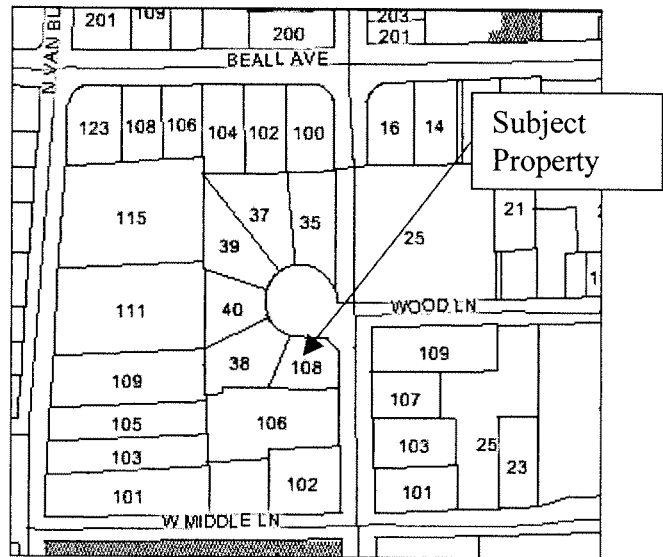


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**April 15, 2010
MEETING NO. 07-2010**

APPLICATION:	HDC2010-00489A
ADDRESS:	108 N. Adams Street
ACCEPTED:	March 23, 2010
45-DAY LIMIT:	May 14, 2010
OWNERS:	Robert and Colleen Corbey
REQUEST:	Rear steps from addition
STAFF:	Robin D. Ziek



REQUEST SUMMARY: A proposed rear and side addition was approved at the February 18, 2010 HDC meeting. The applicant was asked to return with a design for rear access from the approved French doors on the west elevation. This application addresses that need, with a rear landing and steps down to the yard, utilizing wood structure, handrails and posts, and with Trex composite material decking and treads.

STAFF RECOMMENDATION: Staff recommends approval of the proposed landing and stairs from the new addition with the Findings incorporated into the draft motion below.

[DRAFT MOTION OF APPROVAL]

I move approval with the following Findings: Finding HDC2010-00489A, for a rear landing and steps off the French doors in the new addition with a wood structure, wood hand rails and wood posts, and with the composite material “Trex” used for decking and treads, in keeping with the Technical Guide #4 - New Additions, and the Secretary of the Interior’s Standard #2 and #9; that there is differentiation between the old and new construction with materials while maintaining compatibility of massing, scale and design; that the new construction could be removed in the future without damage to the integrity of the historic resource; and that the substitute material “Trex” is being installed as part of the new addition, at a secondary elevation and in an area without porch cover.

Previous Requests:

- HDC 2000-00172 Tree removal and replacement of basement door
- BLD 2000-04664 Walls under original block poured concrete and install new slab
- Courtesy Review HDC meeting March 20, 2008 for massing concepts for addition
- HDC2010-00289 Approval by HDC on February 18, 2010 - COA for rear and side addition

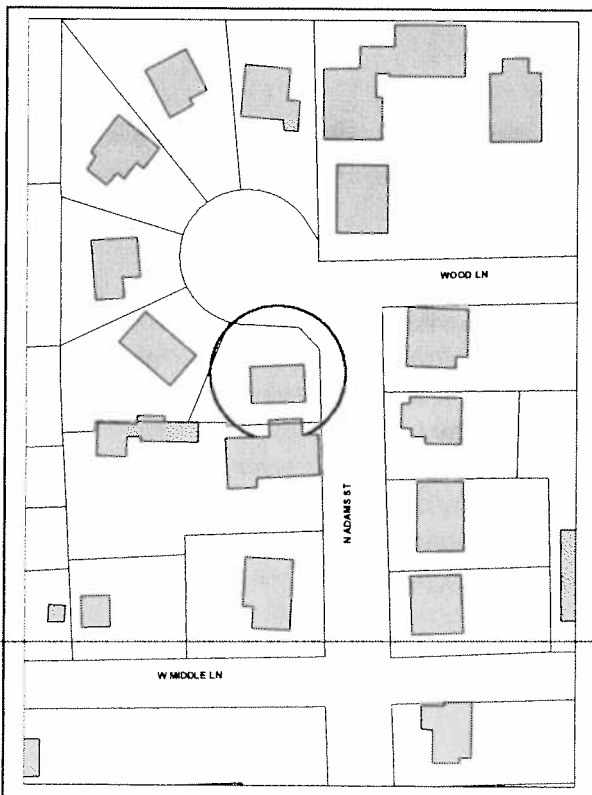
Property Area: 6,390 sf
Structure Area: 1,458 sf
Zone: R-60 HD

City of Rockville Permits Required: Certificate of Approval, Building permit

BACKGROUND

Significance: The house at the corner of North Adams Street and Wood Lane is a side-gable side-hall/parlor house with a full width front porch. It is included in the West Montgomery Avenue Historic District, and is also a Contributing Resource in the West Montgomery Avenue National Register Historic District. Although the current configuration of the house dates from 1928, the rear half of the house was, reportedly, part of the late-19th century Peter/ Muth house located next door. This rear section consists of a two room two-story structure with rear entry porch.

In 1994 the property was subdivided to accommodate a relocated house and 4 new houses along the new Wood Lane cul-de-sac. The resulting Lot 87 for the subject property has two street frontages and an angled rear lot line.



108 N. Adams, Façade (east elevation)



East and South elevations



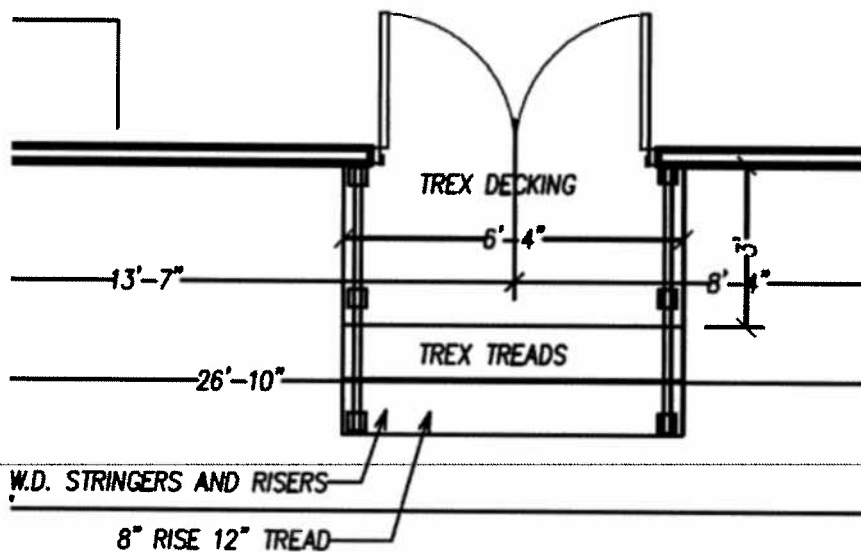
North and West elevations

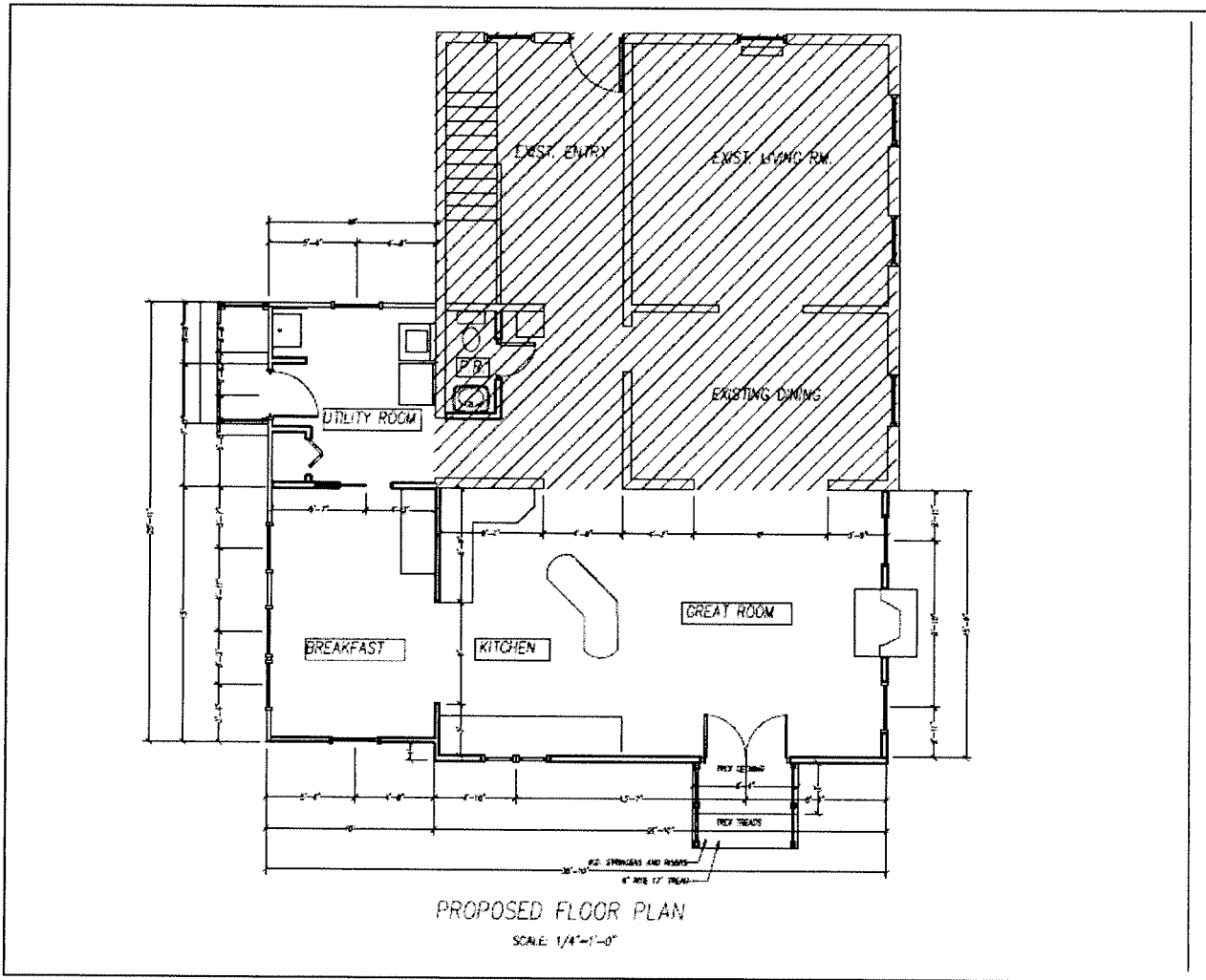
DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

The HDC approved a rear and side addition at the February 18, 2010 meeting, but pointed out that the applicant had not provided safe egress from the approved French doors on the West elevation. The applicant now proposes a landing measuring 6'-4" wide x 3'-0" deep, with three steps with 12" treads leading down to grade.

The structure will be wood, with wood posts and wood railings to match the approved new side porch on the North elevation. Unlike the North elevation porch, however, the West elevation landing and treads are proposed to be laid with a wood-composite material, "Trex."

Detail of proposed landing and steps



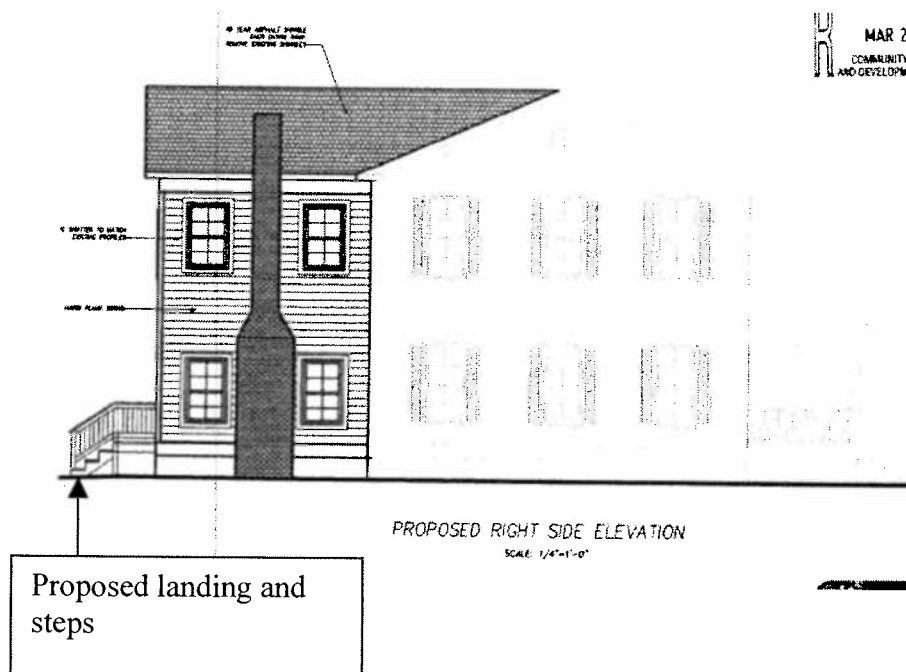


Substitute materials:

The City’s Technical Guide #4 notes that modern materials may be considered by the HDC in the context of new additions. The Applicant recognized the high visibility of the new side porch on the North elevation that fronts the cul-de-sac at Wood Lane, and proposed traditional wood tongue and groove decking for this covered porch.

The proposed open landing and steps on the West elevation, however, faces a rear yard, and will be a minor element on this elevation due to the fact that it has no roof cover.

Staff notes that the proposed use of the substitute material in this context appears to comply with the City’s guidance on new additions.



COMPLIANCE WITH APPLICABLE STANDARDS AND GUIDELINES

The Secretary of the Interior presents *Rehabilitation* as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The City of Rockville follows the Secretary of the Interior's *Standards for Rehabilitation* in recognition of the fact that, for the most part, our historic resources are private homes for active families who provide a public service as good stewards of our historic resources and heritage.

Standard #2 states that: *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.*

The proposed landing and steps is a minor extension of the house into the backyard area, thus preserving the existing landscape elements and garden potential at the site.

Standard #9 states that: "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."

The proposed landing with steps to grade at the west elevation on the new addition is consistent with this Standard. Placed in the rear yard, towards an interior property line, this small landing is part of the new addition and will be a minor element on the property.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Applying the Standards were written in 1976 to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards were updated and expanded in 1983, and again in 1990.

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.



City of Rockville
 111 Maryland Avenue
 Rockville, Maryland
 20850-2364
 www.rockvillemd.gov

Community Planning and
 Development Services
 240-314-8200
 TTY 240-314-8137
 FAX 240-314-8210

Historic Preservation Office
 240-314-8230

Inspection Services Division
 240-314-8240

Long Range Planning
 Division
 240-314-8200

Planning Division
 240-314-8220

Revitalization/Housing Division
 240-314-8200

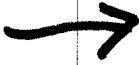
March 1, 2010

Mr. And Mrs. Corbey
 108 N. Adams Street
 Rockville, MD 20850

Dear Mr. And Mrs. Corbey:

At the February 18, 2010 meeting, the Historic District Commission (HDC) approved with conditions application HDC2010-00489, to construct a rear and side addition at 108 N. Adams Street, with the following Conditions:

1. The HardiPlank clapboard shall have a smooth finish.
2. The rear existing 2/2 windows will be reused in the new addition on the 1st floor south elevation, flanking the new fireplace.
3. Trim on the new addition will be HardiPlank.
4. New windows will be 2/2 aluminum clad wood windows (simulated true-divided light, as per the staff report).
5. The porch on the north elevation will have a wood rail, and wood tongue-and-groove flooring.
6. The existing rear door and screen door will be moved to the north elevation side door.
7. The foundation will be smooth parged block.
8. The new chimney will be brick.
9. The small 2/2 windows may be reused in the new project, if possible.
10. You will consult with staff on the fenestration for the new rear French doors.
11. You will return to the HDC with the design for a rear deck.



This letter serves as your HDC Certificate of Approval only. Your attention is directed to Section 25.07.14 of the City of Rockville Zoning and Planning Ordinance, which specifies that this Certificate of Approval becomes void if the work has not commenced within twelve (12) months of the date of approval. For good cause shown, The HDC may grant two six (6)-month time extensions.

Please contact Inspection Services Division (ISD) at 240-314-8240 to inquire about other City permits that may be required for the above work.

In addition, please contact the City of Rockville Historic Preservation Staff at 240-314-8230 at least one week before beginning the approved work. With your signature below, you (the applicant) agree to allow City Staff to enter the property (exterior of structures only) to inspect the ongoing, and completed work for compliance with the

MAYOR
 Phyllis Marcuccio

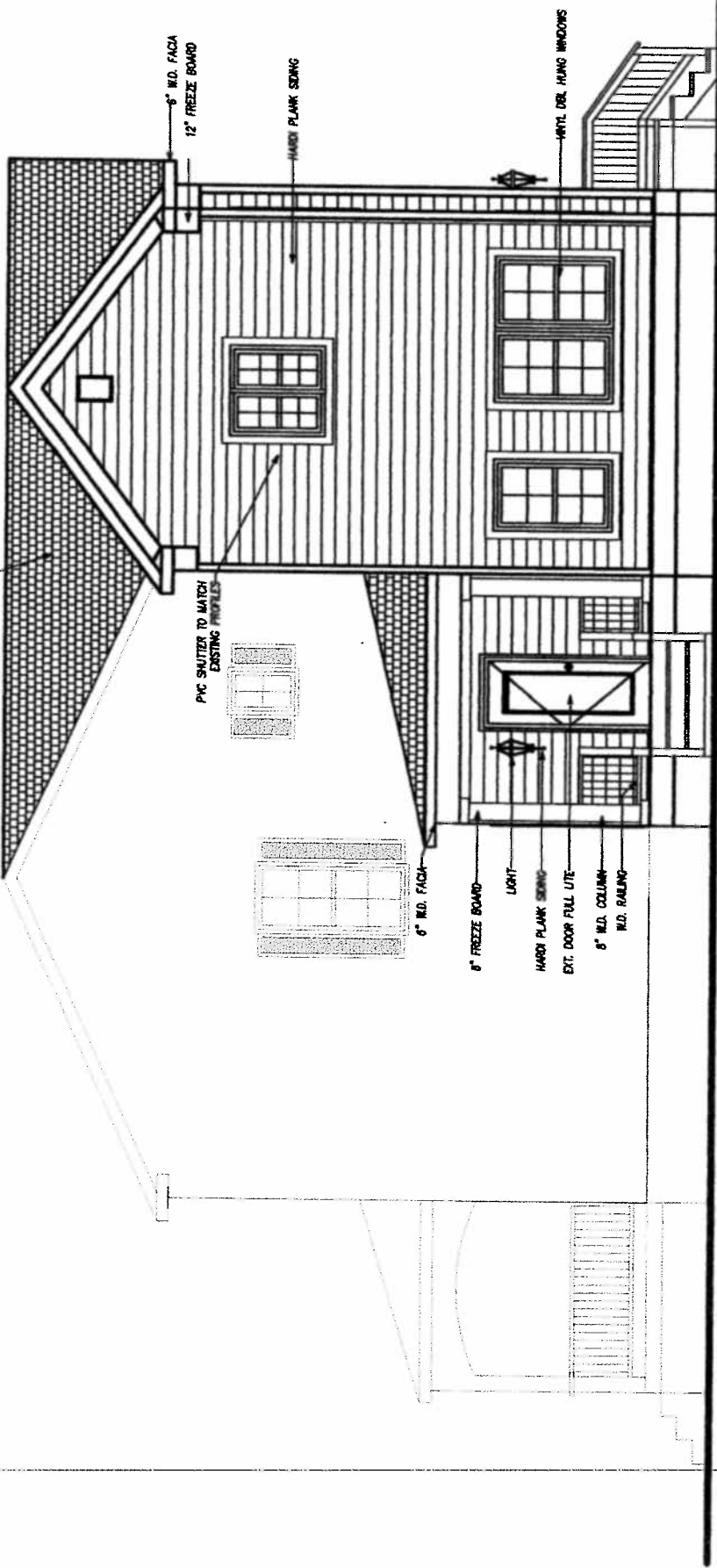
 COUNCIL
 John B. Britton
 Piotr Gajewski
 Bridget Donnell Newton
 Mark Pierzchala

CITY MANAGER
 Scott Ullery

 CITY CLERK
 Claire F. Funkhouser

 CITY ATTORNEY
 Debra Yerg Daniel

40 YEAR ASPHALT SHINGLE
OVER ENTIRE ROOF
REMOVE EXISTING SHINGLES



6" MED. FACE
12" FREEZE BOARD

HARDY PLANK SIDING

WHTL. OVL. HUNG WINDOWS

PVC SHUTTER TO MATCH
EXISTING PROFILES

6" MED. FACE

6" FREEZE BOARD

LIGHT

HARDY PLANK SIDING

EXT. DOOR FULL LITE

6" MED. COLUMN

MED. RAILING

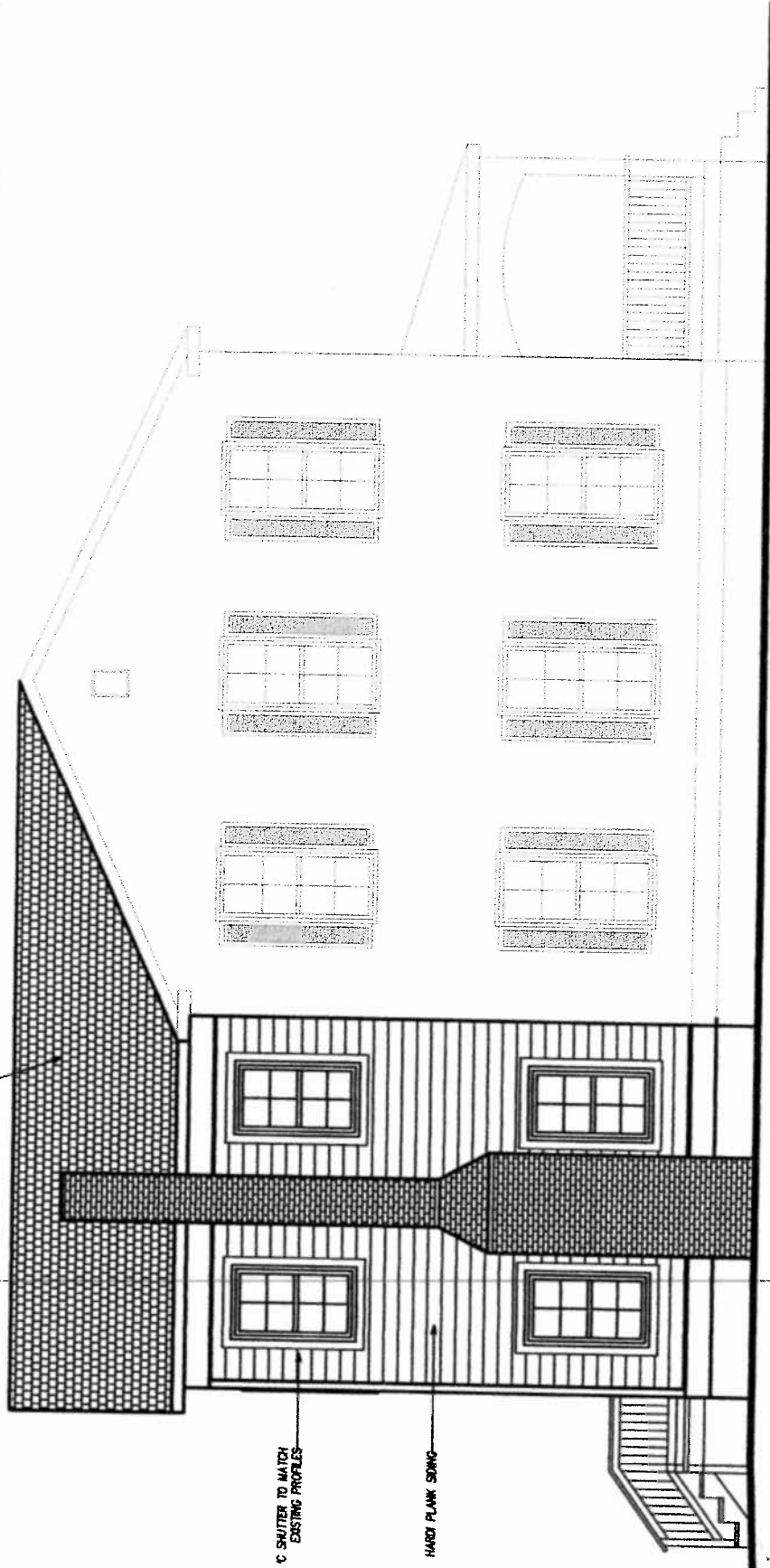
PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"


robert corbey
 108
 n adams st.
 rockville, MD 20850

RECEIVED
MAR 29 2010
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

40 YEAR ASPHALT SHINGLE
OVER ENTIRE ROOF
REMOVE EXISTING SHINGLES



C SHUTTER TO MATCH
EXISTING PROFILES

HARDY PLANK SIDING

PROPOSED RIGHT SIDE ELEVATION

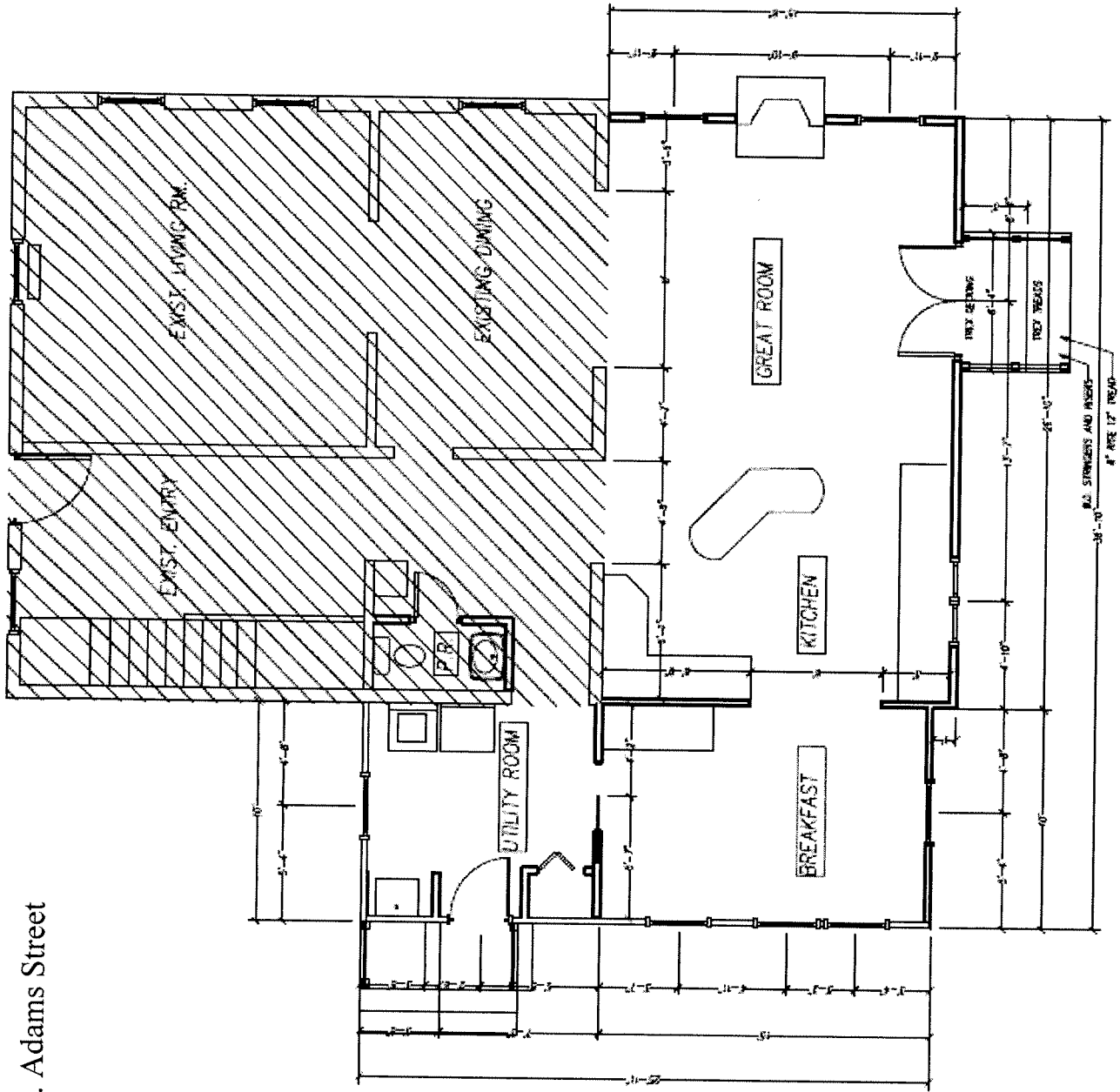
SCALE: 1/4"=1'-0"

3



robert corbey
108
n adams st.
rockville, MD 20850

108 N. Adams Street



PROPOSED FLOOR PLAN

SCALE 1/4"=1'-0"

4