

23/65-03D

212 Market Street

(Brookeville Historic District



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**HISTORIC AREA WORK  
PERMIT**

IssueDate: 4/7/2003

Permit No: 299341  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT: CHRISTOPHER T SCANLON  
212 MARKET ST  
BROOKEVILLE MD 208332504

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: shed

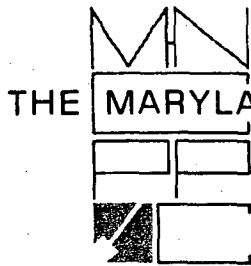
PREMISE ADDRESS 212 MARKET ST  
BROOKEVILLE MD 20833-2504

LOT 46	BLOCK N/A	PARCEL	ZONE
LIBER	ELECTION DISTRICT	08	GRID
FOLIO	SUBDIVISION	BROOKEVILLE TOWN	
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y  
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

Date: March 27, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

AF

DPS # 299341  
HAWP # 23/65-03D

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: \_\_\_\_\_

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: Christopher Scandon

Address: 212 Market St. Brookeville

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 3-27-03

TO: Local Advisory Panel/Town Government *Brookeville*

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner  
Anne Fothergill, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

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The Historic Preservation Commission reviewed this project on March 26, 2003.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
259 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHRIS SCANLON  
Daytime Phone No.: (301) 255-2155

Tax Account No.: 00731916  
Name of Property Owner: CHRISTOPHER SCANLON Daytime Phone No.: (301) 255-2155  
Address: 212 MARKET ST. BROOKEVILLE, MD 20833  
Street Number City Street Zip Code

Contractor: DAVES CONSTRUCTION Phone No.: (301) 255-2155

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

Agent for Owner: N/A Daytime Phone No.: N/A

Address: N/A

**LOCATION OF BUILDING/PREMISE**

House Number: 212 MARKET ST. Street

town/City: BROOKEVILLE Nearest Cross Street: RT 97 - HIGH ST.

Lot: 46 Block: N/A Subdivision: 5

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P495

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

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Save
- Revisit
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

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

1B. Construction cost estimate: \$ 8,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

2D. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

**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]*  
Signature of owner or authorized agent

2/28/03  
Date

Approved: \_\_\_\_\_ For Chairman of Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3-27-03

Application/Permit No: 29934 Date Filed: 3/5/03 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.

**REBUILD OF EXISTING GARAGE ADDITION THAT  
WAS CONSTRUCTED IN 1940'S. ORIGINAL GARAGE  
STRUCTURE BUILT IN 1927 WILL NOT BE MODIFIED  
EXCEPT FOR ROUTINE REPAIRS/MAINTENANCE.  
REMOVAL OF STRUCTURALLY UNSOUND TREE FOR SAFETY  
REASONS.**

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

**PROJECT INCLUDES THE DEMOLITION OF STRUCTURALLY  
UNSAFE GARAGE ADDITION AND REBUILD  
OF SEMELAR SIZE STRUCTURE WITH MORE  
HISTORICALLY APPROPRIATE MATERIALS FOR  
AN OUT BUILDING.**

**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 wall, 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).

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	212 Market Street, Brookeville	<b>Meeting Date:</b>	03/26/03
<b>Applicant:</b>	Christopher Scanlon	<b>Report Date:</b>	03/19/03
<b>Resource:</b>	<b>Contributing Resource Brookeville Historic District</b>	<b>Public Notice:</b>	03/12/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	23/65-03D	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Garage demolition and new garage construction	<b>RECOMMEND:</b>	Approval

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PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Brookeville Historic District  
**STYLE:** Dutch Colonial Revival  
**DATE:** 1926

212 Market Street is a good example of an early twentieth century Dutch Colonial Revival house in the Brookeville Historic District. This two-story, three bay house has German wood siding and three-over-one pane windows as well as a one-story full width porch with ionic columns and square baluster railing. Behind the house at the end of the driveway there is an original garage with a 1940s addition to the rear as well as two sheds behind the garage.

PROPOSAL

The applicant proposes to demolish the deteriorating garage storage area addition and to rebuild it in the exact same location (see Circles 8-13 ). The new storage area would be five square feet smaller than the existing storage area. The applicant would reuse the existing door and would install two new windows on the east side of the building. The applicant also would reuse the existing window on the west side of the addition. On the south elevation at the rear of the building, the applicant would install two new windows and one existing window would be re-installed. The new storage area would have plywood siding with ten-inch battens and a new concrete foundation. The new steel roof would match the existing roof on the original garage.

The applicant proposes removal of the 43" box elder tree at the southwest corner of the storage area addition that is decaying and losing its supporting buttress roots (see Circles 18-22 ).

## STAFF DISCUSSION

Staff recommends approval of this project. The new construction will be essentially the exact same size and style as the existing storage area, and it will not adversely affect the original garage—nor will this addition be detrimental to the character of the Brookeville Historic District.

In terms of the removal of the very large box elder tree, staff also recommends approval. The HPC generally is reluctant to authorize tree removal, especially of such a large tree, but in this situation it is justified. Staff has reviewed the photos showing severe decay of the tree (see Circles 18 - 21 ) as well as the arborist's report dated March 4, 2003 (see Circle 22) stating that the tree has lost its supporting roots and is unstable and poses a safety concern. Staff agrees that for these reasons the tree should come down.

## 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* #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.

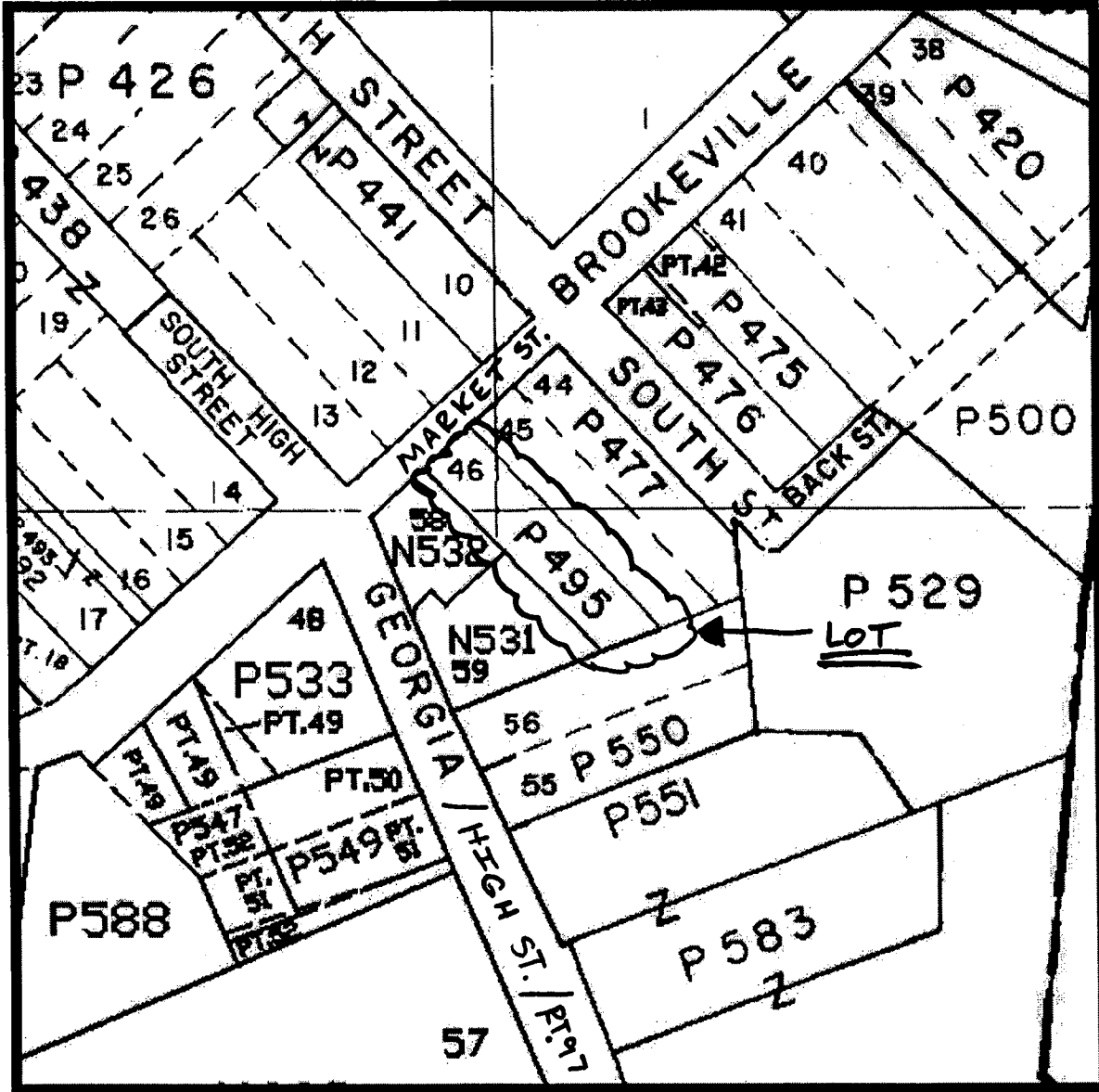
and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant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





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District - 08 Account Number - 00731916



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web site at [www.mdp.state.md.us](http://www.mdp.state.md.us)



22830 Quicksilver Drive

Dulles, VA 20169

703.661.8001 / 703.661.8002 - fax

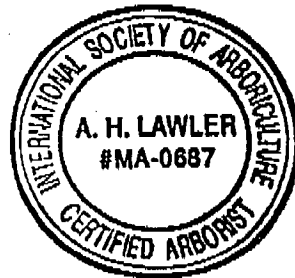
3/4/03

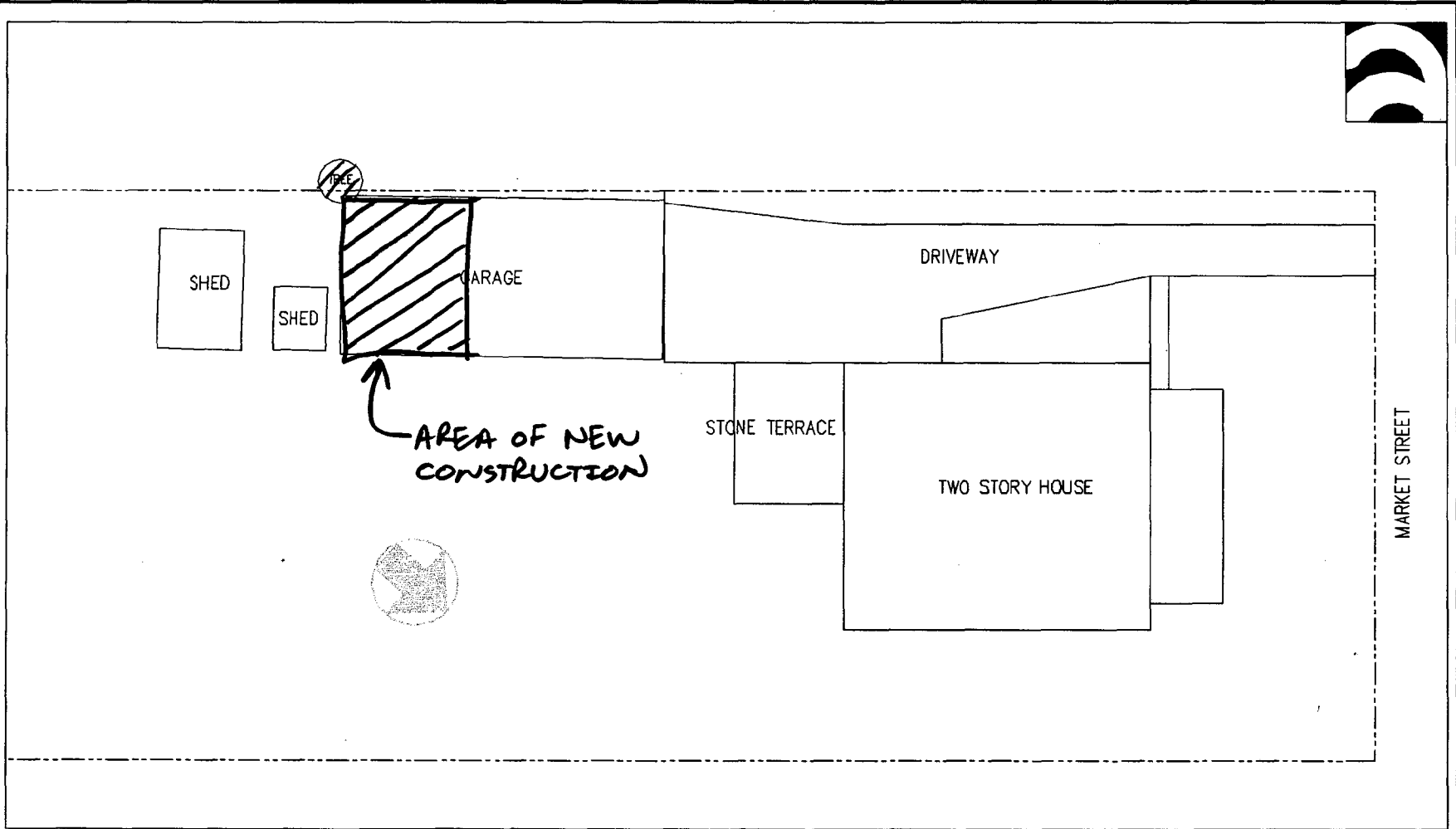
To whom it may concern:

I have examined the 43" box elder located by the back right hand corner of the garage in regards to preserving this tree. Due to the amount of decay present in the base of the tree and the resulting loss of supporting buttress roots, I recommend that the tree be removed due to safety concerns for the surrounding structures if the tree were to fail.

Sincerely,

Andrew Lawler





Project: **SCANLON GARAGE**  
 212 MARKET STREET  
 BROCKVILLE, MARYLAND 20833

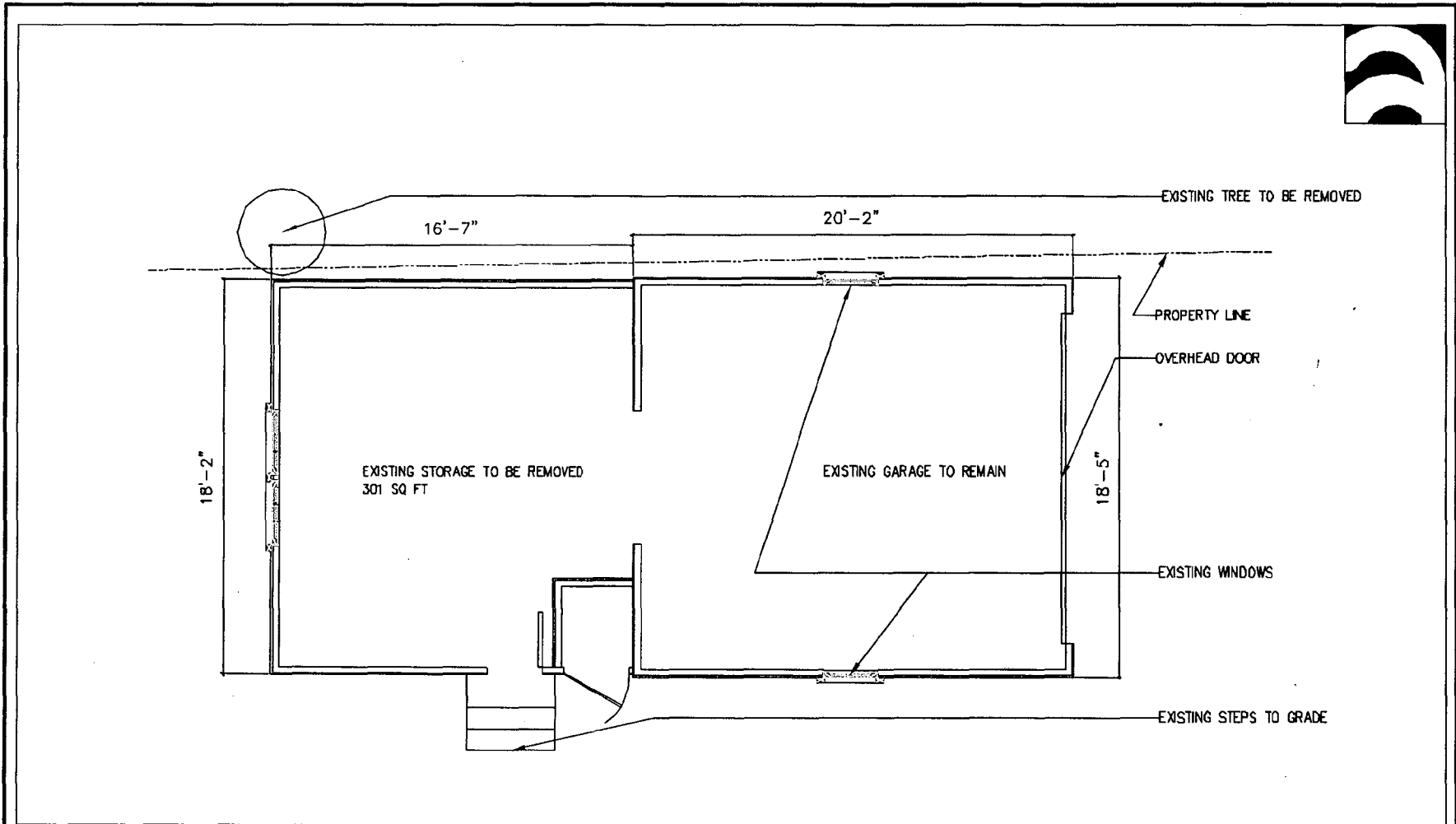
Drawing Title: **PARTIAL SITE PLAN**

DATE:	05.24.03
SCALE:	1" = 30'-0"
PROJECT:	05.0041

1

THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853



Project: **SCANLON GARAGE**  
 213 MARKET STREET  
 BROOKVILLE, MARYLAND 20833

Drawn by: *Vltta*

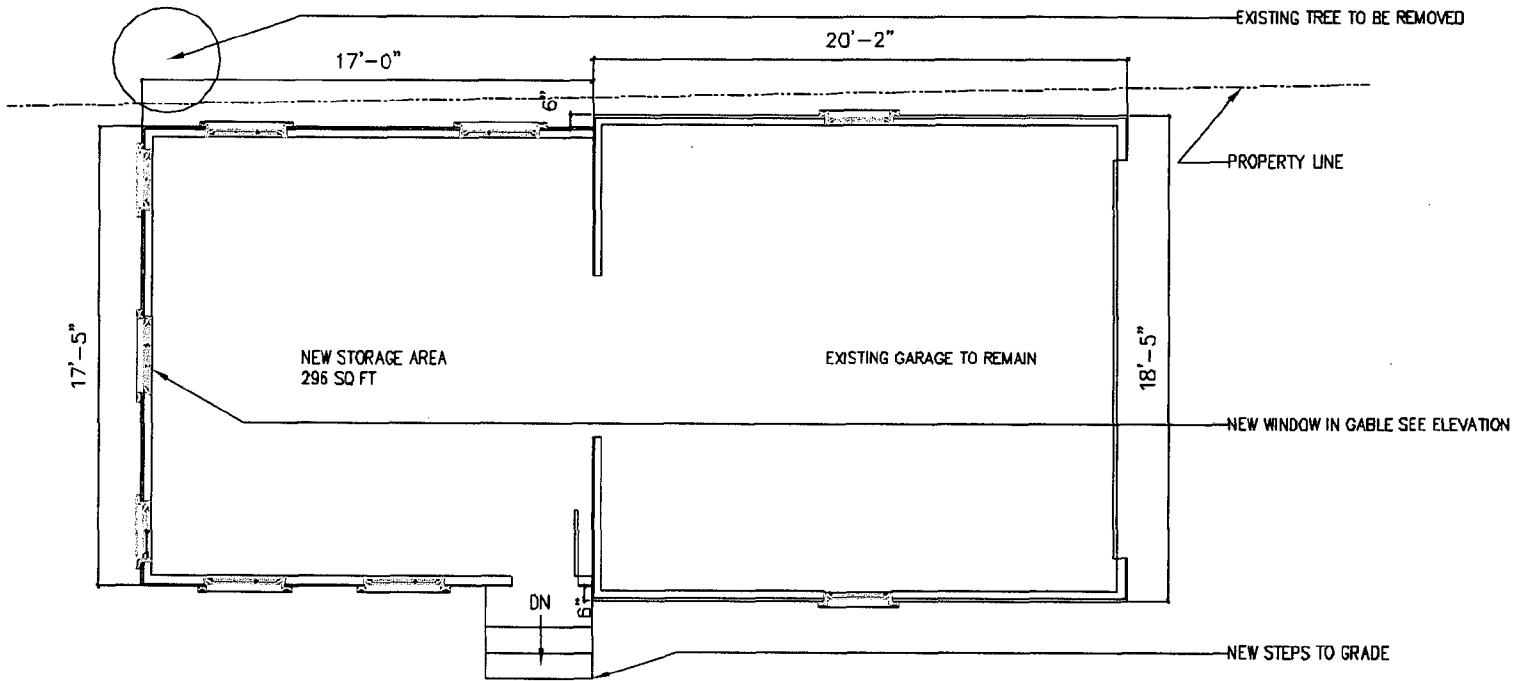
**EXISTING GARAGE PLAN**

DATE:	03.24.01
SCALE:	1/4" = 1'-0"
PROJECT:	03.20.01

2

THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853



Project: **SCANLON GARAGE**  
 212 MARKET STREET  
 BROCKVILLE, MARYLAND 20833

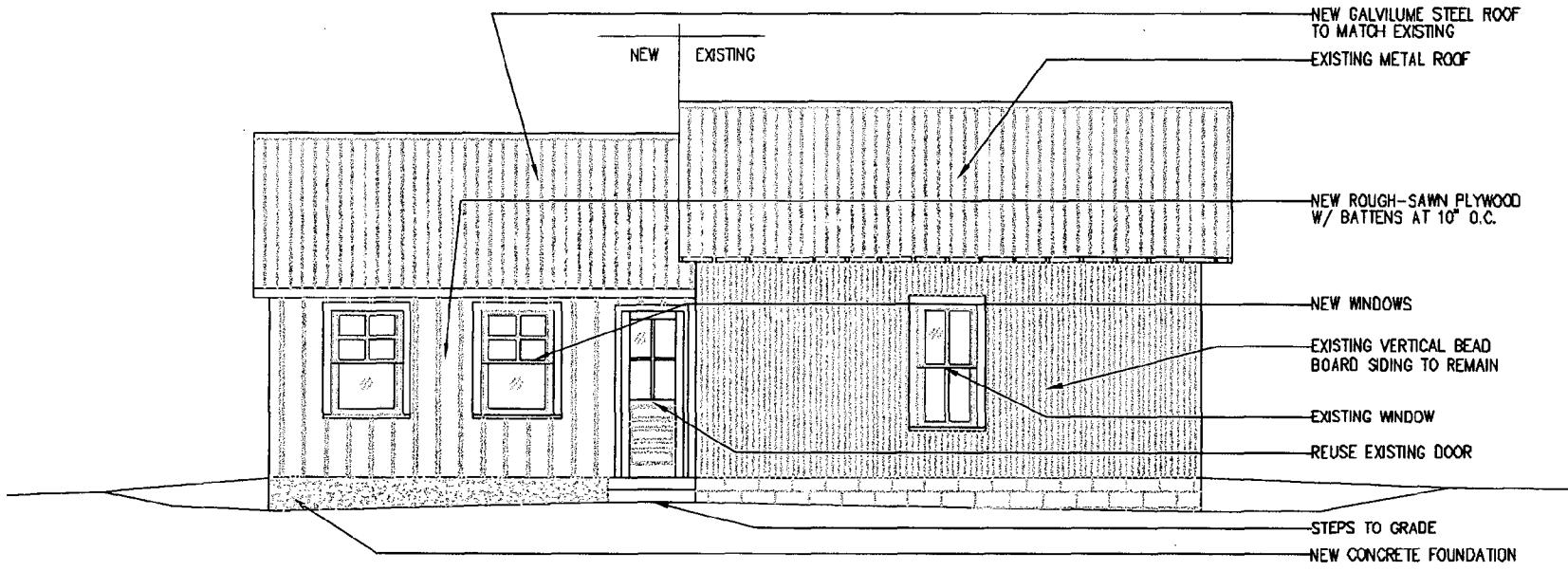
Drawing Title:  
**NEW WORK PLAN**

DATE:	06.03.04
SCALE:	1/4" = 1'-0"
PROJECT:	01.00041

3

THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853



Project: **SCANLON GARAGE**  
 212 MARKET STREET  
 BROOKVILLE, MARYLAND 20833

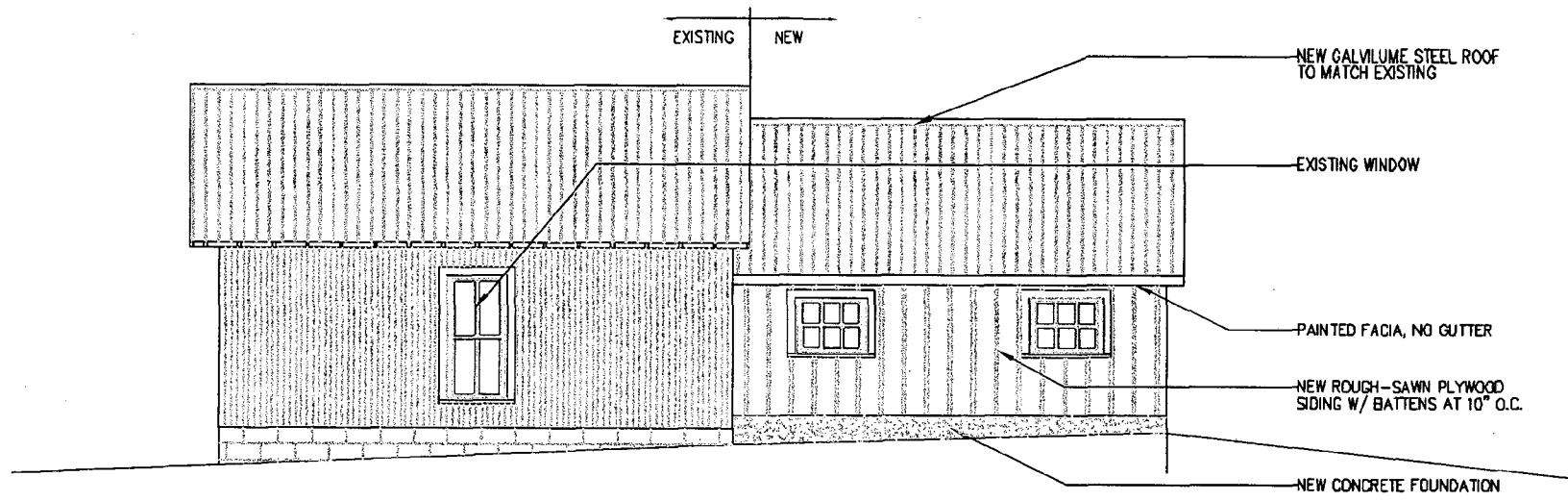
Drawing Title  
**EAST ELEVATION**

DATE:	05/20/88
SCALE:	1/8" = 1'-0"
PROJECT:	05/20/88

4

THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853



EXISTING      NEW

NEW GALVALUME STEEL ROOF  
TO MATCH EXISTING

EXISTING WINDOW

PAINTED FACIA, NO GUTTER

NEW ROUGH-SAWN PLYWOOD  
SIDING W/ BATTENS AT 10" O.C.

NEW CONCRETE FOUNDATION

Project: **SCANLON GARAGE**  
212 MARKET STREET  
BROOKVILLE, MARYLAND 20833

Drawing Title: **WEST BLEVATION**

DATE:	03.24.03
SCALE:	1/4" = 1'-0"
PROJECT:	03.2003.01

5

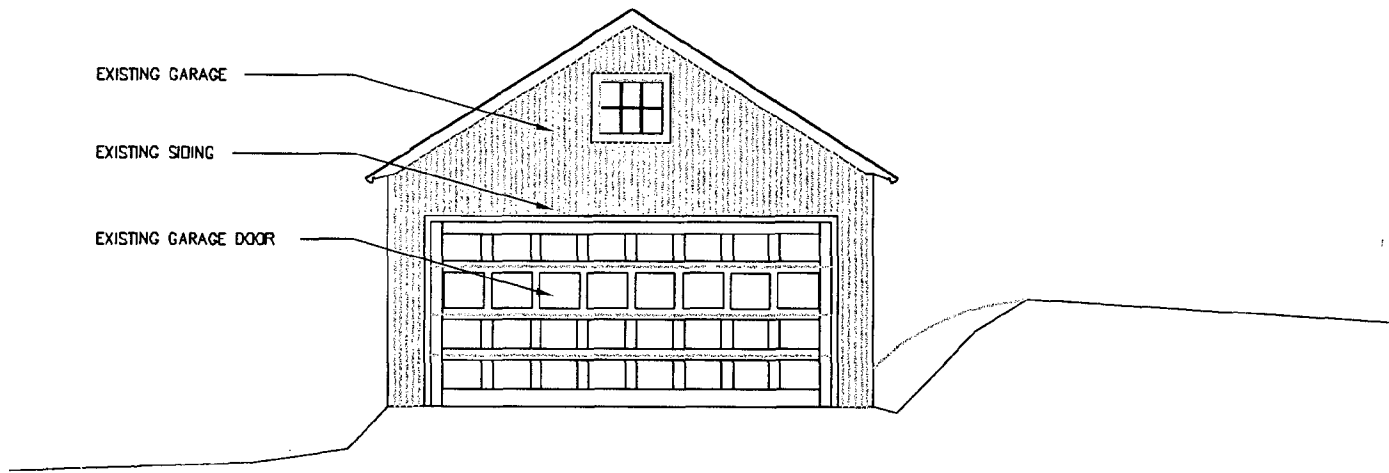
THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493      FACSIMILE: 301.654.2853





EXISTING GARAGE  
 EXISTING SIDING  
 EXISTING GARAGE DOOR



Project: **SCANLON GARAGE**  
 212 MARKET STREET  
 BROCKVILLE, MARYLAND 20833

Drawing Title:

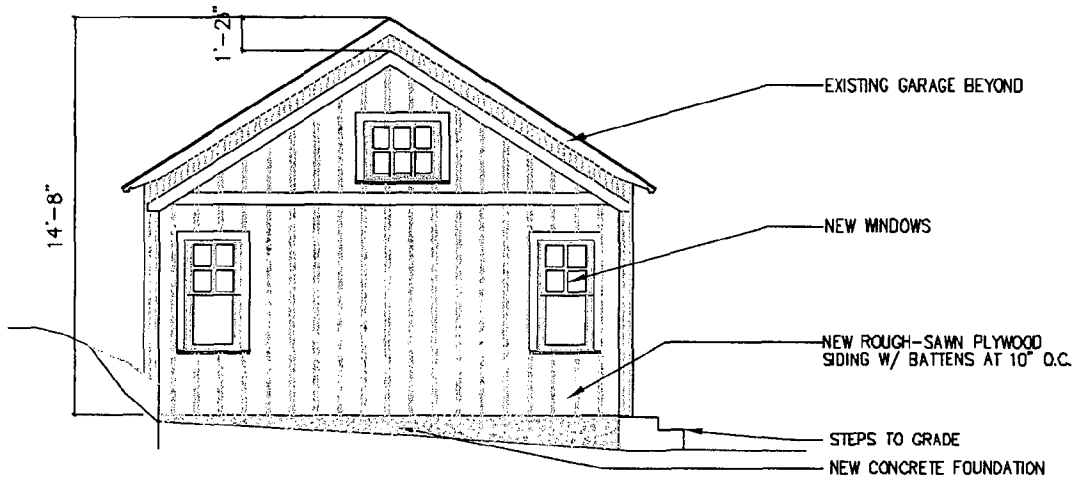
**NORTH ELEVATION, NO CHANGE FROM EXISTING**

DATE:	08/28/88
SCALE:	1/4" = 1'-0"
DESIGNER:	CL/BJD

6

THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853



Project: **SCANLON GARAGE**  
 211 MARKET STREET  
 ROCKEVILLE, MARYLAND 20853

Drawing Title

**SOUTH ELEVATION**

DATE	03.03.03
SCALE	1/8" = 1'-0"
PROJECT	03.003-01

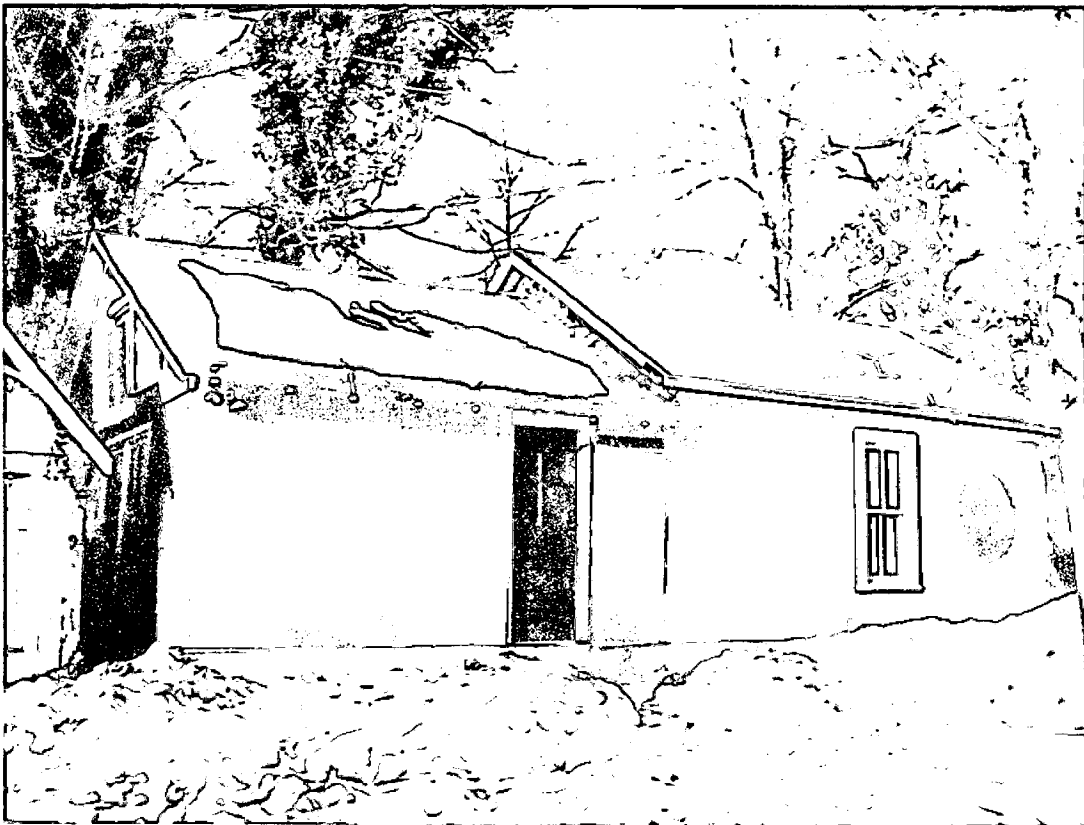
7

THOMAS R. ANDREWS, 5013 GREENWAY DRIVE, SUITE 200, BETHESDA, MARYLAND 20816

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853



East Elevation - Including Other Outbuildings



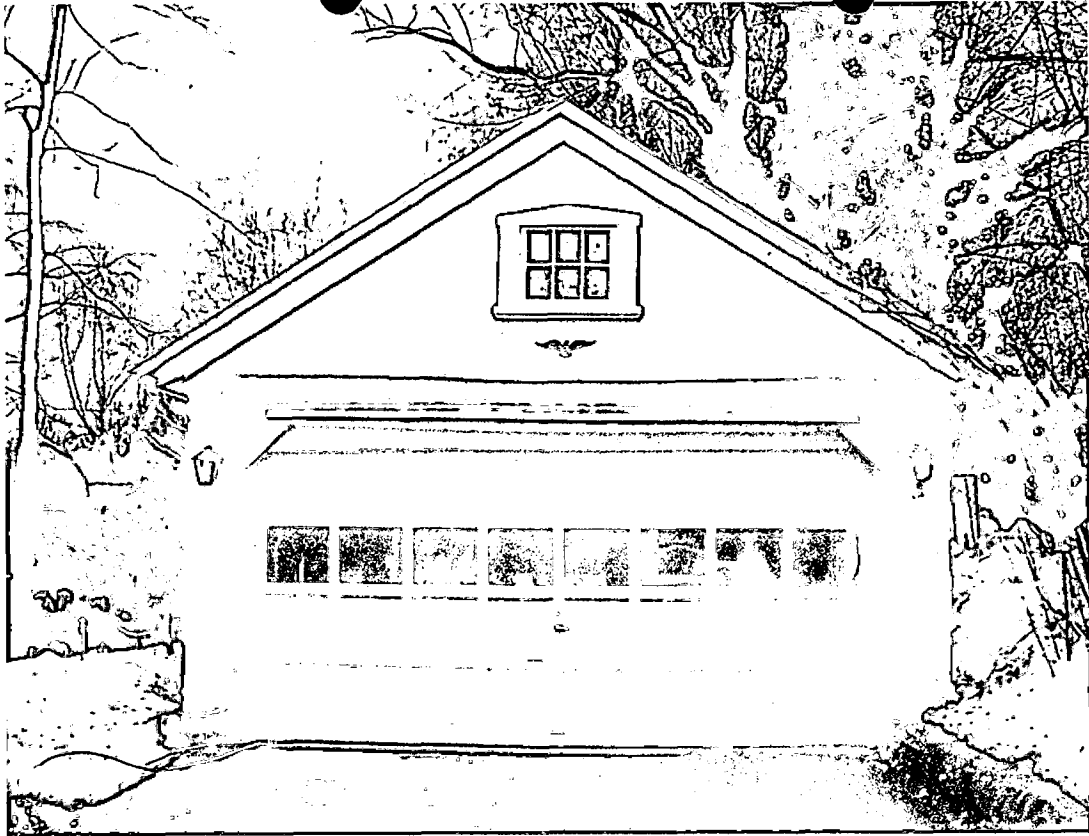
East Elevation



West Elevation



West Elevation - View from High Street (Rt.97)



North Elevation - No Changes Planned



South Elevation - View from Yard



South Elevation - View from Neighbor's Yard



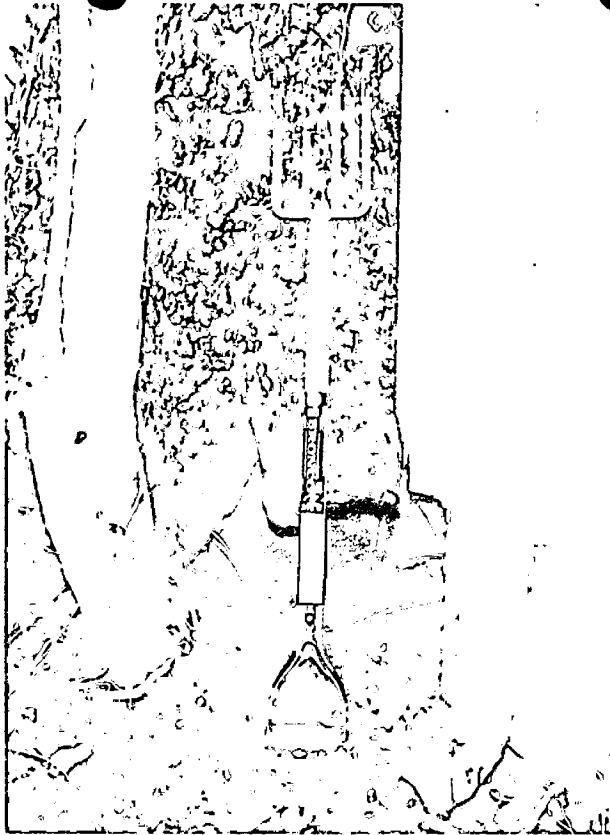
Tree at SW Corner



Tree at SW Corner



Tree at SW Corner - Structural Buttress Root Problem



Tree at SW Corner - Pitchfork Out of Tree

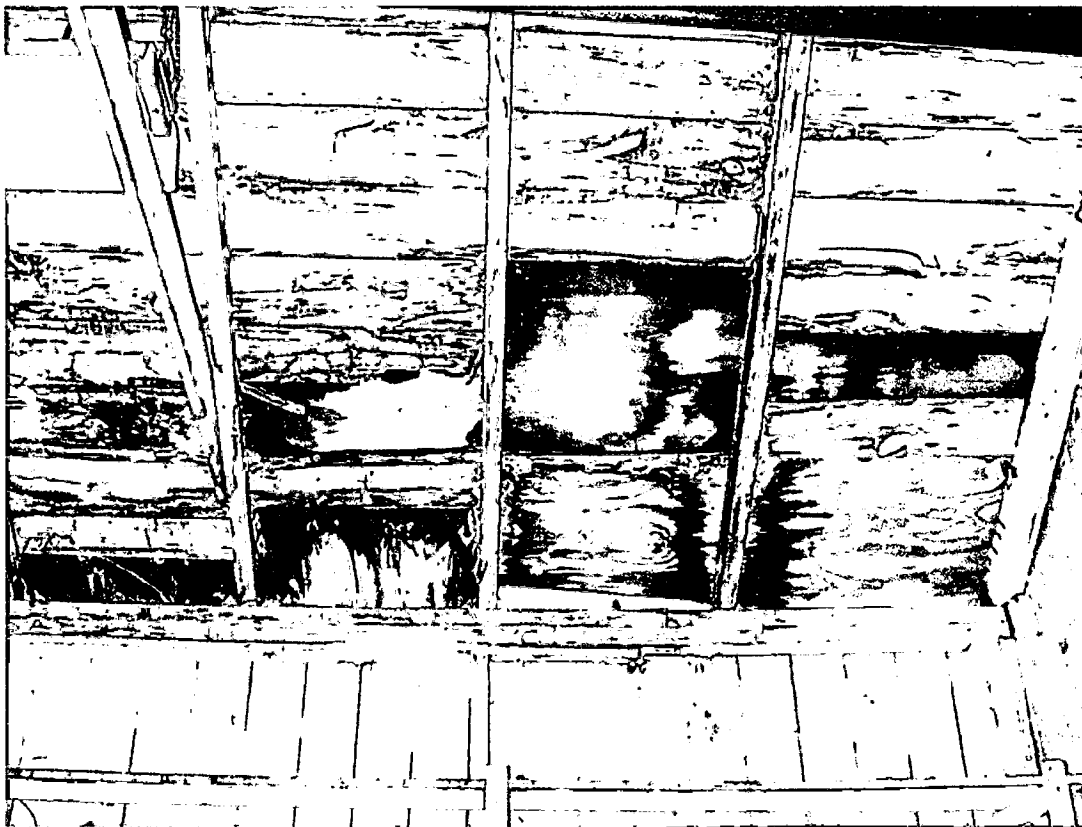


Tree at SW Corner - Pitchfork in Tree Cavity

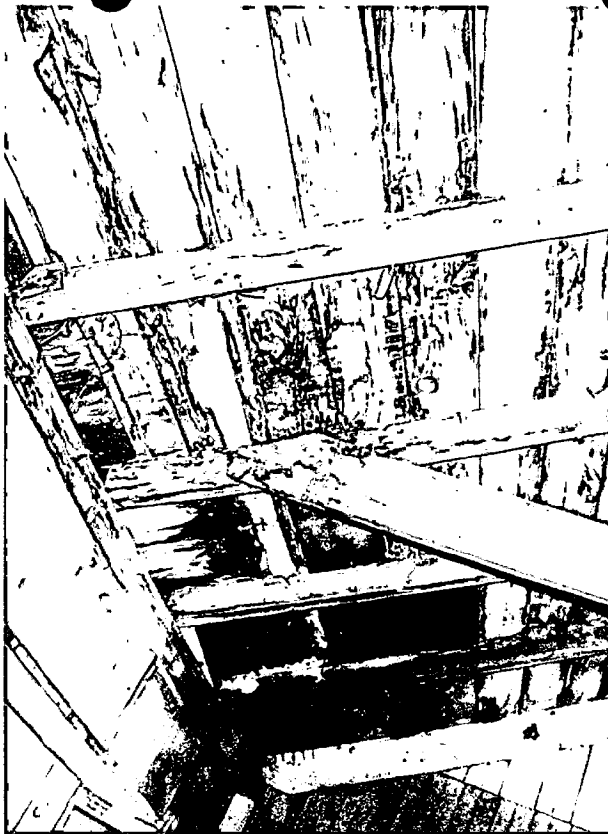




Tree at SW Corner - Tree Beyond Garage



Inside Building - Water Damage



DCP00496.JPG



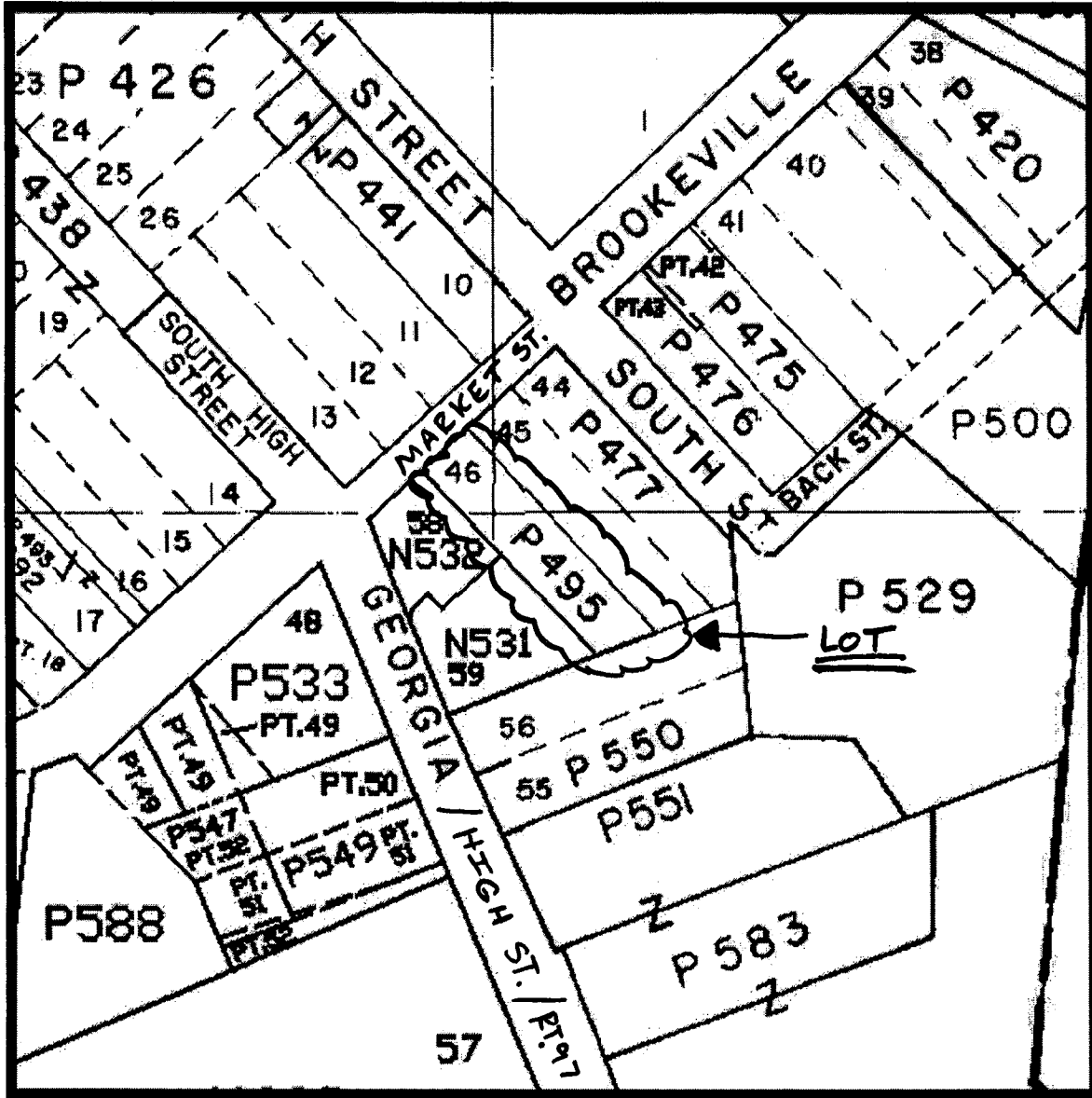
Inside Building - Structural Wall Problem



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22830 Quicksilver Drive

Dulles, VA 20169

703.661.8001 / 703.661.8002 - fax

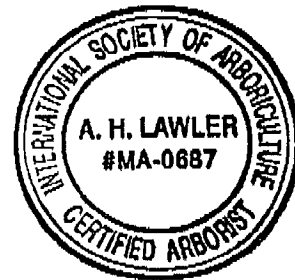
3/4/03

To whom it may concern:

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Sincerely,

Andrew Lawler



III. F.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address CHRIS SCANLON 212 MARKET ST. BROOKEVILLE, MD 20833	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
JOE BELL + DEBRA FRECH 1 HIGH ST. BROOKEVILLE, MD 20833	TOWN OF BROOKEVILLE P.O. BOX 67 BROOKEVILLE, MD 20833
DEBBIE GRIPPAUDO 3 HIGH ST. BROOKEVILLE, MD 20833	
DEBBIE WAGNER 210 MARKET ST. BROOKEVILLE, MD 20833	
HARRY + KAREN MONTGOMERY 211 MARKET ST. BROOKEVILLE, MD 20833	