

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	106 Water St., Brookeville	<b>Meeting Date:</b>	10/11/17
<b>Resource:</b>	Non-Contributing Resource Brookeville Historic District	<b>Report Date:</b>	10/04/17
<b>Review:</b>	HAWP	<b>Public Notice:</b>	09/27/17
<b>Case Number:</b>	23/65-17G	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Jeffrey M. Johnson	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Accessory Structure Construction		

**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:**

**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:

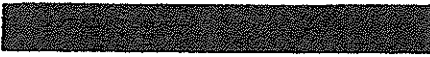
- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic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



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: JTM.JOHNSON@ME.COM Contact Person: JEFF JOHNSON  
Tax Account No.: 08-03384817 Daytime Phone No.: 240-447-3592

SHED  
Retailer

Name of Property Owner: JEFFREY M. JOHNSON Daytime Phone No.: 240-447-3592  
Address: 106 WATER STREET BROOKVILLE, MD. 20833  
City: BROOKVILLE State: MD Zip Code: 20833  
Business: MYERS MINI BARN Phone No.: 410-489-5451

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

LOCATION OF BUILDING PREMISES

House Number: 106 WATER STREET Street: WATER STREET  
Town/City: BROOKVILLE Nearest Cross Street: MARKET STREET  
Lot: 61 Block: 22316 Subdivision:  
Liber: Folio: Parcel:

PART ONE: TYPE OF PRIMARY ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |   |  |                                    |  |  |                               |  |
|------------------------------------|---|---|--|------------------------------------|--|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC                              | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Rem      | <input type="checkbox"/> Sider                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |  |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Reversible     | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |  |

1B. Construction cost estimate: \$ 15000  
1C. If this is a revision of a previously approved active permit, use Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 N/A  
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.

Jeffrey M. Johnson Signature of owner or authorized agent  
8/19/17 Date

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

Ed: 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

PG 1/12

811750

(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:

INSTALL SHED PURCHASED FROM MYERS  
MINI BARNS & INSTALL BEHIND  
GARAGE. SHED MODEL IS  
12' X 16' CAPE WITH WINDOWS ON  
EACH SIDE, DUAL SHED DOORS  
KIDS PAINTED WOOD EXTERIOR  
& GREEN METAL ROOF

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

NOT VISIBLE FROM STREET - BEHIND  
GARAGE. WILL ADD STORAGE  
SPACE FOR GARDENING EQUIPMENT.  
WILL IMPROVE VISUAL APPEAL WITH ARCH. STYLE  
NEW ENGLAND CAPE & MATERIALS CONSISTENT  
WITH EXISTING HOUSE & GARAGE  
CONSTRUCTION.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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, windows 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 features 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 dropline 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.

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.

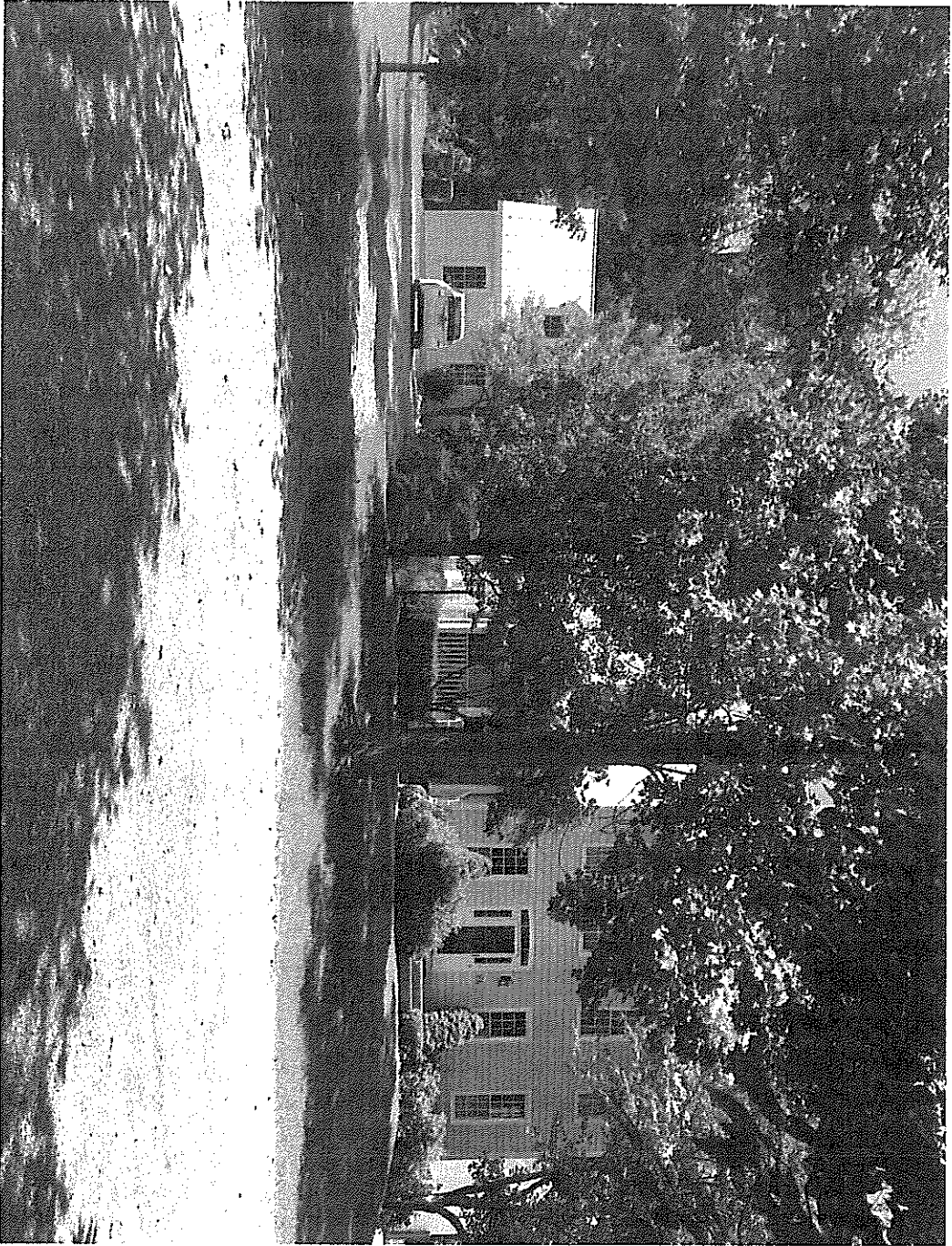
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
JEFF JOHNSON 106 WATER STREET BROCKVILLE, MD. 20833	
Adjacent and confronting Property Owners mailing addresses	
REBECCA YOUNT 104 WATER ST, BROCKVILLE, MD. 20833	
NICK & JENNIFER ROY 108 WATER STREET BROCKVILLE, MD, 20833	



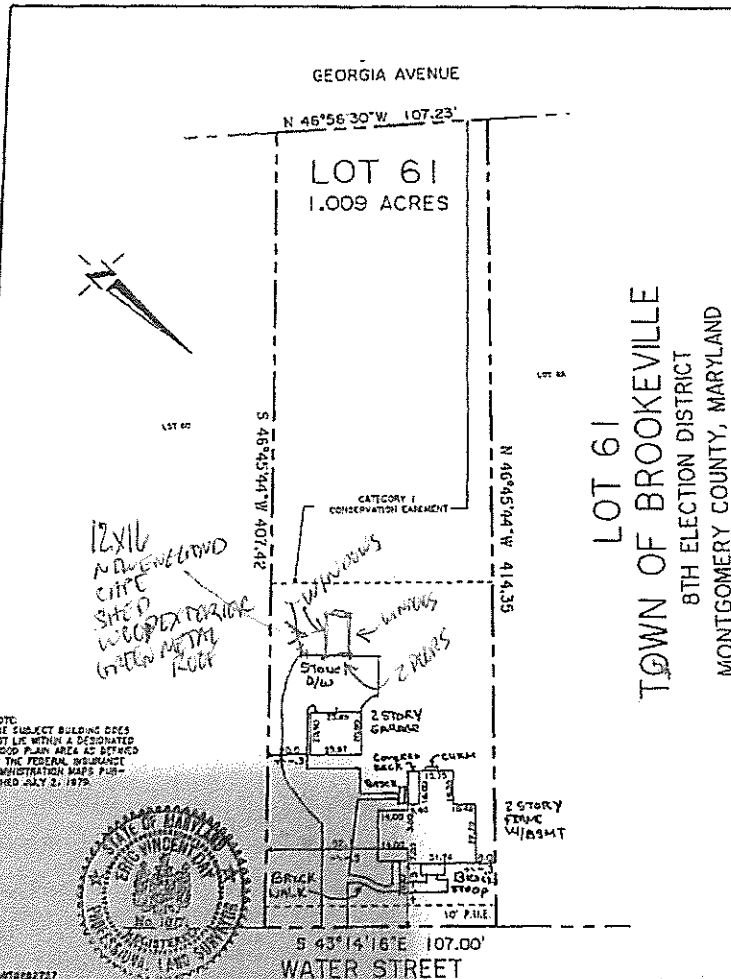


EXISTING PAPERBY CLADDING - STREET VIEW

26-5/12

(5)

SITE PLAN FOR SHED



PERM2002727

**MINIMUM ADVICE**

**LOCATION DRAWING**

1) THIS PLAN 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 PLAN IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF LOCATION OF FENCES, GARDENS, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. 3) THIS PLAN 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.

**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 (CS 13.02.04.1).

Eric Windemuth

ERIC WINDEMUTH PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND REG. 0210771

ZONING DETERMINED PLAT BOOK PLAT NO. 22318 USER FIELD ADDRESS 106	<p align="center"><b>Dewberry &amp; Davis LLC</b></p> <p align="center">ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS</p> <p align="center">804 WEST DIAMOND AVENUE - SUITE 200 GATHERSBURG, MARYLAND 20878</p> <p align="center">PHONE: 301-946-8300 FAX: 301-258-7807</p>
DATE COMPED BY	DATE 3-27-2003 COMPED BY P.R.
WALL CHECK FINN, ED SCALE 1"=50'	WALL CHECK 11-06-03 SCALE 1"=50'

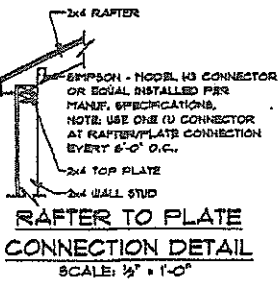
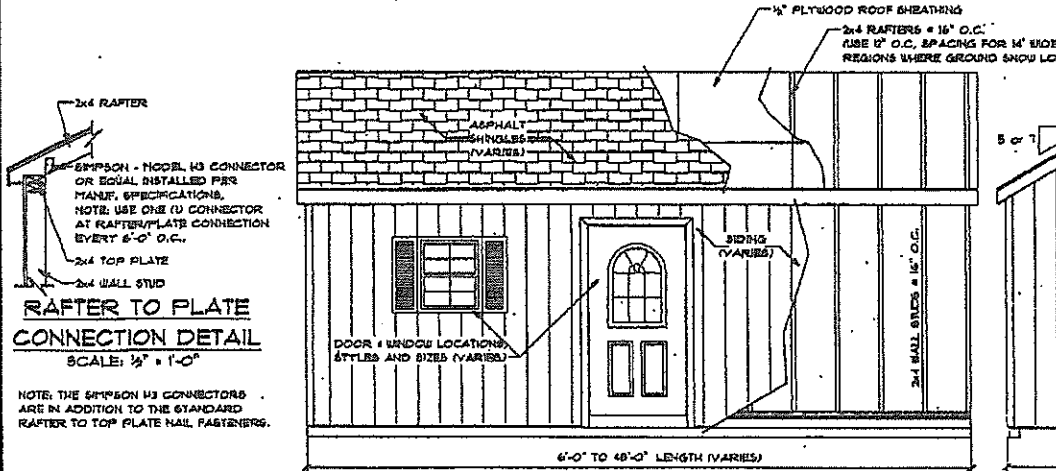
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SITE PLAN FOR SHED  
A-Frame - SHED STRUCTURE

12'x16' FT CAPE STYLE, SHED  
WOOD EXTERIOR

DESIGN



NOTE: THE SIMPSON H3 CONNECTORS ARE IN ADDITION TO THE STANDARD RAFTER TO TOP PLATE NAIL FASTENERS.

FRONT ELEVATION

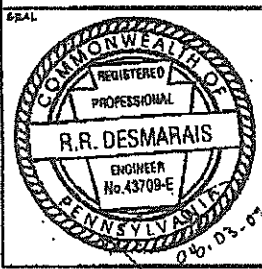
**BUILDING CODES:**  
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL BUILDING CODES OR REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
-INTERNATIONAL BUILDING CODE (IBC) 2006 AND/OR INTERNATIONAL RESIDENTIAL CODE (IRC) 2006 AND/OR AS AMENDED OR ADOPTED BY LOCAL MUNICIPALITY AUTHORITY  
-2009 NATIONAL ELECTRICAL CODE

**ENGINEERING NOTE:**  
THESE DRAWINGS ARE TO BE USED ONLY AS AN ARCHITECTURAL GUIDE FOR THE CONSTRUCTION OF THIS PROJECT. THERE HAS NOT BEEN ANY MECHANICAL, ELECTRICAL OR SITE ENGINEERING PERFORMED FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO OBTAIN DESIGN DATA FROM A LICENSED ENGINEER FOR THESE SYSTEMS. ENGINEERING SHALL CONFORM WITH ALL APPLICABLE LOCAL AND/OR STATE BUILDING CODES AND REGULATIONS. STRUCTURE SHALL BE INSTALLED ON A PROPERLY PREPARED SUBGRADE. SOIL BEARING CAPACITY SHALL BE CAPABLE OF SUPPORTING A TOTAL SERVICE GRAVITY LOAD OF 330 PLF ALONG THE FRONT/REAR ELEVATIONS.

- DESIGNED IN ACCORDANCE WITH ASCE 7-05 AND IRC 2006
  - ALL WOOD TO BE SYP 7 OR SYP 7
  - ALL SHEATHING TO BE 1/2" EXT. GRADE
  - RAFTERS SHALL BE NAILED TO TOP PLATES WITH (3) 10d XOE NAILS (MIN.)
  - ROOF SHEATHING SHALL BE SECURED WITH (1) 6d NAIL PER FOOT OF LENGTH AT ALL PANEL EDGES, (3) 6d NAILS PER FOOT AT ALL OTHER LOCATIONS.
  - WALL SHEATHING SHALL BE SECURED WITH (2) 6d NAILS PER FOOT, FOR UP TO 90 MPH WIND SPEED.
  - MAX. DESIGN WIND SPEED IS 120 MPH
  - ASSIGNED WIND LOAD EXPOSURE CATEGORY B
  - MAX. DESIGN GROUND SNOW LOAD IS 15 PSF, DERIVED ASSUMING EXPOSURE B PARTIALLY SHUTTERED CONDITIONS, UNHEATED AND 160.00
  - FLOOR LIVE LOAD 100 PSF
- CONSULT TECHNICAL DEPARTMENT FOR PRODUCT PLACEMENT IN EXPOSURE C AND/OR WIND-BORN DEBRIS REGION



TYPICAL DOOR AT LOAD BEARING WALL



PLOT DATE July 31, 2005

ROBERT R. DESMARAIS, JR., PE  
STRUCTURAL ENGINEERING  
1410 NEWTON ROAD  
LANCASTER, PA 17603

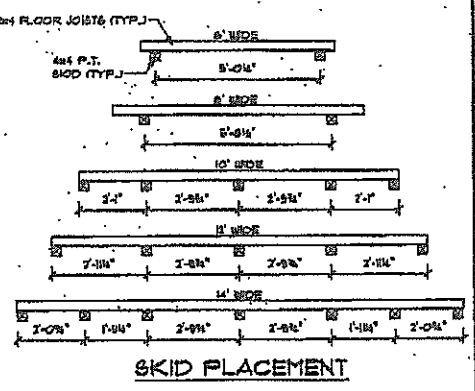
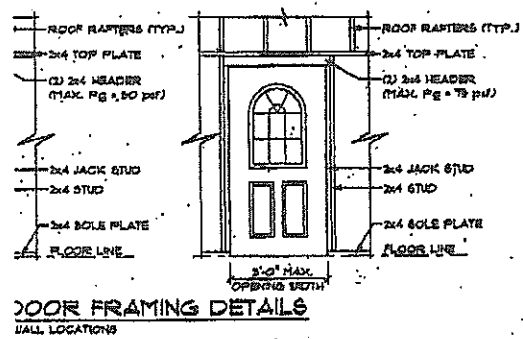
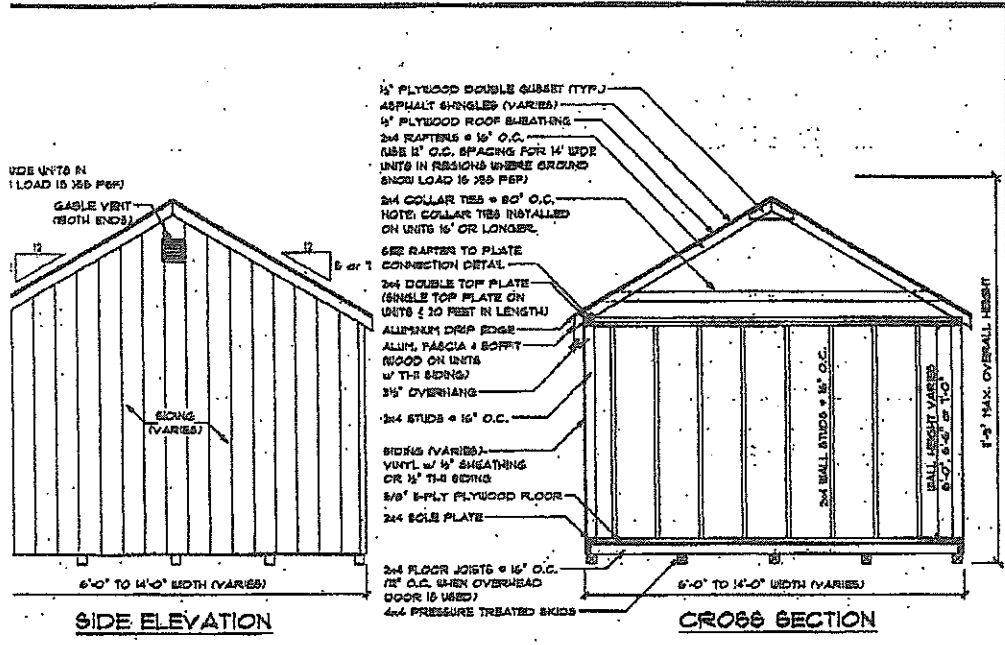
LANCO SHEDS, INC.  
150 COMMERCE DRIVE  
NEW HOLLAND, PA 17351  
PH: 717-351-7100  
FAX: 717-351-7110

PG 11/12





# SITE PLAN - SHED STRUCTURE DESIGN



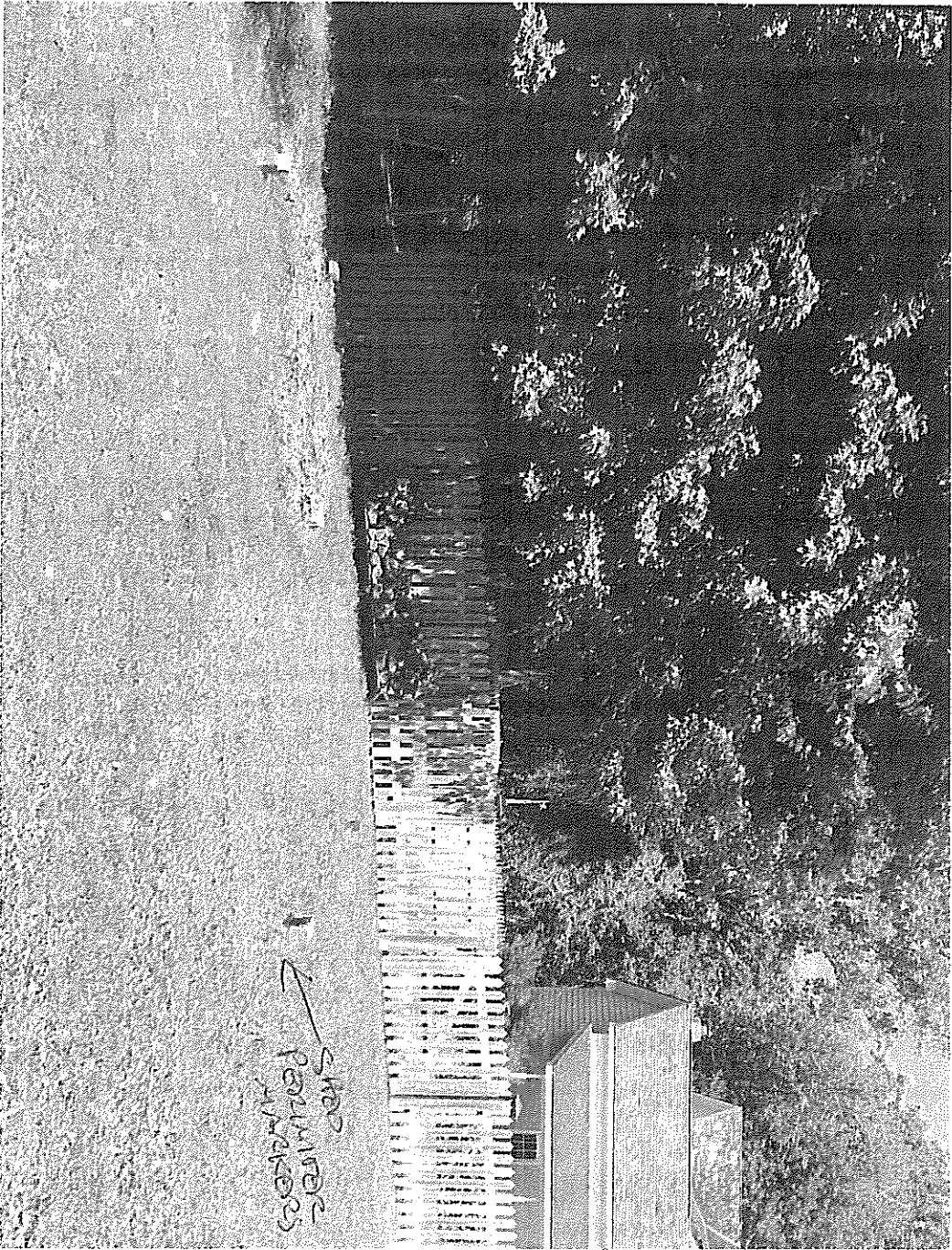
© COPYRIGHT 2008 DONALD A. DALE, INC.

<p><b>DONALD A. DALE, INC.</b>          BUILDING DESIGN</p> <p>8089 NEW DANVILLE PKWY          717-872-4888</p> <p>LANCASTER, PA 17603          FAX 717-872-7143</p>	<b>TYPICAL A-FRAME STYLE SHED</b>			
	DATE	1/31/09	SCALE	1/4" = 1'-0"
	REVISIONS		P.N.	08 - 03
			SHEET NO. 1 OF 1	

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EXISTING PAVED/PAVEMENT COMPACTOR - SITED PERMITS

SITES PERMITS MARKERS

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EXISTING PROPERTY COMPARISON - SHED LOCATION



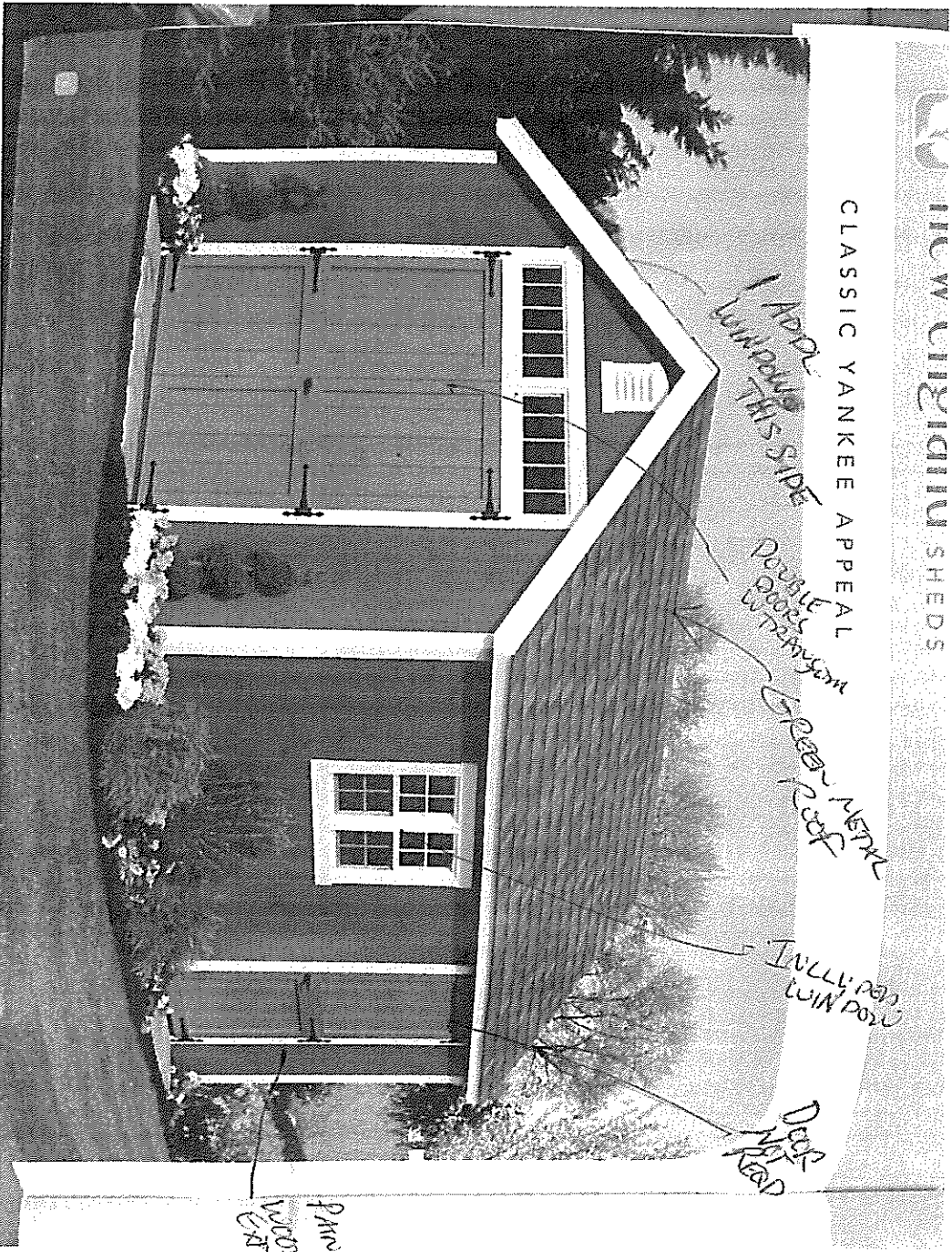
PG 7/12

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SIDE PLAN - NEW ENGLAND CAPE SHED 12' x 16'

NEW ENGLAND SHEDS

CLASSIC YANKEE APPEAL



ADD WINDOW THIS SIDE

DOUBLE DOORS WITH TRIM

GREEN METAL ROOF

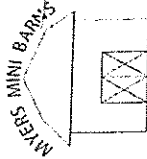
TRULLY OPEN WINDOW

DECK WITH RAIL

PAINTED  
WOOD  
CATERPILLAR

PC 8/12

SITE PLAN - SITE SPERS



Myers Mini Barns  
16041 Frederick Road  
Lisbon, Maryland 21765  
410-489-5451  
www.myersminibarns.com

12 X 16 NEW ENGLAND CAPE  
DURA TEMP

\$3753.00

64.00 (118 x 27 WINDOW)

975.00 METAL ROOF?  
GREEN

144.00 LOFT

\$596.00



SIDING  
TRIM  
ROOF: GREEN METAL ROOF

JEFF JOHNSON  
106 WATER ST.  
BROOKVILLE, MD. 20833

240-447-3592  
JEFF.JOHNSON@ME.COM

With its simple, classic style, our New England shed fits perfectly into nearly any backyard setting. Choose from a variety of sizes and models designed to suit your needs. A long list of standard features includes architectural shingles and boxed window trim. Add custom windows for even more style and appeal.

STANDARD FEATURES

- Keyed "L" Latches
- Paintable Composite Trim
- Special Turnbuckle Braces on Doors
- Architectural Shingles
- Doors Painted the Same as Trim Color
- 7/12 Pitch Roof
- 2 - 16" x 27" Windows
- Arch Window Trim on Quarters
- 6" Black Decorative Hinges

12' x 16' CAPE

- Siding and Trim (Savage)
- Roof (Onward)
- Classic Gable Vents
- Transom Windows above doors
- Accented Doors
- Deluxe Hinges
- 3' Door

100% ENGLAND METAL ROOF

PG. 9/12

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