EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15004 Clopper Road, Boyds
Resource: Primary (1850-1935) Resource (Boyds Historic District)
Applicant: Miriam Schoenbaum and Steve Sanford
Review: HAWP
Case Number: 18/08-18A
PROPOSAL: Tree removal
Meeting Date: 3/28/2018
Report Date: 3/21/2018
Public Notice: 3/14/2018
Tax Credit: No
Staff: Michael Kyne

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (1850-1935) Resource within the Boyds Historic District
STYLE: Gothic Revival
DATE: c. 1850-1935

PROPOSAL:

The applicants propose to remove three trees (two white pines and one red cedar) from the front of the subject property. The trees to be removed were previously pruned to accommodate a new traffic signal being planned by SHA. The applicants have indicated that the trees were planted by a previous owner in the 1990s, and they are clearly not present in photographs from our files, which are dated 1986 (see Circle 10). Because the trees are not part of the historic environmental setting, staff finds that they can be removed without altering character-defining features of the streetscape and surrounding historic district.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Landscaping or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.
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 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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

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;
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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact: Email: musschoenbaum@yahoo.com  
Contact Person: MIRIAM SCHOEBAUM

Daytime Phone No.: 301 528 6650

Tax Account No.: 06-00403287

Name of Property Owner: MIRIAM SCHOEBAUM/STEVE SANFORD  
Daytime Phone No.: 301 528 6650

Address:  15004 CLOPPER RD  BOYDS  MD 20841

Contractor:  
Contractor Registration No.:  
Agent for Owner:  
Daytime Phone No.:  

LOCATION OF BUILDING/PREMISES

House Number: 15004  
Street: CLOPPER RD  
Nearest Cross Street: CLARKSBURG RD

Lot:  
Block:  
Subdivision:  
Parcel: P209

PART ONE: TYPES OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
   □ Construct  □ Extend  □ Alter/Removal  □ A/C  □ Slab  □ Room Additions  □ Porch  □ Deck  □ Shed
   □ Move  □ Install  □ Wreck/Restore  □ Solar  □ Fireplace  □ Woodburning Stove  □ Single Family
   □ Revision  □ Repair  □ Revocable  □ Fence/Wall (complete Section 4)  □ Other: TREE REMOVAL

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 EXTERIOR 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/alemass

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.

Miriam Schoenbaum

Signature of owner or authorized agent

Date: 2/21/2018

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:  

Application/Permit No.:  
Date Filed:  
Date issued:  

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      The previous owner planted a row of trees facing the road, in the 1990s. These trees were under the power line. SHA is planning a traffic signal at the intersection and asked Potomac Edison to install new utility poles that are 10 feet taller.
      As part of the utility work, a tree crew pruned two white pines and an eastern red cedar.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Remove two white pines and an eastern red cedar that were severely pruned by a tree crew as part of utility work for a planned traffic signal. We plan to replace these trees with one or more American Hollies (Tilia americana).

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 features 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 lots(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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 INTO MAILING LABELS.
Existing Property Condition Photographs (duplicate as needed)  SEE ATTACHED

Detail: VIEW LOOKING EAST ALONG CLOPPER RD AT CLARKSBURG RD

Detail: VIEW LOOKING WEST ALONG CLOPPER RD AT CLARKSBURG RD

Applicant: MIRIAM SCHENBAUM AND STEVE SANFORD