## EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>313 Market Street, Brookeville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>19th Century Resource</td>
</tr>
<tr>
<td></td>
<td>(Brookeville Historic District)</td>
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<tr>
<td>Applicant:</td>
<td>Jeff Issokson</td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
</tr>
<tr>
<td>Case Number:</td>
<td>23/65-20D</td>
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<tr>
<td>PROPOSAL:</td>
<td>Installation of HVAC system</td>
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### STAFF RECOMMENDATION:

- **Approve**
- **Approve with conditions**

### ARCHITECTURAL DESCRIPTION:

**SIGNIFICANCE:** 19th Century Resource within the Brookeville Historic District

**STYLE:** 1 ½-Story Frame

**DATE:** c. 1814

*Fig. 1: Subject property.*
PROPOSAL:

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

- Remove one (1) oil tank from the east (right) side of the house.
- Install two (2) new heat pumps at the subject property.
  - One (1) new heat pump will be installed at the north (rear) side of the house.
  - One (1) new heat pump will be installed at the east (right) side of the house.

APPLICABLE GUIDELINES:

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 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.

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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Jeff Issokson
Address: 313 Market Street
Daytime Phone: 301-588-8776
E-mail: issokson@gmail.com
City: Brookeville
Zip: 20833
Tax Account No.: 955 89 2937

AGENT/CONTACT (if applicable):
Name: N/A
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 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. No

Are other Planning and/or Hearing Examiner Approvals/Reviews Required as part of this Application? No

(Conditional Use, Variance, Record Plat, etc.) If YES, include information on these reviews as supplemental information.

Building Number: 313
Street: Market St.
Town/City: Brookeville
Nearest Cross Street: Brookeville Rd.
Lot: 
Block: 
Subdivision: 005
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: Sprinkler system, heat pump

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: Jeff Issokson
Date: 7/17/2020
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

(see pics attached)

1½ story frame house, built approx. 1800. Standing seam roof.
Cedar siding
½ acre lot
Mature trees on property perimeter
Well
City sewer
1 shed - frame on concrete foundation

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

(pics attached)

Install heat pump w/condenser on north side of house (back patio), 2nd condenser on east side facing vacant lot. Neither condenser would be visible from street.
<table>
<thead>
<tr>
<th>Work Item 1: HVAC</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
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<tr>
<td>Current heater/boiler system (oil) has failed.</td>
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<tr>
<th>Work Item 2:</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
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<tr>
<th>Work Item 3:</th>
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<tr>
<td>Description of Current Condition:</td>
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# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeff Issacson</td>
<td>N/A</td>
</tr>
<tr>
<td>313 Market St.</td>
<td></td>
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<tr>
<td>Brookeville, MD 20833</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
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<tbody>
<tr>
<td>Deeds Wells</td>
</tr>
<tr>
<td>809 Market Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
<tr>
<td>Anne &amp; Mark Ennes</td>
</tr>
<tr>
<td>316 Market Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
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</tbody>
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<tbody>
<tr>
<td>Joanne Keister</td>
</tr>
<tr>
<td>314 Market Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
<tr>
<td>Hannah &amp; Steph Kerr</td>
</tr>
<tr>
<td>310 Market Street</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
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<tbody>
<tr>
<td>Janet &amp; David Yingier</td>
</tr>
<tr>
<td>19801 Georgia Ave.</td>
</tr>
<tr>
<td>Brookeville, MD 20833</td>
</tr>
</tbody>
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Affidavit Acknowledgement
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address: 313 MARKET ST
         BROOKEVILLE, MD 20833
Homeowner: Issokson (Primary)

Historic Area Work Permit Details
Work Type: ADD
Scope of Work: Install Mini-Split Heat Pump System
MARKET STREET
(PREVIOUSLY WESTMINSTER ROAD PER DEED)