

23/65-00A 28 High Street

(Burlington Historic District)

8

adj's in
old HAWP
file

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-22-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *[Signature]*
Historic Preservation

SUBJECT: Historic Area Work Permit [#] *23/65-00A*

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: Grace Bryan

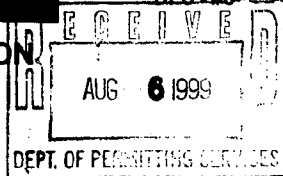
Address: 28 High Street Brooksville

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 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301/217-6370

DPS #8



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GRACE BRYAN

Daytime Phone No.: 301-774-4843

Tax Account No.: 731847

Name of Property Owner: GRACE BRYAN Daytime Phone No.: 301-774-4843

Address: 28 HIGH ST BROOKVILLE MD 20833
Street Number City State Zip Code

Contractor: N/A Pending HPC approval Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28 HIGH ST Street: _____

Town/City: BROOKVILLE 20833 Nearest Cross Street: GOLDMINE RD

Lot: N/A Block: N/A Subdivision: DIST 8 SUB 5

Liber: 990 Folio: 58 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$? Pending HPC approval

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

Grace Bryan Signature of owner or authorized agent August 5 1999 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 3-22-00

Application/Permit No.: _____ Date Filed: _____ Date Issued: 1

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

BRICK veneer house built in 1946 on High Street. House is not a primary historic resource, but contributes to streetscape as you enter Brookville. Wood (oak) addition on south side, originally a side porch, was enclosed 25-30 years ago.

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

Owner proposes to add vinyl siding on addition. There is already vinyl siding on the gable & shutters & doors are vinyl. Owner is elderly, & due to terrain & traffic, has to paint addition frequently.

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 INTO MAILING LABELS.**



Finish Vinyl Siding

Want to Put this Vinyl

APPROVED
 Montgomery County
 Historic Preservation Commission
 John Cross
 3/22/00

Trim on front of house and 2 dormers are vinyl and was vinyl before Brookville was made historic. The house is all brick except the roof which was opposed closed in. Thank you - Grace Bryan
 Phone 301-774-4843

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
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Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Wayne Harding
 Address 26 High Street
 City/Zip Brookeville, MD 20833
2. Name Leszek Syski
 Address 19500 Georgia Ave
 City/Zip Brookeville, md 20833

3. Name Longwood Recreation Center
Address 19300 Georgia Avenue
City/Zip Brookville md 20833

4. Name Robert Sheehin
Address 19501 Georgia Avenue
City/Zip Brookville md 20833

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	28 High Street	Meeting Date:	03/22/00
Applicant:	Grace Bryan	Report Date:	03/15/00
Resource:	Brookeville Historic District	Public Notice:	03/08/00
Review:	HAWP	Tax Credit:	No
Case Number:	23/65/00A	Staff:	Perry Kephart
PROPOSAL:	Install vinyl siding	RECOMMENDATION:	Approve

DATE OF CONSTRUCTION: 1946

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Three-bay Cape Cod residence with brick veneer and partially vinyl-sided, partially T-111-sided enclosed porch on side.

PROPOSAL: Applicant proposes to install "lapped" vinyl siding on an enclosed side porch in place of existing plywood siding. The applicant also wishes to repair and replace existing gutters and downspouts with larger models to accommodate water flow off of the steeply pitched roof.

RECOMMENDATION:

Approval
 Approval with conditions:

1. The applicant will submit gutter and downspout size to staff to review and approve before installation.

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:

x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 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 replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will 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 building that are not original to the site or 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 that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of residential, Commercial, Community, Individually Designated Sites, or Non-Contributing.
9. Replacement of roofs on non-contributing or out-of-period buildings as well as new installation of historically appropriate roofing materials on outbuilding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that 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 using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, bicycle drive ways or other paved areas that 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 that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

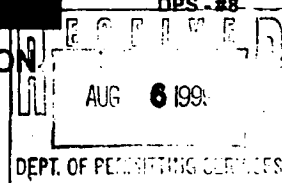
(A)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301.217.6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GRACE BOYAN

Daytime Phone No.: 301-774-4843

Tax Account No.: 731847

Name of Property Owner: GRACE BOYAN Daytime Phone No.: 301-774-4843

Address: 28 HIGH ST BROOKVILLE MD 20833
Street Number City Street Zip Code

Contractor: N/A Pending HPC approval Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28 HIGH ST Street: _____

Town/City: BROOKVILLE 20833 Nearest Cross Street: GOLDMINE RD

Lot: N/A Block: N/A Subdivision: DIST 8 SUB 5

Liber: 990 Folio: 58 Parcel: _____

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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2 Pending HPC approval

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
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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.

Grace Boyan
Signature of owner or authorized agent

August 5 1999
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

5

23/65/00A

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REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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to streetscape as you enter Brookville. Wood
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Owner proposes to add vinyl siding on addition.
There is already vinyl siding on the gable & shutters &
doors are vinyl. (Owner is elderly, & due to terrain &
traffic, has to paint addition frequently.)

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Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

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6



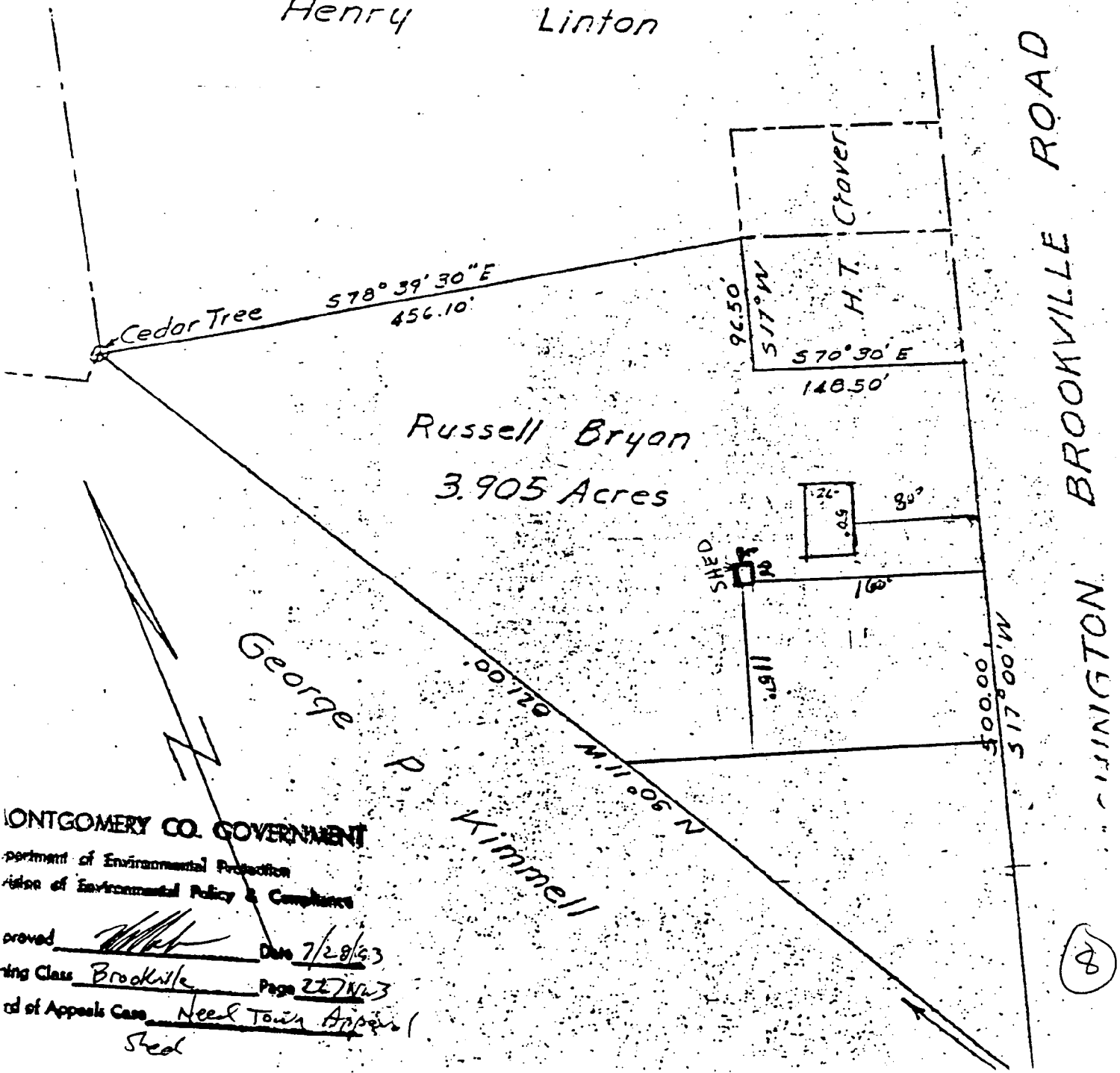
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Phone 301-774-4843 (7)

Plat of a Tract of Land Called
 "ADD. TO BROOKE GROVE & THE ORCHARD"
 Montgomery County, Maryland
 Scale: 1" = 100'
 3.905 Acres
 Sept. 1945
 Maddox & Hopkins
 Surveyors

Henry Linton



MONTGOMERY CO. GOVERNMENT

Department of Environmental Protection
 Office of Environmental Policy & Compliance

Approved [Signature] Date 7/28/93

Planning Class Brookville Page 227/223

Record of Appeals Case Need Town Approval
 Steel

(8)

3. Name Longwood Recreation Center
Address 19300 Georgia Avenue
City/Zip Brookeville md 20833

4. Name Robert Sheahin
Address 19501 Georgia Avenue
City/Zip Brookeville, md 20833

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
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7. Name _____
Address _____
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1757E

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10



11



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
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DPS-#8
RECEIVED
AUG 6 1999
DEPT. OF PERMITTING SERVICES

HISTORIC PRESERVATION COMMISSION
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APPLICATION FOR
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1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
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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.

Grace Bryan _____ August 5 1999
Signature of owner or authorized agent Date

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

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- 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.

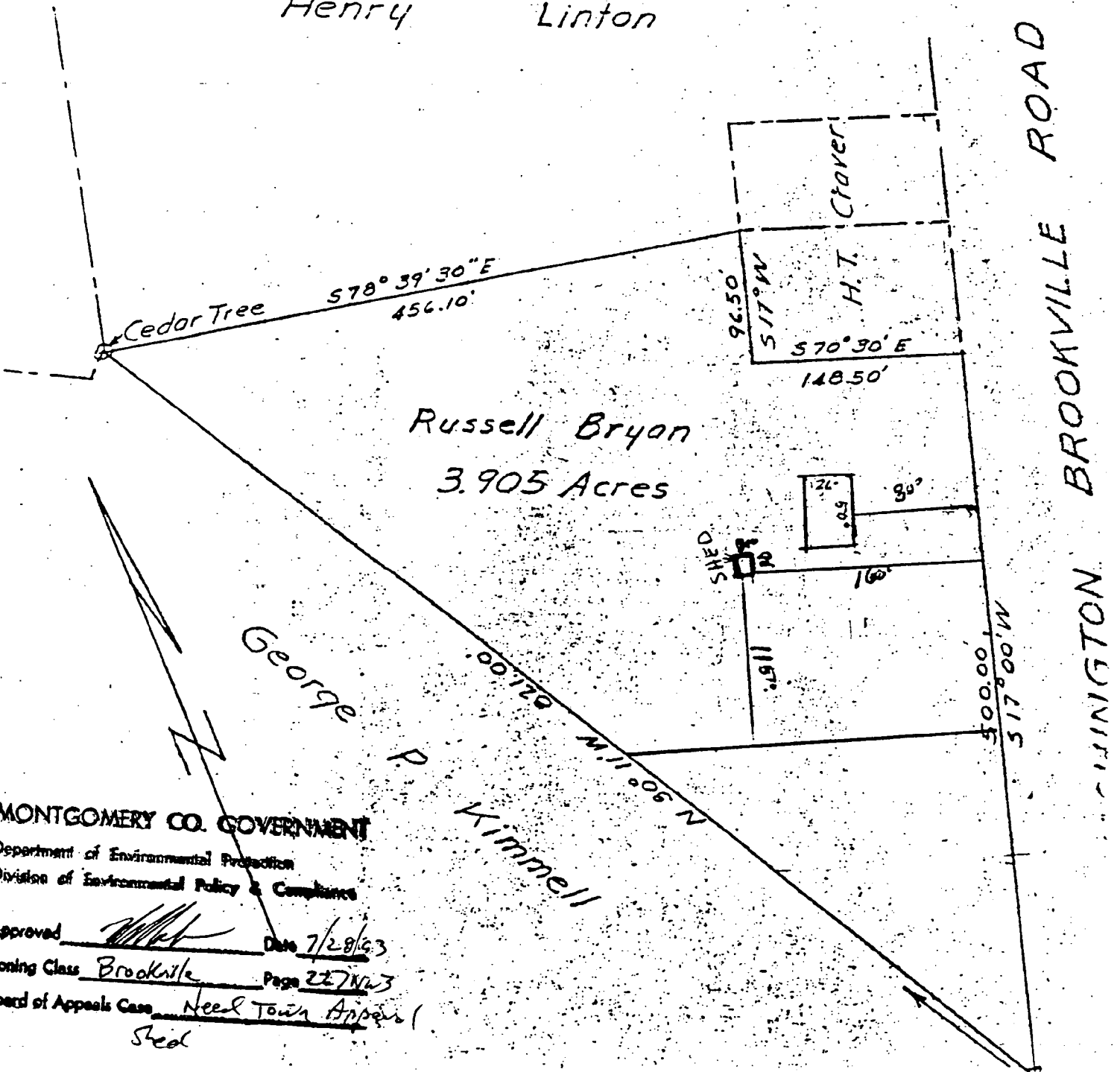
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

Plat of a Tract of Land Called
 "ADD. TO BROOKE GROVE & THE ORCHARD"
 Montgomery County, Maryland
 Scale: 1" = 100'
 3.905 Acres
 Sept. 1945
 Maddox & Hopkins
 Surveyors

Henry Linton



MONTGOMERY CO. GOVERNMENT

Department of Environmental Protection
 Division of Environmental Policy & Compliance

Approved [Signature] Date 7/28/63

Zoning Class Brookville Page 227/223

Board of Appeals Case Need Town Approval
 Seed

Shed
Vinyl



Want to
Put this
Vinyl

Trim on front of House and 2 corners all
Vinyl and was Vinyl before Brookville was made
Newbie. The house is all Brick except the snow
which was opposed closed in. Thank you - Grace Bryan

Phone 301-774-4843





RAPID MEMO

TO: Grace Bryan

FROM: Station #4

SUBJECT: historic work permit 28 High Street

MESSAGE:

We cannot send your application to historic because it is incomplete. (see attached requirements). Please provide all information and return to us so we can forward to historic.

SIGNED Marjorie Zipter

DATE 8/10/99

REPLY:

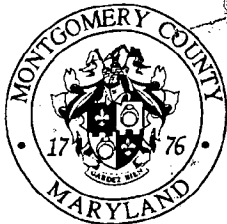
SIGNED _____

DATE _____

WHITE COPY FOR PERSON ADDRESSED

• SENDER RETAIN YELLOW COPY

• RETURN PINK COPY TO SENDER



RAPID MEMO

TO: Grace Bryan

FROM: Station #4

SUBJECT: historic work permit of High Street

MESSAGE:

We cannot send your application to historic because it is incomplete. (see attached requirements). Please provide all information and return to us so we can forward to historic.

SIGNED

Margaret Lips

DATE

9/10/99

REPLY:

SIGNED

DATE

WHITE COPY FOR PERSON ADDRESSED

• SENDER RETAIN YELLOW COPY

• RETURN PINK COPY TO SENDER

Grace Bryan 2/29
9:15

28 High St.

Brookville HD

301- 774-4843

Re: Vinyl siding for her
side porch. She
previously rec'd approval
for vinyl siding on
~~the~~ porch table. when?

A.