

S Church Street
Brookville

23/65-09 E HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 8/14/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #516908 – Additions and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 12, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Robert and Susan Bartley
Address: 5 Church Street, 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE, MD 20850
240-777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Robert T. Bartley, Jr.

Daytime Phone No.: 301-252-2058

Tax Account No.: 03112571

Name of Property Owner: Robert and Susan Bartley Daytime Phone No.: 301-570-3518

Address: 5 Church Street Brookeville Maryland 20833
Street Number City Street Zip Code

Contractor: Chrisler Homes LLC Phone No.: 301-349-2155

Contractor Registration No.: MHIC# 90916

Agent for Owner: Joe Hetrick Daytime Phone No.: 301-325-3202

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: Church Street

Town/City: Brookeville Nearest Cross Street: Georgia Avenue

Lot: Block: Subdivision: 5

Liber: 13484 Folio: 331 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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:

1B. Construction cost estimate: \$ 200,000

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 of owner or authorized agent

Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: [Signature] Date: 8/17/09

Application/Permit No.: 516408 Date Filed: 7/22/09 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:

Single family home; ranch style with two levels; walk-in is the main living area, lower level is the basement. There are no historic features to this structure.

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

Renovation and addition for the purpose of adding a bedroom and increasing family living space; and adding a screened in porch while replacing existing deck. approx. 740 SF

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 SEE ARCHITECT PLANS (A3)

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

- 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

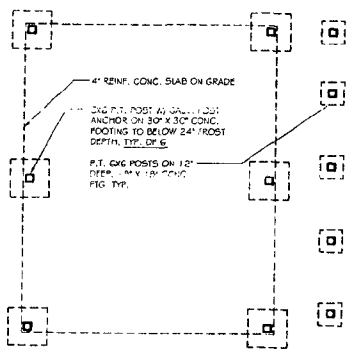
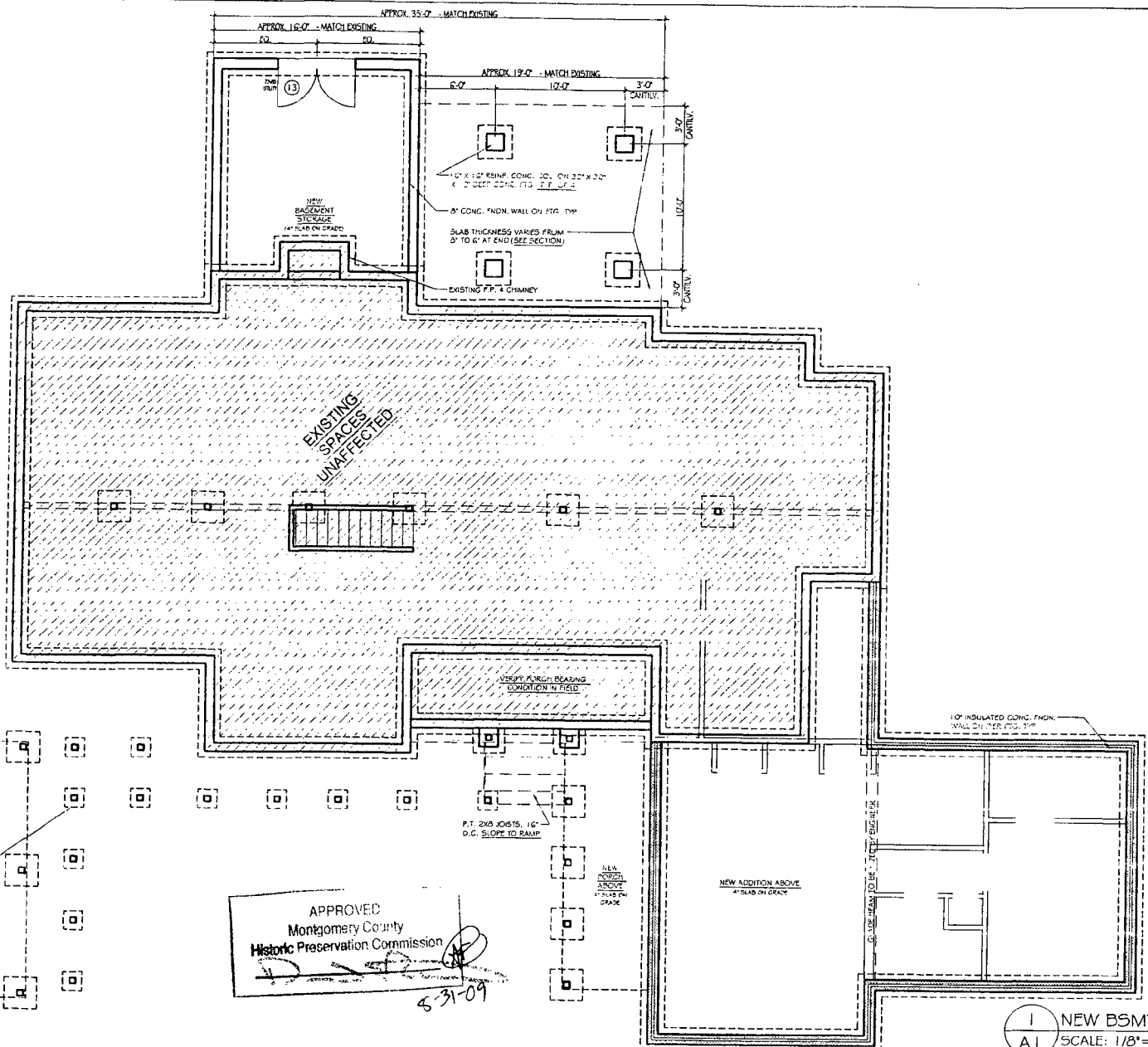
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Project:
BARTLEY HOUSE
5 CHURCH STREET
BROOKVILLE MD 20
Montgomery County

Drawings:
PLANS

Dates:
AS BUILTS 10 DEC 08
TODAY'S DATE 25 FEB 09



APPROVED
Montgomery County
Historic Preservation Commission
6-31-09

1 NEW BSMT. PLAN
A1 SCALE: 1/8" = 1'-0"

Project:

BARTLEY HOUSE

5 CHURCH STREET
BROOKVILLE MD 20

Montgomery County

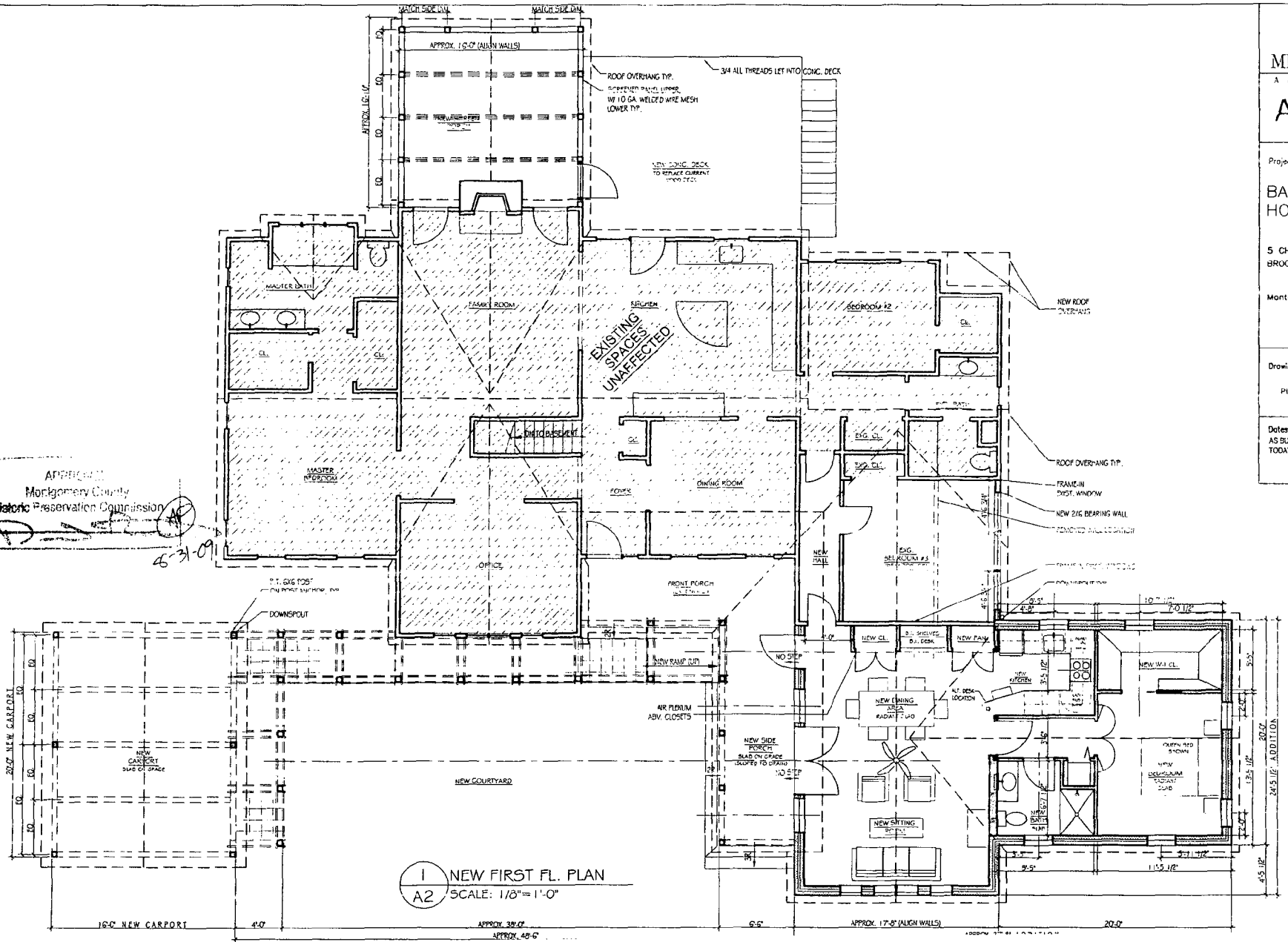
Drawings:

PLANS

Dates:

AS BUILT: 10 DEC 08
TODAY'S DATE: 25 FEB 09

APPROVED
Montgomery County
Historic Preservation Commission
5-31-09



1 NEW FIRST FL. PLAN
A2 SCALE: 1/8" = 1'-0"

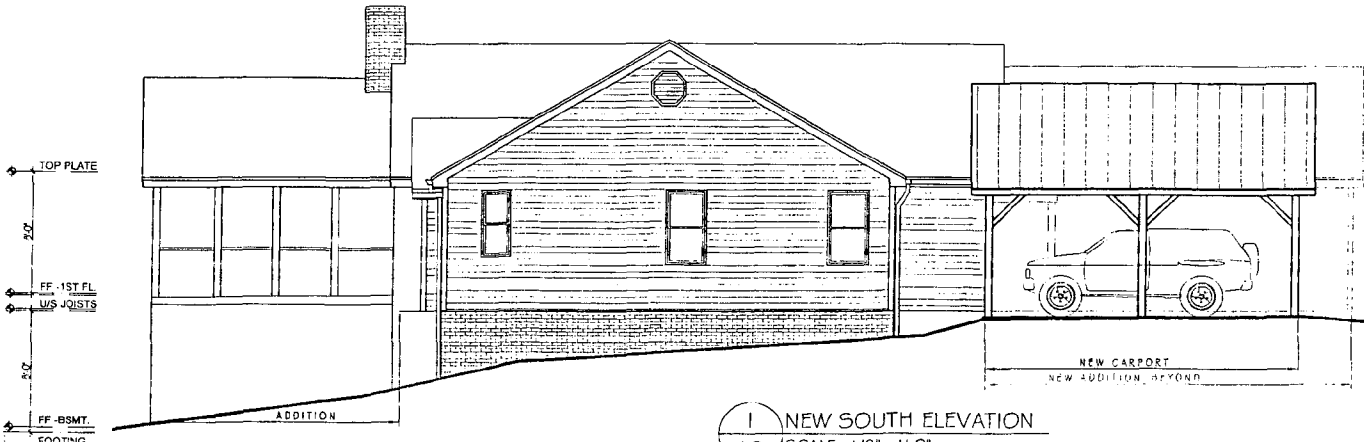
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5 CHURCH STREET
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Montgomery County

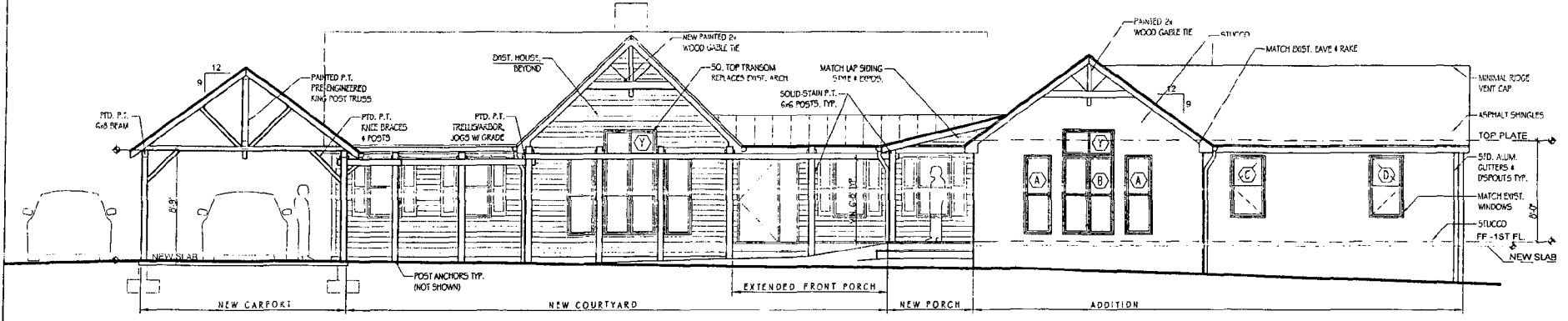
Drawings:
PLANS

Dates:
AS BUILT 10 DEC 09
TODAY'S DATE 25 FEB 09



1 NEW SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

APPROVED
Montgomery County
Permit # 2009-001111
8-31-09



2 NEW FRONT ELEVATION
A3 SCALE: 1/8" = 1'-0"

Project:

BARTLEY HOUSE

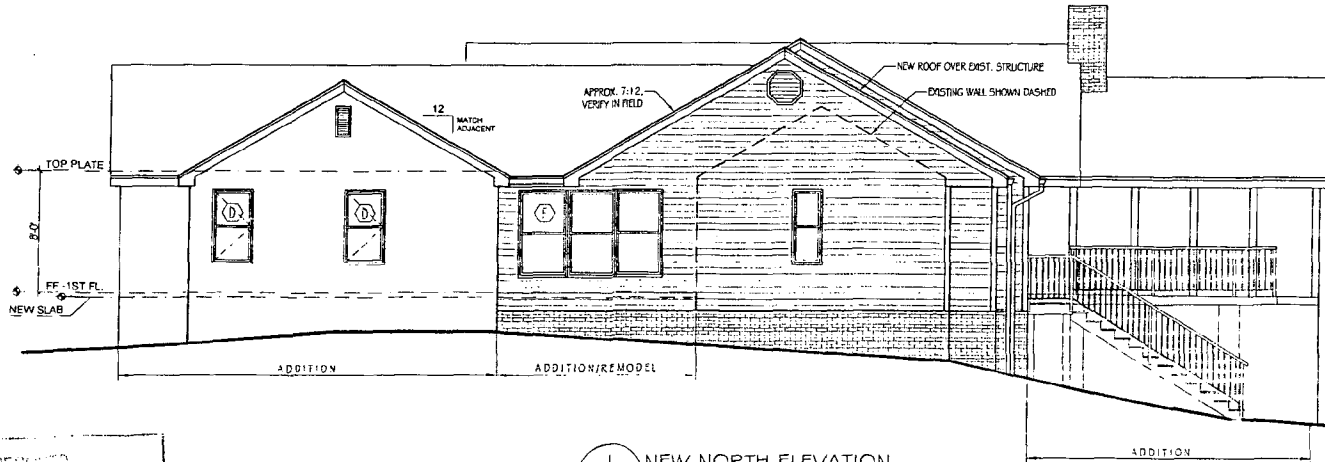
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Drawings:

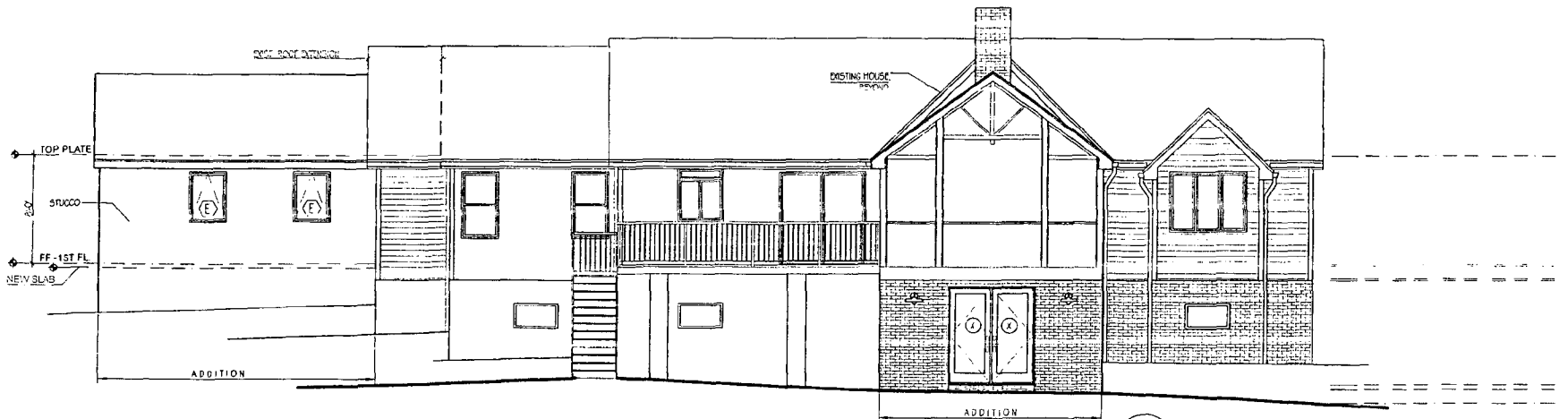
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Dates:
AS BUILTS 10 DEC 08
TODAY'S DATE 25 FEB 09



1 NEW NORTH ELEVATION
A4 SCALE: 1/8"=1'-0"

APPROVED
Montgomery County
Planning & Zoning Commission
8-31-09



2 NEW REAR ELEVATION
A4 SCALE: 1/8"=1'-0"

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Church Street, Brookeville	Meeting Date:	8/12/2009
Resource:	Non-Contributing Resource Brookeville Historic District	Report Date:	8/5/2009
Applicant:	Robert and Susan Bartley (Miche Booz, Architect)	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	None
Case Number:	23/65-09E	Staff:	Anne Fothergill
Proposal:	Additions and alterations to house		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Brookeville Historic District
STYLE: Modern
DATE: 1990

PROPOSAL

The applicants are proposing to:

- construct an addition at the front right side (approx. 750 SF)
- construct a screened porch at the rear (approx. 250 SF)
- construct a 20' x 16' carport at the front left side
- change the front window transom
- extend the front porch to right side addition, install trellis from car port and courtyard between
- remove two trees - 22" white ash and 28" tulip poplar

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park 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-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #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 shall 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.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

This house is a Non-Contributing Resource in the historic district that is not visible from the street. The additions and alterations will have no impact on the historic district. Staff recommends approval.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
295 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20850

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

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LOCATION OF BUILDING/PREMISE

House Number: 5 Street: Church Street

Town/City: Brookeville Nearest Cross Street: Georgia Avenue

Lot: _____ Block: _____ Subdivision: 5

Liber: 13484 Folio: 331 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|--|--|--|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <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: _____ | | | |

CHECK ALL APPLICABLE:

1B. Construction cost estimate: \$ 200,000

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

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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.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 516908 Date Filed: 7/22/09 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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

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**Names and Addresses of Property Owners Adjacent to
5 Church Street**

John and Pat Seibel
3 Church Street
Brookeville, MD 20833
301-570-5003

Leslie and Jo Unglesbee
308 Market Street
Brookeville, MD 20833
301-774-4002

Don and Tricia Thompson
7 Church Street
Brookeville, MD 20833
240-3432-2159

Steff and Hannah Kerr
310 Market Street
Brookeville, MD 20833
301-685-6512

Salem United Methodist Church
12 High Street
Brookeville, MD 20833
301-774-7772

Jerry Hildago
1 Church Street
Brookeville, MD 20833
No listed number

Mark and Anne Ennes
316 Market Street
Brookeville, MD 20833
301-774-5422

Michelle Lucey-Roper
318 Market Street
Brookeville, MD 20833
301-774-4885

Barbara Achstetter
312 Market Street
Brookeville, MD 20833
240-388-8490

Barbara Ray
6 High Street
Brookeville, MD 20833
301-774-2753

Chad Wheeler
Michael Yesenko
306 Market Street
Brookeville, MD 20833
301-774-6021

SITE PLAN

WAVILLE
5 CHURCH ST
BROOKVILLE

Location Survey

Part of the Mitchell B. & Janice M. Thomas Property (Now A.L. Blanco Property)
Part of the Residue of the F.H. Linton Estate
Town of Brookeville - Olney (8th) District
Montgomery County, Maryland

Note: This house is not in a floodplain area.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct to the best of my knowledge and belief and that the location of the visible improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: April 25, 1995

Scale: 1" = 100'

Liber - 13484 Folio - 331

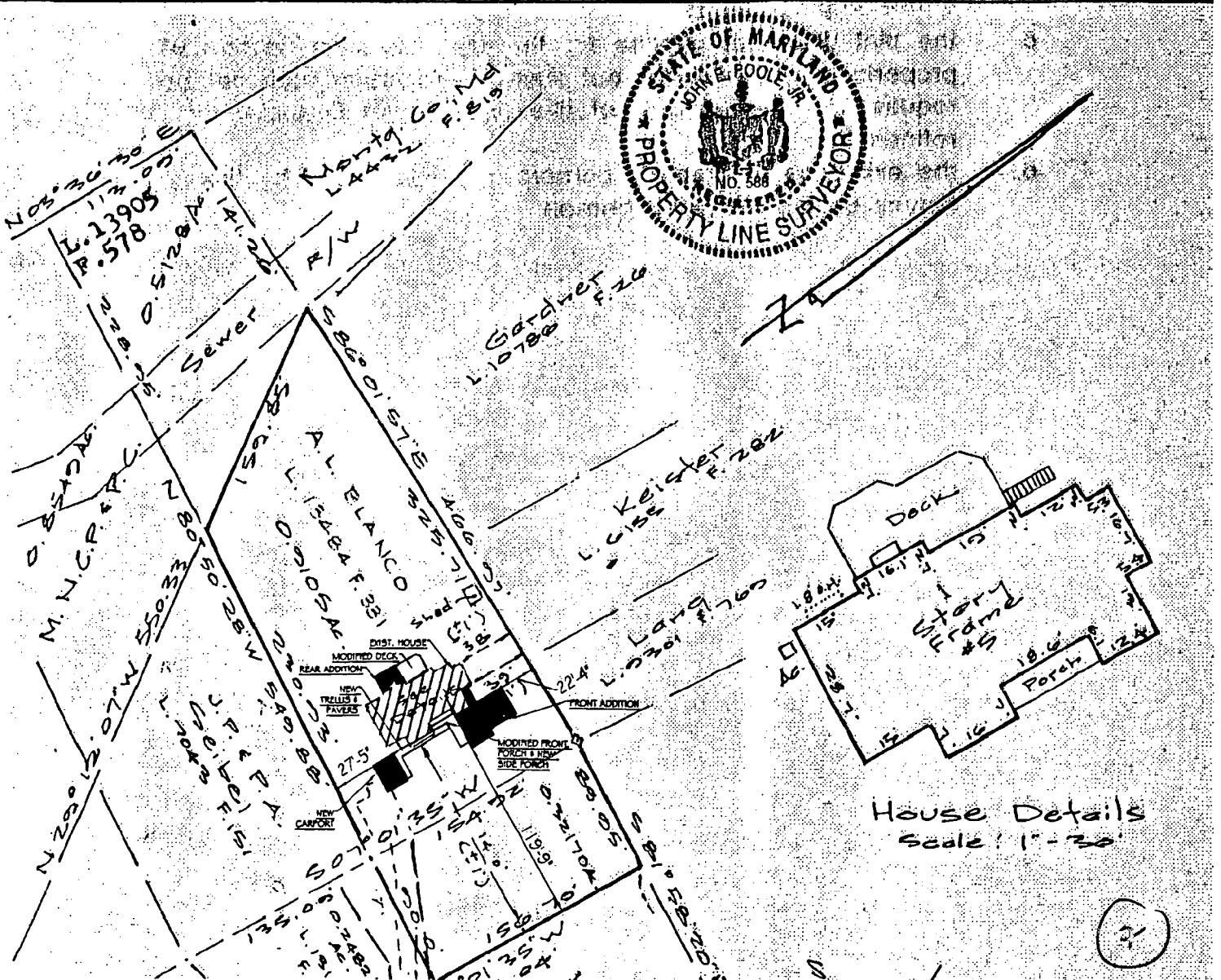
House #5 Church Street, Brookeville, Maryland 20833.

Subject to Rights of Way and Easements of record.

Prepared by: R.K. Maddox Surveys, 115 Park Ave., Rockville, Md. 20850.

Note: See Page Two (2) for additional information.

Recertified: September 25, 1996



21

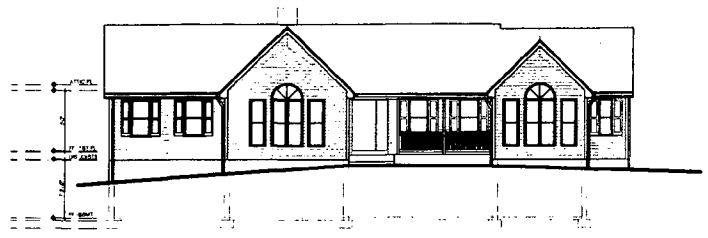
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5 CHURCH STREET
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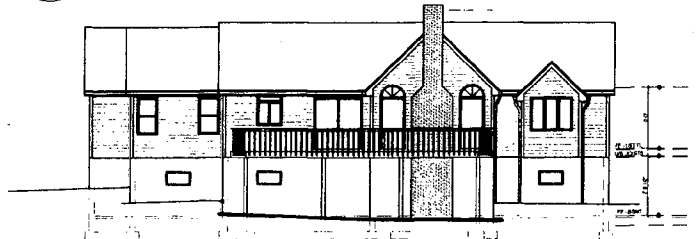
Montgomery County.

Drawings:
 AS-BUILT PLANS &
 ELEVATIONS

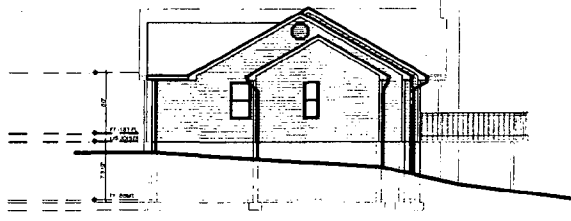
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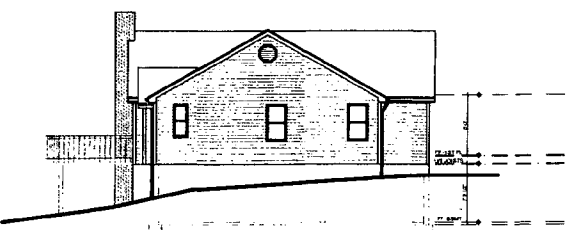
1 AS-IS FRONT ELEV.
 AB SCALE: 1/16"=1'-0"



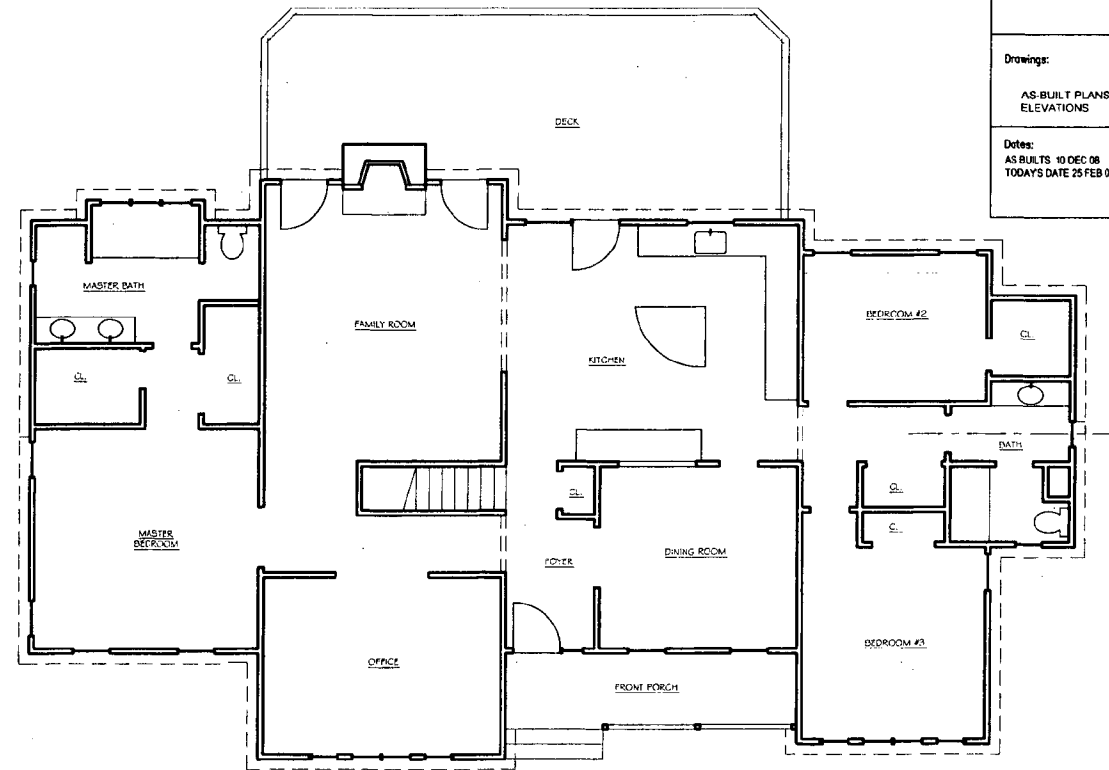
2 AS-IS REAR ELEV.
 AB SCALE: 1/16"=1'-0"



3 AS-IS NORTH ELEV.
 AB SCALE: 1/16"=1'-0"



4 AS-IS SOUTH ELEV.
 AB SCALE: 1/16"=1'-0"



5 AS-IS FIRST FL. PLAN
 AB SCALE: 1/8"=1'-0"

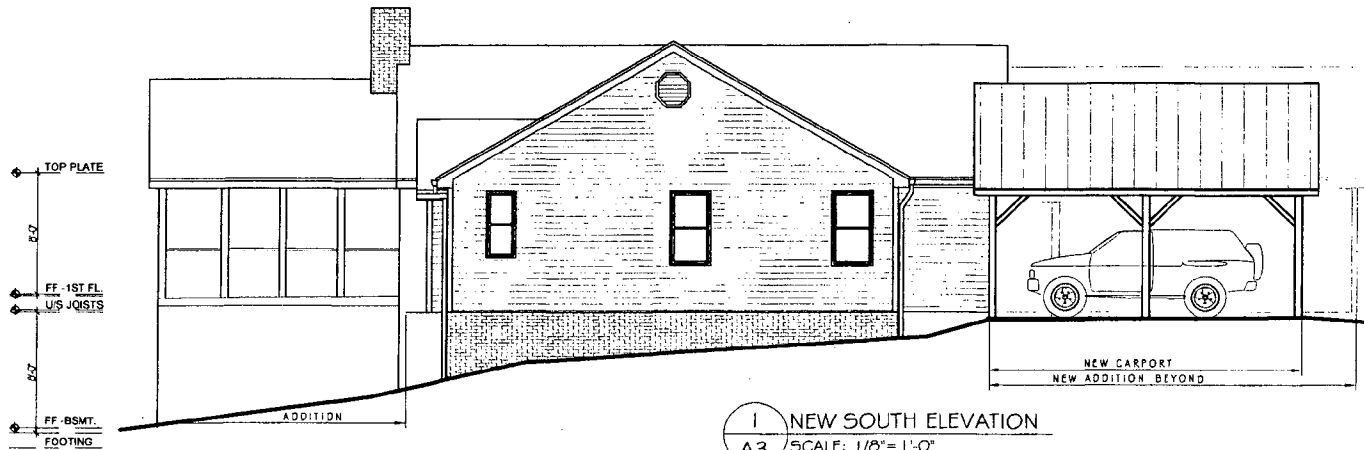
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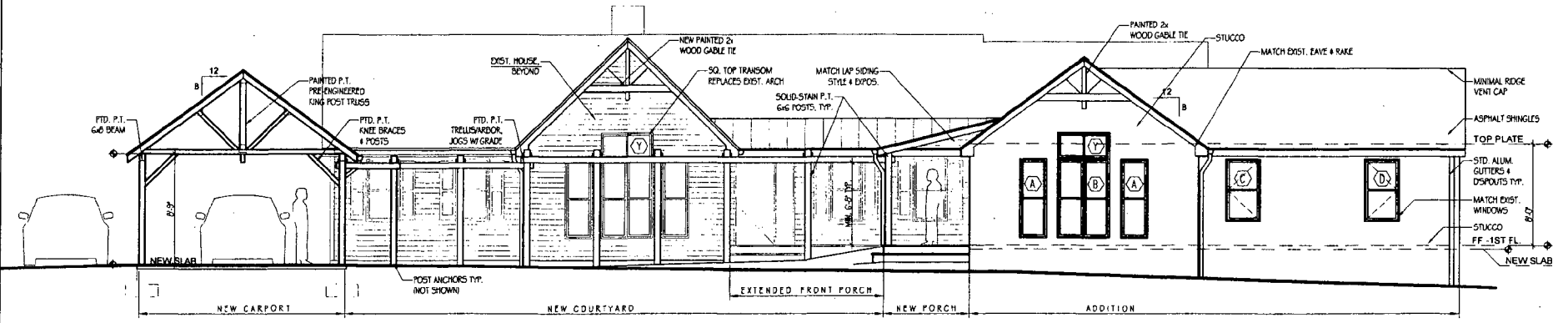
Montgomery County

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1 NEW SOUTH ELEVATION
 A3 SCALE: 1/8" = 1'-0"



2 NEW FRONT ELEVATION
 A3 SCALE: 1/8" = 1'-0"

9

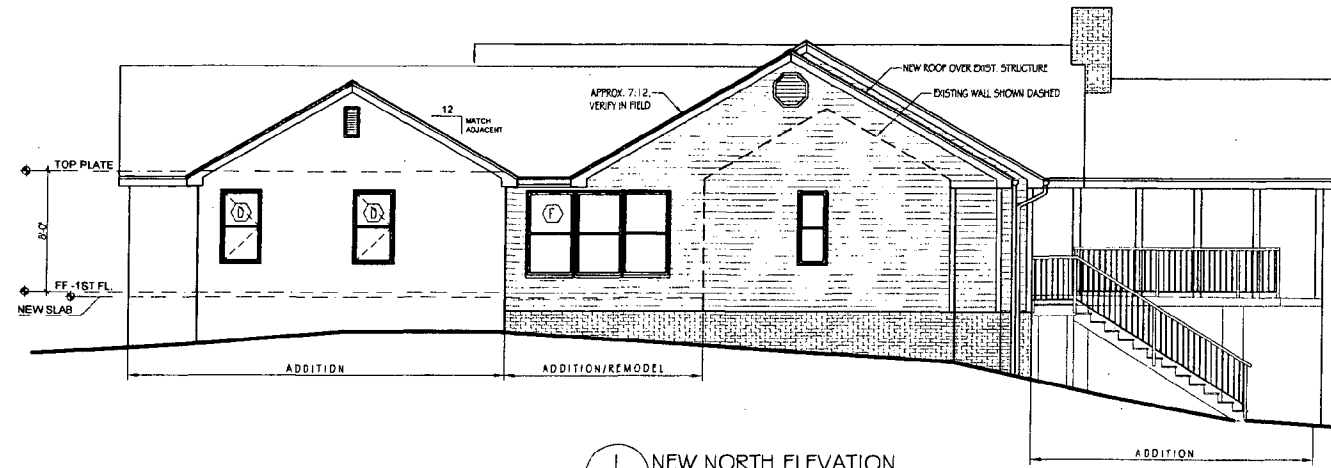
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1 NEW NORTH ELEVATION
 A4 SCALE: 1/8" = 1'-0"



2 NEW REAR ELEVATION
 A4 SCALE: 1/8" = 1'-0"

10

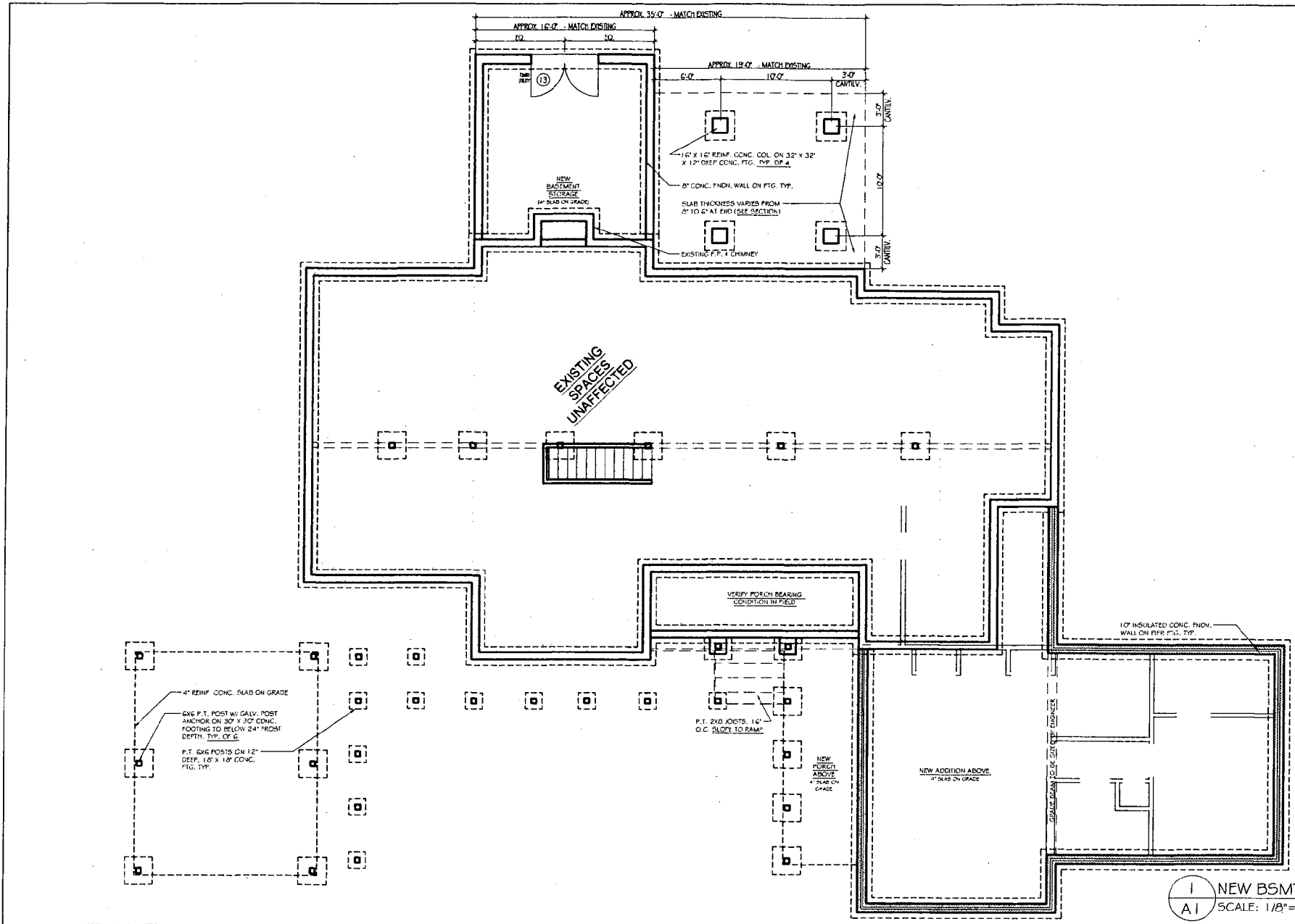
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AS BUILTS 10 DEC 08
TODAY'S DATE 23 FEB 09



1 NEW BSMT. PLAN
A1 SCALE: 1/8" = 1'-0"

11

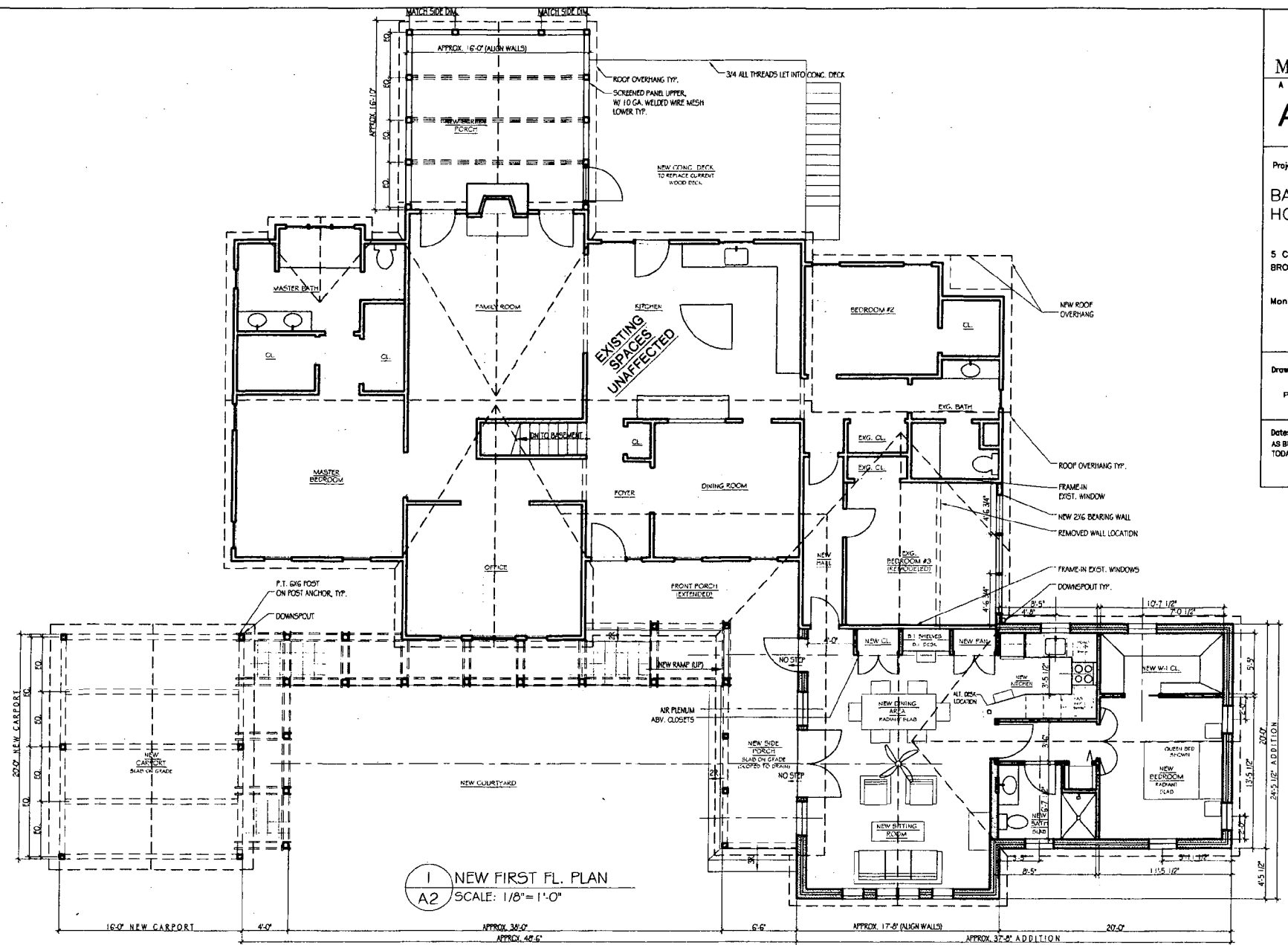
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 AS BUILTS 10 DEC 08
 TODAY'S DATE 25 FEB 09

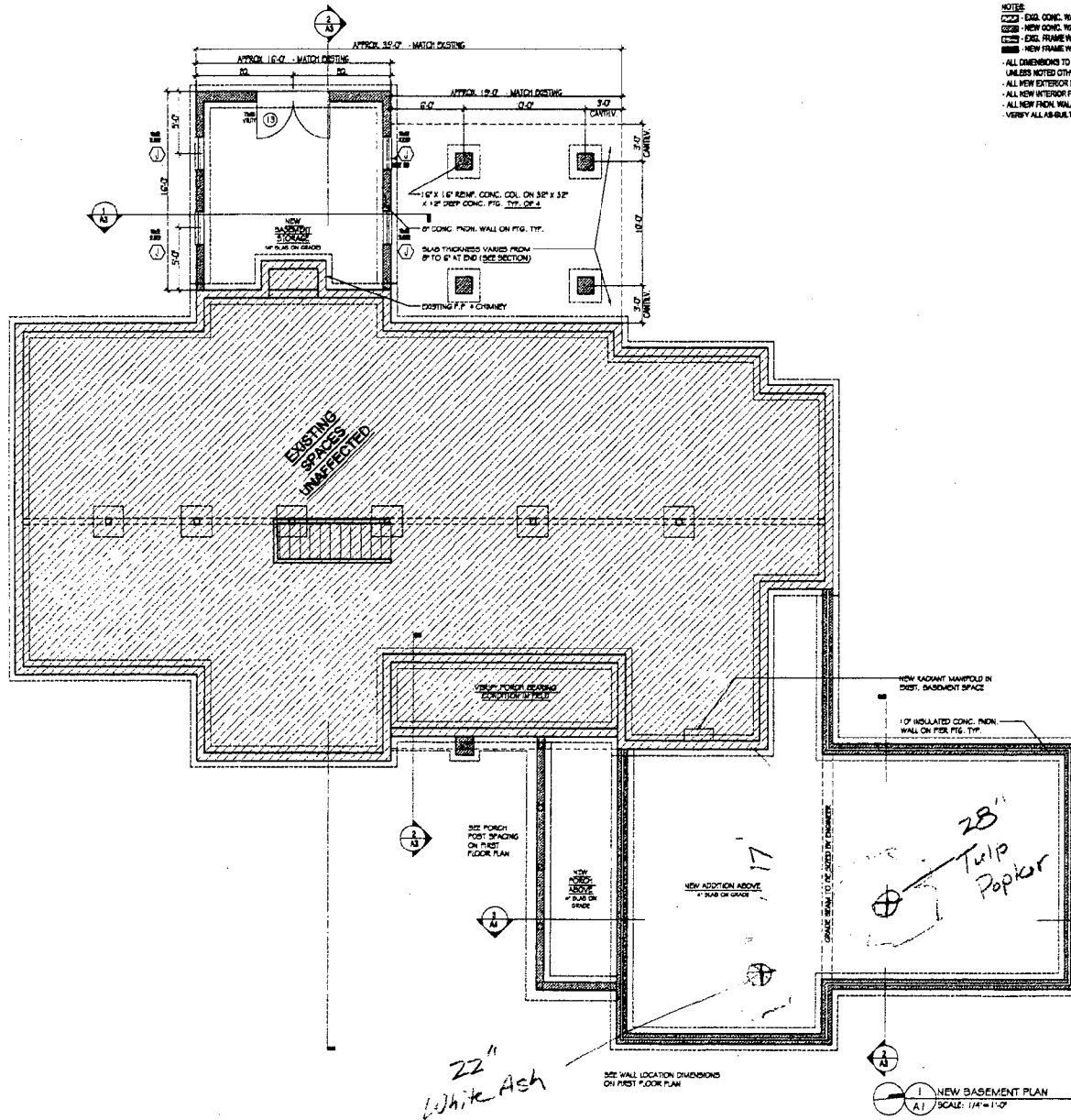


Tree Survey

There are two trees that need to be removed for the addition:

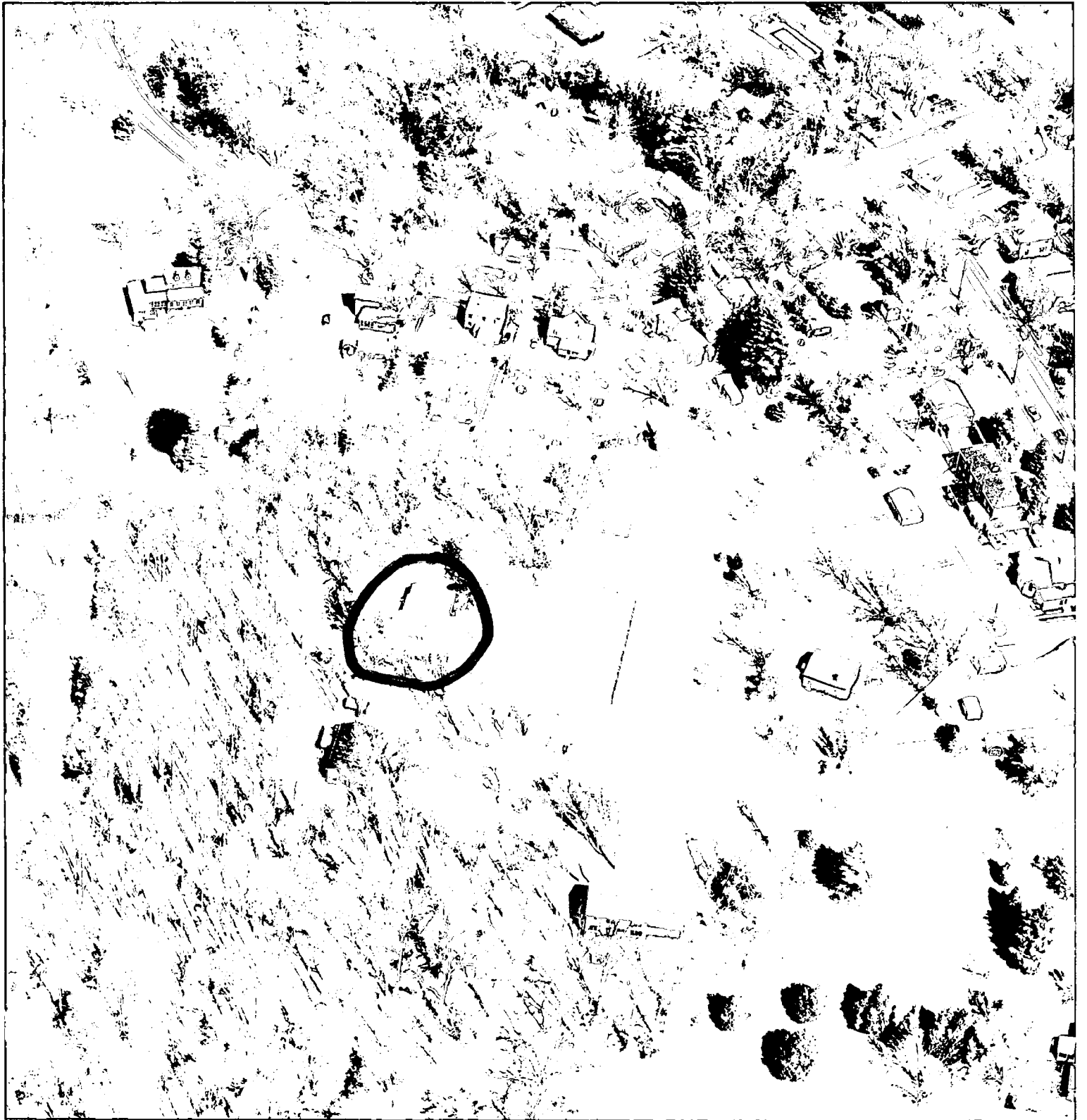
Tree #1 is a White Ash with a trunk diameter of 22".

Tree #2 is a Tulip Poplar with a trunk diameter of 28"



NOTES:
 [Symbol] EXL. CONC. WALLS
 [Symbol] NEW CONC. WALLS
 [Symbol] EXL. FRAME WALLS
 [Symbol] NEW FRAME WALLS
 - ALL DIMENSIONS TO FRAMING OR MASONRY, UNLESS NOTED OTHERWISE.
 - ALL NEW EXTERIOR FRAMING TO BE 2 X 4 @ 16" O.C.
 - ALL NEW INTERIOR FRAMING TO BE 2 X 4 @ 16" O.C.
 - ALL NEW FRAM. WALLS TO BE 8" CONC. U.L.G.
 - VERIFY ALL AS-BUILT ORBS IN FIELD.

MICHAEL
 A R C
A1
 Project:
 BART HOUSE
 5 CHURCH BROOKVEY, MONTGOMERY
 Drawing:
 PLANS
 Preparer:
 D.P. & H.A.M.P. @ BROOKVEY
 Date:
 AS-BUILTS
 TODAY'S D



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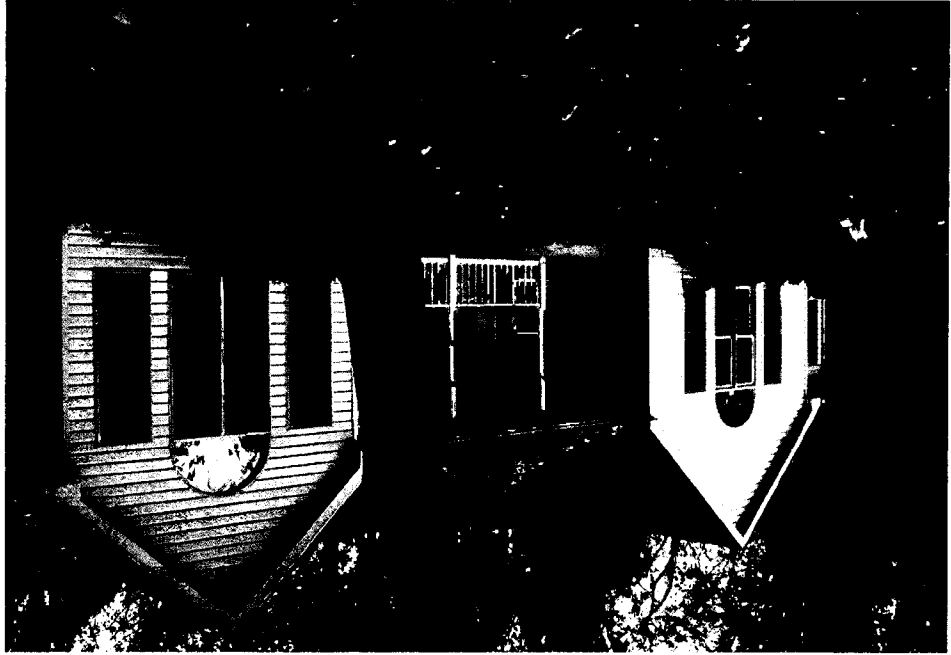
16



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5 church

17



5 Church Street, Brookville

Existing Property Condition Photographs (duplicate as needed)

(B)



Detail: FRONT VIEW: ADDITION ON THE RIGHT (A)
CARPORT ON THE LEFT (B)



Detail: REAR VIEW: SCREENED PORCH EXTENDED OUT FROM
CHIMNEY AREA (C)

Applicant: BARTLEY

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT SIDE VIEW WHERE ADDITION WILL GO.



Detail: FRONT RIGHT SIDE VIEW - 2 TREES NEED TO BE REMOVED

Ⓐ WHITE ASH Ⓑ TULIP POPLAR

Applicant: BARTLEY

Page: