

23/65-04D 200-B Market Street  
Brookeville Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 22, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 338146

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Scott Penland

Address: 200 Market Street, Brookeville, MD 20833

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CONNIE ANGIULI, SCOTT PENLAND  
Daytime Phone No.: 301-570-7557

Tax Account No.: 00 732157  
Name of Property Owner: SCOTT PENLAND Daytime Phone No.: 301-570-7557  
Address: 200 MARKET ST, BROOKEVILLE MD 20833  
Street Number City State Zip Code  
Contractor: CUSTOM CRAFT Phone No.: 301-840-1847  
Contractor Registration No.: BC3650-  
Agent for Owner: TOM TALTAVULL Daytime Phone No.: 301-840-1847

**LOCATION OF BUILDING/PREMISE**

House Number: 200-B Street: MARKET  
Town/City: BROOKEVILLE Nearest Cross Street: NORTH  
Lot: 37 Block: \_\_\_\_\_ Subdivision: 5  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 391

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: 96 391 CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 5000.00

1C. If this is a revision of a previously approved active permit, see Permit # 311275

**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.

[Signature] 3/22/04  
Signature of owner or authorized agent Date

Approved:  For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4/22/04  
 Application/Permit No.: 338146 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p><b>Scott Penland &amp; Connie Anguili</b></p> <p><b>1508 Gridley Lane</b></p> <p><b>Silver Spring, Maryland 20902</b></p>	<p><b>Owner's Agent's mailing address</b></p> <p><b>Thomas J. Taltavull, Architect</b></p> <p><b>20650 Plum Creek Court</b></p> <p><b>Gaithersburg, Maryland 20882</b></p>
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**Adjacent and confronting Property Owners mailing addresses**

<p><b>Susan L. Johnson</b></p> <p><b>202 Market Street</b></p> <p><b>Brookeville, Maryland 20833</b></p>	<p><b>Gene Archer</b></p> <p><b>203 Market Street</b></p> <p><b>Brookeville, Maryland 20833</b></p>
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<p><b>Scott Penland</b></p> <p><b>200 Market Street</b></p> <p><b>Brookeville, Maryland 20833</b></p>	<p><b>Richard Allan</b></p> <p><b>205 Market Street</b></p> <p><b>Brookeville, Maryland 20833</b></p>
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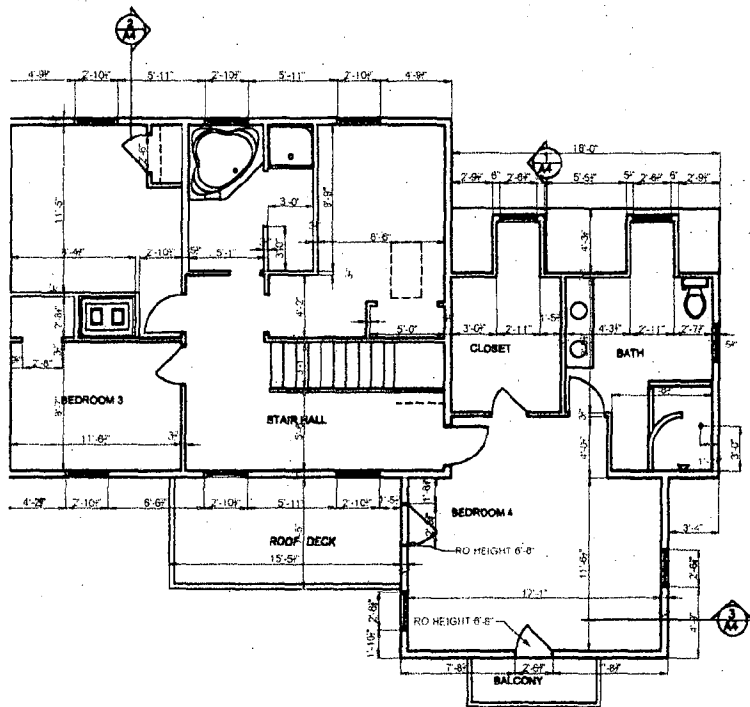


APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia Malley*

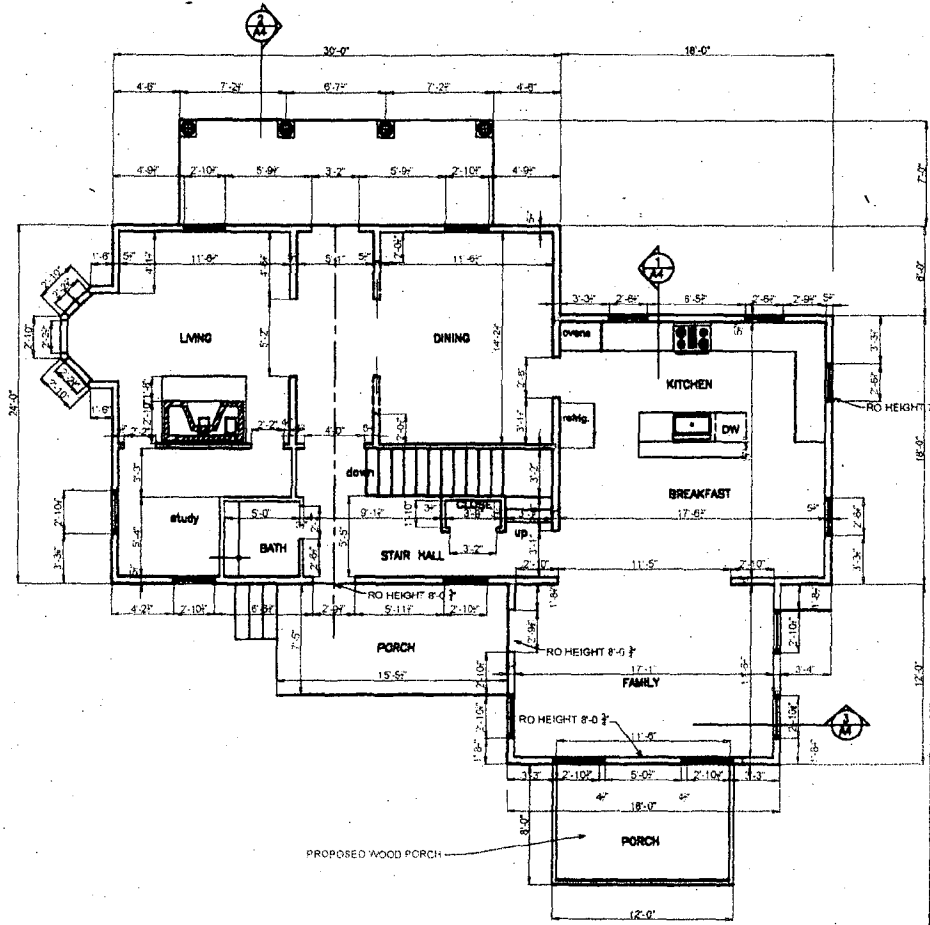
4-22-04



7.8.2005



SECOND FLOOR LAYOUT PLAN  
 1/4" = 1'-0"



FIRST FLOOR LAYOUT PLAN  
 1/4" = 1'-0"

PLANS

PROPOSED  
 ANGIOLI - PENLAND RESIDENCE  
 200 B MARKET STREET  
 BROCKVILLE, MARYLAND 20885

L2

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	200-B Market Street, Brookeville	<b>Meeting Date:</b>	04/14/04
<b>Applicant:</b>	Scott Penland	<b>Report Date:</b>	04/07/04
<b>Resource:</b>	Non-Contributing Resource Brookeville Historic District	<b>Public Notice:</b>	03/31/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	23/65-04D	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Rear deck construction	<b>RECOMMEND:</b>	Approval

**DATE OF CONSTRUCTION:** 2004 (house being built)

**SIGNIFICANCE:**

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

**PROPOSAL:**

The HPC approved a HAWP for this new house on Market Street on March 12, 2003 and the house is currently under construction. The applicant is proposing a new wood deck off the back of the house.

**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or 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 replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP) and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  4. Removal of accessory building that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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

FROM ORIGINAL  
HAWP  
[unclear]

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The town of Brooksville is listed both on the National and County registers of historic places. It is a predominantly residential town with a diverse collection of period structures with a wide variety of architectural styles situated on a unique landscape. The relationship of the buildings and landscape define the historical significance of the Town.

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

A new single family home on an existing town lot. The house is to be sited on a sloping lot with a two story with front porch main house and a 1 1/2 story wing along the east and rear. Site access will be from the existing driveway of the adjacent home which will be extended to the new house. This was done at the town's request for safety and visual impact on adjacent historic properties. House design and siting is intended to strengthen the visual relationship with the existing streetscape.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 folder no larger than 11" x 17". Plans on 8 1/2" x 11" sheets 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 finishes proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)278-1255.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE PRINT IN THE SPACES OF THE FORM AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Plans approved by MPC March 2003

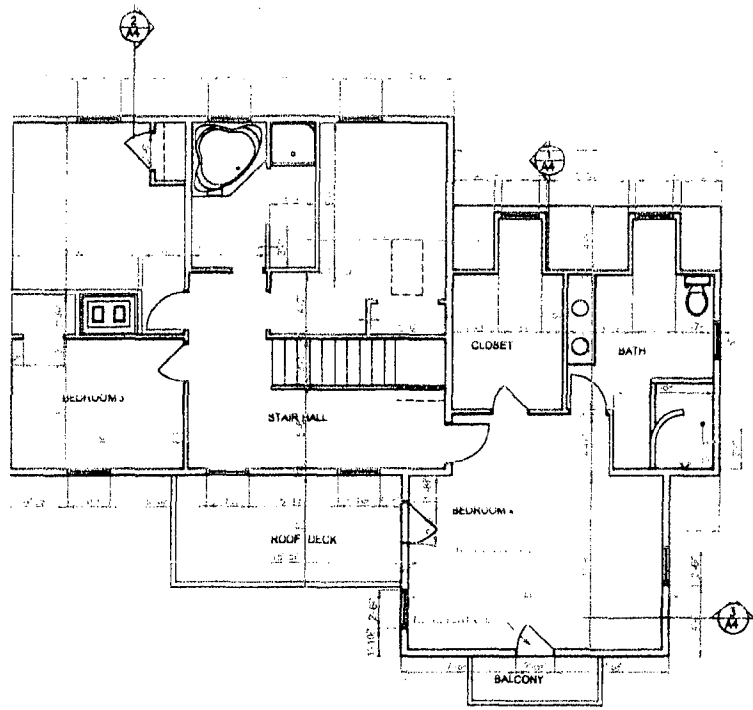


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PLANS

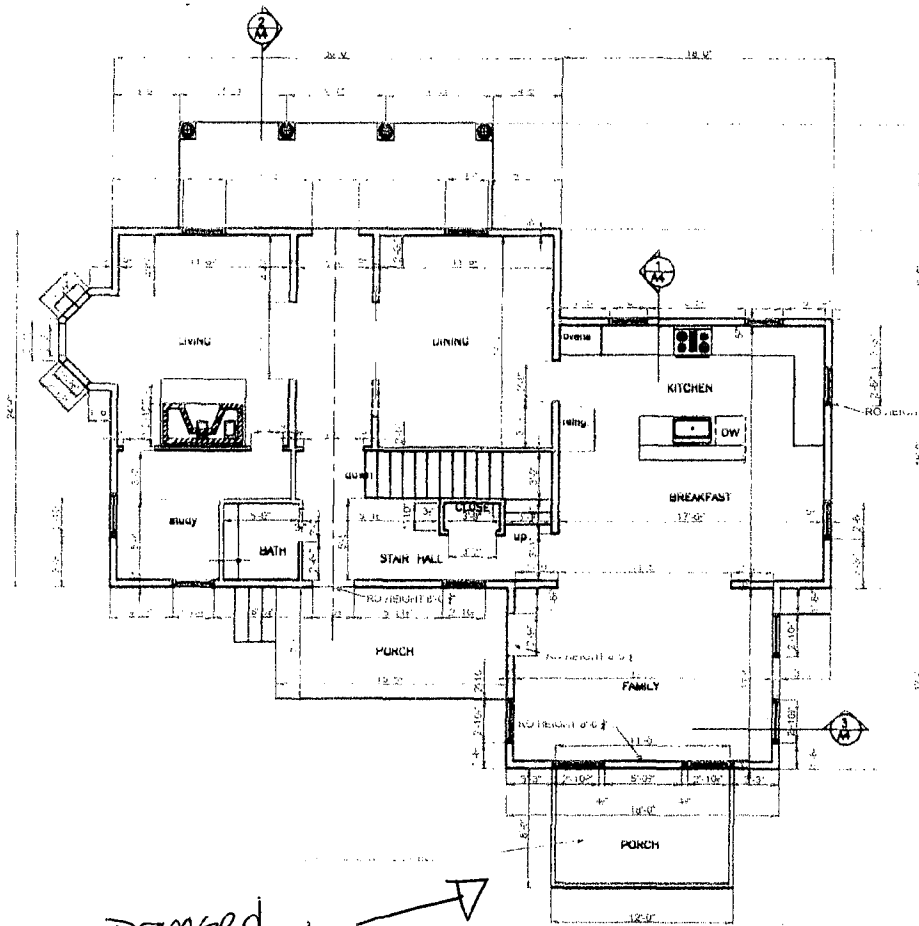
PROPOSED:  
ANGIULI - PENLAND RESIDENCE  
380 E. MARKET STREET  
BROOKFIELD, MARYLAND 20838

L2



SECOND FLOOR LAYOUT PLAN

1/4" = 1'-0"



FIRST FLOOR LAYOUT PLAN

1/4" = 1'-0"



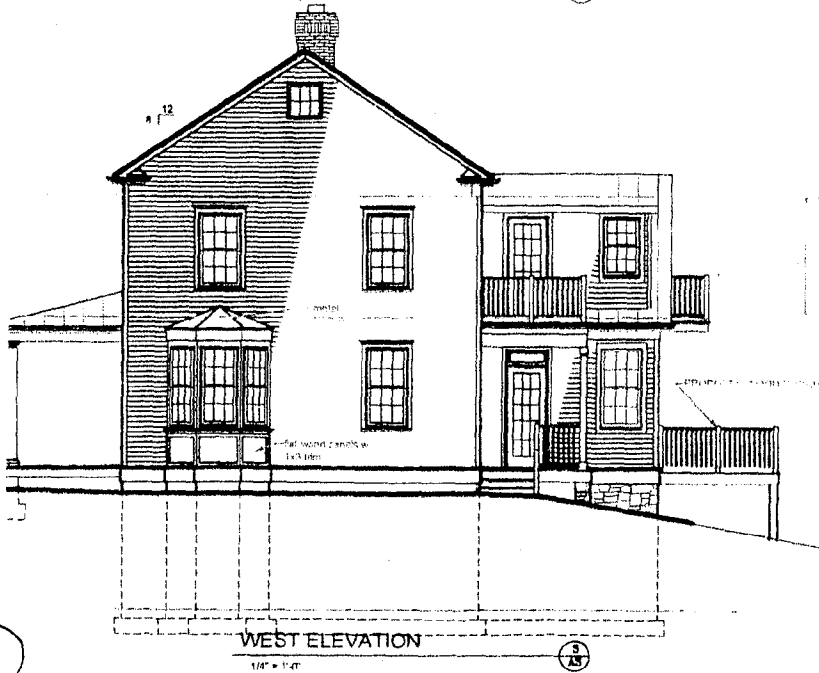
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Approved by HPC March 2003



NORTH FRONT ELEVATION

EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



JAT  
ARCHITECTURE  
PLANNING  
& HISTORIC  
PRESERVATION  
THOMAS J. TAYLOR  
PRINCIPAL ARCHITECT  
1000 14TH STREET, N.W.  
WASHINGTON, D.C. 20005

7.8.0008

ELEVATIONS

PROPOSED  
ANGIOLI - PENLAND RESIDENCE  
300 B MARKET STREET  
BROOKLYN, MASSACHUSETTS 02083

A3

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House currently under construction