

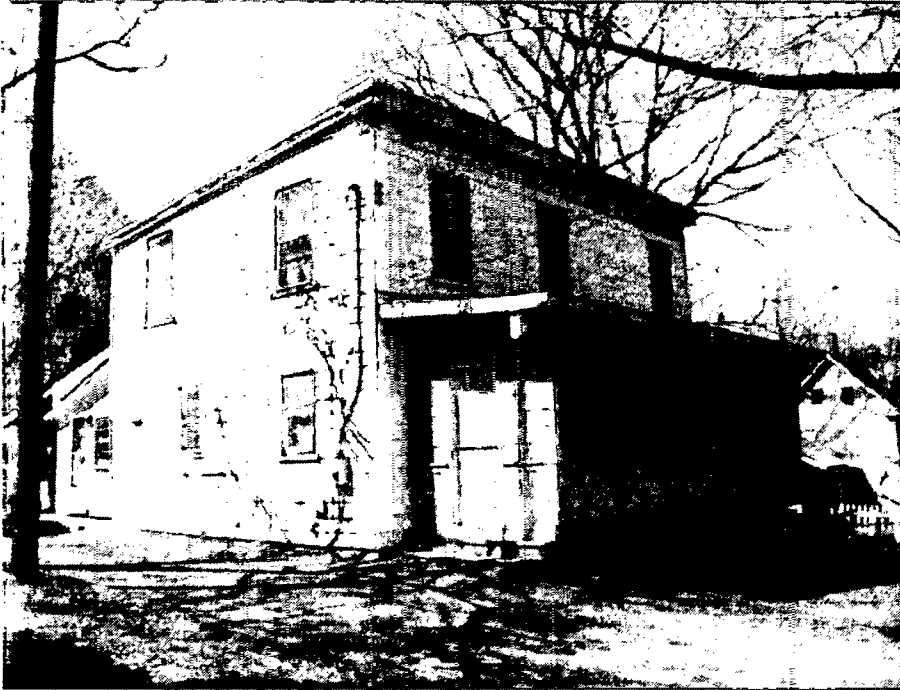
312 Market Street
Brookville

2010 HAWP

STAFF ITEM
Anne Fothergill

The HPC approved siding removal at 312 Market Street in Brookeville. The applicants are now proposing to install one original six-over-six window at the rear right of the house where there is a non-original one-over-one replacement window. The window fits the opening and was stored on-site after it was removed from the front elevation interior (where the porch was enclosed around it).

OK ✓



one-over-one window to be replaced with original six-over-six window in existing opening

Fothergill, Anne

From: Fairviewgl@aol.com
Sent: Tuesday, July 06, 2010 8:17 PM
To: Fothergill, Anne
Subject: Re: Market Street/Keister
Attachments: IMG_5305.jpg; IMG_5311.jpg

All I am really doing is taking 2, original to the house, 6 over 6 sashes that came from the inside of front porch where you already approved of the installation of replacement windows and relocating them in place of 2, Non original 1 over 1 sashes on the west facing side of the house to give continuity to the look where all windows are original looking and match.

I was under impression after speaking to you that it wasn't a problem but you just had to document it and have it in your paperwork. I have attached the pic files as well as imbedded them for you to see.

Thank you, Albert



In a message dated 7/6/2010 3:59:49 P.M. Eastern Daylight Time, Anne.Fothergill@mncppc-mc.org writes:

Hi, I got your message today and will call you back tomorrow afternoon after I get through a deadline. I will need to take any changes back to the Commission so I will probably need some photos of the window you are proposing to relocate and the window you are removing, etc. But we can discuss this by phone. I can take it to the Commission on July 14th (next Wednesday).



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Acting Chairperson

Date: 3/25/10

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 #530626—Siding removal and storm window installation

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 March 24, 2010.

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: Alice JoAnn Keister
Address: 312 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, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alice J. Ann Keister
Daytime Phone No.: 240-476-3245

Tax Account No.: _____
Name of Property Owner: Alice J. Ann Keister Daytime Phone No.: 240-476-3245
Address: 312 Market St, Brookeville, Md 20833
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 312 Market Street _____
Town/City: Brookeville Nearest Cross Street: Market + High
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Remove siding CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Windows Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 19,000
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.

Alice J. Ann Keister 12/11/09
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/25/10
Application/Permit No.: 528695 1/5/2010 Date Filed: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	312 Market Street, Brookeville	Meeting Date:	3/24/10
Resource:	Contributing Resource Brookeville Historic District	Report Date:	3/17/10
Applicant:	Alice Keister	Public Notice:	3/10/10
Review:	HAWP	Tax Credit:	Yes
Case Number:	23/65-10A	Staff:	Anne Fothergill
Proposal:	Siding removal and storm window installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Brookeville Historic District
STYLE: Italianate
DATE: c. 1900

PROPOSAL

The applicant is proposing to remove the aluminum and other siding and reveal the original wood siding. The applicant also proposes to install storm windows. Staff will work with the applicants on the appropriate window trim and window repair once the siding is removed.

This proposed work is eligible for tax credits and the applicant should retain all the contractors' workscopes and receipts.

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 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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
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Name of Property Owner: Alice J. Ann Keister Daytime Phone No.: 240-476-3245
Address: 312 Market St, Brookville, Md 20833
Street Number City State Zip Code
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Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 312 Market Street: _____
Town/City: Brookville Nearest Cross Street: Market + High
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable Replace ^{Windows}

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: \$ 10,000

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
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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.

Alice J. Ann Keister 12/11/09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 528695 1/5/2010 DKR Date Filed: _____ Date Issued: _____

Alice Keister
312 Market Street
Brookeville, MD 20833
240-476-3245

March 4, 2010

Anne,

As of our telephone conversation on March 3, please amend our permit application to propose siding removal. We will remove all the old aluminum and other siding down to the original German wood lap siding and repair as needed and refinish for whole house. We will repair the wood windows instead of replacing them. We are also proposing to install metal storm windows for all the windows. If more information is necessary, please let me know.

Alice Keister



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1000 Series Storm Windows by Gorell



Gorell storm windows give you a practical, cost-effective way to protect your home from harsh weather, help lower your energy bills and enhance the appearance of your home. Gorell storm windows are available in three distinctive styles—picture window, horizontally sliding and double-hung models. These quality-engineered window products will give your home a beautiful new look while maintaining the interior charm and beauty of your existing windows.

Other Storm Products

[Home Estimate](#) [Forward This Page](#)

1000 WINDOW FEATURES

Commercial-grade extruded aluminum frames—in white—extend the life of your primary windows and make your home look more beautiful.

Double glazing gaskets seal the glass to the frame for extra cushioning and a snug fit.

Interlocking sash inserts seal out the elements.

Heavy-duty metal corner keys add strength to insert sashes.

Double-hung units feature heavy-duty metal slide tracks that are stronger and more durable than plastic used by other manufacturers—and last years longer.

Removable pins at the mid-points of both inserts keep sashes in place to provide a tighter seal—even in high winds.

Weather stripping around the sash panels provides a close-fitting seal to keep out air and moisture.

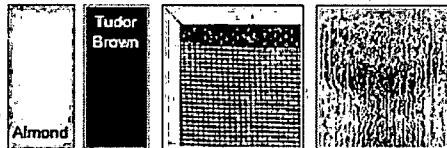
Adjustable sill expanders with built-in weeps enable storm windows to fit openings tightly—even in out-of-level situations.

1000 WINDOW MODELS

1001 Model
Picture Storm Windows

1002 Model

OPTIONS & ENHANCEMENTS



Stylish almond and Tudor brown colors allow you to match or contrast these windows to the color of your home or primary windows.

BetterVue™ screens will give you a sharper view of the outdoors and added airflow.

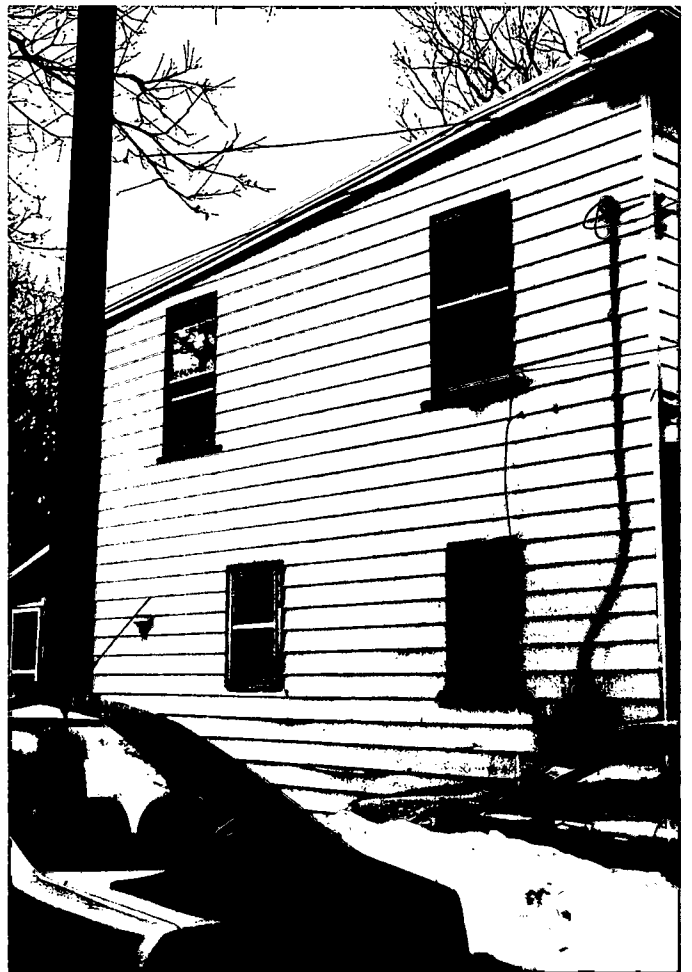
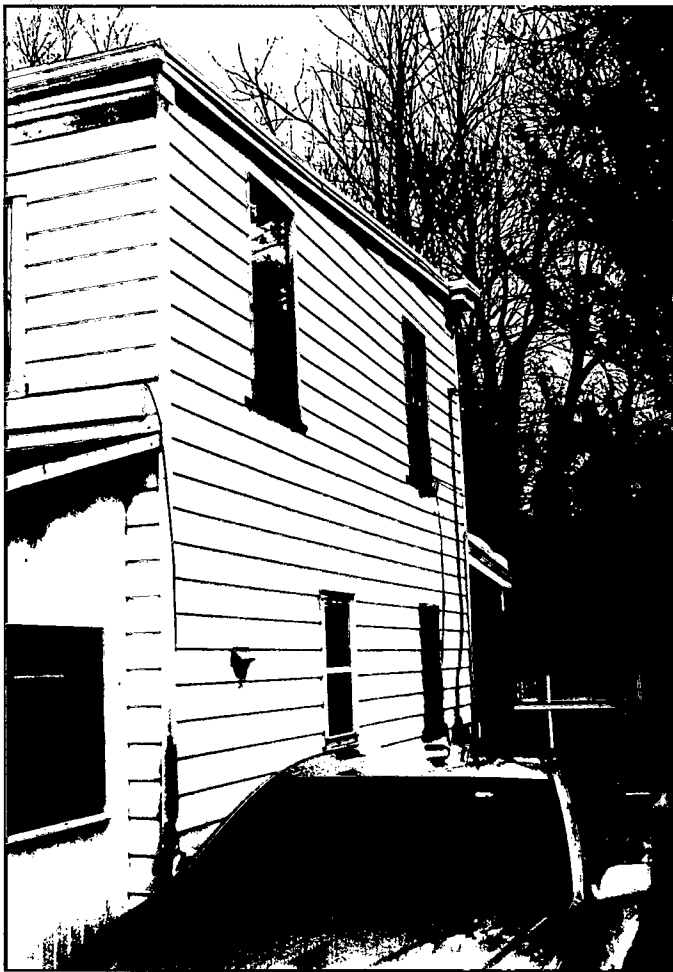
Obscure glass offers privacy as well as beauty, while allowing in light.

- Tempered safety glass gives you an additional level of safety.
- 'Oriel-style' design provides asymmetrical sash size configuration that allows you to custom design Gorell storm windows to match the original design of your prime windows.

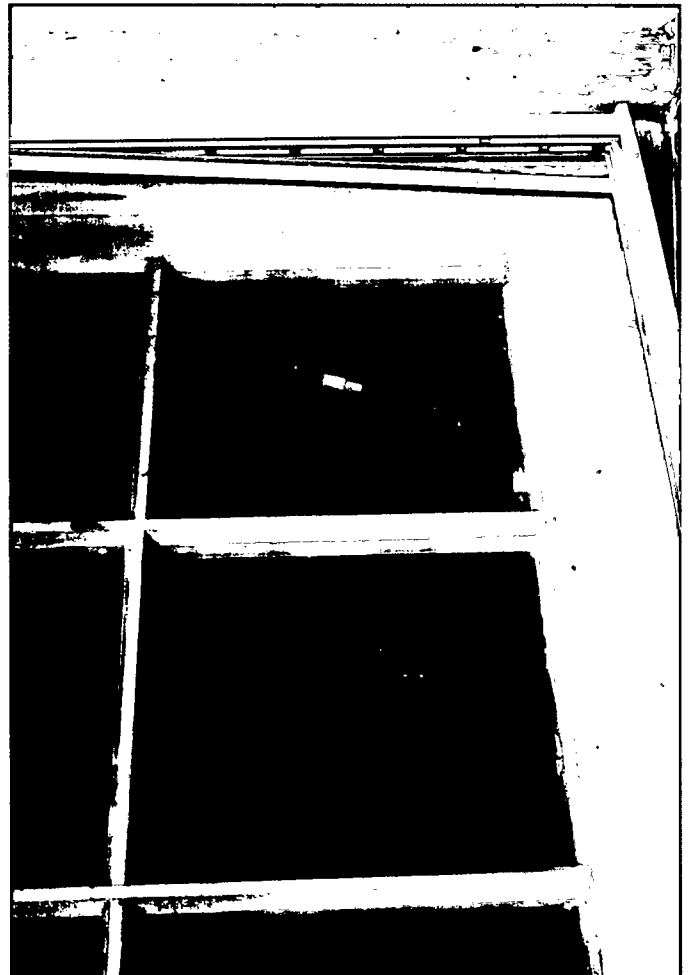
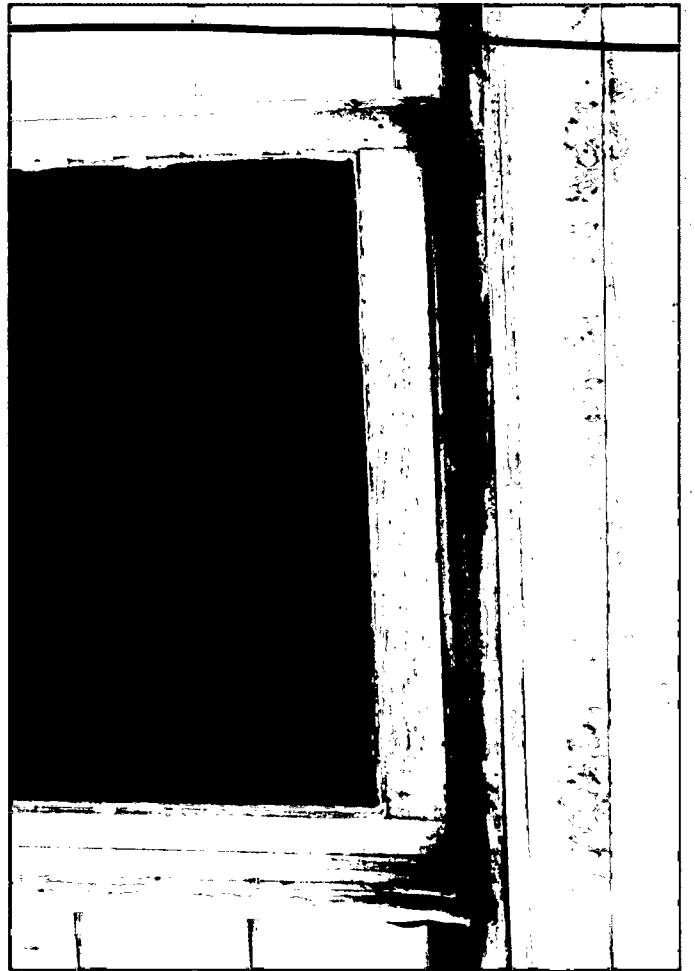
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March 4, 2010

Alise Keister

312 Market St.

Brooksville, Md

20833

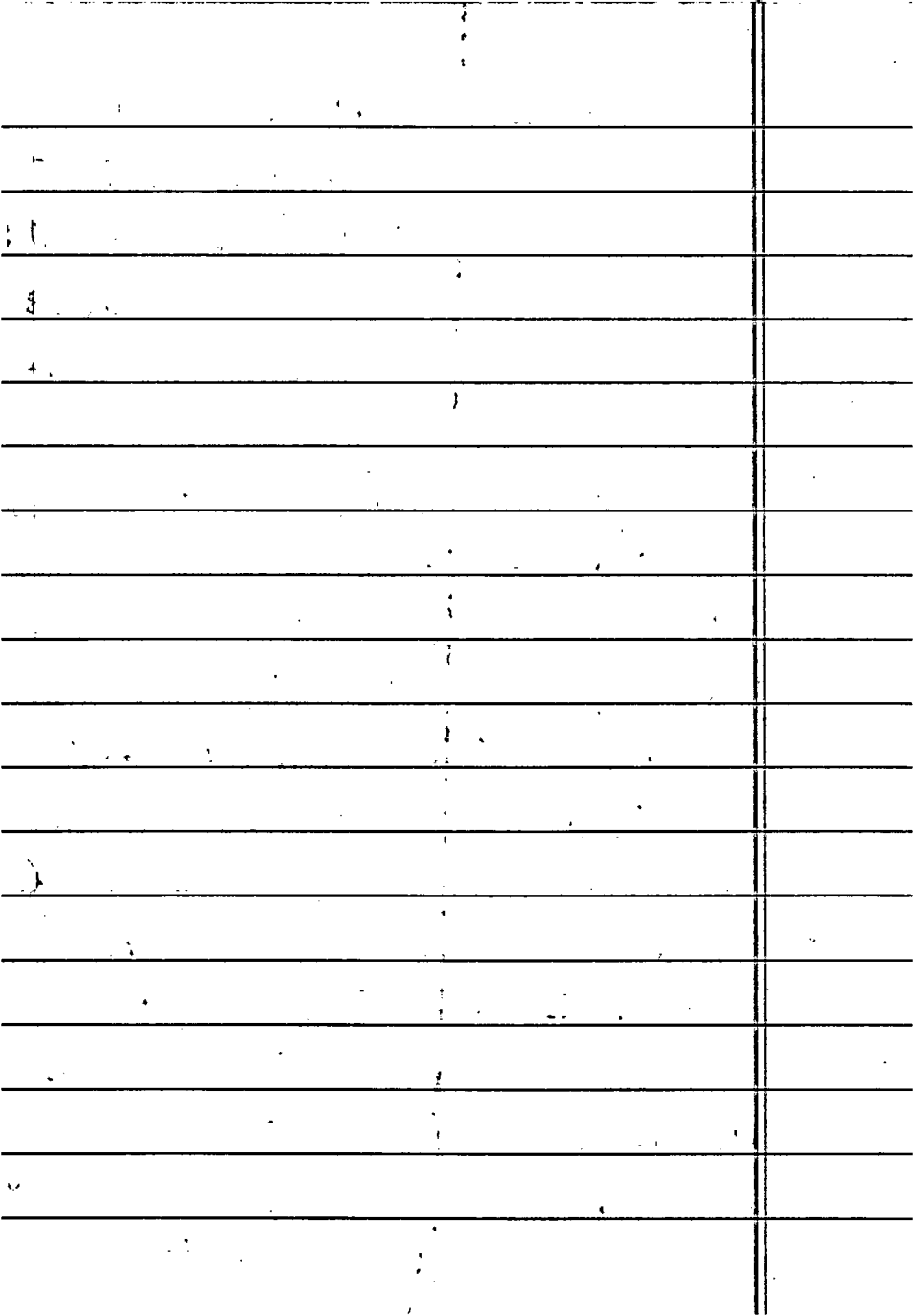
240-476-3245

Ann,

As of our telephone conversation
on March 3rd.

Amend our permit for
windows to include
siding (remove all old
siding down to the main
wood, and repairs as needed
and refinish for whole
house. Also add storm
windows for all windows
If more information necessary
let me know

Alise Keister



Front



Right



Recent Back



Left



Site Plan

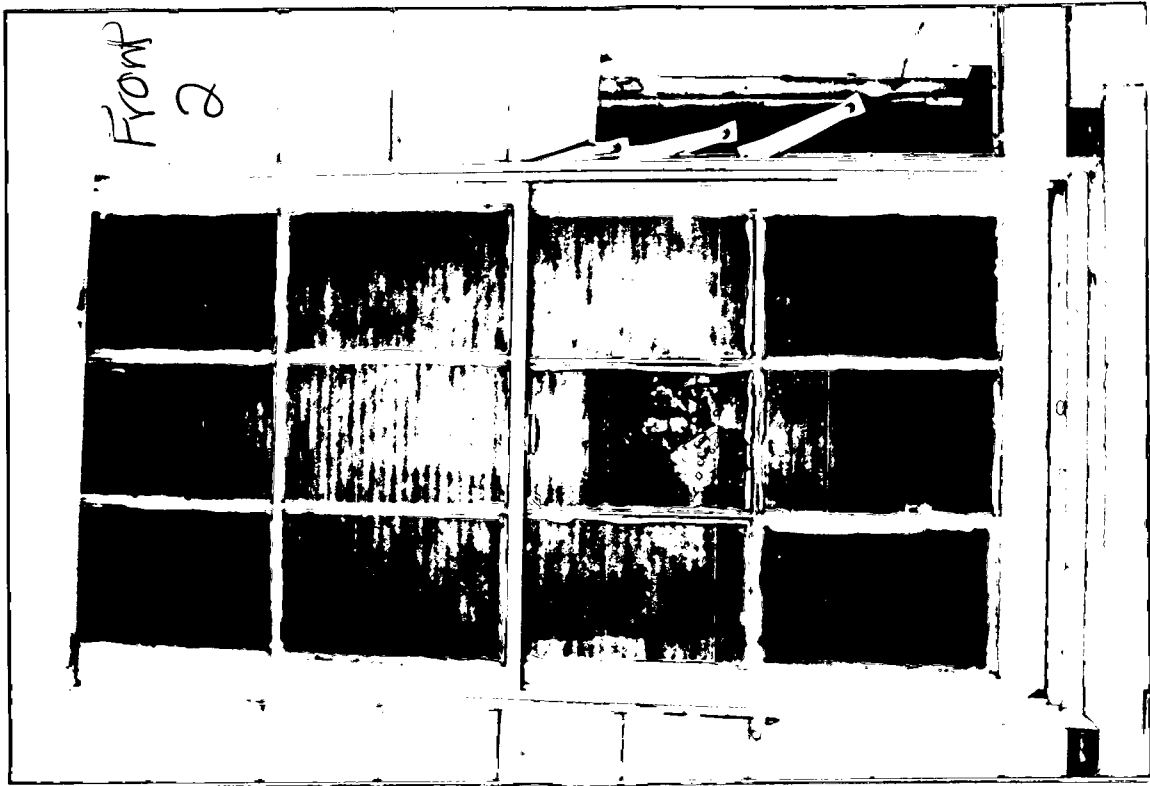


Applicant: Ag Keester

12/15/09

Page: 4

Existing Property Condition Photographs (duplicate as needed)

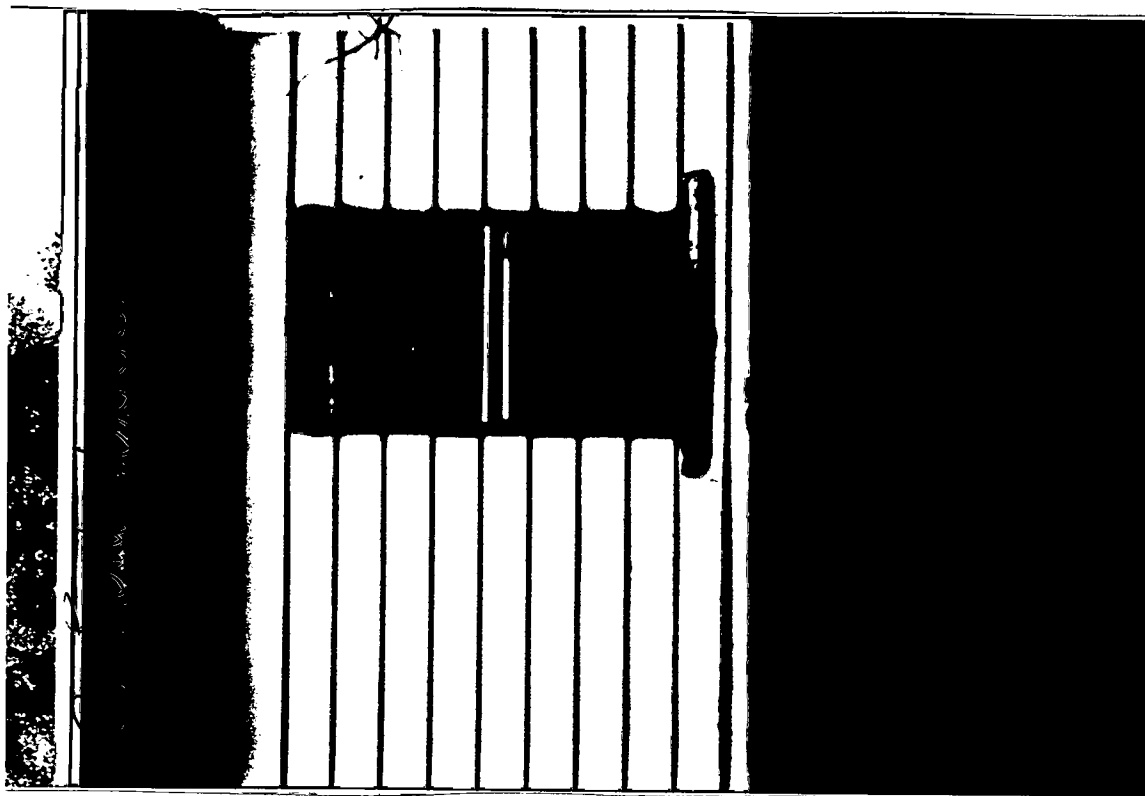
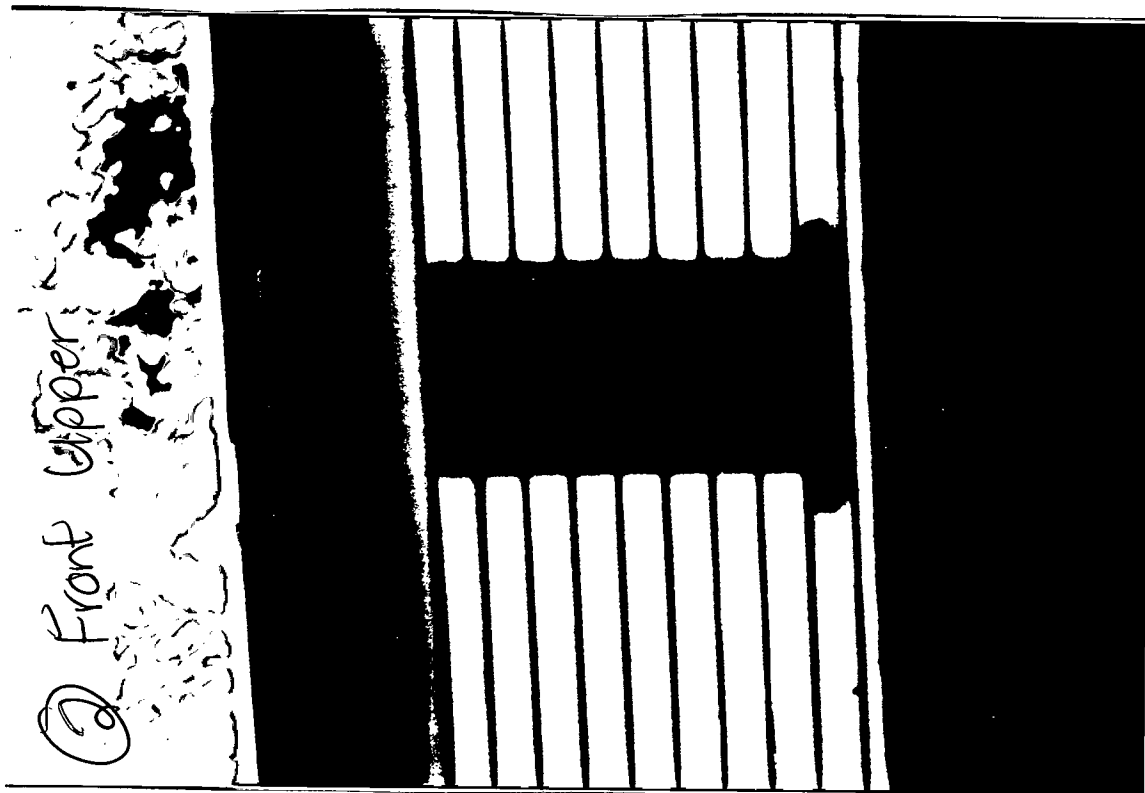


Detail: _____

Applicant: ag Keister



a of Keester



a J Keister

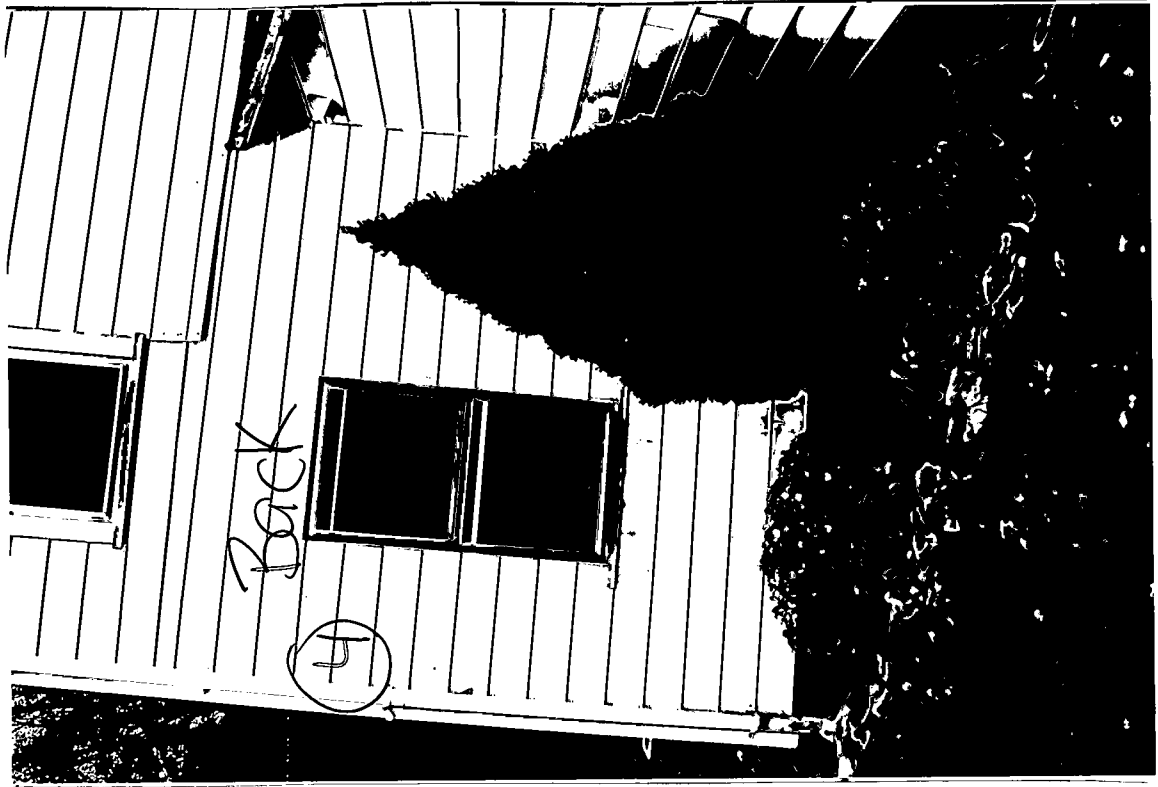


312
Front Upper

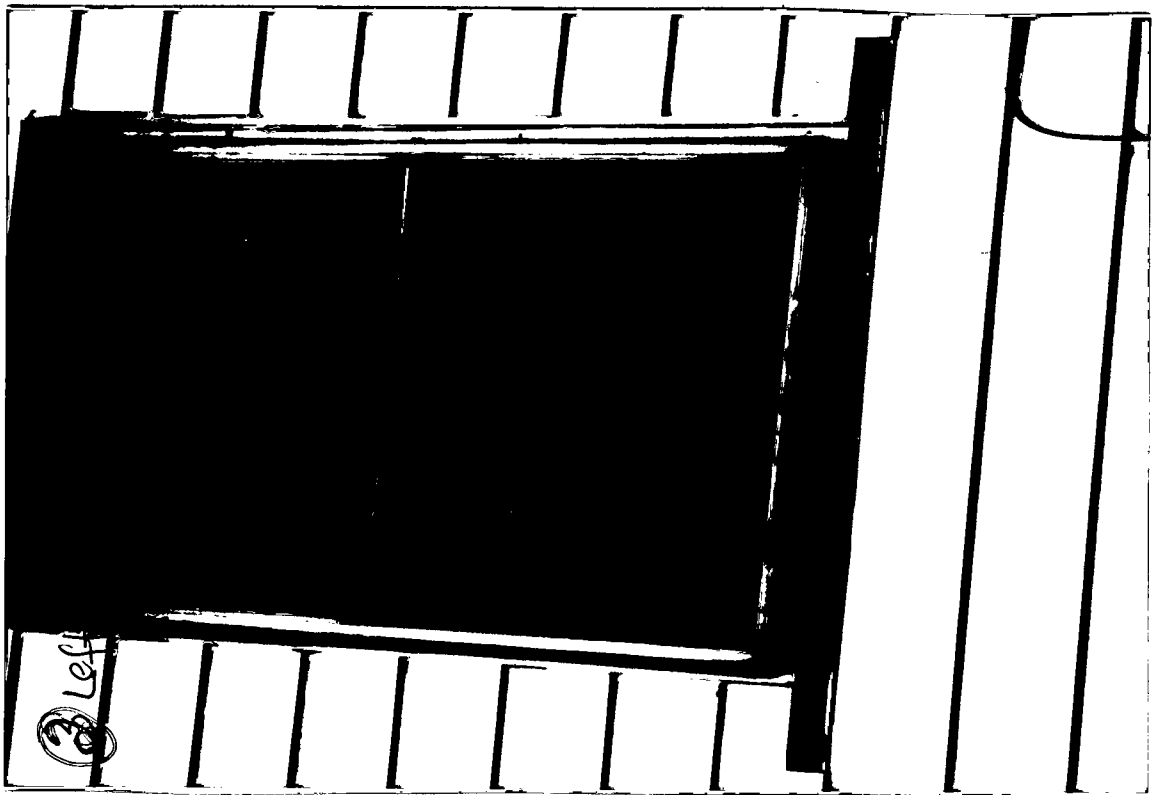
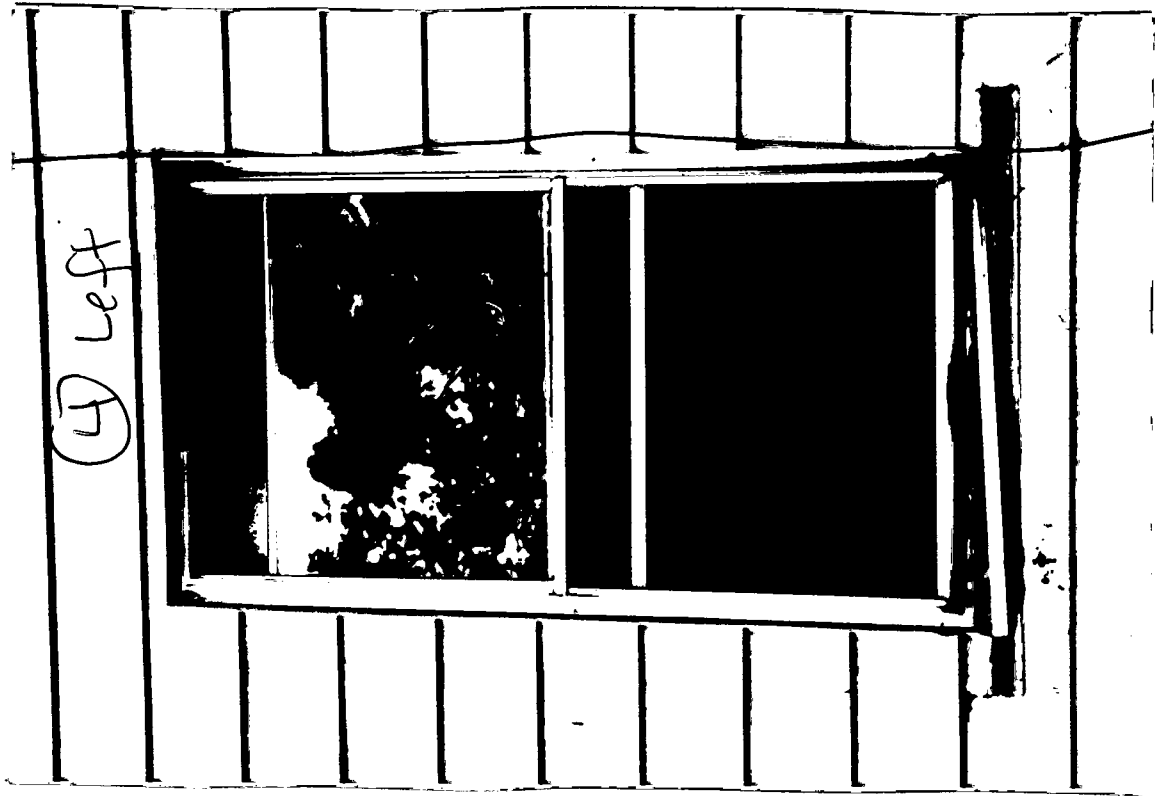


Front upper

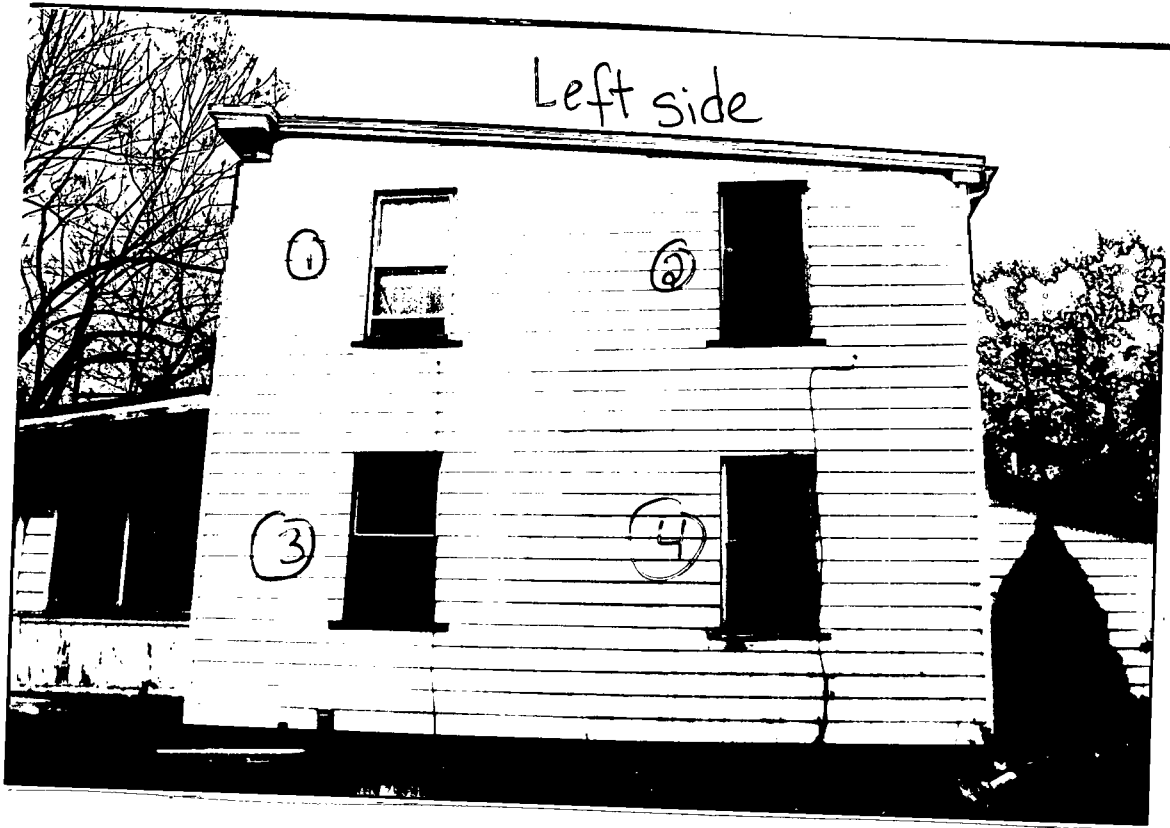
a g Keister



a g Keister



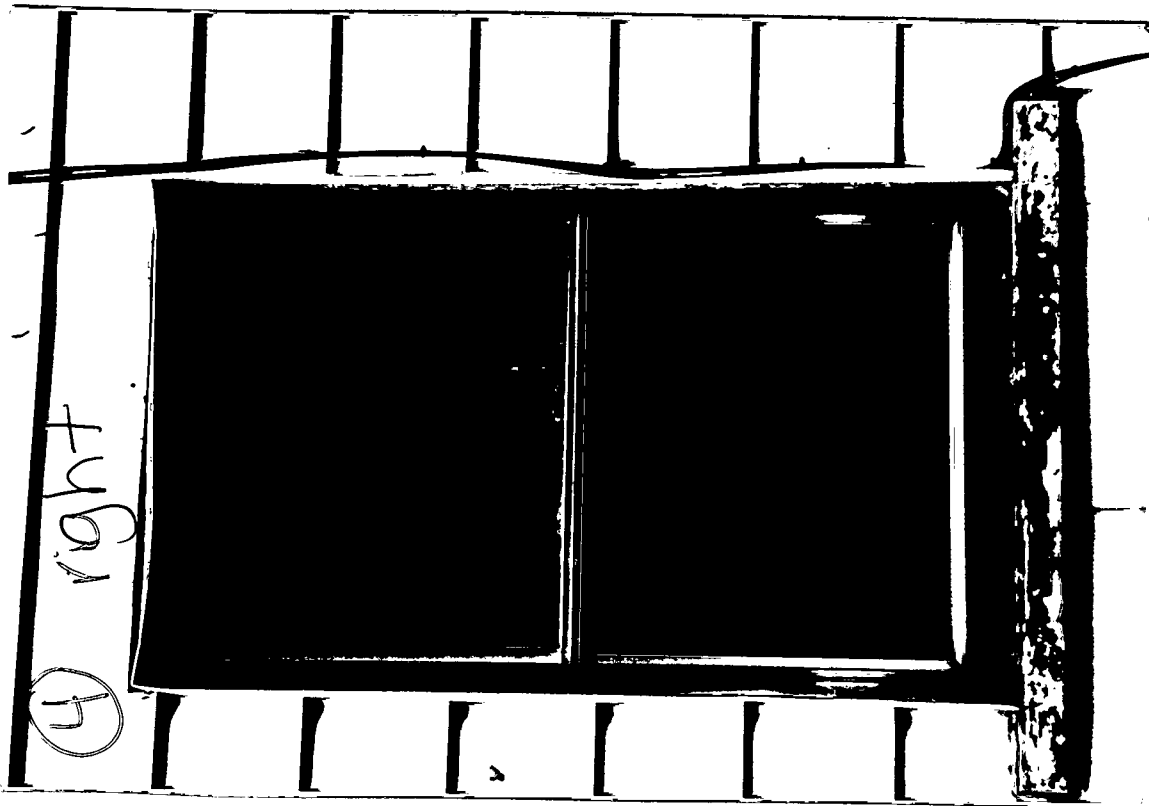
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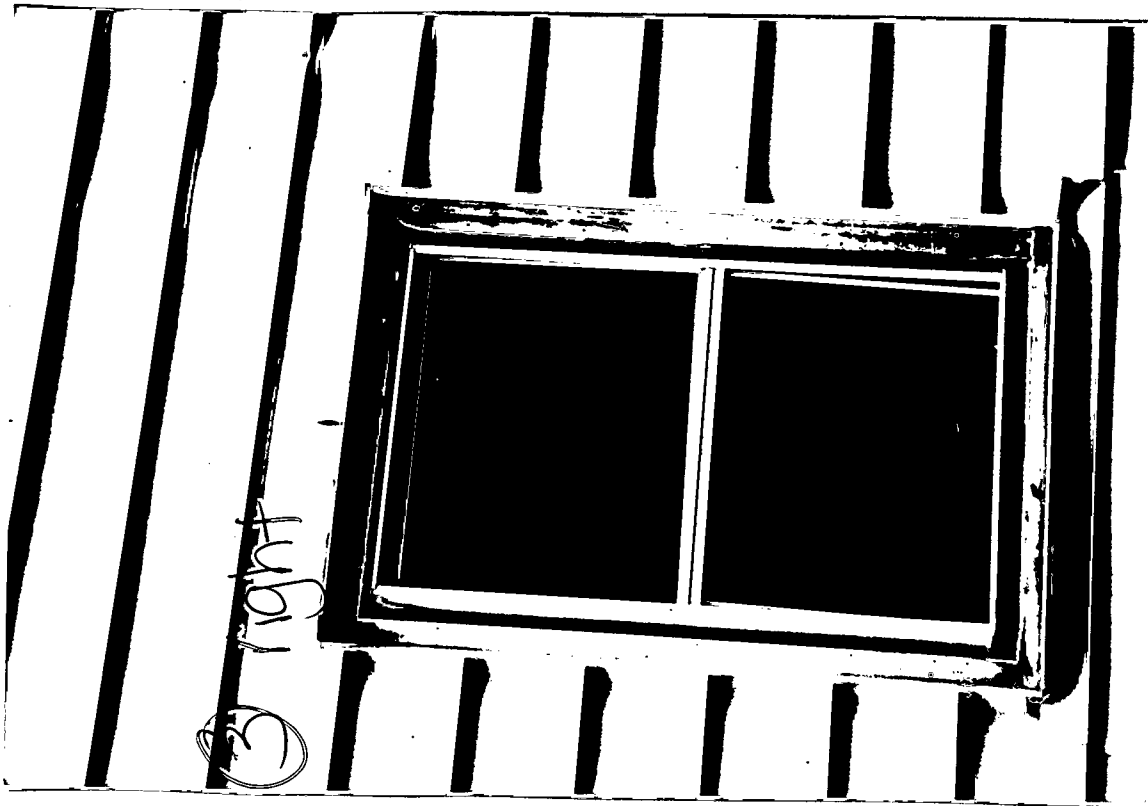
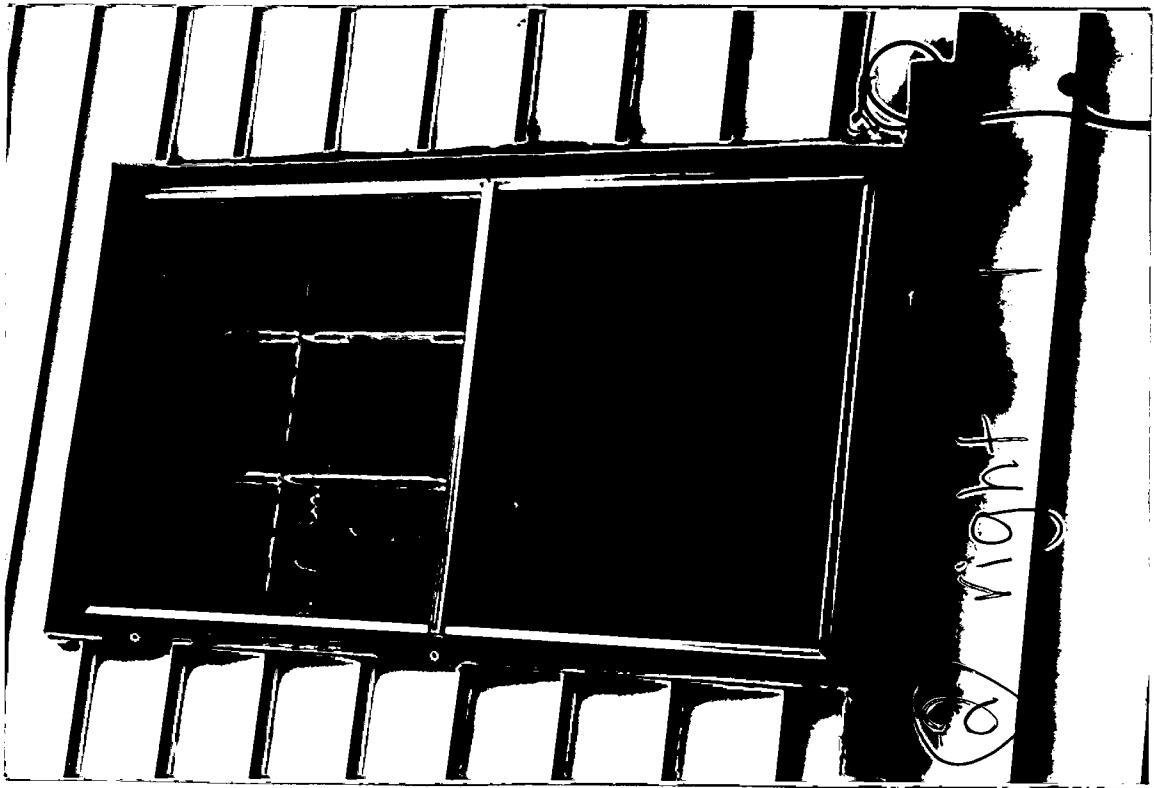


① left



④ right

a J Keister



a j kester



Right
Side

a of Kester



a g Keister