

23/65-04E 200 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 # 338150

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH CONDITIONS**. The conditions of approval are:

- 1) Before the HAWP is issued, the applicant will provide staff with an arborist's report certifying that the tree to be removed is dead
- 2) The applicant will plant a tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.
- 3) The patio footprint will not expand beyond existing footprint.

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 and Connie Angiuli

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.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 22, 2004

MEMORANDUM

TO: Scott Penland and Connie Angiuli
200 Market Street, **Brookeville Historic District**

FROM: Anne Fothergill, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 338150

Your Historic Area Work Permit application for tree and shed removal and patio and shed repair was **approved with conditions** by the Historic Preservation Commission at its April 14, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and the official approval letter (enclosed). 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



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

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HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CONNIE ANGIOLI
 Daytime Phone No.: 410 433-1000 x2252

Account No.: _____
 Name of Property Owner: SCOTT PENLAND / CONNIE ANGIOLI Daytime Phone No.: 410-433-1000 x2252
 Address: 200 MARKET ST BROOKVILLE 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: 200 Street: MARKET STREET
 Town/City: BROOKVILLE Nearest Cross Street: MAIN
 Lot: 36 Block: N/A Subdivision: BROOKVILLE TOWN
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze <u>tree</u>	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ A \$2000. B \$1000 C \$1000 D \$100.

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.

[Signature] _____ Date: 3-21-04
Signature of owner or authorized agent Date

Approved: with conditions For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 4-22-04
 Application/Permit No.: 338150 Date Filed: _____ Date Issued: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 200 Market Street, Brookeville **Meeting Date:** 04/14/04
Applicant: Scott Penland and Connie Angiuli **Report Date:** 04/07/03
Resource: Outstanding Resource **Public Notice:** 03/31/04
Brookeville Historic District
Review: HAWP **Tax Credit:** None
Case Number: 23/65-04E **Staff:** Anne Fothergill

PROPOSAL: Tree removal, patio repair, shed removal, and shed repair

RECOMMEND: Approval with two conditions

STAFF RECOMMENDATION

Staff recommends approval of this application with the condition that:

- 1) Before the HAWP is issued, the applicant will provide staff with an arborist's report certifying that the tree to be removed is dead
- 2) The applicant will plant a tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Brookeville Historic District
STYLE: Vernacular
DATE: c. 1800

PROPOSAL

The applicants are proposing 4 alterations to their property:

- replace the existing concrete rear patio with cement and flagstone
- remove a 60' tall tree that has been dead for over a year
- repair one non-original aluminum shed
- remove one non-original aluminum shed

STAFF DISCUSSION

Staff recommends approval of this project. All of the proposed alterations (except the tree

removal) are at the rear of the house and will not adversely affect the historic house or the character of the Brookeville Historic District.

In terms of the removal of the dead tree, staff also recommends approval but with the condition that before the Historic Area Work Permit be issued for this, the applicant will submit to staff an arborist's report confirming that the tree is dead. Additionally, staff is recommending the standard tree replanting condition that the HPC requires for tree removal.

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, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

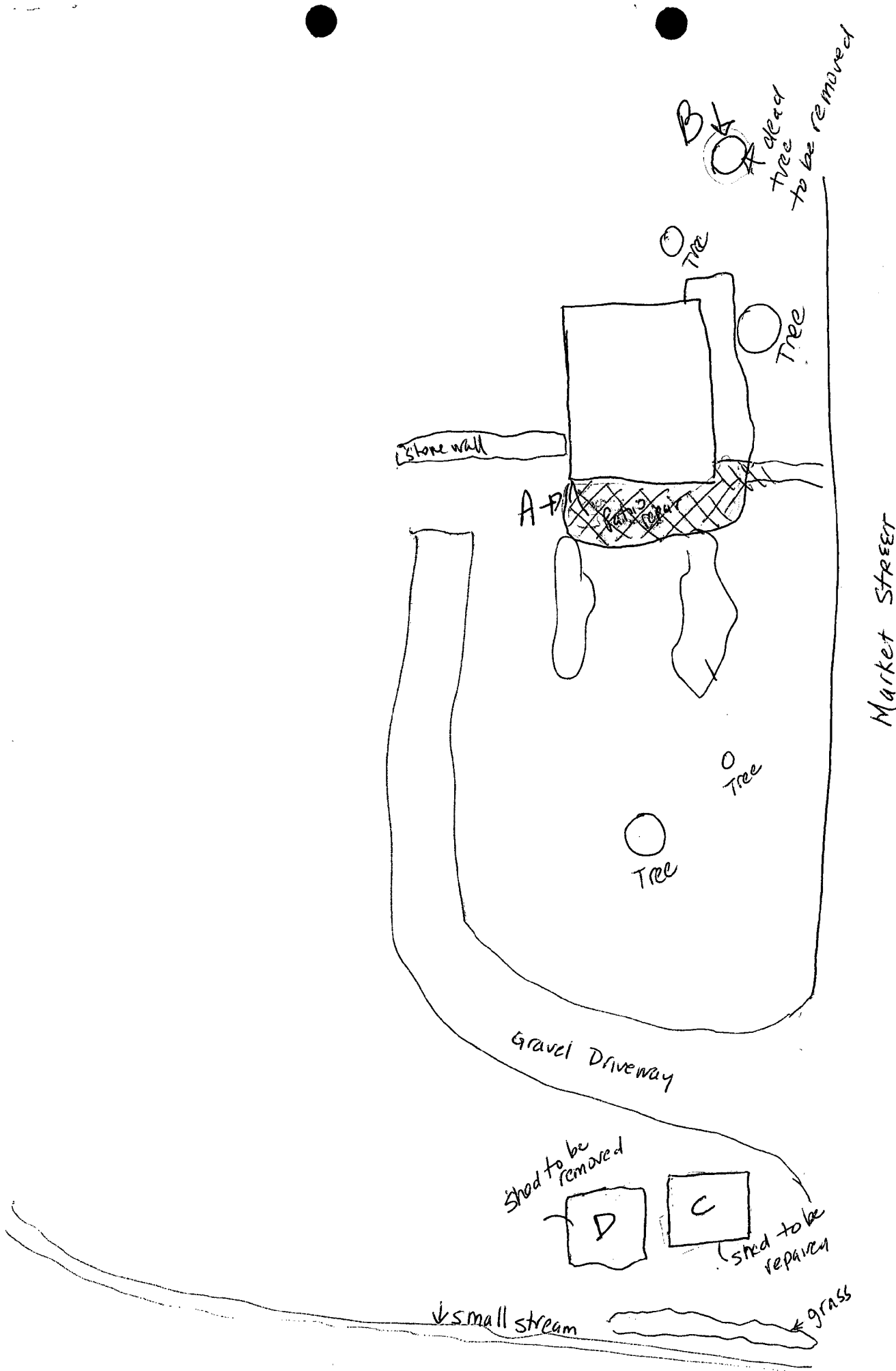
and with the Secretary of the Interior's *Standards for Rehabilitation #2*:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

and with the following conditions:

- 1) Before the HAWP is issued, the applicant will provide Staff with an arborist's report certifying that the tree to be removed is dead
- 2) The applicant will plant a tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

WRITTEN DESCRIPTION OF PROJECT

- Project A – repair concrete patio with cement and flagstone
- Project B – remove tree
- Project C – repair aluminum shed
- Project D – remove/raze aluminum shed

Project A – there is no significance to the patio, it is currently made of poured concrete
Project B – tree is approx. 60 feet high
Project C – shed is aluminum and of no historical significance
Project D – shed is aluminum and of no historical significance

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

Project A – repair will not affect the historical resource at all
Project B – removal of the tree will likely protect the historical house because the tree is dead and currently poses a risk if not removed
Project C – shed will be repaired using board and batten which is more appropriate to the setting
Project D – shed is in disrepair and is an eye sore

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

Project A – concrete and flagstone
Project C – board and batten

5. PHOTOGRAPHS

- a. 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.
- b. 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

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).

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

Owner's mailing address 200 MARKET STREET BROOKSVILLE, MD 20833	Owner's Agent's mailing address —
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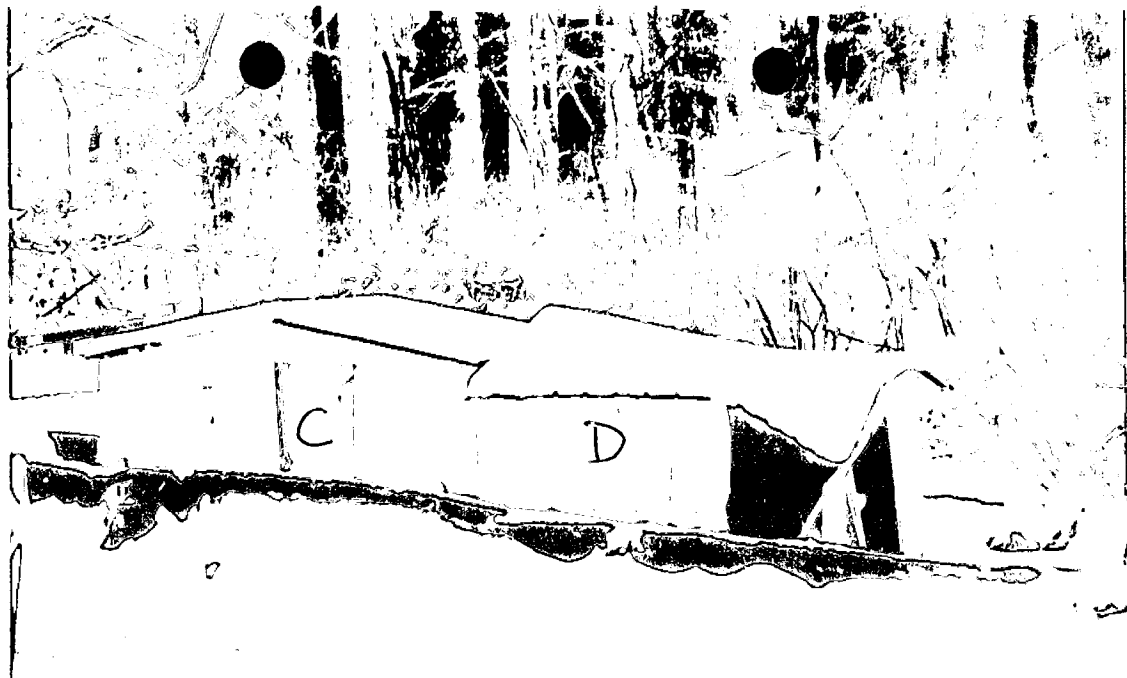
Adjacent and confronting Property Owners mailing addresses

205 Market Street Brookeville, MD 20833	202 Market Street Brookeville, MD 20833
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203 Market Street Brookeville, MD 20833	
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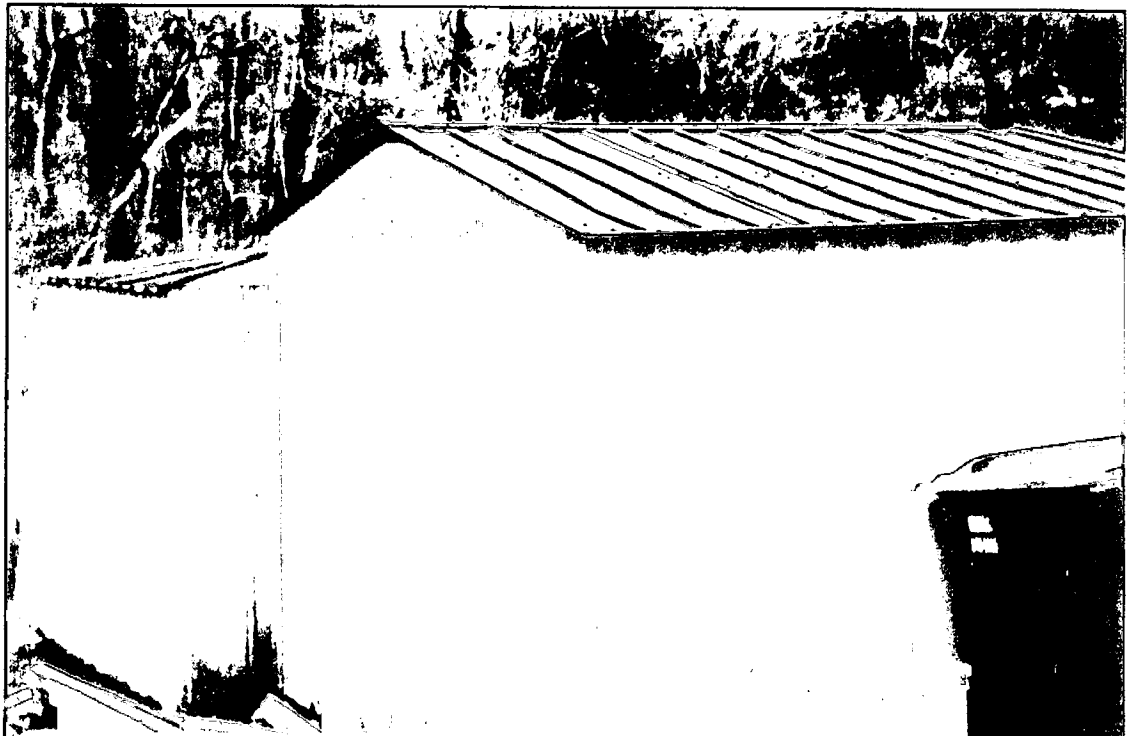
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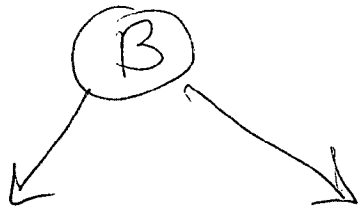


A

(D)



(C)



road



close to house