

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	313 Market Street, Brookeville	Meeting Date:	4/17/2024
Resource:	18 th or 19 th Century Resource (Brookeville Historic District)	Report Date:	4/10/2024
Applicant:	Jeff Issokson	Public Notice:	4/3/2024
Review:	HAWP	Tax Credit:	Partial
Case Number:	1063326	Staff:	Chris Berger

PROPOSAL: Siding alteration and chimney removal.

STAFF RECOMMENDATION

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



Figure 1: The subject property at 313 Market Street in the Brookeville Historic District is indicated with a gold star. The district is indicated with red cross hatches.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: 18th or 19th Century Resource within the Brookeville Historic District
 STYLE: Vernacular
 DATE: 1790s to 1810s

The building is described as follows in the Brookeville Historic District Master Plan Amendment:

Commonly known as Blue House, this small structure is one of the three 18th century dwellings in Brookeville. The original three bay block of the house has a steep pitched standing seam tin roof with an overhanging porch. There is a two-story flat roof, one bay frame addition on the northwest end of this structure which at one time served as the village candy shop. The windows are 6 over 6 with wooden shutters. The front door in the center of the main block is a simple wood panel door. There is a large exterior brick chimney on the southeast end wall.

A marker installed in front of the building reads as follows:

The Moore Cottage: Thomas Moore built this worker's cottage, probably in the late 1790s. Moore was married to Mary Brooke, one of Deborah Thomas's sisters, and the Moores lived on a farm adjacent to Brookeville. Moore was a farmer, inventor, engineer and entrepreneur who also owned a tan yard near this cottage. Like those built at the other end of town by Richard Thomas, the house is banked into the hillside with a stone ground level kitchen and a log-constructed main level. Over the years it was home to millwrights, shoemakers, seamstresses, and small-scale shopkeepers.



Figure 2: The façade of the subject property at 313 Market Street.



Figure 3: The left-side and rear elevations.



Figure 4: The right-side elevation.

PROPOSAL

The applicant seeks to replace the wood lap siding with various reveals with a wood lap siding with a standard 6-inch reveal. He also seeks to remove a nonoperational small brick chimney stack within the roofline of a rear addition.

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 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

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 DISCUSSION

The applicant proposes to remove the wood siding on the entire house and replace it with wood-lap siding with a 6-inch reveal (*Figures 5-8*). The siding on the home has rotted in places and is coated with lead paint. It has various wood siding designs and reveals, so the applicant seeks a uniform siding for the home. As noted in the Architectural Description, the home originated as a log cabin, so the siding is a

later alteration. Staff notes the siding replacement is eligible for the Montgomery County Historic Tax Credit.

The applicant also seeks to remove the nonfunctional brick chimney stack in the rear addition (*Figure 8*). According to the applicant, the chimney will be removed when the standing-seam metal roof is replaced, and the hole will be covered by the new roof. The roof replacement project will not require an Historic Area Work Permit so long as the roof is replaced in kind. The chimney was constructed for a now-non-functional flue that is an early twentieth-century addition to the building; it does not date to the period of significance.

Staff supports the siding replacement and chimney removal projects and recommends approval. In accordance with Chapter 24A-8(b)(1), the proposals will not substantially alter the exterior features of an historic resource within an historic district, because the altered building will remain clad in wood siding. To meet Chapter 24A-8(b)(2), the proposal is compatible with the character and nature of the architectural features of the historic district in which the historic resource is located where wood lap sided buildings are common. Per Chapter 24A-8(b)(3), the proposal enhances or aids in the protection, preservation, and private utilization of the historic resource located within an historic district by protecting the exterior of the building. In compliance with Chapter 24A-8(b)(4), the proposal is necessary to remedy the prevalence of flaking lead paint on the existing siding. The proposals meet the *Standards* because the historic character of the property will be retained and preserved, and the exterior alteration will not destroy materials that characterize the building. The home originally had log walls, and the chimney to be removed is a later addition.



Figure 5: The applicant provided this annotated photo of the left-side elevation to show the siding to be installed on the entire building.



Figure 6: *The siding proposed for the entire building will have a 6-inch reveal to match the siding on the left-side elevation.*



Figure 7: *The applicant provided this annotated photo of the right-side elevation.*



Figure 8: The applicant provided this annotated photo of the rear elevation.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with final approval delegated to staff under the Criteria for Issuance in Chapter 24A-8(b)(1)(2)(3) and (4), 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 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: Jeff Issokson Address: 313 Market St. Daytime Phone: 301-580-8776

E-mail: issokson@hotmail.com City: Brookeville Zip: 20833 Tax Account No.: 455892937

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 Brookeville Historical 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: 313 Street: Market St.

Town/City: Brookeville Nearest Cross Street: High St.

Lot: Block: Subdivision: 005 Parcel: Liber 13107 Folio 762

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Siding Replacement / Chimney Removal

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 3/21/2024

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


Owner's mailing address 313 Market St Brookeville MD 20833	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Joanne Kierster 312 Market St Brookeville MD 20833	Anne & Mark Ennes 314 Market St. Brookeville MD 20833
Sidney Deeds Wolk 311 Market St Brookeville MD 20833	104 Water Street, Brookeville MD 20833 310 Water Street, Brookeville MD 20833 316 Market Street, Brookeville MD 20833

See pictures. NO significant structures involved ↴

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

The Home has several styles and sizes of lapped siding, much of which has rot. We intend to strip & replace the old siding with as close a match as possible to the siding on the west side of the house. additionally, the chimney with no connection to the interior of the home located on the north side of the house (not visible from the street side) will be removed as well due to no longer being structurally intact.

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



Work Item 1: Remove / Replace Siding

Description of Current Condition:

home has mismatched mishmash of siding, peeled paint, and rot

Proposed Work:

Remove & replace all damaged siding, using materials matching the siding found on the west side of the home. Repaint in similar gray color to existing.

Work Item 2: _____

Description of Current Condition:

Non functional chimney with no connection to interior of home is no longer structurally sound. The chimney is the one on the north side of the house.

Proposed Work:

Remove chimney. ~~at~~

Work Item 3: _____

Description of Current Condition:

Proposed Work:



Remove Chimney

Rot

Mismatched Siding Styles

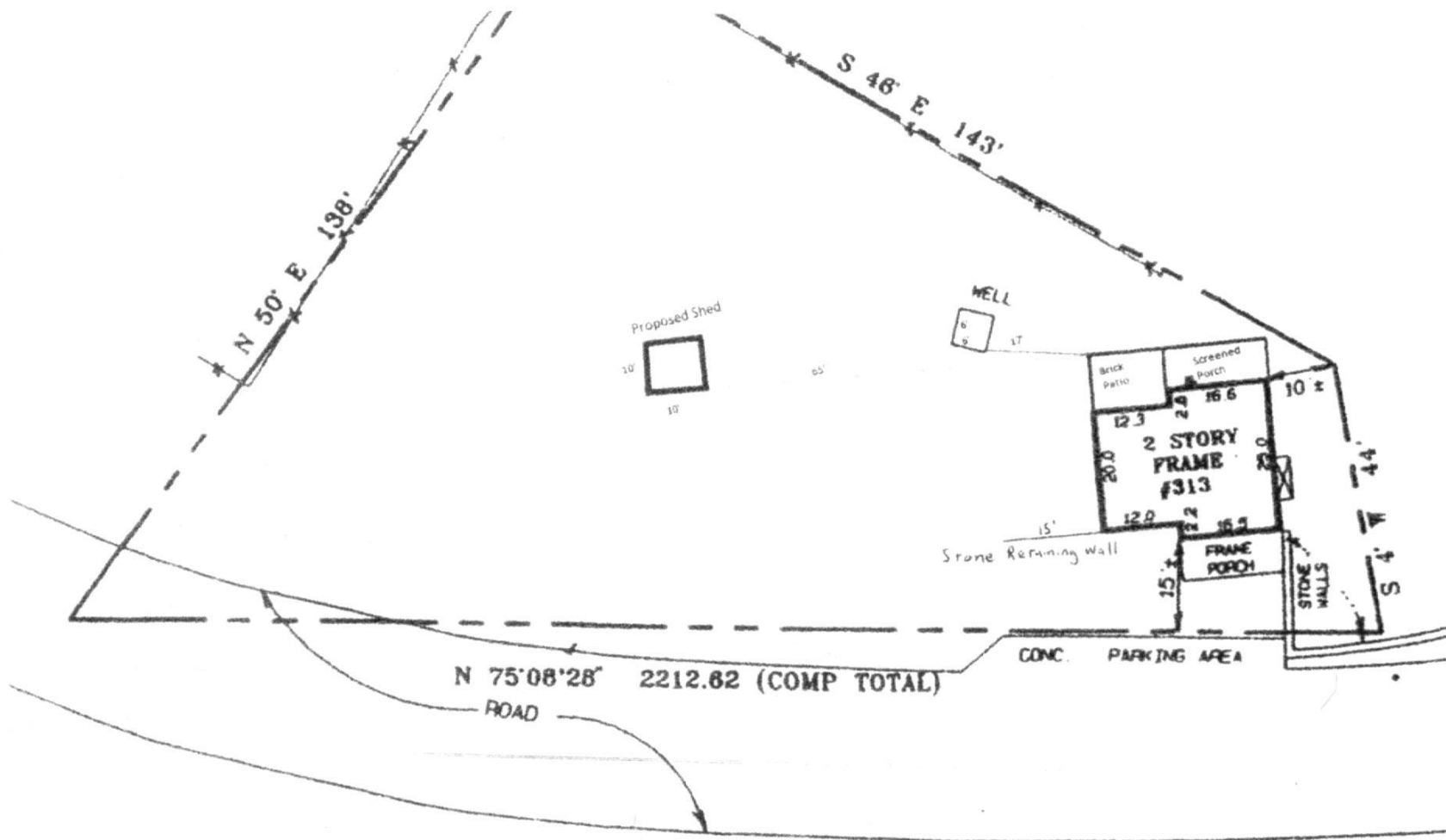


This Style Siding to Replace Mismatched siding elsewhere on the home.



Rot





MARKET STREET
 (PREVIOUSLY WESTMINSTER ROAD PER DEED)



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/19/2024

Application No: 1063326
AP Type: HISTORIC
Customer No: 1487221

Comments

Traditional lap wood clapboard siding will be replaced with closest possible match to existing siding. Brick chimney to be removed is non-function and no longer functionally sound.

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 RESREP

Scope of Work Remove & replace rotted clapboard siding & remove nonfunction chimney

From: [Jeff Issokson](#)
To: [Berger, Chris](#)
Subject: RE: 313 Market Street, Brookeville - HAWP No. 1063326
Date: Wednesday, April 3, 2024 4:38:33 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

The whole roof is being replaced so there won't be no hole where the chimney is. No problem taking measurements if you like. I already had a visit from the HPC indicating that they would approve my application.

On Apr 1, 2024 9:25 PM, "Berger, Chris" <Chris.Berger@montgomeryplanning.org> wrote:

Hello,

Your application to replace the siding and remove the chimney is tentatively scheduled for Historic Preservation Commission review at its April 17 meeting. Staff reports will be available April 10 or shortly thereafter.

Staff has the following comments:

- When the chimney is replaced how will the hole in the roof be infilled? Please provide a description.
- I would like to take measurements of the existing siding. Will it be OK for me to visit the property on Thursday afternoon? No need for anyone to be home.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reddie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

Chris Berger Site Visit 4.4.24
Facade



Chris Berger Site Visit 4.4.24
Front and Left Side



Chris Berger Site Visit 4.4.24
Rear and Left Side



Chris Berger Site Visit 4.4.24
Left Side



Chris Berger Site Visit 4.4.24
Right Side



Chris Berger Site Visit 4.4.24
Right-Side Reveal



Chris Berger Site Visit 4.4.24
Rear Reveal



Chris Berger Site Visit 4.4.24
Siding Reveal



Chris Berger Site Visit 4.4.24
Siding Reveal



Chris Berger Site Visit 4.4.24
Marker



THE MOORE COTTAGE

Thomas Moore built this worker's cottage, probably in the late 1790s. Moore was married to Mary Brooke, one of Deborah Thomas's sisters, and the Moores lived on a farm adjacent to Brookeville. Moore was a farmer, inventor, engineer and entrepreneur who also owned a tan yard near this cottage. Like those built at the other end of town by Richard Thomas, the house is banked into the hillside with a stone ground level kitchen and a log-constructed main level. Over the years it was home to millwrights, shoemakers, seamstresses, and small-scale shopkeepers.