



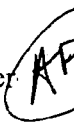
3265
3265-05G 310 Market Street
Brookeville Historic District



Date: September 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #396555

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

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

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

Applicant: Steff and Hannah Kerr

Address: 310 Market Street, Brookeville, MD 20833

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



DEPARTMENT OF PERMITTING SERVICES
STATEWIDE ONE FLOOR ROCKVILLE, MD 20850
20222340

UPS-28

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

AUG 31 2005

Contact Person: **Hannah Kerr**

Phone Number: **240-281-0097**

08-00731825

Steff and Hannah Kerr

License Number: **240-281-0097**

310 Market St

Brookeville

MD

20833

Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone No: _____
E-mail: _____

LOCATION OF BUILDING PERMIT

**310
Brookeville
335**

**Market
Georgia Avenue
5
P600**

PROPERTY TYPE, DEPENDENT USES AND USE

1. Type of building: _____
2. Use: _____
3. Area: _____
4. Other: _____
1,500 **X**

PROPERTY OWNER INFORMATION AND CONTACT PERSON

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____

PROPERTY CONSULTED ORAL OR IN WRITING FROM

Name: **4** ***(342-4)**
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____

8/26/05

Julia O'Malley **(AF)**

9-29-05

395 555

SEE REVERSE SIDE FOR INSTRUCTIONS

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	310 Market Street, Brookeville	Meeting Date:	09/28/05
Applicant:	Steff and Hannah Kerr	Report Date:	09/21/05
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	09/14/05
Review:	HAWP	Tax Credit:	None
Case Number:	23/65-05G	Staff:	Anne Fothergill
PROPOSAL:	Fencing installation		
RECOMMEND:	Approval		

SIGNIFICANCE

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Brookeville Historic District.
STYLE: Gothic Revival
DATE: c. 1865

PROPOSAL

The applicants are proposing to extend their existing wood double split rail fence around the back of their property and along the left side property line (see Site Plan in Circle 6). They also would connect the existing gap of fencing next to the garage between 310 and 312 Market Street. This will result in split rail fencing all along their side and rear property lines but not across the front, where there is an invisible fence. The proposed fence (to match existing) is 3 1/2' - 4' tall.

RECOMMENDATION

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

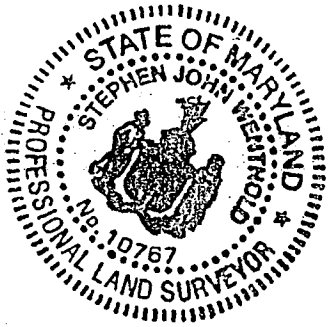
and with the general condition that **the applicant will present 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits (if applicable).**

MARKET STREET

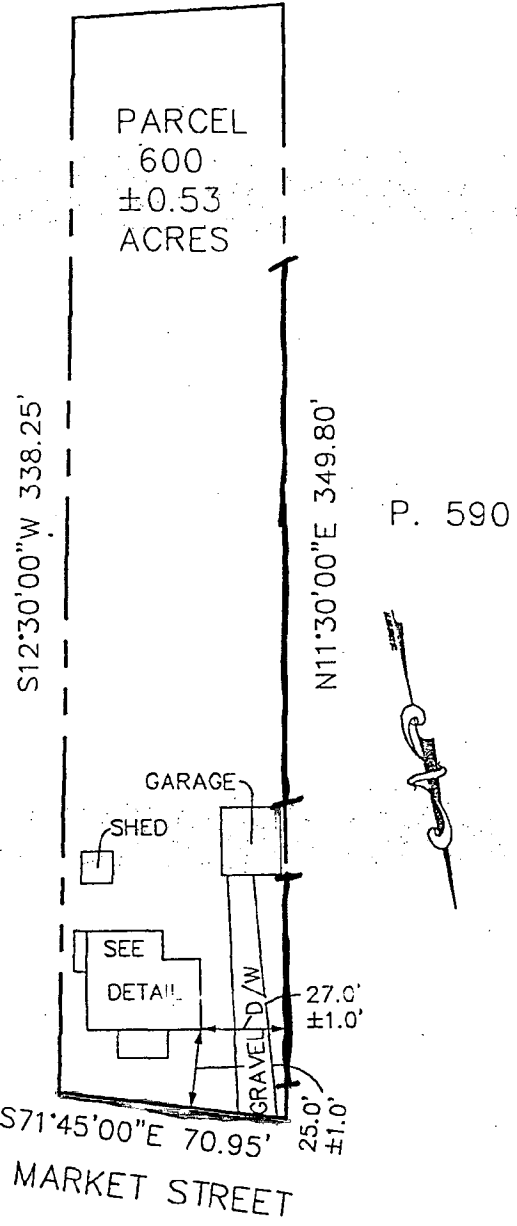
312

310

308



N81°45'00"W 66.00'



- current fence
 - proposed matching fence
 - invisible fence

No evidence of property corners was found. Apparent occupation is shown.

Date: 1-18-05 Scale: 1" = 60' Dwn: J.B.
 Plat Book:
 Plat No.: NO TITLE REPORT FURNISHED
 Work Order: 05-1076
 Address: 310 MARKET STREET
 District: 8
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Westmore

LOCATION DRAWING
 LIBER 13546
 FOLIO 360



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

NOTE: 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. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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.

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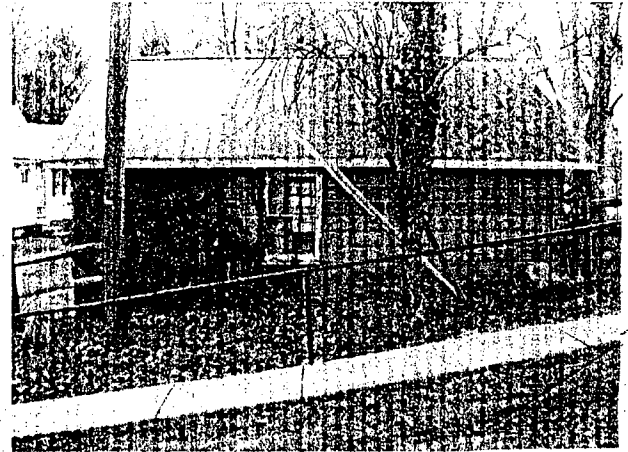
5a. Photographs: Existing resource



1.) existing bottom half of fence
Between property 310 & 312.



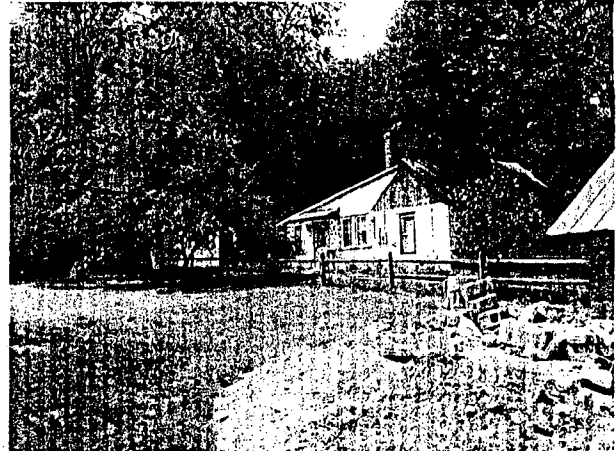
2. Current gap in fence along building.
Proposed location to connect fence and
Bump back to property line. Note old
fence post.



2A.) Alternate view of existing gap in
fence
Between property 310 & 312.
Viewed from 312 property.



3.) Existing top half of fence
Between property 310 & 312.



3A.) Alternate view of existing top half of fence
Between property 310 & 312.
Viewed from 310 property.

5B. Photographs: Adjoining properties (along 310 property line counter-clockwise)



1) Lower property line of 310 & 312.



2) Mid property line of 310 & 312.



3.) Top property line of 310 & 312.



4) Back of 310 property.



5) Top property line of 310 & 308.



6) Mid property line of 310 & 308.

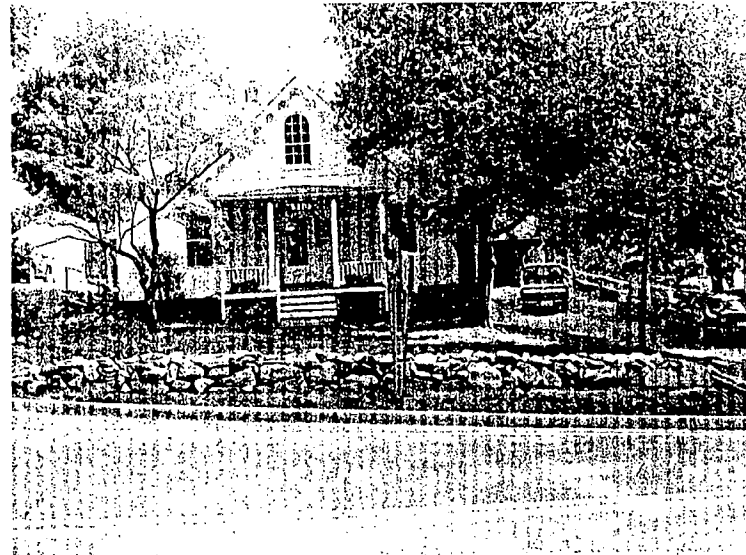


7) Proposed old fence posts between 310 & 308 to be replaced.



8) Lower property line (view to road) of 310 & 308.

5B. Photographs: 310 Market Street Right-of-way



1A) Description of existing structures:

Currently, there is a partial double split rail fence, 130.0' long, between the properties of 310 and 312. There is a gap in the fence. It curls in towards a building on the 310 property and stops for the 22.0' of the wall. There are also old fence posts along the property line of 308 & 310 and 310 & 312. Also, along the back edge of property line, between 310 Market St and Church St, there is an existing fence.

1B) Project description:

We propose to extend a matching double split rail fence along 310's property line. Including connecting the gap in the current fence and laying it back on the property line.

2A) Site Plan: See attachment

2B) Site Plan: See attachment

2C) Site Plan: See attachment

3A) Site Plan: See attachment

3B) Site Plan: See attachment