

4 North Street, Brookville
(Preliminary Consultation)
Brookville H.D.

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 North Street, Brookeville	Meeting Date:	9/7/2011
Resource:	Vacant Lot Brookeville Historic District	Report Date:	8/31/2011
Applicant:	Matt Pollock	Public Notice:	8/24/2011
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	New house construction		

STAFF RECOMMENDATION

Staff recommends that the applicant return for a Historic Area Work Permit after making revisions to the plans based on the comments and feedback they receive from the HPC and staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Vacant Lot

PROPOSAL

The applicant is proposing to construct an approximately 1,650 s.f., 2 story house on a vacant lot in the Brookeville Historic District.

Material treatments for the house include fiber cement siding, simulated or true divided light wooden or exterior clad windows and doors, asphalt shingle roofing and brick veneer foundation. Materials for the proposed front porch and rear yard deck will consist of a paintable wood product for all vertical features.

APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 below.

Montgomery County Code; Chapter 24A

- (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.

STAFF DISCUSSION

Staff supports the proposed design concept for construction of a new house at the subject property.

Staff finds the proposed work as being consistent with the following review criteria **Chapter 24A-8(b) (2) and (6) (d)** and **Standard #9**.

The proposed construction of a single family home on this lot will not seriously impair the historic or architectural value of the historic resources in the vicinity of the property or impair the character of the historic district. The subject property is surrounded by an undeveloped lot to the south, new construction to the northeast and a protected conservation easement area roughly to the north.

The proposal is compatible in character and nature with the architectural features of the historic district. The size, orientation and setback proposed for the house is consistent with the existing non-historic house located to the right. Staff supports the proposed material treatments finding them appropriate for new construction.

Furthermore, the proposed construction will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed work is for construction of a new house on a vacant lot, as such there is no impact to the property.

Staff recommends the installation of an alternative window arrangement on the left and right side elevations in order to maintain a more appropriate solid -to- void ratio. Furthermore, staff recommends additional spacing between the paired windows on the side elevations to make the windows appear more consistent with the traditional design of the house. Staff also recommends adjusting the relative height of the second floor windows in relationship to the roof eaves on both side elevations. The side elevation drawings show the tops of the windows as being immediately below the bottom of the eaves. A more balanced window arrangement would address this concern.

Staff supports the proposed installation of a gravel drive and front walkway. The proposed site plan shows a footprint for a detached garage. The applicant has withdrawn the garage from the plans. Staff would support the construction of a small detached garage on the property if proposed.

The HPC must provide the applicant with guidance on the following items:

1. Determine if the proposed design is compatible with the character of the historic district
2. Determine if the proposed material treatments are compatible with the character of the historic district and for new infill construction.
3. Determine if the proposed window arrangements and expression would be approvable if submitted as a HAWP.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tmattpollock@hotmail.com Contact Person: Matt Pollock
Tax Account No.: N/A Daytime Phone No.: 703 928 6533
Name of Property Owner: Matt Pollock Daytime Phone No.: Same
Address: 935 ARKBLACK TER Udenon MD 21113
Contractor: Building on own Phone No.: -
Contractor Registration No.: -
Agent for Owner: - Daytime Phone No.: -

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: North St
Town/City: Brookville Nearest Cross Street: Market St
Lot: 1 Block: A Subdivision: Powerwoods Parcel: 23281
Liber: Folio: Parcel: 1 Plat # 12345

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Geothermal
1B. Construction cost estimate: \$ 380,000.00
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 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] 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

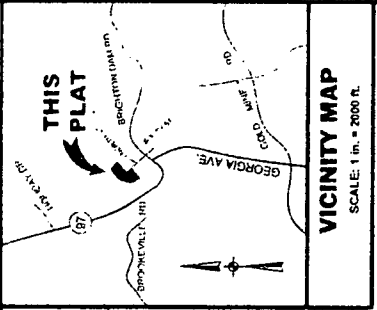
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 7/27/11

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

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

<p>Owner's mailing address MuH Pollock 955 ARK BLACK TER Odenton Md 21113</p>	<p>Owner's Agent's mailing address Nathan Dart 110 N. Washington St St 201 Brookville Md 20850</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>2 North Street Brookville Md 20833 James + Brenda Albus</p>	<p>13 North St. Brookville Md 20833 Mark + Nathulie Davis</p>
<p>1 North St. Brookville Md 20833 Katherine Farquhar</p>	<p>17 North St. Brookville Md 20833 Mark FRIIS</p>
<p>9 North St Brookville Md 20833 Fred T Teal JR.</p>	



PLAT NO. 9381

Legend

FD = FLOOD
L-1 = LIBER-FOLD
P-C = PIPE & CAP
P-P = PIPE FOUND
P-F = PINCHED PIPE FOUND
R-C = REBAR & CAP
R-D = R-OUT OF WAY

Plat Tabulation

No. of Lots = 3
No. of Parcels = 0
Area of Lots = 118,893 Sq. Ft.
Area of Obstruction = 48,060 Sq. Ft.
Total Area = 166,953 Sq. Ft.
3,879.12 ACRES

- GENERAL NOTES**
- ZONING PER TOWN OF BROOKEVILLE ZONING ORDINANCE CHAPTER 111, THE PROPOSED BUILDING HEIGHTS SHALL NOT EXCEED 32 FEET.
 - BUILDING RESTRICTION LINES
 - 15' FRONT YARD
 - 8' SIDE YARD
 - ACCESS TO ALL BUILDINGS MUST BE BUILT A MINIMUM OF 7 FEET FROM PROPERTY LINES
 - APPROVAL OF THIS PLAT PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER CATEGORIES S-1, V-1 FOR LOTS 1 AND 2 AND, IN THE FUTURE, LOT 3. LOT 3 IS SERVED BY PRIVATE WELL AND SEPTIC.
 - THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 - PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HOUSE.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN AS SHOWN ON TOWN OF BROOKEVILLE, MONTGOMERY COUNTY, MARYLAND, FEMA COMMUNITY PANEL NO. 240186 0001A, DATED JUNE 19, 1996.
 - THE LOTS SHALL BE SEWERED BY GRINDER PUMP.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is all of the remaining lands conveyed by J. Gordon Lowder and Patricia G. Lowder, Joint Tenants, to Richard T. Kirby by deed dated January 14, 2004, as recorded in Liber 26585 at folio 173, and all of the land conveyed by Richard T. Kirby to Katherine W. Farquhar, by deed dated March 10, 2005, as recorded in Liber 13178 at folio 613, as recorded among the Land Records of Montgomery County, Maryland.

I also certify that once engaged as described in the Owner's Certificate hereon, all monuments shown thus "C" and all property markers and other boundary markers shown thus "O" will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There is 8,878 square feet of Category I and 52,884 square feet of Category II, Forest Conservation Easement Area included on this plat.

There is 186,753 square feet or 3,828.12 acres of land included on this plat with 48,060 square feet or 1,103.31 acres of land dedicated to the Town of Brookeville for public use.

CENTERLINE EASEMENT DATA

- N 34° 00' 00" W, 10.000'
- S 56° 00' 00" W, 16.000'
- N 70° 04' 19" W, 92.016'

CURVE DATA

No.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1	110.000'	25° 00' 00"	48.000'	24.398'	47.620'	N 34° 24' 13" E
2	100.000'	33° 00' 45"	57.650'	20.780'	57.047'	S 29° 47' 28" E
3	170.000'	38° 30' 44"	114.288'	59.387'	112.129'	S 06° 02' 16" W

OWNER'S CERTIFICATION

We, Richard T. Kirby, owner of part of the property shown hereon, and Katherine W. Farquhar, for Lot 3 only, hereby adopt this plan of subdivision, grant the area of dedication to the Town of Brookeville for public use; grant a 10 foot Public Utilities Easement (10' P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 13178 at folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms and conditions set forth therein; grant a 10 foot Public Utilities Easement (10' P.U.E.) to the parties named in a document entitled "Conservation Easement Agreement," "Category I" and "Category II" as recorded in Liber 13178 at folio 412 and Liber 13178 at folio 421, respectively, among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein.

As owners of this subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision except certain Deeds of Trust and the parties in interest thereto have affixed their signatures below indicating their assent to this Plan of Subdivision.

OWNERS CERTIFICATION

We, Richard T. Kirby, owner of part of the property shown hereon, and Katherine W. Farquhar, for Lot 3 only, hereby adopt this plan of subdivision, grant the area of dedication to the Town of Brookeville for public use; grant a 10 foot Public Utilities Easement (10' P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 13178 at folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms and conditions set forth therein; grant a 10 foot Public Utilities Easement (10' P.U.E.) to the parties named in a document entitled "Conservation Easement Agreement," "Category I" and "Category II" as recorded in Liber 13178 at folio 412 and Liber 13178 at folio 421, respectively, among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein.

As owners of this subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision except certain Deeds of Trust and the parties in interest thereto have affixed their signatures below indicating their assent to this Plan of Subdivision.

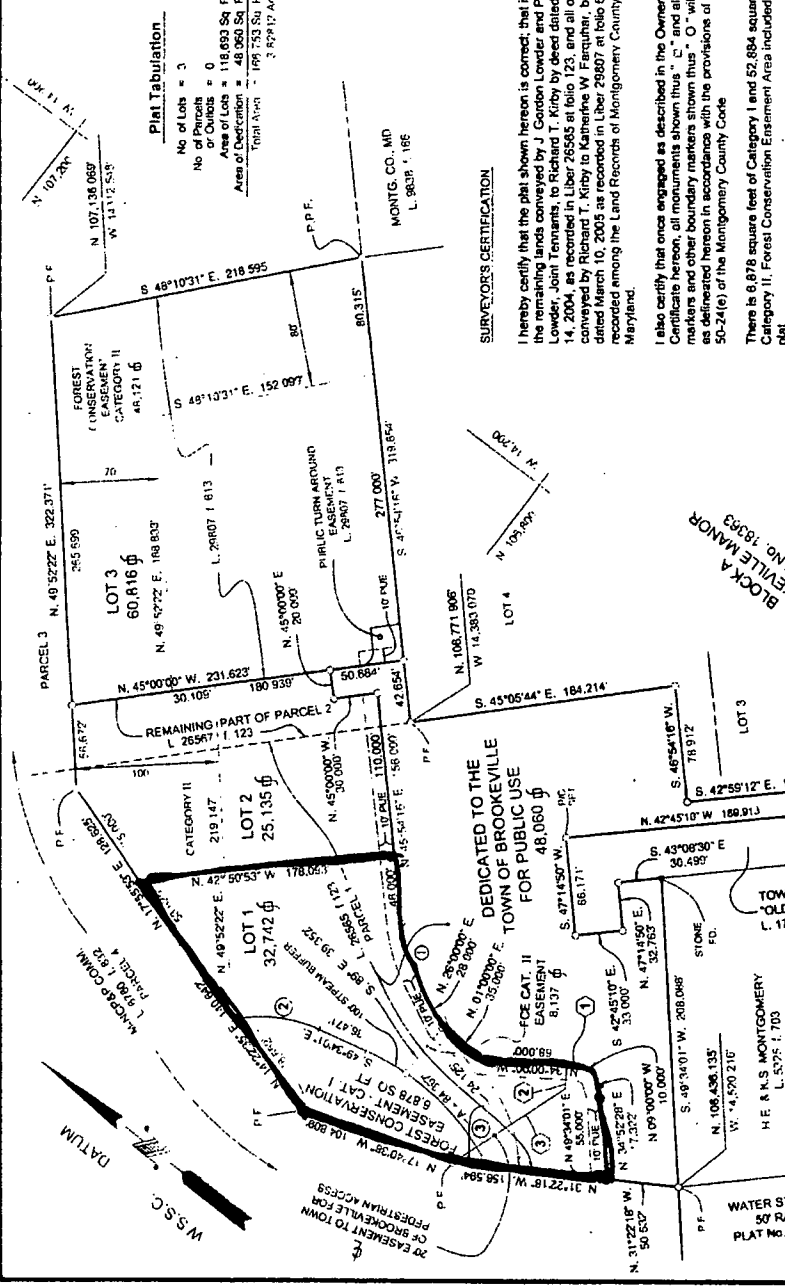
FILED

DATE: 8-23-05

For Katherine W. Farquhar Property

POWER'S WOODS
LOTS 1, 2 & 3
8th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1 in. = 80 ft. JANUARY, 2005

A.E.S. ASSOCIATES
Land Surveying, Land Planning, and Consulting Services
17831 Goose Creek Road
Okey, MD 20832-2189
301-570-0350 Fax: 301-570-3884
A.E.S. Job No. MC21F01



OWNER'S CERTIFICATION

We, Richard T. Kirby, owner of part of the property shown hereon, and Katherine W. Farquhar, for Lot 3 only, hereby adopt this plan of subdivision, grant the area of dedication to the Town of Brookeville for public use; grant a 10 foot Public Utilities Easement (10' P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 13178 at folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms and conditions set forth therein; grant a 10 foot Public Utilities Easement (10' P.U.E.) to the parties named in a document entitled "Conservation Easement Agreement," "Category I" and "Category II" as recorded in Liber 13178 at folio 412 and Liber 13178 at folio 421, respectively, among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein.

As owners of this subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision except certain Deeds of Trust and the parties in interest thereto have affixed their signatures below indicating their assent to this Plan of Subdivision.

OWNER'S CERTIFICATION

We, Richard T. Kirby, owner of part of the property shown hereon, and Katherine W. Farquhar, for Lot 3 only, hereby adopt this plan of subdivision, grant the area of dedication to the Town of Brookeville for public use; grant a 10 foot Public Utilities Easement (10' P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 13178 at folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms and conditions set forth therein; grant a 10 foot Public Utilities Easement (10' P.U.E.) to the parties named in a document entitled "Conservation Easement Agreement," "Category I" and "Category II" as recorded in Liber 13178 at folio 412 and Liber 13178 at folio 421, respectively, among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein.

As owners of this subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision except certain Deeds of Trust and the parties in interest thereto have affixed their signatures below indicating their assent to this Plan of Subdivision.

FILED

DATE: 8-23-05

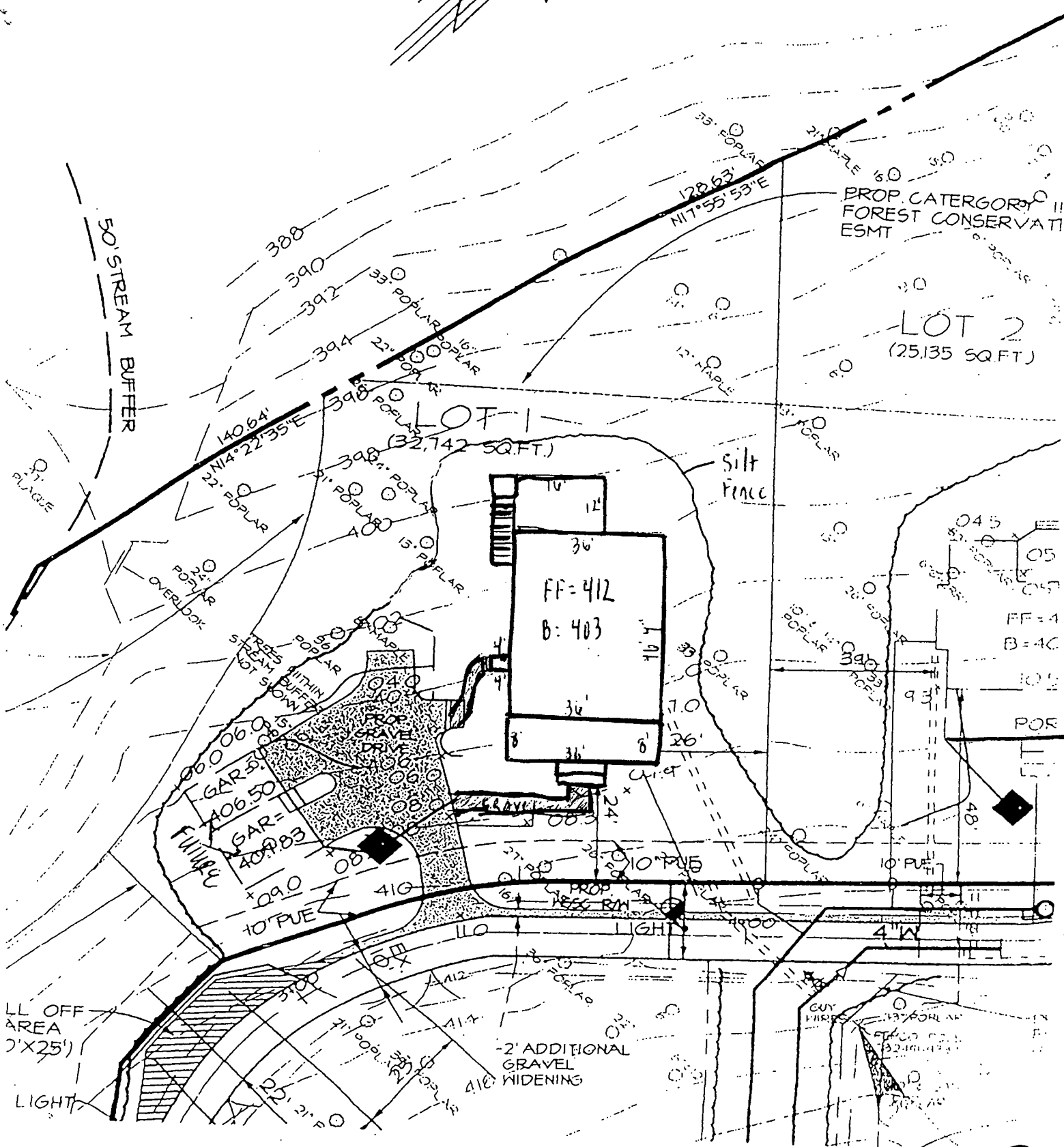
For Katherine W. Farquhar Property

POWER'S WOODS
LOTS 1, 2 & 3
8th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1 in. = 80 ft. JANUARY, 2005

A.E.S. ASSOCIATES
Land Surveying, Land Planning, and Consulting Services
17831 Goose Creek Road
Okey, MD 20832-2189
301-570-0350 Fax: 301-570-3884
A.E.S. Job No. MC21F01

REDDY BRANCH PARK

1" = 30'
7/26/11

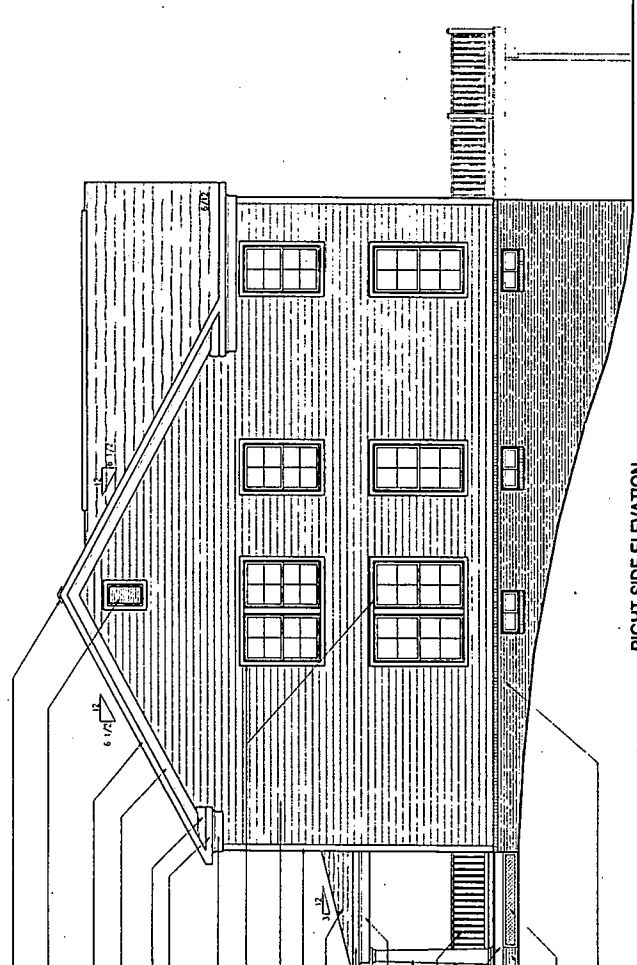


LL OFF AREA (2'X25')
LIGHT

-2' ADDITIONAL GRAVEL
416' WIDENING

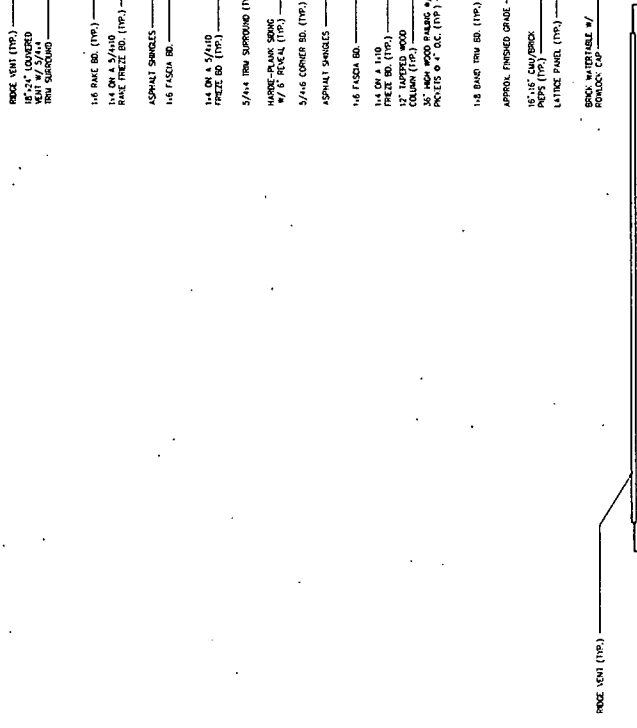
Math Pollock

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/11/17
2	ISSUED FOR PERMITS	08/11/17
3	ISSUED FOR PERMITS	08/11/17
4	ISSUED FOR PERMITS	08/11/17
5	ISSUED FOR PERMITS	08/11/17
6	ISSUED FOR PERMITS	08/11/17
7	ISSUED FOR PERMITS	08/11/17
8	ISSUED FOR PERMITS	08/11/17
9	ISSUED FOR PERMITS	08/11/17
10	ISSUED FOR PERMITS	08/11/17
11	ISSUED FOR PERMITS	08/11/17
12	ISSUED FOR PERMITS	08/11/17
13	ISSUED FOR PERMITS	08/11/17
14	ISSUED FOR PERMITS	08/11/17
15	ISSUED FOR PERMITS	08/11/17
16	ISSUED FOR PERMITS	08/11/17
17	ISSUED FOR PERMITS	08/11/17
18	ISSUED FOR PERMITS	08/11/17
19	ISSUED FOR PERMITS	08/11/17
20	ISSUED FOR PERMITS	08/11/17
21	ISSUED FOR PERMITS	08/11/17
22	ISSUED FOR PERMITS	08/11/17
23	ISSUED FOR PERMITS	08/11/17
24	ISSUED FOR PERMITS	08/11/17
25	ISSUED FOR PERMITS	08/11/17
26	ISSUED FOR PERMITS	08/11/17
27	ISSUED FOR PERMITS	08/11/17
28	ISSUED FOR PERMITS	08/11/17
29	ISSUED FOR PERMITS	08/11/17
30	ISSUED FOR PERMITS	08/11/17
31	ISSUED FOR PERMITS	08/11/17
32	ISSUED FOR PERMITS	08/11/17
33	ISSUED FOR PERMITS	08/11/17
34	ISSUED FOR PERMITS	08/11/17
35	ISSUED FOR PERMITS	08/11/17
36	ISSUED FOR PERMITS	08/11/17
37	ISSUED FOR PERMITS	08/11/17
38	ISSUED FOR PERMITS	08/11/17
39	ISSUED FOR PERMITS	08/11/17
40	ISSUED FOR PERMITS	08/11/17
41	ISSUED FOR PERMITS	08/11/17
42	ISSUED FOR PERMITS	08/11/17
43	ISSUED FOR PERMITS	08/11/17
44	ISSUED FOR PERMITS	08/11/17
45	ISSUED FOR PERMITS	08/11/17
46	ISSUED FOR PERMITS	08/11/17
47	ISSUED FOR PERMITS	08/11/17
48	ISSUED FOR PERMITS	08/11/17
49	ISSUED FOR PERMITS	08/11/17
50	ISSUED FOR PERMITS	08/11/17
51	ISSUED FOR PERMITS	08/11/17
52	ISSUED FOR PERMITS	08/11/17
53	ISSUED FOR PERMITS	08/11/17
54	ISSUED FOR PERMITS	08/11/17
55	ISSUED FOR PERMITS	08/11/17
56	ISSUED FOR PERMITS	08/11/17
57	ISSUED FOR PERMITS	08/11/17
58	ISSUED FOR PERMITS	08/11/17
59	ISSUED FOR PERMITS	08/11/17
60	ISSUED FOR PERMITS	08/11/17
61	ISSUED FOR PERMITS	08/11/17
62	ISSUED FOR PERMITS	08/11/17
63	ISSUED FOR PERMITS	08/11/17
64	ISSUED FOR PERMITS	08/11/17
65	ISSUED FOR PERMITS	08/11/17
66	ISSUED FOR PERMITS	08/11/17
67	ISSUED FOR PERMITS	08/11/17
68	ISSUED FOR PERMITS	08/11/17
69	ISSUED FOR PERMITS	08/11/17
70	ISSUED FOR PERMITS	08/11/17
71	ISSUED FOR PERMITS	08/11/17
72	ISSUED FOR PERMITS	08/11/17
73	ISSUED FOR PERMITS	08/11/17
74	ISSUED FOR PERMITS	08/11/17
75	ISSUED FOR PERMITS	08/11/17
76	ISSUED FOR PERMITS	08/11/17
77	ISSUED FOR PERMITS	08/11/17
78	ISSUED FOR PERMITS	08/11/17
79	ISSUED FOR PERMITS	08/11/17
80	ISSUED FOR PERMITS	08/11/17
81	ISSUED FOR PERMITS	08/11/17
82	ISSUED FOR PERMITS	08/11/17
83	ISSUED FOR PERMITS	08/11/17
84	ISSUED FOR PERMITS	08/11/17
85	ISSUED FOR PERMITS	08/11/17
86	ISSUED FOR PERMITS	08/11/17
87	ISSUED FOR PERMITS	08/11/17
88	ISSUED FOR PERMITS	08/11/17
89	ISSUED FOR PERMITS	08/11/17
90	ISSUED FOR PERMITS	08/11/17
91	ISSUED FOR PERMITS	08/11/17
92	ISSUED FOR PERMITS	08/11/17
93	ISSUED FOR PERMITS	08/11/17
94	ISSUED FOR PERMITS	08/11/17
95	ISSUED FOR PERMITS	08/11/17
96	ISSUED FOR PERMITS	08/11/17
97	ISSUED FOR PERMITS	08/11/17
98	ISSUED FOR PERMITS	08/11/17
99	ISSUED FOR PERMITS	08/11/17
100	ISSUED FOR PERMITS	08/11/17

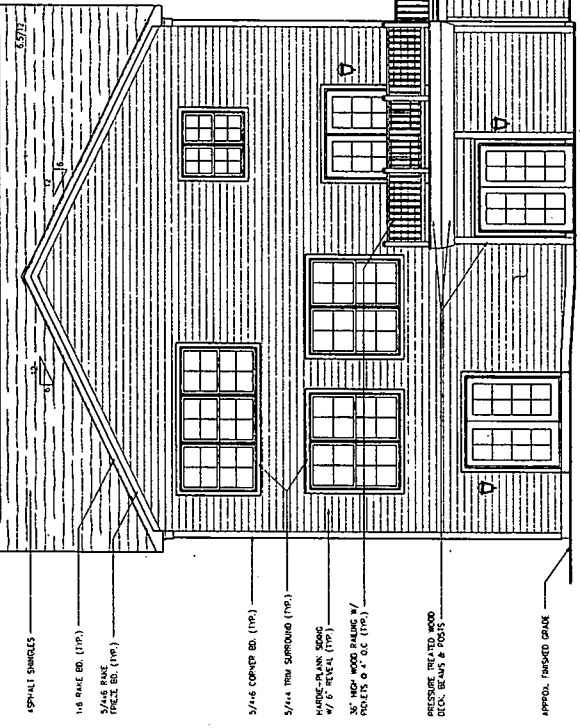


RIGHT-SIDE ELEVATION
 SHEET 401 OF 407

NOTE:
 WINDOWS AND DOORS ARE TO WOOD
 OR CLAD AND HAVE SIMULATED OR
 TRUE DIVIDED LITES.



REAR ELEVATION
 SHEET 401 OF 407



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME
 OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT
 IN THE STATE OF CALIFORNIA, LICENSE NUMBER 50143, EXPIRATION DATE 02/27/21.



Existing Property Condition Photographs (duplicate as needed)



Detail: Picture of front of lot from right of way



Detail: Picture of right side of lot from right of way

Applicant: Math Pollack

Existing Property Condition Photographs (duplicate as needed)



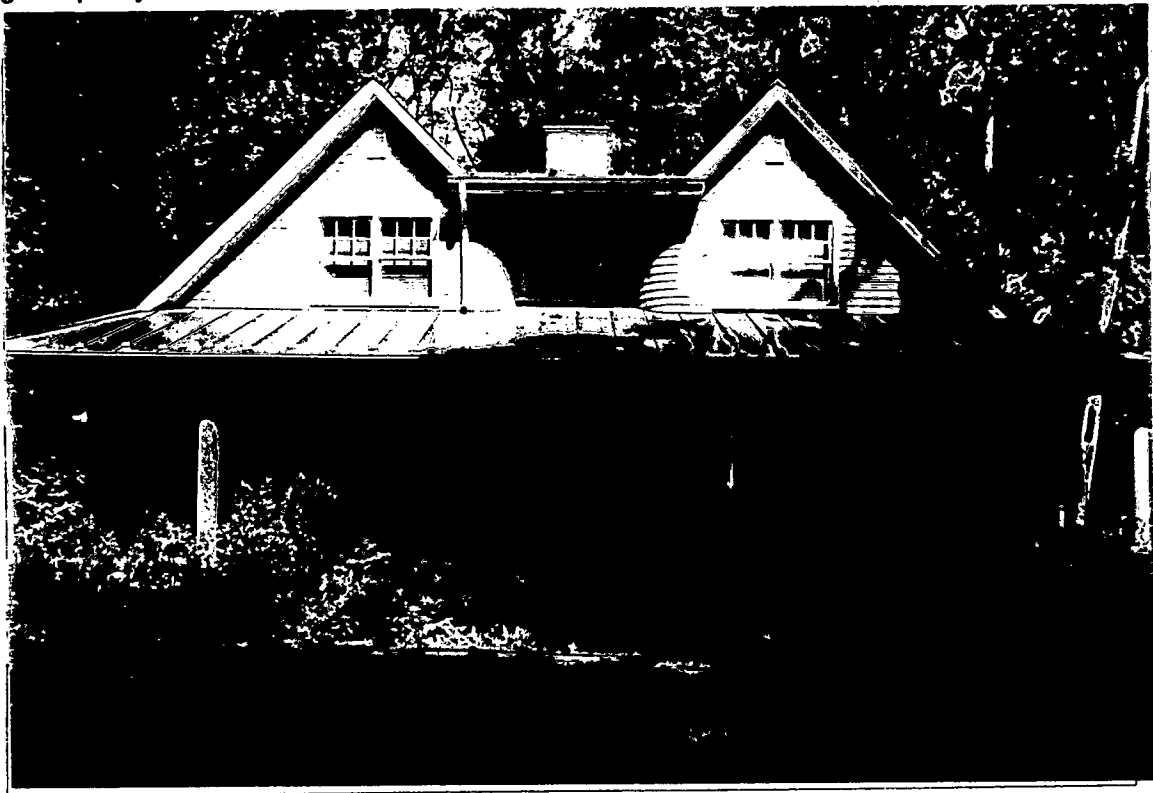
Detail: Picture of LEFT side of Lot FROM Right of way



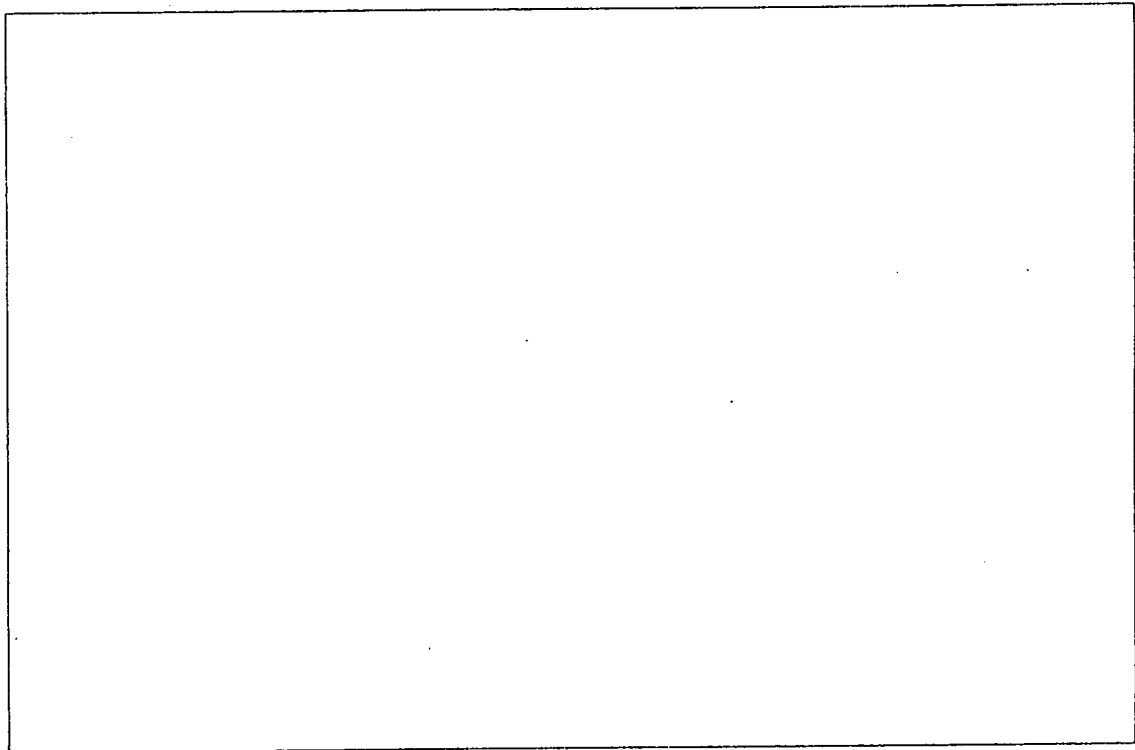
Detail: Picture of 1 North street (neighbor 1)

Applicant: Math Pollock

Existing Property Condition Photographs (duplicate as needed)



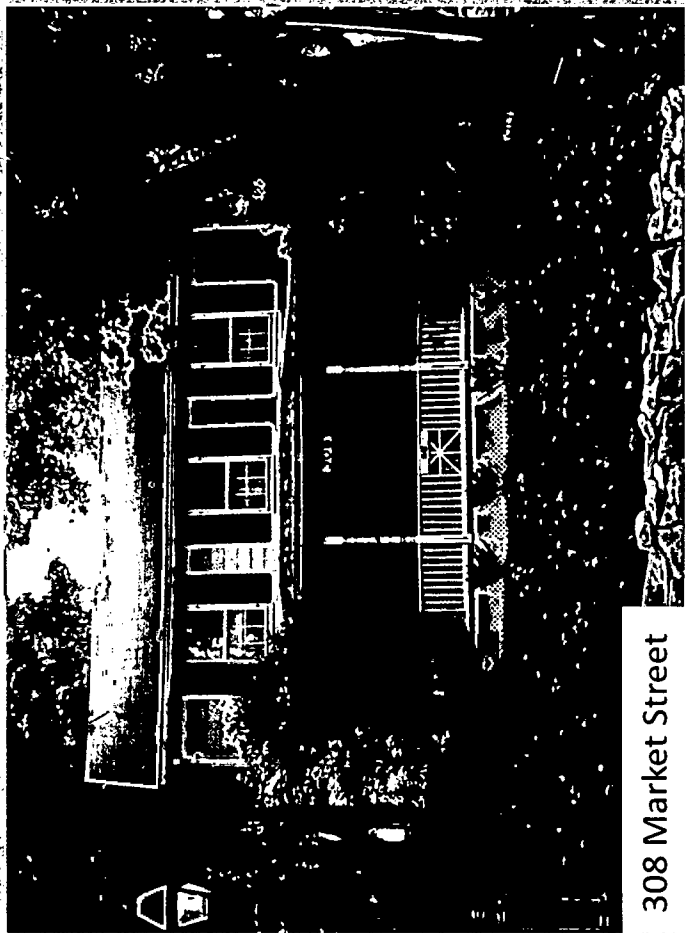
Detail: Picture of 2 North St. (Neighbor 2)



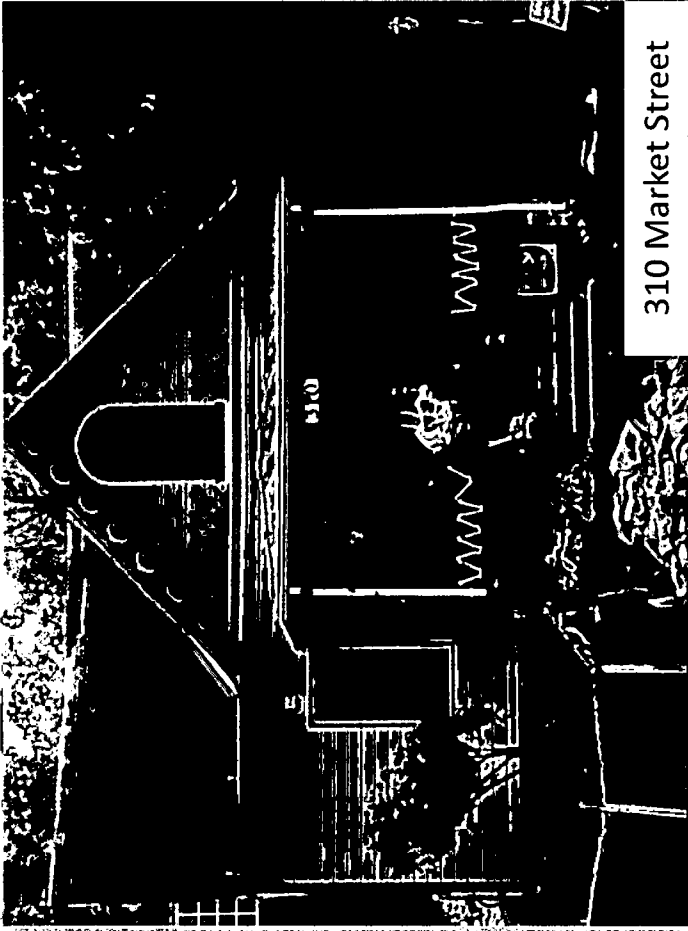
Detail: _____

Applicant: Matt Pollock

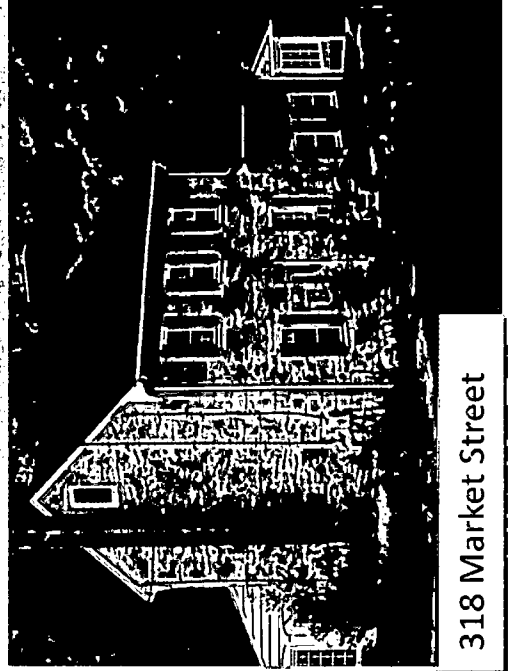
Asphalt



308 Market Street



310 Market Street



318 Market Street