

23/65-06A 22 HIGH ST
Brookeville Historic District



HISTORIC PRESERVATION COMMISSION

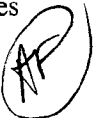
Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: September 14, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #431107-- rear deck installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve at the September 13, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Roland & Shirley Bowker

Address: 22 High St, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
355 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: Ken Cook

Daytime Phone No.: (301) 428-9748

Tax Account No.: 00732168

Name of Property Owner: Roland & Shirley Bowker Daytime Phone No.: (301) 774-9462

Address: 22 High Street Brookville MD 20833
Street Number City State Zip Code

Contractor: CHF Deck Co Phone No.: (301) 428-9748

Contractor Registration No.: 37070

Agent for Owner: Ken Cook Daytime Phone No.: (301) 428-9748

LOCATION OF BUILDING/PREMISE

House Number: 22 Street: High Street

Town/City: Brookville Nearest Cross Street: Church Street

Lot: _____ Block: _____ Subdivision: _____

Liber: 3577 Folio: 595 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|-----------------------------------------------|----------------------------------|-----------------------------------------|----------------------------------------------------------|------------------------------------|--------------------------------------------|----------------------------------------|------------------------------------------|-------------------------------|
| <input checked="" 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 checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Bar | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 16,410

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

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 of owner or authorized agent

6/28/06
Date

Approved: _____
For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9-14-06

Application/Permit No.: 431107 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

This is an existing 1 1/2 story brick residence built in 1949 with a detached garage. This is not a historical home but is located in a historical district.

* We also have approval from the Brooklyn Historical Committee.

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

Proposed new deck structure is to be situated on rear of home and constructed of Brazilian Teak wood with a pressure treated pine frame. The project should not have any effect on historical resources or environmental setting since it is on the back of the said property and as mentioned above, the property is not a historical site.

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

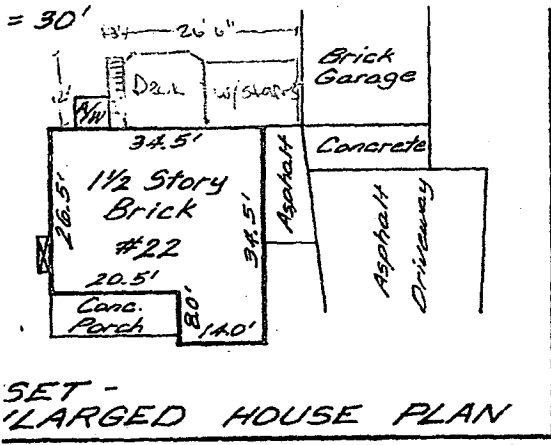
If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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page.



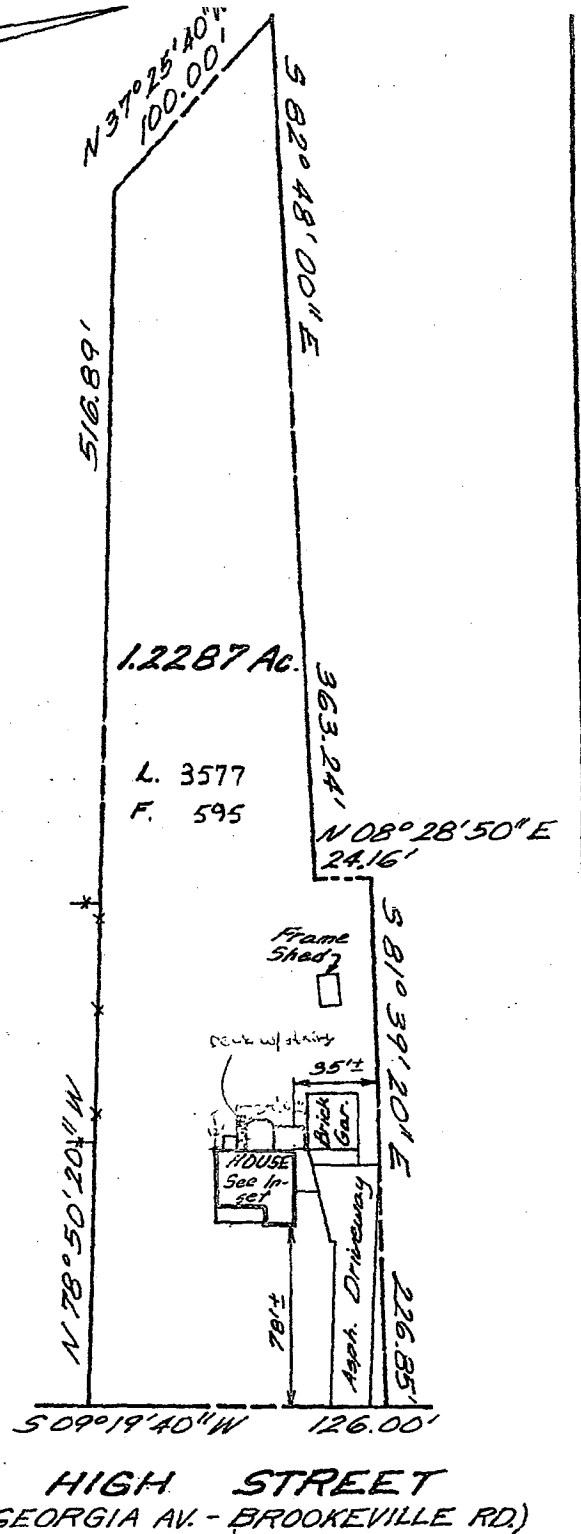
105:
Flood Zone 'C' Per H.U.D. Panel No. 0150B.

TAX MAP: HU 562 - PARCEL # 801.

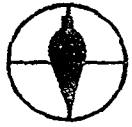
PERMITTING SERVICES
 DATE _____
 CLASS _____ PAGE _____
 OF APPEALS CASE _____

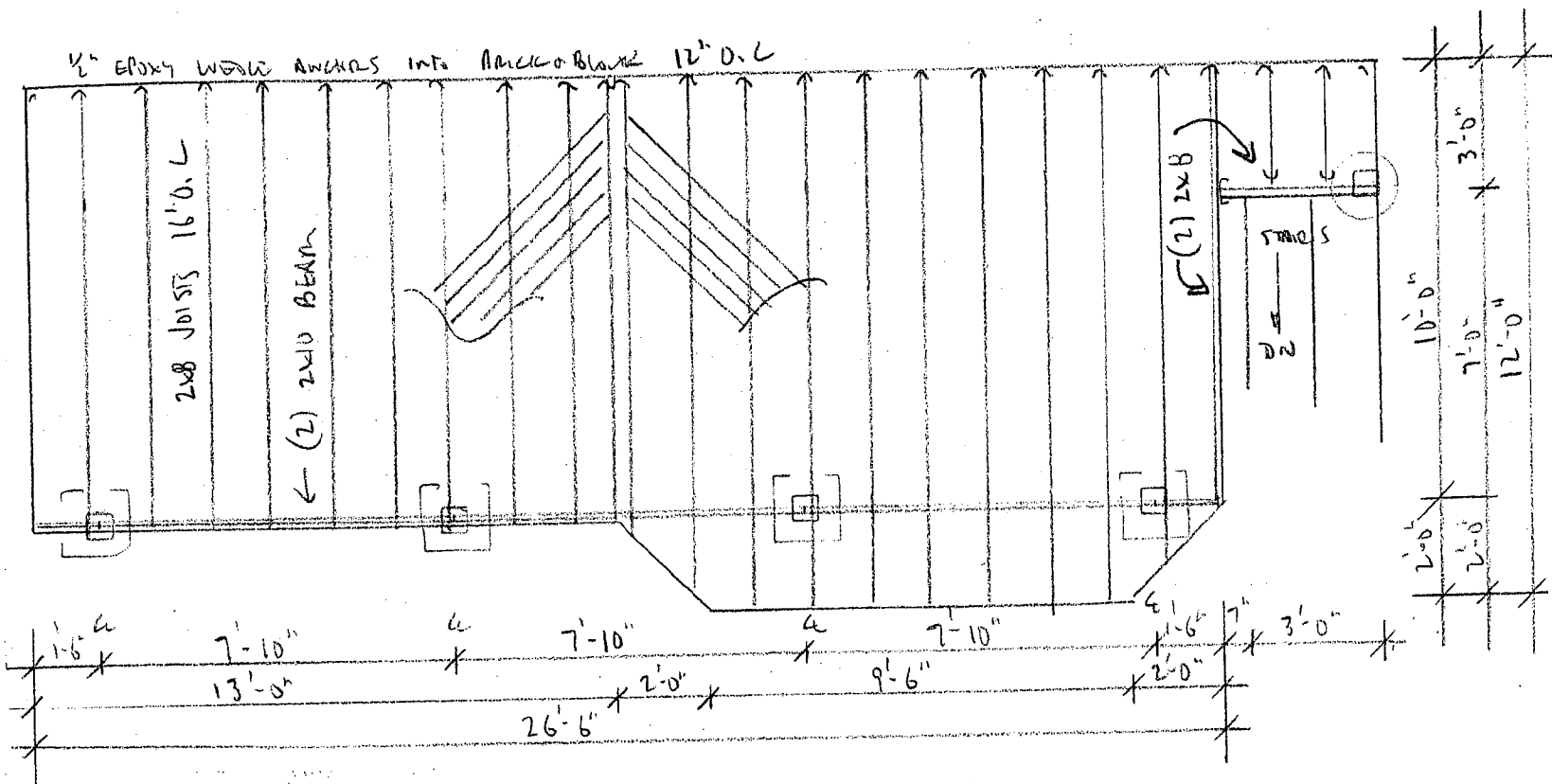
APPROVED
 Montgomery County
 Historic Preservation Commission
Julie O'Malley
 9-14-06

LOCATION OF HOUSE
 PROPERTY OF: H.Z. & E.H. MUSGROVE
 LIBER 3577 FOLIO 595
 MONTGOMERY COUNTY, MD.

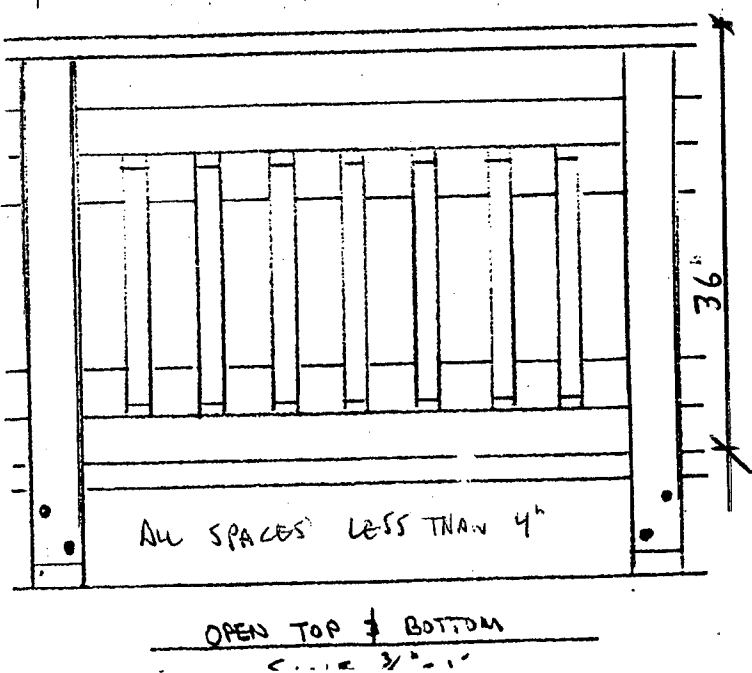


BOUNDARY LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."	PLAT BK. PLAT NO.		2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100
<i>Jeffrey A. Foster</i> PLS.	LIBER 3577		DATE OF LOCATIONS WALL CHECK: HSE. LOC: 2-10-93



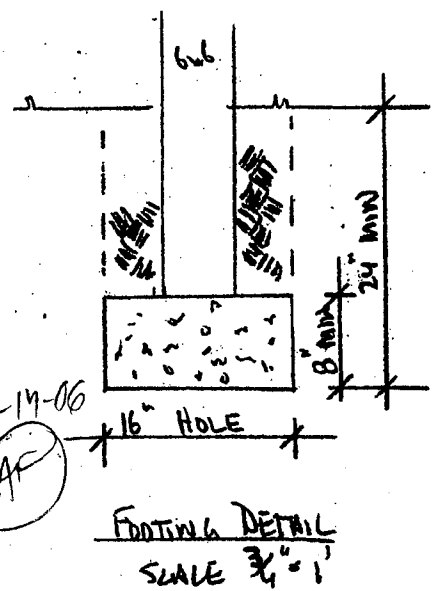
Framing
 SCALE 1/4" = 1'
 DECK'S SINK

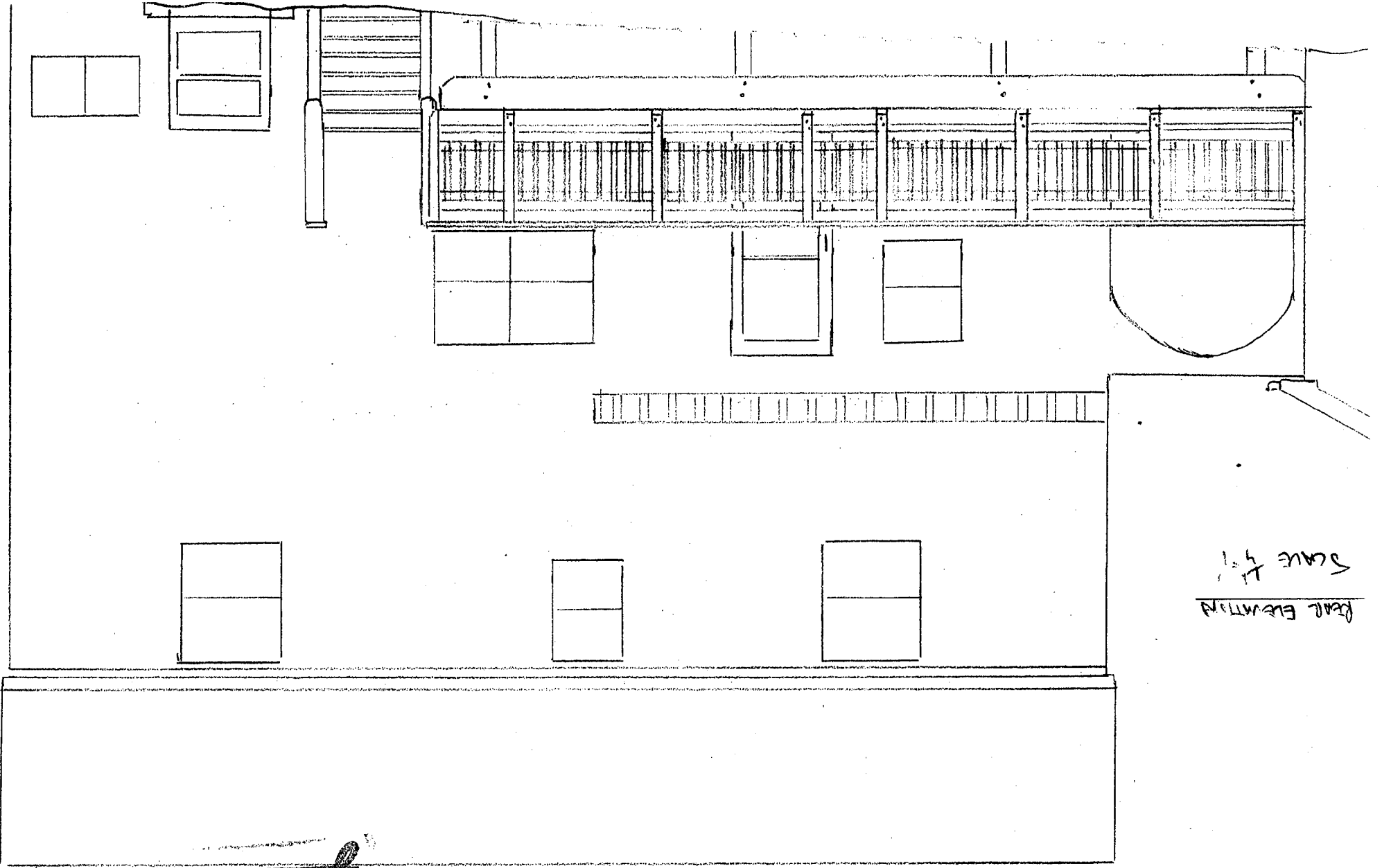


22
 HIGH STREET
 BROOKVILLE MD 20833

- Materials
- Ipé decking + railing
 (Brazilian Hardware)
- PTP Framing

APPROVED
 Montgomery County
 Historic Preservation Commission
 9-17-06
 AF

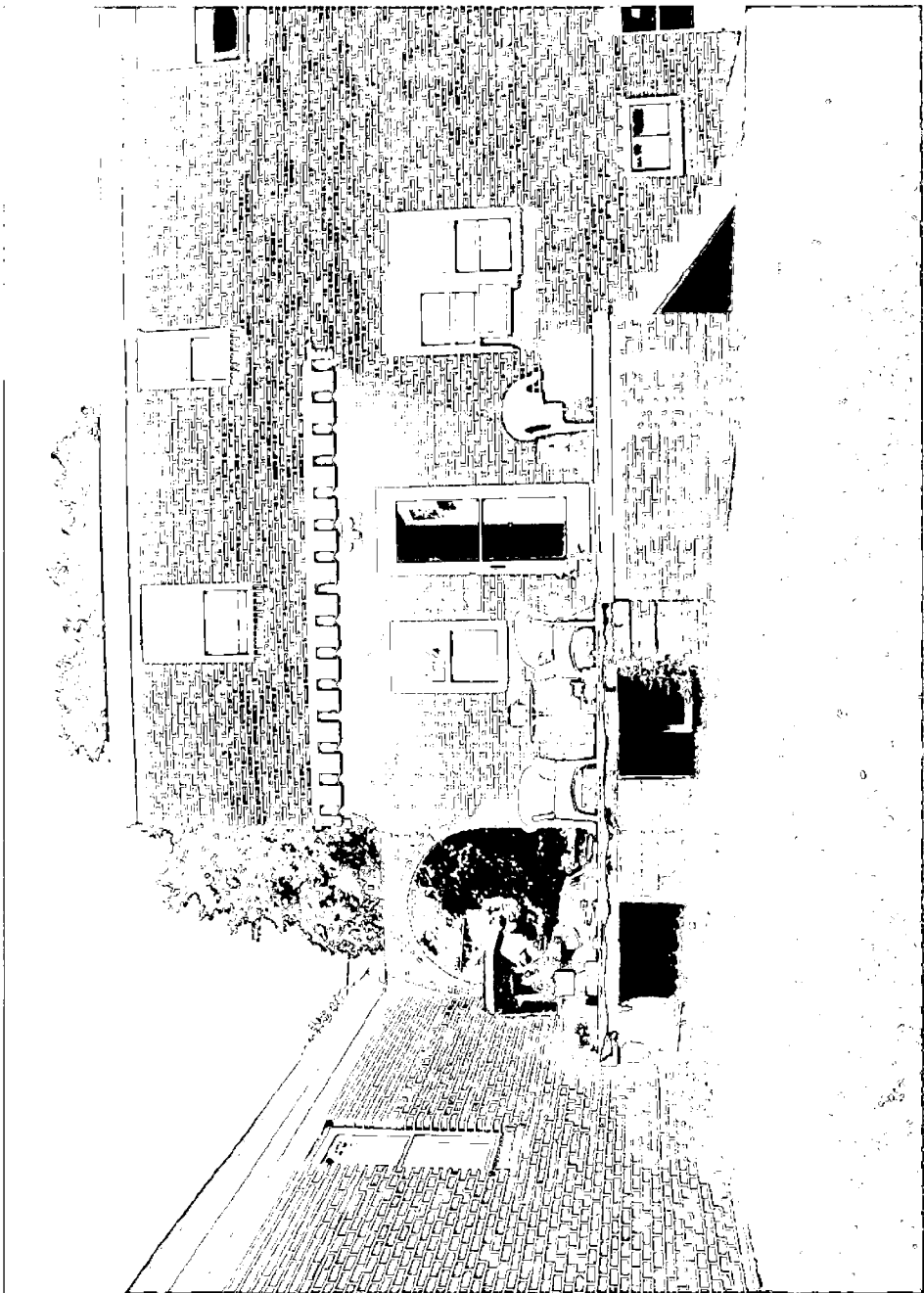




SCALE 1/4" = 1'
REAR ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/14/03

22
HIGH STREET
BROOKVILLE, MD 20933



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22 High Street, Brookeville	Meeting Date:	9/13/2006
Resource:	Non-Contributing Resource Brookeville Historic District	Report Date:	9/6/2006
Applicant:	Roland and Shirley Bowker	Public Notice:	8/30/2006
Review:	HAWP	Tax Credit:	None
Case Number:	23/65-06A	Staff:	Anne Fothergill

PROPOSAL: Rear deck installation

RECOMMENDATION: Approval

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Brookeville Historic District
STYLE: Modern
DATE: 1949

PROPOSAL

The applicants propose to build a 26.5' x 12' deck off the back of their house. The deck and railing will be Brazilian Ipe wood with a pine frame and stairs to grade. The existing concrete and brick deck will be removed.

The proposal has been approved by the Town of Brookeville Historical Committee.

STAFF RECOMMENDATION

- Approval
- Approval 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.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

