

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6909 Westmoreland Avenue, Takoma Park	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Richard Brown	<b>Public Notice:</b>	9/30/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-20CCCC	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Tree removal		

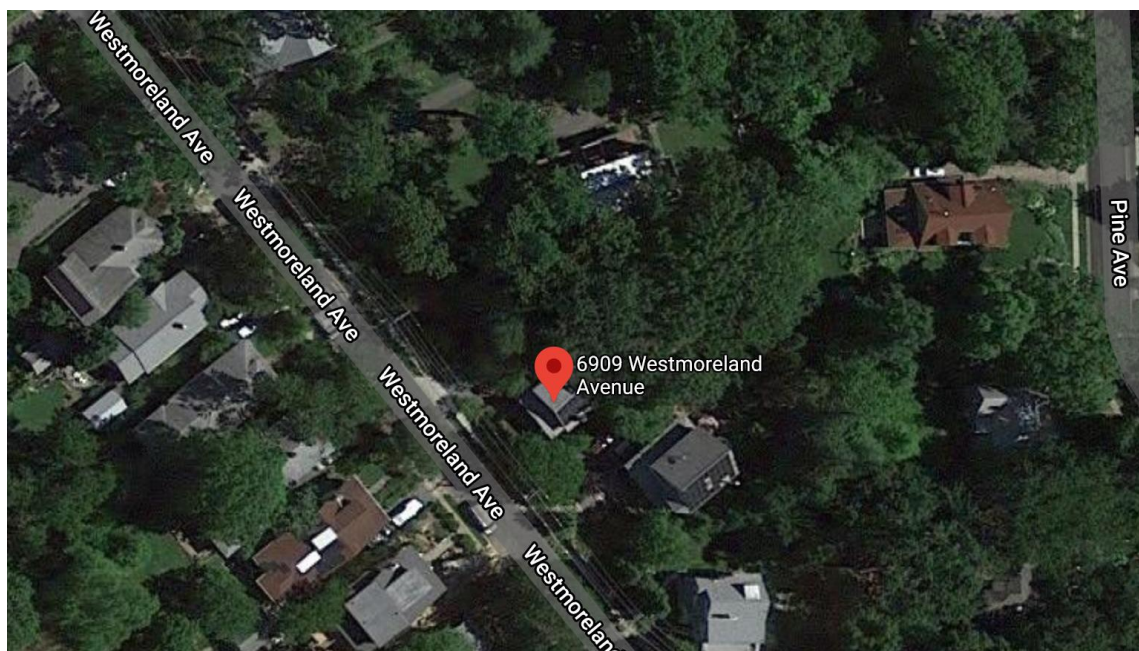
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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman-2 Story  
**DATE:** c. 1910-20s



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes to remove one 20" ailanthus tree from the rear of the moderately forested subject property. The tree is healthy, but it has been deemed an undesirable species by the City's arborist. The tree is conjoined with another ailanthus tree, which the City's arborist has seemed a hazard and approved its immediate removal.

**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.
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.
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.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/4/2020

Application No: 922271  
AP Type: HISTORIC  
Customer No: 1381027

## Comments

The Ailanthus tree stands in the back of a lot and is pushing against a fence along a property line. It is conjoined with another Ailanthus tree, but that one is deemed a hazard and the city has approved its immediate removal.

## Affidavit Acknowledgement

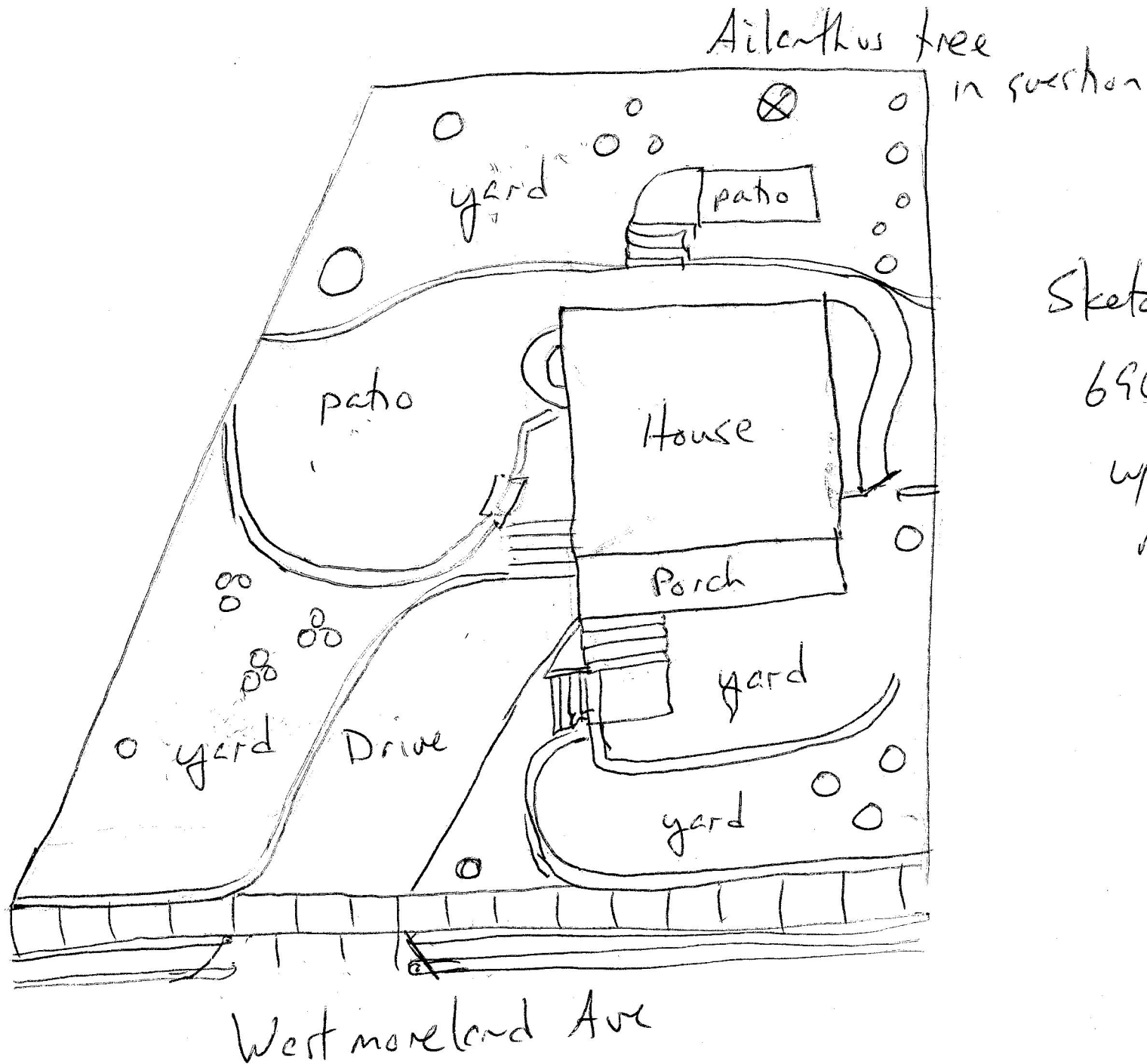
The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 6909 WESTMORELAND AVE  
TAKOMA PARK, MD 20912  
Homeowner Brown (Primary)

## Historic Area Work Permit Details

Work Type DEMO  
Scope of Work A permit for the removal of a live, fully grown Ailanthus tree, deemed "undesirable" by the City of Takoma Park, has been approved by the city. I am requesting a HAWP to allow the removal of the tree.



Sketch of Plot of  
6909 Westmoreland  
w/ Ailanthus trees  
marked.





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# W005147-071420 - Tree Removal Request

## Message History (5)

✉ On 8/4/2020 12:50:09 PM, Online Customer Service Center wrote:

**Subject:** Tree Removal Request :: W005147-071420

**Body:**

08/04/2020

Richard Brown  
6909 Westmoreland Avenue, Takoma Park, MD 20912

6909 WESTMORELAND  
TAKOMA PARK MD 20912

Dear Richard Brown:

The City of Takoma Park has granted preliminary approval for you to remove the 20" d.b.h. AILANTHUS (AIAL) from the BACK CENTER of your property.

As your tree is considered an undesirable species, the usual 15 day posting period is not required. You will be granted a permit to remove the tree(s) pending online agreement to replant as required or payment of the replanting requirement. The replacement agreement terms require you to replant (2) 1 ½ inch caliper category 3 Deciduous tree(s), or make a contribution of \$350 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>

**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](mailto:MCP-Historic@mncppc-mc.org) or online at: <https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

Please email a copy of your HAWP to [UrbanForestManager@TakomaParkMD.gov](mailto:UrbanForestManager@TakomaParkMD.gov), in order to be issued a tree removal permit.

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)