


17 North Street
Brookville

23/05-09B
Brookville H.D





file

HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 3/12/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #505329—Tree removal

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 March 11, 2009 HPC 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: Town of Brookeville
Address: 17 North Street, Brookeville (tree location)

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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





STATE OF MARYLAND DEPARTMENT OF GENERAL SERVICES
150 SOUTH CALVERT STREET, BALTIMORE, MARYLAND 21201
(410) 321-2000

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Cate McDonald
 Daytime Phone No.: 301-570-4465
 Tax Account No.: 52-152 9297
 Name of Property Owner: Town of Brookeville Daytime Phone No.: 301-570-4465
 Address: P.O. Box 67 Brookeville, MD 20833
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5 High St (Brookeville Academy) Street: & 17 North St
 Town/City: Brookeville Nearest Cross Street: Market St
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Tree Removal
 1B. Construction cost estimate: \$ 2400
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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 26 Jan 09 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 3/12/09
 Application/Permit No.: 505329 Date Filed: 2/17/09 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

RECEIVED
JAN 30 2009
DIV OF CASE WORK MGMT

Mani Log 247765

**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:

6 trees located within the Town of Brookeville's right of way that are in need of removal

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

Removal of ^{one} tree located on Town of Brookeville property or located in the Town's right of way. These trees have been evaluated by a ISA Board Certified Master Arborist and have been recommended for removal. See attached tree assessment.

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 9 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.**

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17 North Street, Brookeville	Meeting Date:	3/11/09
Resource:	Non-Contributing Resource Brookeville Historic District	Report Date:	3/04/09
Applicant:	Town of Brookeville	Public Notice:	2/25/09
Review:	HAWP	Tax Credit:	None
Case Number:	23/65-09B	Staff:	Anne Fothergill
Proposal:	Tree removal		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Brookeville Historic District
DATE: 1996

PROPOSAL

The applicant is proposing to remove one 8" hickory tree. The tree has a buttress wound that is 1/3 the circumference of the tree. The tree is located on Town-owned land across from this residential property.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.

8" Hickory + 13" Logs in front of Messiah St



1 26

8 300

St. Michael's

13" Logs

Town of Brookeville Tree Assessment

Tree number	Species	Diameter (dbh at 4.5')	Location	Problem	Recommendation	Spray paint	Priority
1	Ash	47"	Brookeville Academy grounds, by the road	There are dead limbs and dead stubs hanging over the road. One root is decayed, but the rest of the base appears solid.	Prune the deadwood. Consider vertical mulching. Monitor.	White	B
2	Brookeville Angel	--	Brookeville Academy grounds	The base of the statue is rotting, and I saw evidence of carpenter ants.	I suggest the sculpture be removed from its base and placed on new one.		B
3	Locust	24"	Brookeville Academy grounds	Significant trunk decay: Large decay conks on trunk; Large broken scaffold branch; woodpeckers; could possibly hit house below.	Removal; or remove top and leave trunk for wildlife	orange	B
4	Locust	23"	Brookeville Academy grounds--just below #3; may not be Academy property	Significant trunk decay: Large decay conks on trunk and many major scaffold branches; many broken branches; would hit house below	Removal	orange	A
5	Walnut	12"	Brookeville Academy grounds	There are wounds on 3 sides of the base of the tree and bleeding cankers; the canopy quality is poor	The tree is not much of a hazard in terms of damage, but it should not be allowed to grow too large: Monitor	green	
6	Ash	65"	202 Market Street	There is ivy growing all over the base of the tree--it should be removed. The base of the tree appears sound, but ivy does obscure much of it.	Remove ivy. Prune the deadwood.	Not sprayed, as covered with ivy. Would be a white.	B
Not numbered	Maples	newly planted	North Street	The young maples have too much mulch touching the base of the trunk--it is better for the tree to pull back the mulch from the trunk.	Pull mulch away from the trunk.		A
7	Locust	22"	17 North Street	Large decay conks on trunk and trunk has a hollow sound.	Removal	orange	A
8	Hickory	8"	17 North Street	Young tree with a buttress wound that is at least 1/3rd of the circumference of the tree. Should not be allowed to grow too big.	Monitor and do not allow to grow too large.	green	

→ HAWP needed for removal of this tree only

Tree number	Species	Diameter (dbh at 4.5')	Location	Problem	Recommendation	Spray paint	Priority
9	Locust	13"	17 North Street	The tree has decay conks in the trunk and several long trunk wounds. Located near overhead utilities.	Removal	orange	A
10	Norway Maple	18"	Across from 13 North Street	The top limbs are dead, and the limbs could fall into the street. However the top of the tree is only about 6" caliper and the target level is low.	Prune the dead top of the tree.	White	C
11	Bitternut hickory	22" at 2' height	North Street, by property that fronts to Market Street	The tree has a codominant fork, and the fork union is decayed and cracked. Tree is at high risk of fork failure.	Removal. It is possible that the fork could be bolted together to provide some lessening of risk, but in my opinion it is better to remove the tree.	orange	A
12	Oak	30"	By the rock circle seating area by private lane	There are two dead limbs of about 5" caliper--one will go over the private lane, but the other is over the circle.	Prune the deadwood	white	C
13	Locust	31"	By the WSSC entrance on Market Street	The tree is mostly dead, and there are decay conks throughout trunk. It is leaning on an adjacent tree. The limbs are over utility lines.	Remove the tree, or remove limbs that are over the utility lines.	orange	B
14	Elm	29"	By the WSSC entrance on Market Street	There is euonymus vine growing all over the tree, and it has a fork that appears to be failing, but will not hit the road.	Monitor	green	
15	Locust	14"	Georgia Avenue at Newlin's Mill; May not be town property	Large decay conks on trunk; could possibly hit the street.	Removal	orange	B

Green Legacy Tree Consultants, Inc.

Barb Neal, Arborist

ISA Board Certified Master Arborist MA-4283B

ASCA Registered Consulting Arborist # 428

Maryland Tree Expert License # 812

P.O. Box 558 Glen Echo, MD 20812

(301) 320-0053

www.greenlegacytrees.com

December 3, 2008

Cate McDonald, Town Clerk
Town of Brookeville
PO Box 67
Brookeville, MD 20833

Dear Mrs. McDonald,

On October 22, 2008, the Town of Brookeville contracted with me to do an evaluation of the street trees and town-owned trees to determine management strategies and priorities. I visited the town and completed my evaluations, and have compiled my findings into a spreadsheet. I found there to be 14 trees of concern (and the statue) with seven trees that should be removed. Of the seven, I have prioritized the removals, recommending four trees be removed this year (priority A), and the rest are of lower priority, so can be removed at a later date, if the town so wish. I have also noted where the ownership of the tree is in question (two of the priority A removal trees are at or near the property lines).

Enclosed is the spreadsheet that details each of the trees in question. The spreadsheet lists the species and size of the tree, the location of the tree, the problem with the tree, and the recommendation for management. Sometimes the recommendation is for the removal of the tree, other times it is for pruning, or monitoring, or even maintenance considerations such as ivy removal. All the trees of concern have been sprayed with a dot of paint at the base of the tree. The color of the dot indicates what type of recommendation I made: orange is for removal, white is for pruning, green is for monitoring. Finally, I have designated actions that should be done this winter or coming season as Priority A, and those that can wait a bit Priority B or C. I have also noted where a tree might be simply topped, and the trunk left as a tall stump for habitat enhancement. Also enclosed is a copy of the Hazard Tree Evaluation forms I filled out for the trees that need removal or pruning so that you can file a permit for removal with the Historical Preservation department of MNCPPC. If you need help filling out the forms, please do not hesitate to ask for my assistance.

I did also walk the natural trails and found them to be in good shape, tree-wise.

Part of the contract includes some recommendations for the future maintenance of the trees in the town. Here are my prioritized recommendations:

1. Remove the ivy and poison ivy from the trees. Ivy climbs up the tree trunks and then out the branches and starts to flower and seed—spreading more ivy while it adds windthrow to the trees.
2. I saw deer rub damage to some of the young, newly planted trees. There are many ways to discourage deer from browsing and rubbing, but most require monitoring and reapplications. I have heard from nursery men that a cheesecloth bag of Milorganite hung from each small tree (and changed annually) does discourage deer. You might also install a protective chicken wire fence around the trunks, especially in the fall when the young bucks do their rubbing.
3. Pull back mulch from the bark of the new trees to ensure the bark remains healthy. No more than 2” of mulch should be used. Old mulch can be either scratched up and reused, or removed and new mulch applied.
4. When you plant new trees, be sure they are faithfully watered (at least twice a week, and deeply) for the first 5 weeks, then once a week until November. Watering is the single best thing you can do for young trees. In addition, be sure they are not planted too deeply—you should see the small flare at the base of the tree. I mentioned that you might want to have a community planting with bare root trees. Check out this webpage for information on community bareroot plantings:
<http://www.hort.cornell.edu/uhi/outreach/pdfs/bareroot.pdf>
5. Begin to develop a plan for dealing with invasive plants. Norway maples, burning bush, English ivy, and honeysuckle are just a few of the plants that invade our natural areas and wreak havoc with ecological systems.

Finally, I recommend the following trees to be planted. All are native trees and can tolerate relative low pH levels. (I checked out the town on the Web Soil Survey and found the town’s soils to be low in pH and low in organic matter. Of course, actual sites may vary in both.)

Acer rubrum Red Maple Cultivars: Bowhall, October Glory, Red Sunset
Celtis occidentalis Hackberry Cultivar: Prairie Pride
Cladrastis kentuckea Yellowwood
Gleditsia triacanthos inermis Cultivars: Halka, Shademaster, Skyline
Gymnocladus dioicus Kentucky Coffeetree Cultivar: Espresso
Ulmus americana American Elm Cultivars: New Harmony, Valley Forge

It has been a pleasure to work with you on the town's trees. Please feel free to call or email with any questions you might have.

Sincerely,

Barb Neal

Adjacent Property Owners

Richard Chandler
13 North St
Brookeville, MD 20833

Mark & Suzanne Friis
17 North St
Brookeville, MD 20833

Michael Acierno
Harper Pryor
209 Market St
Brookeville, MD 20833

Harry & Karen Montgomery
211 Market St
Brookeville, MD 20833

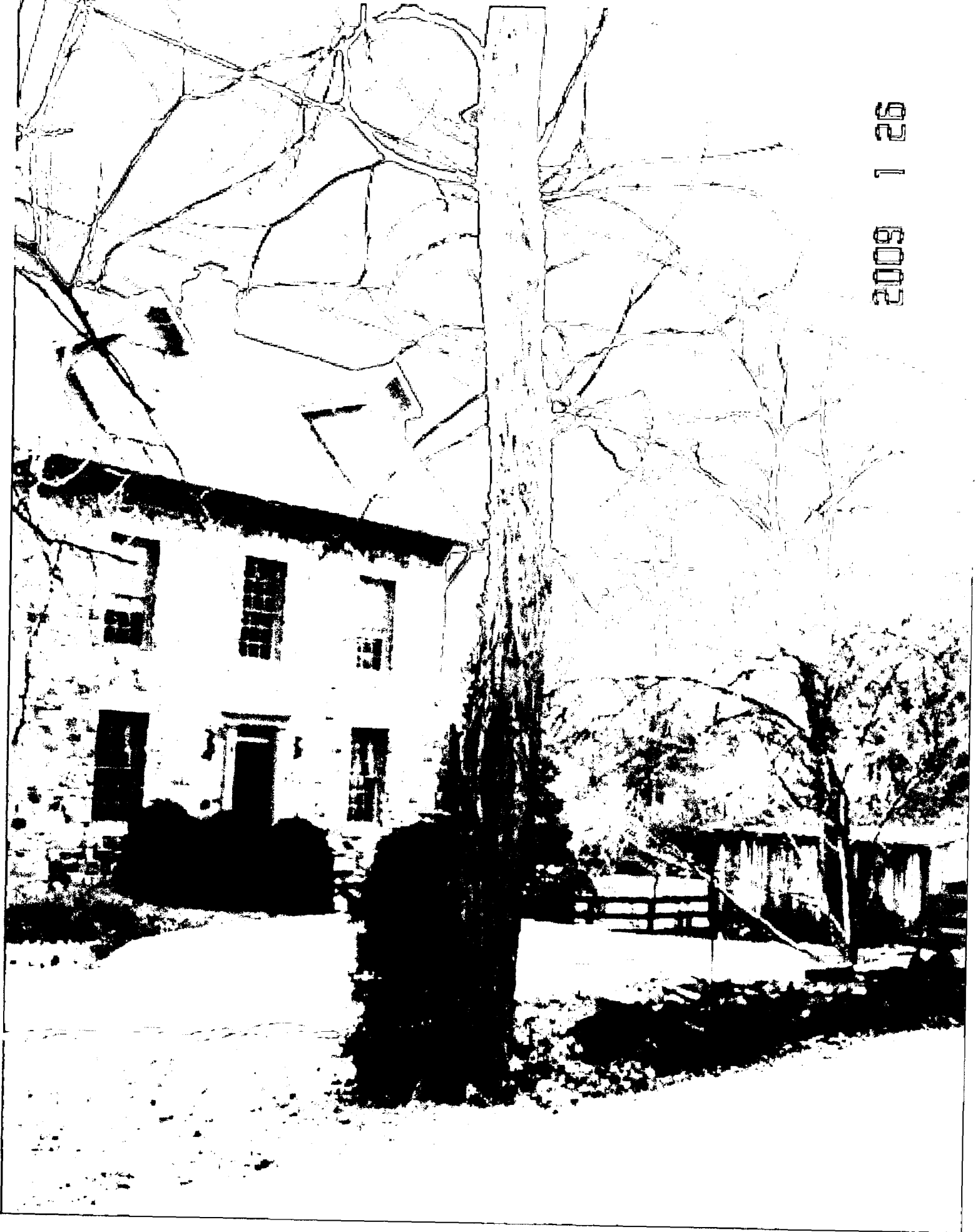
Todd & Margaret Van Gelder
212 Market St
Brookeville, MD 20833

Donald DeWall
1 South St
Brookeville, MD 20833

Donald Moore
Suzanne Daley
3 High St
Brookeville, MD 20833

Michael Murphy
9 High St
Brookeville, MD 20833

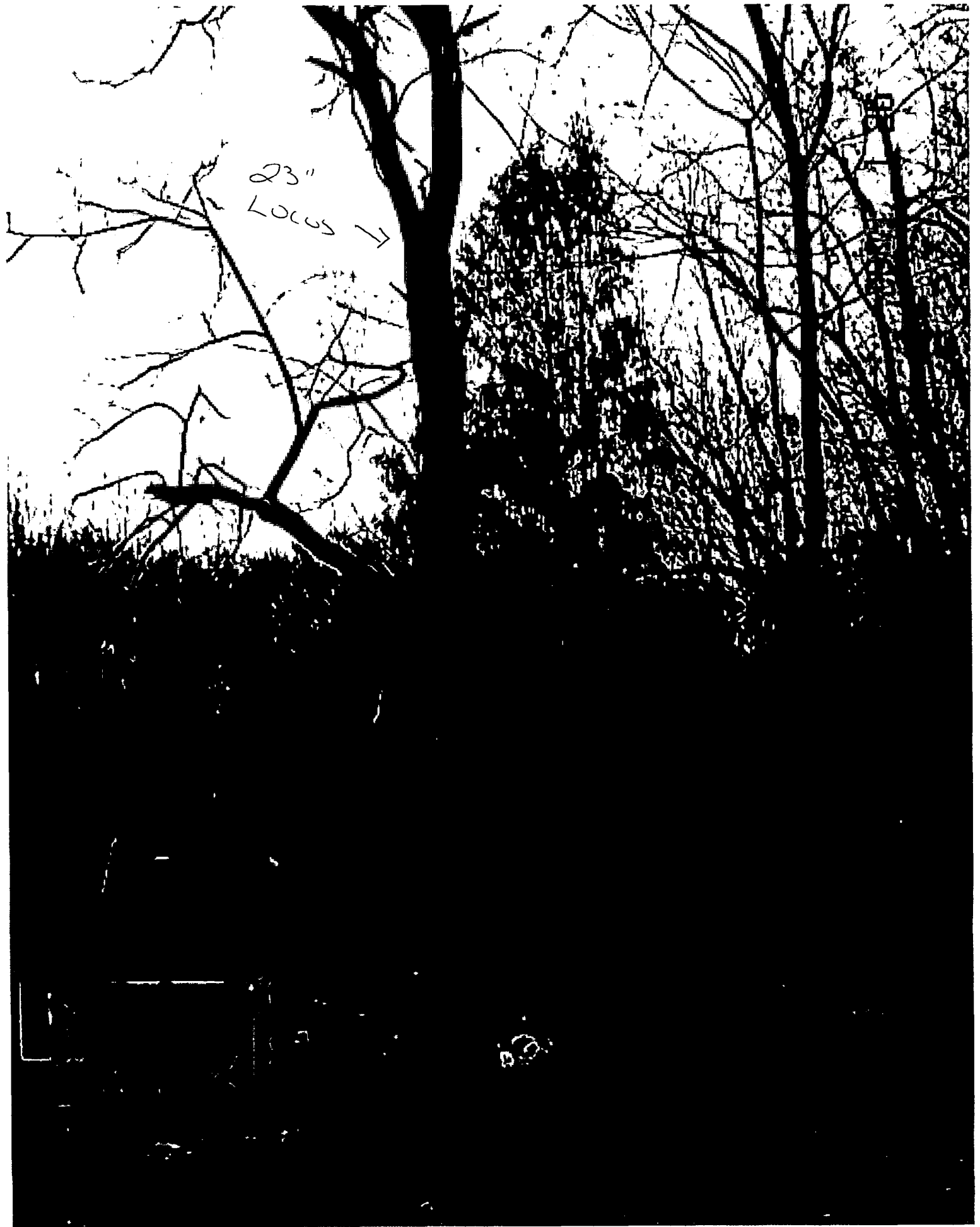
2009 1 26



22" Locust in front of 17 North St.



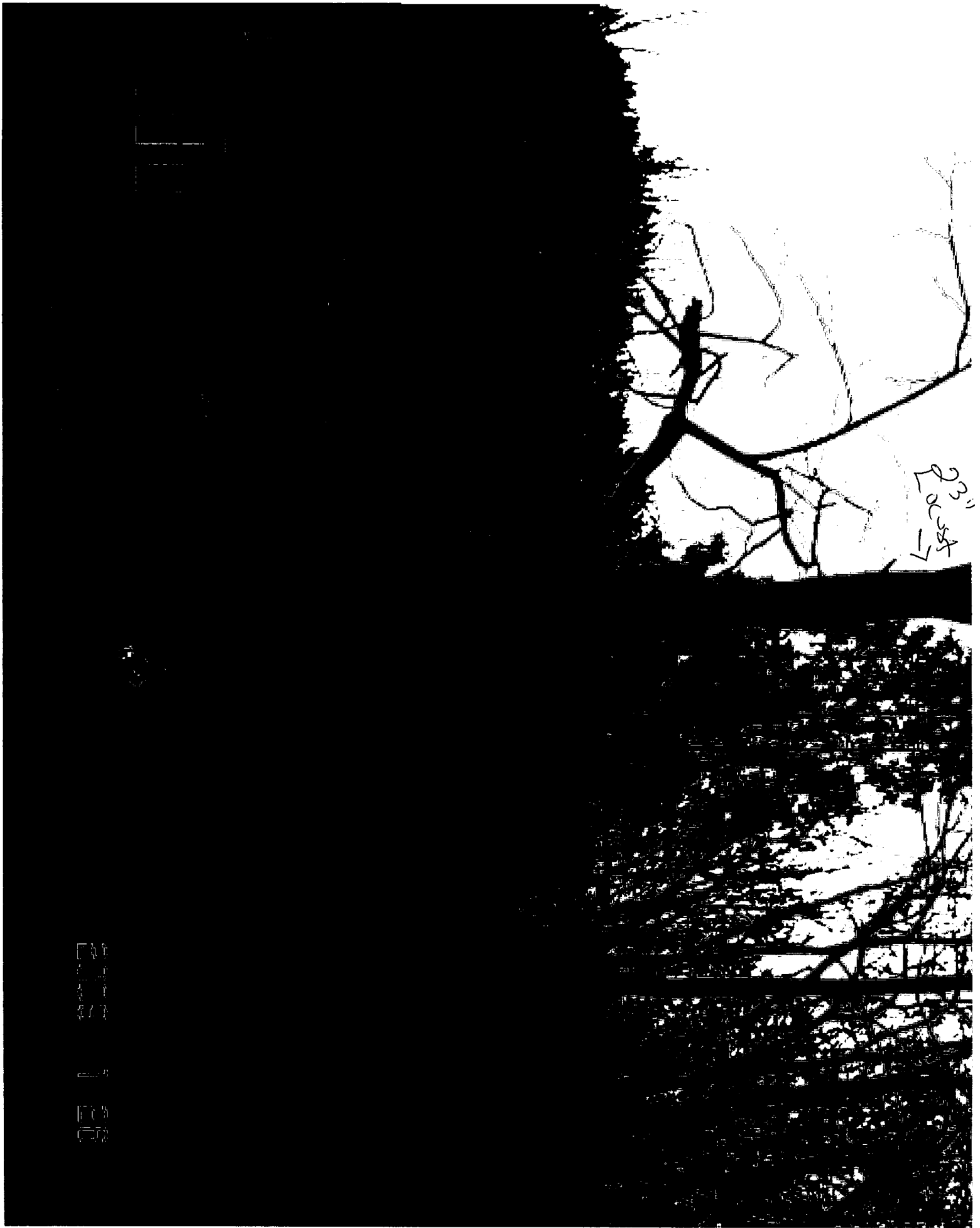
22" Buttressed Hickory along North St.



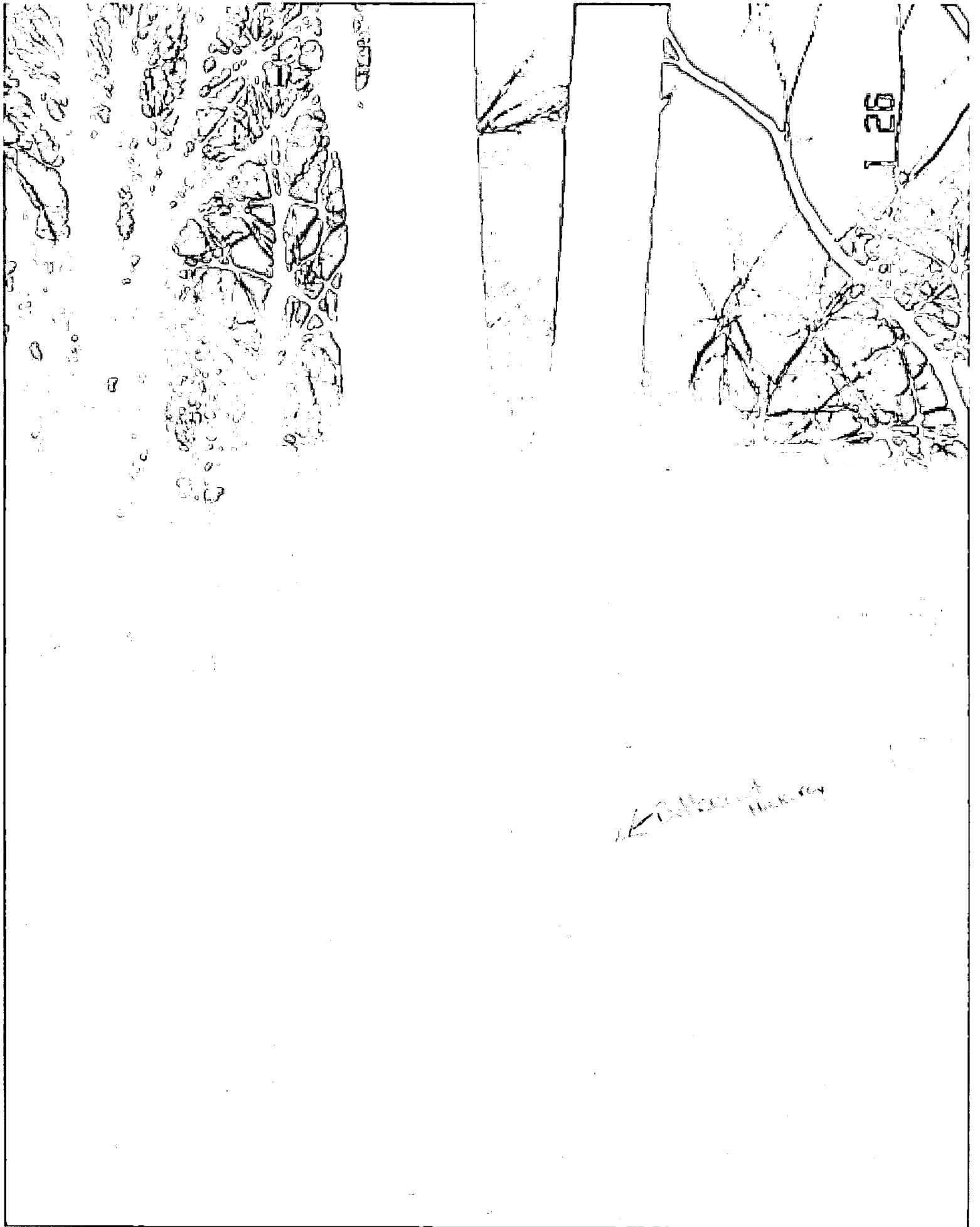
23" Locus behind Brookville Academy



24" Locus Brookville Academy



23" Locust Brookville Academy



126

← Bitternut Hickory

22" Bitternut Hickory along North St.



17
North
street

approximate location
of 8" hickory
to be removed
by town