

23/65-04B 108 Water Street  
Brookeville Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 19, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 332680

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS. The conditions of approval are:

1. 6' high wood, traditional picket fence is approved.
2. The fence will not be installed beyond the edge of the existing carport.

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

Applicant: Matthew and Catherine McDonald

Address: 108 Water Street, Brookeville Historic District

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 RECEIVED

HISTORIC PRESERVATION COMMISSION  
301/563-3400

FEB 01 2004

# APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: MATHEW McDonald

Daytime Phone No.: 301-775-1672 / 301-570-9119

Tax Account No.: 0803384528

Name of Property Owner: MATHEW & CATHERINE MCDONALD Daytime Phone No.: 301-570-9119

Address: 108 WATER ST Brookville MD 20933  
Street Number City State Zip Code

Contractor: MID ATLANTIC DECK & FENCE Phone No.: 410 544 1987

Contractor Registration No.: 25165

Agent for Owner: DWANE STEWART Daytime Phone No.: 410-544-1987

### LOCATION OF BUILDING/PREMISE

House Number: 108 WATER ST Street: WATER ST.

Town/City: Brookville Nearest Cross Street: MARKET / HIGH STREET

Lot: 62 Block: WATER ST. Subdivision: TOWN of BROOKVILLE 20933

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: LOT 62, WATER ST., TOWN of BROOKVILLE, 9th ELECTION DISTRICT

### 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: \$ 12345.00

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: N/A

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

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 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

01/20/2004  
Date

Approved: 13321080X w/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 3/10/04

Application/Permit No.: \_\_\_\_\_ Date Filed: 2/18/04 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:

*New Home Construction Designed to match Rural Institute  
Surroundings. 1 Car Garage (Attached) From Home. Home Fronts (North)  
Water Street. East side of house forest conservation area,  
South (Back of House) Border forest conservation area. West side  
is New Home (100 Water St.)*

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

*Construct 6" wide pine cedar fence with lattice top rail, 4x4 Post  
Caps in Copper. Stained with semi-transparent wood stain.  
No tree or shrub removal or trimming necessary - Fence line to  
follow construction limit of obstructive obstacles as shown on location  
drawing. No tree survey needed as LDD. Adhered to*

**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.

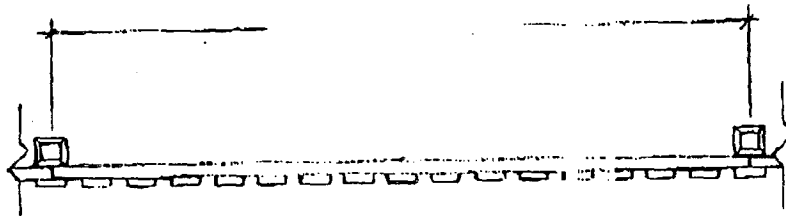
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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)779-1355.

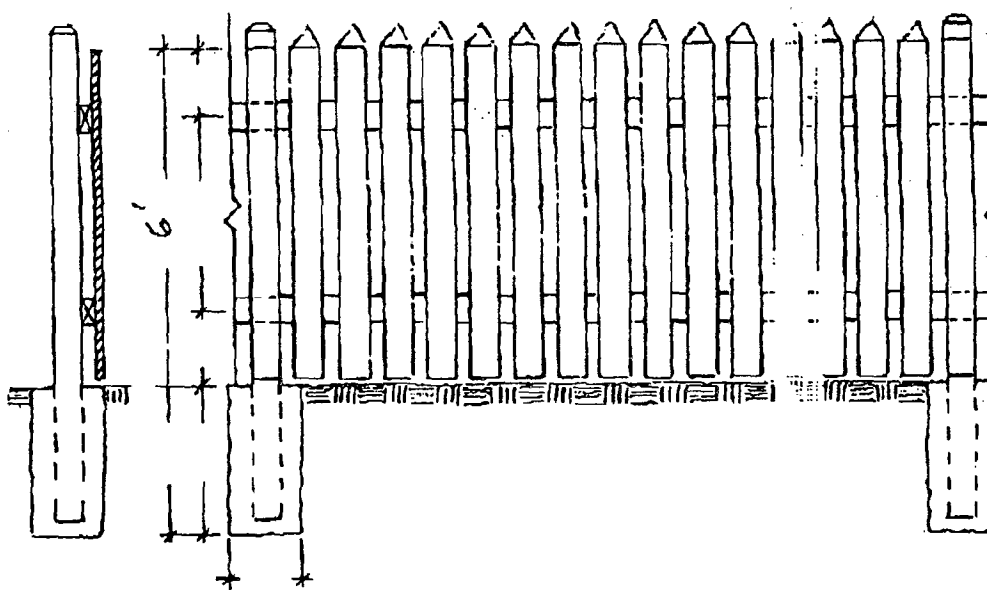
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



International Fence Industry Association



PLAN VIEW



SIDE VIEW

FRONT VIEW

1" PICKET SPACING (Board Depth)

**SPACED PICKET FENCE DETAIL**

STYLE: FACE NAIL

ITS

Copyright © IFIA 1992

SPECIFICATIONS			PROJECT		
COMPONENT	DIMENSIONS		MATERIAL		
BACK RAILS	X	X	OWNER/GEN. CON.		
POSTS	X	X	SUBMITTED BY		
PICKETS	X	X	DRAWING NO.		
FOOTING	DIA X	DEEP	DATE		
NAILS			W-2		
YDP DESIGN					

ENCL (1)

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Susan C. [Signature]*

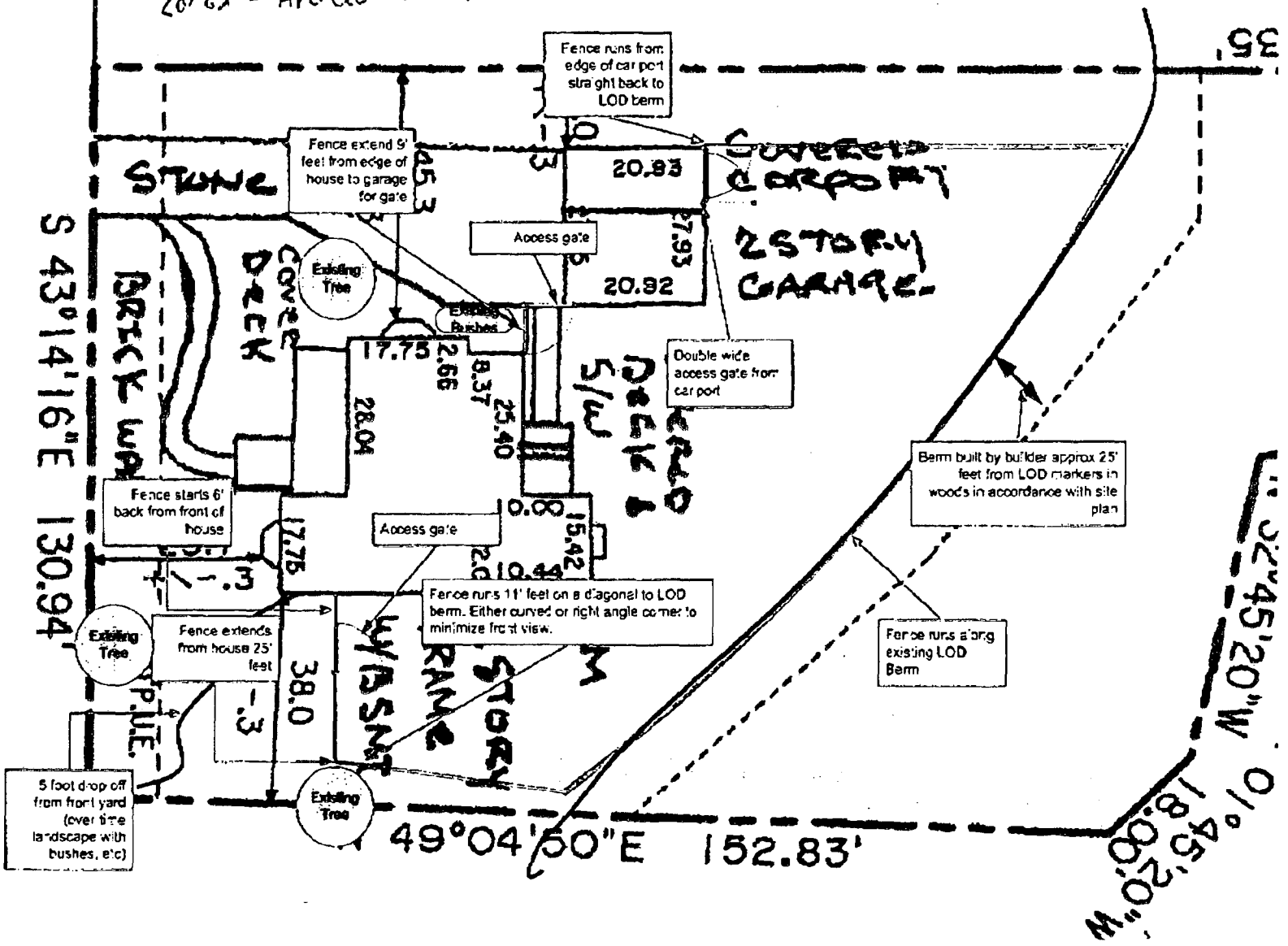
10/3/10/04

March 12, 2004

Reuse site Drawing

108 WATER ST.  
BROOKVILLE, MD 20833  
LOT 62 - HPC Case No. 23/65-04B

Enoch(z)



APPROVED  
Montgomery County  
Historic Preservation Commission

3/10/04

March 13, 2004

Michelle Naru  
Montgomery County Historic Preservation Commission  
8787 Georgia Ave.  
Silver Spring, MD 20910  
Ph: 301-563-3400  
Fx: 301-563-3412

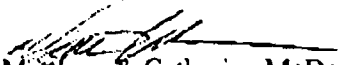
Re: HAWP Case Number 23/65-04B – Town of Brookeville Fence Installation

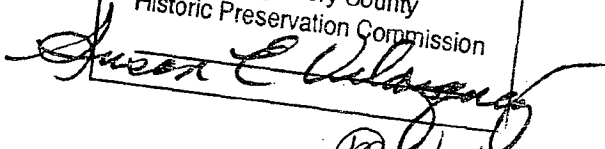
Encl: (1) Mid Atlantic Deck – IFIA Spaced Picket Fence Detail  
(2) 108 Water St. Revised Site Drawing, March 12, 2004

Ms. Naru:

1. Enclosures (1) and (2) are provided in accordance with the Historic Preservation Commission guidance regarding HAWP Case No. 23/65-04B.
2. The revised fence design is a Spaced Picket Fence. Picket spacing based on picket board depth, i.e., 1 inch spacing – see enclosure (1) detail. Additionally, adjusted site drawing to show fence line starts at edge of carport and runs straight back to LOD berm.

Thank you for your assistance with the permit process. Please let me know if you require any additional information to process our HAWP.

  
Matthew & Catherine McDonald  
108 Water Street  
Brookeville, MD 20833  
Ph: 301-570-9119  
Fx: 301-570-5954

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
⑩ 3/10/04



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 19, 2004

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Michele Naru, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

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Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

When you file for your building permit at DPS, you must take with you the enclosed forms. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



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

**Owner's mailing address**

MATTHEW McDONALD  
108 WATER ST.  
BROOKVILLE MD 20833

**Owner's Agent's mailing address**

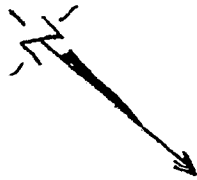
M.O. ATLANTIC DECK & FENCE  
c/o DAANK STOWART  
800 RT. 3 SOUTH  
CAMBRILLS, MD 21054

**Adjacent and confronting Property Owners mailing addresses**

JEFF JOHNSON  
7 NORTH CALVERT APT. 1606  
BALTIMORE, MD 21202  
and  
106 WATER ST  
BROOKVILLE, MD 20833

GEORGIA AVENUE

34.49'  
N 46°56'30"W



CATEGORY I  
CONSERVATION EASEMENT

S 38°30'00"W 244.48'

Conservation  
Utility Easement

LOT 61

LOT 62  
0.816 ACRES

55.00'

N 01°45'20"W  
18.00'

FENCE LINE

Follow Contour of Land  
For Drainage & Conservation  
Area. Limit of Disturbance

SEWER LINE IN CURB

SEWER GATE

NOTE:  
THE SUBJECT BUILDING DOES  
NOT LIE WITHIN A DESIGNATED  
FLOOD PLAIN AREA AS DEFINED  
BY THE FEDERAL INSURANCE  
ADMINISTRATION MAPS PUB-  
LISHED JULY 2, 1978.



PERMIT#292721

MINIMUM ADVICE

S 43°14'16"E 130.94'

WATER STREET

LOT 62

TOWN OF BROOKEVILLE  
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS  
REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN  
CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.  
2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR  
LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE  
IMPROVEMENTS.  
3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF  
PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE  
REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR  
REFINANCING.

ZONING

PLAT BOOK

PLAT NO  
22316

LIBER

FOLIO

ADDRESS

108

Dewberry & Davis LLC

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

804 WEST DIAMOND AVENUE - SUITE 200

GAITHERSBURG, MARYLAND 20878

PHONE: 301-948-8300

FAX: 301-258-7607

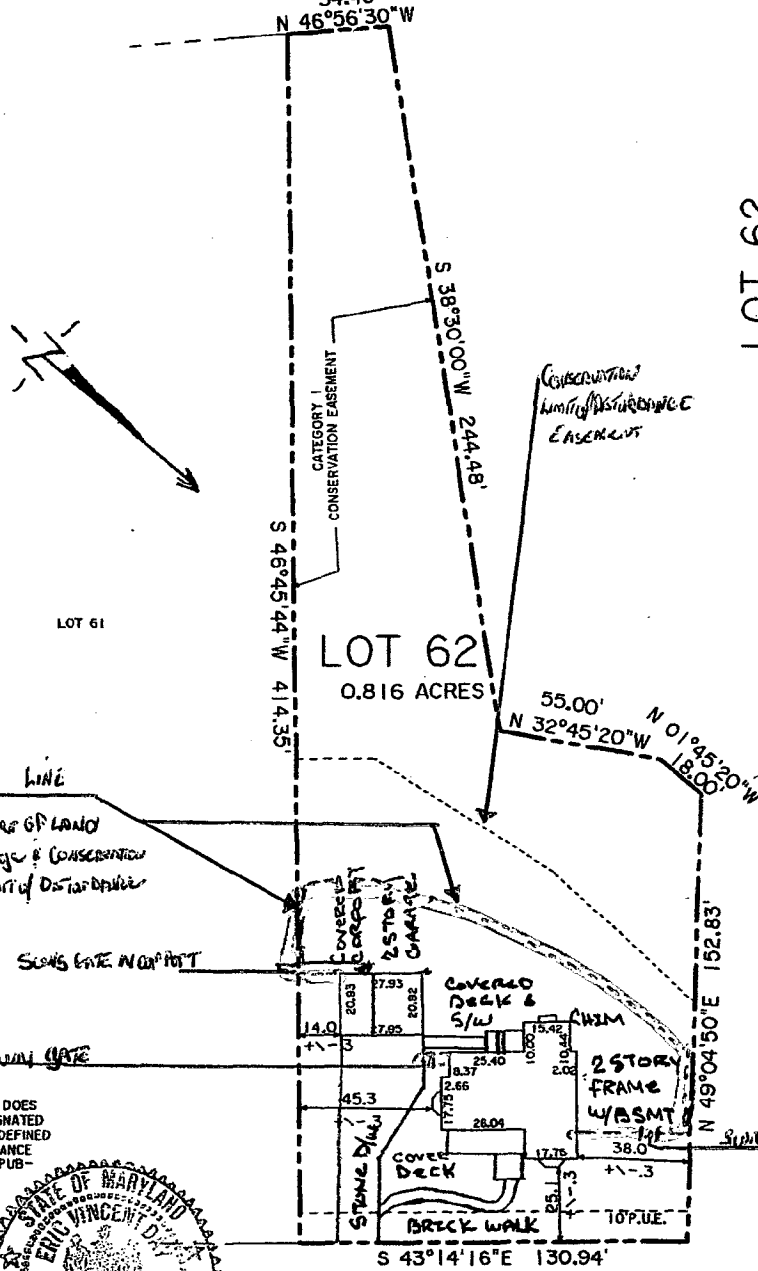
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF  
AND INFORMATION THAT THIS "LOCATION DRAWING" HAS BEEN PREPARED IN  
ACCORDANCE WITH MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS  
OF PRACTICE FOR LAND SURVEYORS", 09.11.06.06

ERIC V. DAVIS, PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10771

	DATE	COMPED BY
WALL CHECK	4-01-03	P.R.
FINAL ED	11-06-03	RA
SCALE	1" = 50'	

GEORGIA AVENUE



LOT 62  
TOWN OF BROOKEVILLE  
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

FENCE LINE  
FOLLOW CONTOUR OF LAND  
FOR DRAINAGE & CONSERVATION  
ORCA. LIMIT OF DISTURBANCE

SEMI-CIRCLE W/CONCRETE

SURVEY GATE

NOTE:  
THE SUBJECT BUILDING DOES  
NOT LIE WITHIN A DESIGNATED  
FLOOD PLAIN AREA AS DEFINED  
BY THE FEDERAL INSURANCE  
ADMINISTRATION MAPS PUB-  
LISHED JULY 2, 1979.



PERMITH292721

WATER STREET

MINIMUM ADVICE

LOCATION DRAWING

1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS  
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ZONING  
PLAT BOOK  
PLAT NO  
22316  
LIBER  
FOLIO  
ADDRESS  
108

Dewberry & Davis LLC  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
804 WEST DIAMOND AVENUE - SUITE 200  
GAITHERSBURG, MARYLAND 20878  
PHONE: 301-948-8300 FAX: 301-258-7607

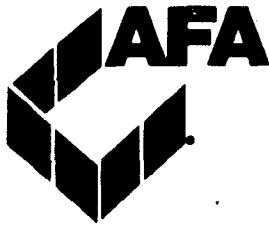
SURVEYOR'S CERTIFICATE

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AND INFORMATION THAT THIS "LOCATION DRAWING" HAS BEEN PREPARED IN  
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OF PRACTICE FOR LAND SURVEYING" 09.15.06.06

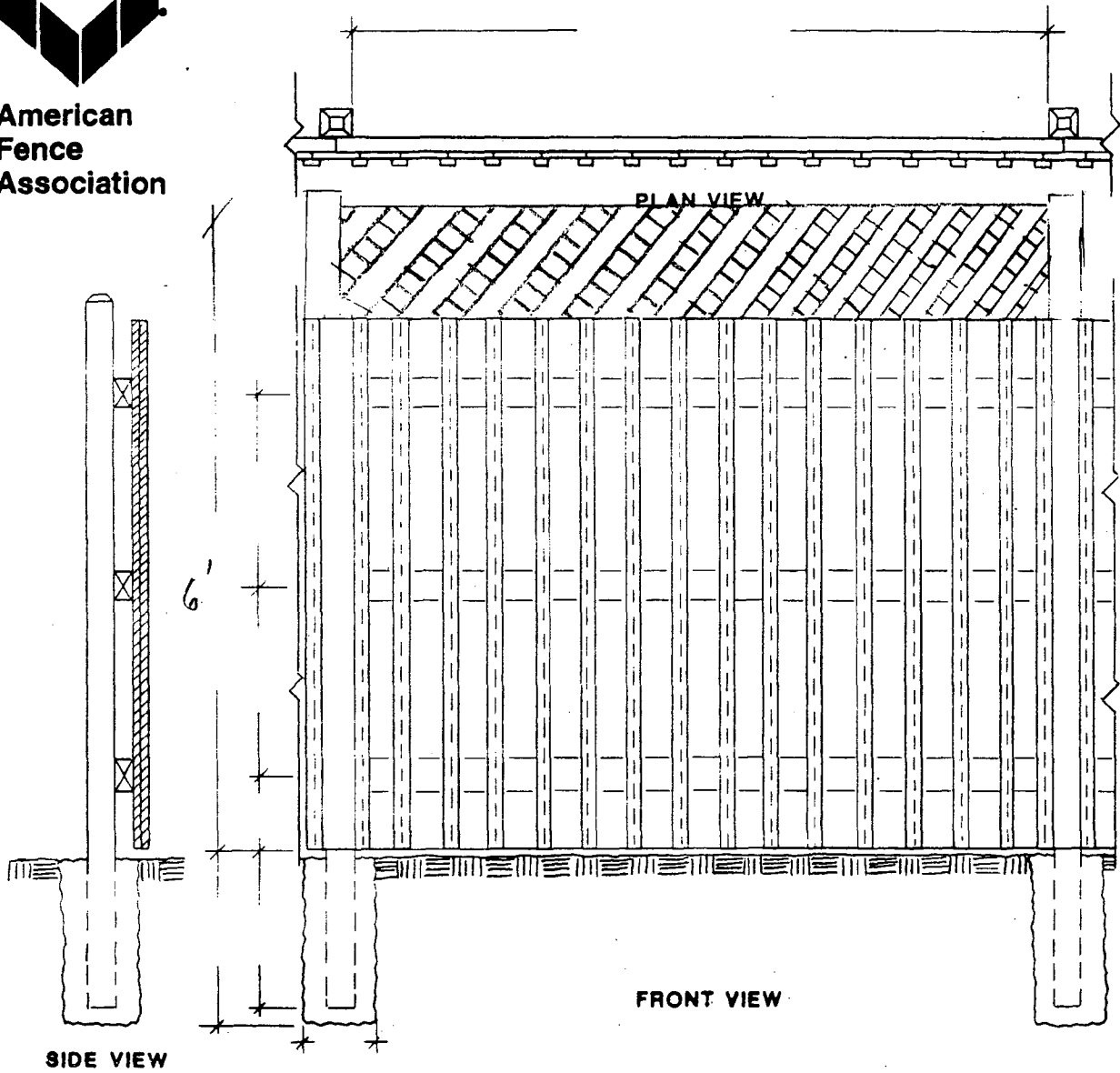
*Eric V. Davis*  
ERIC V. DAVIS, PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10771

	DATE	COMPED BY
WALL CHECK	4-01-03	P.R.
FINAL ED	11-06-03	RA
SCALE	1" = 50'	

Plans + elevations



American  
Fence  
Association



**BOARD AND BATTEN FENCE DETAIL**

STYLE: *FACE NAIL*

NTS

Copyright © AFA 1993

SPECIFICATIONS			PROJECT		
COMPONENT	DIMENSIONS		MATERIAL		
BACK RAILS	X	X	OWNER/GEN. CON.		
POSTS	X	X			
PICKETS	X	X			
FOOTING	DIA X	DEEP			
NAILS					
TOP DESIGN			SUBMITTED BY		
			DRAWING NO.	DATE	<b>W-20</b>

### Site Impact

- No trees or shrubs will be removed
- Fence remains with construction zone of the property

### Description of Fence and Materials used

- Approximately 252 feet of 5 foot board and batten plus 1 foot of heavy duty lattice cedar fence
- All posts are treated Southern yellow pine with copper post caps and embedded in a concrete base
- Self closing gates between house and garage, carport and backyard
- Fence will be stained with a semi-transparent wood stain

### Tree Survey

- Fence will not impact any trees or require removal or trimming of any tree limbs

# MID-ATLANTIC DECK & FENCE CO., INC.

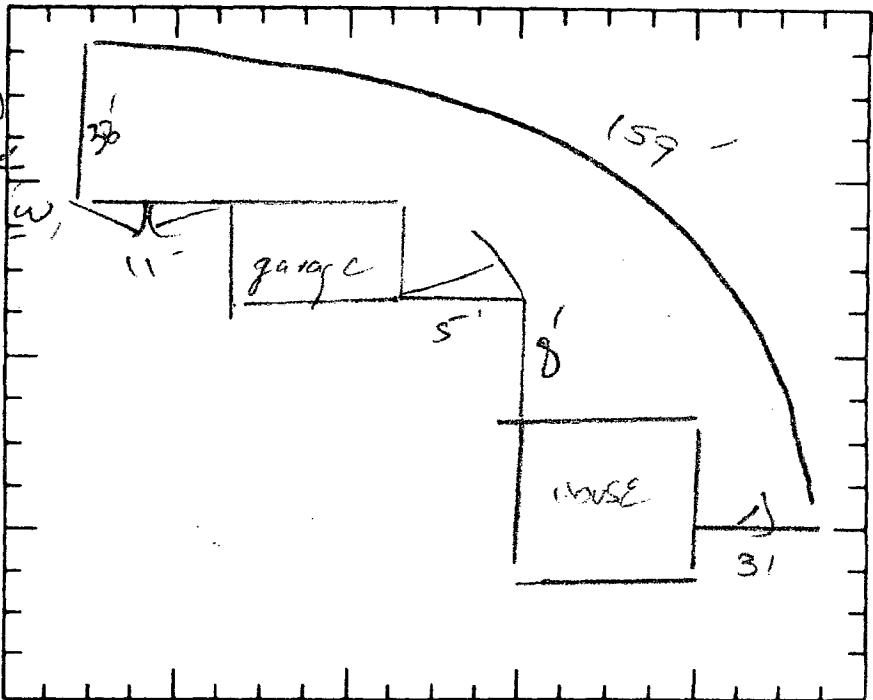
800 Rt. 3  
South Gambrills, MD 21054  
AA. Co. (410) 544-1987 • Balt. (410) 358-0875  
Wash. (301) 595-8807 • Fax (410) 923-1090  
Toll Free 1-800-833-9310

Customer Name Matthew & Kate McDonald Job Address Same  
Address 108 Water St Date 1-19-04  
City & State Brockville MD 20833 Phone 301-570-9119  
301-570-5954 Fax

We propose to furnish the materials and labor necessary to complete the following

### JOB DESCRIPTION

Approx 252 sq ft  
(5 foot board and batten)  
plus 1" H heavy duty lattice  
cedar fence. Includes 1-5' w,  
1-10' w double posturing, 1-4'  
w single board and batten  
gates w/ arch tops. All  
posts pressure treated  
southern yellow pine w/  
copper post caps.



All work to be performed in a courteous and professional manner.

PERMIT: Mid Atlantic SURVEY: Homeowner

MISC. UTILITY: Mid Atlantic

WE PROPOSE to furnish labor and materials - complete in accordance with above specifications, and subject to conditions found on both sides of this agreement for the sum of: eighty three hundred forty five dollars  
(\$ 83.45). Payment to be made as follows: 1/3 dep't of contract, balance upon compl.

ACCEPTED. The above price specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, payment will be made as outlined above. (Read reverse side)

Respectfully submitted,  
MID-ATLANTIC  
DECK & FENCE CO., INC.

Date of Acceptance 1-19-04

By Duane Stewart

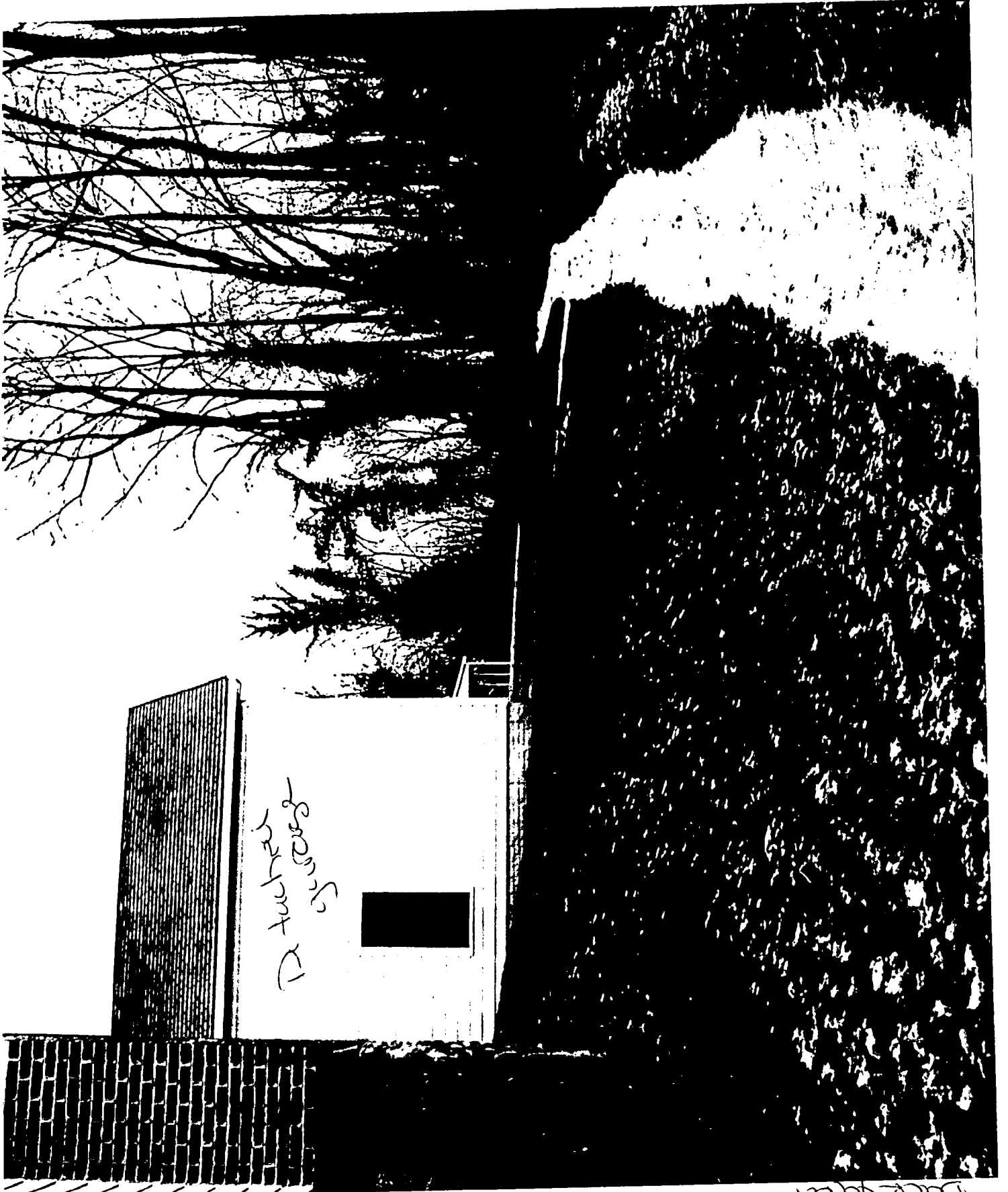
Customer [Signature]

NOTE: This proposal may be withdrawn at any time.

1 Front of 108 Water St.



Forest Conservation



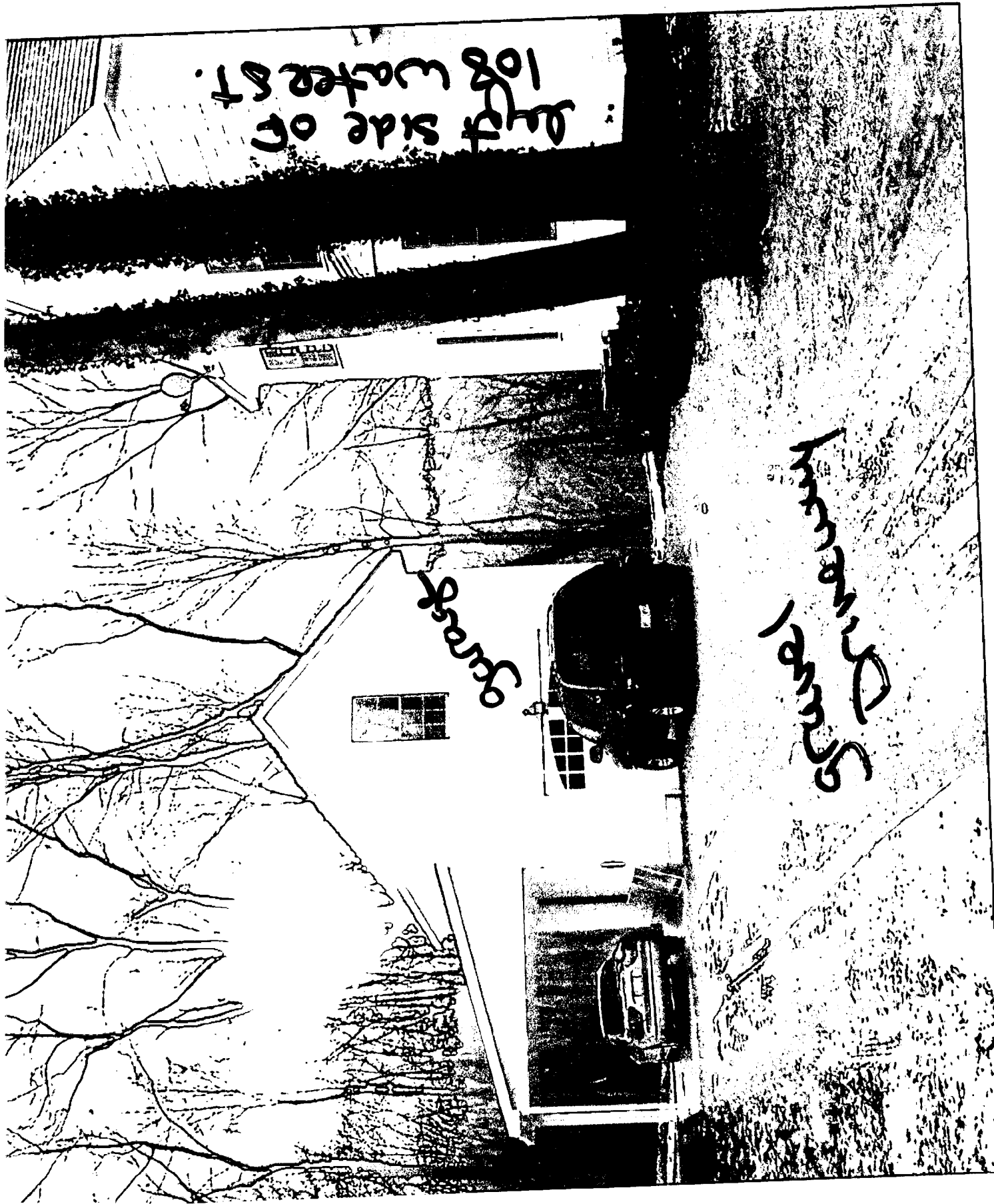
Black & White



Left side of  
108 Water St.

Garage

General  
Delivery



Backyard



Detached garage

Forest Lion sensation area

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 108 Water Street, Brookeville      **Meeting Date:** 03/10/04  
**Resource:** Out-of-Period Resource      **Report Date:** 03/03/04  
                   Brookeville Historic District  
**Review:** HAWP      **Public Notice:** 02/25/04  
**Case Number:** 23/65-04B      **Tax Credit:** None  
**Applicant:** Matthew and Catherine McDonald      **Staff:** Michele Naru  
**Proposal:** Fence Installation  
**Recommendation:** Approve with condition

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application for a 6' high wood fence in concept with the condition that the specific design of the fence is developed as a group effort on the part of HPC staff, the owner and the LAP.

① fence be traditional picket fence.  
 ② staff approval of details.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Out-of Period Resource within the Brookeville Historic District  
**STYLE:** Contemporary Vernacular  
**DATE:** 2003

**PROPOSAL:**

The applicant is proposing to construct a 6' high, cedar, board and batten fence with lattice header to enclose the rear yard of his house. The cedar fence will be stained with a semi-transparent wood stain. The installation of this fence will not require the removal of any tree from the property.

**STAFF DISCUSSION**

Proposed new construction within a Master Plan Historic District is reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property (historic district) will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#9 New additions, exterior alterations and 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 proportions, and massing to protect the integrity of the property and its environment.

The proposed projects will not negatively impact the existing historic integrity of the historic district, as the fence is being installed in the rear yard - not visible from the public right-of-way. Yet, staff will note that they have received comments from Brookeville's Local Advisory Panel (LAP) regarding this proposed fence's design. They would like to see a design for this fence that is more in-keeping with the rural character of the Brookeville Historic District. Staff suggests that the Commission approve this application for a 6' high wood fence in concept with the condition that the specific design of the fence is developed as a group effort on the part of HPC staff, the owner and the LAP.

### STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the abovementioned condition** this 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 Guidelines #2, #3, and #9 :

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

New additions, exterior alterations and 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 proportions, and massing to protect the integrity of the property and its environment.

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 RECEIVED

HISTORIC PRESERVATION COMMISSION  
301/563-3400

FEB 10 2004

# APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: MATTHEW McDonald

Daytime Phone No.: 301-775-1672 / 301-570-9119

Tax Account No.: 0803384538

Name of Property Owner: MATTHEW & CATHERINE McDONALD Daytime Phone No.: 301-570-9119

Address: 108 WATER ST BROOKVILLE MD 20933  
Street Number City State Zip Code

Contractor: MID ATLANTIC DECK & FENCE Phone No.: 410 544 1987

Contractor Registration No.: 25165

Agent for Owner: DWANE STEWART Daytime Phone No.: 410-544-1987

**LOCATION OF BUILDING/PREMISE**

House Number: 108 WATER ST Street: WATER ST.

Town/City: BROOKVILLE Nearest Cross Street: MARKET / HIGH STREET

Lot: 62 Block: WATER ST. Subdivision: TOWN of BROOKVILLE 20933

Parcel: LOT 62, WATER ST, TOWN of BROOKVILLE, 9th ELECTION DISTRICT

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

**1A. CHECK ALL APPLICABLE:**

**CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- AC
- 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: \$ 42345.00

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: N/A

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 6 feet 0 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

01/20/2004  
Date

Approved: 3321680 For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: 2/18/04 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(3)

**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:

*New Home Construction Designed to match Rural historical  
Surroundings. 1 Car Garage (detached) from home. Home fronts (north)  
water street, east side of horse forest conservation area,  
south (back of home) border forest conservation area. west side  
is New home (100water st.)*

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

*Construct 6" western cedar fences with lattice top rail, 4x4 Post  
Caps in copper. Stained with semi-transparent wood stain.  
No tree or shrub removal or trimming necessary - fence line to  
follow construction limit of disturbance distances as shown on location  
drawing - no tree survey needed as LDD. address to*

**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.

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

**Owner's mailing address**

MATTHEW McDONALD  
108 WATER ST.  
BROOKVILLE MD 20833

**Owner's Agent's mailing address**

MID-ATLANTIC DECK & FENCE  
c/o Duane Stewart  
800 RT. 3 SOUTH  
CAMBRILLS, MD 21054

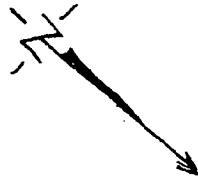
**Adjacent and confronting Property Owners mailing addresses**

JEFF JOHNSON  
7 North CALVERT APT. 1606  
BALTIMORE, MD 21202  
and  
106 Water St  
Brookville, MD 20833

GEORGIA AVENUE

34.49'  
N 46°56'30"W

LOT 62  
TOWN OF BROKEVILLE  
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



LOT 61

LOT 62  
0.816 ACRES

FENCE LINE  
Follow Contour of Land  
For Drainage & Conservation  
(Area Limit of Disturbance)

Survey Line

Survey Line

NOTE:  
THE SUBJECT BUILDING DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION MAPS PUBLISHED JULY 2, 1979.



PERMIT#292721

MINIMUM ADVICE

WATER STREET

LOCATION DRAWING

<p>1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.</p> <p>2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.</p> <p>3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.</p>	ZONING	<p><b>Dewberry &amp; Davis LLC</b> ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS 804 WEST DIAMOND AVENUE - SUITE 200 GATHERSBURG, MARYLAND 20878 PHONE: 301-948-8300 FAX: 301-258-7607</p>	
	PLAT BOOK		
	PLAT NO 22316		
	LIBER		
	FOLD	DATE	COMPED BY
	ADDRESS 108	WALL CHECK 4-01-03	P.R.
		FINAL ED 11-06-03	RA
		SCALE 1" = 50'	

**SURVEYOR'S CERTIFICATE**

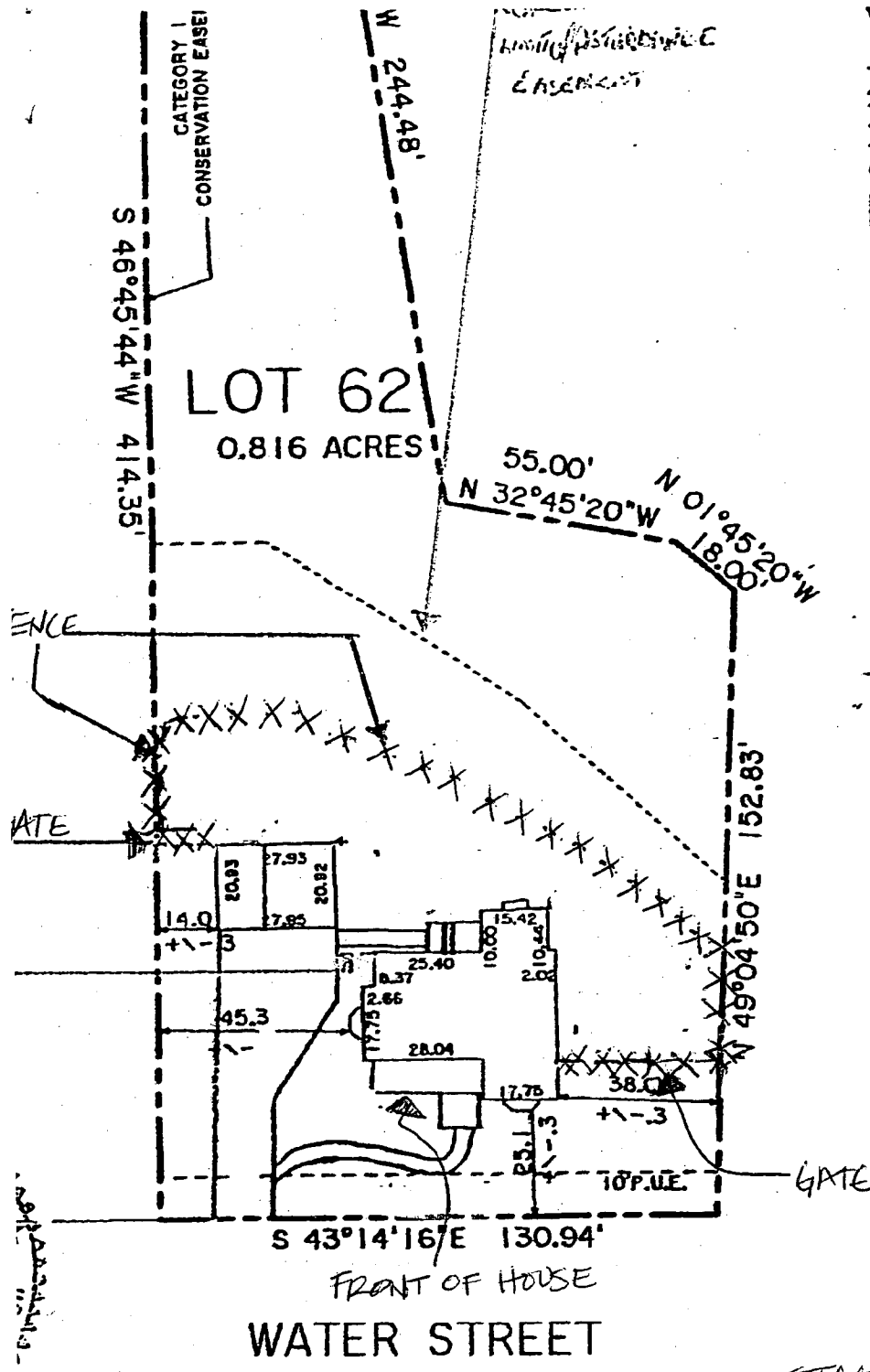
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION THAT THIS "LOCATION DRAWING" HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS" 09.11.06.06

ERIC V. D., PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10771

6



TOWN C  
8TH EE  
MONTGOME



STAFF'S ENLARGED MAP

**LOCATION DRAWING**

IN SO FAR AS IT IS KNOWN BY OR ITS AGENT IN CONNECTION WITH THE PLANNING OR REFINANCING, ESTABLISHMENT OR EXISTING OR FUTURE	ZONING	<b>Dewberry &amp; Davis LLC</b> ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS 804 WEST DIAMOND AVENUE - SUITE 200 GATHERSBURG, MARYLAND 20878 PHONE: 301-948-8300 FAX: 301-258-7607
	PLAT BOOK	
PLAT NO 22316		
LIBER		
KNOWLEDGE BELIEF HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM STANDARDS	FOLIO	DATE  COMPED BY

1

# MID-ATLANTIC DECK & FENCE CO., INC.

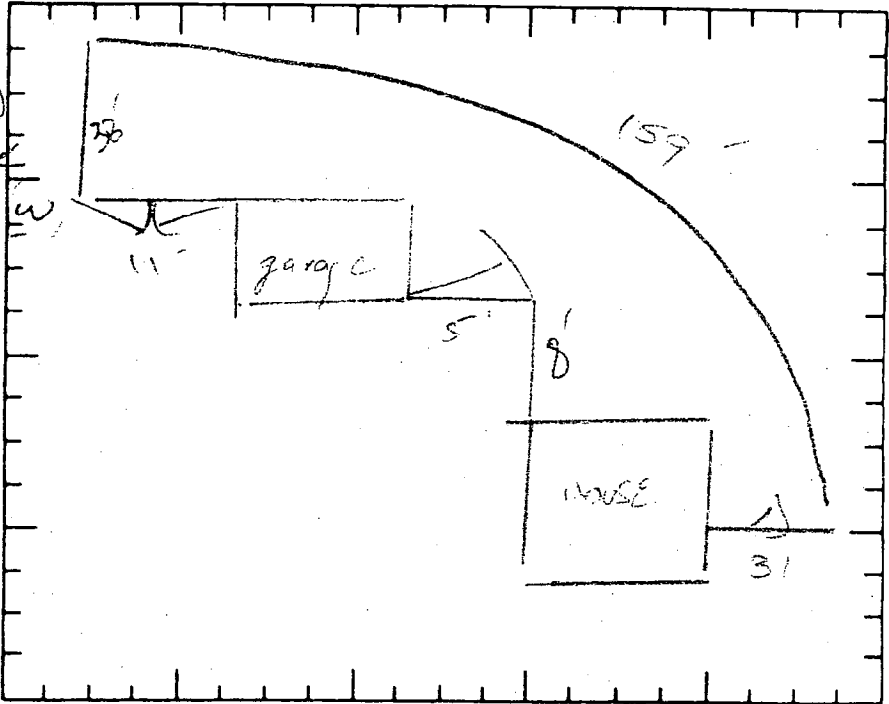
800 Rt. 3  
South Gambrills, MD 21054  
AA. Co. (410) 544-1987 • Balt. (410) 358-0875  
Wash. (301) 595-8807 • Fax (410) 923-1090  
Toll Free 1-800-833-9310

Customer Name Matthew's Kate McDonald Job Address Same  
Address 108 Water St Date 1.19.04  
City & State Brookville MD 20833 Phone 301-570-9119  
301-570-5954

We propose to furnish the materials and labor necessary to complete the following

### JOB DESCRIPTION

Approx 252 sq ft  
(5' foot board and batten)  
plus 1' H heavy duty lattice  
cedar fence. Includes 1-5' w/  
1-10' w double posturing 1-4'  
w single board and batten  
gates w arch tops All  
posts pressure treated  
southern yellow pine w/  
copper post caps.



All work to be performed in a courteous and professional manner.

PERMIT: Mid Atlantic SURVEY: Homeowner

MISC. UTILITY: Mid Atlantic

WE PROPOSE to furnish labor and materials - complete in accordance with above specifications, and subject to conditions found on both sides of this agreement for the sum of: eight hundred thirty four dollars

(\$ 834.00) Payment to be made as follows: 1/3 Dept. of contract balance upon complete

ACCEPTED. The above price specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, payment will be made as outlined above. (Read reverse side)

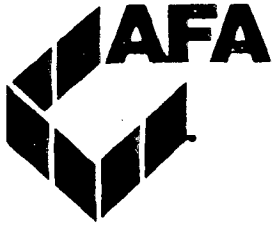
Respectfully submitted,  
MID-ATLANTIC  
DECK & FENCE CO., INC.  
By Duane Stewart

Date of Acceptance 1.19.04

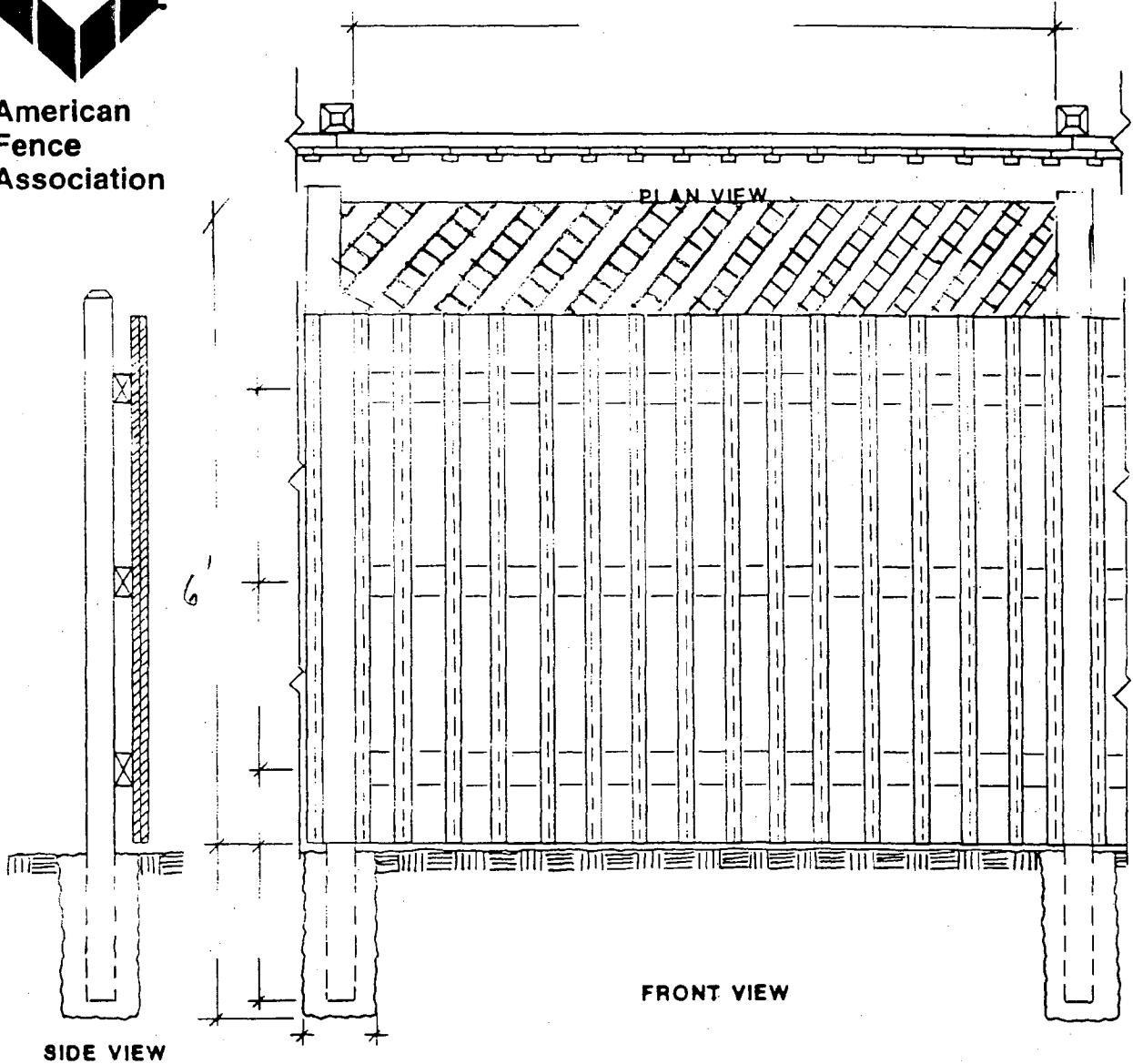
Customer [Signature]

NOTE: This proposal may be withdrawn

Plans + elevations



American Fence Association



**BOARD AND BATTEN FENCE DETAIL**

STYLE: *FACE NAIL*

NTS

Copyright © AFA 1993

SPECIFICATIONS			PROJECT		
COMPONENT	DIMENSIONS		MATERIAL		
BACK RAILS	X	X	OWNER/GEN. CON.		
POSTS	X	X			
PICKETS	X	X	SUBMITTED BY		
FOOTING	DIA X	DEEP			
NAILS			DRAWING NO.      DATE		
TOP DESIGN					

9

### Site Impact

- No trees or shrubs will be removed
- Fence remains with construction zone of the property

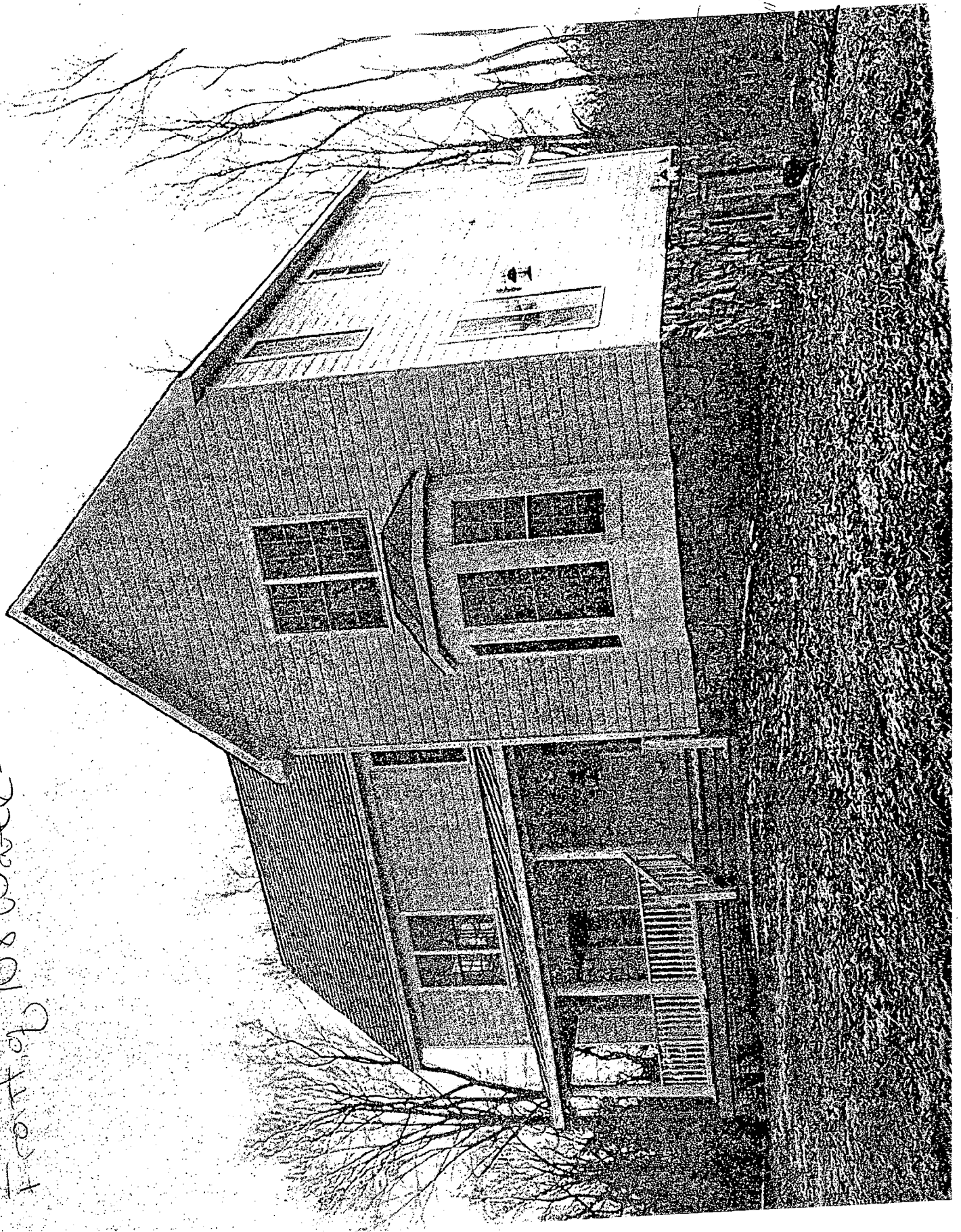
### Description of Fence and Materials used

- Approximately 252 feet of 5 foot board and batten plus 1 foot of heavy duty lattice cedar fence
- All posts are treated Southern yellow pine with copper post caps and embedded in a concrete base
- Self closing gates between house and garage, carport and backyard
- Fence will be stained with a semi-transparent wood stain

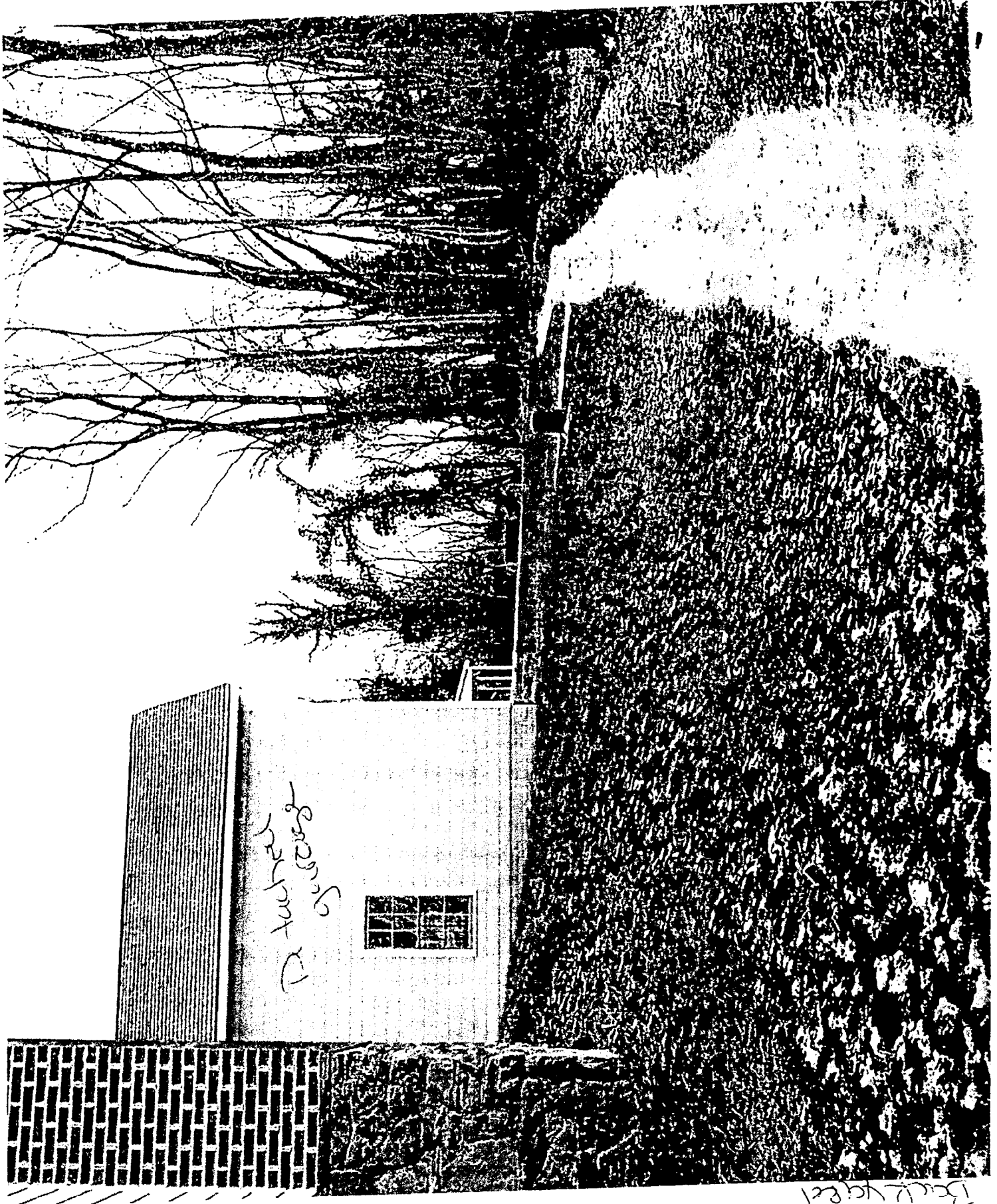
### Tree Survey

- Fence will not impact any trees or require removal or trimming of any tree limbs

Front of 168 Water St.

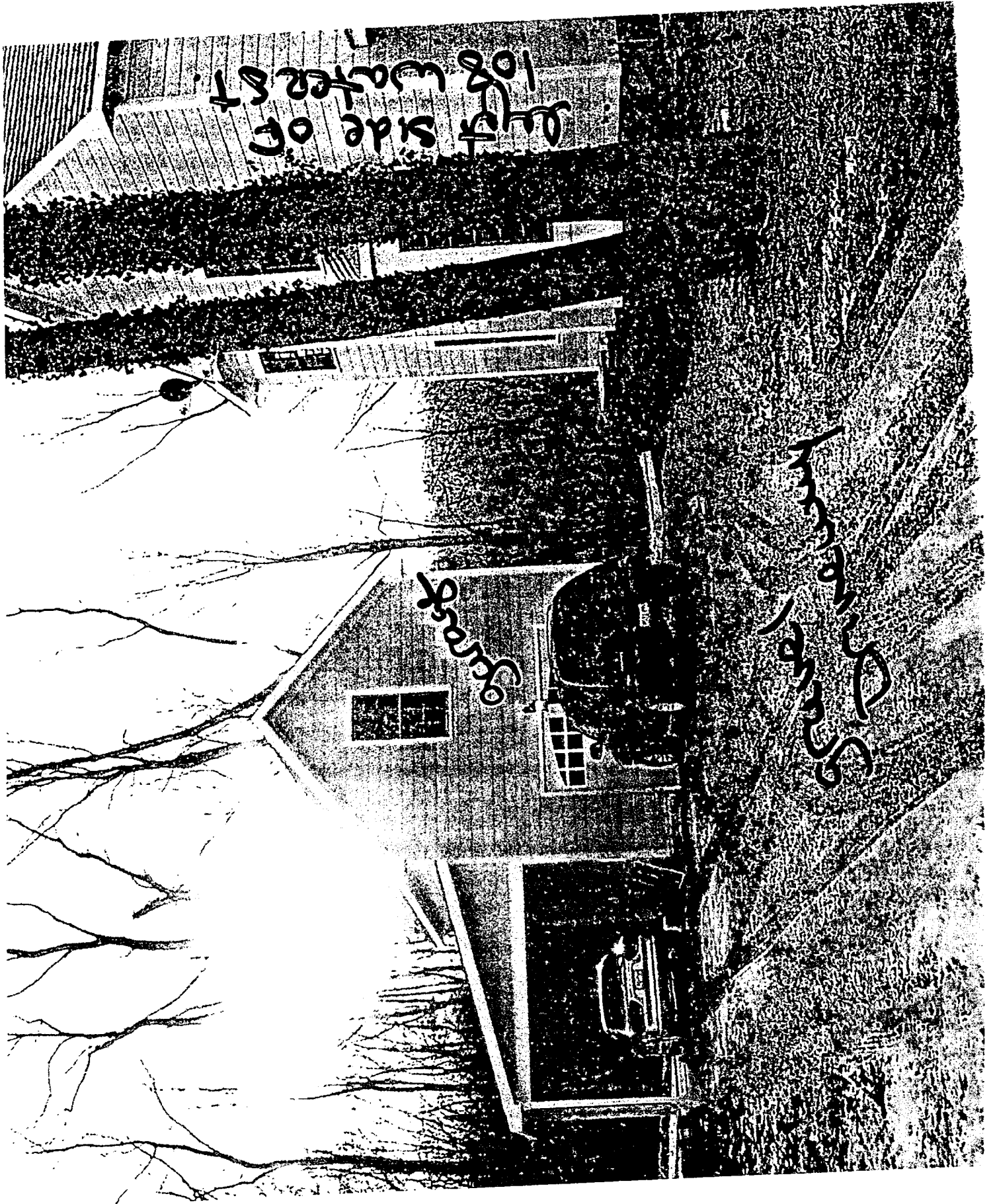


Forest Conservation



Forest Conservation

Forest Conservation

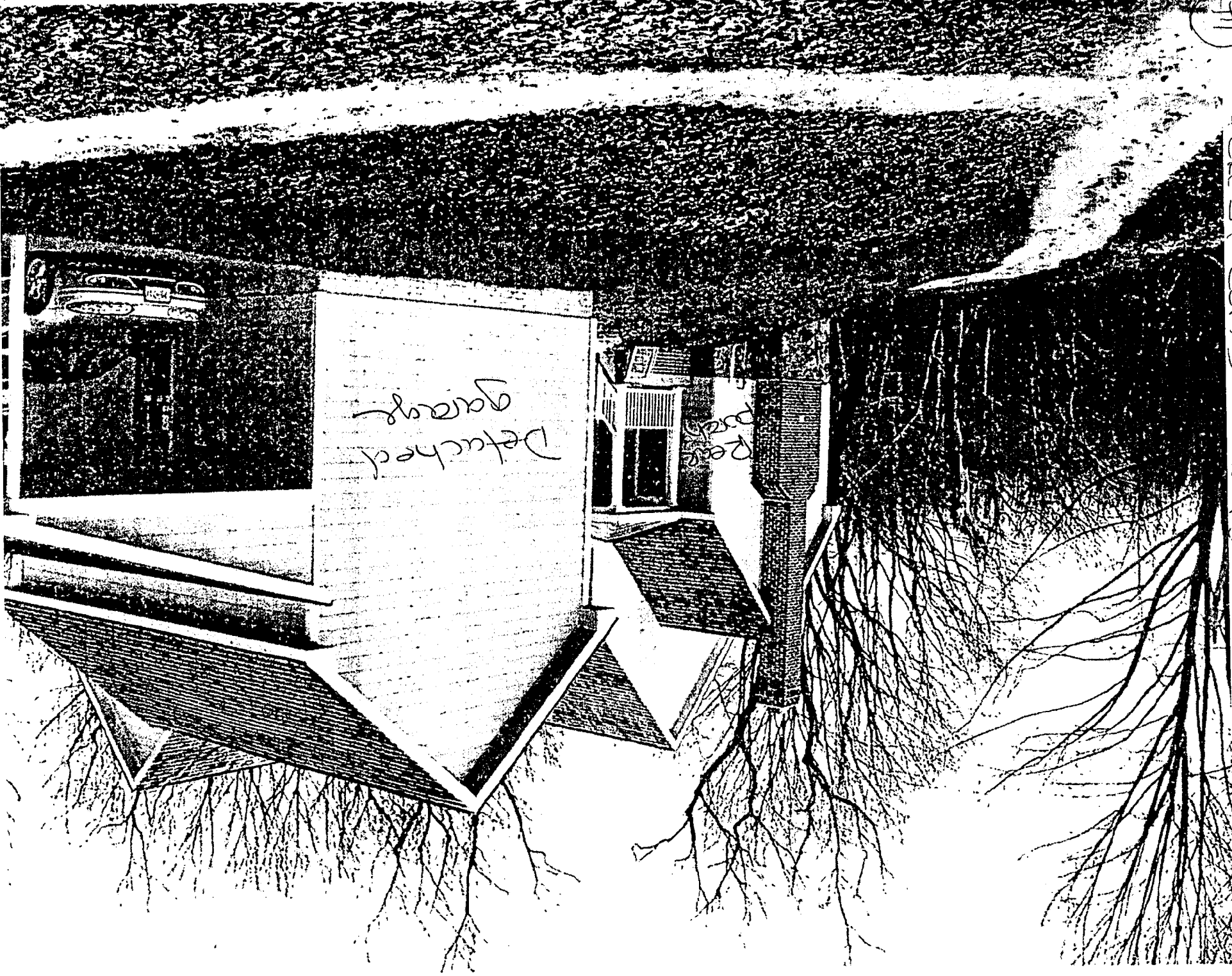


108 WATER ST.

108

108 WATER ST.





Detached garage

Rear porch



March 6, 2004

Michelle Naru  
Montgomery County Historic Preservation Commission  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: HAWP Case Number 23/65-04B - Town of Brookeville Fence Installation

Ms. Naru:

This letter is to comment on the proposed fence installation in the historic Town of Brookeville at 108 Water St. My comments are as follows:

1. Height of fence - One of the unique features of Brookeville that differentiates it from a modern suburban neighborhood is its open spaces and rural vistas across multiple properties. While one privacy fence yard may not significantly alter the nature of the town, it sets a bad precedent, that if followed by others in the town, could significantly change its rustic nature to one of "suburbia" found in most of the remainder of Montgomery County.

2. Fence Style - The specific fence design proposed (in particular the lattice work at the top portion) is not compatible with the nature of the historic district. Most fences in the town are less than 4' tall and either picket or open split rail. These fence styles are more in keeping with Brookeville's rural character and they preserve the open nature of Town.

3. Fence location - Portions of the proposed fence location will highly visible from the public right of way on Water Street. If standing on Water Street approx 35' of the fence line to the right of the house runs parallel to Water Street and is located towards the front of the house's side yard. There is also an additional 12' of fence to the left of the carport that will be highly visible from Water St.

At the Brookeville Planning Commission meeting the applicant stated that the proposed fence was designed to meet the following requirements: Keep deer out of their yard, keep their dog contained in their yard, provide screening for a boat stored behind the carport and provide screening for a future hot tub at the side of the house.

I have included a sketch with the following revisions that hopefully address each of the applicant's requirements and also satisfies the concerns mentioned above. The sketch proposes:

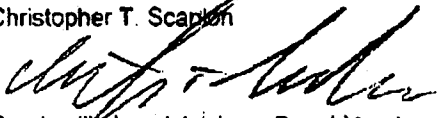
Revision 1. Modify proposed fence to project straight back from the corner of the carport instead of parallel to Water St. to the property line. This minimizes the view from the public right of way while maintaining visual screening for their boat.

Revision 2. Modify proposed fence to project straight back from the right rear corner of the house. Applicant could extend the rear fence line deeper into the lot if additional fenced area was needed to offset reduction by the modification. A future hot tub would be more appropriately located at the rear of the house within the privacy fence. Alternately, if the hot tub needed for some reason to be located at the side of the house, privacy could be provided with a shorter 4' tall picket fence and landscaping such as a row of staggered evergreen trees to screen views from Water St.

Revision 3. Revise fence style to delete lattice detail on top. If the fence location is revised so it is not visible from the public right of way (see Revision #1 and Revision #2), the concerns regarding the fence height are largely addressed. While a lower fence would be preferred, it would not meet the homeowner's requirements of keeping deer out of the yard and containing a dog that jumps.

If you have any questions about the concerns listed above, or the proposed revisions, please feel free to contact me at (301) 255-2155.

Christopher T. Scaplen

A handwritten signature in black ink, appearing to read "Chris Scaplen", written in a cursive style.

Brookeville Local Advisory Panel Member  
Chairperson - Town of Brookeville Planning Commission

TOWN

LOT 61

LOT 62  
0.816 ACRES

S 46°45'44" W 414.35'

CATEGOR  
CONSERVATION I

244.48'

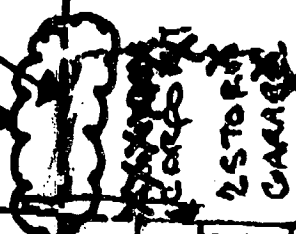
UNIMPROVED  
EASEMENT

55.00'  
N 32°45'20" W  
N 01°45'20" W  
18.00'

REVISION 2

REVISION 1

NO  
DESCRIPTION  
OF DRIVE  
ENTER NORTH



COVERED  
DECK  
S/W

2 STORY  
FRAME  
HOUSE

STONE DRIVE

COVER  
DECK

BRICK WALK

TOP U.E.

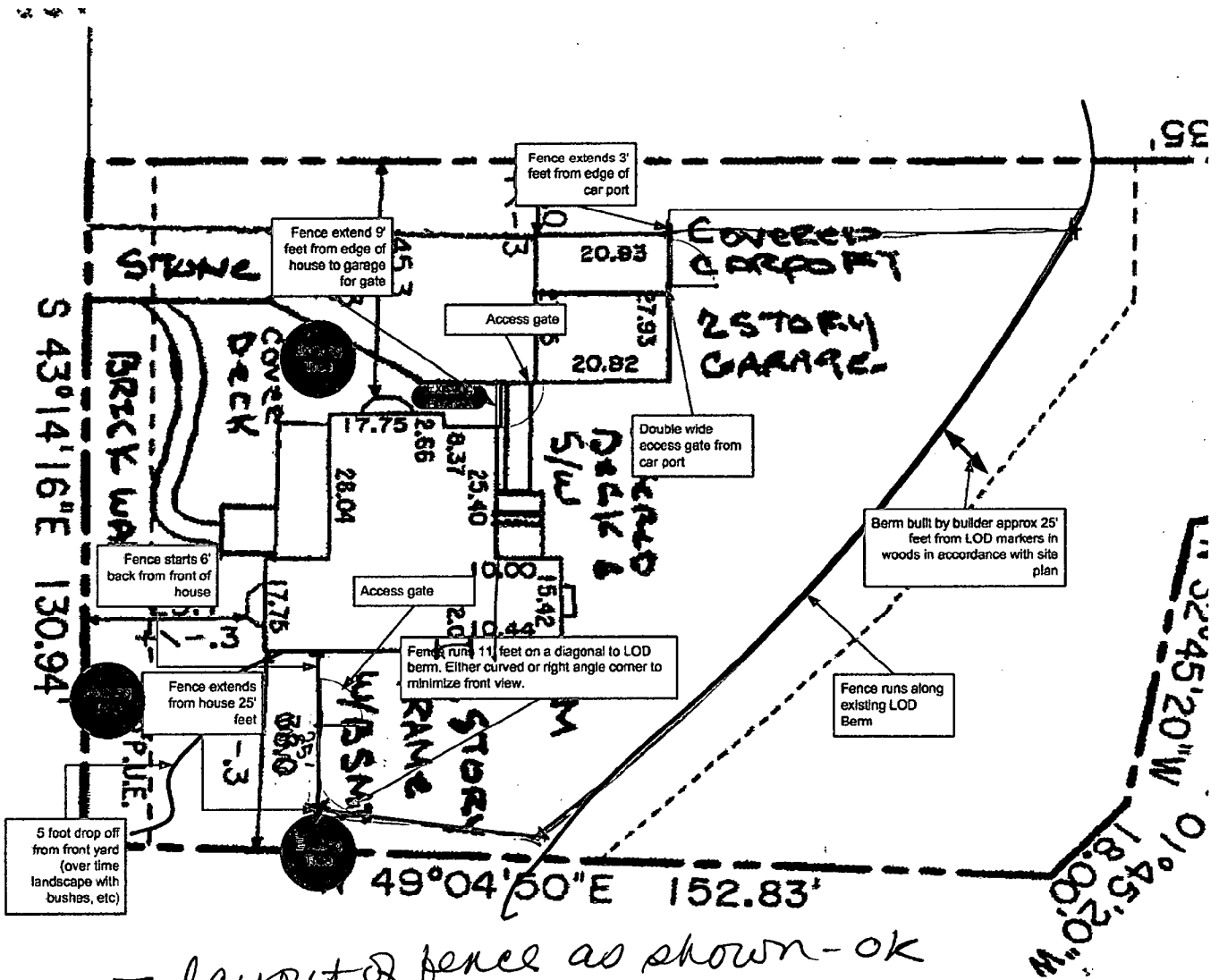
LANDSCAPE  
SCREENING

S 43°14'16" E 130.94'

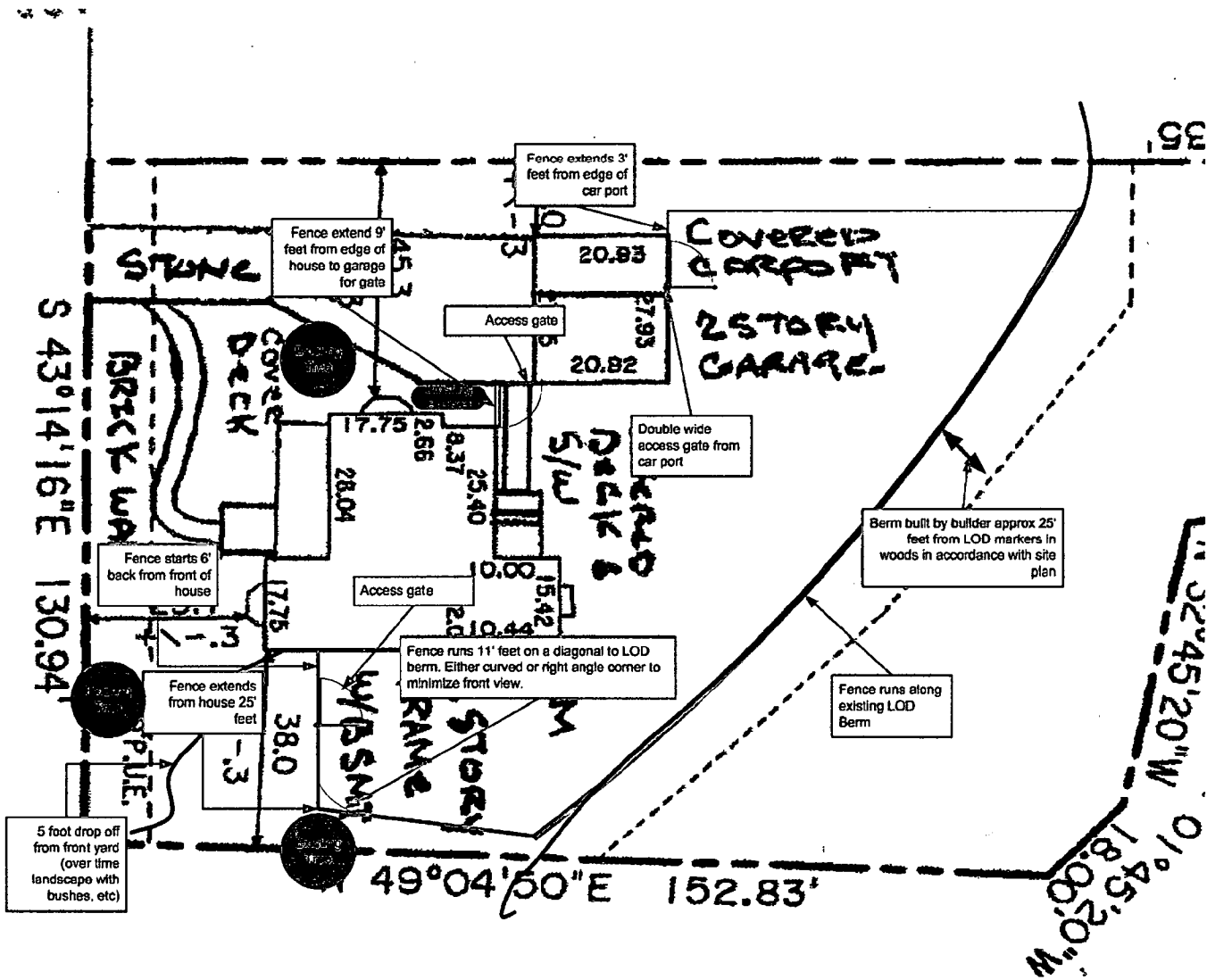
WATER STREET



W ADVICE



- layout of fence as shown - ok
- solid board - picket fence
- traditional picket fence
- details to staff - to approve.



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 108 Water Street, Brookeville      **Meeting Date:** 03/10/04  
**Resource:** Out-of-Period Resource      **Report Date:** 03/03/04  
                  **Brookeville Historic District**  
**Review:** HAWP      **Public Notice:** 02/25/04  
**Case Number:** 23/65-04B      **Tax Credit:** None  
**Applicant:** Matthew and Catherine McDonald      **Staff:** Michele Naru  
**Proposal:** Fence Installation  
**Recommendation:** Approve with condition

---

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application for a 6' high wood fence in concept with the condition that the specific design of the fence is developed as a group effort on the part of HPC staff, the owner and the LAP.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Out-of-Period Resource within the Brookeville Historic District  
**STYLE:** Contemporary Vernacular  
**DATE:** 2003

**PROPOSAL:**

The applicant is proposing to construct a 6' high, cedar, board and batten fence with lattice header to enclose the rear yard of his house. The cedar fence will be stained with a semi-transparent wood stain. The installation of this fence will not require the removal of any tree from the property.

**STAFF DISCUSSION**

Proposed new construction within a Master Plan Historic District is reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property (historic district) will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#9 New additions, exterior alterations and 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 proportions, and massing to protect the integrity of the property and its environment.

The proposed projects will not negatively impact the existing historic integrity of the historic district, as the fence is being installed in the rear yard - not visible from the public right-of-way. Yet, staff will note that they have received comments from Brookeville's Local Advisory Panel (LAP) regarding this proposed fence's design. They would like to see a design for this fence that is more in-keeping with the rural character of the Brookeville Historic District. Staff suggests that the Commission approve this application for a 6' high wood fence in concept with the condition that the specific design of the fence is developed as a group effort on the part of HPC staff, the owner and the LAP.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the abovementioned condition** this 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 Guidelines #2, #3, and #9 :

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

New additions, exterior alterations and 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 proportions, and massing to protect the integrity of the property and its environment.

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 RECEIVED

FEB 09 2004

HISTORIC PRESERVATION COMMISSION  
301/563-3400

DIV. OF CASE WORK MGMT.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MATTHEW McDONALD  
Daytime Phone No.: 301-775-1672 / 301-570-9119

Tax Account No.: 0803384828  
Name of Property Owner: MATTHEW FRANKLINE McDONALD Daytime Phone No.: 301-570-9119  
Address: 108 WATER ST BROOKVILLE MD 20833  
Street Number City Street Zip Code  
Contractor: MID ATLANTIC DECK & FENCE Phone No.: 410 544 1987  
Contractor Registration No.: 25165  
Agent for Owner: DWANE STEWART Daytime Phone No.: 410-544-1987

### LOCATION OF BUILDING/PREMISE

House Number: 108 WATER ST Street: WATER ST.  
Town/City: BROOKVILLE Nearest Cross Street: MARKET / High Street  
Lot: 62 Block: WATER ST. Subdivision: TOWN of BROOKVILLE 20833  
Parcel: LOT 62, WATER ST., TOWN of BROOKVILLE, 8th ELECTION DISTRICT

### 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: \_\_\_\_\_  
1B. Construction cost estimate: \$ 42345.00  
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: N/A  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 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 01/20/2004 Date

Approved: 3321080 For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: 2/18/04 Date Issued: \_\_\_\_\_

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

(3)



**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:

NEW HOME CONSTRUCTION DESIGNED TO MATCH RURAL HISTORIC  
SURROUNDINGS. 1 CAR GARAGE (DETACHED) FROM HOME. HOME FRONT (NORTH)  
WATER STREET. EAST SIDE OF HOUSE FOREST CONSERVATION AREA.  
SOUTH (BACK OF HOUSE) BOUNDAR FOREST CONSERVATION AREA. WEST SIDE  
IS NEW HOME (100 WATER ST.)

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

CONSTRUCT 6" WASHINGTON CEDAR FENCE WITH LATTICE TOP RAIL, 4X4 POST  
CAPS IN COPPER. STAINED WITH SEMI-TRANSPARENT WOOD STAIN.  
NO TREE OR SHRUB REMOVAL OR TRIMMING NECESSARY - FENCE LINE TO  
FOLLOW CONSTRUCTION LIMIT OF DISTURBANCE DISTANCES AS SHOWN ON LOCATION  
DRAWING. NO TREE SURVEY NEEDED AS LOD. ADHERED TO

**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 6 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 drieline 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.

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

**Owner's mailing address**

MATTHEW McDONNA 1d  
108 WATER ST.  
BROOKVILLE MD 20833

**Owner's Agent's mailing address**

MID-ATLANTIC DECK & FENCE  
c/o DUANE STEWART  
800 RT. 3 SOUTH  
CAMBRILLS, MD 21054

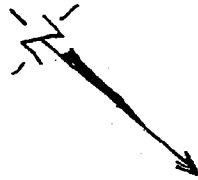
**Adjacent and confronting Property Owners mailing addresses**

JEFF JOHNSON  
7 NORTH CALVEAT APT. 1606  
BALTIMORE, MD 21202  
and  
106 WATER ST  
BROOKVILLE, MD 20833

GEORGIA AVENUE

34.49'  
N 46°56'30"W

LOT 62  
TOWN OF BROOKEVILLE  
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



LOT 61

LOT 62  
0.816 ACRES

FENCE LINE

Follow Center of LAND  
for Drainage & Conservation  
(Area Limit of Disturbance)

SEWER LINE ALTERNATE

SEWER GATE

NOTE:  
THE SUBJECT BUILDING DOES  
NOT LIE WITHIN A DESIGNATED  
FLOOD PLAIN AREA AS DEFINED  
BY THE FEDERAL INSURANCE  
ADMINISTRATION MAPS PUBLISHED  
JULY 2, 1978.



PERMITR292721

MINIMUM ADVICE

LOCATION DRAWING

1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS  
REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN  
CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.  
2) THIS PLAT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OR  
LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE  
IMPROVEMENTS.  
3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF  
PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE  
REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR  
REFINANCING.

ZONING  
PLAT BOOK  
PLAT NO  
22316  
LIBER  
FOLIO  
ADDRESS  
108

Dewberry & Davis LLC  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
804 WEST DIAMOND AVENUE - SUITE 200  
GATHERSBURG, MARYLAND 20878  
PHONE: 301-948-8300 FAX: 301-258-7607

**SURVEYOR'S CERTIFICATE**

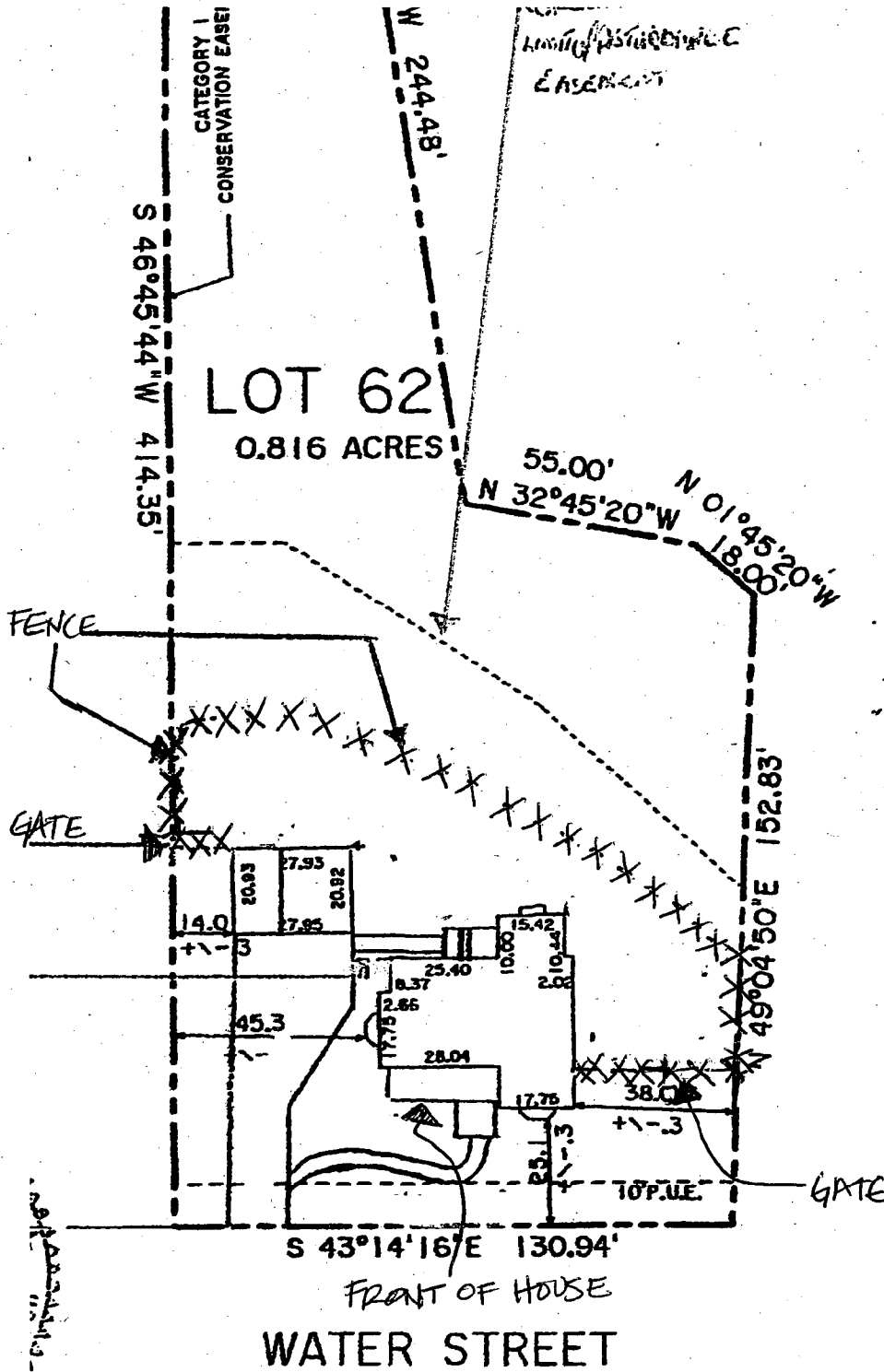
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF  
AND INFORMATION THAT THIS "LOCATION DRAWING" HAS BEEN PREPARED IN  
ACCORDANCE WITH MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS  
OF PRACTICE FOR LAND SURVEYORS" 09.11.06.06

ERIC V. DAVIS PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10771

	DATE	COMPED BY
WALL CHECK	4-01-03	P.R.
FINAL ED	11-06-03	RA
SCALE	1" = 50'	

6

TOWN C  
8TH EE  
MONTGOME



STAFF'S ENLARGED MAP

**LOCATION DRAWING**

IN SO FAR AS IT IS  
KNOWLEDGE BELIEF  
BEEN PREPARED IN  
MINIMUM STANDARDS

ZONING  
PLAT BOOK  
PLAT NO  
**22316**  
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GATHERSBURG, MARYLAND 20878  
PHONE: 301-948-8300 FAX: 301-258-7607

DATE	COMPED BY
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# MID-ATLANTIC DECK & FENCE CO., INC.

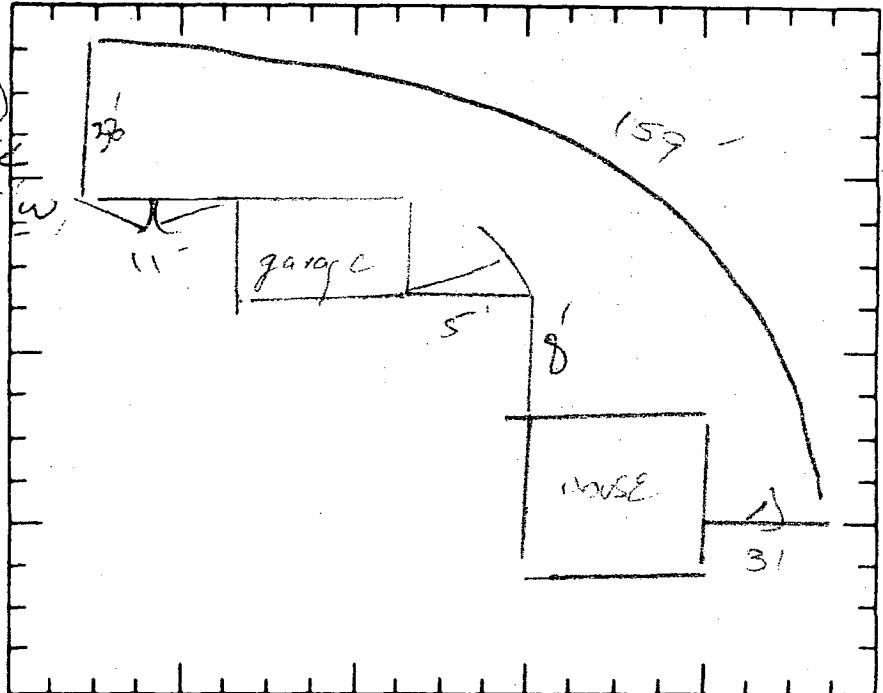
800 Rt. 3  
South Gambrills, MD 21054  
AA. Co. (410) 544-1987 • Balt. (410) 358-0875  
Wash. (301) 595-8807 • Fax (410) 923-1090  
Toll Free 1-800-833-9310

Customer Name Matthew's Kate McDonald Job Address Same  
Address 108 Water St Date 1.19.04  
City & State Brodsville MD 20833 Phone 301-570-9119  
301-570-5934

We propose to furnish the materials and labor necessary to complete the following

### JOB DESCRIPTION

Approx 252 sq ft  
(5' foot board and batten)  
plus 1' H heavy duty lattice  
cedar fence. Includes 1-5 w  
1-10' w double posturing 1-4  
w single board and batten  
gate top w arch tops. All  
posts pressure treated  
southern yellow pine w/  
copper post caps.



All work to be performed in a courteous and professional manner.

PERMIT: Mid Atlantic SURVEY: Homeowner  
MISC. UTILITY: Mid Atlantic

WE PROPOSE to furnish labor and materials - complete in accordance with above specifications, and subject to conditions found on both sides of this agreement for the sum of: credit three hundred forty dollars  
(\$ 83.45). Payment to be made as follows: 13 depst of contract, balance upon complete.

ACCEPTED. The above price specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, payment will be made as outlined above. (Read reverse side)

Respectfully submitted,  
MID-ATLANTIC  
DECK & FENCE CO., INC.  
By Duane Stewart

Date of Acceptance 1.19.04

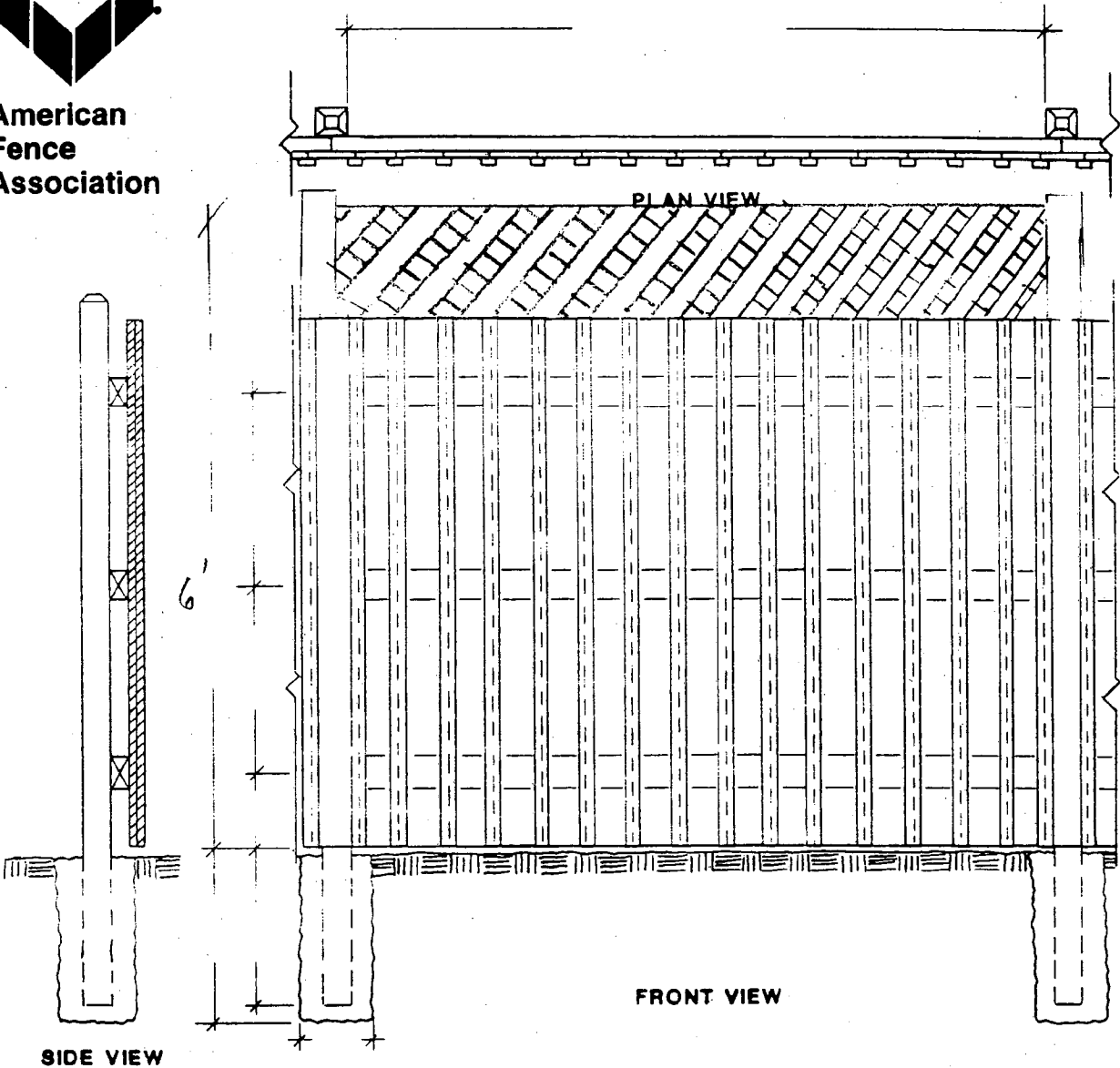
Customer [Signature]

NOTE: This proposal may be withdrawn

Plans + elevations



American  
Fence  
Association



**BOARD AND BATTEN FENCE DETAIL**

STYLE: *FACE NAIL*

NTS

Copyright © AFA 1993

SPECIFICATIONS			PROJECT		
COMPONENT	DIMENSIONS		MATERIAL		
BACK RAILS	X	X	OWNER/GEN. CON.		
POSTS	X	X			
PICKETS	X	X			
FOOTING	DIA X	DEEP			
NAILS					
TOP DESIGN			DRAWING NO.	DATE	<b>W-20</b>

9

### Site Impact

- No trees or shrubs will be removed
- Fence remains with construction zone of the property

### Description of Fence and Materials used

- Approximately 252 feet of 5 foot board and batten plus 1 foot of heavy duty lattice cedar fence
- All posts are treated Southern yellow pine with copper post caps and embedded in a concrete base
- Self closing gates between house and garage, carport and backyard
- Fence will be stained with a semi-transparent wood stain

### Tree Survey

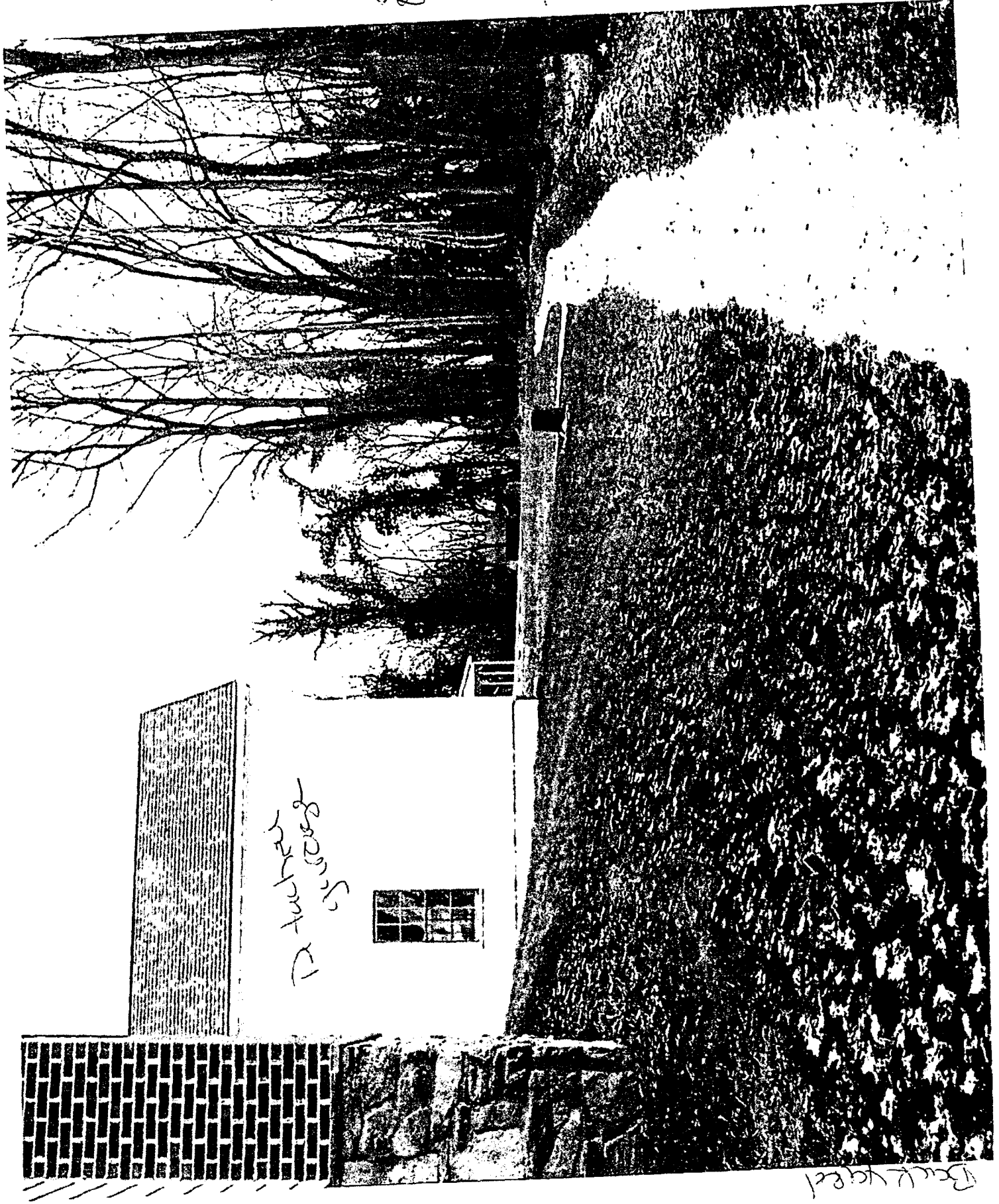
- Fence will not impact any trees or require removal or trimming of any tree limbs

Front of 108 Water St.



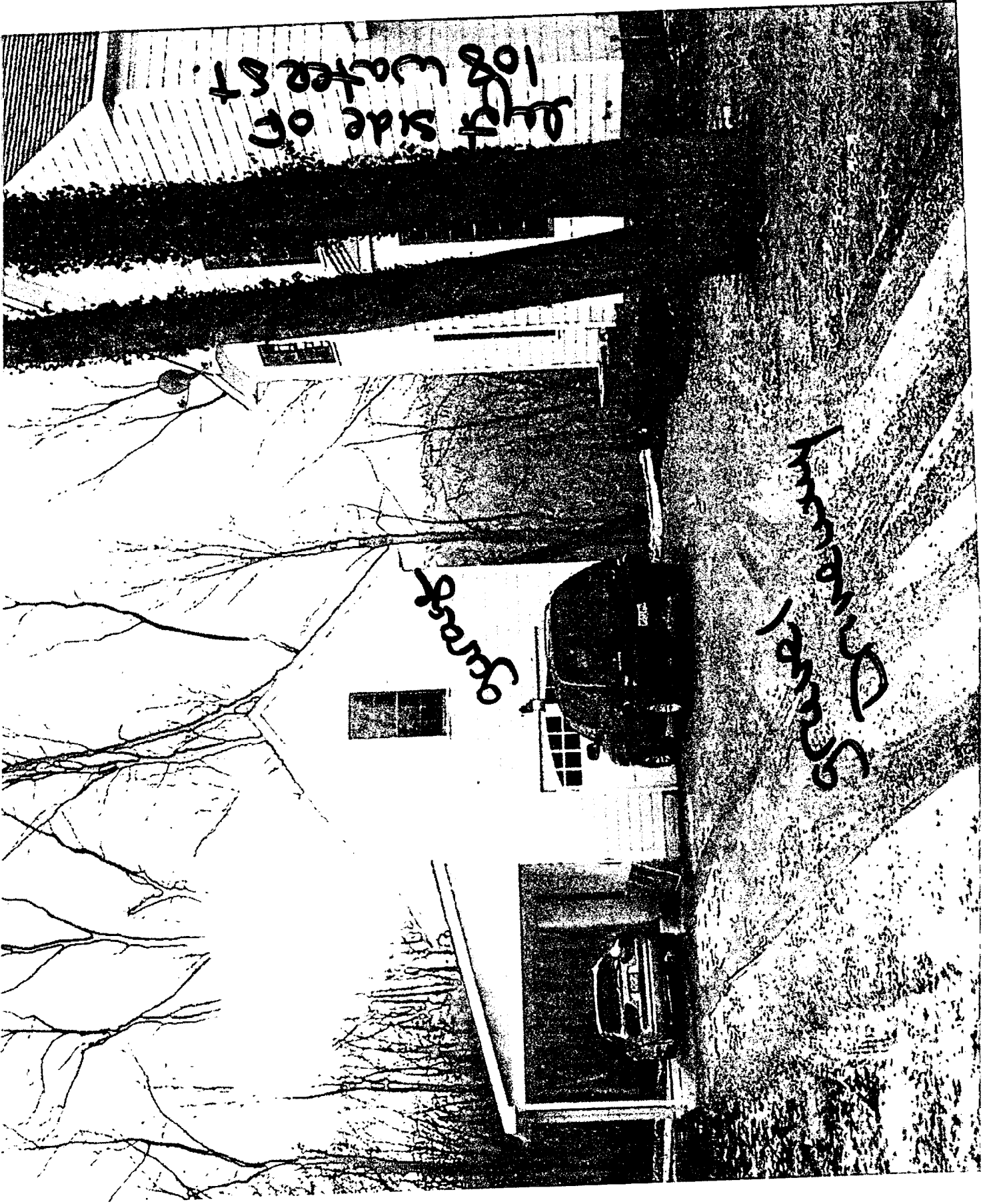


Forest Conservation



Forest Conservation

Back view



108 WATER ST.

Garage

So. 1st St.

(71)

Forest Conservation Area

Division



Detached garage

Pen  
base

March 6, 2004

Michelle Naru  
Montgomery County Historic Preservation Commission  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: HAWP Case Number 23/65-04B - Town of Brookeville Fence Installation

Ms. Naru:

This letter is to comment on the proposed fence installation in the historic Town of Brookeville at 108 Water St. My comments are as follows:

1. Height of fence - One of the unique features of Brookeville that differentiates it from a modern suburban neighborhood is its open spaces and rural vistas across multiple properties. While one privacy fence yard may not significantly alter the nature of the town, it sets a bad precedent, that if followed by others in the town, could significantly change its rustic nature to one of "suburbia" found in most of the remainder of Montgomery County.

2. Fence Style - The specific fence design proposed (in particular the lattice work at the top portion) is not compatible with the nature of the historic district. Most fences in the town are less than 4' tall and either picket or open split rail. These fence styles are more in keeping with Brookeville's rural character and they preserve the open nature of Town.

3. Fence location - Portions of the proposed fence location will highly visible from the public right of way on Water Street. If standing on Water Street approx 35' of the fence line to the right of the house runs parallel to Water Street and is located towards the front of the house's side yard. There is also an additional 12' of fence to the left of the carport that will be highly visible from Water St.

At the Brookeville Planning Commission meeting the applicant stated that the proposed fence was design to meet the following requirements: Keep deer out of their yard, keep their dog contained in their yard, provide screening for a boat stored behind the car port and provide screening for a future hot tub at the side of the house.

I have included a sketch with the following revisions that hopefully address each of the applicant's requirements and also satisfies the concerns mentioned above. The sketch proposes:

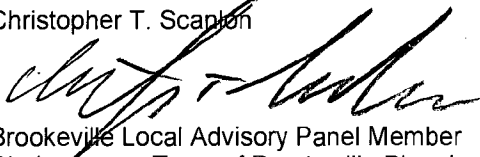
Revision 1. Modify proposed fence to project straight back from the corner of the car port instead of parallel to Water St. to the property line. This minimizes the view from the public right of way while maintaining visual screening for their boat.

Revision 2. Modify proposed fence to project straight back from the right rear corner of the house. Applicant could extend the rear fence line deeper into the lot if additional fenced area was needed to offset reduction by the modification. A future hot tub would be more appropriately located at the rear of the house within the privacy fence. Alternately, if the hot tub needed for some reason to be located at the side of the house, privacy could be provided with a shorter 4' tall picket fence and landscaping such as a row of staggered evergreen trees to screen views from Water St.

Revision 3. Revise fence style to delete lattice detail on top. If the fence location is revised so it is not visible from the public right of way (see Revision #1 and Revision #2), the concerns regarding the fence height are largely addressed. While a lower fence would be preferred, it would not meet the homeowner's requirements of keeping deer out of the yard and containing a dog that jumps.

If you have any questions about the concerns listed above, or the proposed revisions, please feel free to contact me at (301) 255-2155.

Christopher T. Scaplon

A handwritten signature in black ink, appearing to read "Chris Scaplon", written in a cursive style.

Brookeville Local Advisory Panel Member  
Chairperson - Town of Brookeville Planning Commission

TOWN



LOT 61

CATEGORY CONSERVATION EAS

S 46°45'44" W 414.35'

LOT 62

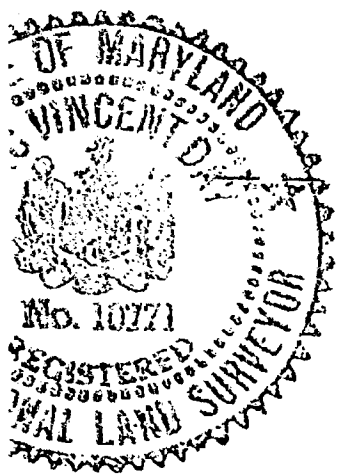
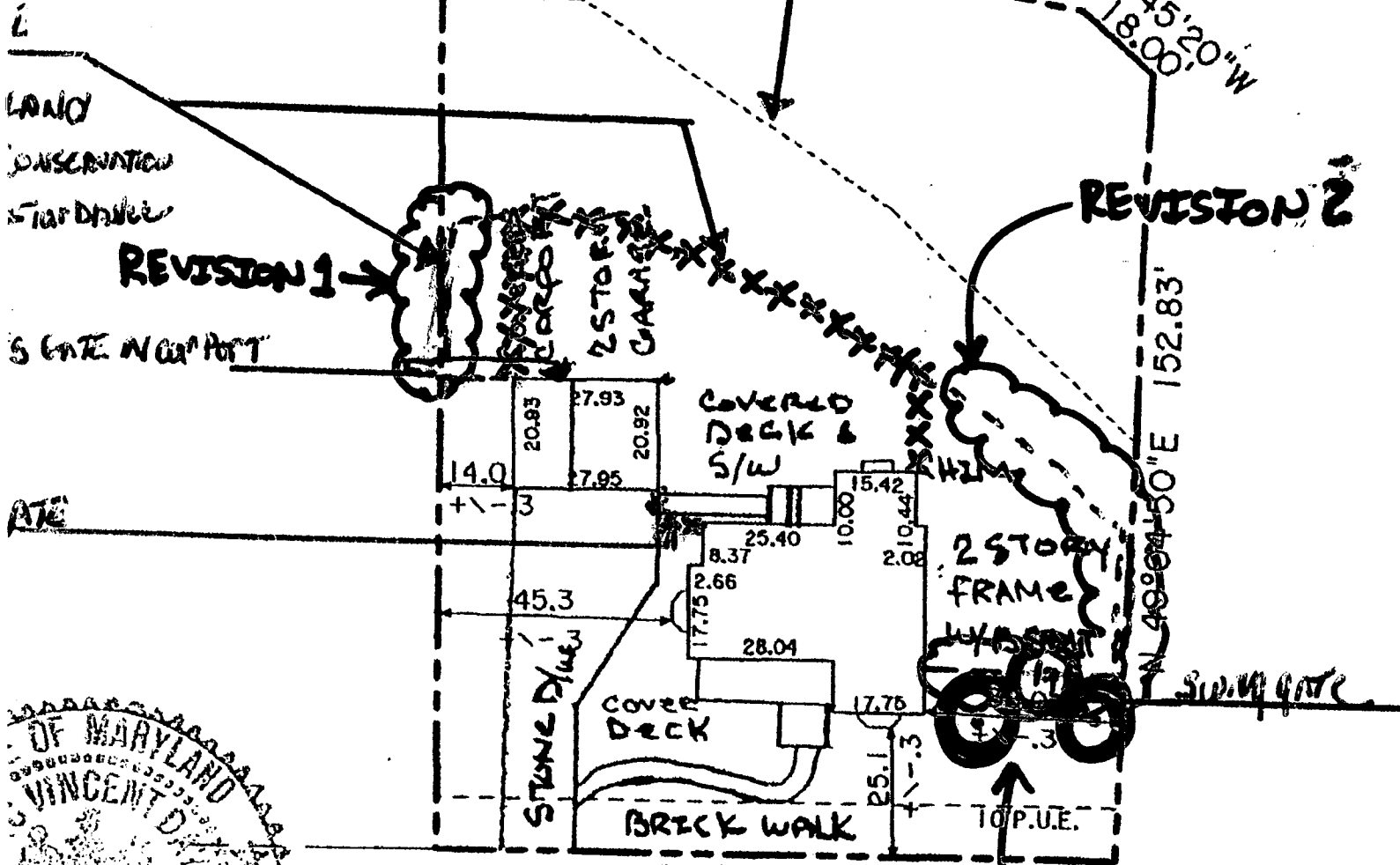
0.816 ACRES

244.48'

limited disturbance EASEMENT

55.00' N 32°45'20" W

N 01°45'20" W 18.00'



WATER STREET

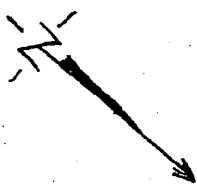
TIM ADVICE

LOCATION OF...

GEORGIA AVENUE

34.49'  
N 46°56'30"W

LOT 62  
TOWN OF BROKEVILLE  
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MONTGOMERY COUNTY, MARYLAND



LOT 61

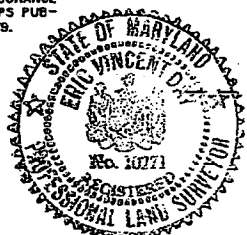
LOT 62  
0.816 ACRES

FENCE LINE  
FOLLOW CONTOUR OF LAND  
FOR DRAINAGE & CONSERVATION  
GIVE LIMIT OF DISTURBANCE

SEMI GATE NORTH

Semi GATE

NOTE:  
THE SUBJECT BUILDING DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION MAPS PUBLISHED JULY 2, 1979.



PERMITH292721

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GAITHERSBURG, MARYLAND 20878  
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ERIC V. DAVIS PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. NO. 10771

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WALL CHECK	4-01-03	P.R.
FINAL ED	11-06-03	RA
SCALE	1" = 50'	

