

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
Review:	HAWP	Tax Credit:	No
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

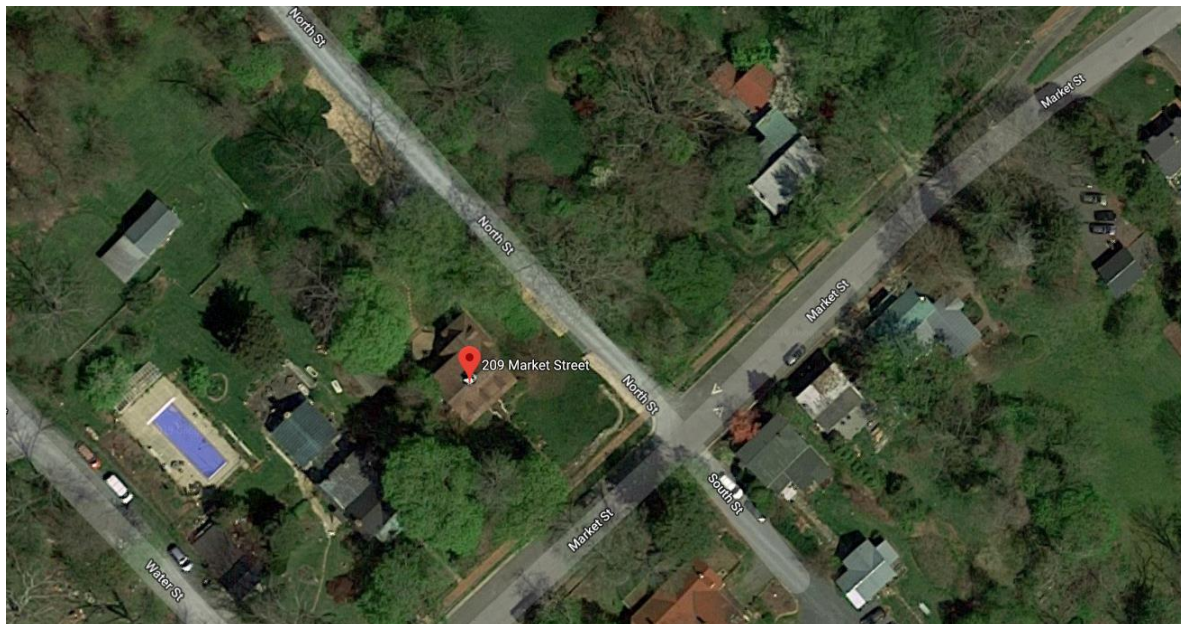


Fig. 1: Subject property.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: michael.acierno@gmail.com Contact Person: Michael Acierno
Daytime Phone No: 301 602 2347
Tax Account No: _____
Name of Property Owner: Michael Acierno/Harper Pryor Daytime Phone No: 301 602 2347
Address: 209 Brookeville Market 20833
Street Number City State Zip Code
Contractor: MacIntyre Painting Phone No: 301 946 6548
Contractor Registration No: 92419
Agent for Owner: Jorge Chacon Daytime Phone No: 301 921 5428

PART TWO: PROJECT INFORMATION

House Number: 209 Street: Market Street
Town/City: Brookeville Nearest Cross Street: North Street
Lot: N/A Block: N/A Subdivision: 0005
Lot: 18187 Folio: 0284 Parcel: P441

PART THREE: PROJECT DESCRIPTION

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Reversible

CHECK ALL APPLICABLE

☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other Front Railing

1B Construction cost estimate: \$ \$5900

1C If this is a revision of a previously approved active permit, see Permit # No

PART FOUR: COMPLIANCE WITH ENVIRONMENTAL REGULATIONS

2A Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other _____
2B Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other _____

PART FIVE: COMPLIANCE WITH FENCE/RETAINING WALL

3A Height _____ feet _____ 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 this 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 that to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

1 June, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No: _____ Date Filed: _____ Date Issued: _____

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



HISTORIC PRESERVATION COMMISSION
301/563-3400

DP6 - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: michael.acierno@gmail.com Contact Person: Michael Acierno
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Name of Property Owner: Michael Acierno/Harper Pryor Daytime Phone No: 301 602 2347
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House Number: 209 Street: Market Street
Town/City: Brookeville Nearest Cross Street: North Street
Lot: N/A Block: N/A Subdivision: 0005
Liber: 18167 Folio: 0284 Parcel: P441

PARTIAL: COMPLETE FOR CONSTRUCTION AND EXISTING CONDITIONS
1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☒ Install ☐ Wreck/Ram ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☒ Repair ☐ Reworkable ☐ Fence/Wall (complete Section 4) ☒ Other: Front Railing
1B Construction cost estimate: \$ 55900
1C If this is a revision of a previously approved active permit, see Permit # NO

PARTIAL: COMPLETE FOR NEW CONSTRUCTION AND EXISTING CONDITIONS
2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other _____
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other _____

PARTIAL: COMPLETE FOR RETAINING WALL
3A. Height _____ feet _____ 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 involved and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

1 June, 2019
Date

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

Edt 5-21-99

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 brookeville.

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 two times 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, 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

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.

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.

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

Owner's mailing address 209 Market Street Brookeville, MD 20833	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Harry and Karen Montgomery 211 Market Street Brookeville, MD 20833	Patrick and Brook Curley 210 Market Street Brookeville, MD 20833
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 3 Right Railing top section



Figure 4 Left Railing



Figure 5 Left Railing top section



Figure 6 Left Post base



Figure 7 Right Post base



HAMPTON

EXTRUDED RAIL SYSTEM

RS40350F



RS40350P



Rail sections are available in 6', 8' & 10'. Rail Kits and 3 Line Rail Kits include Horizontal Rails, Structural Reinforcements, Square Balusters & Hardware.

Rail Kit	Length/Height
RS40350F-6K36	72" x 36"
RS40350F-8K36	96" x 36"
RS40350F-10K36	120" x 36"

RS40350F-6K42	72" x 42"
RS40350F-8K42	96" x 42"
RS40350F-10K42	120" x 42"

3 Line Rail Kit	Length/Height
RS40350F3-6K36	72" x 36"
RS40350F3-8K36	96" x 36"
RS40350F3-10K36	120" x 36"

RS40350F3-6K42	72" x 42"
RS40350F3-8K42	96" x 42"
RS40350F3-10K42	120" x 42"

Rail Kit	Length/Height
RS40350P-6K36	72" x 36"
RS40350P-8K36	96" x 36"
RS40350P-10K36	120" x 36"

RS40350P-6K42	72" x 42"
RS40350P-8K42	96" x 42"
RS40350P-10K42	120" x 42"

3 Line Rail Kit	Length/Height
RS40350P3-6K36	72" x 36"
RS40350P3-8K36	96" x 36"
RS40350P3-10K36	120" x 36"

RS40350P3-6K42	72" x 42"
RS40350P3-8K42	96" x 42"
RS40350P3-10K42	120" x 42"

Rail Sets and Top Rails include Horizontal Rails, Structural Reinforcements, Brackets and Screws.

Rail Set	Rail Length
RS40350F-6	72"
RS40350F-8	96"
RS40350F-10	120"

Top Rail	Rail Length
RS40350F-6T	72"
RS40350F-8T	96"
RS40350F-10T	120"

Rail Set	Rail Length
RS40350P-6	72"
RS40350P-8	96"
RS40350P-10	120"

Top Rail	Rail Length
RS40350P-6T	72"
RS40350P-8T	96"
RS40350P-10T	120"

The Hampton Extruded Rail System is an economical rail solution with performance superior to composite railing. Now available in 6, 8 and 10 foot 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



INTEX™
MILLWORK SOLUTIONS

20 Bogden Boulevard, Millville, NJ 08332
Phone: 856-293-4100
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 & radius rail runs, and 6' & 8' lengths for stairway applications.

- Matte Finish – 100% Extruded Cellular PVC with Aluminum Reinforced Core
- Flat and Peaked 3-1/2" Rail Widths
- Commercial Code 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", 10" and 12" Optional
- Solid PVC Flat & Pyramid Newel Caps, Injection Molded Cap Option
- Does Not Require Paint, But Can Be Painted



RS40MSFT



RS40MSPT



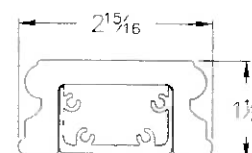
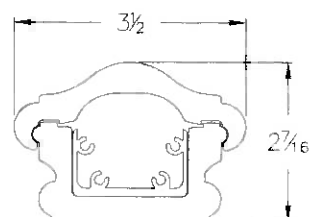
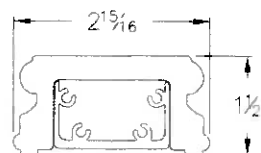
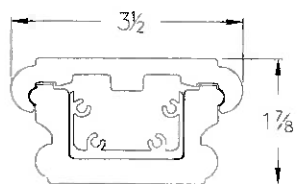
RS40MINIDISP



RS40RAILDISP

PART #	DESCRIPTION	MINIMUM ORDER	QUANTITY REQUESTED	VALUE	EXTENDED PRICE
INTEXRS40DT	INTEX Hampton RS40 Tri-Fold Pocket Literature, 4" x 9" (Pack of 50)	1 pk		\$6.50	
RS40MSPT	Sample Hampton Peaked Top, Bottom Rail & Reinforcement, Include Baluster & Bracket	1 ea		\$12.40	
RS40MSFT	Sample Hampton Flat Top, Bottom Rail & Reinforcement, Include	1 ea		\$12.40	
RS40MSFT-M	Sample Hampton Flat/Mahogany Top, Bottom Rail & Reinforcement, Include Baluster & Bracket	1 ea		\$13.40	
RS40RAILDISP	Display, RS40 Hampton Rail, Include Flat & Peak Rail with 5" Newel Cover & Plain Cap, Includes Graphics & Literature	1 ea		\$282.59	
RS40MINIDISP	Mini Hampton Counter Display, Include RS4035CF and RS4035OP with 5" Newel & Flat Cap/WM75 Base Trim	1 ea		\$166.01	
				UPS/FREIGHT COSTS	
				TOTAL COST CHARGED TO MARKETING SUPPORT FUND	

3.5" Flat will be used



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)

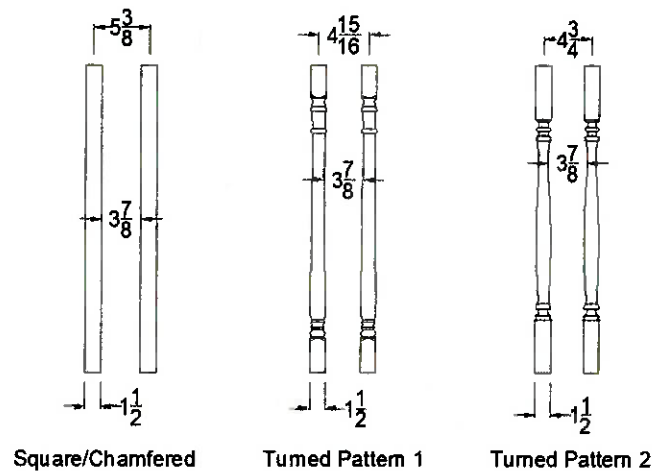


HARBOR STYLE CAP



Maximum On-Center Baluster Spacing Guide

Baluster Style	Max Spacing
1-1/4" Square or Chamfered	5-1/8"
1-1/2" Square or Chamfered	5-3/8"
1-1/2" T1 Turned	4-15/16"
1-1/2" T2 Turned	4-3/4"
2" Square or Chamfered	5-7/8"
2" T1 Turned	4-11/16"
2" T2 Turned	4-13/16"
2-1/2" Square or Chamfered	6-3/8"
2-1/2" T1 Turned	5-3/16"
2-1/2" T2 Turned	5-1/4"
3-1/2" Square or Chamfered	7-3/8"
3-1/2" T1 Turned	5-7/16"
3-1/2" T2 Turned	6-1/4"
5" T1 Turned	6-15/16"
5" T2 Turned	7-3/4"
5" T3 Turned	6-15/16"



TYPICAL ON-CENTER SPACING FOR 1-1/2" BALUSTERS



Maximum On-Center Baluster Spacing Quick Glance Chart

Baluster Style/Size	6' Span (72")	8' Span (96")	10' Span (120")	12' Span (144")
1-1/4" Square or Chamfered	14	18	23	28
1-1/2" Square or Chamfered	13	17	22	26
1-1/2" T1 Turned	14	19	24	29
1-1/2" T2 Turned	15	20	25	30
2" Square or Chamfered	12	16	20	24
2" T1 Turned	15	20	25	30
2" T2 Turned	14	19	24	29
2-1/2" Square or Chamfered	11	15	18	22
2-1/2" T1 Turned	13	18	23	27
2-1/2" T2 Turned	13	18	22	27
3-1/2" Square or Chamfered	9	13	16	19
3-1/2" T1 Turned	13	17	22	26
3-1/2" T2 Turned	11	15	19	23
5" T1 Turned	10	13	17	20
5" T2 Turned	9	12	15	18
5" T3 Turned	10	13	17	20

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

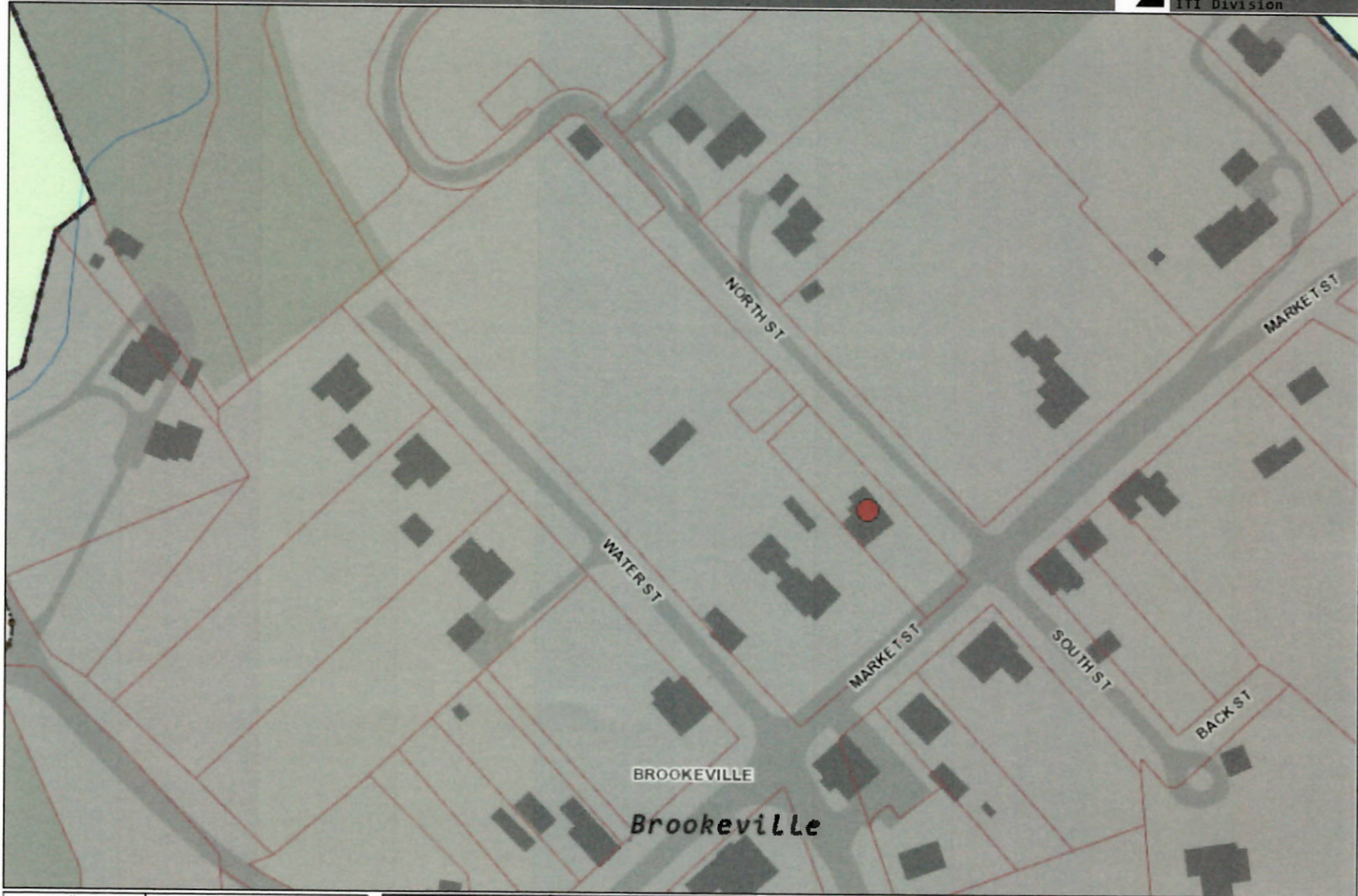
Rounded up to the next whole baluster, you should figure 19 balusters for a true 96" span

Montgomery County Zoning

Date: 5/25/2019



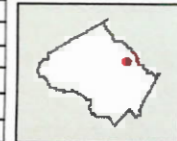
Montgomery County
Planning Department
ITI Division



Account #	00732204
Address	209 MARKET ST BROOKEVILLE, 20833
Zone	Non-MNCPPC Zoning
Overlay Zone	N/A
TDR Overlay Zone	N/A
Landuse	Single Family Detached
Parcel, Lot, Block	P441, N/A, N/A
WSSC Grid	227NW03
Map Amendments	G-256 G-266 G-838 G-956

Parking District	N/A
CBD	N/A
Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Legal Description	LT IN BROOKEVILLE

Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	N/A
Municipality	BROOKEVILLE
Master Plan	BROOKEVILLE
Historic Site/District	BROOKEVILLE HISTORIC DISTRICT
Water/Sewer Categories	W-1/ S-1



1 inch = 171 feet