

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6806 Westmoreland Ave., Takoma Park	Meeting Date:	10/25/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/18/17
Applicant:	David Dixon-Pugh	Public Notice:	10/11/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-17-SSS	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: Bungalow
DATE: c.1910-1920s

The subject property is a one-and-a-half story, front gable bungalow, three bays wide, with a concrete block foundation, and stucco siding.

To the left of the house is a shared driveway that provides access to a single bay garage. The garage has a front gable roof and walls built out of concrete block that match the house foundation.

BACKGROUND

On July 26, 2017, the HPC approved demolition of the garage building.

PROPOSAL

The applicant is proposing to remove one elm tree that abuts the yet-to-be demolished garage.

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 HA WPs on Contributing Resources include:

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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

STAFF DISCUSSION

The applicant proposes to remove one elm tree that abuts the rear of the extant garage. In further evaluating the demolition of the garage the applicant determined that the elm tree would not be supported and would could pose a threat to the public and surrounding resources. It is likely that

this tree's roots are partially responsible for the collapse of the rear wall of the garage.

While preservation of the Takoma Park Historic District's park-like setting is important, this lone tree is not visible from the public right-of-way and it will not substantially alter the environmental setting or sense of open space, per the *Guidelines* and *Chapter 24A-8(b)(1)*. Additionally, the removal of the garage could create a public hazard and the tree removal will mitigate that hazard per *Chapter 24A-8(b)(4)*.

The City of Takoma Park has reviewed this proposal and supports the tree removal.

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: DIXON PEUGH@GMAIL.COM Contact Person: DAVID DIXON PEUGH
 Tax Account No.: 01079576 Daytime Phone No.: (240) 463-0498
 Name of Property Owner: DAVID DIXON-PEUGH Daytime Phone No.: (240) 463-0498
 Address: 6806 WESTMORELAND AVE, TAKOMA PARK, MD 20912
Street Number City Street Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: ERIC SAUL Daytime Phone No.: 714-553-1750

LOCATION OF BUILDING/PENNY

House Number: 6806 Street: WESTMORELAND AVE
 Town/City: TAKOMA PARK Nearest Cross Street: ELM
 Lot: 27 Block: 17 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: _____

615494

PART ONE: TYPE OF PENNY ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 2,000
 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.

David Dixon Peugh
Signature of owner or authorized agent

10/3/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

EXISTING ELM TREE ABUTS THE GARAGE THAT HAS ALREADY
BEEN APPROVED IN PREVIOUS HAWP APPLICATION. THERE IS
NO POSSIBLE WAY TO DEMO THE EXISTING GARAGE WITHOUT
IMPACTING THIS ELM. THE CITY OF TAKOMA PARK HAS
ALREADY APPROVED ITS REMOVAL, BUT A HAWP IS REQUIRED
DUE TO ITS LOCATION IN THE TAKOMA PARK HISTORIC DISTRICT.

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

EXISTING TREE ABUTTING GARAGE TO BE REMOVED THERE
WILL BE NO NEGATIVE EFFECT FROM THIS ACTION AS
THE CHARACTER OF THE HISTORIC DISTRICT

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.

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

Owner's mailing address

DAVID DIXON-PEUGH
6806 WESTMORELAND AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

ERIC SAUL
8114 CARROW AVE
TAKOMA PARK, MD 20912

Adjacent and confronting Property Owners mailing addresses

KYLE ADAMS
6808 WESTMORELAND AVE
TAKOMA PARK, MD 20912

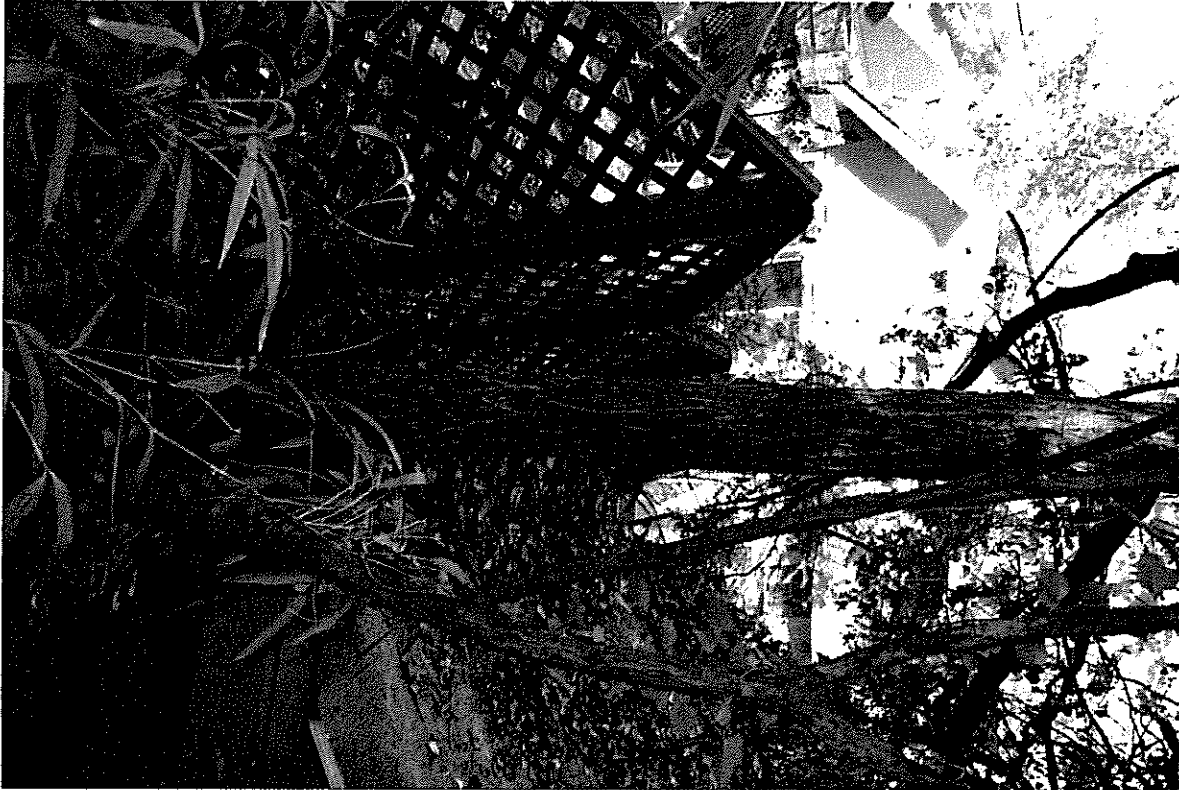
KELLEY LA GRECA
6807 WESTMORELAND AVE
TAKOMA PARK, MD 20912

THOMAS HARRISON
6804 WESTMORELAND AVE
TAKOMA PARK, MD 20912

DYLAN CONGER
6745 EASTERN AVE
TAKOMA PARK, MD 20912

THOMAS ROBERTS
PATRICIA MALLIN
6741 EASTERN AVE
TAKOMA PARK, MD 20912

CAVAN CAPP
6737 EASTERN AVE
TAKOMA PARK, MD 20912

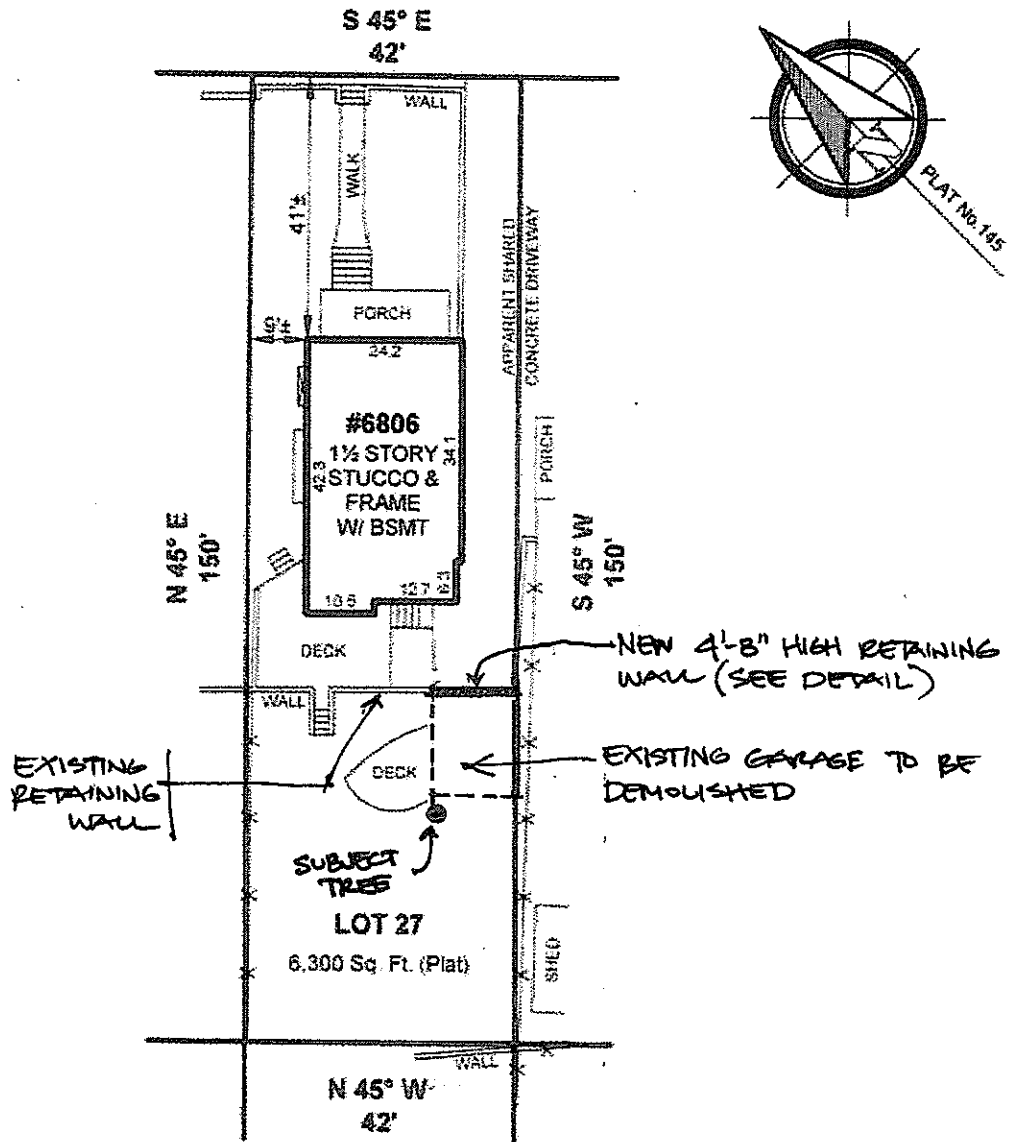


VIEW OF SUBJECT TREE FROM REAR YARD



VIEW OF TREE BASE ABUTTING GARAGE

WESTMORELAND AVENUE



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS:

1' ±

NOTE:
ENCROACHMENTS
MAY EXIST

LOCATION DRAWING OF:
#6806 WESTMORELAND AVENUE
LOT 27
BLOCK 17
DIRECT

LEGEND:
 -K- FENCE
 BE - BASEMENT ENTRANCE
 BW - BAY WINDOW
 BR - BRICK
 BRL - BLDG RESTRICTION LINE
 BSMT - BASEMENT
 C/S - CONCRETE STOOP
 CONC - CONCRETE
 DW - DRIVEWAY

A Land Surveying Company

DULEY
and
Associates, Inc.

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**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

August 31, 2017

David Dixon-Peugh
6806 Westmoreland Avenue
Takoma Park, MD 20912

Re: Same

Dear David Dixon-Peugh,

The City of Takoma Park has granted preliminary permit approval for you to remove the 9" d.b.h. Elm tree from the rear of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 08/31/17 and ending 09/14/17 for public comment. **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.** Additionally, since your property is located within the Historic District, you are required to receive a **HISTORIC AREA WORK PERMIT**. To apply for a HAWP, contact Montgomery County Department of Permitting Services at 240-777-3400 or online at: <http://permittingervices.montgomerycountymd.gov/dps/building/HistoricAreaWorkPermit.aspx>.

Please submit both the signed replanting agreement and a copy of your HAWP to Takoma Park Public Works, in order to be issued a tree removal permit.

The replacement agreement is enclosed, the terms of which require you to replant ONE 1 ½ inch caliper category 4 deciduous tree(s), or make a contribution of \$175.00 to the City's tree fund.

Please contact me at 301-891-7612 if you have any questions.

Sincerely,

Jan van Zutphen
Urban Forest Manager

Enclosure

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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairperson

September 1, 2017

Mr. David Dixon-Peugh
6806 Westmoreland Avenue
Takoma Park, MD 20912

Re: Removal of (2) 9" Black Cherry tree(s) in the Takoma Park Historic District

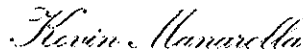
Dear David Dixon-Peugh,

I have received your arborist's report dated 8/31/2017 regarding the above-referenced tree(s), which documents the assessment that this tree(s) is dead/dying or a hazard and in severe decline.

Therefore, due to the health and hazard of the subject tree(s), the Historic Preservation Commission authorizes the removal of the tree(s).

This letter serves as your permission to remove the tree(s) without further review by the HPC. If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

Sincerely,


Kevin Manarolla

Kevin Manarolla,
Senior Administrative Specialist
Historic Preservation Section, M-NCPPC



**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

Date: 8/31/17

Property Owner(s): David Dixon-Peugh
6806 Westmoreland Avenue
Takoma Park, Maryland 20912

Dear David Dixon-Peugh:

A permit waiver has been granted to remove or alter the following tree(s) from your property.

<u>Tree Type</u>	<u>DBH</u>	<u>Location</u>	<u>Condition</u>
Black Cherry	9"	left, rear	hazardous, dead
Black Cherry	9"	left, rear	hazardous, dead

The above tree(s) are considered hazardous and represent a threat to the health, safety and well-being of the community. The tree(s) should therefore be removed/altered immediately.

PLEASE NOTE: Since your property is located within the Historic District you are required to receive a waiver from the Historic Preservation Commission (HPC) in order to remove the tree(s) listed above. The Arborist has notified HPC of the condition of your tree(s). HPC will mail their waiver directly to you. To inquire about the status of your HPC waiver you can call (301) 563-3400.

TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK MUST BE CARRIED OUT BY A MARYLAND STATE LICENSED TREE EXPERT, OR "LTE". HIRING SOMEONE WHO IS NOT LICENSED IS A VIOLATION OF CITY AND STATE LAW. MAKE SURE YOUR CONTRACTOR HAS A LTE NUMBER BEFORE YOU HIRE THEM.

Approved by: 
Jan van Zutphen, Urban Forest Manager

TWO COPIES OF THE WAIVER ARE ENCLOSED. KEEP ONE AND PROVIDE THE OTHER TO THE CONTRACTOR PERFORMING THE TREE WORK. THIS WAIVER MUST BE ON HAND WHEN THE WORK IS DONE AND MUST BE SHOWN UPON THE REQUEST OF ANY TAKOMA PARK OFFICIAL.

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**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

August 31, 2017

David Dixon-Peugh
6806 Westmoreland Avenue
Takoma Park, MD 20912

Rc: Same

Dear David Dixon-Peugh,

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Section 12.12.100 of the City Code. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. **Tree(s) must be planted within six (6) months of the date this agreement is signed.** The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

ONE of 1 1/2 inch caliper trees:
Category 3 Evergreen
OR

Tree Fund Payment of: \$175.00
(Make check payable to City of Takoma Park
and return with this letter.)

Signature Date

Signature Date SEPT 17, 2017

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15-day posting period and receipt of this signed tree planting agreement or payment of replacement tree cost. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 31 Oswego Avenue, Silver Spring, MD 20910.

Sincerely,

Jan van Zutphen
Urban Forest Manager

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