

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7400 Piney Branch Rd., Takoma Park	<b>Meeting Date:</b>	3/13/2019
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/6/2019
<b>Applicant:</b>	James Vorhies	<b>Public Notice:</b>	2/27/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	37/03-19L	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Tree Removal		

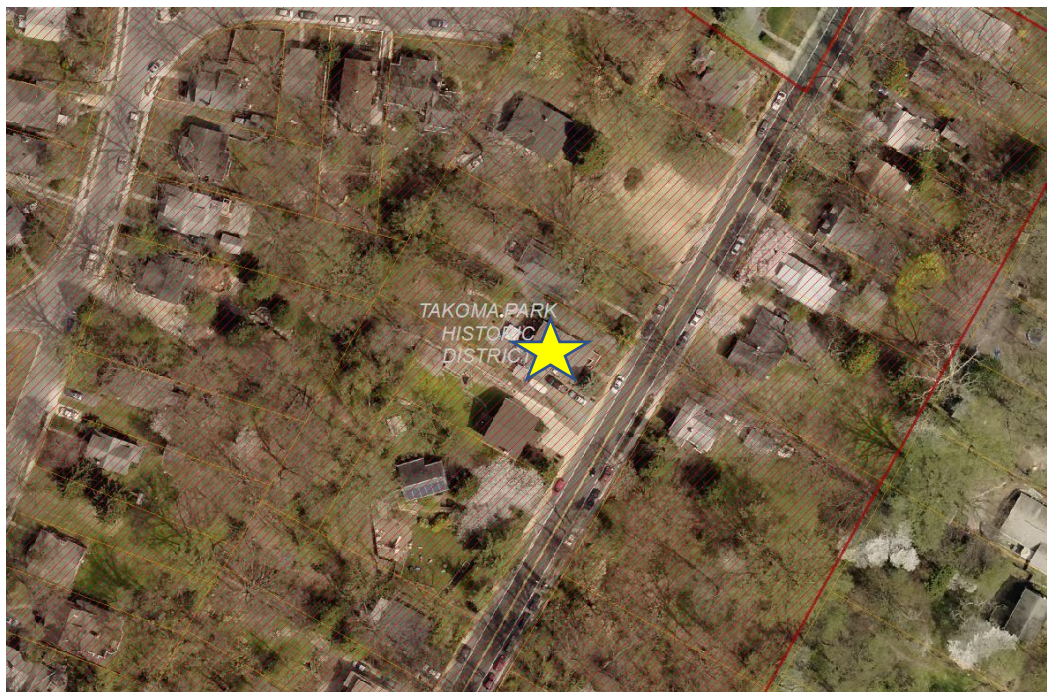
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**STAFF RECOMMENDATION:**

- ☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1923



*Figure 1: 7400 Piney Branch Rd. is placed near the edge of the Takoma Park Historic District.*

## **PROPOSAL**

The applicant proposes to remove an 11" d.b.h. spruce tree from the front yard of the house and to plant an American Holly in its place. The tree looks to be in poor condition and a new tree will be planted in virtually the same location. The City of Takoma Park requires that the Holly must be at least 1 ½" wide, d.b.h. to qualify with their requirements. A letter from the City Of Takoma Park arborist has been included with the application. Staff finds that this change will not result in a significant alteration to the surrounding district.

## **APPLICABLE GUIDELINES:**

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

2. Modifications to a property, which do not significantly alter its visual character.
15. 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**

- (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
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 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.

## **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 RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JIMANDMARYVORHIES@GMAIL.COM Contact Person: JIM VORHIES  
Daytime Phone No.: 301 585 8228

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JAMES VORHIES Daytime Phone No.: 301 585 8228  
Address: 7400 PINEY BR. RD TAKOMA PARK 20912  
Street Number City State Zip Code  
Contractor: AD IRONACK TREE Phone No.: 888 873 3018  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7400 PINEY BR. Street \_\_\_\_\_  
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE  
Lot: 3 Block: 82 Subdivision: VIRGINIA BARCLAY ADDITION  
Liber: 3 Folio: 202 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT 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: \$ 750

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.

James Vorhies  
Signature of owner or authorized agent

2-14-2019  
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:

REMOVE DEAD/DYING TREE FRONT OF HOUSE

BLUE SPRUCE IRREPARABLY INFECTED, WILL  
BE HAZARD

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

REPLACE WITH 6-8' AMERICAN HOLLY  
TREE OF SAME LOCATION PER TAKOMA  
PARK CITY REQUIREMENT

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.



## TREE SURVEY

Existing tree located in front of property at 7400 Piney Branch Road Takoma Park

Colorado blue spruce approximately 55 years old

Diameter 11 inch at 4 feet

Height 40 feet

Spread 20 feet at base

Condition: partially dead, dying infected with a virus that cannot be effectively treated, needles have dropped, no new growth visible

Proposed replacement tree: American Holly 6- 8 feet tall, located close to existing tree

Note: City of Takoma Park has approved removal of tree pending Historic Preservation Committee approval and agreement on a replacement tree..

# 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](http://www.takomaparkmd.gov)

January 25, 2019

Jim Vorhies  
7400 Piney Branch Road  
Takoma Park, MD 20912

Re: same

Dear Jim Vorhies,

The City of Takoma Park has granted preliminary permit approval for you to remove the 11" d.b.h. Spruce tree (1 replant) from the right front of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 01/22/19 and ending 02/06/19 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 Historic Preservation Office at 301-563-3400 or online at:  
<http://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

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.

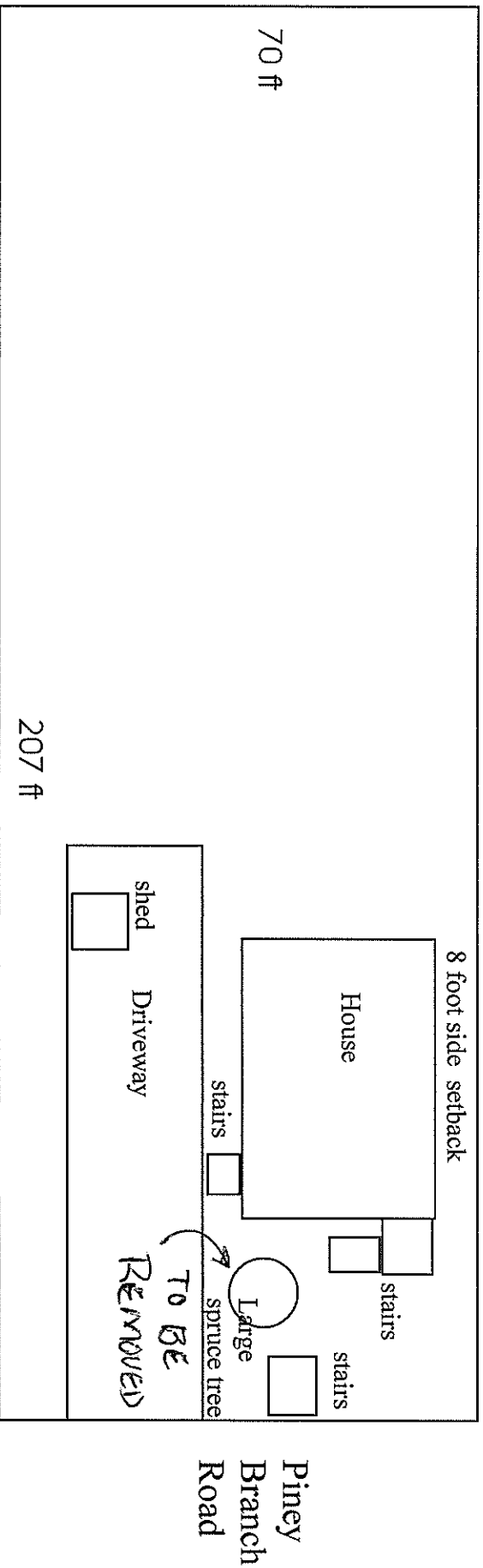
The replacement agreement is enclosed, the terms of which require you to replant ONE 1 ½ inch caliper category 3 evergreen tree(s), or make a contribution of \$175.00 to the City's tree fund.

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

Sincerely,

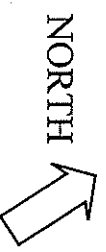
Jan van Zutphen  
Urban Forest Manager

Enclosure



## SITE PLAN

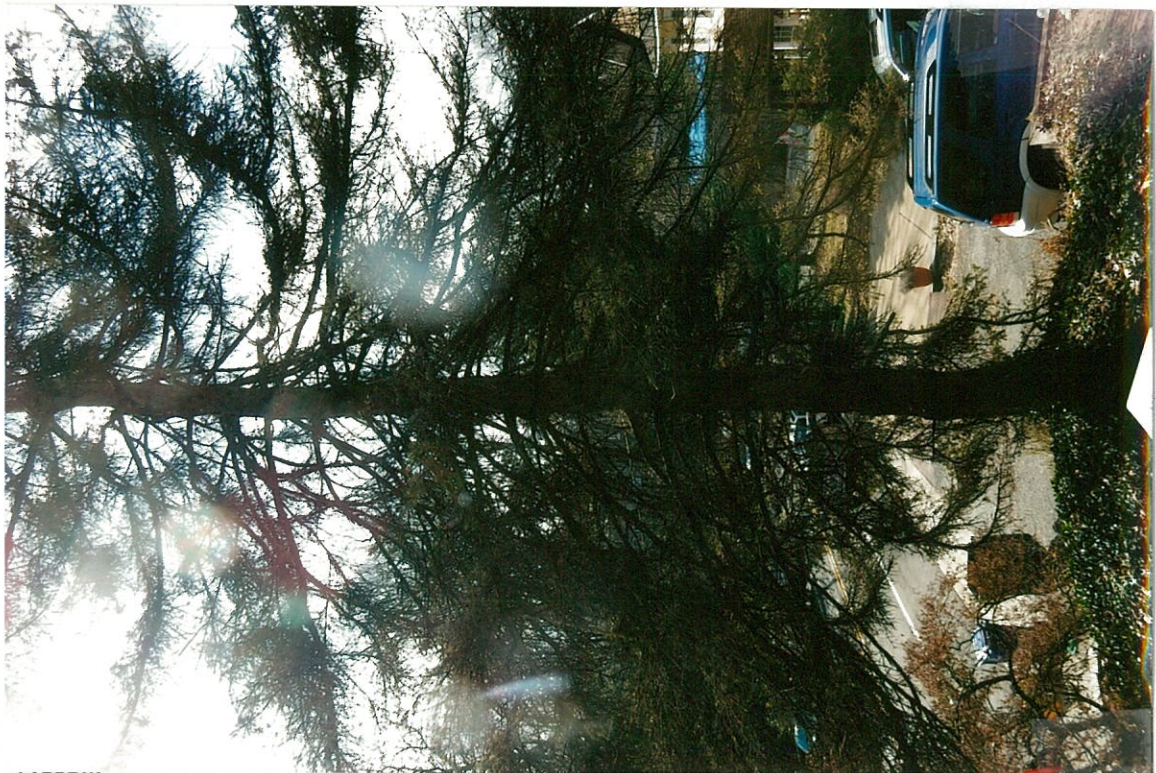
7400 Piney Branch Road  
Lot: 3 Block 82  
Liber 3 Folio 202 Zone R-60  
Subdivision: Virginia B. Barclay



Scale: 1 inch=24 feet



Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

Applicant: VORHIES

Page: \_\_

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

<b>Owner's mailing address</b> VORHIES 7400 PINEY BRANCH RD TAKOMA PARK MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
PAUL LANDERFIELD 7402 PINEY BRANCH TAKOMA PARK MD 20912	IVAN TOKIC 7338 PINEY BRANCH RD TAKOMA PARK MD 20912
DANIELLE MYSLWIEC 7401 PINEY BRANCH TAKOMA PARK MD 20912	