

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	313 Market St., Brookeville	Meeting Date:	9/11/2019
Resource:	Primary Resource Brookeville Historic District	Report Date:	9/4/2019
Review:	HAWP	Public Notice:	8/28/2019
Case Number:	23/65-19C	Tax Credit:	n/a
Applicant:	Margaret Kay and Jeff Issokson	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource to the Brookeville Historic District
STYLE: Vernacular
DATE: c.1814



Figure 1: 313 Market St. is at the northern edge of the historic core of Brookeville.

PROPOSAL

The application identifies seven trees proposed for removal. An arborist letter (attached) indicates that several of the trees on the property are dead and their removal was approved administratively. The applicant requires an approved HAWP to remove the 17" (seventeen inch) d.b.h. maple tree, located directly behind the house (identified as tree '4' on the attached site plan). The application indicates that the tree is encroaching on the house foundation and the tree needs to be removed to ensure the preservation of the house.

As the identified tree is behind the house, Staff finds that its removal will not have a significant visual impact on the character of the site and surrounding district. Staff also finds that the tree's removal will protect the house foundation from future damage. Staff recommends approval of this HAWP.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by the fifteenth item on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

15. Landscaping, or the removal or modification of existing planting, that is compatible 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 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;
- (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 the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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 site, and the purposes of *Chapter 24A*; and with the Standard 2 of the *Secretary of the Interior's Standards for Rehabilitation*,

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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #6

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Jeff@Issakson.com Contact Person: Jeff Issakson
Tax Account No.: n/a 455-892937 Daytime Phone No.: (301) 580-8776
Name of Property Owner: Margaret Kay & Jeff Issakson Daytime Phone No.: 301-580-8776
Address: 313 Market Street Brookeville MD 20833
Street Number City State Zip Code
Contractor: Nelson Tree Spool Specialist, Inc. Phone No.: 301-854-2218
Contractor Registration No.: 001610
Agent for Owner: n/a 455-892937 Daytime Phone No.: n/a

LOCATION OF BUILDING/PREMISE

House Number: 313 Street: Market St.
Town/City: Brookeville Nearest Cross Street: Brookeville Rd.
Lot: - Block: - Subdivision: 005
Liber: 13107 Folio: 762 Parcel: -

PART ONE: TYPE OF FOUNDATION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: remove dead trees

1B. Construction cost estimate: \$ n/a \$9300

1C. If this is a revision of a previously approved active permit, see Permit # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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

PART THREE: COMPLETE ONLY FOR 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 the 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 this to be a condition for the issuance of this permit.

Jeff Issakson
Signature of owner or authorized agent

8/14/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 886526 Date Filed: _____ Date Issued: _____

**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:

N/A - not changing structures

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove dead trees and 1 tree encroaching on foundation

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and n/a
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS n/a

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 n/a

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 attached

- 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 n/a

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.

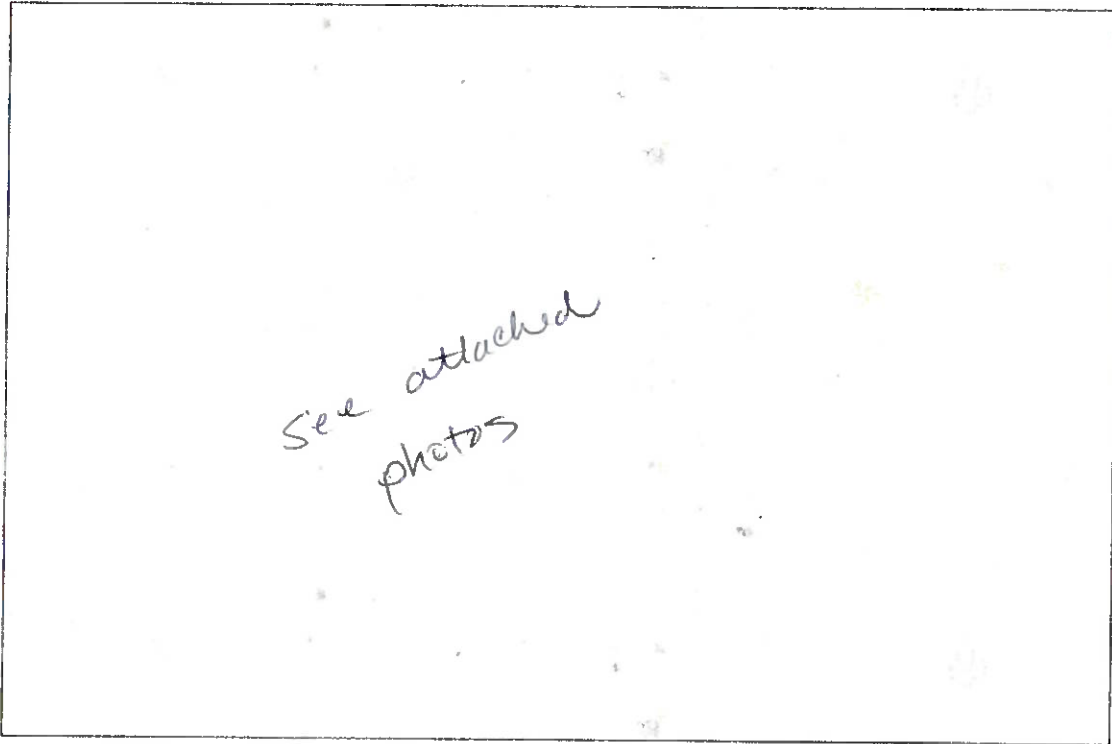
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

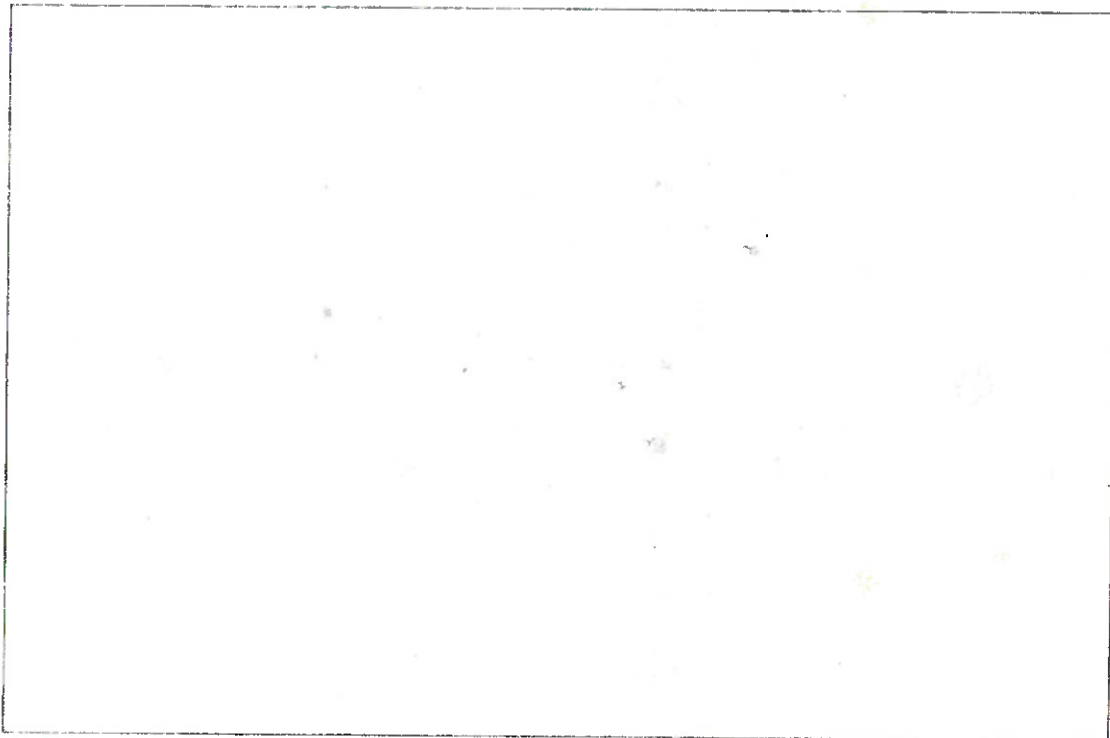
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 313 Market Street Brookeville, MD 20833	Owner's Agent's mailing address n/a
Adjacent and confronting Property Owners mailing addresses	
Devils Wells 309 Market Street Brookeville, MD 20833	Anne & Mark Ennes 316 Market Street Brookeville, MD 20833
Joanne Keister 314 Market Street Brookeville, MD 20833	Hannah & Steph Kerr 310 Market Street Brookeville, MD 20833
Janet & David Yinger 19801 Georgia Ave. Brookeville, MD 20833	

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: _____


Site Plan

See attached
sketch



Shade portion to indicate North

Applicant: _____

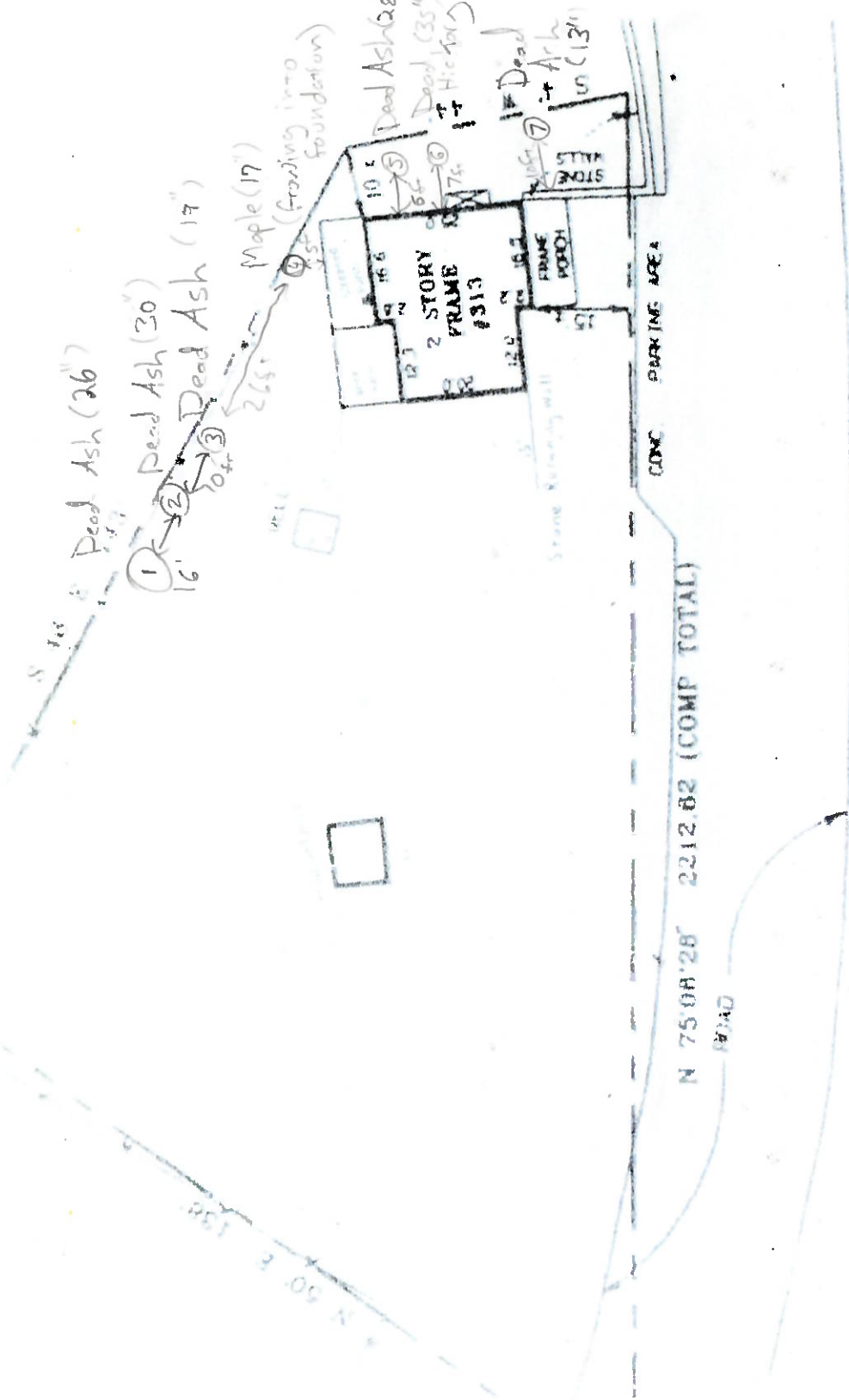


3 Ash









MARKET STREET
 (PREVIOUSLY WESTMINSTER ROAD PER DEED)



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra Heiler
Chairperson

August 16, 2019

Mr. Jeff Isacson
313 Market Street
Brookeville, MD 20833

Re: Removal of 3 dead (various DBH), 5 Ash (various DBH) tree(s) in the Brookeville Historic District

Dear Jeff Isacson,

I have received your arborist's report dated 8/13/2019 regarding the above-referenced tree(s), which documents the assessment that this tree(s) is dead/dying or a hazard and in severe decline.

Therefore, due to the health and hazard of the subject tree(s), the Historic Preservation Commission authorizes the removal of the tree(s).

This letter serves as your permission to remove the tree(s) without further review by the HPC. If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

Sincerely,

Kevin Manarolla

Kevin Manarolla,
Senior Administrative Specialist
Historic Preservation Section, M-NCPPC





August 13, 2019

To Whom it may concern,

I am writing on behalf of Mr. Jeff Isacson at 313 Market st, Brookville, MD. He has been requested by the county to remove the dead and dying trees on his property. He has 3 on the right of the house. They range in size from 50" to 75' they are dead and covered in ivy and vines. they pose a high risk to his historic home. I would say the risk is 9. There is also a line of dead Ash trees in the back of the home. There are approximately 5 ranging about 40" to 65" DBH. These pose high risk as well to his historic home.

Sincerely,

Gary C Cooper

Office Manager

202-909-5662

Arborist # MA—5563A