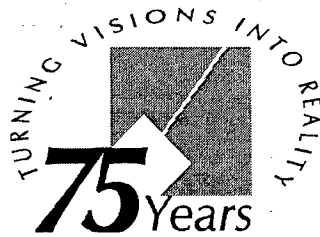


23/65-04H 26 High Street
Brookeville Historic District

Left msg 9/7
for Jacobson
Re Spec Sluts
Spoke w/ salesman
9/9



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 28, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 356145

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: Carmen & Wayne Harding

Address: 26 High Street, Brookeville

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: CARMEN WAYNE HARDING
Daytime Phone No.: 301-774-5579
Tax Account No.: 160800731734
00731734
Name of Property Owner: HARDING, EW & CC Daytime Phone No.: 301-774-5579
Address: 26 HIGH STREET BROOKVILLE MD 20833
Street Number City Street Zip Code
Contractor: PREMIER WINDOW & BLDG, INC Phone No.: 1-800-293-1711
Contractor Registration No.: 20964
Agent for Owner: RICK PAGE Daytime Phone No.: 1-800-293-1711
X-119 (MELISSA)

LOCATION OF BUILDING/PREMISE

House Number: 26 Street: HIGH STREET
Town/City: BROOKVILLE Nearest Cross Street: GOLDMINE ROAD
Lot: _____ Block: _____ Subdivision: BROOKVILLE TOWN
Liber: 6009 Folio: 236 Parcel: 819

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C 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: REPLACEMENT WINDOWS
1B. Construction cost estimate: \$ \$17,600.00 Three phase / two year lock in cost. # 2/19
1C. If this is a revision of a previously approved active permit, see Permit # (Picture Window) To be replaced by Bay Window

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.

Carmen Harding July 19, 2004
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 9/22/04
Application Permit No. 356145 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

BRICK RAMBLER (1953) LOCATED IN BROOKEVILLE, MD

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

UPS: (20) OLD COVERED WINDOWS BEING REPLACED
WITH COVER 6 VINYL - LARGE PICTURE WINDOW
W/ DOUBLE HUNG FLANKERS BEING REPLACED W/ BAY
WINDOWS W/ DOUBLE HUNG FLANKERS. DOWNSTAIRS
WINDOWS (4) ALSO BEING REPLACED

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	26 High Street	Meeting Date:	09/22/04
Applicant:	Carmen & Wayne Harding	Report Date:	09/15/04
Resource:	Non-Contributing Resource Brookeville Historic District	Public Notice:	09/08/04
Review:	HAWP	Tax Credit:	No
Case Number:	23/65-04H	Staff:	Tania Tully

PROPOSAL: Replace windows**RECOMMENDATION:** Approval**STAFF RECOMMENDATION:**

Staff is recommending approval.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Brookeville Historic District
STYLE: Modern
DATE: c.1953

PROPOSAL:

Applicant proposes to replace existing 6/6 wood windows with 6/6 vinyl sash replacements. The front picture window flanked by the double hung windows will be replaced with a bay window with matching window types.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION

Because this house is a non-contributing resource the applications is approvable as submitted. Staff has spoken with the applicants about the advantages of window rehabilitation vs. vinyl replacement windows.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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 #9.*

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 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

RECEIVED
MAY 24 2004

APPLICATION FOR HISTORIC AREA WORK PERMIT

160800731734
Tax Account No.: 00731734

Contact Person: CARMEL WAYNE HARDING
Daytime Phone No.: 301-774-5574

Name of Property Owner: HARDING, EW & CC Daytime Phone No.: 301-774-5574
Address: 26 HIGH STREET BROKEVILLE MD 20833
Street Number City State Zip Code

Contractor: PREMIER WINDOW & BLDG, INC Phone No.: 1-800-293-1711
Contractor Registration No.: 20964

Agent for Owner: RICK PAGE Daytime Phone No.: 1-800-293-1711
X-119 (Melissa)

LOCATION OF BUILDING/PREMISE

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Town/City: BROKEVILLE Nearest Cross Street: GOLDMINE ROAD
Lot: _____ Block: _____ Subdivision: BROKEVILLE TOWN
Liber: 6009 Folio: 236 Parcel: 819

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To be replaced by Bay Window

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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.

Carmel Harding July 19, 2004
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 356145 Date Filed: _____ Date Issued: _____

3

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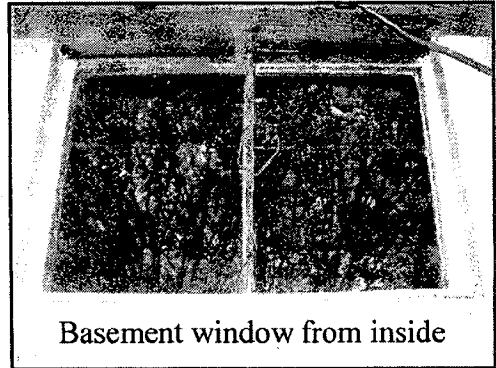
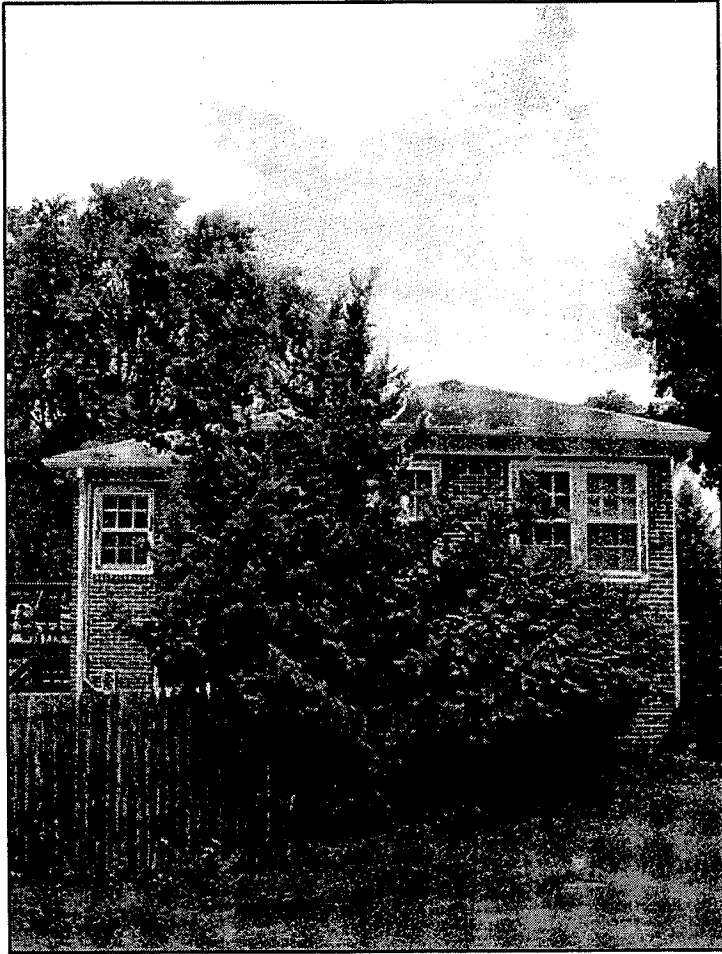
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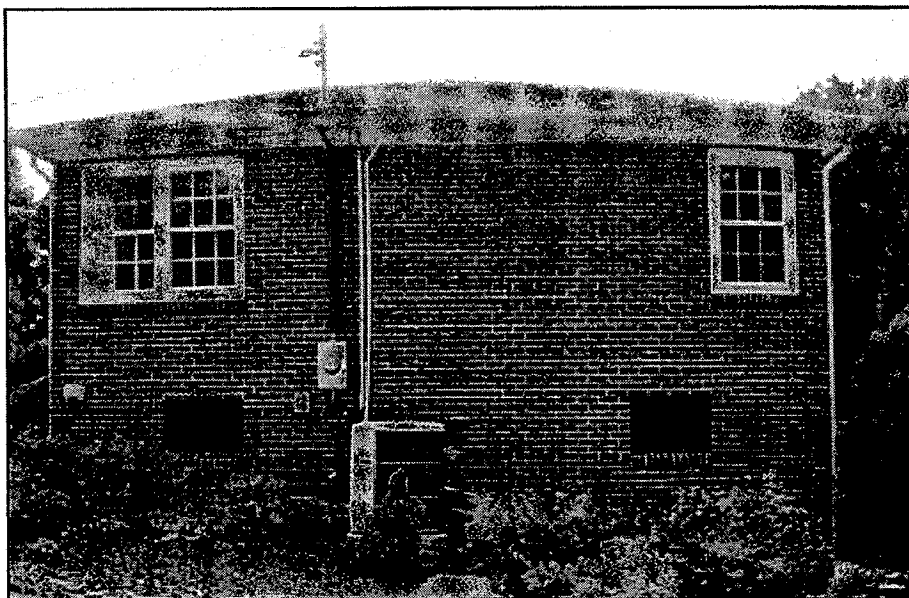
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6 Windows facing South side of house
5 double hung and 1 small basement window



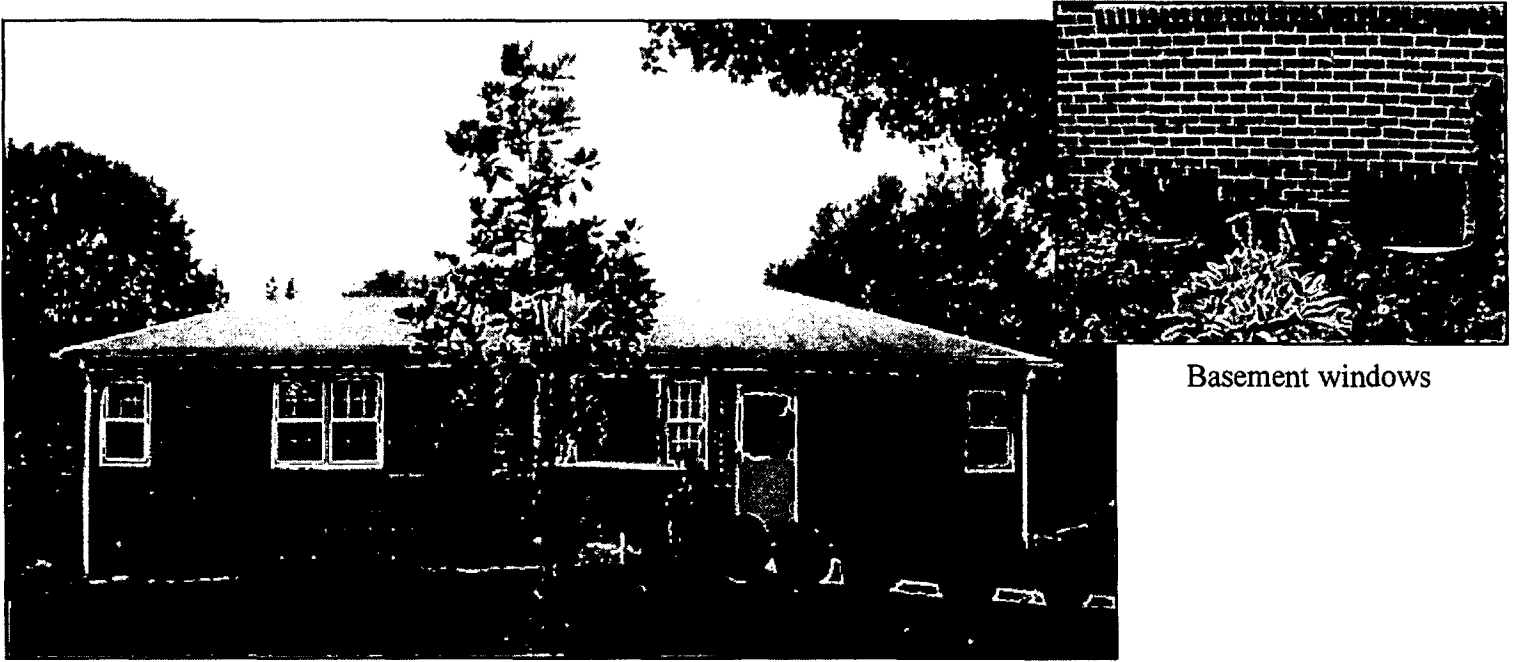
3 Windows facing North side of house
3 double hung upstairs (Garage basement windows not being replaced)



(5)

7 Windows facing East (Front of House)

4 double hung and 1 picture window (upstairs) & 2 small basement windows



Basement windows

9 Windows facing West (Back of House)

7 double hung (upstairs) & 1 double hung & 1 small basement window



Note: This house not in floodplain area.

Plat of House Location
EDWARD W. & CARMEN C. HARDING PROPERTY
#26 High Street Town of Brookeville
Olney (9th) District
Montgomery County, Maryland.
Surveyor's Certificate

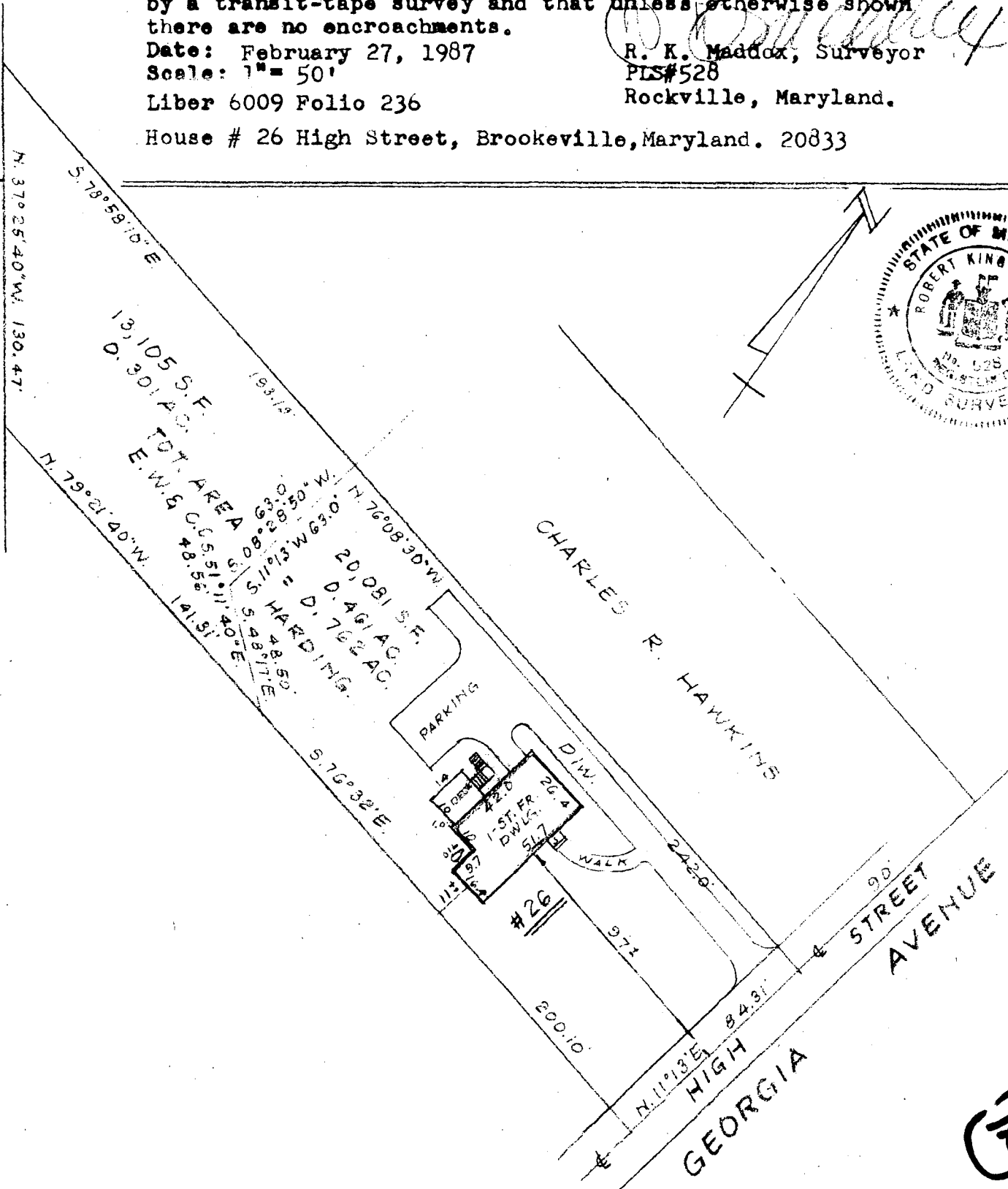
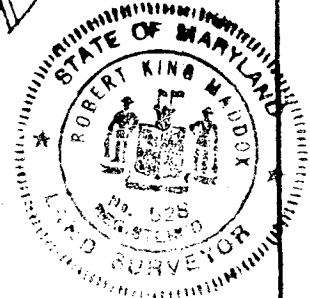
I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: February 27, 1987
Scale: 1" = 50'

Liber 6009 Folio 236

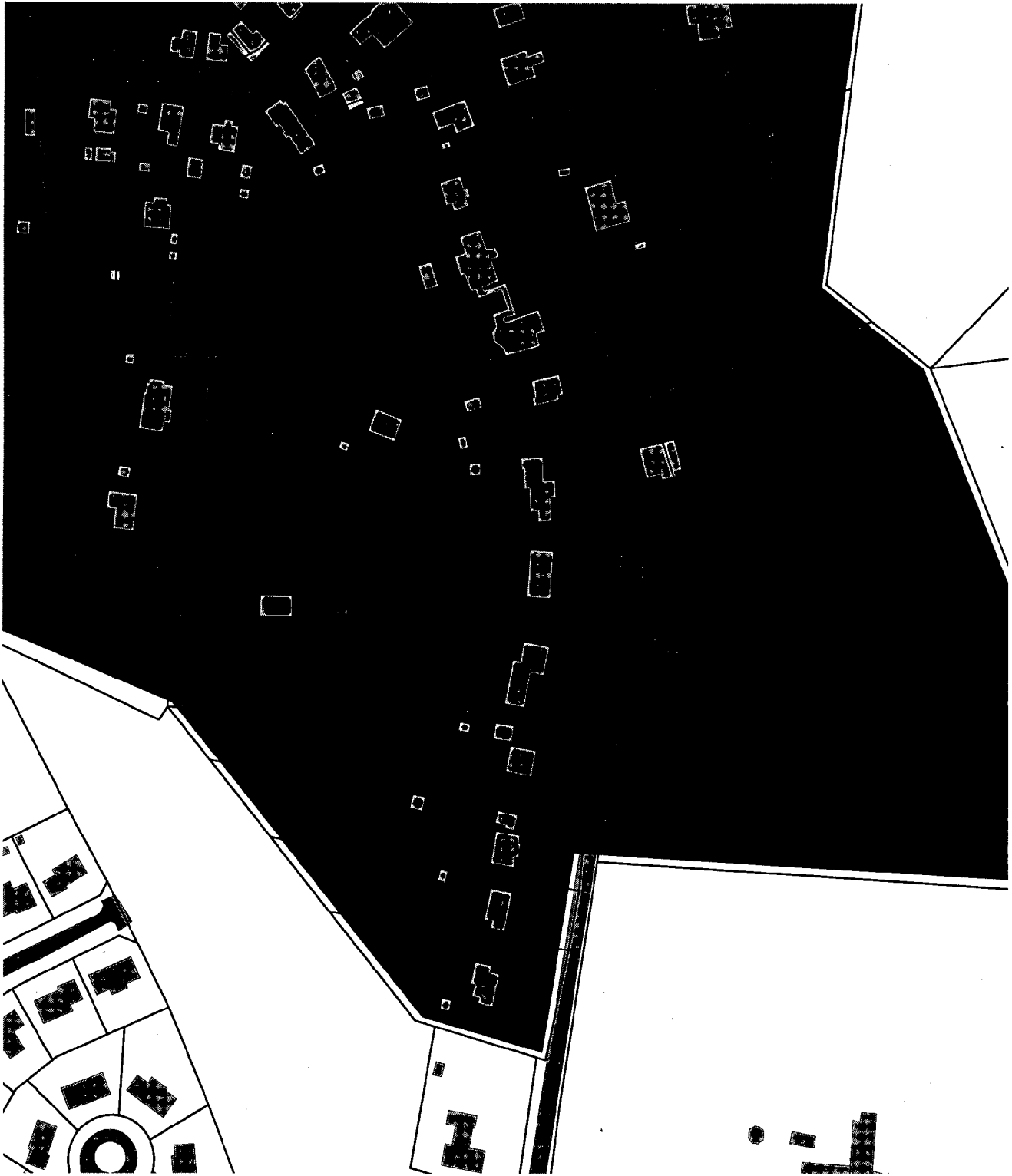
House # 26 High Street, Brookeville, Maryland. 20833

R. K. Maddox
R. K. Maddox, Surveyor
PLS#528
Rockville, Maryland.



7

BROOKEVILLE



Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
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Casual User Application



M-NCPPC



MONTOOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

6

FOR HARDING

IF YOU NEED MORE
PLEASE LET ME KNOW

240-674-3686

Rick
Page

DH700



Double Hung Window

DH 700 Features

- ◆ Solid Vinyl Construction—Superior insulating value
- ◆ Fusion-Welded Frame and Sashes
Maximum strength and efficiency
- ◆ White Color

Frame Features

- ◆ Parallel I-Beam Construction
Provides increased strength, durability and structural integrity
- ◆ Beaded Flat Jamb Design
Creates maximum daylight and egress; enables easy tilting of top sash
- ◆ Dedicated Pocket Header—Provides a clean interior appearance and prevents air infiltration
- ◆ Sloped Weather-Trac Sill—A weather-inhibiting pocket that significantly improves water drainage and air infiltration ratings
- ◆ Fully Welded and Weeped Sill
Provides excellent water resistance and structural integrity; 300% stronger than the average cut and notched style window
- ◆ Excubitor Block and Tackle Balances with Draft Sentry
Assure a lifetime of easy operation
- ◆ Balance Covers—Clean, aesthetically pleasing appearance
- ◆ Beveled Screen Track—Stiffens frame, enables easy screen removal and improves aesthetics
- ◆ Locking Fiberglass Half Screens—Enjoy fresh air

Sash Features

- ◆ Contoured, Externally Glazed Flex-Seal Design
Clean, interior lines provide a picture frame appearance
- ◆ Dual-Glazed 13/16" Peak Performance™ Low-E Argon-Enhanced Insulating Glass
Improved thermal performance
- ◆ PPG Intercept® Warm-Edge Technology
Reduces condensation and seal failures
- ◆ Full Vinyl Interlock
For security and eliminating air infiltration at meeting rails
- ◆ Dual FoamTite™ Seals on Bottom of Lock Sash
Prevents air infiltration
- ◆ Finsal Woolpile at Meeting Rail
Virtually eliminates air and water infiltration
- ◆ Beefy Lock—Security and peace of mind
- ◆ Exclusive Easy-Lift Handles
Two on the bottom sash, one on the top sash, makes operating and cleaning easy and comfortable
- ◆ Sentry Night Latches—For safe ventilation
- ◆ Precision Mount Tilt Latches—Provide easy access to tilting feature
- ◆ Locking Zinc Tilt Pins—Squares jamb during installation



View above shows the Parallel I-Beam Construction, Sloped Weather-Trac Sill, and Beveled Screen Track.

DH 700 Options

- ◆ Super Peak Performance™ Krypton Enhanced Low-E Glass with Super Spacer™
- ◆ SunClear™ Self-Cleaning Glass
- ◆ Obscure and Tinted Glass
- ◆ DreamGlas®; Jewel Cut, Color and Coating
- ◆ Exclusive Circle Sash® Muntin Designs
- ◆ Shaped Accent Windows in a Variety of Styles
- ◆ Earthtone or Vycap Safari Brown Colors
- ◆ Natural WoodGrain—Paintable and stainable interior synthetic laminate in Pine or Oak
- ◆ Maintenance-Free Muntins in a Variety of Styles
- ◆ External Removable Wood Muntins
- ◆ Boss Lock, Keeper and Handles
- ◆ SureLock Locking Lock
- ◆ Foam Wrap
- ◆ Full Screen, Aluminum Screen
- ◆ Nailing Fin for New Construction



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 www.thermalindustries.com
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RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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DPS - #8

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160800731734
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Address: 26 HIGH STREET BROOKEVILLE MD 20833
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X-119 (Melissa)

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Liber: 6009 Folio: 236 Parcel: 819

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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.
Melissa May 19, 2004
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 356145 Date Filed: _____ Date Issued: _____

Note: this house not in floodplain area.

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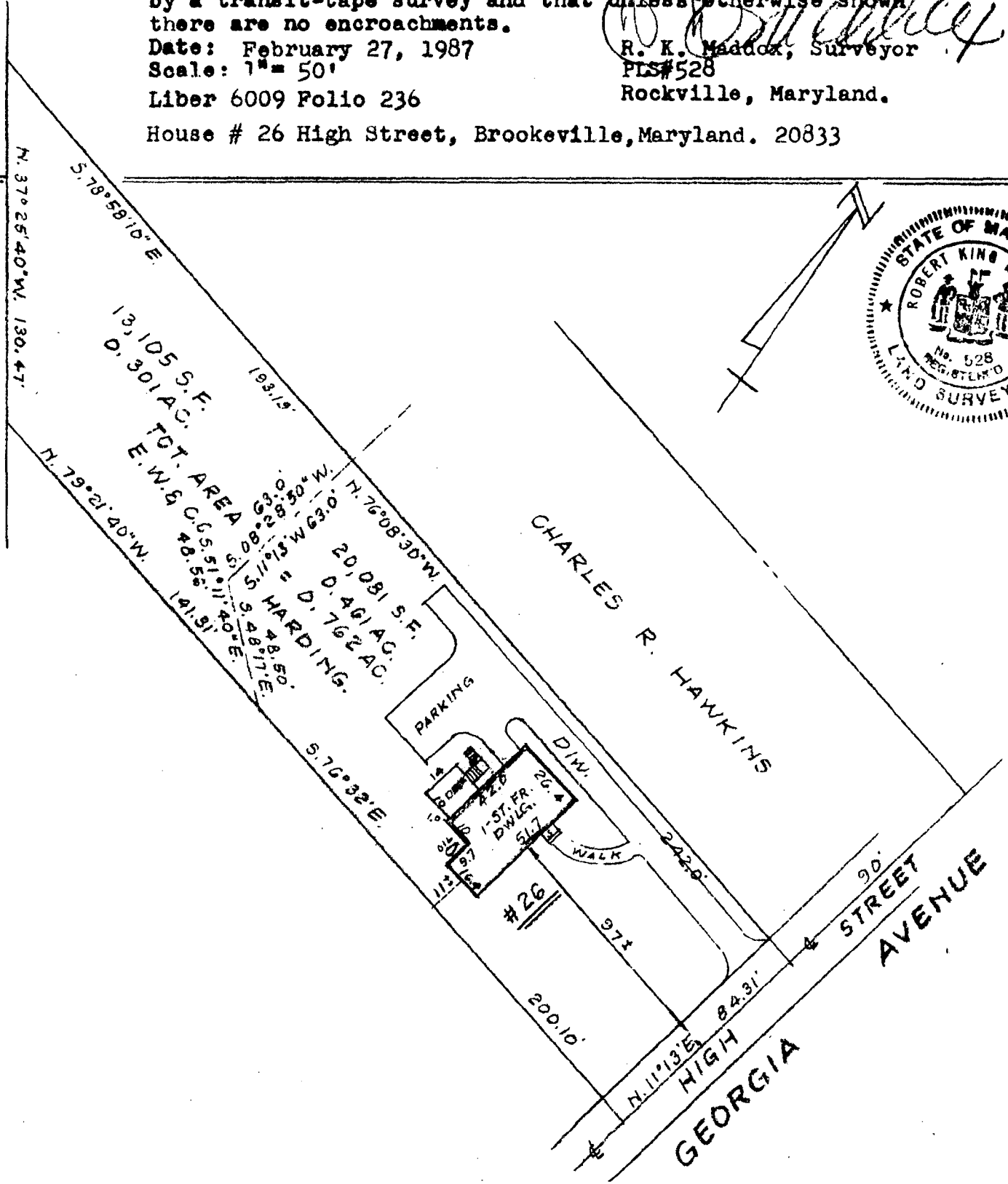
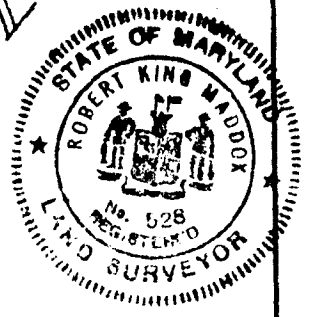
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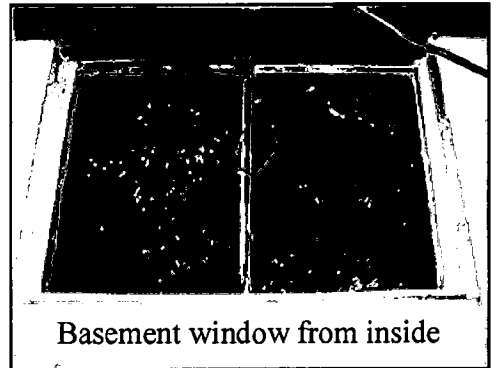
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R. K. Maddox
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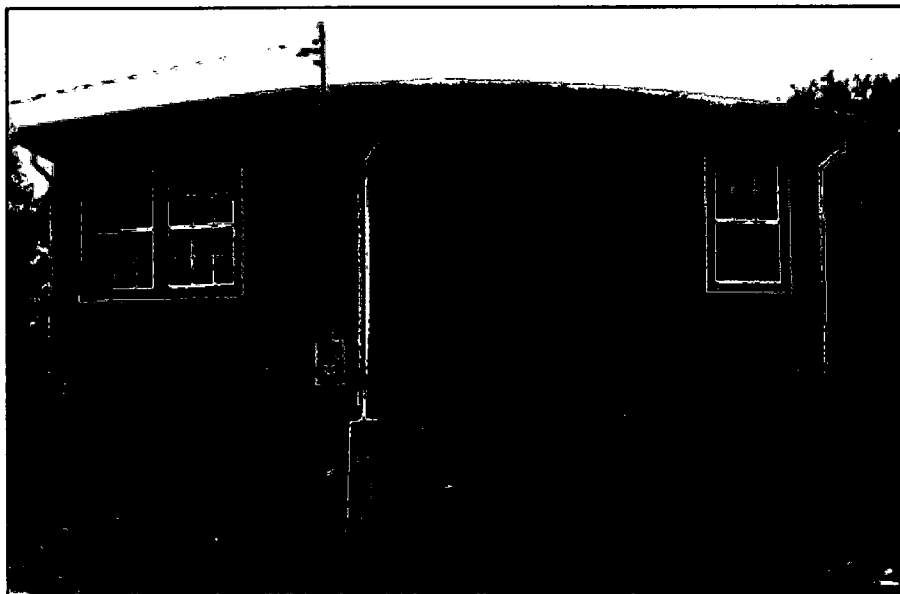
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Basement window from inside

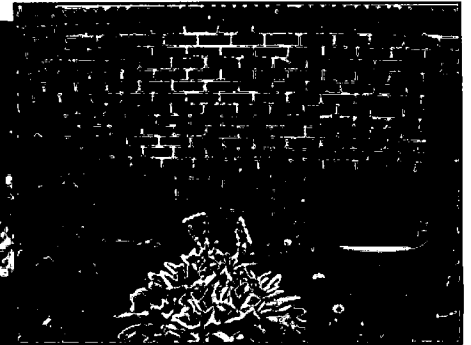
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Basement windows

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