

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10806 Keswick St., Garrett Park	Meeting Date:	1/27/2021
Resource:	Individually Listed Master Plan Site Norris-Bissett House	Report Date:	1/20/2021
Applicant:	Arthur Bennett	Public Notice:	1/13/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	937516	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Norris-Bissett House #30/13-2*)
STYLE: Queen Anne
DATE: 1903



Figure 1: 10806 Keswick St., Garrett Park

From *Places from the Past*:

“In contrast to substantial two-story dwellings built in Garrett Park in the 1880s, the 1½-story Norris-Bissett House is more modest in size. When a young couple, Eppa R. and Lula Norris resided in the house

with their five small children. Eppa, a “plate printer,” served two terms on the Garrett Park Town Council. In 1905, the Norris family left Garrett Park for a farm in Kensington. For the next quarter century, the house was the residence of Mary Bissett and husband David Bissett, a Treasury Department clerk and town council member (1906-12;1919-21).”

The house is one of six properties in Garrett Park located outside the boundaries of the Garrett Park Historic District but is associated with the late 19th and early-20th century development of the town. The Garrett Park Historic Preservation Committee reviewed the proposal (letter attached) and found no objection to the HAWP application.

PROPOSAL

The applicant proposes to remove one tree.

APPLICABLE GUIDELINES

Individual Site Guidelines

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*.

Rehabilitation is defined 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.

Montgomery County Code; Chapter 24A-8

- (a) 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;

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 28” (twenty-eight inch) diameter pine tree. The lower needles have turned brown, which is a suggestion that the tree is in decline. A letter from S & P Tree Care indicates that the tree grew unevenly due to other trees that have since been removed. The arborist recommends removal of the subject tree finding it particularly susceptible to damage from snow and ice.

Staff finds that the removal of this tree is supported under 24A-8(b)(4), recognizing that the tree’s condition poses a risk to both the houses and residents of the surrounding area. Additionally, the application materials indicate the tree is approximately 80 years old. Staff’s brief research revealed that the lifespan of a White Pine is between 100-200 years, depending on the soil condition and windbreak.

This tree is planted adjacent to a berm and parking pad, which places additional pressure on the root system.

Staff recommends the HPC approve the HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with 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# 937516
DATE ASSIGNED _____

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

APPLICANT:

Name: Arthur Bennett
Address: 10806 Keswick St.
Daytime Phone: 3016510613

E-mail: bennettgp@verizon.net
City: Garrett Park Zip: 20896
Tax Account No.: 00058330

AGENT/CONTACT (if applicable):

Name: N/A
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 Contributing- Garrett Park
X No/Individual Site Name Site E Norris Higgins House

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: 10806 Street: Keswick
Town/City: Garrett Park Nearest Cross Street: Rt. 547/Strathmore Ave.
Lot: 15 Block: 55 Subdivision: 003 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.

Arthur Bennett

Signature of owner or authorized agent

December 29, 2020

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:

Our home is a two story Queen Anne Victorian on a residential street within the Town limits of Garrett Park. The house is an individually contributing property to the Garrett Park historic district but not located within the district boundaries. Garrett Park is an arboretum; Keswick Street is tree-lined. The property slopes upward from the street to the house but is flat from the front yard to the backyard. The white pine to be removed sits on the same elevation as the house.

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

Remove the white pine (approximately 80 years old) and a 28 inch +- diameter from the front/south property line. The tree is in a state of severe natural decline and poses a hazard to the home and surrounding property.

Work Item 1: <u>Remove tree</u>	
Description of Current Condition: White pine tree is in state of severe decline.	Proposed Work: Remove dying tree.

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	*	*	*	*	*		*

Bennett HAWP tree removal Permit Application
Attachments
10806 Keswick Street, Garrett Park
Lot 15; Block 55



S & P Tree Care

**2505 Quebec School Rd.
Middletown, MD 21769
Craig@sptreecare.com**

**Office 301-251-0505
Cell-Paul 301-310-4028
Fax 301-371-3323**

December 17, 2020
Art Bennett
10806 Keswick St
Garrett Park MD 20896
bennettgp@verizon.net
301-728-2926

Assessment of White Pine +- 28 inch DBH, front left:

Tree is in severe decline and due to the presence of other tree(s) in the past, has a lopsided form with most branches on the house side. Given that the tree is more vulnerable to wind now that the other tree(s) have been removed and is a soft wood already vulnerable to breakage especially in ice and snow, removal is recommended.

Paul Staehle ISA Certified Arborist MA-5797A
ISA Tree Risk Assessment Qualified
Cell 301-310-4028
Pdstaehle1@verizon.net

Regards,
Craig Sullivan
Maryland Tree Expert #998
ISA Certified Arborist MA-5349A
President - S & P Tree Care
Paul Staehle ISA Certified Arborist MA-5797A
ISA Tree Risk Assessment Qualified

Town of Garrett Park Historic Preservation Committee
Statement on 10806 Keswick St.
January 12, 2021

To: Dan Bruechert, Kevin Manarolla
Montgomery County Historic Preservation Office

Regarding: HAWP for Tree Removal at 10806 Keswick St., Garrett Park

The owners of the property at 10806 Keswick St. in Garrett Park have applied for a Historic Area Work Permit (HAWP) for removal of a dying white pine tree. The Queen Anne/Shingle style house, built in 1892, is listed as an individual resource on the Montgomery County Master Plan for Historic Preservation.

GPHPC has reviewed the HAWP application along with the arborist report stating that the tree is in severe decline and recommends removal. The committee finds no objection to the HAWP for this project.

If you have any further questions, please do not hesitate to contact me, or Stephen Paczkowski, Garrett Park Councilmember, who is the liaison with our committee.

On behalf of the committee,

Nancy Walz, Chair
Garrett Park Historic Preservation Committee

nancywalz@gmail.com
councilstephen@garrettparkmd.gov