

**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

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**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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dblaufarb@hotmail.com Contact Person: David Blaufarb  
 Daytime Phone No.: 301-613-2057  
 Tax Account No.: 16 13 00996724  
 Name of Property Owner: David Blaufarb Daytime Phone No.: 301-613-2057  
 Address: 9902 Capitol View Ave Silver Spring MD 20910  
Street Number City State Zip Code  
 Contractor: Self 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: P10 Block: 31 Subdivision: Capitol View Park  
 Liber: A Folio: 9 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**I.A. CHECK ALL APPLICABLE:**  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complies Section 4)  Other: Cut down tree

**I.B. Construction cost estimate:** \$ 1200<sup>00</sup>

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

**PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/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 M Blaufarb 2/16/2018  
Signature of owner or authorized agent Date

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

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**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:

Single family residence with two car garage  
located on a single lot of 7306 sq. ft.  
Neither of the existing structures have  
any historical features or significance

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

Removal of California Redwood tree  
This tree is 18" in diameter 4 feet above  
grade.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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 design drawings.

**5. PHOTOGRAPHS**

- 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.
- 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.

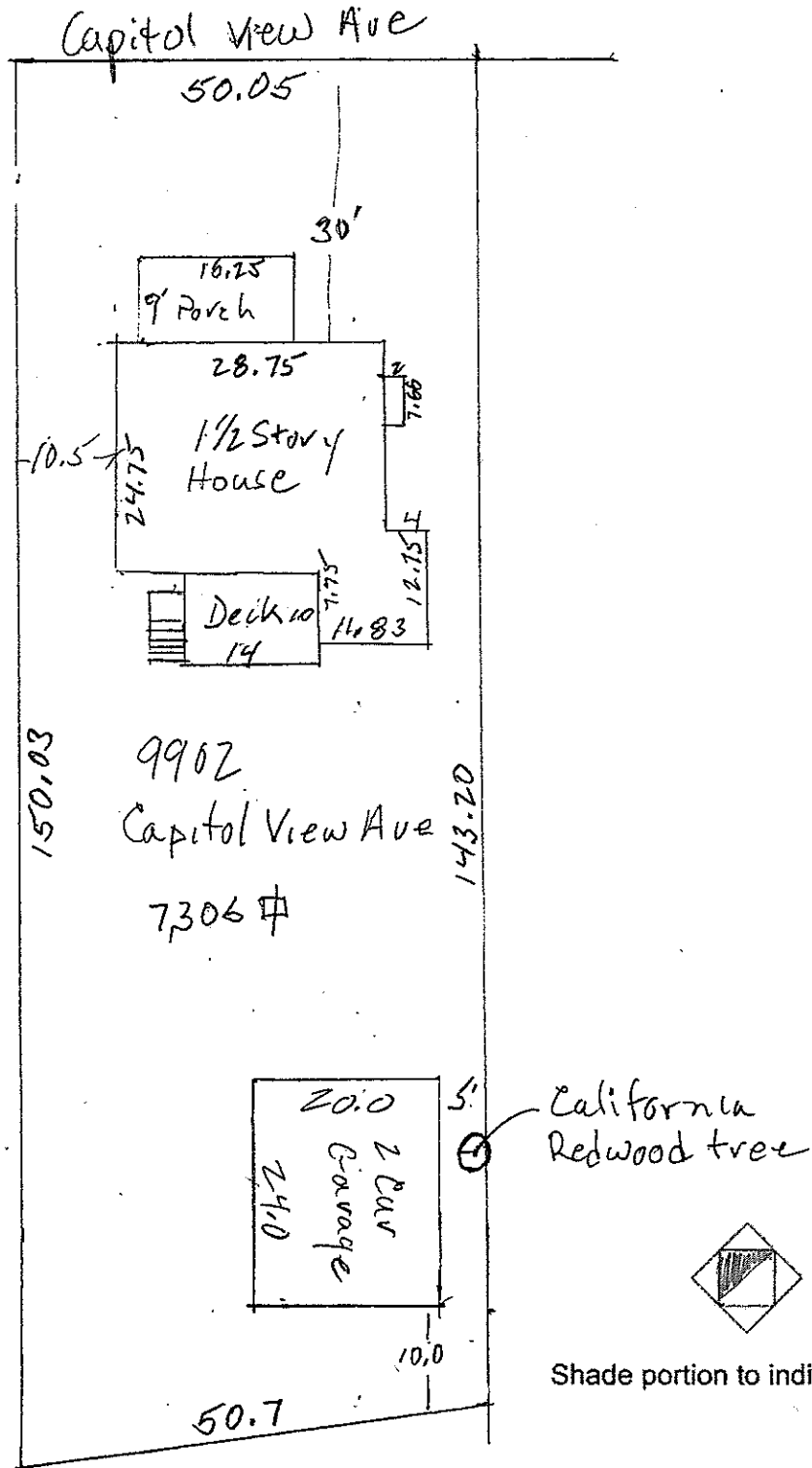
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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 PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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Site Plan



Applicant: \_\_\_\_\_

