



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: December 16, 2021

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 #972472: Construction of in ground pool, associated hardscaping, tree removal

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 December 1, 2021 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: Mark Davis
Address: 13 North Street, 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 to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 972472
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Mark A. Davis

E-mail: madexc@gmail.com

Address: 13 North Street

City: Brookeville Zip: 20833

Daytime Phone: (202)355-3744

Tax Account No.: 212-17-3816

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

REVIEWED

By Michael Kyne at 5:52 pm, Dec 16, 2021

LOCATION Building/Premise: _____ MHP # of Historic Property _____

Is the Property Located within an Historic District? Yes
 No

Is there an Historic Preservation/Land Trust/Environmental map of the easement, and documentation from the Easement Holder?

Are other Planning and/or Hearing Examiner Approvals / (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: 13

Street: North Street

Town/City: Brookeville

Nearest Cross Street: Market Street & North Street

Lot: 03

Block: A

Subdivision: _____ Parcel: _____

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Montgomery County
Historic Preservation Commission
[Signature]

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:

New Construction

Deck/Porch

Shed/Garage/Accessory Structure

Addition

Fence

Solar

Demolition

Hardscape/Landscape

Tree removal/planting

Grading/Excavation

Roof

Window/Door

Other: In-Ground Pool Construction

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.


[Signature]

10/27/21

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address</p> <p>Mark and Nathalie Davis 13 North Street Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>REVIEWED <i>By Michael Kyne at 5:52 pm, Dec 16, 2021</i></p> <p>Mark and Suzanne Fils (Property next door) 17 North Street Brookeville, MD 20833</p>	<p>Fred Teal and Teresa Meeks (Property next door) 9 North Street Brookeville, MD 20833</p> <div data-bbox="868 987 1356 1365" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>APPROVED</p> <p>Montgomery County</p> <p>Historic Preservation Commission</p>  </div>
<p>Brian and Allison Moffett (Neighbor) 1 North Street Brookeville, MD 20833</p>	
<p>Matt and Teresa Pollock (Neighbor) 4 North St. Brookeville, MD 20833</p>	<p>211 Market Street Brookeville, MD 20833</p>

205 Market Street
 Brookeville, MD 20833

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

13 North St. is a single-family home (built in 1997) located on Lot 3 off of North St. The home is located across the street from the historic Brookeville Schoolhouse. While facing the front of the house from North St., there is a detached carriage house/garage located on the left of the main house with a gravel driveway leading to a large brick-paver parking area adjacent to main home and garage. To the right side of the home is an addition (completed in 2016) with French doors leading to a fenced in (stone wall with redwood pickets on top) patio area with pavers. The house is a stucco exterior with green standing seam metal roof. The existing and patio/porches are composed of masonry with flagstone/bluestone facia. The back yard is currently sloped with a round flagstone patio and plant/tree beds.

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

The proposed work is to regrade and re-landscape the back yard and install a 16' x 35' in-ground pool and hot tub. The installation of hardscapes will include: a patio terrace that will be tied in under the existing porch and extend out to the pool; retaining walls/terracing of the adjacent hill to address erosion and water run off as well as facilitate the installation of steps to the existing round flagstone patio, and the installation of a Boulder retaining wall adjacent to the 17 North Street Property. Landscape upgrades will include the removal of two Walnut and One Poplar tree, the installation of a natural hedge bed to the rear of the pool, seasonal shrub and perennial beds to the 17 North Street Side of the Pool, the planting of at least 5 new flowering trees and evergreen trees, and the planting of ground cover to the 9 North Street Side of the Pool. The pool will be buildt with a code compliant Auto Cover that will be in lieu of the installation of a pool fence. Patio and retaining wall facia materials will be selected to match existing walls and patios found at the home.

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Robert H. Hutter

Work Item 1: Remove three Trees and Excavate for Pool/Grading

Description of Current Condition:

Remove two Walnut Trees and One Poplar Tree. Note the Poplar Tree is on the 17 North Street side of Property Line however, permission was granted by the owner (Friis') to remove it.

Proposed Work:

Excavate to allow for a 16' x 35' Pool. Plant a new hedge beds and trees to replace removed trees.

Work Item 2: Construct Patio's, Stairs and Retaining Walls

Description of Current Condition:

There is a gravel patio located under the existing porch (labeled "Upper Patio Terrace" on drawings). Install 3 steps down to the next level "Patio Terrace." The existing sloped much hill will have two Terraced Retaining walls built with stone. Adjacent to this existing stone wall will be a new stone wall on the North side of the property. This will remain.

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Proposed Work:

Install matching stone base for existing gravel patio porch (labeled "Upper Patio Terrace" on drawings). Install 3 steps down to the next level "Patio Terrace." The existing sloped much hill will have two Terraced Retaining walls built with stone. Adjacent to this existing stone wall will be a new stone wall on the North side of the property. This will remain.

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Work Item 3: Install Pool and Spa/Hot Tub & Landscape

Description of Current Condition:

See Above.

Proposed Work:

A 16x35' pool will be constructed at +407.67' elevation with a 1ft. retaining wall adjacent to the newly buildt patio terrace and contain 3 spillways for decorative feature. The pool will contain a code compliant auto cover for safety and maintenance. The coping, and finishing materials will be selected to match existing home features and include lighting. A stand alone spa/hot tub (non-permanent) will be installed on the patio terrace adjacent to terraced retaining wall. Landscape design will include replacing removed trees with new flowering and evergeen trees along with all new seasonal shrub & perennial beds planted around the pool and walls.

**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: 10/29/2021

Application No: 972472
AP Type: HISTORIC
Customer No: 1374129

Comments

Install a backyard in-ground pool, spa and associated hardscapes, retaining walls, and steps. All wall and patio surfaces will be selected to match existing wall and patio surfaces (i.e. bluestone/flagstone).

Affidavit Acknowledgement

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

Primary Applicant Information

Address 13 NORTH ST
BROOKEVILLE, MD 20833
Homeowner Davis (Primary)

Historic Area Work Permit Details

Work Type CONST
Scope of Work This HAWP application is requested to construct a backyard in-ground pool and install associated hardscape/landscape features.

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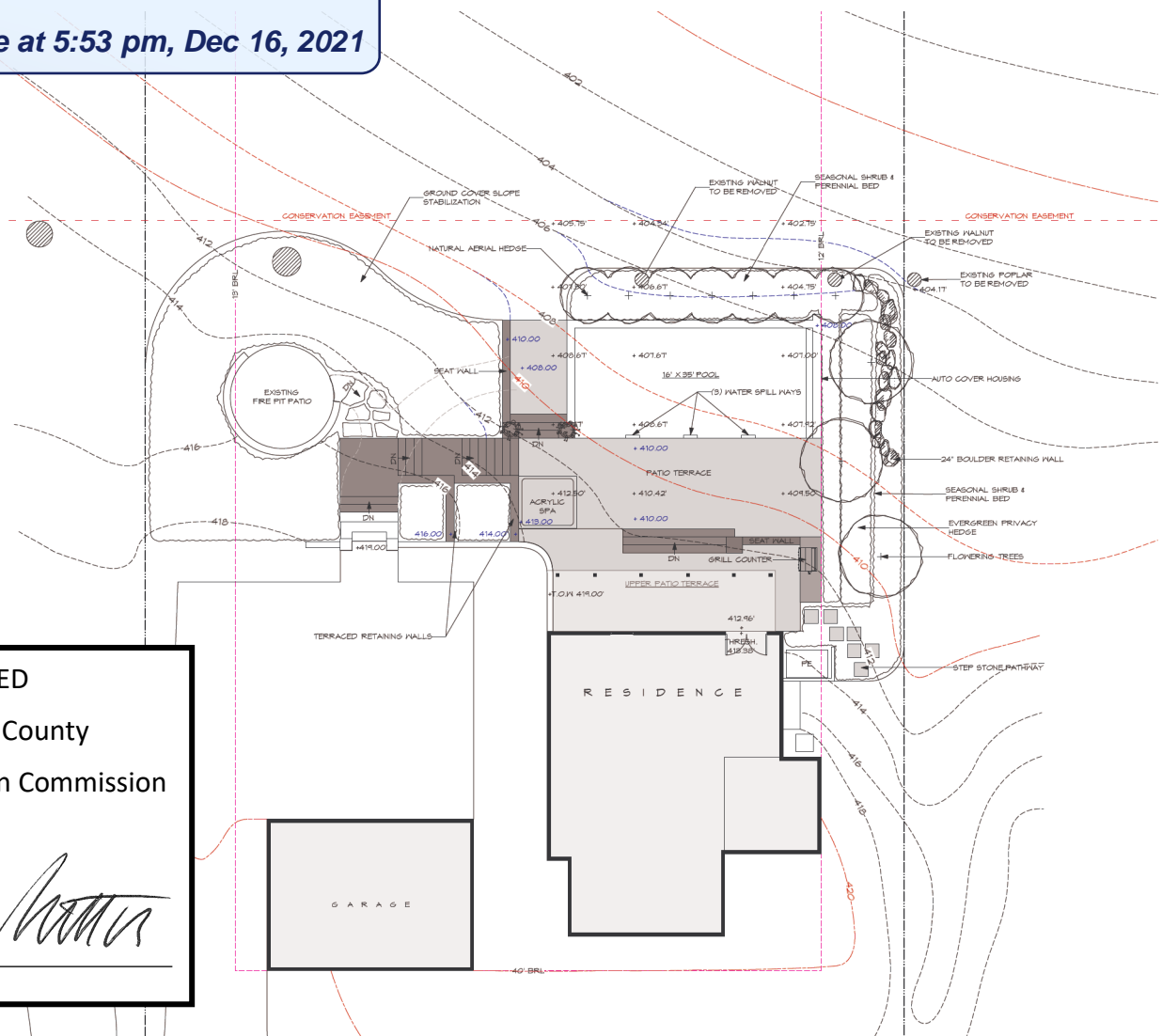


**PRELIMINARY SITE PLAN
 CONCEPT - 1**

DAVIS RESIDENCE
 13 NORTH STREET
 BROOKVILLE, MARYLAND 20833

SCALE: AS NOTED
DATE: 10-24-2021
DRAWN BY: RTD
REVISION DATE:
SHEET: SP-1.0

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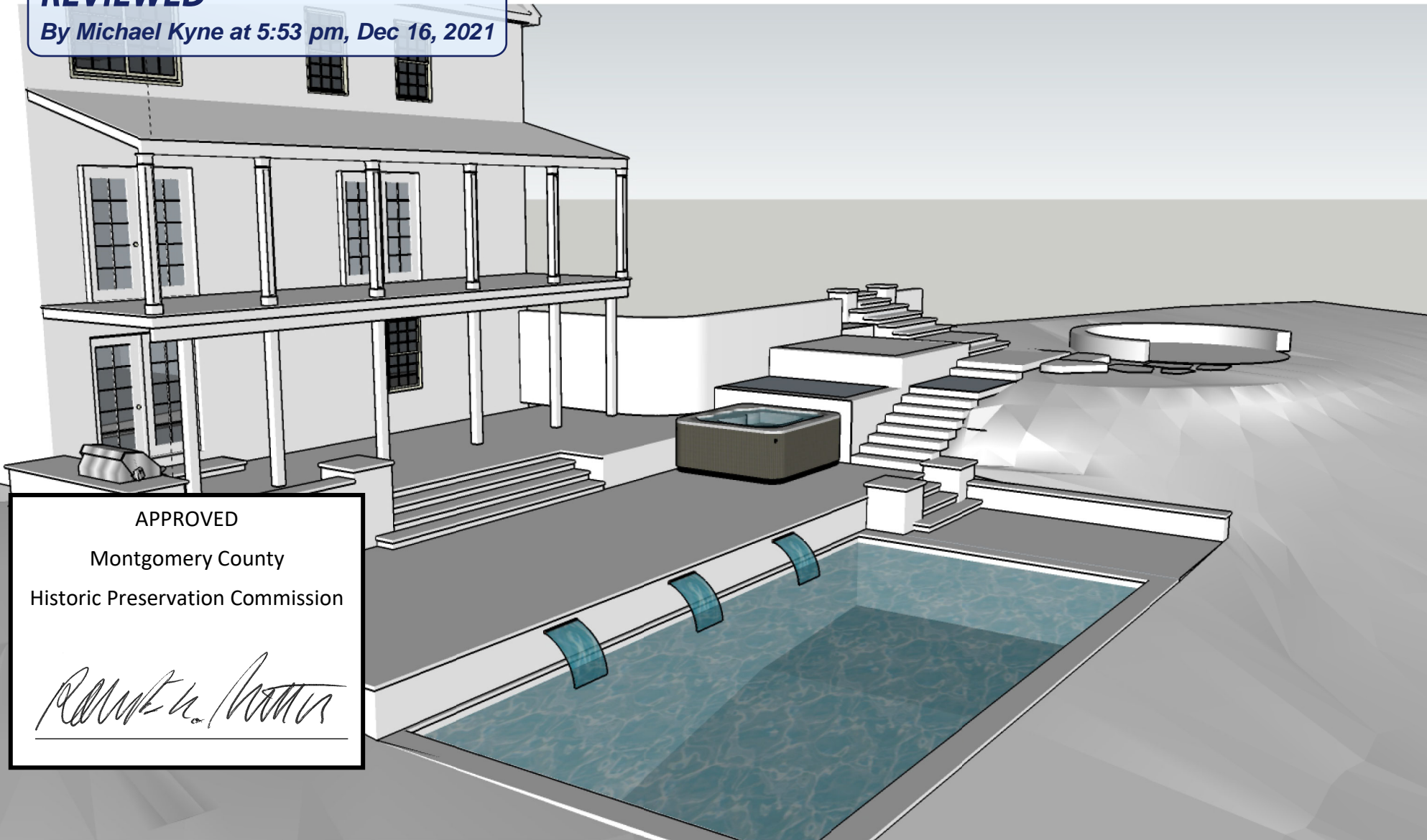


1 PRELIMINARY SITE PLAN
 SCALE: 1/8" = 1'-0"



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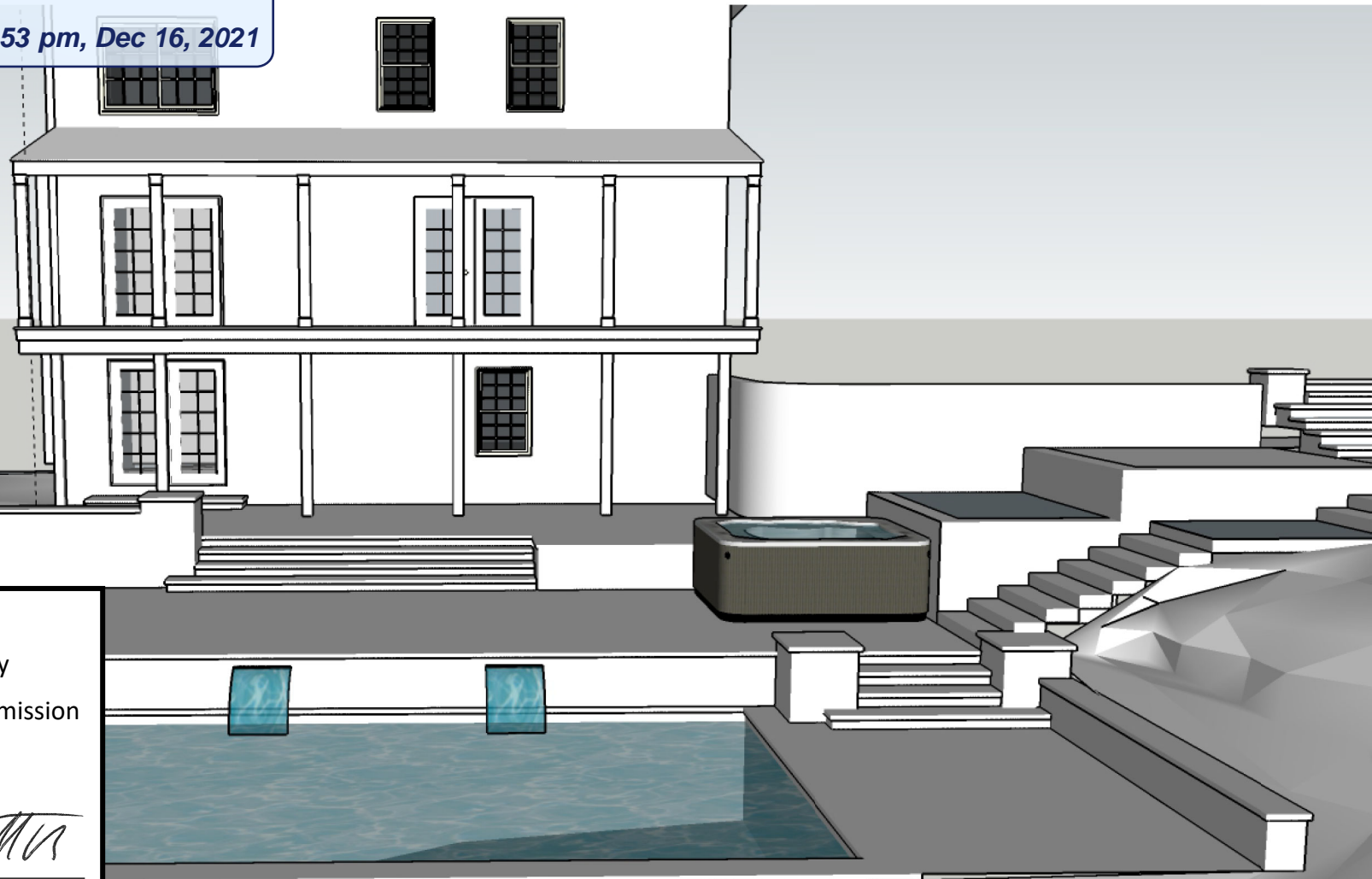
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A handwritten signature in black ink, appearing to read "Robert H. Adams".

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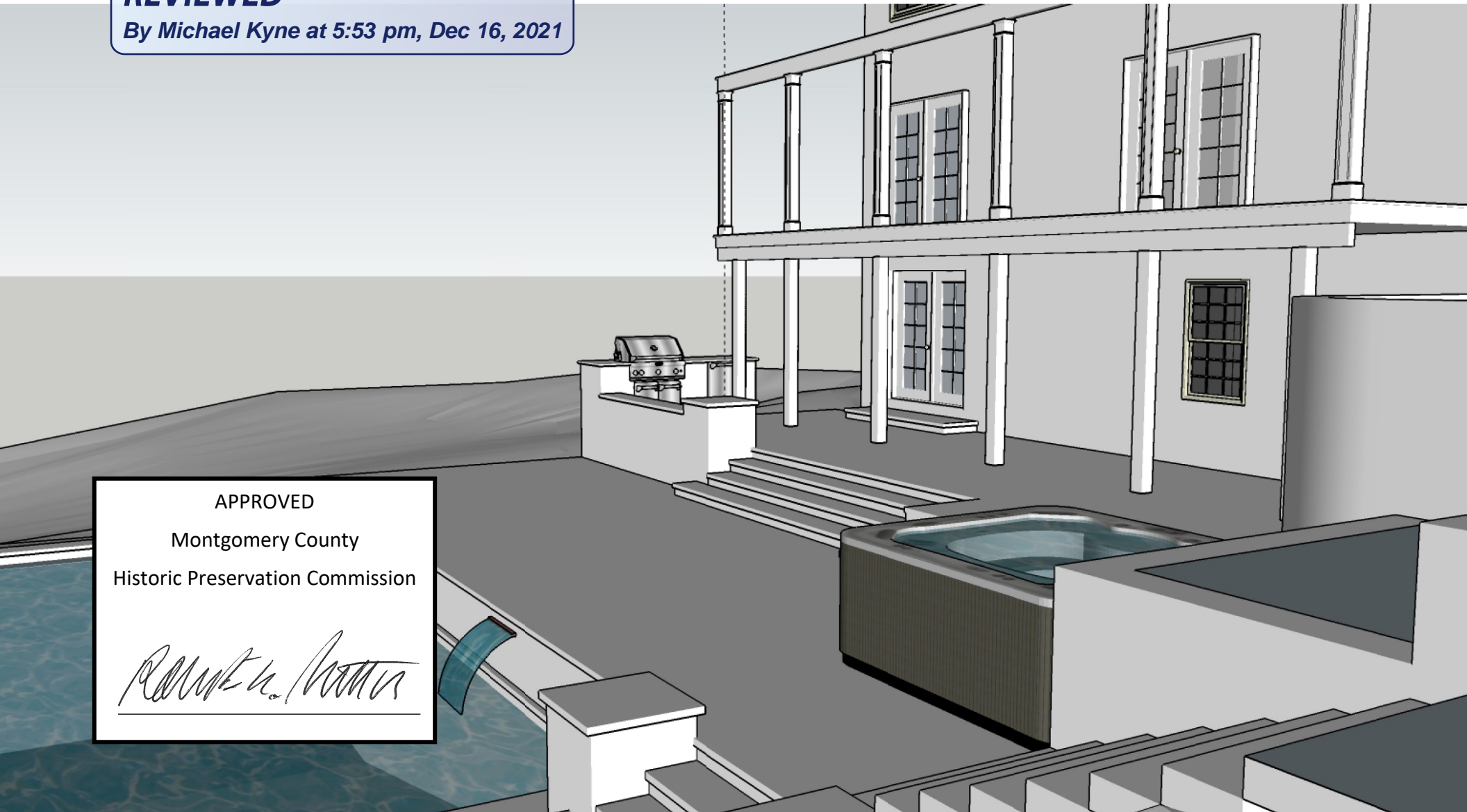
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A handwritten signature in black ink, appearing to read "Robert H. Patton".

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Robert H. [Signature]

Existing Pictures

3 Trees to be removed and replaced

Stones to be replaced with steps and recycled on Boulder Wall



Sloped bed to be terraced and replanted



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Existing Fire Pit/Patio to remain



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Search Google Maps

See travel times, traffic and nearby places

Satellite View of Tree Removal (3 Total)

- 1 Tree #1 - Walnut with 64" Circumference (20.4" Diameter) at Chest Height
- 2 Tree #2 - Walnut with 55" Circumference (17.5" Diameter) at Chest Height
- 3 Tree #3 - Poplar with 75" Circumference (23.9" Diameter) at Chest Height

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Layers