

23/65-91C 2 High Street,
Brookeville



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Raymond S. Williams TELEPHONE NO. 217-3625
(Contract/Purchaser) (Include Area Code)

ADDRESS 4113 St. Albans Hill, MD CITY ROCKVILLE STATE MD ZIP 20850

CONTRACTOR Raymond S. Williams TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Tommy Williams TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number #1 Street St. Albans Hill

Town/City ROCKVILLE Election District _____

Nearest Cross Street MARKET

Lot 4113 Block _____ Subdivision _____

Liber 413 Folio 331 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 25000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PECO

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

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.

Raymond S. Williams Signature of owner or authorized agent (agent must have signature notarized on back) 4-30-91 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature: Demetrius Taylor Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

M. M. M. M.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: May 15, 1991

CASE NUMBER: 23/65-91C

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Brookeville

PROPERTY ADDRESS: 2 High Street

TAX CREDIT ELIGIBLE: No

DISCUSSION:

An application has been filed to construct a one-story addition to the rear of this 1920s Bungalow in the Brookeville Historic District. In conjunction with this, the applicants are seeking permission to remove a large tree, which appears to be dead, on the northern edge of the property at the end of the proposed addition.

2 High Street is a corner lot at the intersection of High Street (Georgia Avenue) and Market Street. The existing house faces High Street and is a Sears kit-house built c. 1921. It appears that a brick addition was constructed on the south side of the house; the house now measures 36.5' wide and 38' long. The proposed addition will be constructed on the rear (west) elevation and will measure 19' wide by 22' long. The roof lines of the addition will be approximately 1.25' lower than the existing roof line. Walls will be sided to match existing with cedar shingles, the foundation will be concrete block, as is the existing foundation, and the roof will match existing with asphalt shingles. All windows will match the existing windows.

STAFF RECOMMENDATION:

Staff finds that the proposed addition is appropriate to the existing house; although on a corner lot, the addition should not be highly visible or greatly intrude on the streetscape due to its small size and a good screen of trees on the north side. Staff recommends approval based on criterion 24A-8(b)(1) and on the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff also recommends approval of the removal of the oak tree at the rear of the property based on criterion 24A-8(b)(4), in that the proposal is necessary in order that unsafe conditions be remedied.

SENT TO LAP: May 6, 1991 COMMENTS RECEIVED: No
SENT TO APPLICANT: May 15, 1991

ATTACHMENTS:

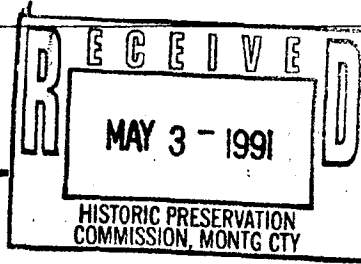
1. HAWP Application and Attachments
2. Site Plan
3. Elevations
4. Photos
5. Brookeville Historic District Map

2716E



Historic Preservation Commission

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



23/65-91C

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Roger D. Sterling TELEPHONE NO. 301 570-0861
 (Contract/Purchaser) (Include Area Code)

ADDRESS 2 HIGH ST. BROOKVILLE, MD STATE MD ZIP 20833
 CITY

CONTRACTOR NOT YET CHOSEN TELEPHONE NO. _____

PLANS PREPARED BY TRACY BROWNE CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number #1 Street HIGH ST.

Town/City BROOKVILLE Election District 8

Nearest Cross Street MARKET

Lot 4844 Block _____ Subdivision _____

Libers 5113 Folio 331 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | |
|------------|-------------------|----------------|----------|---------------------------------|------|----------------------|-------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | <u>Room Addition</u> | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | |
| | | | | Fence/Wall (complete Section 4) | Shed | Solar | Woodburning Stove |
| | | | | | | | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE/ADDITIONS

- | | |
|---|---|
| 2A. TYPE OF SEWAGE DISPOSAL | 2B. TYPE OF WATER SUPPLY |
| 01 <input checked="" type="checkbox"/> WSSC | 01 <input checked="" type="checkbox"/> WSSC |
| 02 <input type="checkbox"/> Septic | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____ | 03 <input type="checkbox"/> 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 of the following locations:
- On party line/Property line _____
 - Entirely on land of owner _____
 - On public right of way/easement _____ (Revocable Letter Required).

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.

Roger D. Sterling
Signature of owner or authorized agent (agent must have signature notarized on back)

4-30-91
Date

APPROVED _____

For Chairperson, Historic Preservation Commission

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing 1921 Sears Kit-house - Bungalow style.
1 story - 2400s.f. The lot is at the corner of
Market and High Streets. House in and of itself
is not historical. Lot is basically flat with
several large trees and numerous plantings.
The house is a combination of brick and
shinglesiding on a block & stone foundation.

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

Addition consists of a master bedroom & bath.
Bathroom to be installed in the back 3rd
bedroom of existing structure. It will be
1 story - approximately 400 s.f. and will
face Market Street. In conjunction w/
addition, existing kitchen will be upgraded.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Addition to use similar window design shingle siding & block foundation. Trim, overhang & roof pitches similar to existing structure. No present landscaping will be disturbed. Scale is commensurate with existing house

- b. the relationship of this design to the existing resource(s):

The bed/bath addition will allow for better interior flow while maintaining architectural integrity of the Bungalow style.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

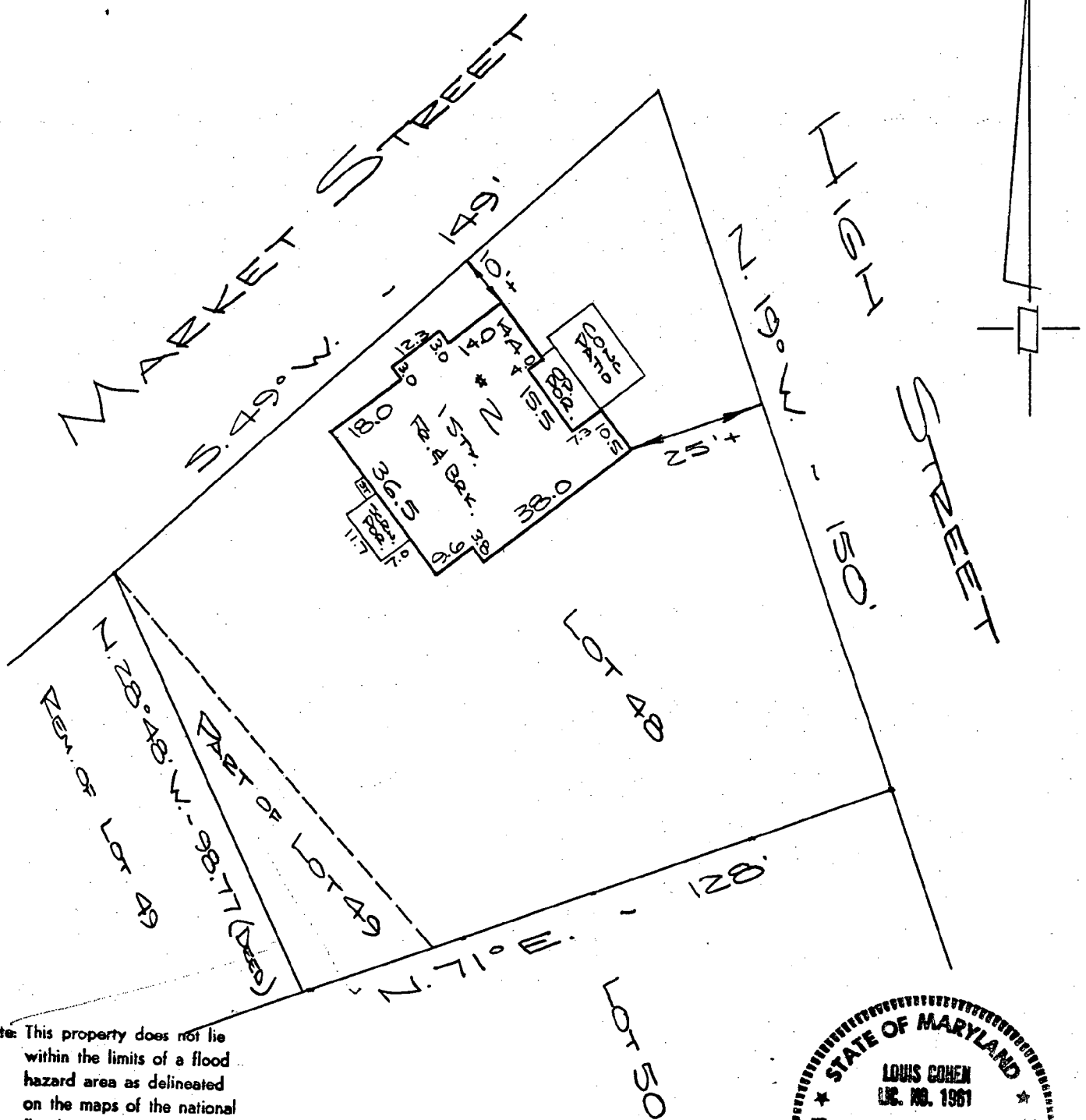
The addition is compatible in character and nature of the existing structure. Details to be duplicated from original house.

3. Project Plan:

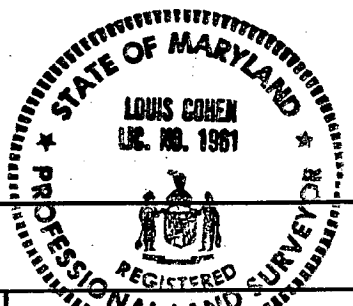
Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- ✓ a. the scale, north arrow, and date;
- ✓ b. dimensions and heights of all existing and proposed structures;
- ✓ c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- ✓ d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- ✓ e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
 LOT 48 &
 PART OF LOT 49
 VILLAGE OF BROOKEVILLE
 MONTGOMERY COUNTY, MARYLAND

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

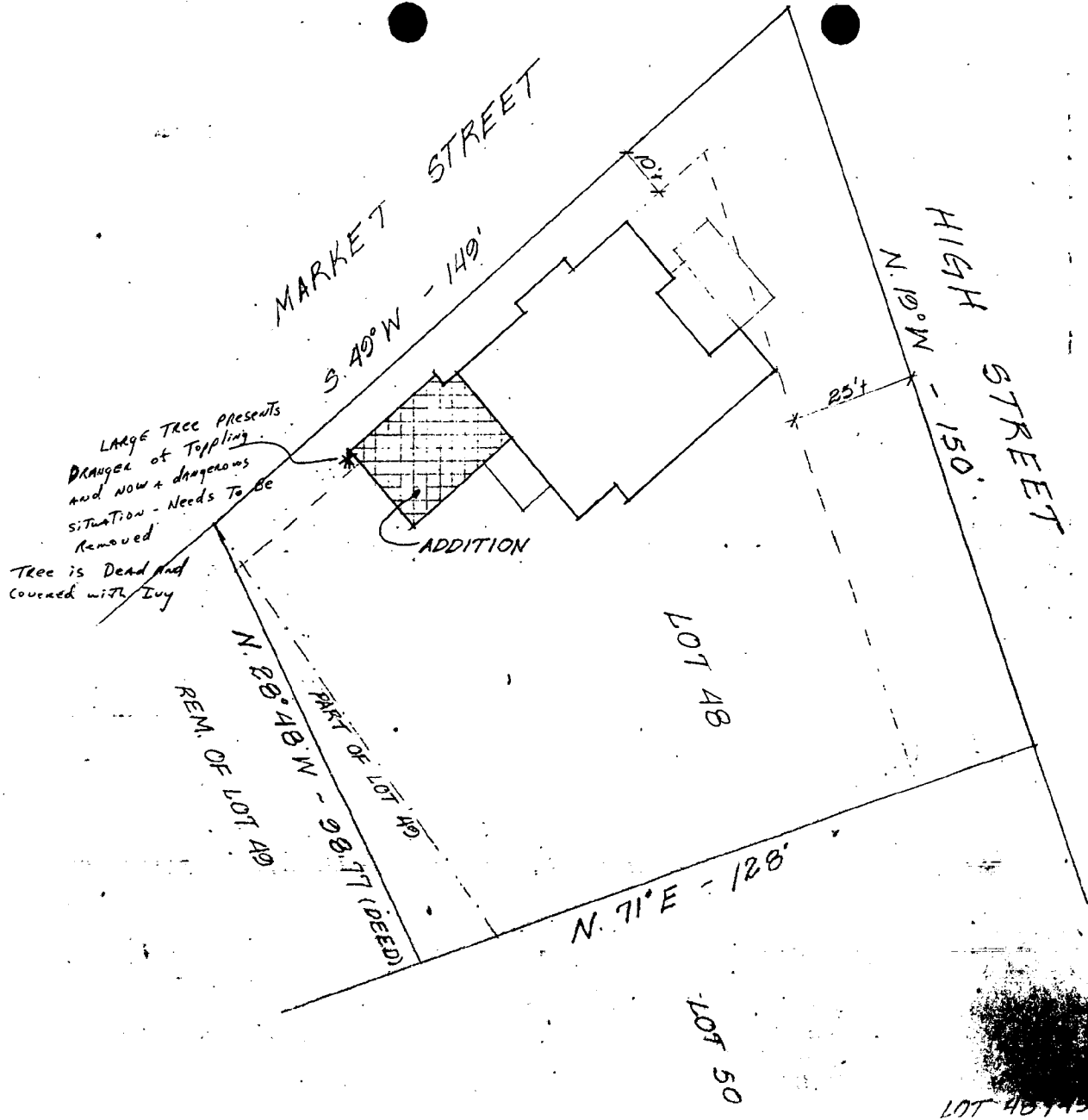
DATE FEB. 10, 1988

CASE: 103-88

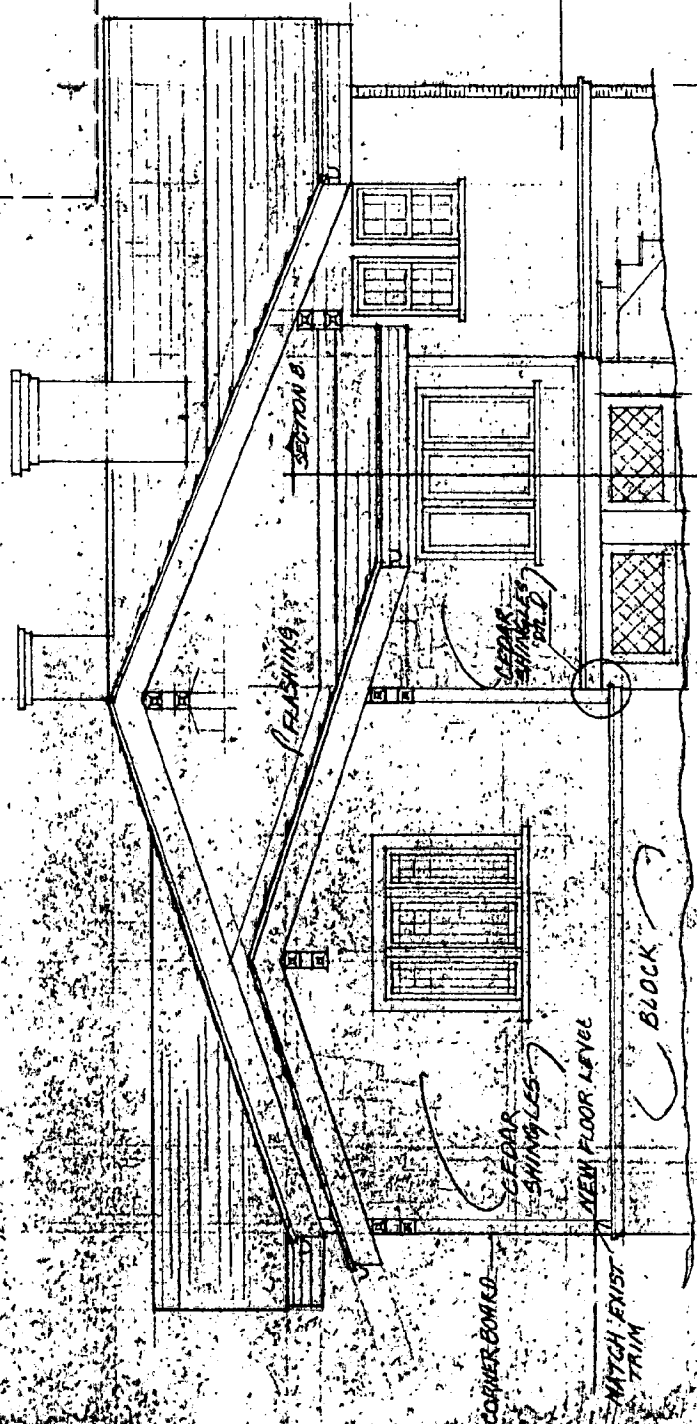
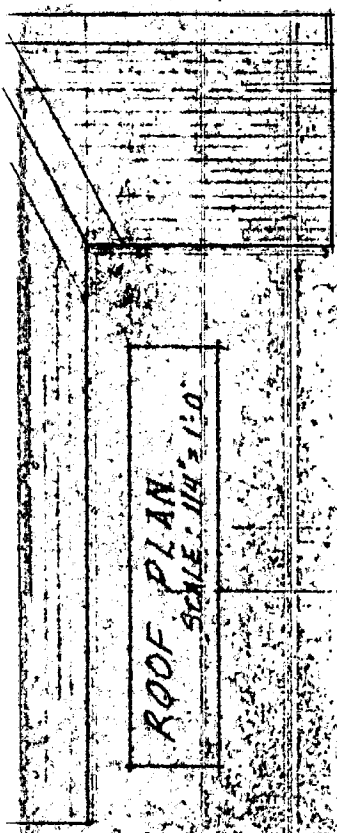
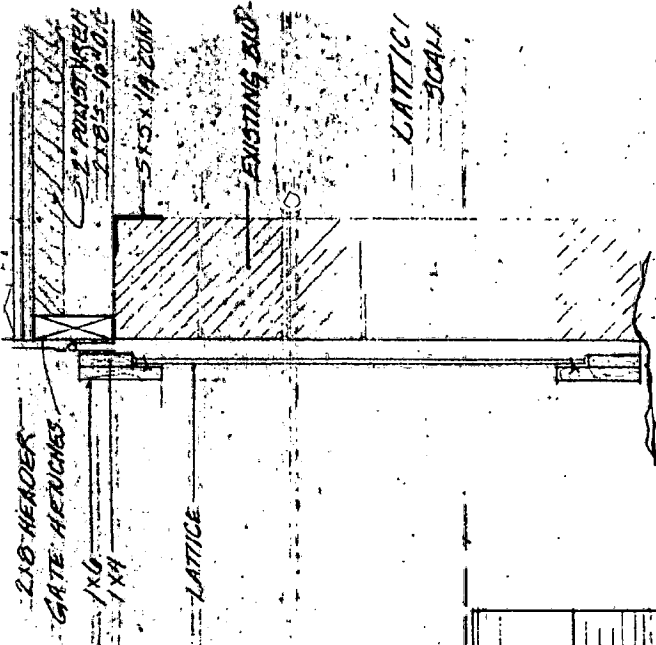
FILE: 29374

Recorded in Liber 5113, Folio 337 Scale 1" = 30'

3



4



DET

MATCH

WEST ELEVATION
SCALE: 1/4" = 1'-0"

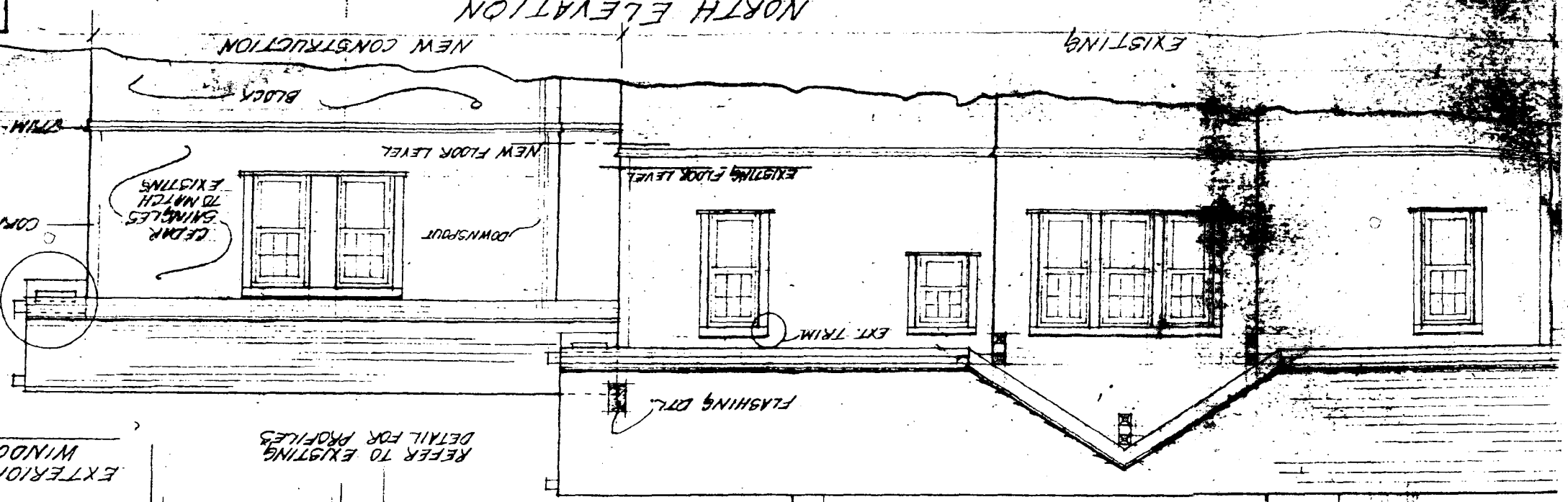
2

BROWNE-STERLING

NORTH ELEVATION

NEW CONSTRUCTION

EXISTING



CELR
SHINGLES
TO MATCH
EXISTING

NEW FLOOR LEVEL

EXISTING FLOOR LEVEL

DOWNSPOUT

CORNER BOARD

EXT. TRIM

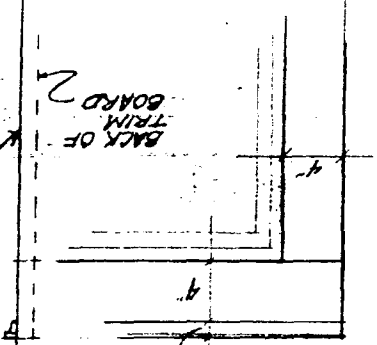
FLASHING DETL.

REFER TO EXISTING
DETAIL FOR PROFILES

EXTERIOR DOOR &
WINDOW TRIM

EDGE OF SIDING &
WINDOW TRIM

BACK OF
TRIM
BOARD

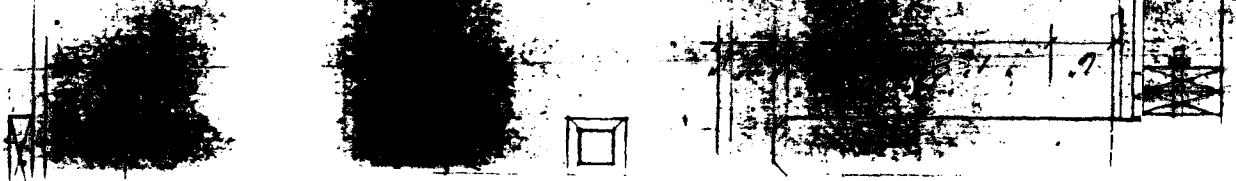


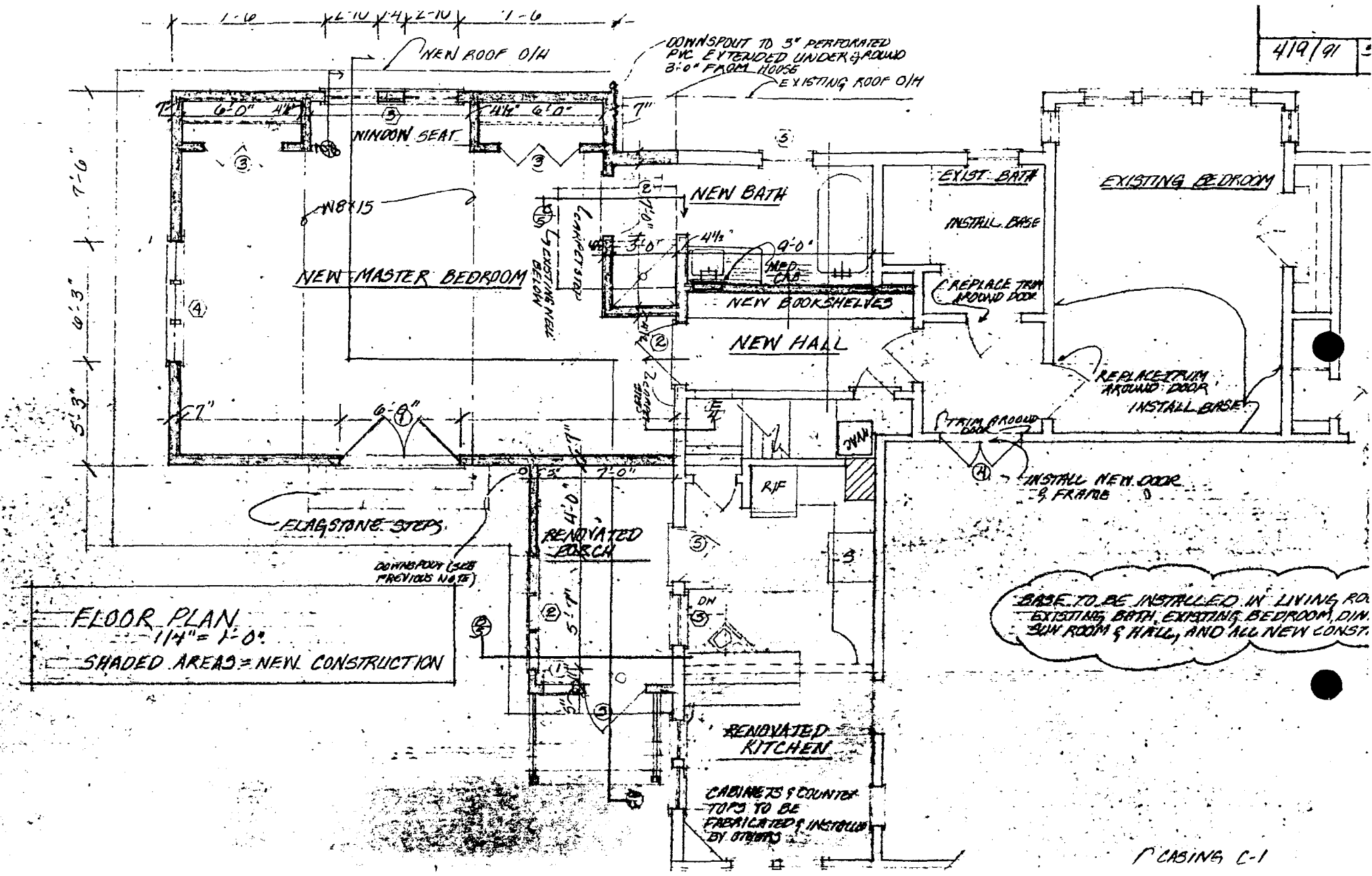
DETAIL C

FLASHING DETAIL FROM
NEW ROOF TO EXISTING STRUCTURE
1:0

DETAILED

EXISTING STRUCTURE
INSTALLATION DETAIL



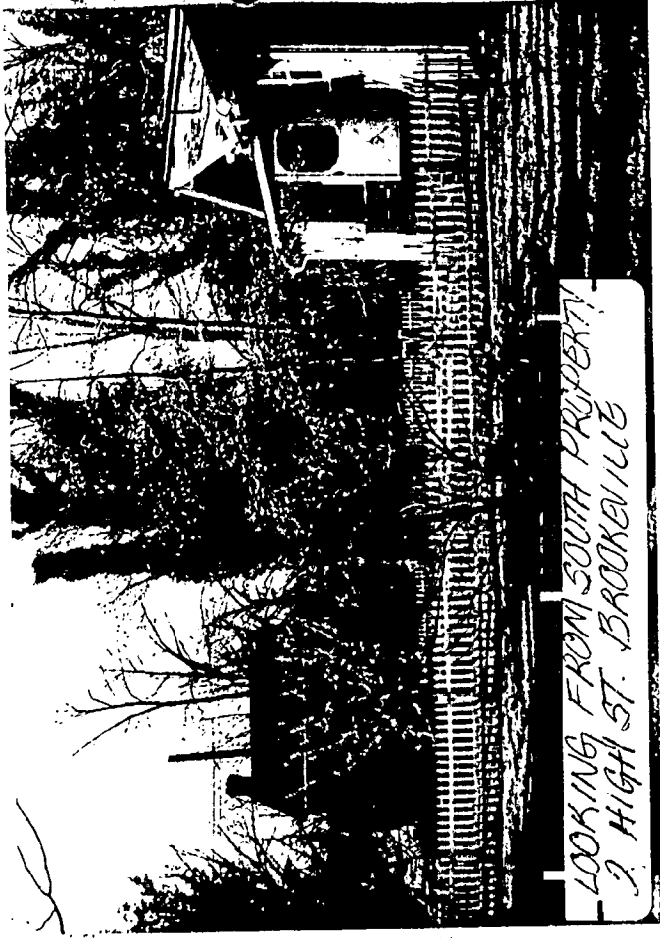


FLOOR PLAN
 1/4" = 1'-0"
 SHADED AREAS = NEW CONSTRUCTION

7



FRONT (EAST) ELEVATION
2 HIGH ST. BROOKVILLE



LOOKING FROM SOUTH PROPERTY,
2 HIGH ST. BROOKVILLE

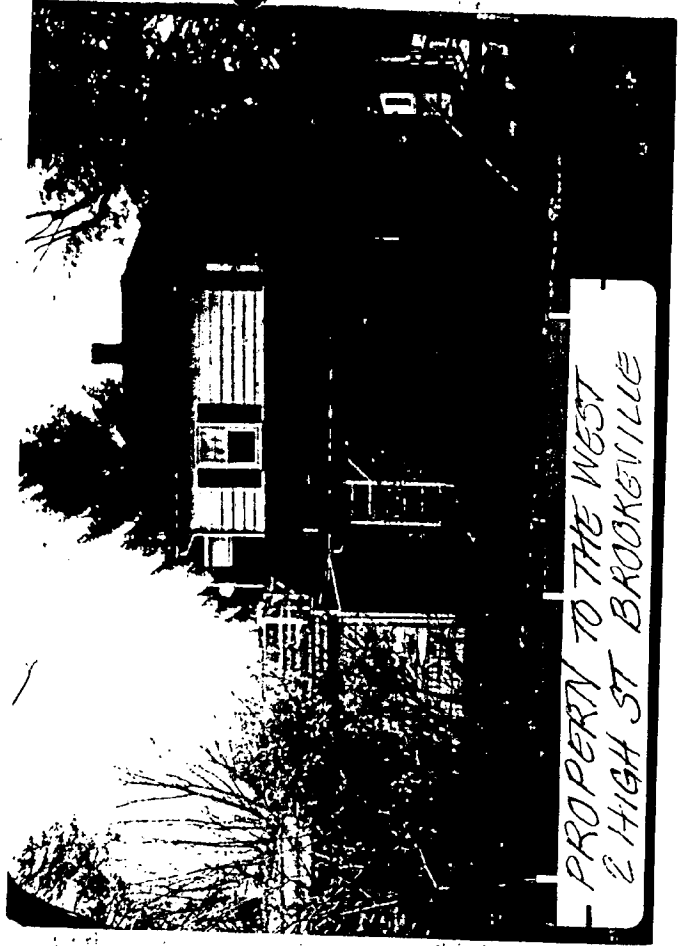


WEST (REAR) ELEVATION
2 HIGH ST. BROOKVILLE






NORTH ELEVATION
2 HIGH ST. BROOKVILLE

(8)



9

PRIMARY RESOURCES:

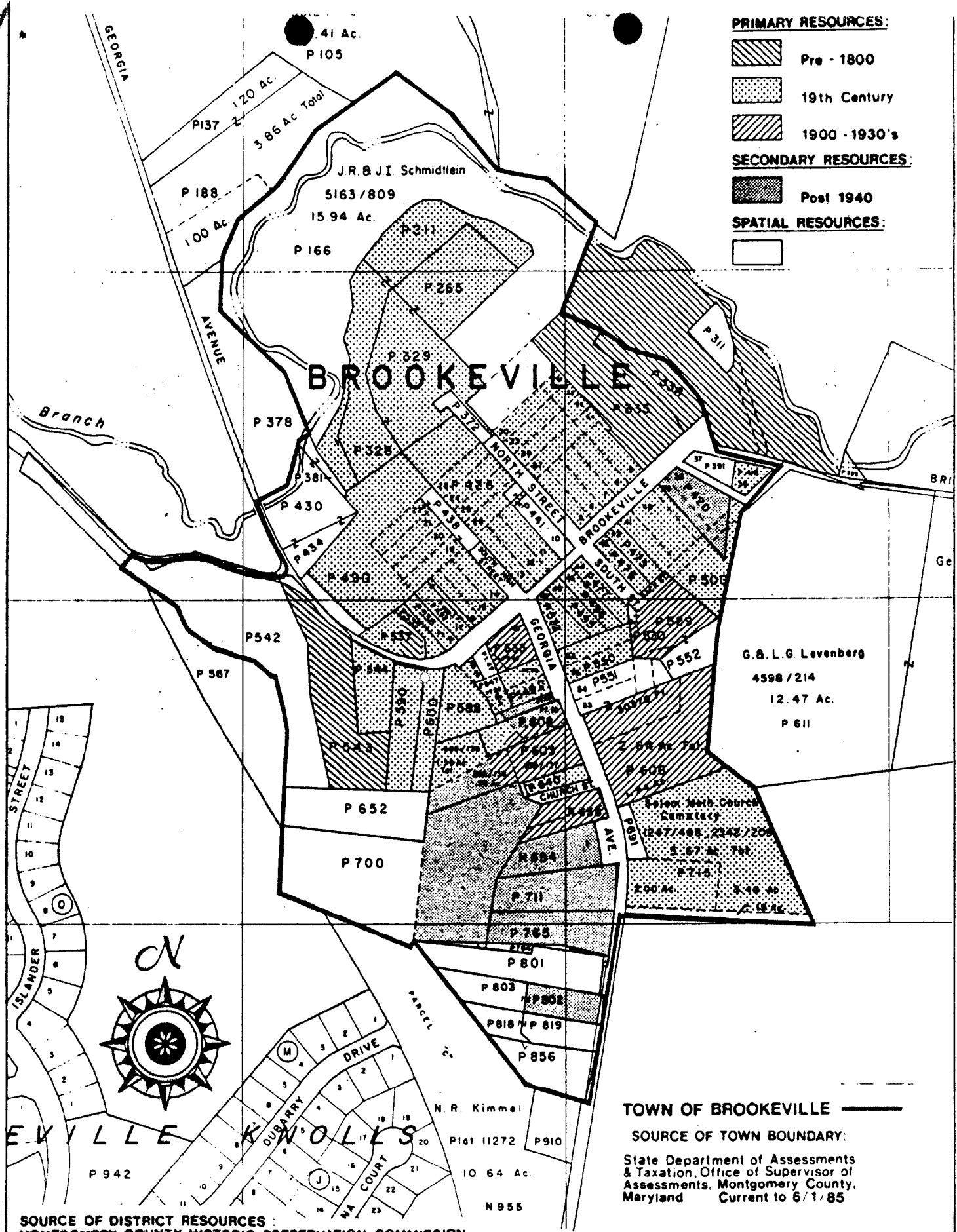
-  Pre - 1800
-  19th Century
-  1900 - 1930's

SECONDARY RESOURCES:

-  Post 1940

SPATIAL RESOURCES:

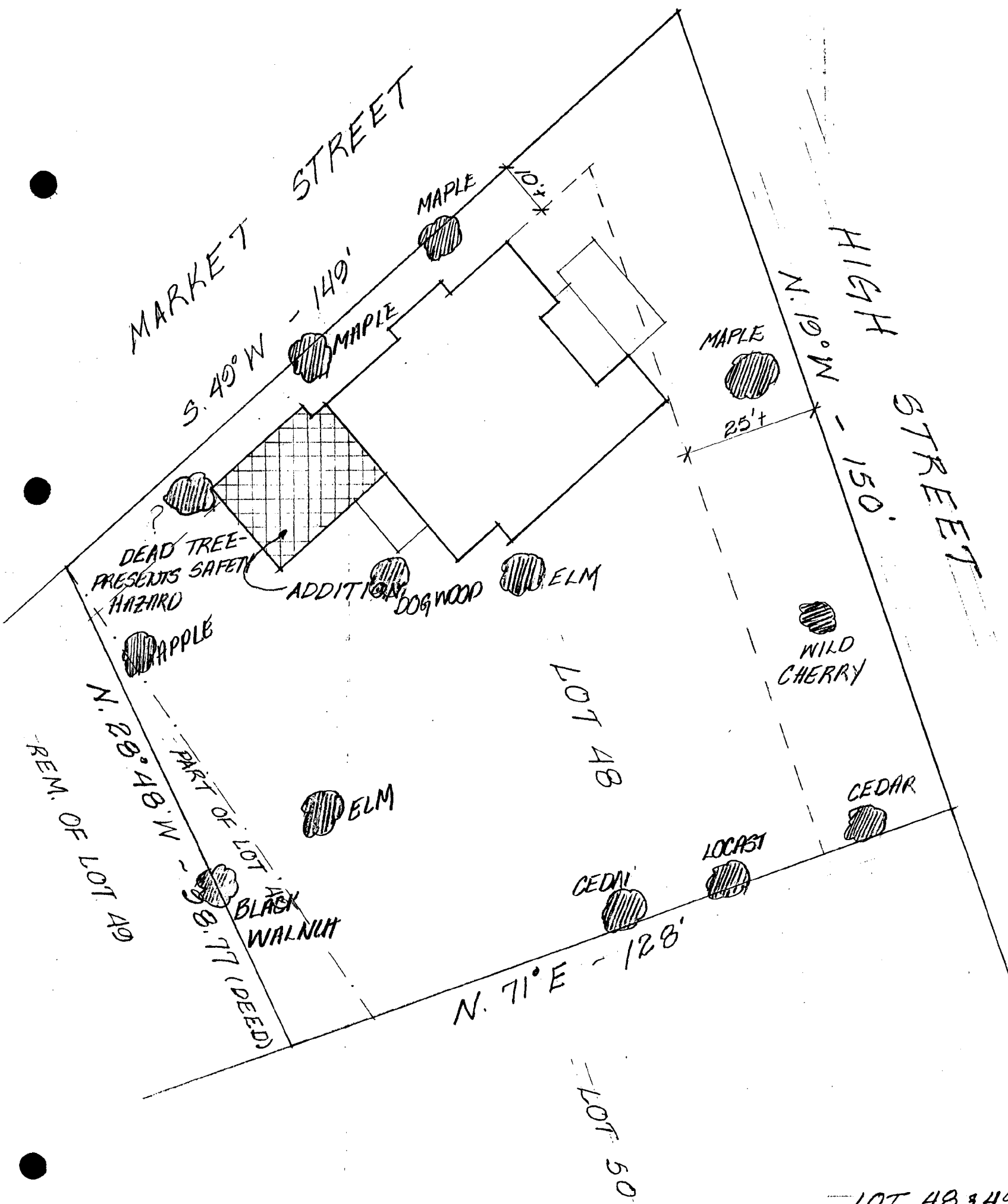
- 




SOURCE OF DISTRICT RESOURCES: MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

TOWN OF BROOKEVILLE

SOURCE OF TOWN BOUNDARY:
 State Department of Assessments & Taxation, Office of Supervisor of Assessments, Montgomery County, Maryland Current to 6/1/85



LOT 48 & 49
 VILLAGE OF BROOKVILLE
 LIBER 5113 FOLIO 337
 SCALE 1" = 20'

 - TREES OVER 6" ϕ

OTHER TREES ON SITE
 (UNDER 6" ϕ)

- | | |
|-------------|---------------------|
| 23 - Pine | 1 - Apple |
| 4 - Dogwood | 2 - Red Maple |
| 2 - Cherry | 1 - Ornamental Pear |
| 2 - Plum | 1 - Wild Cherry |
| | 2 - Tulip Poplar |

RECEIVED
MAY 20 1991
HISTORIC PRESERVATION
COMMISSION, MONTG. CTY



SOUTH ELEVATION
(NEW)
SCALE - 1/4" = 1'-0"



WEST ELEVATION
(EXISTING)
SCALE = 1/4" = 1'-0"

BROWN - STERLING RES
BROOKVILLE, MD
5/19/91 SCALE AS SHOWN LOT 48 & 49

- 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.
- 7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
- 8. Photos of Resources: *located on plans* 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. Photos of Context: 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 Barbara Ray
 Address # 6 HIGH ST.
 City/Zip Brookville, 20833
- 2. Name Dee & Robert Heritage
 Address 306 MARKET ST.
 City/Zip Brookville, 20833

3.

Name

C.E. FEDERLINE

Address

307 MARKET ST.

City/Zip

BROOKVILLE

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E



Montgomery County Government

MEMORANDUM

TO: Debbie Wagner, Chairman
Brookside Local Advisory Panel

FROM: Laura McGrath, Planning Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

DATE: 5-6, 1991

The attached application by Roger D. Sterling for an Historic Area Work Permit at 2 High Street is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than 5-14-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 5-22, 1991.

2544E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625