

301 Market street
Brookville H.D.

2011 HAWP
23/65



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting Chairperson

Date: 2/24/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #559952—shed demolition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 23, 2011.

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: Chris Haris
Address: 301 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, SUITE 100, ROCKVILLE, MD 20850
240-787-1177

DPS - #8

559952

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: CHRIS HARRIS Daytime Phone No.: 202-510-6236

Address: 301 MARKET STREET, BROOKVILLE, MD 20833
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 301 Street: MARKET STREET

Town/City: BROOKVILLE Nearest Cross Street: WATER STREET

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 1,500

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

31 JAN 2011
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 2/24/11

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

REMOVAL OF OUTBUILDINGS LOCATED ON PROPERTY
BEHIND THE HOUSE

- ALL FOUR STRUCTURES HAVE
BECOME STRUCTURALLY UNSOUND
AND ARE NOT USEABLE

- INSURANCE COMPANY REQUIRES
IMMEDIATE REMOVAL OF SAFETY HAZARD

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

FOUR OUTBUILDINGS HAVE COLLAPSED
AND POSE A SAFETY HAZARD;

THESE NEED TO BE REMOVED AS QUICKLY
AS POSSIBLE TO COMPLY WITH INSURANCE
COMPANY REQUIREMENTS.

2. 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;
- dimensions of all existing and proposed structures; and
- site features such as walkways, 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.

- 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.
- 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 effected 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 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 the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

104 WATER STREET



Site Plan

SHED #4

8x8

SHED #3

8x8

SHED #2

17x17

SHED #1

17x21

REAR WALKWAY

SIDE PATIO

DETACHED HOUSE

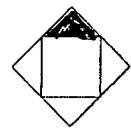
PARKING AREA

WATER STREET

FRONT WALKWAY

FENCE

MARKET STREET



Shade portion to indicate North

Applicant: HARRIS / 301 MARKET STREET

Page: ___

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	301 Market Street, Brookeville	Meeting Date:	2/23/11
Applicant:	Chris Haris	Report Date:	2/16/11
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	2/9/11
Review:	HAWP	Tax Credit:	No
Case Number:	23/65-11A	Staff:	Anne Fothergill
PROPOSAL:	Demolition of accessory structure		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Federal
DATE: c.1800

PROPOSAL

The applicants are proposing to demolish a 17' x 21' outbuilding located behind the house. The accessory structure is dilapidated and already has partially collapsed. The other three sheds noted on the site plan and in photos have already collapsed.

APPLICABLE GUIDELINES

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 one 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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b) (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 301-553-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
285 BROOKVILLE PIKE, BROOKVILLE, MONTGOMERY CO. MD 20833
24 777 7274

DPS - #8

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Lot: _____ Block: _____ Subdivision: _____

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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 1,500

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Signature of owner or authorized agent

31 JAN 2011

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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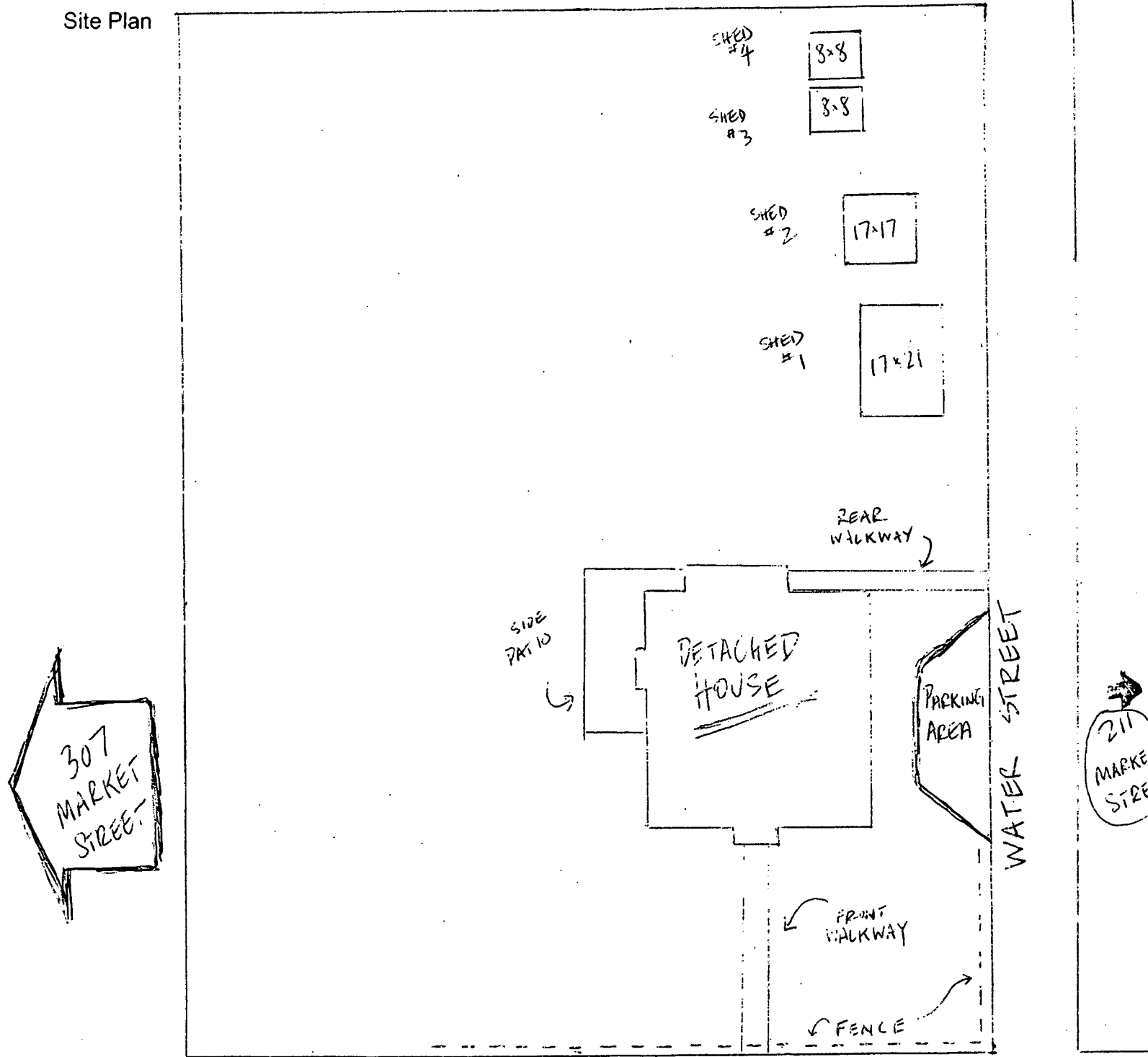
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
301 MARKET STREET BROOKVILLE, MD 20833	
Adjacent and confronting Property Owners mailing addresses	
HARRY + KAREN MONTGOMERY 211 MARKET STREET BROOKVILLE, MD 20833 (ADJACENT)	CHAD WHEELER 306 MARKET STREET BROOKVILLE, MD 20833 (CONFRONTING)
ROBERT + DEE HERITAGE 307 MARKET STREET BROOKVILLE, MD 20833 (ADJACENT)	
REBECCA YOUNT 104 WATER STREET BROOKVILLE, MD 20833 (ADJACENT)	

104 WATER STREET



Site Plan



307 MARKET STREET

211 MARKET STREET

MARKET STREET

WATER STREET

306 MARKET STREET



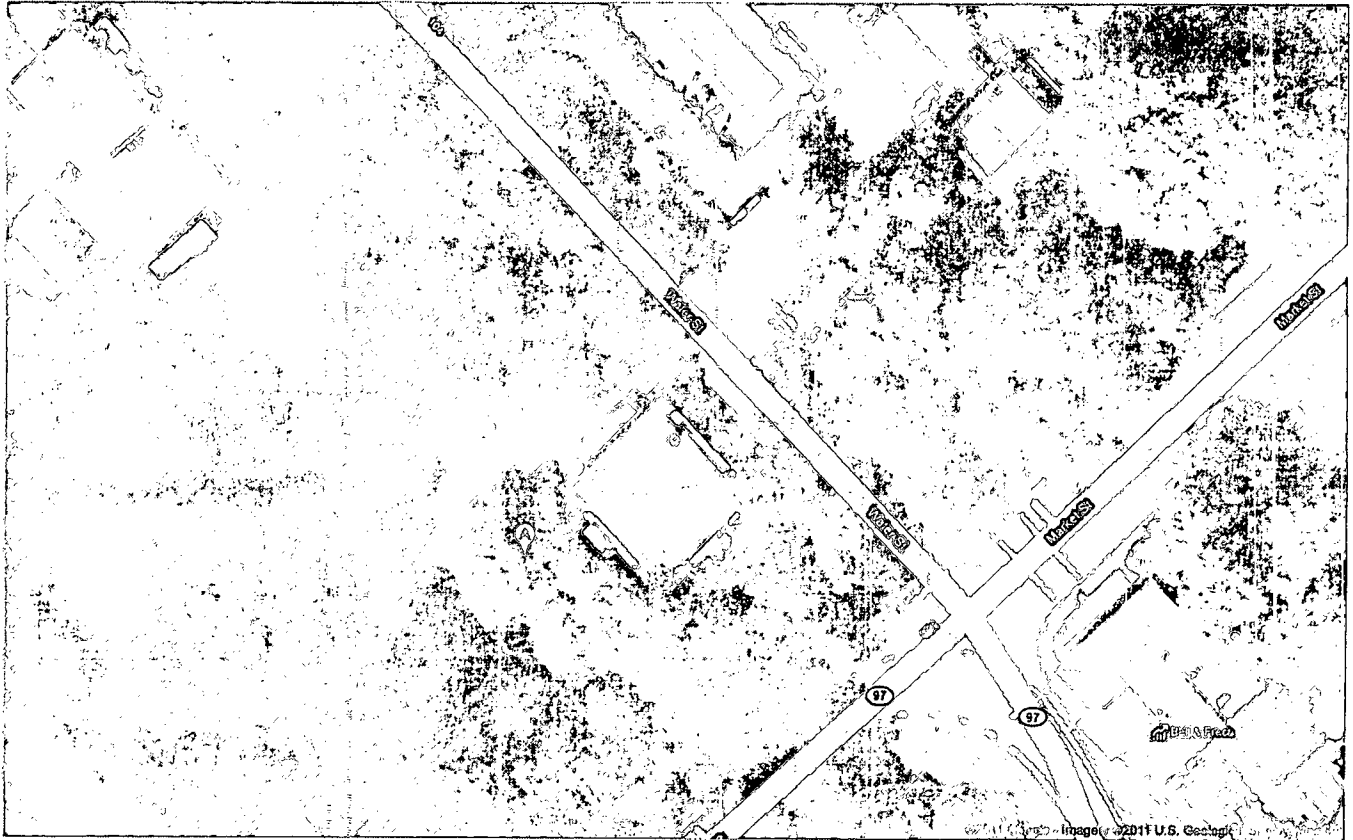
Shade portion to indicate North

Applicant: HARRIS / 301 MARKET STREET

Page: 6

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



7

HARIS / 301 MARKET STREET / 31 JAN 2011
BROOKVILLE, MD 21833

ALL 4
SHEDS



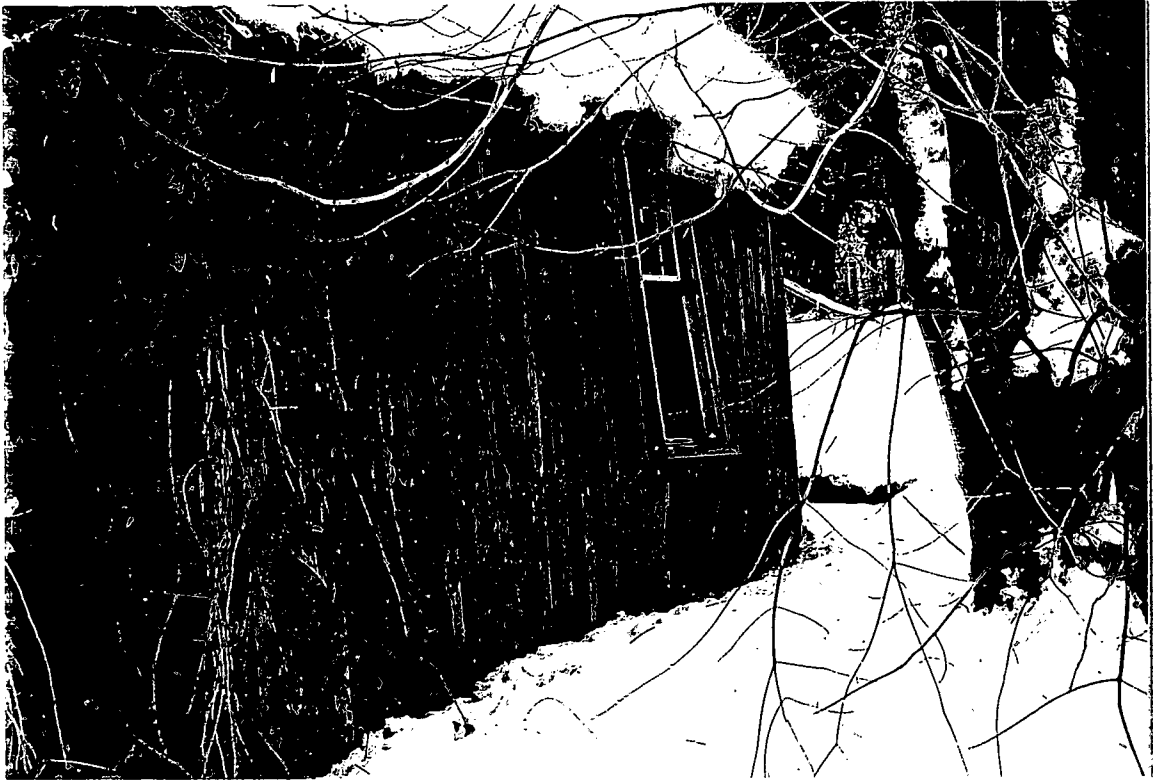
SHEDS
#1 & 2



(8)

(PAGE 1 OF 5)

VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD
(NORTH
FACE)



SHED
#1

VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD
(SOUTH
FACE)



NOTE
COLLAPSED
WALLS
AND
SUPPORTS
AS WELL
AS
EXTENSIVE
OVERGROWTH



VIEW FROM
ADJACENT
PROPERTY
LOOKING
EASTWARD



NOTE
COLLAPSED
WALLS AND
SUPPORTS

SITES #1

STRUCTURAL
DAMAGE
CAUSED
BY TREE
GROWTH
OVER TIME

HARIS / 301 MARKET STREET
BROOKVILLE, MD 20833

31 JAN 2011

VIEW FROM
ADJACENT
PROPERTY
LOOKING
EASTWARD



SHED
#2

NOTE
COLLAPSED
WALLS,
SUPPORTS,
AND
ROOF

VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD



↪

11

VIEW FROM
ADJACENT
PROPERTY
LOOKING
EASTWARD



SHEDS
#3 + 4

NOTE
COLLAPSE
WALLS
AND
SUPPORTS

VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD

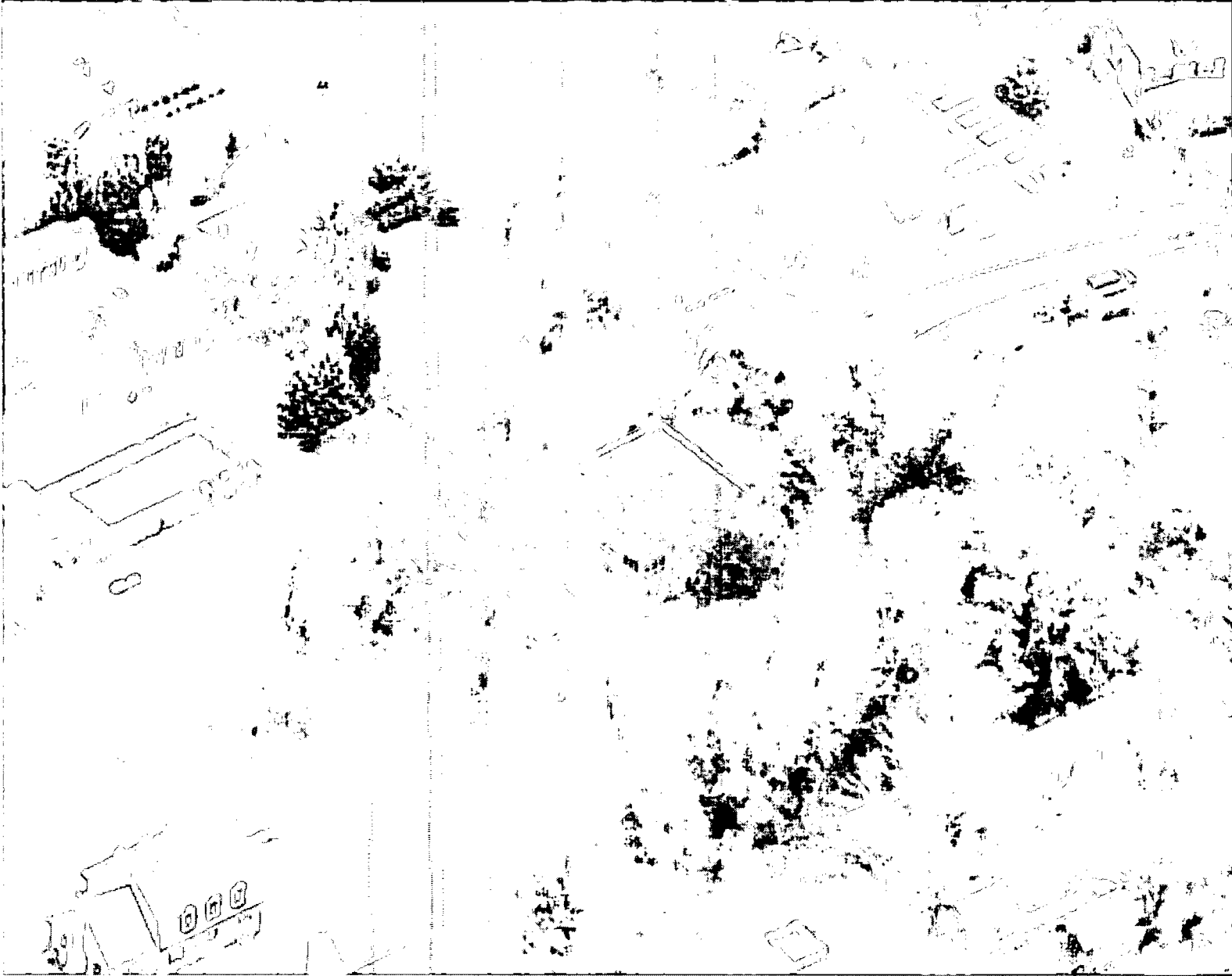


301 market

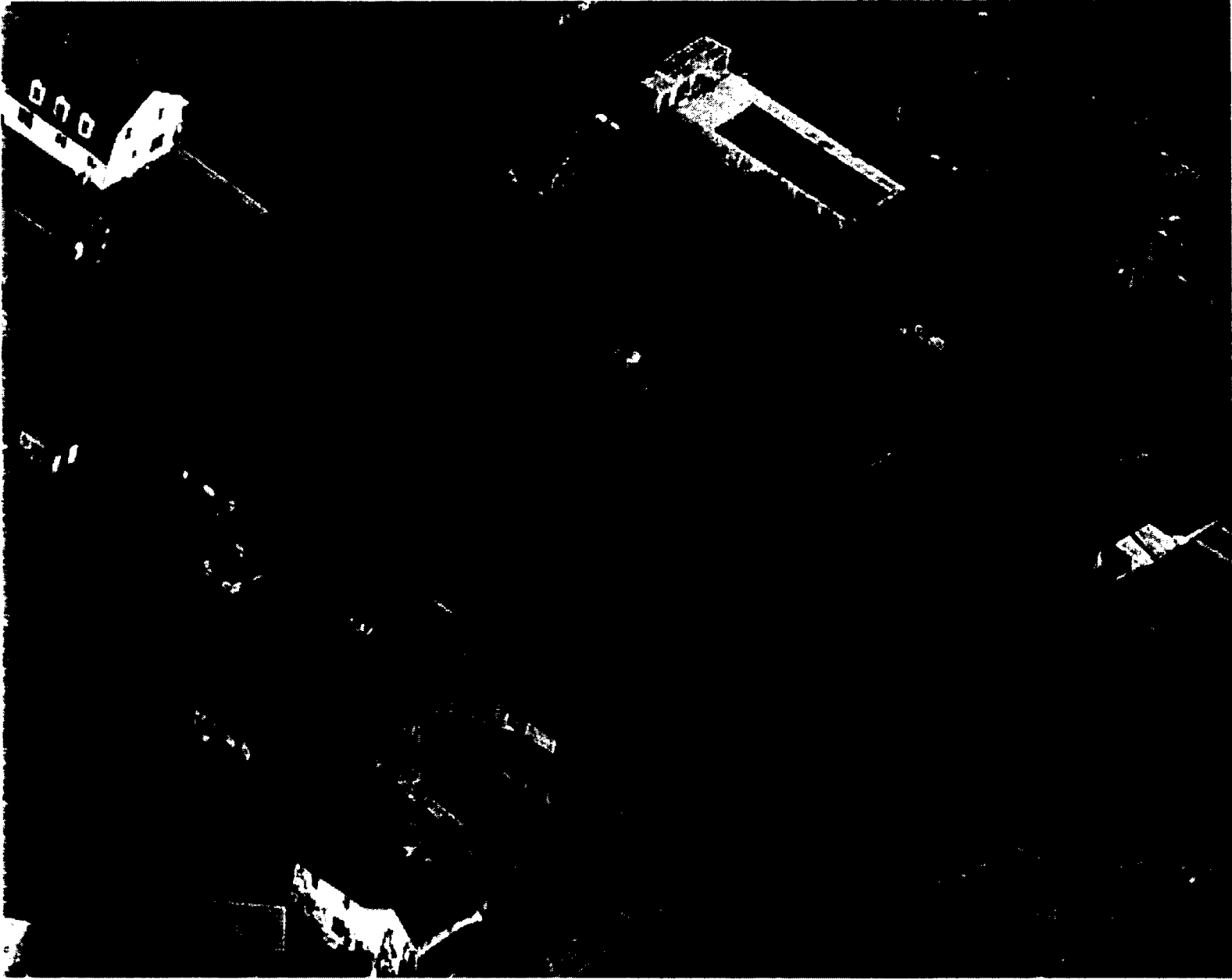
← market street



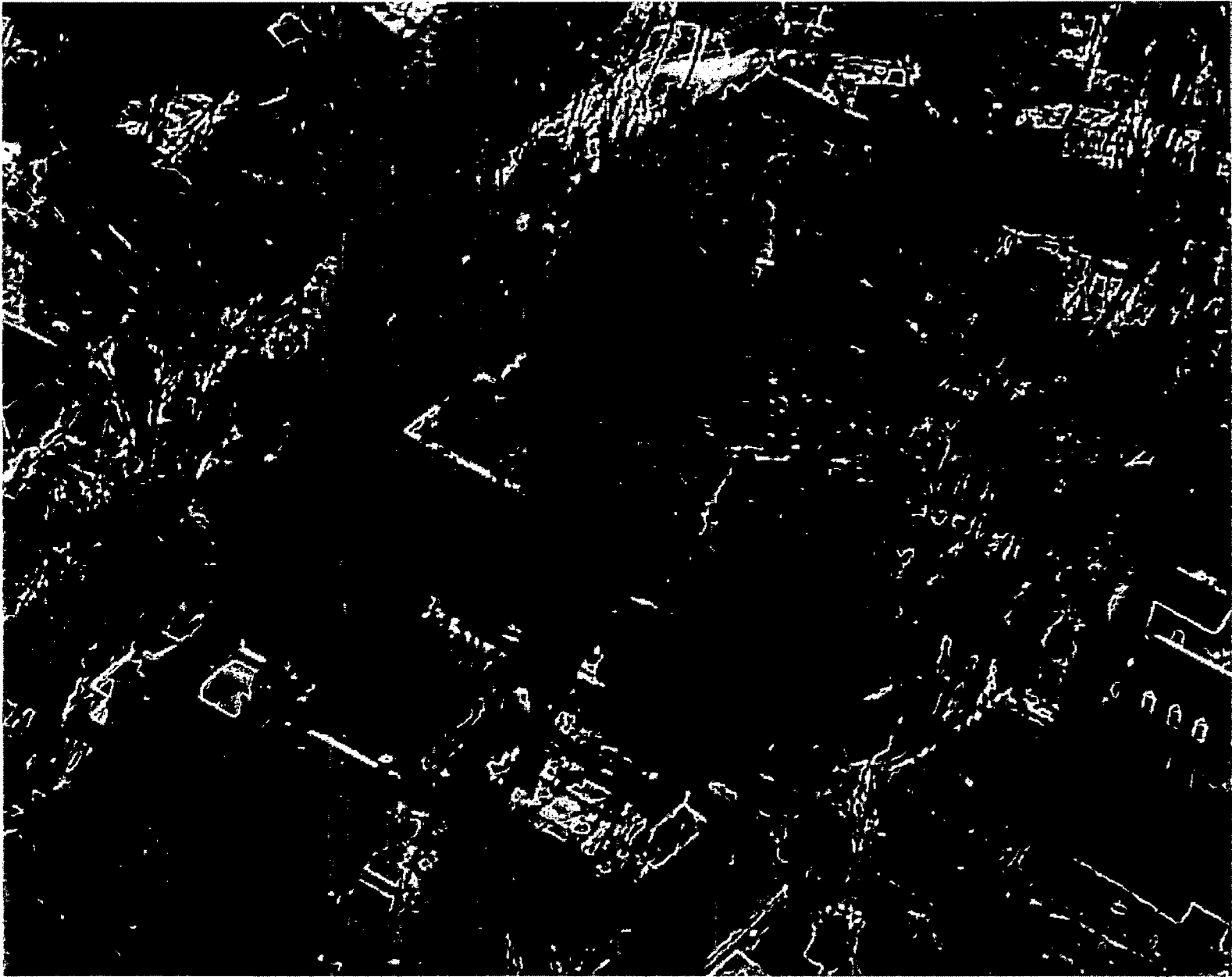
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301 market





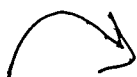
view from water street



HARRIS / 301 MARKET STREET /
BROOKVILLE, MD 20833

31 JAN 2011

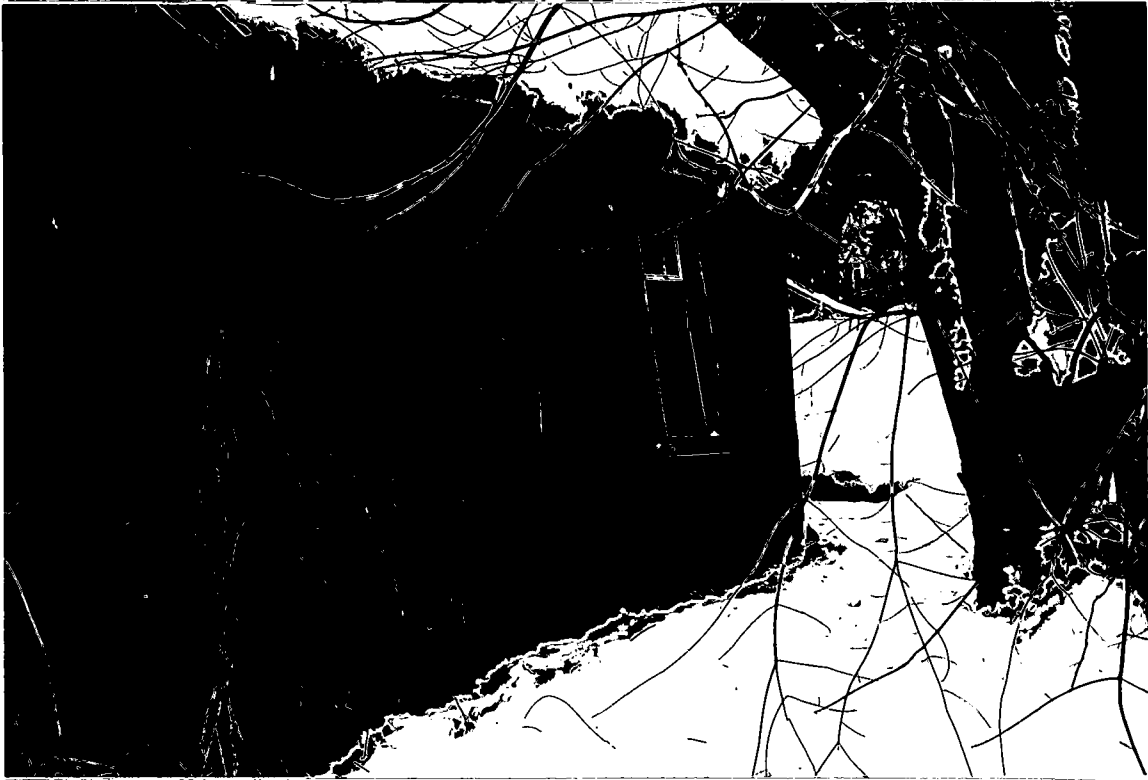
ALL 4
SHEDS



SHEDS
#1 & 2



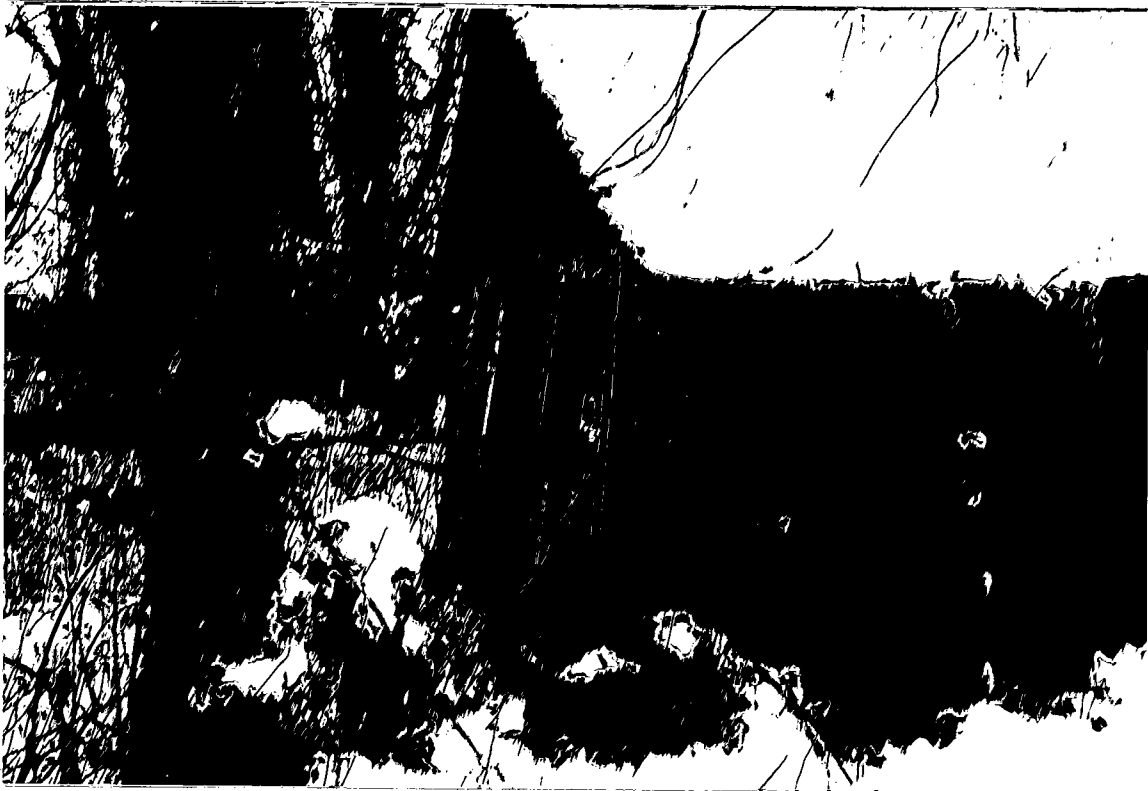
VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD
(NORTH
FACE)

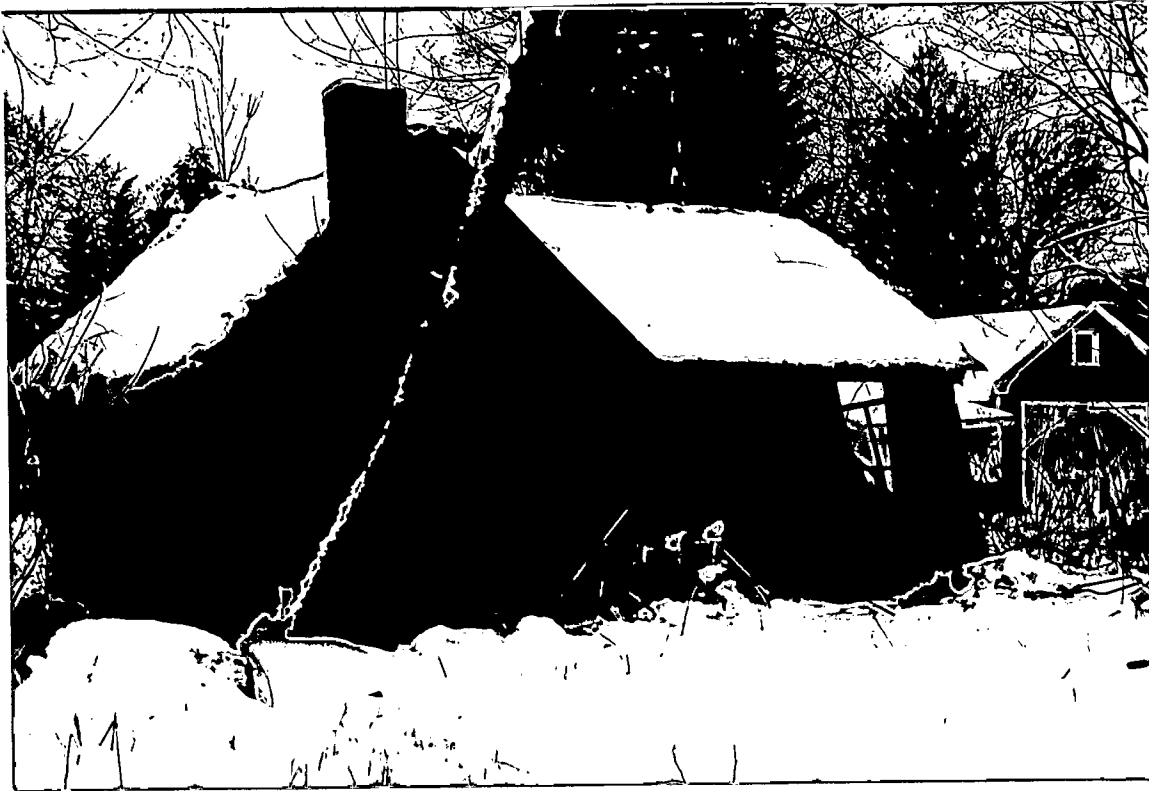


SHED
#1

NOTE
COLLAPSED
WALLS
AND
SUPPORTS;
AS WELL
AS
EXTENSIVE
OVERGROWTH

VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD
(SOUTH
FACE)





VIEW FROM
ADJACENT
PROPERTY
LOOKING
EASTWARD



NOTE
COLLAPSED
WALLS AND
SUPPORTS

SITES #1

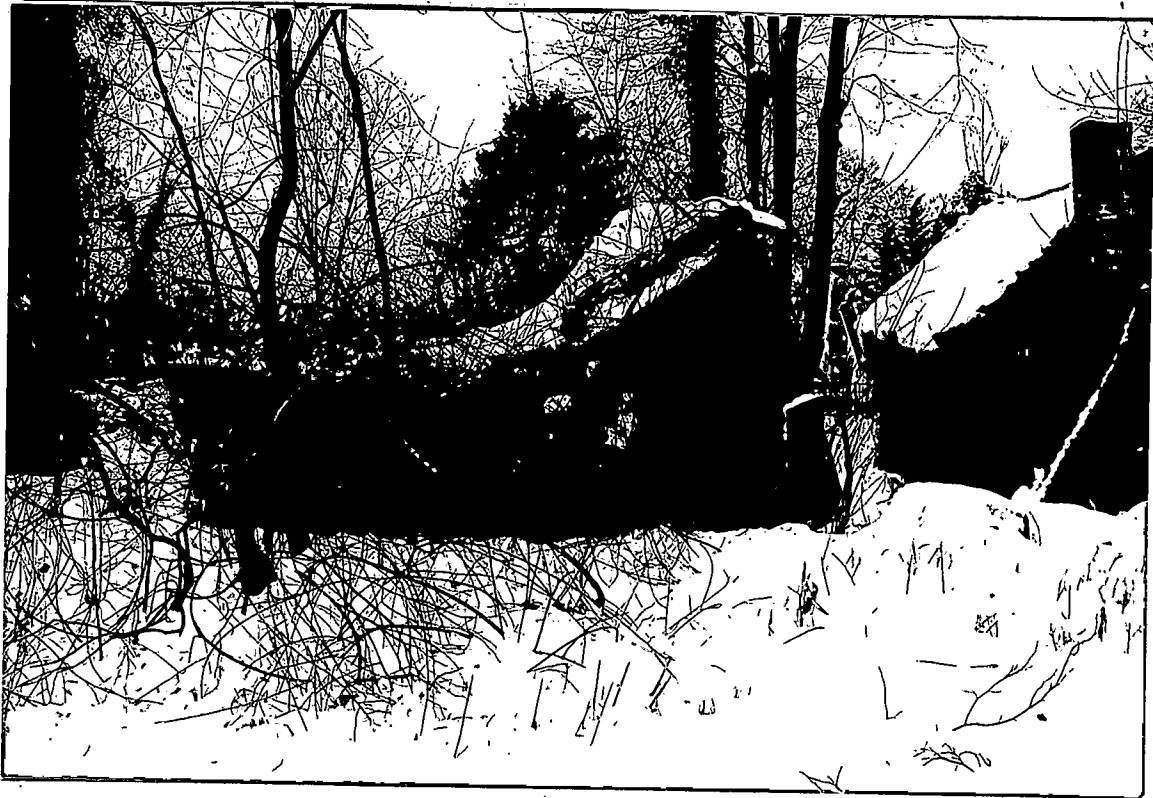
STRUCTURAL
DAMAGE
CAUSED
BY TREE
GROWTH
OVER TIME



HARIS / 301 MARKET STREET.
BROOKEVILLE, MD 20833

31 JAN 2011

VIEW FROM
ADJACENT
PROPERTY
LOOKING
EASTWARD



NOTE
COLLAPSED
WALLS,
SUPPORTS,
AND
ROOF

SHED
#2



VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD



VIEW FROM
ADJACENT
PROPERTY
LOOKING
EASTWARD



SHEDS
#3 + 4

NOTE
COLLAPSED
WALLS
AND
SUPPORTS

VIEW FROM
ADJACENT
PROPERTY
LOOKING
WESTWARD

