



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: May 11, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 988647: Demolition of house, outbuildings, and associated site features

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 4, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: M-NCPPC Parks (Scott Whipple, Agent)  
Address: 19801 Georgia Avenue, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**FOR STAFF ONLY:**

**HAWP#** 988647

**DATE ASSIGNED** 4.1.22

**APPLICANT:**

Name: Montgomery Parks  
Address: 8301 Turkey Thicket  
Daytime Phone: 240.772.7036

E-mail: scott.whipple@montgomeryparks.org  
City: Gaithersburg Zip: 20879  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Scott Whipple  
Address: 8301 Turkey Thicket  
Daytime Phone: 240.772.7036

E-mail: scott.whipple@montgomeryparks.org  
City: Gaithersburg Zip: 20879  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 19801 Georgia Ave, Brookeville HD (#23/65)

Is the Property Located within an Historic District? Yes/District Name Brookeville  
No/In District

Is there an Historic Preservation/Land Trust/Environmental map of the area and documentation from the Easement

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*By Michael Kyne at 3:31 pm, May 11, 2022*

Are other permits (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: 19801 Street: Georgia  
Town/City: Brookeville Nearest Cross Street: \_\_\_\_\_

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Montgomery County  
Historic Preservation Commission  
*Robert H. ...*

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation    | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.  
Scott Whipple 3.30.22

Signature of owner or authorized agent Date **5**

Adjacent and Confronting Property owner

108 Water Street, Brookeville 20833

19811 Georgia Avenue, Brookeville MD 20833

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Robert H. Potter

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is located on Georgia Avenue, at the northern end of the historic district, on the southern bank of Reddy Branch immediately adjacent to the Reddy Branch Stream Valley park. The parcel is somewhat visually and spatially removed from the core of the district by virtue of its location in the bottom of a stream valley and around the bend from the center of Brookeville. The 2+/- acre parcel is identified as a Spatial (or non-contributing) Resource in the district, as all the buildings on the property post-date the historic district's period of significance.

The parcel is improved with a two-story brick house, constructed in 1944, an apartment (circa late 1940s-early 1950s), and a garage, 'pool house/garage', and playhouse/doll house that were constructed later (construction dates unknown), along with a driveway that circles in front of, and behind, the house. There is also a brick retaining wall along the southern edge of the property.

Description of Work Proposed: Please give an overview of the work to be undertaken:

MNCPPC acquired the property in order to enlarge the Reddy Branch Stream Valley Park Unit One. The public purpose of the acquisition was to "greatly enhance the mitigation and restoration projects being undertaken by MDOT State Highway Authority for the Brookeville Bypass Project" (Planning Board Memorandum, May 3, 2021), including removal of impervious surfaces in a sensitive watershed, stream restoration activities, naturalization, and possibly trail improvements. MNCPPC intends to remove improvements at the property over time as plans for the restoration and naturalizations efforts are developed. The initial phase is limited to the removal of the two-story house; other structures and paved surfaces may be removed in future phases. To facilitate future planning efforts, streamline the review process, and reduce administrative burden on the HPC and staff, this HAWP proposes: 1) the phased removal of all structures and paving, 2) grading all disturbed ground, and 3) seeding and strawing to stabilize the limits of disturbance. At the ultimate conclusion of the project, the property will be returned to a naturalized condition, adding to the Reddy Branch Stream Valley Park. Parks archaeologists will be consulted and have the opportunity to monitor the project and Parks arborists will develop tree protection plans as needed at each phase of the project. There will be no impact on trees in the first phase of the project.

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*By Michael Kyne at 3:31 pm, May 11, 2022*

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Work Item 1: <u>Demo House</u>	
Description of Current Condition: Noncontributing house	Proposed Work: Demo house, grade disturbed ground, seed and straw to stabilize area.

Work Item 2: <u>Demo accessory structures</u>	
Description of Current Condition: Noncontributing accessory structures	Proposed Work: Demo structures, regrade as needed, seed and straw to stabilize ground.

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Work Item 3: <u>Romove paved areas</u>	
Description of Current Condition: Noncontributing driveway	Proposed Work: Remove paving materials, regrade as needed, see and straw to stabilize ground.

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/1/2022

Application No: 988647  
AP Type: HISTORIC  
Customer No: 1379330

### Comments

Demolition of noncontributing resource and naturalization of parcel for stream-valley restoration.

### Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 19801 GEORGIA AVE  
BROOKEVILLE, MD 20833  
Homeowner MC Parks Facilities Management (Primary)

### Historic Area Work Permit Details

Work Type DEMO  
Scope of Work Demolition of Spatial (non-contributing) Resource in the Brookeville Historic District.

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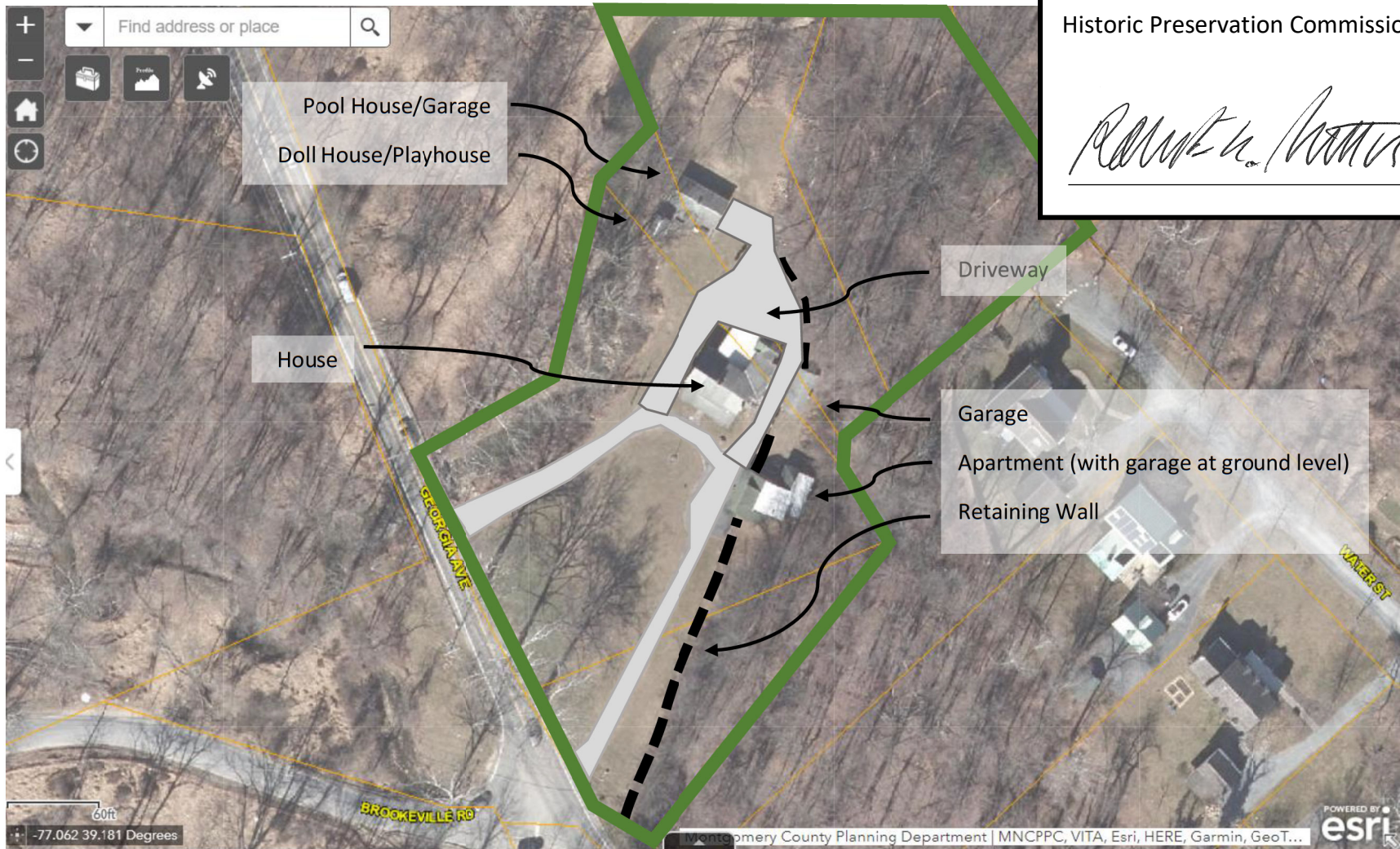

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Project Goal: Site preparation for future stream restoration, site naturalization, with potential natural trail connections.

Seeking approval to demolish all structures (house, apartment, garage, pool house/garage, and doll house/playhouse), remove or alter retaining wall, and remove of some or all paving.



Figure 3: Aerial view of Yinger Property looking northeast



**REVIEWED**

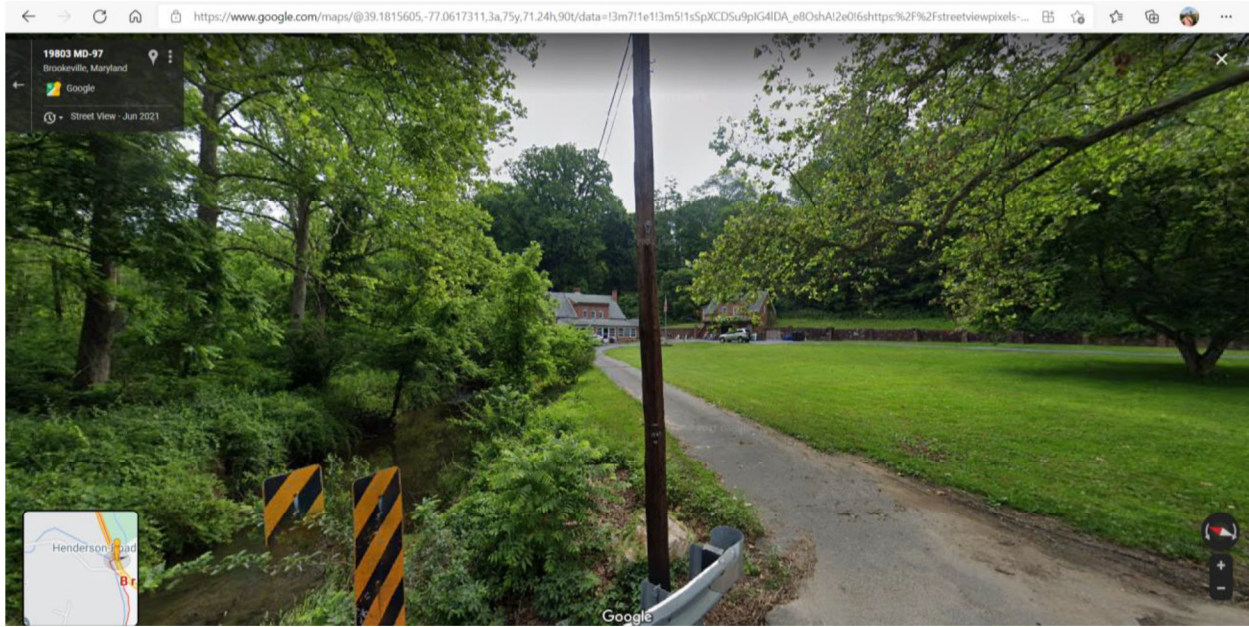
*By Michael Kyne at 3:31 pm, May 11, 2022*

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A handwritten signature in black ink, appearing to read "Robert H. Potter", is written over a horizontal line.



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By Michael Kyne at 3:31 pm, May 11, 2022

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*Robert A. Norton*

House



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A handwritten signature in black ink, which appears to read "Robert W. Patton". The signature is written in a cursive style and is positioned above a horizontal line.

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Apartment



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Garage



Pool House/Garage and Doll/Play House



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