

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7113 Carroll Ave., Takoma Park	Meeting Date:	09/19/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	09/12/17
Applicant:	Jeff Martin	Public Notice:	08/29/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-17LLL	Staff:	Dan Bruechert
Proposal:	Tree Removal		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-25

The subject property is a two-story, house with a pyramidal roof, three bays wide, with a stucco first floor and a shingle sided second floor.

PROPOSAL

The applicant is proposing to remove two white mulberry trees from the rear yard of the house.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

Alterations to features that are not visible from the public right-of-way should be allowed a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant is proposing to remove two white mulberry trees from the rear of the property and to plant a native species (not identified) in the location of the removed trees. The two trees each measure 22" (twenty-two inches) d.b.h. and were identified as having been damaged by a prior infestation of some kind. The white mulberry as a species has been identified as an undesirable, invasive species by the Takoma Park arborist.

These trees are located in the of rear of the property, so their removal will not have an impact on the surrounding streetscape. The removal of these trees will have an impact on the overall tree canopy for the historic district, however, their long-term health has been called into question by the applicant, and they will be replaced with a native species. Before further damage occurs to the trees or surrounding property, these trees should be removed. Staff supports this proposal.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: martinijeffreg@hotmail.com Contact Person: Jeff Martini
 Tax Account No.: 01075146 Daytime Phone No.: 202.320.6203
 Name of Property Owner: Jeff Martini Daytime Phone No.: 202 320 6203
 Address: 7113 Carroll Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: Same as above Street _____
 Town/City: _____ Nearest Cross Street: _____
 Lot: 19 Block: 19 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable. | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Tree Removal</u> | | | | |

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

N/A

- 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

N/A

- 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.

Jeff A. Martini _____
 Signature of owner or authorized agent Date: 08/06/2017

Date Received in DPS
 CSU 388232
 AUG 15 2017
 Initials: LUCAS

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**
810623 (4)

**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:

Two white mulberries in backyard, diseased and irreparably damaged by prior ivy infestation. Because of the condition of the trees and the fact that this species is invasive and deemed "undesirable", the Takoma Park Arborist granted preliminary approval, that is not subject to appeal under city regulations. The trees do not appear to be original or have historical significance.

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

See above. Further we intend to replant a native species tree in the same location.

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.

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

Owner's mailing address

Jeff Martini
7113 Carroll Ave, Takoma Park
MD 20912

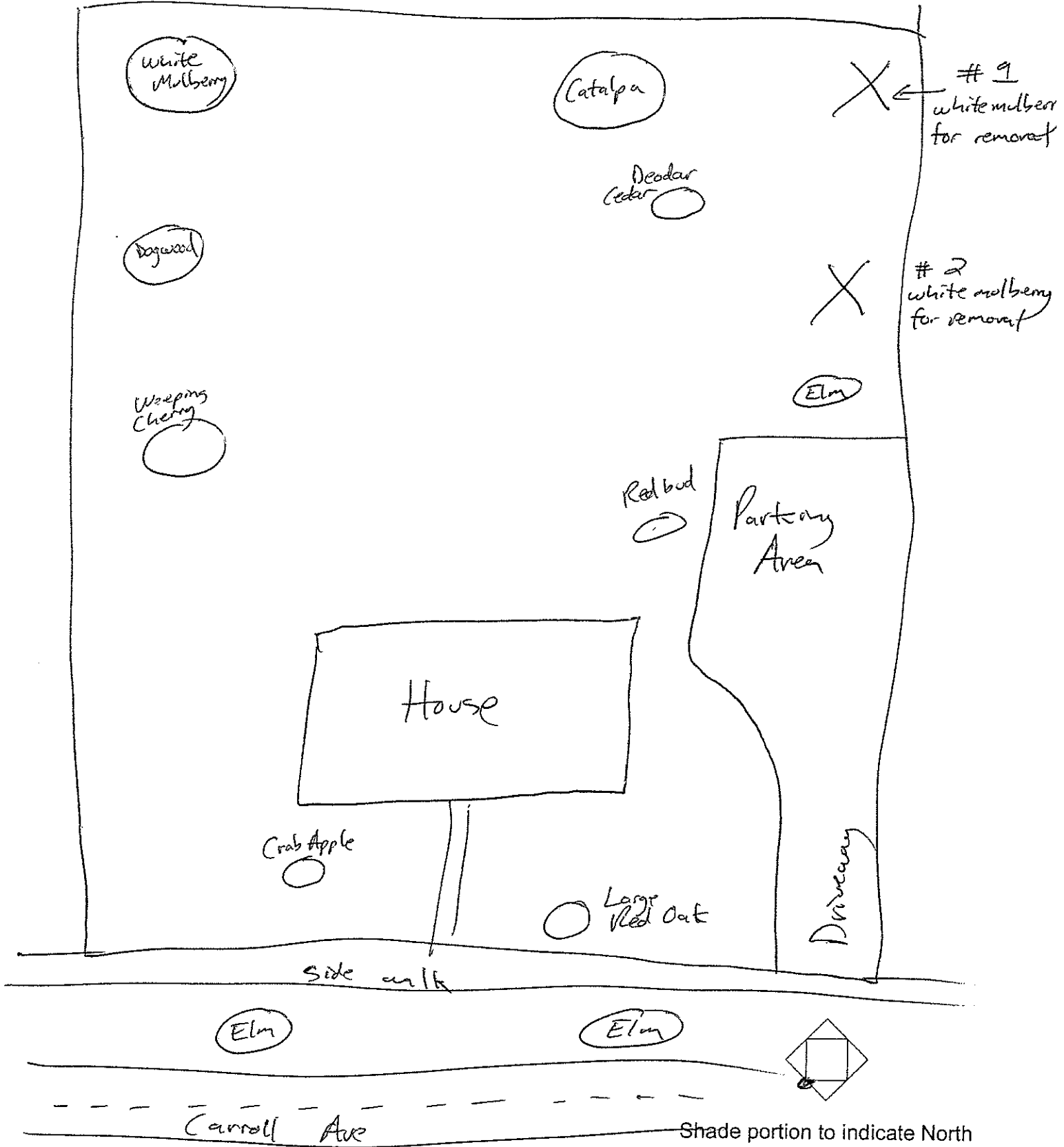
Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

(5)

Site Plan



Applicant: Jeff Martini

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Page:

City Of Takoma Park
Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.takomaparkmd.gov

May 31, 2017

Jeff Martini
7113 Carroll Avenue
Takoma Park, MD 20912

Re: Same

Dear Jeff Martini,

The City of Takoma Park has granted preliminary permit approval for you to remove the 22" d.b.h. White Mulberry tree (3 replants) from the right rear, the 22" d.b.h. White Mulberry tree (3 replants) from the right rear, and the 22" d.b.h. White Mulberry tree (3 replants) from the left rear of your property.

Because this species of tree has been identified as undesirable by the City (Admin. Reg. 06-01), the removal permit is not subject to appeal. **You will be granted a permit to remove the tree(s) pending the City's receipt of your signed agreement to adhere to the City's tree replacement requirements, AND a HISTORIC AREA WORK PERMIT.** The replacement agreement is enclosed, the terms of which require you to replant NINE 1 ½ inch caliper category 3 tree(s), or make a contribution of \$1,575.00 to the City's tree fund.

If you have any questions, please contact me at 301-891-7612 or JanVZ@takomagov.org.

We subsequently agreed with the city to remove two mulberries from the right rear, do one replant, and pay \$875 dollars (see email)

Sincerely,

JAN VAN ZUTPHEN

Jan van Zutphen
Urban Forest Manager

RC for JVZ

Enclosure

⑧

original_msg.txt

From: Jan Van Zutphen <JanVZ@takomaparkmd.gov>
Sent: Tuesday, June 6, 2017 9:27 AM
To: Jeff Martini
Cc: Ian Chamberlain
Subject: Re: 7113 Carrol Av

Jeff,

That is fine.

Please pay the \$875 into the tree fund and e-mail me a picture once you have planted your tree (2" in diameter minimum).

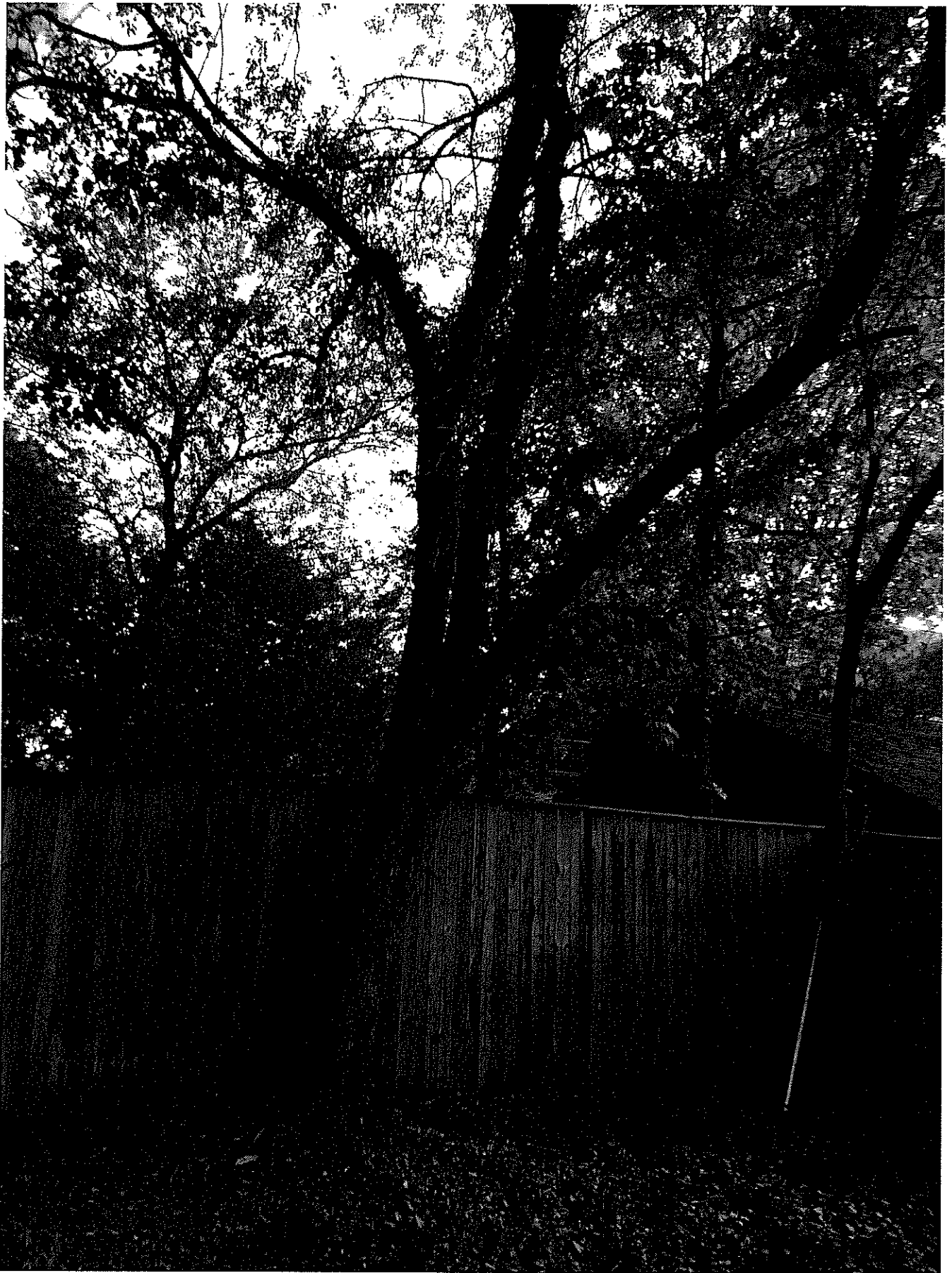
Regards,

Jan van Zutphen
Urban Forest Manager
City of Takoma Park Department of Public Works
31 Oswego Avenue
Silver Spring, MD 20910
Ph: 301-891-7612
Fax: 301585-2405
www.takomaparkmd.gov

>>> Jeff Martini <martinijeffrey@hotmail.com> 6/1/2017 8:41 PM >>>
Jan,

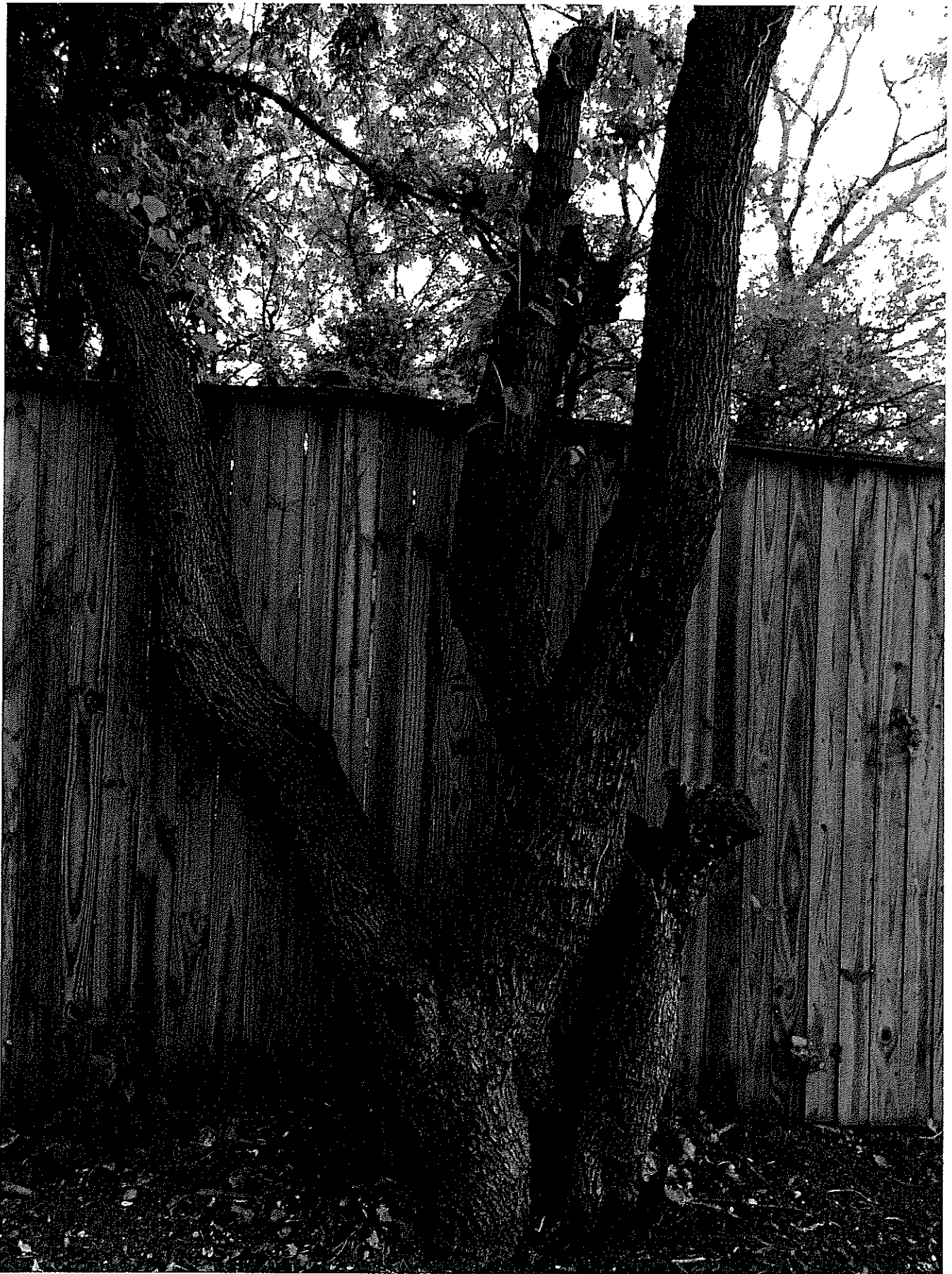
Thank you for the preliminary permit approval which we received by mail today. We do, however, have a question. If we were only to remove two of the three trees (the two White Mulberries from the right rear), and we planted 1= replant, how much could we reduce the \$1,575 fee by?

You'll recall that your approval is for the removal of three trees with each tree requiring 3 replants. So we are essentially proposing the removal of two trees (thus 6 replants), doing one of those replants and fulfilling the remainder with a contribution to the City's tree fund. By my math, each replant is equivalent to \$175, so we would anticipate that our counter proposal would require a \$875 contribution to the fund.



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Mulberry #1



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Condition of Mulberry #7 when we purchased
the home in September 2016



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