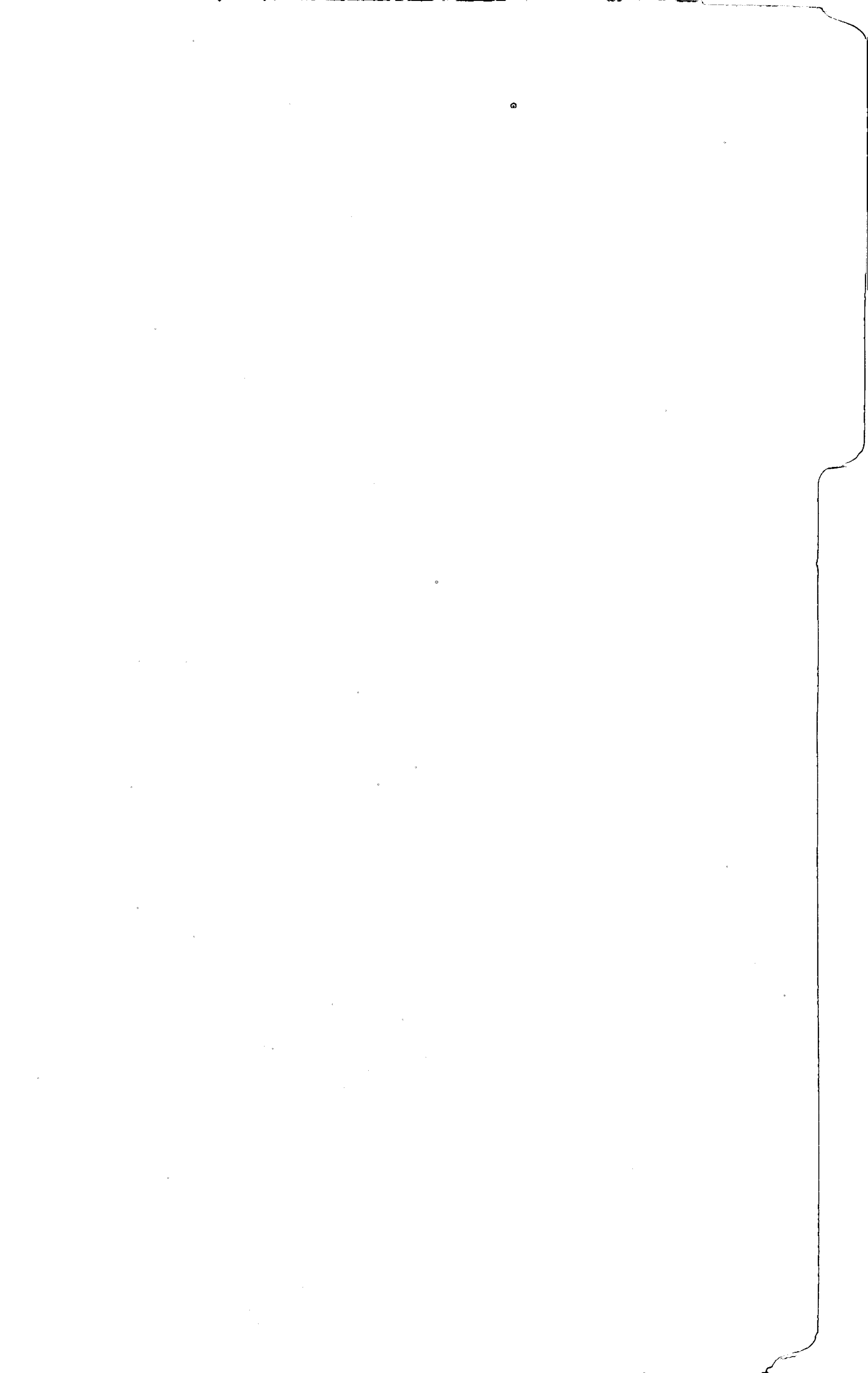
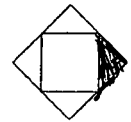
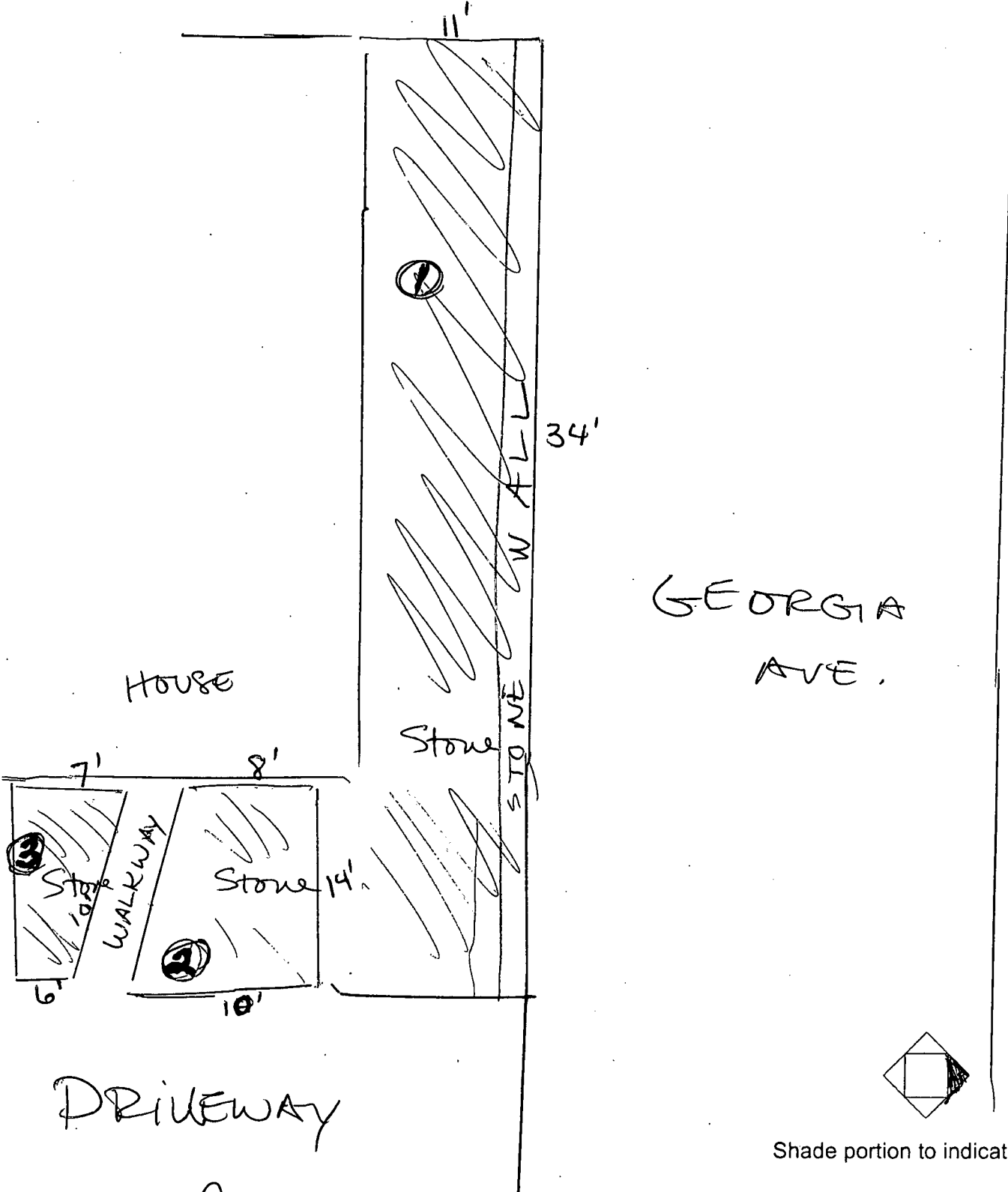


306 Market Street
Brookville M.D.

2013 HAWP



Site Plan

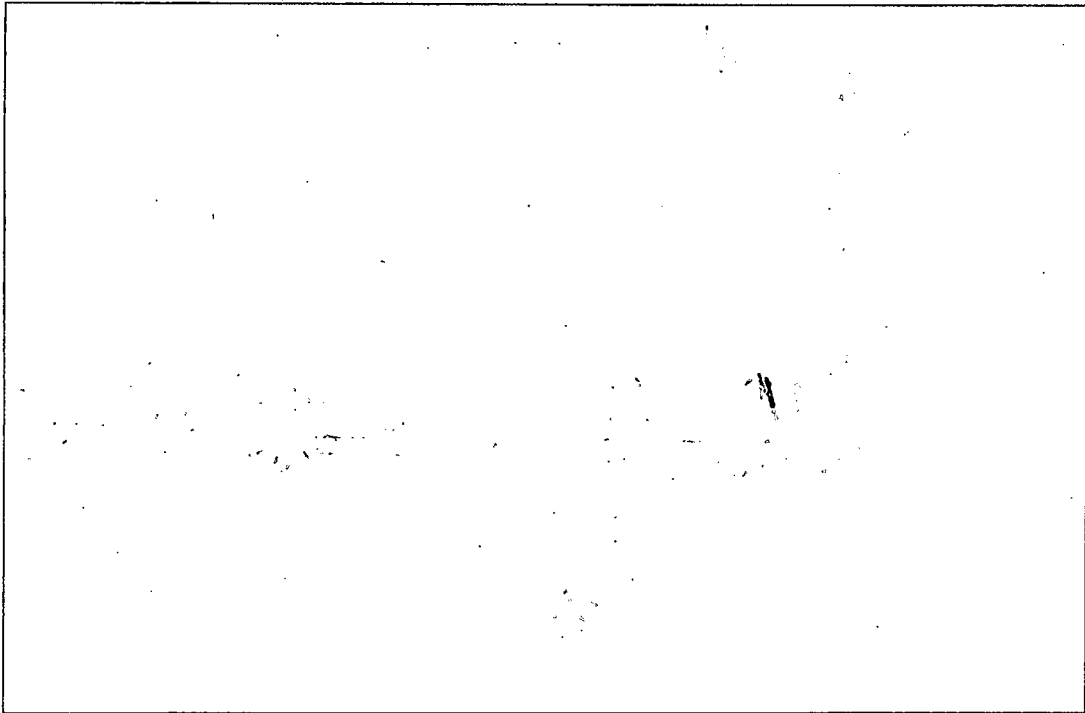


Shade portion to indicate North

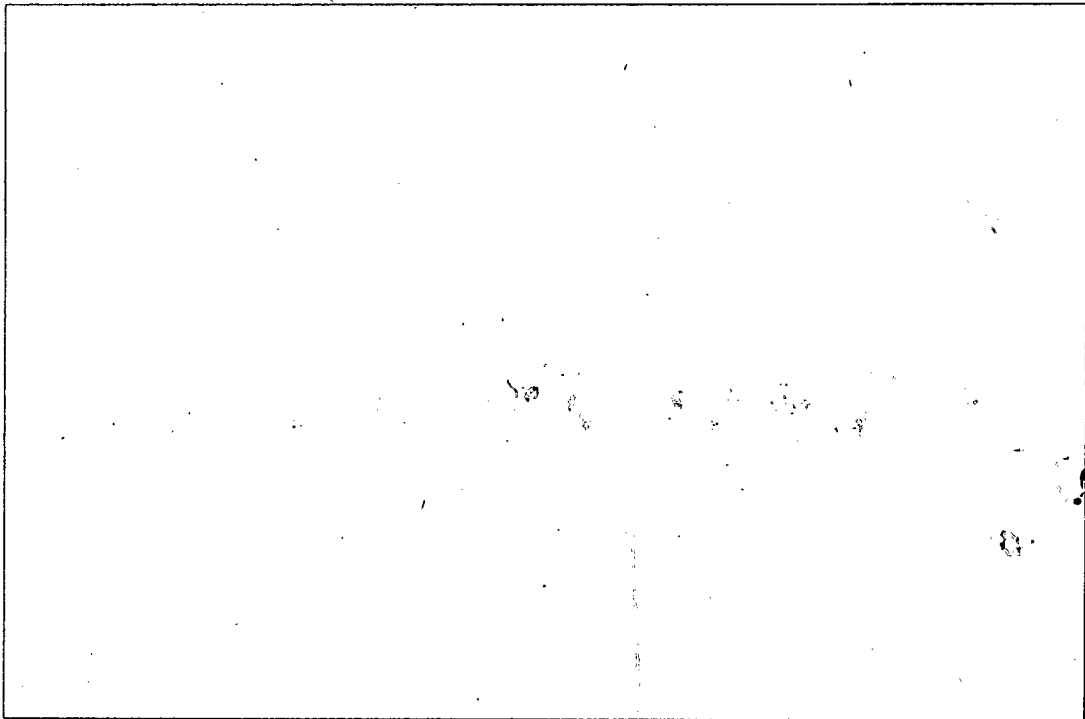
Applicant: Chad Wheeler

Michael Jesenko

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: Chad Wheeler

Page: ___

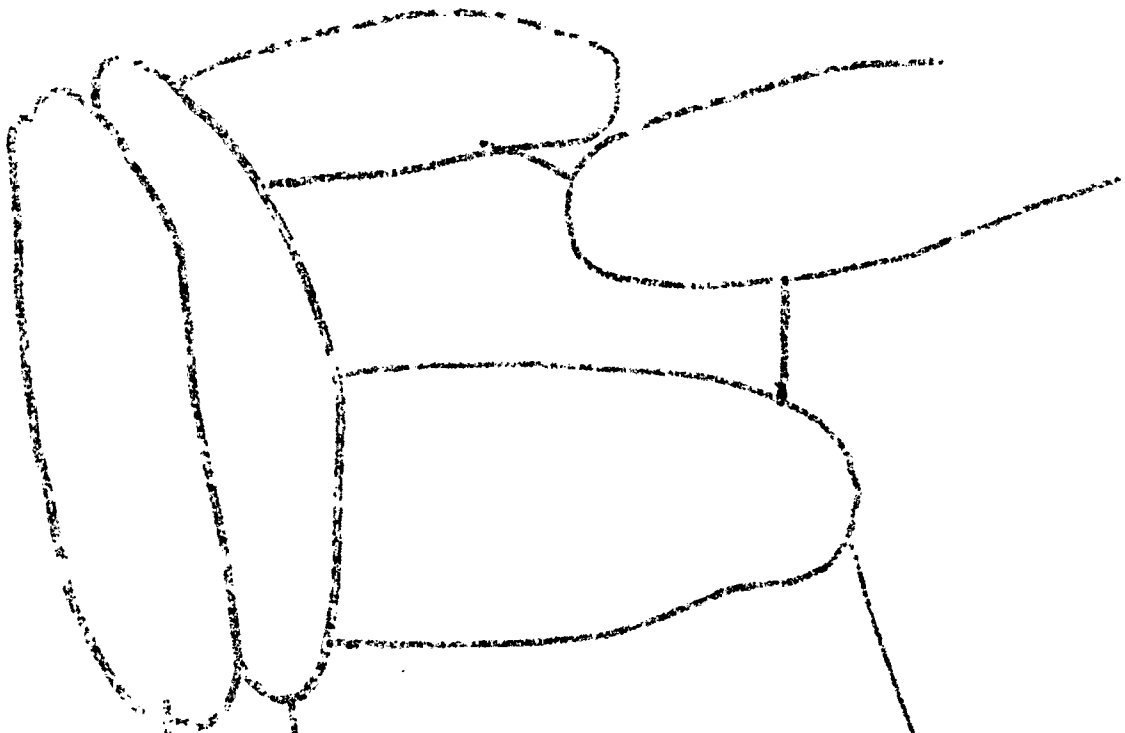
Michael Gesenko



remove stones +
create
planting areas

remove
stones +
plant
in this
area
next to
wall

stone wall
remain



Now spots
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	306 Market Street, Brookeville	Meeting Date:	7/31/13
Applicant:	Chad Wheeler and Michael Yesenko	Report Date:	7/24/13
Resource:	Contributing Resource Brookeville Historic District	Public Notice:	7/17/13
Review:	HAWP	Tax Credit:	None
Case Number:	23/65-13A RETROACTIVE	Staff:	Anne Fothergill
PROPOSAL: Hardscape installation			

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application with the following condition:

1. The new stones in Area 1 are not approved.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Brookeville Historic District
STYLE: Outbuilding
DATE: c. late 19th century

The earliest section of this house dates to the mid to late 19th century and was built after an earlier structure in this location burned down. This building was originally used as an ice house and stable and storage area for funeral coaches for the funeral parlor that was across the street. The second story was added in the 1930s and the rear addition was added in the 1950s. A historic photo is in Circle 13.

PROPOSAL

The applicants propose to install stones in three areas around the house: Areas 2 and 3 flank the front walkway to the house and Area 1 runs 34 feet along the street in front of the house (see Circle 7). All of the stones are small except for larger stones adjacent to the curb, which were already there prior to this installation and are not a part of this application. The applicants intend to do additional planting and landscaping.

APPLICABLE GUIDELINES

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

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.)

Secretary of the Interior's Standards for Rehabilitation:

2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

STAFF DISCUSSION

Staff reviews a retroactive application as if it was a proposal, not work that has already been completed. The stones along the street were there prior to this installation as can be seen in photos taken in 2008 and 2009 (Circles 14-17) so they are not part of this review.

The stones that are in Areas 2 and 3, next to the front walkway which is located at the side of the house are small areas and they read as more of a stone garden feature. Because they are higher and farther from the

street and are smaller areas, they are less visible and staff finds that they are not incompatible. Staff's concern is with the long expanse of stones running in front of the house and very visible along the street. Plantings between the house and the existing stone wall at the curb (as seen in the photo in Circle 9) would be a more sensitive and compatible installation in the historic district streetscape. Staff recommends that the stones in Area 1 not be approved but finds that the installation of stones in Areas 2 and 3 are appropriate and compatible with the historic house and district.

STAFF RECOMMENDATION

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

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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED
MAY 24 2013
By *AK*

Contact Email: dudleyone@gmail.com Contact Person: Chad Wheeler / Michael Ye Senko
Daytime Phone No.: 301.651.6787 OR 240.618.8793
Tax Account No.: _____
Name of Property Owner: Chad Wheeler / Michael Ye Senko Daytime Phone No.: 301.651.6787 OR 240.618.8793
Address: 306 Market St Brooksville MD 240.618.8793
Street Number City State Zip Code
Contractor: Gray Goose Farms - 301.977.7555 90833
Phone No.
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 306 Market St
Town/City: Brooksville MD Nearest Cross Street: Georgia Ave
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF BUILDING 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 Fence/Wall (complete Section 4) Other: Add Stones to property
1B. Construction cost estimate: \$ 1200-
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] Chad Wheeler 05/21/2013
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 636994 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:

Area ① partially covered with grass/dirt
is 11' x 34', Area ② is 10' x 14' (x 8') + Area ③
is 6' x 10' x 7' and all areas were dirt/partial
grass.

Area ① is lined with a stone fence as
boundary to Georgia Avenue.

Areas ② + ③ are flower beds near
driveway.

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

Stones (5" x 7" in diameter) laid in
Areas ①, ②, ③.

2. SITE PLAN

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 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 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

- a. 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.
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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.

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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.

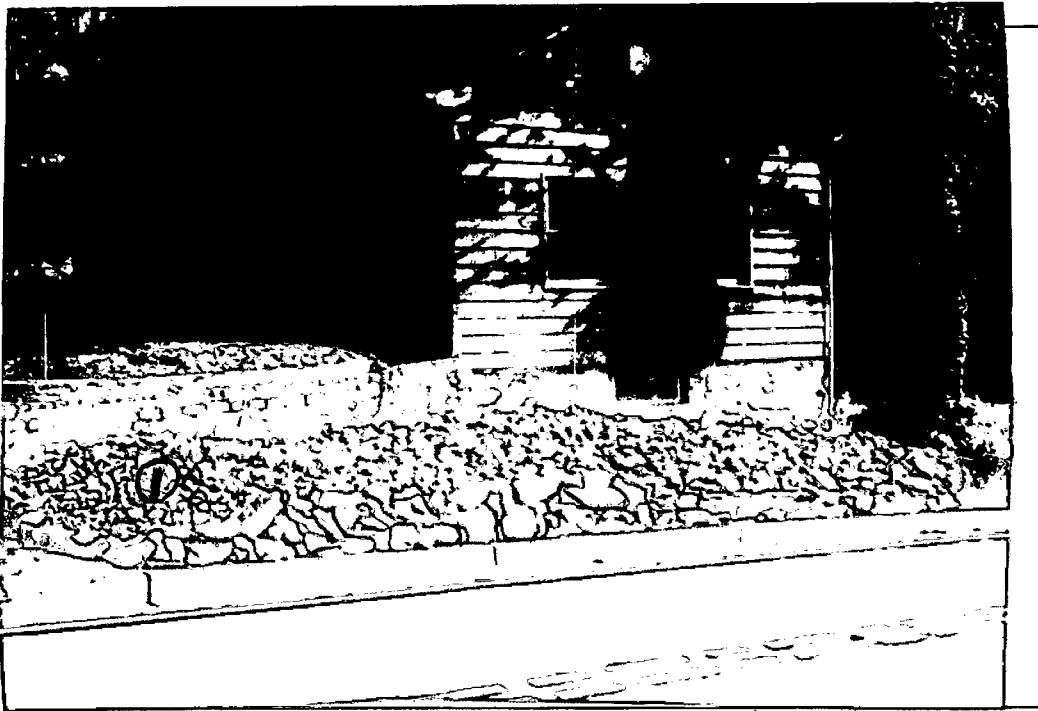
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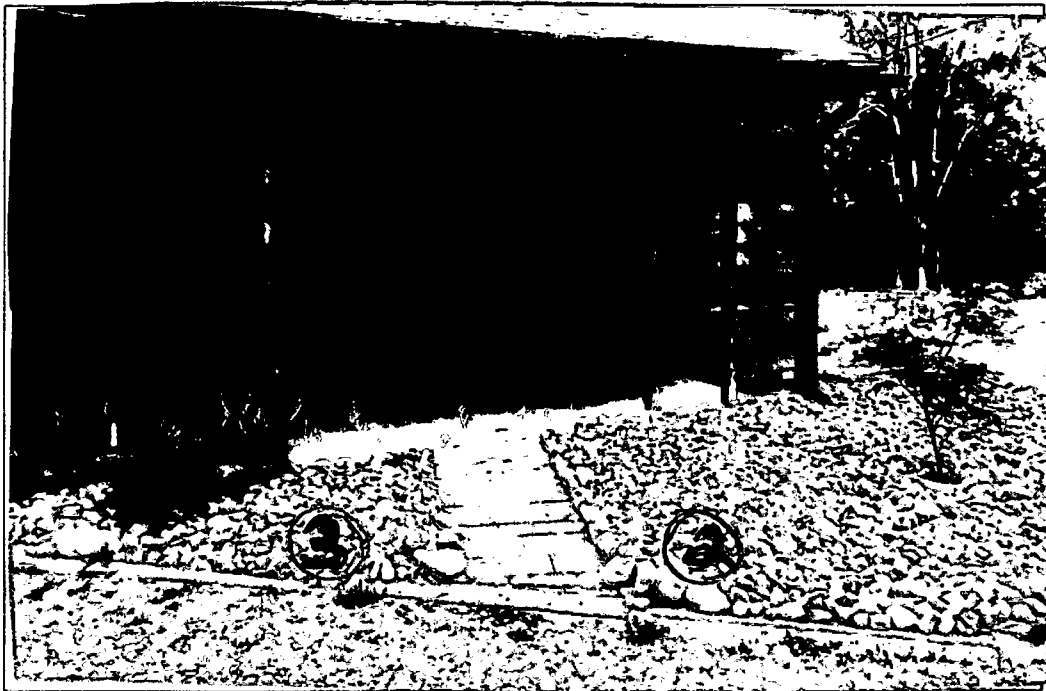
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
306 Market St Brookeville MD 20833	306 Market St Brookeville, MD 20833
Adjacent and confronting Property Owners mailing addresses	
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Barbara Ray 6 High St. Brookeville MD 20833	Salem United Meth 12 High St Church. Brookeville MD 20833
Unglesbee Family 308 Market St Brookeville MD 20833	

Existing Property Condition Photographs (duplicate as needed)



Detail: Area ①



Detail: Area ② & ③

Applicant: Chad Wheeler / Michael Glesenko

Page: 4

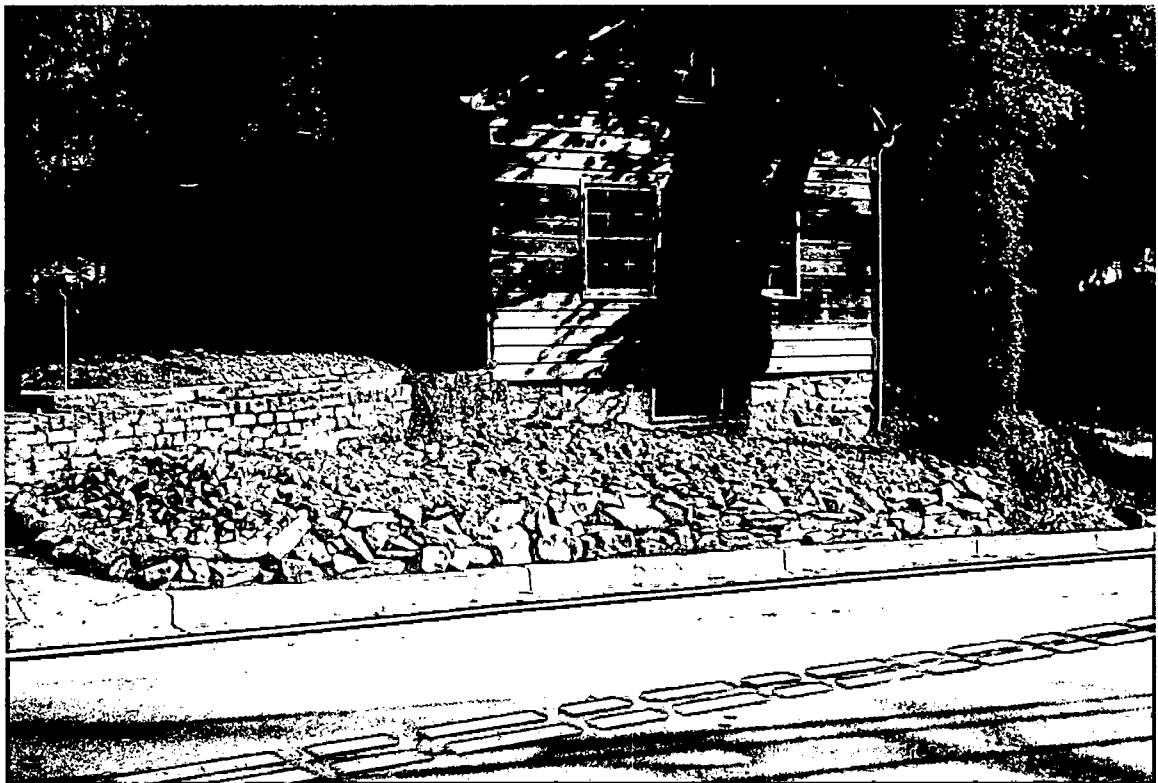
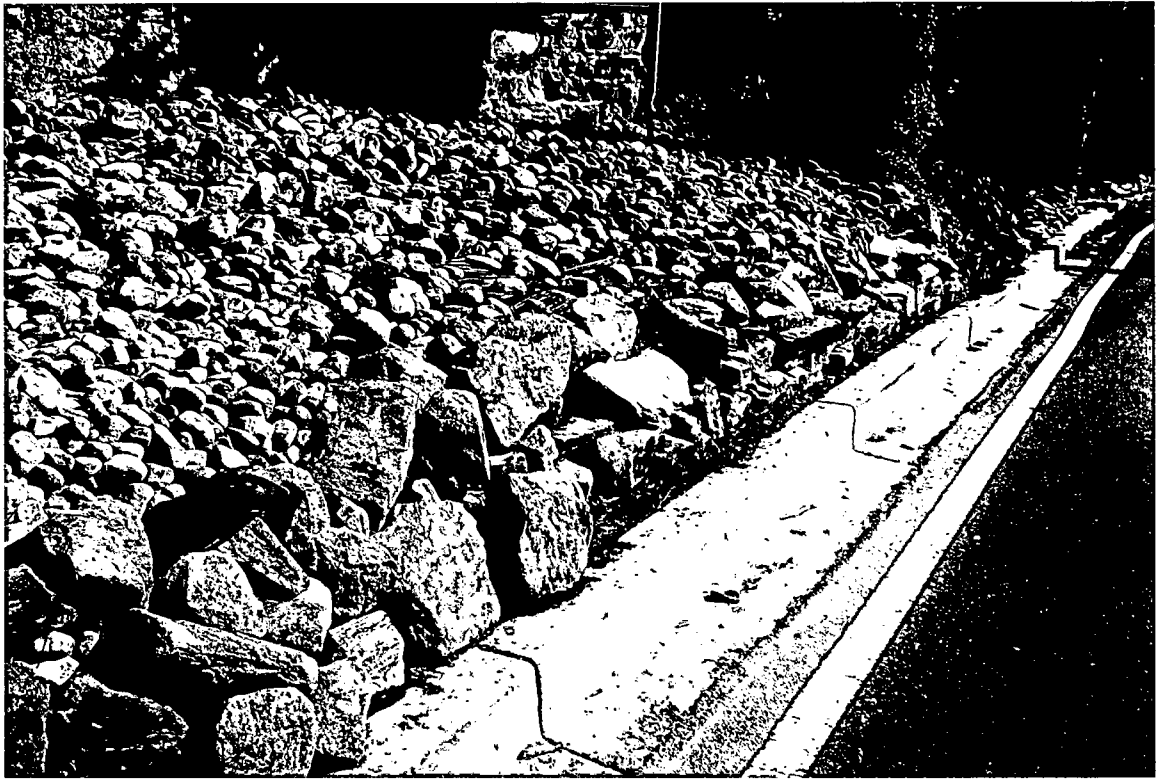
307 Market St, Brookeville, MD 20833

Before (Existing)



After / Proposed





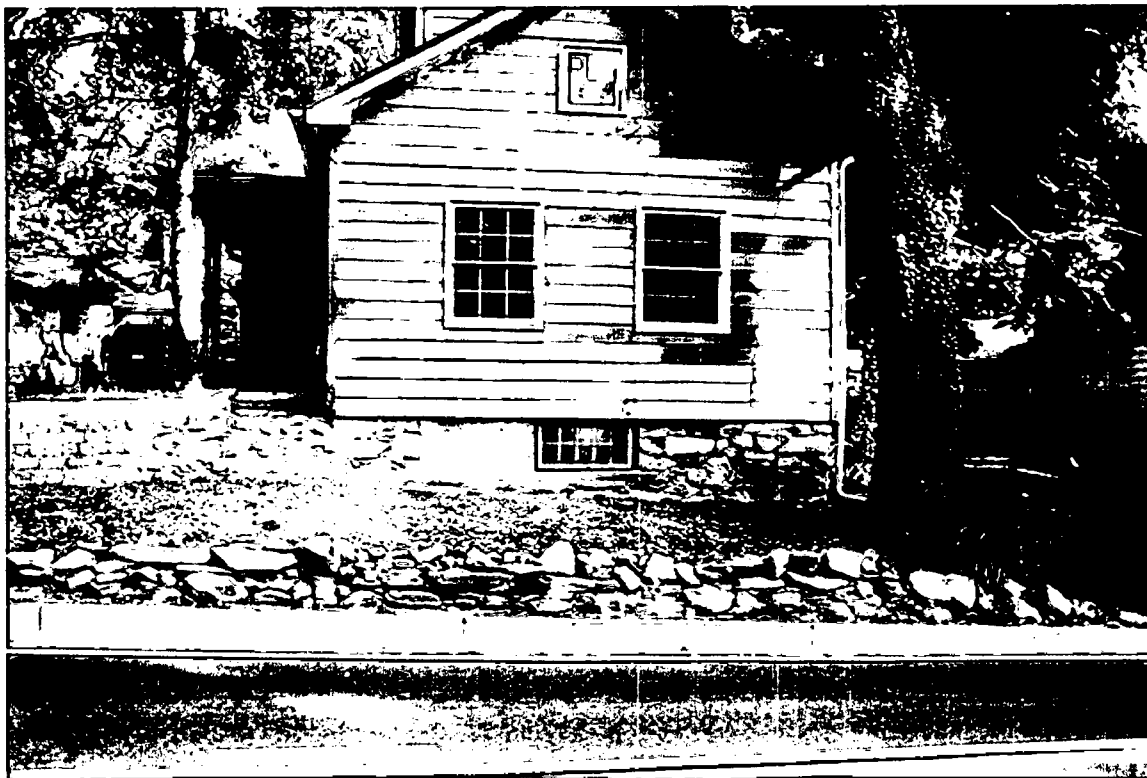




306 Market



2009

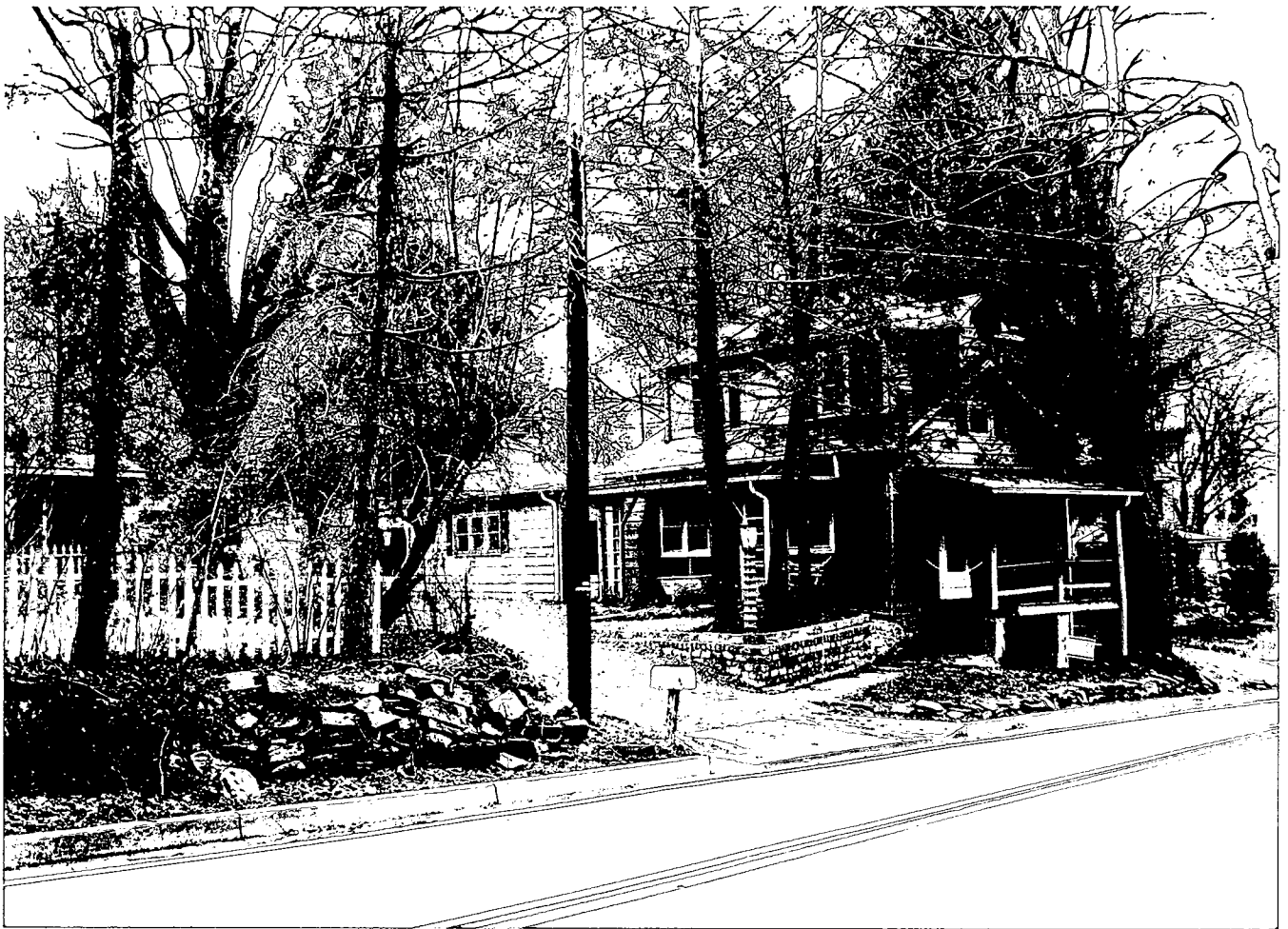


2009



2008





2009



2008



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED
MAY 24 2013
By AK

Contact Email: dudleyone@gmail.com Contact Person: Chad Wheeler / Michael Yesenko
Daytime Phone No.: 301.651.6787 OR 40.618.8793
Tax Account No.: _____
Name of Property Owner: Chad Wheeler / Michael Yesenko Daytime Phone No.: 301.651.6787 OR 40.618.8793
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 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Add stone to property
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[Signature] 05/21/2013
Signature of owner or authorized agent Date

Date Received in DPS
Mail Log # 305208
MAY 28 2013
Assigned To: _____

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 6036994 Date Filed: 5/31/13 Date Issued: _____

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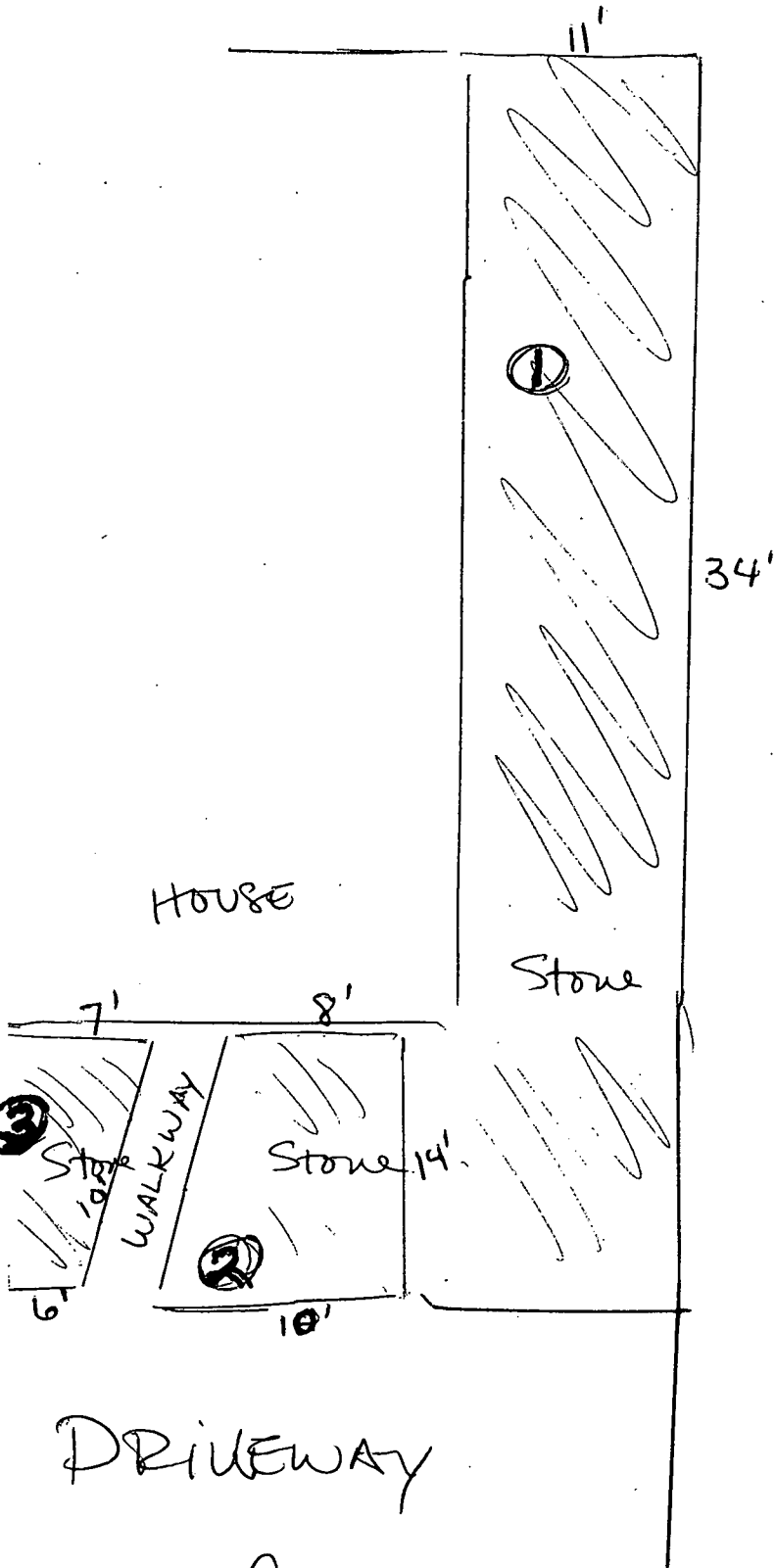
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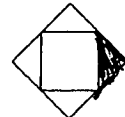
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Ungleshe Family 308 Market St. Brookeville MD 20833	

Site Plan



GEORGIA
AVE.



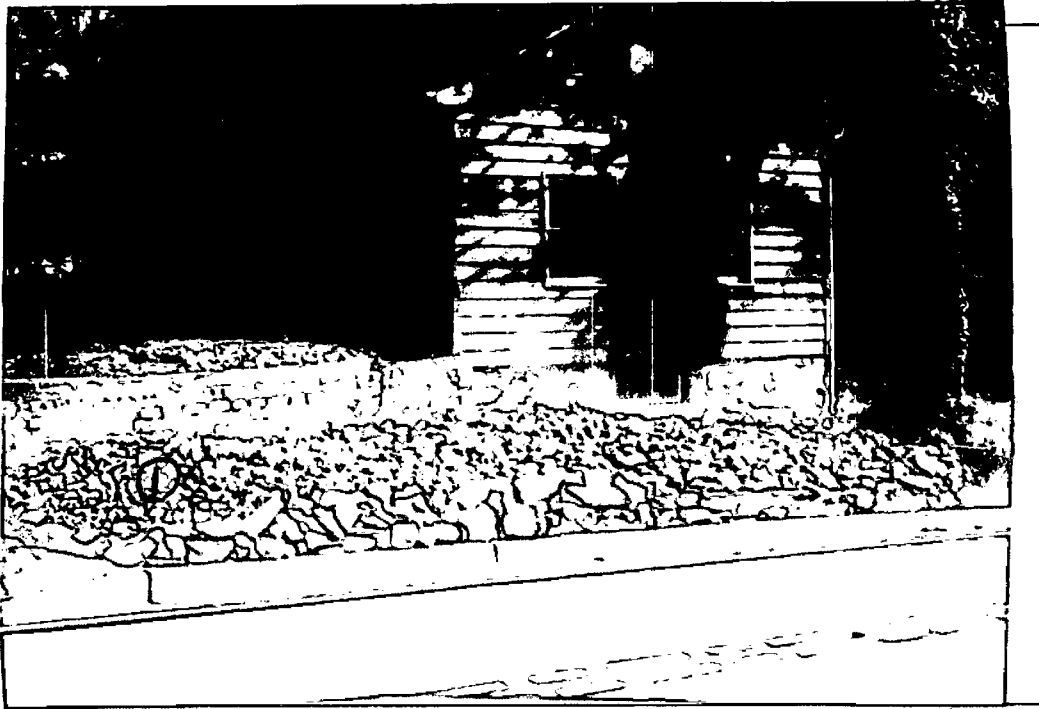
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Chad Wheeler

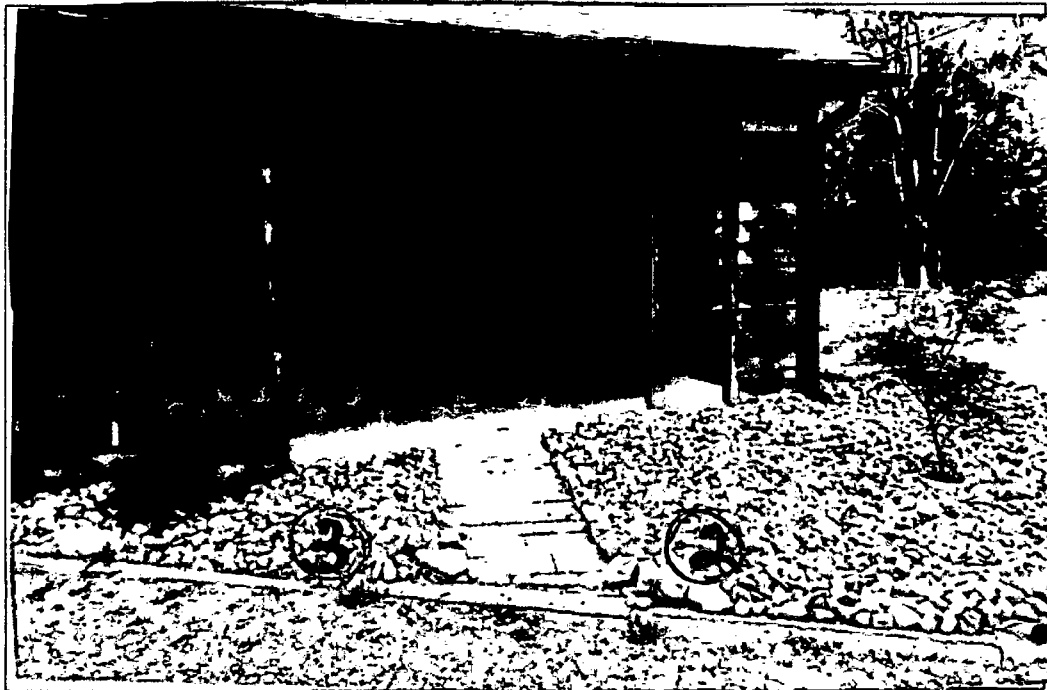
Applicant: _____

Michael J. Senko

Existing Property Condition Photographs (duplicate as needed)



Detail: Area ①



Detail: Area ② & ③

Applicant: Chad Wheeler / Michael Glesenko

Fothergill, Anne

Subject: FW: 306 Market (stones)

From: Miche Booz [<mailto:mbooz@michebooz.com>]
Sent: Wednesday, June 12, 2013 2:27 PM
To: Fothergill, Anne
Cc: Bruce Evans; Fred Teal Jr; Scanlon Chris Chris; Wagner Debbie; Friis Mark
Subject: Re: 306 Market (stones)

Anne,

I have heard from just about everyone and will tell you here what has been suggested: All seem to be in favor of some sort of softer landscaping--some sort of planted ground cover rather than the currently exposed stones. Some have suggested a couple of larger landscape rocks to protect their house from the reality of cars losing control at the curve. I think these boulders would have to be handled artfully--not like the anti terrorism ones in front of NSA.

I've copied everyone on this message and will forward any further comments to you by the 18th.

Thanks,
Miche

P.S. Still no word from the other side of the street?-- 313 Market St, Jeff Issokson's house--I think the house number was initially reported incorrectly...I just went down and read the number off the mailbox.

Miche Booz
AIA, LEED AP, CNU

Miche Booz Architect
208 Market Street
Brookeville, MD 20833
p. 301 774 6911
f. 301 774 1908
www.michebooz.com