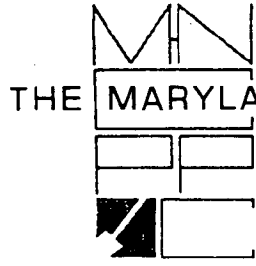


23/65-02B 312-314 Market Street  
(Brookeville Historic District)

7

FILE



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4/10/02

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

- Approved
- Approved with Conditions: The fence with pickets will be painted. This applies only to the picket fencing.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

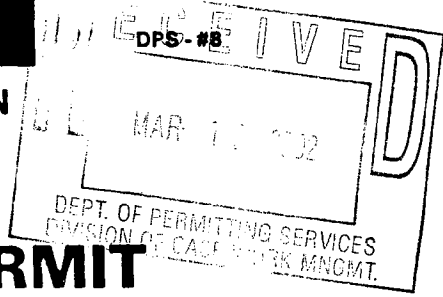
Applicant: Alice Jo Ann Keistee

Address: 312 - 314 Market Street, Brosherville, MD

and 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 @ [permits.emontgomery.org](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  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370



HISTORIC PRESERVATION COMMISSION  
301/495-4570

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Alice Jo Ann Keister

Daytime Phone No.: 301-570-0062

Tax Account No.: 754404

Name of Property Owner: Alice Jo Ann Keister Daytime Phone No.: 301-570-0062

Address: 312-314 Market St. Brookeville, Md. 20833  
Street Number City Street Zip Code

Contractor: will be doing work myself Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 312-314 Market Street: Market

Town/City: Brookeville Nearest Cross Street: 97 And 108

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: 6155 Folio: 283 Parcel: part of a tract of land called addition to Brookegrove

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |   |   |   |   |                                    |  |  |                               |                               |
|---|---|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC   | <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 checked="" 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 checked="" type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_

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 5 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  
*partly*

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.

Alice Jo Ann Keister Signature of owner or authorized agent Date: 03-01-02

Approved: X For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/10/02

Application/Permit No.: 271990 Date Issued: 3/15/02

SEE REVERSE SIDE FOR INSTRUCTIONS

23/68-02B

3

**EXPEDITED  
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	312-314 Market Street	Meeting Date:	4/10/02
Applicant:	Alice Jo Ann Keister	Report Date:	4/3/02
Resource:	Brookeville Historic District	Public Notice:	3/27/02
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-02B	Staff:	Robin Ziek

**PROPOSAL:** Replace existing wire fencing with other fencing

**RECOMMEND:** Approval with Conditions:

- 1) The picket fencing will be painted.

**DATE OF CONSTRUCTION:** 19<sup>th</sup> Century

**SIGNIFICANCE:** Individual *Master Plan* Site

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

**ARCHITECTURAL DESCRIPTION:** Existing house at 312 is Contributing Resource and rear house at 314 is Non-Contributing. Property is currently fenced with a mix of fencing types, including wire fencing, split rail, and picket. The variety of fencing is due, in part, to the neighbor's choice of fencing.

**PROPOSAL:** The applicant wishes to replace the segments of wire fencing, with fencing to match neighbors' fencing along the north and south property lines. For much of the north property line, the applicant will match existing picket fencing (see Circle 6). For part of the south property line, the applicant will match existing split rail fencing. At the back of her property, and wrapping the back edges along the north and south property lines, the applicant will install 5' high privacy fencing (treated wood, unpainted).

**RECOMMENDATION:** Fencing at the rear will not be readily visible from the public right-of-way. The picket fencing at the front is visible from the street and should be finished with paint.

Approval  
 Approval with conditions: 1) The picket fencing will be painted.

①

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:

- X 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- X 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 an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

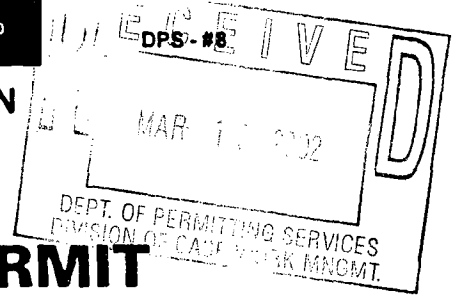
and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RE: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

HISTORIC PRESERVATION COMMISSION  
301/495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Alice JoAnn Keister

Daytime Phone No.: 301-570-0062

Tax Account No.: 754404

Name of Property Owner: Alice JoAnn Keister Daytime Phone No.: 301-570-0062

Address: 312-314 Market St. Brookeville, Md. 20833  
Street Number City Street Zip Code

Contractor: will be doing work myself Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 312-314 Market Street Market

Town/City: Brookeville Nearest Cross Street: 97 And 108

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: 6155 Folio: 283 Parcel: part of a tract of land created addition to Brookeville

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

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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 5 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 partly
- 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.

Alice JoAnn Keister  
Signature of owner or authorized agent

03-01-02  
Date

Approved: X For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/10/02

Application/Permit No.: 271990 Date Recd: 3/15/02 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

23/68-02B

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND  
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:

existing in some places wire fence

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

None

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

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**

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.

4

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Buck + Susan Bartley 5 Church Street Brookeville, Md. 20833	
Mark + Ann Conner 316 Market Street Brookeville, Md 20833	
Mr. Lang 310 Market Street Brookeville, Md. 20833	

g:\addresses\ noticing table



property line

312  
314

Market Street

property line

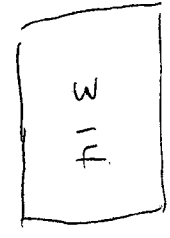
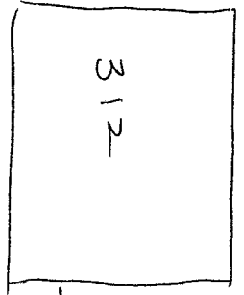
Mark + Ann Ennes

Wire fence <sup>buried</sup>

(proposed split rail  
to replace wire here)

split rail fence

To replace wire  
fence fallen down



proposed fence. 5 ft high  
Treated wood unpainted

presently in place  
Bartley recently put up fence

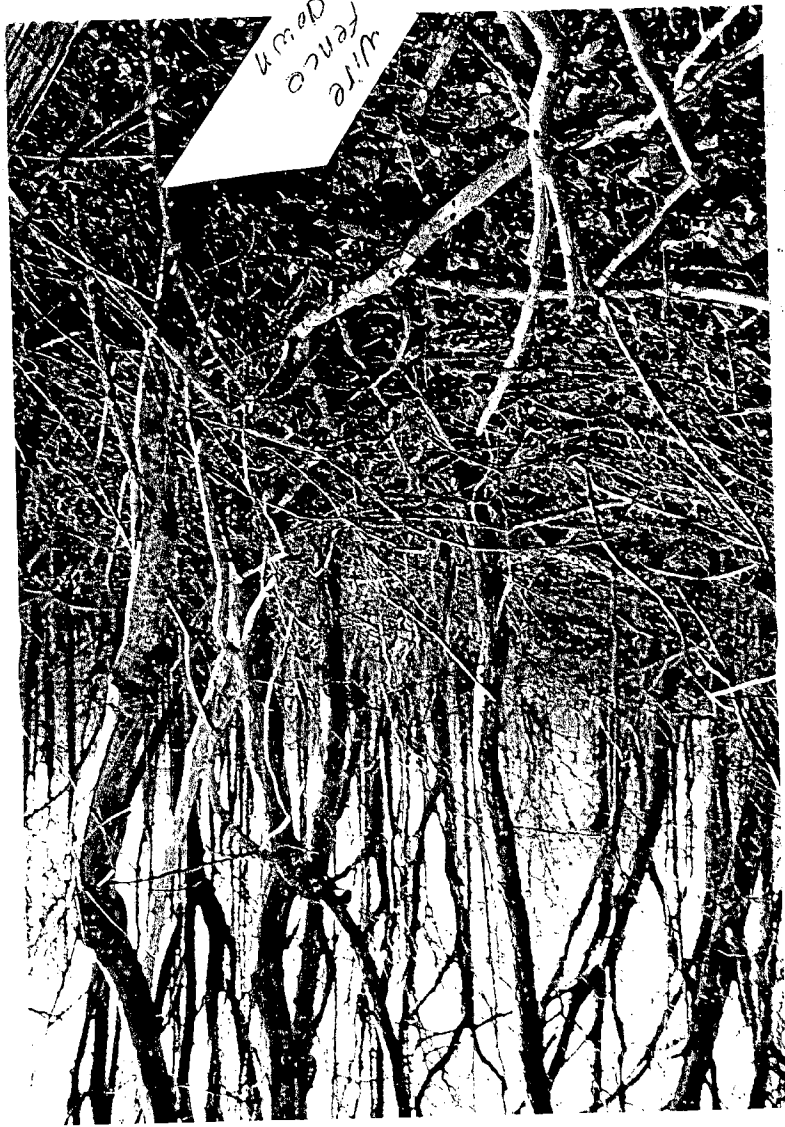
proposed

picket fence

picket fence

To replace wire fence

6

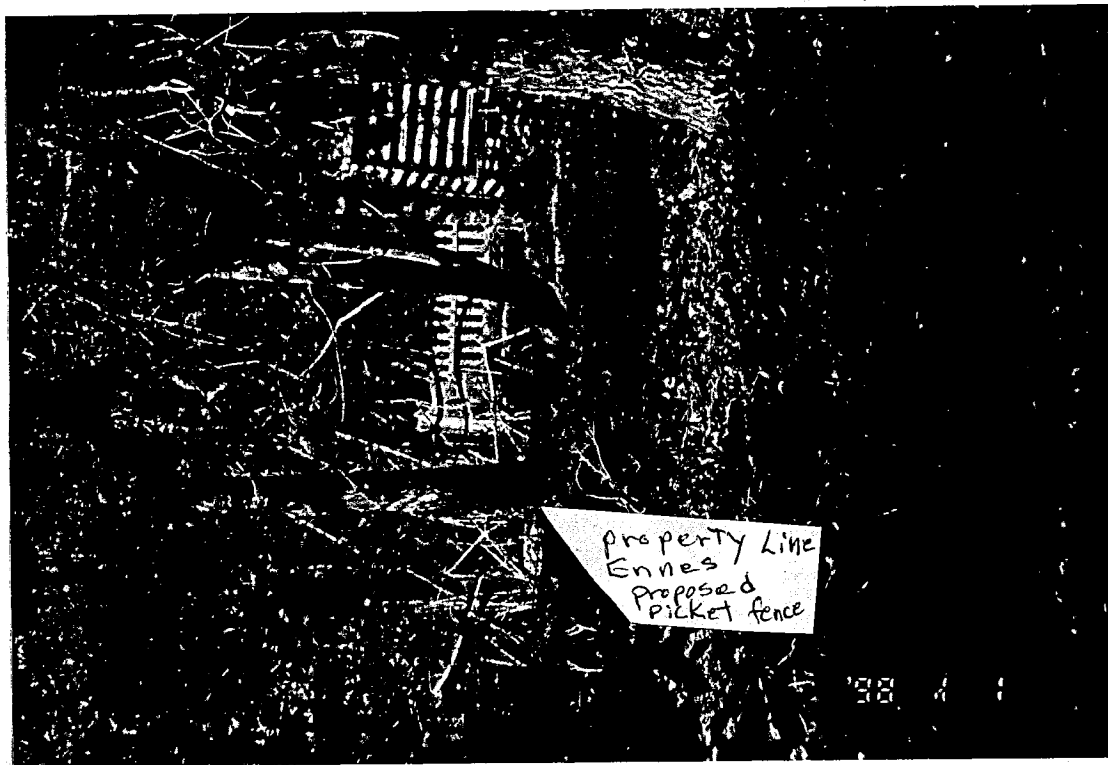
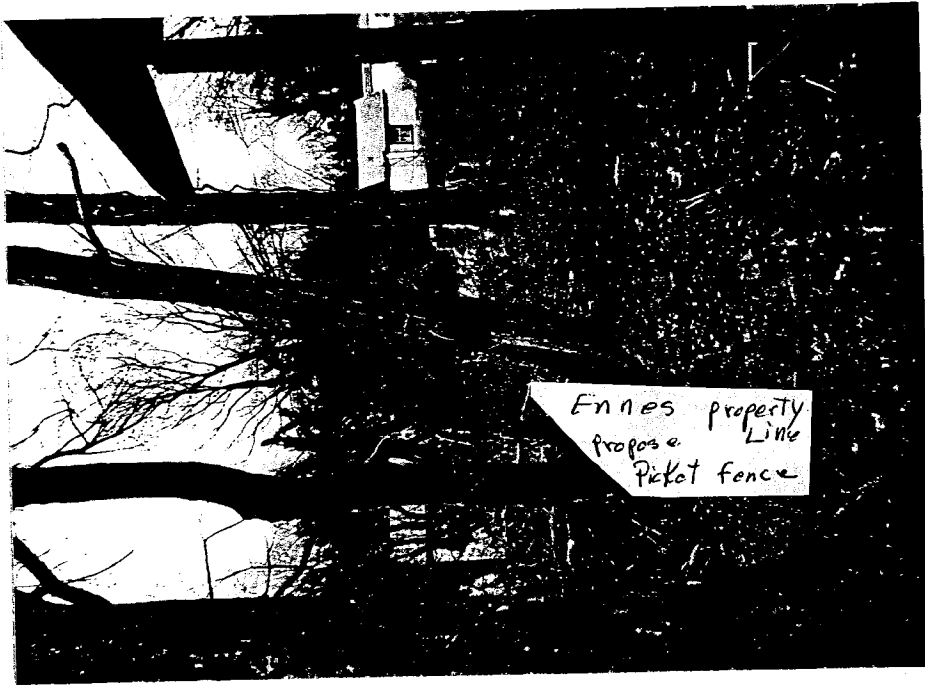


ENOS



ENOS

(7)



back to front 312-314 Market Street

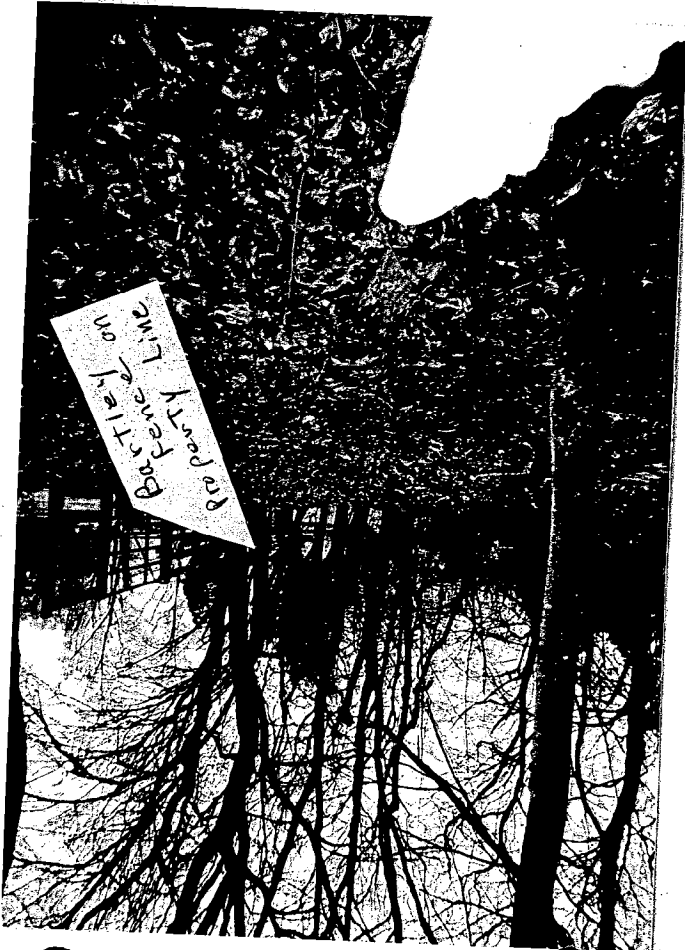
from  
②

back of 312-314 Market Street

9



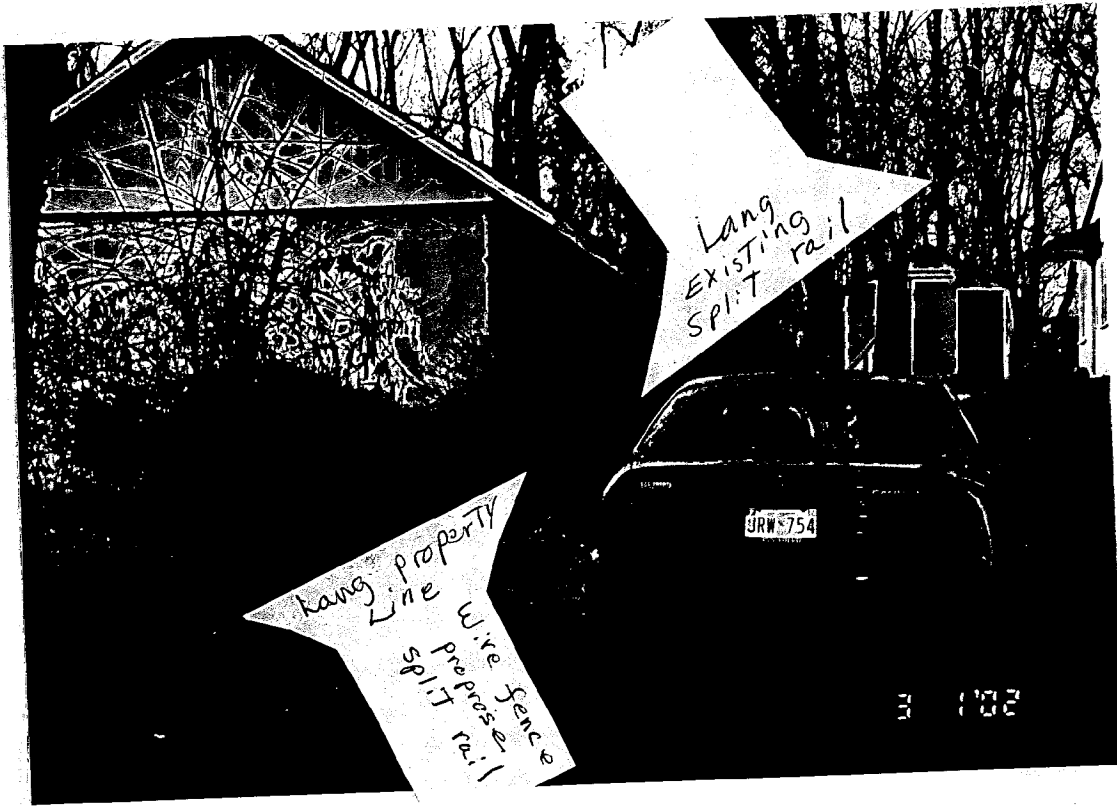
Lang Property



Bartley Property

Fences

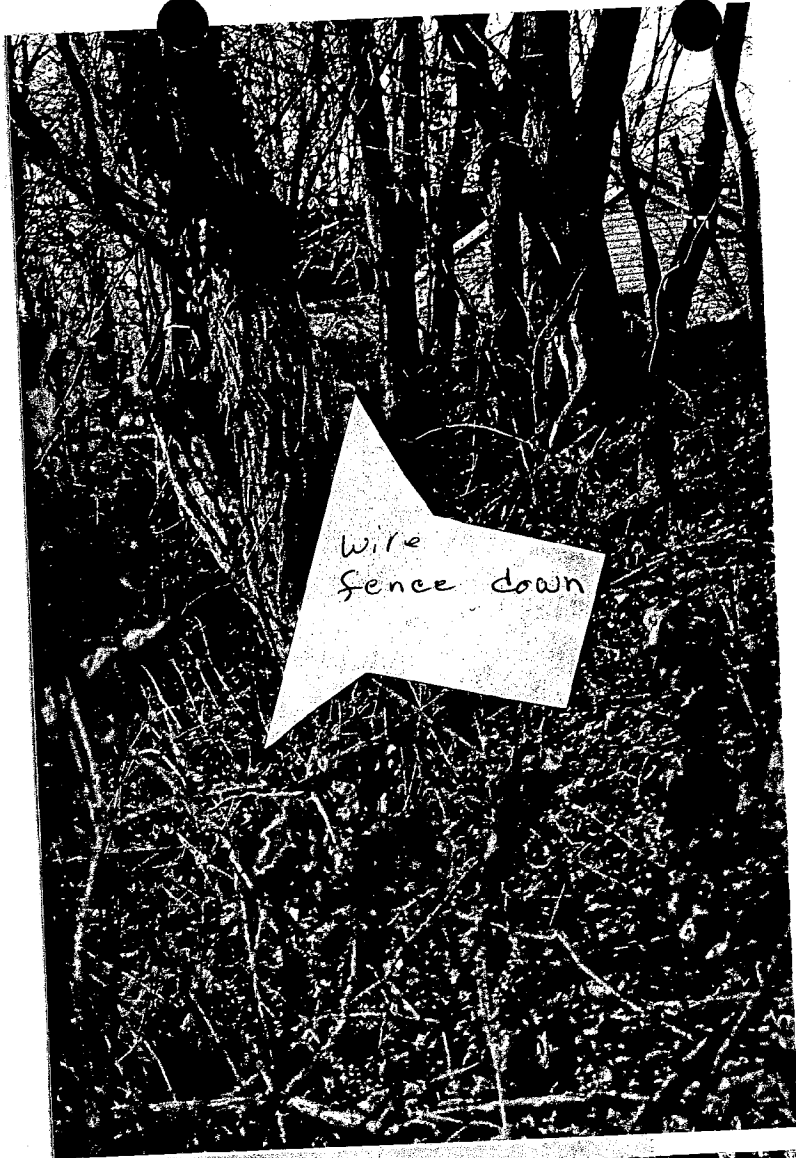
Property



front + side 312-314 Market Street

(10)

Bartley Property



Lang Property



ENNS



wire  
fence  
down

ENNS



Property line  
wire fence  
down



Ennes property  
Proposed  
Picket fence  
Line



property Line  
Ennes  
Proposed  
Picket fence

from  
back To front 312-314 Market Street



Bartky Property

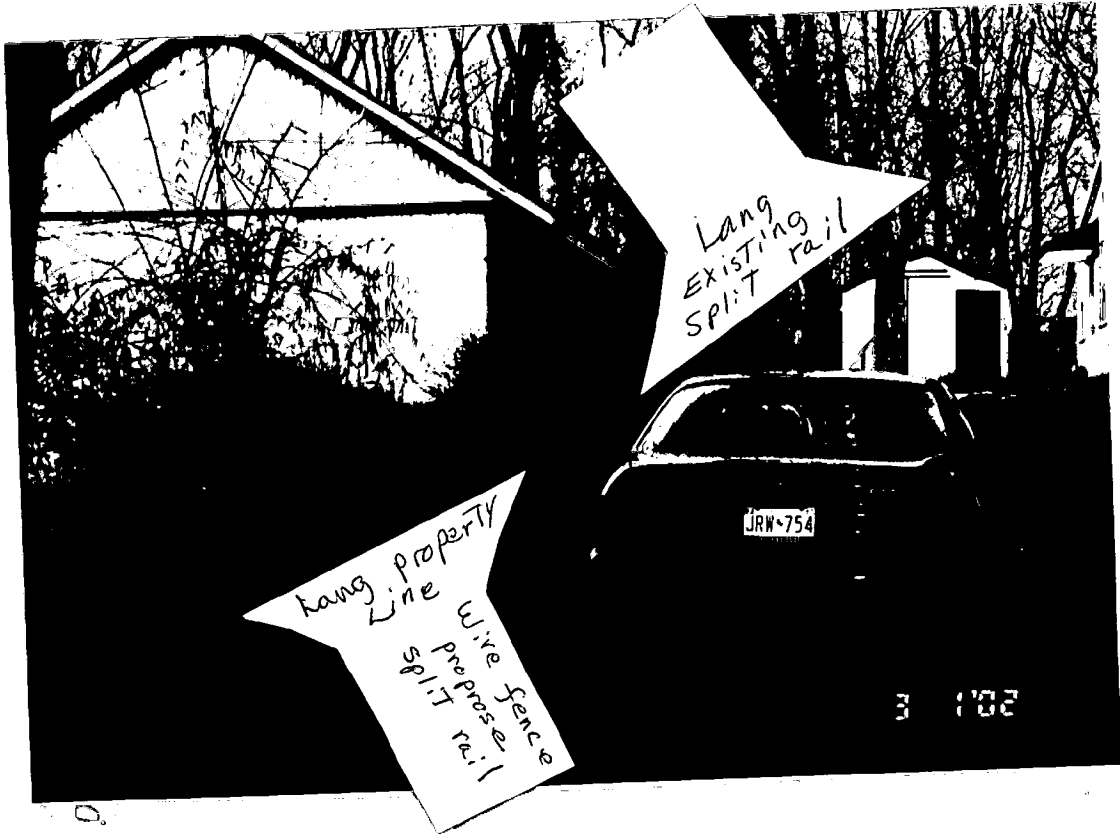


Lang Property



Ennes Property

back of 312-314 Market Street



front + side 312-314 Market Street

Bartley Property

Lang Property

