

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7207 Spruce Ave., Takoma Park	<b>Meeting Date:</b>	9/25/2019
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	9/18/2019
<b>Review:</b>	HAWP	<b>Public Notice:</b>	9/11/2019
<b>Case Number:</b>	37/03-19MM	<b>Tax Credit:</b>	n/a
<b>Applicant:</b>	Will and Hilary Henning	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Tree Removal		

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**STAFF RECOMMENDATION:**

☐ Approve  
☒ Approve with conditions

The project has not been reviewed by the Takoma Park Arborist. Staff Recommends the HPC approve the HAWP with the condition that Staff withhold the HAWP approval memo until Staff verifies the project has been reviewed and approved by the Takoma Park Arborist.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1903



*Figure 1: 7207 Spruce is located on a narrow lot in the Takoma Park Historic District.*

## **PROPOSAL**

The applicant proposes removing several trees on the site. In the front yard, in the southeast corner of the lot, the applicant proposes removing a dead ash tree.

At the rear property boundary there are two mulberry trees and three Leyland cypresses. These trees are not native species and their removal will not be visible from the public right-of-way and will not impact the historic resource or the surrounding historic district. The applicants' proposed landscape plan is attached.

Staff Recommends approval of the HAWP with the added condition that Staff withholds the HAWP approval memo until verification of review and approval of the proposal by the Takoma Park Arborist.

## **APPLICABLE GUIDELINES**

The use of the expedited review form is supported by the two items on the Policy on Use of Expedited Staff Reports for Simple HAWP 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;
- (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.)

### **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 with the condition recommended above** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1),(2), and (d)* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Chevy Chase Village Historic District Design Guidelines*, and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2,

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 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;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DP8 - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: wchening@yahoo.com Contact Person: Will Henning  
Daytime Phone No.: 401.441-8785  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: William + Hilary Henning Daytime Phone No.: 401.441.8785  
Address: 7207 Spruce Ave Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PERMITS

House Number: 7207 Street: Spruce  
Town/City: Takoma Park Nearest Cross Street: Tulip  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT/ACT/TOTAL USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Tree

1B. Construction cost estimator: \$ 7000

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.

William A. Henning  
Signature of owner or authorized agent

8/15/19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 886679 Date Filed: 8/16/19 Date Issued: \_\_\_\_\_

Edit 6/21/99

**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:

1. Removal of dead ash tree from front yard  
2. Removal of undersized (weed) trees from  
backyard and planting new ones in conjunction  
with a new rain garden to mitigate flooding

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

All trees and work in backyard. Aside  
from removal of dead tree in front, nothing is  
visible from street

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, 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**

- 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.

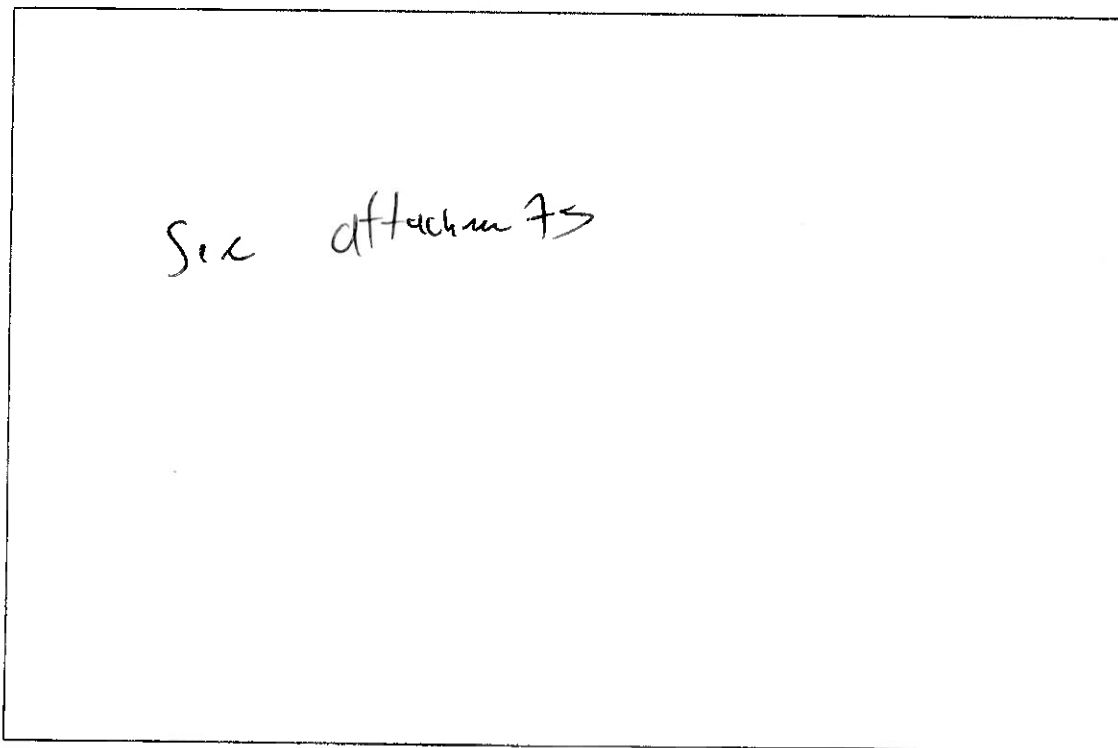
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

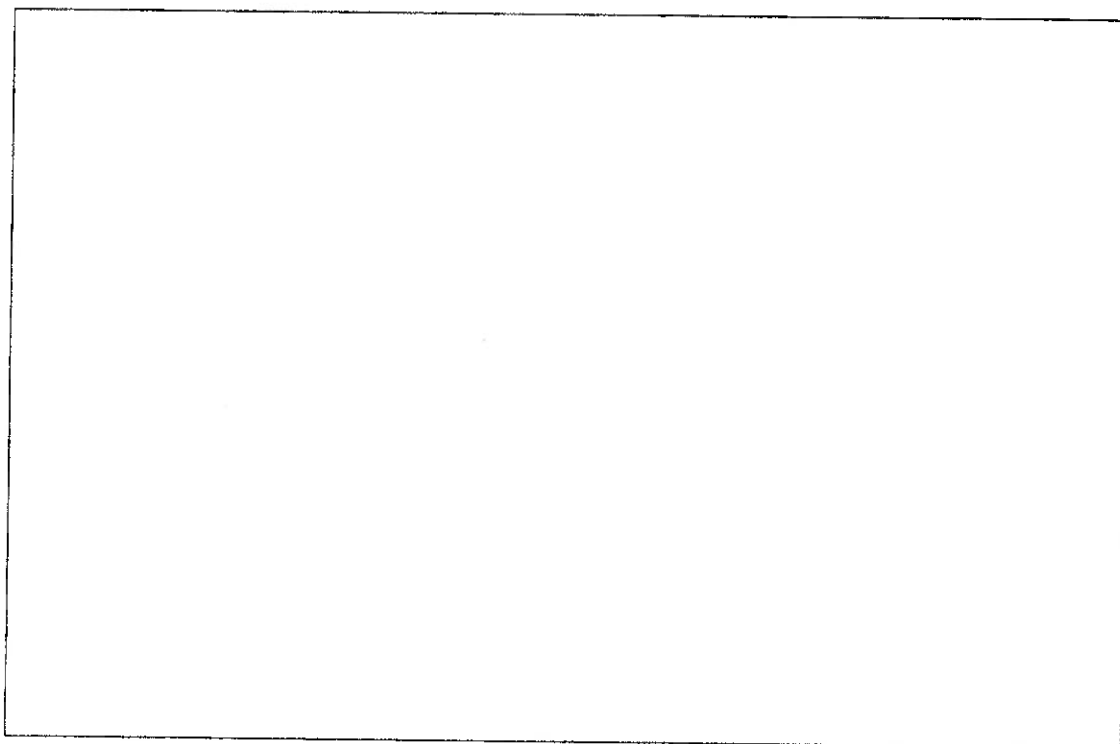
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> William Henry 7207 Spruce Ave Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b> William Henry ← Same
<b>Adjacent and confronting Property Owners mailing addresses</b>	
7205 Spruce	7209 Spruce
7204 Spruce	7208 Spruce
506 Tulip	

**Existing Property Condition Photographs** (duplicate as needed)

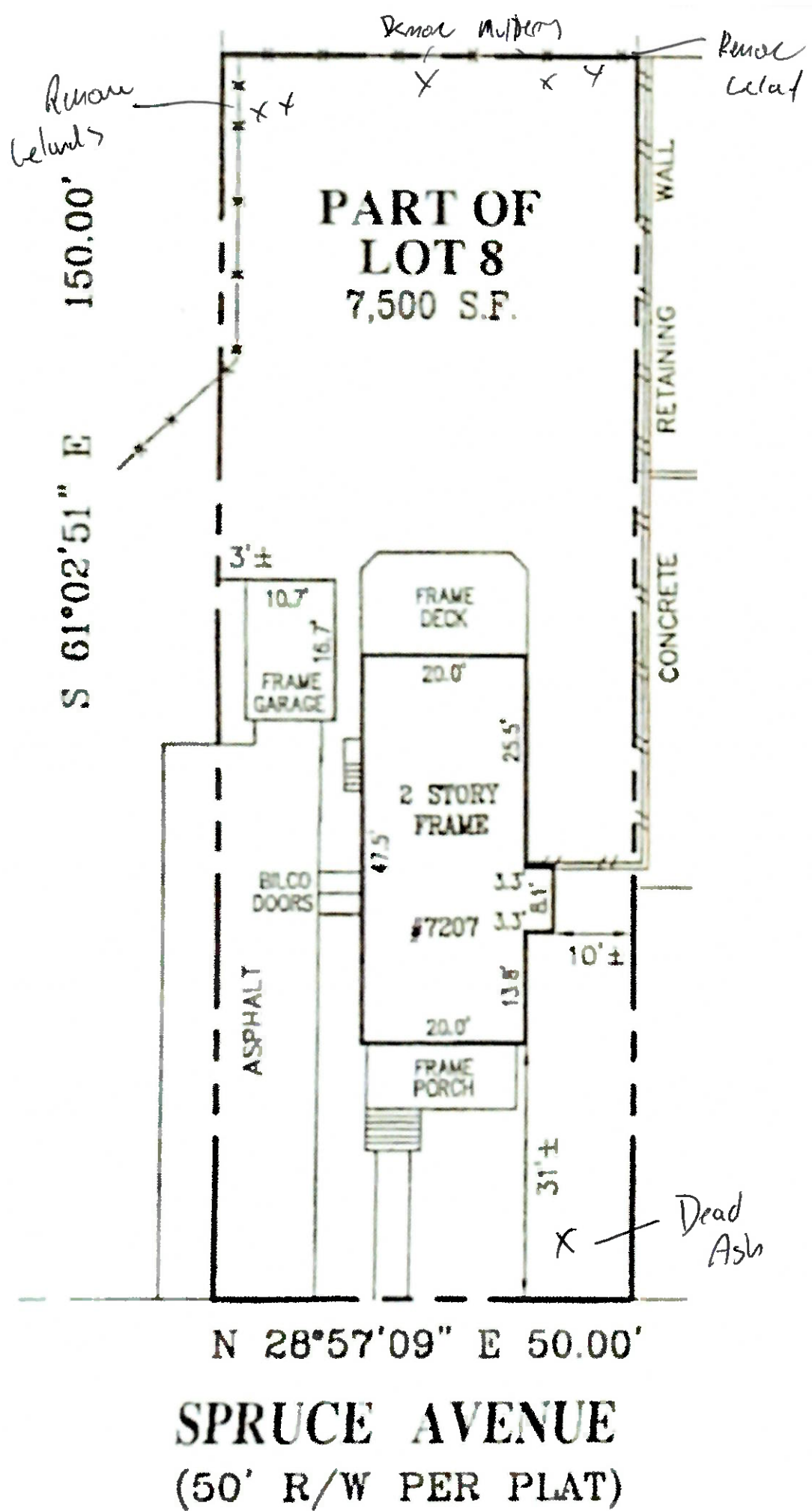


Detail: \_\_\_\_\_

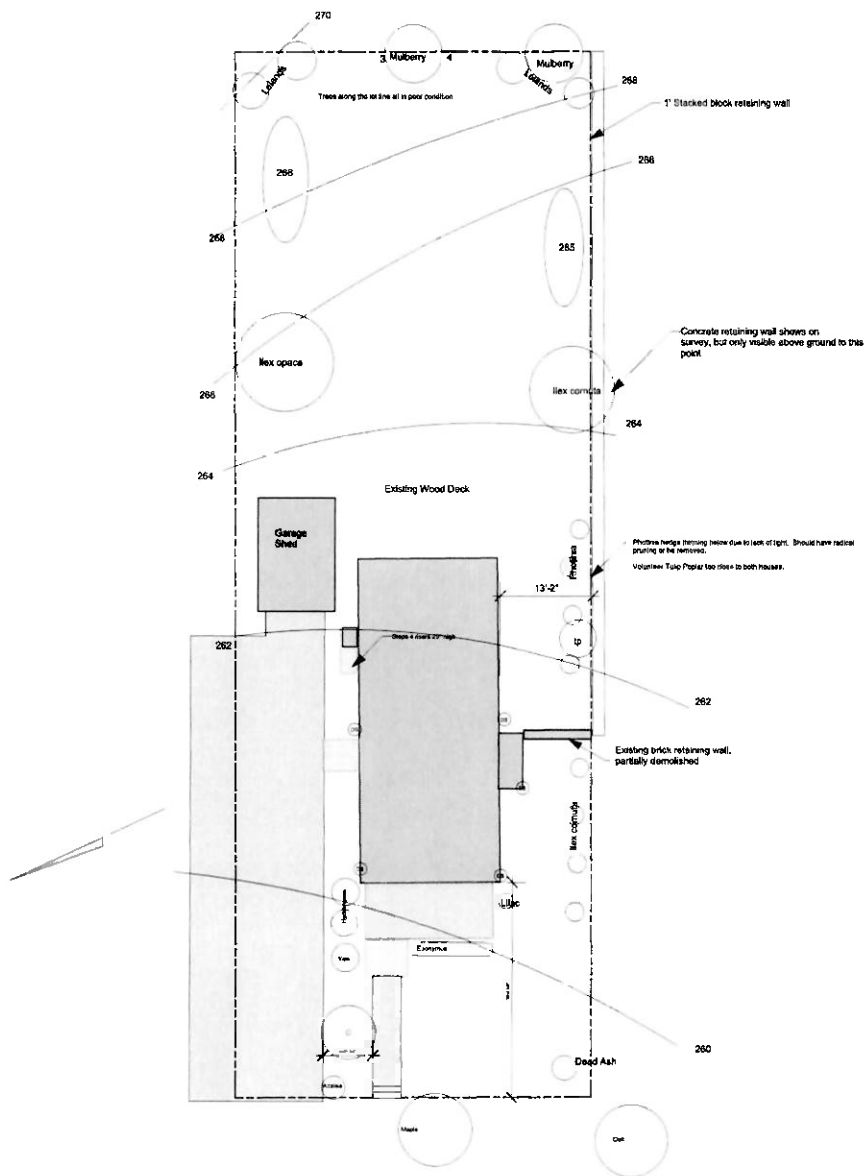


Detail: \_\_\_\_\_

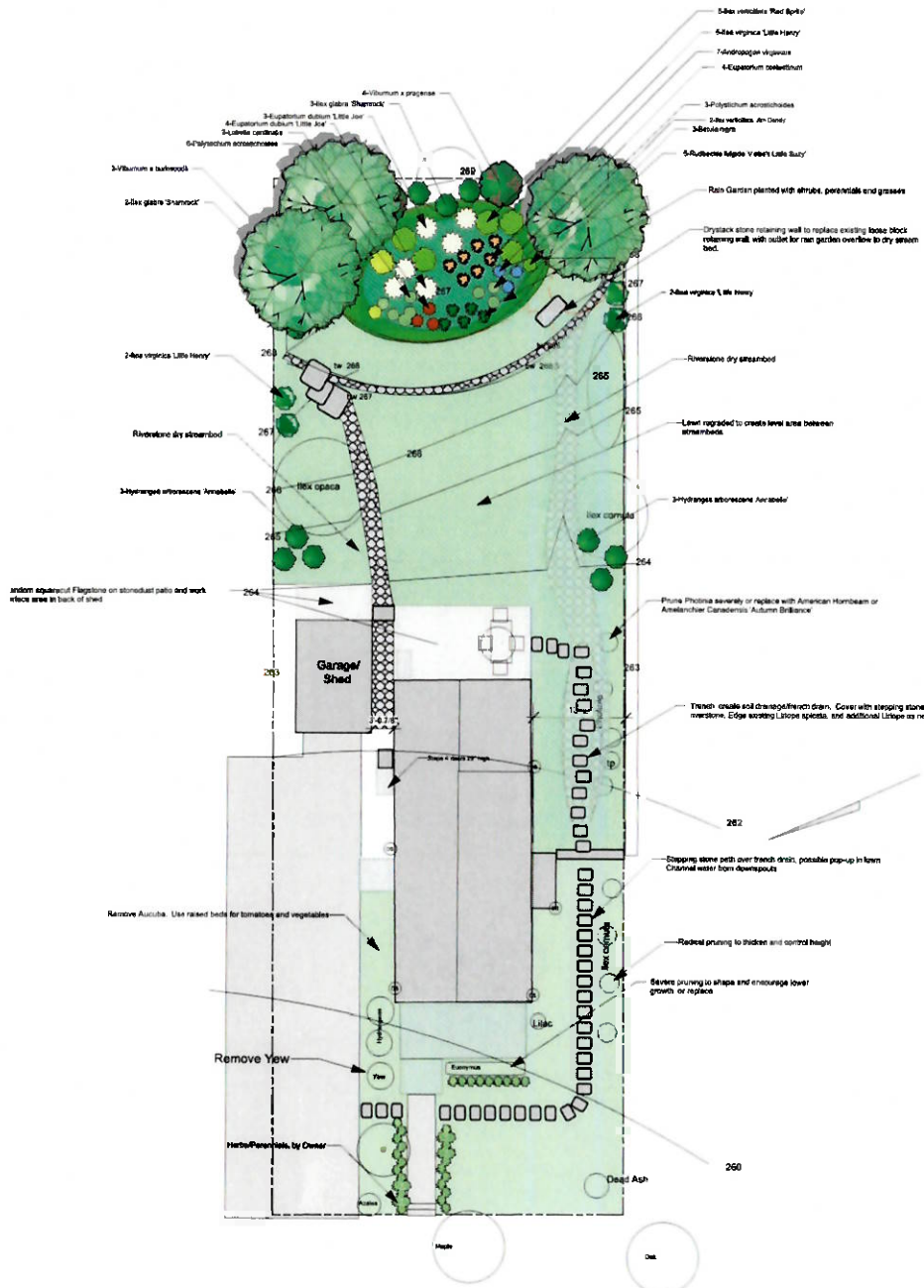
Applicant: \_\_\_\_\_







1 [Drawing Title]  
Scale: 1/16" = 1'-0"



1 [Drawing Title]  
Scale: 1/16" = 1'-0"

**DANA PERRONE**  
**LANDSCAPE DESIGN**  
**202-531-2288**





