EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 209 Market Street, Brookeville

Meeting Date: 10/23/2019

Resource: Spatial Resource
Brookeville Historic District

Report Date: 10/16/2019

Applicant: Michael Acierno and Harper Pryor

Public Notice: 10/9/2019

Tax Credit: No

Review: HAWP

Case Number: 23/65-19F

Staff: Michael Kyne

PROPOSAL: Front entrance railing replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Spatial Resource within the Brookeville Historic District

STYLE: Colonial Revival

DATE: 1993

Fig. 1: Subject property.
PROPOSAL:

The applicants are proposing to replace the wooden front entrance railing with a milled cellular PVC railing. The dimensions of the proposed railing will match those of the existing railing. The spherical post finials will be replaced with pyramidal caps.

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:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-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.

(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.)
**Secretary of Interior’s Standards for Rehabilitation**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**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* #2 and #9;

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: Michael Acierno
Email: m.b.a.cieri@hotmail.com
Contact Person: Michael Acierno
Phone: 301 946 6548
Tax Account No. 301 602 2347

Address: 209 Brookville Market
Contact: MacIntyre Painting
Contractor Registration No. 92419
Agent for Owner: Jorge Chacon
Phone: 301 946 6548

Property Description:
House Number: 209
Lot: 2

Town: North Street
Subdivision: 2000

Approvals:
Type of work:
1. Built-in, new cabinets
2. Built-in, new shelving
3. Built-in, new storage
4. Additions
5. Deck
6. Fence
7. Front Entry
8. Rear Entry
9. Sidewalk
10. Roofing
11. HVAC
12. Siding
13. Windows
14. Doors
15. Electrical
16. Plumbing
17. Foundation
18. Driveway
19. Paving
20. Landscape

Construction cost estimate: $ 52,000

Additional Information:

I hereby certify that I have the authority to make this 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 that to be a condition of the issuance of this permit.

Date: 1 June, 2019

[Signature]

SEE REVERSE SIDE FOR INSTRUCTIONS
**HISTORIC PRESERVATION COMMISSION**

**APPLICATION FOR**

**HISTORIC AREA WORK PERMIT**

**Contact Person:** Michael Acierno

**Email:** michael.acierno@gmail.com

**Phone No:** 301 602 2347

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**Name of Property Owner:** Michael Acierno/Harpur Pryor

**Address:** 209 Brookeville Market 20833

**Contractor:** MacIntyre Painting

**Contractor Registration No:** 92419

**Agent for Owner:** Jorge Chacon

**Phone No:** 301 921 5428

**House Number:** 209

**Street:** Market Street

**Township:** Brookeville

**Submission:** N/A

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**PART ONE: TYPE OF PRESENTATION AND USE**

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<thead>
<tr>
<th>CHECK ALL APPLICABLE</th>
<th>CHECK ALL APPLICABLE</th>
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<td>A.C.</td>
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<td>Shed</td>
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<tr>
<td>Removal</td>
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<tr>
<td>Roof</td>
<td>Single Family</td>
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<tr>
<td>Door</td>
<td>Fence/Handicap Section</td>
</tr>
<tr>
<td>Window</td>
<td>Fence/Handicap Section</td>
</tr>
<tr>
<td>Roof</td>
<td>Fence/Handicap Section</td>
</tr>
<tr>
<td>Exterior</td>
<td>Other: Front Railing</td>
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**Construction cost estimate:** $52900

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**PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND ADDITIONS**

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<tr>
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<td>92 Septic</td>
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**PART THREE: COMPLETE ONLY FOR PERMITS AFFECTING WALL**

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<tr>
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<th><strong>Location:</strong></th>
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<td>91 MSCP</td>
<td>91 MSCP</td>
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</tbody>
</table>

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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 the chief requirements of the Historic Preservation Commission and that the construction will comply with the chief requirements of the Historic Preservation Commission.

**Signature:**

**Date:** 1 June, 2019

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**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:
      
      1993 colonial brick on half acre lot in historic Brookville.
      
      The house itself is not historically significant.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      The current wooden railing system on the front entrance is suffering significant damage due to water related wood rot. It has been repaired twice in the past 8 years for the same damage. This project will replace the current wood railing system with Intex's zero maintenance milled cellular PVC material designed for a similar look to wood railing. All dimensions will remain the same. The spherical post finial will be replaced with pyramidal cap.

2. **SITE PLAN**
   Site and environmental setting, drawn to scale. You may use your plot. 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, sewers, 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". Plan 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, where 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**
   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 drip line 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. **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/property from the parcel in question.

PLEASE PRINT (OR 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.
### 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>
</tr>
</thead>
<tbody>
<tr>
<td>209 Market Street</td>
<td></td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harry and Karen Montgomery</td>
</tr>
<tr>
<td>211 Market Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
</tbody>
</table>

| Warren Ferris and Renee Moneyhun                           |
| 207 Market Street                                          |
| Brookeville, MD 20833                                      |
Existing Property Condition Photographs

Figure 1 Current Front Railing

Figure 2 Right railing and post
Figure 6 Left Post base

Figure 7 Right Post base
The Hampton Extruded Rail System is an economical rail solution with performance superior to composite railing. Now available in 6', 8' and 10' rail lengths for level & radius rail runs, and 6 & 8 foot lengths for stairway applications.

- 100% Cellular PVC
- Stainless Steel Hidden Fastener System
- Available in a Peaked Style Top Rail as well as a Beverage Friendly Flat Cap Top Rail
- Spans up to 10 feet
- Can be bent to custom radius
- 5" Newel Cover - Standard 6, 8, 10, 12' Optional
- Pyramidal and Flat Newel Caps Available
- Standard Baluster 1.25" Square
- Does Not Require Painting
- Can be Painted

The finishing touch you never need to touch again

20 Bogden Boulevard, Millville, NJ 08332
Phone: 856-233-4100
www.intexmillwork.com
HAMPTON EXTRUDED RAIL SYSTEM

Economical Rail Solution with Superior Performance

The Hampton Extruded Rail System is available in 6', 8', & 10' lengths for level rail runs, and 6', 8', & 8.625' lengths for stairway applications.

- Matte Finish - 100% Extruded Cellular PVC with Aluminum Reinforced Core
- Flat and Peaked 3-1/2" Rail Widths
- Commercial Grade Approved Spans Up To 10 feet
- Hidden Stainless Steel Fasteners
- 1-1/4" Square Edge Balusters and Square Edge Posts
- 5" Standard Newel Cover; 6" & 8" Optional
- Solid PVC Flat & Pyramid Newel Caps, Injection Molded Cap Option
- Does Not Require Paint, But Can Be Painted

<table>
<thead>
<tr>
<th>PART #</th>
<th>DESCRIPTION</th>
<th>MINIMUM ORDER</th>
<th>QUANTITY REQUESTED</th>
<th>VALUE</th>
<th>EXTENDED PRICE</th>
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<tbody>
<tr>
<td>INTEX640DOT</td>
<td>INTEX Hampton RS40 Tri-Rail Pocket Literature, 4&quot; x 5&quot; (Pack of 50)</td>
<td>1 pc</td>
<td></td>
<td>$6.50</td>
<td></td>
</tr>
<tr>
<td>RS40MSPT</td>
<td>Sample Hampton Peaked Top, Bottom Rail &amp; Reinforcement, Include Baluster &amp; Bracket</td>
<td>1 ea</td>
<td></td>
<td>$12.60</td>
<td></td>
</tr>
<tr>
<td>RS40MSTFT</td>
<td>Sample Hampton Flats Top, Bottom Rail &amp; Reinforcement, Include</td>
<td>1 ea</td>
<td></td>
<td>$12.60</td>
<td></td>
</tr>
<tr>
<td>RS40MSTFTM</td>
<td>Sample Hampton Flats/Montgomery Top, Bottom Rail &amp; Reinforcement, Include Baluster &amp; Bracket</td>
<td>1 ea</td>
<td></td>
<td>$15.40</td>
<td></td>
</tr>
<tr>
<td>RS40RAILDSP</td>
<td>Display, RS40 Hampton Rail, Include Rail &amp; Peak Rail with 5&quot; Newel Cover &amp; Posts Cap, Includes Graphics &amp; Literature</td>
<td>1 ea</td>
<td></td>
<td>$208.50</td>
<td></td>
</tr>
<tr>
<td>RS40MINIDISP</td>
<td>Mini Hampton Counter Display, Includes RS4035DF and RS4035DFP with 5&quot; Newel &amp; Rail Cap/WM75 Beige Trim</td>
<td>1 ea</td>
<td></td>
<td>$162.01</td>
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</table>

UPS/FREIGHT COSTS

TOTAL COST CHARGED TO MARKETING SUPPORT FUND
RS40 Hampton Rail
Choose from INTEX’s standard selection of newel cap styles or design your own.

Pyramidal Cap to be used

- **PYRAMIDAL CAP (NPTC)**
- **3 TIER CAP W/ 75 BED (NTTC)**
- **2 TIER PLAIN CAP W/ 287 RAKE SKIRT (NTCR)**
- **FLAT 2 TIER CAP (NTC)**
- **TRITON CAP (NTCT)**
- **ISLAND CAP PYRAMIDAL (NICP)**
- **ISLAND CAP FLAT (NICF)**
- **ISLAND CAP FLAT W/ CHAMFER (NICFC)**
- **HARBOR STYLE CAP**
**Maximum On-Center Baluster Spacing Guide**

<table>
<thead>
<tr>
<th>Baluster Style</th>
<th>Max Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-1/4&quot; Square or Chamfered</td>
<td>5-1/8&quot;</td>
</tr>
<tr>
<td>1-1/2&quot; Square or Chamfered</td>
<td>5-3/8&quot;</td>
</tr>
<tr>
<td>1-1/2&quot; T1 Turned</td>
<td>4-15/16&quot;</td>
</tr>
<tr>
<td>1-1/2&quot; T2 Turned</td>
<td>4-3/4&quot;</td>
</tr>
<tr>
<td>2&quot; Square or Chamfered</td>
<td>5-7/8&quot;</td>
</tr>
<tr>
<td>2&quot; T1 Turned</td>
<td>4-11/16&quot;</td>
</tr>
<tr>
<td>2&quot; T2 Turned</td>
<td>4-13/16&quot;</td>
</tr>
<tr>
<td>2-1/2&quot; Square or Chamfered</td>
<td>6-3/8&quot;</td>
</tr>
<tr>
<td>2-1/2&quot; T1 Turned</td>
<td>5-3/16&quot;</td>
</tr>
<tr>
<td>2-1/2&quot; T2 Turned</td>
<td>5-1/4&quot;</td>
</tr>
<tr>
<td>3-1/2&quot; Square or Chamfered</td>
<td>7-3/8&quot;</td>
</tr>
<tr>
<td>3-1/2&quot; T1 Turned</td>
<td>5-7/16&quot;</td>
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<td>3-1/2&quot; T2 Turned</td>
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<td>5&quot; T1 Turned</td>
<td>6-15/16&quot;</td>
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<td>5&quot; T2 Turned</td>
<td>7-3/4&quot;</td>
</tr>
<tr>
<td>5&quot; T3 Turned</td>
<td>6-15/16&quot;</td>
</tr>
</tbody>
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**Typical On-Center Spacing for 1-1/2" Balusters**

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45 Mill Street, Mays Landing, NJ 08330 | intexmillwork.com | 856-293-4100
## Maximum On-Center Baluster Spacing Quick Glance Chart

<table>
<thead>
<tr>
<th>Baluster Style/Size</th>
<th>6' Span (72&quot;)</th>
<th>8' Span (96&quot;)</th>
<th>10' Span (120&quot;)</th>
<th>12' Span (144&quot;)</th>
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</thead>
<tbody>
<tr>
<td>1-1/4&quot; Square or Chamfered</td>
<td>14</td>
<td>18</td>
<td>23</td>
<td>28</td>
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<tr>
<td>1-1/2&quot; Square or Chamfered</td>
<td>13</td>
<td>17</td>
<td>22</td>
<td>26</td>
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<tr>
<td>1-1/2&quot; T1 Turned</td>
<td>14</td>
<td>19</td>
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<tr>
<td>1-1/2&quot; T2 Turned</td>
<td>15</td>
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<td>2&quot; Square or Chamfered</td>
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<td>2&quot; T1 Turned</td>
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<td>2-1/2&quot; T1 Turned</td>
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<td>15</td>
<td>18</td>
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<tr>
<td>5&quot; T3 Turned</td>
<td>10</td>
<td>13</td>
<td>17</td>
<td>20</td>
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**BALUSTER COUNTS SHOWN ARE BASED ON FULL SPANS ROUNDED UP TO THE NEAREST WHOLE BALUSTER TO ENSURE 4" BALL TEST COMPLIANCE**

**Sample Calculation using 2-1/2" T1 Turned Balusters at 5-3/16" on-center spacing**

96" divided by 5.188 on center spacing = 18.5 balusters

Rounded up to the next whole baluster, you should figure 19 balusters for a true 96" span