

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	36 Columbia Ave., Takoma Park	Meeting Date:	6/9/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/2/2021
Applicant:	Stephen West	Public Notice:	5/26/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	952235	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920



Figure 1: 36 Columbia Ave., Takoma Park.

PROPOSAL

The applicant proposes to remove one tree.

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.

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 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 historic 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

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

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

- (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;
- (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 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 replacing a single 12" (twelve-inch) cedar tree in the front of the house. The tree is located in the front left corner of the house. The tree is impacting the power line from the street to the house and the roots are impacting the front porch steps. The Takoma Park arborist has reviewed the proposal and given preliminary approval.

Staff finds the loss of this single tree will not have a substantial impact on the streetscape. Because of the tree's proximity to the house, its continued growth will begin to impact the house's foundation. Additionally, the tree and power line could create a potential fire hazard. Staff recommends the HPC approve the tree removal.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), (3), (4), and (d), and the *Takoma Park Historic District Guidelines*, 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 an electronic set 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# 952235
DATE ASSIGNED _____

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

APPLICANT:

Name: Stephen A. West
Address: 36 Columbia Avenue
Daytime Phone: 415-316-2079 (c)

E-mail: sw145md@hotmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01070634

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37/03

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: 36 Street: Columbia Ave
Town/City: Takoma Park Nearest Cross Street: Poplar
Lot: 10 Block: 19 Subdivision: 025 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.

Stephen A West

5/10/2021

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:

This is a two story house at 36 Columbia Avenue, Takoma Park, MD.

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

We propose to remove a red cedar tree, to the left (as you face the house) of the front porch steps (see attached site plans and photos). It is healthy but impinges on the porch roof and utility lines.

The Takoma Park arborist has given preliminary approval to our application to remove the tree (Application # W006344-042221). His report is attached. We are awaiting his final approval, after the close of the public comment period on May 13.

Work Item 1: Tree removal

Description of Current Condition:
living red
cedar tree

Proposed Work: remove tree and cut off stump at
ground level.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HAWP Application - #952235 – tree removal request
Stephen West
36 Columbia Avenue
Takoma Park, MD 20912

List of Neighbors

Dave and Liesl Groberg
34 Columbia Ave
Takoma Park, Md 20912-4636

Brad and Stephanie Dickey
38 Columbia Avenue
Takoma Park, Md 20912-4636

Inan Phillips
35 Columbia Ave
Takoma Park, Md 20912

David E Pollock and Judy F Kirpich
7118 Poplar Avenue
Takoma Park, Md 20912

Adam and Debra Bodner
7125 Carroll Ave
Takoma Park, Md 20912-4637

Denis J and S A McCarthy
7127 Carroll Ave
Takoma Park, Md 20912

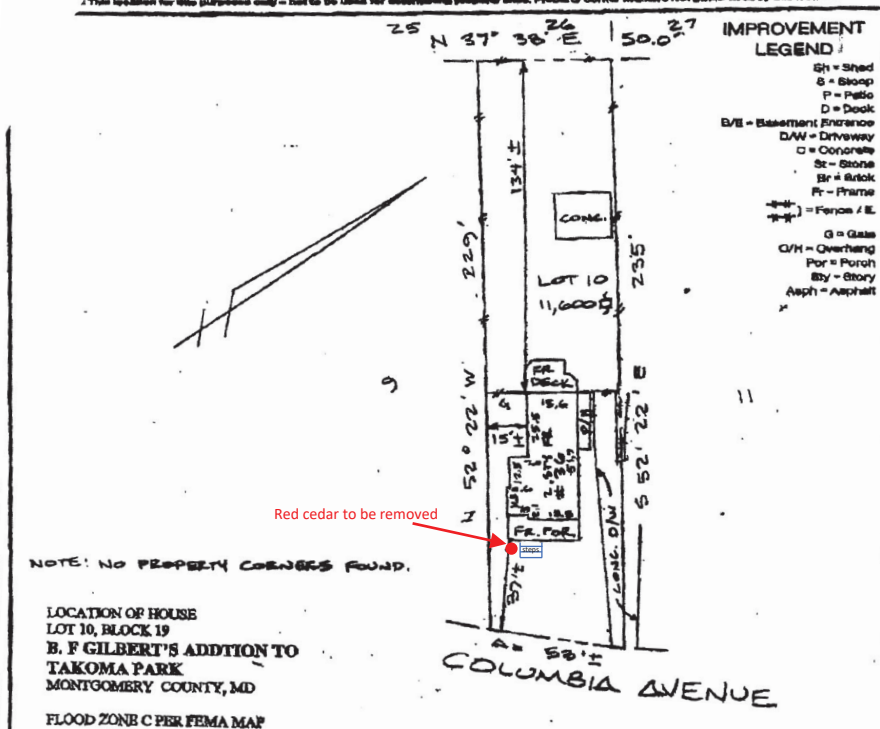
Ralph W and J N Craig
7129 Carroll Ave
Takoma Park, Md 20912-4637

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	*	*	*	*	*		*

02-40395

This location for this purpose only - not to be used for establishing property lines. Precursor owner Matters Not guaranteed by this location



	REFERENCE	HALLER-BLANCHARD & ASSOCIATES	
	PLAT NO	SURVEYING - ENGINEERING - PLANNING	
	PLAT NO	DATE OF SURVEY	
	DATE	SCALE 1" = 40'	
	PLAT NO	2	DRAWN BY CAC
	DATE	5-12-02	JOB NO. 02-21515
	PLAT NO	2	







W006344-042221 - Tree Removal Request

Message History (1)

 On 4/28/2021 12:33:15 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W006344-042221

Body:

04/28/2021 APPLICATION NUMBER W006344-042221

Stephen West

36 Columbia Avenue

Takoma Park, MD 20912

Re: Tree Removal Application at:

36 COLUMBIA

TAKOMA PARK MD 20912

Dear Stephen West:

The City of Takoma Park has granted preliminary permit approval for you to remove the 12" d.b.h. RED CEDAR (2 replants) from the FRONT LEFT of your property. The following are the notes from the Urban Forest Manager's evaluation of your tree:

Tree Condition Rating (1-5):

Crown/Branches: 4

Root & Root Collar: 5

Tree Health & Species Profile: 4

Trunk: 5

Criterion Total (4-20): 18

The tree is in good health The tree is not exceptional in age, size, or species. The crown is not exceptional in size, and it's removal will not cause a substantial decrease in canopy cover The tree is approximately 18 in from the porch gutter, and 4 ft from electric service line. The tree is not hazardous to these at this time.

Preliminary approval means that the City will post your property for a 15 day period beginning 04/28/2021 and ending 5/13/2021 11:33:13 AM 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.

Historic Area Work Permit (HAWP)

Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT (HAWP). 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 your HAWP to Takoma Park Public Works.

Replanting Agreement

As a condition for receiving your permit you are required to replant (2) 1 ½” caliper, category MEDIUM, trees or make a contribution of \$624 to the City’s Tree Fund. Click the link below to find the City's Approved Tree Species List:

<https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>

HOW TO COMPLETE THE REPLANTING AGREEMENT ONLINE:

1. Click this link to view your Tree Removal Application request in MyTKPK: [W006344-042221](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to “Replanting Agreement”. For “How do you plan to replace this tree?” select “Pay Fee in Lieu”, “Replant On-site”, or “Combination of Both” and fill in the subsequent information you are asked for.

With this complete, Public Works staff will be prompted to review your selection and generate an invoice to pay the fee-in-lieu if needed. Please be on the lookout for further communications.

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 by replying to this email.