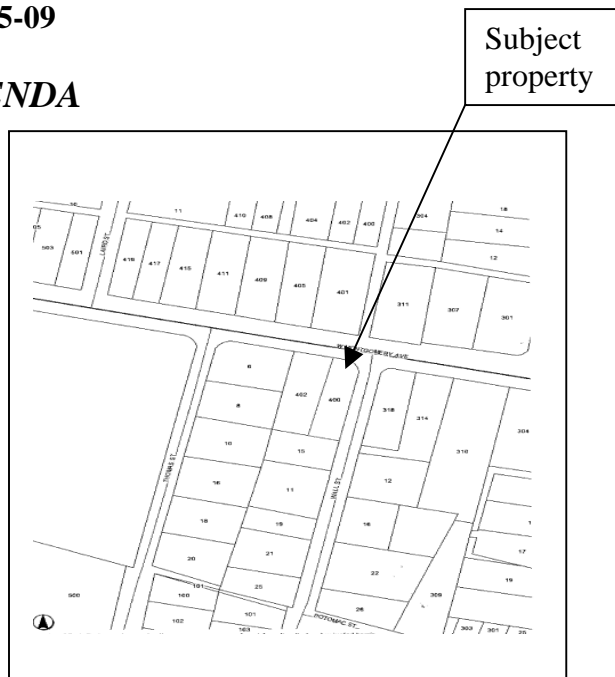


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
June 18, 2009
MEETING NO. 5-09**

CONSENT AGENDA

APPLICATION: HDC2009-00471
ADDRESS: 400 W. Montgomery Avenue
ACCEPTED: May 15, 2009
45 DAY LIMIT: July 17, 2009
OWNER: Scott Robinson.
REQUEST: Approve new transom window
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests approval to re-establish the transom opening over the front door. The original glazing is missing, and a new stained glass window will be installed.

STAFF RECOMMENDATION:

Staff recommends approval with conditions, given the following findings:

The restoration of this configuration at the front door is supported by structural evidence. As the proposed new stained glass window is the same size and shape as the original transom window, this will be a modest addition that leaves the essential form and integrity of the historic property unimpaired. The work meets the Secretary of the Interior’s Standards #6 (“Deteriorated historic features shall be repaired ...”) and #10 (“New ... construction shall be undertaken in such a manner that ... the essential form and integrity ... would be unimpaired.”).

[DRAFT MOTION OF APPROVAL WITH CONDITIONS:]

Finding HDC2009-00471, for approval of the re-opening of the original transom, and the installation of a new stained glass window in the existing transom frame in compliance with Secretary of the Interior’s Standards #6 and #10, and finding no negative impact on the architectural significance of the house with this proposal, I move approval of the application with the following conditions: the applicant will need staff-level approval for the exterior trim details at the front door.

BACKGROUND: The Duncan House is a 2-1/2-story “I-House” with a center gable and a full-width front porch. It was one of the earliest homes built in Mrs. R.T. Veirs’ 1886 Addition to Rockville, and was built by W. R. Pumphrey for Reverend Beverly Bond, minister of the Rockville M.E Church, South from 1883 – 1887. Soon after the house was built, Reverend bond was sent out of Rockville to serve a different congregation. He leased out the house for several years, and it was finally sold in 1902. A signature on the underside of the backstairs reads “Corrick June 1887.” Further research is needed to clarify any relation to Charles J. Corrick, who contracted in 1893 for the construction of his new home at 709 Grandin Avenue.



Alterations made prior to 1955 include covering up the transom and sidelights at the front door. A survey of the historic district shows that a rectangular transom above the front door is very common. The front door configuration with sidelights is not as common in the neighborhood and with the sidelights, the transom windows vary in design, size and shape.

Previous Requests:

HDC2001-00189 for tax credits for exterior painting

BLDG2007-12835 for repairs to garage roof to bring it up to Code

HDC2006-000372 for alterations to garage roof pitch; included in renovation of garage

Property Area: 14,181 sf

Structure Area: 2,412 sf

Zone: R60 HD

City of Rockville Permits Required:

None



Plywood Door surround, with historic trim at the edges. Circle over the door is exploratory



DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

The door surround was covered over with plywood some time prior to 1955. The applicant would like to remove the plywood over the transom, and re-establish the open transom above the front door. The transom has no glass. The frame is currently filled in with plywood on the interior, and covered with plywood on the exterior. A stained glass window has been specially fabricated to re-glaze the transom.

The door trim does not match from interior to exterior. The exterior trim is distanced from the actual door, giving the sense of sidelights. However, the interior indicates a door with transom above and no sidelights. Staff and the applicant have discussed further investigation to clarify this difference. Potentially, the exterior trim has been re-positioned to provide room for electrical wiring for the lamps flanking the doorway. Alternatively, the interior trim has been re-positioned to closely frame out the door and the sidelights have been covered over with drywall or plaster.

In either case, removing only the exterior plywood above the door will necessitate a trim detail to make up the excess width around the exterior front doorway.

Interior view of front door



Proposed stain glass for transom



At this time, staff would recommend approval of the installation of the proposed new rectangular stained glass transom into the original transom frame. Alterations on the interior will be minimal to none.

The HDC could provide guidance to the applicant regarding the exterior trim/configuration, and delegate actual field approval to staff. Alternatively, the HDC could require that the applicant return to the HDC for approval of exterior details after further investigation of existing conditions.

OTHER CONSIDERATIONS:

Tax credits may apply.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed alterations meet the Secretary of the Interior's *Standards for Rehabilitation* # 6 and 10.

Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)

Standards for Rehabilitation

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, spaces, 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 have 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. Archeological 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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- ✧ 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.