

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





HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: June 8, 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 # 421077 for demolition of non-contributing addition to barn

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on June 7, 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) 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, Brookeville (Master Plan 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

HISTORIC PRESERVATION COMMISSION
301/563-3400

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.: 240-477-8950

Address: 21030 Brookville New Hampshire 20833
Street Number City Street Zip Code

Contractor: Benson Custom Masonry Phone No.: 301-514-1423

Contractor Registration No.: MAIC # 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: Georgian Ave.

Lot: _____ Block: _____ Subdivision: _____

Liber: 14755 Folio: 709 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <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"/> Revocable | <input type="checkbox"/> Fence/Well (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ \$1500.00

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 5/15/06 Date

Approved: Disapproved: _____
Signature: [Signature] Date: 6/8/06
Application/Permit No.: 42107 Date Filed: _____ Date Issued: _____

Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

REMOVE SEVERELY DETERIORATED MODERN
CONTEMPORARY ADDITION TO SMALL BARN AS
SHOWN IN PHOTOS ENCLOSED. THE BARN HAS
HISTORIC APPEAL AND THE OWNER AND CONTRACTOR
FEEL THE POORLY CONSTRUCTED CIRCA 1960
ADDITION DETRACTS FROM THE BARN.

DIMENSIONS OF ADDITION ARE APPROX. 15' x 25'

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

OWNER WOULD LIKE TO REMOVE THE
ADDITION IN QUESTION AND CONCENTRATE ON
PAINTING + REPAIR OF EXISTING BARN.
THERE ARE SOME HISTORIC MATERIAL IN THE
ADDITION, BUT WERE RECLAIMED FROM ELSEWHERE

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 wells, 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 crown 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.



ADDITION FOR BEE
REMOVED

1100

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	21030 New Hampshire Ave, Brookeville	Meeting Date:	6/7/2006
Resource:	<i>Master Plan</i> Individual Site # 23/73 Gittings Ha Ha	Report Date:	5/31/2006
Applicant:	Andrew Begosh (Dan Benson, Agent)	Public Notice:	5/24/2006
Review:	HAWP	Tax Credit:	None
Case Number:	23/73-06B	Staff:	Michele Oaks

PROPOSAL: Barn addition Demolition

RECOMMENDATION: Approve

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, a board and batten barn and a family cemetery.

PROPOSAL:

The applicants are proposing to remove a severely deteriorated, non-contributing (c1960), shed roof addition measuring 15' x 25' from a contributing barn on the subject property. The addition has been fabricated from particle board siding with vertical strips to simulate "battens", historic barn windows, circular sawn framing members, and some older pieces of framing that were obviously salvaged from

another building, as they have other joinery that are located on the members, but not utilized in the current application. The interior floor surface is poured concrete.

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 or 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. 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.

8. 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 subject addition is in severe deterioration. The shed roof structural system is collapsing and there are only a few pieces of wood in the building that do not have significant rot or insect damage. During a site inspection, staff determined that the addition was constructed of some older, salvaged, barn materials, as well as contemporary building materials during the 1960s. As a non-contributing resource, staff supports the removal of the subject addition and the rehabilitation of the exposed wall on the remaining contributing barn. 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*;

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 any alterations to the approved plans are made prior to the implementation of such changes to the project.



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DPS - #8

M

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Town/City: Brookeville Nearest Cross Street: Georgian Ave.

Lot: _____ Block: _____ Subdivision: _____

Liber: 14755 Folio: 709 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \$1500.00

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

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3A. Height: _____ feet _____ inches

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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

5/15/06
Date

Approved: 421077 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 421077 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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6. **TREE SURVEY**

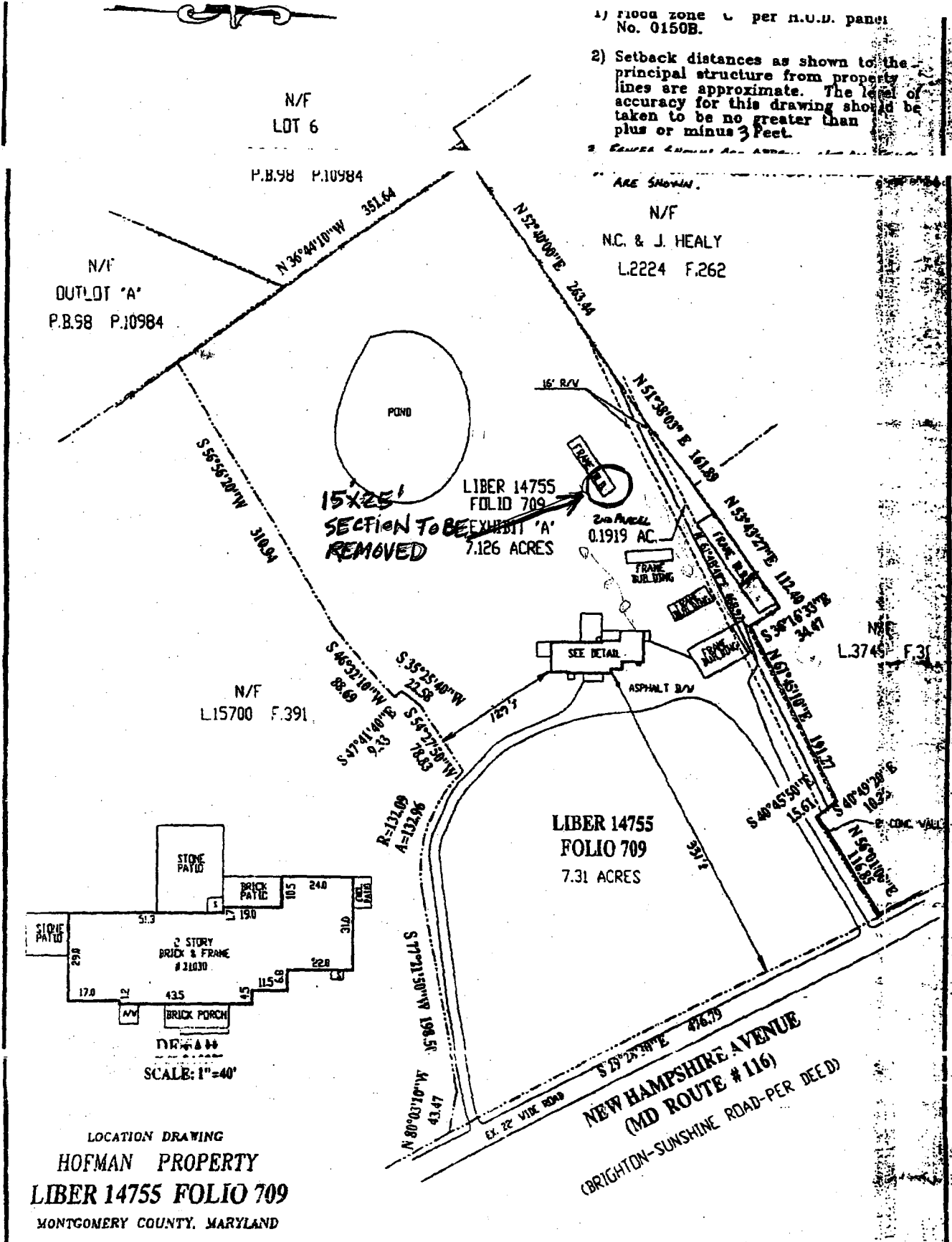
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- 1) Flood zone C per N.U.D. panel No. 0150B.
- 2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.

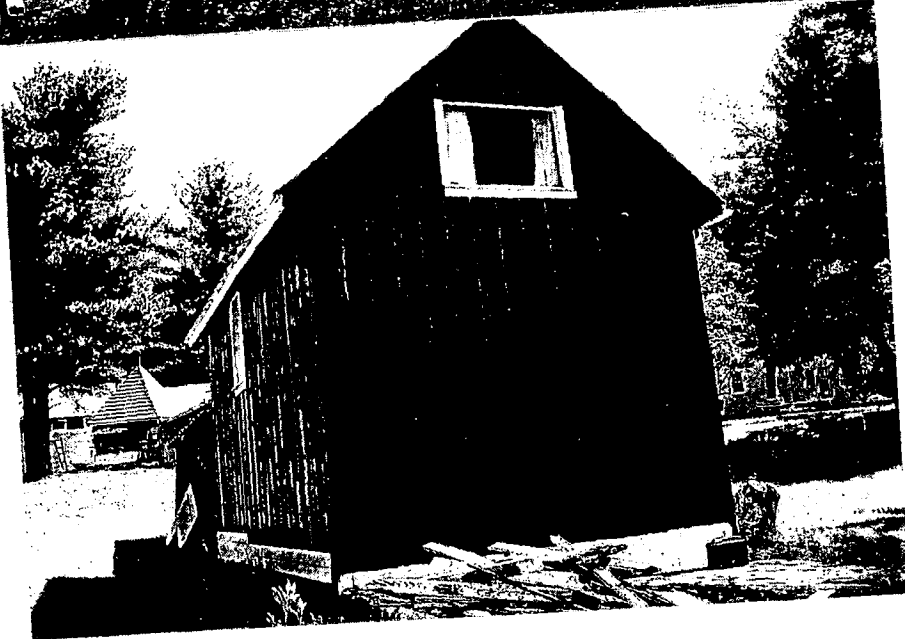


LOCATION DRAWING
HOFMAN PROPERTY
LIBER 14755 FOLIO 709
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1286
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. PLAT NO.	
LIBER 14755 FOLIO 709		DATE OF LOCATIONS WALL CHECK HSE. LOC.: 06-30-2001	SCALE: 1" = 120' DRAWN BY: E.M. JOB NO.: 2001-2287

Jeffrey A. Foster
 MARYLAND (PROPERTY LINE SURVEYOR REG. NO. 507)

12



Photos Showing OLD BARN w/ ADDITION TO BE REMOVED



Photos of Baer to be saved + addition to be RB member



↑
Top



↓
Bottom Particle board siding

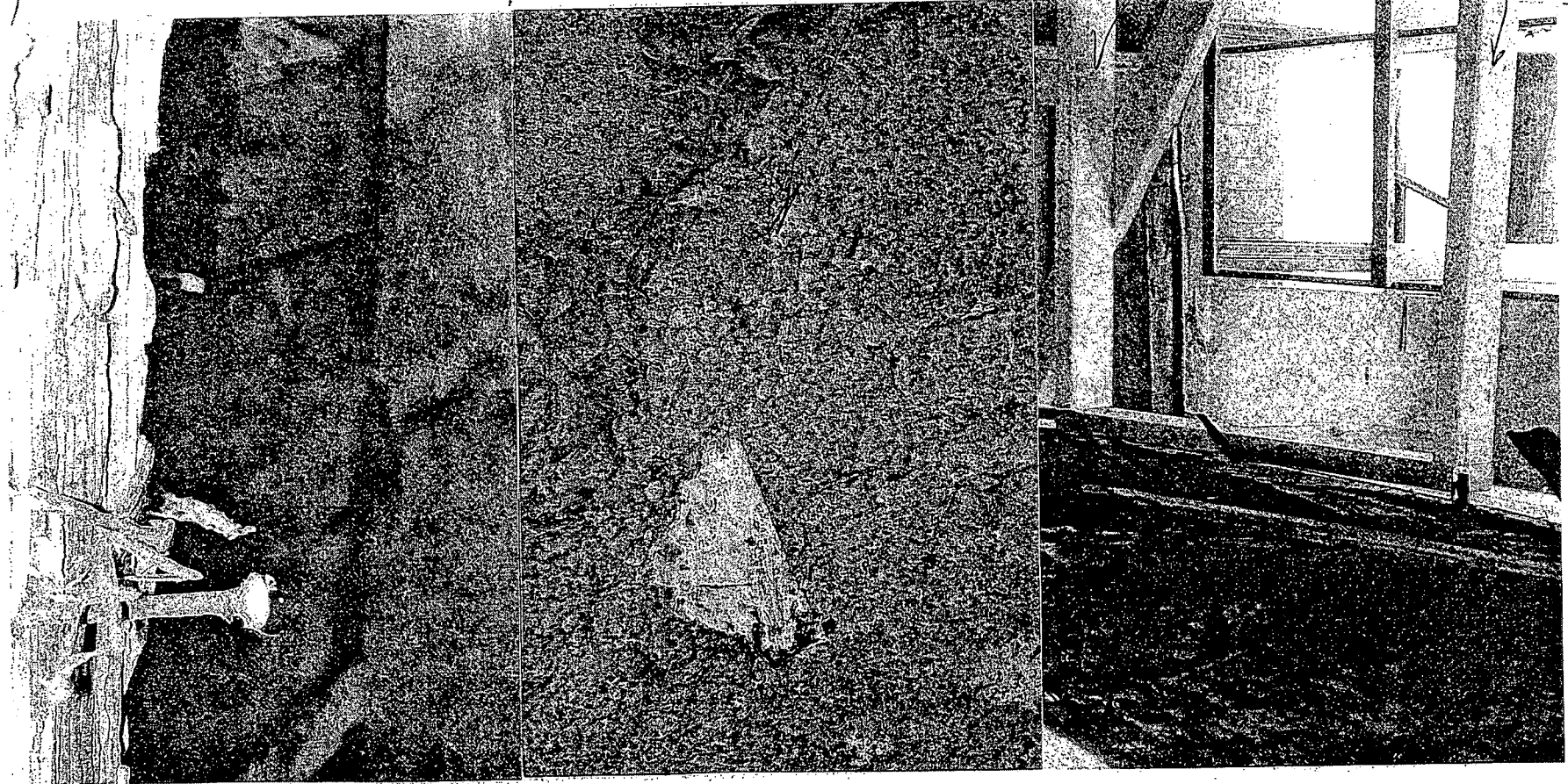


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Top

ROOFING OF ROOF TO PREVENT COLLAPSE

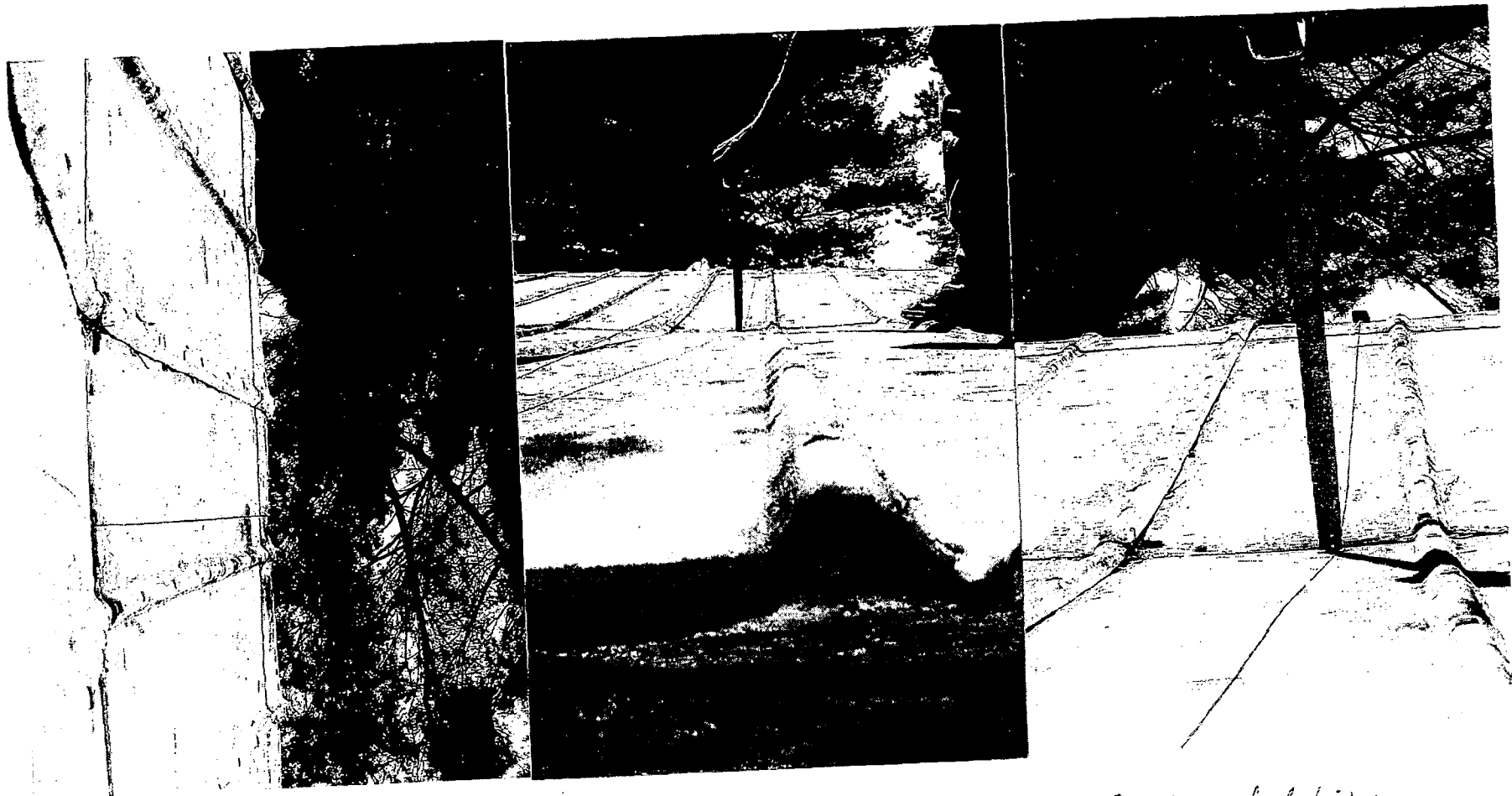
POURING DONE CONCRETE FLOOR

ROOFING ROOFING & ROOF SHEATHING



130





Photos showing SAGGING Roof system of Barn Addition

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

<p>Owner's mailing address Andrew Besh 21030 New Hampshire Ave Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Joyce HEALY Vilella 21110 New Hampshire Ave Brookeville MD 20833</p>	<p>HOWARD WIARDA 11 HAWKINGS CT Brookeville MD 20833</p>
<p>RICHARD & HAZEL Benoit 21100 New Hampshire Ave Brookeville MD 20833</p>	<p>DOUGLAS BOTTA Miller 1030 Rocky GLEN DR Brookeville MD 20833</p>
<p>RODNEY DOYLE KATHY LIEBERMAN 21020 New Hampshire Ave Brookeville MD 20833</p>	
<p>CEASER MONZON 21031 New Hampshire Ave Brookeville MD 20833</p>	

1) Flood zone C per N.O.D. panel No. 0150B.

2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.

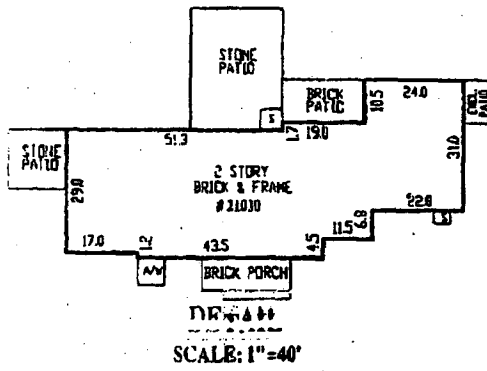
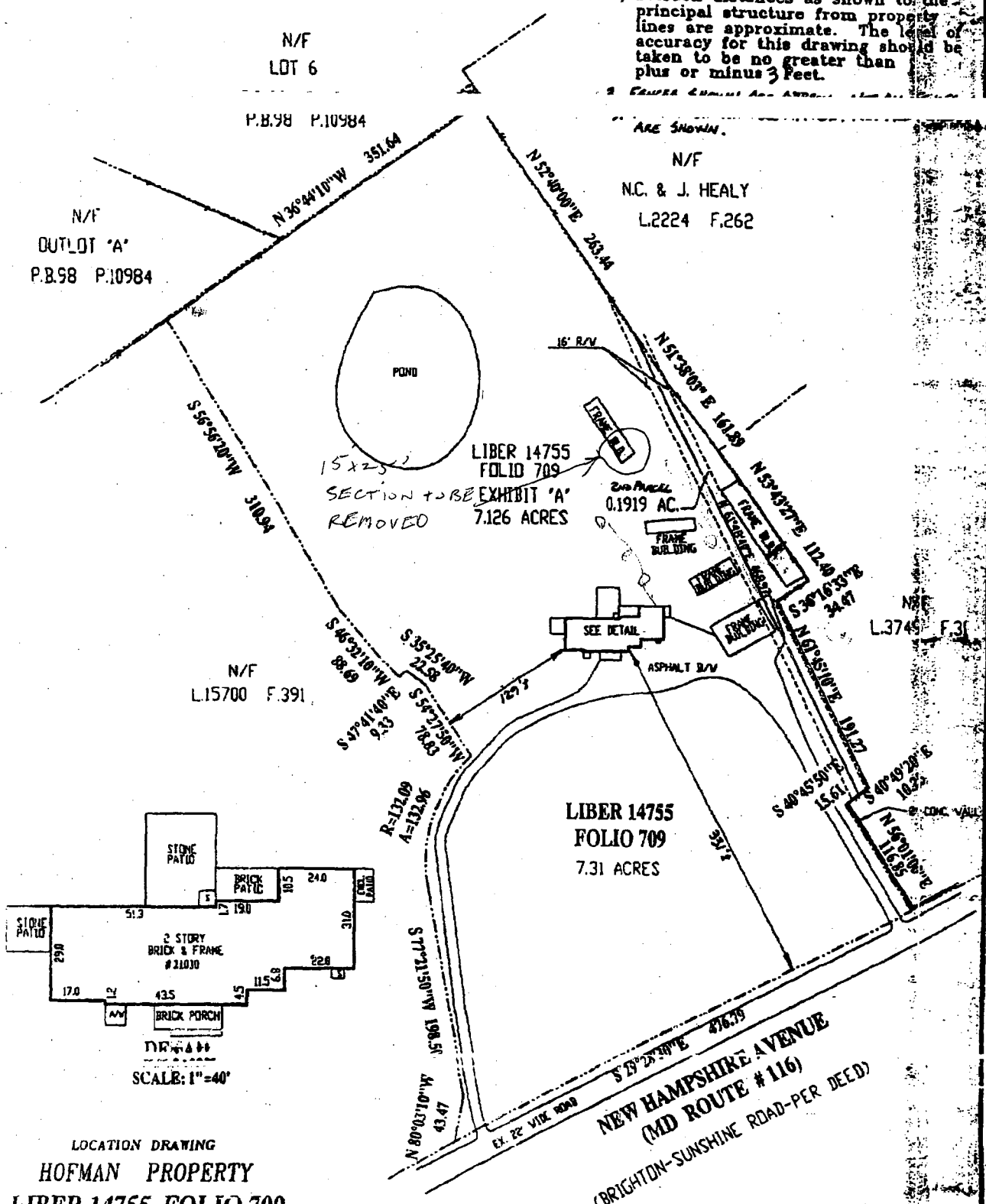
N/F
LOT 6

P.B.98 P.10984


N/F
OUT LOT 'A'
P.B.98 P.10984

ARE SHOWN.

N/F
N.C. & J. HEALY
L.2224 F.262

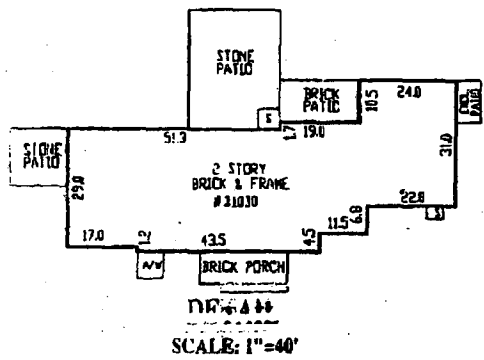
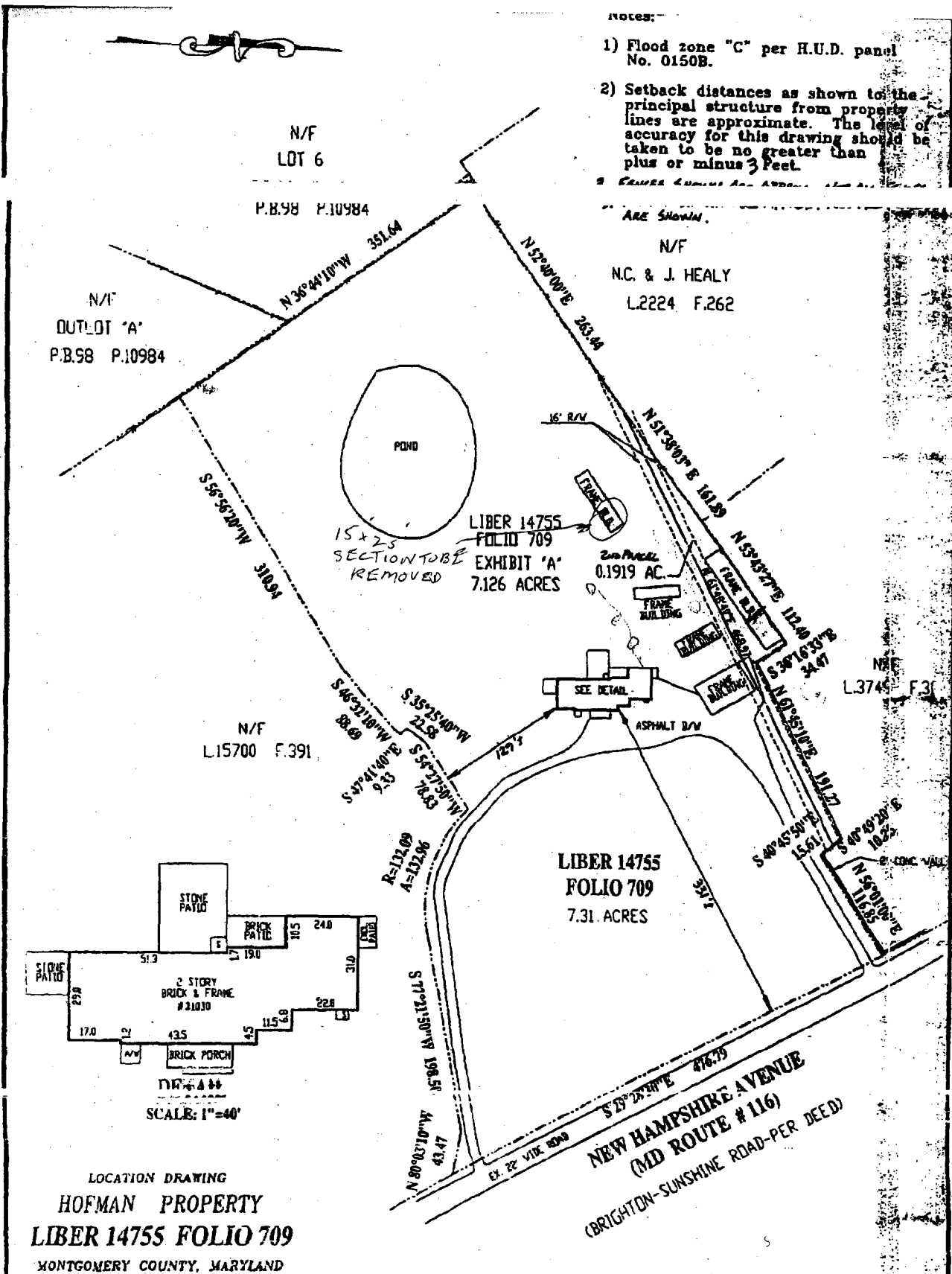


LOCATION DRAWING
HOFMAN PROPERTY
LIBER 14755 FOLIO 709
MONTGOMERY COUNTY, MARYLAND


SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-2888	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.					PLAT BK.	DATE OF LOCATIONS
				PLAT NO.	SCALE: 1" = 120'	
				LIBER 14755	WALL CHECK:	DRAWN BY: E.M.C.
				FOLIO 709	HSE. LOC.: 05-30-2001	JOB NO.: 2001-2267
Maryland PROPERTY LINE SURVEYOR REG. NO. 587						

NOTES:

- 1) Flood zone "C" per H.U.D. panel No. 0150B.
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LOCATION DRAWING
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 MONTGOMERY COUNTY, MARYLAND

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		PLAT NO.			
LIBER	14755	DATE OF LOCATIONS	SCALE:	1" = 120'	
FOLIO	709	WALL CHECK:	DRAWN BY:	E.M.	
		HSE. LOC.: 05-30-2001	JOB NO.:	2001-2267	



TOP



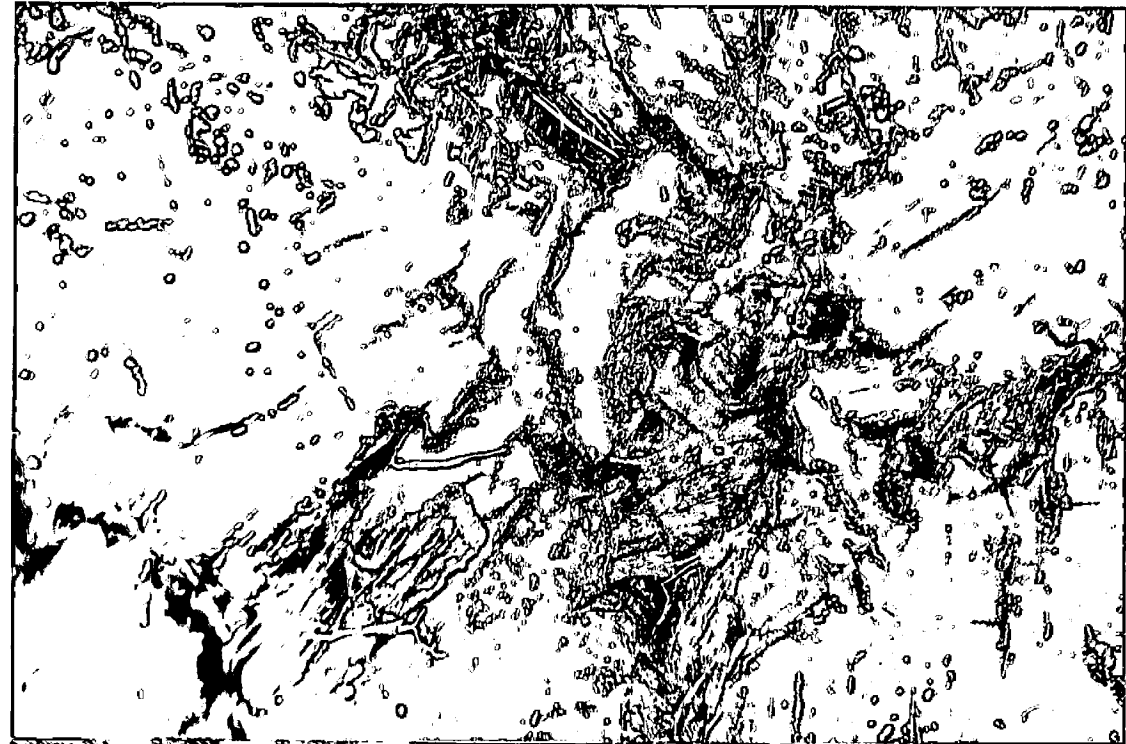
BROUING OF ROOF TO PREVENT COLLAPSE



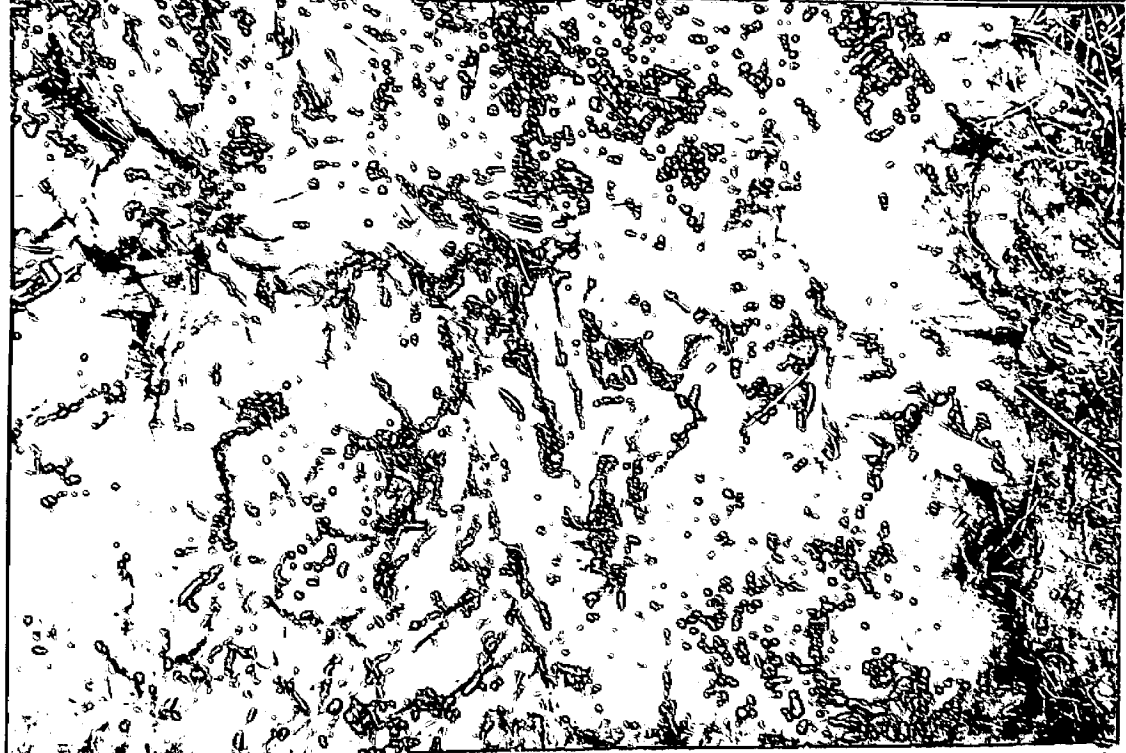
Poorly done concrete FLOOR



Rotted Rafters & Roof sheathing



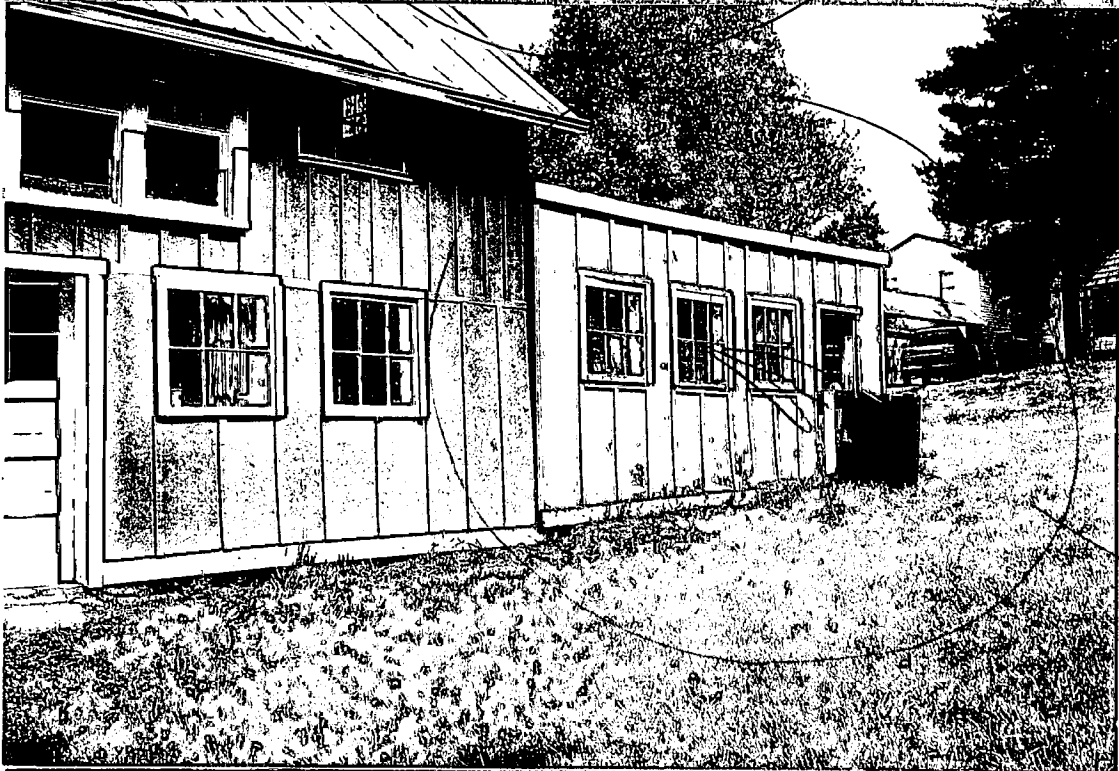
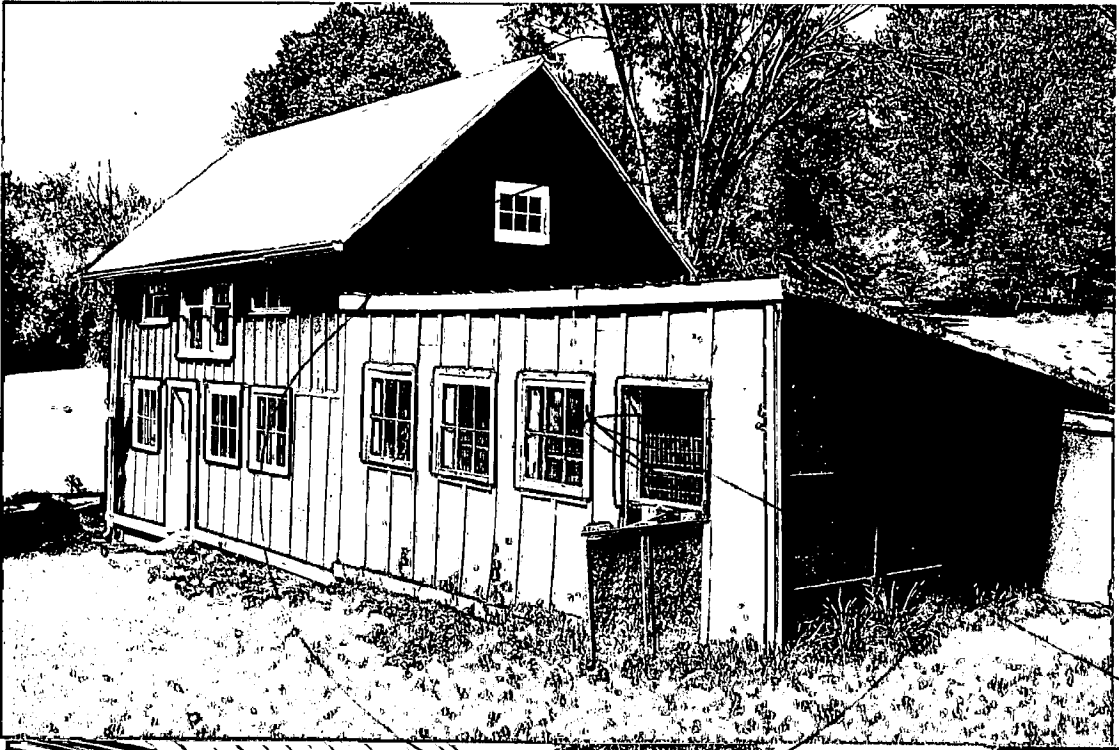
↑ Top



↓ Rotting Particle board siding



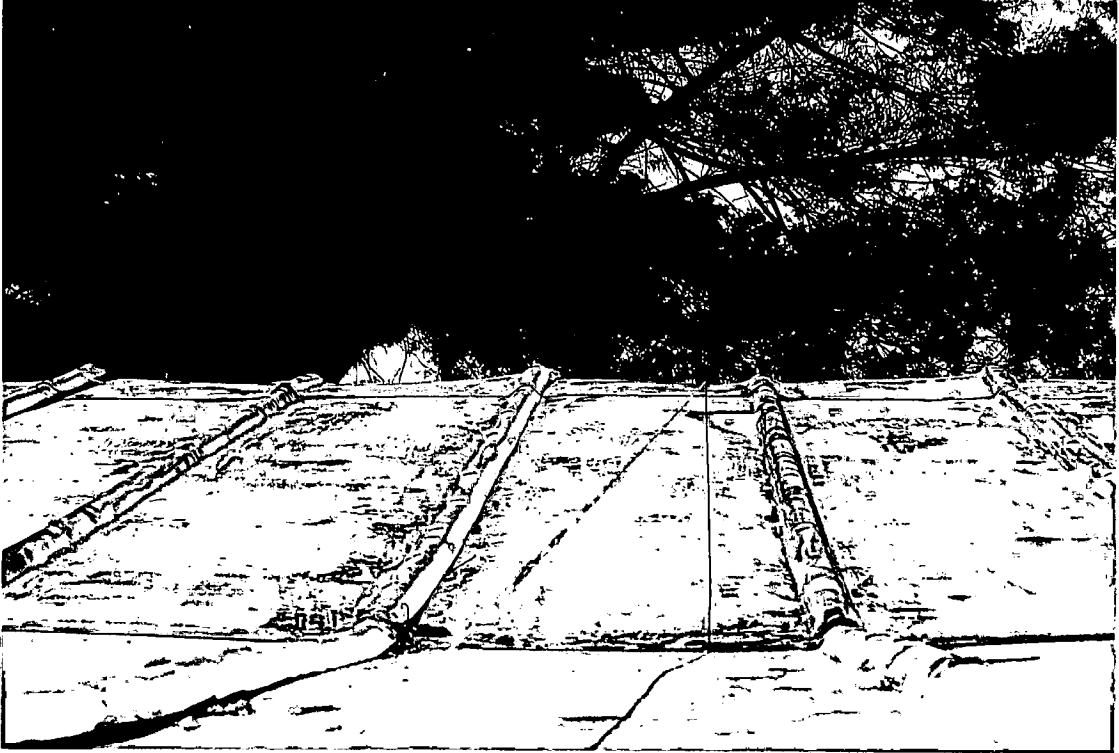
↑ Top



Photos of Baen to be SAVED & ADDITION TO BE REMOVED



Photos showing OLD BARN w/ ADDITION TO BE REMOVED



Photos showing SAGGING Roof system of Barn Addition