

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|---|-----------------------|--------------|
| Address: | 501 Albany Ave., Takoma Park | Meeting Date: | 11/23/2019 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 11/6/2019 |
| Applicant: | Nicholas Olcott | Public Notice: | 10/30/2019 |
| Review: | HAWP | Tax Credit: | No |
| Case Number: | 37/03-19DDD | Staff: | Michael Kyne |
| PROPOSAL: | Tree removal | | |

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square
DATE: c. 1910-20s

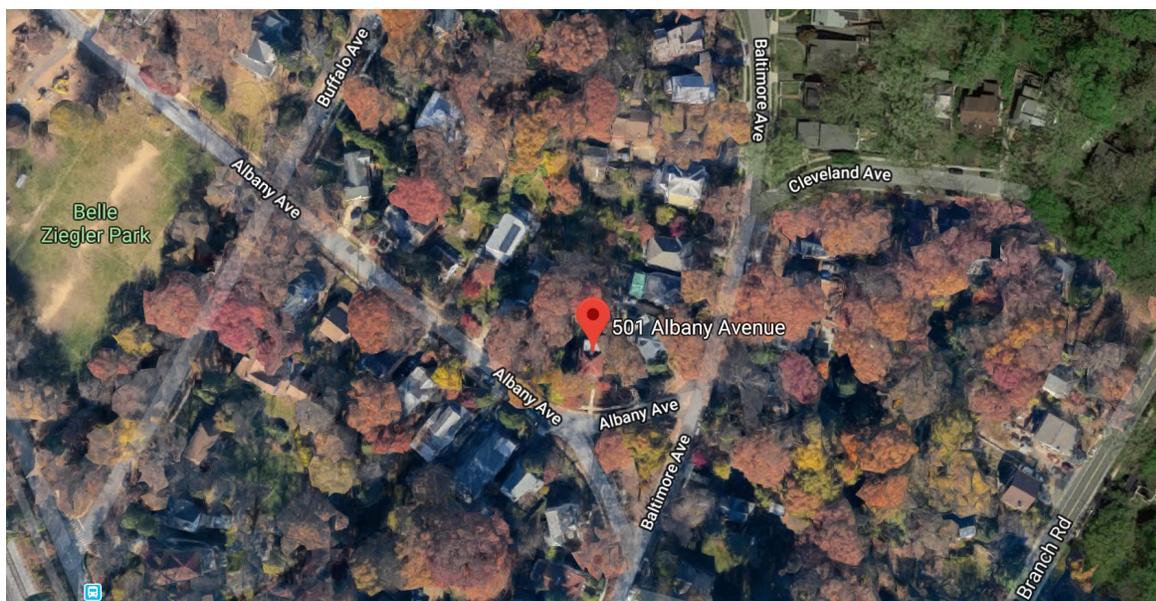


Fig. 1: Subject property.

PROPOSAL

The applicant proposes to remove one 8" dbh spruce tree from the front/left (west) side of the subject property.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 *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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact email: nickandtimandfiona@mac.com
Contact Person: Nicholas Olcott
PROPERTY TAX ACCOUNT #02151430
Daytime Phone No.: 240-447-3798
Tax Account No.:
Name of Property Owner: OLCOTT NICHOLAS I J ET AL
TIMOTHY WESTMORELAND, CO-OWNER
Daytime Phone No.: 240-447-3798
Address: 501 ALBANY AVENUE TAKOMA PARK MARYLAND 20912-4139
Contractor: BARTLETT TREE EXPERTS
Phone No.: 240-447-0837
Contractor Registration No.: 7261/LTE616
Agent for Owner: NICK OLCOTT
Daytime Phone No.: 240-447-3798

LOCATION OF BUILDING/WORK AREA

House Number: 501 Street: ALBANY AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE AVENUE
Lot: 27 Block: 75 Subdivision: 025
Liber: 10887 Folio: 668 Parcel: JN42-0000-0000-000-75-27 02151430

PART ONE: TYPE OF PRIMARY ACTION/WORK

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, Other: Cut down dying tree
1B. Construction cost estimate: \$ 456.00
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ALTERATIONS

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.

Signature of Nicholas Olcott
Signature of owner or authorized agent

October 16, 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:

The tree in question is an 8" spruce that is being shaded out by the white oak next to it.

The City of Takoma Park Public Works Department has granted preliminary permit approval.

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

We have paid the required fee into the Takoma Tree Fund to offset the loss of this tree.

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, 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.

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

Owner's mailing address

**Nicholas Olcott
501 Albany Avenue
Takoma Park, MD 20912**

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

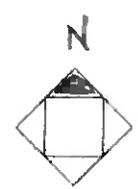
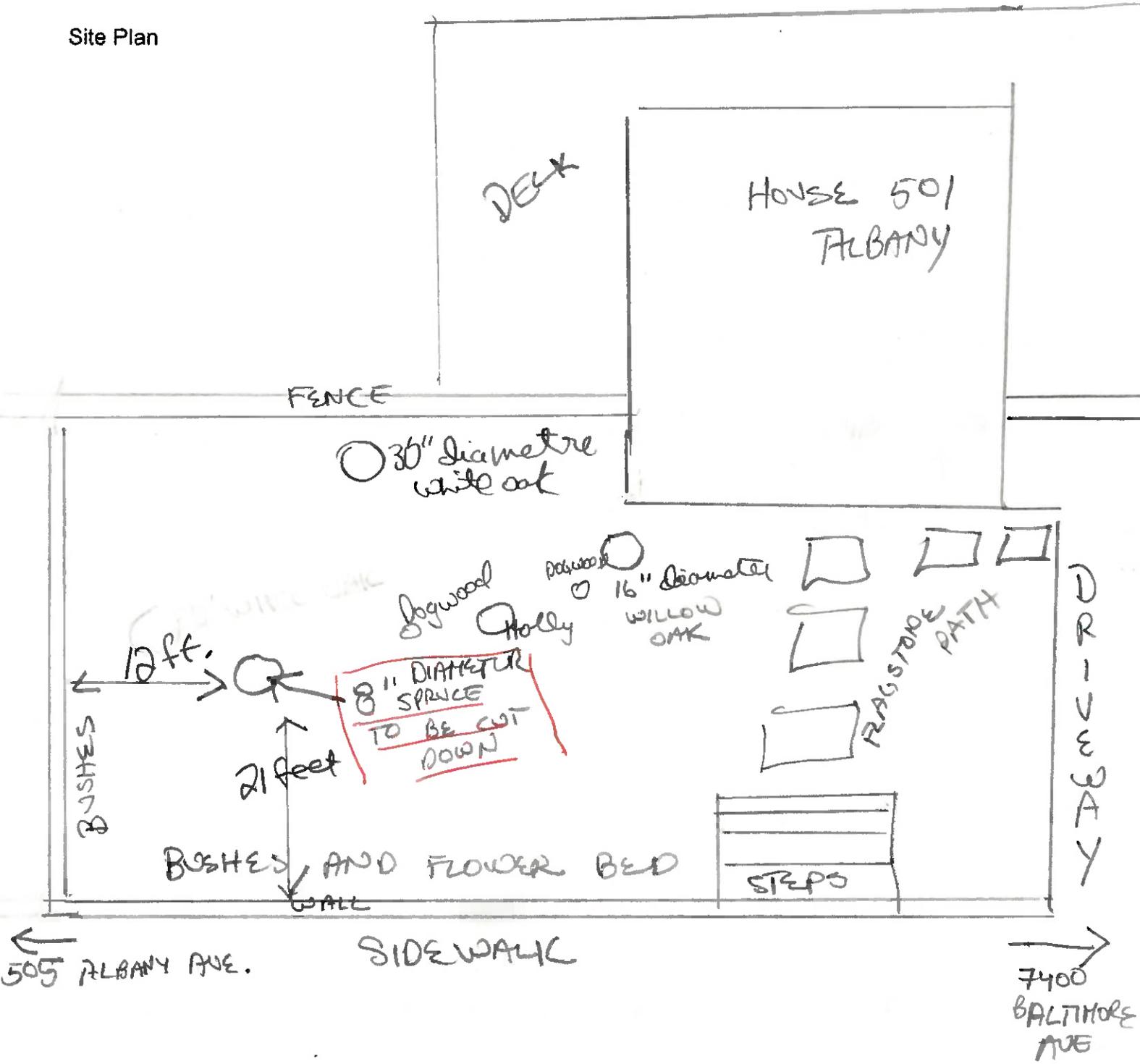
**Allison Shelton
7400 Baltimore Avenue
Takoma Park, MD 20912**

**Debra L. Fuller and Eva Rodriguez
505 Albany Avenue
Takoma Park, MD 20912**

**Steven and Laura Brown
506 Albany Avenue
Takoma Park, MD 20912**

**Stephen and Christle Byers
504 Albany Avenue
Takoma Park, MD 20912**

Site Plan



Shade portion to indicate North

Applicant: Nicholas O'cott

Existing Property Condition Photographs (duplicate as needed)



Detail: DYING SPRUCE AT 501 TEBBANY AVE

Applicant: NICHOLAS OWETT

Page: 4



BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

Printed on: 2/25/2019

Client: 3337388

Mr Nick Olcott
Mr. Tim Westmoreland
501 Albany Avenue
Takoma Park, MD 20912
Home Phone: 301.585.6304
E-Mail Address: nickolcott@mac.com
Mobile Phone: 240-447-3798 Nick
Mobile Phone: 240-447-7684 Tim

Bartlett Tree Experts
Christopher Larkin - Representative
1 Metropolitan Court
Gaithersburg, MD 20878
Mobile Phone: 240-447-0837
E-Mail Address: CLarkin@Bartlett.com
Bus. Reg. ID: MDA-1329
MD Applicator Certification No.: 7261 / LTE616

Property Address: 501 Albany Avenue, Takoma Park, MD 20912

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions relating to your trees or shrubs. THIS IS NOT AN INVOICE.

Tree and Shrub Work

Remove the declining 8" Spruce located at the left front side of property under the white oak. Leave stump as close to grade as possible. Remove resulting debris.

Estimated Completion Date: 3/1/2019 thru 3/30/2019

Total Amount: \$456.00

Please review the information and the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)

Christopher Larkin

(Bartlett Representative - Christopher Larkin)

(Date)

2/25/2019

(Date)

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.
Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to
<http://www.bartlett.com/BartlettCOI.pdf>

**City Of Takoma Park
Public Works Department**



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405

April 11, 2019

Nicholas Olcott
501 Albany Avenue
Takoma Park, MD 20912

Re: same

Dear Nicholas Olcott,

The City of Takoma Park has granted preliminary permit approval for you to remove the 8" d.b.h. Spruce tree (1 replant) from the left front of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 04/11/19 and ending 04/26/19 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 Department of Permitting Services at 240-777-3400 or online at:
<http://permittingservices.montgomerycountymd.gov/dps/building/HistoricAreaWorkPermit.aspx>

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

Tim Westmoreland and Nick Olcott
501 Albany Avenue
Takoma Park, MD 20912
nickandtimgroups@mac.com
240-447-3798

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

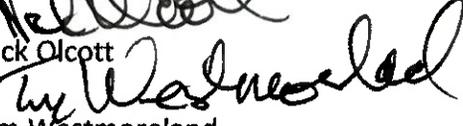
Dear Commission members and staff:

Enclosed please find our application for a historic area work permit for the removal of a dying tree at the above address.

We just want to make clear that this is a different application from the waiver, dated October 4, that has already granted by granted and approved by the Commission. That waiver is for the removal of another, completely dead tree.

Thank you for your attention to this matter.

Sincerely,


Nick Olcott

Tim Westmoreland