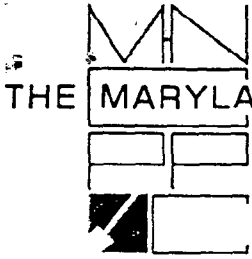


23/65-01B 211 Market Street
(Brookeville Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 10/15/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Harry Montgomery

Address: 211 Market Street, Brookeville MD 20833

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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: HARRY MONTGOMERY

Daytime Phone No.: 301 774 2814

Tax Account No.:

Name of Property Owner: HARRY MONTGOMERY Daytime Phone No.: 301 774 2814

Address: 211 MARKET ST BROOKEVILLE MD 20833
Street Number City State Zip Code

Contractor: K.C. COMPANY, INC (PELLA) Phone No.: 410 480 1939

Contractor Registration No.: 38731

Agent for Owner: MIKE KETTERING HAM Daytime Phone No.: 410 480 1939

LOCATION OF BUILDING/PREMISE

House Number: 211 Street: MARKET ST

Town/City: BROOKEVILLE Nearest Cross Street: NORTH ST & HIGH ST

Lot: Block: Subdivision: BROOKEVILLE

Liber: 5325 Folio: 703 Parcel: 4-26

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: \$ 22,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Harry Montgomery Signature of owner or authorized agent 9/7/01 Date

Approved: 257974 X For the person, Historic Preservation Commission

Disapproved: Signature: Date: 10/10/01

Application/Permit No.: 257974 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:

THIS IS A PRE-VICTORIAN HOUSE IN AN HISTORIC DISTRICT, ABOUT 25 YRS.
AGO THE WINDOWS WERE REPLACED WITH INFERIOR QUALITY VINYL
WINDOWS (WITH MUNTIN BETWEEN TWO SHEETS OF GLASS) BY A COMPANY
WHICH HAS SINCE GONE OUT OF BUSINESS. THE WINDOWS HAVE DETERIORATED
AND MUST BE REPLACED. NINETEEN OF THE WINDOWS WILL BE
REPLACED WITH ARCHITECT SERIES PELLA WINDOWS (SEE
ATTACHED LITERATURE AND WEB ADDRESS)

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

REPLACEMENT OF THE INFERIOR QUALITY VINYL WINDOWS WITH
ARCHITECT SERIES PELLA WINDOWS WILL IMPROVE
THE HISTORIC RESOURCE, ESPECIALLY REGARDING
THE STREET VIEW.

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.
- 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**

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 211 Market Street Meeting Date: 10/10/01
Applicant: Harry Montgomery Report Date: 10/3/01
Resource: Brookeville Historic District Public Notice: 9/2600
Review: HAWP Tax Credit: Yes
Case Number: 23/65-01B Staff: Robin D. Ziek

PROPOSAL: Remove vinyl windows (19) and install wood replacement windows

RECOMMEND: Approve

RESOURCE: Primary Resource
STYLE: Italianate
DATE: 19th century

This two-story frame house sits on the north side of Market Street, between High Street and North Street. The property has been altered over time, including the removal of all of the original windows and the installation of vinyl windows. A rear addition and a new pool are other 20th century alterations. Most of the alterations have been sympathetic to the resource and the historic district, and the house is a prominent resource in the historic district.

PROPOSAL

The applicant proposes to remove 19 of the vinyl windows (see Circle 8, 9, 16), retaining only the two bathroom windows. The new Architect Series windows will be wood windows made by Pella (see Circle 10). The Architect Series uses the simulated true-divided light profile and has wood muntins on the interior and exterior with thermal glazing sandwiched in between. The wood windows will be painted, as is the existing wood siding and trim.

STAFF DISCUSSION

The LAP for Brookeville has reviewed this proposal and supports it.

The original windows were, sadly, removed a long time ago. The proposal is a giant step back to something much more similar to the original windows - painted wood sash. The applicant is to be commended for this effort, and staff feels that this will benefit the district as well, through the use of compatible materials.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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: HARRY MONTGOMERY
Daytime Phone No. 301 774 2814

Tax Account No.: _____
Name of Property Owner: HARRY MONTGOMERY Daytime Phone No.: 301 774 2814
Address: 211 MARKET ST BROOKEVILLE MD 20833
Street Number City State Zip Code
Contractor: K.C. COMPANY, INC (PELLA) Phone No.: 410 480 1939
Contractor Registration No.: 38731
Agent for Owner: MIKE KETTERING HAM Daytime Phone No.: 410 480 1939

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House Number: 211 Street: MARKET ST
Town/City: BROOKEVILLE Nearest Cross Street: NORTH ST & HIGH ST
Lot: _____ Block: _____ Subdivision: BROOKEVILLE
Liber: 5325 Folio: 703 Parcel: 4-26

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 22,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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

Harry Montgomery
Signature of owner or authorized agent

9/7/01
Date

Approved: 257974 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 257974 Date Filed: _____ Date Issued: _____

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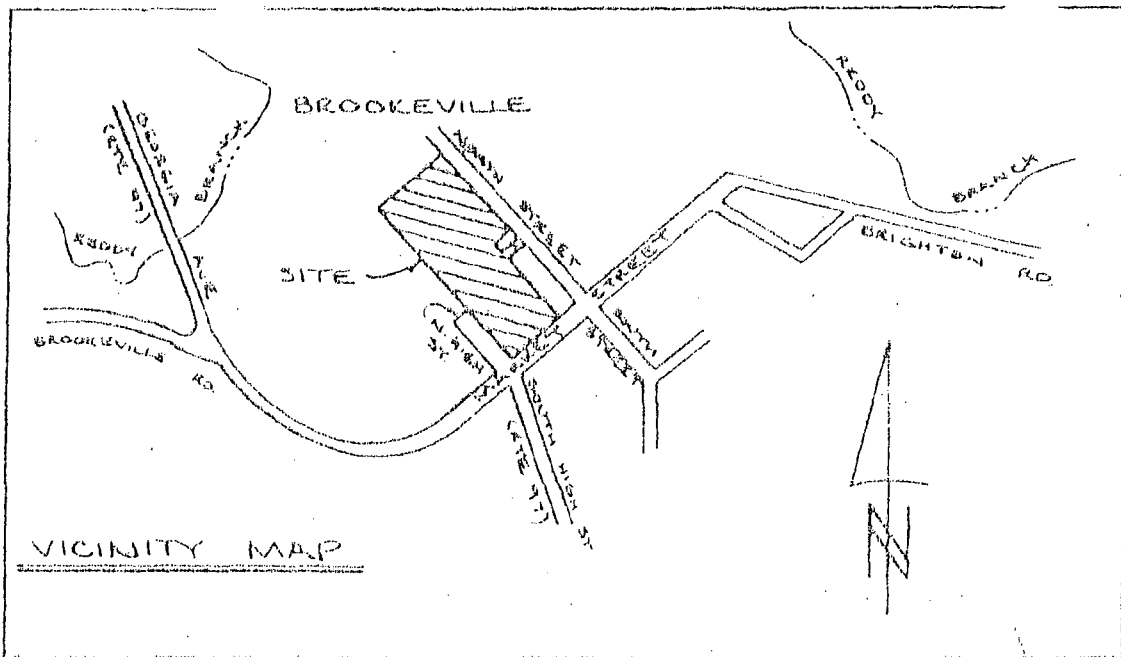
Neighbors Adjacent to 211 Market Street

Sidney Rotter
301 Market Street

Harper Pryor
209 Market Street

5

15.50' *pub*
 13.5'



VICINITY MAP

PLAT OF SURVEY

PART OF
 BROOKEVILLE

8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DRAWN BY	DSGN. BY	APPR. BY	SCALE: 1" = 50'	DATE: NOV., 1973
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STERLING R. MADDUX & ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - SITE PLANNERS
 BETHESDA, MARYLAND

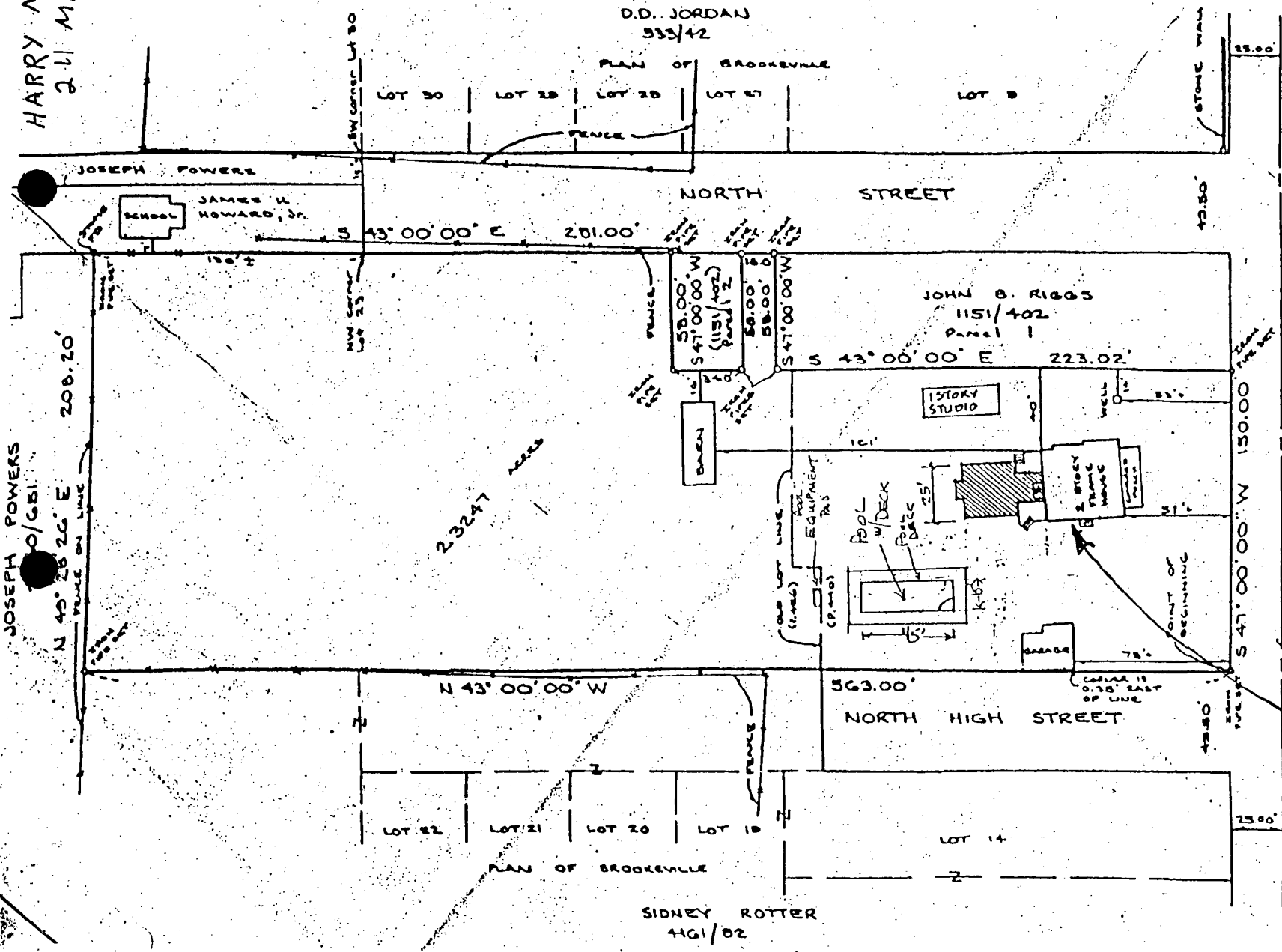
REVISIONS		SHEET OF
BY	DATE	
		JOB NO: 73-327

HARRY MONTGOMERY
 211 MARKET ST

10

HARRY MONTGOMERY
211 MARKET ST

7



WINDOWS
19 Total

SCALE 1:57

JOSEPH POWERS
10/651
N 45° 26' 26" E
FENCE ON LINE

23247
FEET

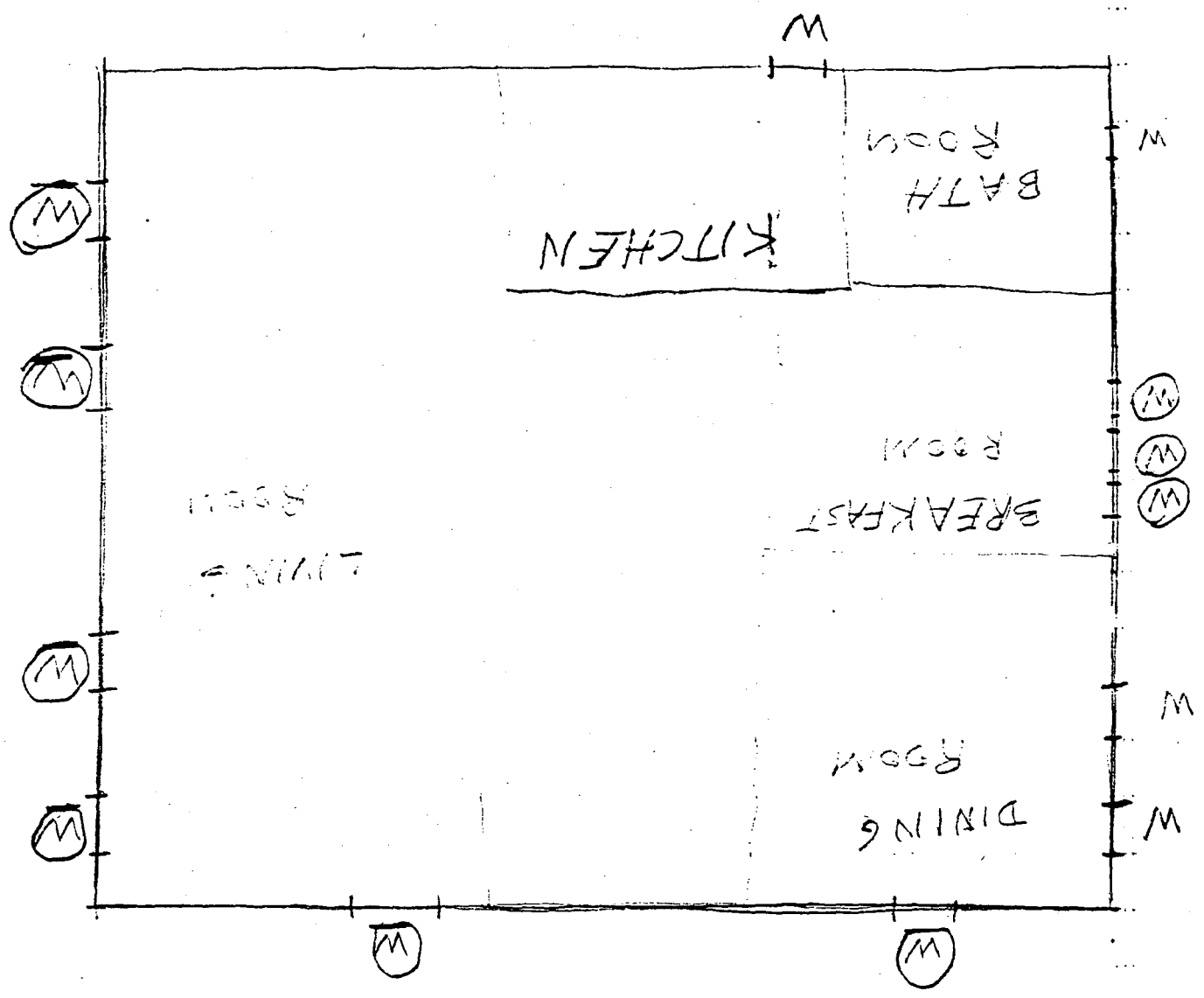
SIDNEY ROTTER
461/02

FIRST FLOOR

MONTGOMERY HOUSE

211 MARKET STREET
FRONT OF HOUSE

LOCATION OF
WINDOWS

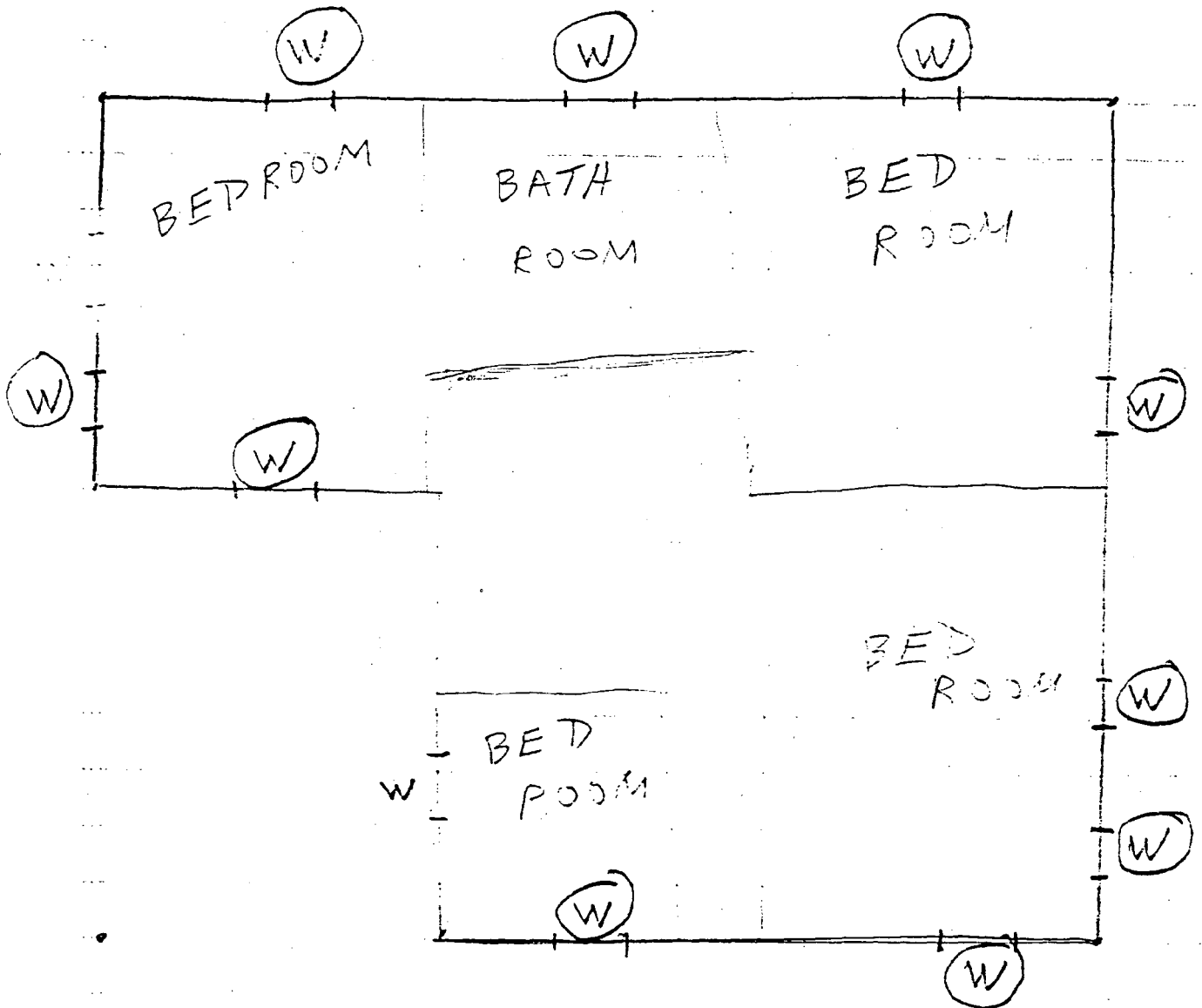


⑧
- (W) - Replace window
- W - do not replace window

LOCATION OF
WINDOWS

SECOND FLOOR MONTGOMERY HOUSE

211 MARKET STREET
FRONT OF HOUSE



Ⓜ - Replace window

W - Do not replace window



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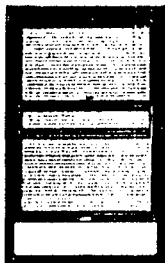
Double-Hung Windows

Home > Pella Products > Windows > Double-Hung



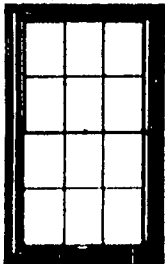
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ProLine®

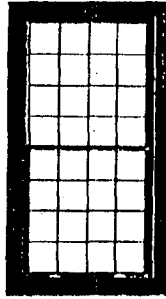
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Photo Gallery -
Double-Hung Windows

Double-Hung Window
Style Basics

101



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Some of our most popular products used in commercial applications. They are available in sizes up to 5 feet in width and 10 feet in height and have the option of either Architect Series or Designer Series styles.



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➤ **Precision Fit® Replacement Windows**

Minimum effort, maximum results—efficient, stylish windows install easily within existing frame



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TOWN OF BROOKEVILLE
PO. Box 67, Brookeville, MD 20833
Phone: (301) 570-4465
Fax: 301-570-0355

APPLICATION FOR BUILDING PERMIT

Name of Owner(s) HARRY & KAREN MONTGOMERY Phone 301 774 2814
Address 211 MARKET ST.
Location on site where building or alteration is to be done _____

Type of construction:

New Home _____

Addition _____

Fence/Deck _____

Outbuilding _____

Other REPLACE 19 WINDOWS WITH MORE HISTORICALLY CORRECT

For "other" please specify AND SAFER WINDOWS

Material to be used:

Wood _____

Brick _____

Stone _____

Other MOSTLY GLASS & WOOD

If demolition, describe fully _____

Estimated cost \$ 22,000

Estimated construction start date OCT 12, 2001

Estimated completion date _____

PLEASE READ CAREFULLY

1. A non-refundable fee of \$25.00 shall be paid to the Town of Brookeville along with submission of this application.
2. One set of plans/drawings, including plat plan/site plan of the property, must accompany this application. These documents will not be returned and will remain on file with the Town Clerk/Treasurer.
3. Allow a minimum of ten (10) and a maximum of twenty (20) working days for processing.
4. The Town Commissioners' approval does not constitute an approval to begin work activity. The approved Town permit must be presented along with your separate application for a building permit to Montgomery County. Additionally, a separate Historic Area Work Permit (HAWP) may be required in accordance with the Historic Preservation Ordinance.. HAWP are available from the town and the county.
5. Construction methods must conform to all Montgomery County codes and are subject to inspection by the County.

6. Set-backs from property lines will be in accordance with the Montgomery County's Zoning Ordinance.

Owners signature Harry S. Montgomery Date 9/7/2001

Co-Owner signature Karen S. Montgomery Date 9/7/2001

FOR TOWN'S USE

Approved _____ Disapproved _____ Date _____

Returned for revision for the following reasons _____

For the Commissioner's of Brookeville: _____

Town Clerk/Treasurer: _____

Date received: _____

Fee paid: _____

NOTE: This approval shall become null and void if not used within one (1) year from date of approval.



Front of House

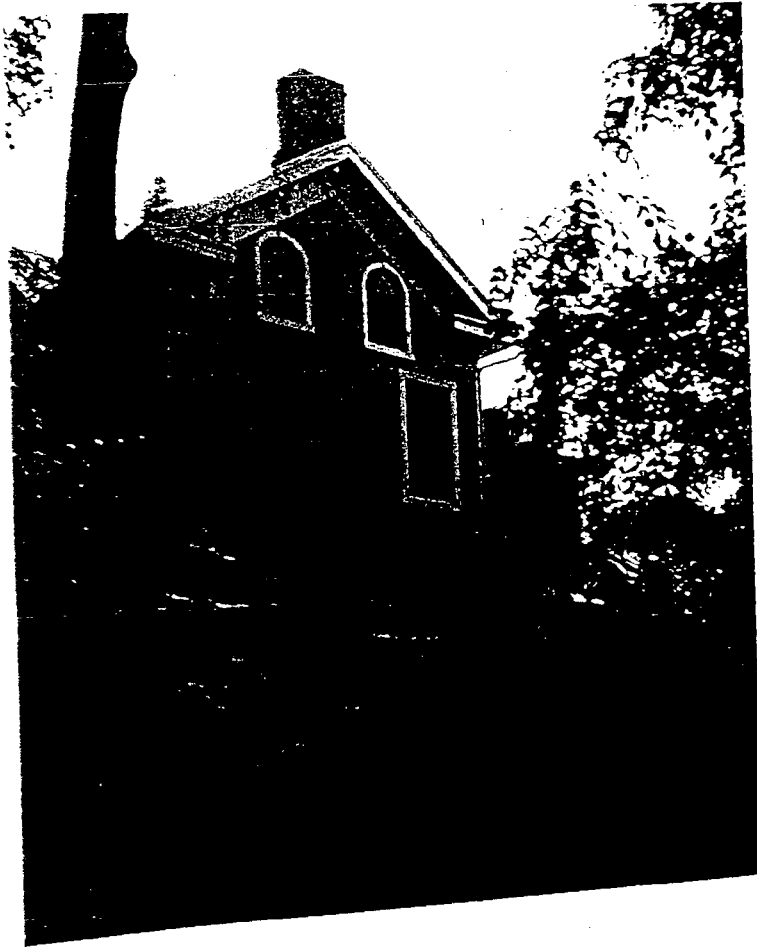


Left side of House

14



Right side of House (back)



Right side of House (front)

15



Cracked Window



Distorted Window, wired together with coat hanger

16



Cracked Window



Distorted Window, wired together with coat hanger



Front of House



Left side of House



Right side of House (back)



Right side of House (front)

TOWN OF BROOKEVILLE
PO. Box 67, Brookeville, MD 20833
Phone: (301) 570-4465
Fax: 301-570-0355

APPLICATION FOR BUILDING PERMIT

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Location on site where building or alteration is to be done _____

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New Home _____
Addition _____
Fence/Deck _____
Outbuilding _____
Other REPLACE 19 WINDOWS WITH MORE HISTORICALLY CORRECT
For "other" please specify AND SAFER WINDOWS

Material to be used:

Wood _____ Brick _____
Stone _____ Other MOSTLY GLASS & WOOD
If demolition, describe fully _____

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Estimated completion date _____

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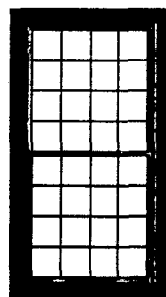
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Double-Hung Windows

Double-Hung Window
Style Basics



➤ **Large Double-Hung & Single-Hung**

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PELLA DOUBLE-HUNG REPLACEMENT WINDOWS

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Minimum effort, maximum results—efficient, stylish windows install easily within existing frame



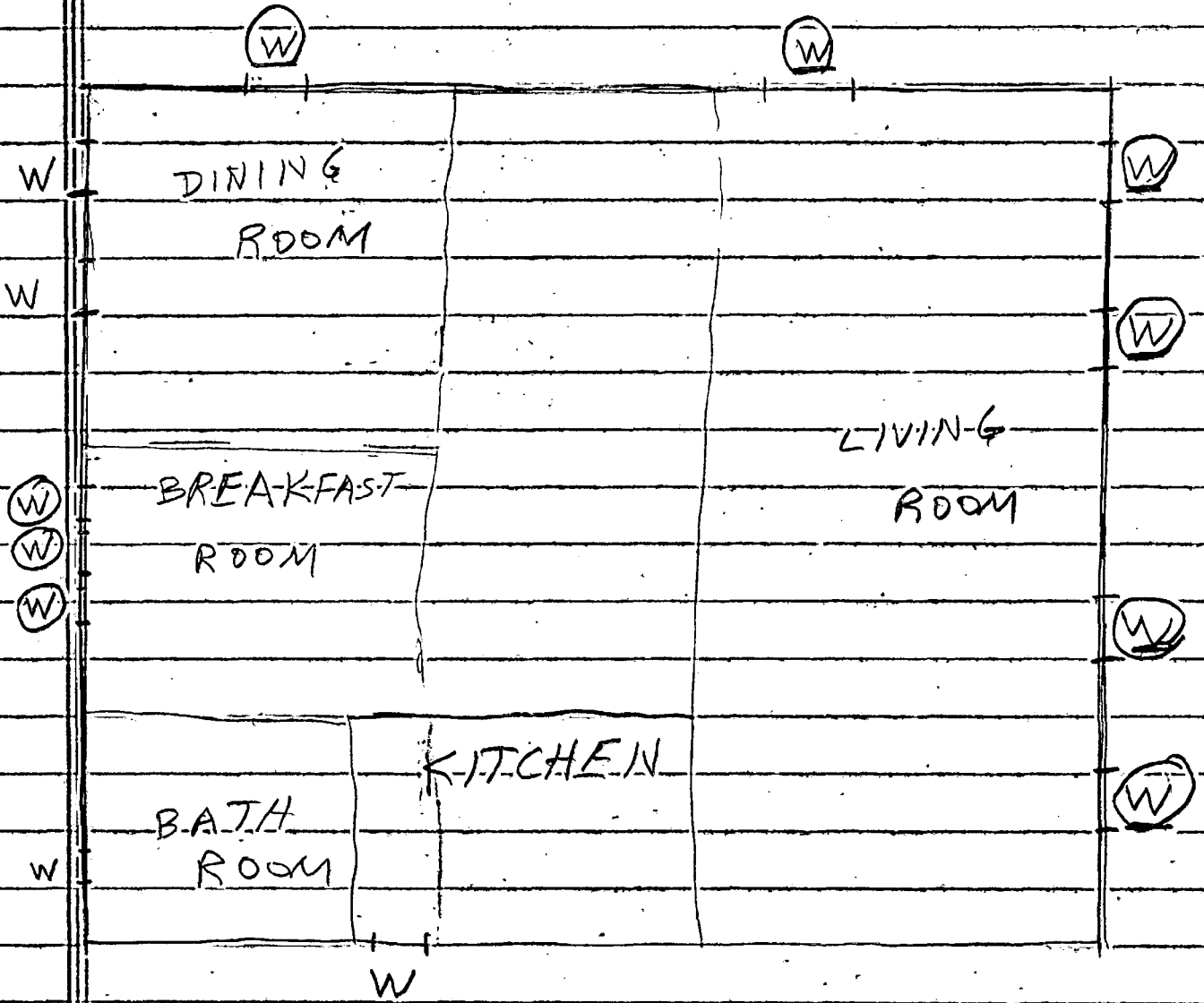
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[View our privacy policy.](#)

FIRST FLOOR

MONTGOMERY HOUSE

LOCATION OF
WINDOWS

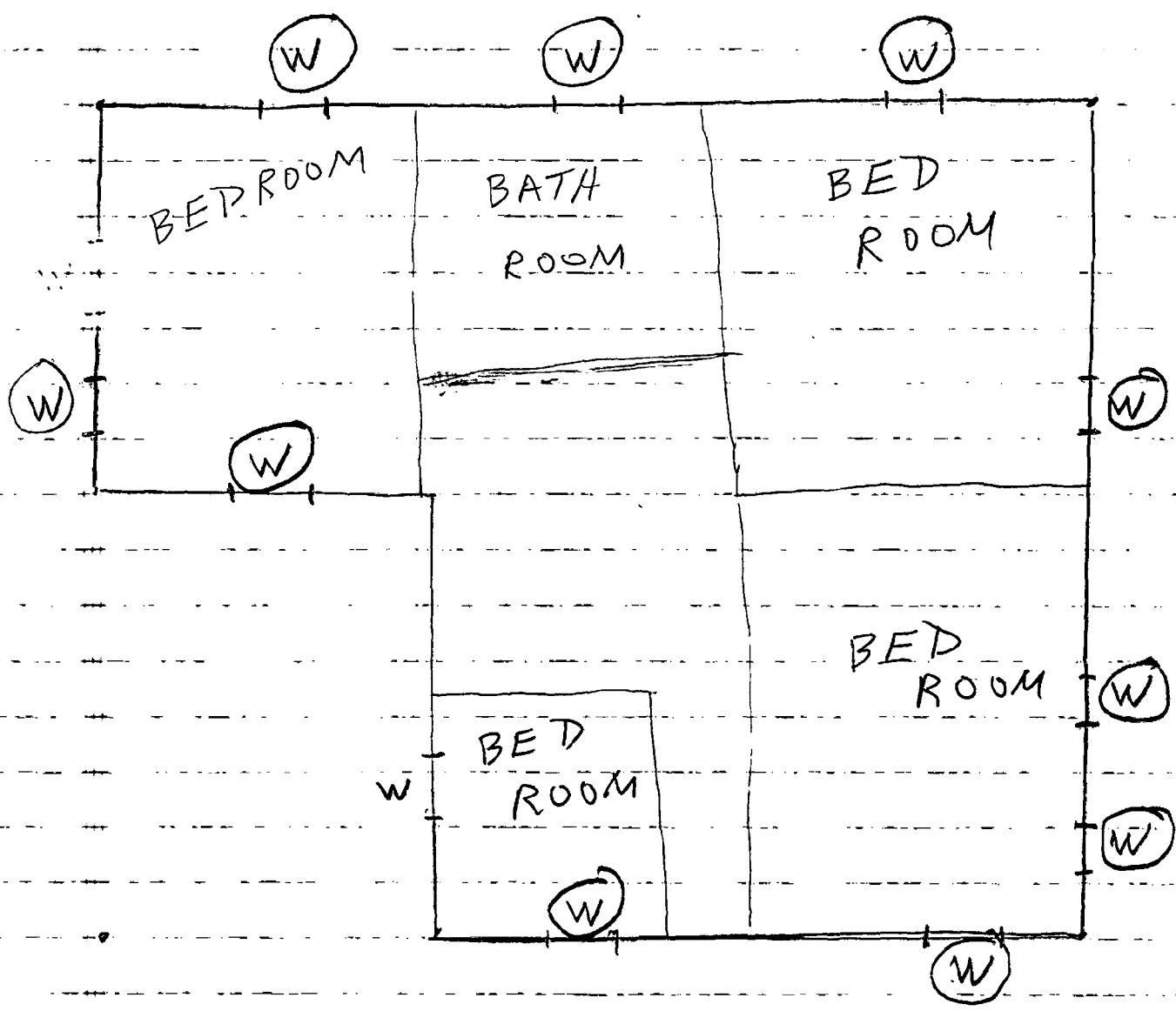
211 MARKET STREET
FRONT OF HOUSE



(W) - Replace window

W - do not replace window

LOCATION OF WINDOWS
SECOND FLOOR
MONTGOMERY HOUSE
211 MARKET STREET
FRONT OF HOUSE



(W) - Replace Window
W - Do not replace window