EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 210 Market St., Brookeville
Resource: Outstanding Resource Brookeville Historic District
Applicant: Patrick Curley (Brooke Curley, Agent)
Review: HAWP
Case Number: 23/65-17E
PROPOSAL: Fence installation

Meeting Date: 9/6/2017
Report Date: 8/30/2017
Public Notice: 8/23/2017
Tax Credit: No
Staff: Michael Kyne

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District
STYLE: Gothic Revival
DATE: c. 1812

PROPOSAL:
The applicant is proposing to install a 4’ high wooden Gothic picket style fence at the rear and rear/sides of the subject property.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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 301-563-3403 or
michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: Mrs. Brooke Curley
Contact Person: Brooke Curley
Contact Phone: 410-913-9787
Tax Account No.: 4106040731
Name of Property Owner: Patrick Curley
Address: 210 Market Street
City: Brookeville
State: MD 20833
City: Market St.
Nearest Cross Street: South St.
Lot: 14445
Block: Subdivision:
Site:

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Remove
☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ More ☐ Install ☐ Window/Door
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision: ☐ Repair: ☐ Renovate:
☒ Fence/Wall (complete section 4)
☐ Other:

1B. Construction cost estimate: $8,400

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATION
2A. Type of sewage disposal: ☐ 01 DE WSSC ☐ 02 Septic ☐ 03 Other:
2B. If type of water supply: ☐ 01 DE WSSC ☐ 02 Well ☐ 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height: 4’ feet 0 inches

3B. Indicate whether the fence/retaining wall is to be constructed on one of the following locations:
☒ On property line/property line
☒ Entirely on land of owner
☒ On public right of way/assessment

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]
Date: 5/26/17

For Chairperson, Historic Preservation Commission

Approved:

Disapproved:

Application/Permit No.:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/99

809914
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The current fence along the perimeter of the yard at 210 Market Street requests to install a fence within our property line in our back yard.

b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

The fence will be a wooden gothic picket fence to match the style of our gothic revival home and match other fences in the neighborhood.

4' High

2. SITE PLAN

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

a. 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 structure(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 label photographic prints of each view of existing resources, including details of the affected portions. All labels should be placed on the reverse of photographs;

b. Clearly label photographic prints of the resources 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 drip line of any tree 8” 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.
Site Plan

BOUNDARY SURVEY
LOTS 44 & 45
TOWN OF BROOKEVILLE
EIGHTH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
PLAT RECORDED IN L 4850 F. 538

Shade portion to indicate North

Applicant: ___________________________
Existing Property Condition Photographs (duplicate as needed)

Detail: View from Back of Yard

Detail: View from Back Porch
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>210 Market Street</td>
<td></td>
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<tr>
<td>Brookeville, MD 20833</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Miche Booz &amp; Diane Teague</td>
</tr>
<tr>
<td>208 Market St.</td>
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<tr>
<td>Brookeville, MD 20833</td>
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