

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3928 Baltimore St., Kensington **Meeting Date:** 8/15/18
Resource: Outstanding (Primary One) Resource **Report Date:** 8/8/18
Kensington Historic District
Applicant: Myles Perkins **Public Notice:** 8/1/18
Review: HAWP **Tax Credit:** n/a
Case Number: 31/06-18K **Retroactive** **Staff:** Dan Bruechert
Proposal: Tree Removal

RECOMMENDATION

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

1. A minimum of three replacement trees must be planted on site with species and location to be submitted for review and approval to the Staff; with final approval authority delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding (Primary One) Resource to the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1880-1910



Figure 1: 3928 Baltimore St. is identified with a red dot.

BACKGROUND

The applicant removed two holly trees and a female Gingko tree without a HAWP in early 2018.

PROPOSAL

The applicant seeks approval of the removal of the three identified trees and will replace them with a minimum of 3 new trees at a location of their choosing.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *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.

Kensington Amendment & Vision The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This

uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

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

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The applicant seeks approval for three trees removed from the front of their property. In the review of retroactive work, the HPC is to evaluate the proposal as though the work has not been undertaken.

The applicant removed two 12" (twelve inch) d.b.h. Holly trees from either side of the front walk and a 16" (fourteen inch) d.b.h. Ginkgo tree, which the applicant identifies as dead at the time of its removal. The three trees can be seen in the Google Streetview image below, taken in July, 2017.



Figure 2: Streetview image from July 2017 before the trees were removed.

The Kensington Guidelines and the *Vision* characterized the Kensington Historic District as a Victorian garden suburb. However, the guiding documents do not specifically state how tree removal is to be evaluated. Staff has chosen to evaluate this proposal by looking at the impact to the character on the surrounding district. In looking at the site, both from Baltimore St. and in the accompanying site plan, Staff finds a wide variety of tree species and sizes. Staff further finds, that with the removal of the two Holly trees specifically, the house is more visible from the surrounding district. It is Staff's opinion that the visibility and expression of the built environment is more significant to the character of the historic district than the trees planted on site.

As a way of mitigating the loss of these three trees, the applicant proposes to plant a minimum of three (and up to five) new trees on the site. The species and location of these trees has not been included with this HAWP submission. Staff finds that this is likely an appropriate step toward maintaining the garden-like setting for the house and surrounding district. Staff recommends the HPC include, as a condition for approval, that the landscape plan include a minimum of three new trees on site, submitted to Staff for review and approval with final approval authority delegated to Staff.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with one condition** the HAWP application;

1. A minimum of three replacement trees must be planted on site with species and location to be submitted for review and approval to the Staff; with final approval authority delegated to Staff;

as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation; 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: myleo.perkins@me.1.com Contact Person: Myles Perkins
 Tax Account No.: 13-01023360 Daytime Phone No.: 202-253-3388
 Name of Property Owner: Myles Perkins Daytime Phone No.: 11 11
 Address: 3928 Ballimore St Kensington MD 20875
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

682918

LOCATION OF BUILDING/PREMISE
 House Number: 3928 Street: Ballimore
 Town/City: Kensington Nearest Cross Street: Dutch Ave
 Lot: 21 Block: 11 Subdivision: Kensington Park
 Liber: B Folio: 4 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"/> Stab	<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>TRIL'S</u>			

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # 782100 (attached)

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.

Myles Perkins Signature of owner or authorized agent 7/25/18 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:

SEE NEXT PAGE

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

SEE NEXT PAGE

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**

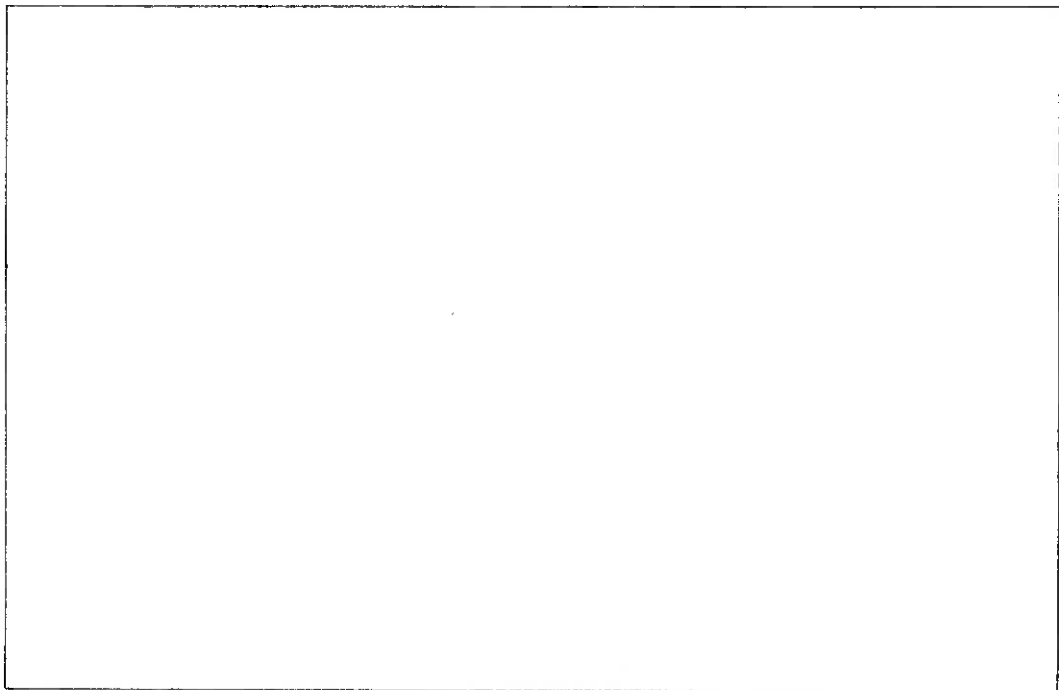
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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 ONTO MAILING LABELS.

Ex



Detail: _____



Detail: _____

Applicant: _____