

23/65, 209 Market Street
(Brookeville Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5/27/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *RDZ*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

(1) NO trees will be removed or damaged by the
new construction

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

Applicant: Ms. Joanne Winterble

Address: 209 Market Street, Brookerille, MD. 20833

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



RETURN

DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JOANNE WINTERBLE
Daytime Phone No.: (301) 428-1493

Tax Account No.: _____

Name of Property Owner: JOANNE WINTERBLE Daytime Phone No.: (301) 428-1493

Address: 209 MARKET STREET BROOKVILLE MD 20833
Street Number City State Zip Code

Contractor: BETHESDA HOME IMPROVEMENT Phone No.: (301) 530-0005

Contractor Registration No.: #45369

Agent for Owner: JEFFREY SARRIS Daytime Phone No.: (301) 530 5623

LOCATION OF BUILDING/PREMISE

House Number: 209 Street: MARKET STREET

Town/City: BROOKVILLE Nearest Cross Street: NORTH STREET

Lot: 10 Block: _____ Subdivision: #5

Liber: 15389 Folio: 217 Parcel: 732204

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: \$ 4,000.00

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 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 5 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.

Joanne Winterble
Signature of owner or authorized agent

5-3-98
Date

Approved: X w/conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/27/98

Application/Permit No.: 980506 Date Filed: 5-6-98 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND
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:

4 TO 5 YEARS OLD, 2 STORY BRICK COLONIAL HOME LOCATED
IN THE HISTORIC TOWN OF BROOKVILLE, MD.

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

SEE ATTACHED

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

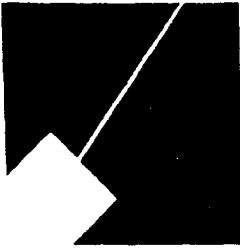
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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, (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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 5/27/98
TO: Local Advisory Panel/Town Government *BROOKVILLE*
FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 5/27/98.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G\wp\laphawp.ltr

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5/27/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *GW*

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 Permitting Services (DPS) 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 DPS before work can begin.

AP When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 209 Market Street

Meeting Date: 5/27/98

Resource: Brookeville Historic District

Review: HAWP

Case Number: 23/65-98B

Tax Credit: No

Public Notice: 5/13/98

Report Date: 5/20/98

Applicant: Ms. Joanne Winterble

Staff: Robin D. Ziek

PROPOSAL: New fence and deck

RECOMMENDATIONS: APPROVAL
w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: New home (Non-Contributing Resource) in the Brookeville Historic District

STYLE: Colonial Revival

DATE: 1991

The subject property is a new house on the corner of Market Street and North Street.

PROPOSAL

The applicant proposes to construct a free-standing deck close to ground level adjacent to the house, measuring approximately 8' x 12'. (See Circle 8 .)

They also propose to install a 4-rail fence which will be 5' high, lined with wire mesh on the interior side of the fence along the rear and east perimeter, and closing in the yard with connections to the house. (See Circle 9 .)

STAFF DISCUSSION

The proposed alterations are consistent with the historic district. A new elevated deck at this prominent corner location might be problematic in terms of the context. However, the proposed deck is close to grade and would be closer in character to a patio than the standard raised deck. As such, staff feels it will not be intrusive in the historic district.

The 4-rail fencing has been successfully used at other sites in Brookeville, and staff feels that it would be appropriate at this location as well.

1

Staff notes that no tree survey was supplied, and staff would ask the applicant to clarify whether or not there are trees in the vicinity of the proposed new deck which may be affected by the proposed new construction.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, 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 #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CONDITIONS:

1. No trees will be removed or damaged by the proposed new construction.

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.



HISTORIC PRESERVATION COMMISSION
301/495-4570

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Daytime Phone No.: (301) 428-1493

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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move 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: _____
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1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Joanne Winterble Signature of owner or authorized agent 5-3-98 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 9865060063 Date Filed: 5-6-98 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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4

#P476 DISTRICT #8 SUB#5

ACCT.#732135

MICHAEL M. BOOZ
208 MARKET STREET
BROOKVILLE, MD 20833

#P477 DISTRICT #8 SUB#5

ACCT#732226

WILLIAM H. & D.L. WAGNER
210 MARKET STREET
BROOKVILLE, MD.

#P426 DISTRICT #8 SUB#5

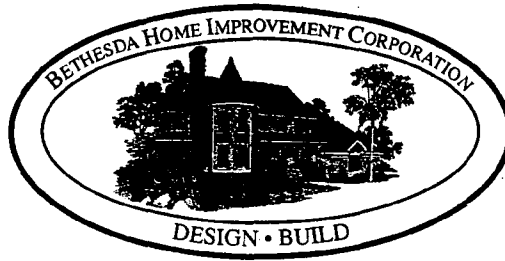
ACCT #731767

HARRY E. & K.S. MONTGOMERY
211 MARKET STREET
P.O. BOX 68
BROOKVILLE, MD. 20833

#1-A

ACCT# 2941717

WARREN O. FERRIS
207 MARKET STREET
BROOKVILLE, MD. 20833



MHIC # 45369

Date 5/1/98

Submitted to Joanne Winterble
201 Market St
Brookville Md.

Current home Phone (301) 774-4085--off-(301) 428-1493

Description and Material specification

DECK

- Construct free standing ground level deck as per plans
- Deck frame will be 2''x6'' pressure treated lumber
- Deck top boards will be 2''x6'' pressure treated lumber
- Height of deck from ground level will range from 6'', next to house, to 10'', furthest from house (height differential is due to slight surface drop off)
- There will be no railing

FENCE

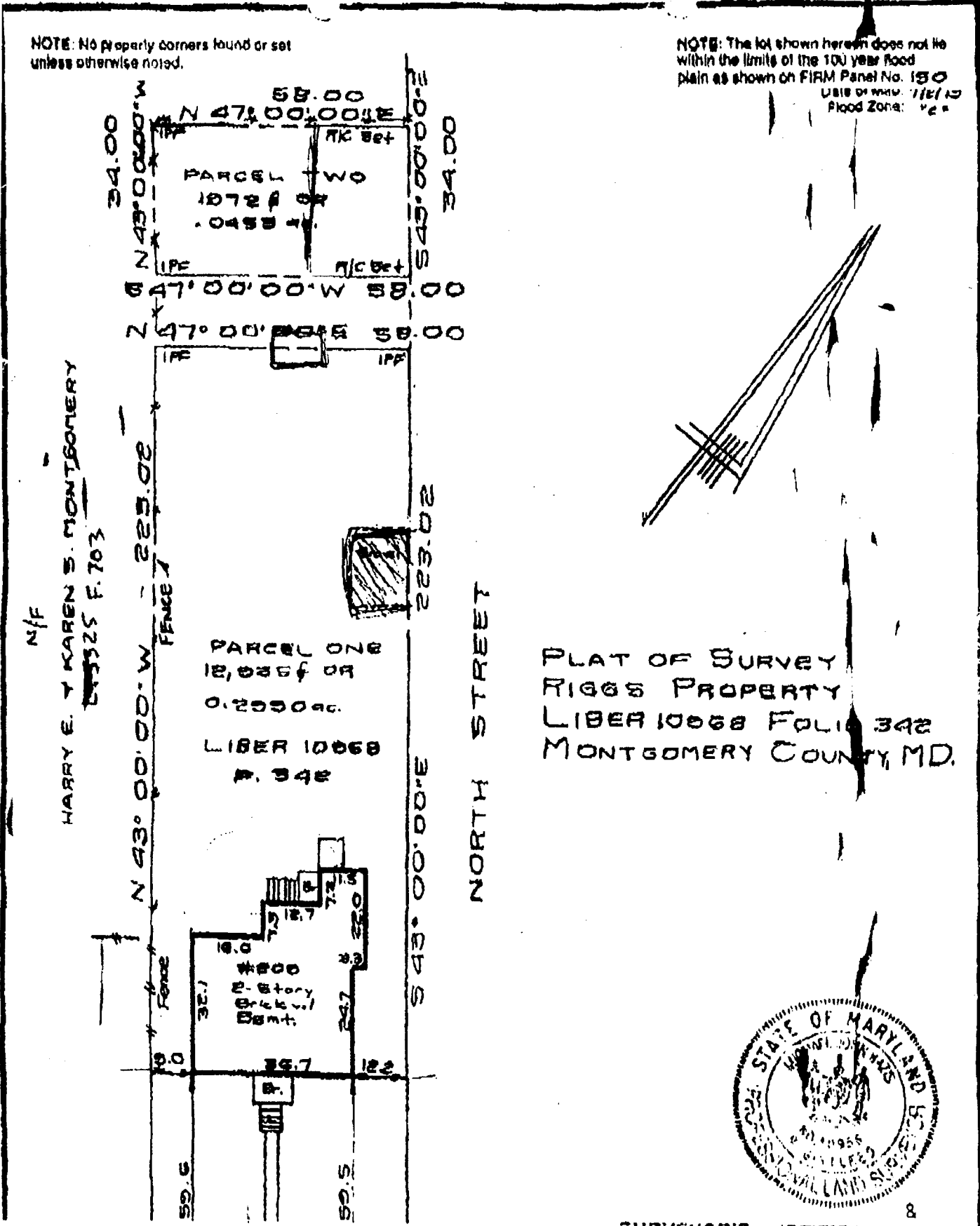
- Install four rail fence with wire mesh backing
- Fence will be five feet tall
- Each fence section is approx 8' ,sometimes less at junctures /corners
- Fence rail and post material will be pine carved wood timber-See photo
- Wire mesh will be mounted on interior of fence
- Wire mesh will have approx 4''x4'' grid pattern
(Fence will be installed 6" in from property line)

Respectfully submitted by

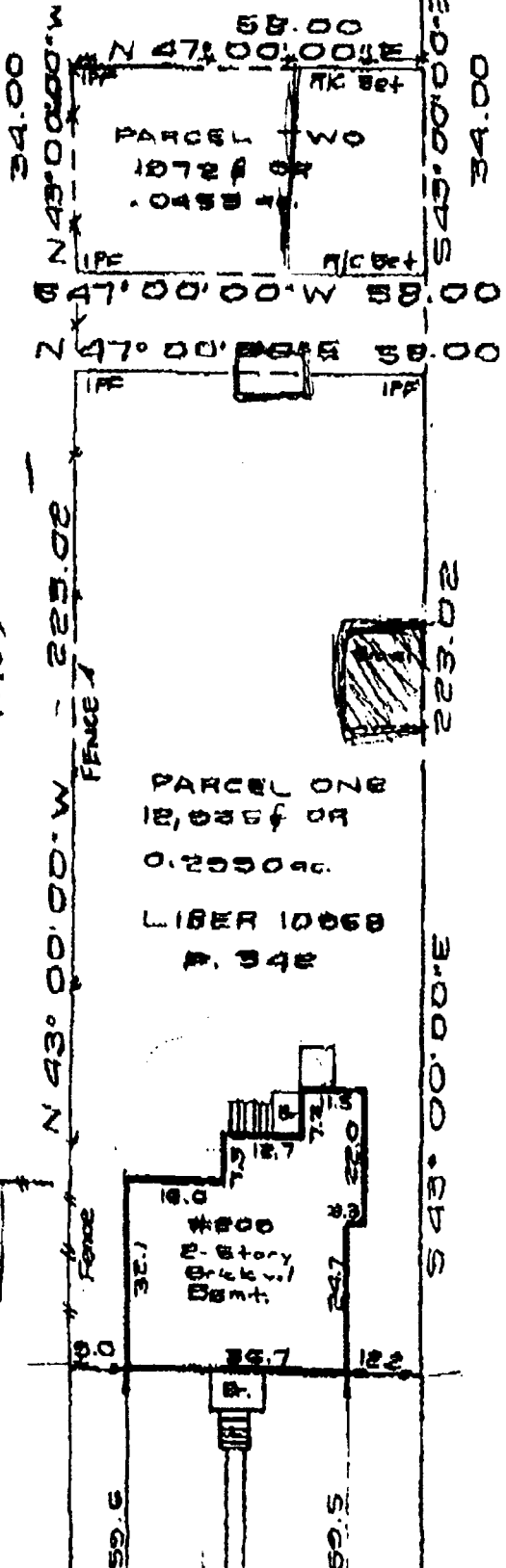
Randy Davis Date *5/4/98*

NOTE: No properly corners found or set unless otherwise noted.

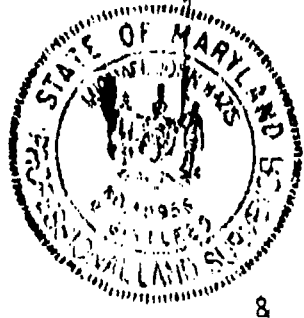
NOTE: The lot shown herein does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 150 Date of map: 11/1/10 Flood Zone: Xc



N/F
HARRY E. & KAREN S. MONTGOMERY
L13325 F. 703

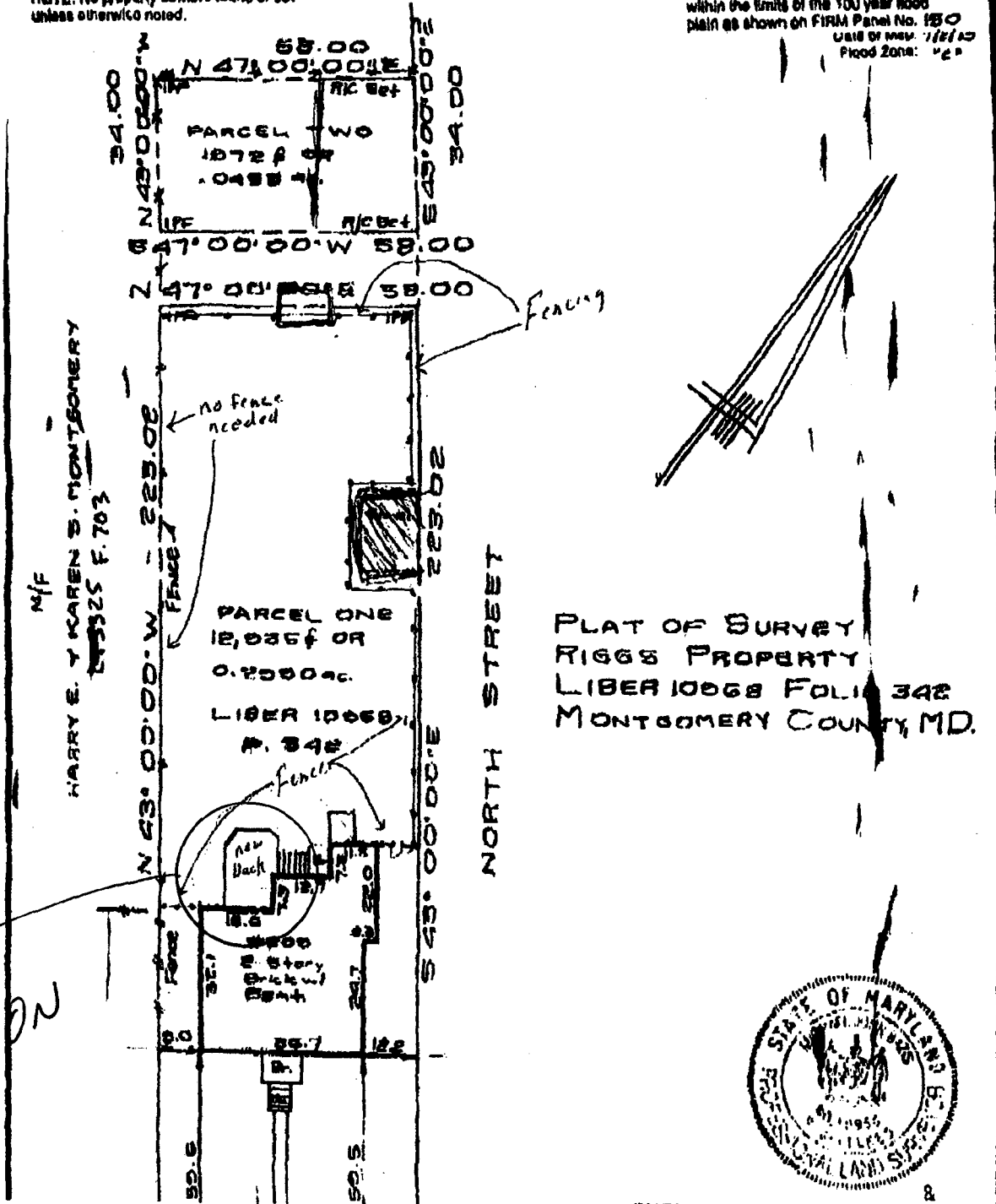


PLAT OF SURVEY
RIGGS PROPERTY
LIBER 10068 FOLIO 342
MONTGOMERY COUNTY, MD.

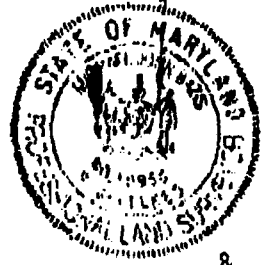


NOTE: No property corners found or set unless otherwise noted.

NOTE: The lot shown hereon does not lie within the limits of the 100 Year Flood Plain as shown on FIRM Panel No. 150 Date of Map: 1/16/92 Flood Zone: "C"



PLAT OF SURVEY
RIGGS PROPERTY
LIBER 10668 FOLI 342
MONTGOMERY COUNTY, MD.



NEW DECK LOCATION

8

The lot shown herein does not lie
the limits of the 100 year flood
shown on FIAM Panel No. 120
Date of map 11/11/10
Flood Zone: Vc

58.00
47.00
PARCEL NO
1072
0.0488
847.00 W 58.00
247.00 W 58.00

HARRY E. & KAREN MONTGOMERY
5525

PARCEL ONE
18,080 sq ft
0.2680 ac
LIBER 10668
P. 348

N 43° 00' 00" W 223.08
FENCE

NORTH STREET

PLAT OF SURVEY
RIGGS PROPERTY
LIBER 10668 FOLIO 348
MONTGOMERY COUNTY, MD.

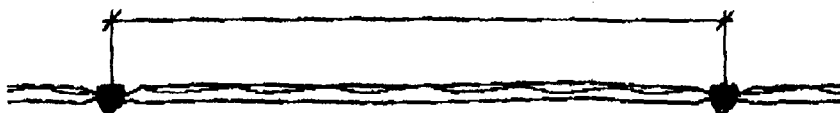
//// = LOCATION
OF PROPOSED
NEW 4-RAIL
FENCE.



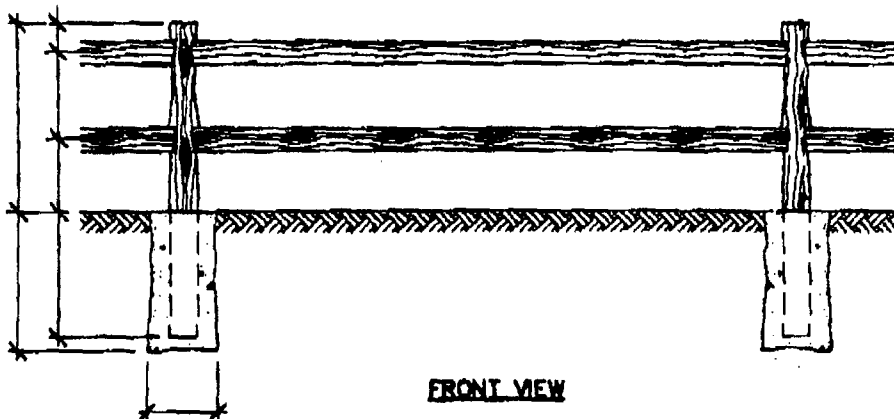
* FENCE OUTLINED IN PINK

9

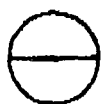
AMERICAN
FENCE
ASSOCIATION



PLAN VIEW



FRONT VIEW



SPLIT RAIL FENCE DETAIL

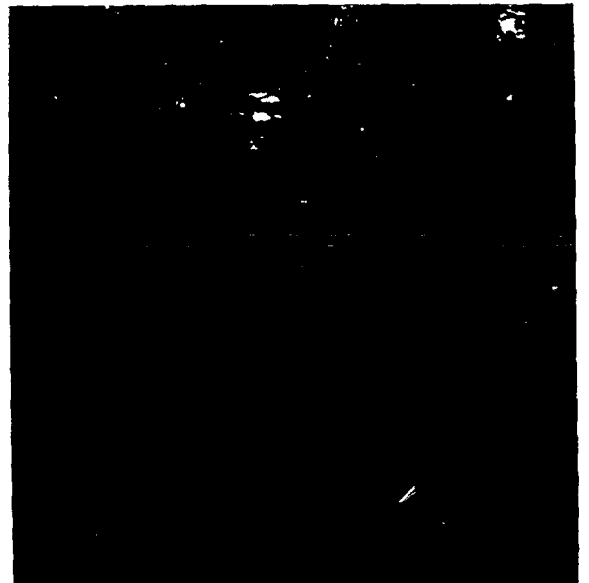
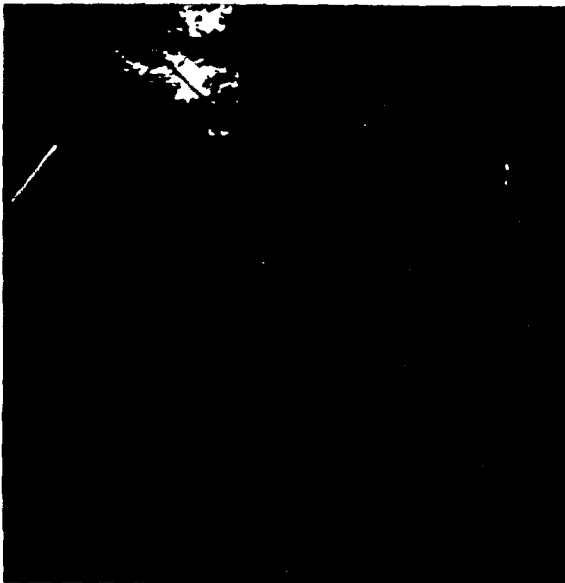
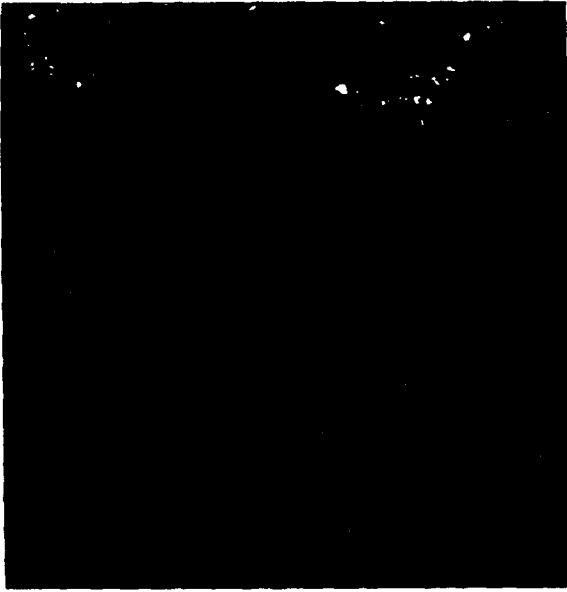
STYLE : 2 RAIL (W-27)

NOTES:

WE WILL BE USING THIS FENCING WITH 4 RAILS
EACH 8' SECTION IS
5' TALL

SPECIFICATIONS		
COMPONENT	DIMENSIONS	MATERIAL
BACK RAILS	X X	
POSTS	X X	
PICKETS	X X	
FOOTING	DIA X DEEP	
NAILS/SCREWS		
TOP DESIGN		

10



PHOTOS DIDN'T XEROX,
BUT APPLICANT'S NOTE IS
INCLUDED

PHOTOS OF 3 RAIL FENCE
WITH WIRE MESH
BACKING (WE WILL USE)
4 RAILS



PHOTOS OF 3 RAIL FENCE
WITH WIRE MESH
BACKING (WE WILL USE)
4 RAILS

MARYLAND HOUSING AND COMMUNITY DEVELOPMENT

MARYLAND HISTORICAL TRUST

HERITAGE PRESERVATION CERTIFICATION APPLICATION

PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED REHABILITATION

MHT Office Use Only

Project No. _____

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the Maryland Historical Trust. If a Part 2 application has not been submitted in advance of project completion, it must accompany the Request for Certification of Completed Work. A copy of this form will be provided to the Comptroller of the Treasury. Type or print clearly in black ink. The decision by the Maryland Historical Trust with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: _____

Address of property: Street _____

City _____ County _____ State _____ Zip _____

Is property a certified heritage structure? yes no If yes, date of certification by MHT: _____

or date of listing in the National Register: _____

2. Data on rehabilitation project;

Maryland Historical Trust assigned rehabilitation project number: _____

Project starting date: _____

Rehabilitation work on this property was completed on: _____

Estimated costs attributed solely to the rehabilitation of the historic structure: \$ _____

Estimated costs attributed to new construction associated with rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

Would this rehabilitation project have otherwise been undertaken if these tax credits were not available? yes no

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for purposes of the State tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Heritage Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$5,000 in fines or imprisonment for up to 18 months pursuant to Article 27, § 13-1024, Annotated Code of Maryland.

Name _____ Authorized Signature _____ Date _____

Organization _____

Social Security or Taxpayer Identification Number _____

Street _____ City _____

State _____ Zip _____ Daytime telephone Number _____

MHT Office Use Only

The Maryland Historical Trust has reviewed the "Heritage Preservation Certification Application - Part 2" for the above-listed "certified heritage structure" and has determined:

_____ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified heritage structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Comptroller of the Treasury in accordance with state law. This letter of certification is to be used in conjunction with all appropriate regulations. Questions concerning specific tax consequences or interpretations of the Code should be addressed to the Comptroller's office. Completed projects may be inspected by an authorized representative of the Director to determine if the work meets the "Standards for Rehabilitation."

_____ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Comptroller of the Treasury.

Date _____ Maryland Historical Trust Authorized Signature _____

_____ See Attachments

FAX TRANSMITTAL SHEET

Local Advisory Panel
Brookeville, MD

Date: May 27, 1998
To: Robin Zeik
From: Diane Teague
Subject: LAP Meeting, May 26, 1998

Page 1 of 1

Present:

Karen Montgomery
Tracey Brown
Nita Archer
Margaret VanGelder
Diane Teague
Renae Moneyhun

Absent:

Dee Heritage
Fred Teal
Debbie Wagner

Old Business:

Tracey Brown HAWP

Tracey submitted new drawings for an already approved garden shed. The previously approved structure was to be a prefab Home Depot model. The new structure is to be constructed on site and is a significant improvement to the prefab. LAP is to receive a copy of the new drawings which will be submitted to the HPC. Does she have to start all over with a new HAWP?

Brookeville School

Ideas for fund raising event: (date to be determined)

Raffle

Silent Auction

Food

Demonstration by sculptor of Brookeville Angel

New Business:

Joanne Winterble HAWP

Members unanimously approved both the deck and the fence. There was a general consensus that the deck is unobtrusive, barely visible, basically an outdoor floor with no visible details. The fence was deemed acceptable and appropriate given what was approved for the Moneyhun property across North Street. The only other comment on the fence was that it was very tall.