23/65-96A 14 High Street (Brookeville Historic District)

	DATE:	2/14/96	
MEMORANDU	<u>JM</u>		
ro:	Robert Hubbard, Chief Division of Development Services and Department of Environmental Protect		
FROM:	Gwen Marcus, Historic Preservation Design, Zoning, and Preservation Di M-NCPPC	Coordinator vision	
arin Tram	Historic Area Work Permit		
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***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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

721062	The state of the s	Call
TAX ACCOUNT # 731962	201 774 4701/5	1 201 062 5250/
NAME OF PROPERTY OWNER Gary Fennington (Contract/Ruichaserk P.O. Box &	TELEPHONE NO. 301-774-4791(h)) 201-302-2220(
ADDRESS 14 High Street, Brookeville	(Include Area Code) MD	20833
CITV ".	STATE	ZIP
CONTRACTOR Glickman Design/Build	TELEPHONE NO301-670-9700	
CONTRACTOR REGISTRATION PLANS PREPARED BY Glickman Design/Build	TELEPHONE NO. 301-670-9700	
TEANSTILLIANED DI	(Include Area Code)	•
REGISTRATION NUMBER _		_
LOCATION OF BUILDING/PREMISE		
	et , , , , , / , , , , ,	
Town/City Beookeville Elec	tion District8	*:,-
Nearest Cross Street		
Lot <u>n/a</u> Block <u>n/a</u> Subdivision <u>XXX</u> 5		
Liber13206 580 Parcel		
1A. TYPE OF PERMIT ACTION: (circle one)	Circle One: A/C Slab Ro	om Addition
1A. TYPE OF PERMIT ACTION: (circle one). Construct Extend/Add Alter/Renovate Repair		
Wreck/Raze Move Install Revocable Revision	Fence/Wall (complete Section 4) Other Re	mode1
1B. CONSTRUCTION COSTS ESTIMATE \$ 87,000 00		
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE F		
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO. 1E. IS THIS PROPERTY A HISTORICAL SITE?NO		
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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDI	TIONS	
2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY	
01 () WSSC 02 () Septic	01 () WSSC 02 () Well	
03 () Other	03 () Other	
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL		· · · · · · · · · · · · · · · · · · ·
4A. HEIGHTfeetinches		
4B. Indicate whether the fence or retaining wall is to be constructed on one		
1. On party line/Property line		
Entirely on land of owner On public right of way/easement		
d. On public right of troy/education	_ (novocable Ester nodalisa).	
I hereby certify that I have the authority to make the foregoing application	, that the application is correct, and that the constru	ction will comply with
plans approved by all agencies listed and I hereby acknowledge and accept this t	to be a condition for the issuance of this permit.	
A The state of the	1/22/96	
Signature of owner or authorized agent (agent must have signature notarized o		
APPROVEO For Chairperson, Historic Preset	rvation Commission	
OISAPPROVED Signature	2/14/96	
	Udle 17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
APPLICATION/PERMIT NO: 9601040054	FILING FEE:\$	
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OATE ISSUEO:		
OWNERSHIP COOE:	RECEIPT NO: FEE WAIVED	•

SEE REVERSE SIDE FOR INSTRUCTIONS

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THE MARYLA

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 2/14/04

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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 14 High Street Meeting Date: 2/14/96

Resource: Brookeville Historic District Review: HAWP

Case Number: 23/65-96A Tax Credit: No Partial

Public Notice: 1/31/96 Report Date: 2/7/96

Applicant: Gary Fennington Staff: Robin D. Ziek

PROPOSAL: Replace rear shed roof with gable roof **RECOMMEND:** APPROVAL

BACKGROUND

RESOURCE: Brookeville Historic District STYLE: Vernacular side-gable wood clapboard

DATE: ca. 1909

SIGNIFICANCE: Primary Resource - 1900-1930's

PROJECT DESCRIPTION

This simple side-gable frame house fronts High Street (Georgia Avenue), and is adjacent to the Salem United Methodist Church. It was divided into two separate apartments over 20 years ago, with a rear entrance provided to the second story via exterior stairs leading to a second-story porch. The present owner proposes to return the dwelling to a single-family configuration, and accomplish this with two major aspects of work.

- 1) The owner proposes to remove the exterior staircase. This may be considered "restoration" work, and the Commission may qualify this exterior work for the Preservation Tax Credit.
- 2) The owner proposes to achieve greater headroom in the rear ell by replacing the existing shed roof with a gable roof perpendicular to the main house which will match the height of the existing front gable roof. No changes in the footprint of the house are proposed.

The only other exterior changes are to enlarge one existing window which faces the rear second-story porch and install a larger wood 1/1 window; and to replace an existing window which faces the rear second-story porch and install a wood door. (See Door and Window Schedule circle 14).

The owner will match existing materials: wood German siding, wood window and door, wood porch railing, asphalt shingles for roofing material.

STAFF DISCUSSION

Staff feels that the proposed work will vastly improve the historic appearance of this small residence, especially with the removal of the rear exterior stairs. The replacement of the shed roof with a gable-end roof is also in-keeping with historic patterns with the resulting

ell-shape house form. While the proposed work will not affect the footprint, the use of perpendicular gable roofs would reinforce the ell form.

The proposed alterations of two existing windows at the rear appears to be approvable in that both locations are minimally visible from the public right-of way. The proposed use of a full-lite wood door opening on to the porch is a modest use of the modern architectural vocabulary on this building, and would not detract from the overall contribution which this building makes to the Historic District in Brookeville.

STAFF RECOMMENDATION

Staff recommends that the Commission find the 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 Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC AREA WORK PERMIT	wook permit cally
TAX ACCOUNT # 731962	
. NAME OF PROPERTY OWNERGary Fennington	
CHANNOLPANHAMNX P.O. Box 2 ADDRESS 14 High Street, Brookeville	(Include Area Code) MD 20833
CONTRACTOR Glickman Design/Build	
	ON NUMBER
PLANSPREPARED BY Glickman Design/Build	TELEPHONE NO. 301-670-9700
REGISTRATION NUMBER _	(Include Area Code)
LOCATION OF BUILDING/PREMISE	
House Number 14 Street High Stree	et
Town/City Brookeville Elec	ction District 8
Nearest Cross Street Church Street	
Lot n/a Block n/a Subdivision XXX 5	
Liber 13206 olio 580 Parcel	·
Liber 1929 + 0110 See Parcel	
1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision	Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Other Remode1
1B. CONSTRUCTION COSTS ESTIMATE \$ 87,000.00 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE F 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO 1E. IS THIS PROPERTY A HISTORICAL SITE? NO	PERMIT SEE PERMIT #
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDIT 2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () Septic 03 () Other	TIONS 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () Well 03 () Other
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 4A. HEIGHT feet inches 4B. Indicate whether the fence or retaining wall is to be constructed on one 1. On party line/Property line 2. Entirely on land of owner	
3. On public right of way/easement	
I hereby certify that I have the authority to make the foregoing application plans approved by all agencies listed and I hereby acknowledge and accept this to the signature of owner or authorized agent (agent must have signature notarized or	to be a condition for the issuance of this permit.
**************************************	Udle
APPROVED For Chairperson, Historic Preser	rvation Commission
DISAPPROVED Signature	Date
APPLICATION/PERMIT NO: 2501240064	FILING FEE: \$
DATE ISSUED:	BALANCE \$

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

The house is a wood frame structure c.1919 with gable roof and a			
double shed (2 layers and pitches) rear roof, asphalt shingle roofing,			
and double hung windows. There is a shed roof with green filon covering			
over the second floor porch that was added in the early 1980's. Lot size			
is approximately 1/2 acre. C.1950 the house was converted into 2			
apartments with exterior stairs for access to the 2nd floor unit.			

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

The project is primarily an interior remodel (new kitchen and bath),
with the exception of removing the rear double shed roof and the porch
shed roof and exterior stairway. The double shed roof will be replaced
with a gable roof that will allow the 2nd floor ceiling height to be
raised to code required height. Removal of the plastic shutters is
also a consideration, as they do not fit well and were probably not
originally used. These changes should return the structure to a more
original condition.



- Design Features: Schematic construction plans drawn to scale at 1/8"
 =1'-0", or 1 = 1'-0", indicating location lize 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. <u>Facades</u>: 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.
 - 7. <u>Materials Specifications</u>: General description of materials and manufactured items proposed for incorporation in the work of the project.
 - 8. <u>Photos of Resources</u>: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
 - 9. <u>Photos of Context</u>: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

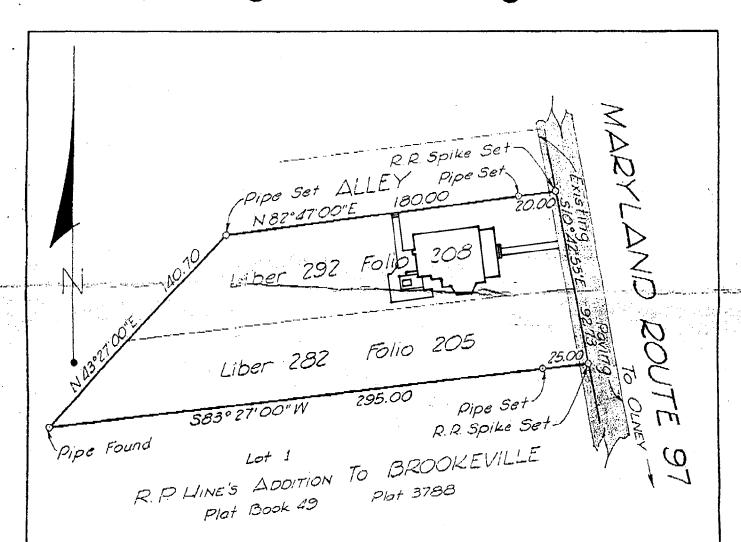
Applicant shall submit 2 copies of all materials in a format no larger than $8\ 1/2$ " x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

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	John P. & Patricia Seibel
	Address	3 Church Street
-	City/Zip	Brookeville, MD 20833
2.	Name	Mr. & Mrs. Harry G. Crosser
	Address	1 Church Street
_		Brookeville, MD 20833
	Address	



Jan. 17 1996 12:29PM P3

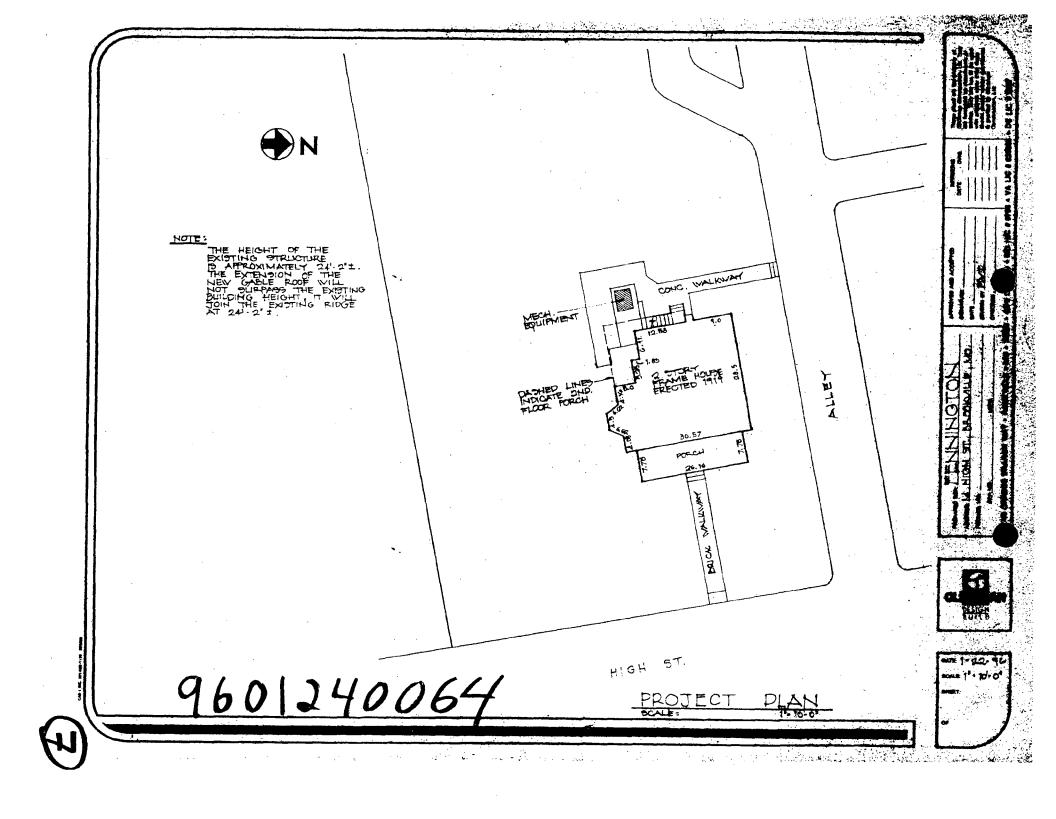


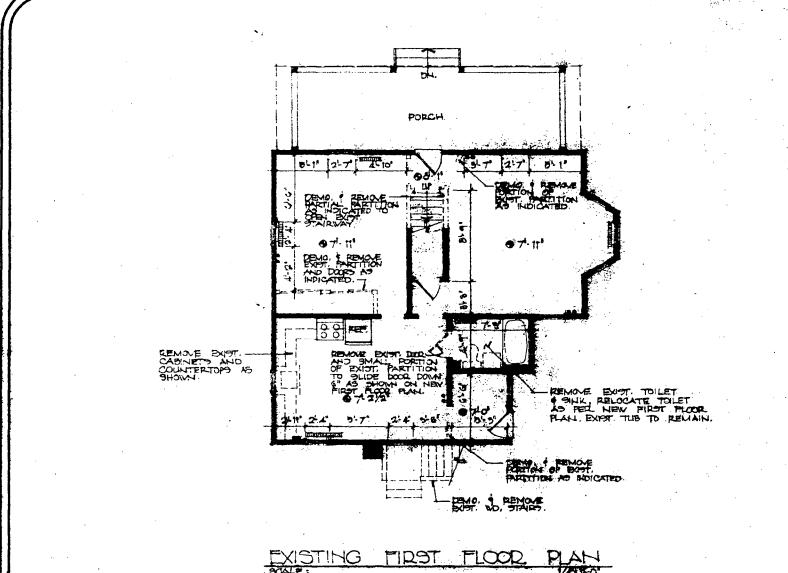
PLAT OF SURVEY FENNINGTON PROPERTY BROOKEVILLE

MONTGOMERY COUNTY, MARYLAND JULY, 1959 SCALE / "= 50'

PREPARED BY THOMAS G. OYSTER & ASSOCIATES, INC. ENGINEERS & SURVEYORS 2419 REEDIE DRIVE WHEATON, MARYLAND LOCKWOOD 5-1888







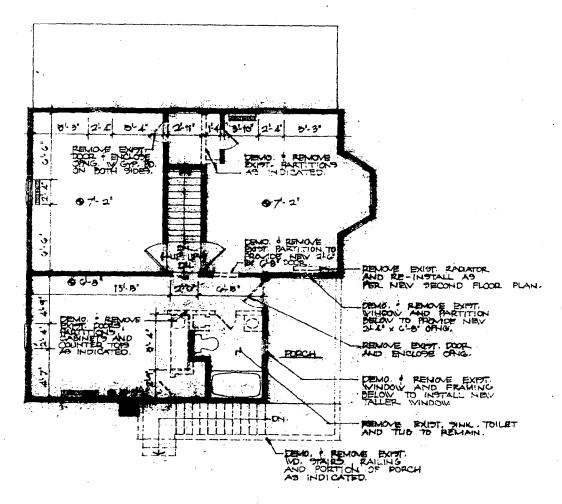
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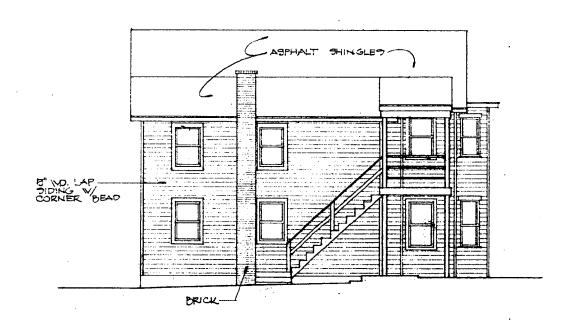


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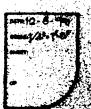
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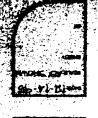
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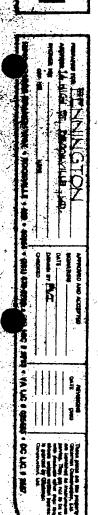




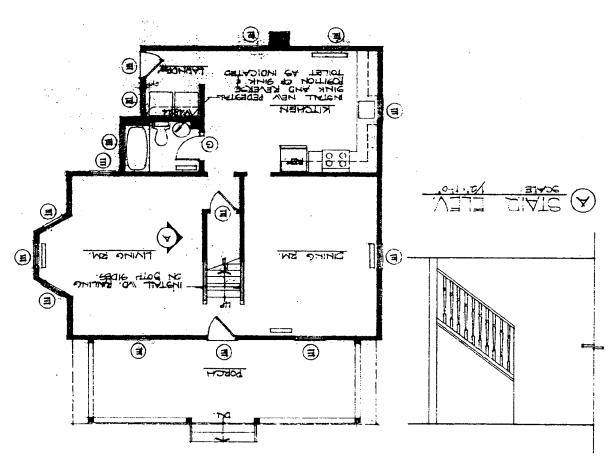


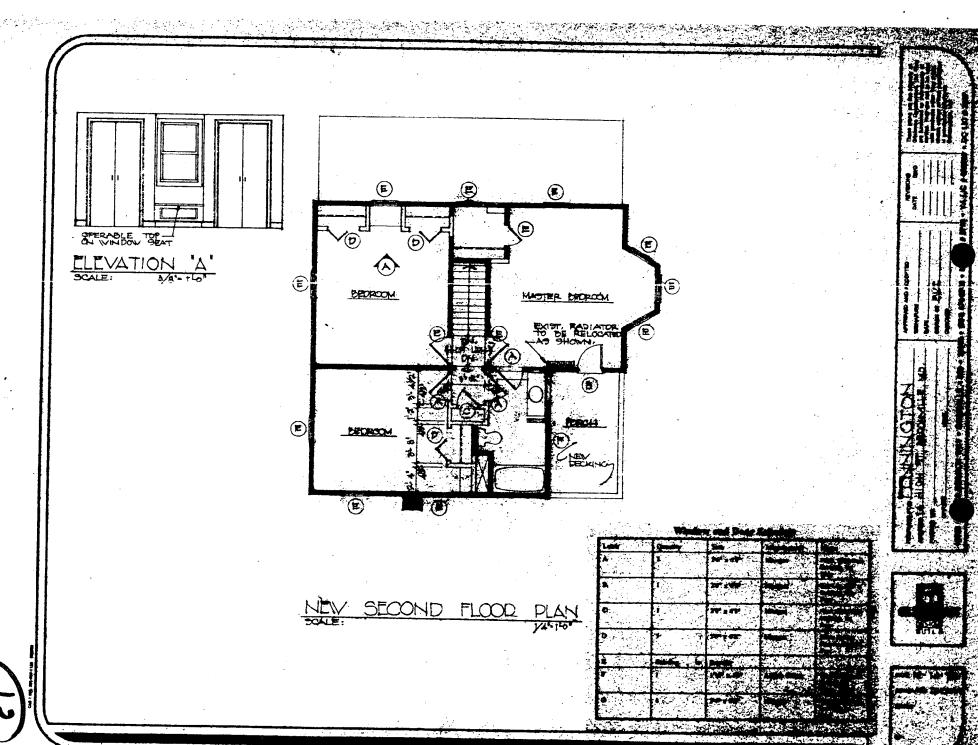












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Window and Door Schedule

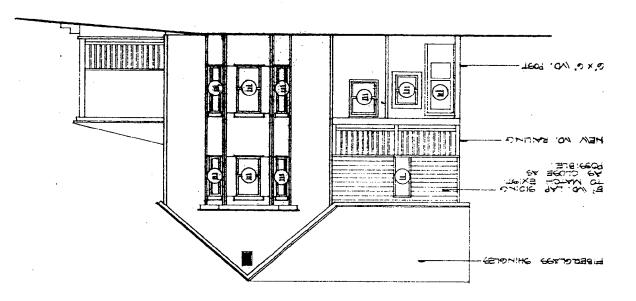
	Letter	Quantity	Size	Manufacturer	Notes
	A	3	2'6" x 6'8"	Morgan	Flush, Solid Core Pre-laung, Int. Door
7	B REPLACE EXISTING UINDOW W/ DOOR	1	2'6" x 6'8"	Morgan	Full Lite, Did Insulated, Ext. Deer WSOD
	С	1	2'0" x 6'8"	Morgan	Prosbung, Int. Door
	D .	3	3'0" x 6'8"	Morgan	Flush, Hollow Core lut, Bi-Fold Door
-	Е	Existing to	Remain		
->	F ENLANGE EXISTING WINDOW	1	1'10" x 5'9"	Adams Prime	Tilt, Dol-hung w/ Sorcens and Temp. Glass
	G	ì	2'4" x 6'8"	Morgan	Flush, Solid Core Pro-hung, lat. Door

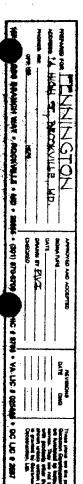




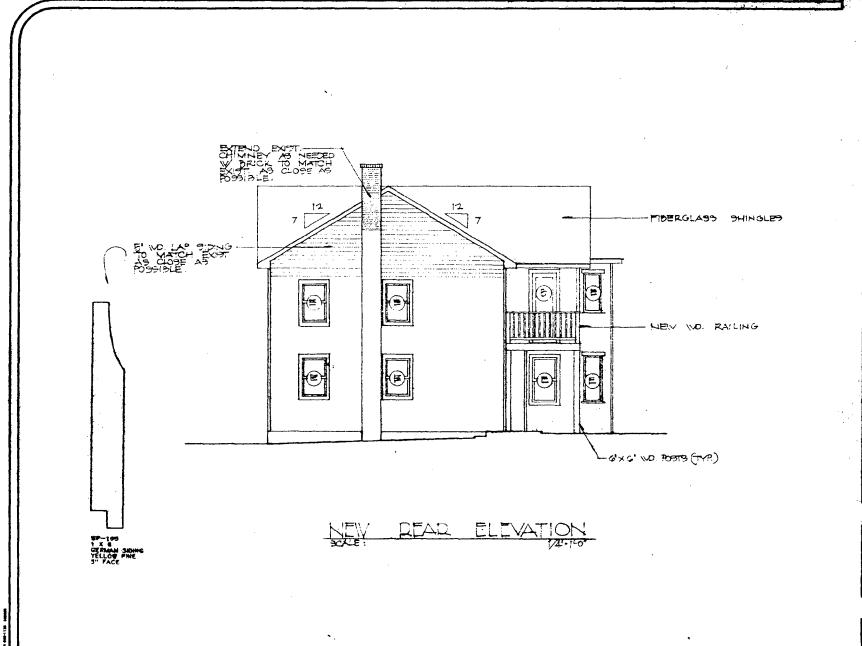


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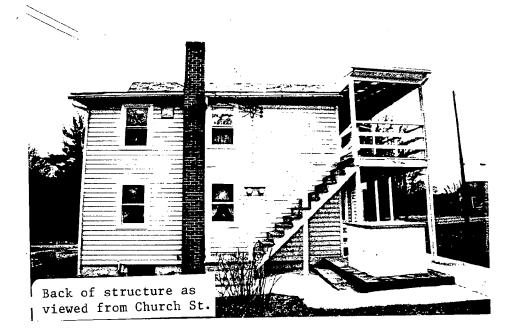








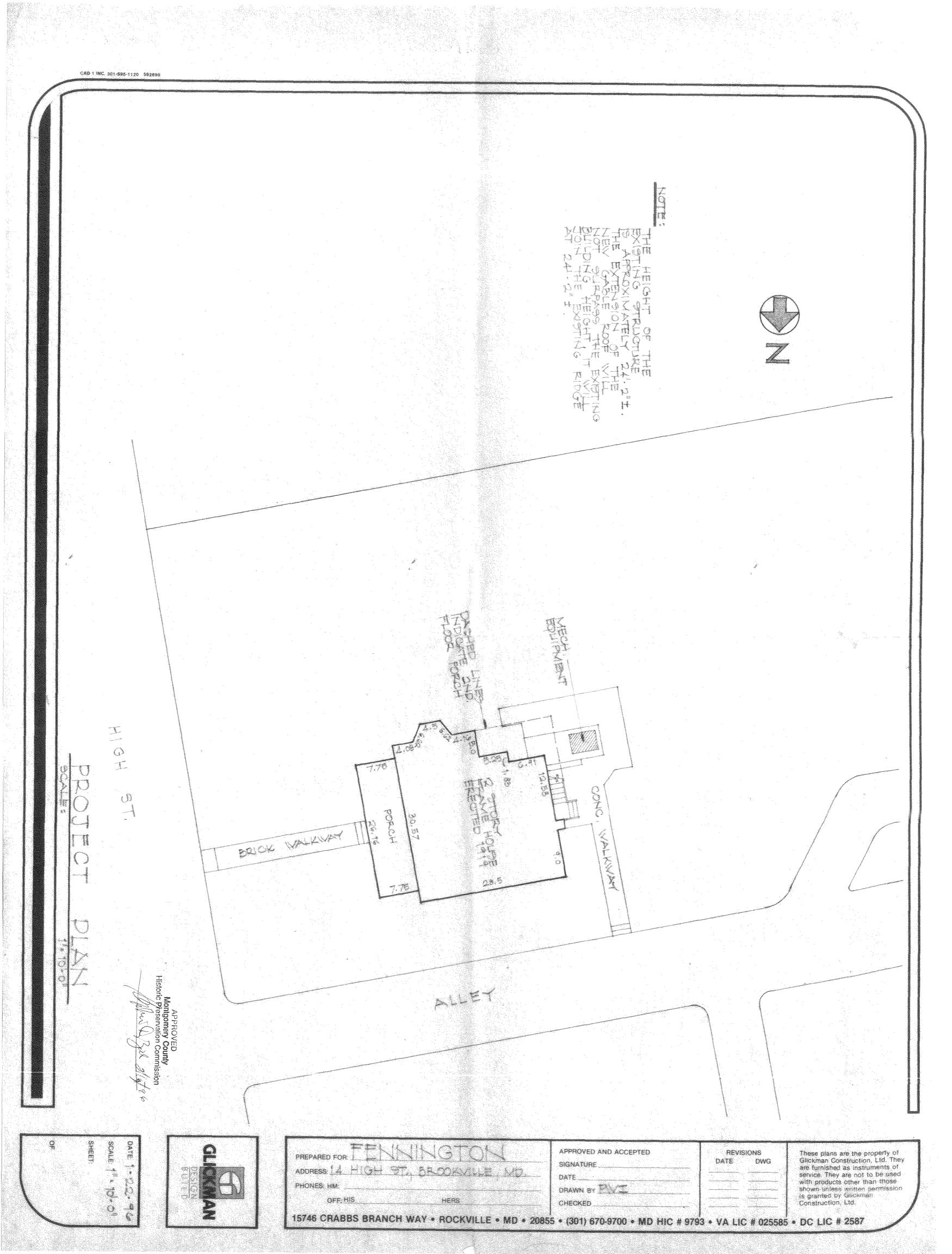


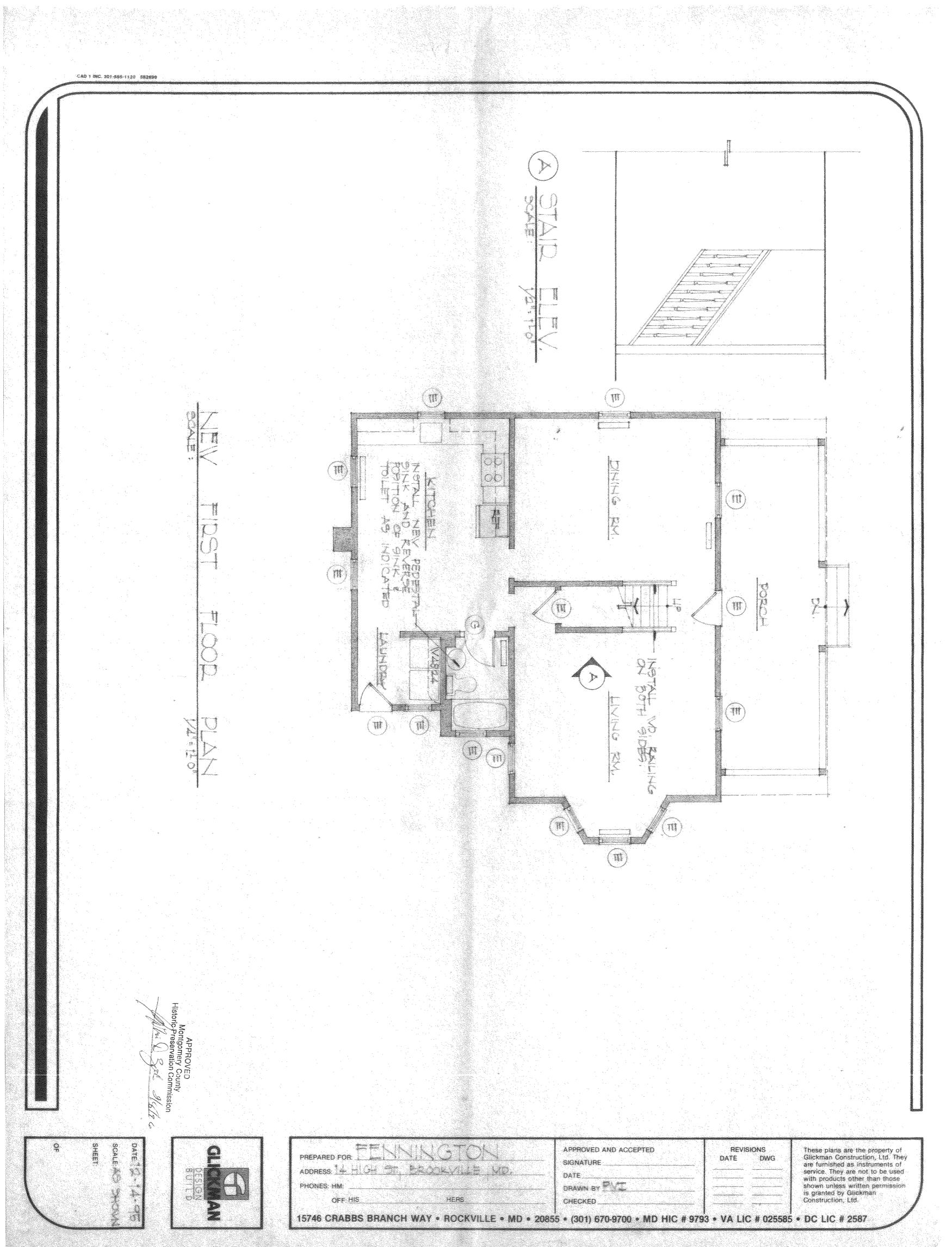


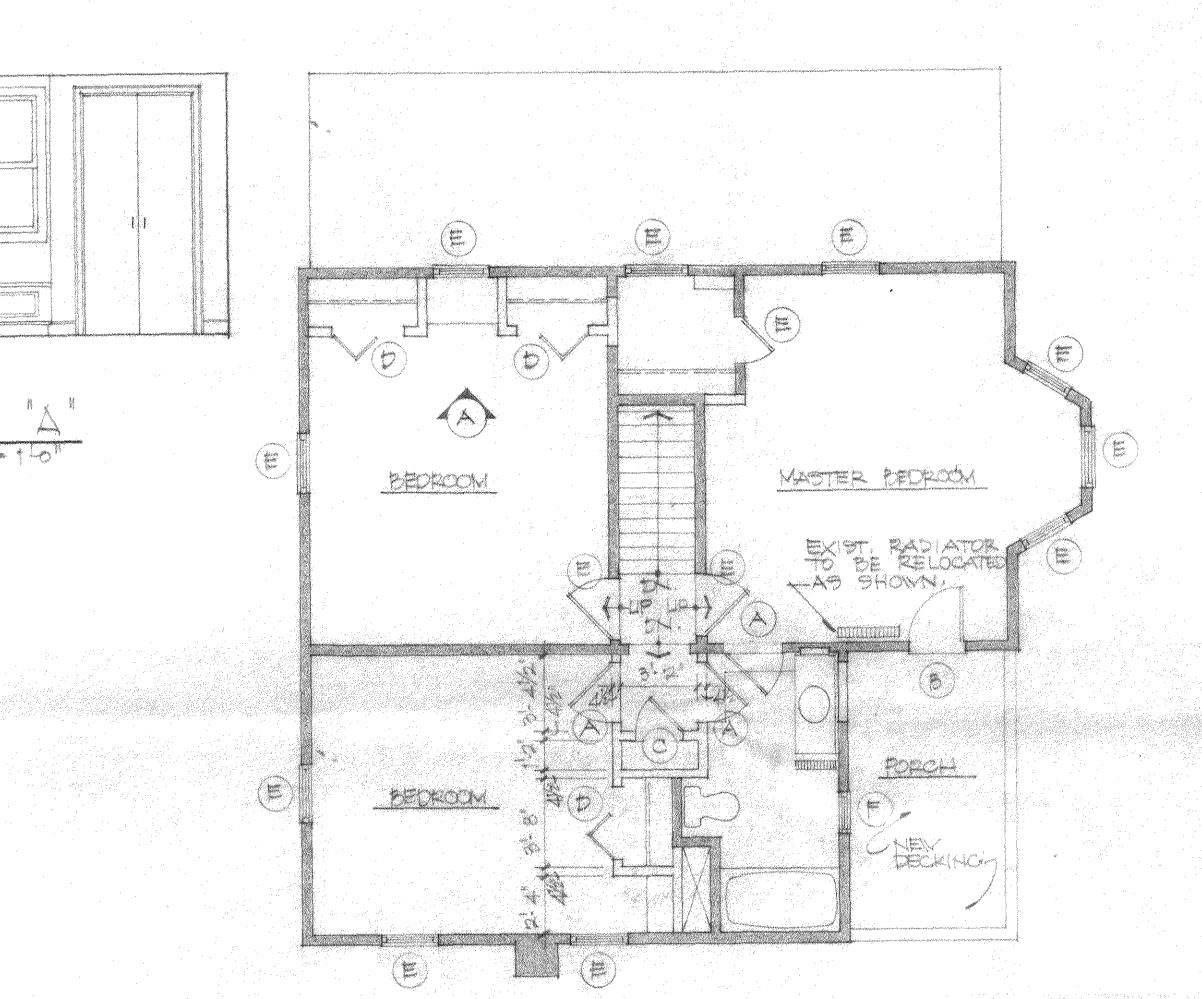












APPROVED

Montgomery County

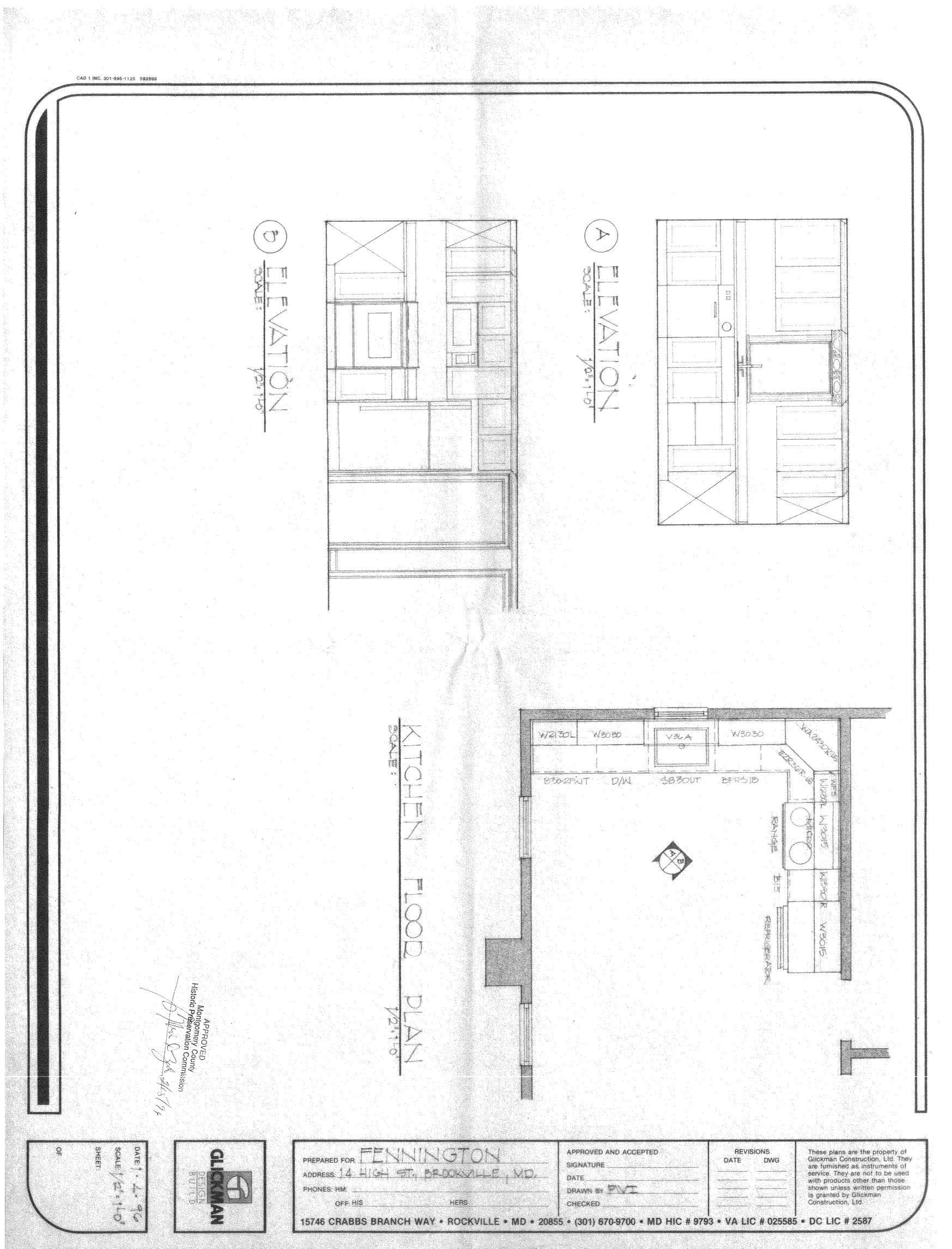
Historic Preservation Commission

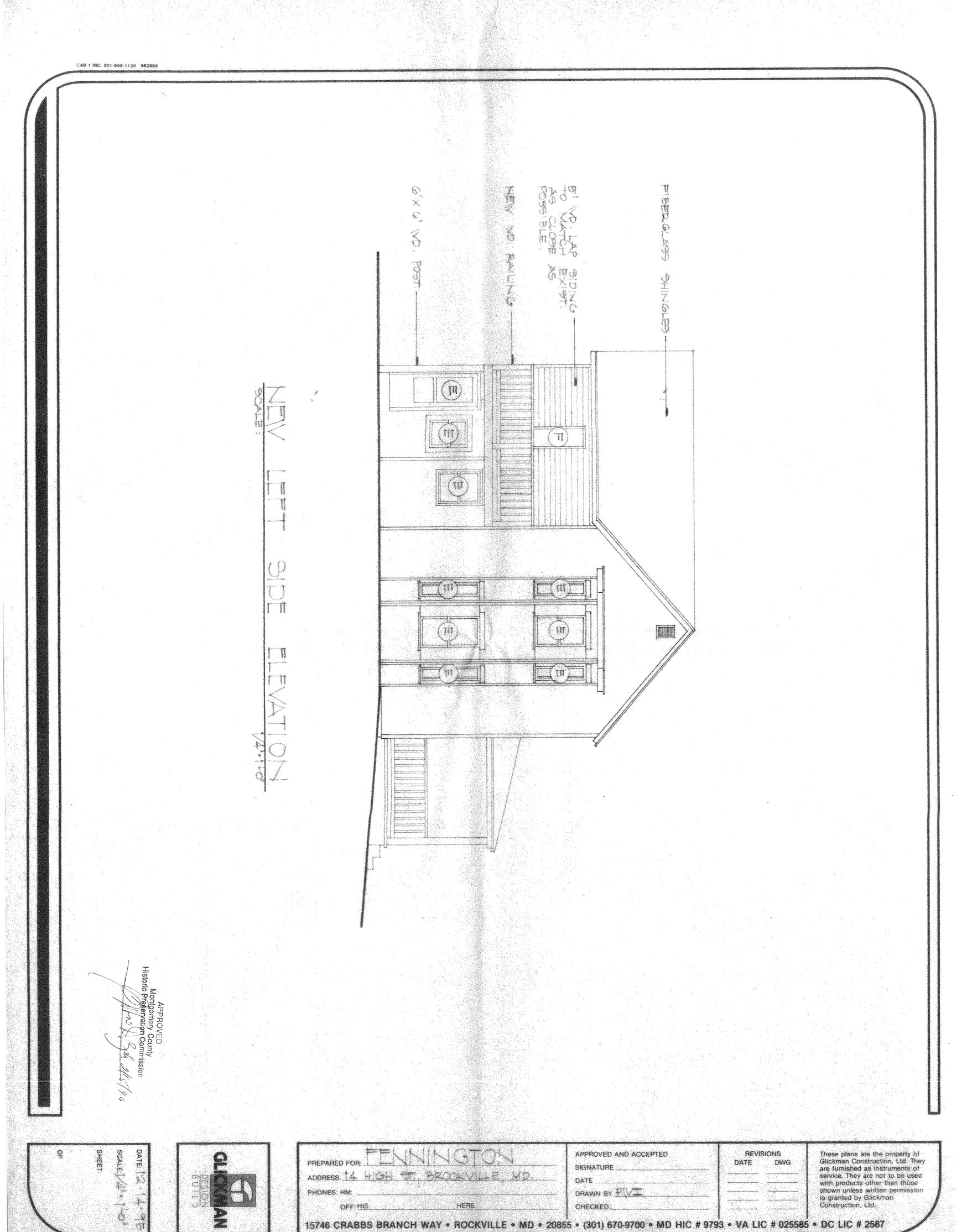
Window and Door Schedule				
Letter	Quantity	Size	Manufacturer	Notes
A.		216 ⁹ × 618 ³	Morgan	Flush, Solid Core Pre-hung, Int. Door
13		2'6" x 6'8"	Morgan	Full Lite, Dbi Insulated, Ext Door
C		2'0" × 6'8"	Morgan	Flush, Solid Core Pre-hung, Int. Door
D		3'0" × 6'8"	Morgan	Flush, Hollow Core Int. Bi-Fold Door
£	Existing	to Remain		
	1	1'10" x 5'9"	Adams Prime	Tilt, Dbl-bung w/ Screens and Temp. Glass
G		2'4" × 6'8"	Morgan	Flush, Solid Core Pre-hang, Int. Door

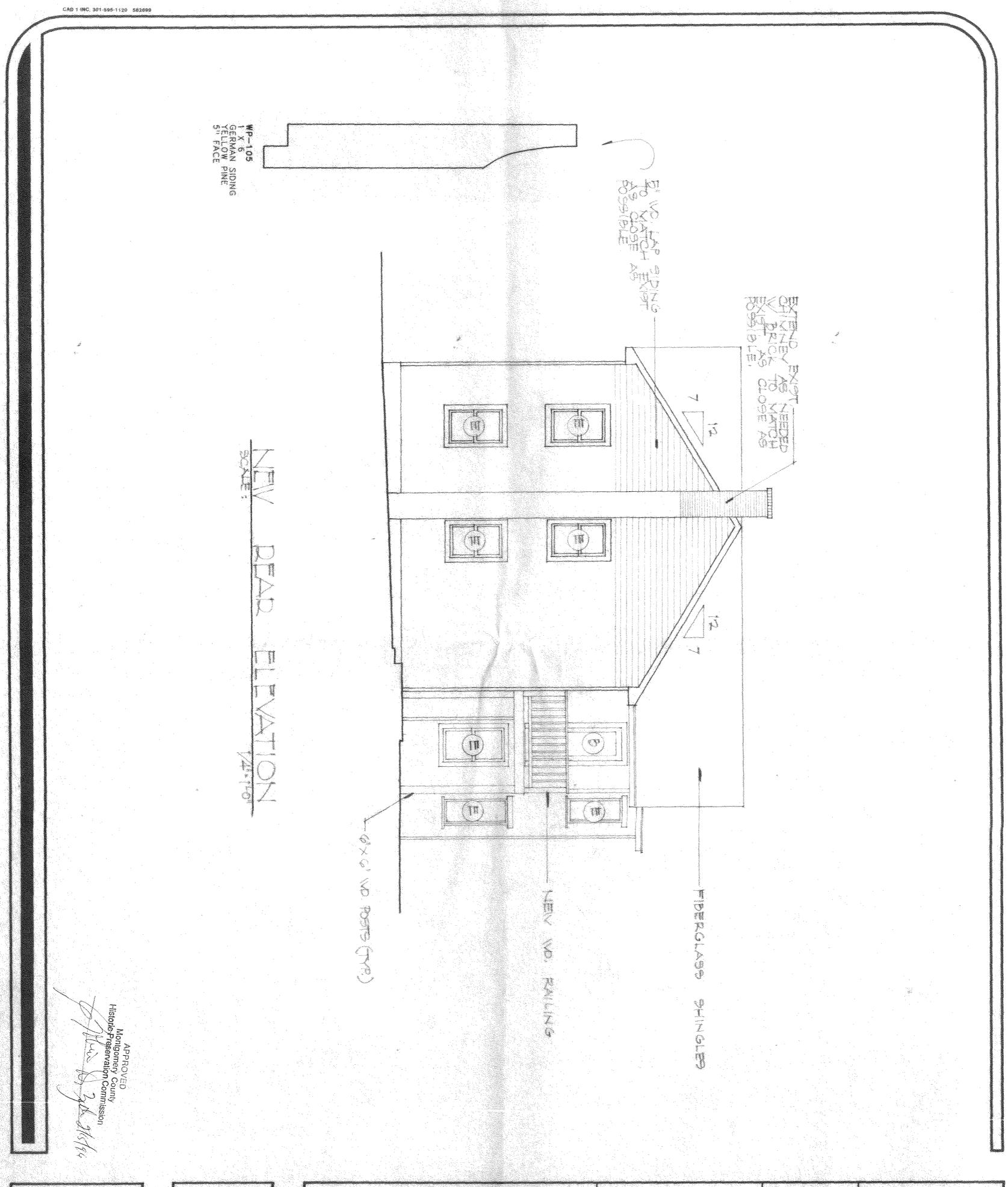


DATE 10 - 12 - 76 SCALE AS DIHONAN SHEET

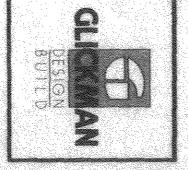
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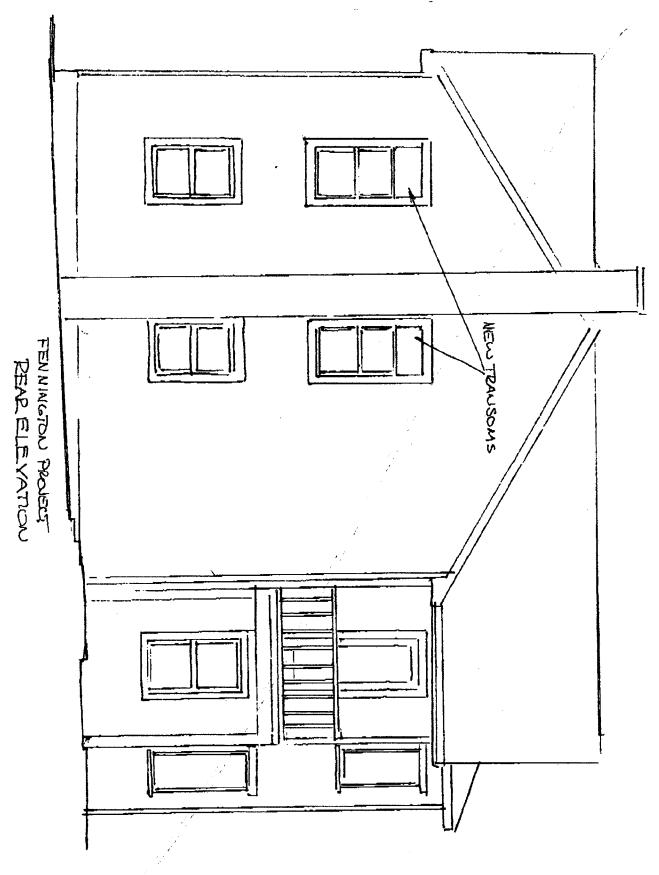


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These plans are the property of Glickman Construction, Ltd. They are furnished as instruments of service. They are not to be used with products other than those shown unless written permission is granted by Glickman Construction, Ltd.

15746 CRABBS BRANCH WAY • ROCKVILLE • MD • 20855 • (301) 670-9700 • MD HIC # 9793 • VA LIC # 025585 • DC LIC # 2587

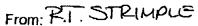


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Glickman Design Build

FAX Transmission



TO: POBIN ZIEK

Company:

Pages (Including this page):



Date: 3/27/96

Time:

FAX#: 495-1307

Message: HERE IS A EKETCH OF THE REAR OF FENUNGTON WITH THE TRANSOMS ADDOD.

IF YOU WEED ANY MURE INFORMATION, PLS

(All ME.

THANKS

KT. Shary

VOICE: 301-670-9700 703-273-5656 FAX: 301-670-9719

15746 Crabbs Branch Way, Rockville, MD 20855