HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9902 Capitol View Ave., Silver Spring Meeting Date: 3/14/18
Resource: Nominal Resource Report Date: 3/7/18
Capitol View Historic District

Review: HAWP Public Notice: 2/28/18
Case Number: 31/18A Tax Credit: None
Applicant: David Blaufarb Staff: Dan Bruechert
Proposal: Tree Removal

STAFF RECOMMENDATION:
Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Nominal Resource to the Takoma Park Historic District
STYLE: Eclectic/Craftsman
DATE: c.1944

The subject property is a two-story house that has several non-historic additions and alterations. Its current form is a side gable two-story house with a large front-facing gable. The house has Hardi siding with two over two sash windows and a partial-width, shed-roofed, front porch. The front yard is primarily grass, while the rear of the property has some mature trees around the property boundary.

PROPOSAL

The applicant proposes to remove an 18” (eighteen inch) d.b.h. California Redwood tree.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.
Montgomery County Code; Chapter 24A-8(b)

(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

STAFF DISCUSSION

The applicant is proposing to remove an 18” (eighteen inch) d.b.h. California Redwood from the rear of the property. The tree is located between the rear accessory structure and the left property boundary. The applicant has indicated that they are not planning on planting any new trees on the property.

Staff finds that the loss of this tree, primarily due to its placement at the rear of the lot will not substantially alter the exterior features of the house or the surrounding district (24A-8(b)(1)). While this tree does add variety to the tree canopy for the historic district, it is a non-native species placed in a precarious location. Staff supports its approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines;

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

CONTACT Email: dblaunfarb@hotmail.com, Contact Person: David Blaufarb
Daytime Phone: 301-613-2057

Tax Account No.: 1613 00996724
Name of Property Owner: David Blaufarb
Address: 9902 Capitol View Ave Silver Spring, MD 20910

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

LOCATION OF BUILDING PREVIOUS:

House Number: Same as above
Street: 
Nearest Cross Street: 
Lot/Block: 910 Block: 31 Subdivision: Capitol View Park
Lot: A Fall: 9 Parcel: 

PART TWO: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extant ☐ Alter/Remove
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☐ Repair ☐ Revocable
☐ Other: Cut down tree $1200.00

1B. Construction cost estimate: $1200.00

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

PART THREE: CHARTS FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART FOUR: COMPLETION DATE FOR NEW RENOVATIONS WALL

3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 Blaufarb 2/16/2018

Signature of owner or authorized agent

Approved: 
For Chairman, Historic Preservation Commission

Disapproved: 
Signature: 
Date: 

Applications/Permit No.: 
Signature: 
Date Filed: 
Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

828607
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structural(s) and environmental setting, including their historical features and significance:
      
      Single family residence with two-car garage
      located on a single lot of 7,526 sq ft.
      Neither of the existing structures have any historical features or significance.

   b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:
      
      Removal of California Redwood Tree
      This tree has a 18" in diameter at just above grade.

2. SITE PLAN
   Sites and environmental setting, drawn to scale. You may use your plot. 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, ditches, trash dumpsites, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must prepare 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 resources and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where 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 site plan drawings.

5. PHOTOGRAPH
   a. Clearly labeled photographic prints of each facade of existing resources, including details of the affected portion. All labels should be placed on the front or 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.

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