

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Columbia Ave., Takoma Park	Meeting Date:	7/15/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/8/2020
Applicant:	Annie Kneedler & Sam Bryson	Public Notice:	7/1/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20QQ	Staff:	Dan Bruechert
Proposal:	Tree Removal		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Vernacular
DATE: c.1880s

The subject house is a two-story, T-shaped house, with shiplap siding, original two-over-two wood sash windows, a brick foundation throughout, and an asphalt shingle roof. The house has been heavily modified including alterations to the front porch, a small addition in the southwest corner of the house and a two-story addition to the south. As the house sits at the intersection of Columbia Ave. and Pine Ave., it is highly visible from two elevations.



Figure 1: 5 Columbia Ave. is located at the southeast corner of Pine and Columbia Aves.

PROPOSAL

The applicant proposes to remove 5 (five) trees from the property.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

- (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.

Secretary of the Interior's Standards for Rehabilitation

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 DISCUSSION

The applicant proposes to remove a total of five trees on the property. Along Pine Ave., the applicant proposes removing a group of three trees of heaven and a single black walnut. On the east side of the house, the applicant proposes to remove a single box elder. Staff finds that the tree removal will not have a significant impact on the character of the historic resource or surrounding district and recommends approval.

On the west (Pine Ave.) side of the house, there are two groups of trees. Adjacent to the driveway is a black walnut immediately next to an American Elm. The black walnut is next to a retaining wall and is crowding the elm tree. Removing this tree will protect the wall and provide more space for the elm to spread. The other group of trees consists of three trees of heaven. This is considered an invasive species and while it adds to the canopy of the surrounding district the ability of this species to spread poses a long term threat to the variety of species that create the district's park-like setting.

To the east of the house, there is a row of trees planted on the property line. The applicant proposes removing one of these trees, a box elder, that leans over the newly constructed porch and poses a future threat to the historic building. Staff finds that the loss of a single tree in this location will not have a significant impact to the streetscape or surrounding district and recommends the HPC approve its removal.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1), (2) and (6)*, having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 915816
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Samuel Bryson
Address: 5 Columbia Ave
Daytime Phone: 202-340-2924

E-mail: sam.bryson@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01058893

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

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.

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.

Building Number: 5 Street: Columbia Ave
Town/City: Takoma Park Nearest Cross Street: Pine Ave
Lot: P13 Block: 18 Subdivision: 0025 Parcel: _____

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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

6/5/2020

Signature of owner or authorized agent

Date

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 existing structure is an historic farmhouse and is a contributing resource in the Takoma Park Historic Distric. The property has undergone significant renovation in the last 12 months to restore it to habitability.

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

We seek to remove 5 trees for a variety of reason - 3 are invasive species (Tree of Heaven), one is impacting a low stone wall on the property, and one poses a risk to the recently renovated structure.

Work Item 1: Remove 5 Trees

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

CITY OF TAKOMA PARK • PUBLIC WORKS DEPARTMENT
31 OSWEGO AVENUE • TAKOMA PARK, MD 20910
301-891-7633/301-585-2405 FAX

TREE REMOVAL APPLICATION

Waiver Fee: \$25.00

Permit Fee: \$50.00

(Fees are non-refundable)

Tree Location Address: 5 Columbia Ave

Is tree located in Historic District? Y
(Refer to General Information Page)

Property Owner: Samuel Bryson

Daytime Phone Number: 202-340-2924

Check one of the following: ☒ Homeowner ☐ Tenant

EMAIL:
sam.bryson@gmail.com

Property Owner Address (if different from tree location):

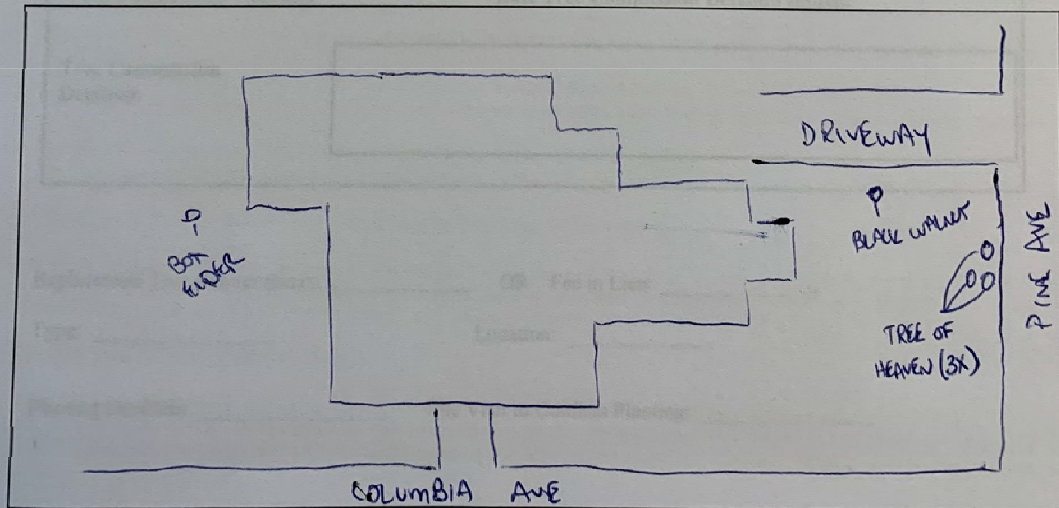
In order to remove any tree (alive or dead), greater than 24" in circumference or 7 5/8" in diameter at 4.5 feet from the base, a permit or waiver is required. If tree removal is for construction of a building, site plans and County permits must be presented prior to an issuance of a permit. If tree removal is for a driveway, a City driveway apron permit may be required. See General Information page for details.

Number of trees to be removed: 5

Reason for removal: (1) invasive species (2) retaining wall impact (3) have impact (4) _____

You must mark tree(s) to be removed with a ribbon after submitting this application. If tree(s) is— not marked, your application may not be able to be processed.

Provide a diagram of the property below and indicate location of the tree(s) to be removed. If a diagram is not provided, your application may not be able to be immediately processed. Diagram can be sketched below or on separate page.



Applicant's Signature: _____

Date: 6/5/2020



Box Elder



Tree of Heaven (3x)



Black Walnut (American Elm to the right of the Black Walnut to remain)