

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

<b>Address:</b>	7303 Holly Avenue, Takoma Park	<b>Meeting Date:</b>	9/9/2020
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	9/2/2020
<b>Applicant:</b>	Sara Sieverding	<b>Public Notice:</b>	8/26/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	37/03-20FFF	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Tree Removal		

---

**RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**PROPERTY DESCRIPTION**

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District  
 STYLE: Colonial Revival  
 DATE: c.1930s



*Figure 1: 7303 Holly Ave.*

## **PROPOSAL**

The applicant proposes to remove two trees from the front of the property.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***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

### ***Takoma Park Historic District 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

### ***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.



**Chapter 24A**

(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.

(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.)

**STAFF DISCUSSION**

The applicant proposes removing two trees from the subject property. The first tree is a 15" (fifteen-inch) d.b.h. white pine, located in the front right corner of the lot, and the second tree is a 12" (twelve-inch) d.b.h. Bradford pear, located immediately to the right of the house. The City of Takoma Park has reviewed the proposal and granted preliminary approval.



Figure 2: Front elevation of 7303 Holly Ave.





Figure 3: White Pine proposed for removal.



Figure 4: Bradford pear, located to the right of the house.

Staff finds that the proposed tree removal will not impact the massing or scale of the resource or negatively impact the surrounding streetscape. As a Non-Contributing Resource Staff recommends the HPC approves the HAWP under the *Design guidelines* and 24A-8(d).

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines;

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.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY: II.A  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? ☐ Yes/District Name \_\_\_\_\_

☐ 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ 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:**

☐ 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.

\_\_\_\_\_  
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:

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

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



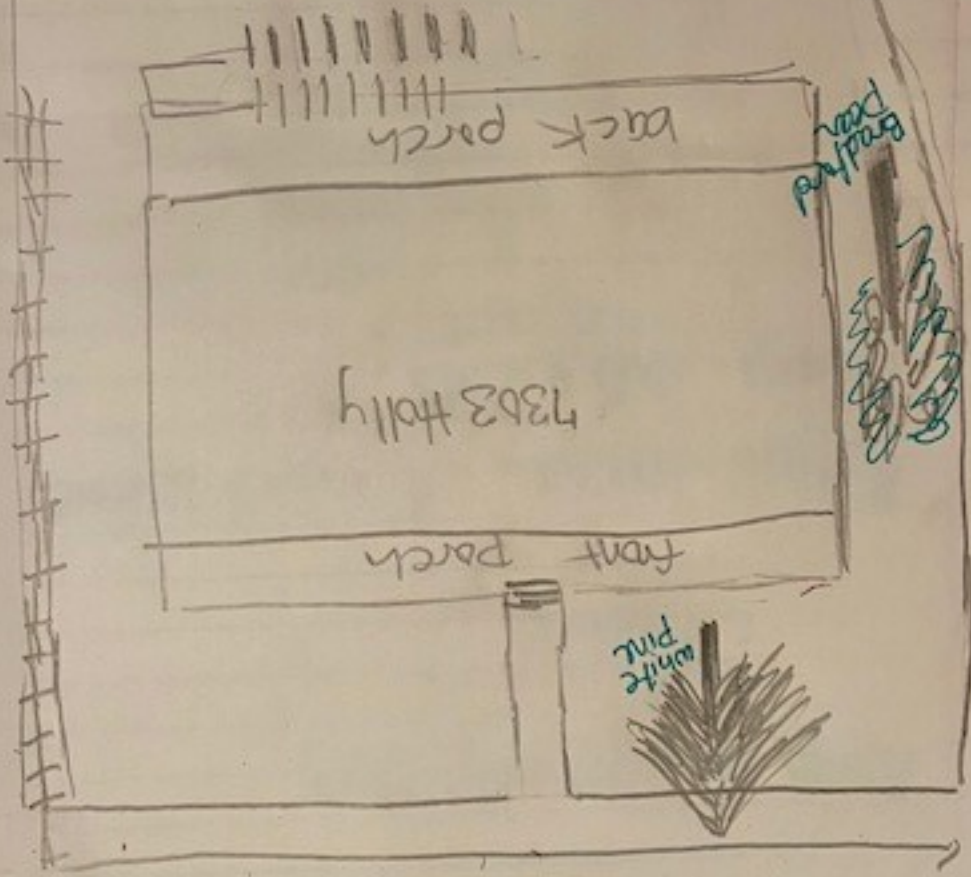




Back yard

West 500L

Shared driveway



Holly Ave







ILA



**From:** [Sara Sieverding](#)  
**To:** [Bruechert, Dan](#)  
**Subject:** Fwd: Tree Removal Request :: W005032-061920  
**Date:** Friday, July 31, 2020 2:36:16 PM

---

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Also to include in HAWP application for 7303 Holly Takoma Park, MD

Begin forwarded message:

**From:** Online Customer Service Center <TakomaParkMD@mycusthelp.com>  
**Date:** 7/10/2020  
**To:** "sallen72@me.com" <sallen72@me.com>  
**Subject:** Tree Removal Request :: W005032-061920



07/10/2020

Sara Sieverding  
 7303 Holly Avenue, Takoma Park, MD 20912

7303 HOLLY  
 TAKOMA PARK MD 20912

Dear Sara Sieverding:

A permit has been granted to remove or alter the following tree(s) from your property.

Tree Type: BRADFORD PEAR (PYCA)

DBH: 12

Tree Location Relative to House: RIGHT SIDE

Replants: Qty:2, Category: 3, Type: Deciduous

Conditions/Comments:

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.

If you have any questions, please contact the Urban Forest Manager at:

[UrbanForestManager@TakomaParkMD.gov](mailto:UrbanForestManager@TakomaParkMD.gov)

To monitor the progress or update this request please log into the [\[NAMEOFSYSTEM\]](#)



**Bruechert, Dan**

---

**From:** Sara Sieverding <sallen72@me.com>  
**Sent:** Friday, July 31, 2020 2:36 PM  
**To:** Bruechert, Dan  
**Subject:** Fwd: Tree Removal Request :: W005031-061920

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

To include in application for HAWP for 7303 Holly Ave Takoma Park

Begin forwarded message:

**From:** Online Customer Service Center <TakomaParkMD@mycusthelp.com>  
**Date:** 7/10/2020  
**To:** "sallen72@me.com" <sallen72@me.com>  
**Subject:** Tree Removal Request :: W005031-061920



---

07/10/2020

Sara Sieverding  
7303 Holly Avenue, Takoma Park, MD 20912

7303 HOLLY  
TAKOMA PARK MD 20912

Dear Sara Sieverding:

A permit has been granted to remove or alter the following tree(s) from your property.

Tree Type: EASTERN WHITE PINE (PIST)

DBH: 15

Tree Location Relative to House: FRONT RIGHT

Replants: Qty:3, Category: 4, Type: Evergreen