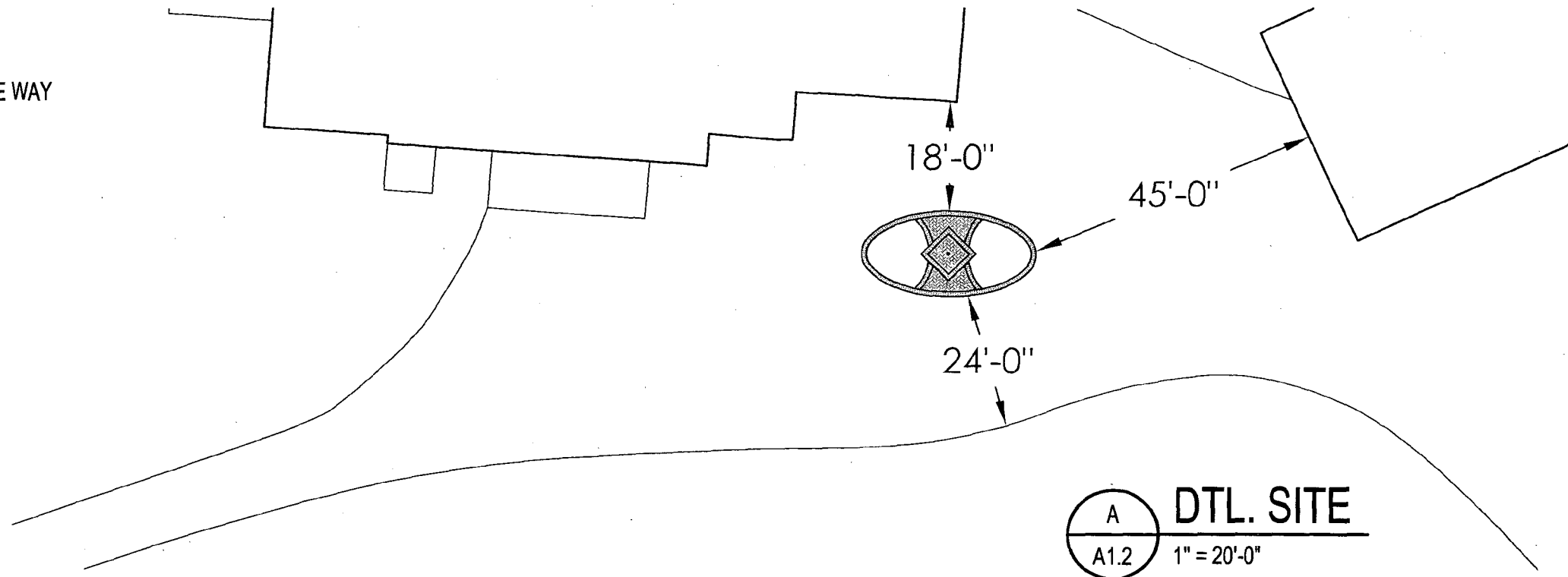
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SCOPE OF WORK:

PROVIDE NEW ISLAND IN EXISTING DRIVE WAY
 PROVIDE FLAGPOLE IN ISLAND

Benson Custom Masonry

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 Myersville, MD 21773
 Phone: 301.695.2895
 Dan Benson



BEGOSH RESIDENCE
 21030 New Hampshire Avenue
 Brookeville, Maryland 20833

REPAIR HISTORIC LOG STRUCTURE

REVISION	NO.	DATE
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DRAWN BY:	CWB	

A1.2

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APPROVED
 Montgomery County
 Historic Preservation Commission
Michele Dabo

4/12/06

1 DTL. PLAN

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	21030 New Hampshire Ave, Brookeville	Meeting Date:	4/11/2006
Resource:	<i>Master Plan</i> Individual Site # 23/73 Gittings Ha Ha	Report Date:	4/4/2006
Applicant:	Andrew Begosh (Dan Benson, Agent)	Public Notice:	3/28/2006
Review:	HAWP	Tax Credit:	Partial
Case Number:	23/73-06A	Staff:	Michele Oaks

PROPOSAL: Rehabilitation of smokehouse and flagpole installation

RECOMMENDATION: Approve

BACKGROUND

Since the Commission saw this case in December 2003, the owners have met the conditions of the retroactive approval by:

- Removing the vinyl siding from the front façade and the portion of the original, single-pile plan house contained within the original side-gable roof and replaced it with beveled wood siding.
- Rehabilitating the roof structure of the smokehouses and install new, cedar shingles.

Additionally, the owners have rebuilt the brick front porch floor with most of the original bricks and re-pointed them using traditional tooled mortar joints, which was not required as part of the above approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Master Plan* Individual Site, **Gittings Ha Ha**
STYLE: Georgian
DATE: Original Section, 1783; second section, 19th century; later additions, ca. 1939

The ten-bay house is composed of at least four building periods, possibly more. There are two, three-bay, newly restored, clapboard sections that represent the oldest sections of the house. At both the north and south ends of the house there are brick additions said to date to 1939, at a time when the house was owned by Henry L. Breuninger, who was a house designer. The north addition features a bell cot. The rear of the house received an alteration prior to 1968 that included the raising of the back slope of the roof to accommodate a full third-story and the replacement of several double-hung sash windows with three part "picture" windows.

HISTORIC CONTEXT

In the 1700s a landscaped ha ha with a sunken fence was used to separate active farms and pasture land from the residential setting, in an effort to make planned landscaping appear natural. This ten-bay, side

gable house was one of the early land grant properties in the county. A dwelling built on the property by 1783 may form the nucleus of this house, which has evolved in several stages over the years. The residence was the home of the Leeke-Brown family of Brighton for over a century and a half. The property includes a stone icehouse, two log outbuildings with pyramidal roofs, a log granary and a family cemetery.

PROPOSAL:

The applicants are proposing to:

- Complete the rehabilitation of the smokehouse by removing the non-historic, concrete chinking and portions of the “damaged beyond repair”, wood timbers and replace with new, wood timbers and clay chinking, as needed. The total replacement of the timbers is not being done. See project description on attached. (Does not require a HAWP, however, staff encourages the contractor to continue to communicate with us throughout the project to ensure a successful rehabilitation).
- Install a 33’ high aluminum flagpole. The flagpole is to be located in the center of the driveway circle. (Does not require a HAWP).
- Install a new, brick “patio” surrounding the new flagpole. (Does require a HAWP).

APPLICABLE GUIDELINES:

Proposed alterations to Master Plan individually designated sites reviewed by the Commission with the guidance from the *Secretary of Interior’s Standards for Rehabilitation (Standards)* and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of Interior’s Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The applicable *Standards* are as follows:

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive

materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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

The proposed brick "patio" is to be located within the existing driveway. This change in material will not have any negative affect on the historic resource or its landscape. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

415076

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAN BENSON
Daytime Phone No.: 301-514-1423

Tax Account No.: 00709471

Name of Property Owner: ANDREW BEGOSH Daytime Phone No.: _____

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Street Number City State Zip Code

Contractor: BENSON CUSTOM MASONRY Phone No.: 301-514-1423

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Agent for Owner: DAN BENSON Daytime Phone No.: 301-514-1423

LOCATION OF BUILDING/PREMISE

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Town/City: BROOKVILLE Nearest Cross Street: BRIGHTON DAM RD.

Lot: _____ Block: _____ Subdivision: 501

Lib: 23254 Folio: 798 Parcel: P545

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:

- AAC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Well (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 10,000

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

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[Signature]
Signature of owner or authorized agent

3/20/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

415076

(4)

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

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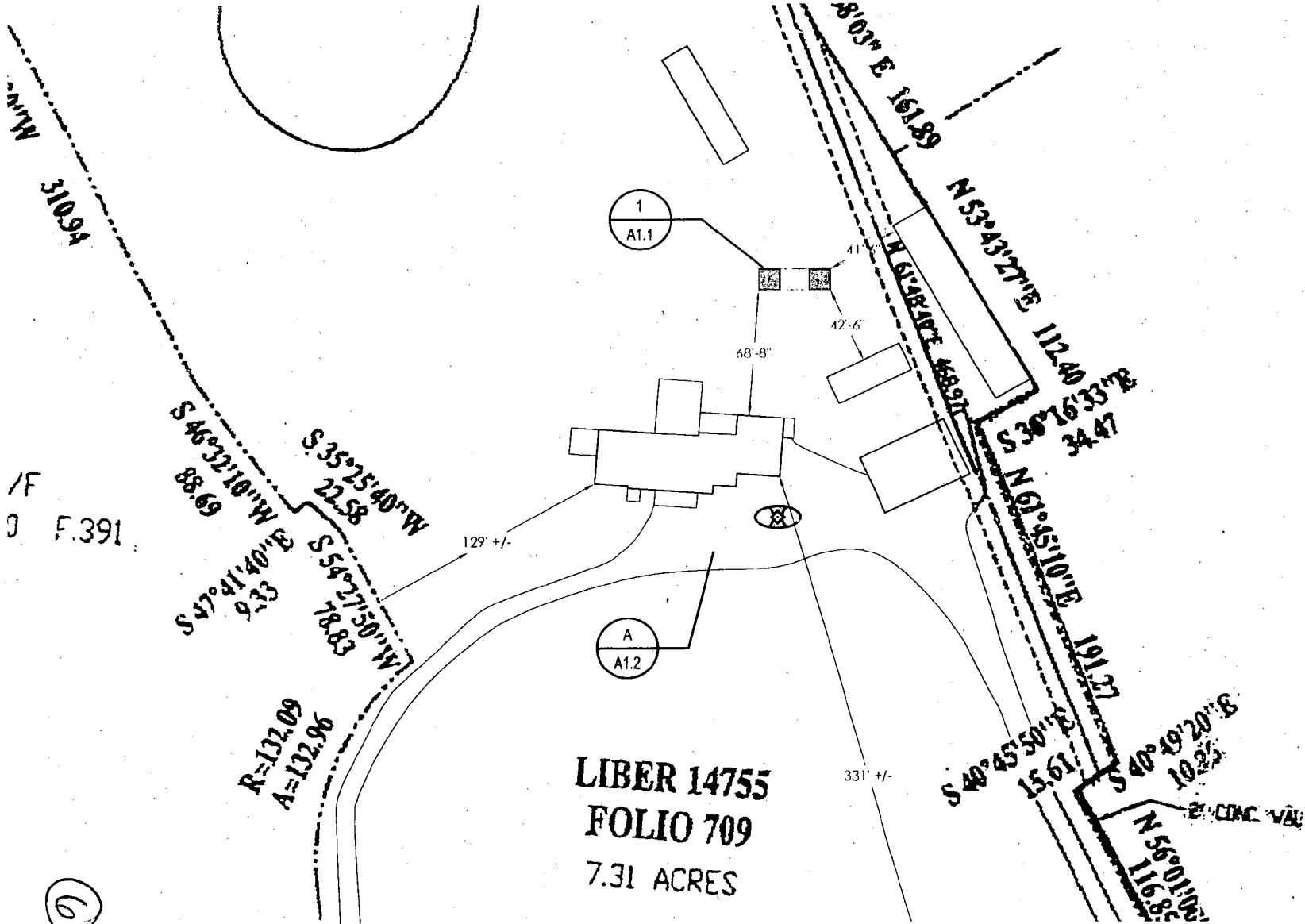
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1/F
0 F.391

(6)

**LIBER 14755
FOLIO 709
7.31 ACRES**

1 SITE LAYOUT
A1.0 1" = 50'-0"

Benson Custom Masonry
10302 Church Hill Road
Myersville, MD 21773
Phone: 301.695.2895
Dan Benson

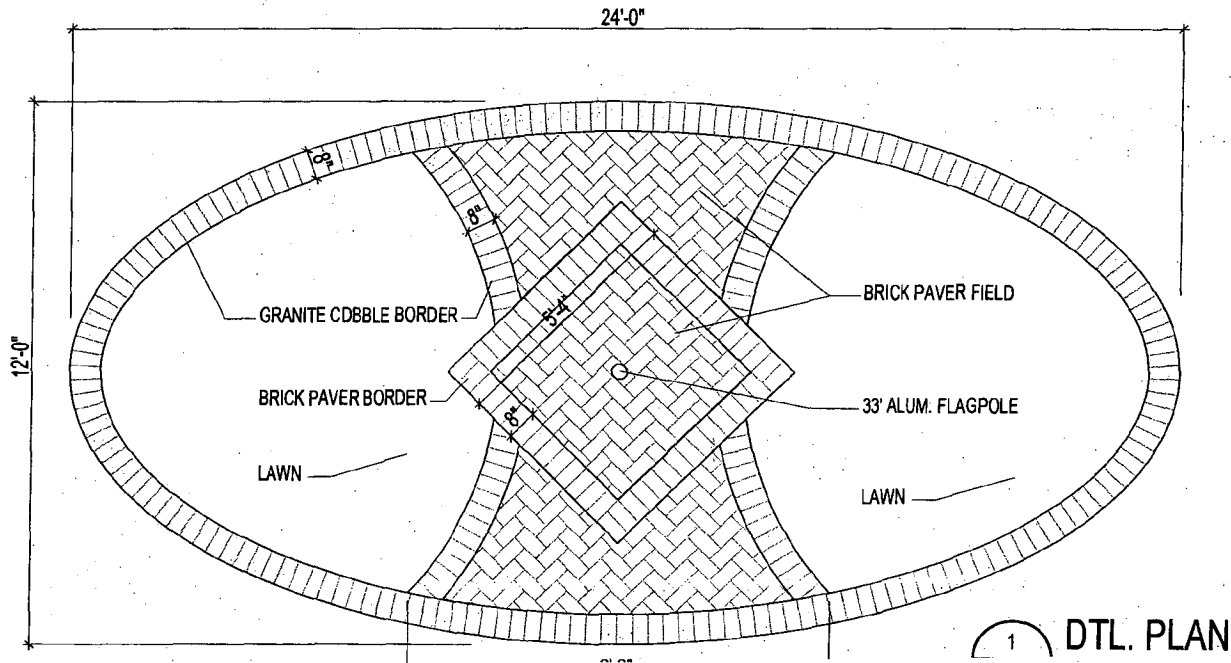
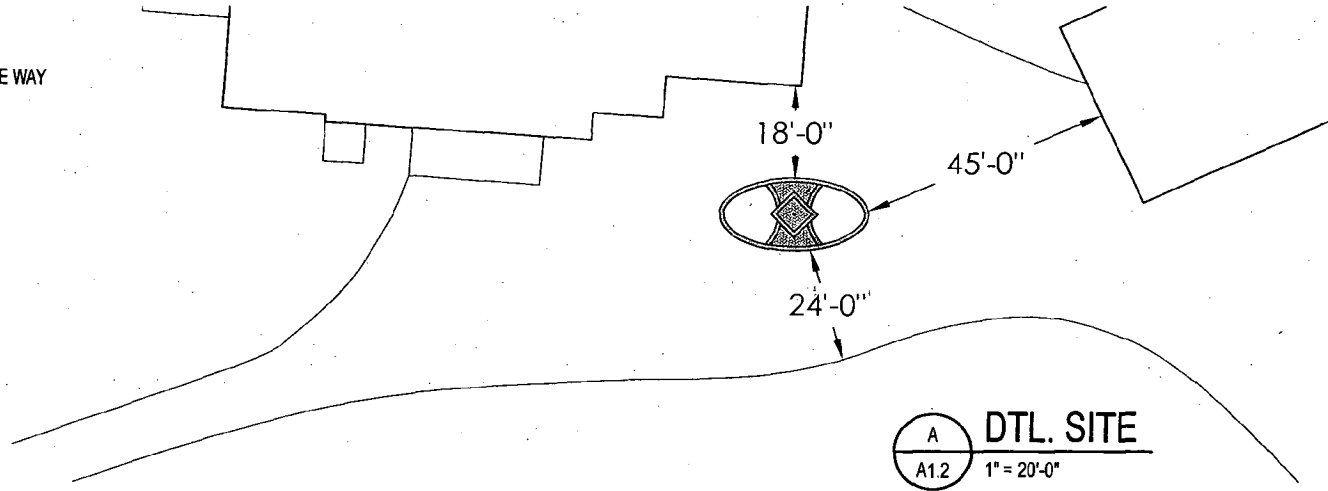
BEGOSH RESIDENCE
21030 New Hampshire Avenue
Brookeville, Maryland 20833
REPAIR HISTORIC LOG STRUCTURE

REVISION	NO.	DATE
DATE:		15 MARCH 2006
DRAWN BY:		CWB

A1.0
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SCOPE OF WORK:

PROVIDE NEW ISLAND IN EXISTING DRIVE WAY
 PROVIDE FLAGPOLE IN ISLAND



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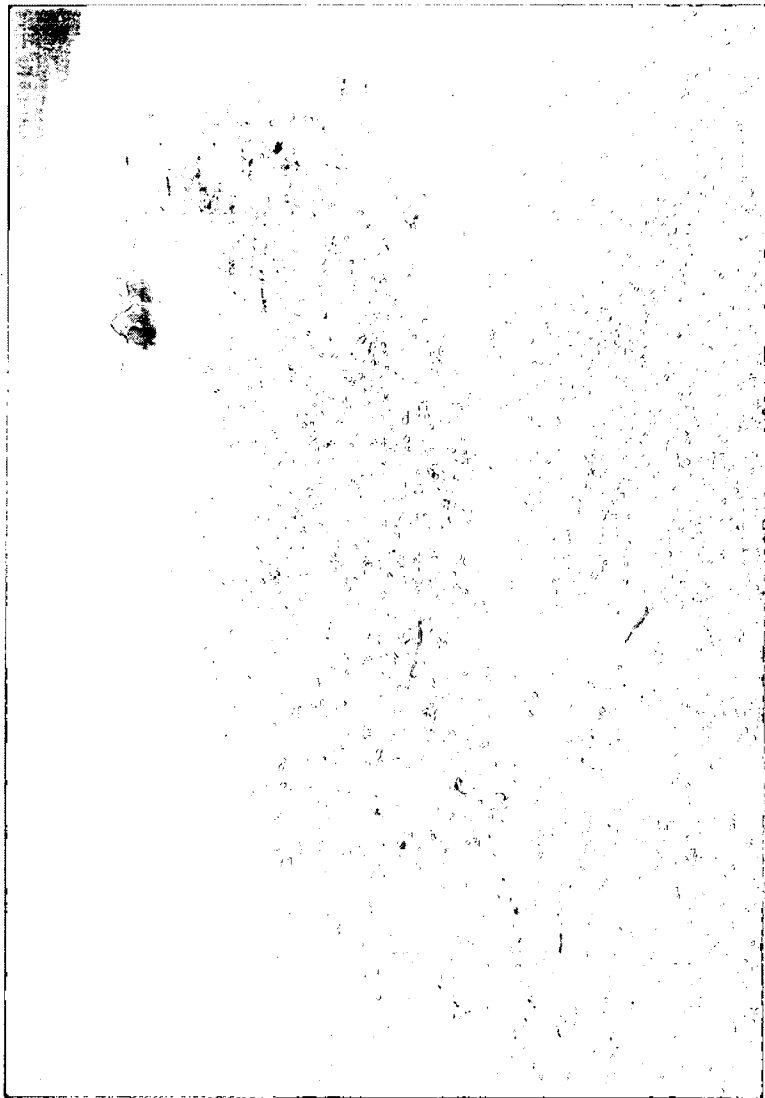
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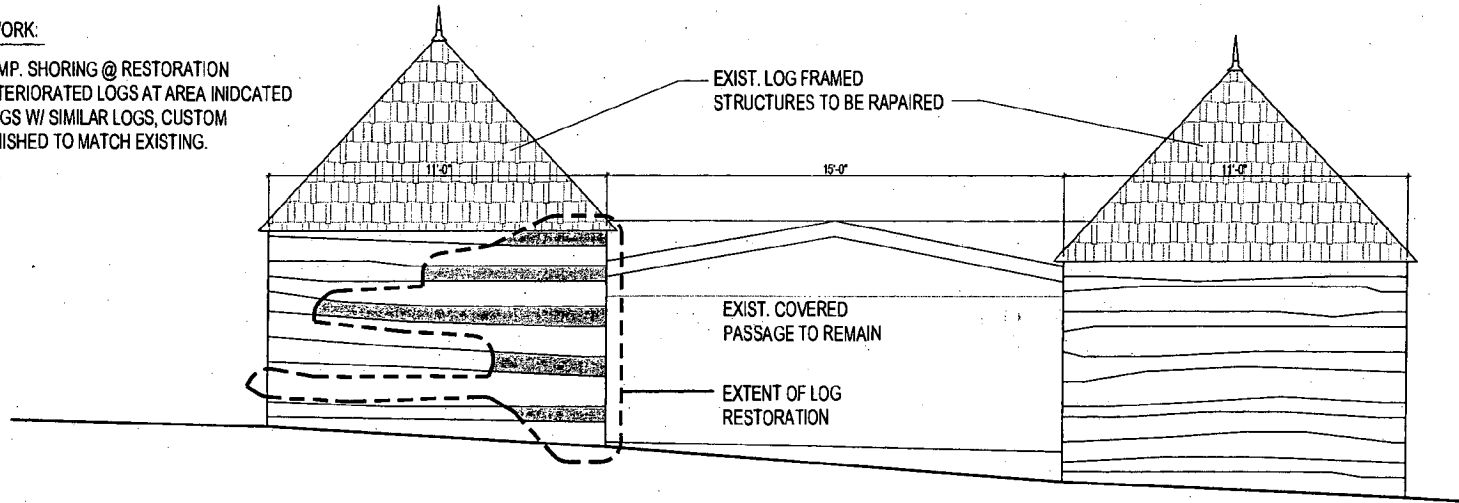
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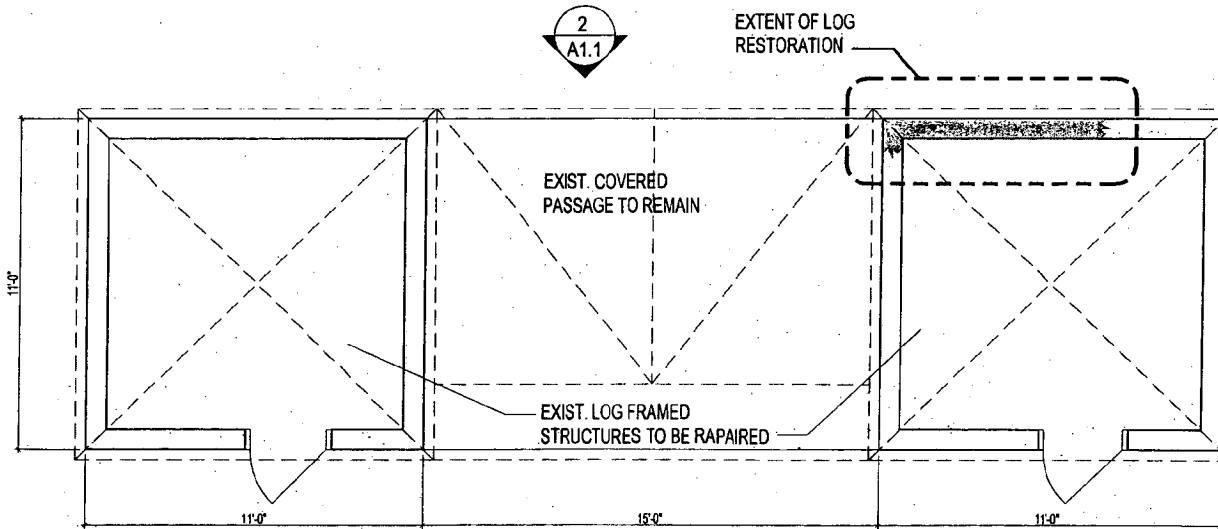
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SCOPE OF WORK:

PROVIDE TEMP. SHORING @ RESTORATION
 REMOVE DETERIORATED LOGS AT AREA INDICATED
 REPLACE LOGS W/ SIMILAR LOGS, CUSTOM
 MILLED & FINISHED TO MATCH EXISTING.



2 REAR ELEVATION
 A1.1 1/4" = 1'-0"



1 PLAN

Benson Custom Masonry
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 Myersville, MD 21773
 Phone: 301.695.2895
 Dan Benson

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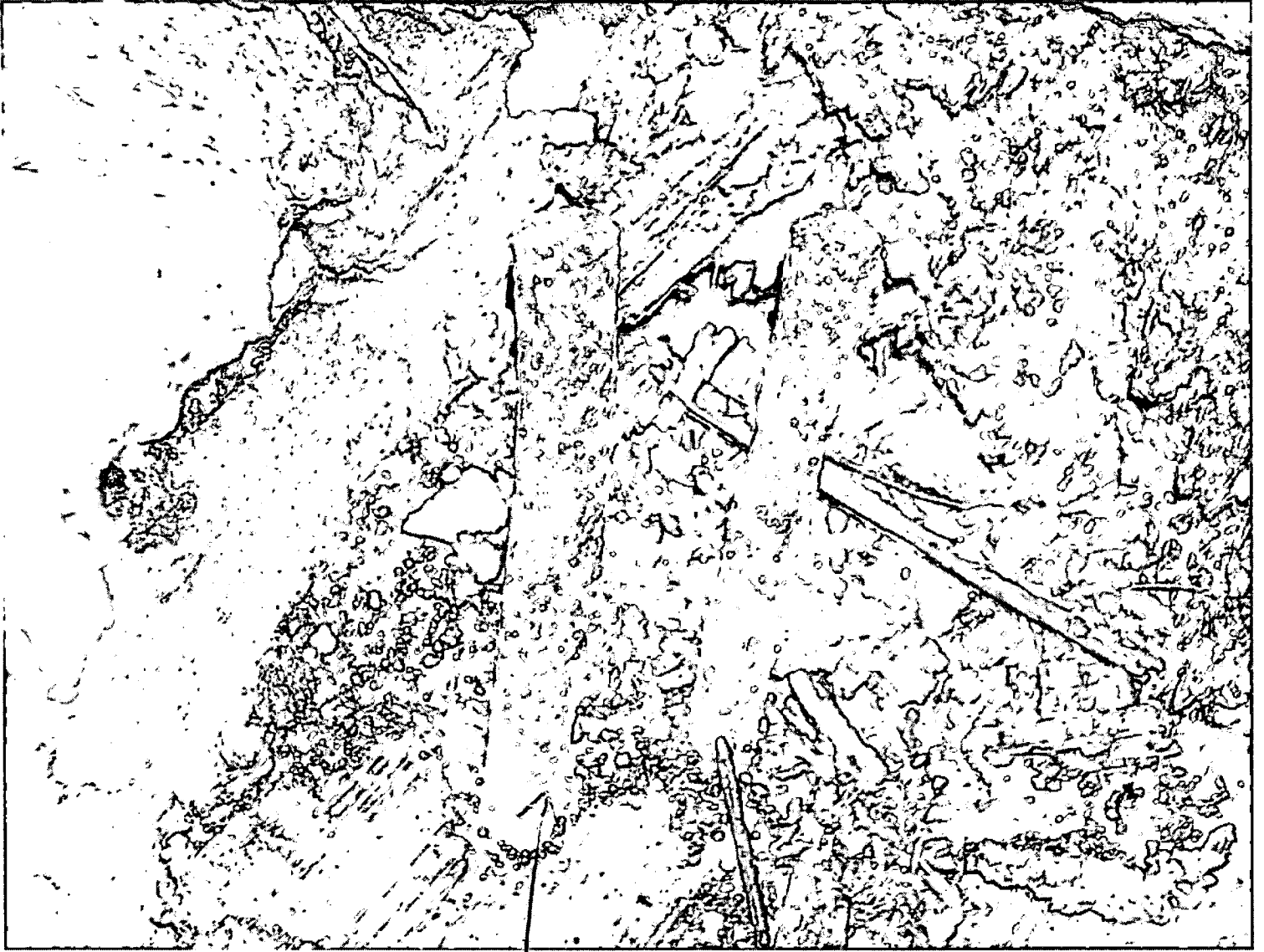


CONCRETE
MORTAR

GENERALLY
DAMAGED
LOGS



BRICKS
USED FOR
CHINKING. (12)
REPAIRS



REBAR

USED FOR REPAIRS



NEW CLAPBOARD SIDING

NEW PORCH FLOOR

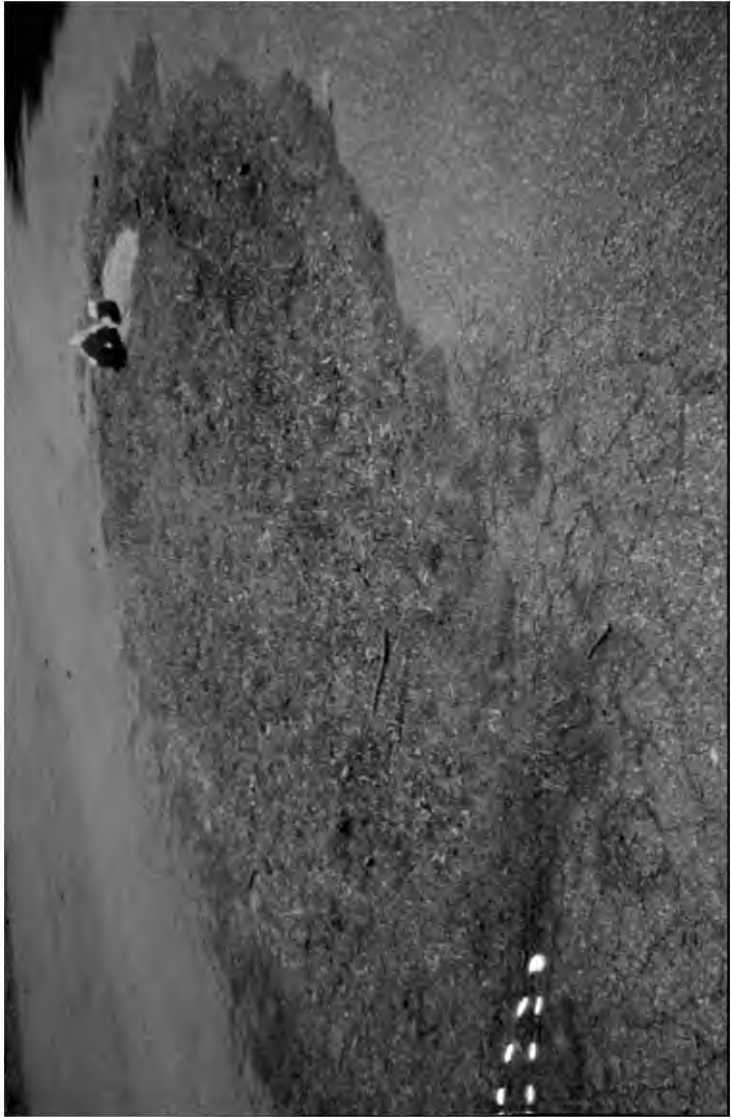


NEW PORCH FLOOR



NEW CLAPBOARDS





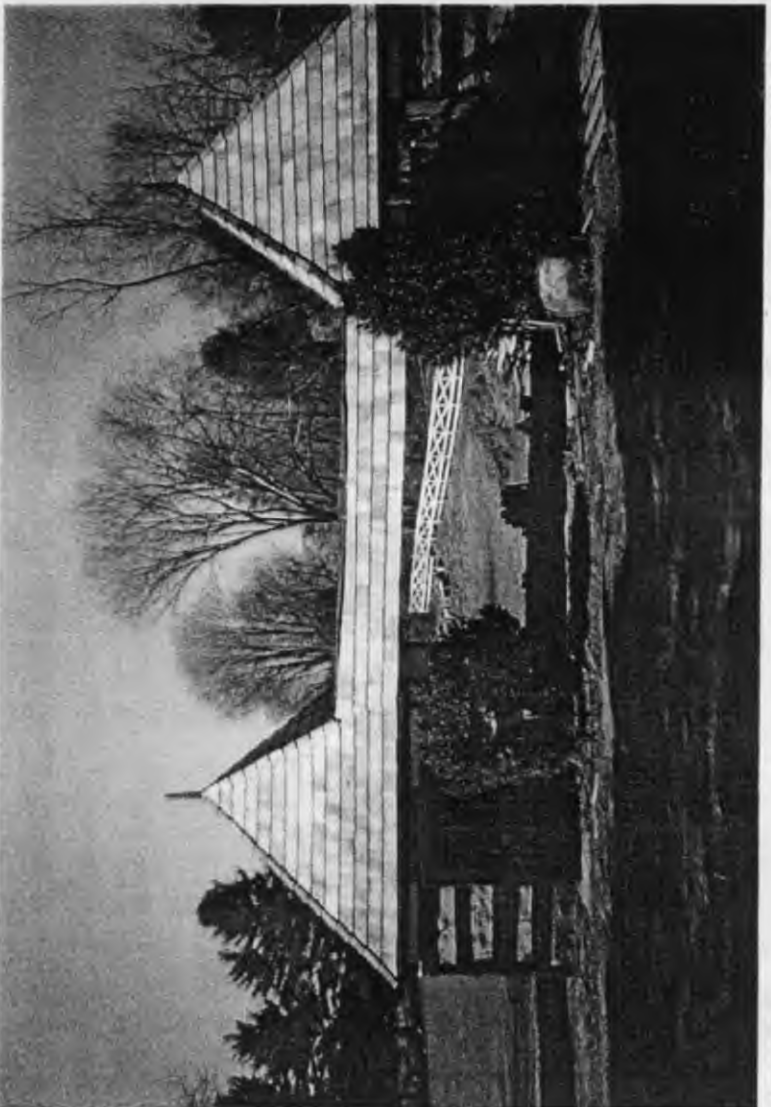






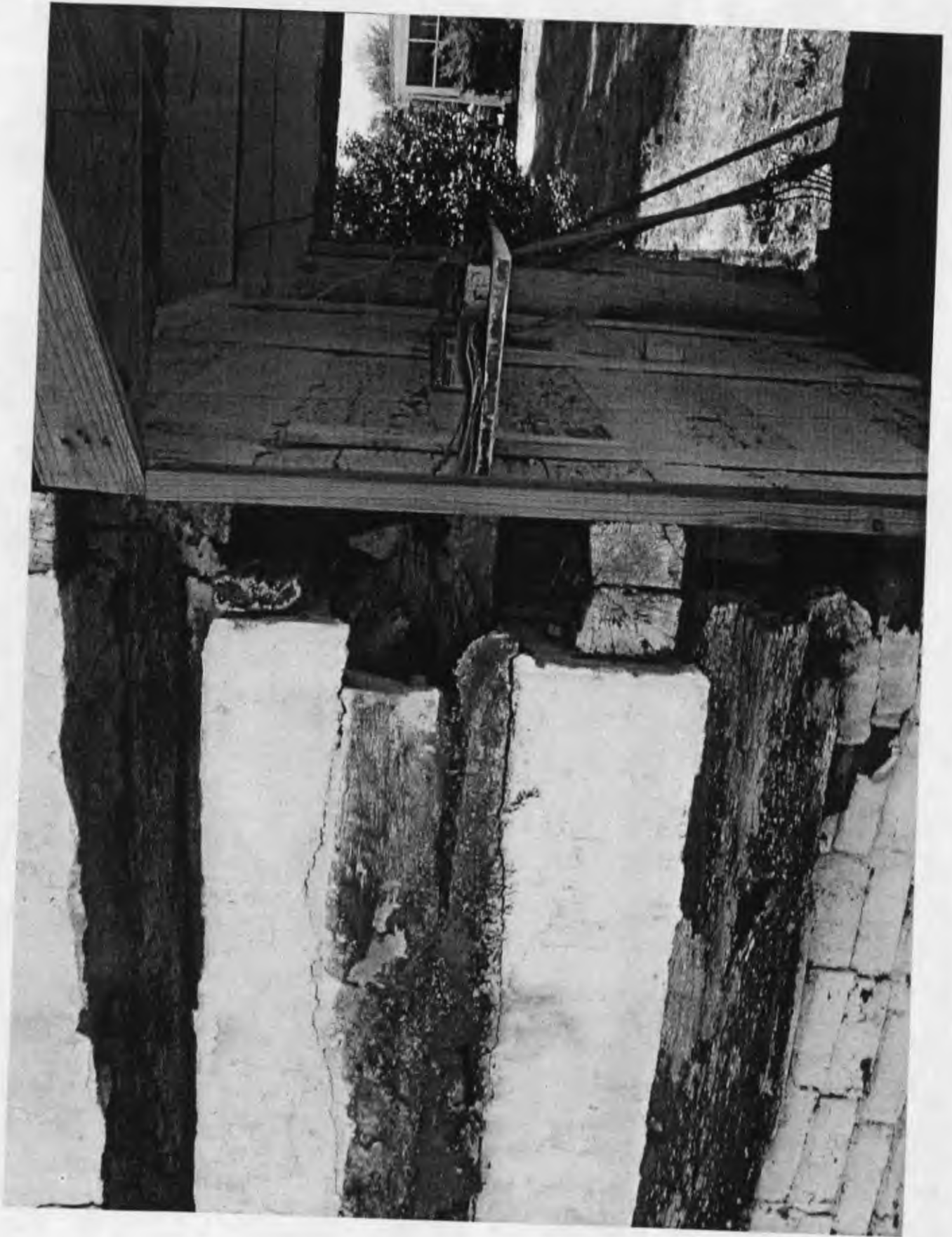


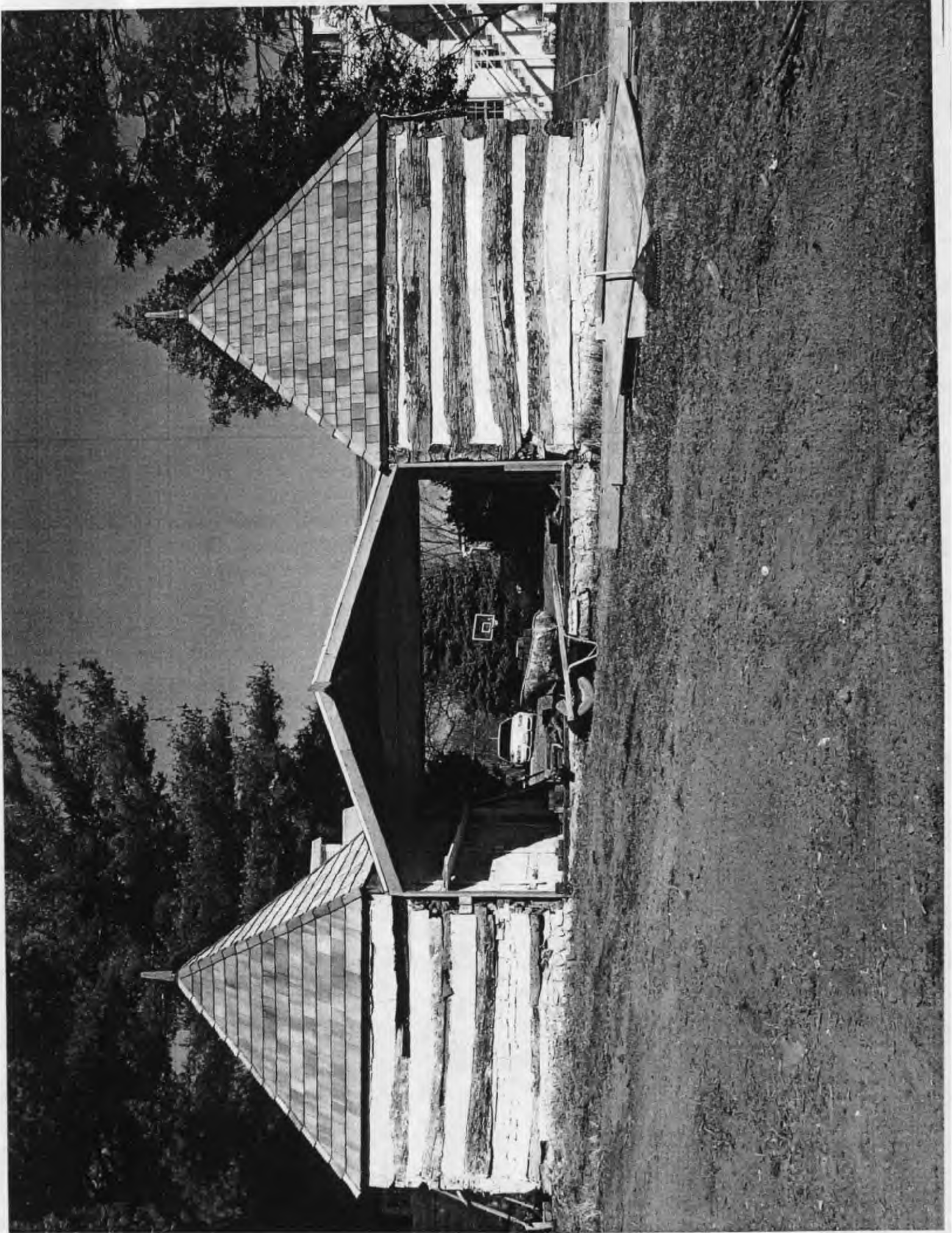


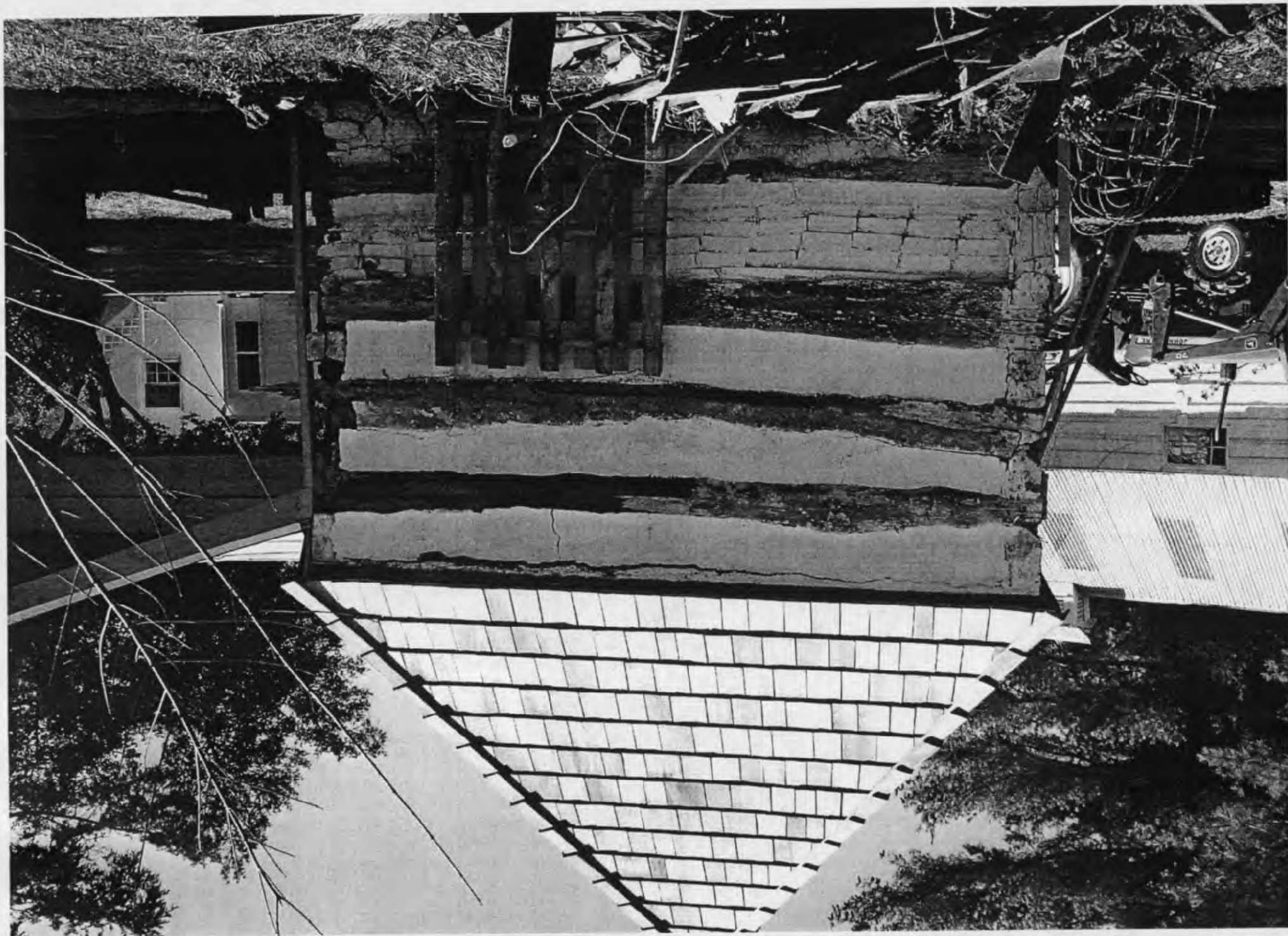


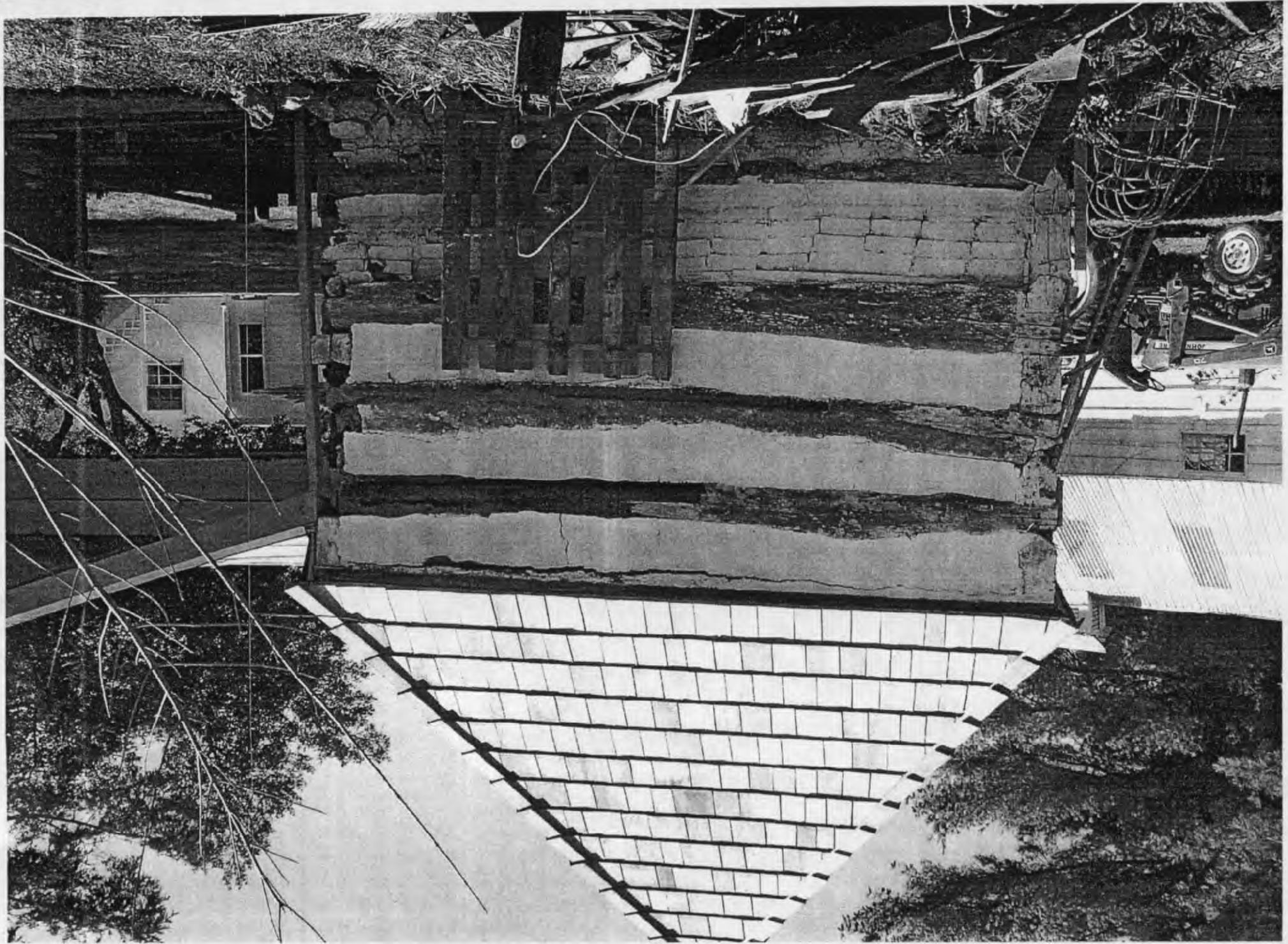


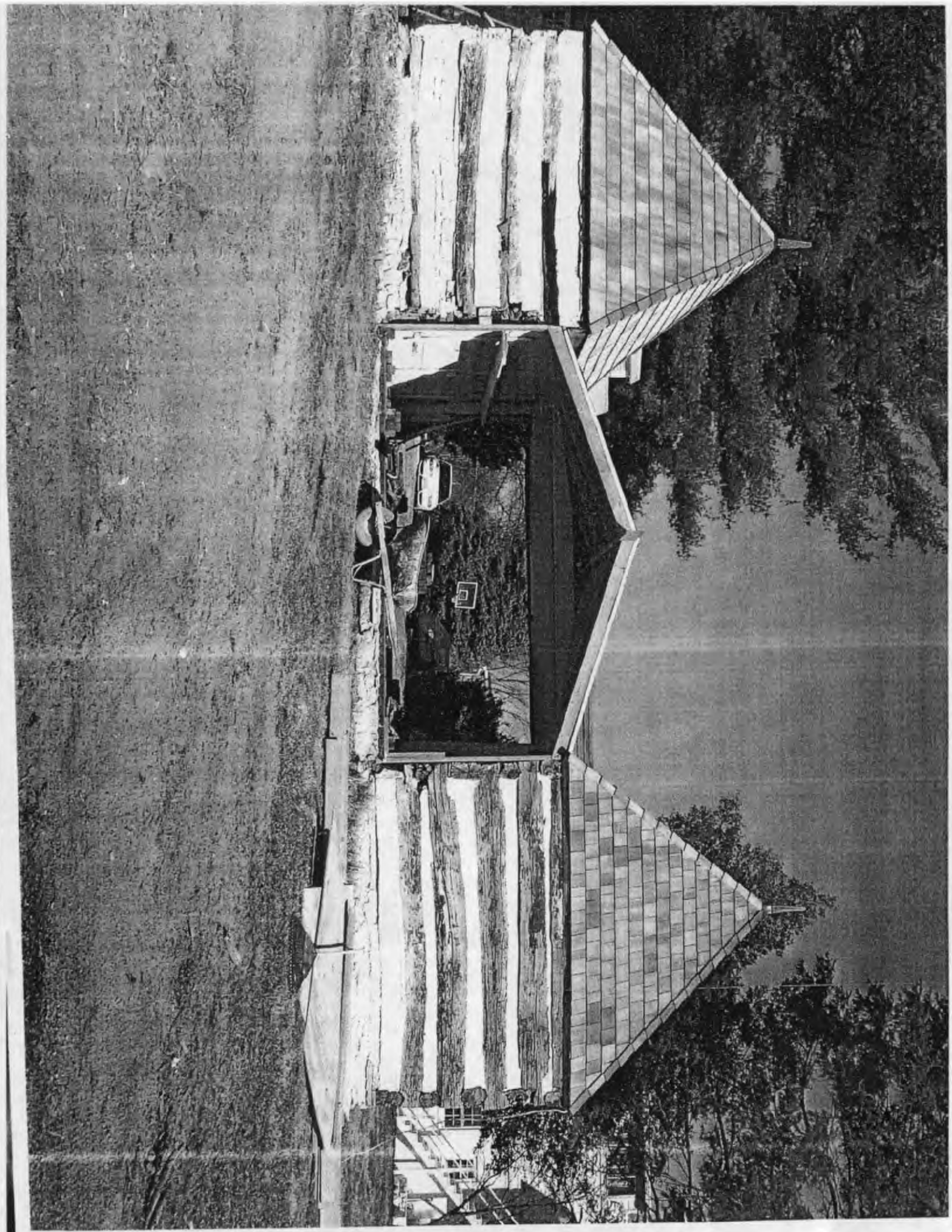


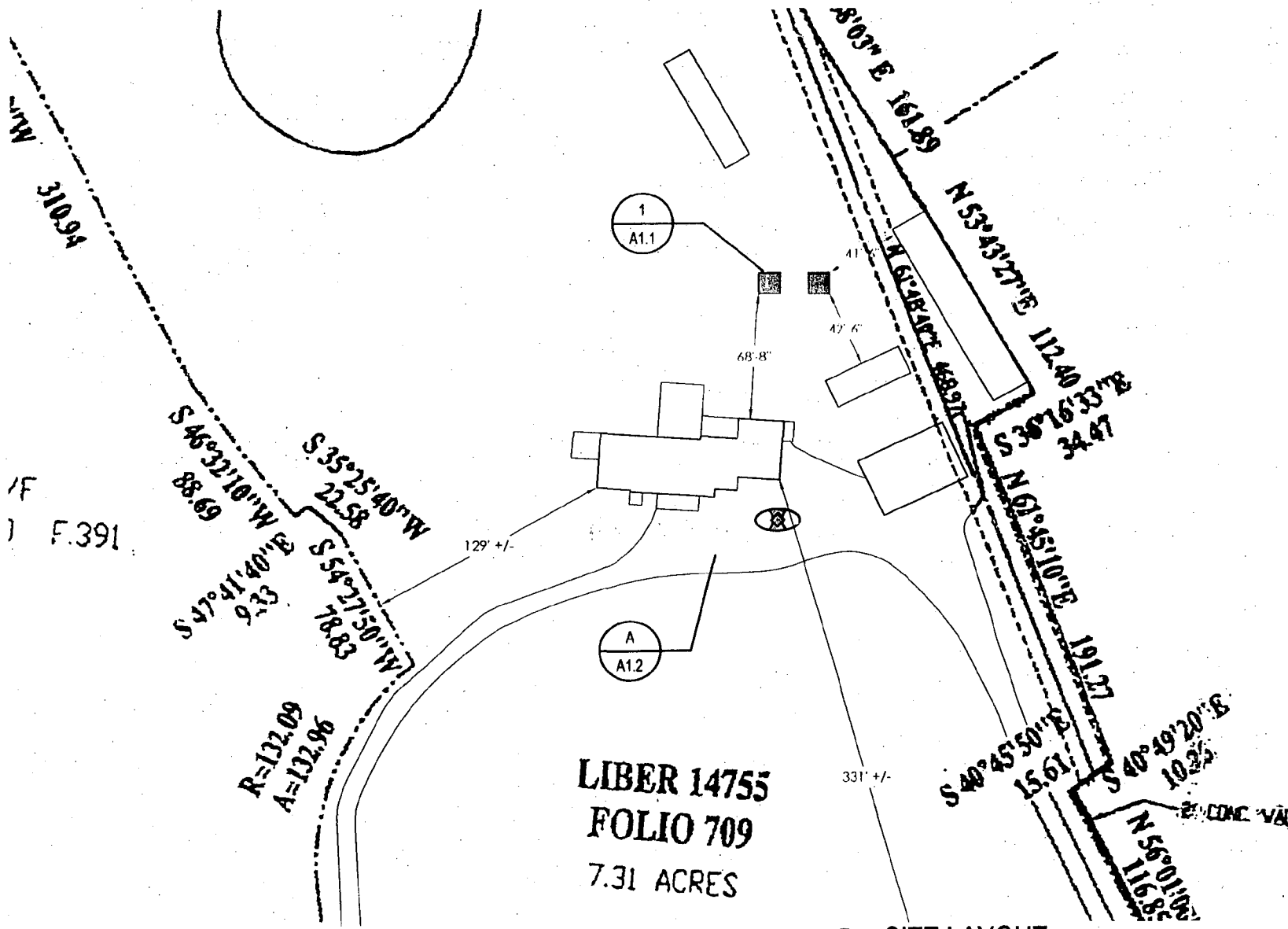












**LIBER 14755
FOLIO 709
7.31 ACRES**

1 SITE LAYOUT
A1.0 1" = 50'-0"

Benson Custom Masonry
10302 Church Hill Road
Myersville, MD 21773
Phone: 301.695.2895
Dan Benson

BEGOSH RESIDENCE
21030 New Hampshire Avenue
Brookeville, Maryland 20833

REPAIR HISTORIC LOG STRUCTURE

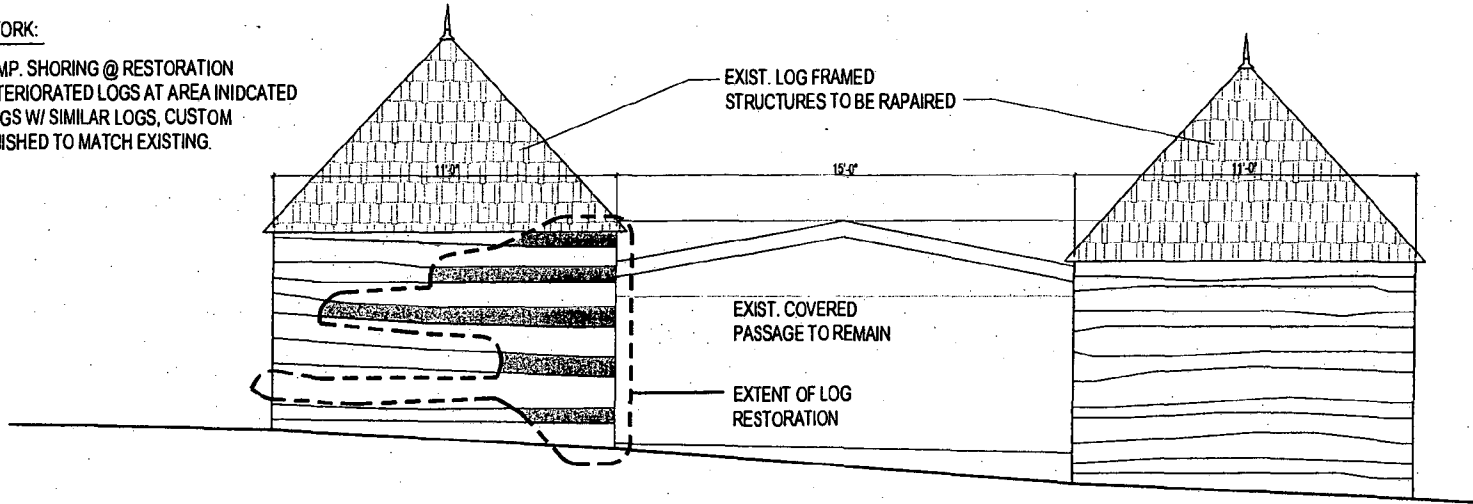
REVISION	NO.	DATE
DATE:		15 MARCH 2006
DRAWN BY:		CWB

A1.0

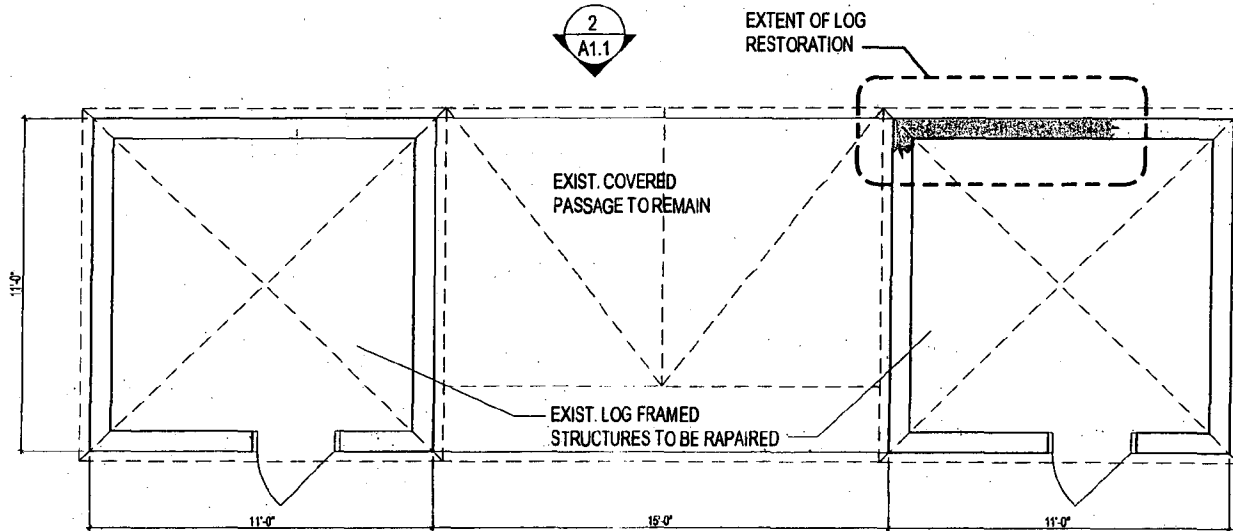
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SCOPE OF WORK:

PROVIDE TEMP. SHORING @ RESTORATION
 REMOVE DETERIORATED LOGS AT AREA INDICATED
 REPLACE LOGS W/ SIMILAR LOGS, CUSTOM
 MILLED & FINISHED TO MATCH EXISTING.



2 REAR ELEVATION
 A1.1 1/4" = 1'-0"



1 PLAN

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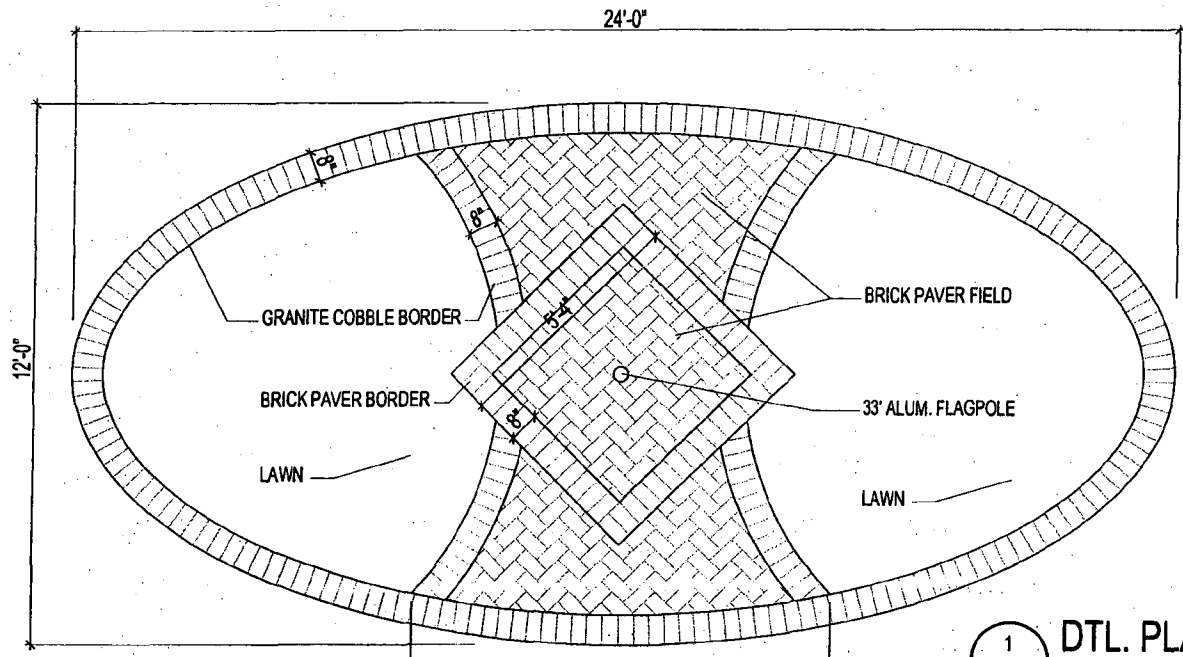
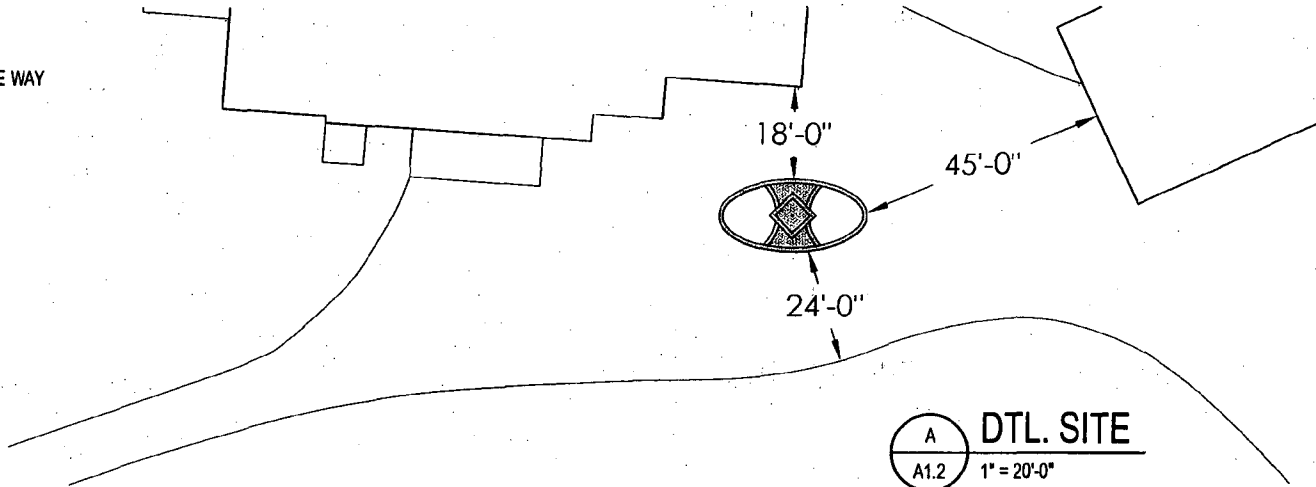
REVISION	NO.	DATE
DATE:	15 MARCH 2006	
DRAWN BY:	CWB	

A1.1

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SCOPE OF WORK:

PROVIDE NEW ISLAND IN EXISTING DRIVE WAY
 PROVIDE FLAGPOLE IN ISLAND



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REPAIR HISTORIC LOG STRUCTURE

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A1.2
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