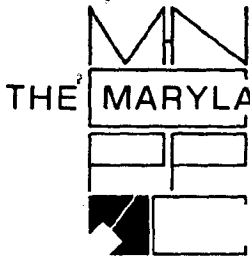


23/65-97D 18 High Street
(Brookeville Historic District)



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

DATE: 7/24/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: Florence Johnson

Address: 18 High St, Brookeville, MD 20833

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: DEPARTMENT OF PERMITTING SERVICE, 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: SELF

Daytime Phone No.:

Tax Account No.: 732077

Name of Property Owner: FLORENCE M. JOHNSTON Daytime Phone No.: 301/774-2568

Address: 18 HIGH Street, Brookeville Md 20833

Contractor: EDWARD GREGG Phone No.: 301-774-7390

Contractor Registration No.: 3707

Agent for Owner: Daytime Phone No.: SELF

LOCATION OF BUILDING/PREMISE

House Number: 18 Street: HIGH

Town/City: BROOKEVILLE Nearest Cross Street: MARKET STREET

Lot: P3 Block: N/A Subdivision: N/A

Liber: 1098 Folio: 183 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 4500

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 [X] WSSC 02 [] Septic 03 [] Other:

2B. Type of water supply: 01 [X] 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.

Signature of owner or authorized agent: Florence M. Johnston Date: June 23, 1997

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: [Signature] Date: 7/24/97

Application/Permit No.: 97062706 Date Filed: Date Issued:

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:

Single family brick & aluminum siding (1 story)
built in 1973 - no historical architectural
deck at rear of house - expansion on the
north side of house - sliding glass door
from dining room to deck

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

Screen in 3/4 of deck - deck has 2 sets of steps
Remove one set - screen door to be installed
see attached material specifications

2. SITE PLAN attached

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 attached

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

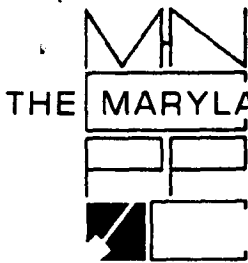
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All 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 attached

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).



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

MEMORANDUM

DATE:

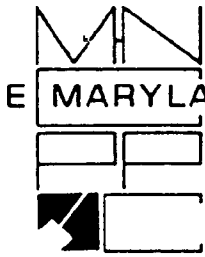
TO: Local Advisory Panel/Town Government

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 7/23/97.
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) 495-4570.



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

DATE: 7/24/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{OPC} 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 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: SELF

Daytime Phone No.: _____

Tax Account No.: 732077

Name of Property Owner: FLORENCE M. JOHNSTON Daytime Phone No.: 301/774-2568

Address: 18 HIGH Street, Brookeville Md 20833
Street Number City State Zip Code

Contractor: EDWARD GREGG Phone No.: 301-774-7390

Contractor Registration No.: 3707

Agent for Owner: _____ Daytime Phone No.: SELF

LOCATION OF BUILDING/PREMISE

House Number: 18 Street: HIGH

Town/City: BROOKEVILLE Nearest Cross Street: MARKET STREET

Lot: P3 Block: N/A Subdivision: N/A

Liber: 1098 Folio: 183 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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 4500

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.

Florence M. Johnston
Signature of owner or authorized agent

June 23, 1997
Date

Approved: _____ For Chairperson, Historic Preservation Commission

5

**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:

Single family brick & aluminum siding (1 story)
built in 1973 - no historical features
deck at rear of house - ramp on the
north side of house - sliding glass door
from dining room to deck

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Remove one set - screen door to be installed
see attached material specifications

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attached

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

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- 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.
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6

MAP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

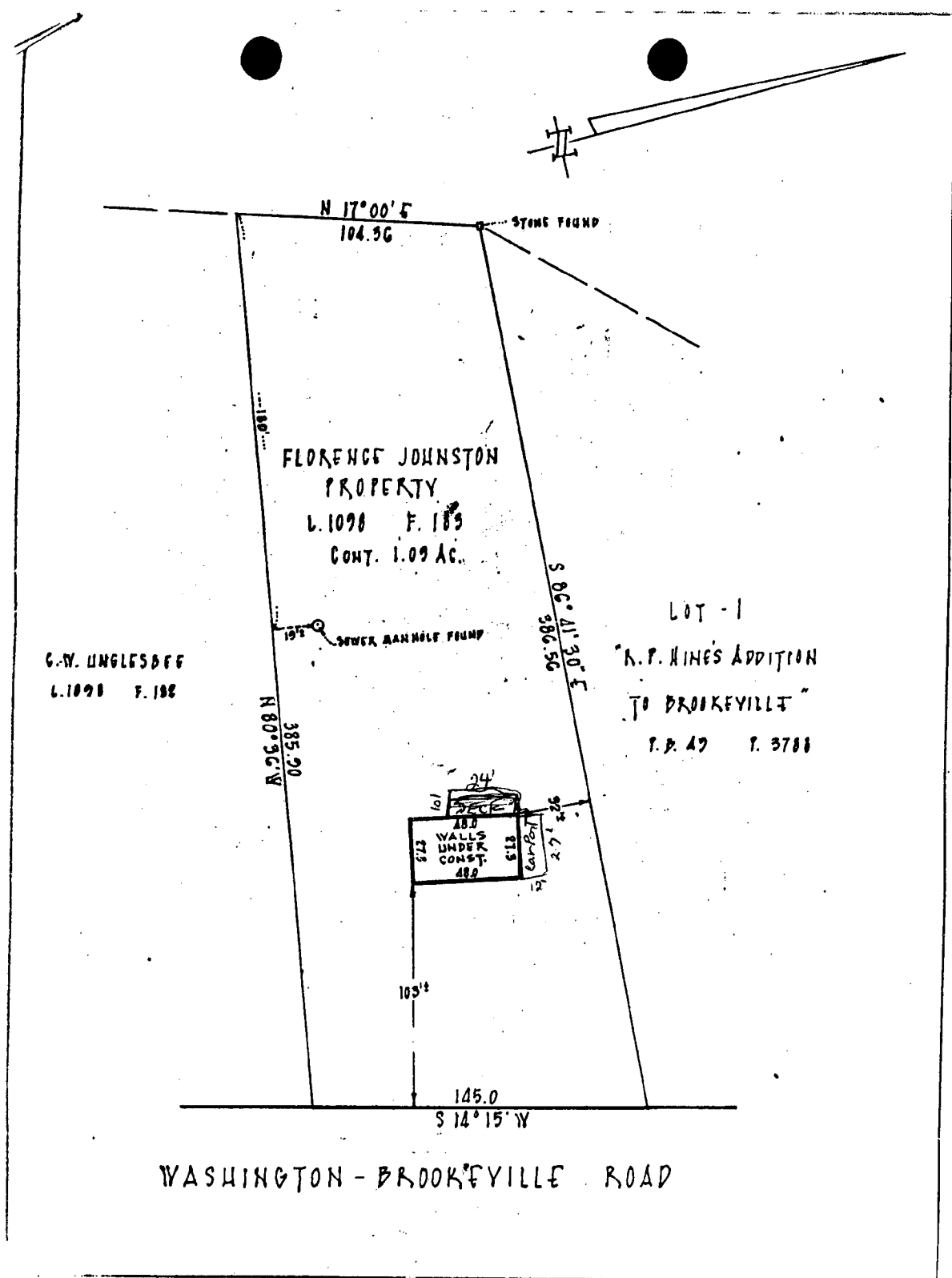
South - Unglesbee, Clyde + Anna
20 High St
Brookeville, Md 20833

NORTH - Fletcher, HARRY + Sandra (owners) Current Renter
16 High St Arlene WATERS
Brookeville, Md 20833

WEST BARTLEY, Buck + Susan
5 Church St
Brookeville, Md 20833

Seibel, Phil + Patricia
3 Church St - P.O. Box 255
Brookeville, Md 20833

EAST Salem United Methodist Church Cemetery



CERTIFICATION I hereby certify that the improvements on the property shown and described hereon were found to be correct.

SURVEYOR'S CERTIFICATE

I certify that I have carefully surveyed the property shown above, described as THE PROPERTY OF FLORENCE JOHNSTON - CONT. 1.09 AC. OLNEY DISTRICT as shown in LIBER 1098 FOLIO 183 one of the land records of ANTHONY County, Maryland, and unless otherwise shown there are no encroachments from adjoining properties and that the existing improvements shown have been carefully established by a transit-tape survey.

JAMES M. FOWLER, JR., Registered Land Surveyor
 Va. #870 Md. #4214

JAMES M. FOWLER, JR.

27 W. JEFFERSON STREET, ROCKVILLE, MD. - PO. 2-2377

Type	VALL CHECK		
Date	SEPT. 12, 1979		
F.B.	YC-19	Page	67
Dr.	J.R.K.	Ckd.	Date 9/19/79
Scale	1" = 50'		
FILE NO.	73-065		



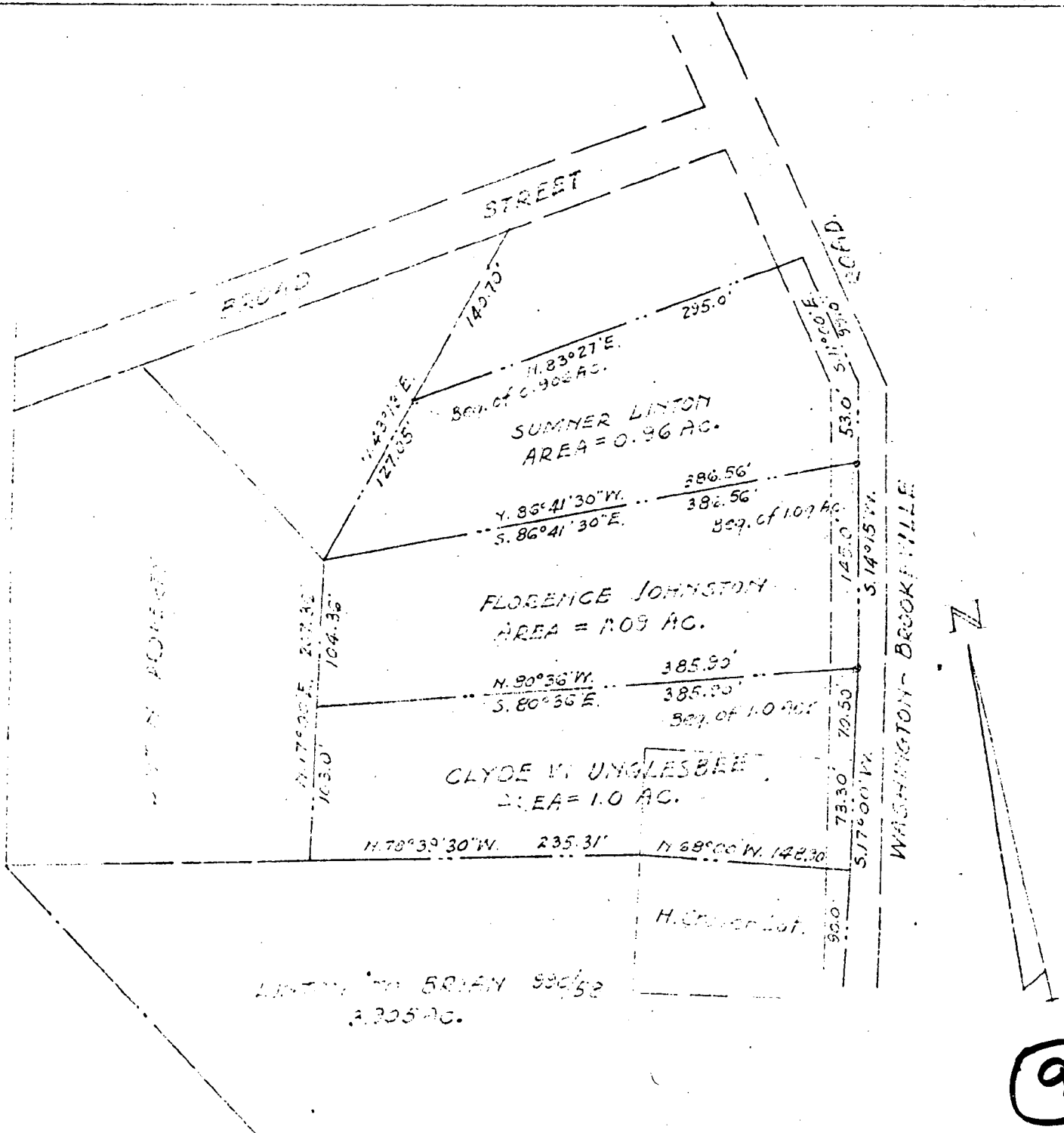
Plat of Survey
 Parts of tracts of land called
 "ADDITION TO BROOKE GROVE" and "THE ORCHARD"
 Olney District Montgomery County, Maryland.

Surveyors Certificate

I hereby certify that the plan shown hereon is correct; that it is part of the same land as conveyed by Thomas S. Orndorff to Henry and Mary Linton by deed dated February 1924 and recorded among the land records of Montgomery County, Maryland in liber 344 at folio 423.

Scale 1" : 100'
 June 27, 1947

R.K. Maddox
 R.K. Maddox County Surveyor
 Court House Rockville, Md.



Labor and material to build screen porch over existing deck with a gable roof and open ceiling.

Remove one set of steps on lower side.

Install 1/2" P T plywood over existing deck.

4 X 4 Posts between aluminum screen panels. Lattice strips over screen joints.

2 X 4 ledge with 2' panel high from bottom of floor.

2 X 8 beams with 2 x 8 collar ties.

1/2" Plyscore sheathing with 15 pd felt.

Fiberglass shingles to match existing as close as possible.

New valley flashing.

Aluminum siding on exterior and in gable to match existing as close as possible.

Cover soffits and fascias to match existing as close as possible.

One 2' 8" X 6' 8" Wood screen door with hardware.

5" White gutters with 2 X 3 downspouts.

All necessary framing and trimming.

Lattice around bottom of existing deck and porch.

Removal of all debris from job site.

~~**No painting, staining, electrical or finished floors in this quote.~~

We will need 2 plot plans and an old copy of a tax bill to get a building permit.

We will do this job in August. Sooner if possible.

Starting Date:

Completion Date:

Retain Yellow Copy For Your Record.

Do not sign this contract if all blanks are not completed D. C. SALESMAN LIC. #

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

10



183 High St.
Brooksville, Md

Residence - Built ¹⁹⁷³ 1973
FLUENCE M. JOHNSTON

11

Ray New - 19 August '86

A mass of dirt to be removed to



be removed to
be removed to



to be removed to
be removed to

(12)

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

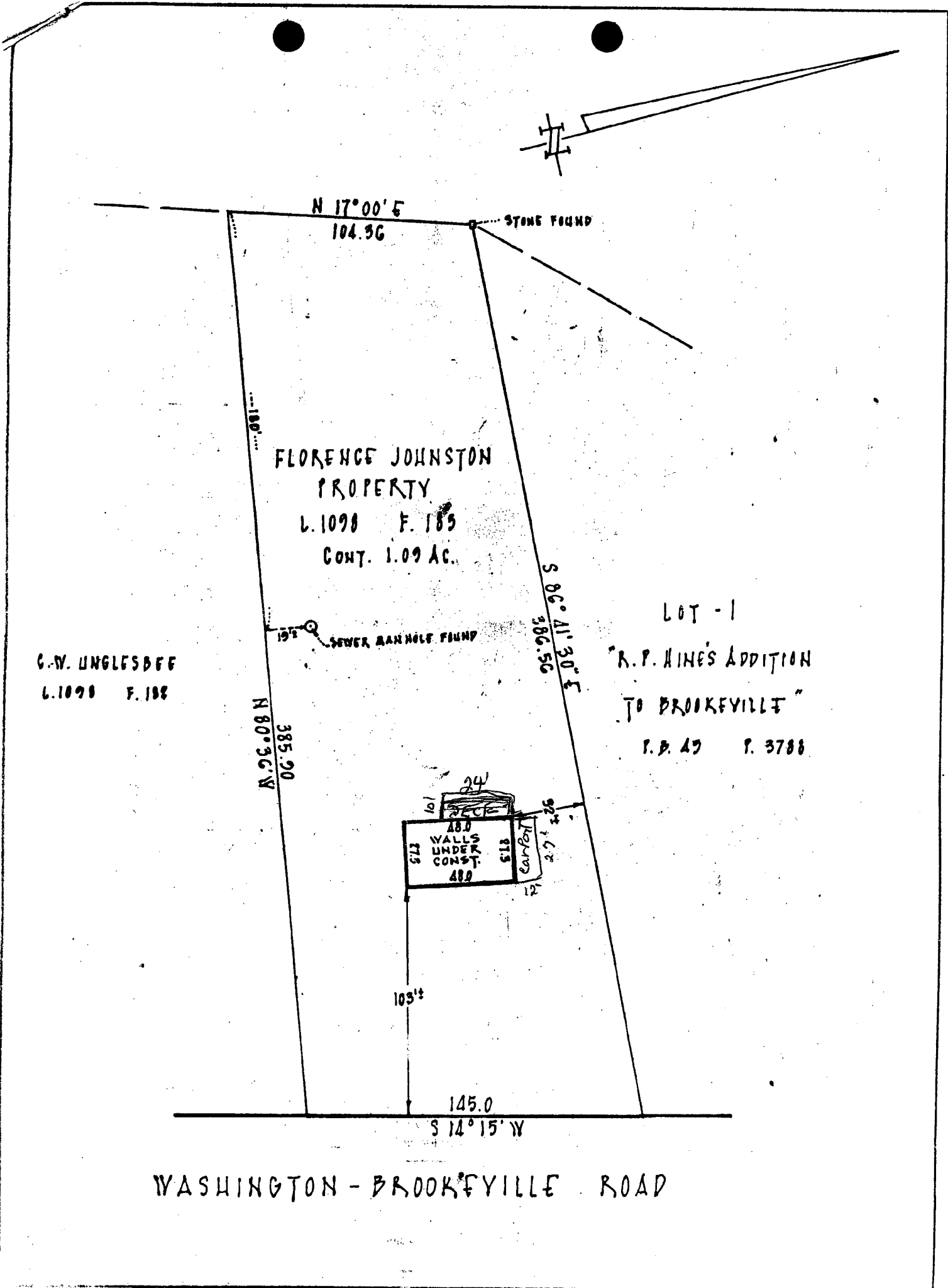
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 Va. #870 Md. #4214

JAMES M. FOWLER, JR.

27 W. JEFFERSON STREET, ROCKVILLE, MD. - PO. 2-2377

Type WALL CHECK

Date SEPT. 12, 1973

F.B. VC-19 Page 67

Dr. J.R.K. Ckd. [Signature] Date 9/19/73

Scale 1" = 50'

FILE NO. 73-065

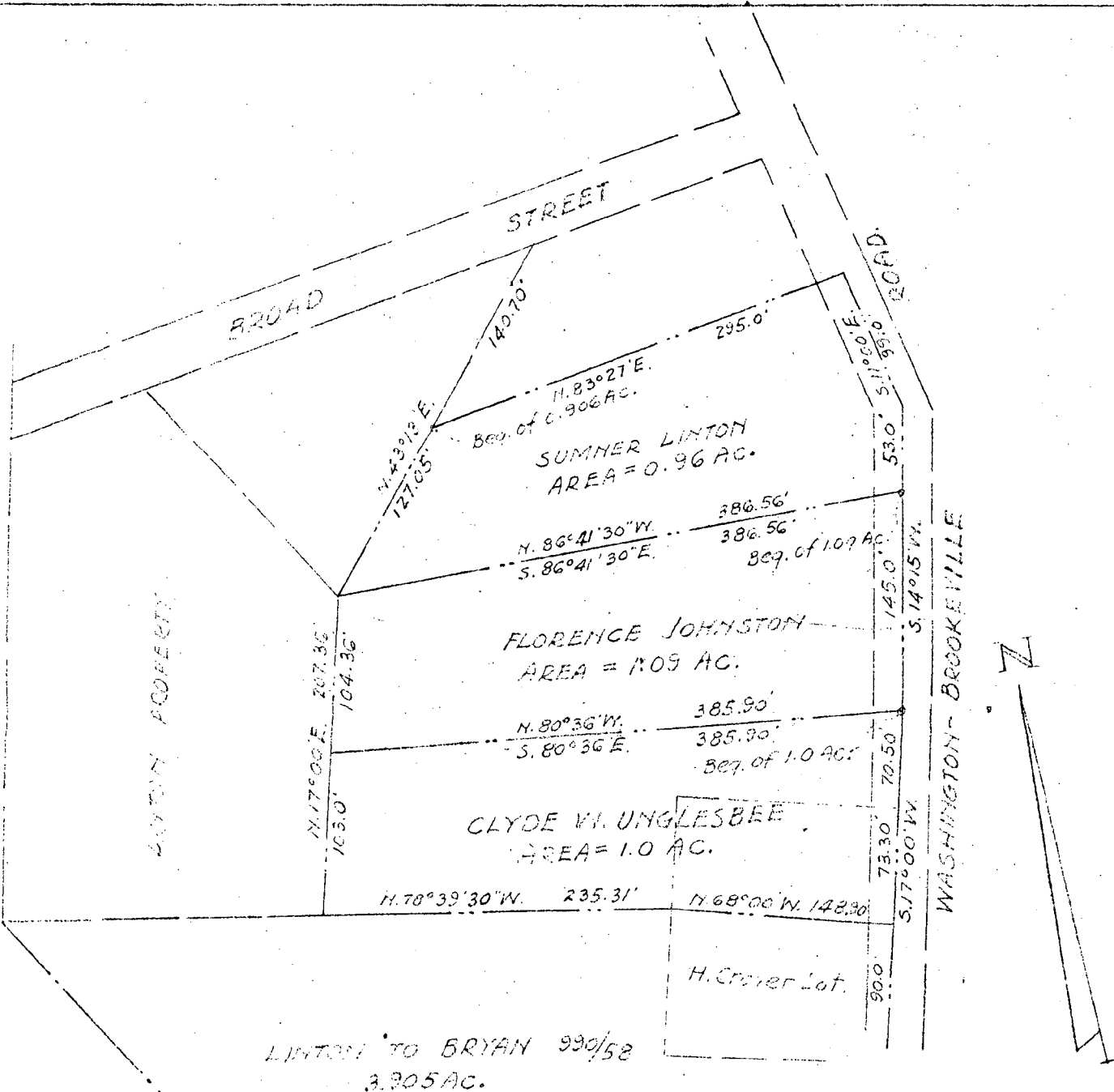
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Signature _____

Date of Acceptance: _____

Signature _____



18 High St.
Brookeville, Md

Residence - Built ¹⁹⁷³ 1973
FLORENCE M. JOHNSTON

Rear View - 17 High St

2 views of deck to be screened in



approximately $\frac{3}{4}$ of
deck to be screened
in.



These steps to be
removed (