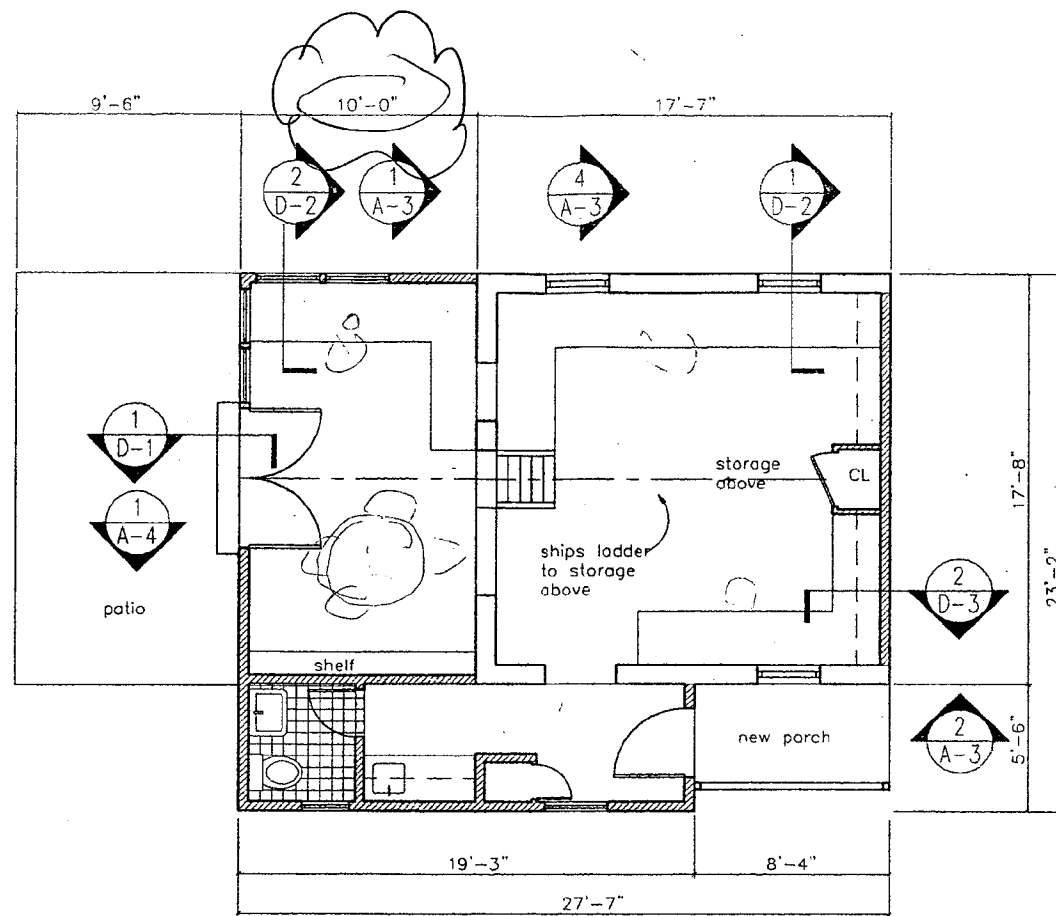
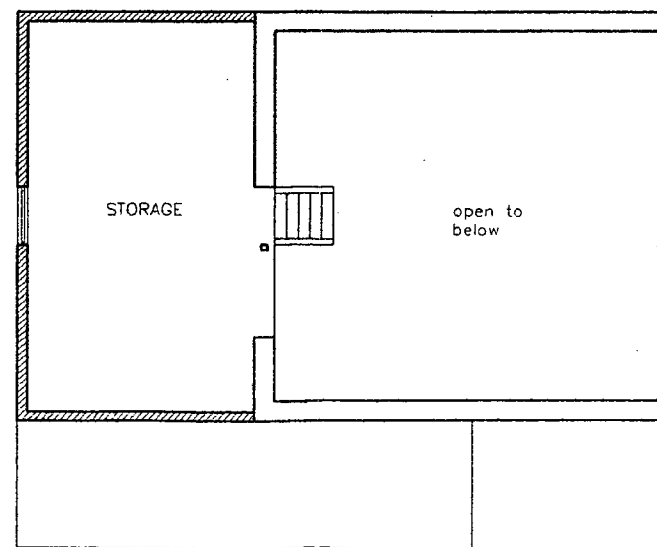


23/65-98D 208 Market Street
(Brookeville Historic District)



1 FIRST FLOOR PLAN
 1/8" = 1'-0"



2 MEZANINE LEVEL PLAN
 1/8" = 1'-0"

 new wall

MICHE BOOZ

ARCHITECT

A-1

208 Market St
 Brookeville
 Maryland 20833
 (301) 774 6911
 fax: 774 1908

Project:

MICHE BOOZ
 STUDIO

208 MARKET STREET
 BROOKEVILLE, MD 20833

Drawings:

FLOOR PLANS

Dates:

APRIL 27, 1999

*changed from 9'6" to 10'
 ref is "raised beam"
 salvaged
 thru the wall
 heat pump?*

MICHE BOOZ

ARCHITECT

A-2

208 Market St
Brookeville
Maryland 20833
(301) 774 6911
fax: 774 1908

Project:

MICHE BOOZ
STUDIO

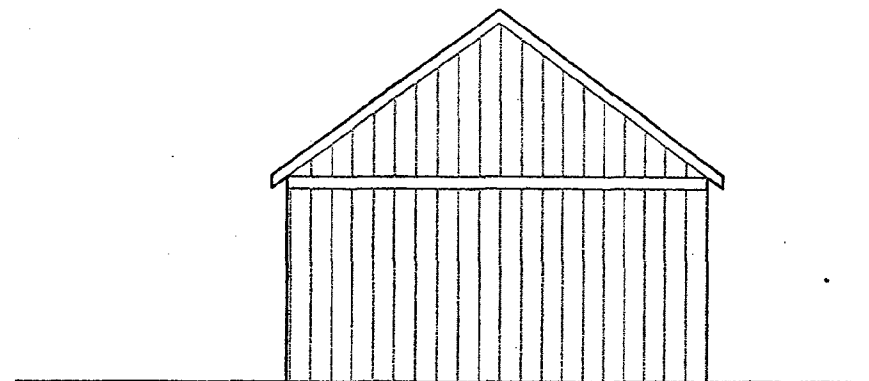
208 MARKET STREET
BROOKEVILLE, MD 20833

Drawings:

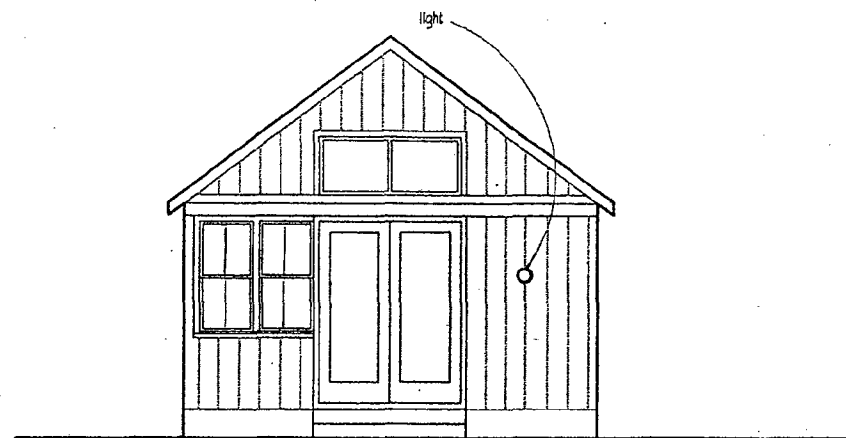
ELEVATIONS

Dates:

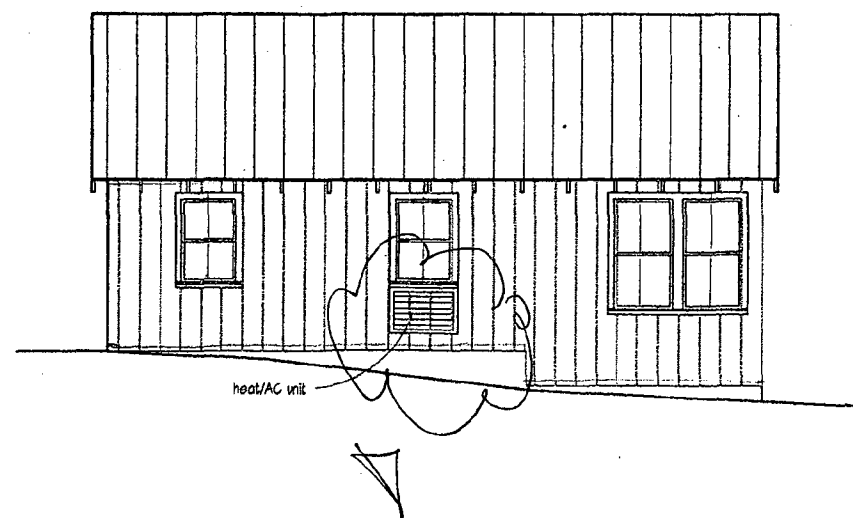
APRIL 27, 1999



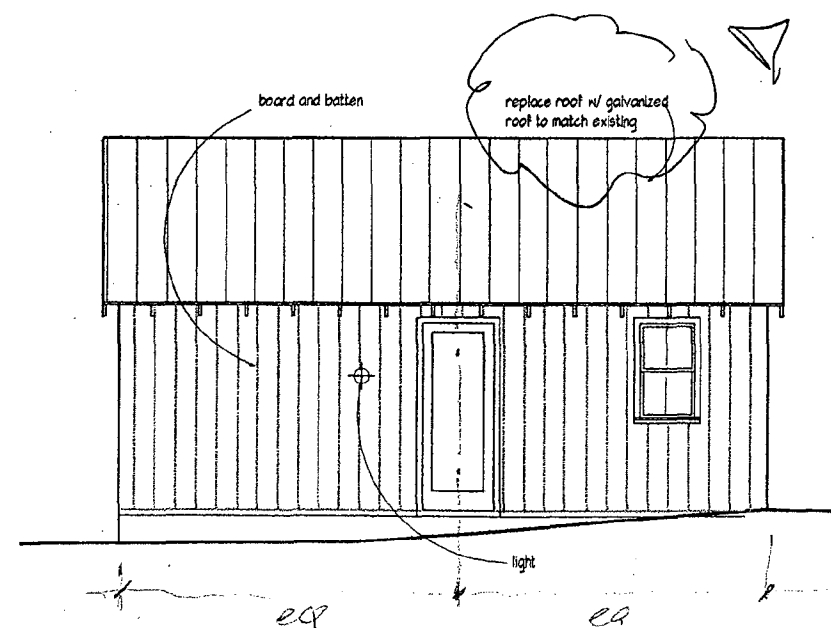
1 PHASE 1 FRONT ELEVATION
A-2 1/8" = 1'-0"



2 PHASE 1 REAR ELEVATION
A-2 1/8" = 1'-0"



3 SIDE ELEVATION
A-2 1/8" = 1'-0"



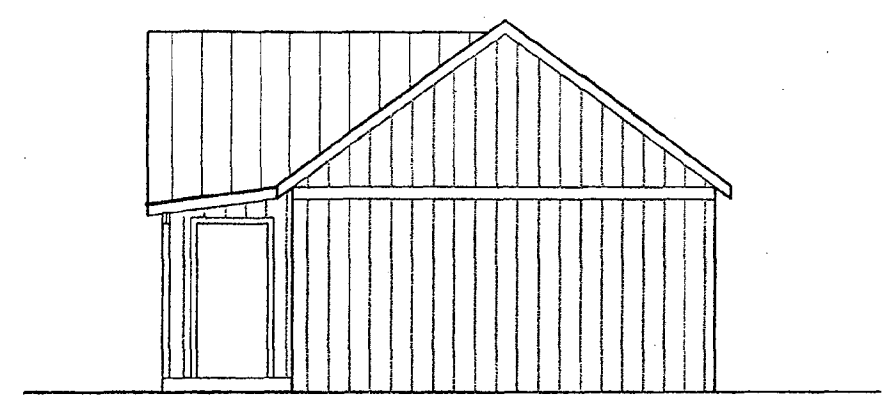
4 PHASE 1 SIDE ELEVATION
A-2 1/8" = 1'-0"

MICHE BOOZ
 ARCHITECT
 A-2a
 208 Market St
 Brookeville
 Maryland 20833
 (301) 774 6911
 fax: 774 1908

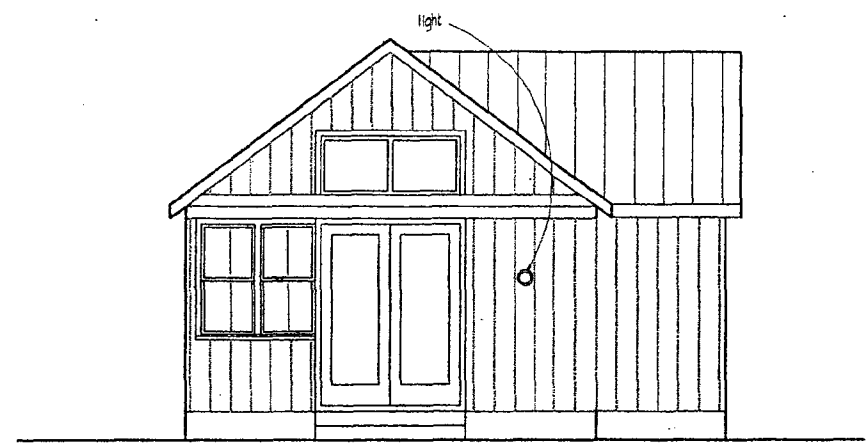
Project:
**MICHE BOOZ
 STUDIO**
 208 MARKET STREET
 BROOKEVILLE, MD 20833

Drawings:
 ELEVATIONS

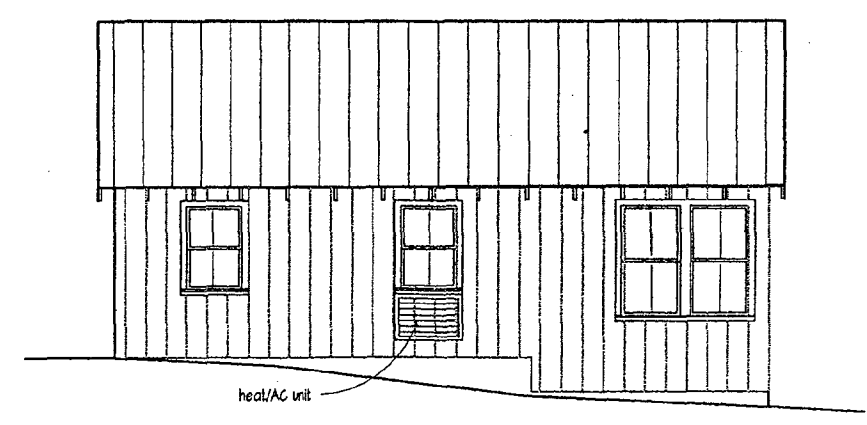
Dates:
 APRIL 27, 1999



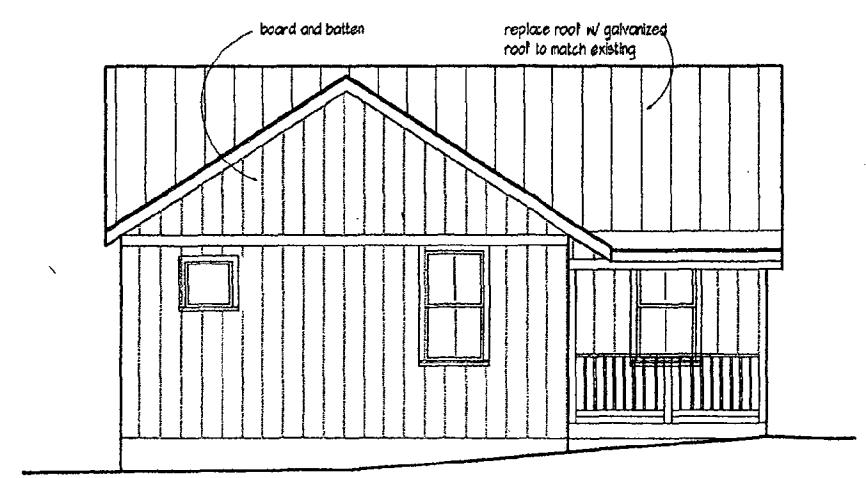
1 FRONT ELEVATION
 A-2 1/8" = 1'-0"



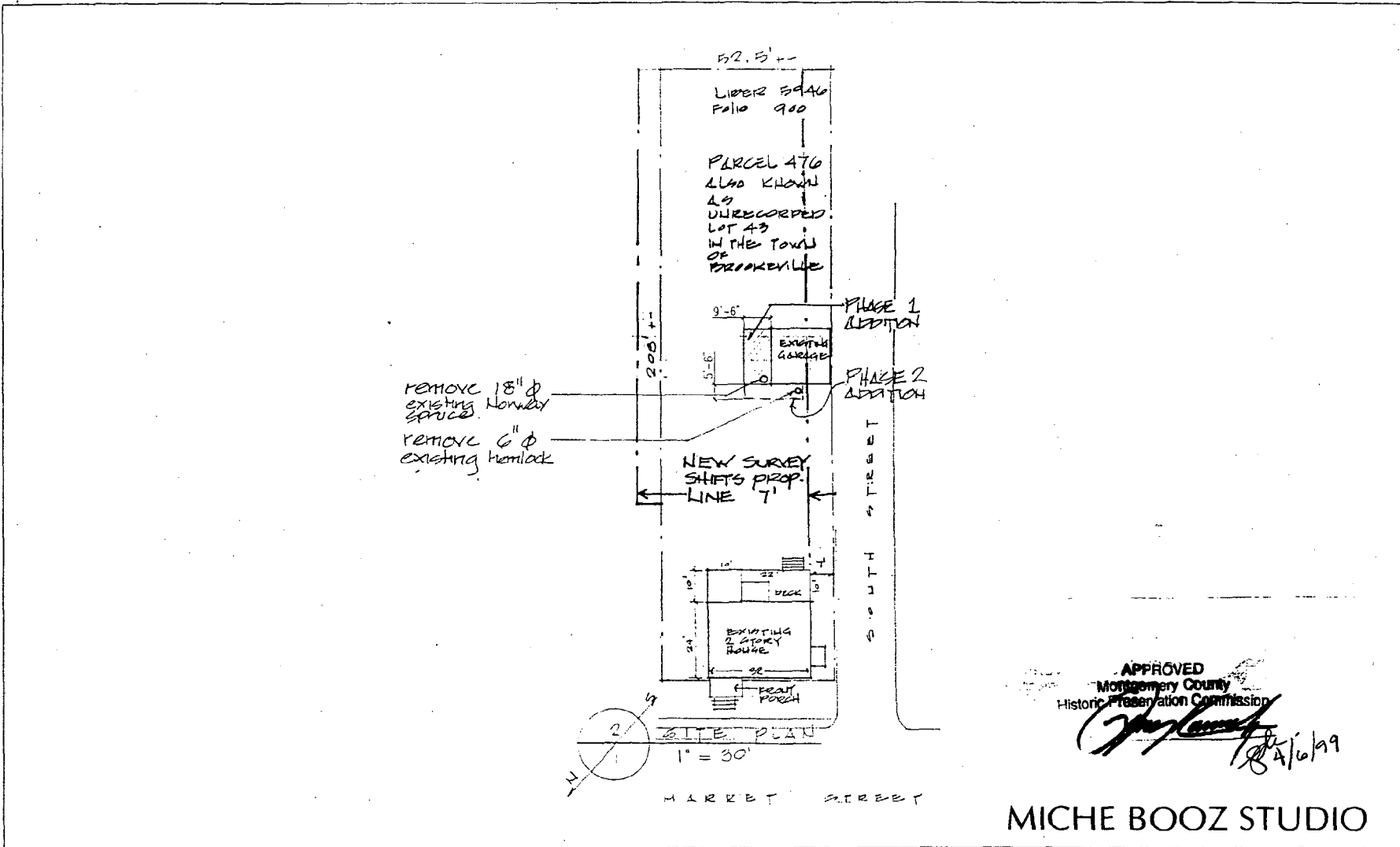
2 REAR ELEVATION
 A-2 1/8" = 1'-0"



3 SIDE ELEVATION
 A-2 1/8" = 1'-0"



4 SIDE ELEVATION
 A-2 1/8" = 1'-0"



MICHE BOOZ

ARCHITECT
 CS
 208 Market St
 Brookeville
 Maryland 20833
 (301) 774 6911
 Fax: 774 1908

Drawings:
 Cover
 Site Plan

Consultants:

- Index of Drawings:
- CS. Cover Sheet & Site Plan
 - A-1. First Floor Plans
 - A-2. Elevations
 - A-3. Sections
 - D-1. Detail
 - D-2. Details
 - D-3. Details
 - S-1. Structural Plans
 - X-1. Existing Drawings

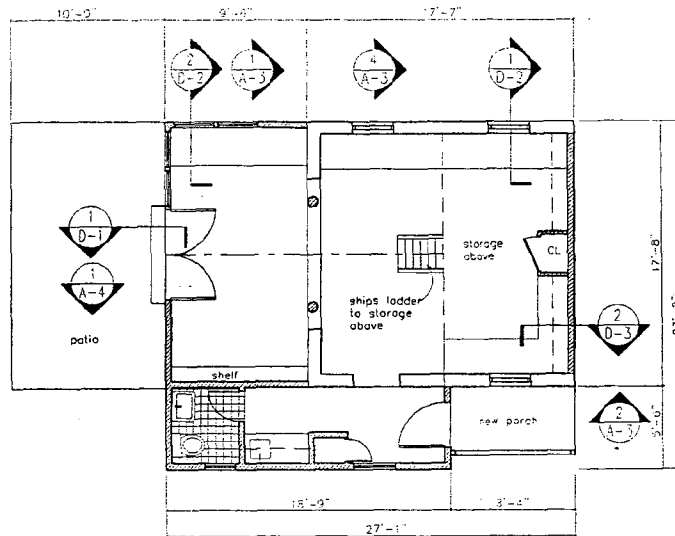
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 2/4/09

MICHE BOOZ STUDIO

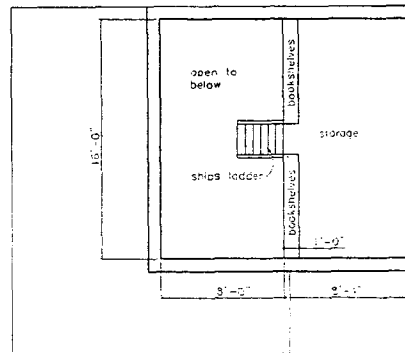
EA Cambler
 BV Town Commission
 3/31/09

208 MARKET STREET - BROOKEVILLE - MARYLAND 20833

FEBRUARY 3, 1999



1 FIRST FLOOR PLAN
A-1 1/8" = 1'-0"



2 MEZANINE LEVEL PLAN
A-1 1/8" = 1'-0"

 new wall

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
8/16/99

MICHE BOOZ

ARCHITECT

A-1

208 Market St
Brookville
Maryland 20833
(301) 774-6911
fax: 774-1908

Project:

MICHE BOOZ
STUDIO

208 MARKET STREET
BROOKVILLE, MD 20833

Drawings:

FLOOR PLANS

Dates:

FEBRUARY 3, 1999

MICHE BOOZ
ARCHITECT

A-2

208 Market St
Brookville
Maryland 20833
(301) 774-6911
fax: 774-1908

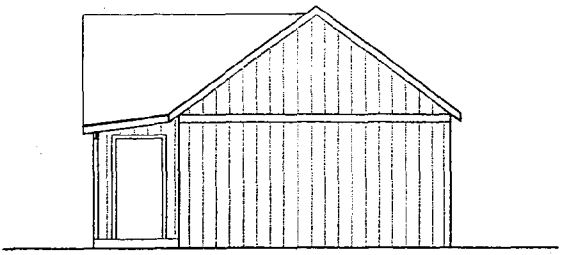
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MICHE BOOZ
STUDIO

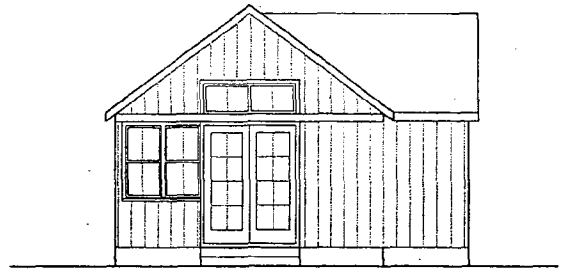
208 MARKET STREET
BROOKVILLE, MD 20833

Drawings:
ELEVATIONS

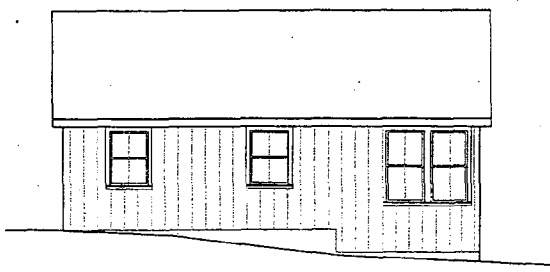
Dates:
JANUARY 5, 1999



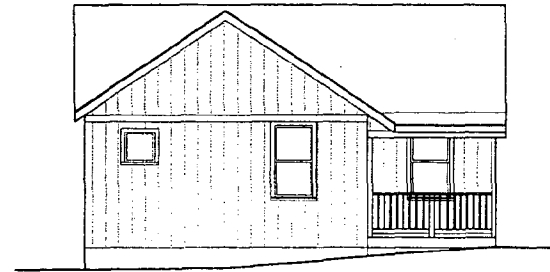
1 FRONT ELEVATION
A-2 1/8" = 1'-0"



2 REAR ELEVATION
A-2 1/8" = 1'-0"



3 SIDE ELEVATION
A-2 1/8" = 1'-0"



4 SIDE ELEVATION
A-2 1/8" = 1'-0"

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Preservation Commission
[Signature]
2/16/99

MICHE BOOZ
ARCHITECT

A-3

208 Market St
Brookville
Maryland 20833
(301) 774-5914
fax: 774-1908

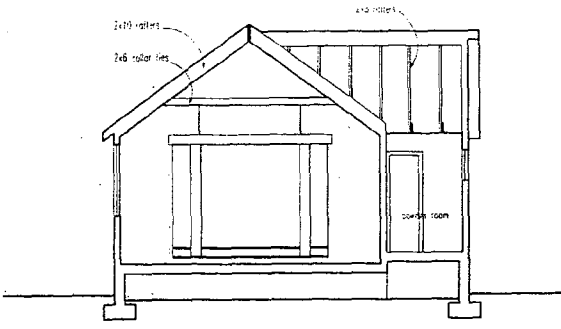
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MICHE BOOZ
STUDIO

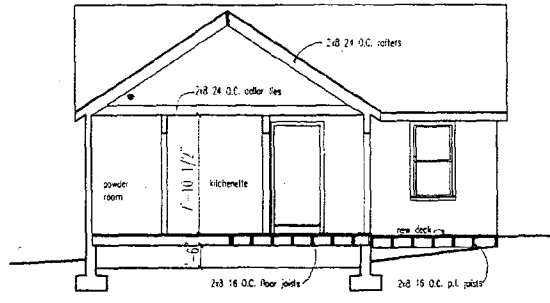
208 MARKET STREET
BROOKVILLE, MD 20833

Drawings:
SECTIONS

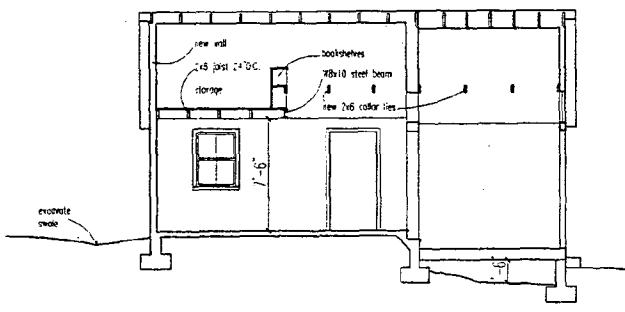
Date:
JANUARY 5, 1999



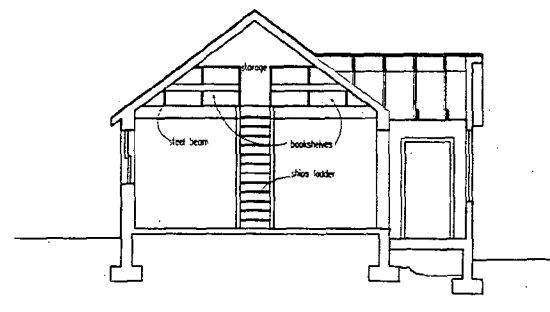
1 SECTION
A-3 1/8" = 1'-0"



2 SECTION
A-3 1/8" = 1'-0"

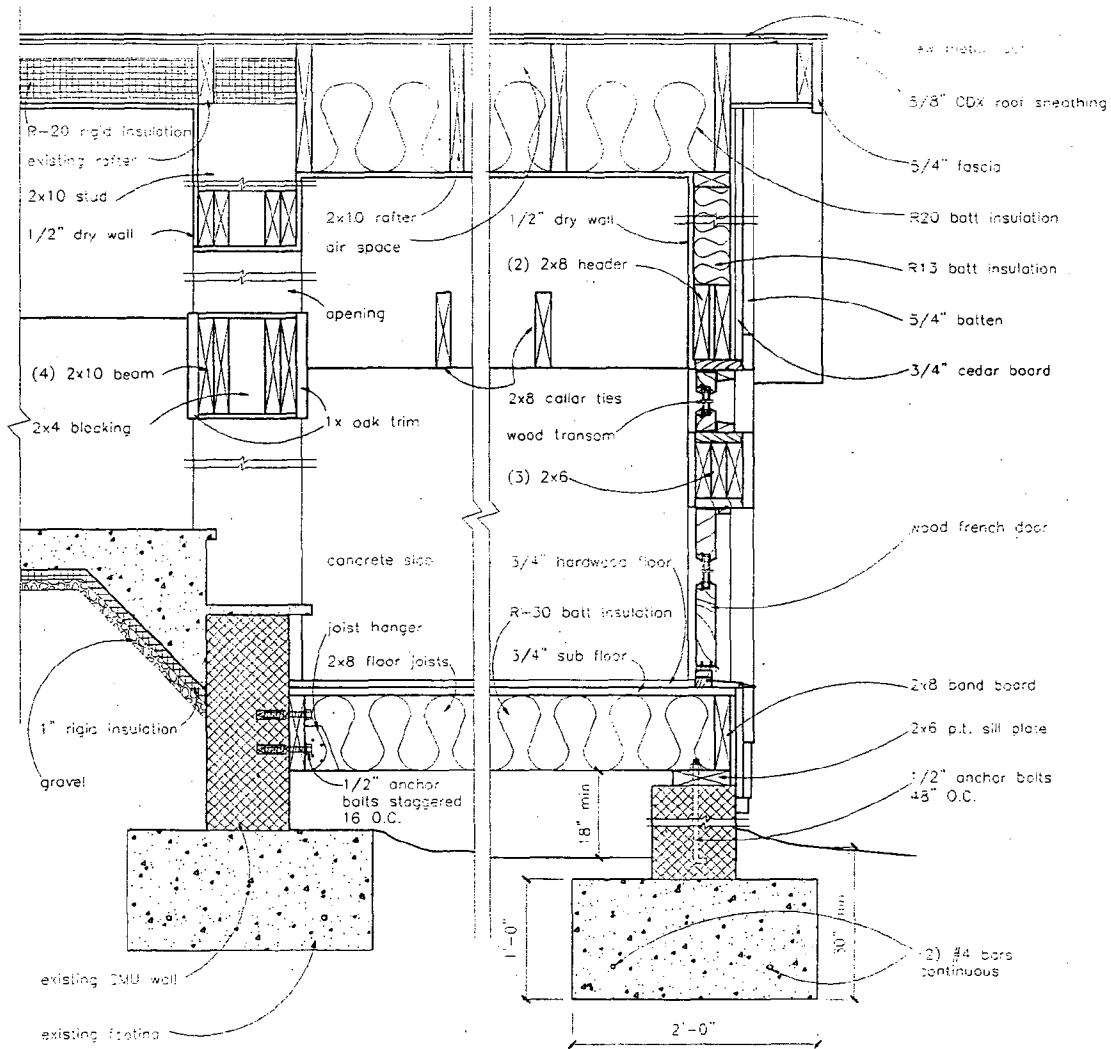


3 SECTION
A-3 1/8" = 1'-0"



4 SECTION
A-3 1/8" = 1'-0"

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Preservation Commission
[Signature]
2/16/99



1 DETAIL
 D-1 1" = 1'-0"

MICHE BOOZ
 ARCHITECT

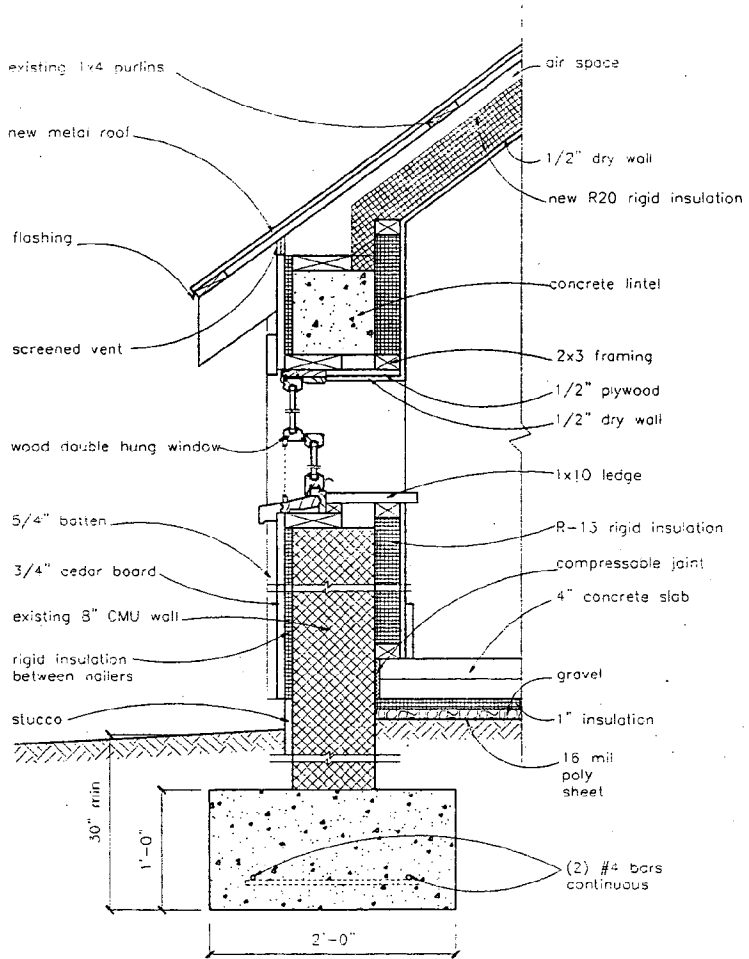
D-1
 208 Market St
 Brooklyn, Maryland 20833
 (301) 774-6911
 fax: 774-1908

Project:
**MICHE BOOZ
 STUDIO**
 208 MARKET STREET
 BROOKVILLE, MD 20833

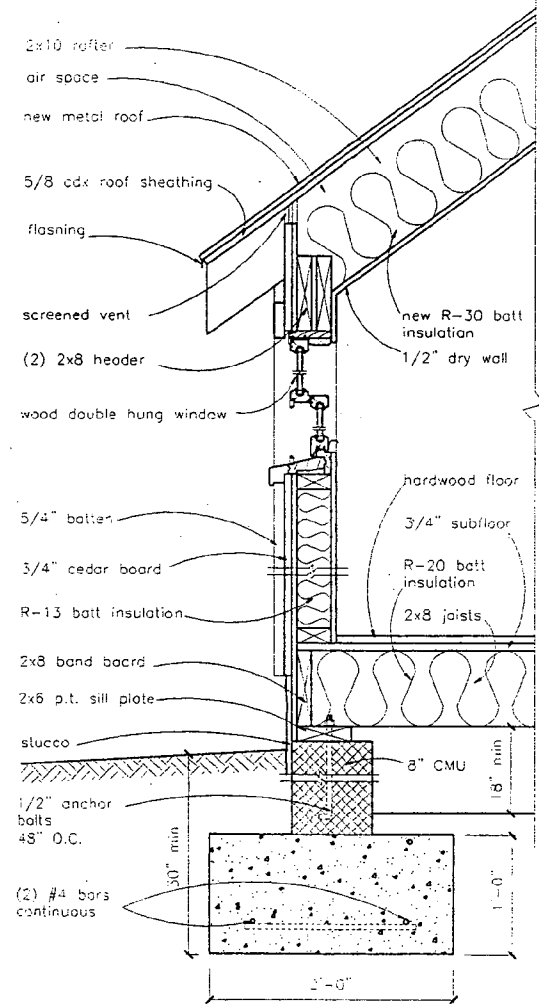
Drawings:
 DETAIL

Date:
 JANUARY 5, 1999

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 Historic Preservation Commission
[Signature]
 2/16/99



1
D-2
DETAIL
1" = 1'-0"



2
D-2
DETAIL
1" = 1'-0"

MICHE BOOZ
ARCHITECT
D-2
208 Market St
Brookville
Montgomery 20833
(301) 774-6911
fax: 774-1908

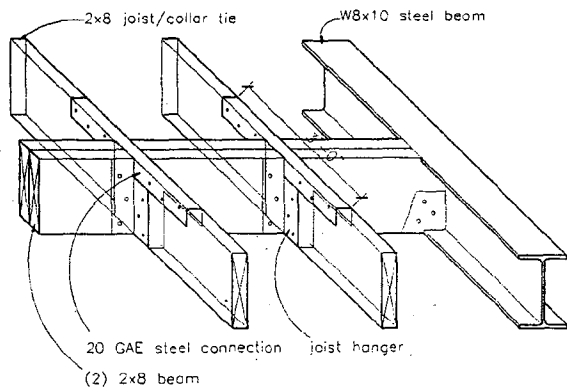
Project:
MICHE BOOZ
STUDIO
208 MARKET STREET
BROOKVILLE, MD 20833

Drawings:
DETAILS

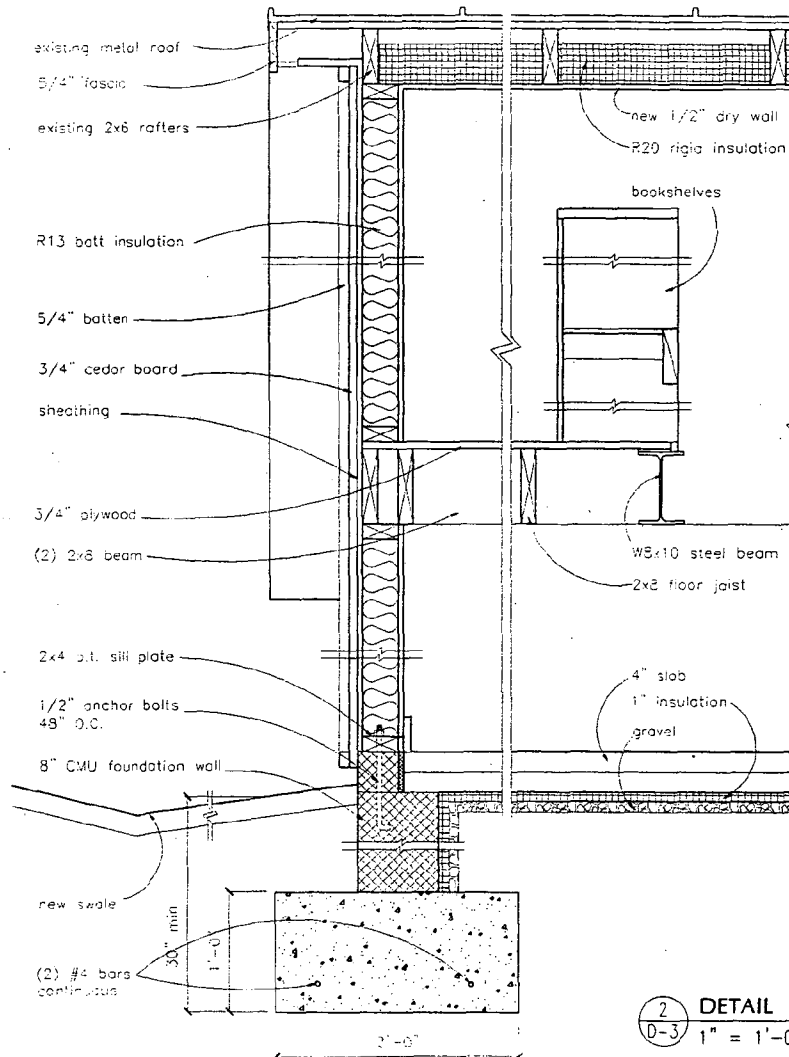
Date:
JANUARY 5, 1999

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Historic Preservation Commission

[Signature]
#16 9/9



1
D-3
DETAIL
1" = 1'-0"

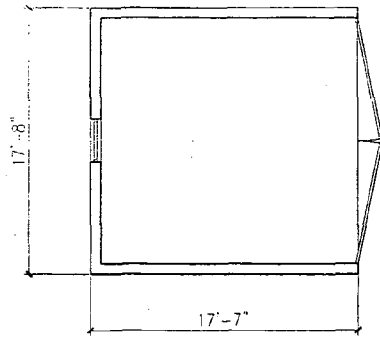


2
D-3
DETAIL
1" = 1'-0"

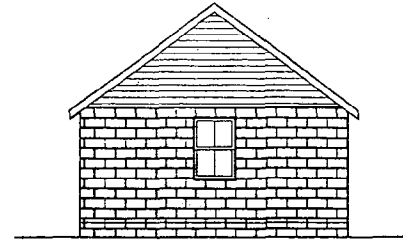
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Historic Preservation Commission

[Signature]
4/6/99

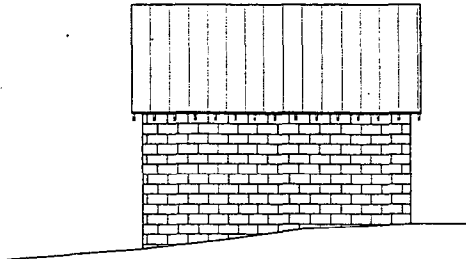
MICHE BOOZ ARCHITECT	
D-3	208 Market St Brookville Maryland 20833 (301) 774-5911 fax: 774-1908
Project: MICHE BOOZ STUDIO 208 MARKET STREET BROOKVILLE, MD 20833	
Drawings: DETAILS	
Dates: JANUARY 5, 1999	



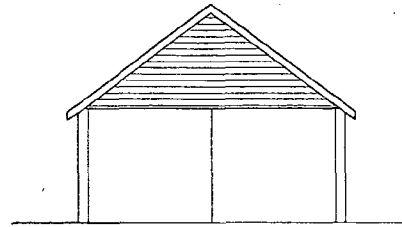
1 EXISTING FLOOR PLAN
 X-1 1/8" = 1'-0"



2 EAST ELEVATION
 X-1 1/8" = 1'-0"



3 NORTH ELEVATION
 X-1 1/8" = 1'-0"



4 SOUTH STREET ELEVATION
 X-1 1/8" = 1'-0"

MICHE BOOZ

ARCHITECT

X-1

208 Market St
 Brookeville
 Maryland 20833
 (301) 774-5911
 fax: 774-1906

Project:

MICHE BOOZ
 STUDIO

208 MARKET STREET
 BROOKEVILLE, MD 20833

Drawings:

EXISTING DRAWINGS

Dates:

FEBRUARY 3, 1999

APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten signature]
 2/17/99

MICHE BOOZ

ARCHITECT

CS

208 Market St
Brookville
Maryland 20833
(301)774 6911
fax: 774 1908

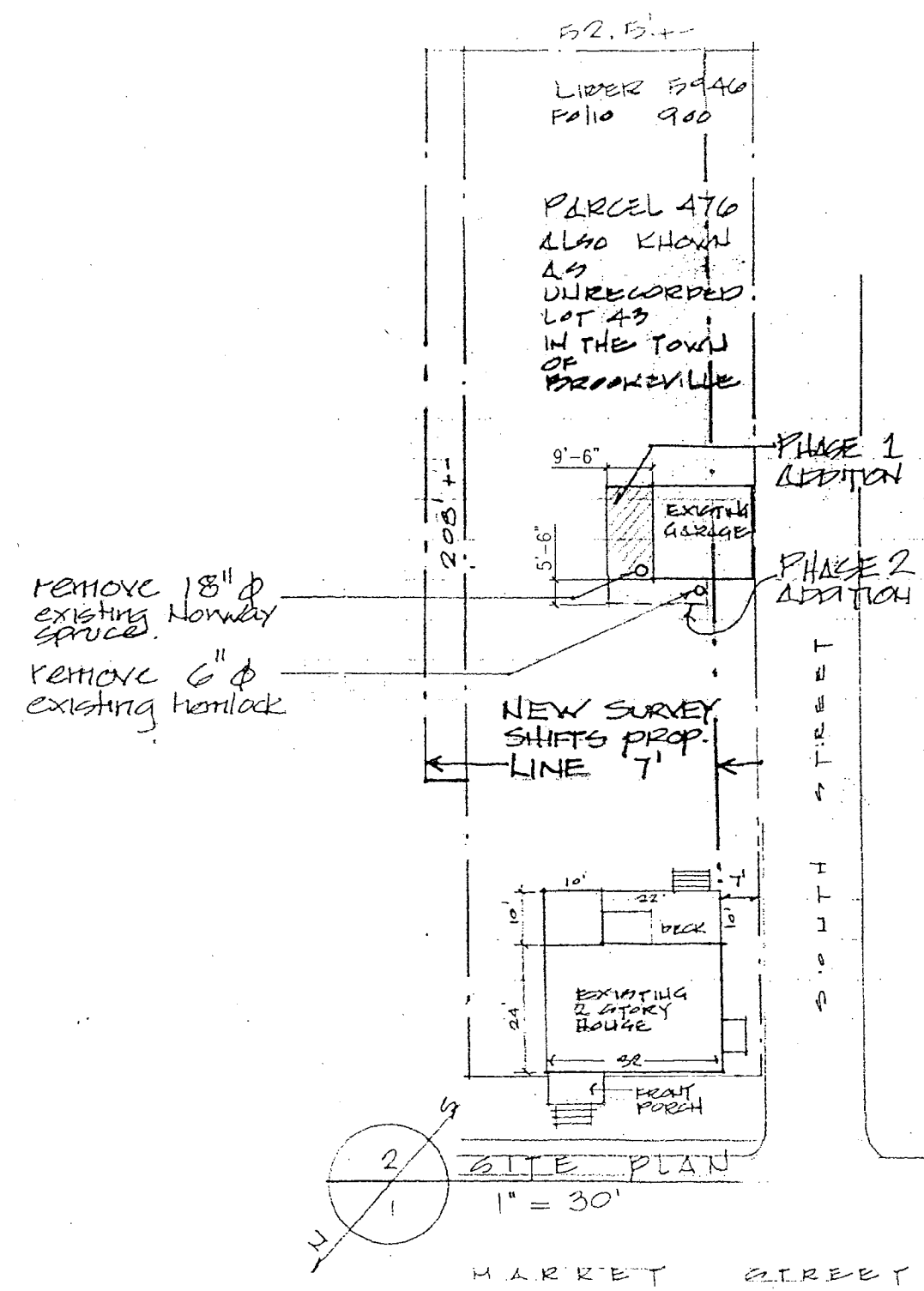
Drawings:

Cover
Site Plan

Consultants:

Index of Drawings:

- CS. Cover Sheet & Site Plan
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- D-2. Details
- D-3. Details
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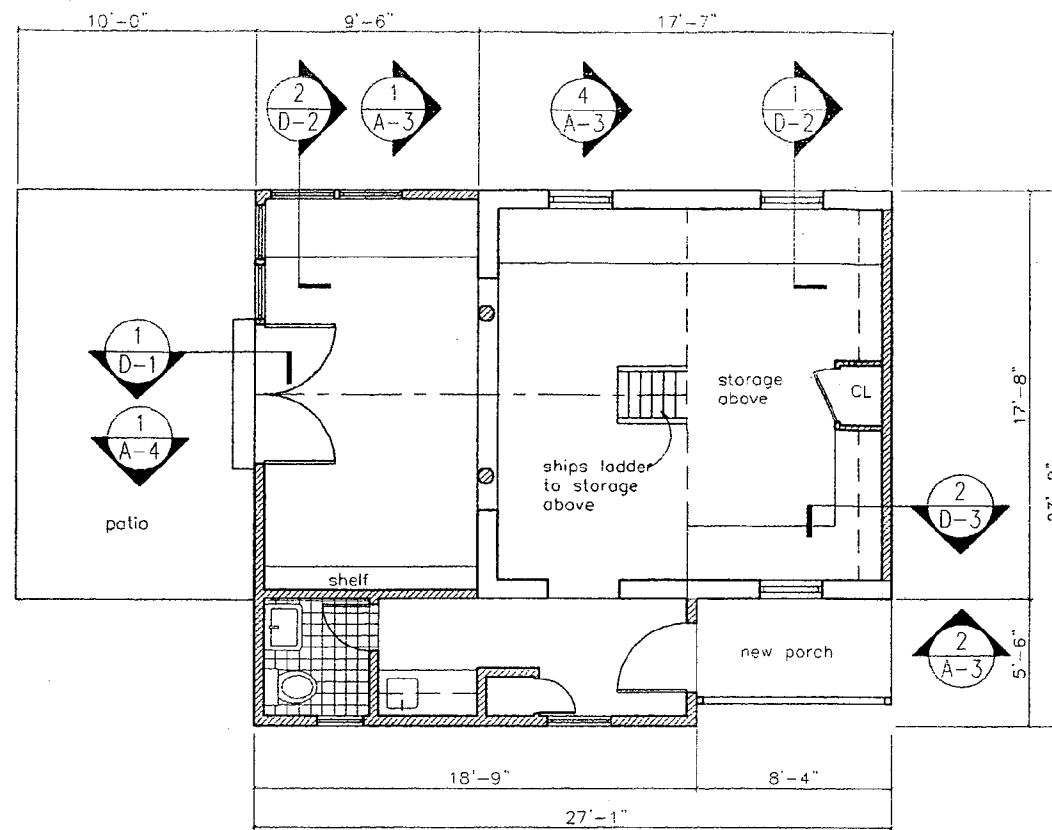


MICHE BOOZ STUDIO

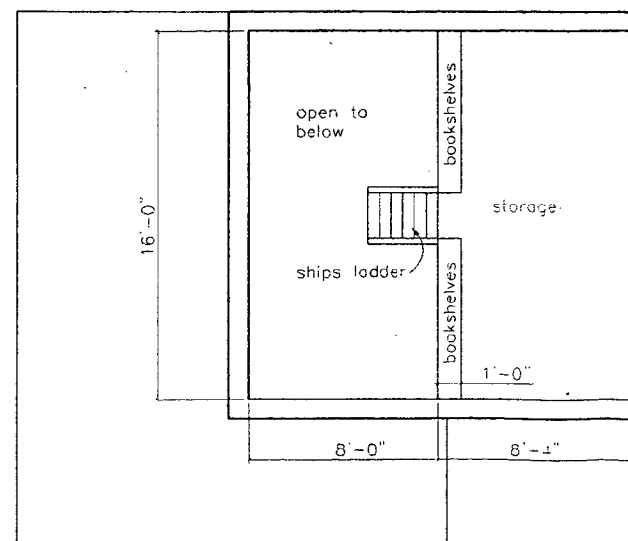
208 MARKET STREET - BROOKEVILLE - MARYLAND 20833

FEBRUARY 3, 1999

EA Conacher
for Town Commission
3/31/94



1 FIRST FLOOR PLAN
 A-1 1/8" = 1'-0"



2 MEZANINE LEVEL PLAN
 A-1 1/8" = 1'-0"

 new wall

MICHE BOOZ
 ARCHITECT
 A-1
 208 Market St
 Brookeville
 Maryland 20833
 (301) 774 6911
 fax: 774 1908

Project:
MICHE BOOZ
STUDIO
 208 MARKET STREET
 BROOKEVILLE, MD 20833

Drawings:
 FLOOR PLANS

Dates:
 FEBRUARY 3, 1999

MICHE BOOZ

ARCHITECT

A-2

208 Market SE
Brookville
Maryland 20833
(301) 774 6911
fax: 774 1908

Project:

MICHE BOOZ
STUDIO

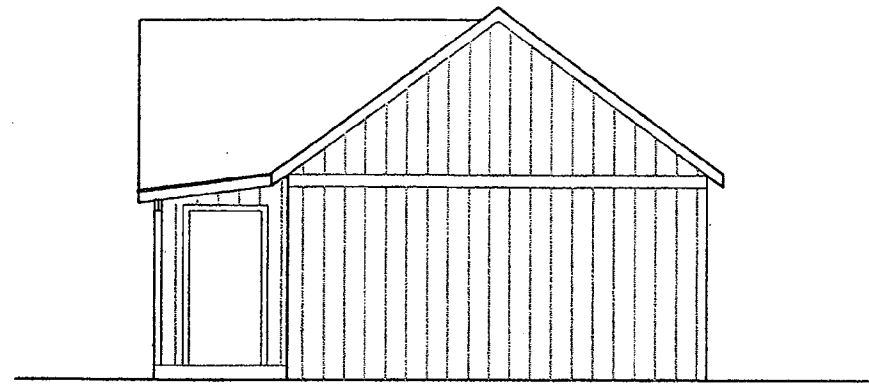
208 MARKET STREET
BROOKEVILLE, MD 20833

Drawings:

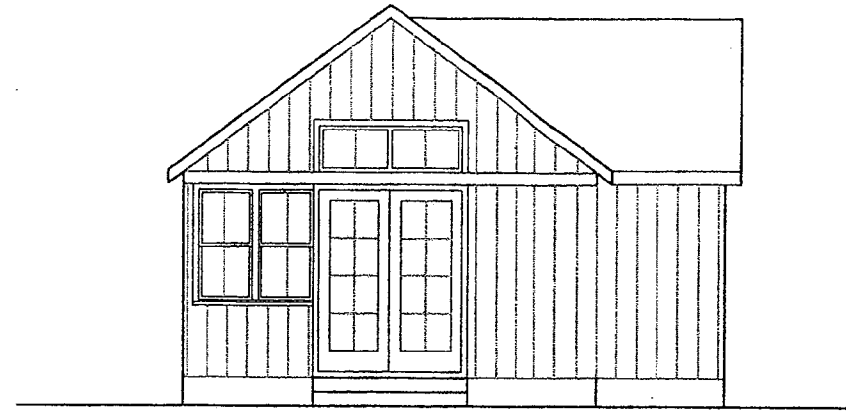
ELEVATIONS

Dates:

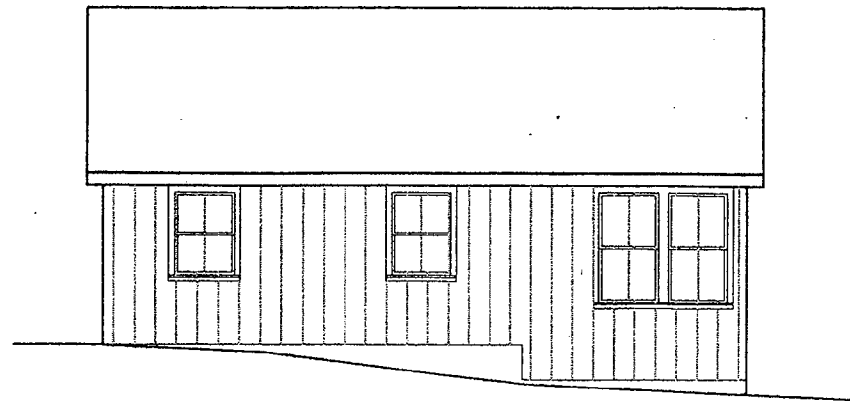
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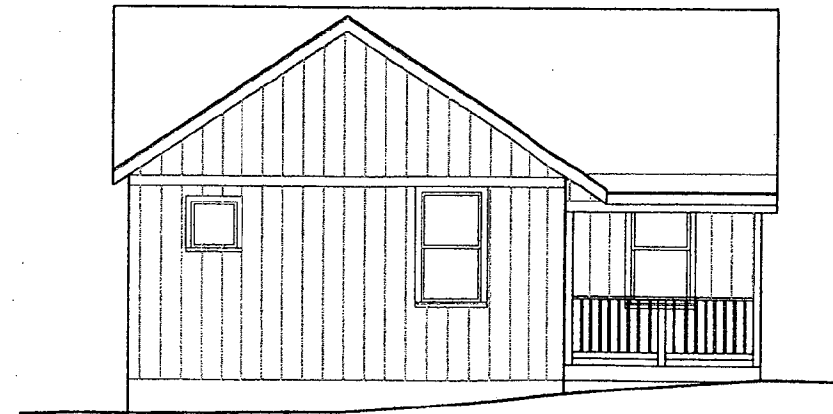
1 FRONT ELEVATION
A-2 1/8" = 1'-0"



2 REAR ELEVATION
A-2 1/8" = 1'-0"



3 SIDE ELEVATION
A-2 1/8" = 1'-0"



4 SIDE ELEVATION
A-2 1/8" = 1'-0"

MICHE BOOZ
ARCHITECT

A-3

208 Market St
Brookeville
Maryland 20833
(301)774 6911
fax: 774 1908

Project:

MICHE BOOZ
STUDIO

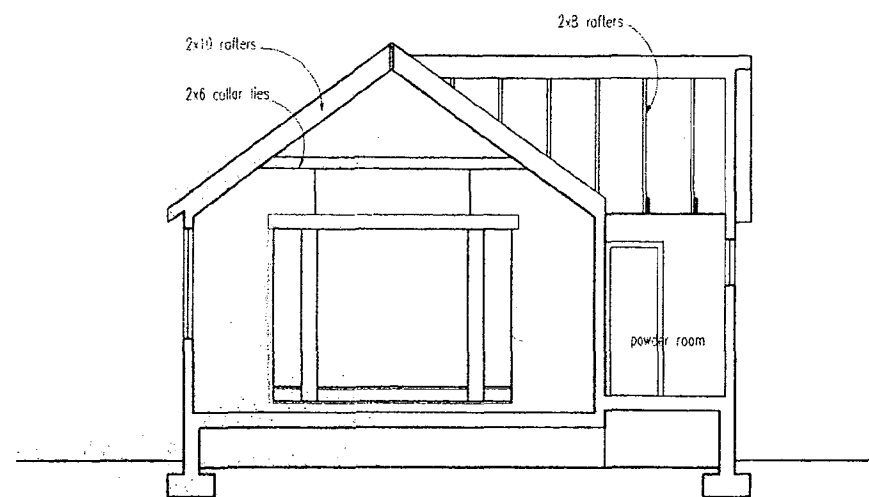
208 MARKET STREET
BROOKEVILLE, MD 20833

Drawings:

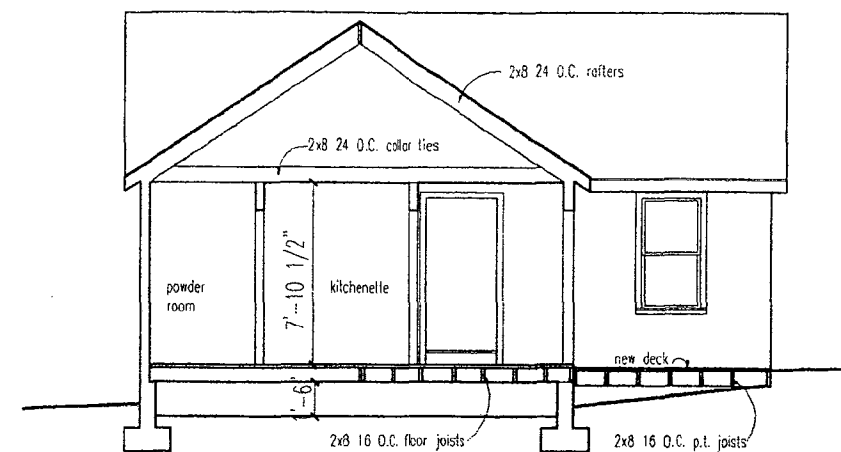
SECTIONS

Dates:

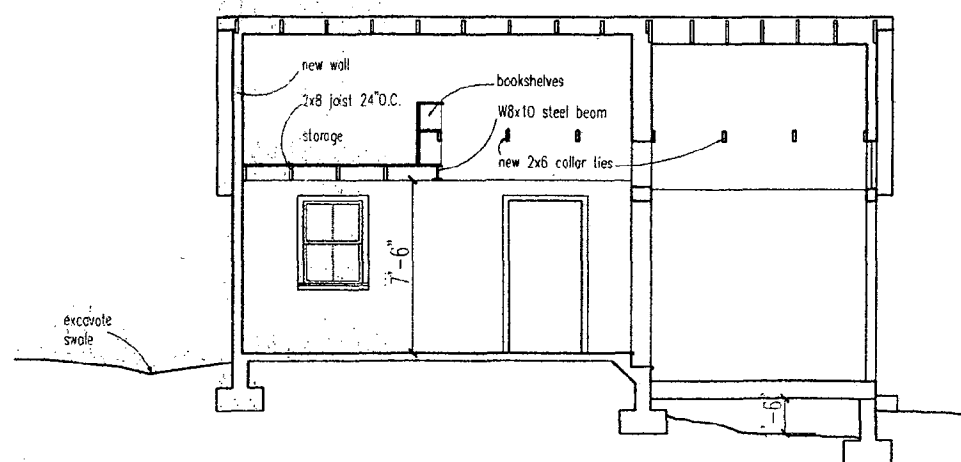
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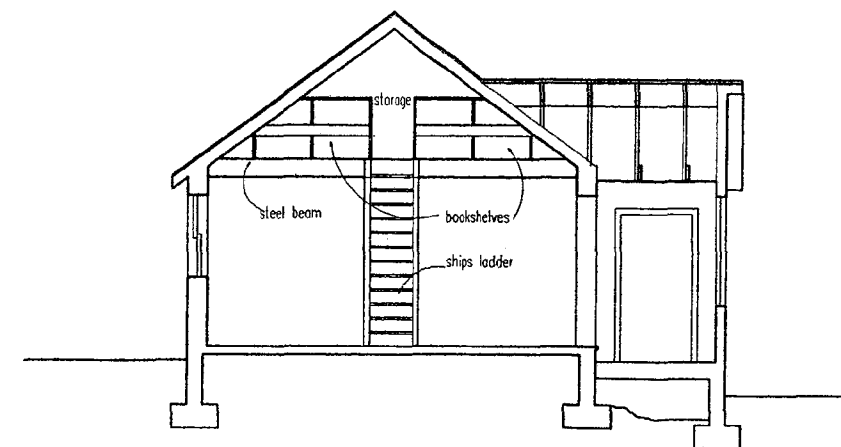
1 SECTION
A-3 1/8" = 1'-0"



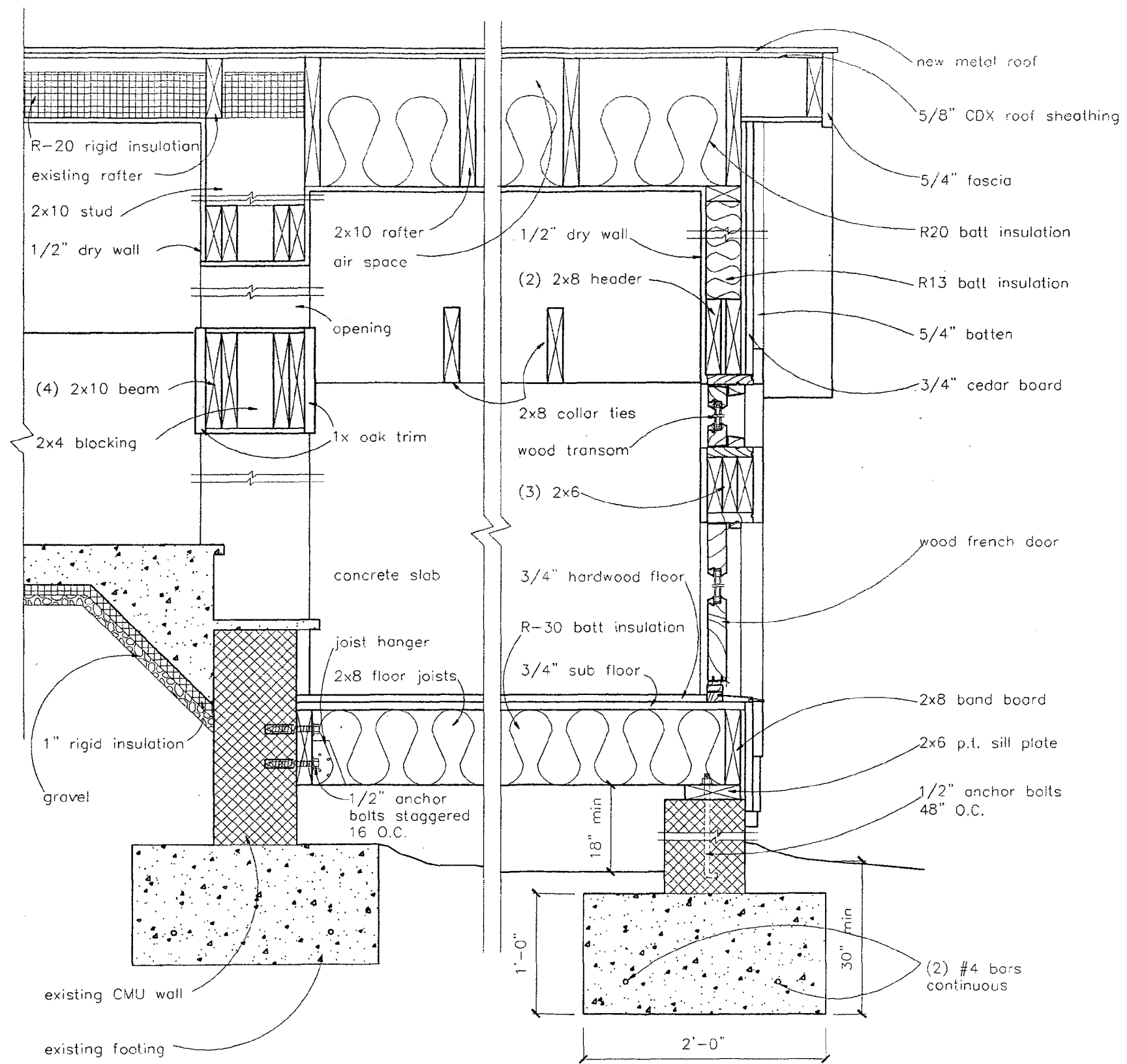
2 SECTION
A-3 1/8" = 1'-0"



3 SECTION
A-3 1/8" = 1'-0"



4 SECTION
A-3 1/8" = 1'-0"



MICHE BOOZ

ARCHITECT

D-1

208 Market St
Brookville
Maryland 20833
(301)774 6911
fax: 774 1908

Project:

MICHE BOOZ
STUDIO

208 MARKET STREET
BROOKVILLE, MD 20833

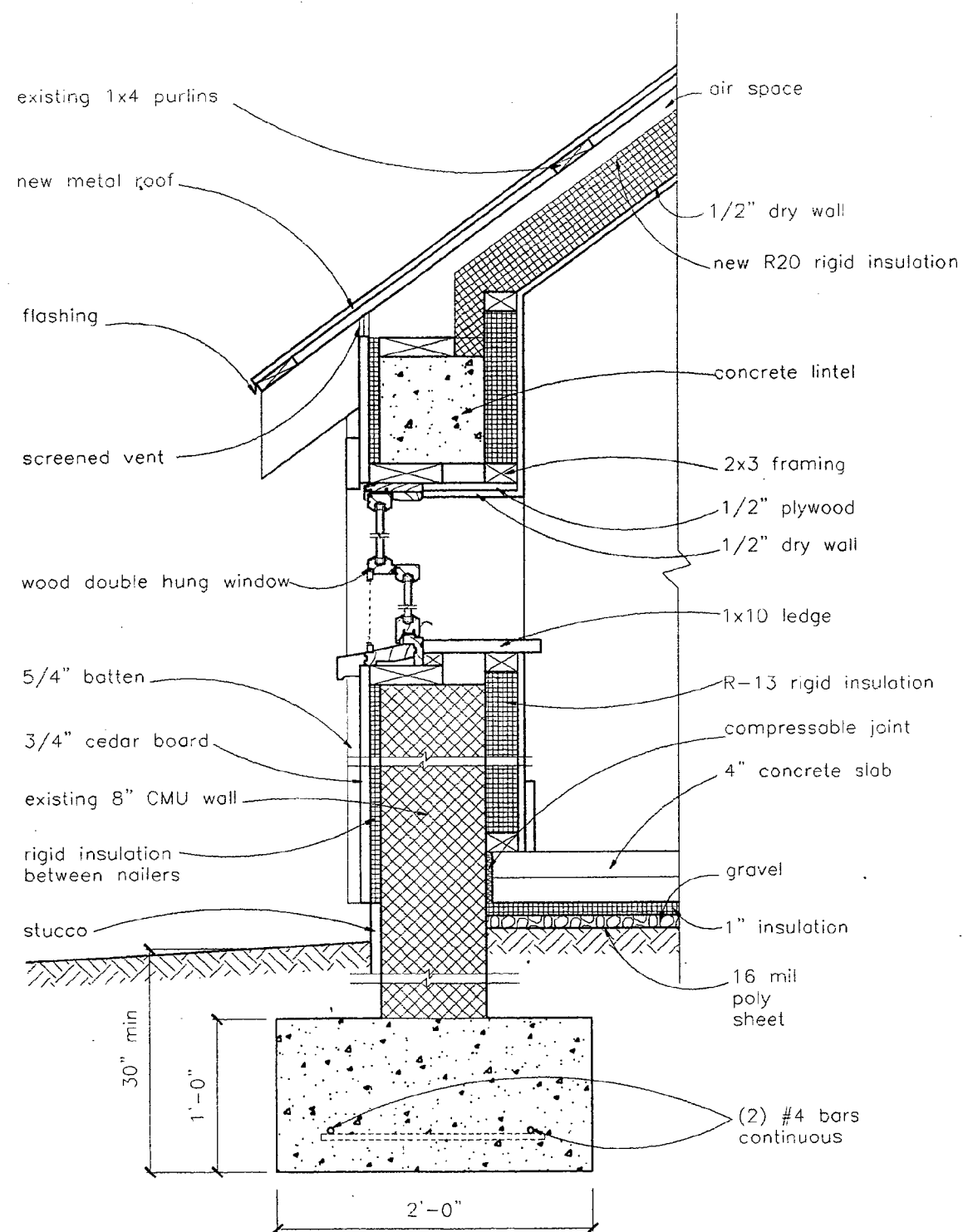
Drawings:

DETAIL

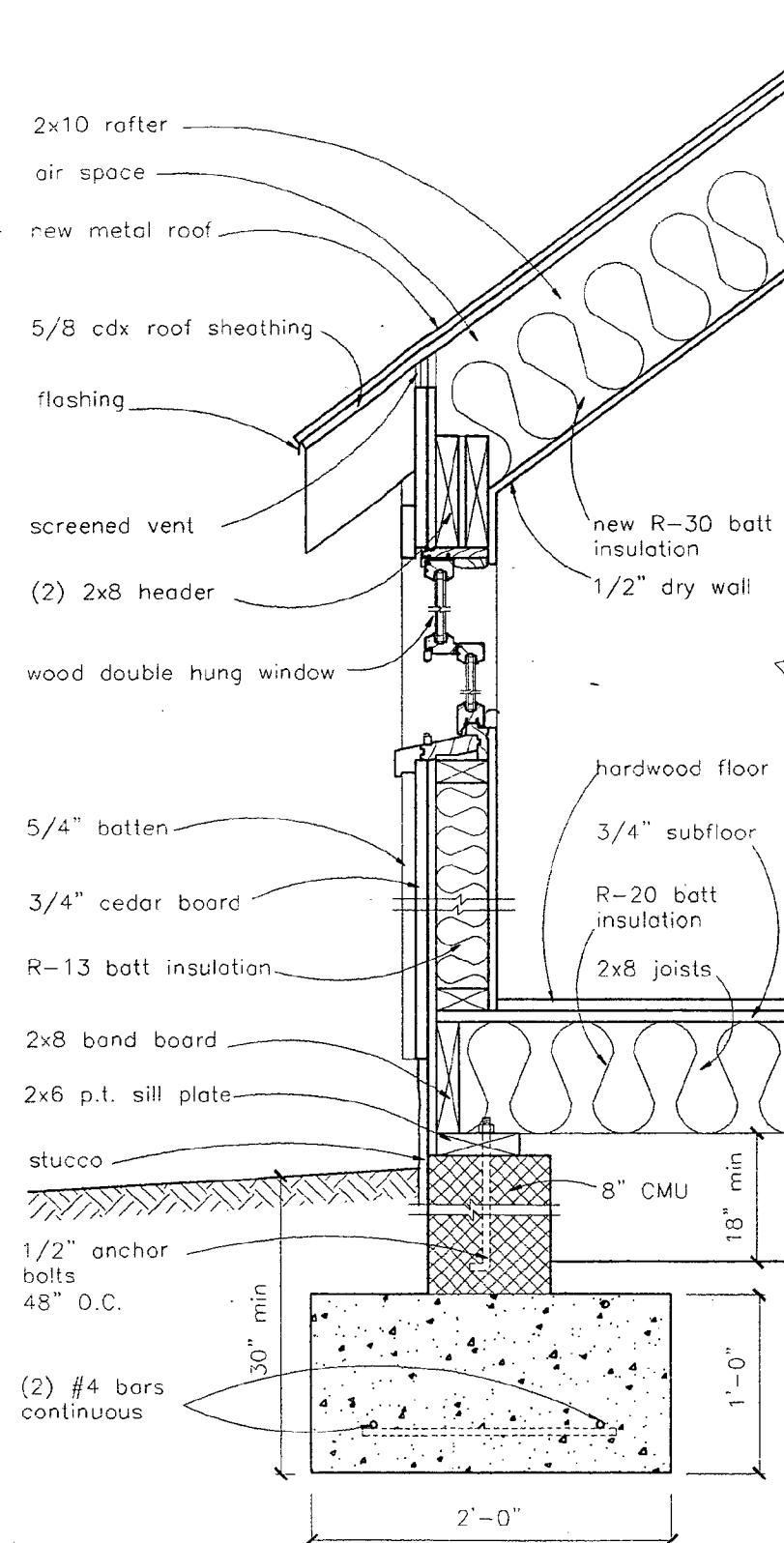
Dates:

JANUARY 5, 1999

1 DETAIL
D-1 1" = 1'-0"



1
D-2
DETAIL
1" = 1'-0"



2
D-2
DETAIL
1" = 1'-0"

MICHE BOOZ
ARCHITECT
208 Market St
Brookville
Maryland 20833
(301) 774 6911
fax: 774 1908

Project:
**MICHE BOOZ
STUDIO**
208 MARKET STREET
BROOKVILLE, MD 20833

Drawings:
DETAILS

Dates:
JANUARY 5, 1999

MICHE BOOZ

ARCHITECT

D-3

208 Market St
Brookville
Maryland 20833
(301)774 6911
fax: 774 1908

Project:

MICHE BOOZ
STUDIO

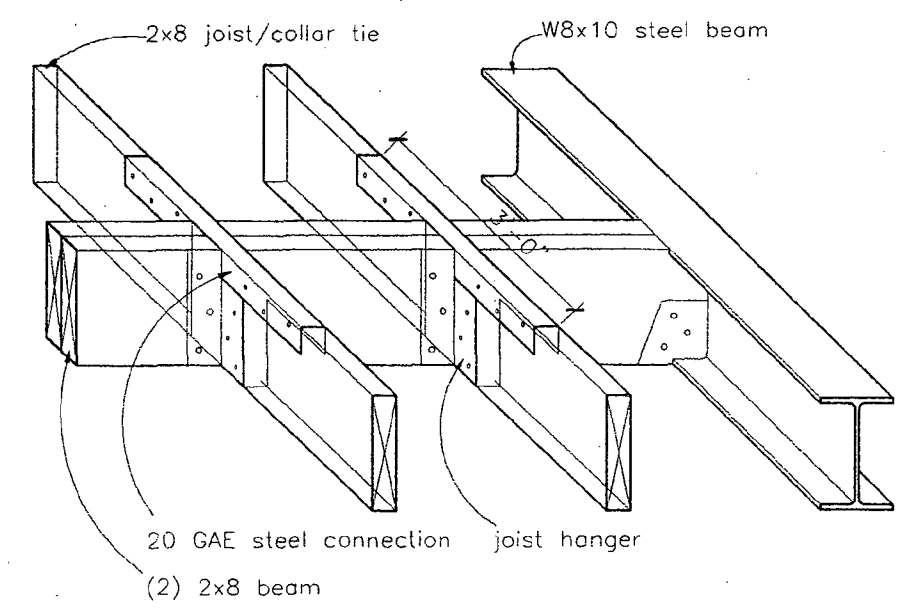
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BROOKVILLE, MD 20833

Drawings:

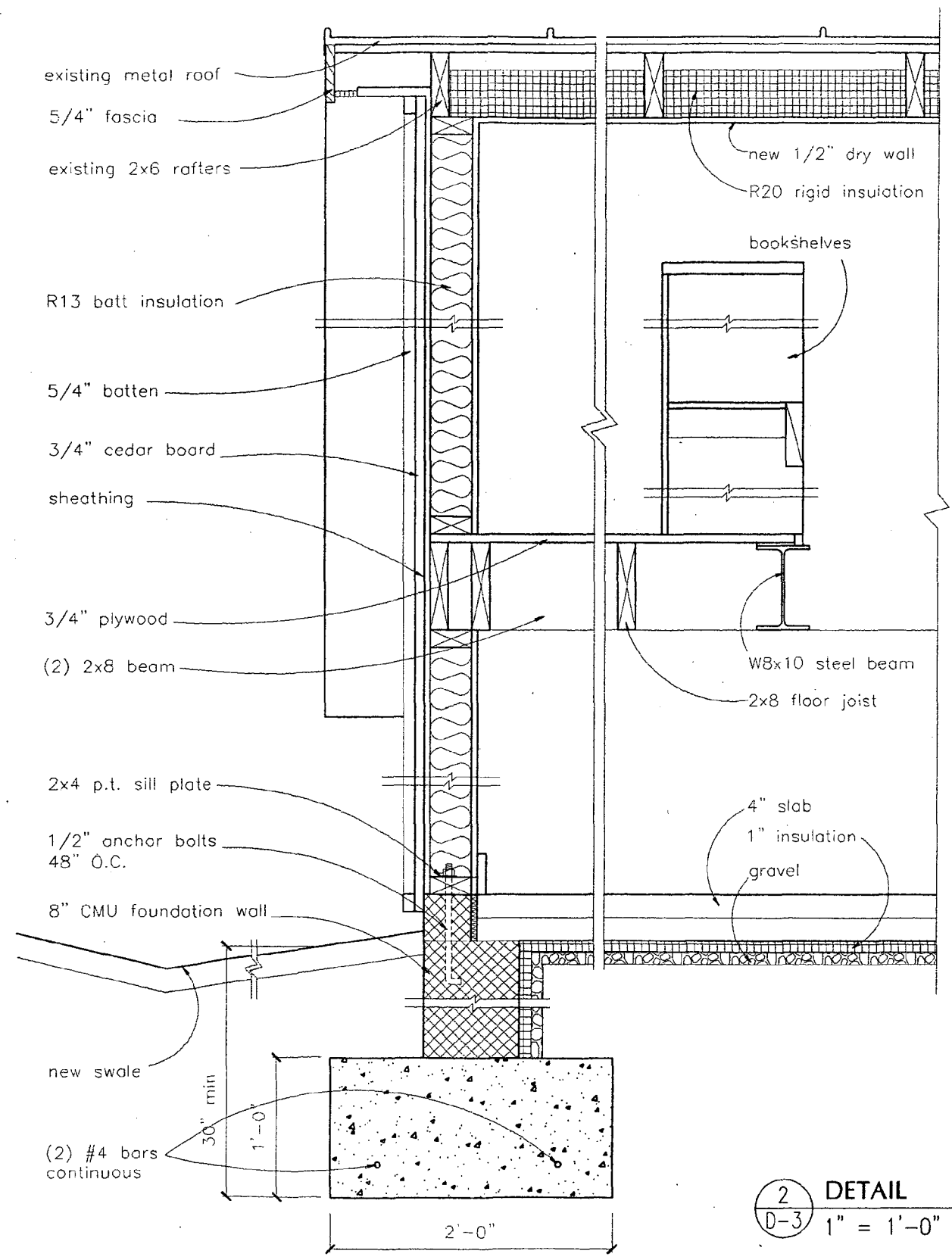
DETAILS

Dates:

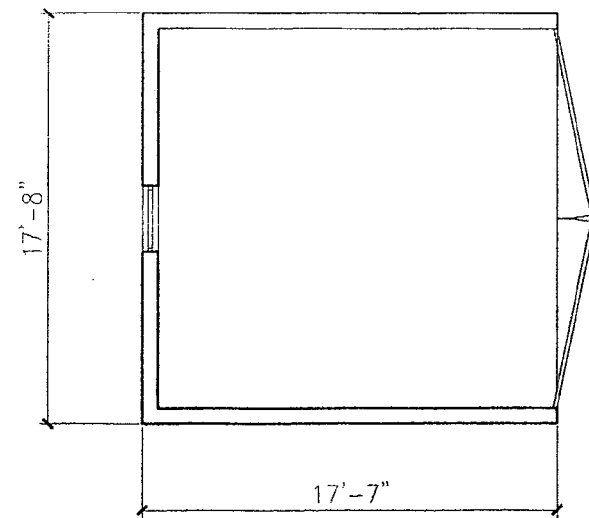
JANUARY 5, 1999



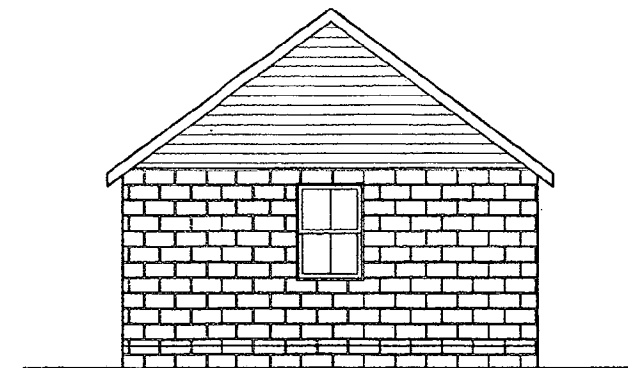
1
D-3
DETAIL
1" = 1'-0"



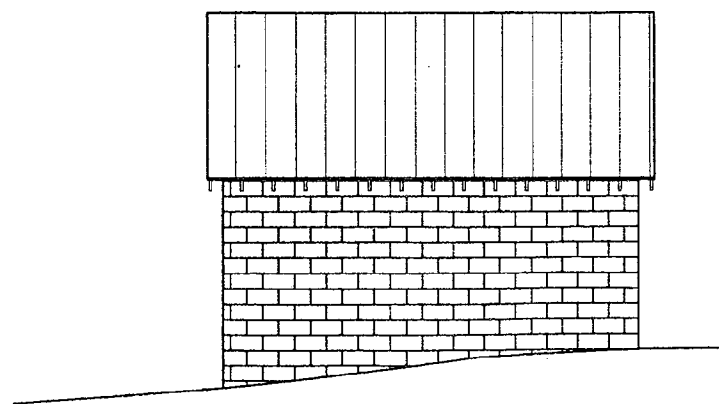
2
D-3
DETAIL
1" = 1'-0"



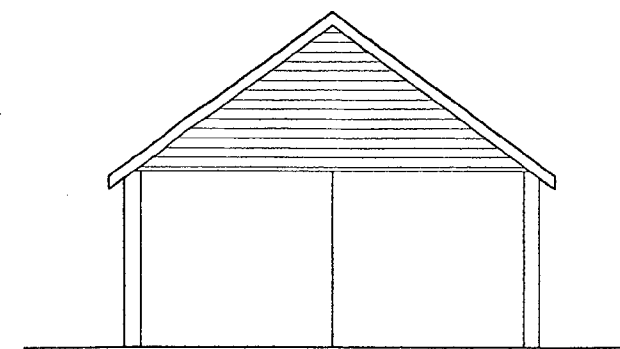
1 EXISTING FLOOR PLAN
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3 NORTH ELEVATION
 X-1 1/8" = 1'-0"



4 SOUTH STREET ELEVATION
 X-1 1/8" = 1'-0"

MICHE BOOZ
 ARCHITECT
 X-1
 208/Market St
 Brookeville
 Maryland 20833
 (301)774 6911
 Fax: 774 1908

Project:
 MICHE BOOZ
 STUDIO
 208 MARKET STREET
 BROOKEVILLE, MD 20833

Drawings:
 EXISTING DRAWINGS

Dates:
 FEBRUARY 3, 1999

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	208 Market Street	Meeting Date:	10/14/98
Resource:	Brookeville Historic District	Review:	HAWP
Case Number:	23/65-98D	Tax Credit:	Partial
Public Notice:	09/30/98	Report Date:	10/07/98
Applicant:	Miche Booz	Staff:	Perry Kephart
PROPOSAL:	Garage Modification	RECOMMEND:	Approval

DATE OF CONSTRUCTION: Residence has an 1803 foundation with late 19th and early 20th century modifications. The garage is circa 1930.

SIGNIFICANCE: Contributing Resource in Brookeville Historic District

ARCHITECTURAL DESCRIPTION

Two-story, wood frame, side-gable Queen Anne residence with a front portico and cornice brackets. The windows of the house are 2/2. Behind the house is a cinderblock two car, side-gable garage with a raised seam metal roof and sliding wood garage doors. There are tall evergreens growing close to the garage.

PROPOSAL

The applicant proposes to modify the garage in two phases, converting it into a studio. A 12" spruce and a 6" hemlock growing several inches from the existing garage would be removed. In Phase 1, a 9' addition is proposed for the left side of the building. The addition would have double center doors with 2/2 lights on the side. Paired 2/2 windows are proposed to the left of the doors and 1/1 paired windows are proposed in the pediment above the doors. Windows (2/2 and single light) are proposed on the front and rear. A center front door is proposed that would lead out to a shed roof, tiled front porch at ground level on the right front (existing) facade. The garage is proposed to be clad in board and batten siding with the existing garage bays enclosed. There is a small one light opening proposed in the pediment directly under the eaves of the right side facade. The roof is proposed to be raised seam metal as is there now.

Phase 2 is proposed to be the construction of a cross gable front ell to the left of the existing front porch. The Phase 1 front door, window and porch configuration would be modified in Phase 2. The materials are proposed to be the same as for Phase 1 including 2/2 wood windows, board and batten siding and raised-seam roofing.

STAFF DISCUSSION

The modification of the garage for use as a studio is a reasonable adaptation of a non-contributing outbuilding. The proposed design and materials are in keeping with the predominantly 19th century Queen Anne style of the residence. The re-use of large 2/2 windows and board and batten siding is reminiscent of the cottage style seen in A.J. Downing's classic "The Architecture of Country Houses" published in 1850.

The applicant currently uses space in the main house for his studio/apartment. Staff does not feel that moving the office to the back building will add traffic or parking requirements in the neighborhood.

Permission to remove the hemlock was received in a previous HAWP. Permission to remove large healthy trees such as the spruce is given reluctantly. However, as it was planted improvidently close to the garage and is uprooting the foundation, and, in the proposed project, it is standing on the site of the planned addition, removal is recommended.

The repair or replacement in kind of the metal standing-seam roof qualifies for a tax credit.

The adjacent neighbor at 210 Market Street had a number of concerns that are listed in the accompanying letter. The primary concern is the change in parking patterns with the reuse of the new building as a studio/office. Others include the necessity of grading to accommodate the change in topography at the front of the proposed structure, the loss of a large tree, and the location of the existing structure on a town road right-of-way. He does not oppose the modification and concurs with the proposed design. It should also be noted that his address is on the list of adjacent neighbors to be notified and staff is concerned, but unable to ascertain, why he did not receive the material sent to him.

The Local Advisory Panel has concurred with the design for the modification with the suggestion that the garage be removed from the existing right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #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 with the general condition applicable to all Historic Area Work Permits that the applicant shall present any permit drawing sets to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

2a

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ

Daytime Phone No.: (301) 774 6911

Tax Account No.: 52-1983743

Name of Property Owner: MICHE BOOZ Daytime Phone No.: (301) 774 6911

Address: 208 MARKET ST. BROOKEVILLE MD 20833
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 208 Street: MARKET STREET

Town/City: BROOKEVILLE Nearest Cross Street: NORTH ST

Lot: 43 Block: _____ Subdivision: _____

Liber: 5046 Folio: 900 Parcel: 476

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: \$ 20,000

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

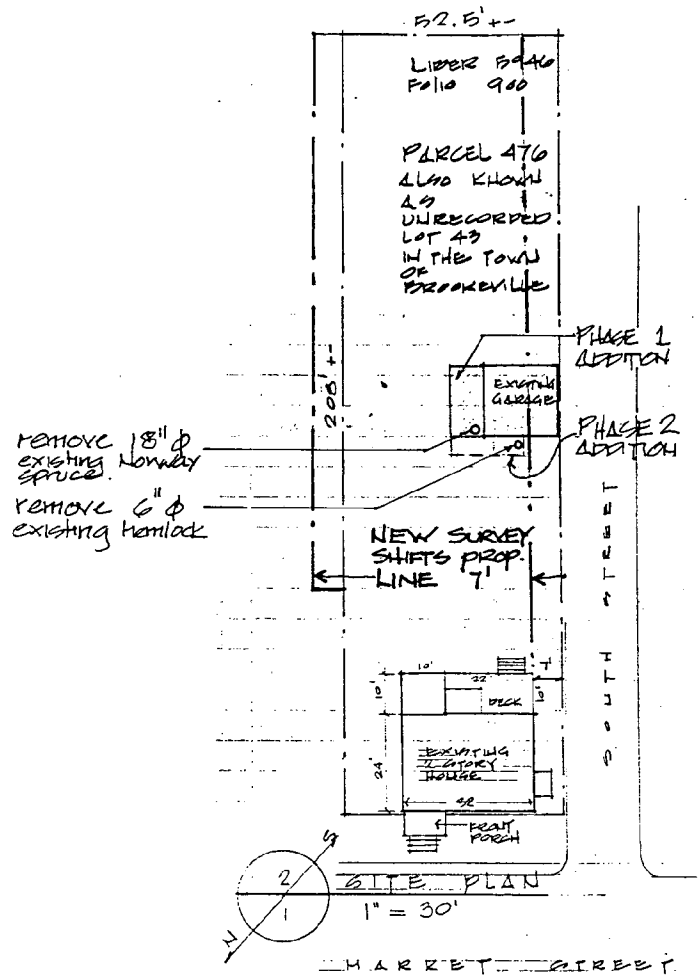
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Leaham
Signature of owner or authorized agent

9/3/98 3
Date

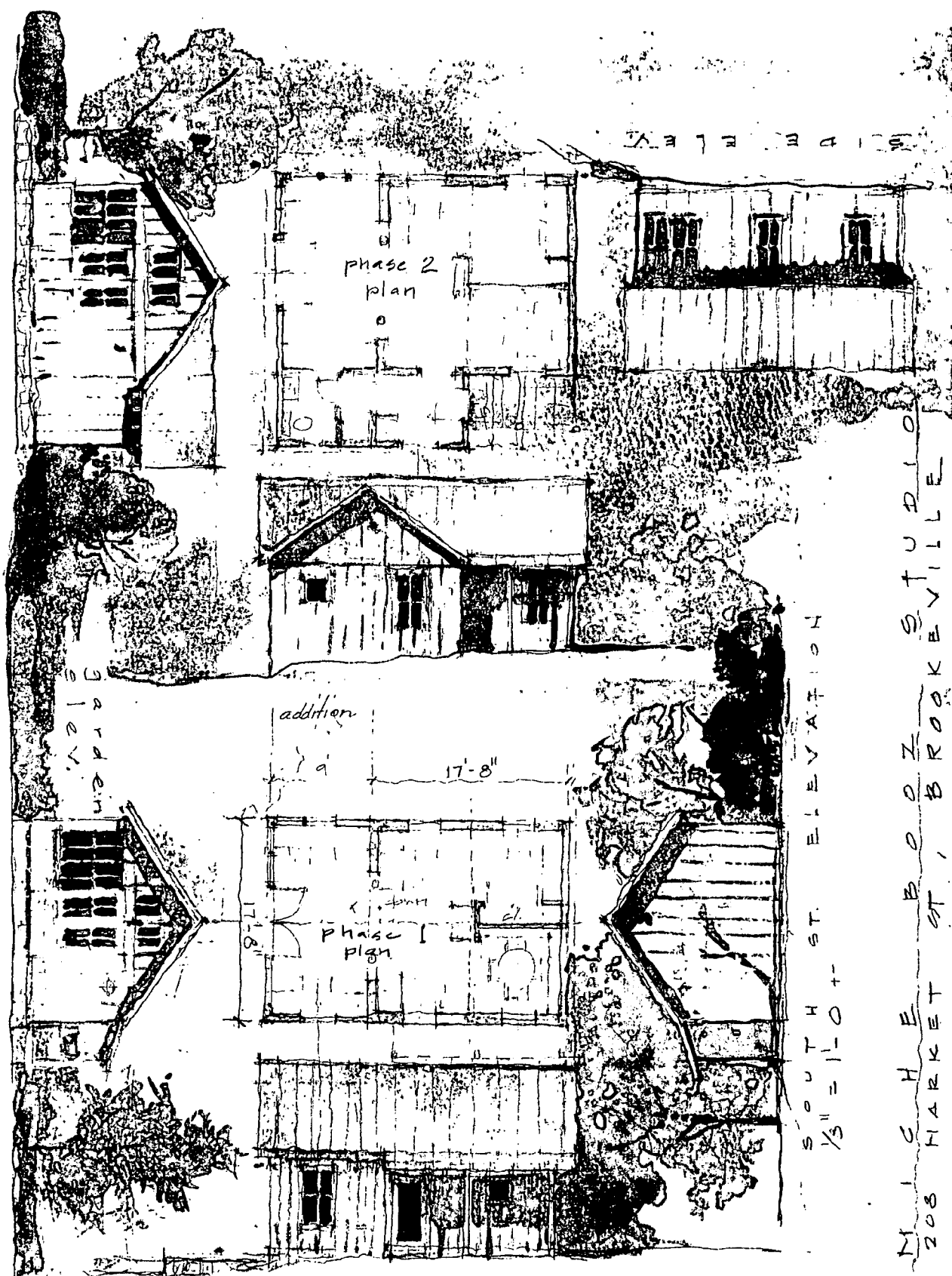
Approved: _____ For Chairperson, Historic Preservation Commission



203 MARKET ST. BROOKVILLE, MD. 20833



5



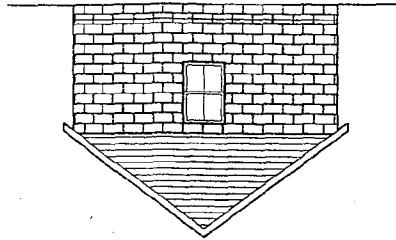
side elevation

M I C H E B O O Z B R O O K S T U D I O
 208 MARKET ST, BROOKVILLE

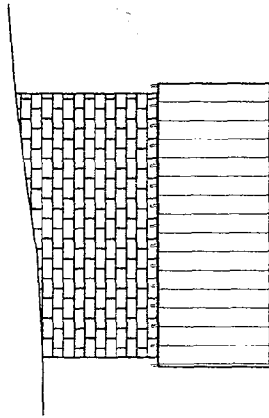
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MICHE BOOZ	
ARCHITECT	
208 Market St Brykewille Maryland 20833 (301) 774-5911 /fax: 774-1908	

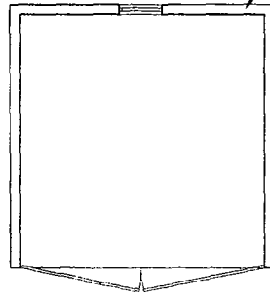
EXISTING GARDEN ELEVATION



EXISTING SIDE ELEVATION

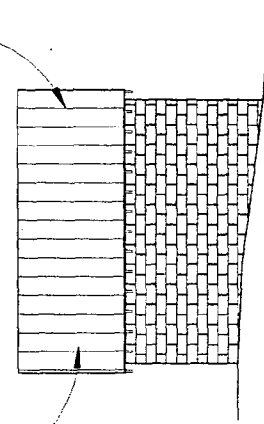


concrete block wall

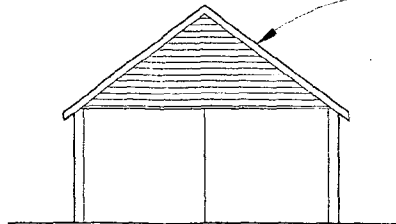


EXISTING FLOOR PLAN

EXISTING SIDE ELEVATION



galvanized metal roof



EXISTING SOUTH STREET ELEVATION

EXISTING 208 MARKET STREET GARAGE

7



Existing house - front

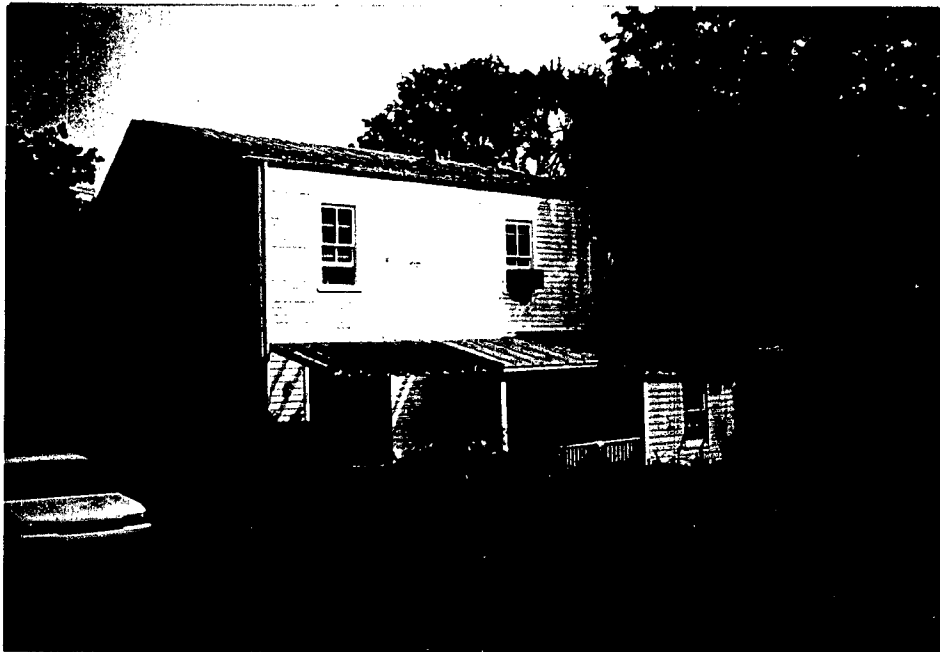
7A



existing garage. view of house



existing garage from South St.



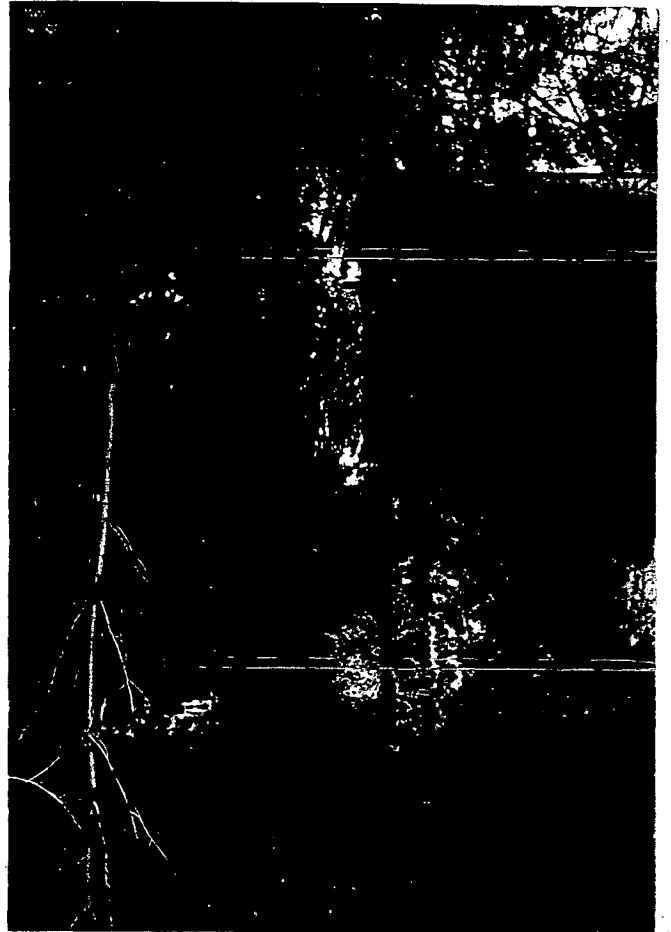
existing house. rear view



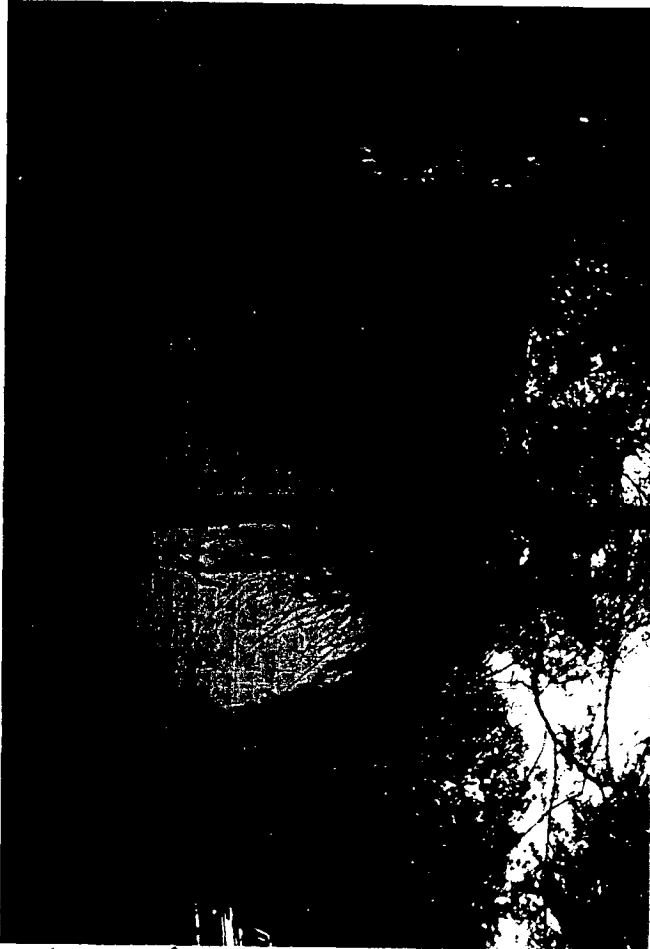
existing garage from garden.



Hemlock 2' from foundation



Norway spruce 16" from foundation



View from house



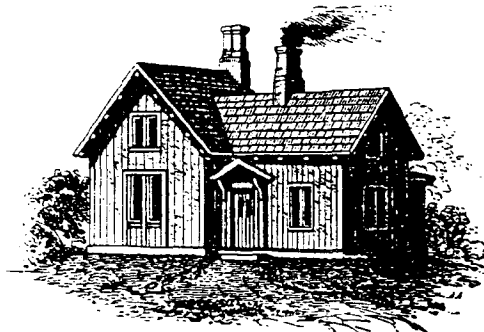
View of Norway spruce

DESIGN II
SMALL BRACKETED COTTAGE



Fig. 9

p 79



[Fig. 11.]

p. 8

A. J. Downing

"The Architecture of Country
Houses". 1850
Dover Publications, Inc.

10

210 Market Street
Brookeville, MD 20833

September 23, 1998

206
205
204
203

Mr. Miche Booz
208 Market Street
Brookeville, MD 20833

Dear Miche,

I understand your request for a Historic Area Work Permit to enlarge & convert your garage to a studio is on the HPC schedule for tonight. I have several concerns that I wanted to share with you.

1. We were never notified by the HPC of this project or of the HPC hearing. We got copies of the proposal from Karen, who is still on the LAP mailing list. In addition, the property at 1 South Street, which depends on South Street for access, and is directly behind the your property, was not included in the list of adjacent property owners. But the staff report already recommends approval.
2. The Brookeville Local Advisory Panel, has not discussed this project. I understand the LAP is scheduled to met tonight to discuss this application. It seems a moot point since the HPC is considering the application at the same time.
3. The HPC schedule lists the project as a "room addition", when in fact the end result of this project will be a second occupied building on a small lot. You are a professional artist and architect, and the proposed building will be your office and place of business.
4. The existing building (about 312 sq. Ft.) is now used only for storage, and does not appear to be built in accordance with existing codes. The proposed first-stage addition is more than half-again as large as the existing building, and may actually need to be rebuilt from the ground up to meet current building code requirements. When both stages are completed, the new building will have nearly 600 square feet of floor space. With plumbing, heating and other services, it will be entirely self contained. It could be rented in the future as a business office or a studio apartment.
5. The elevation drawing seems to minimize an abrupt dropoff in the elevation on the Market Street side of the existing garage. To meet this contour, a considerable amount of landfill would be required. This does not seem to be included in the proposal. In addition, there is a drop of about 12" from South Street to the front of the existing garage which is not indicated.


Miche Booz
September 23, 1998
page 2

6. As noted in your drawings, the existing building is partly on the South Street right-of-way as determined by a new survey. Even under the old survey, the garage is right on the property line. In either case, there is no provision for parking. Currently, you have three vehicles parked on South Street on a regular basis, and more when visitors or clients come to your house. This makes access difficult for our house and Don & Iris' house. I am concerned that even more cars will be parked there in the future when clients come to your office.

Despite the above concerns, I should state that I am not opposed to the building itself. It looks like a nice design and an attractive addition to the community. But it will have an impact on our neighborhood that seems to be understated in the proposal submitted to the HPC. We will miss the beautiful tree and the wildlife it harbors. But the greatest concern is parking, which impacts access to our house and other properties. I am also disturbed by the process, which seems to be unduly accelerated.

I put all of this down with considerable reluctance, because I do not want to cause divisiveness and hard feelings. I hope you can accept this in that spirit.

Sincerely,



Bill Wagner

HISTORIC PRESERVATION COMMISSION
Local Advisory Panel
Brookeville, MD

Minutes of Meeting

Date: September 23, 1998

Members Present: Karen Montgomery
Diane Teague
Fred Teal
Tracy Browne
Margaret VanGelder
Anita Archer

Old Business:

1. The Panel discussed various options for obtaining funds to place a new roof on the old Brookeville schoolhouse. The hope was to get a new one on as soon as possible. Several thousand dollars was the estimated cost for a new standing seam roof. The total restoration was estimated to be \$50,000, or more. Auction sales were one approach and various activities were discussed. Such activities would also be useful in increasing community awareness concerning the need. Another suggestion was to solicit funds from several friends of the community and get the entire sum needed, perhaps from a single source. Plans for a community canvass were also discussed.

New Business:

Discussion of Historic Area Work Permit Case # 23/65-98D *Proposed Garage Modification for Miche Booz and Diane Teague*. Diane Teague recused herself at this point since the discussion involved her own application and requested that Fred Teal serve a moderator and prepare the minutes of the meeting. He agreed.

The Staff report and the application material were reviewed by the Panel. Also, written comments from William Wagner at 210 Market Street were reviewed and discussed. The Panel had the following comments and recommendations:

1. The Panel regrets the lack of appropriate, formal notification of the Wagers at 210 Market Street and the Strattons at 1 South Street, however it was noted that informal notification was given the Wagers.
2. The Panel noted that the scheduled HPC hearing on the application was postponed by the applicant when it became clear that there would not be adequate time to discuss the

concerns that had been raised.

3. The Panel recommends that the applicant consider adding off-road parking perhaps by providing for 2-3 spaces just South-East of the proposed renovation. This would prevent any worsening of the parking situation on South Street.
4. Some members of the Panel expressed concern about encouraging the expansion of commercial activities in Brookeville although it was noted that this is really a zoning, and not an HPC concern.
5. The Panel recommended that consideration be given to removing the front 7 feet of the existing garage and increasing the addition to 16 feet to permit the whole structure to be situated on the Booz/Teague property. The cost might not be prohibitive. As it now stands, the front 7 feet rests on the South Street right-of-way. This step would also widen the useable portion of South Street. It was noted, however, that encroachment on street right-of-ways in Brookeville is not unique.



DESIGN II
SMALL BRACKETED COTTAGE

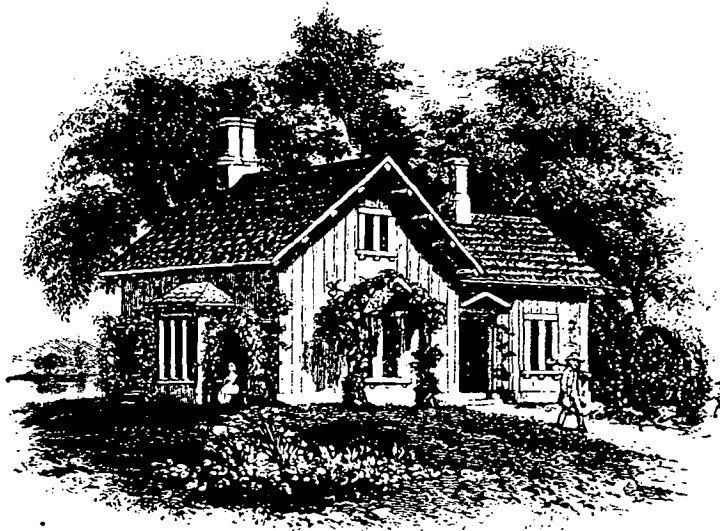
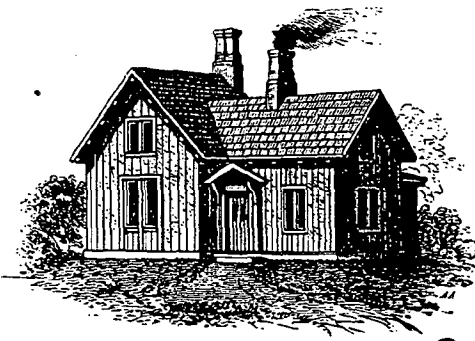


Fig. 9

p 79



[Fig. 11.]

p. 8

A. J. Downing

"The Architecture of Country
Houses". 1850
Dover Publications, Inc.

FAX TRANSMITTAL

MICHE BOOZ ARCHITECT

208 MARKET ST.

BROOKEVILLE, MD 20833

phone: 301-774-6911

fax: 301-774-1908

e-mail: MICHEBOOZ@aol.com

Date: September 23, 1998
To: Perry Kephart
Subject: HAWP for 208 Market St. Brookeville

Page 1 of 3

Message:

Please pull the permit for 208 Market St. from tonight's agenda. Concerns of a property owner contiguous to ours raised this morning are going to require more time to address. He put his concerns in writing, which I am forwarding to you on the next two pages.

Thanks,

? address parking
210 worried about
increased use -

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 208 Market Street **Meeting Date:** 09/23/98
Resource: Brookeville Historic District **Review:** HAWP
Case Number: 23/65-98D **Tax Credit:** Partial
Public Notice: 09/09/98 **Report Date:** 09/15/98
Applicant: Miche Booz **Staff:** Perry Kephart
PROPOSAL: Garage Modification **RECOMMEND:** Approval

DATE OF CONSTRUCTION: Residence has an 1803 foundation with late 19th and early 20th century modifications. The garage is circa 1930.

SIGNIFICANCE: Contributing Resource in Brookeville Historic District

ARCHITECTURAL DESCRIPTION

Two-story, wood frame, side-gable Queen Anne residence with a front portico and cornice brackets. The windows of the house are 2/2. Behind the house is a cinderblock two car, side-gable garage with a raised seam metal roof and sliding wood garage doors. There are tall evergreens growing close to the garage.

PROPOSAL

The applicant proposes to modify the garage in two phases, converting it into a studio. A 12" spruce and a 6" hemlock growing several inches from the existing garage would be removed. In Phase 1, a 9' addition is proposed for the left side of the building. The addition would have double center doors with 2/2 lights on the side. Paired 2/2 windows are proposed to the left of the doors and 1/1 paired windows are proposed in the pediment above the doors. Windows (2/2 and single light) are proposed on the front and rear. A center front door is proposed that would lead out to a shed roof, tiled front porch at ground level on the right front (existing) facade. The garage is proposed to be clad in board and batten siding with the existing garage bays enclosed. There is a small one light opening proposed in the pediment directly under the eaves of the right side facade. The roof is proposed to be raised seam metal as is there now.

Phase 2 is proposed to be the construction of a cross gable front ell to the left of the existing front porch. The Phase 1 front door, window and porch configuration would be modified in Phase 2. The materials are proposed to be the same as for Phase 1 including 2/2 wood windows, board and batten siding and raised-seam roofing.

(1)

STAFF DISCUSSION

The modification of the garage for use as a studio is a reasonable adaptation of a non-contributing outbuilding. The proposed design and materials are in keeping with the predominantly 19th century Queen Anne style of the residence. The re-use of large 2/2 windows and board and batten siding is reminiscent of the cottage style seen in A.J. Downing's classic "The Architecture of Country Houses" published in 1850.

Permission to remove the hemlock was received in a previous HAWP. Permission to remove large healthy trees such as the spruce is given reluctantly. However, as it was planted improvidently close to the garage and is uprooting the foundation, and, in the proposed project, it is standing on the site of the planned addition, removal is recommended.

The repair or replacement in kind of the metal standing-seam roof qualifies for a tax credit.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's Standards for Rehabilitation #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 with the general condition applicable to all Historic Area Work Permits that the applicant shall present any permit drawing sets to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ

Daytime Phone No.: (301) 774 6911

Tax Account No.: 52-1983743

Name of Property Owner: MICHE BOOZ Daytime Phone No.: (301) 774 6911

Address: 208 MARKET ST. BROOKEVILLE MD 20833
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 208 Street: MARKET STREET

Town/City: BROOKVILLE Nearest Cross Street: NORTH ST

Lot: 43 Block: _____ Subdivision: _____

Liber: 5046 Folio: 900 Parcel: 476

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: \$ 20,000

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.

Lephram
Signature of owner or authorized agent

9/3/98 3
Date

Approved: _____

ADJACENT PROPERTY OWNERS

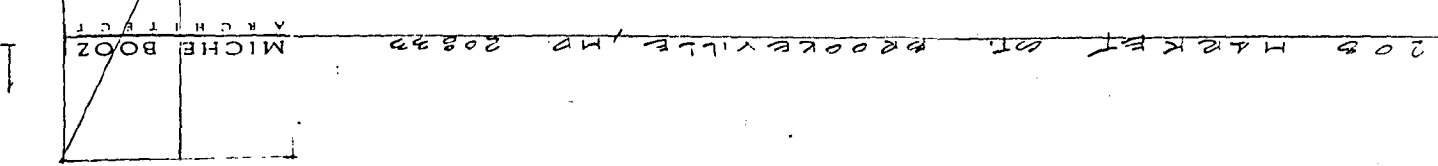
206 Market Street

209 Market Street

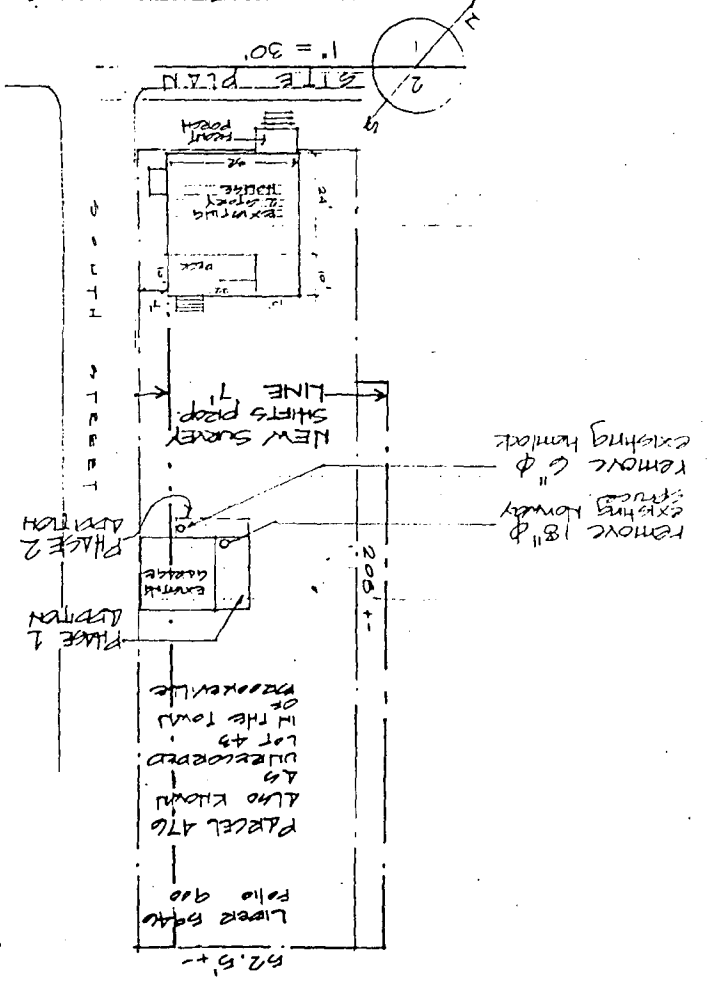
210 Market Street

211 Market Street

5



MARKET STREET



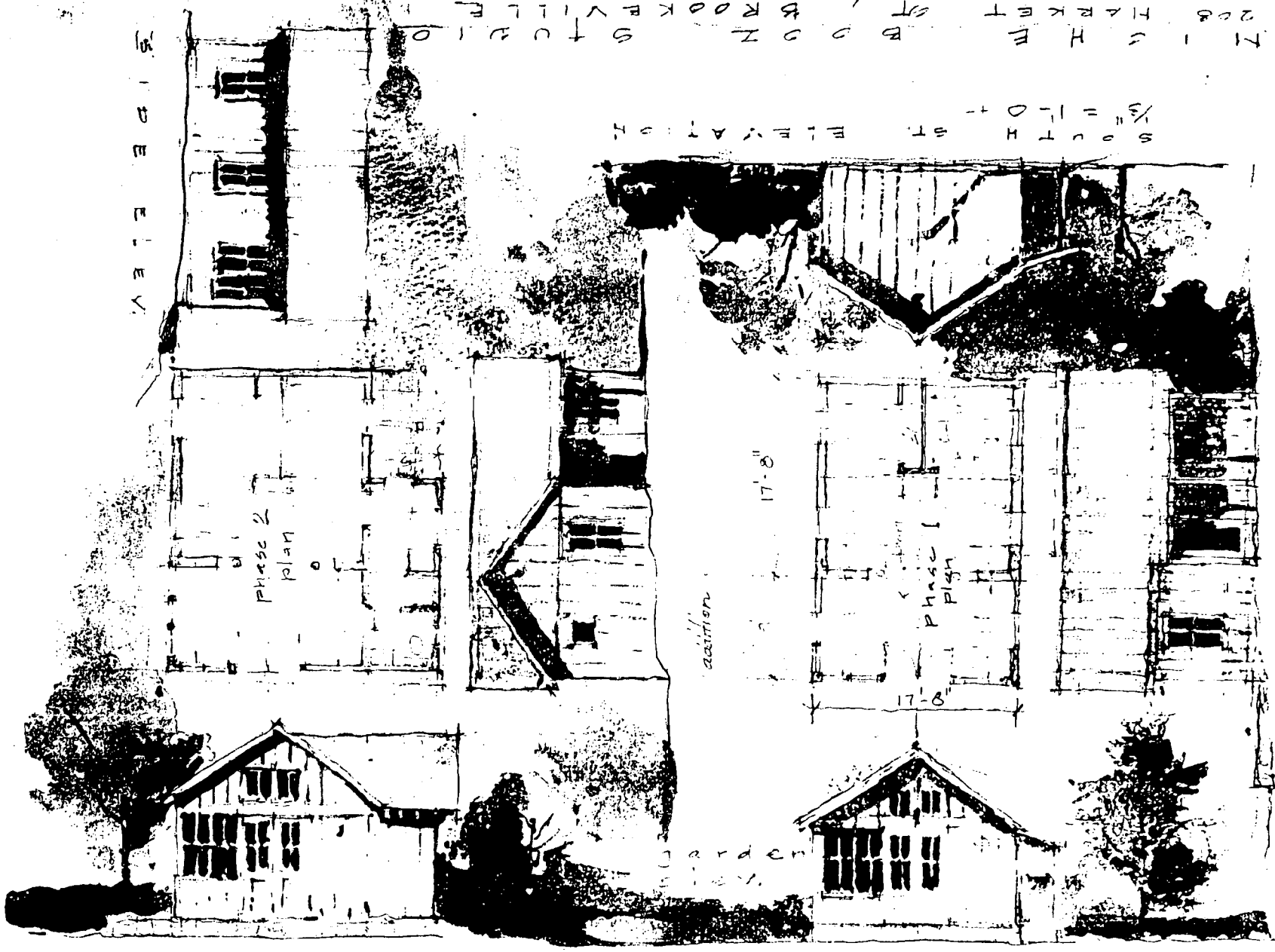
(9)

N 108 HARKET ST, BROOKLYN, STICKLE

3/8" = 1'-0" ST. ELEVATION

SIDE ELEV.

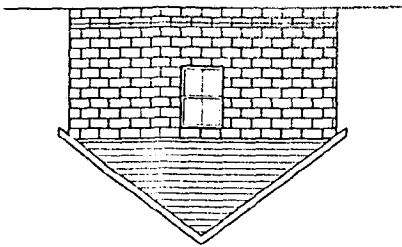
ST. ELEVATION



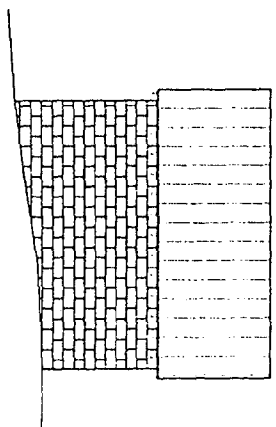
ST. ELEVATION

MICHE BOOZ	
ARCHITECT	
208 Market St Baltimore Maryland 21201 (301) 774-8911 fax: 774-1908	

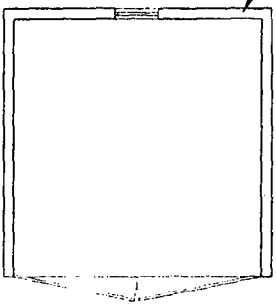
EXISTING GARDEN ELEVATION



EXISTING SIDE ELEVATION

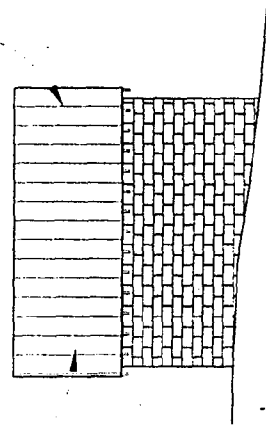


concrete block wall

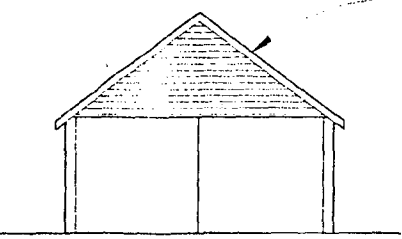


EXISTING FLOOR PLAN

EXISTING SIDE ELEVATION



galvanized metal roof



EXISTING SOUTH STREET ELEVATION

EXISTING 208 MARKET STREET GARAGE

(7)



existing garage - view of house



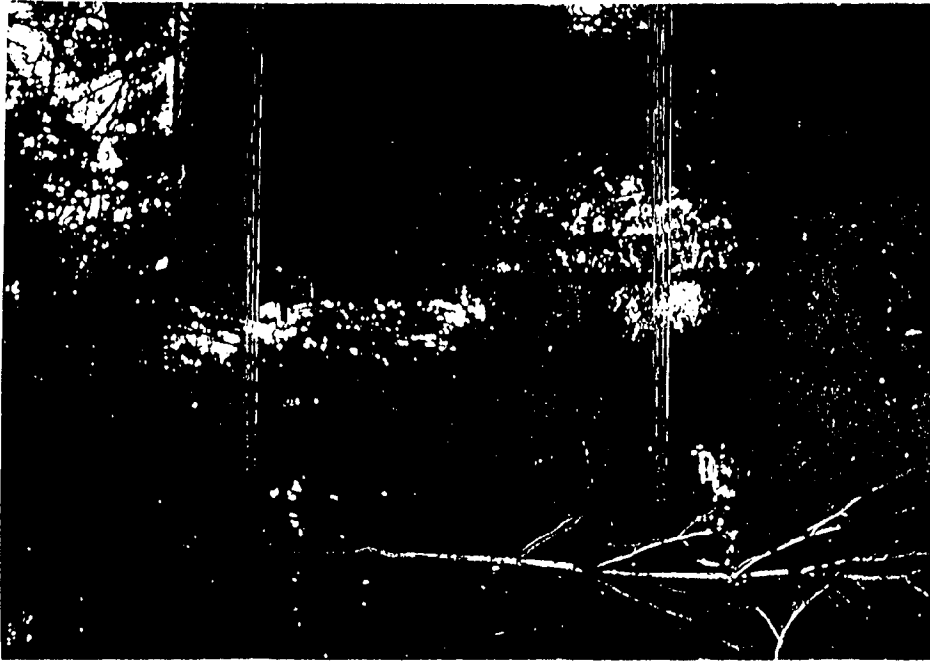
existing garage from South St.



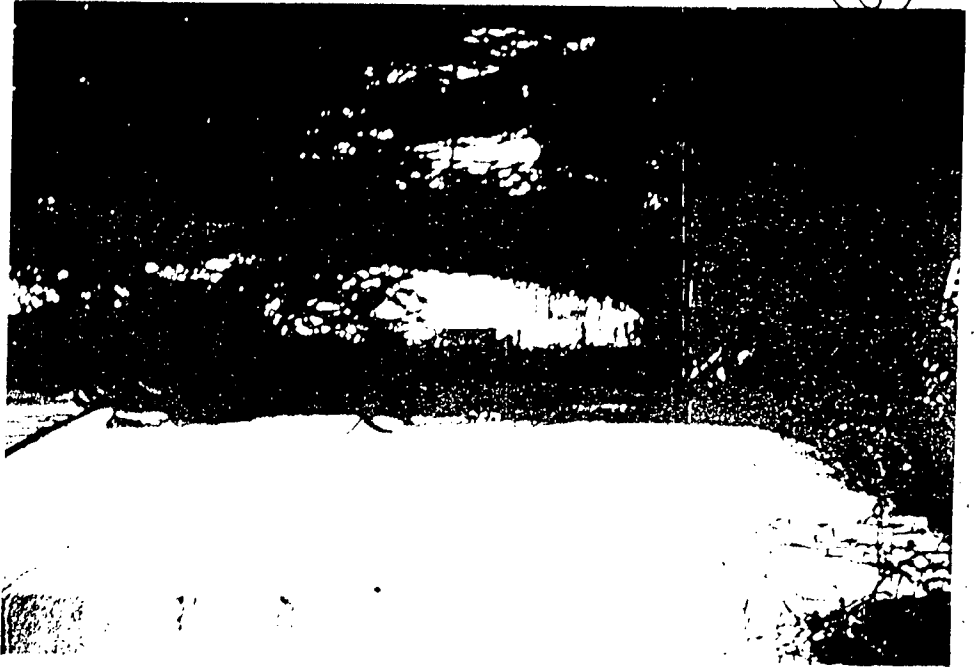
(15) existing house - rear view



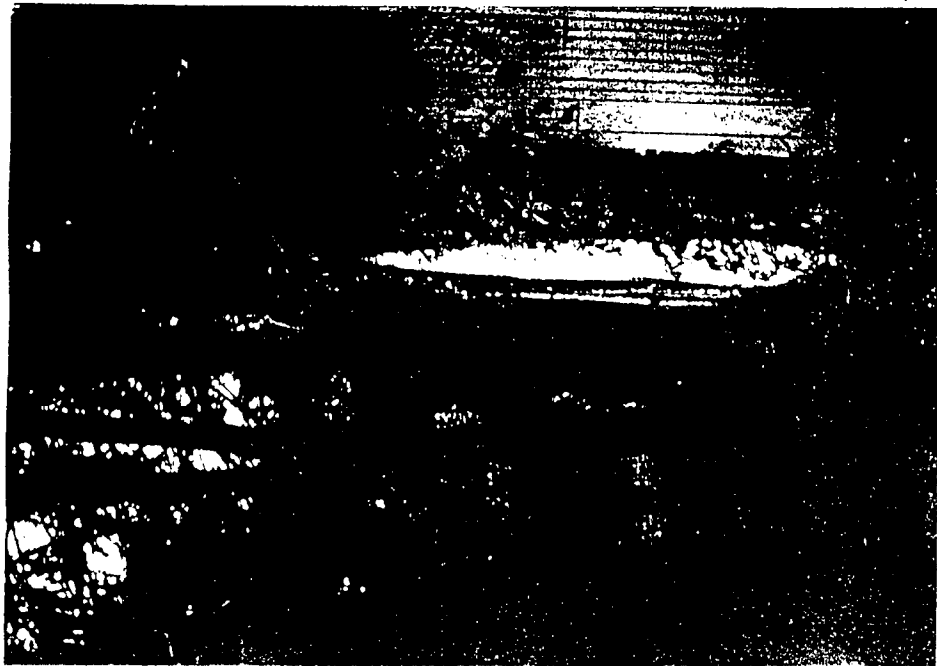
existing garage from garden.



Handwritten text, possibly a date or location, oriented vertically.



(5)



Handwritten text, possibly a date or location, oriented vertically.



DESIGN II
SMALL BRACKETED COTTAGE

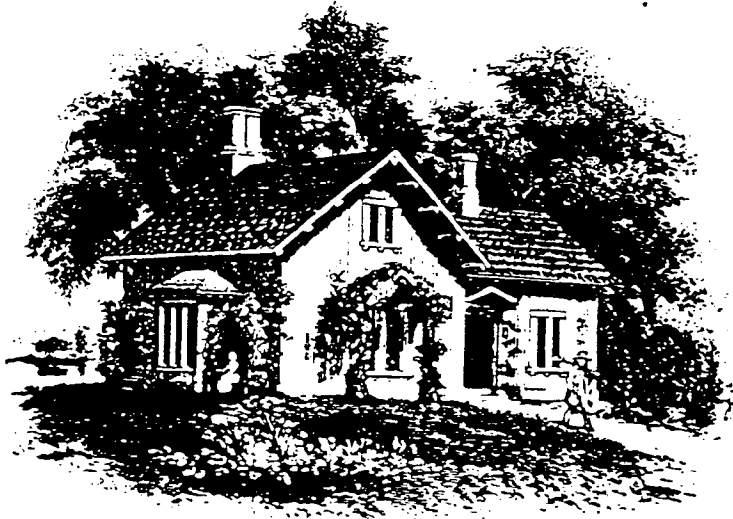


Fig. 9

p. 79

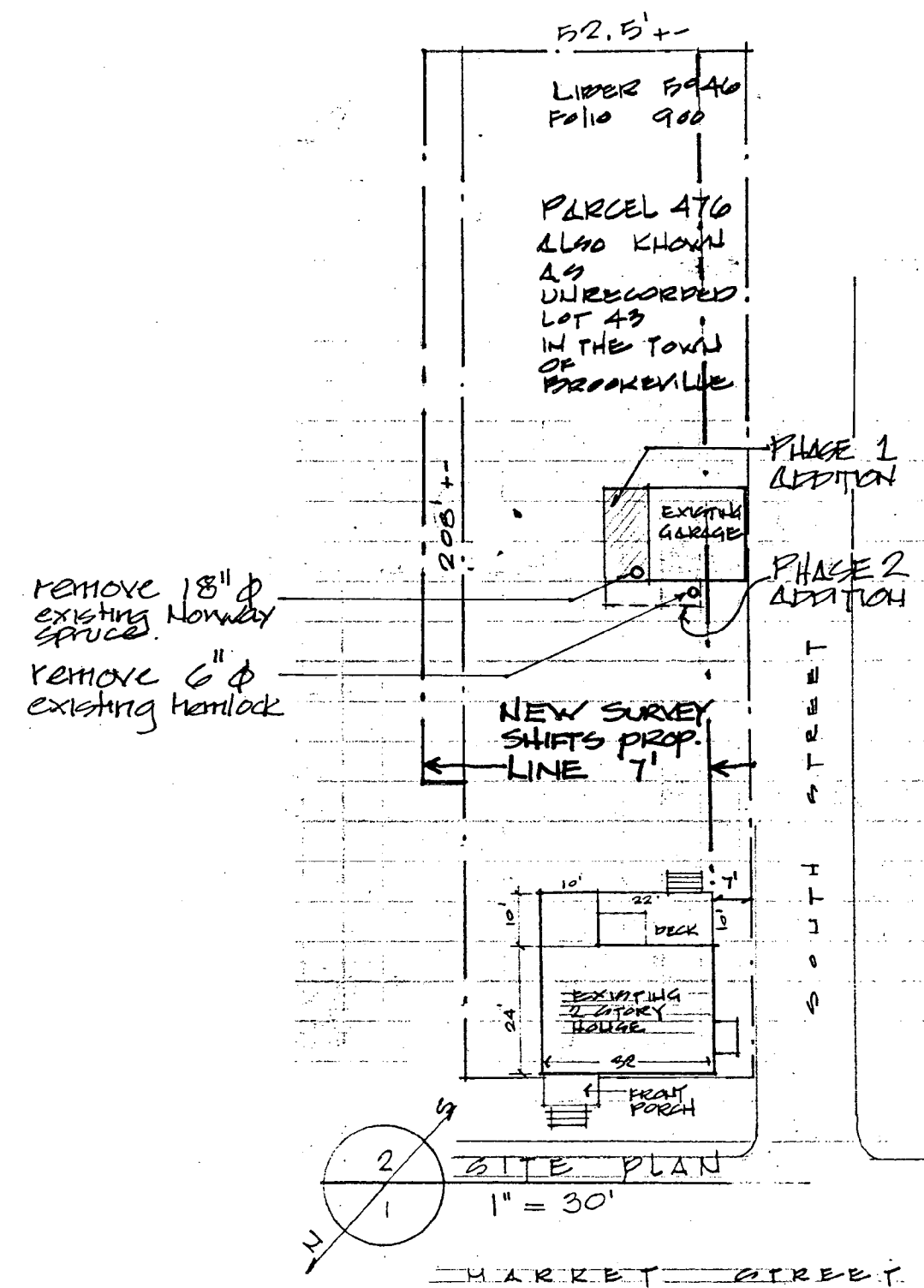


Fig. 10

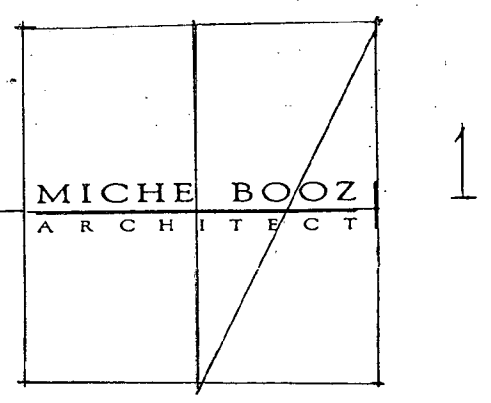
p. 8

A. J. Downing

"The Architecture of Country
Houses" 1850
Dover Publications Inc.



203 MARKET ST. BROOKVILLE, MD. 20833





Hamlock 2' from foundation



Norway Spruce 16" from foundation



View from house



View of Norway spruce

existing House - rear view



existing garage. view of house



existing garage from garden.

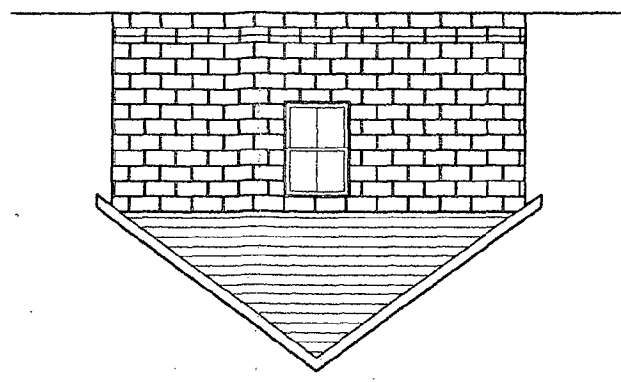


existing garage from South St.

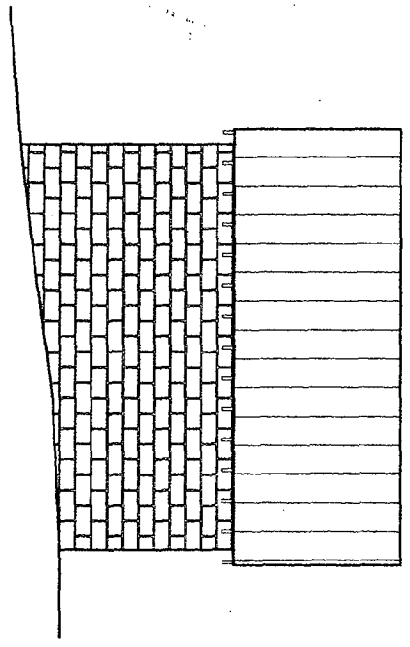


MICHE BOOZ	
ARCHITECT	
208 Market St Brookeville Maryland 20833 (301) 774 6911 fax: 774 1908	

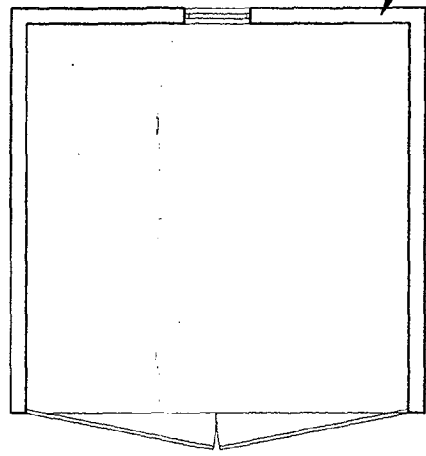
EXISTING GARDEN ELEVATION



EXISTING SIDE ELEVATION

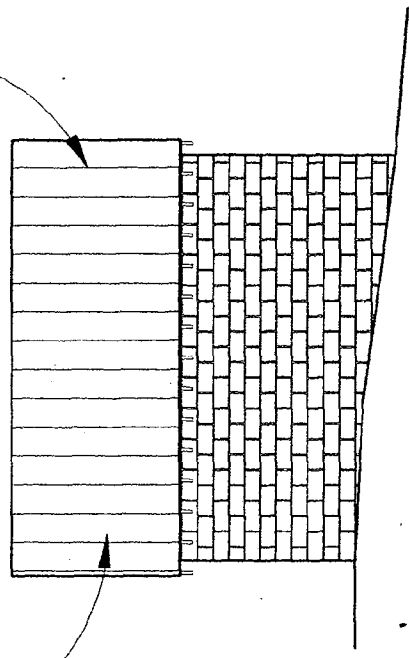


concrete block wall

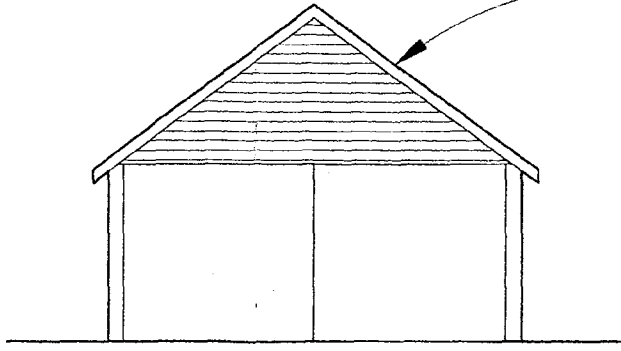


EXISTING FLOOR PLAN

EXISTING SIDE ELEVATION



galvanized metal roof



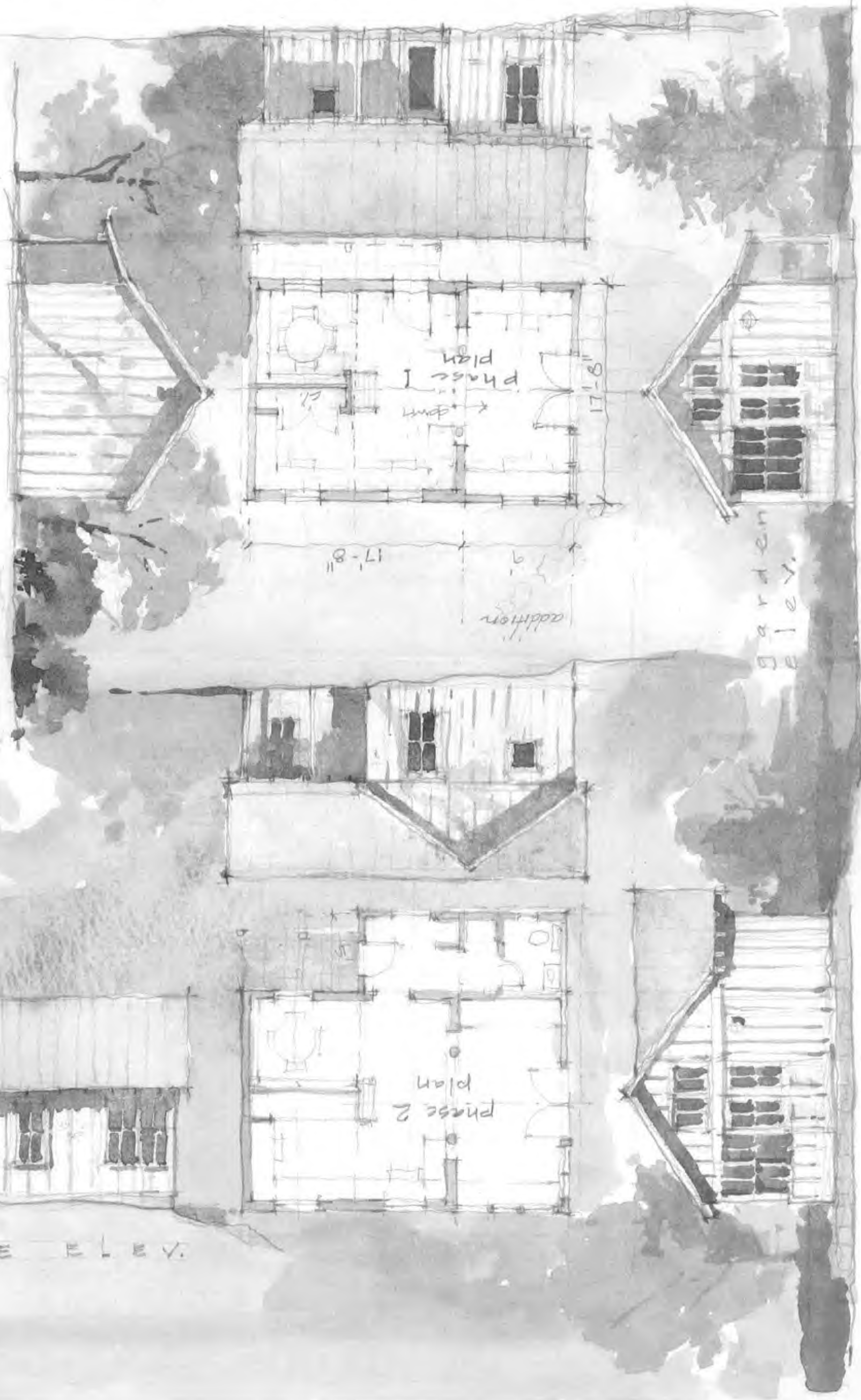
EXISTING SOUTH STREET ELEVATION

EXISTING 208 MARKET STREET GARAGE

1 1 / 2 x 2 1 / 2 x 1 0 4

208 MARKET ST. BROOKVILLE
MICHIGAN

SOUTH ST. ELEVATION
1/8" = 1'-0"



BRADEN
ELEV.

SIDE ELEV.