

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7519 Carroll Ave., Takoma Park	Meeting Date:	12/18/2019
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	12/11/2019
Applicant:	Kara Burt	Public Notice:	12/4/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19JJJ	Staff:	Dan Bruechert
PROPOSAL:	Tree Removal		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1944



Fig. 1: The subject property is at the eastern edge of the Historic District

PROPOSAL

The front yard of the subject property has six trees in excess of 6" (six inches) d.b.h. The applicant proposes to remove two of these trees; a 12" (twelve inch) d.b.h. elm and a 14" (fourteen inch) d.b.h. elm. Both trees are in declining health and the larger elm is encroaching on a 20" (twenty inch) sycamore. Staff finds that the removal of the two trees will not significantly impact the character of the front yard of the property and should allow for the canopy of the other trees on the property to spread out. Additionally, the four other trees on this lot will retain its wooded character. Staff recommends approval of this HAWP.

The Takoma Park Arborist has reviewed this proposal and conditionally approved it with the stipulation that the applicant either plant new trees on site or pay a fee in lieu of replacement to the City's tree fund. The applicant has elected to pay this fee in lieu.

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:

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 ensure 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
- (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.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b), (1), (2), and (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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Kara Burt

E-mail: kara.l.burt@gmail.com

Address: 7519 Carroll Ave.

City: Takoma Park Zip: 20912

Daytime Phone: 202-230-7849

Tax Account No.: 13-0106558

AGENT/CONTACT (if applicable):

Name: N/A

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property N/A

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

No.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. No.

Building Number: 7519 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: Jefferson Avenue

Lot: 32 Block: 37 Subdivision: 0025 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☒ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kara Burt
Signature of owner or authorized agent

11/26/19
Date



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

HAWP APPLICATION

Application Date: 11/26/2019

Application No: 897911
AP Type: HISTORIC

Comments

We want to remove 2 diseased trees that lost most of their leaves earlier this summer from our front yard. Removing these trees will prevent hazards from dead branches falling, pose no historic impact, and we will still have 4 healthy trees in our front yard. No other work is planned.

Affidavit Acknowledgement

The Homeowner is the Primary applicant

This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7519 CARROLL AVE
TAKOMA PARK, MD 20912

Homeowner Burt (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work No Work Type fit our project. We are removing 2 diseased trees and no other work.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property has a house built in 1946 and is located at the edge of the Takoma Park Historic District. It has no significant structures or other significant features. The landscape is a typical residential lot with no features of historic significance. The front yard where the tree removal is planned includes a driveway and six trees.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The project is removing 2 diseased elm trees (one is 12 inches in diameter and the other is 14 inches in diameter) from the front yard, leaving the 4 healthy trees in our front yard. No other work is planned. The 2 diseased elms that we plan to remove lost over half of their leaves this summer. Consequently, we want to remove them before they become hazardous to prevent the risk of falling branches. We received preliminary approval from the City of Takoma Park Arborist to remove these 2 trees, contingent on receiving a Historic Area Work Permit and paying a fee to the City of Takoma Park Tree Fund.

Removing these 2 diseased trees will improve the safety and appearance of our property without detracting from any historic character because the 4 healthy trees in our front yard will remain.

Work Item 1: Remove 2 diseased trees

Description of Current Condition: 2 elm trees are diseased and lost most of their leaves this summer.

Proposed Work: Remove 2 diseased elm trees.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

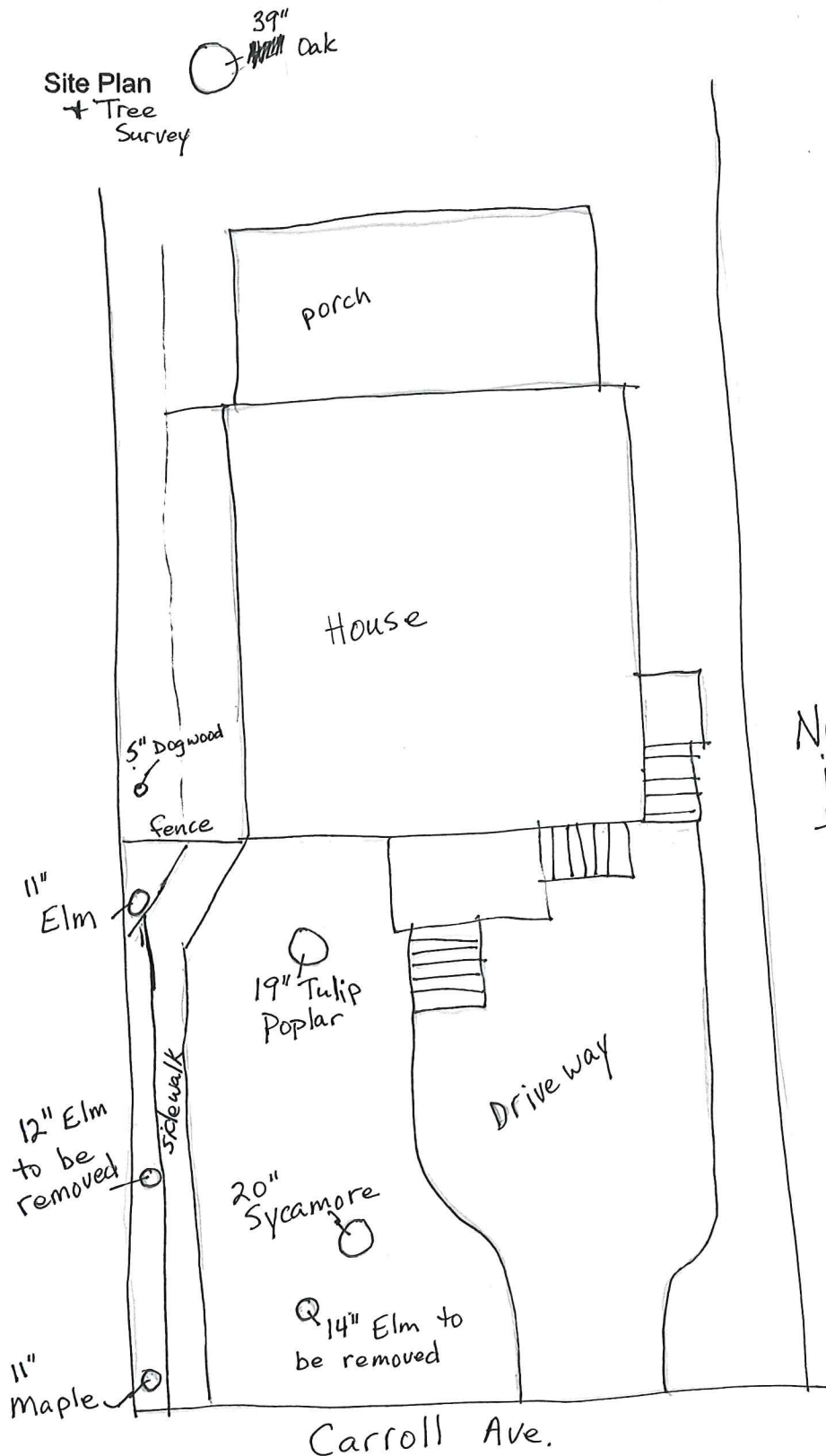
Description of Current Condition:

Proposed Work:

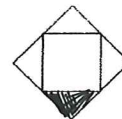
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Kara Burt 7519 Carroll Ave. Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Denise Hussong 7518 Carroll Ave. Takoma Park, MD 20912	
Luis Murillo 7517 Carroll Ave. Takoma Park, MD 20912	
Genesis HealthCare 101 East State Street Kennett Square, PA 19348	

Site Plan
+ Tree
Survey



Note: The only work is to remove two trees that are diseased (12" and 14" diameter Elm trees noted).



Shade portion to indicate North

Applicant: Kara Burt, 7519 Carroll Ave.

Page: __



Public Works Department

Tree Removal Preliminary Response

Date: August 29, 2019

Kara Burt
7519 Carroll Avenue
Takoma Park, MD 20912

Re: Same
Takoma Park, MD 20912

Dear Kara Burt,

The City of Takoma Park has granted preliminary permit approval for the removal of the 12" d.b.h. Elm tree (1 replant) from the left front and the 14" d.b.h. Elm 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 08/28/19 and ending 09/12/19 for public comment. A **permit to remove the tree(s) will be granted pending the City's receipt of the 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 by phone 301-563-3400, by email MCP-Historic@mncppc-mc.org or online at: <https://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 TWO 1 ½" caliper category 4 deciduous trees or make a contribution of \$350.00 to the City's Tree Fund. For reference the tree type list is maintained online here: <https://s3.amazonaws.com/publicworks-takomapark/public/arborist/tree-selection-guide.pdf>

Please contact me at 301-891-7612 or JanvZ@TakomaParkMD.gov if you have any questions.

TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK MUST BE CARRIED OUT BY A MARYLAND STATE LICENSED TREE EXPERT, OR LTE. HIRING SOMEONE WHO IS NOT LICENSED IS A VIOLATION OF CITY AND STATE LAW. MAKE SURE YOUR CONTRACTOR HAS A LTE NUMBER BEFORE YOU HIRE THEM.

DATE: 08/29/19


Jan van Zutphen
Urban Forest Manager



Public Works Department
Tree Removal Preliminary Response

Date: August 29, 2019

Kara Burt
7519 Carroll Avenue
Takoma Park, MD 20912

Re: Same
Takoma Park, MD 20912

Dear Kara Burt,

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Section 12.12.100 of the City Code. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. **Tree(s) must be planted within six (6) months of the date this agreement is signed.** The City will conduct a site visit to confirm the planting. For reference the tree type list is maintained online here -

<https://s3.amazonaws.com/publicworks-takomapark/public/arborist/tree-selection-guide.pdf>

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund. The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

TWO 1 1/2" caliper trees:

Category 4 deciduous

Signature

Date

OR

Tree Fund Payment of: \$350.00

Kara Burt

11/11/19

(Check payable to City of Takoma Park and return with this letter)

Signature

Date

The permit will be issued after receipt of this signed tree planting agreement or payment of replacement tree cost. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 31 Oswego Avenue, Silver Spring, MD 20910.

DATE: 08/29/19

Jan van Zutphen
Jan van Zutphen
Urban Forest Manager

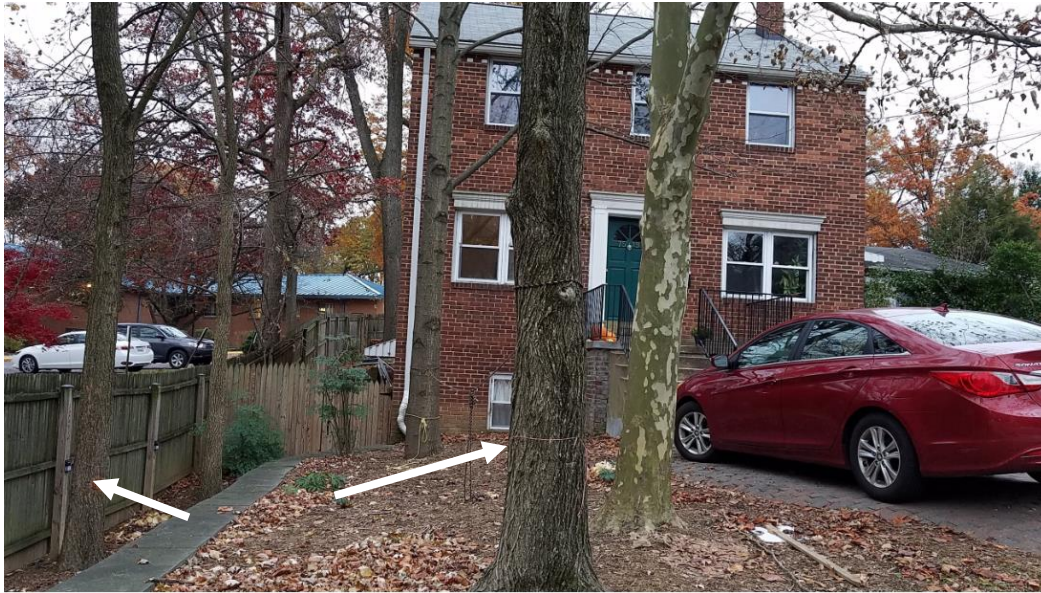
Existing Property Condition Photographs (duplicate as needed)



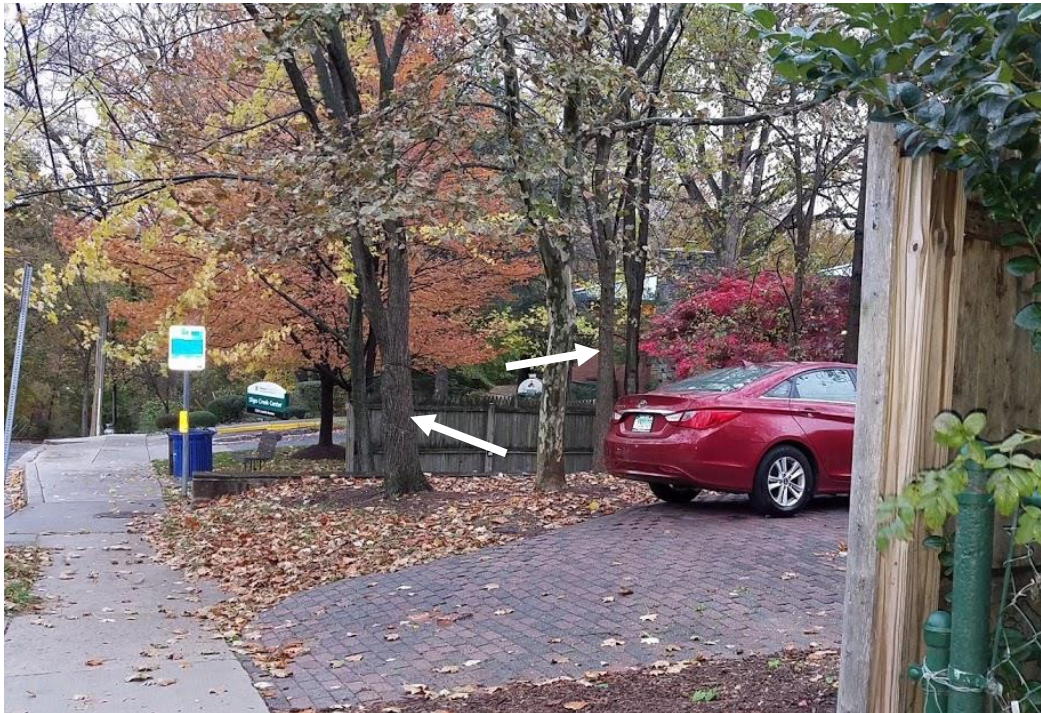
Detail: View from adjoining property, white arrows show trees to be removed

Detail: View from adjoining property, white arrows show trees to be removed

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of property from right of way, white arrows show trees to be removed



Detail: View from adjoining property, white arrows show trees to be removed