

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7419 Carroll Avenue, Takoma Park	Meeting Date:	11/13/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/6/2024
Applicant:	Brian McCarthy	Public Notice:	10/30/2024
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1090289	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman Revival
DATE: 1923

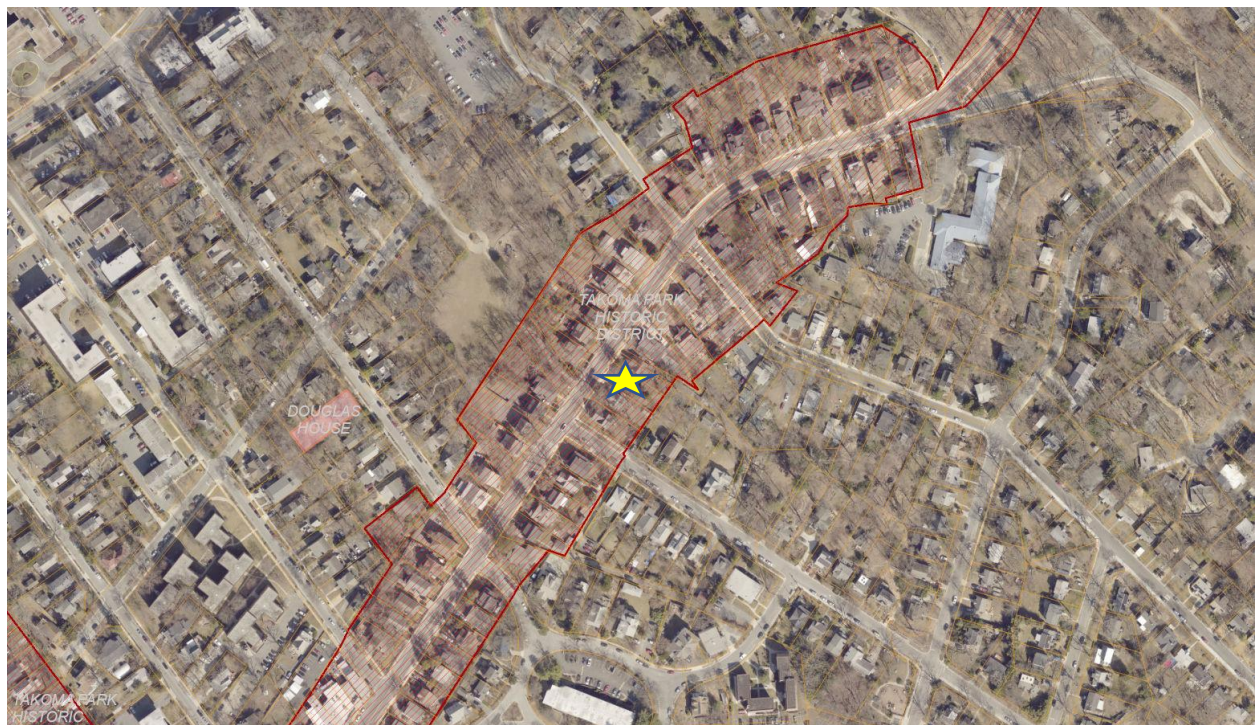


Figure 1: The subject property is located near the northwest boundary of the Takoma Park Historic District.

PROPOSAL

The applicant proposes to remove three trees 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.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course,

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
- (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.

(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-and-a-half-story tall Craftsman bungalow with a side gable roof and a large front gable dormer. The applicant proposes to remove three trees from the property. In the front of the property, there are two ash trees. In the rear of the property, there is a large mulberry. Staff finds the removal of the trees will not have a substantial impact on the character of the site or surrounding district and recommends the HPC approve the HAWP.

Ash Trees

In front of the house, on the left side, there are two ash trees. One is 18” d.b.h. (eighteen inches diameter at breast height), the other is 14” d.b.h. (fourteen inches diameter at breast height). The ash trees are particularly susceptible to damage by the emerald ash borer, an invasive species that has decimated the population of ash trees from the northeast through the mid-west. The applicant stated to Staff that the objective in removing these trees is twofold, to remove the trees before their damage creates a hazard and to provide more space for the existing red oaks to expand. The Takoma Park Arborist preliminarily approved the removal of these trees without prejudice because of the threat they pose to the city’s tree canopy.

Staff finds the removal of these two trees will be noticeable from the public right-of-way, but also recognizes the small red oaks will grow and fill in the tree canopy. Staff also recognizes the unique threat posed by the emerald ash borer and recommends the HPC approve the HAWP under 24A-8(b)(6). Because of the other trees in the front yard, Staff does not recommend additional plantings to mitigate the loss of these trees.

Mulberry Tree

In the rear yard, along the left property line, there is a 34” d.b.h. (thirty-four-inch diameter at breast height) mulberry tree (there is a discrepancy in the submitted plan which shows the tree as 34”, while the correspondence with the Takoma Park Arborist identifies the tree as 24” d.b.h.). The applicant proposes to remove this tree and pay a fee-in-lieu for planting additional trees on site. The Takoma Park Arborist notes that mulberry trees are an ‘undesirable’ species in city code.

Staff finds the mulberry tree is not highly visible from the public right-of-way, so its removal will not have a significant impact on the character of the surrounding district. Staff additionally finds the existing pine and maple trees will not be impacted by the removal of this tree and both of those trees will reinforce

the district's mature tree canopy. Staff recommends the HPC approve the removal of the mulberry under 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)(2), (6), 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 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: Brian T. McCarthy
Address: 7419 Carroll Avenue
Daytime Phone: 301.602.0115

E-mail: brian@bfmarch.com
City: Takoma Park Zip: 20912
Tax Account No.: 01063957

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
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: 7419 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Boyd Avenue
Lot: 8 Block: 39 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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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.

Signature of owner or authorized agent

Date 10/13/2024

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

<p>Owner's mailing address</p> <p>Brian McCarthy 7419 Carroll Avenue 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>Mark & Rachel Florill 7421 Carroll Avenue Takoma Park, Md 20912</p>
	<p>Christopher Phillips 7414 Carroll Avenue Takoma Park, Md 20912</p>
<p>Hally Childs 7416 Carroll Avenue Takoma Park, Md 20912</p>	<p>308 Boyd Avenue, Takoma Park, MD 20912 7417 Carroll Avenue, Takoma Park, MD 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:

See attached memo

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

See attached memo

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

14 October 2024

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
7419 Carroll Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.

The property, located at 7419 Carroll Avenue, features a 1-1/2 story wood frame Bungalow with off-street parking on a modest 6,300 square foot lot. The house, built circa 1920s, is designated as a contributing resource along the old Trolley route in the Takoma Park Historic District.

The property has several trees in both the front and back yards. The front yard inventory includes a dogwood, two ash, and several understory red oaks. The back yard includes a large pine and a red maple, both within about 20 ft of the back of the house, and a 32" diameter mulberry-like tree in the back left corner, about 50 ft from the house.

Addendum b.

I would like to remove three trees; the two ash out front and the mulberry in the back. The city's Urban Forest Manager visited the property in May and verbally approved removing all three. He noted the ash are vulnerable to ash borers and can be removed without prejudice. However, he noted the removal of the tree in the back, while not a valuable resource, requires a HAWP, as well as compensation to the city's tree replacement fund.

Work Item 1: Remove tree in back yard

Description of Current Condition:

An existing 32" diameter tree (Fruitless mulberry?) in the back left corner of the back yard is in poor health.

Proposed Work:

Remove the tree entirely.

Work Item 2: _____

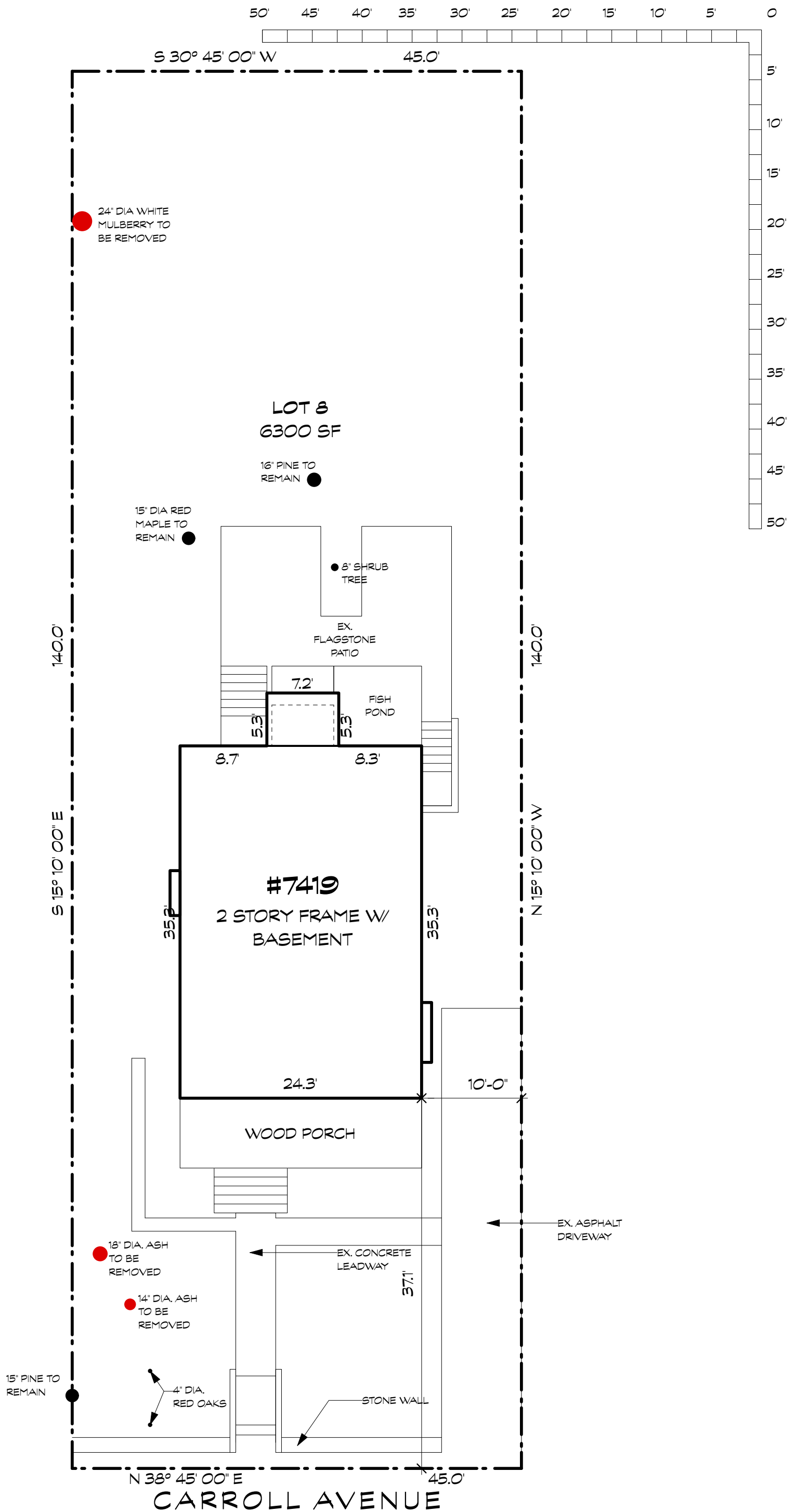
Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:



Existing Property Condition Photographs



Detail: Street view of 7419 Carroll Avenue, Takoma Park



Detail: Tree to be removed from back yard

Existing Property Condition Photographs



Detail: view of tree from behind 7421 Carroll Avenue, TP



Detail: view behind 7419 Carroll Avenue

Existing Property Condition Photographs



Detail: Dead branches



Detail: Dead branches

Subject: Tree Removal Request :: W011970-051324 - Preliminary Approval

Body:

05/15/2024

APPLICATION NUMBER [W011970-051324](#)

Brian McCarthy
7419 Carroll Ave
Takoma Park, MD 20912

Re: Tree Removal Application at:
7419 Carroll Ave
Takoma Park MD 20912

Dear Brian McCarthy:

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: **WHITE MULBERRY**
Trunk Diameter: **24**
Tree Location Relative to House: **BACK LEFT**

Tree Condition Rating (1-5):
Crown/Branches: **3**
Root & Root Collar: **4**
Tree Health & Species Profile: **3**
Trunk: **3**
Criterion Total (4-20): **13**

Assessment Notes:

Crown in fair condition, moderate vigor but moderate amount of minor dead branches.

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

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

As your tree is of a species considered 'Undesirable' by City code it does not require the typical 15-day comment period. A permit to remove the tree will be granted after you complete the replacement planting agreement steps.

Historic Area Work Permit (HAWP)

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. 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 **(3) 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 **(3) tree(s)**, or: **(\$936)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

1. Click the following link to view your Tree Removal Application request in MyTKPK: [W011970-051324](#)
2. Enter the email address you used to apply for the permit, if prompted for it.
3. Scroll down to "Replanting Agreement". For "How do you plan to replace this tree?" select "Pay Fee in Lieu of Planting", "Plant the Required Trees", or

“Combination of Tree Planting and Fee Payment” 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 after making your selection.

Also, note that if you do not complete the actions discussed in this notice within 6 months of the date of Preliminary Approval, your application will be withdrawn with no permit issued.

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