

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 6914 Westmoreland Avenue, Takoma Park **Meeting Date:** 3/20/2024
Resource: Contributing Resource **Report Date:** 3/13/2024
 Takoma Park Historic District **Public Notice:** 3/6/2024
Applicant: Rebecca Fowler **Tax Credit:** no
Review: HAWP **Staff:** Dan Bruechert
Permit Number: 1060559
Proposal: Tree Removal

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1922

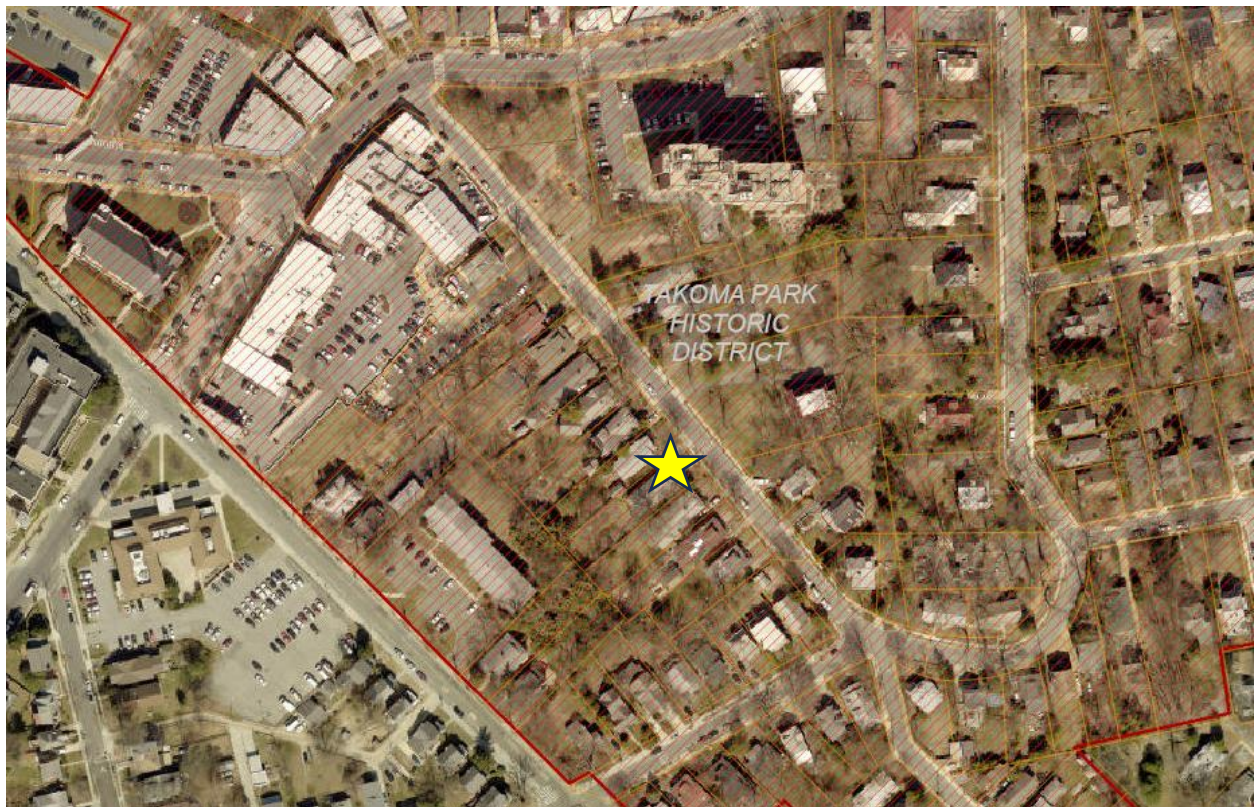


Figure 1: The subject property is a Craftsman bungalow near the edge of the Takoma Park Historic District.

PROPOSAL

The applicant proposes to remove a tree from the subject property.

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

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.

STAFF DISCUSSION

The subject property is a one-story Craftsman bungalow, with a front gable roof. On the right side of the house, between the subject property and the house at 6916 Westmoreland Ave., there is a 10” (ten inch) d.b.h. American Holly that is damaging the foundation at the subject property.

The proposal has been reviewed by the Takoma Park Arborist, who preliminarily approved the tree removal and requires the applicant to either plant two trees or to pay a fee in lieu of replanting. The application states the applicant plans to replant, however, the location of the two trees was not identified on a site plan.

Staff finds the existing tree does not date to the district’s period of significance, but does require a HAWP because it is larger than 6” (six inches) d.b.h. Staff finds the existing tree is part of the district’s park-like setting, but does not contribute to its mature tree canopy. Staff supports the HAWP under 24A-8(d) and the *Design Guidelines*. As far as the replanted trees are concerned, Staff lacks the educational background and experience to determine an appropriate location or species, particularly on such a small lot, and instead recommends the HPC defer to the Takoma Park Arborist’s determination regarding the replanting.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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 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.

1060559

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Rebecca Fowler

E-mail: beckfowler@gmail.com

Address: 6914 Westmoreland Ave

City: Takoma Park Zip: 20912

Daytime Phone: 240 463 1790

Tax Account No.: 01076447

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 BF Gilbert
 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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.

Rebecca Fowler
Signature of owner or authorized agent

Feb 26, 2024
Date

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Remove holly tree which has grown too large for the space it occupies. The tree was a "volunteer" and due to its size has become a menace to both our house and the property at 6916. The roots are growing toward our foundation and may be exacerbating cracks in our basement's skim floor causing water leaks during rainstorms. Finally, both us and the owners at 6916 have young grandchildren and stepping on the leaves which tend to fall year-round is concerning. We will be planting two trees (as prescribed by the Takoma Preliminary Permit) at the back of our yard to replace this tree.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

<p>Owner's mailing address</p> <p>6914 Westmoreland Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Catherine Carr 6912 Westmoreland Ave TP, MD 20912</p>	<p>Arthur & Barbara Karpas 6916 Westmoreland Ave TP, MD 20912</p>
<p>Alison & Drew Kodjak 6913 Westmoreland Ave TP, MD 20912</p>	<p>Brenda Hedblom & Amy Robinson 7001 Westmoreland Ave TP, MD 20912</p>
<p>6833 Eastern Avenue, Takoma Park 20912</p>	





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

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

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*



Becky Fowler <beckfowler@gmail.com>

Tree Removal Request :: W011690-022224 - Preliminary Approval

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

Fri, Feb 23, 2024 at 1:05 PM

02/23/2024

APPLICATION NUMBER [W011690-022224](#)

Rebecca Fowler
[6914 Westmoreland Avenue](#)
[Takoma Park, MD 20912](#)

Rc: Tree Removal Application at:
[6914 Westmoreland Ave](#)
Takoma Park MD 20912

Dear Rebecca Fowler:

The City of Takoma Park has assessed this tree identified in your Tree Removal Permit Application. Below are the notes from the assessment:

Tree Type: **AMERICAN HOLLY**
Trunk Diameter: **10 inches**
Tree Location Relative to House: **RIGHT SIDE**

Tree Condition Rating (1-5):
Crown/Branches: **4**
Root & Root Collar: **4**
Tree Health & Species Profile: **4**
Trunk: **5**
Criterion Total (4-20): **17**

Assessment Notes:

The tree is generally healthy and vigorous. The tree is not outstanding in any particular quality. Removal of the tree would not constitute a major reduction in canopy cover.

Based on this assessment, your application has received **Preliminary Approval**.

You have not yet received a permit to remove this tree.

Preliminary approval means that the City will post your property for a 15 day period beginning 02/23/2024 and ending 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.

Replacement Planting Requirement

Permits for trees that are not determined to be dead or hazardous come with a replacement planting obligation. The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. After your 15-day appeal period is completed, you will need to indicate the method with which you would like to fulfill your replacement planting obligation. You have three ways you can do this:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(2) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. [See here for a map of the City's boundaries.](#)
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(MEDIUM)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
- You cannot use a publicly subsidized program, including the City's Tree Takoma program, to plant your required trees. If you would like to use the Tree Takoma program or another public tree planting program, you must opt to pay the fee-in-lieu to satisfy your requirement.

Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.

- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(2) tree(s)**, or: **(\$624)**

An email notice with further instructions will be sent after your application has passed its 15-day appeal period.

If you have any questions, please contact the Urban Forest Manager by replying to this email.