

23/65-96F 316 Market Street
(Brookeville Historic District)

I would like this H.A.W.P.
to be considered at the Sept.
21st meeting along with the
Gardner's request. Mary Gardner
and I have discussed our
front property line and are in
agreement about the proposed
clean-up and re-planting.
Thank-you! -Innocence Ennes



APRIL 96 17

APRIL 96 11

~~PROCESSED~~

4/16/96

Planned
DDSR/DEP

4/16/96



APRIL 26 11

APRIL 26 11

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APPL 06 11

APPL 06 11

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Tree #3 Tree #2

APRIL 96 11

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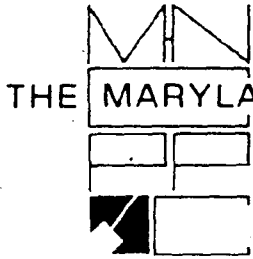
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9-25-96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

X Approved _____ Denied
_____ Approved with Conditions: _____

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

Applicant: Mark & Anne Ennes

Address: 316 Market St. Brookeville

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: _____

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



(301) 217-6370

Historic Preservation Commission

(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Anne Endes
 DAYTIME TELEPHONE NO. (301) 667-0441 (x25) ext. 211
 (a) 301 774-5422 M.F.
 TAX ACCOUNT # 731803
 NAME OF PROPERTY OWNER Mark + Anne Endes DAYTIME TELEPHONE NO. (301) 774-5422
 ADDRESS 316 Market St. Brookeville MD 20833
 CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. _____

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 316 STREET Market St.
 TOWN/CITY Brookeville NEAREST CROSS STREET Brookeville Rd.
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 7495 FOLIO 525 PARCEL 544

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Single Family Other Tree Removal

1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____ PERMIT # _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____
 DDSR/DEP

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.

Anne H. Endes Signature of owner or authorized agent 8/26/96 Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 9/2/96

APPLICATION/PERMIT NO: 91008280061 DATE FILED: _____ DATE ISSUED: _____

1. WRITTEN DESCRIPTION OF TREES:

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

Tree 1: on property line; insignificant

Tree 2: on side bank; nice placement, but unhealthy + unattractive

Tree 3: on street front; wonderful tree which has provided homes for various wild life, and helps hide the two utility poles on our property

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

Tree 1: remove; it's growing up into the Sycamore which is significant. Clean up area, and plant with hardy, low maintenance plants + bushes.

Tree 2: remove; re plant tree(s) for needed shade

Tree 3: remove if necessary. It is extremely hollow, and we and the town commissioners are beginning to worry about safety.

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 affected 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, (279-1355).

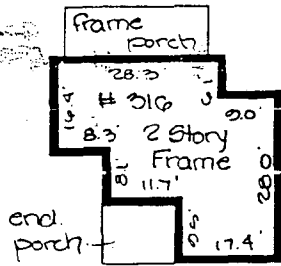
Please print (in blue or black ink) or type this information on the following page. Please stay within the



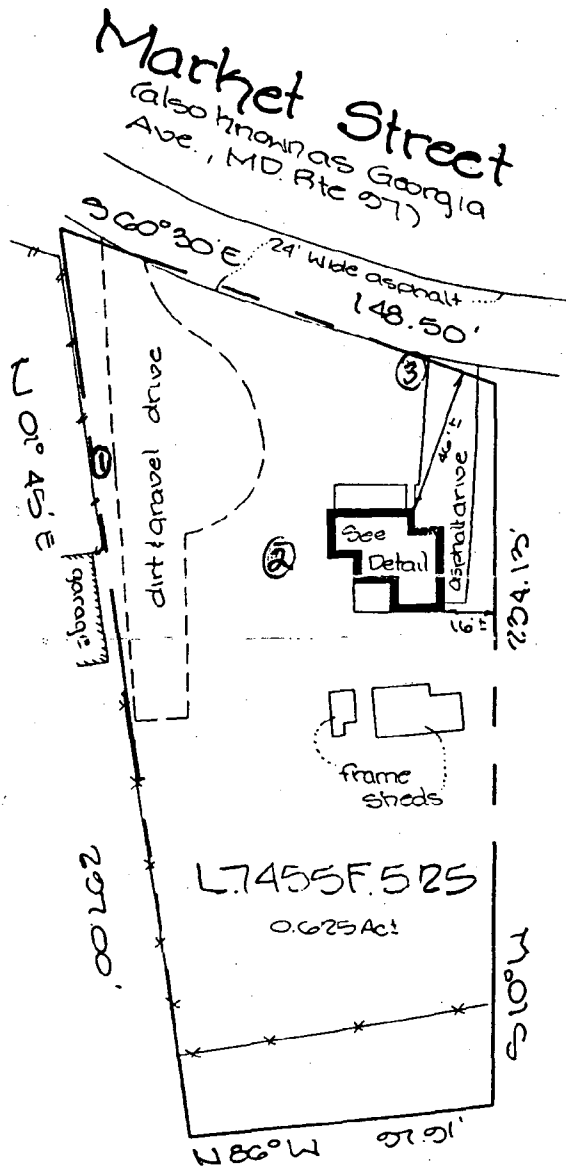
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Detail
1"=20'



Notes:

1. Flood zone "X" per H.U.D. panel no. 240166-0001A. Zone "X" is determined to be outside the 500 yr. flood plain.
2. PROPERTY MARKERS FOUND DO NOT AGREE WITH DEED DESC.; LINES SHOWN EVIDENCED BY REBAR FOUND AT N.E. CORNER AND FENCELINE ON WEST SIDE OF PROPERTY.

Location of House
Liber 7455 Folio 525
Ennes Property
Town of Brookeville
Montgomery County, Maryland

APPROVED
Montgomery County
Preservation Commission

Passy Legrand 8/26/96

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p>SURVEYOR'S CERTIFICATE</p> <p>"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."</p> <p><i>Jeffrey A. Fortin</i> REGISTERED SURVEYOR MARYLAND NO. <u>587</u></p>	<p>REFERENCES</p> <p>PLAT BK.</p> <p>PLAT NO.</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301-940-5100</p>
	<p>LIBER 7455</p> <p>FOLIO 525</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>USE LOC.: 14 Sept 93</p> <p>PROP. CORS.:</p>

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mr. + Mrs. Al Gardner
318 Market St.
Brookeville, MD 20833

Mrs. Joann Keister
314 Market St.
Brookeville, MD 20833

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**Expedited
Historic Preservation Commission Staff Report**

Address: 316 Market Street

Meeting Date: 09/25/96

Resource: Brookeville Historic District

Public Notice: 09/11/96

Case Number: 23/65-96F

Report Date: 09/18/96

Review: HAWP

Tax Credit: Yes

Applicant: Mark and Anne Ennes

Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1870

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Two story wood frame Gothic-Revival residence with rear addition.

PROPOSAL: Remove black cherry tree on fence line which is endangering Champion Sycamore in neighboring yard. The other two trees (#2 & #3) included in the HAWP were diseased and dying and judged hazardous by the staff arborist and approved for removal. This leaves only tree #1, which was marked for removal by Holt Jordan during a site visit to 318 Market St. for the neighbor's tree removal HAWP.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. Replace w/tree of owners' choosing from Native Species list.
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:

a. repair or replacement of masonry foundations with new materials that match the original closely,

b. installation of vents, venting pipes, and exterior grills,

c. new installation of gutters.

4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.

5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.

6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.

7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Anne Ennes
 DAYTIME TELEPHONE NO. (w) (202) 667-0441 (x25) T.W.F.
(h) 301 774-5422 M.F.
 TAX ACCOUNT # 731803
 NAME OF PROPERTY OWNER Mark + Anne Ennes DAYTIME TELEPHONE NO. (301) 774-5422
 ADDRESS 316 Market St. Brookeville MD 20833
 CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 316 STREET Market St.
 TOWN/CITY Brookeville NEAREST CROSS STREET Brookeville Rd.
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 7455 FOLIO 525 PARCEL 544

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Tree Removal

1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____ PERMIT'S
 DDSR/DEP
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

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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.

Anne H. Ennes Signature of owner or authorized agent Date 8/26/96

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

4

APPLICATION/PERMIT NO: 910082800001

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:

Tree 1: on property line; insignificant

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4. MATERIALS SPECIFICATIONS

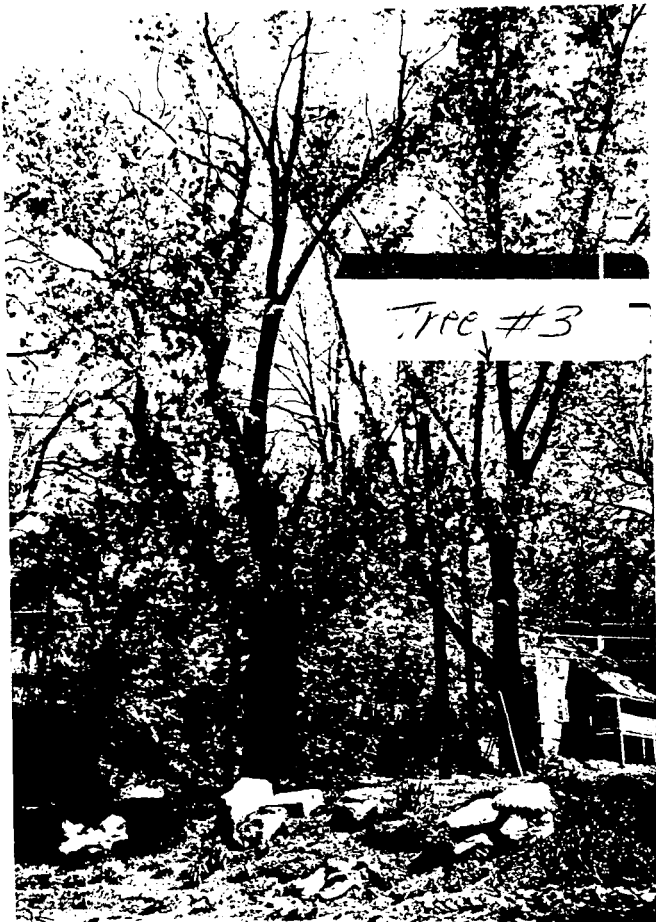
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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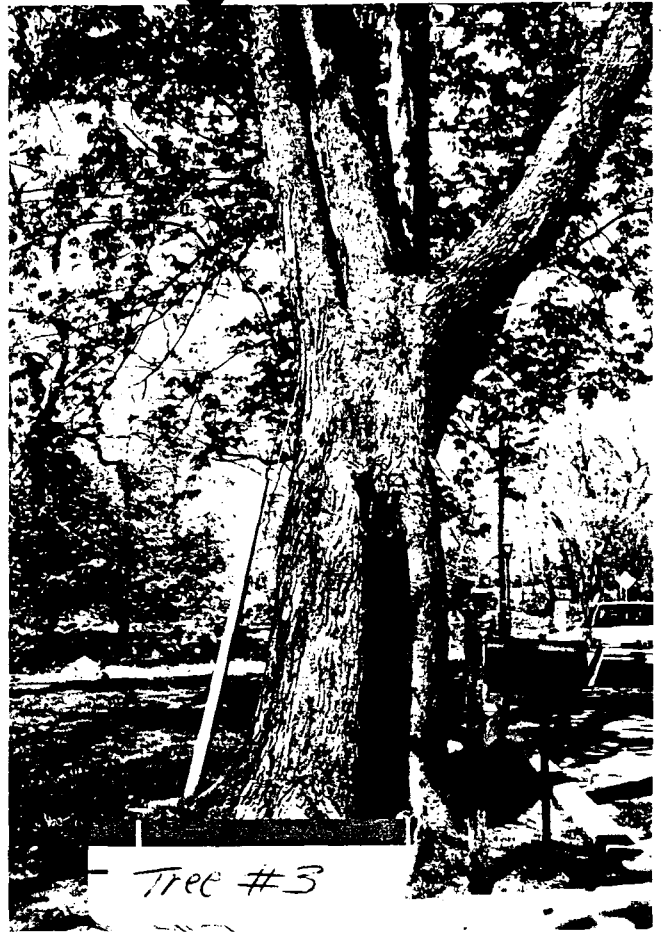
6. TREE SURVEY

If you are proposing construction adjacent to a historic resource...





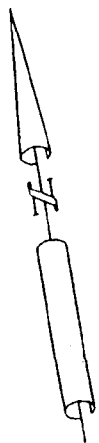
Tree #3



Tree #3



Tree #3

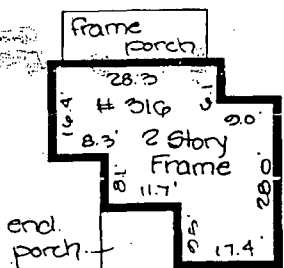


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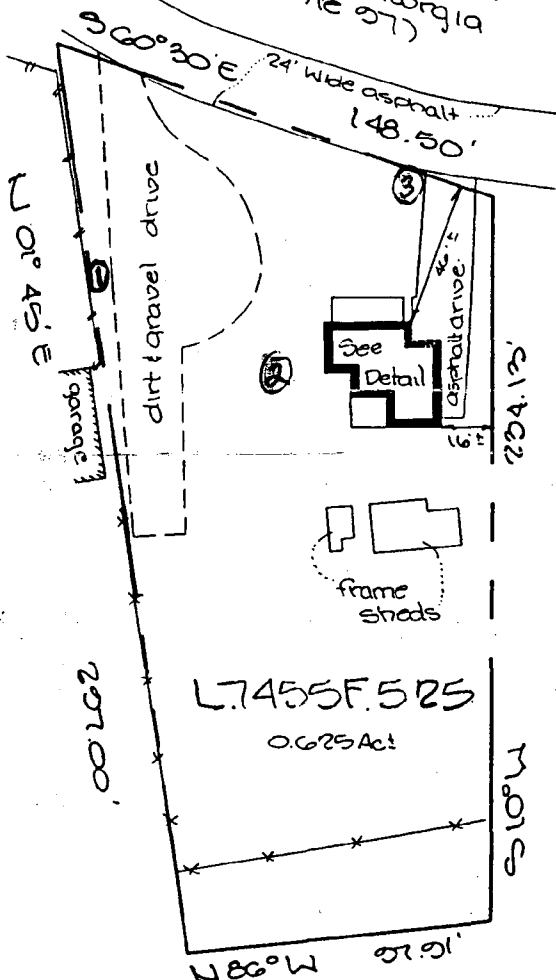
AUG 27 1996

PERMITS
DDSR/DEP

Market Street
(also known as Georgia Ave., MD. Rte 97)



Detail
1"=30'




Notes:

1. Flood zone "X" per H.U.D. panel no. 2A0166-0001A. Zone "X" is determined to be outside the 500 yr. flood plain.
2. PROPERTY MARKERS FOUND DO NOT AGREE WITH DEED DESC.; LINES SHOWN EVIDENCED BY REBAR FOUND AT N.E. CORNER AND FENCELINE ON WEST SIDE OF PROPERTY.

Location of House
Liber 7455 Folio 525
Ennes Property
Town of Brookeville
Montgomery County, Maryland

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."	PLAT BK.		2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301-940-5100
	PLAT NO.		
Jeffrey A. Foster REGISTERED SURVEYOR MARYLAND NO. <u>587</u>	LIBER 7455	DATE OF LOCATIONS	SCALE: 1"=60'
	FOLIO 525	WALL CHECK:	DRAWN BY: SNW
		PROP. CORS:	JOB NO.: 93-4013

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mr. + Mrs. Al Gardner
318 Market St.
Brookeville, MD 20833

Mrs. Joann Keister
314 Market St.
Brookeville, MD 20833

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