

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23343 Frederick Road, Clarksburg	Meeting Date:	9/18/2024
Resource:	Contributing Resource (Clarksburg Historic District)	Report Date:	9/11/2024
Applicant:	Sherwin Wells	Public Notice:	9/04/2024
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	Pending	Staff:	Rebecca Ballo
PROPOSAL:	Construction of new two-story building		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the Historic Preservation Commission (HPC) comments and return with a second Preliminary Consultation or a HAWP.

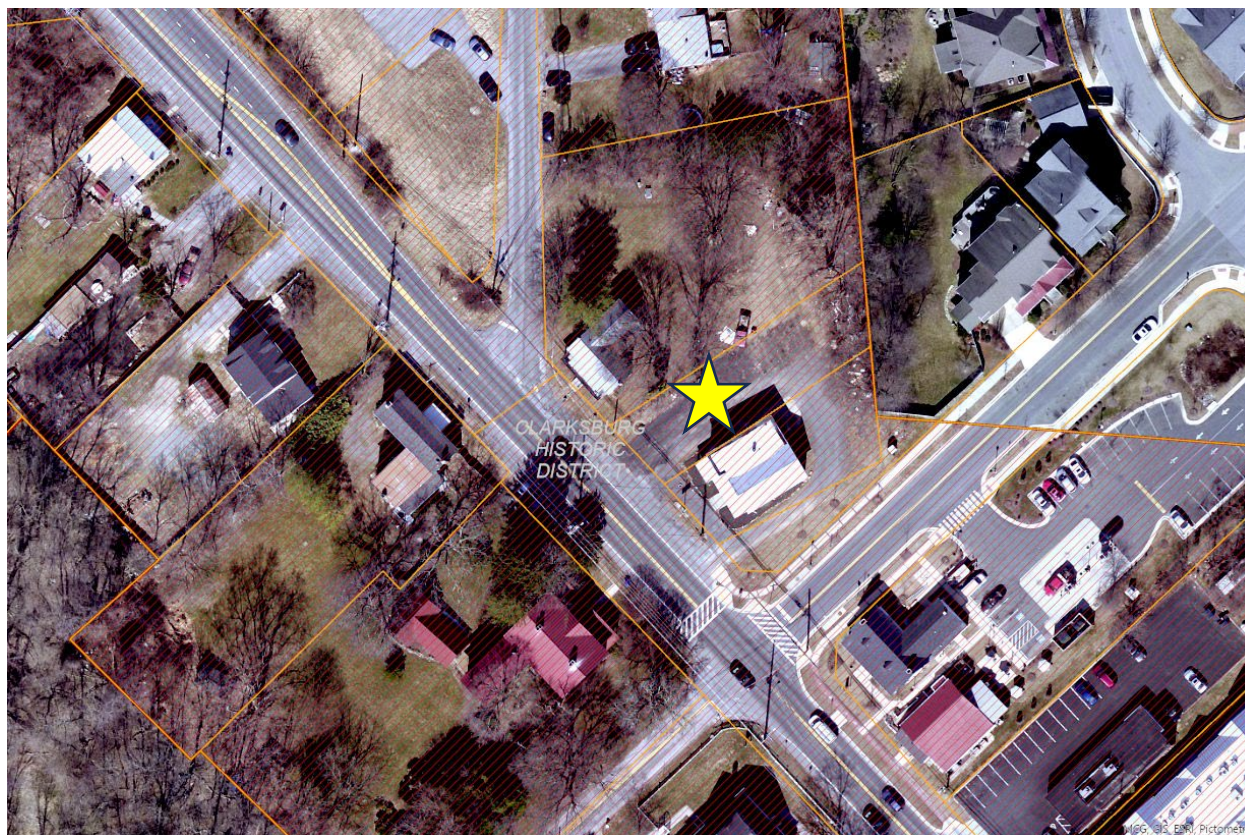


Figure 1: The subject property is indicated with a yellow star. It is located within the Clarksburg Historic District, indicated with red cross hatches.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource
 (Clarksburg Historic District)

DATE: Vacant lot

Excerpt from *Places From the Past*:

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson. According to tradition, John Clark's father William, from Lancaster County, Pennsylvania, had chosen this location, at the intersection of two Indian trails, as early as 1735 as a site for trading with Native Americans. His trading post may have influenced Dowden's choice for locating his ordinary.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879.

One of the earliest structures in the community is found at the Clark-Waters House, 23346 Frederick Road. According to tradition, John Clark constructed the rear section in 1797. The building was enlarged and updated in the 1840s with the Greek Revival-style front section, under the ownership of Clark's daughter and son-in-law Mary and William Willson. One of the few remaining log buildings in the community is found at 23415 Frederick Road. Thomas Kirk probably built the John Leaman House (23415), now covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

John Clark, a Methodist, was a leader in organizing the Clarksburg Methodist Episcopal Church in 1788. The church has one of the oldest continuous Methodist congregations in the County. A log chapel was built on this site in 1794, a brick structure in 1853, and the present Gothic Revival-style church in 1909.

As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheel wrights. William Willson probably built Willson's Store, 23341 Frederick Road, around 1842. In 1879, Clarksburg had 250 residents, making it the third most populous town in the County. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, was built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752. The William Hurley Shoe Shop, 23421 Frederick Road, probably built around 1842, is typical of early rural commercial structures in its simplicity and small scale. In the early 20th-century, it housed Helen Hurley's millinery shop. The house, located behind the shop, originally consisted of the rear portion that was built by Arnold Warfield about 1800. The building may contain an early log section. Hurley family owners of the house and shoe shop included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

Clarksburg has historically been a bi-racial town. While many African Americans settled,

after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. In 1885, John Henry Wims built his frame house in Clarksburg's center, at 23311 Frederick Road. The location of his dwelling near the post office was a convenience for Wims, one of the few black mail carriers working in the county.

One of the County's last and most elaborate remaining examples of a two-room schoolhouse is the Clarksburg School, 13530 Redgrave Place, built in 1909. One of the County's last and most elaborate remaining examples of the two-room schoolhouse, the Clarksburg School was in continuous use from 1909 to 1972. The cruciform-shaped building has a Colonial Revival-influenced design with pedimented and pilastered doorframe, oversize cornice returns, and gable overhang. Near the school are the sites of the earlier Clarksburg Academy (1833) and a one-room school.

Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

The subject property is an irregularly shaped lot that measures 6,559 square feet with frontage on Frederick Road near the intersections with Clarksburg Square Road and Spire Street. The vacant lot is located between the circa 1860 building at 23345 Frederick Road to the west, and the circa 1842 building to the east at 23341 Frederick Road. The landscape consists of gravel and grass with trees and bushes along the perimeter. A driveway currently extends through the property to access the adjacent property to the west at 23345 Frederick Road, but no easement is recorded in land records.

Per the Zoning Ordinance requirements, the building will need to be set back no more than 20 feet from the lot line, and at least 70 percent of the building must be within 20 feet of the line. There are no side or rear setbacks. Ten percent of the property must be open space. Parking must be located behind the front wall plane and cannot be located between the front wall plane and Frederick Road.



Figure 2: This oblique aerial shows the subject property outlined in blue. Source: CONNECTExplorer



Figure 3: The subject property is located between the circa 1860 building at 23345 Frederick Road to the west (left), and the circa 1842 building to the east (right) at 23341 Frederick Road. Source: Google

PROPOSAL

The applicant proposes to construct a new two-story primary building/structure on the vacant lot to serve an automobile-oriented business. The new two-story building, measuring 20' wide by 40' in length, is designed as a single dwelling, with a modest, full-width front porch supported by three posts. The building is proposed to be constructed on a concrete slab foundation. The façade is characterized by an

off-center front door with two windows on the first floor and two on the second floor. The building features punched window openings on all elevations, standing seam metal roofs for the porch and main building, and horizontal siding of undetermined material. Window and door materials, porch flooring materials, and trim materials are also undetermined at this time.



Figure 4: Schematic concept rendering of the proposed new building provided by the applicant.

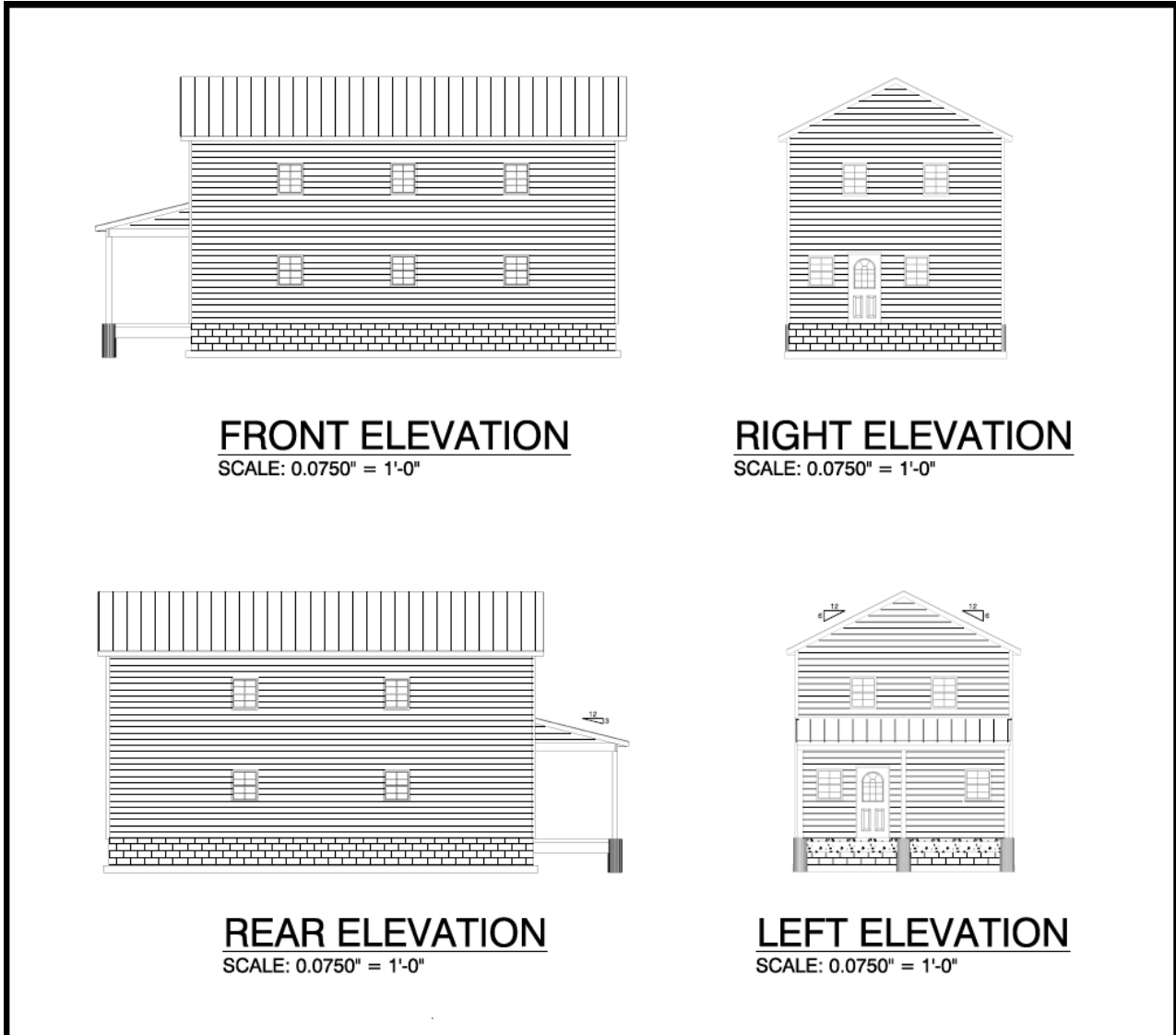


Figure 5: Elevations of the proposed new building provided by the applicant.

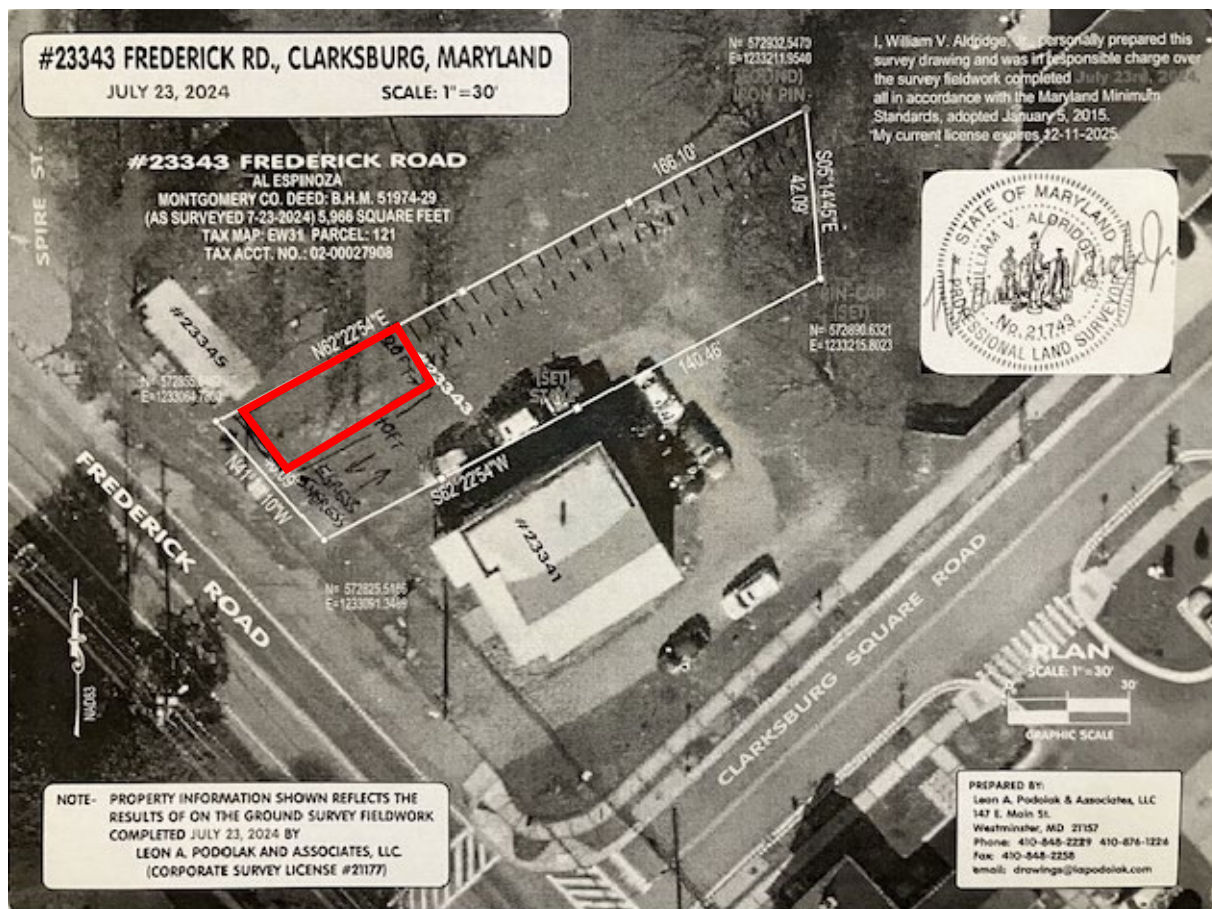


Figure 6: The proposed schematic site plan with the new building outlined in red. The lot is shown outlined in white.

The building is proposed to be located on the northernmost lot line and no more than 20' setback from the right-of-way of MD355 (See Figure 5 above). Two trees are proposed to be removed to allow the building to be sited against the side lot line. The applicant is proposing ingress/egress access to the rear of the property via an existing curb cut on MD355.

The applicant is also proposing to remove two trees (Figure 7 below) as part of the proposal. One tree is a 27" d.b.h. Black Locust and the second is a 20" d.b.h. Silver Maple.



Figure 7: Two trees proposed for removal.

APPLICABLE GUIDELINES

The Historic Preservation Office and HPC consult several documents when reviewing alterations and new construction within the Clarksburg Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Vision of Clarksburg: A Long-Range Preservation Plan (Vision), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information is outlined below.

Vision of Clarksburg

The document, published in 1992, provides guidance in evaluating the new construction in the historic district.

Building Type and General Characteristics

Set in rural northern Montgomery County, the majority of Clarksburg's historic resources date from 1799 to 1925. The identified primary buildings in Clarksburg include 19 dwellings, one church, two stores, one post office, and one school.

Building Setbacks

Clarksburg is a linear district with residential, religious, education, and commercial structures predominantly fronting on Frederick Road. The majority of the structures sited along Frederick Road are set-back from the street at an average distance of 40 feet. The perception and historic character within the Clarksburg Historic District is that the houses are set close to the road with regular intervals between them. This characteristic is one of the most important elements that unifies the streetscape.

Rhythm of Spacing Between Buildings

Clarksburg is characterized by the linear course of Frederick Road through the town, and the location of its primary resources within 130 feet from each other on regularly spaced residential lots. The character of the district is primarily residential, although commercial structures (historically and currently) are intermingled with the residential properties creating a unified streetscape. The location of the religious property and educational structures off the main road, and set further back from the street, strengthens the lateral residential rhythm of the historic streetscape.

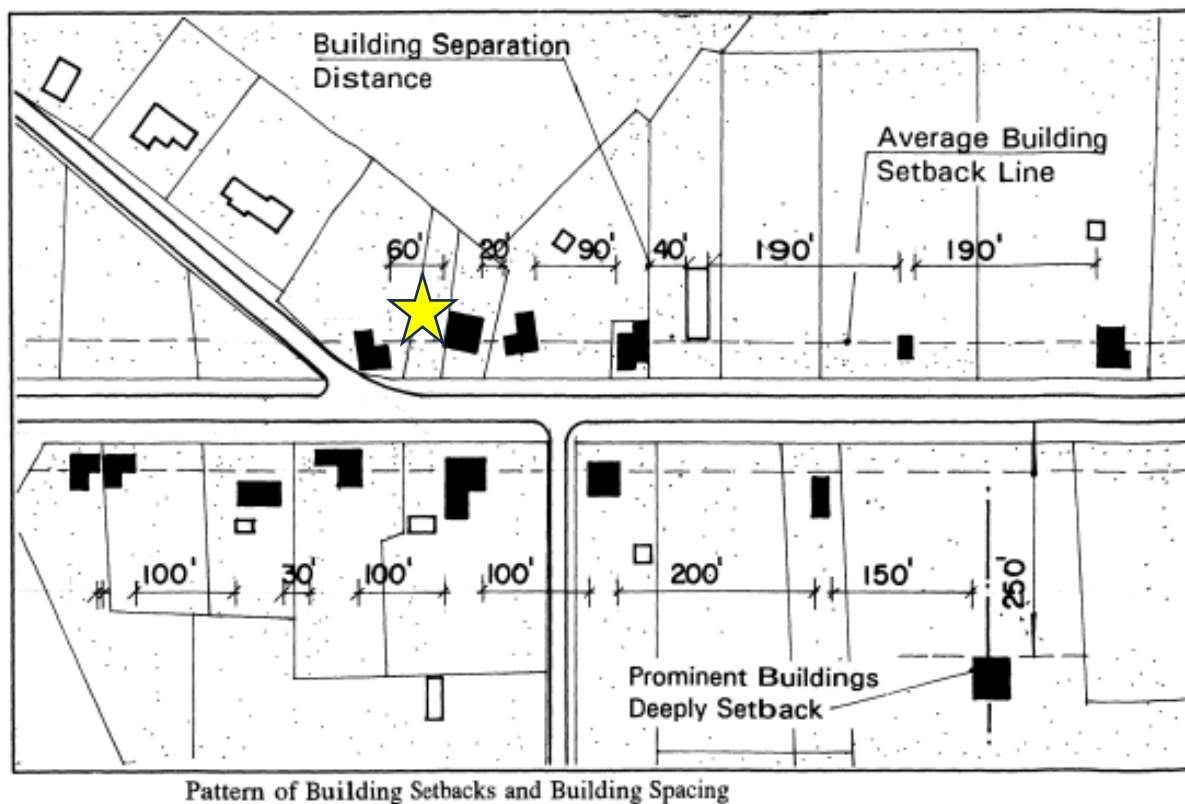


Figure 8: This diagram from the *Vision* shows the distance between buildings in the Clarksburg Historic District. The subject property is starred.

Geographic and Landscape Features

The small setback from Frederick Road of houses leaves a narrow area of land for the grass and shrubs that define the residential settings. Few fences define properties in Clarksburg; rather, shrubs and hedges delineate the setting of the house. Many of the houses are framed by two large trees with smaller, manicured plantings and flowers in front and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

Scale and Building Height

The historic houses in Clarksburg are similar in height, ranging only from two-stories to two and one-half stories. Nineteen percent of the historic houses in Clarksburg are two stories in height and 38% are two and one-half stories. This uniform scale contributes and is critical to the reading of the streetscape.

Directional Expression of Building

The facades of the historic houses in Clarksburg tend to be horizontally emphasized in composition. This

reflects the changing styles of the early 19th century and early 20th century that generally tended to be more horizontal than the vertically oriented styles associated with the Victorian era in the late 19th century. Symmetrical and asymmetrical compositions are employed almost equally.

Roof Form and Materials

Seventy-three percent of Clarksburg's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables. Six hipped roofs are located in the district (26%). Replacement roofing materials are found throughout the historic district, particularly asphalt shingles. Standing seam metal roofs remain on several buildings in the district.

Dominant Building Material

The dominant building material in Clarksburg is wood executed as clapboard and weatherboard. These buildings, which total 71 % of the building stock, retain much of their original wood trim and ornamental detail, significantly contributing to the visual appearance, character and integrity of the historic district. Only 29% percent of the structures are clad in replacement materials of aluminum siding or asphalt shingles. One brick structure is located in the district, now clad with numerous replacement materials.

Outbuildings

Few historic outbuildings remain in the Clarksburg Historic District. although several sheds, and small barns have been located. The oldest outbuilding appears to be a log structure now connected by a breezeway to the Leonidas Willson house. Several sheds and barns are associated with the Hammer Hill residence and appear to be of the same vintage as the original house. The steep slope of the roofs and similar materials as the main historic house help date these historic structures.

Architectural Styles

As one of the earliest communities in Montgomery County, many of the houses in Clarksburg were enlarged in the 1850s, expanding the original log and frame structures. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings dominate the district, four Federal style houses, two Queen Anne style, and one Gothic Revival style buildings stand out. Several vernacular I-houses and bungalows are located in the district, as well as two examples of the American Four Square style.

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
- (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 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. 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 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

Staff preliminarily supports the concept design and placement for the new building. In general, the proposal looks toward the design, form, size, scale, setbacks, and materials of the existing commercial buildings in the district for direction. For example, the two contributing buildings at 23335 Frederick Road and 23329 Frederick Road each measure 1.5 stories tall and are set back approximately 15-20 feet from the right of way (*Figure 9*). They feature gable roofs, both front and side oriented, covered with either asphalt shingles or standing-seam metal. The walls on both are clad with horizontal wood siding.

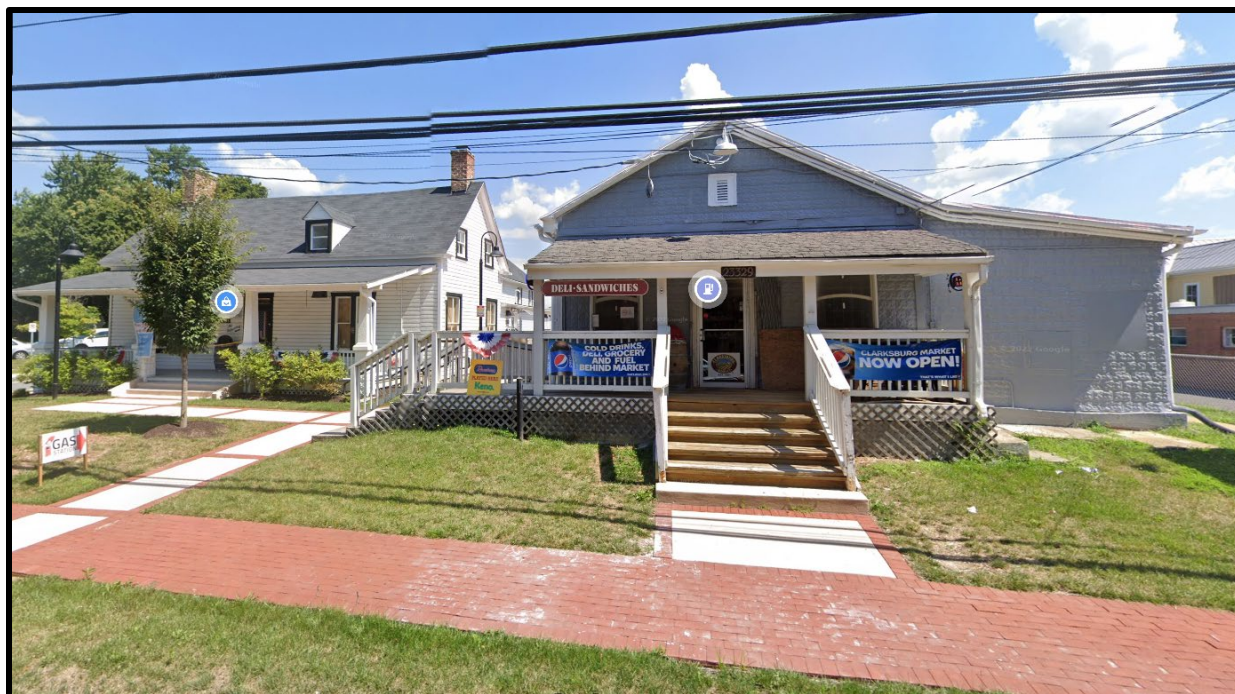


Figure 9: The buildings at 23335 Frederick Road, left, and 23329 Frederick Road, right, are examples of buildings in the Clarksburg Historic District with a commercial use. Source: Google



Figure 10: The Contributing Resource at 23341 Frederick Road is an examples of a two-story commercial building in the Clarksburg Historic District. Source: Google

There is an example of infill new construction in the Clarksburg Historic District that also exhibits some of the characteristics of the proposed concept design. In 2010, the HPC approved the construction of two-story, 13,464-square-foot commercial building on a vacant lot at 23315 Frederick Road with HAWP #13/10-09B (Figure 11). The Gothic Revival-style building has horizontal composite siding, standing-seam metal roofs, a full-width front porch, and fronts the right of way.



Figure 9: The building at 23315 Frederick Road was constructed in 2012 in the Clarksburg Historic District.

This proposal is modestly scaled and will be compatible in form, size, and massing with its immediate neighbors and other properties within the historic district. Staff supports siting the building on the property line or within 1' of it to allow for egress/ingress to the rear of the site without crossing onto the adjacent property as seems to be the case with the current access. Staff requests the HPC's guidance on the appropriateness of the siting, massing, form, and size of the current proposal. Staff advised the applicant that a simply designed front porch with the front door facing MD355 would be architecturally compatible with the district and in keeping with the predominant building orientation of both historic and infill construction. Staff is also supportive of the removal of the two trees as part of the HAWP, finding that they do not contribute to the overall tree canopy and their removal would have no impact to the character of the district.

Staff requests the HPC's feedback on appropriate materials as well as the fenestration pattern and porch design. Staff would recommend simple, chamfered columns or posts for the front porch, a wood or solid core, paneled door without the glass fanlight for the front door, and 6/6 or 2/2 aluminum clad windows throughout. Staff would recommend a plain concrete block or parged foundation with a similar treatment for the block piers under the front porch posts. Overall, the aspect of the building is quite flat. The elevations appear to show a small overhang for the roof and staff would recommend this be extended to 1' minimum overhang throughout. The building as presented will be compatible with the predominant characteristics of the district, and will 'read' as a modern take, but not a copy of, a traditional early-20th century general store or hybrid commercial/residential building.

Items to Include in HAWP Application

Staff recommends the following items be included in the HAWP application:

- Written description of the project.
- Detailed site plan showing all setbacks, proposed hardscape, and noting all trees to remain and be removed.
- Detailed plans/elevations at 1/4 scale minimum and all exterior materials labeled. Show all floor-to-floor heights and total building height from grade to ridgeline.
- All material specifications.

- Letter of approval from the property owner, if not the applicant. (Records show that Montgomery County purchased this property in July 2024.)

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a second Preliminary Consultation or a HAWP.



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:

- 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.

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:



5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700
EMAIL: info@mysheds.com

Sherwin Wells
23343 Frederick Rd
Clarksburg
Maryland
20871

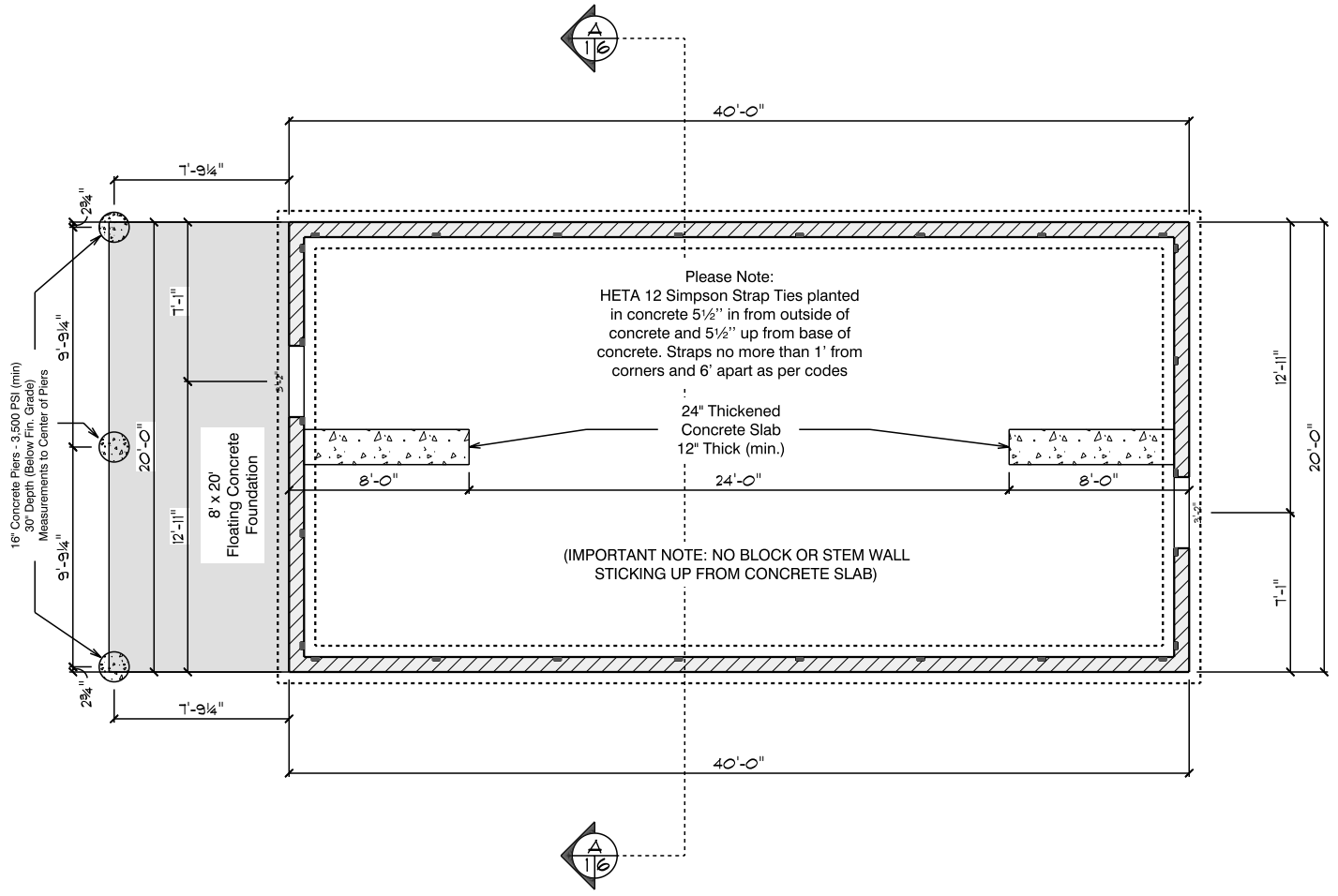
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DATE: Monday, September 9, 2024

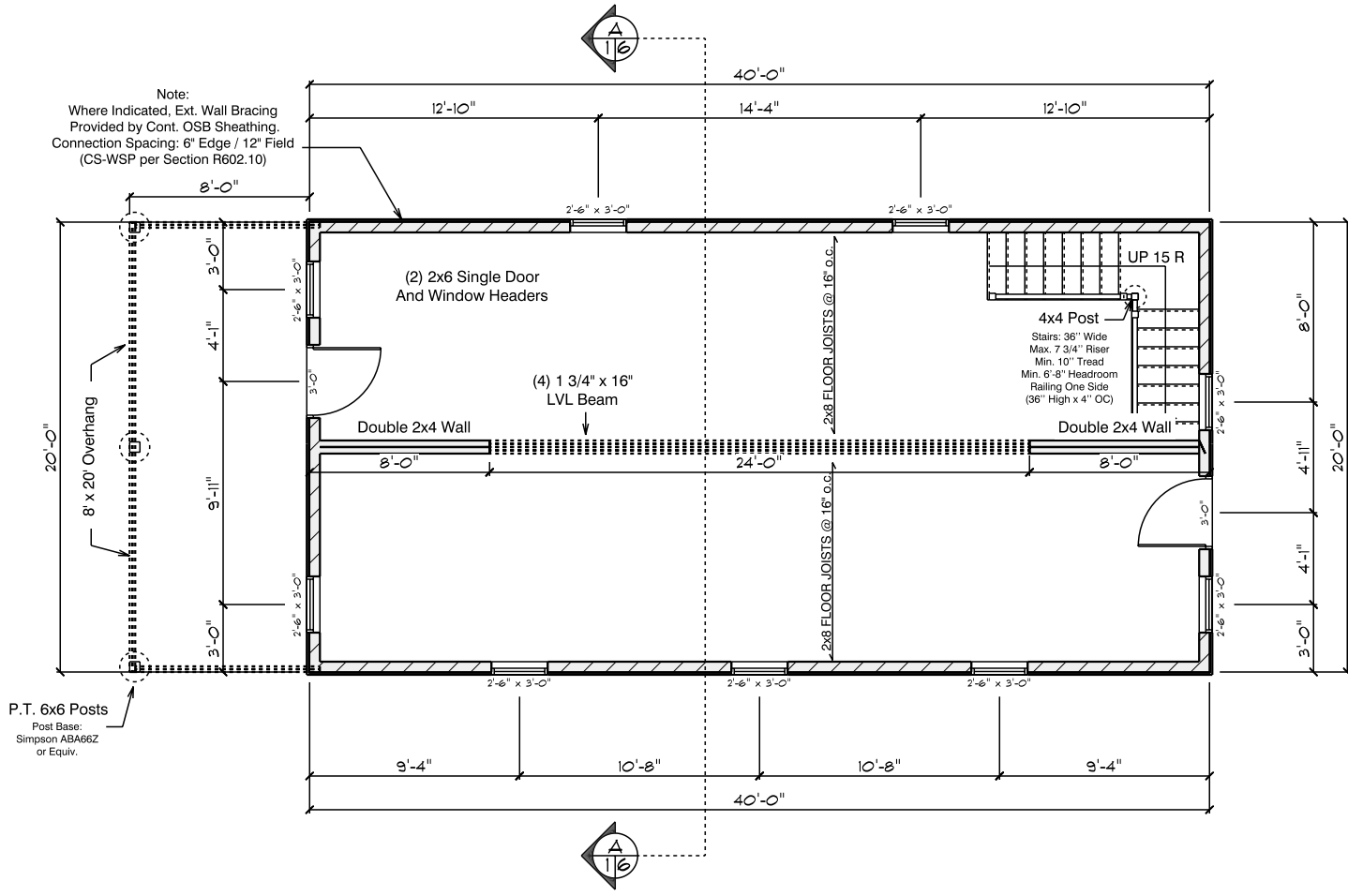
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Floor Live Load: 40 psf
Wind Load: 115 mph
Weathering: Severe
Termin: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

PAGE: 1/7

FOUNDATION PLAN

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





MAIN FLOOR

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



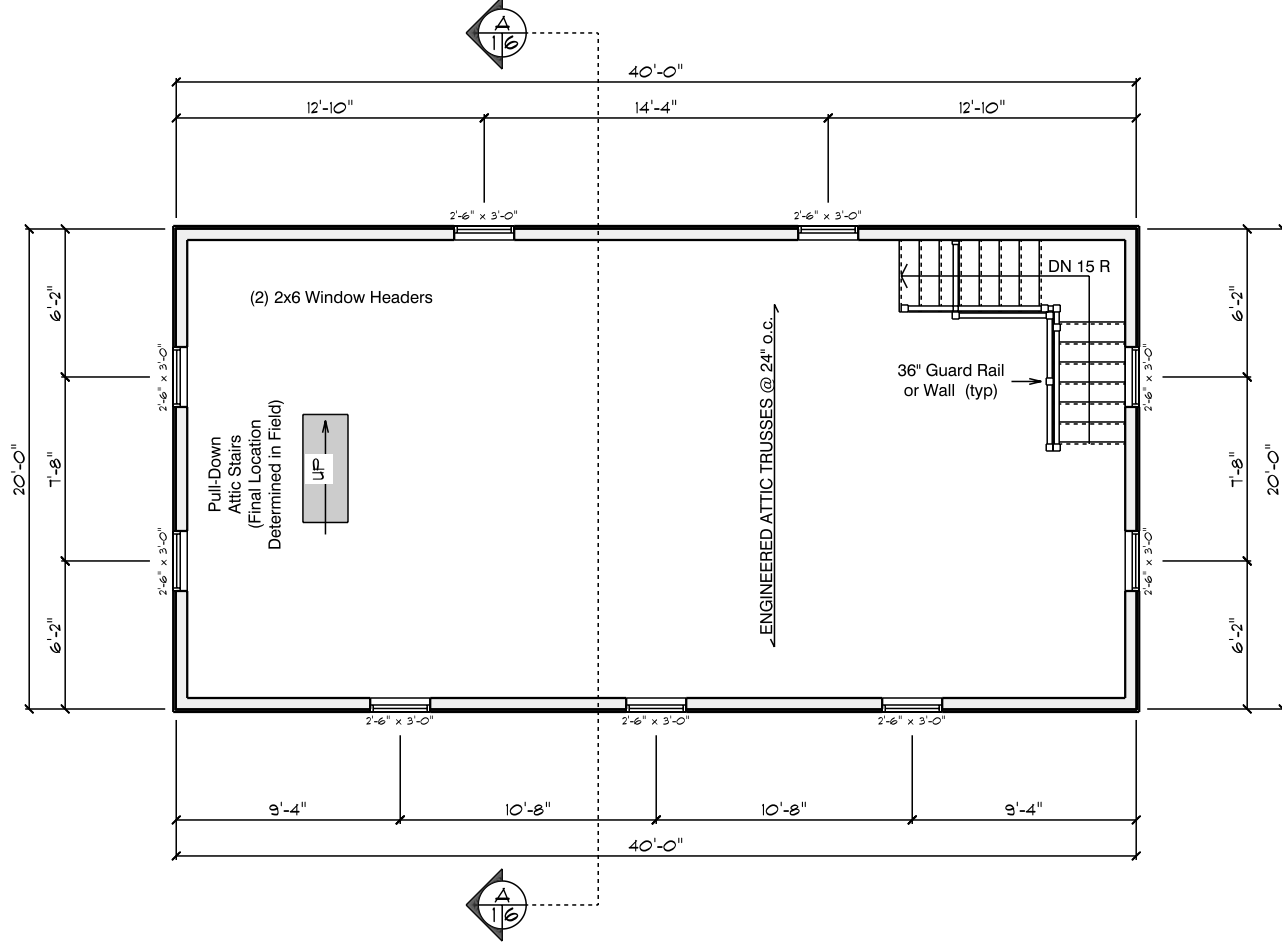
5075 Lower Valley Rd
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PHONE: 610-593-7700
EMAIL: info@mysheds.com

Sherwin Wells
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Maryland
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2ND FLOOR
SCALE: 1/8" = 1'-0"



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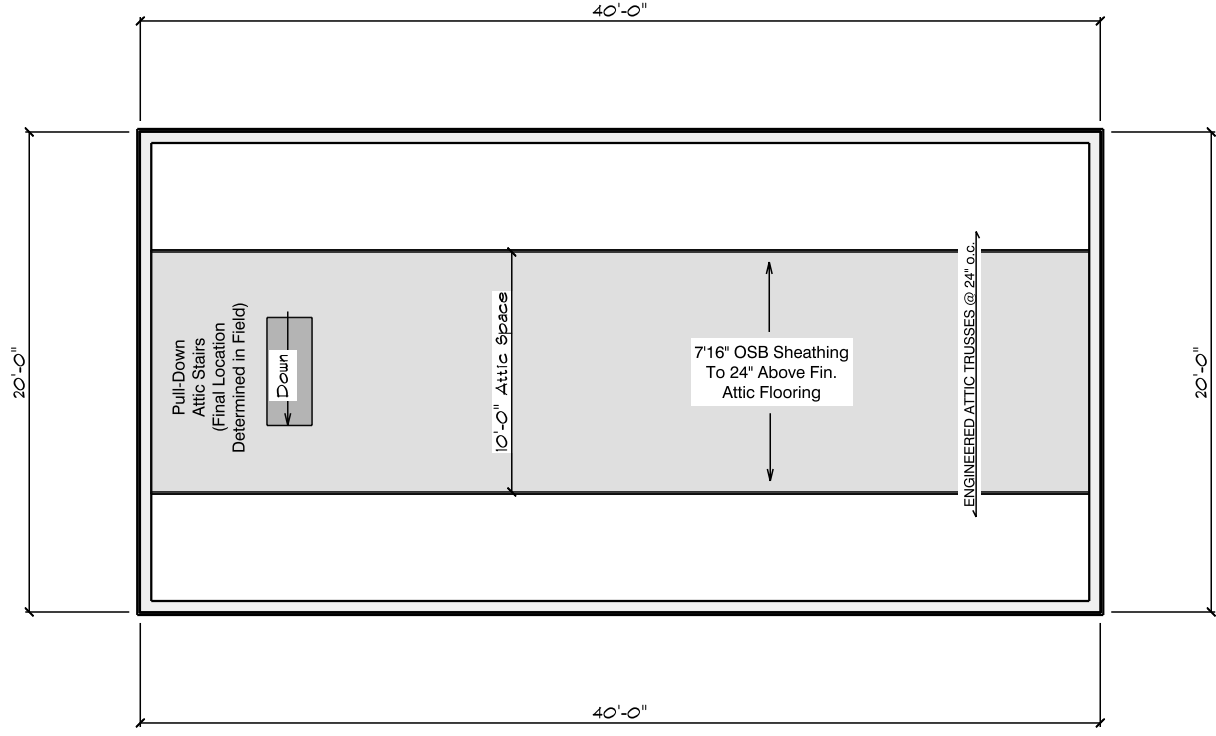
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ATTIC PLAN

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



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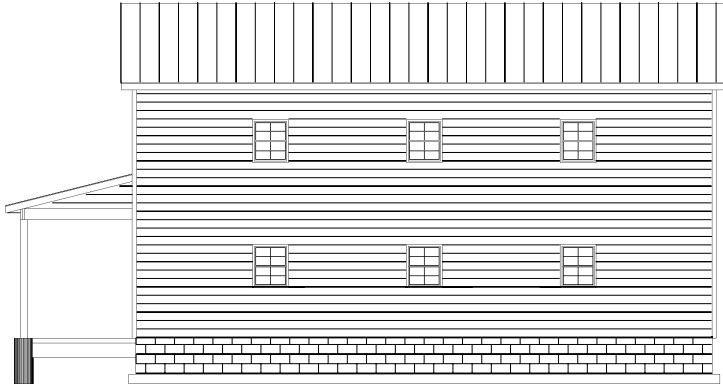
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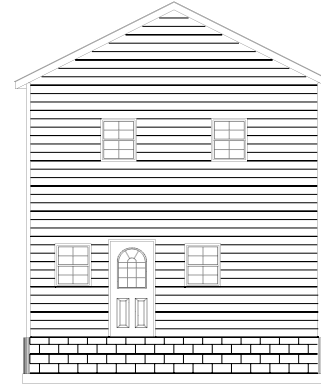
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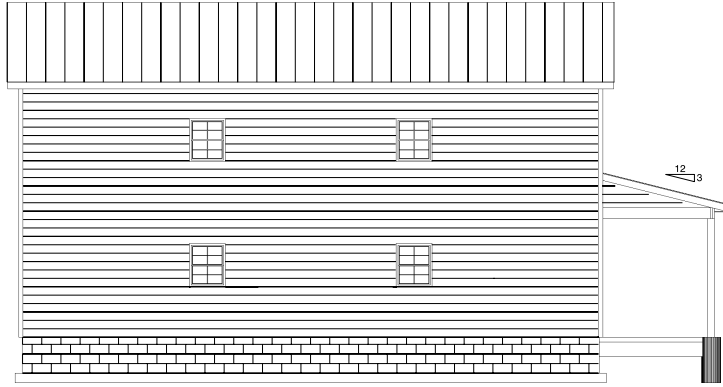
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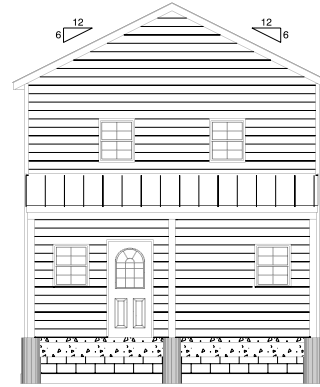
RIGHT ELEVATION

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REAR ELEVATION

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LEFT ELEVATION

SCALE: 0.0750" = 1'-0"

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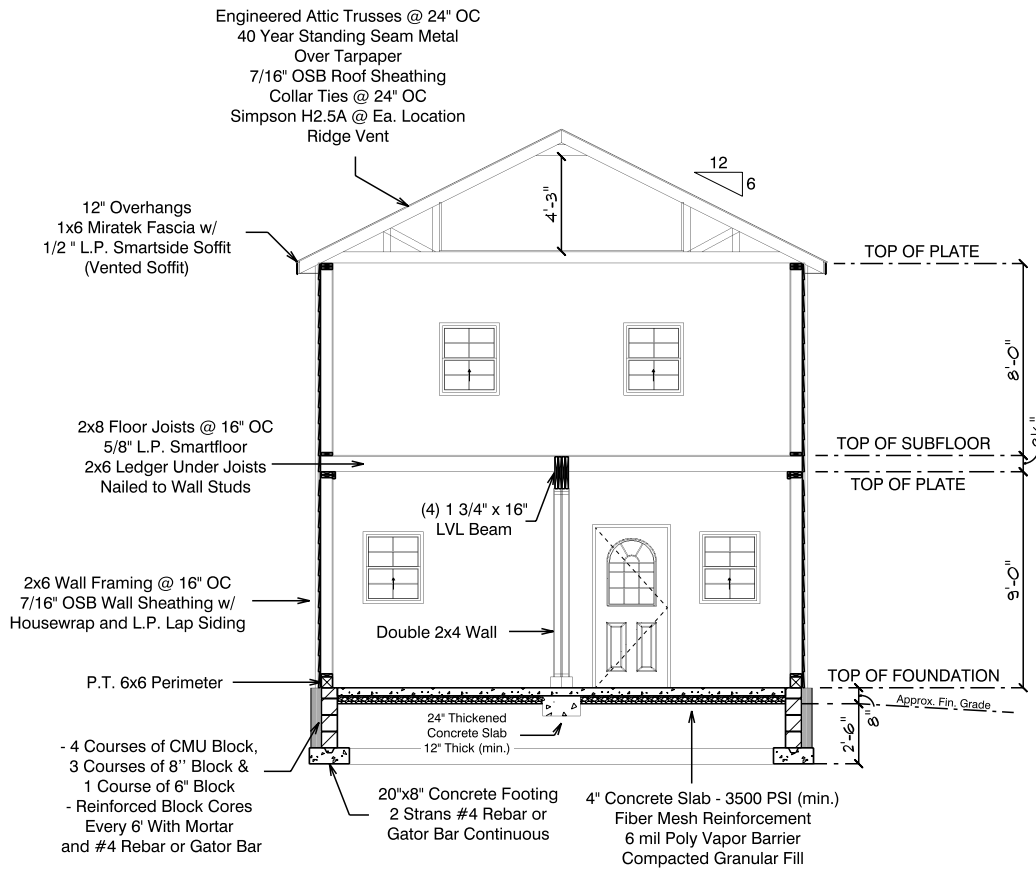
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5075 Lower Valley Rd
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CROSS SECTION A
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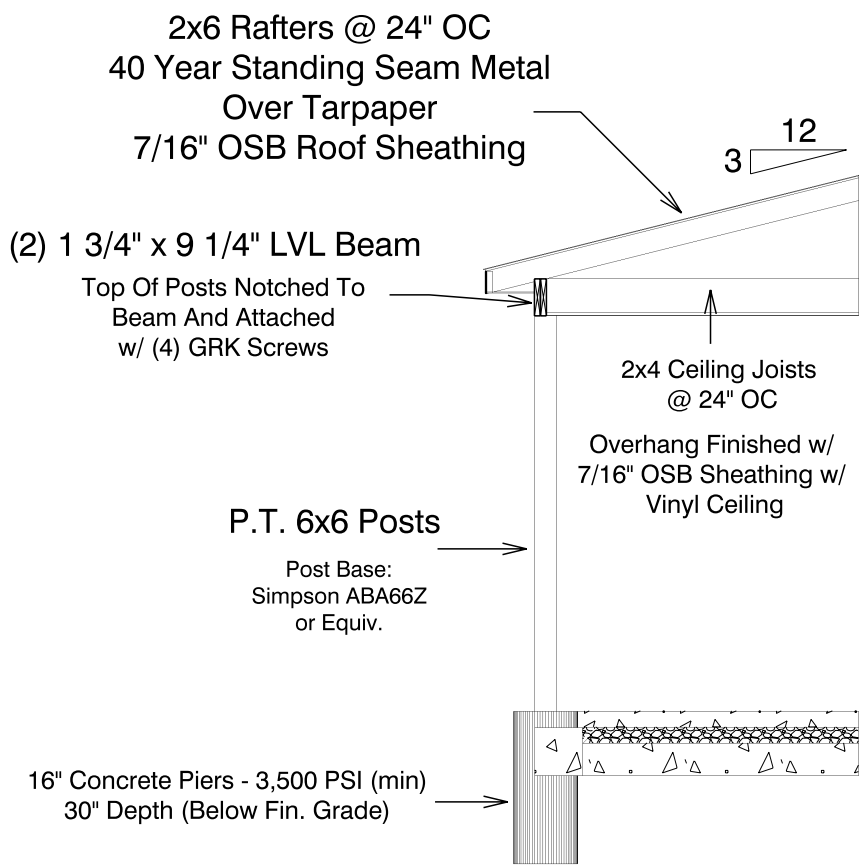
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**STOLTZFUS
 STRUCTURES**

5075 Lower Valley Rd
 Atglen PA 19310

PHONE: 610-593-7700
 EMAIL: info@mysheds.com



CROSS SECTION B
SCALE: 1/4" = 1'-0"



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EMAIL: info@mysheds.com

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Lee's Tree Service

MD Tree Expert Lic #118
 16105 Morrow Road
 Poolesville, MD 20837



Estimate

NAME / ADDRESS	
Sherwin Wells 10816 Badger Drive Gaithersburg MD 20871	
Customer Phone	
240-483-5057	

DATE	ESTIMATE NO.
8/1/2024	29418C
REP	Ricky

PROJECT
23343 Frederick Rd Clarkesburg MD 20871

ITEM	DESCRIPTION	TOTAL
Removal	1) (1) Black Locust left side near 23345 house. Tree has multiple dead limbs, DBH 27 Take down, Cut low	900.00
Removal	2) Remove Maple next to Black Locust Take down, Cut Low	300.00
Removal	3)) (1) Silver Maple left side near 23345 house DBH 20 Take down, Cut low	700.00
Removal	4) Remove small tree next to Maple covered in ivy	400.00
	*****HISTORICAL HOUSES ON BOTH SIDES OF TREES, COULD DO DAMAGE IF THEY FALL ***** *****CUSTOMER TO GET PERMITS REQUIRED IF ANY FOR HISTORICAL AREA*****	
TOTAL		\$2,300.00

Phone #	E-mail	Web Site
301-208-8235	LeesTreeServiceInc@yahoo.com	www.leestreeservice.net