EXPEDITED  
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 106 Water St., Brookeville  
Meeting Date: 10/11/17

Resource: Non-Contributing Resource  
Brookeville Historic District  
Report Date: 10/04/17

Review: HAWP  
Public Notice: 09/27/17

Case Number: 23/65-17G  
Tax Credit: None

Applicant: Jeffrey M. Johnson  
Staff: Dan Bruechert

Proposal: Accessory Structure Construction

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STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing resource to the Brookeville Historic District
STYLE: Colonial Revival
DATE: 2003

PROPOSAL:
The applicant proposes to construct a 12' x 16' shed behind the detached garage. The shed will be one story and clad in painted wood, with a metal roof. Each side of the shed will have small six-over-six windows and central door. The shed will be completely obscured by the detached garage and will not be visible from the public right-of-way.

STAFF RECOMMENDATION:

__X__ 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: JEFF JENSEN
Contact Phone: 240-447-3592

Date: 6/19/97

Name of Property Owner: JEFF JENSEN
Phone: 240-447-3592

Address: 148 WATER STREET BOWIE, MD 20716

Renovator: ANGUS MINI PHARMS
Phone: 410-489-5451

Contractor Registration No.: N/A
Agent for Owner: N/A

Location of Renovation:

House Number: 148 WATER STREET
Town/City: BOWIE
Street: WATER STREET
Zip: 20716

Permit No.: N/A

PART I. DESCRIPTION OF PROPOSED WORK

1A. Nature of Approval:
- [ ] Exterior
- [ ] Alterations
- [ ] A/C
- [ ] Rail
- [ ] Roof Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Move
- [ ] Existing
- [ ] New
- [ ] Work
- [ ] Other:

1B. Construction cost estimate: $45,000

CAN THIS CONSTRUCTION INTERFERE WITH PERMITS OR ENCUMBERANCES?

2A. Type of encumbrance:
- [ ] None
- [ ] Other:

2B. Type of water supply:
- [ ] Local
- [ ] Well
- [ ] Other:

PART II. DESCRIPTION OF CONSTRUCTION

3A. Height: N/A

3B. Indicate whether the floor or retaining wall is to be constructed on one of the following locations:
- [ ] In a building footprint
- [ ] Entirely on the ground
- [ ] Two or more of any location

I declare that the foregoing application is correct, that the application is correct, and that the construction will comply with plans approved by the appropriate authority and that, if necessary, I will accept the license for the issuance of the permit.

Jeffrey H. Jensen
8/19/97

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:

   [Diagram showing existing structure and location]

   The existing garage shed is a green metal roof.

   a) T 12⁄12 pitch, slate roof, wood, steel, and glass.

   b) Garage shed exterior with visible arch, style

   2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plot, Your site plan must include:
   a) On your site, mark areas and show:
   b) Dimensions of all existing and proposed structures;
   c) Site features such as walkways, driveways, fences, pools, streams; vegetation, mechanical equipment, and landscaping.

   3. PLANS AND ELEVATIONS

   You must submit 2 copies of plans and elevations in a format no larger than 1/4 x 1/4 in. in size. Plans in 1/4 x 1/4 in. size are acceptable.
   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 and the proposed work.
   b) Elevations (frontal, side, and rear views), clearly indicating proposed work in relation to existing construction and, when appropriate, contours. All materials and finishes proposed for the exterior must be noted on the elevations drawings. An existing work and a proposed addition drawing of each fixed feature affected by the proposed work is required.

   4. MATERIAL SPECIFICATIONS

   General description of materials and manufacturer's name proposed for incorporation in the work of the project. This information may be included on the design drawings.

   5. PHOTOGRAPHY

   a) Clearly labeled photographic prints of each fixed feature of existing structure, including detail of the affected portions. All labels should be placed on the front of photographs.
   b) Clearly labeled photographic prints of the property as viewed from the public right-of-way and of the adjoining property. All labels should be placed on the front of photographs.

   6. TRUE COPY

   If you are preparing construction plans to be used in the development, the plan must be a true copy of the survey plans, with all dimensions clearly marked.

   7. ADDRESSES OF ADJOINING AND CONDOMINIUM PROPERTY OWNERS

   For all projects, provide an accurate list of adjoining and condominium property owners (two names) involved, including names, addresses, and zip codes. This list should include the names of all lots or parcel(s) which adjoin the parcel in question, as well as the name(s) of the owner(s) or parcel(s) which are directly across the street from the parcel in question.

   PLEASE PRINT ON BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

   PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PRINTED DIRECTLY INTO MARGINS LABELS.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td><strong>Jeff Johnson</strong></td>
<td></td>
</tr>
<tr>
<td>106 Water Street</td>
<td></td>
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<tr>
<td>Bracke Vine, MD,</td>
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<tr>
<td>20833</td>
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<tr>
<td><strong>Rebecca Yoont</strong></td>
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<tr>
<td>104 Water St.</td>
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<tr>
<td>Bracke Vine, MD.</td>
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<td>20833</td>
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<td><strong>Nicole Jennifer Roy</strong></td>
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