

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	210 Market Street, Brookeville	Meeting Date:	10/13/2021
Resource:	Primary Resource (Brookeville Historic District)	Report Date:	10/6/2021
Applicant:	Jessica Schwartz	Public Notice:	9/29/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	963857	Staff:	Michael Kyne
PROPOSAL:	New hardscape		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Brookeville Historic District
STYLE: Gothic Revival
DATE: 1812

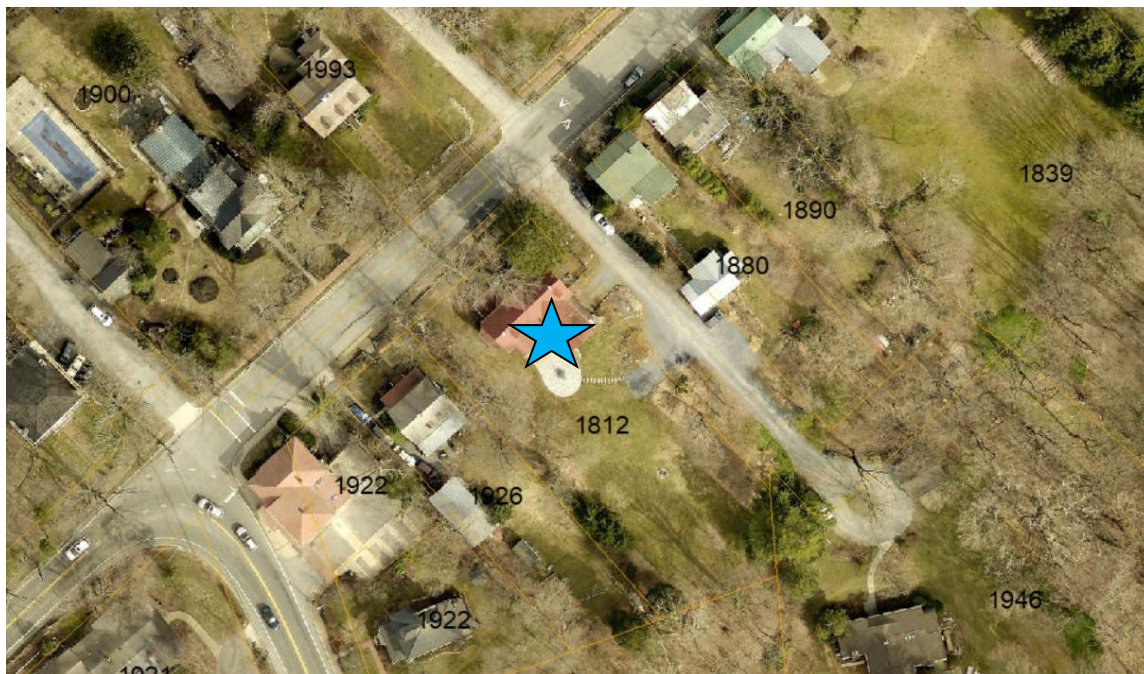


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Resurface both gravel driveways at the northeast (left, as viewed from the public right-of-way of Market Street) side of the house with the tar and chip (double chip seal) with blue stone.
 - The frontmost driveway will be resurfaced within the same footprint.
 - The rearmost driveway will be widened approximately 10'.

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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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 ensure 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 an electronic set 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 963857
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jessica Schwartz
Address: 210 Market St
Daytime Phone: 301-509-9434

E-mail: jessschwartz@gmail.com
City: Brookeville Zip: 20833
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: N/A
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Brookeville Historic District
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 210 Street: Market Street
Town/City: Brookeville Nearest Cross Street: South Street
Lot: 44,45 Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Driveway</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jessica Schwartz

09-06-2021

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

From a previous historical submission: "This 2-1/2 story, five-bay house faces north on Market Street. Built in sections on stone and brick foundations, this frame house has white novelty siding. The north (front) porch has four large wooden columns which support a half-hipped roof. The north door is glass and wooden paneled. It is flanked by two-light sidelights and surmounted by a three-light transom. The south porch has a shed roof which is supported by one square post. The south door is wooden paneled and is surmounted by a one-light transom. There is a variety of windows in this house. On the north elevation at the first level there are four long, two-over-two, double-hung windows. In the north cross gable there is a six-over-six, double-hung window flanked by two-light windows. On the west elevation there is a two-story bay window. On the east elevation at the first level, there are three sixteen-light windows and at the second level of the same elevation there are two eight-over-eight, double-hung windows as well as one sixteen-light window. There are two six-over-six, double-hung gabled dormers on the south elevation. The cross gable roof has raised seam metal covering. On the west elevation the roof extends out over the two-story bay, its cornice line boxed and closed to form a triangular pediment over the bay window. There are two interior chimneys in the north section of the house and the east end has a large chimney. A small detached outbuilding is to the west of the main house."

Description of Work Proposed: Please give an overview of the work to be undertaken:

The town is changing the South Street from gravel to tar and chip (double chip seal) with "blue-stone". So we would like to change our main driveway and cellar driveway from gravel to tar and chip (double chip seal) with "blue-stone"; these two driveways are connected to South Street. At the same time, we would like to widen the main driveway by approximately 10 feet to allow a second car to park.

Work Item 1: <u>East and West side Chimneys</u>	
Description of Current Condition: Two Gravel driveways. One for the cellar and one for the house	Proposed Work: 1. Change both driveways form gravel to tar and chip (double chip seal) with "blue-stone". 2. Widen the main driveway by approximately 10 feet to allow a second car to park.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Adjacent and Confronting Properties:

Brookeville, MD 20833

208 Market Street

209 Market Street

211 Market Street

212 Market Street

5 High Street

1 South Street

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

