

203 Market Street  
Brooksville

HAWP 23/65-08C



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 08/14/08

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill *AF*  
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #490889 – Tree removal

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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 August 13, 2008 meeting.

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: Chris and Andrea Scanlon  
Address: 203 Market Street, Brookeville, MD

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED

JUL 21 2008

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Division of  
Infrastructure Management

Contact Person: CHRIS SCANLON

Daytime Phone No.: 301-255-2155

Tax Account No.: 00731780

Name of Property Owner: CHRIS + ANDREA SCANLON Daytime Phone No.: 301-255-2155

Address: 203 MARKET BROOKEVILLE MD 20833  
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

### LOCATION OF BUILDING/PREMISE

House Number: 203 MARKET ST Street: \_\_\_\_\_

Town/City: BROOKEVILLE Nearest Cross Street: NORTH ST

Lot: N/A Block: N/A Subdivision: N/A

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P336

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: TREE REMOVAL

1B. Construction cost estimate: \$ 3,000.00

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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.

[Signature]  
Signature of owner or authorized agent

7/18/08  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8-15-08

Application/Permit No.: 490889 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:

Historic stone cottage located on the front of the lot in historic Town of Brookeville. New residence (2006) and outbuilding (2008) constructed on rear portion of lot.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

1. Removal of 2 storm damaged walnut trees in front of new residence.  
2. Removal of grove of invasive Ailanthus trees at rear of property. (See attached information from the Maryland Department of Natural Resources about this specific species of non-native invasive tree.)

\_\_\_\_\_

\_\_\_\_\_

**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
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

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**

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**

- 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.

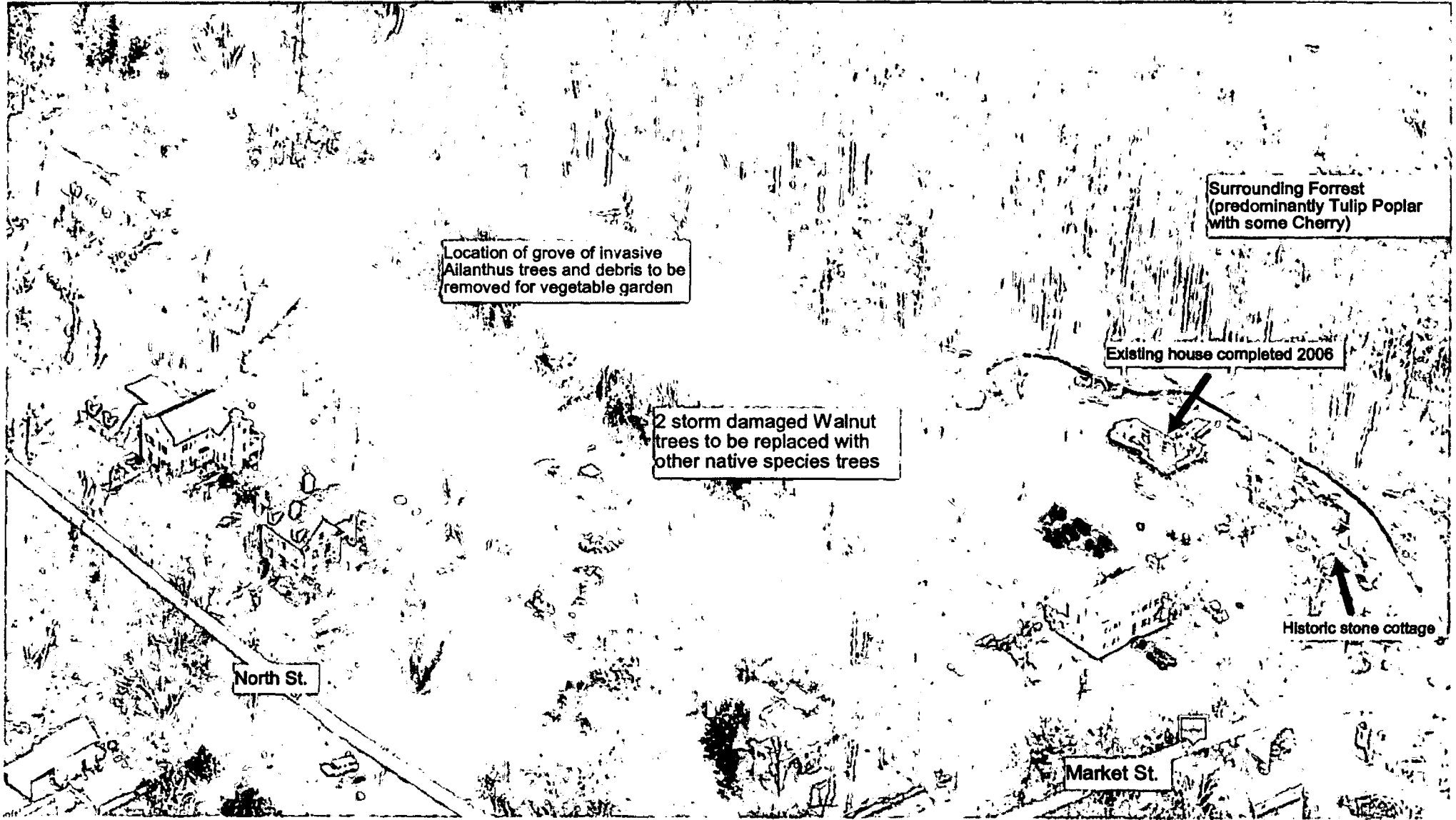
**6. TREE SURVEY**

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Location of grove of invasive Ailanthus trees and debris to be removed for vegetable garden

Surrounding Forest (predominantly Tulip Poplar with some Cherry)

Existing house completed 2006

2 storm damaged Walnut trees to be replaced with other native species trees

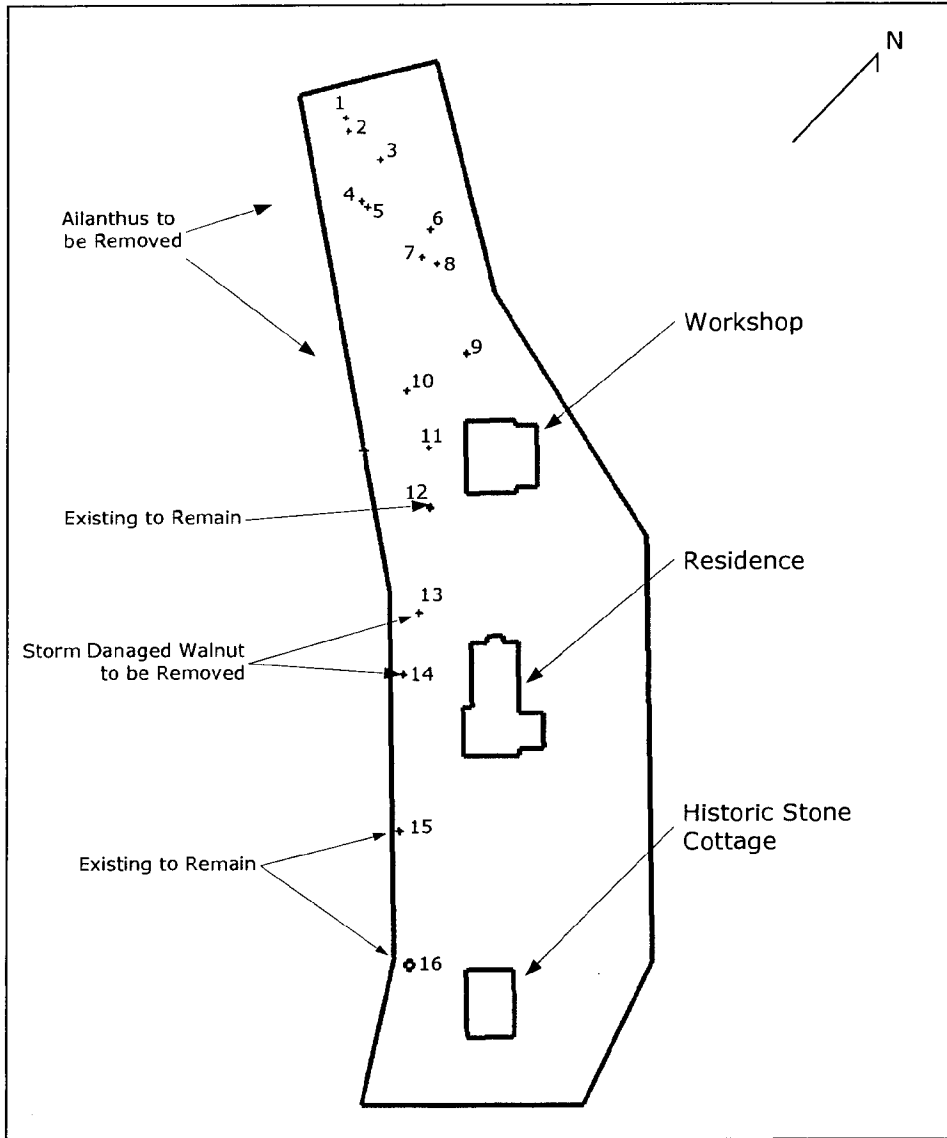
Historic stone cottage

North St.

Market St.

Historic

AP 8-15-08



Project:

## SCANLON Residence

203 Market Street  
Brookeville, MD 20833  
Montgomery County, MD

Drawings:

**L1**

Dates:

Tree Survey - 21 Jul 08

8-15-08

### 203 Market St Tree Survey

#	Dia. (in.)	Species	Action	Notes
1	9 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
2	9 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
3	10 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
4	13 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
5	13 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
6	11 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
7	11 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
8	13 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
9	15 in.	Walnut	Remove	
10	15 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
11	9 in.	Ailanthus altissima	Remove	Invasive tree species to be removed
12	18 in.	Tulip Poplar	Existing to Remain	Existing to remain
13	15 in.	Walnut	Remove	Removal due to storm damage
14	14 in.	Walnut	Remove	Removal due to storm damage
15	17 in.	Walnut	Existing to Remain	Existing to remain
16	41 in.	Ash	Existing to Remain	Existing to remain

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	203 Market Street, Brookeville	<b>Meeting Date:</b>	8/13/08
<b>Resource:</b>	Non-Contributing Resource Brookeville Historic District	<b>Report Date:</b>	8/6/08
<b>Applicant:</b>	Chris and Andrea Scanlon	<b>Public Notice:</b>	7/30/08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	23/65-08C	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Tree removal		

**STAFF RECOMMENDATION**

- Approval
- Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Miller's House - Outstanding Resource within the Brookeville Historic District  
**STYLE:** Vernacular  
**DATE:** 1794

A new house and separate workshop building located behind the historic building were recently approved by the HPC and have been constructed.

**PROPOSAL**

The applicants are proposing to remove a grove of non-native, invasive ailanthus and two storm-damaged walnut trees toward the back of the property near the new house (see site plan/tree survey in Circles **6-7**). The applicants are proposing to plant a few native ornamental trees on the property.

**STAFF RECOMMENDATION**

Staff recommendation of **approval** is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.

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.



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

Owner's mailing address 203 MARKET ST. BROOKEVILLE, MD 20833	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
DUANE + SANDY HEILER 205 MARKET ST, BROOKEVILLE, MD 20833	SCOTT PENLAND + CONNIE ANGIOLI 200 MARKET ST BROOKEVILLE, MD 20833



Surrounding Forrest  
(predominantly Tulip Poplar  
with some Cherry)

Location of grove of invasive  
Alantus trees and debris to be  
removed for vegetable garden

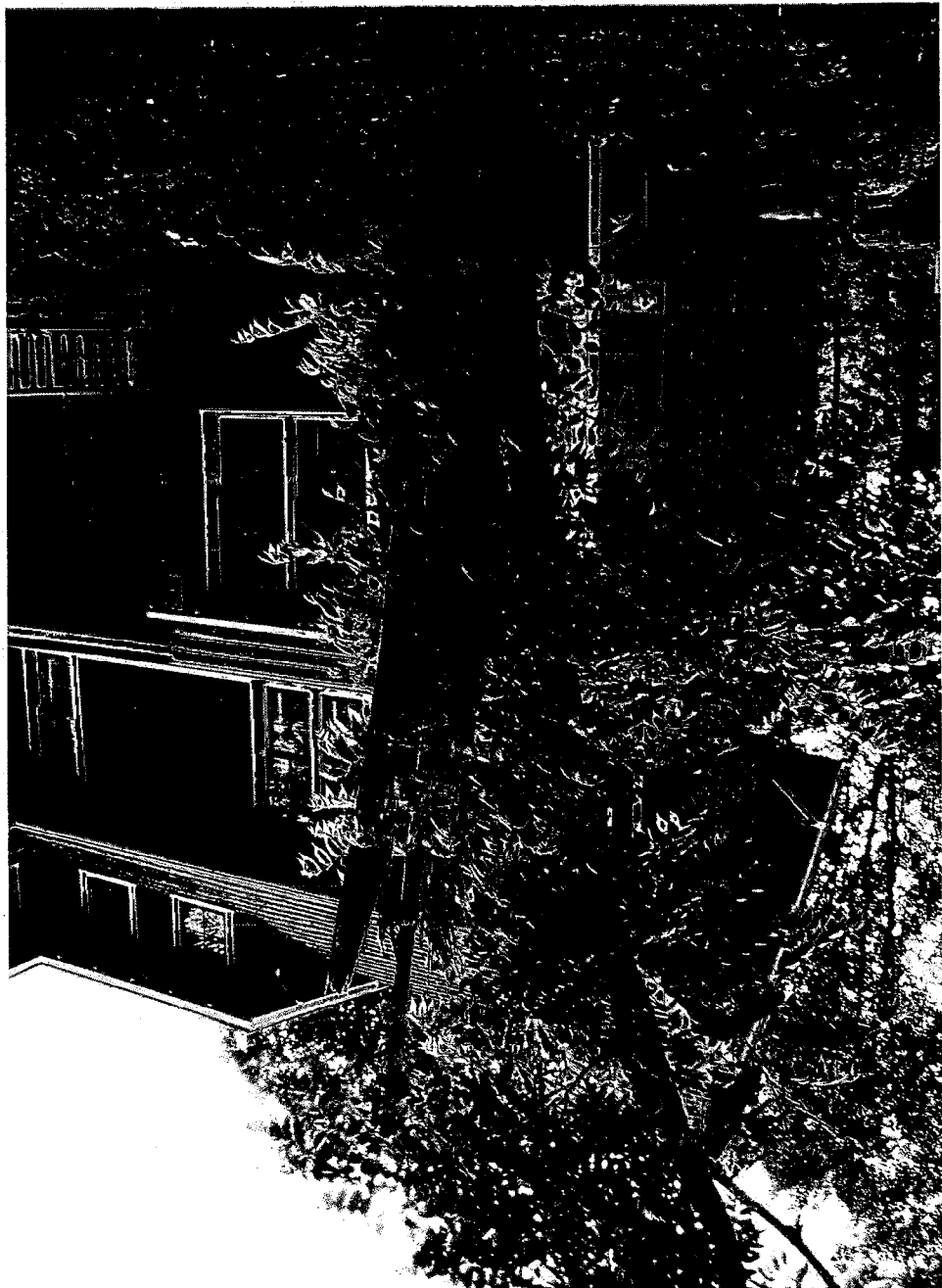
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Existing house completed 2006

Historic stone cottage

North St.

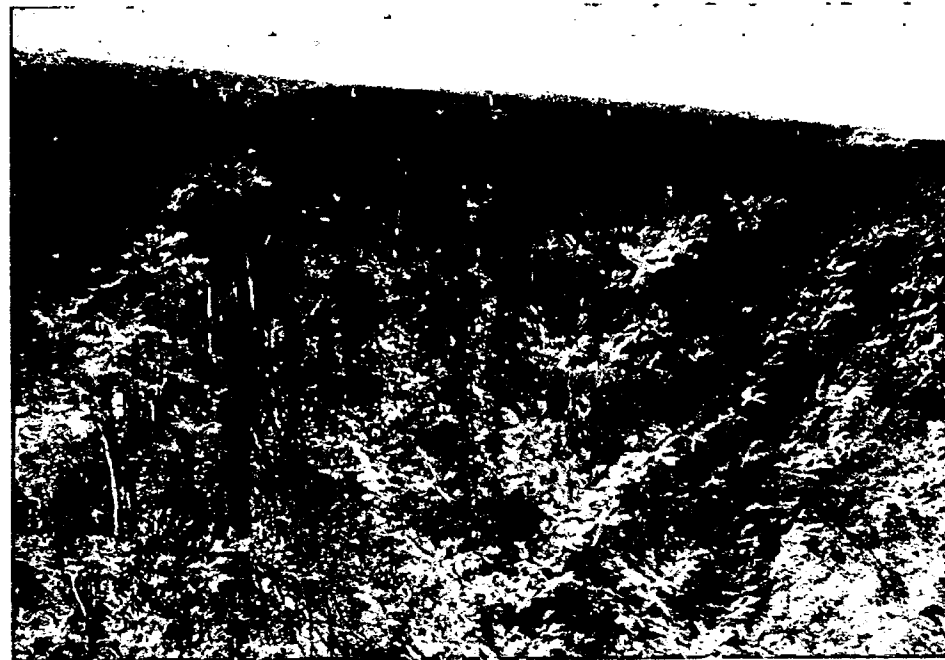
Market St.

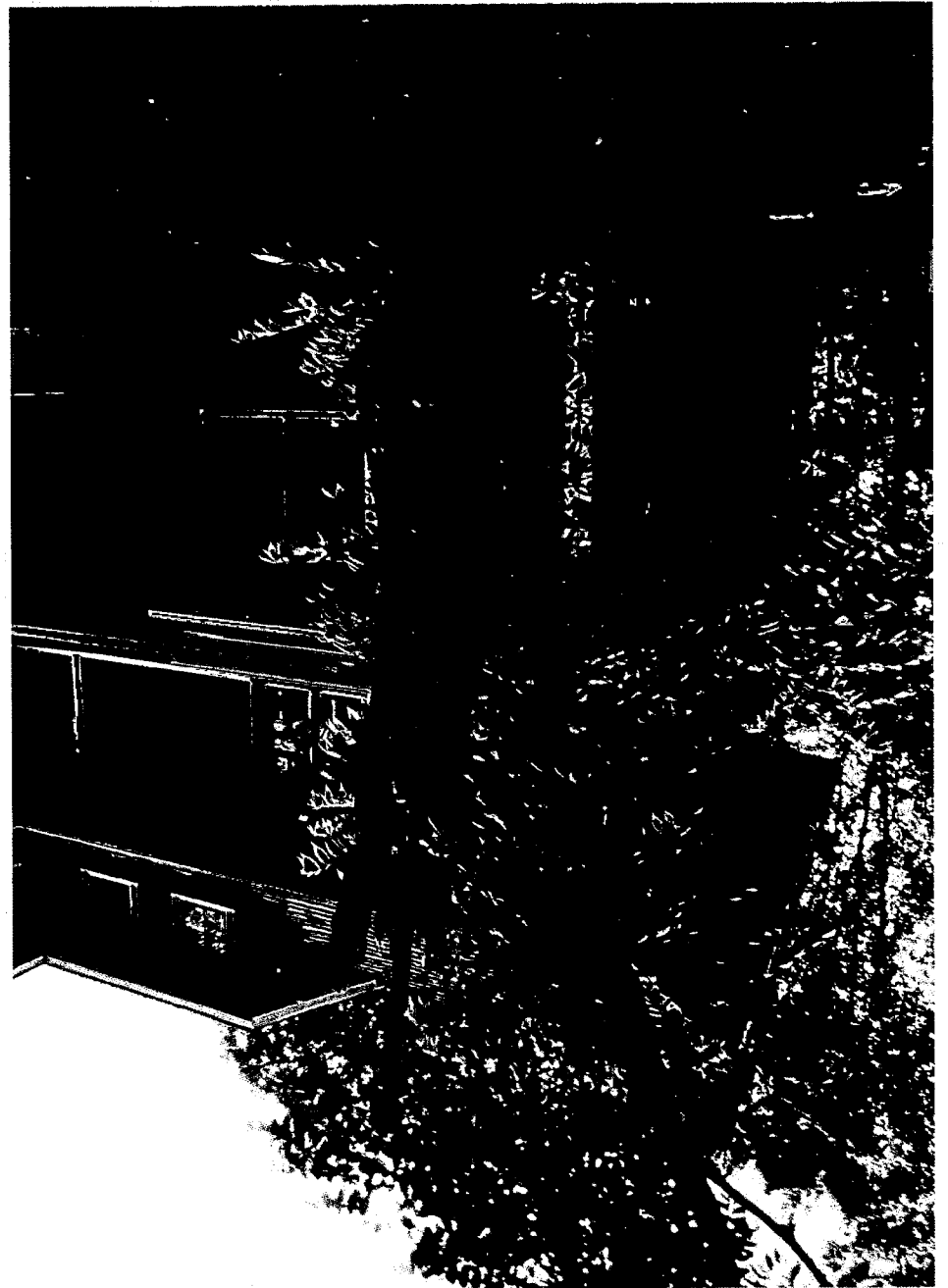




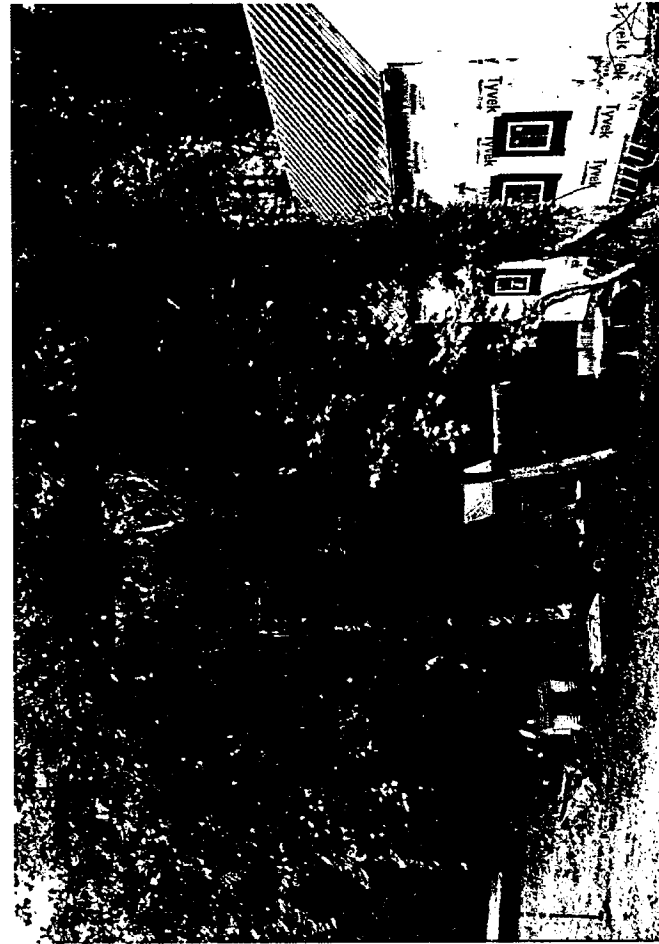
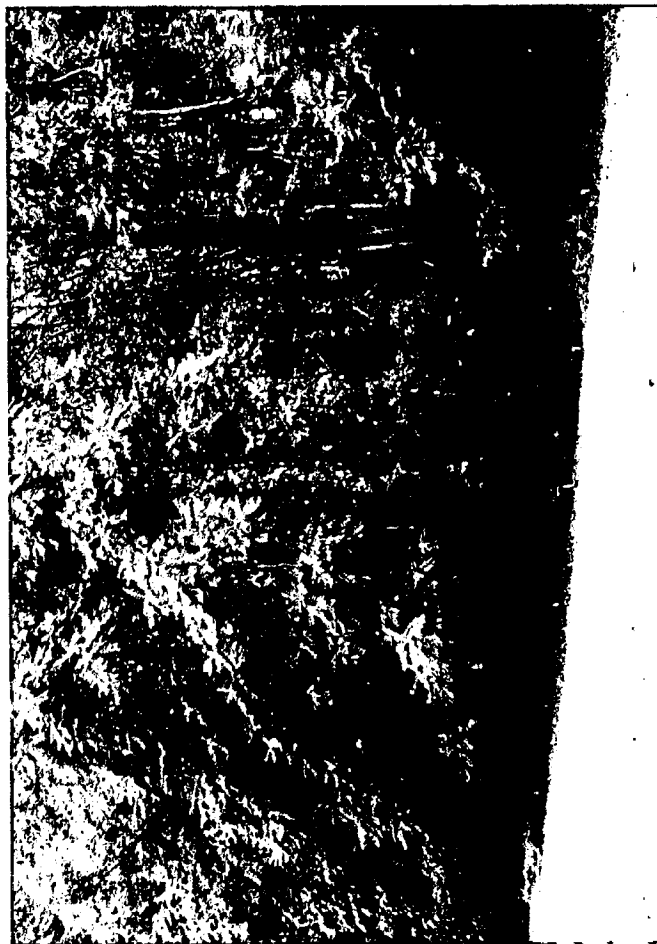
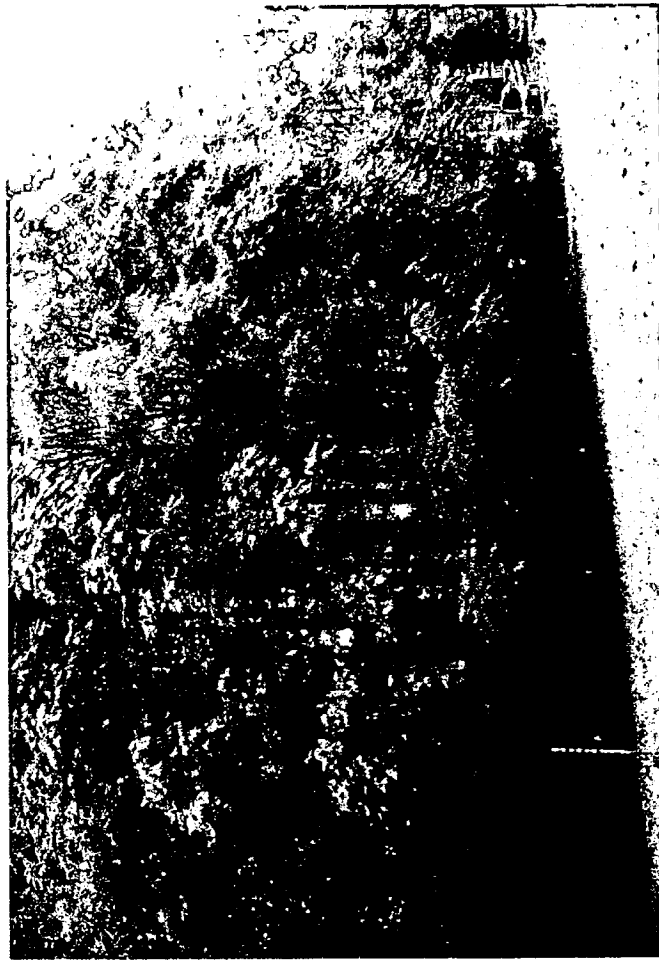
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EXISTING POPLAR TO REMAIN









EXISTING POPLAR TO REMAIN





# INVASIVE SPECIES

OF CONCERN IN MARYLAND

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- Terrestrial Plants
- Viruses, Fungi and Other Organisms
- Information and Resources

## Invasive Species of Concern in Maryland: Terrestrial Plants

\* Red Alert species: Species not yet established in Maryland but considered to be of high risk.

Key Code	Scientific Name	Common Name	Details
2	<i>Acer platanoides</i>	Norway Maple	▶
2, 3	<i>Ailanthus altissima</i>	Tree of Heaven	▶
2	<i>Alisma petiolata</i>	Garlic Mustard	▶
1, 3	<i>Allium vineale</i>	Wild Garlic	▶
2, 3	<i>Ampelopsis brevipedunculata</i>	Porcelain Berry	▶
2, 3	<i>Artemisia vulgaris</i>	Mugwort	▶
2	<i>Berberis thunbergii</i>	Japanese Barberry	▶
1, 2, 3	<i>Carduus acanthoides</i>	Plumeless Thistle	▶
1, 2, 3	<i>Carduus nutans</i>	Musk Thistle	▶
2	<i>Celastrus orbiculatus</i>	Oriental Bittersweet	▶
2	<i>Centaurea maculosa</i>	Spotted Knapweed	▶
1, 2, 3	<i>Cirsium arvense</i>	Canada Thistle	▶
1, 2, 3	<i>Cirsium vulgare</i>	Bull Thistle	▶
2	<i>Elaeagnus umbellata</i>	Autumn Olive	▶

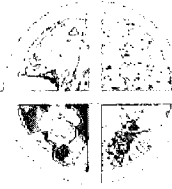
Key Code - Windows Internet Explorer

http://www.mdinvasivesp.org/key\_code.html

\* Red Alert species: Species not yet established in Maryland but considered to be of high risk.

1. Currently Regulated by state and/or federal law
2. Widely recognized by biologists and natural resource managers to degrade natural resources and/or negatively impact native species
3. Known to have a negative economic impact on agricultural or natural resources
4. Known or potential negative impacts on human (or animal) health

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## Invasive Species of Concern in Maryland: Terrestrial Plants

### Tree of Heaven *Ailanthus altissima*

Tree that spreads clonally over large areas, will freely seed, very difficult to control

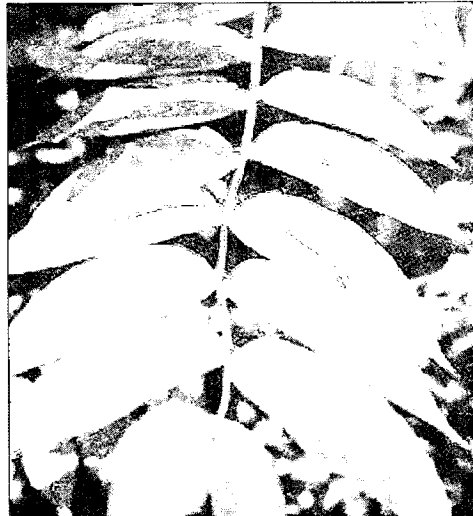


photo: D. Barringer, Natural Land Trust

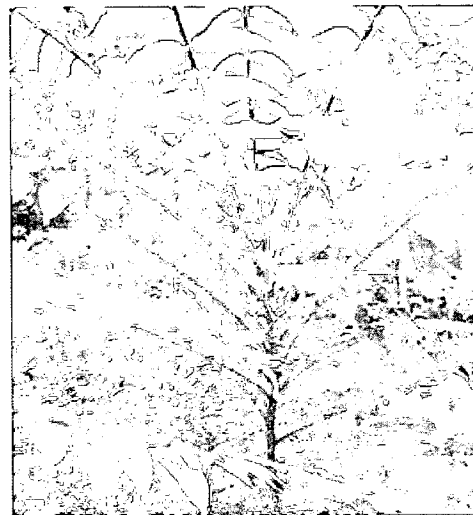


photo: D. Barringer, Natural Land Trust

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1, 3	<i>Allium vineale</i>	Wild Garlic	▶
2, 3	<i>Ampelopsis brevipedunculata</i>	Porcelain Berry	▶
2, 3	<i>Artemisia vulgaris</i>	Mugwort	▶
2	<i>Berberis thunbergii</i>	Japanese Barberry	▶
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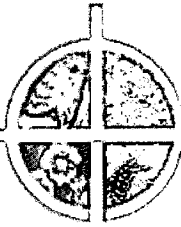
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Tree that spreads clonally over large areas, will freely seed, very difficult to control



photo: D. Barringer, Natural Land Trust



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