



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: April 1, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit #987164 - Tree Removal

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jen Sermoneta  
Address: 1 Montgomery Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by J. Brueckert on \_\_\_\_\_. The approval memo and stamped drawings follow.

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

We live in a brown shingle house constructed in the 1980's. According to what I've heard, there was a house here that burned down in the 1970's.

**REVIEWED**

*By Dan.Bruechert at 9:39 am, Apr 01, 2022*

APPROVED  
Montgomery County  
Historic Preservation Commission



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

We want to remove the hollies along our back fence line so we can establish a native woodland garden that is beneficial for wildlife, pollinators, and will help stabilize the soil in our sloped backyard. The dense canopy of the close hollies is preventing a healthy ground layer of vegetation from growing below them where we want to address stormwater runoff issues by installing conservation landscaping in their place.

The crape myrtle is a non-native species we are interested in removing and replacing with a native tree species such as a redbud that will support wildlife, native pollinators, and mitigate stormwater runoff. The crape myrtle is located higher on the slope of our backyard where we wish to increase sunlight to install a denser groundcover layer of sedges, grasses, herbs, and shrubs in the understory of the redbud to catch more runoff higher on the SE corner slope of our lot.

Work Item 1: Remove hollies

Description of Current Condition: The dense canopy of the close hollies is preventing a healthy ground layer of vegetation from growing below them where we want to address stormwater runoff issues by installing conservation landscaping in their place.

Proposed Work: We want to remove the hollies along our back fence line so we can establish a native woodland garden that is beneficial for wildlife, pollinators, and will help stabilize the soil in our sloped backyard.

Work Item 2: \_\_\_\_\_

Description of Current Condition: The crepe myrtle is a non-native species we are interested in removing. It is very crowded, and grows at an angle as it tries to reach sunlight.

Proposed Work: We want to replace it with a native tree species such as a redbud that will support wildlife, native pollinators, and mitigate stormwater runoff. The crepe myrtle is located higher on the slope of our backyard where we wish to increase sunlight to install a denser groundcover layer of sedges, grasses, herbs, and shrubs in the understory of the redbud to catch more runoff higher on the SE corner slope of our lot.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

APPROVED  
Montgomery County  
Historic Preservation Commission  


**REVIEWED**  
By Dan.Bruechert at 9:40 am, Apr 01, 2022



Jen Sermoneta <jen.sermoneta@gmail.com>

**Tree Removal Request :: W007792-030622**

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

Wed, Mar 9, 2022 at 2:53 PM

03/09/2022

APPLICATION NUMBER **W007792-030622**

Jennifer sermoneta  
1 MONTGOMERY  
1 Montgomery Avenue  
Takoma Park, MD 20912

Re: Tree Removal Application at:  
1 MONTGOMERY  
TAKOMA PARK MD 20912



**REVIEWED**  
By Dan.Bruechert at 9:40 am, Apr 01, 2022

Dear Jen Sermoneta:

The City of Takoma Park has granted preliminary permit approval for you to remove the 8” d.b.h. OTHER (1 replants) from the BACK CENTER of your property. The following are the notes from the Urban Forest Manager’s evaluation of your tree:

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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 generally healthy. The tree is not outstanding in any particular quality. Removal of the tree would not constitute a significant removal of tree canopy for the surrounding area.

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Preliminary approval means that the City will post your property for a 15 day period beginning 03/09/2022 and ending 3/24/2022 1:52:52 PM 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.