

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|---------------|
| Address: | 5 Columbia Ave., Takoma Park | Meeting Date: | 5/4/2022 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 4/27/2022 |
| Applicant: | Annie Kneedler & Samuel Bryson | Public Notice: | 4/20/2022 |
| Review: | HAWP | Tax Credit: | n/a |
| Case Number: | 988107 | Staff: | Dan Bruechert |
| Proposal: | Tree Removal, Hardscaping Alterations, and Accessory Structure Construction | | |

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Vernacular
DATE: c.1880s

The subject house is a two-story, T-shaped house, with shiplap siding, original two-over-two wood sash windows, a brick foundation throughout, and an asphalt shingle roof. The house has been heavily modified including alterations to the front porch, a small addition in the southwest corner of the house and a two-story addition to the south. As the house sits at the intersection of Columbia Ave. and Pine Ave., it is highly visible from two elevations.



Figure 1: 5 Columbia Ave. is located at the southeast corner of Pine and Columbia Aves.

PROPOSAL

The applicant proposes to remove two trees from the property, make alterations to the existing parking area and patio, and construct an accessory structure.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design 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.

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.

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,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

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

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

(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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject is a two-story clapboard house with a rear addition approved by the HPC on January 23, 2019,¹ and subsequently constructed. The applicant proposes site work in three areas: removing two trees, altering the existing hardscaping by installing a new patio and parking area, and constructing a shed in the southeast corner of the property. Staff finds the changes will have a minimal impact on the historic character of the site and surrounding district and recommends the HPC approve the addition.

Tree Removal

The applicant proposes to remove two trees on the site: a black walnut near the southeast corner of the property and an American elm adjacent to Park Ave. Both of these trees have been evaluated by the Takoma Park Arborist and have been preliminarily approved for removal. In Takoma Park, property owners have the option of replanting trees on-site based on a specific formula or paying a fee in lieu of replanting. The Arborist determined one tree replant was required for the black walnut and two replants were required for the American elm. The applicants are proposing to plant one tree along Pine Ave. and pay the fee in lieu of replanting the other two.

Staff finds the black walnut tree is towards the rear of the subject lot and its loss will not have a significant impact on the character of the site and the surrounding district. Staff finds removing the American elm will have a larger impact on the site because it is near Pine Ave. Staff notes the Takoma Park Arborist determined the tree's health was ranked as a 2 out of 5 (five being the healthiest), which is identified as "fair to poor health." The tree's health will continue to suffer as one-half of the root zone is covered by the existing parking area.

¹ The Staff Report for the building addition is available to review here: <https://montgomeryplanning.org/wp-content/uploads/2019/01/I.A-5-Columbia-Avenue-Takoma-Park.pdf>.



Figure 2: American Elm tree proposed for removal, note the location of the existing parking area.

Staff recommends the HPC approve the tree removals under 24A-8(b)(1), (2), and (d).

Hardscape Alterations

At the rear of the subject property, there is currently a gravel patio area next to a large gravel parking area. The property does not have a garage and all off-street parking is limited to the existing parking pad. To the left (north) of the parking area is a low cobble wall in poor condition. Staff finds the existing hardscape is not historically or architecturally significant.

The applicant proposes to make several changes to the existing hardscaping including a new flagstone patio and walkway between the house and the parking area; relocating the parking area several feet to the north and adding a flagstone border around the parking area. The low wall will remain.

The applicant also proposes to install a small section of wood lattice to screen the HVAC units. The wood screen will be 5' (five feet tall) and, were it not for the other work proposed, would have been approved at the Staff level. Staff recommends its approval under 24A-8(b)(2) and (d) and Standards 2 and 10.



Figure 3: Design of the proposed wood lattice to screen the HVAC units.

Staff finds these changes will not significantly impact the character of the site and surrounding district. First, the HPC has consistently found flagstones to be an appropriate material for walks and patios in the Takoma Park Historic District. While parking pads are generally disfavored in the district Staff supports one in this instance for a few reasons. First, there is a parking pad already on site, so that is the existing condition of the lot, not a new feature. Second, the proposal will not enlarge the existing parking pad, so the proposal will not increase the total parking area. And third, this parking pad is on the side elevation of the house, so it won't have the same visual impact as a parking pad adjacent to the façade—a condition that replicates modern suburban houses and is not typical of the era of the historic district. Staff finds the

mix of gravel and flagstone to be appropriate materials that will not detract from the character of the house or the surrounding district. Staff additionally supports adding the flagstone border surrounding the parking pad. While it will introduce a smooth surface closer to the right-of-way, the hard edges will help to contain the gravel in its desired locations. Staff supports the altered hardscape under 24A-8(b)(2) and (d), and Standards 2 and 10.

Accessory Structure Construction

The applicant proposes to install a new accessory structure, a garden shed, in the southeast corner of the lot. There are no features in this corner of the lot and its proposed placement in this location will minimize its visual impact from the public right-of-way, particularly along Columbia Ave.

The proposed shed measures 8' × 10' (eight feet by ten feet) and is 8' (eight feet) tall. The shed's frame construction will be laid on a crushed gravel foundation. The shed will be covered in engineered wood siding, with a wood door and asphalt shingles (see below). There will be a small patio immediately to the north of the proposed structure, measuring 4' × 10' (four feet by ten feet), constructed using flagstone that matches the patio and parking area edging.



Figure 3: Proposed shed.

Staff finds the proposed shed will not overwhelm the house or surrounding district. Additionally, Staff finds the proposed materials are consistent with the building materials at the subject property and the surrounding district. Finally, Staff finds the proposed patio is an appropriate material that will not detract from the character of the site and will be only minimally visible from the public right-of-way. Staff recommends the HPC approve the HAWP under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standard 2.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), 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 #9*;

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.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Samuel Bryson
Address: 5 Columbia Ave
Daytime Phone: 202-340-2924

E-mail: sam.bryson@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01058893

AGENT/CONTACT (if applicable):

Name: _____
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 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: 5 Street: Columbia Ave
Town/City: Takoma Park Nearest Cross Street: Pine Ave
Lot: P13 Block: 18 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 checked="" 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 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.

3/30/2022

Signature of owner or authorized agent

Date 7

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

Owner's mailing address
5 Columbia Ave
Takoma Park, MD 20912

Owner's Agent's mailing address
N/A

Adjacent and confronting Property Owners mailing addresses

5 Pine Ave
Takoma Park, MD 20912

7 Columbia Ave
Takoma Park, MD 20912

6 Pine Ave
Takoma Park, MD 20912

7105 Carroll Avenue
Takoma Park, MD 20912

1 Columbia 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:

The existing structure is an historic farmhouse and is a contributing resource in the Takoma Park Historic District. The property underwent a significant renovation in 2019 & 2020 to restore it to habitability.

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

We seek to install a new, gravel driveway with flagstone border to replace the construction gravel left behind after the recent renovation, add an 8'x12' custom-built shed with peaked roof at the southeast corner of the property, remove an American Elm tree next to the current driveway and a Black Walnut in the vicinity of the planned shed, as well as add additional plantings around the driveway, a new stone walkway to the house, and screening for two exterior HVAC units, which face Pine Ave.

Work Item 1: See attached

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

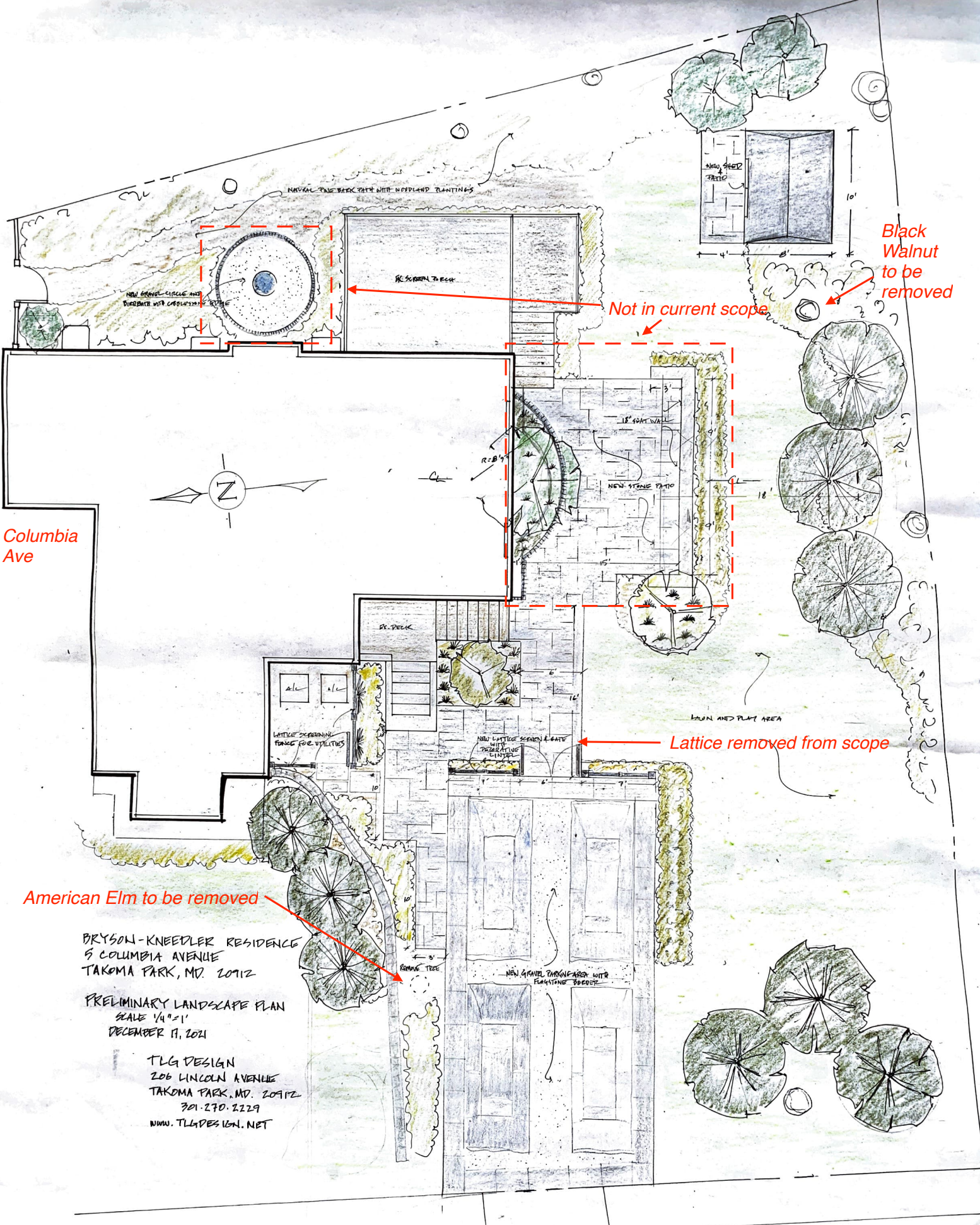
Work Item 3: _____

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 | * | * | * | * | * | | * |



Black Walnut to be removed

Not in current scope

Lattice removed from scope

American Elm to be removed

BRYSON-KNEEDLER RESIDENCE
 5 COLUMBIA AVENUE
 TAKOMA PARK, MD. 20912

PRELIMINARY LANDSCAPE PLAN
 SCALE 1/4"=1'
 DECEMBER 11, 2021

TLG DESIGN
 206 LINCOLN AVENUE
 TAKOMA PARK, MD. 20912
 301.270.2229
 WWW.TLGDDESIGN.NET

Columbia Ave

Pine Ave

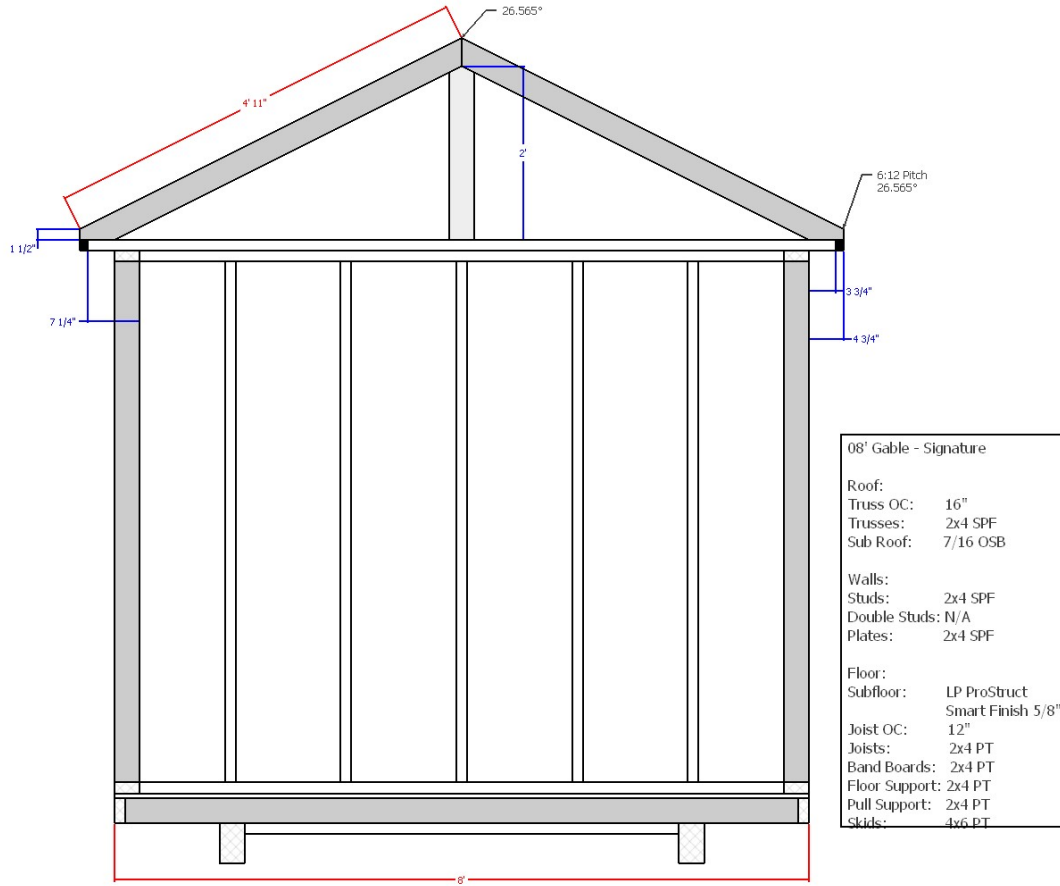


Current Driveway, American Elm to be Removed

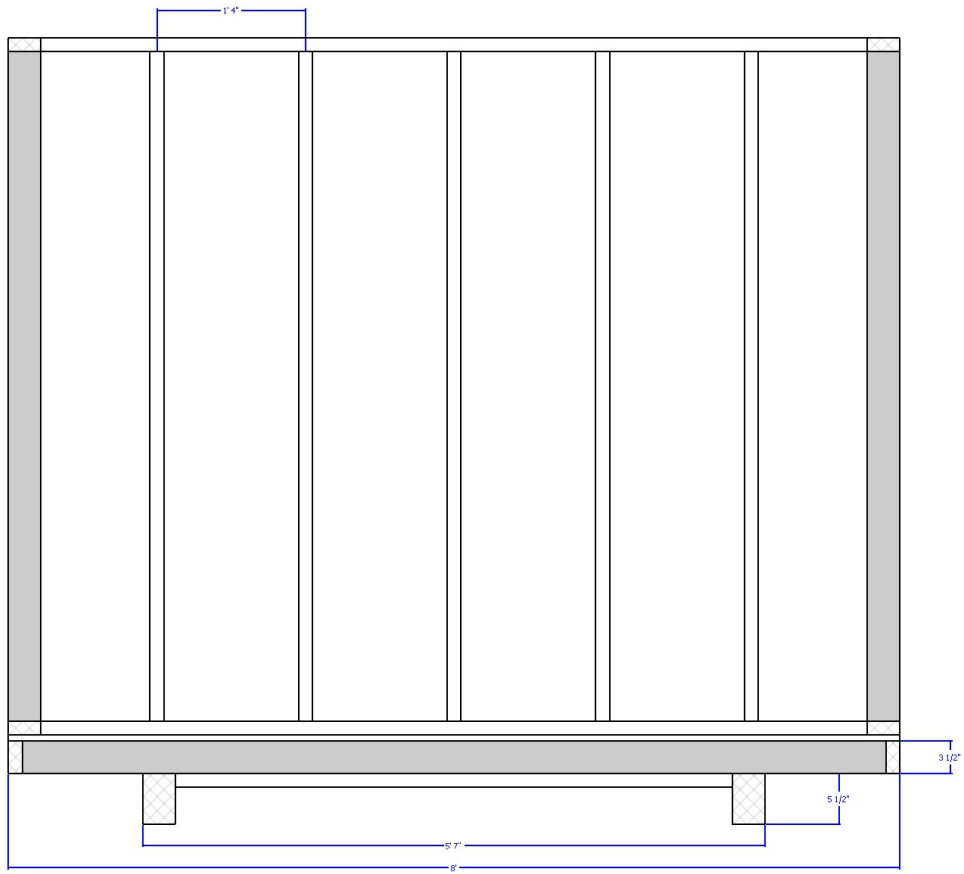


Black Walnut Tree to be Removed

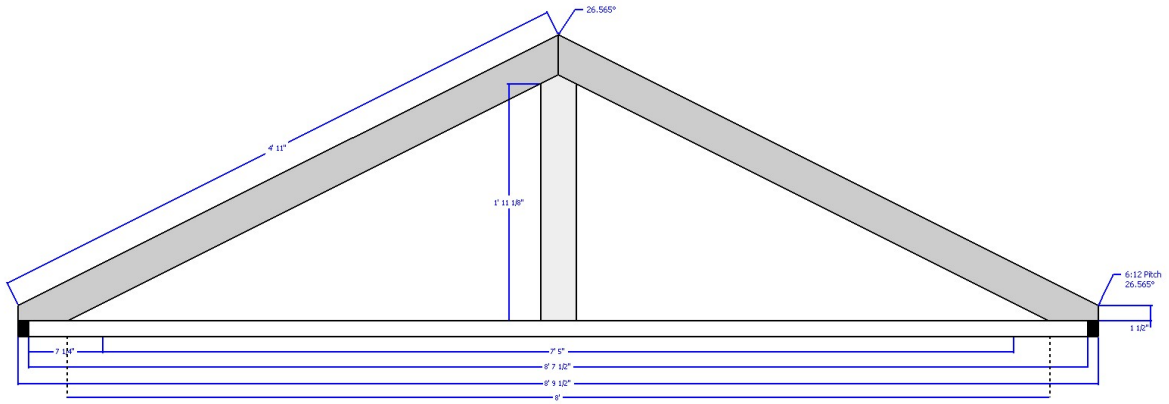
Shed vendor: <https://www.ulrichlifestyle.com/sheds/>
 Style – The Heritage



Shed Frame



Shed Gable



Tree Removal Request :: W007852-032522

1 message

Online Customer Service Center <TakomaParkMD@mycusthelp.com>
To: "sam.bryson@gmail.com" <sam.bryson@gmail.com>

Thu, Mar 31, 2022 at 3:59 PM

03/31/2022

APPLICATION NUMBER [W007852-032522](#)

Sam Bryson
[5 Columbia Ave](#)
[Takoma Park, MD 20912](#)

Re: Tree Removal Application at:
[5 COLUMBIA](#)
TAKOMA PARK MD 20912

Dear Sam Bryson:

The City of Takoma Park has granted preliminary permit approval for you to remove the 8.2 inch trunk diameter BLACK WALNUT (1 replants) from the BACK 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: 5
Trunk: 4

Criterion Total (4-20): 18

The tree is generally healthy and vigorous, though somewhat crowded for sun and leaning. The tree is not outstanding in any particular way. The tree is small and its removal will not constitute a major reduction in canopy cover.

Preliminary approval means that the City will post your property for a 15 day period beginning 03/31/2022 and ending 4/15/2022 2:58:49 PM for public comment. A permit to remove the tree will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirement. 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/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

Replanting Agreement

As a condition for receiving your permit City Code requires you to plant replacement trees of the same size category to compensate for the loss of this tree. The Code defines a formula to be used in calculating number of replacement trees required using the trunk diameter and the Urban Forest Manager's condition assessment of the tree. For this tree, the replacement planting requirement would be (1)1 ½" caliper, category LARGE, trees or making a contribution of \$312 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: [W007852-032522](#)
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.

Tree Removal Request :: W007851-032522

1 message

Online Customer Service Center <TakomaParkMD@mycusthelp.com>
To: "sam.bryson@gmail.com" <sam.bryson@gmail.com>

Thu, Mar 31, 2022 at 3:56 PM

03/31/2022

APPLICATION NUMBER [W007851-032522](#)

Sam Bryson
[5 Columbia Ave](#)
[Takoma Park, MD 20912](#)

Re: Tree Removal Application at:
[5 COLUMBIA](#)
TAKOMA PARK MD 20912

Dear Sam Bryson:

The City of Takoma Park has granted preliminary permit approval for you to remove the 14.2 inch trunk diameter AMERICAN ELM (2 replants) from the RIGHT SIDE 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: 2
Root & Root Collar: 3
Tree Health & Species Profile: 2
Trunk: 4

Criterion Total (4-20): 11

The tree is in fair to poor health. Twig elongation very short, reduced crown size, some deadwood. The tree is not outstanding in any particular way. Removal of the tree will not constitute a major reduction in tree canopy.

Preliminary approval means that the City will post your property for a 15 day period beginning 03/31/2022 and ending 4/15/2022 2:56:09 PM for public comment. A permit to remove the tree will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirement. 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/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

Replanting Agreement

As a condition for receiving your permit City Code requires you to plant replacement trees of the same size category to compensate for the loss of this tree. The Code defines a formula to be used in calculating number of replacement trees required using the trunk diameter and the Urban Forest Manager's condition assessment of the tree. For this tree, the replacement planting requirement would be (2)1 ½" caliper, category LARGE, trees or making 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: [W007851-032522](#)
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.