



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: January 11, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1051303 - Tree Removals

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 10, 2024, HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Stephen Syski
Address: 28 High St., Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Chris Berger at 301-495-4571 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# 1051303
DATE ASSIGNED

APPLICANT:

Name: Stephen Syski
Address: 28 High St
Daytime Phone: 301-774-0337

E-mail: ssyski@gmail.com
City: Brookeville Zip: 20833
Tax Account No. 00731847

AGENT/CONTACT (if applicable):

Name:
Address:

Reviewed by Chris Berger at 2:45 pm, Jan 11, 2024



Is the Property Located within an Historic District? X Yes/District Name Brookeville
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: 28 Street: High St
Town/City: Brookeville Nearest Cross Street: Georgia Ave/MD-97
Lot: Block: Subdivision: 0005 Parcel: P856

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 items: 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: Stephen Syski Date: 11/22/2023

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

Owner's mailing address
Valerie & Stephen Syski
28 High St.
Brookeville, MD 20833

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

To the south:
Margaret & Leszek Syski
19500 Georgia Ave.
Brookeville, MD 20833

To the north:
Carmen & Wayne Harding
26 High St.
Brookeville, MD 20833

Across High street (to the east):
19501 GEORGIA LLC
9204B Baltimore Ave.
College Park, MD 20740
d/b/a Silo Falls, located at
19501 Georgia Ave.
Brookeville, MD 20833

19331 Georgia Avenue, Brookeville MD 20833

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Chris Berger at 2:42 pm, Jan 11, 2024

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

28 High Street is the southern end of the Town of Brookeville. On the southern border of my property, that is, the border between 28 High Street in the Town and 19500 Georgia Avenue outside of Town, there is a row of mature white pines. The pines were planted by the previous owner of 28 High Street (Grace Bryan, who passed away in 2012, may she rest in peace). It appears that they were planted as a sort of privacy barrier, because they are planted very close to each other, approximately 5-7 feet apart. The pines were planted many years ago and over the past decade have been dying, with each year increasing their death-pace. A number have already fallen over in the past several years. There are now 10 pines standing, 5 of which are dead (no needles, or only brown needles). The dead pines, and a few live pines that are falling over, present a danger (especially during wind storms) to our home at 28 High St and to my neighbors' parking area and all the people that pass back and forth through the area.

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

I propose to remove all of the 10 pines on the southern border of 28 High St. I have been advised by two different arborists that, because the trees were planted too close to each other and the root systems are intertwined, removal or death of any of the trees will weaken their neighbors. In other words, given the current trend of dying trees, it is likely that all of the trees will die in the near future, so the wisest course is to remove all of them now.

There are other trees (4 of which I planted) in the area of the pines, but none will be affected by the removal of the pines.

REVIEWED

By Chris Berger at 2:45 pm, Jan 11, 2024

APPROVED

Montgomery County
Historic Preservation Commission





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/22/2023

Application No: 1051303
AP Type: HISTORIC
Customer No: 1400866

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 28 HIGH ST
BROOKEVILLE, MD 20833

Homeowner Syski (Primary)

Historic Area Work Permit Details

Work Type DEMO

Scope I would like to remove 5 live and 5 dead white pines from my property. The pines are 30-60 feet tall and are dying relatively rapidly (it seems about a couple every year), with several now presenting dangerous conditions to our home, our neighbor's driveway/parking area, and the people and cars that pass through that area.

REVIEWED

By Chris Berger at 2:45 pm, Jan 11, 2024

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1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 10 feet to deed lines as shown, no corners confirmed.
2. Fences, if shown, have been located by approximate methods.
3. * Denotes online shown based on approximate information. Property shown is the remainder of lands described in L.990 f.58
4. All lines shown should be considered approximate based upon adjoining information and field location of lines of apparent occupation.
5. A boundary survey with more up to date metes & bounds description is recommended to all concerned.
6. ** Front property tie is subject to current or future R/W considerations.



*APPROX. REMAINDER
LIBER 990
FOLIO 58
 35,293 S.F.
 (PER TAX RECORDS)



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 Montgomery County
 Historic Preservation Commission

Robert A. Foster

LOCATION DRAWING
 R.W. & G.E. BRYAN PROPERTY
 *LIBER 990 FOLIO 58
 28 HIGH ST. BROOKEVILLE MD
 MONTGOMERY COUNTY, MARYLAND

REVIEWED
 By Chris Berger at 2:47 pm, Jan 11, 2024

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		REFERENCES PLAT BK. PLAT NO.			SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286	
		LIBER 990 FOLIO 58	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 11-27-12			

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
 Expires: 04-02-2013

SHED

NORTHWESTERLY 199'±

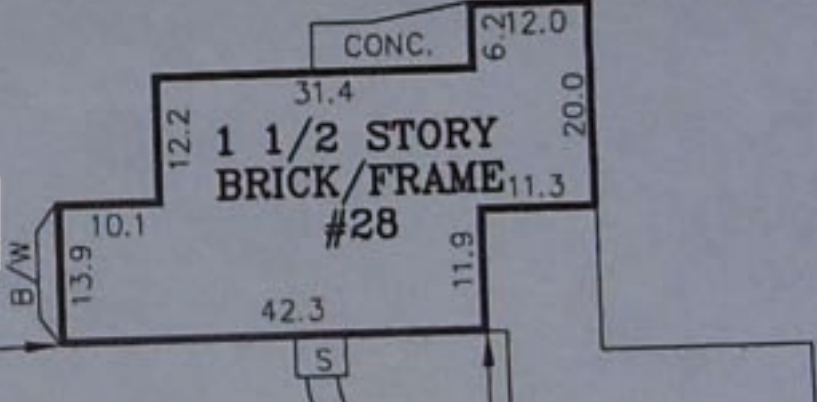
337.2
N 71°08'25"W

- #10 L
- #9 L
- #8 D
- #7 D
- #6 D
- #5 D
- #4 L
- #3 D
- #2 L
- #1 L

7" Sugar Maple

6" Cherry

9" Red Maple



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 Montgomery County
 Historic Preservation Commission

Robert G. Potter

REVIEWED
 By Chris Berger at 2:47 pm, Jan 11, 2024

White pine trees to be removed are labeled 1-10, live (L) or dead (D).
 The other 3 trees listed are the only 6"+ trees within the drip line
 (or a little further) of the white pines.

SOUTHWESTERLY 125'±

Work Item 1: Tree removal

Description of Current Condition:
5 dead white pines; 5 live white pines


Proposed Work:
Removal of all 10 white pines. See overview above for further details.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

<p>APPROVED</p> <p>Montgomery County Historic Preservation Commission</p> 	<p>Proposed Work:</p>
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REVIEWED
By Chris Berger at 2:47 pm, Jan 11, 2024

**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	*	*	*	*	*		*

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REVIEWED

By Chris Berger at 2:47 pm, Jan 11, 2024

From: [Stefan Syski](#)
To: [Berger, Chris](#)
Subject: Re: 28 High Street Tree Removals
Date: Monday, December 25, 2023 4:09:33 PM

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

Hello Chris, and Merry Christmas!

We are contracting with Steve Pupkar for the tree work at 28 High Street:

Steve Pupkar
20550 Georgia Ave.
Brookeville, MD 20833
ISA Certified Arborist MA-4425A
MD Tree Expert License # 1267
Fax (877) 393-3234 Phn (833) 252-5900
info@pupkarps.com
pupkar@aol.com

Thank you!
Stefan

On Wed, 6 Dec 2023 at 15:42, Stefan Syski <ssyski@gmail.com> wrote:

Thank you, Chris, for your help on the phone just now. I will work on contracting a tree company and getting a survey. As I mentioned, Jan. 10 at 7 pm should work fine for me.

Thanks again,
Stefan

On Wed, 6 Dec 2023 at 13:52, Berger, Chris <Chris.Berger@montgomeryplanning.org>

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Montgomery County
Historic Preservation Commission


lication to a date in which you can attend. Are you available
The meeting begins at 7 p.m. in the Wheaton Headquarters

REVIEWED

By Chris Berger at 2:47 pm, Jan 11, 2024

While we would prefer you to provide a survey from an arborist, it is not a necessity. contractor information for the arborist who will the January 10 meeting, we would need this information by Wednesday, December 27.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

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

Chris.Berger@montgomeryplanning.org

Office: 301.495.4571

From: Stefan Syski <ssyski@gmail.com>
Sent: Tuesday, December 5, 2023 6:38 PM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Subject: Re: 28 High Street Tree Removals

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

Hello Chris,

Thank you for your emails. I included a tree survey in my original application, which was a mark-up of my property map noting the white pines that I want to remove as well as all 6"+ trees within the drip-line of the pines. I'm guessing by your note that this was not a "tree survey". Can you fill me in on what is required?

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Historic Preservation Commission



I hired an arborist. Several years ago I had two different arborists give me estimates to take trees down, which they did, but they didn't provide anything beyond

I would like to postpone my hearing date -- I hope that's ok. I am traveling with my family on December 20th and won't be able to attend the HPC meeting.

REVIEWED

By Chris Berger at 2:47 pm, Jan 11, 2024

Thank you for your help. I'm sorry for not responding earlier!

Sincerely,

Stefan Syski

(301) 774-0337

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Potter

REVIEWED

By Chris Berger at 2:47 pm, Jan 11, 2024