

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	505 Albany Avenue, Takoma Park	Meeting Date:	9/9/2020
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	9/2/2020
Applicant:	Debra Fuller	Public Notice:	8/26/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-20KKK	Staff:	Michael Kyne
PROPOSAL: Hardscape alterations, grading, tree removal			

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1915-25

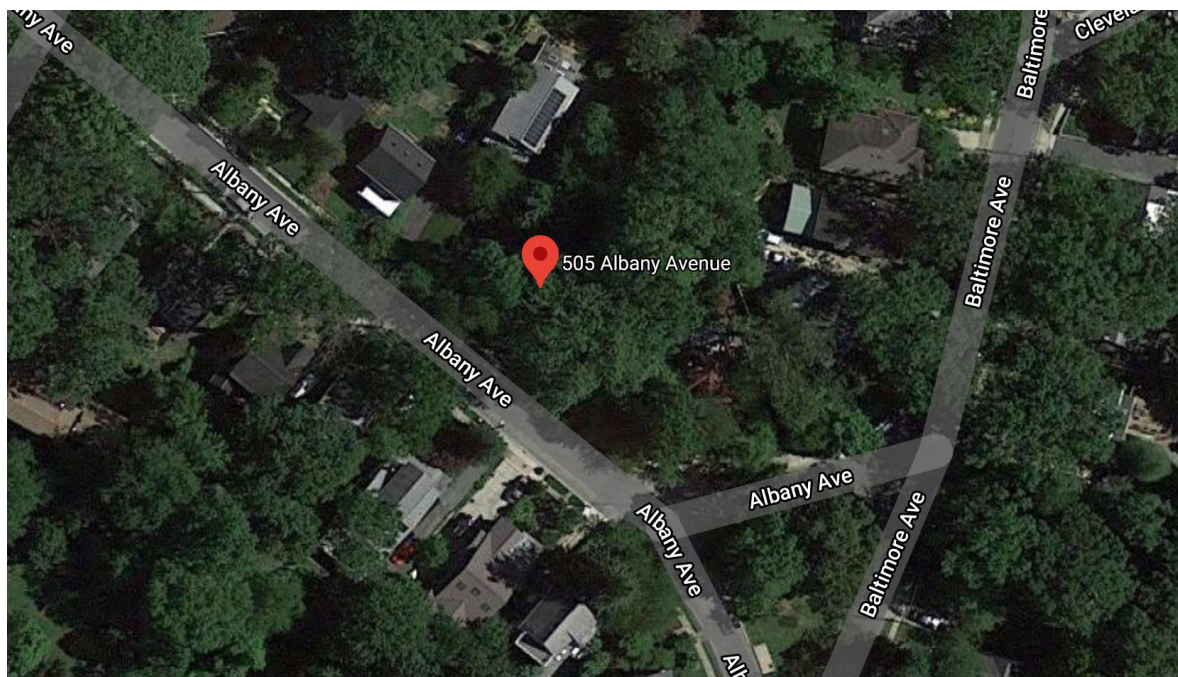


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to regrade a 12.5' x 18.5' area at the rear of the subject property to make it level with an adjacent gravel parking pad. The leveled area will be covered with gravel to match the existing. Concrete block retaining walls at a maximum of 2' high will be installed to hold back the surrounding dirt, if necessary. One 8" dbh American Elm tree at the rear of the property near the gravel parking pad will also be removed. Five (5) less than 6" dbh trees will be removed from the rear of the property as well, but a HAWP is not required for their removal. Two new American Elm trees will be planted at the rear of the property to replace the trees being removed.

APPLICABLE GUIDELINES:

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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. 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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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) & (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 #9;

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.



FOR STAFF ONLY:

HAWP# 921495

DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Debra Fuller

E-mail: fulrod@comcast.net

Address: 505 Albany Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 202-379-8797

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 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: 505 Street: Albany

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

Lot: 22 Block: 75 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 checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" 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.

Debra Fuller

7/28/2020

Signature of owner or authorized agent

Date

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

Owner's mailing address 505 Albany Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Nick Olcott and Tim Westmoreland 501 Albany Avenue Takoma Park, MD 20912	Brett and Becka 508 Albany Avenue Takoma Park, MD 20912
Alison Rafael and Victor Vockerodt 507 Albany Avenue Takoma Park, MD 20912	

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

Single-family home (1926) wired yellow brick, 2-story. Mother-in-law suite (detached) roughly 30 feet from back door. Gravel driveway between mother-in-law suite and house. 12.5' x 18.5' area to the left of mother-in-law suite raised, supported by concrete blocks that serve as retaining wall. Five Green Giant trees we planted there, 3 of 5 are dead from root rot (see photo). Their trunks are < 6" in diameter. There is another tree, an elm tree, with a ~~10"~~ 8" diameter trunk in that location (see photo).

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

Propose to level the 12.5' x 18.5' raised area to the same level as the rest of the gravel parking pad. Use retaining walls, as needed, to hold back the soil. Remove 5 (3 dead) <6" diameter trunk Green Giant trees. Remove 1 elm tree (~~10"~~ 8" diameter trunk) and replant 2 more elm trees in the back yard.

Note: Red text edits by staff and based upon the information provided by the City's arborist.

Work Item 1: Level parking pad

Description of Current Condition:

12.5' x 18.5' area left of mother-in-law suite contains soil that doesn't drain (see platt). The area contains 5 Green Giant trees (3 dead from root rot), all <6" diameter trunks. One elm tree also is in this area roughly 8 feet from the fence (~~10"~~ 8" diameter trunk).

Note: Red text edits by staff and based upon the information provided by the City's arborist.

Proposed Work:

Carve out dirt and level the 12.5' x 18.5' area to the level of the existing gravel parking pad. Cover with matching gravel. Install retaining walls, as pictured, to hold back soil. Remove Green Giant trees (3 dead) and one elm tree. Replant 2 elm trees in the backyard.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

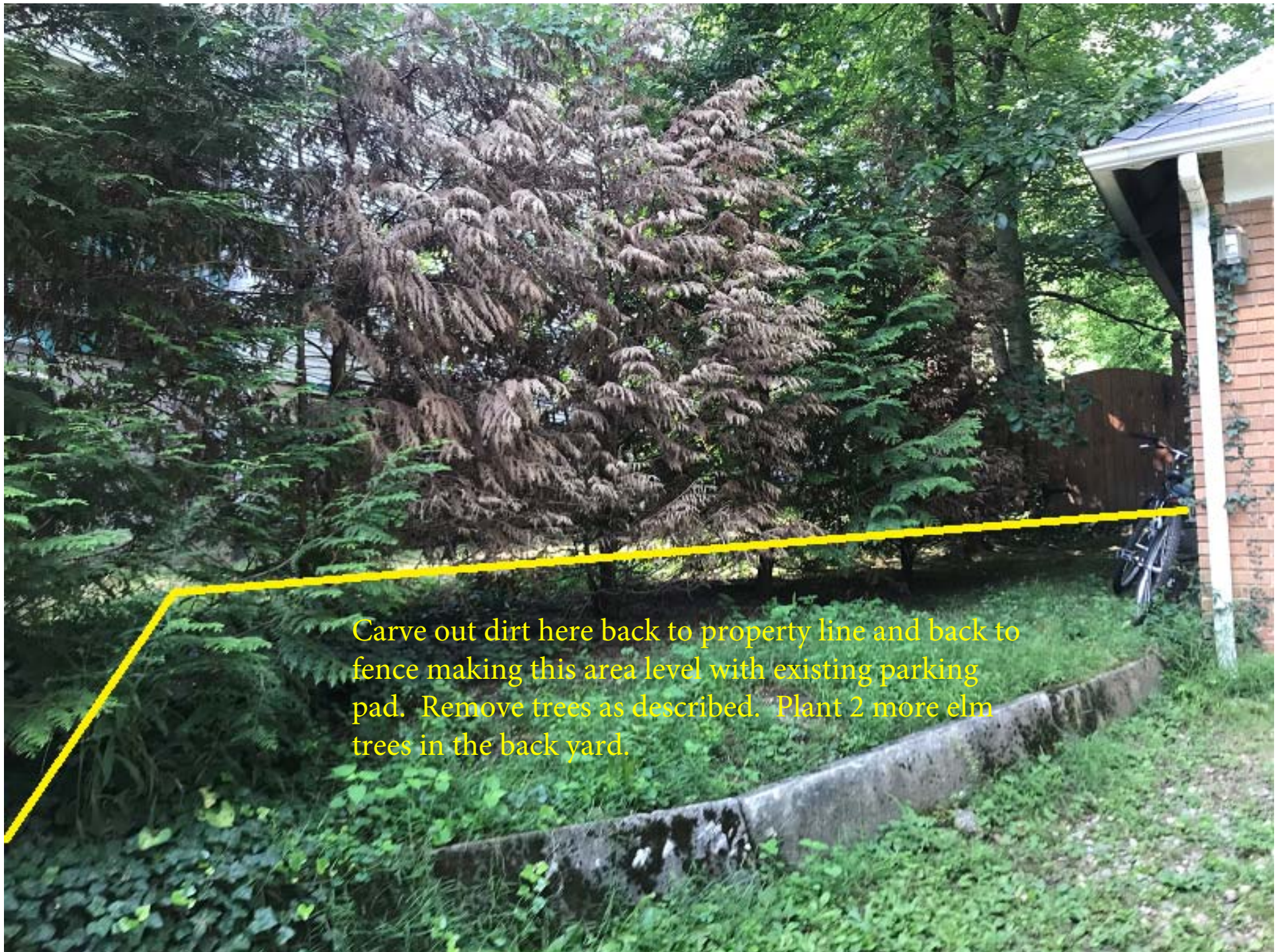
Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*







Kyne, Michael

From: DEBRA FULLER <fulrod@comcast.net>
Sent: Thursday, August 27, 2020 3:22 PM
To: Kyne, Michael
Subject: Fwd: Tree Removal Request :: W005329-082520

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

Is this good enough not to miss the meeting September 9?

Debra Fuller

----- Original Message -----

From: Online Customer Service Center <TakomaParkMD@mycusthelp.com>
To: "fulrod@comcast.net" <fulrod@comcast.net>
Date: 08/27/2020 2:53 PM
Subject: Tree Removal Request :: W005329-082520

RE: Tree Removal Application, Reference # [W005329-082520](#)

08/27/2020

Debra Fuller
505 Albany

507 ALBANY
TAKOMA PARK MD 20912

Dear Debra Fuller:

The City of Takoma Park has granted preliminary approval for you to remove the 8" d.b.h. AMERICAN ELM (ULAM) from the BACK LEFT of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 08/27/2020 and ending 9/11/2020 1:53:05 PM for public comment. A permit to remove the tree(s) will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirements. If public comments are received that request an appeal of the removal, a hearing before the Tree Commission will be scheduled to determine if removal can proceed. **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 1 1 ½" caliper category trees or make a contribution of \$175 to the City's Tree Fund. For reference the tree category list is maintained online here:

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

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

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

UrbanForestManager@TakomaParkMD.gov