

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	208 Market Street, Brookeville	Meeting Date:	10/12/2022
Resource:	Primary (19 th Century) Resource (Brookeville Historic District)	Report Date:	10/05/2022
Applicant:	Miche Booz	Public Notice:	9/28/2022
Review:	HAWP	Tax Credit:	N/A
Case Number:	1007594	Staff:	Rebecca Ballo
PROPOSAL: Deck extension on the rear elevation			

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (19th Century) Resource within the Brookeville Historic District
DATE: 1803 (Foundation); Late 19th-Early 20th Century Building Modifications



Fig. 1: Subject property located on the southeastern side of Market Street.

ARCHITECTURAL DESCRIPTION

The subject property at 208 Market Street is a two-story, wood frame, side-gable Queen Anne-style house Brookeville Historic District Master Plan Amendment describes this property as: “A 2 story 3 bay by 3 bay frame building with an offset gable roof of standing seam tin. The 3 bay front facade which faces north has 2 over 2 windows, eave brackets, and a wood panel door surmounted by a three-light transom on the east end. There is a one bay wide porch with half hipped roof and simple wooden posts. The west facade has two 2 over 2 windows on the second floor, and two 6 over 6 windows and a door with a simple gable roof porch over it.”

PROPOSAL:

The applicant proposes to extend an existing wooden deck at the rear of the property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Brookeville Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Brookeville Historic District Master Plan Amendment (Amendment)*, *Montgomery County Code Chapter 24A-8 (Chapter 24A-8)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 pertinent *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.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The existing deck and rear alterations (for the main house and outbuilding conversion to a studio) were constructed through a series of revisions to an initial HAWP that was reviewed and approved in 2002.¹

The applicant is proposing to extend the existing rear wood deck by an additional 4'. An alteration such as this, that would have no impact to historic building materials and that is constructed entirely out of wood, typically would have been approved out at the Staff level. However, given the proximity to the adjacent property and the fact that the deck is partially visible from the right-of-way in the absence of vegetation, staff has brought the case forward to the HPC to review the HAWP.

Staff fully supports the applicant's proposal. The 4' deck extension will be constructed entirely to the rear. It will not touch or remove historic building fabric. The wood materials are appropriate for this 19th-century resource. The deck can also be removed in the future with no detrimental impact to the individual resource or the District as a whole. Consequently, staff finds that the proposal will not remove or alter historic materials, features, and/or spaces that characterize the property (or district), per *Standard #2*. Staff also finds the proposal consistent with Chapter 24A-8(b), (1), (2), and (d).

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent

¹ https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640011/Box095/23-65-02D_Brookeville%20Historic%20District_208%20Market%20Street_12-18-2002.pdf

with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), and with the *Secretary of the Interior's Standards for Rehabilitation* #2 #9, and #10, as outlined above

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (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 #9, and #10,

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 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 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 1007594

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: MICHE BOOZE-mail: mb00z@michebooz.comAddress: 208 Market St.City: Brookeville Zip: 20833Daytime Phone: 301.602.6317

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____Is the Property Located within an Historic District? ☒ Yes/District Name Brookeville
☐ 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: 208 Street: Market StreetTown/City: Brookeville Nearest Cross Street: South StreetLot: 43 Block: _____ Subdivision: _____ Parcel: 476**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 checked="" 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 type="checkbox"/> Other: _____ |

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.

M. Booz
Signature of owner or authorized agent9.15.2022
Date

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

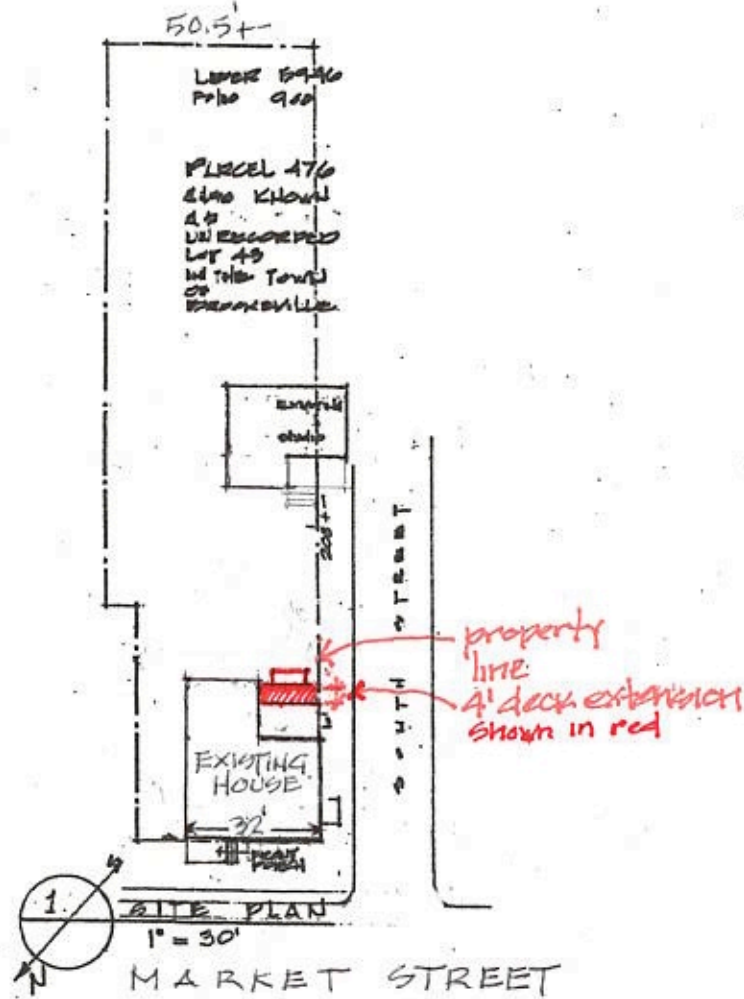
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
IRIS STRATTON Don DeWall # 1 South Street	Warren Ferris Renee Moneyhun 207 Market St.
Geoff & Jess Harshman 210 Market St.	1 South Street Brookeville, MD 20833
Daniel & Kim Heyman 206 Market St	

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

208 Market Street is located in the Brookville Historic District. It was built by Isaac Briggs, a well known surveyor, and friend of Thomas Jefferson. The original core of the house was constructed in 1803, with later additions in the 1880s & 2004. A later deck was added.

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

The proposed project is to extend the rear deck 4 Feet further to the South East.



MICHE BOOZ

ARCHITECT

CS

208 Market St
Baltimore
Maryland 21203
(410) 774-8811
fax: 774-1008

Drawing:
Cover
Site Plan

Consent:

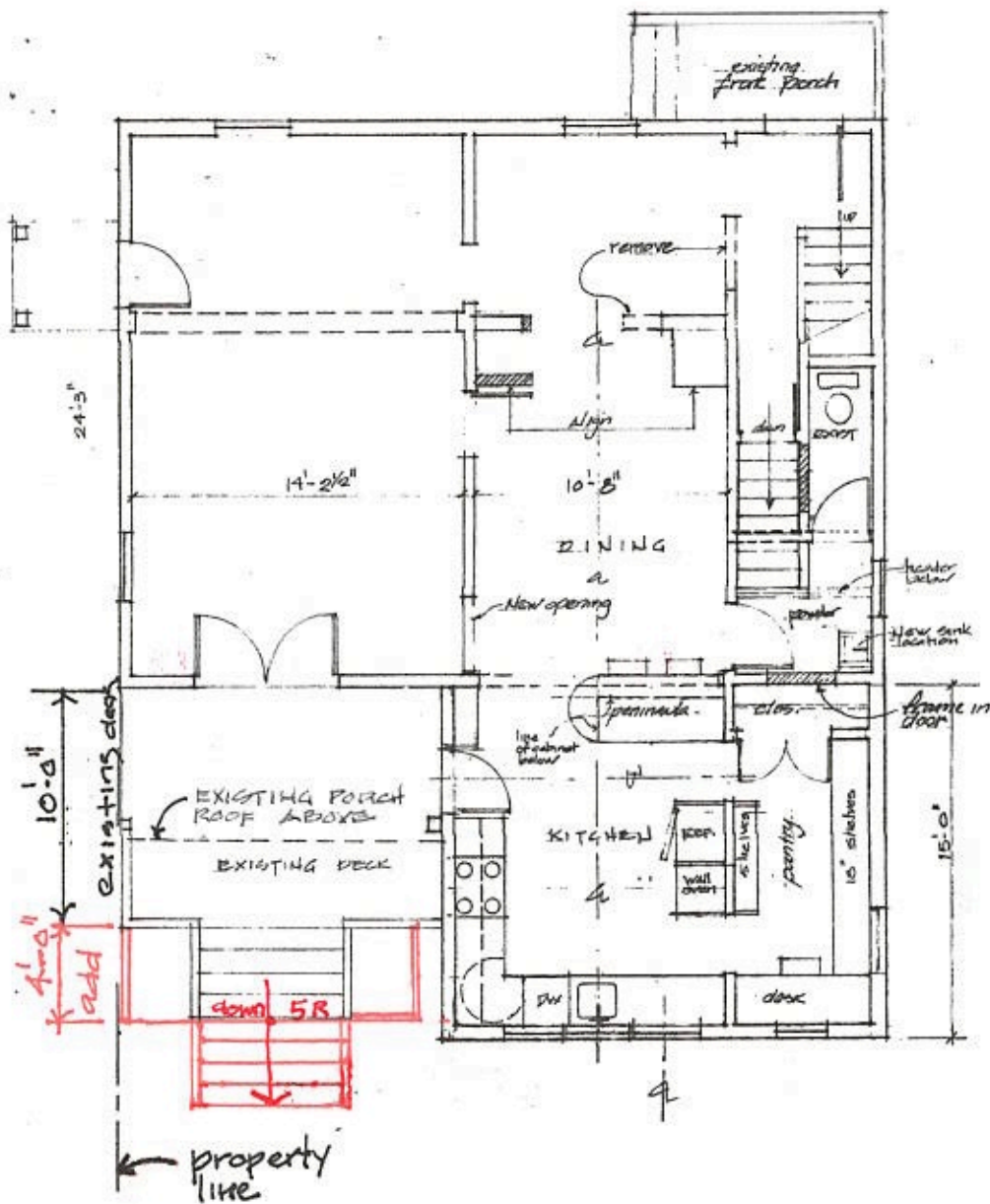
Index of Drawings:
CS - Cover Sheet & Site Plan

BOOZ, TEAGUE

208 MARKET STREET - BROOKEVILLE - MARYLAND 20833

Date:

9.14.22



208 Market Street. Deck Extension Plan.



Rear Elevation · 208 Market St. Brookerville







