313 Market Street, Brookwille [HPC Case # 13/65 MM-13E] Brookwille H.D.

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HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive William Kirwan
Chairman

Date: August 20, 2014

MEMORANDUM

TO:

Diane Schwartz Jones

Department of Permitting Services

FROM:

Matt Bowling, Senior Planner

Historic Preservation Office

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #657178: Installation of retaining wall and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING TWO (2) CONDITIONS** at the February 26, 2014 Historic Preservation Commission meeting:

- 1. The applicants must obtain all applicable permits from the Town of Brookeville prior to submitting their permit set of plans to HPC staff for final review and approval.
- 2. The applicants will complete the proposed work, consistent with the HPC's approval, within 60 days of issuance of their Historic Area Work Permit.

The HPC staff has reviewed and stamped the attached plans for the installation of retaining wall and other alterations at 313 Brookeville Road, Brookeville, Maryland. The applicant has obtained all applicable permits from the Town of Brookeville and the applicant must complete the proposed work, consistent with the HPC's approval, within 60 days of issuance of their Historic Area Work Permit.

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:

Margaret Kay and Jeff Issokson

Address:

313 Market 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 Matt Bowling at 301.563.3408 or matt.bowling@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	INSTONIC AREA	MOKK	PE	KMIT
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	Name of Property Owner: Margaret Kay & Jeff Issatsi	Paytime Phone Ne.:	301-38	0-8776
	Address: 313 Market Steet Brown Market	ooke villy	, WD	20833
(P.)	contractor: n/a (self)	Steat Phone Ne.:		In Code
	Contractor Registration No.:/CC			
	Agent for Owner: n/a (Self)	Daytime Phone No.:		
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Name of Property	Owner: <u>///</u>	ragret Kay	& Jeff Is	otsuppytime Phone	Na: 301-58	0-8776
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SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

•	Parking pad parallel to Market St. Crumbling brick Stairs (already removed). Malen construction of no historical young
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district Widen existing parking park elect a wooden (PT) retaining
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	Changes needed to stairs to meet code.
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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;

- b. dimensions of all existing and proposed structures; and
- c. site features such as waltways, 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.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. 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 facada 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

- a. Clearly labeled photographic prims of each facade of existing resource, including details of the affected portions. All labels should be placed on the
- b. 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

6. TREE SURVEY

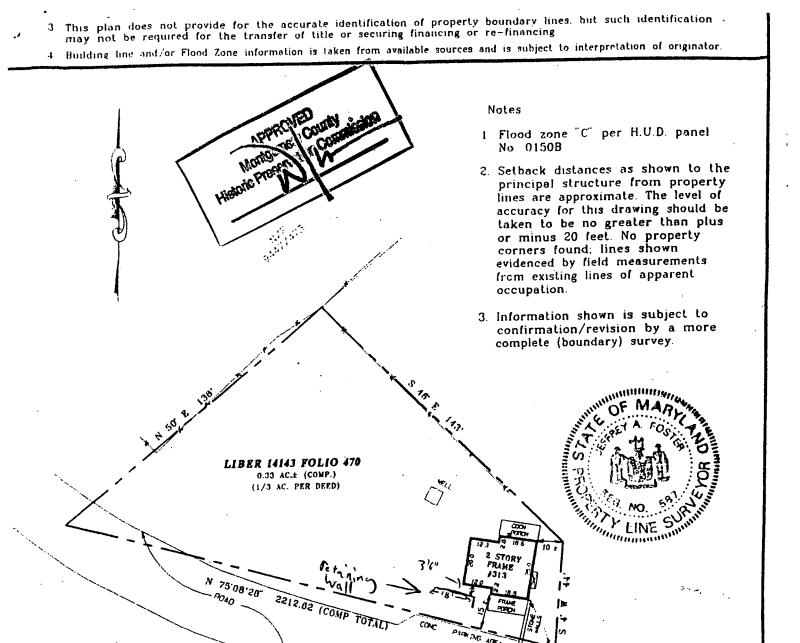
If you are proposing construction adjacent to or within the dripline of any tree 5° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF AQUACENT 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

PLEASE PRINT (IN BLUE OR BLACK INIQ 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.





LOCATION DRAWING

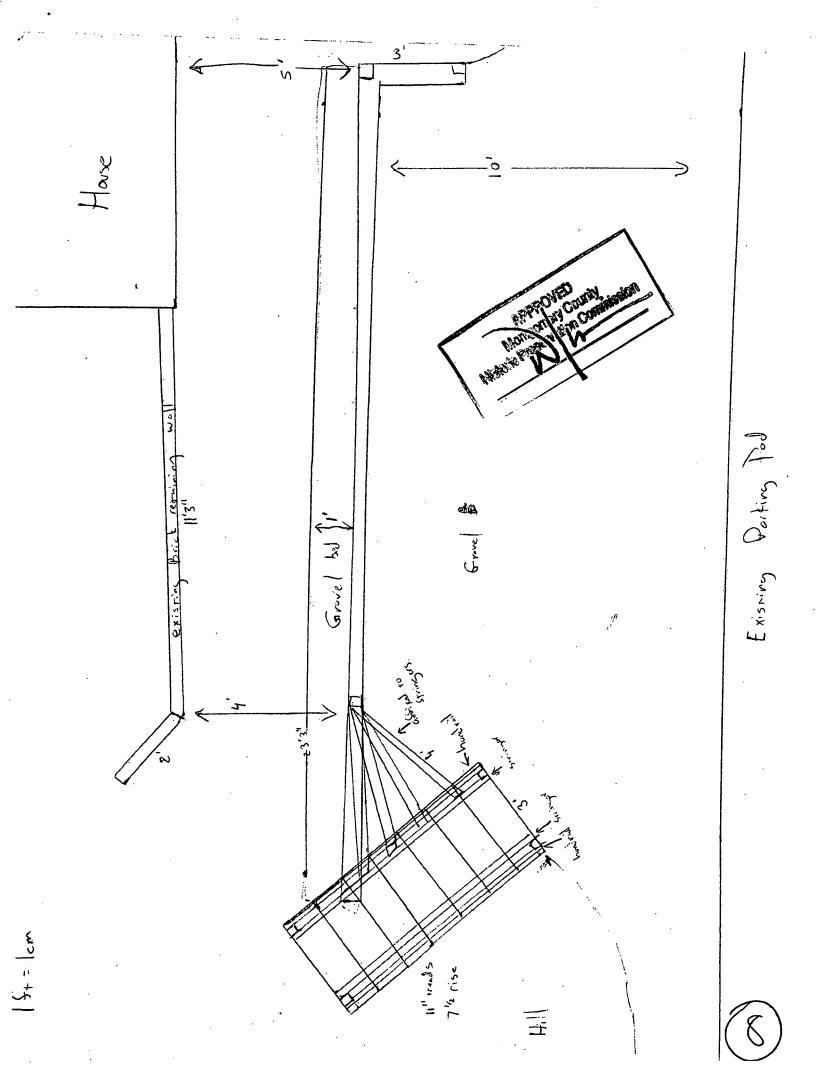
S.L. DAVIS PROPERTY

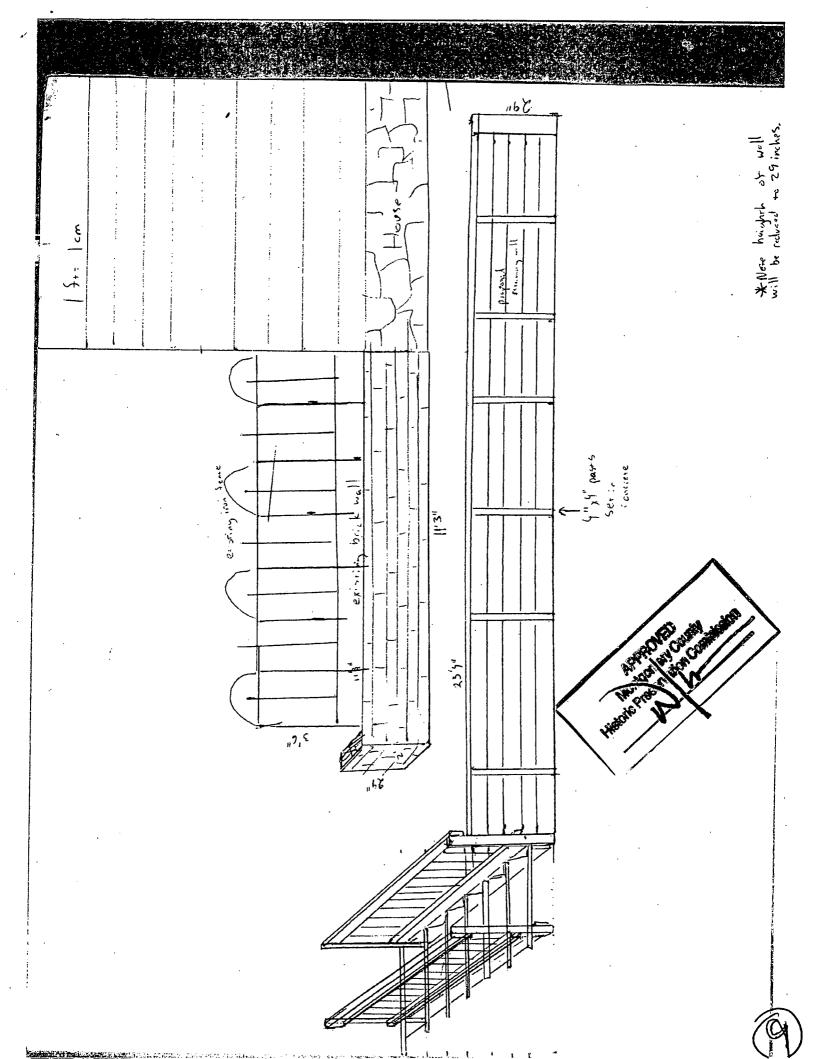
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MONTGOMERY COUNTY, MARYLAND

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AMPIANT PROPERTY LINE SURVEYOR REG. NO. 507	FOLIO 470	HSE. LOC: 12-3-98	JOB NO 98-4455

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Town of Brookeville, Maryland - Application for Building Permit

TOWN OF BROOKEVILLE P.O. Box 67 Brookeville, MD 20833 Phone: (301) 570-4465

Fax: 301-570-0355 www.townofbrookevillemd.org

Application Instructions:

- 1. Plans and specifications (8 copies) shall be submitted with this application for any alteration affecting the exterior dimensions of existing structures or for the construction of any new structures. For any work that requires a Historic Work Area Permit (HAWP) from the National Capital Park and Planning Commission, a copy of the HAWP application must accompany this form. All of the documents will not be returned and will remain on file with the Town Clerk-Treasurer.
- 2. If you are building a fence or wall, please provide a diagram (8 copies) of the fence specifying the type of construction, height and location with respect to property lines.
- 3. A non-refundable fee of \$25.00 shall be paid to the Town of Brookeville along with submission of this application for all items other than new buildings (including homes, garages and outbuildings) or additions to existing buildings. For all new buildings or additions, the permit fee is based on a rate of \$.15 per gross square foot of the building (not including unfinished basements and unfinished attic space) with a \$75 minimum filing fee.
- 4. Construction methods must conform to all Montgomery County codes and are subject to inspection by the County.
- 5. Set-backs from property lines will be in accordance with the Town of Brookeville's Zoning Ordinance.
- 6. Applications must be submitted <u>no later than 10 days prior</u> to the Planning Commission meeting to be reviewed. If received in less than 10 days, the permit will not be reviewed until the following month's meeting.

Applicant to fill out following section:

1. Property Owner's name: 15501-	<u>ាត</u>	<u> </u>
Address: 313 Marker 57	•	
Telephone number: 301580877	6	,
2. Applicant's name (if different than Property owner):		. ·
Address:		
Telephone number:		•

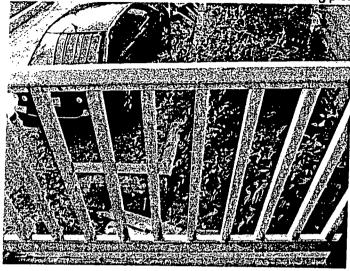
3. Type of Construction: (please check all that apply)	
☐ New Home	Add, remove, or change to exterior building materials
☐ New structure other than Home (garage, outbuilding, etc)	☐ Fence
☐ Addition to existing structure	☐ Deck
☐ Demolition of existing structure	☐ Swimming Pool
☐ Tree Removal (greater than 6" in diameter) ☐ Other: (please describe) Return of U.!!	Add, remove, or change architectural features
4. Will the construction require the placement of any ob sidewalk, curb and gutter, driveway apron or street?	struction or the taking up or excavation of parts of the
☐ Yes ☐ No	
If yes, please describe:	<u> </u>
5. Will any construction work be performed outside the ☐ Yes ☐ No If yes, please describe hours of operation and nature of v	
6. Estimated cost of improvement: \$	
7. Estimated date for work to commence:	
8. Estimated completion date: April 14	
9. Architect Company Name (if applicable):	
Contact Name:	
Address:	
Telephone number:	

10. Contractor Company Name (if applicable):
Contact Name:
Address:
Telephone number:
11. Address of adjacent property owners (these must be provided): 1. Device Zinger 2. Device Zinger
1. Devid Zinger 3. Innest Mark Ennis 4. Johns Liever 12. Signature of owner or applicant: Date: 3-23
Date: 3 55
For Town use only below this line
Receipt of Application Fee (please attach copy of payment)
Yes Town Clerk-Treasurer: Date:
Planning Commission Approval: No exception taken
☐ Approved as noted
☐ Rejected as noted
Notes:
· · · · · · · · · · · · · · · · · · ·
Planning Commission Chairperson: White Date: 5/5/2014
Fown Commissioner: Sync L. Doley Date: 5/19/2014
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Revised: 02/03

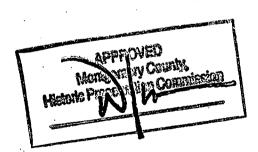
The following changes will be made to the plans as per Joshua Silver's suggestion.

1) The hand rail will be changed to match the style and constrution of the exisitng railing on the front porch of the house as indicated in the following picture.

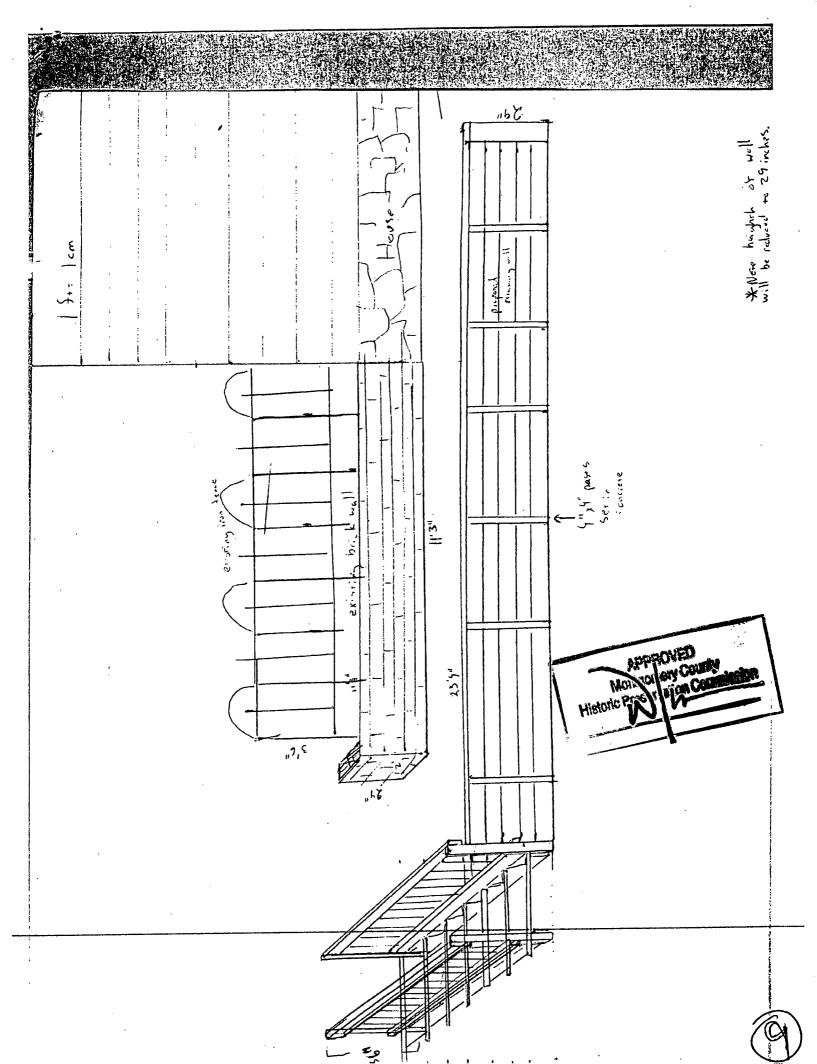


2) The entire structure will be stained a color to be approved by the town of Brookeville Planning Comission.

3) the bolisters will be seperated by 31/2"
4) The A grospable handrail will be affixed to the railing.







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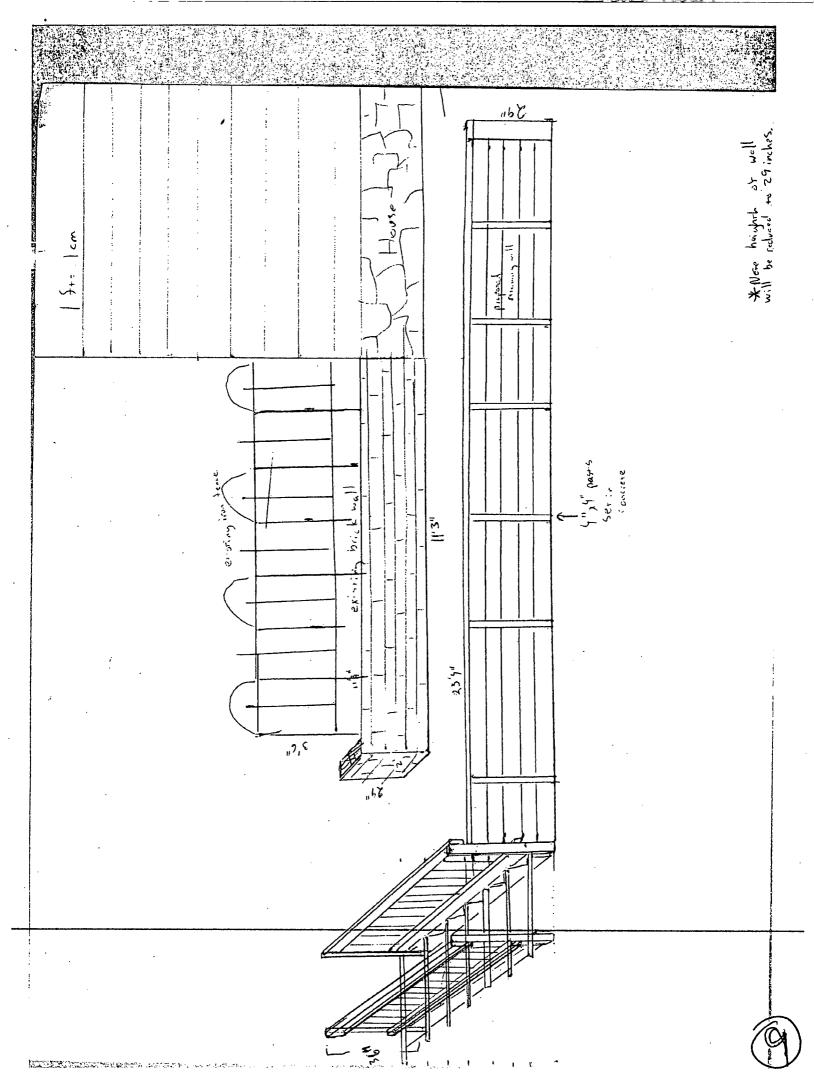
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 313 Market Street, Brookeville Meeting Date: 2/26/14

Resource: Outstanding Resource Report Date: 2/19/14

Brookeville Historic District

Public Notice: 2/12/14

Tax Credit: None

Review: HAWP [RETROACTIVE]
Staff: Josh Silver

•

PROPOSAL: Installation of retaining wall and other alterations

Margaret Kay and Jeff Issokson

STAFF RECOMMENDATION

Case Number: 23/65-14A

Staff recommends that the HPC approve with conditions the HAWP:

1. The applicants must obtain all applicable permits from the Town of Brookeville prior to submitting their permit set of plans to HPC staff for final review and approval.

2. The applicants will complete the proposed work consistent with the HPC's approval within 60 days of issuance of their Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District

STYLE: Vernacular

DATE: c1790

PROPOSAL

Applicant:

The applicants are requesting retroactive approval for the removal of a small section of an existing brick retaining wall and stairs and installation of a 29" high, wooden, retaining wall and associated stair unit in the front left side yard of the subject property. The stair railings will be fabricated from wood and match the style and construction method of the porch railings on the front elevation of the house. Both the wall and stair railing will be painted.

The proposed work scope also includes the expansion of an existing concrete parking pad with a gravel surface in the front left side yard of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A* (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined as follows:



Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 shall 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.



STAFF DISCUSSION

Staff finds the removal and replacement of the brick retaining wall and stairs with a 29" high, wooden wall and new stair unit, and expansion of an existing concrete parking pad with gravel in the front left side yard of the subject property as being consistent with the Criteria for Approval and Standards above.

Both the proposed and completed work does not substantially alter the exterior features of the historic resource. Staff finds the proposed changes to be relatively modest in nature and compatible with the simple vernacular architectural style of the house and rural character of the historic district. Staff finds both the proposed and completed alterations as having negligible impact on the public right-of-way. The wall and stair unit will be stained or painted to help it blend more seamlessly into the landscape and mitigate its impact on the public right-of-way. The applicants have agreed to work with the Brookeville Planning Commission on a final color selection.

In addition to these changes, the completed work involves the removal of low-laying vegetation and stone with no defined border and the modest expansion of an existing concrete parking pad in the front left side yard. The applicants propose to cover the expanded area with loose gravel in front of the wooden retaining wall. The applicants are proposing this alteration to help ameliorate an unsafe condition as result of limited parking along a busy section of road.

The Secretary of the Interior's Standards for Rehabilitation, "Setting", Guidelines recommend:

"Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting."

Staff finds this alteration in the front left side yard, and away from the house as being consistent with the **Standard** above. The replacement of vegetation and stone with gravel and the installation of landscaping will have negligible impact on the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve with the conditions on Circle 1</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the review criteria identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



Edia 5/21/99

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERM

Contact Basil: jef	folissoksa	20 .004	Contact Persons	Jeff	Issokson
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Tax Account No.: 455-	89-293	7			
Name of Property Owner: M	ragret Kay	& Jeff I	SSOKSUP Paytime Phone N	a: 301-5	80-8776
Address 313	Marker	Street	Brookevill-	, MD	20833
Street Manda Contractors: N/A		City	S	ther	Za Code
			Phone N	a :	
Contractor Registration No.	2 -			-	
Agent for Owner:	a (self)		Caytime Phone N	۵:	
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pproved by all agencies listed and I	hereby acknowledge o	and accept this to be	e condition for the issuance	of this permit.	
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SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

	1. WAITTEN DESCRIPTION OF PROJECT	
	a Description of existing structurals) and environmental setting including their historical features and significance: Parking pad parallel to Market St. Crumpling brick Stairs (already removed). Modern construction of no historical value.	
		—
		_
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	Changes reeded to stairs to meet code.	-
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	c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.	
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	b. 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 driptine 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.	
1.	ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS	

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.

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenance), including names, addresses, and rip 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 its directly across

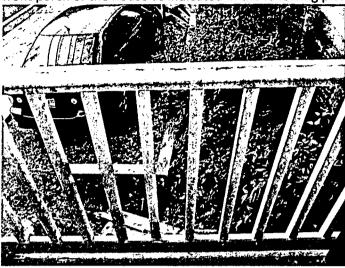


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Jeff Issokson	
313 Market ST. Brookeville MD	·
Brackwille MD	
20933	
2533	
Adjacent and confrontin	g Property Owners mailing addresses
Deeds Wells	Johne Keister
309 Marker St. Brookenille MD	314 Market St. Brookeville MD
Brookeville MD	Brankeville MA
20833	2.0833
Anne & Mark Ennis 316 Market St Brookedlle MD	Such & H. J. K.
Three street Comme	Steph & Hannah Kerr
316 Market 57	310 Marker St. Brookinile MD 20833
Brookedle MD	Brookin 11 17 12 20833
,	
David Zinger	
19801 6	
David Zinger 1980/ Georgia Ave	
Brookerille MD 20833	

The following changes will be made to the plans as per Joshua Silver's suggestion.

1) The hand rail will be changed to match the style and constrution of the exisitng railing on the front porch of the house as indicated in the following picture.



2) The entire structure will be stained a color to be approved by the town of Brookeville Planning Comission.

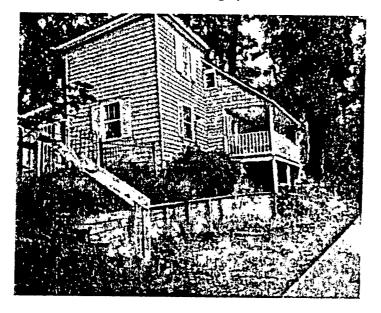






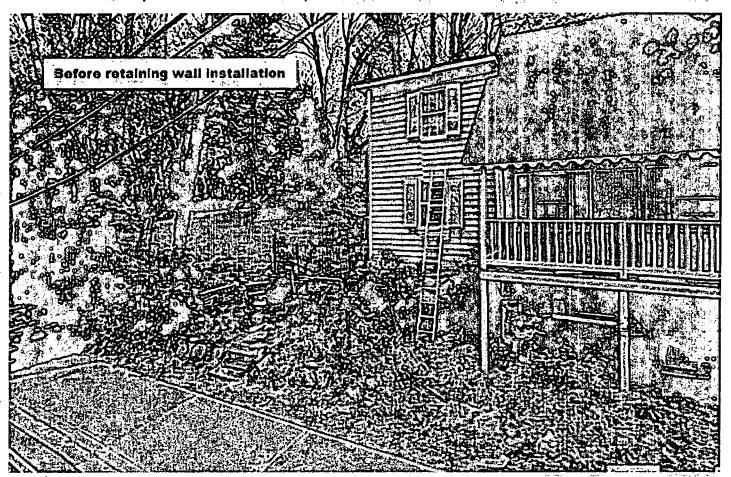


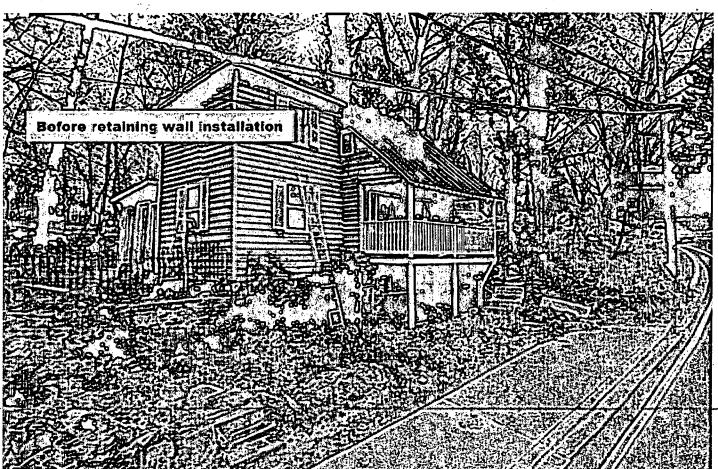
Existing Property Condition Photographs

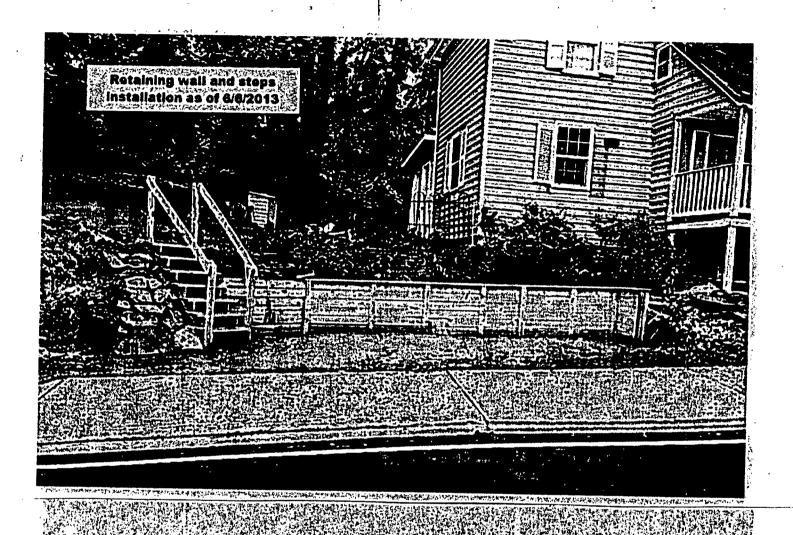


Detail









ng beningé van diberrikker



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

Owner's mailing address Jeff Issokson 313 Market St. Brookeville MIS 20933	Owner's Agent's mailing address
Adjacent and confronting	Property Owners mailing addresses
Deeds Wells 309 Marker St. Brookeville MD 20832	Johne Keister 314 Market St. Brookeville MD 20833
Anne & Mork Ennis 316 Market St Brookwille MD	Steph & Hannah Kerr 310 Market St. Brookeville MD 20833
David Zinger 19801 Georgia Ave Brookerille MD 20833	

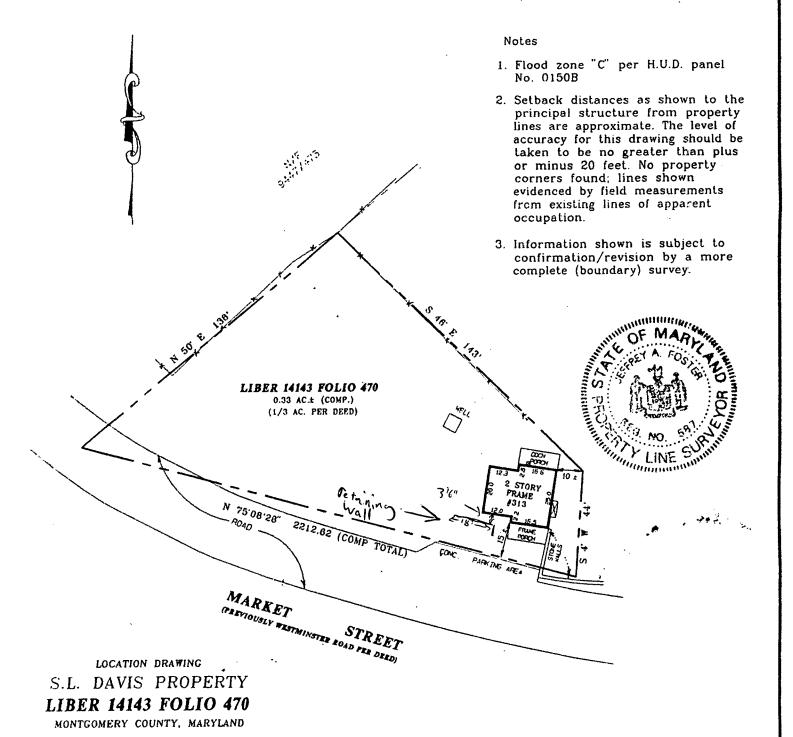
Existing Property Condition Photographs



Detail



- 3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4 Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



SURVEYOR'S CERTIFICATE	REFERENCES		SNIDER & ASSOCIATES -
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	PLAT BK. PLAT NO	LAND 2 P Gau	RVEYORS — ENGINEERS,* PLANNING CONSULTANTS rofessional Drive, Suite 216 lthersburg, Maryland 20879 48-5100, Fax 301/948-1286
OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		DATE OF LOCATIONS	SG E: 1" = 40'
Jeffry A. Fortes 500	LIBER 14143	WALL CHECK:	DRAWN BY M.A.S.
MADITARY PROPERTY LINE SURVEYOR REG. NO. 507	FOLIO 470	HSE. LOC: . 12-3-98	JOB NO.: 98-4455

wall Depik - 3'6" Stairs treent Fise ! 7/2"
With : 3" house 个 35"+川 10 (1'

Existing Concrete

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

313 Market Street, Brookeville

Meeting Date: 1/8/14

Resource:

Outstanding Resource

Report Date:

1/2/14

Brookeville Historic District

Public Notice: 12/26/13

Applicant:

Margaret Kay and Jeff Issokson

Tax Credit:

None

Review:

HAWP [RETROACTIVE]

Staff:

Josh Silver

Case Number: 23/65-14A

PROPOSAL: Installation of retaining wall and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC <u>approve with conditions</u> the HAWP:

1. The applicants must obtain all applicable permits from the Town of Brookeville and Montgomery County prior to submitting their permit set of plans to HPC staff for final review and approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District

STYLE:

Vernacular

DATE:

c1790

PROPOSAL

The applicants are requesting retroactive approval for the removal of a small section of an existing brick retaining wall and stairs and installation of a 35" high, wooden, retaining wall and stair unit in the front left side yard of the subject property. The proposed work scope also includes the expansion of an existing concrete parking pad with a gravel surface in the left side yard of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined as follows:

Montgomery County Code; Chapter 24A-8

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 shall 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.

STAFF DISCUSSION

Staff finds the removal and replacement of the brick retaining wall and stairs with a wooden wall and stair unit and expansion of an existing concrete parking pad with gravel in the front left side yard of the subject property as being consistent with the Criteria for Approval and *Standards* above.

Both the proposed and completed work does not substantially alter the exterior features of the historic resource. Staff finds the proposed changes to be relatively modest in nature and compatible with the simple vernacular architectural style of the house and rural character of the historic district.



The completed work includes the removal of a very small section of a brick retaining wall that is low to the ground and a brick stair unit the applicant asserts was not historic, and their replacement with a wooden wall that is low to the ground and setback from the public right-of-way and a new wooden stair unit. Staff finds both the proposed and completed alterations as having negligible impact on the public right-of-way. Staff spoke with the applicants about staining or painting the wall and stair unit with the purpose of helping it blend more seamlessly into the landscape and mitigate its impact on the public right-of-way. The applicants have since revised their proposal and agreed to stain the wall and work with the Brookeville Planning Commission on a final color selection. The stair railings will be fabricated from wood and match the style and construction method of the porch railings on the front elevation of the house.

In addition to these changes, the completed work involves the removal of low-laying vegetation and stone with no defined border and the modest expansion of an existing concrete parking pad in the front left side yard. The applicants propose to cover the newly expanded area with loose gravel in front of the wooden retaining wall. The applicant is proposing this alteration to help ameliorate an unsafe condition.

The Secretary of the Interior's Standards for Rehabilitation, "Setting", Guidelines recommend:

"Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting."

Staff finds this alteration in the front left side yard, and away from the house as being consistent with the Standard above. The replacement of vegetation and stone with gravel and the installation of landscaping will have negligible impact on the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve with the condition on Circle 1</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the review criteria identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





Edit 6/21/99

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



				~ ^~	
Contact Enail: je	ff@issokso	n .Cou	Contact Persent	Jett	Issokson
_	-		Daytime Phone He.:	301-	580-8776
Tax Account No.: 455	<u>-89-293'</u>	7			
Name of Property Owner:	braguet Kay	& Jeff Iss	oksch paytime Phone Ne.:	301-5	30-8776
Address: 313 Street Man	Market	Street -	Brookeville	, WD	20833
Contractor: Na					Za Cada
Contractor Registration Ne.:	2/2		Phone Ne.:		
Agent for Owner:					
	in (such)		Beytime Phone No.:		·
COLATION COLEUIONIMAS			1		
House Mumber: 33		Ste	* Markey	51	
House Mumber: 313 Townstity: Prookevil	و	Nearast Cress Stree	Brootevile	Rol	
at Block: Ser. 14143 Folio:	Subdivi	sion: <u>6005</u>			
iber: 14143 Folio:	470 P	P53	}		
Antell a distributi	TACTION AND USE				
A CHECKALL APPLICABLE		CHECK A	LL APPLICABLE:		
(1) Construct (1) Exten	nd () Alter/Recovate			Addition [7]	Porch Deck Shed
☐ More ☐ Install			☐ Freplace ☐ Weedb		
C Revision C Repai	r 🗆 Revocable.	Vience	(Wall (complete Section 4)	C) One	C) Single Family
O. Construction cost estimate:	_				
C. If this is a revision of a pravio	outly approved active perm	al, see Permit #	1/a		
			· · · · · · · · · · · · · · · · · · ·		
AMENNOS COMETRESOS					
A. Type of sewage disposal:			03 C Other: _h		
B. Type of water supply:	Of C WSSC	03 CJ AMMI	03 () Other:/	1/9	
MARRIES CONTESTEDI	VICE INCOME.	MAWAL			
L Heightleet	35_inches				
3. Indicate whether the fence of	or retaining wall is to be co	instructed on one of the	following locations:		
(I) On party line/property line	La Entraty o	n land of owner	On public right of w	sy/essement	
arabu carrês that I have the mi	Phoniby to make the former				
Ild back	od I hereby actnowledge (and accept this to be a	eppeasion is correct, and becondition for the essuance of	het the construct this permit.	2013
V //		······································		7	Ua S
proved:		For Chaire	orson, Historic Preservation	Copynius	
approvad:	Signaturae				
phoenten/Permit No.: 65	1178	Date Fi		Cata:	
-				Cata Issued:	

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(a) and environmental setting including their historical features and significance: Parking pad parallel to Market St. Crumbling brick Stairs (already removed). Madem construction of he historical
		value)
		b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district Widen existing parking parking and erect a wooden (PT) retaining
		with gravely No historical impact - previous britis stail
		Widenia Haiss and wall have been done to
		Changes needed to Stairs to meet code,
2		SITE PLAN
	:	Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
		t. the scale, north arrow, and date;
	b	o. dimensions of all existing and proposed structures; and
	c	site teatures such as waltways, driveways, fances, ponds, streams, trash dumpsters, machanical equipment, and landscaping.
3.		LANS AND ELEVATIONS
	Y	ou must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" pager are preferred.
	4.	Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and oth fixed features of both the existing resource(s) and the proposed work.
	b.	Elevations (facadas), 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 nated on the elevations drawings. An existing and a proposed elevation drawing of each facada affected by the proposed work is required.
4.	M	ATERIALS SPECIFICATIONS
	Ge	eneral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on you
5.	PŁ	OTOGRAPHS
	L	Clearly labeled photographic prints of each facada of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
	b.	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.	IR	EE SURVEY

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 first should include the owners of all lots or parcels which adjain the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across

If you are proposing construction adjacent to or within the dripline of any tree 5° 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.

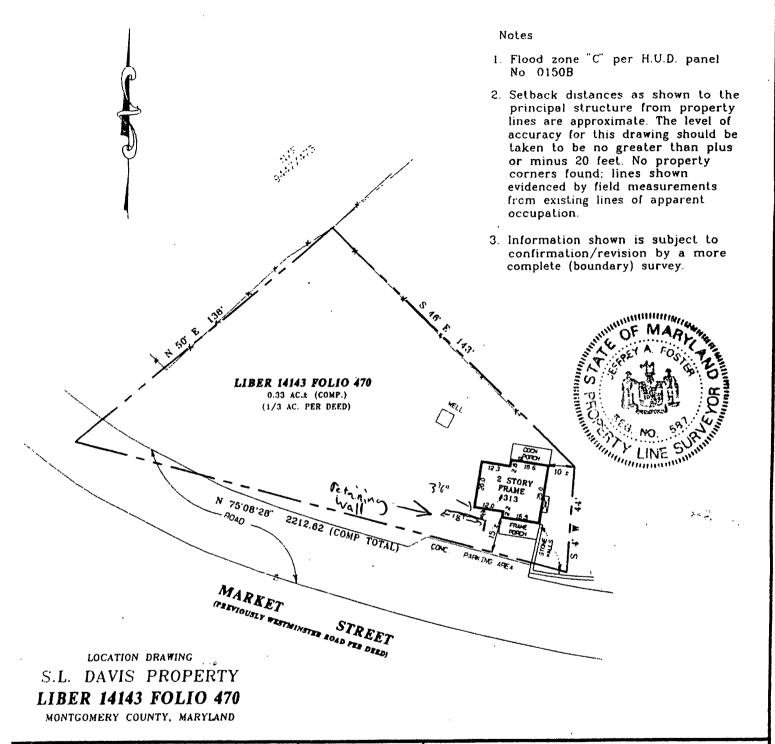
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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

Owner's mailing address Teff Issokson 313 Market St. Brookeville MD 20933	Owner's Agent's mailing address				
Adjacent and confronting	Adjacent and confronting Property Owners mailing addresses				
Deeds Wells 304 Marker St. Brookeville MD 20833	Johne Keister 314 Market St. Brookeville MD 20833				
Anne & Mork Ennis 316 Market St Brookwille MD	Steph & Hannah Kerr 310 Marker St. Brookenille MD 20833				
David Zinger 19801 Georgia Ave Brookerille MD 20833					

- 3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing
- 4 Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



SURVEYOR'S CERTIFICATE
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."

Jeffrey A. Fottes MADITANE PROPERTY LINE SURVEYOR REG. NO. 507

REFERENCES		
PLAT BK. PLAT NO		
		DATE C
LIBER	14143	

470

FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS,
LAND PLANNING CONSULTANTS
2 Professional Drive. Suite 216
Gaithersburg. Maryland 20879
301/948-5100. Fax 301/948-1286

DATE OF LOCATIONS	SCALE:	1" = 40'
MATT CHECK.	DRAWN BY:	M.A.S.
HSE. LOC: 12-3-98	JOB NO	98-4455

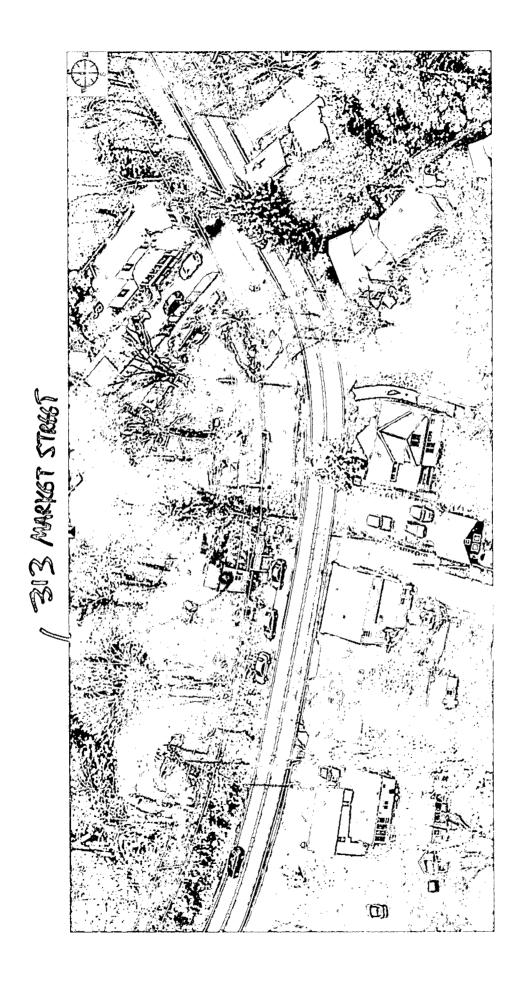
The following changes will be made to the plans as per Joshua Silver's suggestion.

1) The hand rail will be changed to match the style and constrution of the exisitng railing on the front porch of the house as indicated in the following picture.



2) The entire structure will be stained a color to be approved by the town of Brookeville Planning Comission.



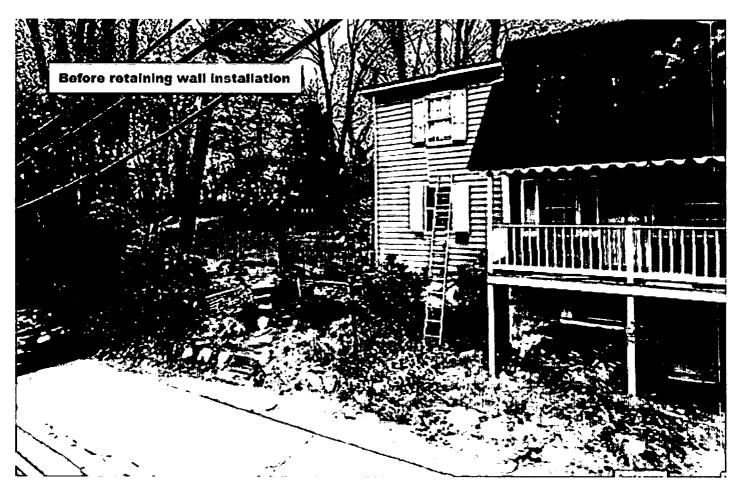


Existing Property Condition Photographs

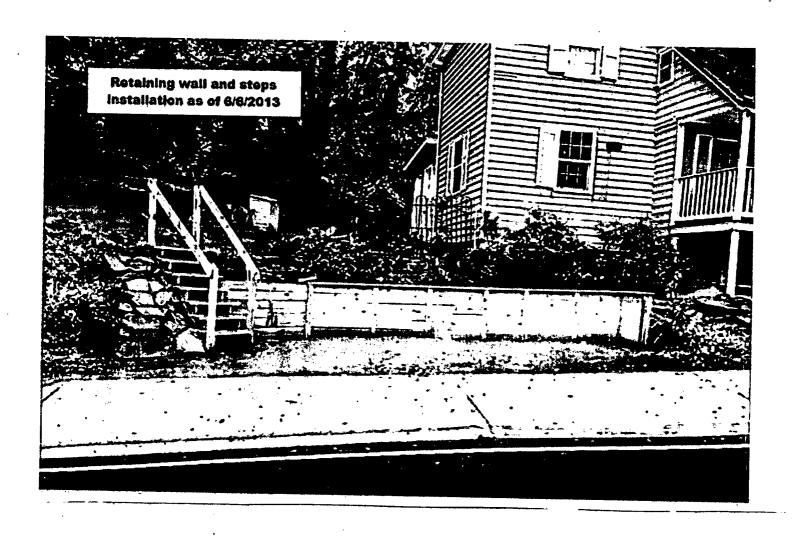


Detail









MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

313 Market Street, Brookeville

Meeting Date: 2/26/14

Resource:

Outstanding Resource

Report Date:

2/19/14

Brookeville Historic District

Public Notice: 2/12/14

Applicant:

Margaret Kay and Jeff Issokson

Tax Credit:

None

Review:

HAWP [RETROACTIVE]

Staff:

Josh Silver

Case Number: 23/65-14A

PROPOSAL: Installation of retaining wall and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC approve with conditions the HAWP:

1. The applicants must obtain all applicable permits from the Town of Brookeville prior to submitting their permit set of plans to HPC staff for final review and approval.

2. The applicants will complete the proposed work consistent with the HPC's approval within 60 days of issuance of their Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District

STYLE:

Vernacular

DATE:

c1790

PROPOSAL

The applicants are requesting retroactive approval for the removal of a small section of an existing brick retaining wall and stairs and installation of a 29" high, wooden, retaining wall and associated stair unit in the front left side yard of the subject property. The stair railings will be fabricated from wood and match the style and construction method of the porch railings on the front elevation of the house. Both the wall and stair railing will be painted.

The proposed work scope also includes the expansion of an existing concrete parking pad with a gravel surface in the front left side yard of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined as follows:



Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 shall 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.



STAFF DISCUSSION

Staff finds the removal and replacement of the brick retaining wall and stairs with a 29" high, wooden wall and new stair unit, and expansion of an existing concrete parking pad with gravel in the front left side yard of the subject property as being consistent with the Criteria for Approval and Standards above.

Both the proposed and completed work does not substantially alter the exterior features of the historic resource. Staff finds the proposed changes to be relatively modest in nature and compatible with the simple vernacular architectural style of the house and rural character of the historic district. Staff finds both the proposed and completed alterations as having negligible impact on the public right-of-way. The wall and stair unit will be stained or painted to help it blend more seamlessly into the landscape and mitigate its impact on the public right-of-way. The applicants have agreed to work with the Brookeville Planning Commission on a final color selection.

In addition to these changes, the completed work involves the removal of low-laying vegetation and stone with no defined border and the modest expansion of an existing concrete parking pad in the front left side yard. The applicants propose to cover the expanded area with loose gravel in front of the wooden retaining wall. The applicants are proposing this alteration to help ameliorate an unsafe condition as result of limited parking along a busy section of road.

The Secretary of the Interior's Standards for Rehabilitation, "Setting", Guidelines recommend:

"Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting."

Staff finds this alteration in the front left side yard, and away from the house as being consistent with the **Standard** above. The replacement of vegetation and stone with gravel and the installation of landscaping will have negligible impact on the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission approve with the conditions on Circle 1 the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the review criteria identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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					FIAIT I	
comeace mail: <u>je</u>	ff@issoks	on .com	Contact Person:	Jeff.	Issokson	_
	-00- 10-2	7	Divine Phone No.:	301-3	580-8776	<u>, </u>
Name of Property Owner: N	Macted to	& Jeff 15	Daytime Phone Ma.	301-58	5-8776	_
Address: 313	A COLOR	CH	throoteville	, WD	20833	_
Contractor: n/a	(self)		Phone No.:		29 (300	
Contractor Registration No.					····	-
Agent for Owner:	a (self))	Caytime Phone Ho.:			
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☐ Revision ☐ Repair			/Well (complete Section 4)	CI One-	CJ Single Femily	
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\$21/9 9	SEE REVER	ISE SIDE FOR I	NSTRUCTIONS			

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

	1. WAITTEN DESCRIPTION OF PROJECT
	a Description of existing structurated and environmental setting including their historical features and significances. Parking and parallel to Market St. crumpling brick Stains
	value.
	b. General description of project and its effect so the historic resource(s), the environmental setting and where applicable, the historic district Widen existing parking park erect a wooden (PT) retaining wall; construct stories to back yard; fill in parking park with a ravel; No historical impact previous britis stories
	Widenia stairs and wall have been completed
	Changes needed to Stairs to meet code.
	Site and environmental setting, drawn to scale, You may use your plat. Your site plan must include:
	8. the scale, north arrow, and date;
	b. dimensions of all existing and proposed structures; and
	 site features such as walkways, driveways, fances, ponds, streams, tresh 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" pages are preferred.
	 Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
	b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and focuses proposed for the exterior must be noted on the elevations drawings. An existing and a proposed olevation drawing of each facade affected by the proposed work is required.
4.	MATERIALS SPECIFICATIONS
	General description of materials and manufactured items proposed for incorporation is the work of the project. This information may be included on year design drawings.
5 .	PHOTOGRAPHS .
	 Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
	 b. 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 dripline 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

the street/highway from the parcel in question.

PLEASE PRINT (IN SELIE OR SLACE INIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPHED DIRECTLY ONTO MAILING LASELS.

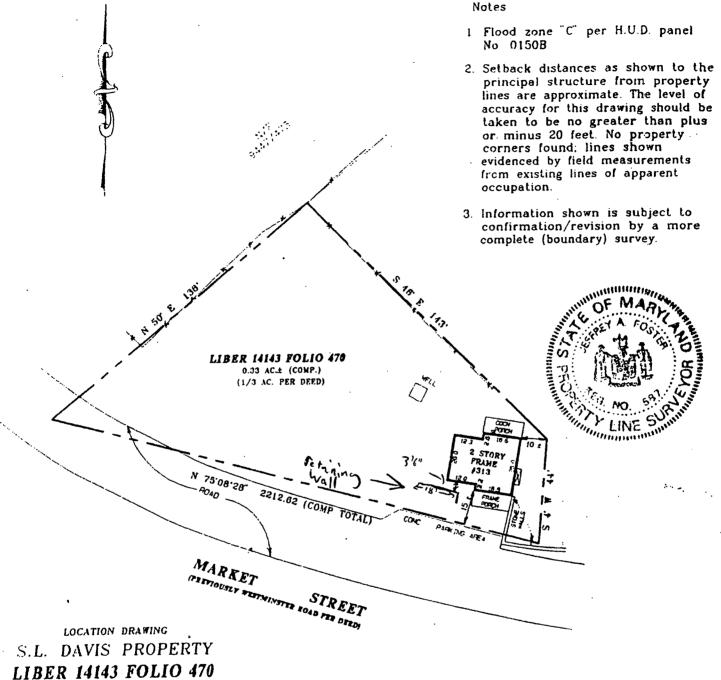
For ALL projects, provide an accurate list of adjacent and confronting property owners (not because freducing panes, addresses, and up codes. This list should exclude the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which the directly across



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

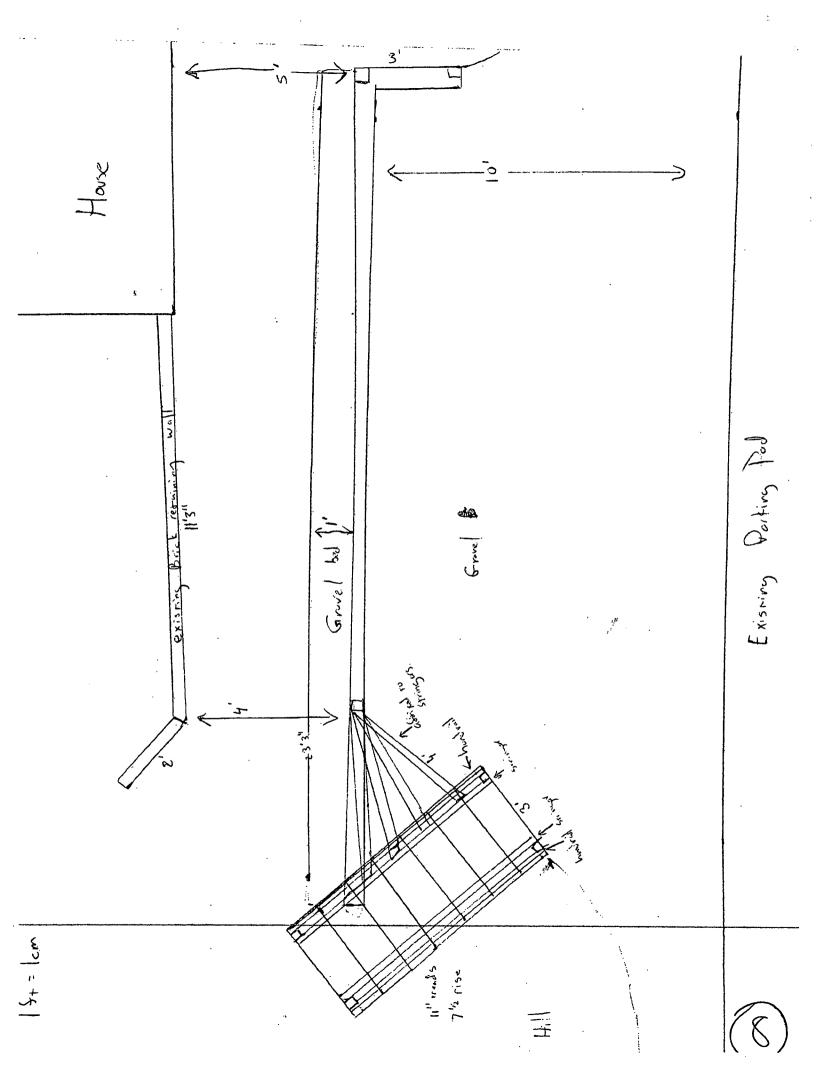
Owner's mailing address Teff Isokson 313 Market St. Brookeville MD 20833	Owner's Agent's mailing address
Adjacent and confronting	g Property Owners mailing addresses
Deeds Wells 304 Marker St. Brookwille MD 20833	Johne Keister 314 Market St. Brookeville MD 20833
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David Zinger 1980 Georgia Ave Brookerille MD 20833	

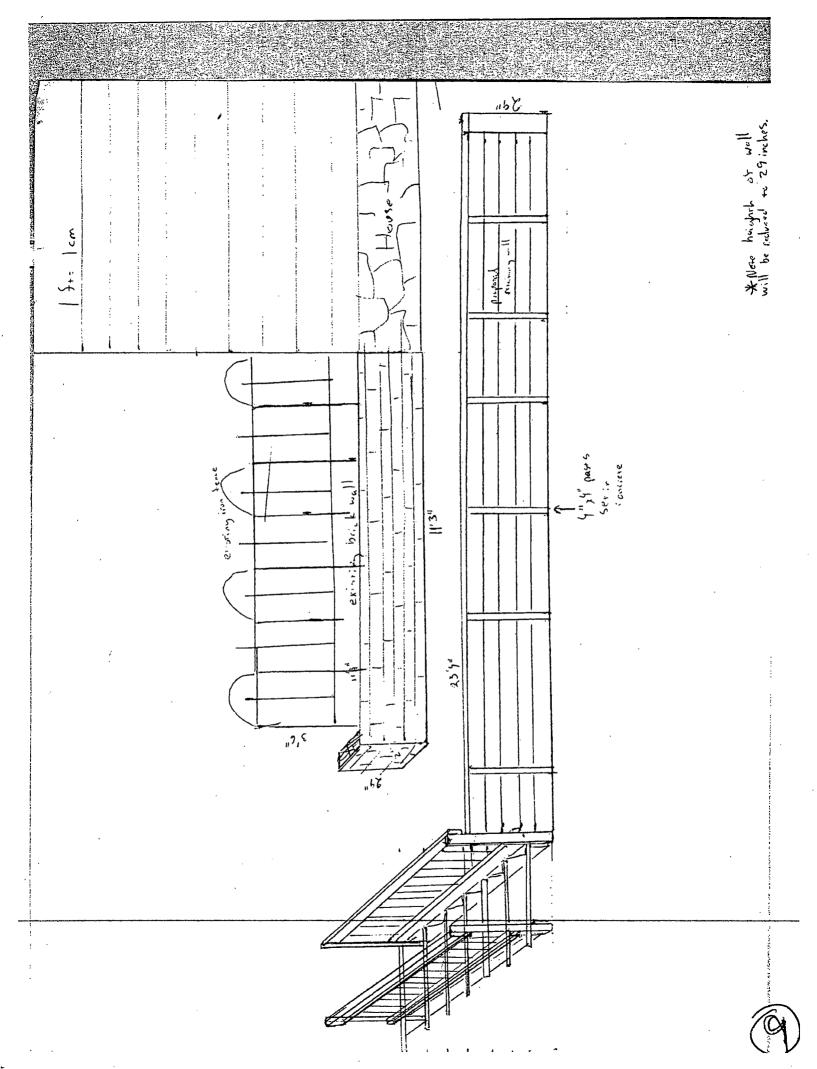
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MONTGOMERY COUNTY, MARYLAND

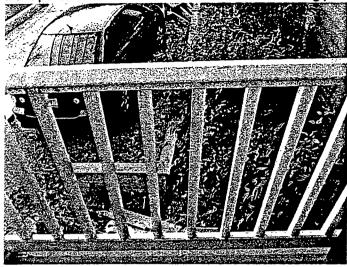
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OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION		DATE OF LOCATIONS	SCALE: 1" = 40'
01111	LIBER 11113	WAEL CHECK	DRAWN BY MAS
ADMIANT PROPERTY LINE SURVEYOR REG. NO. 507	FOLIO 470	HSE. LOC: 12-3-98	JOB NO: 98-4455





The following changes will be made to the plans as per Joshua Silver's suggestion.

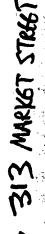
1) The hand rail will be changed to match the style and constrution of the exisitng railing on the front porch of the house as indicated in the following picture.



2) The entire structure will be stained a color to be approved by the town of Brookeville Planning Comission.

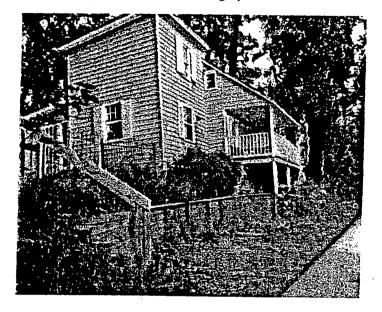




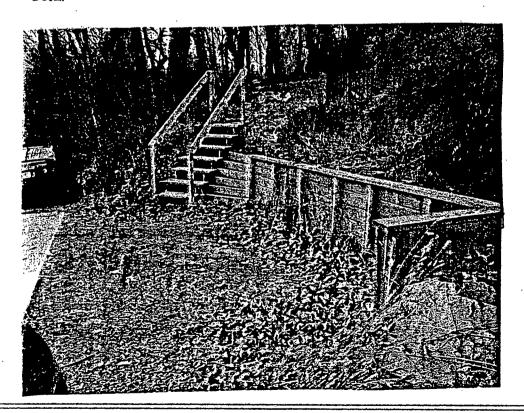


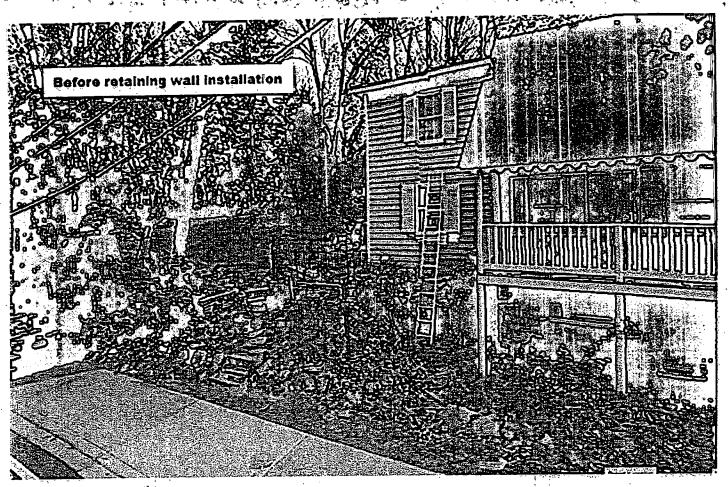


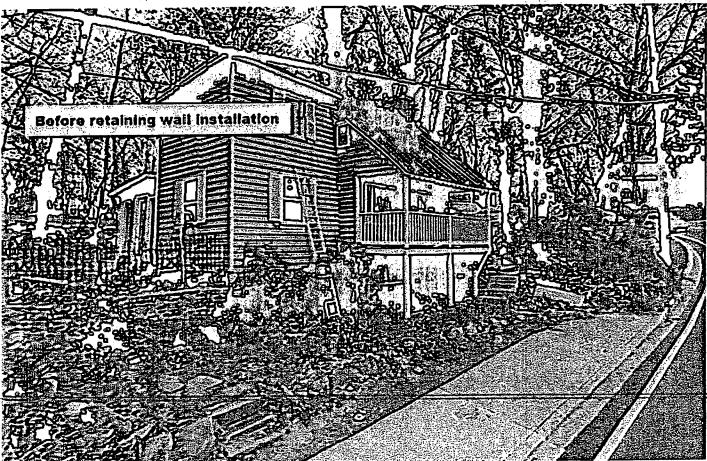
Existing Property Condition Photographs

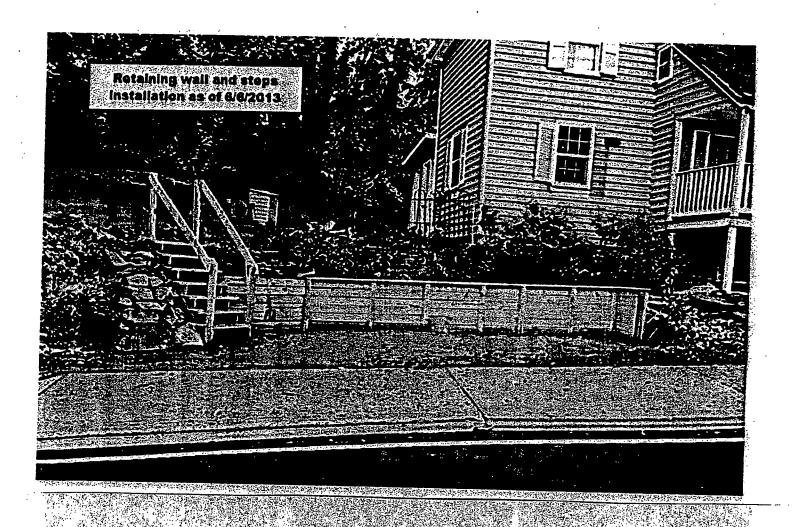


Detail

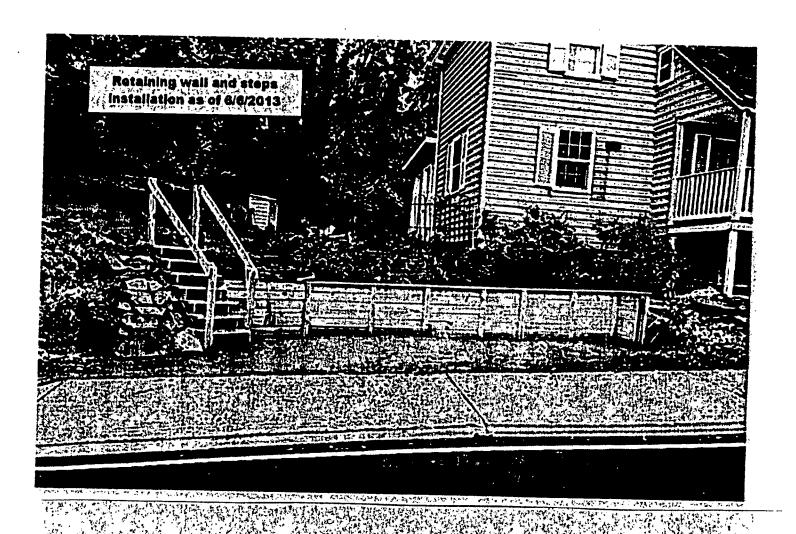






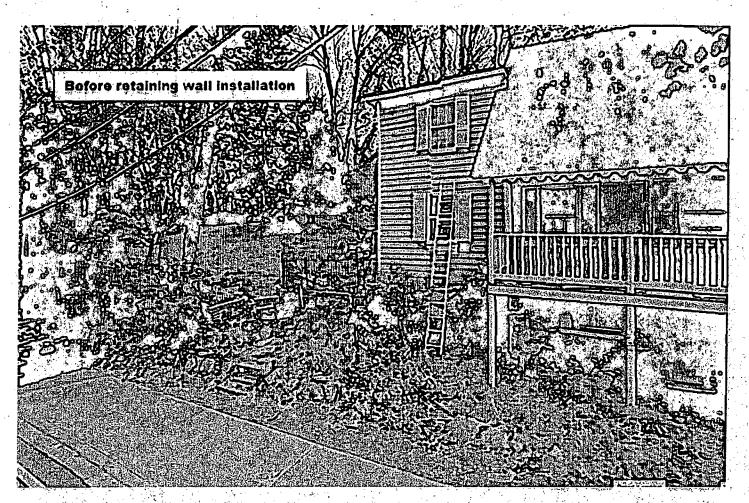


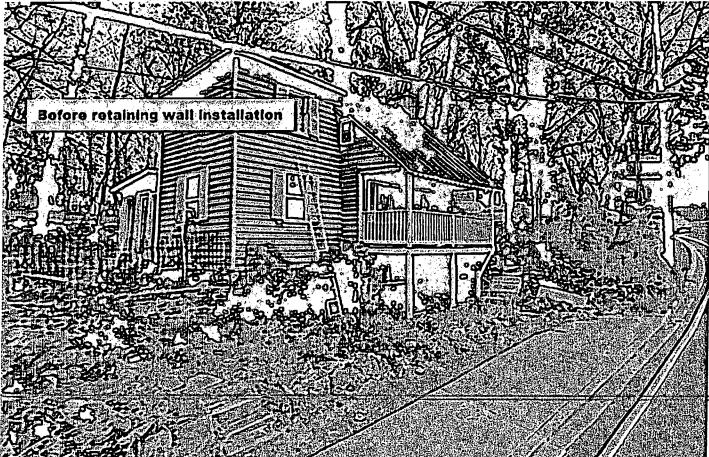




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POSTPONED --CONTINUED 1 22 14

- RETAINING WALL -- CHARDRAIL RED.
- TIME PERIOD FOR PAINTING/STAINING

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

313 Market Str

Resource:

Outstanding R

Brookeville His

Applicant:

Margaret Kay aı

Review:

HAWP [RETRO

Case Number: 23/65-14A

PROPOSAL: Installation of re-

STAFF RECOMMENDATION

Staff recommends that the HPC a

The applicants must obtain County prior to submittin

ARCHITECTURAL DESCRIP

SIGNIFICANCE: Outstanding I

STYLE:

Vernacular

DATE:

c1790

PROPOSAL

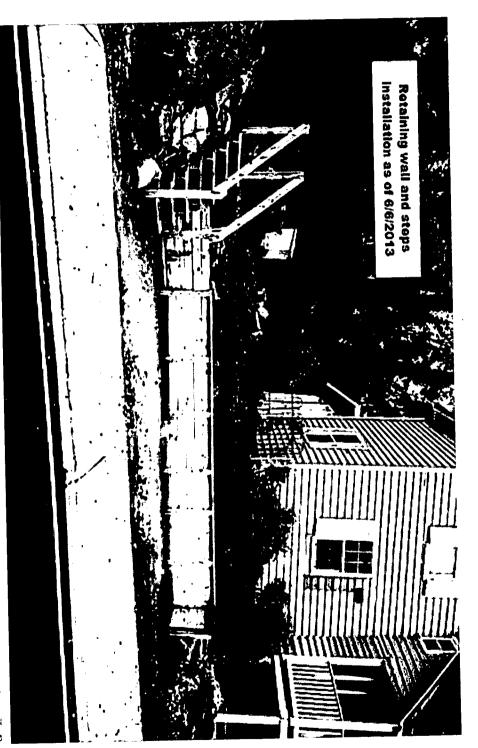
The applicants are requesting retro retaining wall and stairs and install left side yard of the subject propert concrete parking pad with a gravel

APPLICABLE GUIDELINES

When reviewing alterations within as guidelines to assist the Commiss Montgomery County Code Chapter Rehabilitation (Standards). The pe

Montgomery County Code; Char

The commission shall instru information presented to or sought would be inappropria or ultimate protection of the purposes of this chapter.



- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 shall 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.

STAFF DISCUSSION

Staff finds the removal and replacement of the brick retaining wall and stairs with a wooden wall and stair unit and expansion of an existing concrete parking pad with gravel in the front left side yard of the subject property as being consistent with the Criteria for Approval and Standards above.

Both the proposed and completed work does not substantially alter the exterior features of the historic resource. Staff finds the proposed changes to be relatively modest in nature and compatible with the simple vernacular architectural style of the house and rural character of the historic district.



The completed work includes the removal of a very small section of a brick retaining wall that is low to the ground and a brick stair unit the applicant asserts was not historic, and their replacement with a wooden wall that is low to the ground and setback from the public right-of-way and a new wooden stair unit. Staff finds both the proposed and completed alterations as having negligible impact on the public right-of-way. Staff spoke with the applicants about staining or painting the wall and stair unit with the purpose of helping it blend more seamlessly into the landscape and mitigate its impact on the public right-of-way. The applicants have since revised their proposal and agreed to stain the wall and work with the Brookeville Planning Commission on a final color selection. The stair railings will be fabricated from wood and match the style and construction method of the porch railings on the front elevation of the house.

In addition to these changes, the completed work involves the removal of low-laying vegetation and stone with no defined border and the modest expansion of an existing concrete parking pad in the front left side yard. The applicants propose to cover the newly expanded area with loose gravel in front of the wooden retaining wall. The applicant is proposing this alteration to help ameliorate an unsafe condition.

The Secretary of the Interior's Standards for Rehabilitation, "Setting", Guidelines recommend:

"Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting."

Staff finds this alteration in the front left side yard, and away from the house as being consistent with the Standard above. The replacement of vegetation and stone with gravel and the installation of landscaping will have negligible impact on the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve with the condition on Circle 1</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the review criteria identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

DP8 - #1



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

4 M 12/11/1	COREAGE BRASILI jeff@issokson.com ConsetPerson Jeff Issokson
" "	Daytras Phase No.: 501-580-8776
5 2013	Tax Account No.: 455-89-2937
لرا	Name of Property Owner. Maragreet Kay & Jeff Issatsch Payires Phone No.: 301-580-8776
	Address: 313 Market Street Brookeville, MD 20833
	Comment of the contract of the
	Contractor Registration No.: 1/0
	10 (6.06)
	Agent the Ownter: N/Ox (SCEP) Deptime Phone No.:
	CO-THOMOS MININGORNA IN
	House Mumber 313 some Market St
	Founding Prookeville Mountains Street Brookeville Rol
	Lat:Block:Subdivision:GO5
	Liber: 14143 Folde: 470 Percet 9537
	Plated a production reserving another
	AA CHERE ALL ACTION
	the desired and the same and th
	Sale Calle Chock Administration Control Contro
	C Branchina C Street
	18. Construction cost estimate: \$ 500
	IC. If this as a revision of a previously approved active permit, see Permit # 1/0.
	But and selection and the selection of the content of the selection of the
	ZA Type of sawage deposal: 01 □ WSSC 02 □ Septic 03 □ Other: <u>n/q</u>
	28. Type of water supply: 01 C WSSC 02 C Web 03 C Other: N/O
	PARTITION CONTRACTOR VIOLATING AND
	IA Height lest 35 inches
	18. Indicate whether the tance or retaining wall is to be constructed on one of the following lacetoning:
	Clarity A.
	Un party analyzaparty time
	I haveby cardly that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plant
	approved by all agencies listed and I heraby ecknowledge and accept this to be a condition for the assumes of this parent.
	11/2/ March 1 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1
	Ignature of ourser or authorized agent
•	

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 structurals) and environmental setting, including their historical features and significance: Parking and parallel to Market St. Crumbing brick Stairs (alread). The market). Address the value of the control of the cont
	value. Temoved). Modern construction of no historical
	b. General description of project and its effect on the historic resourcests, the environmental setting and, where applicable, the historic district Widen existing parking paid: erect a worden (PT) retaining wall: construct stours to back yard; fill in parking paid with graveli No historical impract previous brite Stain
2	Changes reeded to Stairs to meet code.
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5 .	PHOTOGRAPHS
	 Clearly labeled photographic prims of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
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. S .	THEE SURVEY
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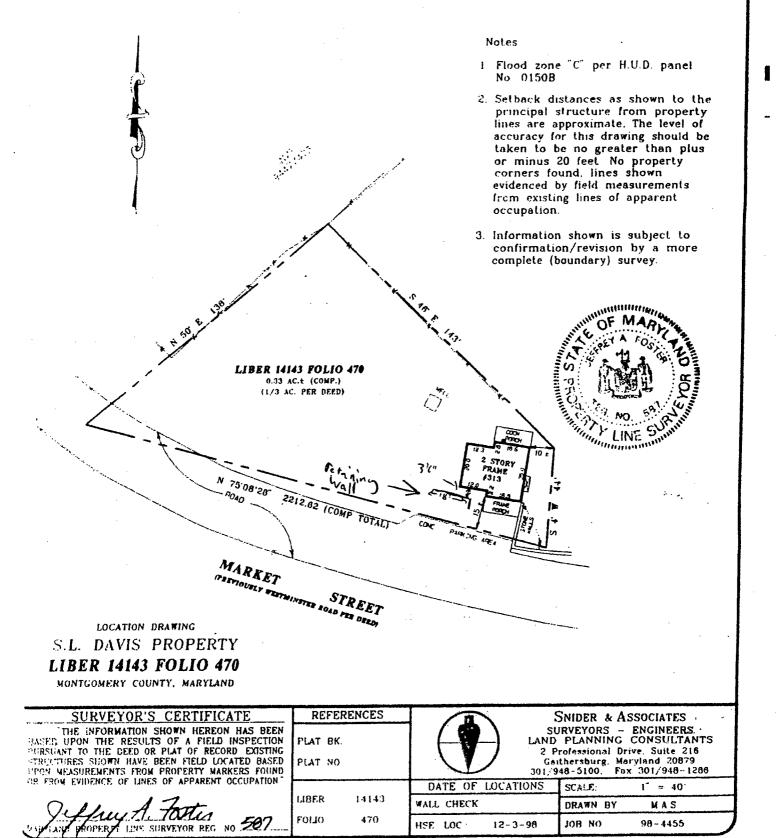
For All projects, provide an accurate list of adjacent and confricting property owners (not toneres), including names, addresses, and zip codes. This list should include the owners of all lots or percels which adjoin the partel in question, as well as the owner(s) of lot(s) or percel is question.

1. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]				
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Adjacent and confronting	g Property Owners mailing addresses			
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David Zinger 1980 Georgia Ave Brookerille MD 20833				

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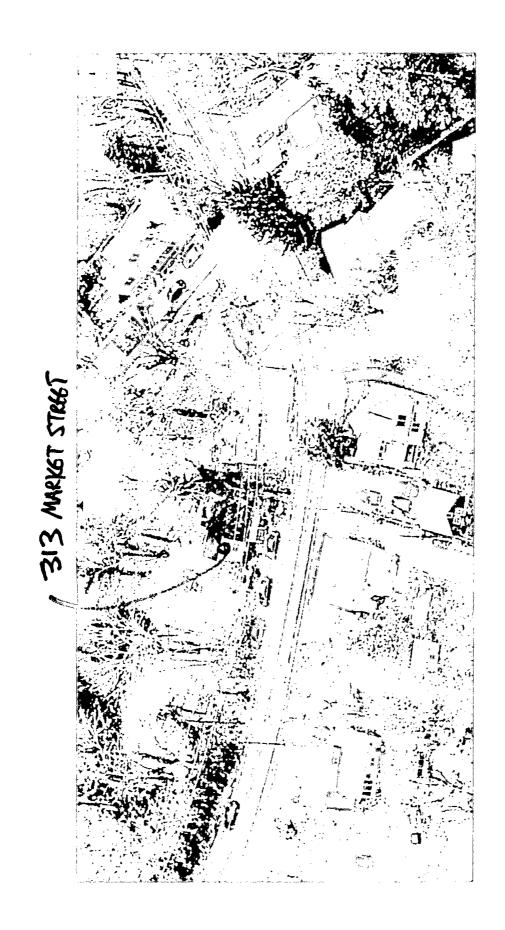
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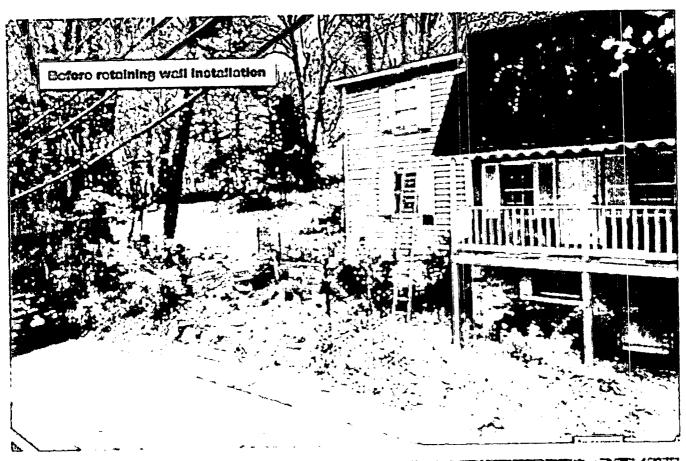


Existing Property Condition Photographs

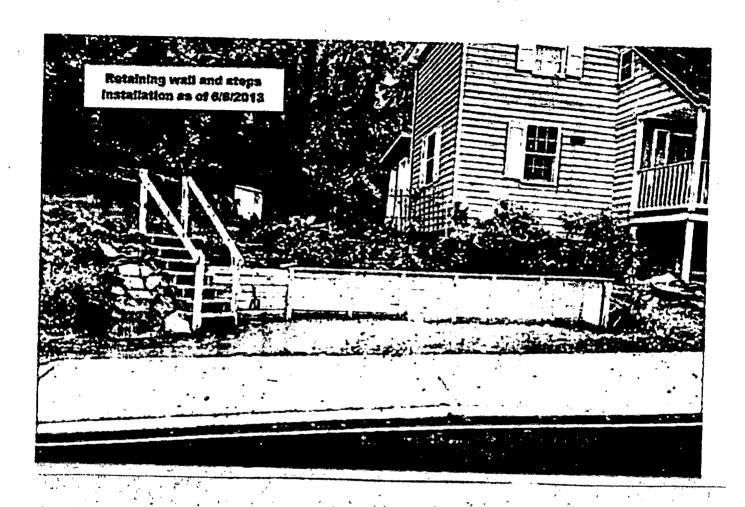


Detail

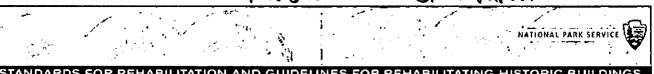








FOR BROOKEVILLE STAFF REPORT









Identify Protect Repair Replace Missing feature Alterations/Additions

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.



The historic building site shown is important to the overall character of the property because of its design and materials, which include the iron fence along the sidewalk, the curved walk leading to the porch, and the various plantings. If the front yard were to be converted to off-street parking, this character would be drastically changed. Photo: NPS files.

-GUIDELINES-

The Approach

Exterior Materials

Masonry

Wood

Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

Interior Features Structural System Spaces/Features/Finishes Mechanical Systems

Site

Setting

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

Retaining the historic relationship between buildings and the landscape.

NOT RECOMMENDED

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Removing or relocating buildings or landscape features, thus destroying the historic relationship between buildings and the landscape.

Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.

Radically changing the grade level of the site. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.

(OB) -

Protect and Maintain

RECOMMENDED

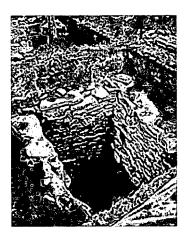
Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.

Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.

Protecting, e.g., preserving in place important archeological resources.

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.



This archeological investigation was carried out using professional archeologists and modern archeological methods. Photo: NPS files.

Preserving important landscape features, including ongoing maintenance of historic plant material.

Protecting the building and landscape features against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and pruning and vegetation management.

Evaluating the overall condition of the materials and features of the property to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

NOT RECOMMENDED

Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.

Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.

The landscape and landscape features around a historic building are often important aspects of its



character or that of the historic district in which it is located. In preparation for a project that involved re-development of the site for low-rise apartments, the surviving landscape features--both plant materials and architectural elements--were destroyed. Photo: NPS files.

Leaving known archeological material unprotected so that it is damaged during rehabilitation work.

Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.

Allowing important landscape features to be lost or damaged due to a lack of maintenance.

Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.

Removing or destroying features from the building or site such as wood siding, iron fencing, masonry balustrades, or plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the protection of building and site features.

建区3基

Repair

RECOMMENDED

Repairing features of the building and site by reinforcing historic materials.

NOT RECOMMENDED

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

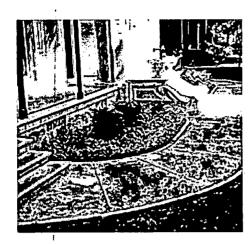
LOD

Replace

RECOMMENDED

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Replacing deteriorated or damaged landscape features in kind.



As part of a rehabilitation project, the deteriorated limestone walkways are being replaced in kind. Photo: NPS files.

NOT RECOMMENDED

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

#top*

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

NOT RECOMMENDED

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

·top#

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.



This large new parking lot has destroyed distinctive site features in the process. Photo: NPS files.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Removing non-significant buildings, additions, or site features which detract from the historic character of the site.

NOT RECOMMENDED

Locating any new construction on the building site in a location which contains important landscape features or open space, for example removing a lawn and walkway and installing a parking lot.

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features, or be intrusive to the building site.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site

HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING

main - credits - email



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS





Identify Protect Repair Replace Missing feature Alterations/Additions

Identify, Retain and Preserve

RECOMMENDED

Identifying retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.



As shown in this historic plan, the elements of setting, such as the relationship of buildings to each other. setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood. Drawing: NPS files.

-GUIDELINES

The Approach

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances A Rosshor

Entrances + Porches Storefronts

Interior Features Structural System Spaces/Features/Finishes Mechanical Systems

<u>Site</u>

<u>Setting</u>

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

NOT RECOMMENDED

Removing or radically changing those features of the setting which are important in defining the historic character.

Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new streets or parking.

Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.

(@P) -

Protect and Maintain

RECOMMENDED

Protecting and maintaining historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.



Urban buildings awaiting rehabilitation often need additional protection from unwanted entry and graffiti. This commercial building uses painted plywood panels to cover its glass storefronts. The upper windows on the street sides have been painted to resemble 19th century sash. Photo: NPS files.

Protecting building and landscape features such as lighting or trees, against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

NOT RECOMMENDED

Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.

Permitting the building and setting to remain unprotected so that interior or exterior features are damaged. Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.

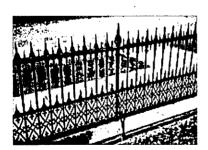
Failing to undertake adequate measures to assure the protection of building and landscape features.



Repair

RECOMMENDED

Repairing features of the building and landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades or paving materials.



The rhythm and regularity of this cast iron fence is so important to its visual character that it could be altered by accidental damage or vandalism, if some of the fence top spikes were broken off. Keeping it in good repair, as shown here, is critical to retention of its character in the setting. Photo: NPS files.

NOT RECOMMENDED

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.



Replace

RECOMMENDED

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair-- when the overall form and detailing are still evident --using the physical evidence as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

top:

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as row house steps, a porch, a streetlight, or terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.

NOT RECOMMENDED

Creating a false historical appearance because the replaced feature is based on insufficient documentary or physical evidence.

Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

atopr-

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.

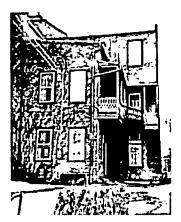
Removing nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.

NOT RECOMMENDED

Placing parking facilities directly adjacent to historic buildings which result in damage to

historic landscape features, such as the removal of plant material, relocation of paths and walkways, or blocking of alleys.







If a rear elevation of a historic building is distinctive and highly visible in the neighborhood, altering it may not meet the Standards. (top left and right) This 3-story brick rowhouse featured a second story gallery and brick kitchen wing characteristic of other residences in the district which backed onto a connecting roadway. (left) In the rehabilitation, the wing and gallery were demolished and a large addition constructed that severely impacted the building's historic form and character. Photo: NPS files.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting

HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING

main - credits - email

Silver, Joshua

From:

Scanlon, Christopher <cscanlon@davisconstruction.com>

Sent:

Friday, December 20, 2013 1:46 PM

To:

Silver, Joshua

Cc:

Bruce Evans (bevans1119@gmail.com); Bruce Evans (Work Email)

(bruce.evans@ssfs.org); Debbie Wagner (dwagner0602@gmail.com); Diane Teague (dteague@michebooz.com); Fred Teal (ftealjr@yahoo.com); mfriis@rodgers.com; Miche

Booz (mbooz@michebooz.com)

Subject:

RE: January 8th HPC meeting

Hi Josh,

Yes, we are aware of this project. The work was completed in April 2013 without an approved HAWP. A complaint was received by the planning commission from a resident and we advised the owner at the May 7th planning commission meeting that both a HAWP and Town of Brookeville permit was required for this work. Also, he was advised to check with Montgomery County to see whether the wall required any engineering and a county permit given its height as a structural retaining wall. Below are the notes from the May 7th meeting minutes...

PC Objections:

- Owner did not get a HAWP or town permit before proceeding with work,
- Style is not compatible with the historic district
- Changes the character of the town
- Concerns about wall integrity. According to regulation the wall should be designed by a certified Maryland designer because of height and surcharge load. Owner need to check with DPS
- Steps and handrail don't meet code.

PC Recommendations

- get retroactive HAWP
- get retroactive Town permit and find out from DPS if county permit is required
- wait for approval to put down gravel

Let me know if you need anything else from the Town on this topic.

Chris Scanlon

Brookeville Planning Commission

Click here to report this email as spam.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION **STAFF REPORT**

Address:

313 Market Street, Brookeville

Meeting Date:

2/26/14

Resource:

Outstanding Resource

Report Date:

2/19/14

Brookeville Historic District

Public Notice: 2/12/14

Applicant:

Margaret Kay and Jeff Issokson

Tax Credit:

None

Review:

HAWP [RETROACTIVE]

Staff:

Josh Silver

Case Number: 23/65-14A

PROPOSAL: Installation of retaining wall and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC approve with conditions the HAWP:

1. The applicants must obtain all applicable permits from the Town of Brookeville prior to submitting their permit set of plans to HPC staff for final review and approval.

2. The applicants will complete the proposed work consistent with the HPC's approval within 60 days of issuance of their Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District

STYLE:

Vernacular

DATE:

c1790

PROPOSAL

The applicants are requesting retroactive approval for the removal of a small section of an existing brick retaining wall and stairs and installation of a 29" high, wooden, retaining wall and associated stair unit in the front left side yard of the subject property. The stair railings will be fabricated from wood and match the style and construction method of the porch railings on the front elevation of the house. Both the wall and stair railing will be painted.

The proposed work scope also includes the expansion of an existing concrete parking pad with a gravel surface in the front left side yard of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined as follows:



Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 shall 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.



STAFF DISCUSSION

Staff finds the removal and replacement of the brick retaining wall and stairs with a 29" high, wooden wall and new stair unit, and expansion of an existing concrete parking pad with gravel in the front left side yard of the subject property as being consistent with the Criteria for Approval and Standards above.

Both the proposed and completed work does not substantially alter the exterior features of the historic resource. Staff finds the proposed changes to be relatively modest in nature and compatible with the simple vernacular architectural style of the house and rural character of the historic district. Staff finds both the proposed and completed alterations as having negligible impact on the public right-of-way. The wall and stair unit will be stained or painted to help it blend more seamlessly into the landscape and mitigate its impact on the public right-of-way. The applicants have agreed to work with the Brookeville Planning Commission on a final color selection.

In addition to these changes, the completed work involves the removal of low-laying vegetation and stone with no defined border and the modest expansion of an existing concrete parking pad in the front left side yard. The applicants propose to cover the expanded area with loose gravel in front of the wooden retaining wall. The applicants are proposing this alteration to help ameliorate an unsafe condition as result of limited parking along a busy section of road.

The Secretary of the Interior's Standards for Rehabilitation, "Setting", Guidelines recommend:

"Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting."

Staff finds this alteration in the front left side yard, and away from the house as being consistent with the **Standard** above. The replacement of vegetation and stone with gravel and the installation of landscaping will have negligible impact on the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission approve with the conditions on Circle 1 the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the review criteria identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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16/13 2 5013 M	Tax Account No.: 455-89-2937		
I'M CEC	Hame of Property Owner: Margaret Kay & Jeff	ISSOKSUP Daytime Phone Ma.:	301-580-8776
	3 17123 91104	Brookeville	, MD 20833
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Approved		For Chairperson, Historic Preservation Commission
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Applications Permit No.: 65	1178	Cate Flok Date lamed:

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

	1. WAITTEN DESCRIPTION OF PROJECT
	a Description of existing structurals) and environmental setting including their historical features and significance: Parking pad parallel to Market St. Crumbling brick Stairs (already removed). Modern construction of the historical
	value - White to the total cap
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	Widen existing porking and erect a wooden (PT) retaining wall; construct stories to back yord; fill in parking and with gravely No historical innocet - are views below this
	Were not historie.
	Changes reeded to Stairs to meet code.
	Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	the scale, north arrow, and date;
	b. dimensions of all existing and proposed structures; and
	c. site features such as welltways, driveways, fences, ponds, streams, trash dumpsters, machanical equipment, and landscaping.
1	PLANS AND ELEVATIONS
	You must submit 2 copies of plans and elevations in a format no larger than LI" x 17". Plans on 8 1/2" x 11" pager are professed.
	a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walts, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
	b. Elevations (facades), with marked disnarations, 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 is 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.	IREE SURVEY
	If you are proposing construction adjacent to or within the driptine of any tree 6" or larger in diameter (at approximately 4 host 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.	REMIND YTHEODRA BRITHORAND DNA THEODRA BRITHORAND DNA THEODRIGA OF REZERRODA

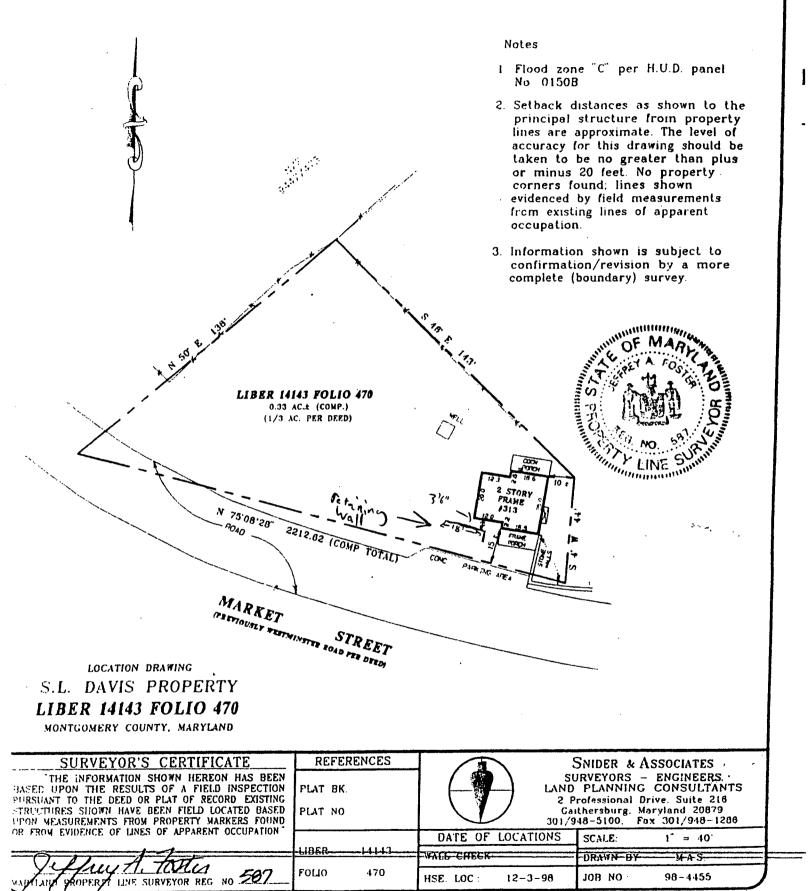
PLEASE PRINT (IN BLUE OR BLACE INIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

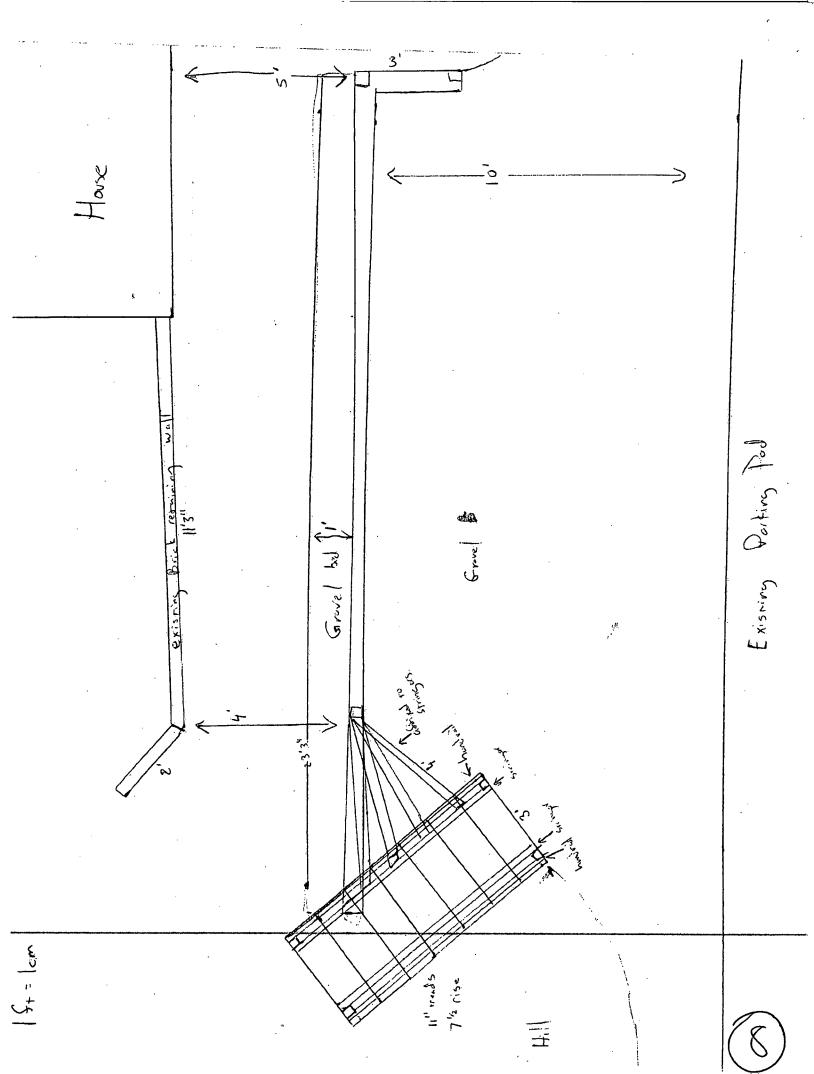
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenents), including panies, addressors, and any codes. This Extended the owner of all hour or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which its directly across

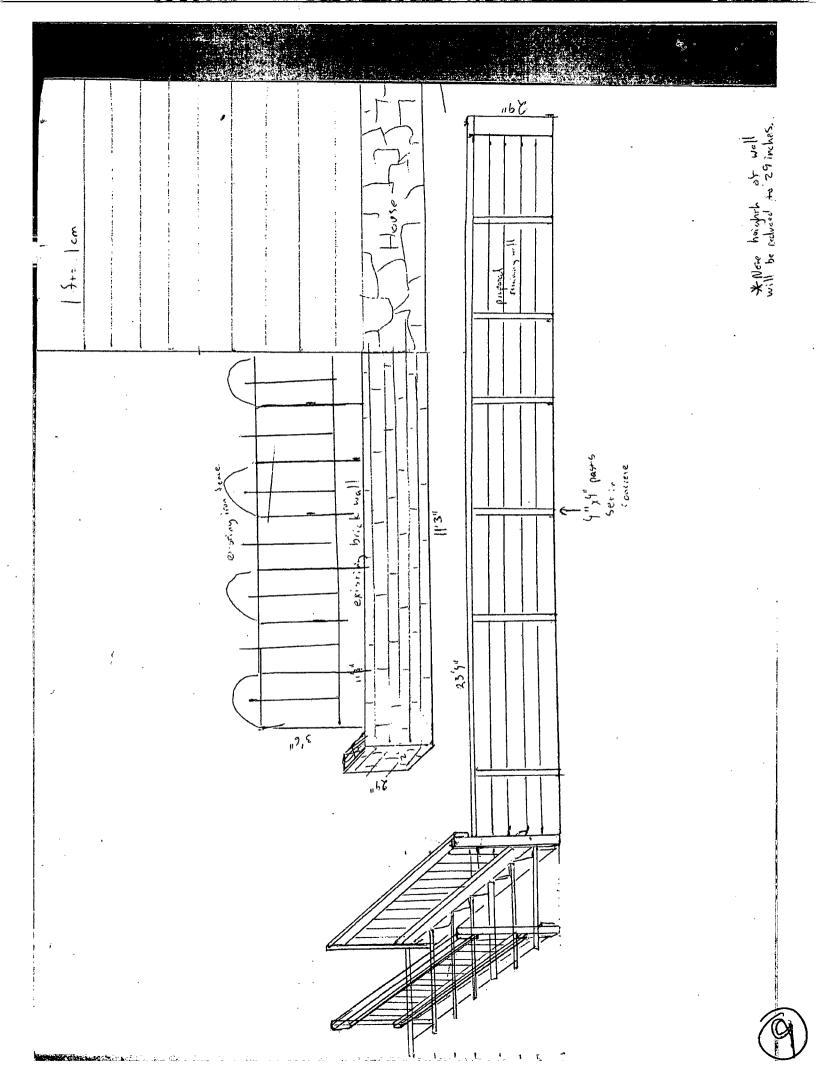


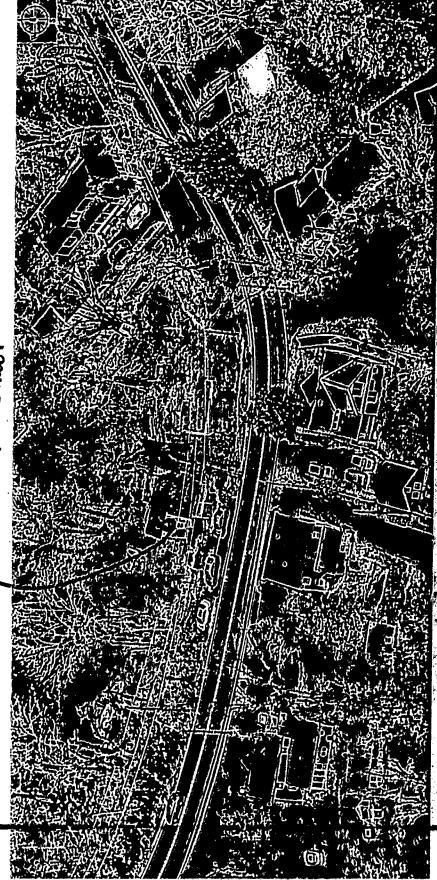
HAWP APPLICATION: Owner's Agent,	MAILING ADDRESSES FOR NOTIFING Adjacent and Confronting Property Owners]
Owner's mailing address Jeff Issokson 313 Market St. Brookeville MD 20033	Owner's Agent's mailing address
Adjacent and confront	ing Property Owners mailing addresses
Deeds Wells 304 Marker St. Brookwilla MD 20832	Johne Keister 314 Market St. Brookeville MD 20833
Anne & Mork Ennis 316 Market St Brookwille MD	Steph & Hannah Kerr 310 Marker St. Brooksville MD 20833
David Zinger 19801 Georgia Ave Brookerille MD 20833	

- 3 This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing
- 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.









313 MARKET STREET



Existing Property Condition Photographs



Detail





Edit 6/21/99

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



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	(ssh)	morely scalewings	and accept this to be a cor	omin for the issuance	of this permit.	2013
<i>V       </i>	Tabletine of One	er or authorized agent			7	Data
Approved:			For Chairper	son, Historic Preservati	ion Commission	
lisapproved:		Signature			Cata:	
ophcation/Permit No	65	1178	Cata Filos	+	Data issued:	
	-					

SEE REVERSE SIDE FOR INSTRUCTIONS

# THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

	Description of existing structure(s) and environmental setting, including their historical features and significance:  Parking pad parallel to Market St. Crumpling brick Stairs (already removed). Malen construction of no his torical value.
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district  Widen existing parking
	were not historia,
	Widening, string, and wall have been completed.
	Changes needed to Stairs to meet code.
2.	SITEPLAN
	Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	a. the scale, north arrow, and date;
	b. dimensions of all existing and proposed structures; and
	c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
3.	PLANS AND ELEVATIONS
	You must submit 2 copies or plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
	<ul> <li>Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.</li> </ul>
	b. 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
	<ul> <li>Clearly tabeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.</li> </ul>
	<ul> <li>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.</li> </ul>

#### 6. TREE SURVEY

1. WRITTEN DESCRIPTION OF PROJECT

If you are proposing construction adjacent to or within the dripline 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

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.