EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7207 Spruce Ave., Takoma Park
Resource: Contributing Resource
Review: HAWP
Case Number: 37/03-19MM
Applicant: Will and Hilary Henning
Proposal: Tree Removal

Meeting Date: 9/25/2019
Report Date: 9/18/2019
Public Notice: 9/11/2019
Tax Credit: n/a
Staff: Dan Bruechert

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 to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: [Email_redacted]  
Contact Phone: 401.441.8785

Tax Account No.:  

Name of Property Owner: William + Hilary Hemm  
Daytime Phone No.: 401.441.8785

Address: 7207 Spruce Dr, Tucon Park, MD 20912

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

LOCATION OF BUILDING

House Number: 7207  
Street: Spruce

Town/City: Tucon Park  
Nearest Cross Street: Tulip

Lot:  
Block:  
Subdivision:  
Parcel:  

DATE & TIME OF APPLICATION:

1A. CHECK ALL APPLICABLE:

☐ Construct  ☐ Extend  ☐ Alter/Renovate  
☐ Move  ☐ Install  ☐ Wreck/Raze  
☐ Revision  ☐ Repair  ☐ Revocable  
☐ AC  ☐ Tab  ☐ Room Addition  
☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  
☐ Fence/Wall (complete Section 4)  
☐ Other:  

1B. Construction cost estimate: $0

1C. If this is a renewal of a previously approved active permit, see Permit #:  

PART VI- SPECIFY FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

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

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

PART VII- INSTALLATION OF FIREPROOF 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/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.

Signature of owner or authorized agent  
Date: 8/15/19

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:  

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

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 trees from front yard
      2. Removal of undersized (wilted) trees from back yard and planting new ones in garden with a new mulch 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 side from removal of dead tree in front, adding a visible from street

2. SITE PLAN
   Site 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, pools, 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, windows 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 drip line 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 INTO MAILING LABEL.
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>William Henry</td>
<td>William Henry</td>
</tr>
<tr>
<td>7207 Spruce St</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>7207 Spruce</td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

| 7205 Spruce               | 7209 Spruce               |
| 7204 Spruce               | 7208 Spruce               |
| 506 Tulip                 |                              |
Existing Property Condition Photographs (duplicate as needed)

See attachments

Detail:

Detail:

Applicant:__________________________
PART OF
LOT 8
7,500 S.F.

S 61°02'51" E

150.00'

FRAME GARAGE

10.7'

16.7'

FRAME DECK

20.0'

25.5'

2 STORY FRAME

3'±

41.5'

3.3'

20.0'

2 STOY FRAME

41.5'

3.3'

31'±

10'±

N 28°57'09" E 50.00'

SPRUCE AVENUE
(50' R/W PER PLAT)