

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10 North Street, Brookeville	Meeting Date:	10/25/17
Resource:	Contributing Resource Brookeville Historic District	Report Date:	10/18/17
Review:	HAWP	Public Notice:	10/11/17
Case Number:	23/65-17J	Tax Credit:	N/A
Applicant:	Town of Brookville	Staff:	Dan Bruechert
Proposal:	Fence and Hardscape alteration		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Brookeville Historic District
STYLE: Vernacular
DATE: c.1865

PROPOSAL:

The applicant is proposing to install a 42" (forty-two inch) pine picket fence at the rear property boundary, and to construct a 10' × 10' (ten foot by ten foot) brick patio in front of the church building. Both of these elements are compatible with the character and materials of the site and surrounding district.

STAFF 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:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

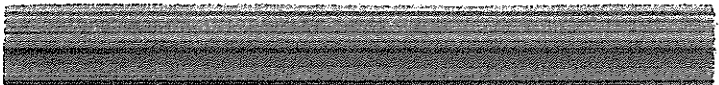
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

814854

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact email: property@townofbrookeville.md.org Contact Person: ANDREW SCANLON
Daytime Phone No.: 3015365538

Tax Account No.: _____
Name of Property Owner: TOWN OF BROOKVILLE Daytime Phone No.: 3015365538
Address: 5 HIGH STREET BROOKVILLE, MD 20833
Street Number City Street Zip Code

Contractor: TBD Phone No.: TBD

Contractor Registration No.: TBD

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

LOCATION OF BUILDING/REPAIR

House Number: 10 Street: NORTH STREET
Town/City: BROOKVILLE Nearest Cross Street: MARKET STREET
Lot: _____ Block: _____ Subdivision: TOWN OF BROOKVILLE
Liber: _____ Folio: _____ Parcel: POWERS WOODS PARCEL C

PART ONE: TYPE OF WORK/ACTIVITY

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab. Room Addition Porch Deck Shed
 Move Install Wreck/Remove Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PATIO

1B. Construction cost estimate: \$ 3000

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

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND RECONSTRUCTION

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 3 feet 6 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 09-28-17 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 814854 Date Filed: 9/28/17 Date Issued: _____

(3)

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:

SEE ATTACHED

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

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

NA

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.

1. WRITTEN DESCRIPTION OF PROJECT

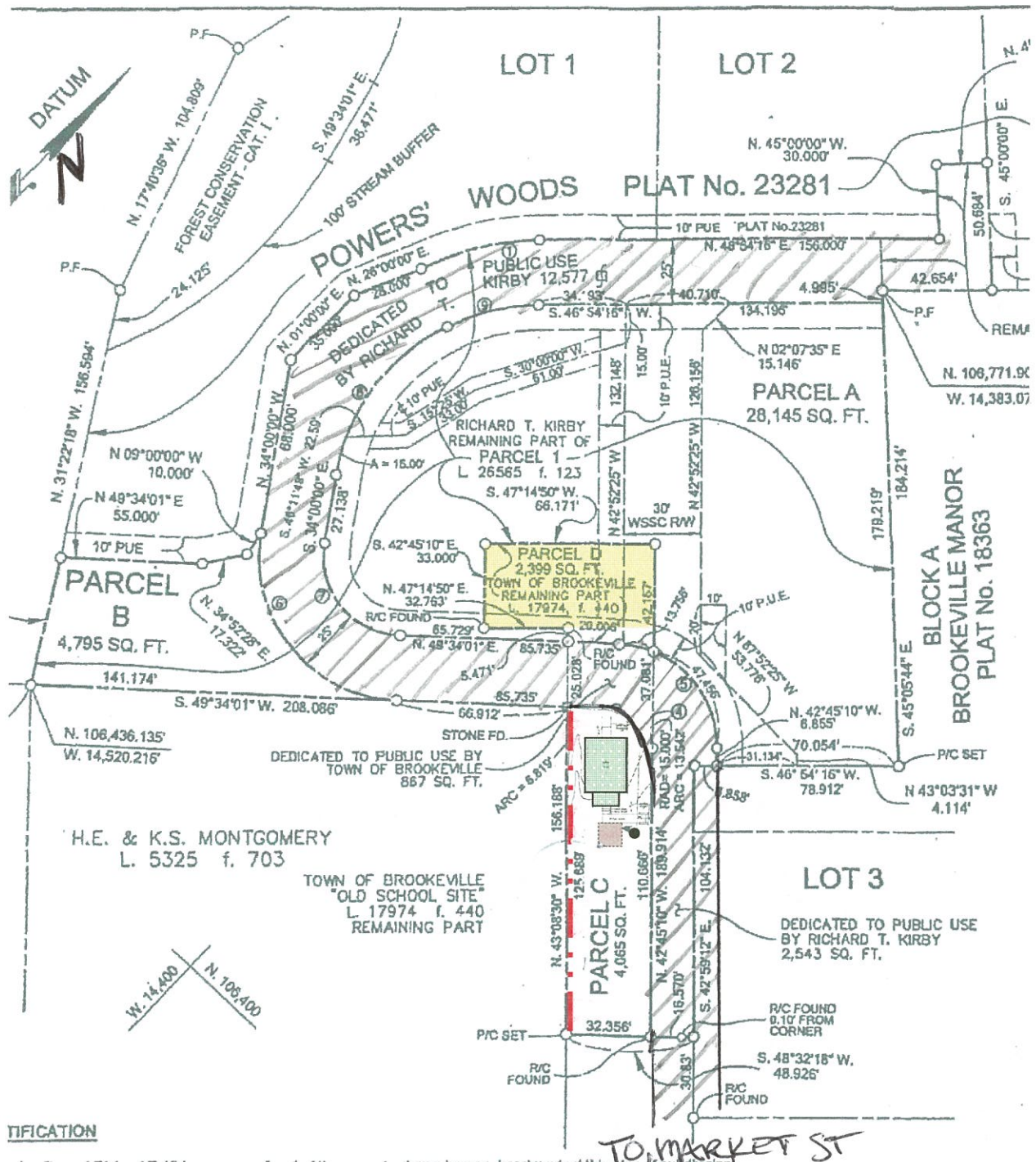
- a) The Brookeville Schoolhouse is a restored, one-room schoolhouse located on North Street, in the Town of Brookeville Historic District. It was built circa 1865 and operated as a public school until the 1920's. In 1926 it was sold and converted into a residence and remained as such, with a long period of deterioration until it was deeded to the Town of Brookeville in 1997. Restoration was complete in 2005 and the project won a Montgomery County award for historic preservation. The schoolhouse is now functioning as a one room schoolhouse museum and is open each year for Heritage Days as well as other special occasions.
- b) This project includes two site improvements to enhance the Schoolhouse lot and make it more appealing to visitors.
- A wooden picket fence will be added to hide an existing chain link fence and overgrown area at the adjacent property. As this fence is for aesthetics only, there will be no gates. See attached site plan for extent of fencing.
 - A new brick patio will be installed in front of the Schoolhouse to be used as a gathering place for functions at the Schoolhouse. The patio may be accessed by a mulch path which will allow Schoolhouse visitors access to the natural part of the property.

4. MATERIAL SPECIFICATIONS

The fence will be a 42" high pressure-treated pine wooden picket fence with simple square 4"x4" posts and 2"x3" rails. The fence will be finished with an opaque stain.



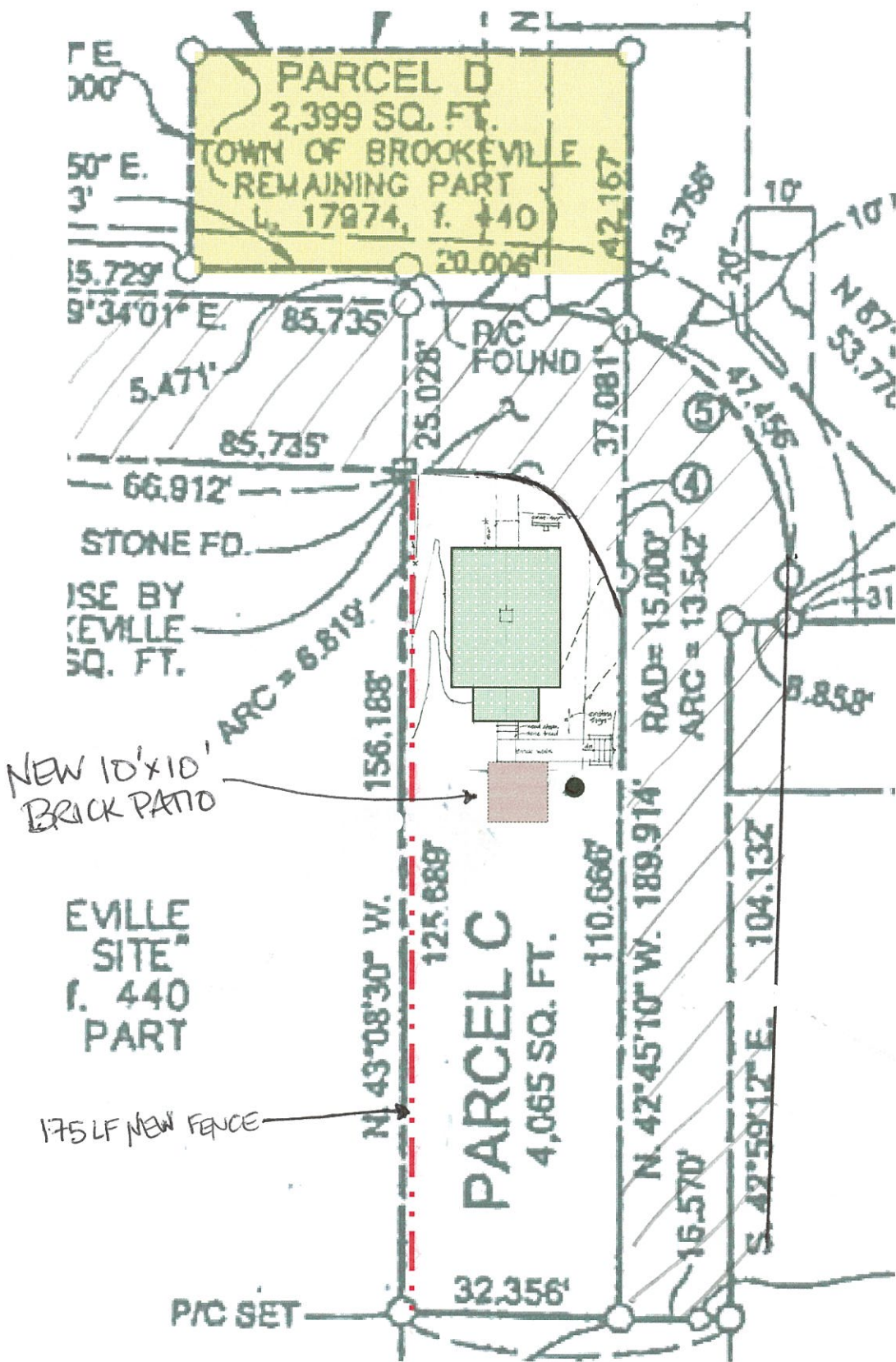
The patio will consist of a sand setting bed with brick pavers to match the 2 existing brick walkways at the Schoolhouse.



Site Plan
(Not to Scale)

- Gravel Parking Area
- North Street
- Schoolhouse
- Proposed Patio
- Proposed Fence

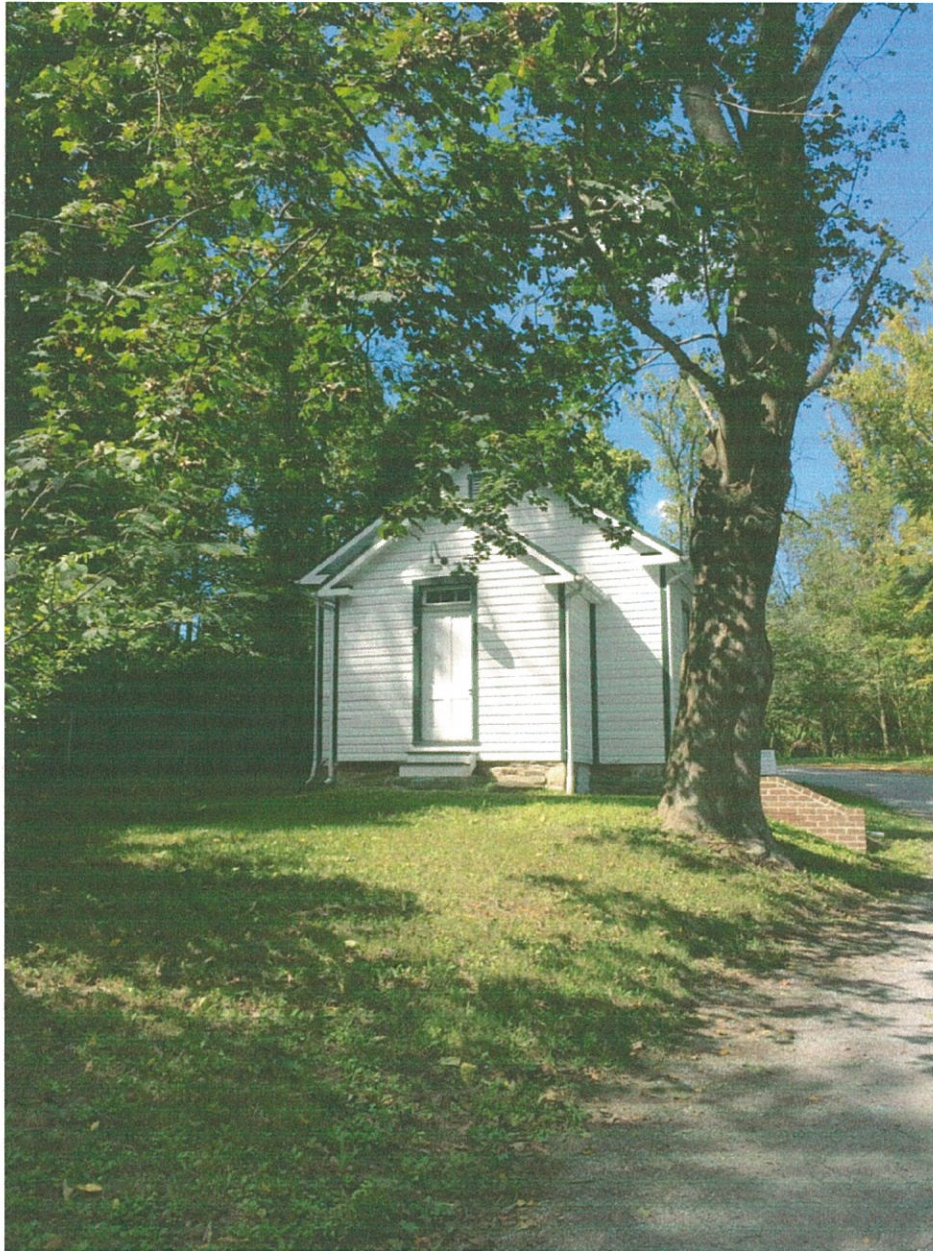
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SITE PLAN (ENLARGED)



5. PHOTOGRAPHS



Front Elevation

Town of Brookeville
Brookeville Schoolhouse, 10 North Street, Brookeville MD, 20833
HAWP – Schoolhouse Fence and Patio
September 28, 2017



Side Elevation

Town of Brookeville
Brookeville Schoolhouse, 10 North Street, Brookeville MD, 20833
HAWP – Schoolhouse Fence and Patio
September 28, 2017



Rear Elevation

Town of Brookeville
Brookeville Schoolhouse, 10 North Street, Brookeville MD, 20833
HAWP – Schoolhouse Fence and Patio
September 28, 2017



Side Elevation Showing New Brick Patio Location

Town of Brookeville
Brookeville Schoolhouse, 10 North Street, Brookeville MD, 20833
HAWP – Schoolhouse Fence and Patio
September 28, 2017



Close-Up of New Brick Patio Location

**Town of Brookeville
Brookeville Schoolhouse, 10 North Street, Brookeville MD, 20833
HAWP – Schoolhouse Fence and Patio
September 28, 2017**



Close-Up of Existing Chain Link Fence to be Hidden by New Fence

Town of Brookeville
Brookeville Schoolhouse, 10 North Street, Brookeville MD, 20833
HAWP – Schoolhouse Fence and Patio
September 28, 2017



Example of Similar Fence

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
TOWN OF BROOKEVILLE 5 HIGH STREET BROOKEVILLE, MD 20833	N/A
Adjacent and confronting Property Owners mailing addresses	
TEAL / MEAKS 9 NORTH ST BROOKEVILLE, MD 20833	ACIERNO / PRYOR 209 MARKET ST BROOKEVILLE, MD 20833
DAVIS 13 NORTH ST BROOKEVILLE, MD 20833	MONTGOMERY 211 MARKET ST BROOKEVILLE, MD 20833
FRIS 17 NORTH ST BROOKEVILLE, MD 20833	