

212 Market Street
Brookville H.D.

23/05-09/11/09



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 2/27/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #504650—Shed installation and garage reconstruction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the February 25, 2009 HPC meeting.

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

Applicant: Todd and Margaret Van Gelder
Address: 212 Market Street, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

GARAGE (BACK)
SF: 350'
SF SHED: 150'

Contact Person: Todd Van Gelder

Daytime Phone No.: 301-252-8076

Tax Account No.: 00731916

Name of Property Owner: Margaret and Todd Van Gelder Daytime Phone No.: 301-252-8076

Address: 212 Market Street, Brookeville 20833

Street Number City Street Zip Code

Contractor: Kensington Construction Phone No.: 301-949-3100

Contractor Registration No.: MHIC# 33749

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 212 Street: Market Street

Town/City: Brookeville Nearest Cross Street: 97

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

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: EXTERIOR GARAGE - BACK-HALF ONLY (DETACHED)

1B. Construction cost estimate: \$ NOT AVAILABLE YET.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] / x _____ Date: 2-3-09

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/27/09

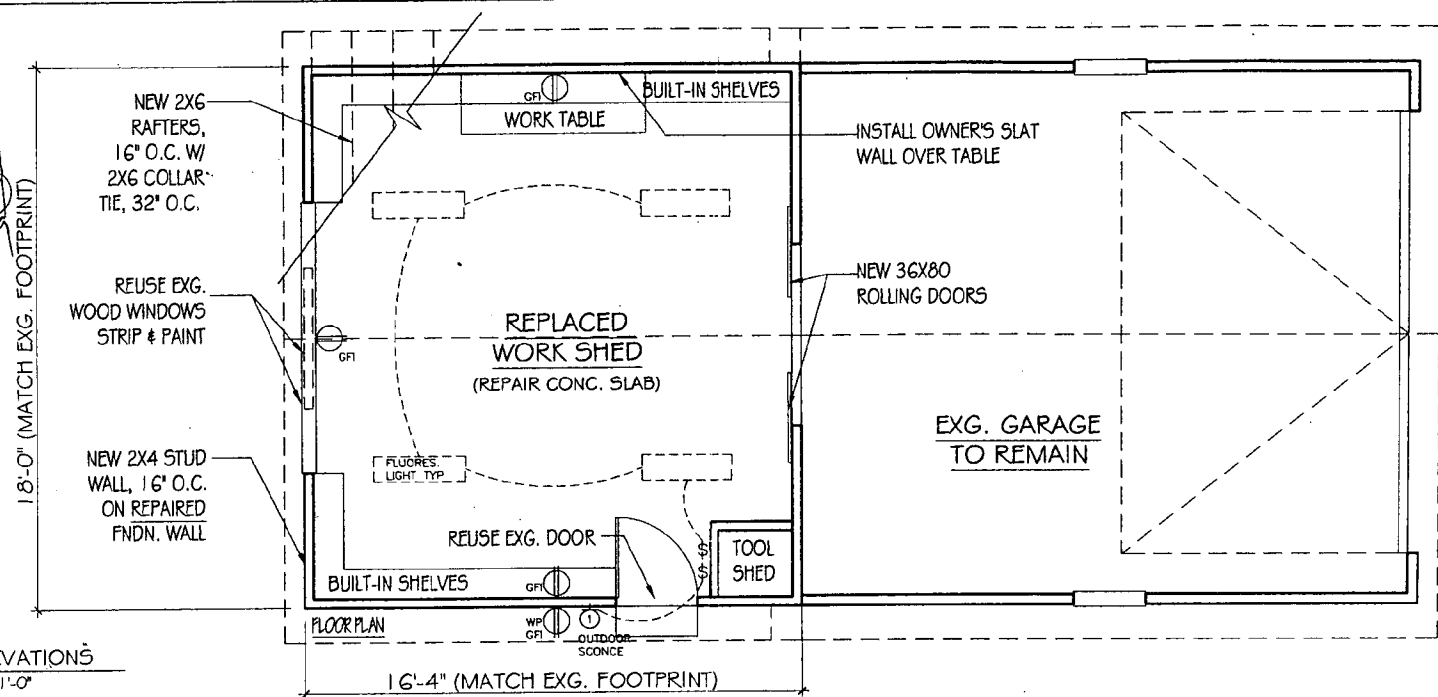
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

AP # 504650

APPROVED
Montgomery County
to Preservation Commission
2-27-08



MICHE BOOZ
ARCHITECT
A1
208 Market St
Baltimore, MD 21201
410-774-6811
fax: 774-1908

Project
**VAN GELDER
WORK SHED
REPLACEMENT**

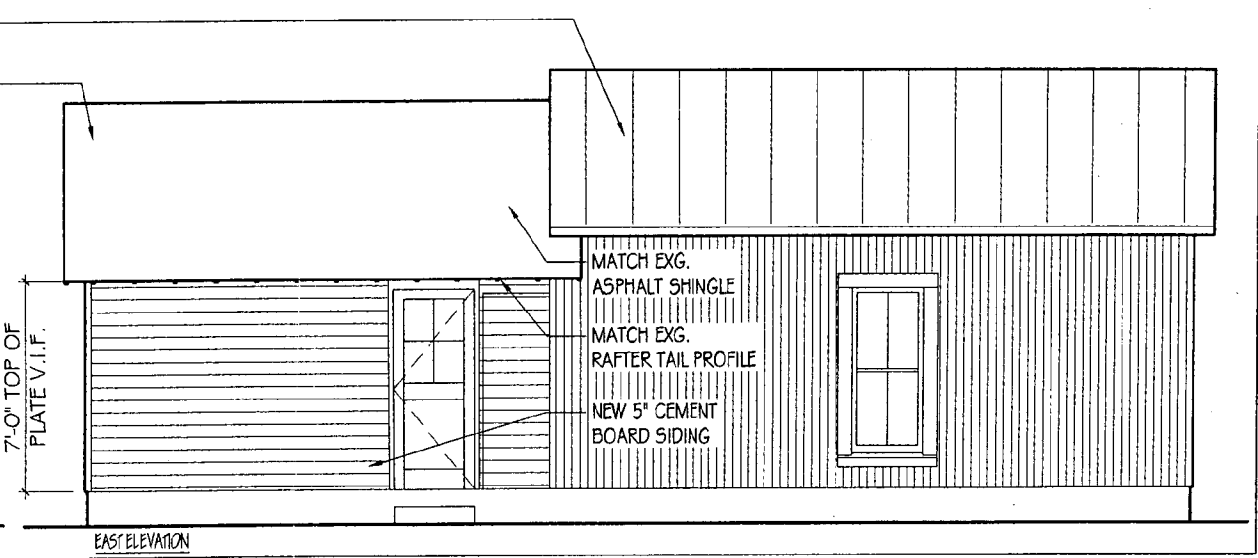
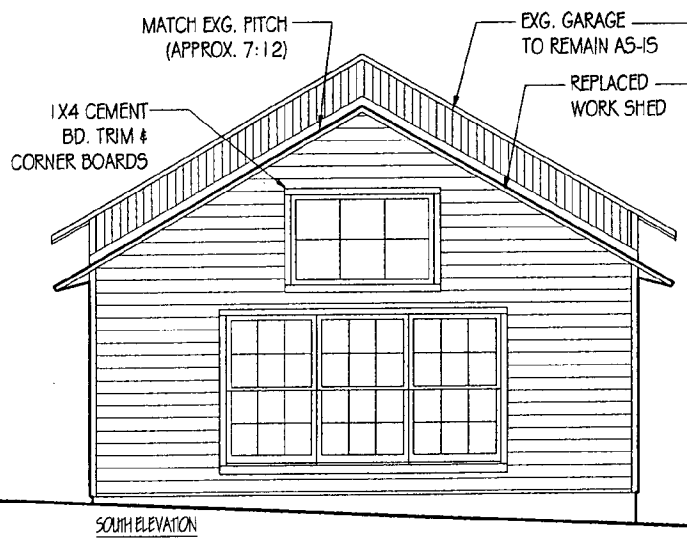
212 MARKET STREET
BROOKVILLE MD 20833

Montgomery County

Drawings:
PLAN & ELEVATIONS

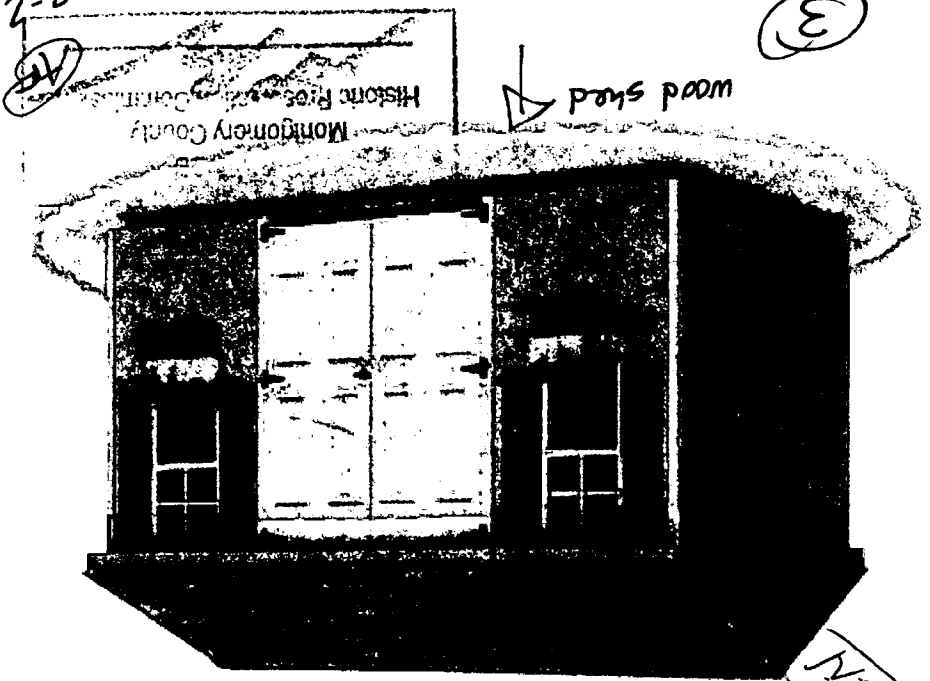
Dates:
TODAY'S DATE 2 FEB 08

1 PLAN & ELEVATIONS
A1 SCALE: 1/4"=1'-0"



2-2-00

(3)



wood shed

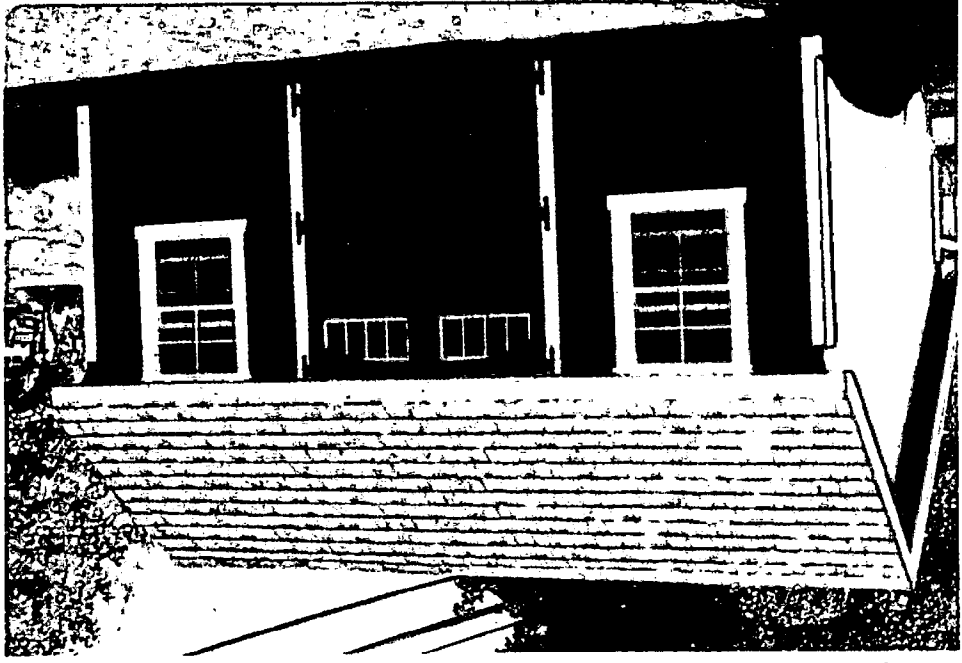
AM

SHED TO BE REPAIRED ↓



1A ↗

CHOSEN



(1)



REPLACEMENT CHOICES FOR OTHER SHEDS

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	212 Market Street, Brookeville	Meeting Date:	2/25/09
Resource:	Contributing Resource Brookeville Historic District	Report Date:	2/18/09
Applicant:	Todd and Margaret Van Gelder	Public Notice:	2/11/09
Review:	HAWP	Tax Credit:	Partial
Case Number:	23/65-09A	Staff:	Anne Fothergill
Proposal:	Garage reconstruction and shed installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

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

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.

BACKGROUND

In 2003 the previous owner of this property received HPC approval for a HAWP to replace the existing non-contributing rear addition of the garage with a new rear addition. That addition was never built. In January 2009 a tree fell down and damaged the back of the garage and one shed behind the garage and destroyed two other sheds.

PROPOSAL

The applicant is proposing to reconstruct the rear of the garage with the exact same footprint and will re-use the existing windows and door and will install Hardie Plank siding instead of asbestos shingles. The applicant is also proposing to repair the one shed that is salvageable and replace the two demolished sheds with one new 10' x 16' wood shed. The garage and shed are located behind the house (see existing and proposed site plans in Circles 6+7).

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

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

and with 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 Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



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House Number: 212 Street: Market Street
Town/City: Brookeville Nearest Cross Street: 97
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

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: EXTERIOR GARAGE - BACK-HALF ONLY (DETACHED)
1B. Construction cost estimate: \$ NOT AVAILABLE YET.
1C. If this is a revision of a previously approved active permit, see Permit # _____

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3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] x _____ Date: 2-3-09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

AP # 504650 (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:**

Home and property are in Brookeville Historic District. 2 wooden outbuildings/sheds were destroyed when a 110 foot tree fell down in calm conditions, the morning of January 11th, 2009. The tree also partially destroyed a 3rd shed (picture attached), which can be salvaged and rebuilt to its original condition. Additionally, the base of the tree knocked the back-half of a 2-section detached garage nearly 3 feet off of its foundation and destroyed the entire side wall and much of the roof and remaining structure. The front half of the garage is still intact. The garage (back-half) is structurally unsound and was deemed unsafe by an architect, general contractor and an insurance company technical specifications expert. Therefore, for safety's sake, this portion of the garage is being demolished during the week of February 2nd. The remaining tree section leaning against the structure can then be safely removed. 2/3rds of the fallen tree has already been cut and removed. Plans are currently being finalized to replace the garage structure in kind. We will be using the original windows, door, and any other salvageable materials in this replacement structure. Because asbestos siding was used on the original structure, it is being replaced with hardyplank. Please be assured that in every step of the re-build of the back-half of the garage, we will be making a concerted effort to keep the design as close to the original as possible. Fortunately, we have been able to salvage all of the garage's original windows (pictures attached) and door, and will be re-using these and any salvageable original wood. The general plan is to rebuild the garage back-half exactly as it looked originally. As the two other sheds were completely demolished, we intend to replace these 2 sheds with one larger shed, and have finalized these plans with the Brookeville, HPC (along with the plans for the garage section rebuild)

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

As it is our intent to restore one original shed, and have a new one built (using only wood materials) that is in keeping with the style of our house, overall, these structures will be structurally more sound than the originals, yet will be in keeping with the style of the surrounding buildings. The garage-section re-build will also been an improvement in terms of structural integrity. As we will use the original door, windows and a lot of the original wood (where possible), the effect on the area will be positive. All colors will also be matched as closely as possible to the existing, surrounding structures.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

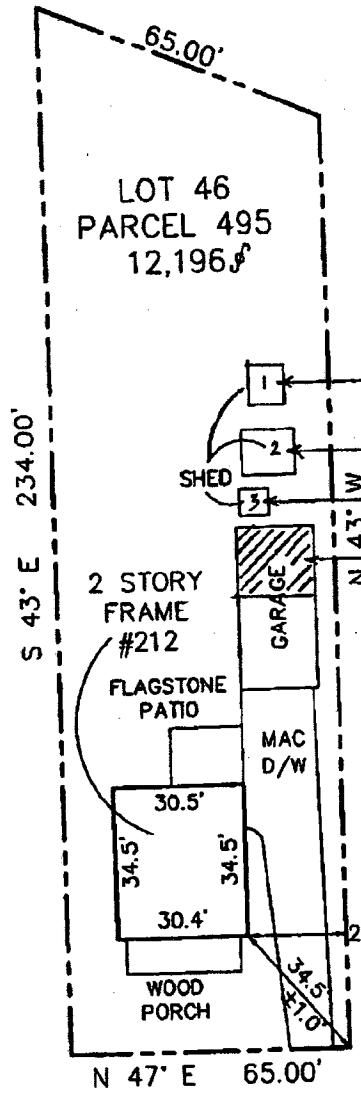
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLDING 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	Owner's Agent's mailing address
212 Market St. Brookville, MD 20833	
Adjacent and confronting Property Owners mailing addresses	
Suzanne Daley (Donald Moore) 3 High St. Brookville, MD 20833	
Kelly + Doug Palmer 210 Market St Brookville, MD 20833	
Bell + Frech 1 High St. Brookville, MD 20833	



LOT 59 N531
DAMAGE CAUSED BY FALLEN MAPLE TREE

SHED 1 DESTROYED

SHED 2 DESTROYED

SHED 3 DAMAGED BUT REPAIRABLE

REAR OF GARAGE HEAVILY DAMAGED SUBSEQUENTLY DEMOLISHED



212 MARKET STREET, BROOKVILLE,

parent occupation is shown.

Date: 03-06-06
Scale: 1"=40' Dwn: DWL
Plat Book:
Plat No.:
Work Order: 08-1661
Address: 212 MARKET STREET
District: 8
Jurisdiction: MONTGOMERY COUNTY, MD

NO TITLE REPORT FURNISHED

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.

Keith W. Leu

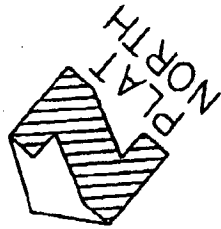
LOCATION DRAWING
LOT 46/PARCEL 495
ORDER 15598
DUO 452

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 or refinancing.

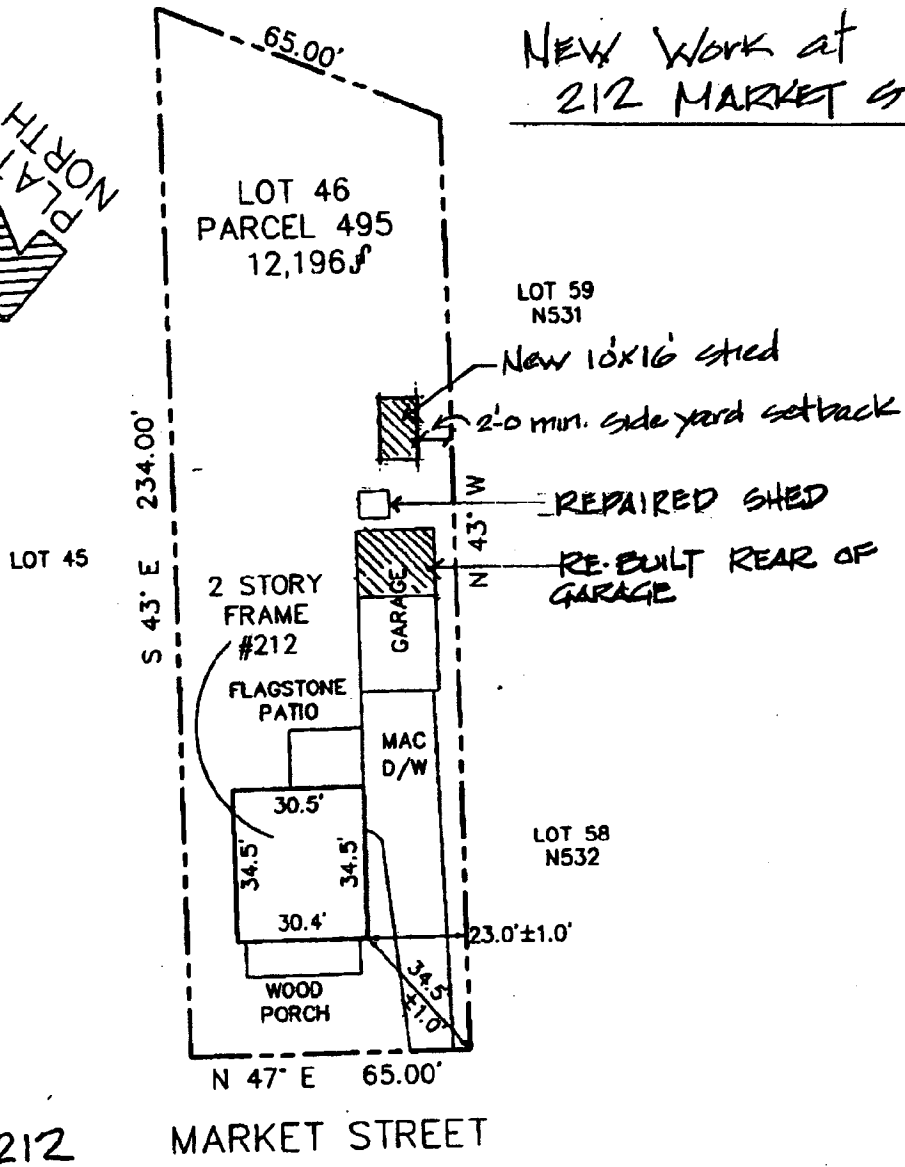


Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

6



NEW WORK at
212 MARKET ST.



212

MARKET STREET

parent occupation is shown.

Date: 03-08-08 Scale: 1"=40' Dm: DW
 Plat Book: NO TITLE REPORT FURNISHED
 Plat No.:
 Work Order: 06-1661
 Address: 212 MARKET STREET
 District: 8
 Jurisdiction: MONTGOMERY COUNTY, MD

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Keith W. Leu

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 PLIO 452

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MICHE BOOZ
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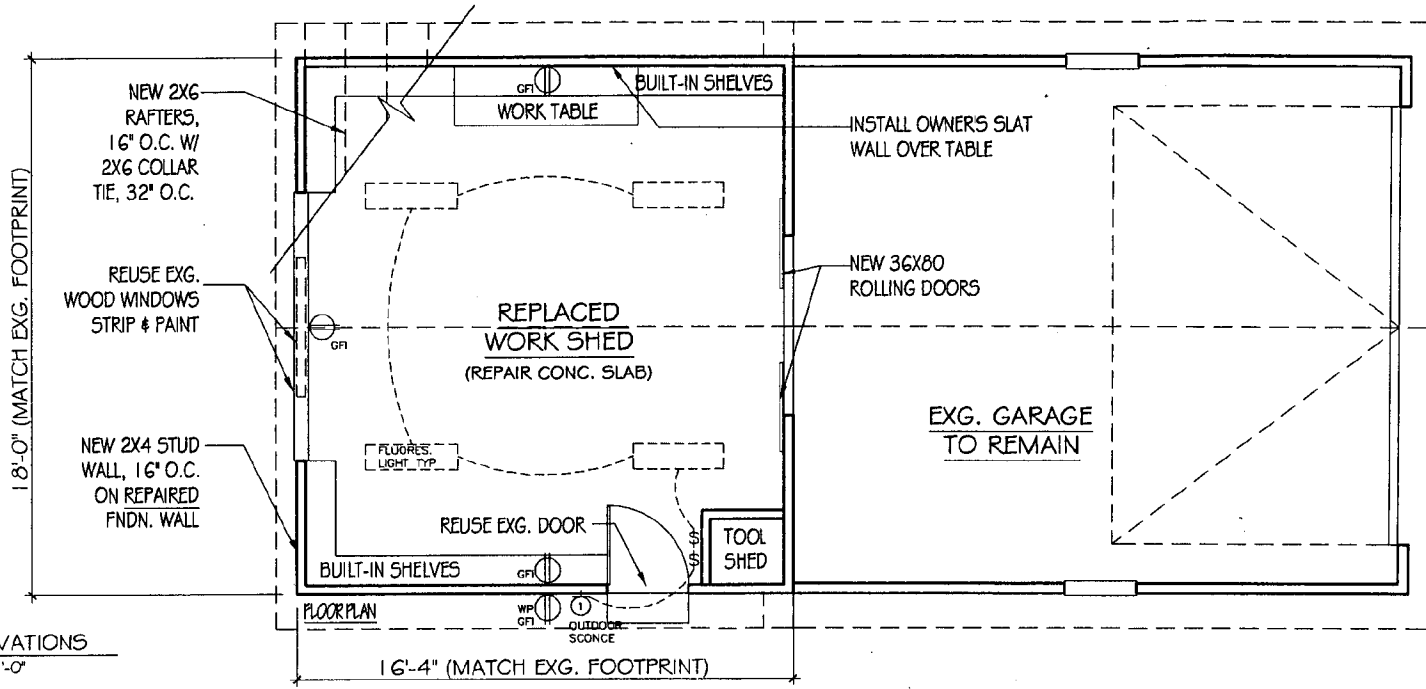
Project:
**VAN GELDER
 WORK SHED
 REPLACEMENT**

212 MARKET STREET
 BROOKVILLE MD 20833

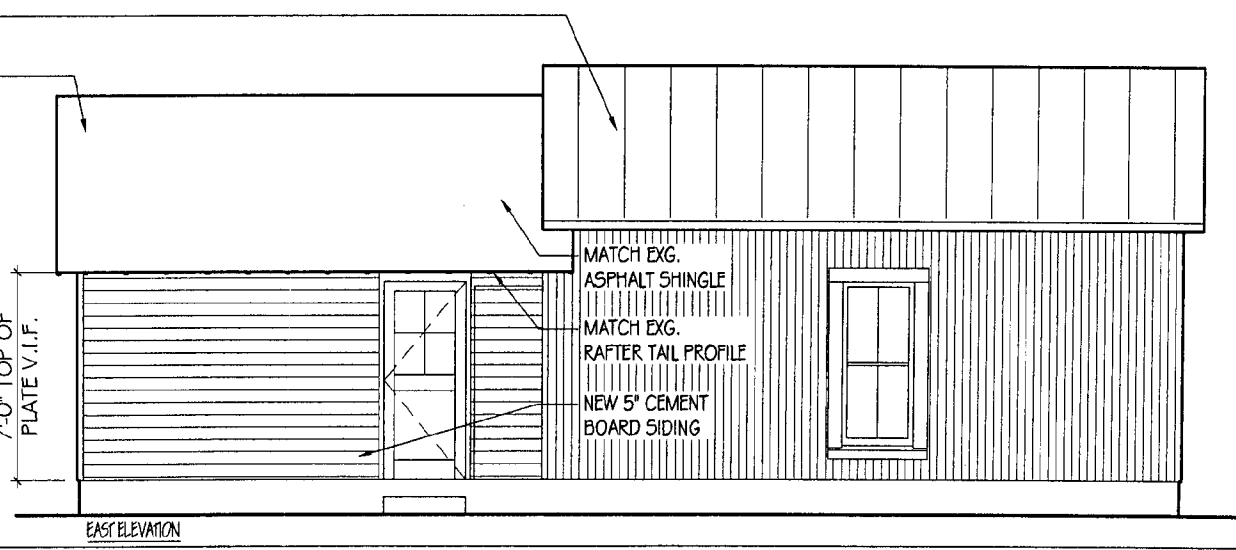
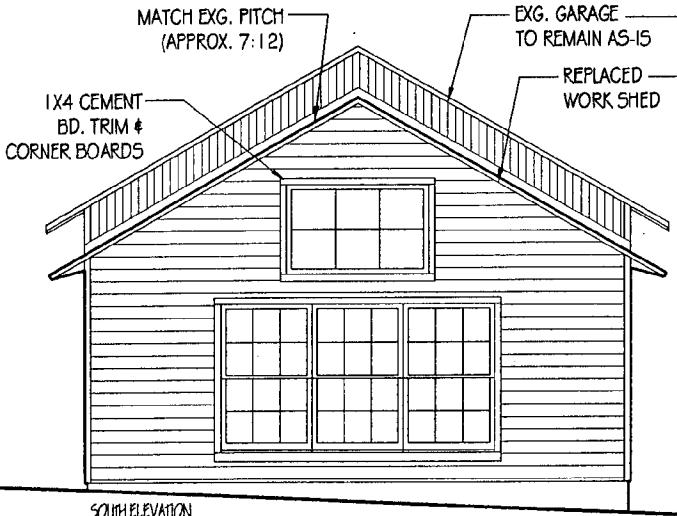
Montgomery County

Drawing:
 PLAN & ELEVATIONS

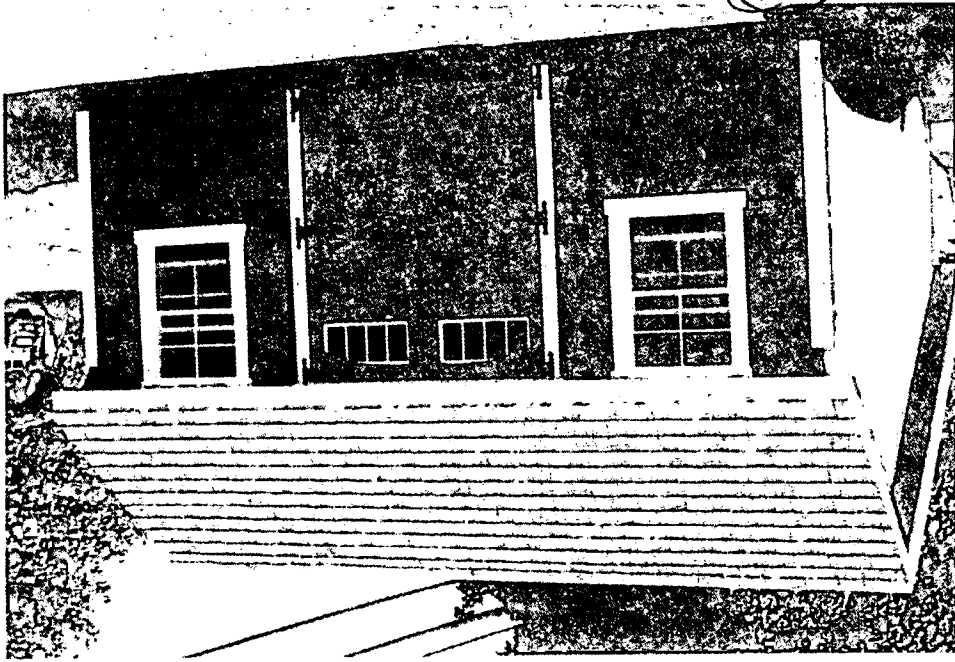
Dates:
 TODAY'S DATE 3 FEB 08



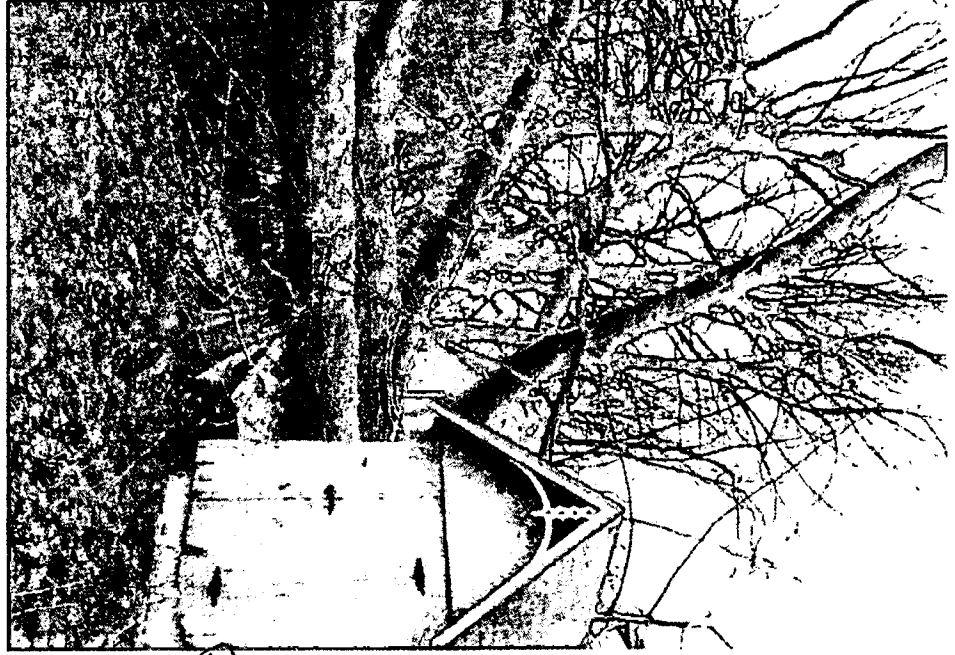
1 PLAN & ELEVATIONS
 A1 SCALE: 1/4" = 1'-0"



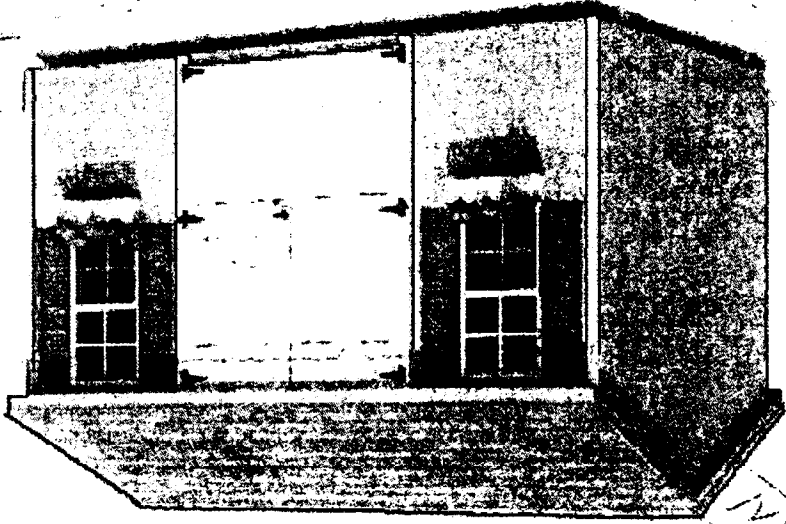
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REPLACEMENT CHOICES FOR OTHER SHEDS

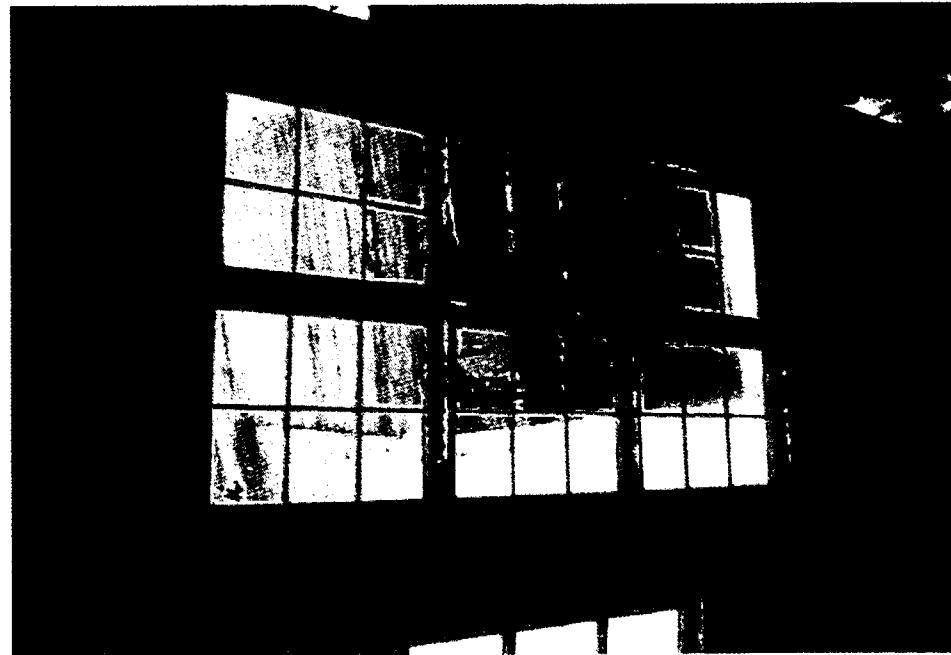


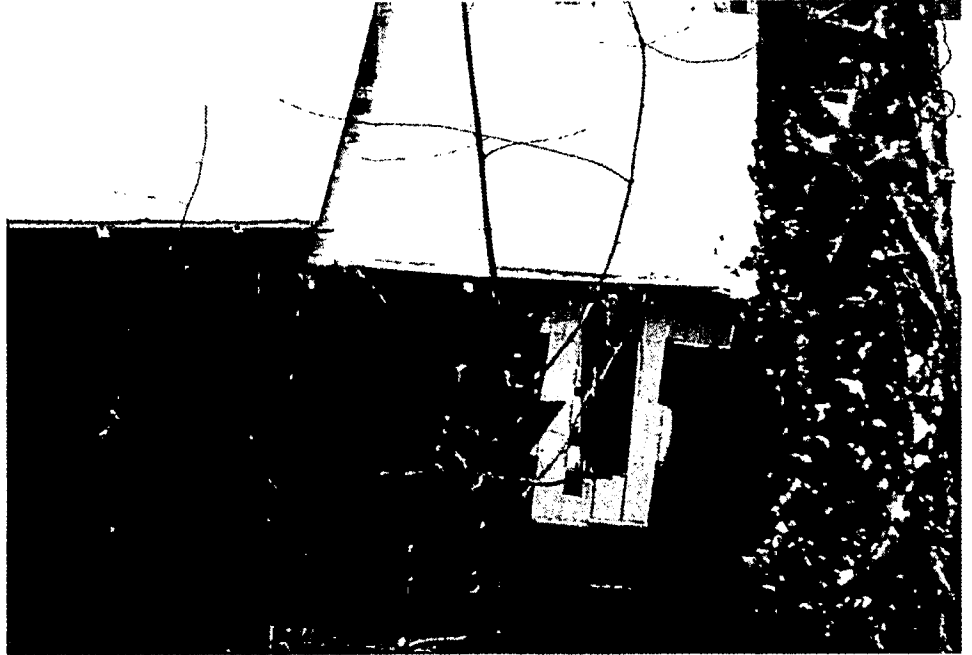
2 SHED TO BE REPAIRED ↓



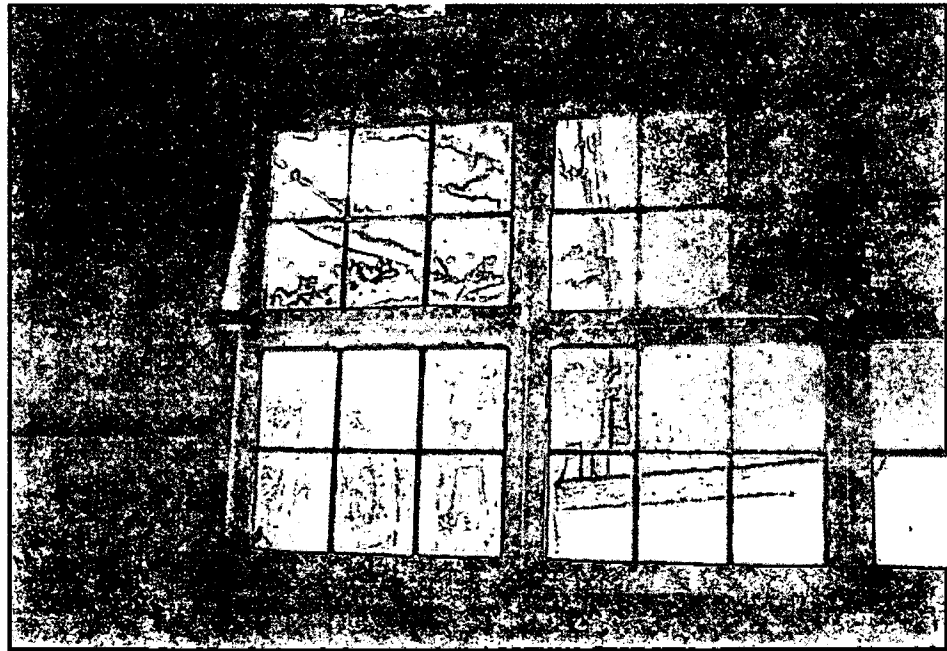
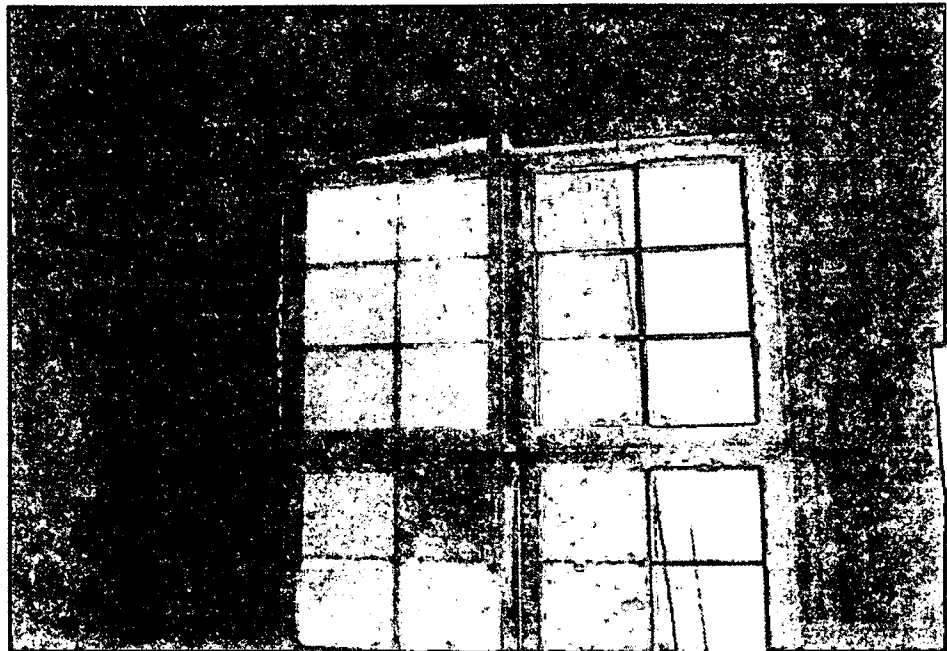
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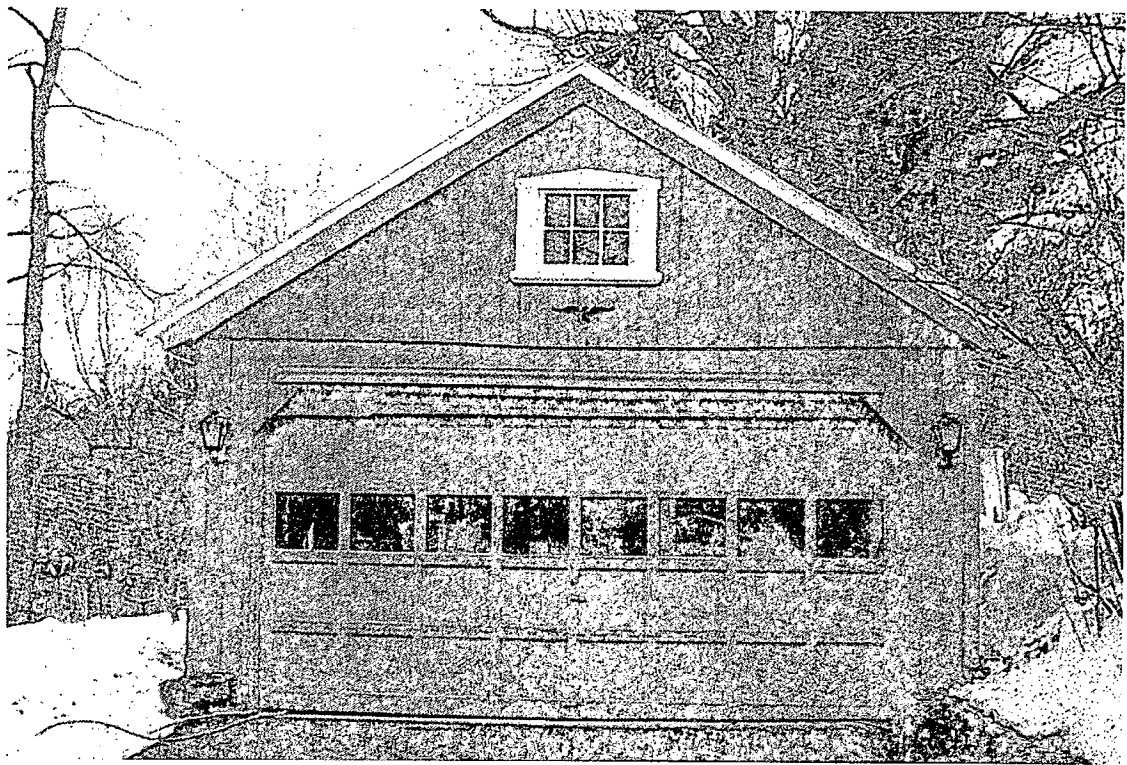
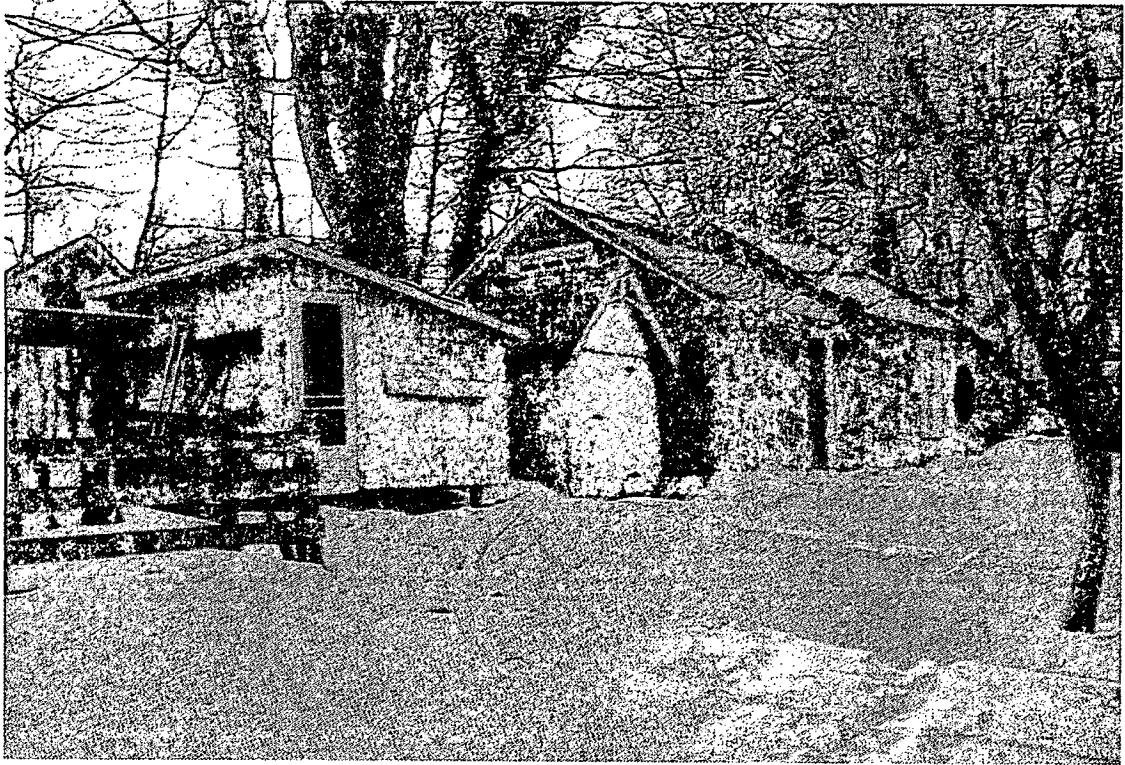
② EXISTING GARAGE - BACK-HALF + SMALLEST (REPAIRABLE) SHED + WINDOWS





(=) DAMAGED STRUCTURES



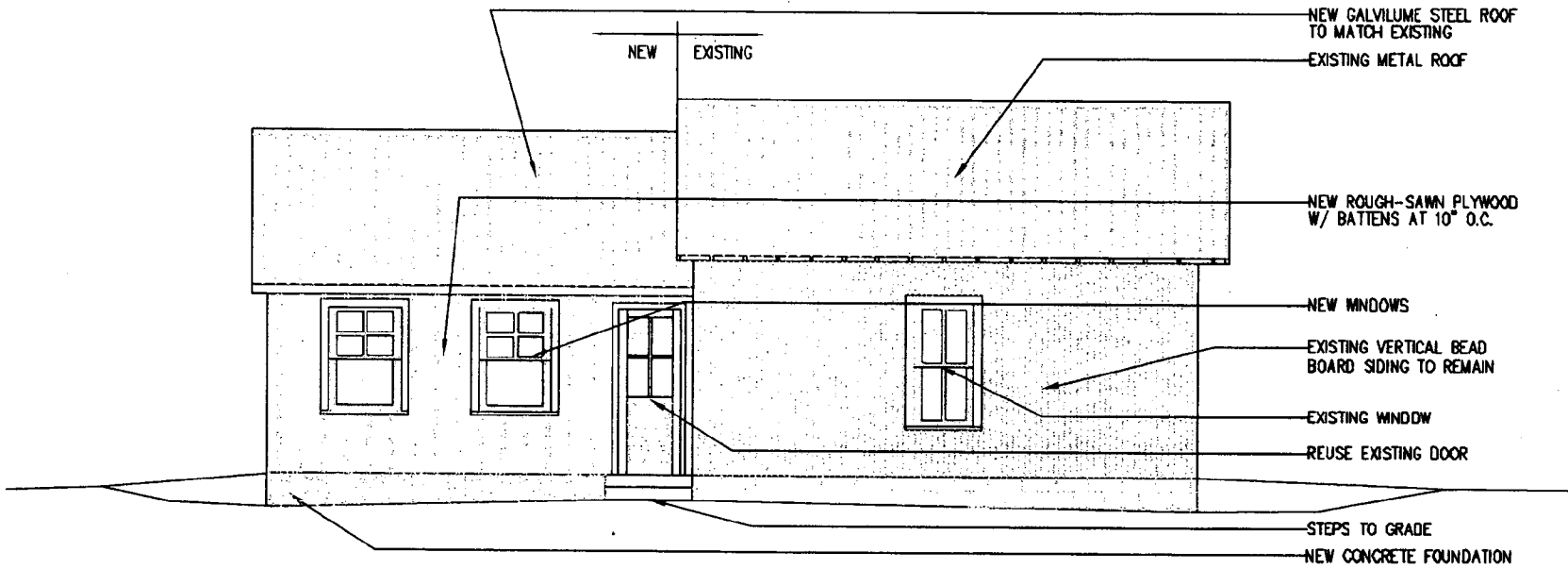




Garage



front of ward
market street



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

Drawing Title: **EAST ELEVATION**

DATE:	02.24.03
SCALE:	1/8" = 1'-0"
PROJECT:	02.24.03

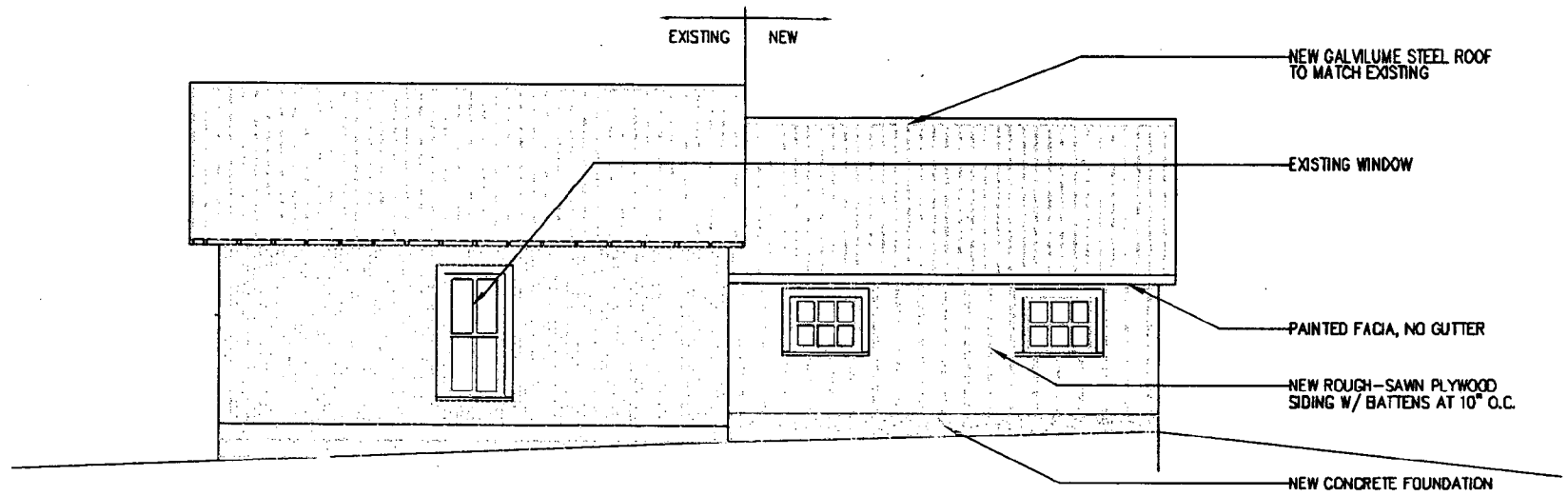
4

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

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853

HPC approved in 2003

15



Project: **SCANLON GARAGE**
 215 MARKET STREET
 BROOKVILLE, MARYLAND 20838

Drawing Title:

WEST ELEVATION

DATE:	05.24.03
SCALE:	1/4" = 1'-0"
PROJECT:	03.2003.01

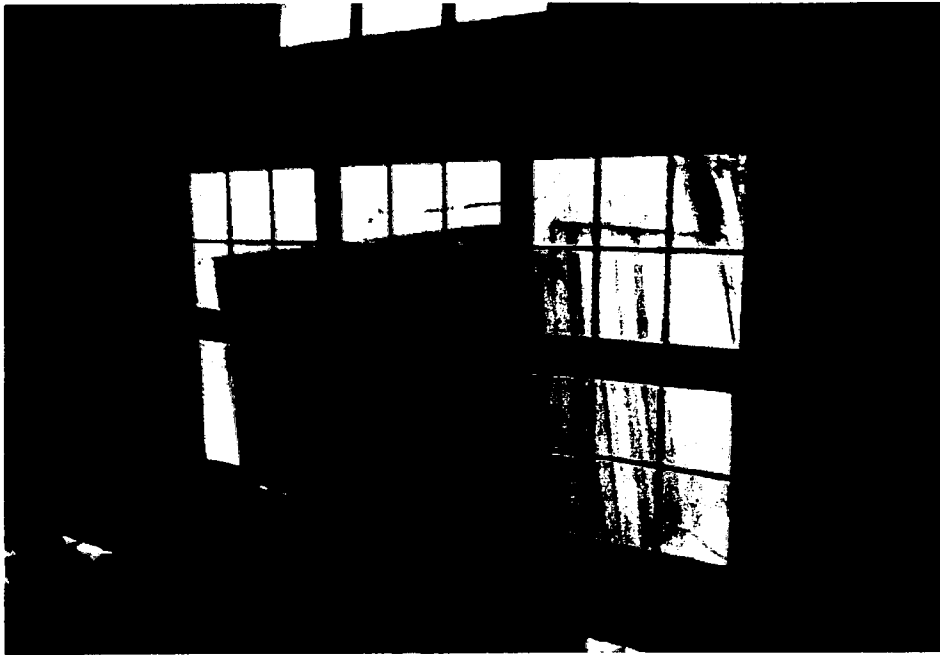
5

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

TELEPHONE: 301.652.2493 FACSIMILE: 301.654.2853

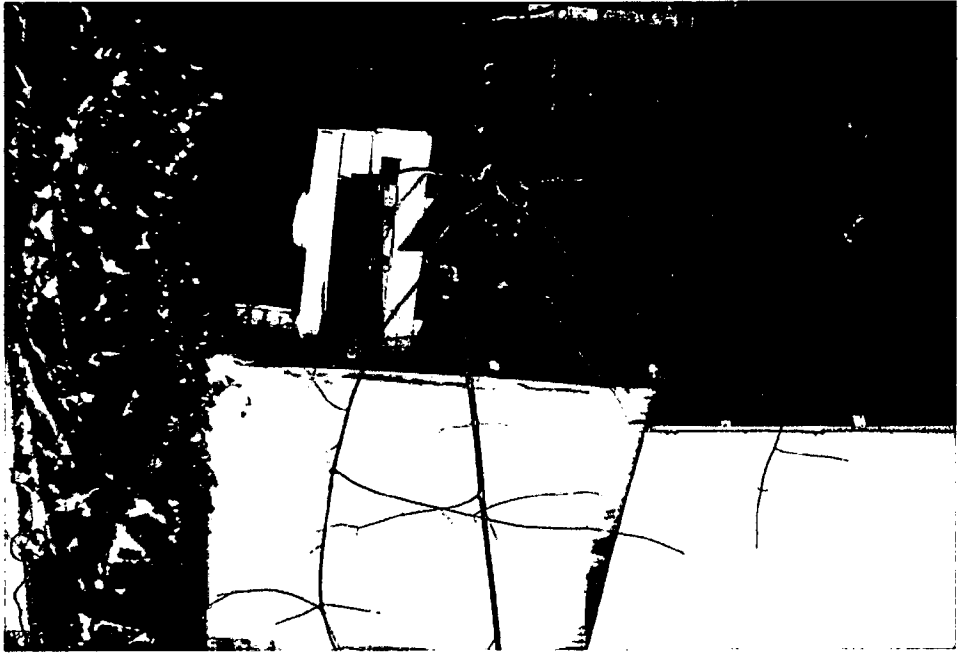
HPC approved in 2003

16

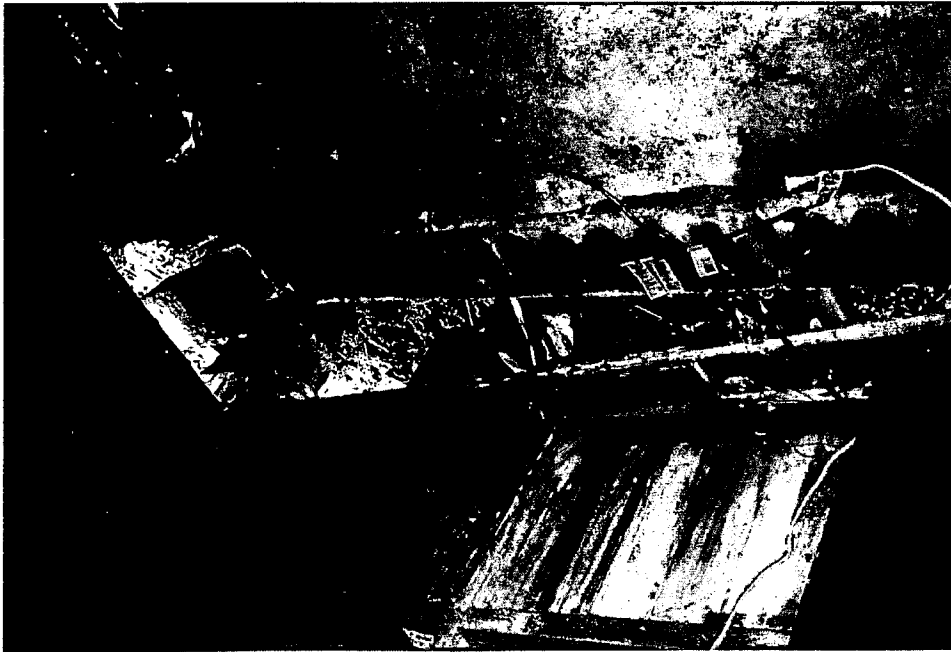
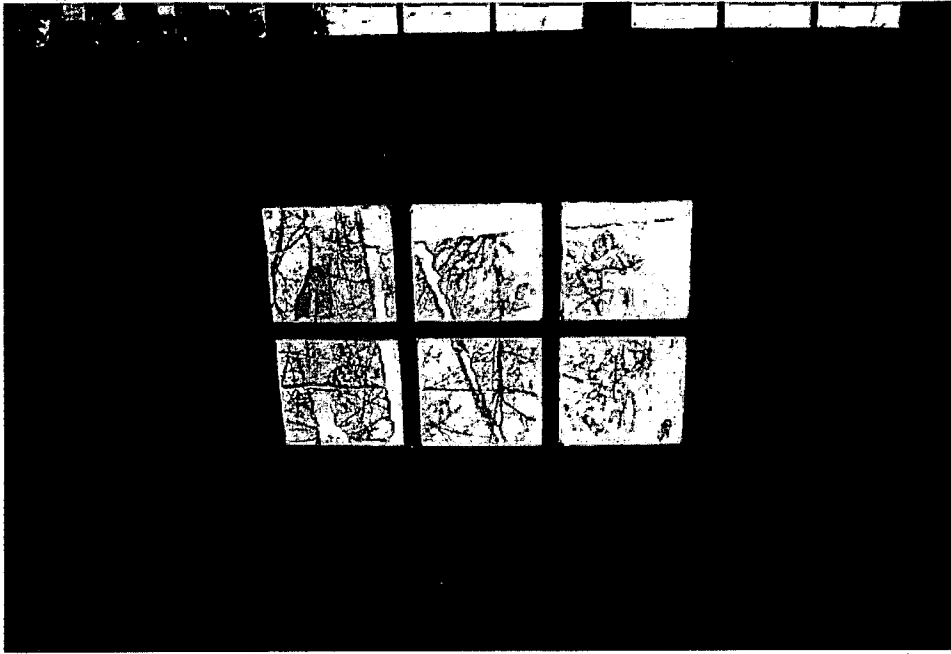


EXISTING GARAGE - BACK-HALF + SMALLEST (REPAIRABLE) SHED + WINDOWS

DAMAGED STRUCTURES

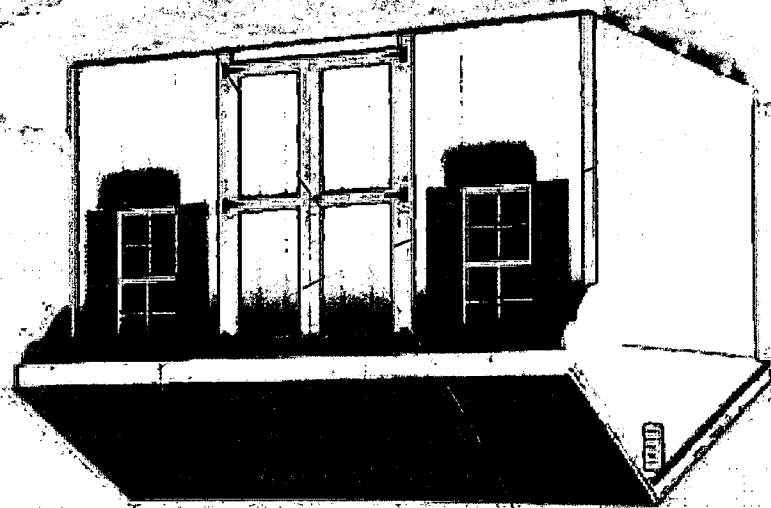


ORIGINAAL WINDOVS





2A



2

