

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	209 Market Street, Brookeville	Meeting Date:	7/10/2024
Resource:	Spatial Resource (Brookeville Historic District)	Report Date:	7/3/2024
Applicant:	Harper Pryor (Kathy Landis, agent)	Public Notice:	6/26/2024
Review:	HAWP	Tax Credit:	No
Case Number:	1075291	Staff:	Chris Berger
PROPOSAL:	Hardscape alterations, new shed, other grading and yard alterations.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The applicant must provide a specification or representative photo for the proposed flagstone, handrails, and downspouts.
2. The applicant must provide a site plan that shows the material and extent of the purloins proposed for the top of the arbor.

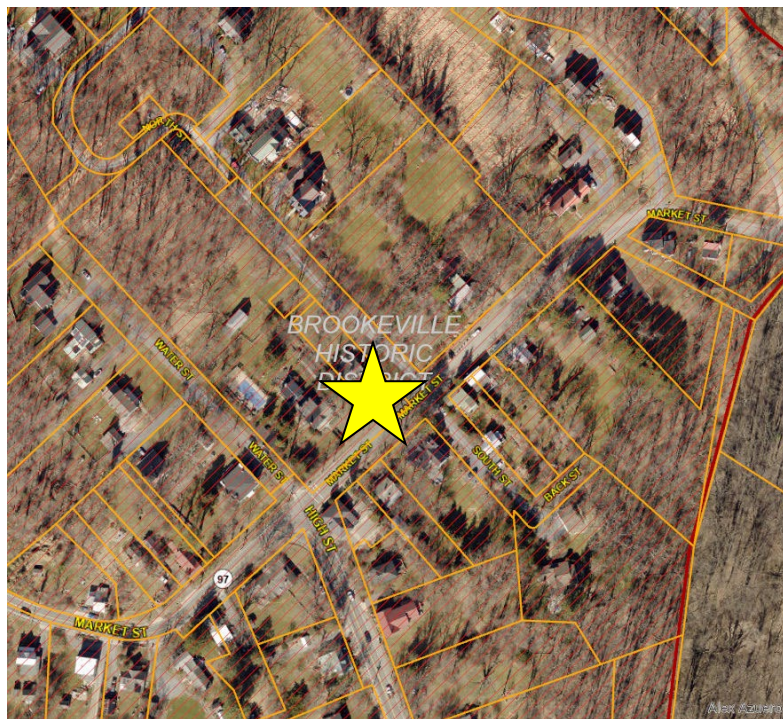


Figure 1: The subject property at 209 Market Street in the Brookeville Historic District is indicated with a gold star. The district is indicated with red cross hatches.

PROPERTY DESCRIPTION

SIGNIFICANCE: Spatial Resource within the Brookeville Historic District
 STYLE: Colonial Revival
 DATE: 1993

The property was designated as a Spatial Resource when the Historic District was created. (Spatial Resources denote vacant and/or unimproved properties within the district.) The property consists of two separate parcels totaling 0.34-acres: a large rectangular shaped lot at the northwest corner of Market and North Streets, and smaller rectangular parcel along North Street. The property contains a 1.5-story Colonial Revival style residence measuring 2,079 square feet. A wood deck is located at the rear of the building. A low, dry-stacked stone wall is located at the front of the property along Market Street. A number of established trees are located on the property.



Figure 2: The subject property consists of two separate parcels.



Figure 3: The applicant provided these photos of the existing property that show the front elevation, rear elevation, and retaining wall at the south property line.

PROPOSAL

The applicant wrote the following in regard to the work in the front yard:

- Repair the existing stone wall by re-setting the stones that are above grade to make the wall a bit narrower. The footing will not be disturbed.
- Repair-Replace the existing front brick walkway from the public sidewalk to the front steps to the front door/landing. The existing walkway has sunken, so the bricks will be lifted, sub-base will be regraded, a rowlock Brick border on concrete will be added to keep the bricks from shifting, and the bricks will be re-laid in running bond pattern.
- Repair-Replace existing wood lattice screen at HVAC units on side of house.
- Remove Existing Wood Screen -Fence along side property line opposite the house.

The applicant wrote the following in regard to the work in the backyard:

- Remove-Replace existing wood deck/steps with a stone patio/ stone steps/stone cheek walls and stone seat wall.
- New flagstone stepping stones as shown on plan [*Figure #5*].
- Install iron handrail - 3 posts, top handrail, no pickets, at patio steps leading towards parking area.
- Repair-Replace existing timber retaining walls with 6x6 timber retaining walls, about 16" tall.
- Repair - Replace existing downspouts as noted on plan, with new drain line/outfall per plan.
- New Flagstone pad on stone dust for placement of Trash-Recycling cans next to existing parking area.
- Electrical line for a wood post for electric car charger, as noted on plan.
- New vegetable garden in Parcel 2, that is enclosed with decorative wood/wire screen fencing and gate.
- New Shed, set on a level pad, in proposed vegetable garden.
- Low 6x6 P.T. timber retaining walls on opposite corners of vegetable garden to reduce the slope of existing grade at the corners.
- New landscaping in front and back yard.
- Proposed Low voltage Landscape Path lights and Step lights in the back yard
- New Low Voltage lighting plan for back yard.

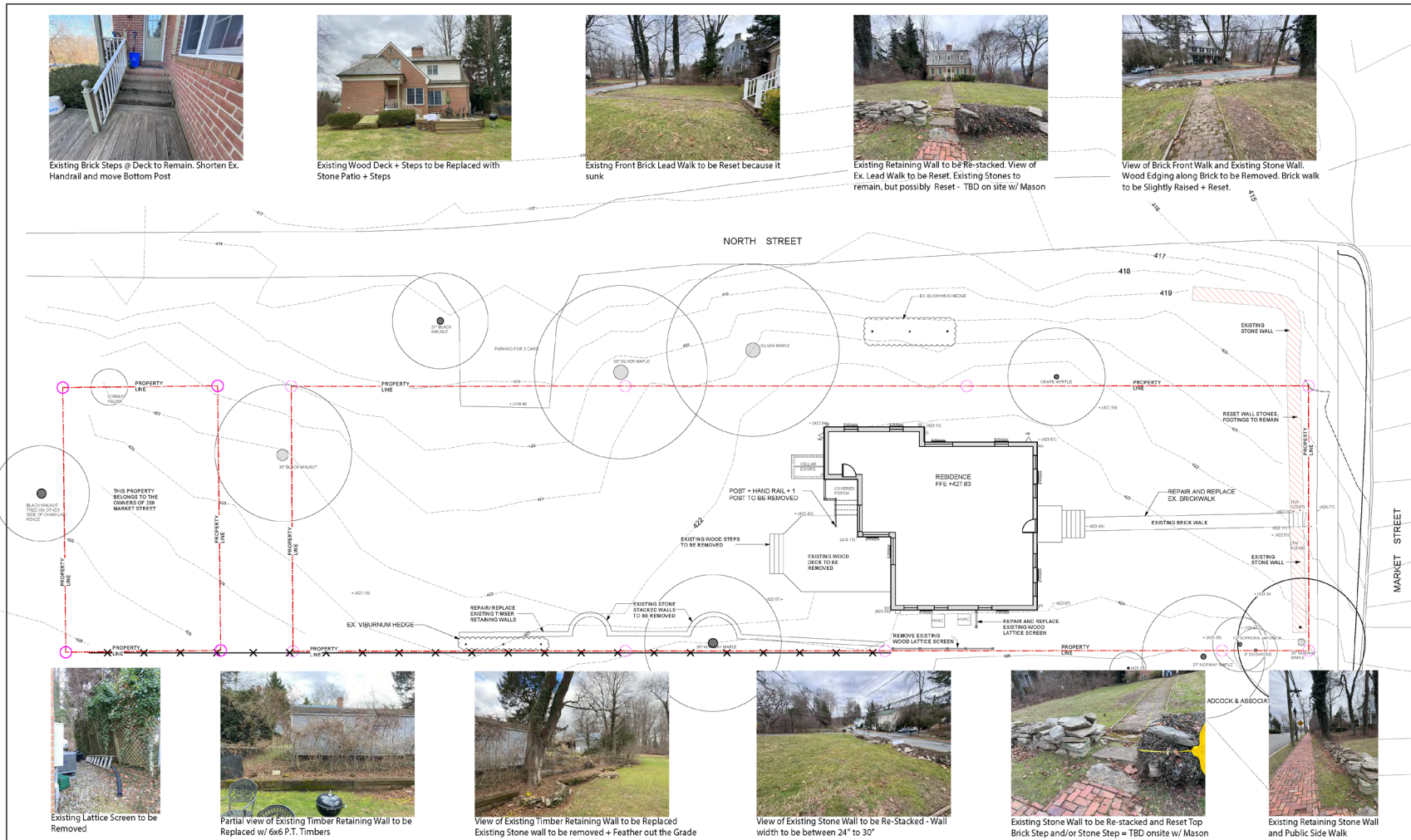


Figure 4: The existing site plan and photos of the subject property.

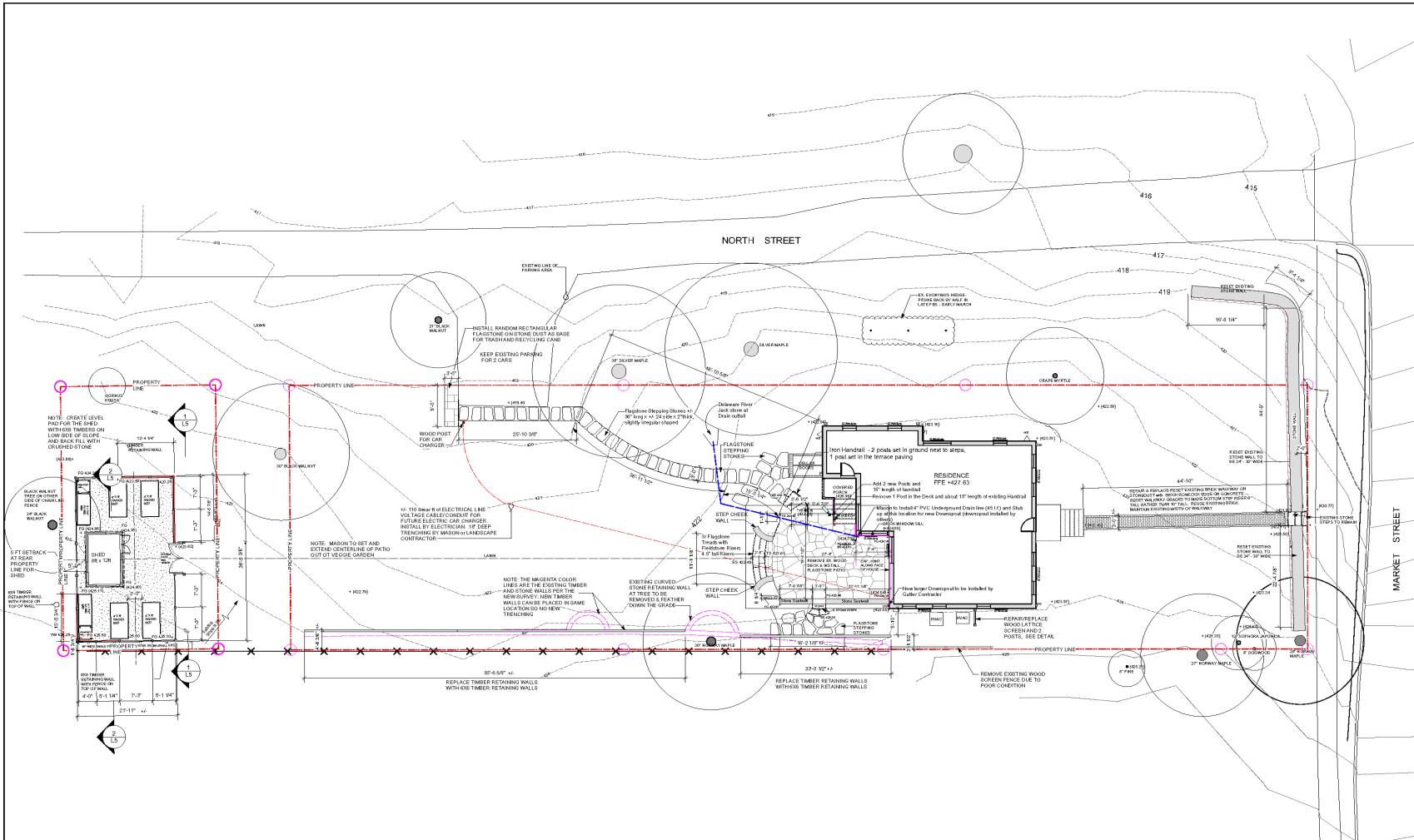


Figure 5: The proposed site plan. Alterations include resetting the stone wall in the front yard, replacement of the front walk, demolition of the deck, installation of a stone patio, installation of stone walkways, construction of a garden surrounded by fence, and installation of a shed.



SHED INSPIRATION PHOTO

We are proposing to use this company to build the sheds and have requested for them to make the Quaker Combo, but in a slightly smaller size at 8 ft x 12 ft. We are proposing to use the Salt Box style roof and with the same roofing materials show here which is Standing Seam Metal roof on the right side, and a Greenhouse style roof on the left side.

We are proposing the shed be stained this clay color (the darker shade), and that only the vertical corner trim and the roof fascia be the lighter color. The floor trim and window trim would all be the darker clay color. Window mullions would be black style roop on the left side.

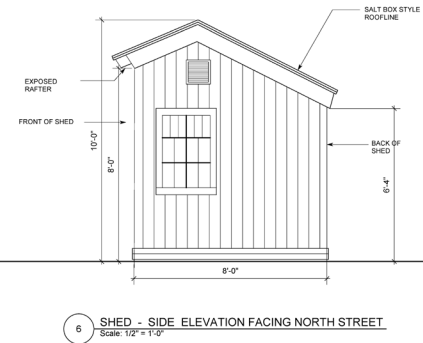
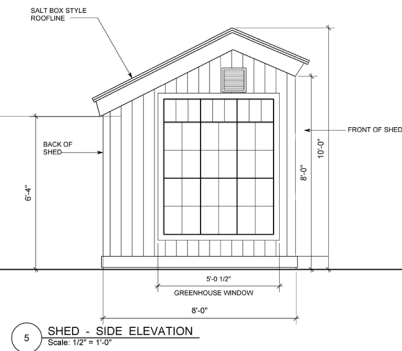
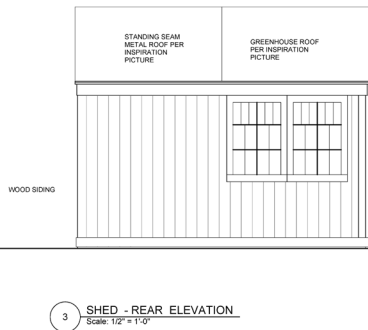
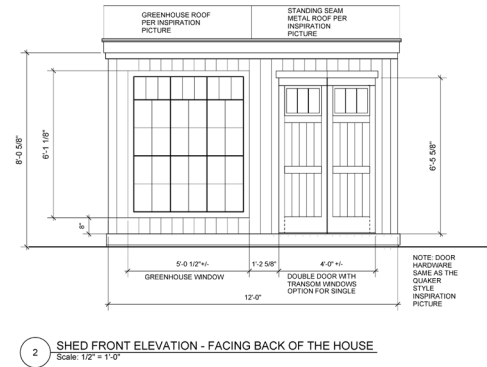
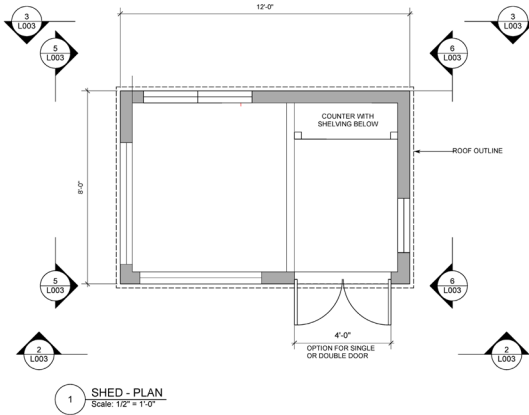


Figure 6: The proposed plan for the shed. It will measure 96 square feet and be built of composite siding in a faux wood grain pattern.

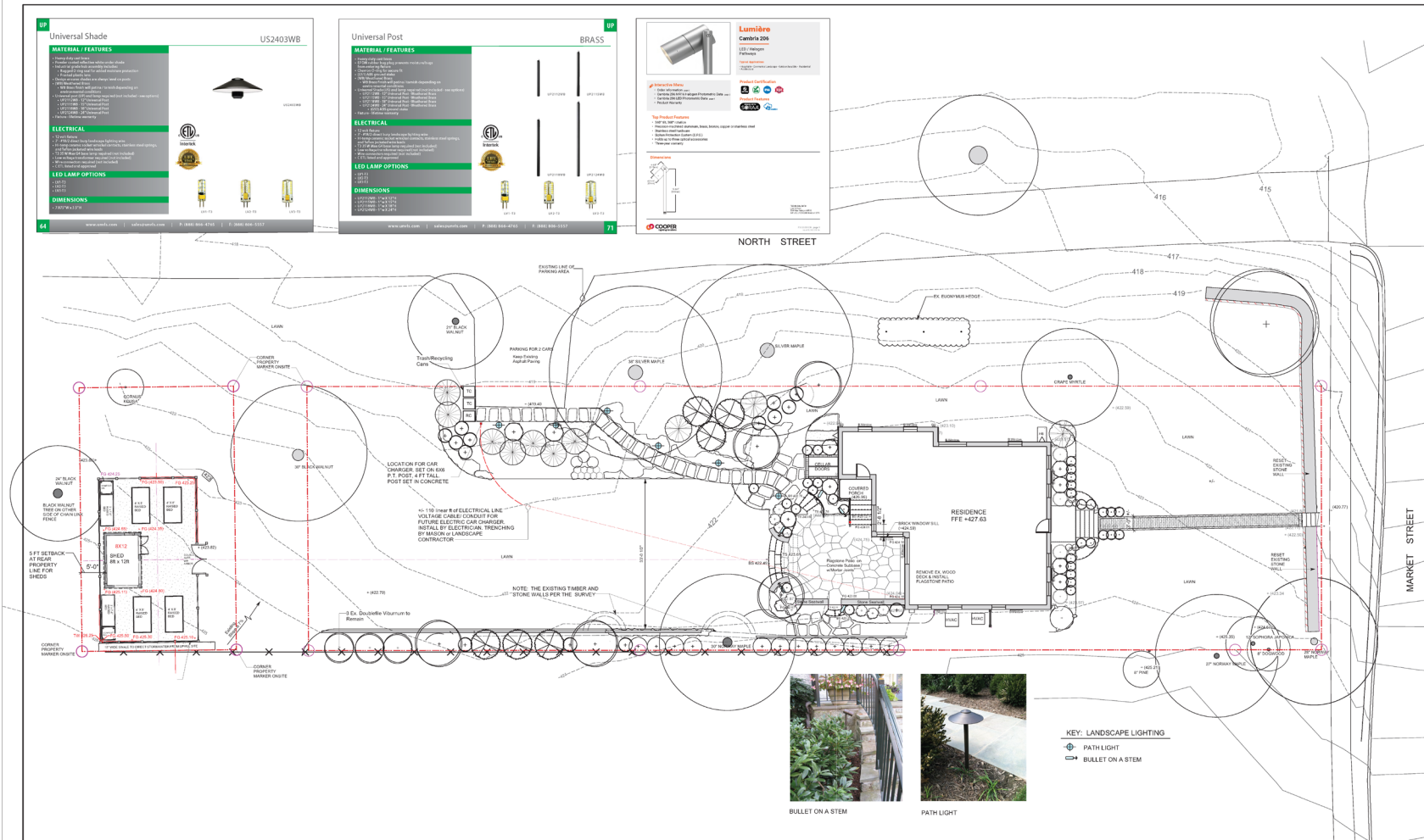
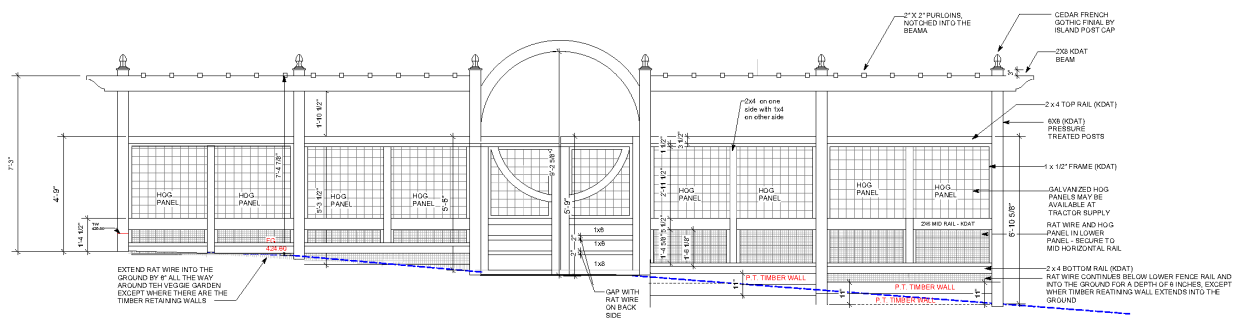
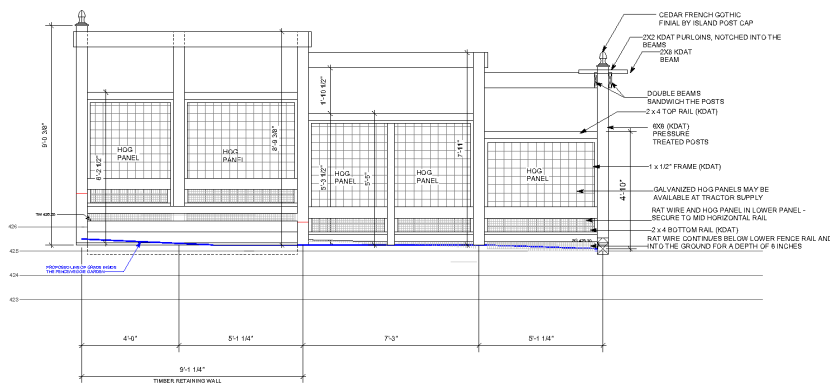


Figure 7: The proposed landscape plan shows the proposed location of the six path lights and five bullet-on-a-stem lights in the rear yard.



1 VEGETABLE GARDEN - GARDEN GATE AND PERIMETER FENCING - FRONT ELEVATION (FACING THE HOUSE)
Scale: 1/2" = 1'-0"



2 VEGETABLE GARDEN - GARDEN GATE AND PERIMETER FENCING - SIDE ELEVATION
Scale: 1/2" = 1'-0"

Figure 8: The wood and wire fence with arbor will stand as tall as 9 feet tall.

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
- (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.

Secretary of the 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 applicable *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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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

Staff supports the hardscape alterations, shed construction, and other yard alterations and recommends approval. The residence at the subject property was constructed in 1993, after the Brookeville Historic District Master Plan Amendment was adopted in 1986. In accordance with Chapter 24A-8(d), the HPC is to be lenient in its judgement of plans for structures of little historical significance unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

In the front yard, the failing dry-stone wall will be restacked. According to the applicant, it stands approximately 21-inches feet tall, and the repaired wall will be approximately the same height. The approximately 3-foot wide brick walkway that extends from the Market Street sidewalk to the front entrance will be removed; a concrete base will be laid, and a new 3-foot wide walk will be installed.

In the side yard near the south property line, the existing wood lattice that screens the HVAC units will be replaced with a new wood lattice screen that measures approximately 4.5 feet long and 4.5 feet tall. Another wood lattice screen segment that runs parallel to the property line will be removed.

In the rear yard, the wood deck and steps to the rear yard will be removed and be replaced with an approximately 550 square foot flagstone patio. The patio will be lined with stone seat wall measuring approximately 1.25 feet tall and 1-foot, 2 inches, wide. Stone stairways will be located at the south and west ends of the patio. The stairs at the west end will be lined by arched stone cheek walls measuring 8-inches tall and 1 feet, 2 inches, wide. Flagstone stepping stones will be laid to the south of the proposed pathway, and a path will be created to link the north end of the patio to the parking pad along North Street. A flagstone pad will be placed near the parking pad to hold garbage and recycling bins. Staff seeks a condition that the applicant provide a representative photo for the flagstone to be installed on the property.

Fifteen inches of handrails at the stairs that extend from the existing covered rear entry porch will be removed and replaced with new handrails of the same length. An approximately 6.5-foot long segment of handrail will be added along the proposed path where it meets the proposed patio. Staff seeks a condition that a representative photo of the handrail is provided. Six path lights and five bullet on a stem lights will be installed at the proposed patio and walkway. Vegetation also will be planted in the area.

Two half-circle stone retaining walls will be removed and the area will be regraded. The timber retaining walls will be replaced with a similar wall with 6-by-6 wood timbers.

New downspouts will be installed on the rear elevation of the building. Staff seeks a condition that specifications are provided.

A 6-by-6 inch wood post standing 4-feet tall with a cap will be installed near the parking pad to hold a charger for an electric vehicle.

The separate smaller parcel at the far west end of the property will be enclosed by a decorative wood fence with arbor at the top. Metal wire at the base will attempt to keep animals out of the timber raised garden beds that will be installed within the area. Entry will be gained through the decorative double gates with a circular design. The gate with arbor will stand as tall as 9-feet tall at its tallest point. Though staff typically seeks shorter fence heights, staff supports the fence and arbor as proposed. Its artful, open design is compatible with the character of the Brookeville Historic District, which seeks high-quality materials and design. The fence will be approximately 230 feet from the Market Street, so it will be minimally visible from that street's right of way. It will be located along North Street, but that single-lane road dead-ends and is not heavily traveled. Staff seeks a condition that the applicant provide a site plan of the fence so staff can better understand the extent and material of the purloins proposed for the arbor on top.

The shed within the gate will measure 96 square feet. It will have a gravel and timber foundation, faux wood grain composite walls, aluminum-frame windows, composite doors, and both metal and poly clear roof.

All the proposed work will not substantially alter the exterior features of the historic resource, in compliance with Chapter 24A-8(b)(1). The work also is compatible with the character of the district, in conformance with Chapter 24A-8(b)(2). The proposal also meets the applicable *Standards* because the historic character of the property will be retained and preserved; no historic materials, features, or spatial relationships that characterize the property will be destroyed and the new work will be differentiated from the old; and the integrity of the historic property and its environment will be unimpaired if removed in the future.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The applicant must provide a specification or representative photo for the proposed flagstone, handrails, and downspouts.
2. The applicant must provide a site plan that shows the material and extent of the purloins proposed for the top of the arbor.

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 HPC 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 301-563-3400 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
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
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: Street:

Town/City: Nearest Cross Street:

Lot: 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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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.

Signature of owner or authorized agent

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	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

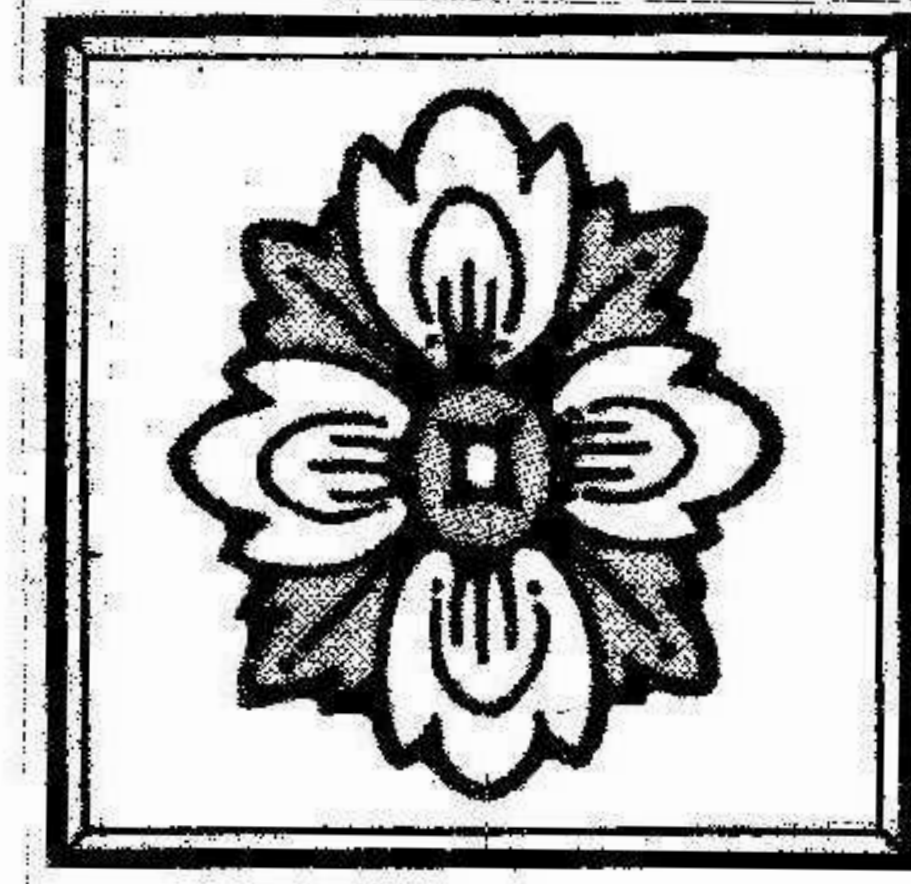
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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	*	*	*	*	*		*

RESIDENCE

209 Market Street, Brookeville, MD 20833



PERMIT PACKAGE

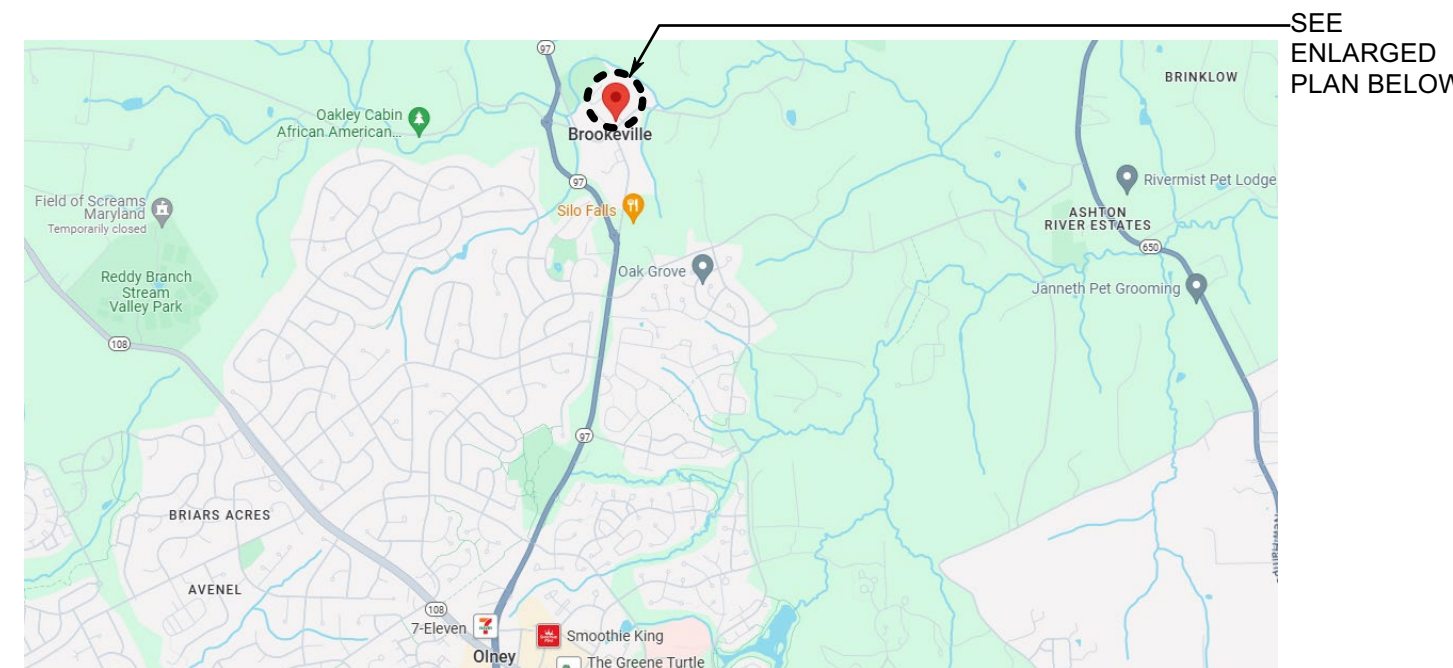
June 19, 2024

PROPERTY INFORMATION

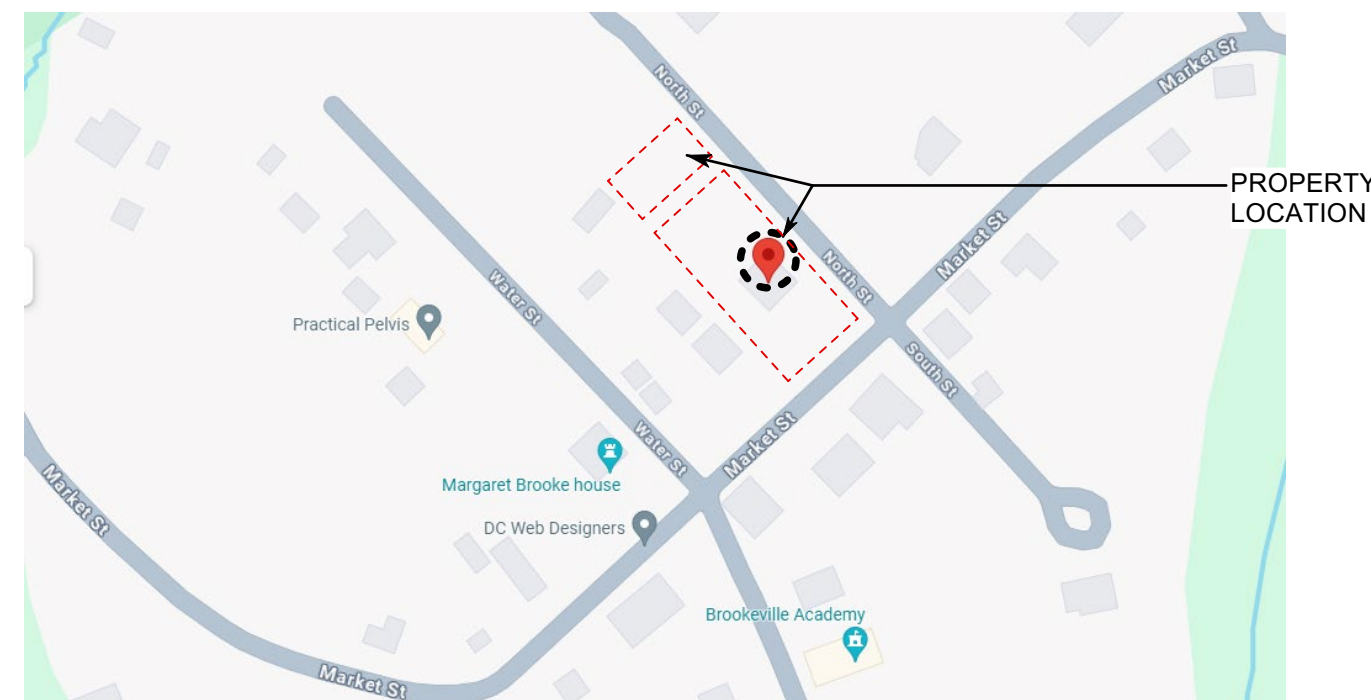
PROPERTY OWNER: Harper Pryor and Michael Acierno
 ADDRESS: 209 Market Street, Brookeville

LIST OF DRAWINGS

- L000 COVER SHEET
- L001 EXISTING SITE
- L002 SITE PLAN
- L003 SHED
- L004 FENCE
- L005 FENCE
- L006 DETAILS
- L007 LANDSCAPE
- L008 LIGHTING

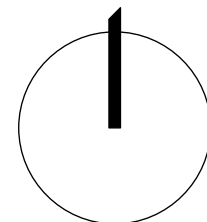


SITE LOCATION MAP



ENLARGED SITE LOCATION MAP

VICINITY MAP
 NOT TO SCALE

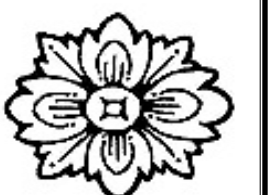


SCALE: L000
 DATE: 6/19/2024
 REVISED:
 DRAWN BY: DCA

Residence
 209 Market Street
 Brookeville, MD, 20833
 Cover Sheet

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DCA Landscape Architects, Inc.
 1315 Wisconsin Avenue, NW
 Washington, D.C. 20007
 202/337-1160 (tel.) 202/337-4630 (fax)





Existing Brick Steps @ Deck to Remain. Shorten Ex. Handrail and move Bottom Post



Existing Wood Deck + Steps to be Replaced with Stone Patio + Steps



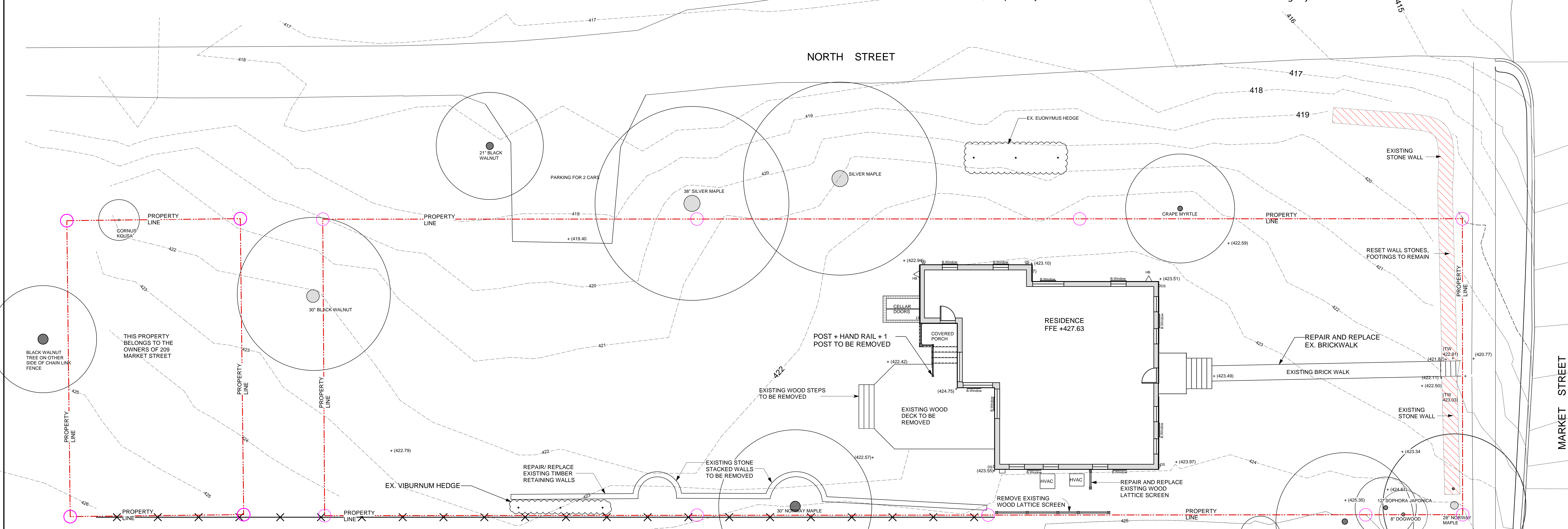
Existing Front Brick Lead Walk to be Reset because it sunk



Existing Retaining Wall to be Re-stacked. View of Ex. Lead Walk to be Reset. Existing Stones to remain, but possibly Reset - TBD on site w/ Mason



View of Brick Front Walk and Existing Stone Wall. Wood Edging along Brick to be Removed. Brick walk to be Slightly Raised + Reset.



Existing Lattice Screen to be Removed



Partial view of Existing Timber Retaining Wall to be Replaced w/ 6x6 P.T. Timbers



View of Existing Timber Retaining Wall to be Replaced Existing Stone wall to be removed + Feather out the Grade



View of Existing Stone Wall to be Re-Stacked - Wall width to be between 24" to 30"



Existing Stone Wall to be Re-stacked and Reset Top Brick Step and/or Stone Step = TBD onsite w/ Mason



Existing Retaining Stone Wall and Public Side Walk

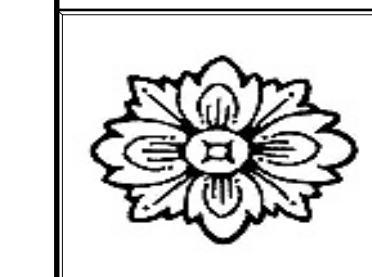
PRYOR - ACIERNO RESIDENCE
209 Market Street
Brookville, MD, 20833

EXISTING SITE AND DEMOLITION PLAN

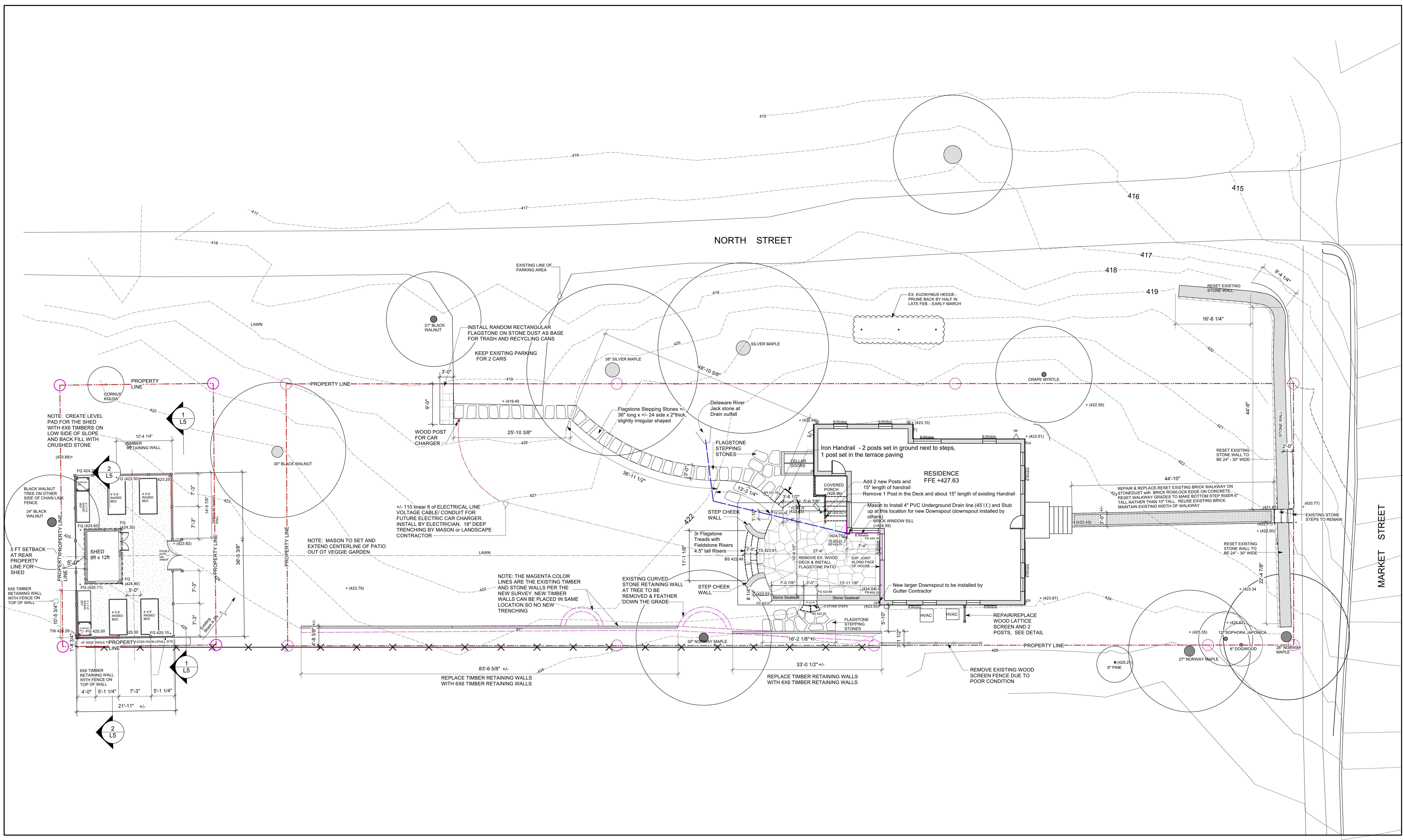
SCALE: 1/8" = 1'-0"
DATE: 6/19/2024
REVISED:
DRAWN BY: DCA

DCA Landscape Architects, Inc.
1315 Wisconsin Avenue, NW
Washington, D.C. 20007
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2 of 9



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SCALE: 1/8" = 1'-0"

DATE: 6/19/2024

REVISED:

DATE: 6/19/2024

PROJECT: PRYOR - ACIERNO RESIDENCE

ADDRESS: 209 Market Street, Brooksville, MD, 20883

DRAWN BY: DCA

SITE PLAN

3 of 9

DCA Landscape Architects, Inc.
 1315 Wisconsin Avenue, NW
 Washington, D.C. 20007
 202/337-1160 (tel.) 202/337-4630 (fax)

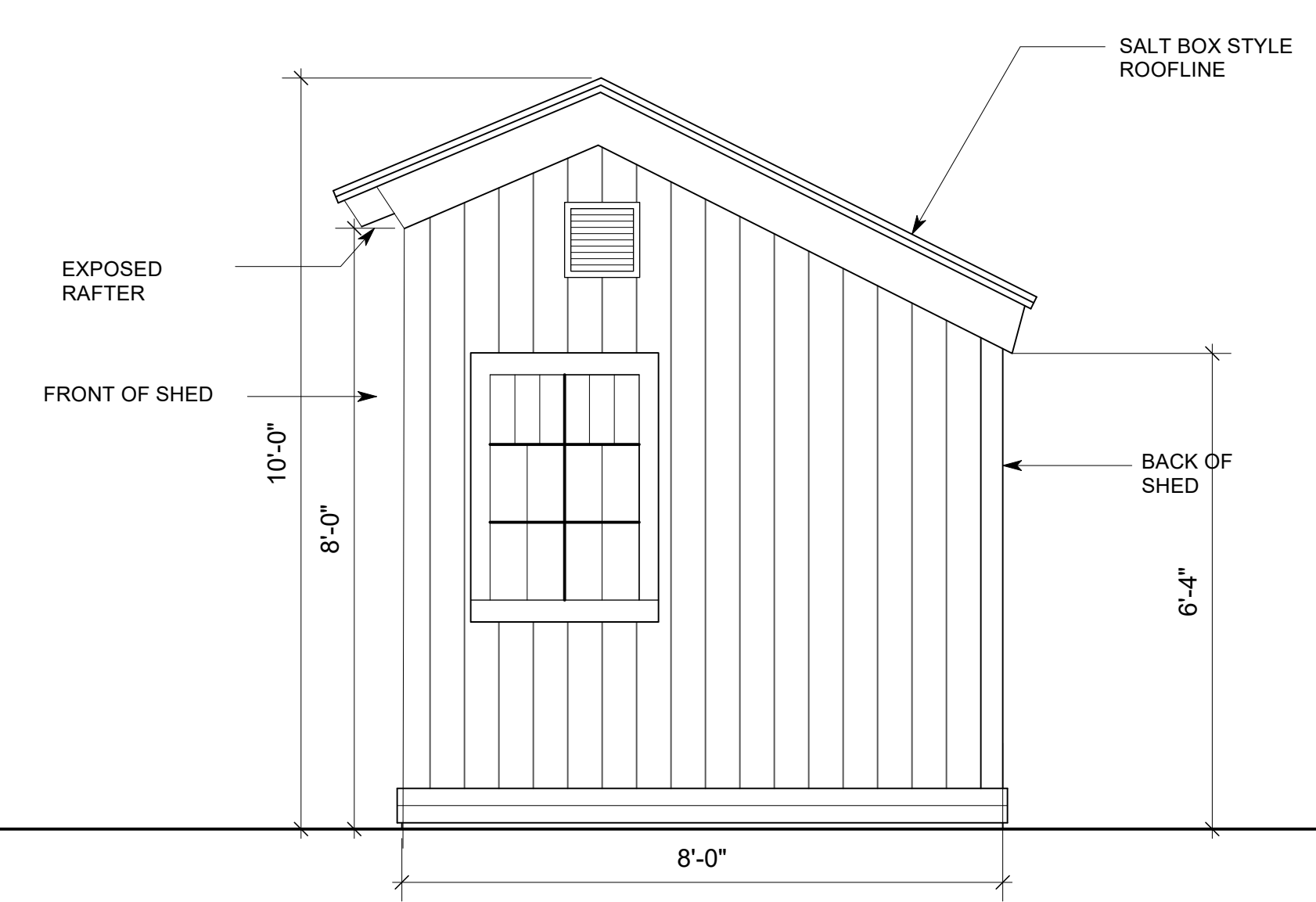
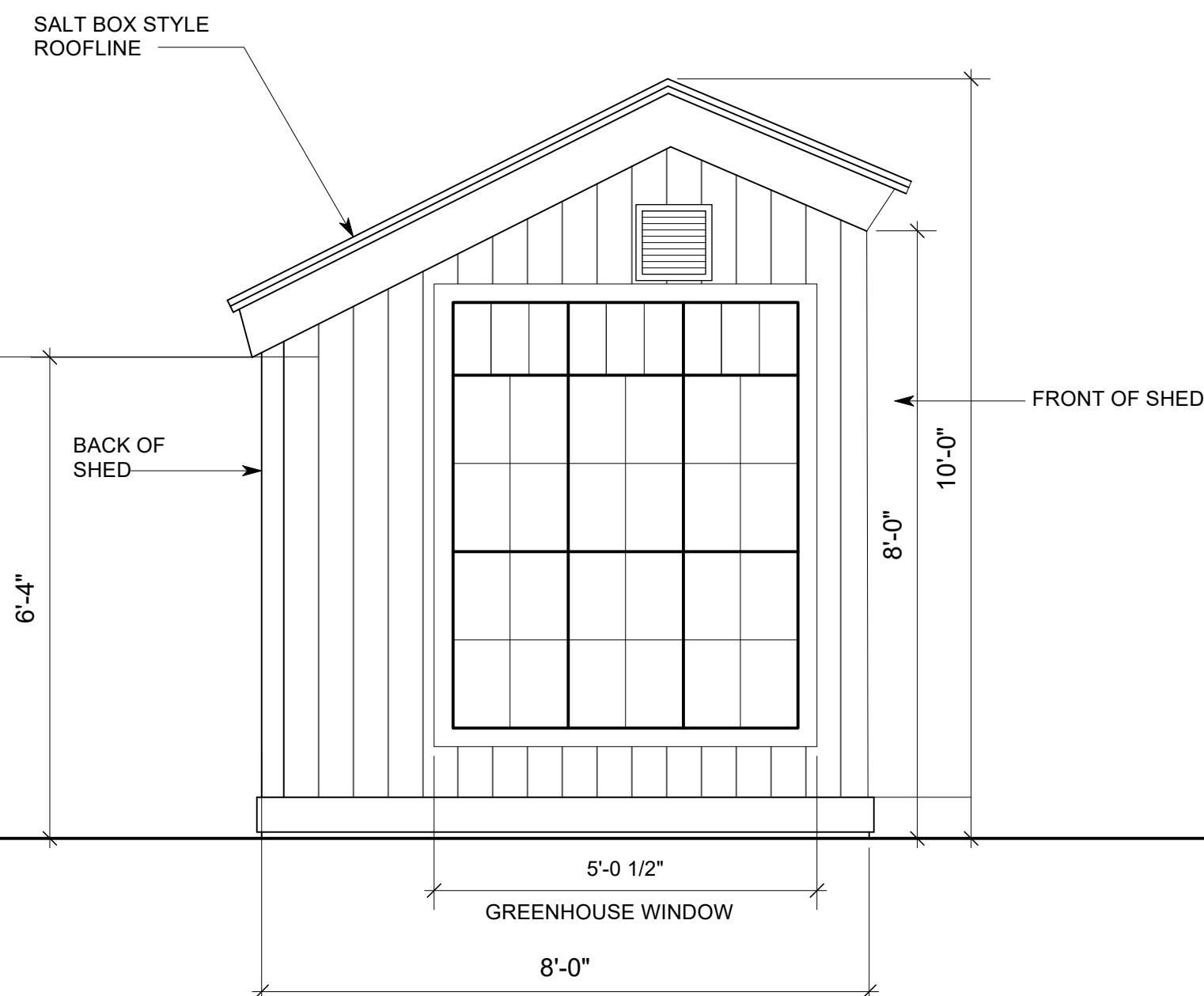
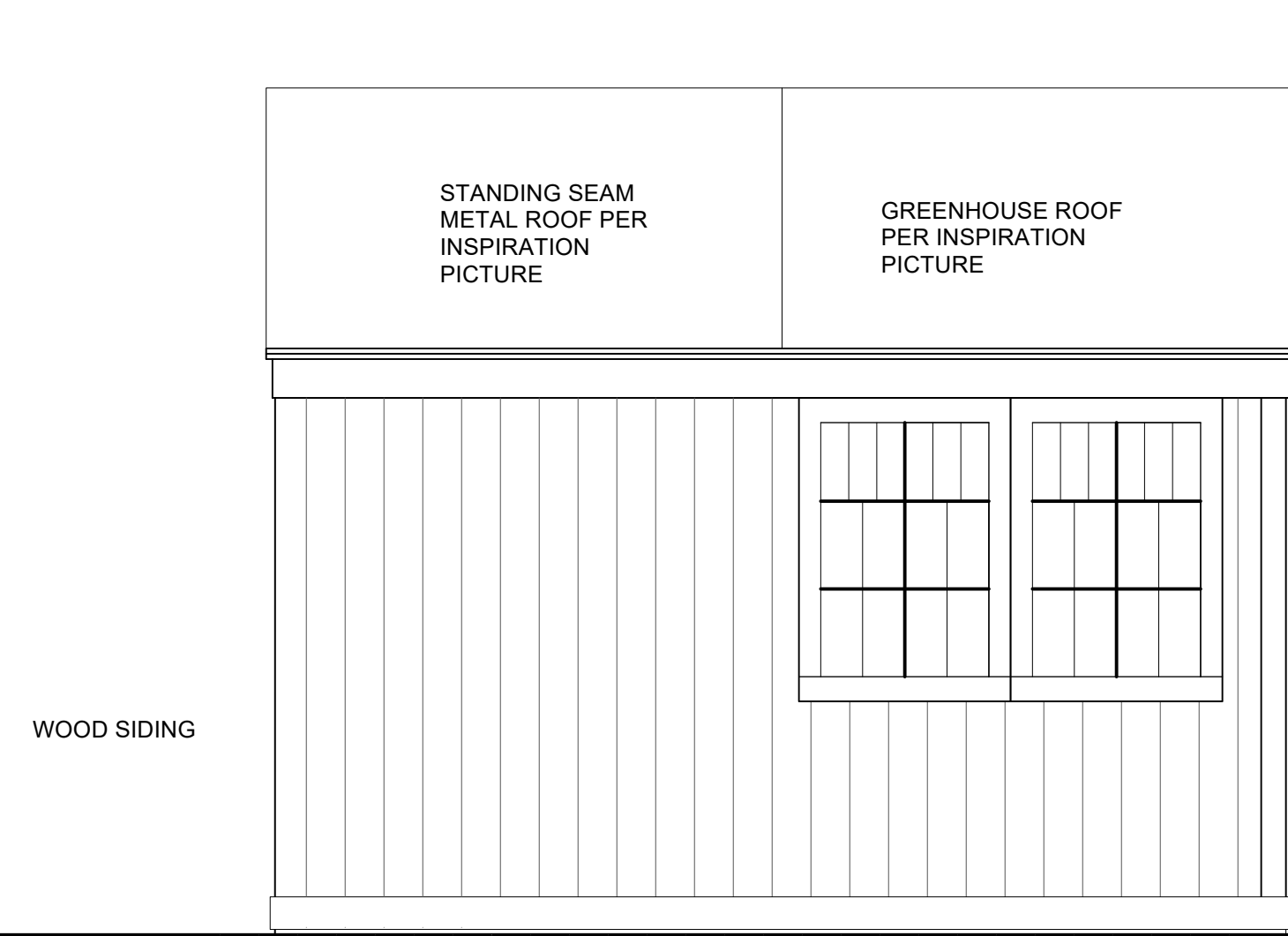
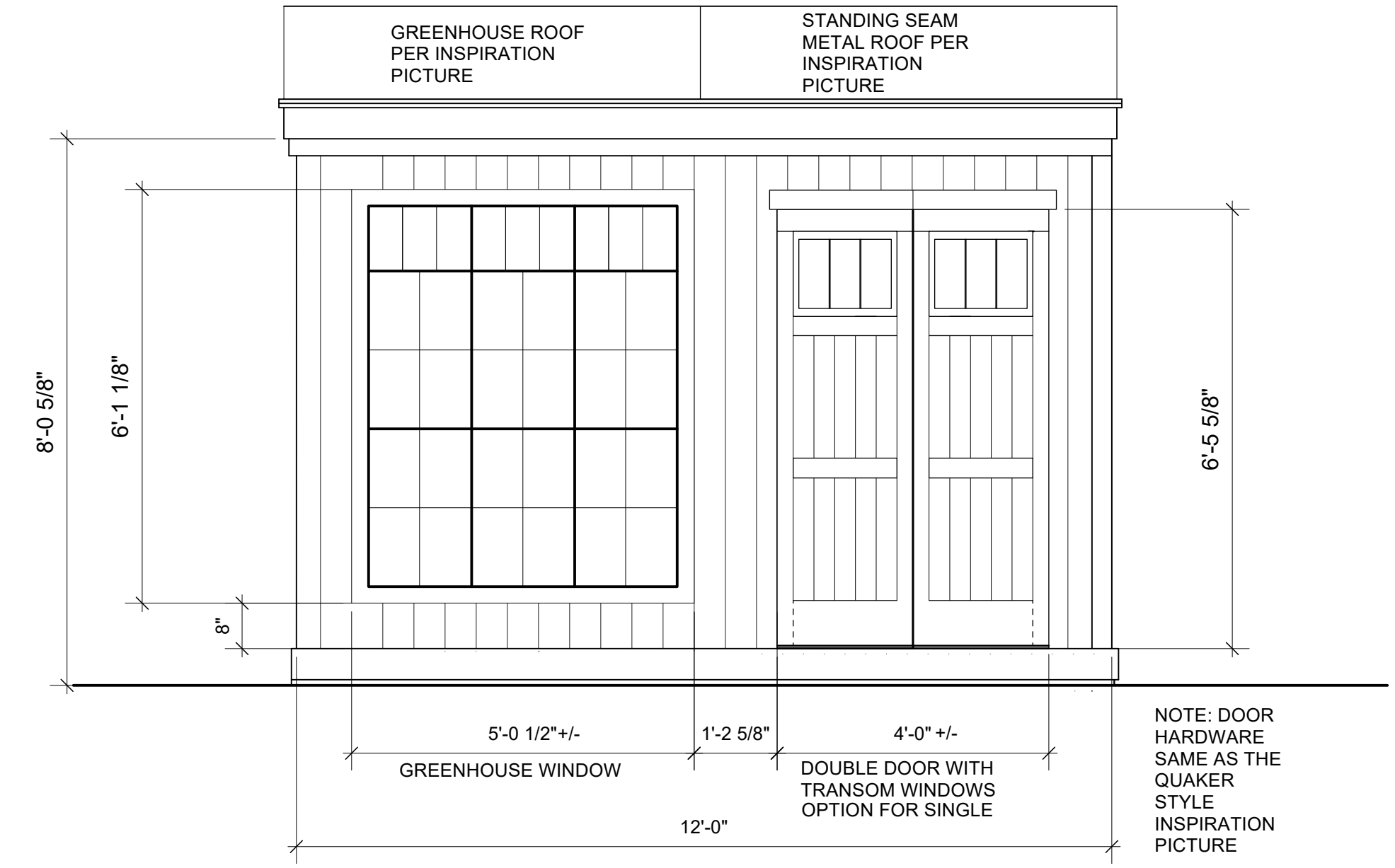
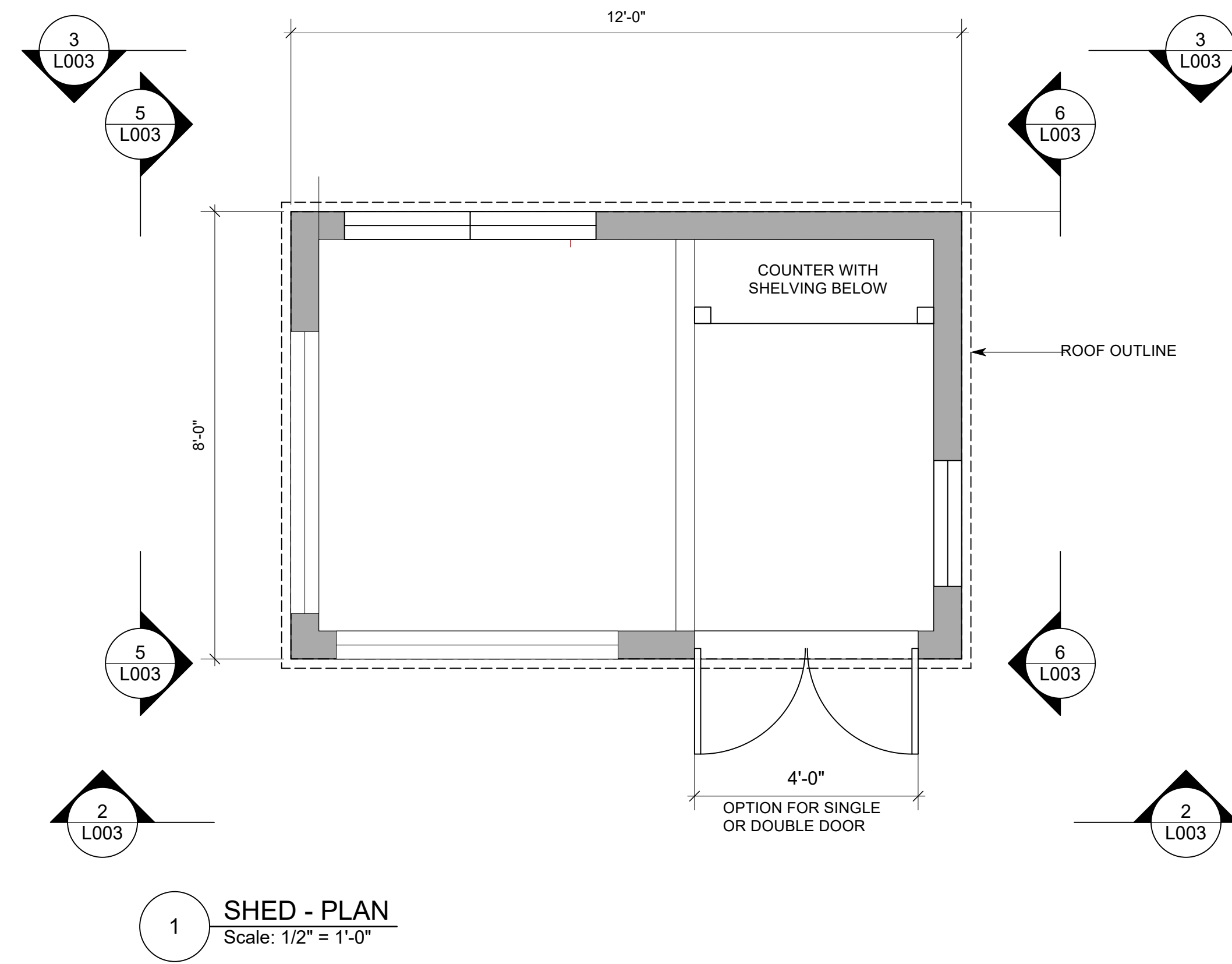
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SHED INSPIRATION PHOTO

We are proposing to use this company to build the sheds and have requested for them to make the Quaker Combo, but in a slightly smaller size at 8 ft x 12 ft. we are proposing to use this Salt-Box style roof and with the same roofing materials show here which is Standing Seam Metal roof on the right side, and a Greenhouse style roof on the left side.

We are proposing the shed be stained this clay color (the darker shade), and that only the vertical corner trim and the roof fascia but this lighter color. The door trim and window trim would all be the darker clay color. Window mullions would be black style roof on the left side.



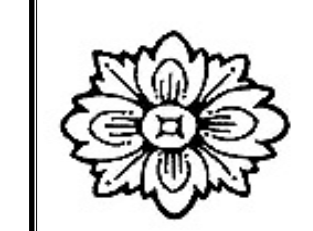
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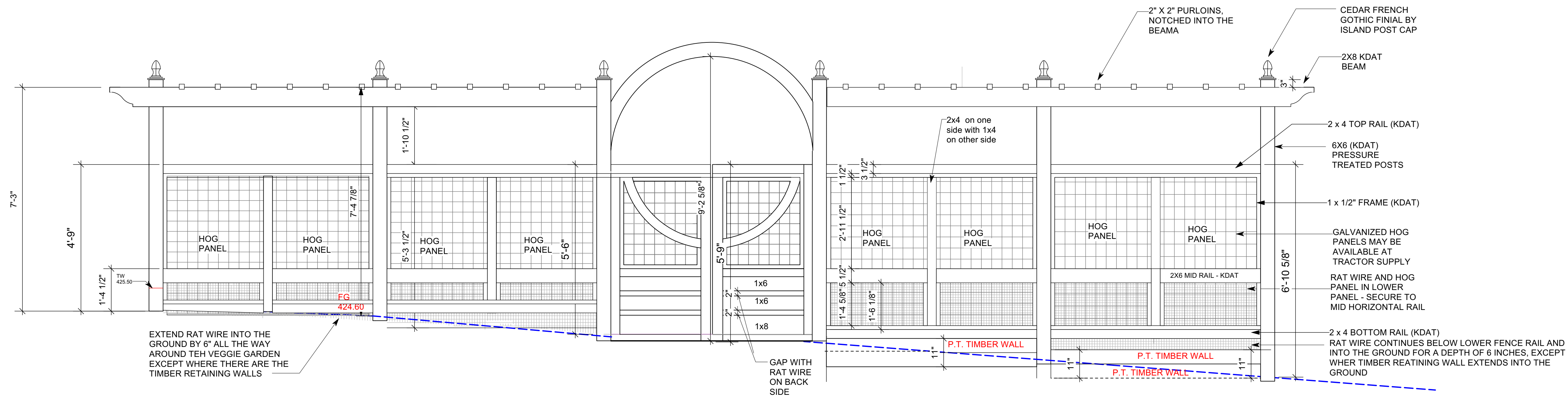
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 1315 Wisconsin Avenue, NW
 Washington, D.C. 20007
 202/337-1160 (tel.) 202/337-4630 (fax)

PRYOR - ACIERNO RESIDENCE
 209 Market Street
 Brookeville, MD, 20833
 SHED - PLAN & ELEVATIONS

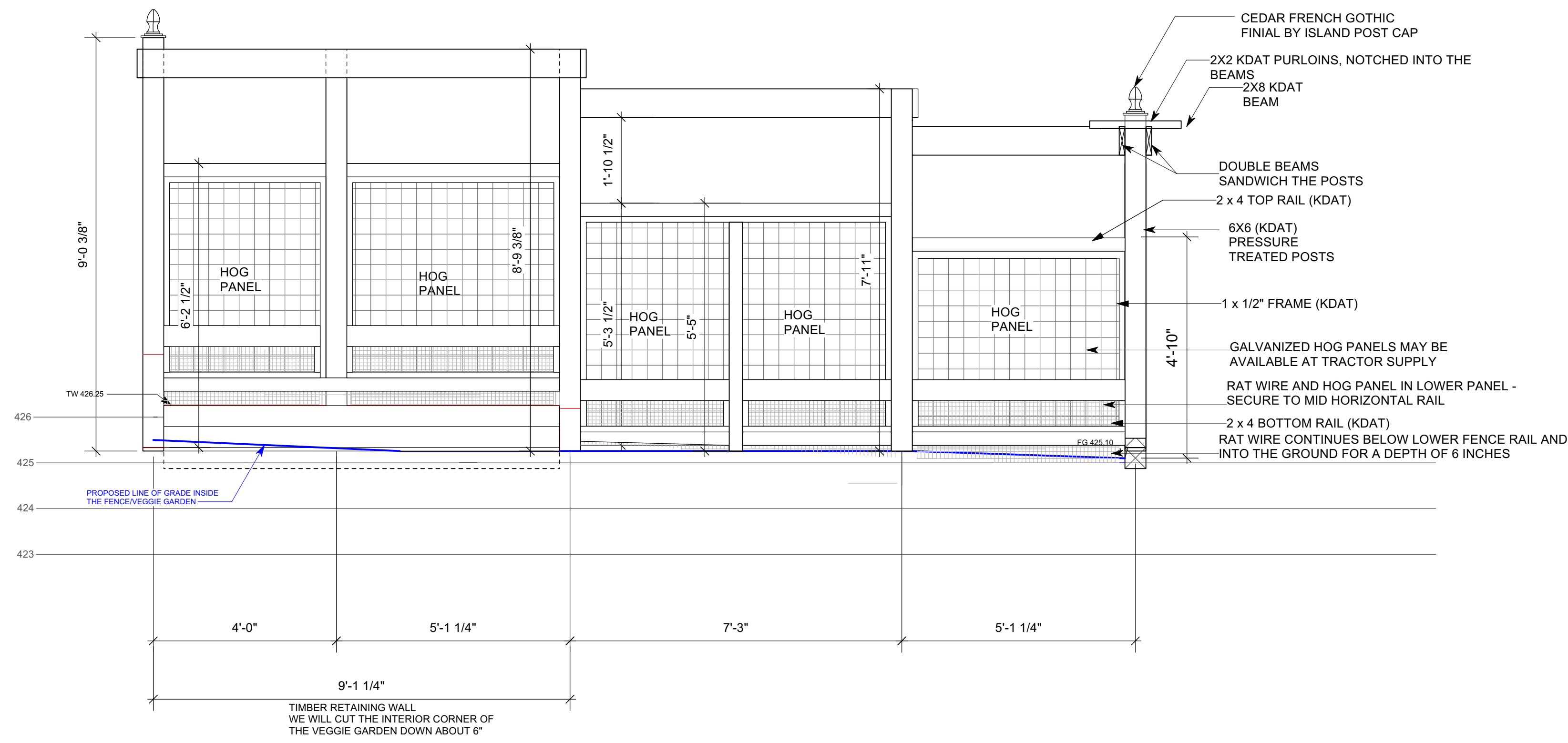
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L003
4 of 9





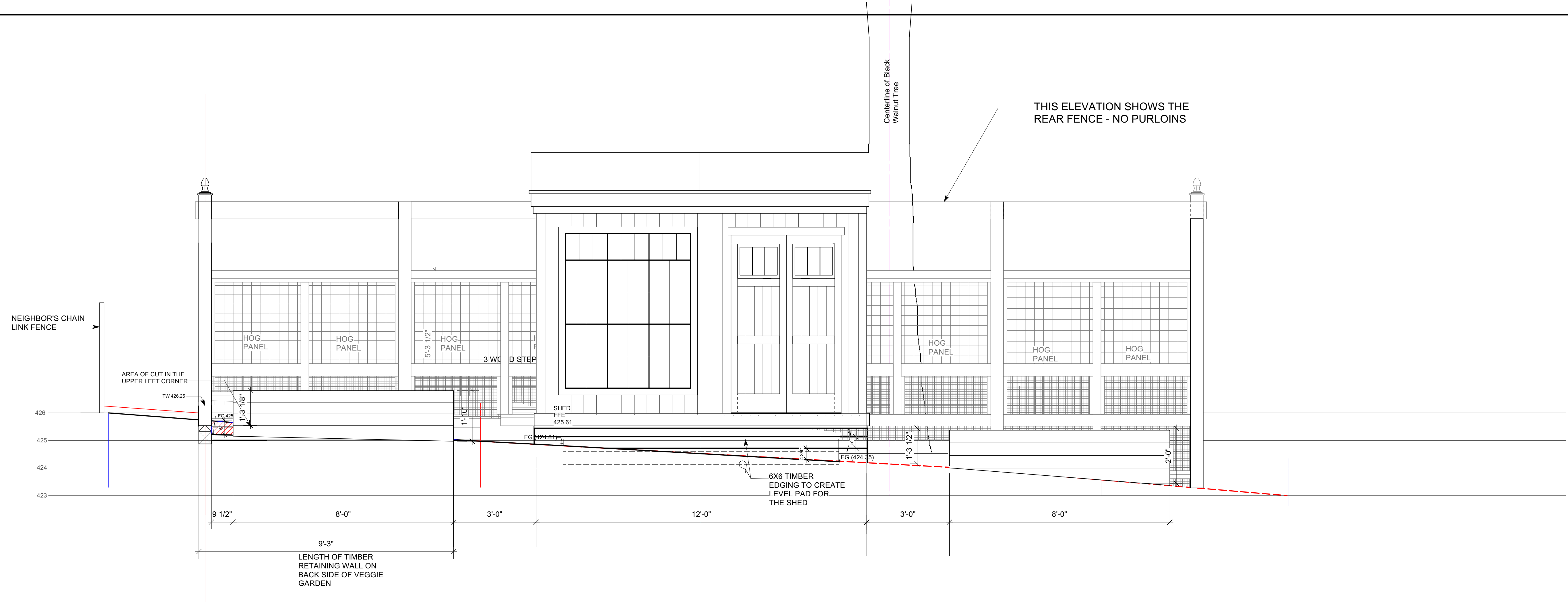
1 VEGETABLE GARDEN - GARDEN GATE AND PERIMETER FENCING - FRONT ELEVATION (FACING THE HOUSE)
Scale: 1/2" = 1'-0"



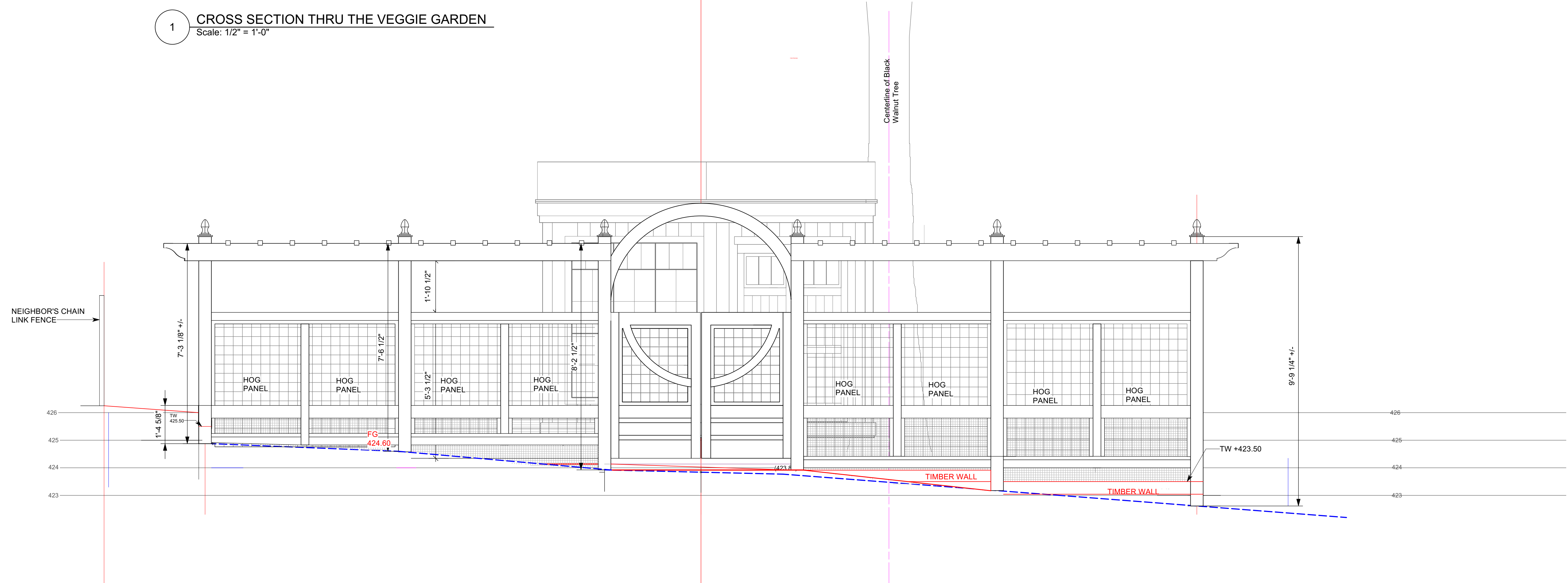
2 VEGETABLE GARDEN - GARDEN GATE AND PERIMETER FENCING - SIDE ELEVATION
Scale: 1/2" = 1'-0"



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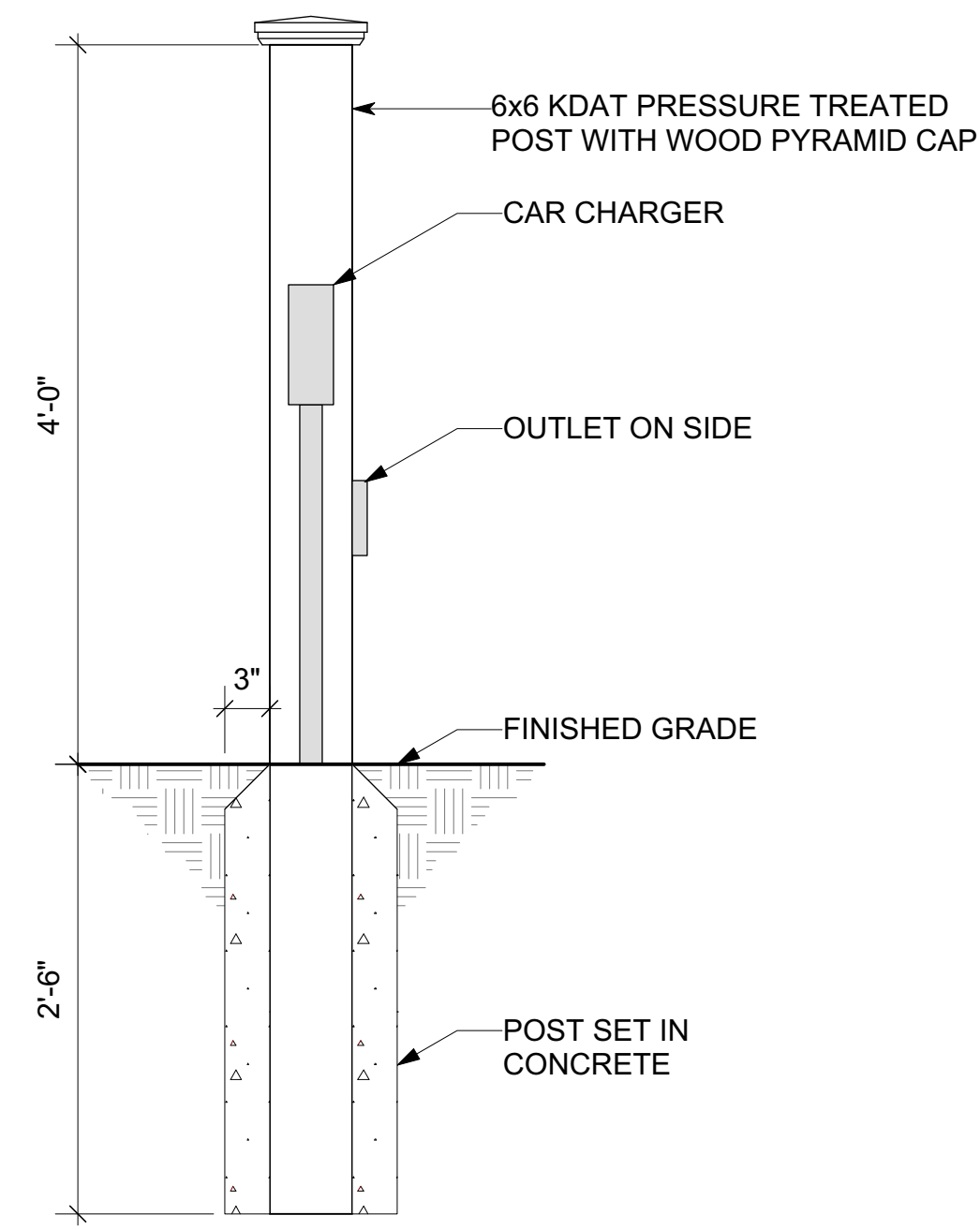
1 CROSS SECTION THRU THE VEGGIE GARDEN
Scale: 1/2" = 1'-0"



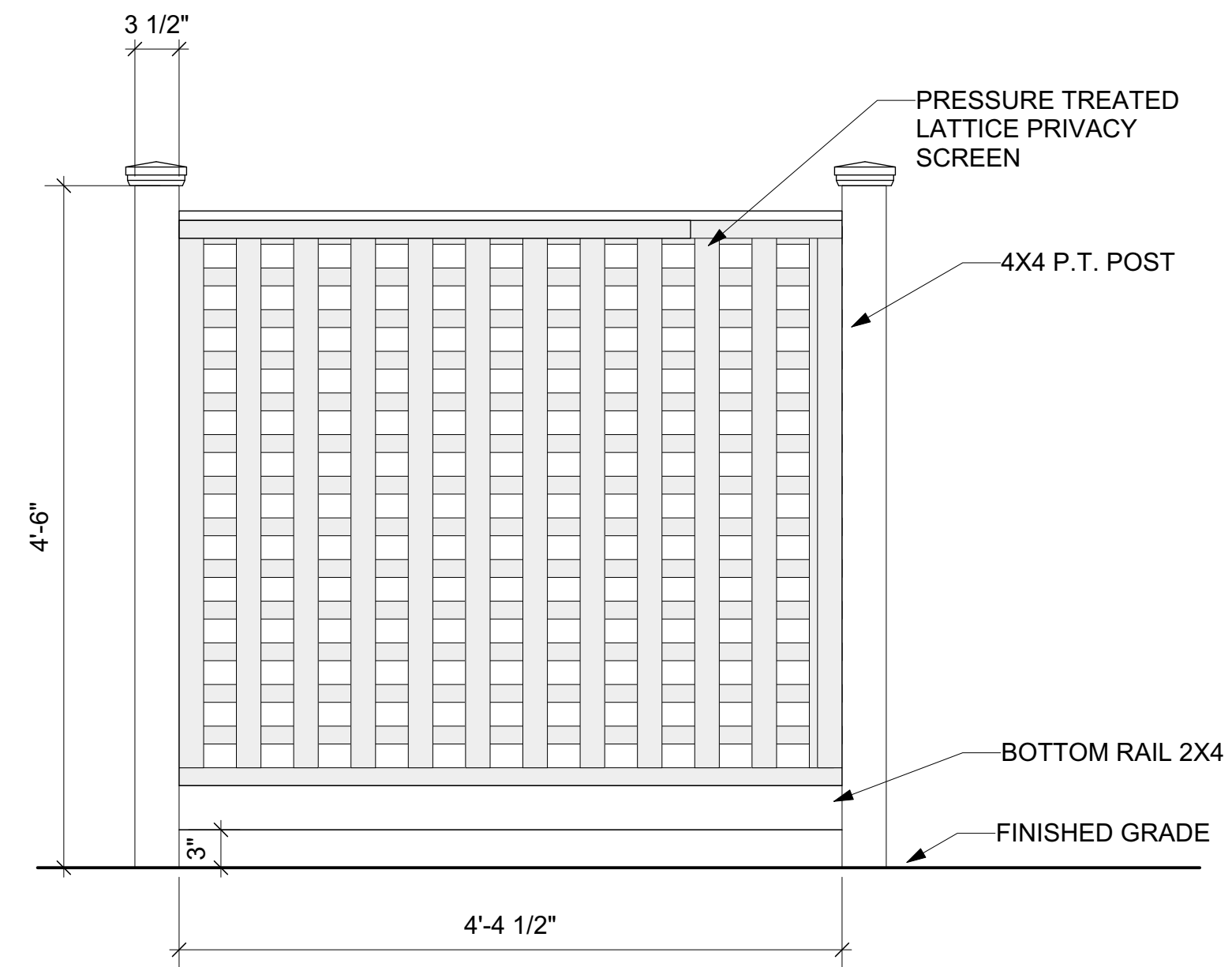
2 CROSS SECTION - FRONT ELEVATION OF THE VEGGIE GARDEN
Scale: 1/2" = 1'-0"

<p>DCA Landscape Architects, Inc. 1315 Wisconsin Avenue, NW Washington, D.C. 20007 202/337-1160 (tel.) 202/337-4630 (fax)</p>		<p>PRYOR - ACIERNO RESIDENCE 209 Market Street Brookeville, MD, 20833 VEGGIE GARDEN - SECTION - ELEVATIONS</p>		<p>SCALE: 1/2" = 1'-0" DATE: 6/19/2024 REVISED:</p>	<p>L005 6 of 9 DRAWN BY: DCA</p>
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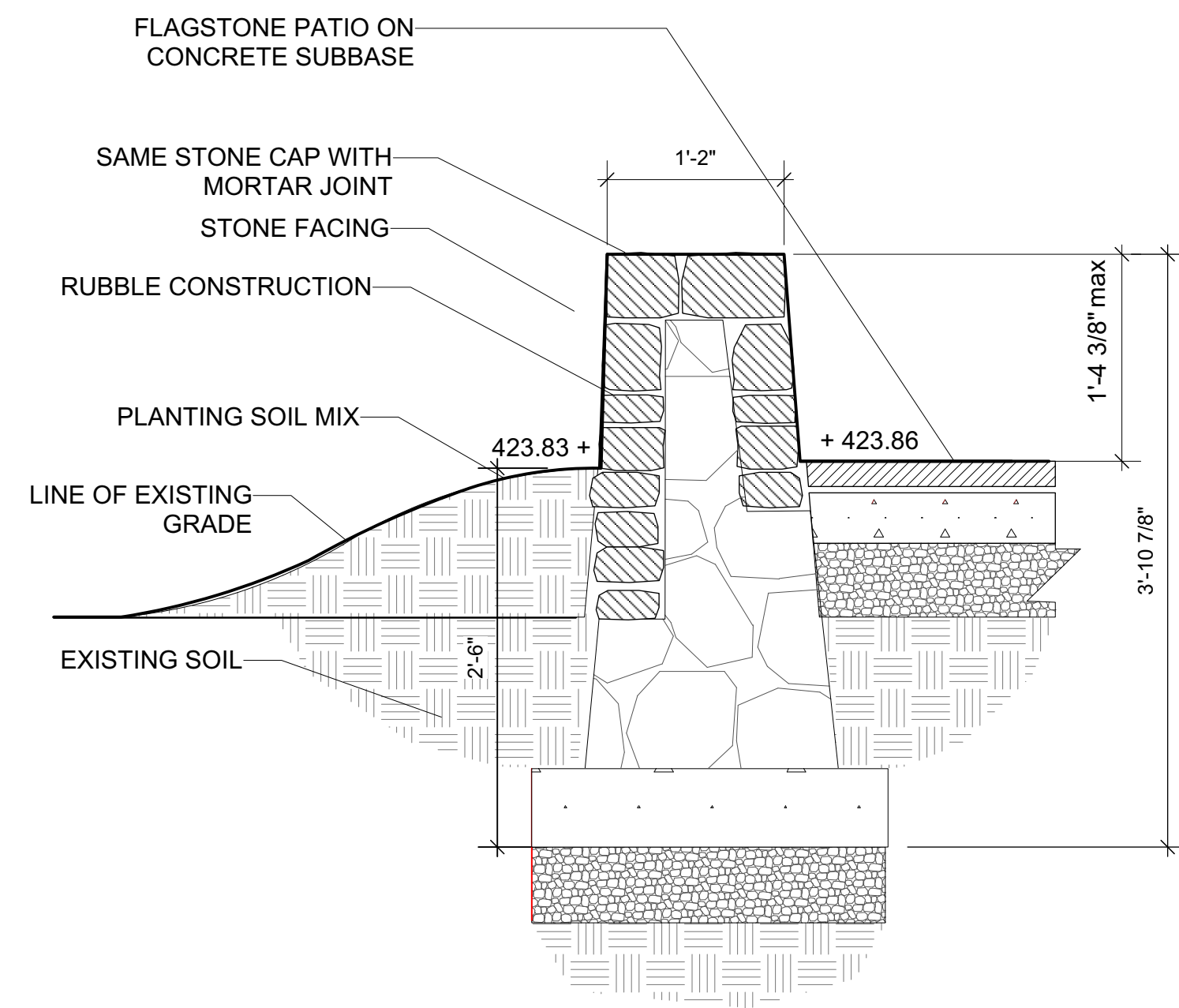
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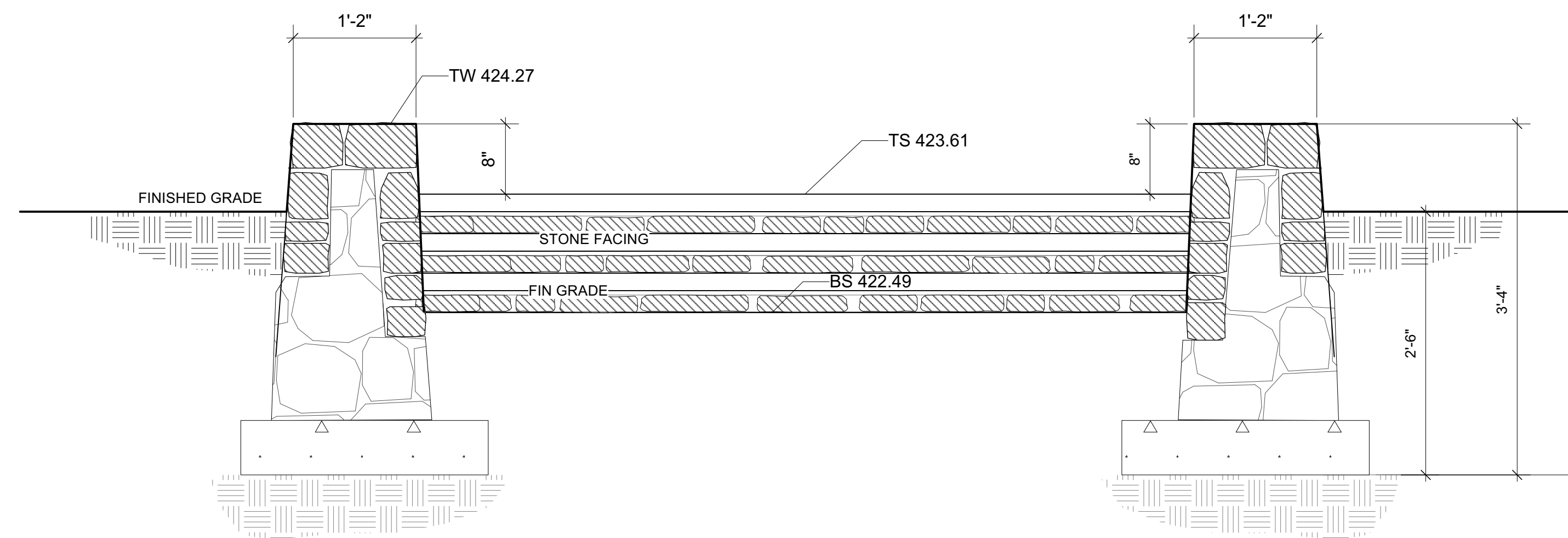
1 Post Detail
Scale: 1" = 1'-0"



2 Lattice Screen HVAC Units
Scale: 1" = 1'-0"



3 SEAT WALL
Scale: 1" = 1'-0"



4 GARDEN CHEEK WALLS AND MAIN STAIRS AT STONE PATIO
Scale: 1" = 1'-0"

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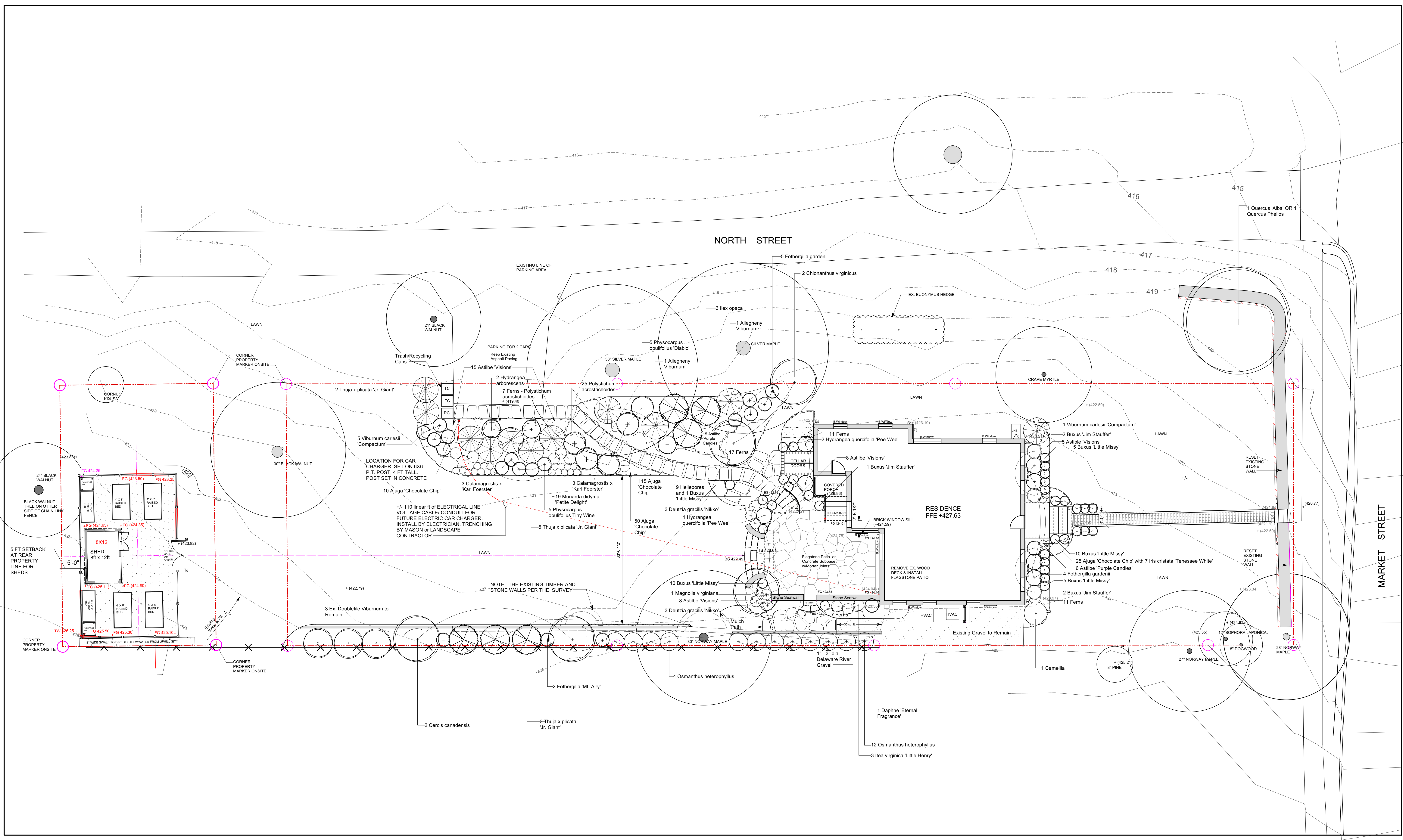
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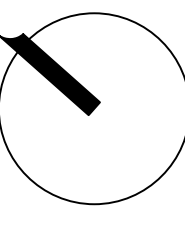



PRYOR - ACIERNO RESIDENCE
209 Market Street
Brookeville, MD, 20833
Wood and Masonry Details

SCALE: As Noted
DATE: 6/19/202
REVISED:

L006
7 of 9
DRAWN BY: DCA



	
L007	8 of 9
SCALE: 1/8" = 1'-0" DATE: 6/19/2024 REVISED:	
PRYOR - ACIERNO RESIDENCE 209 Market Street Brookeville, MD, 20883 LANDSCAPE PLAN	
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Shed Material for 209 Market Street, Brookeville MD

This is a closeup picture of the material used for the exterior walls and door for the shed. This is a composite material that looks like wood. Finished paint color TBD

