



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton

Chairman

Date: January 2, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #105237 - 4 Tree Removals

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the 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: Kennis Hawkins
Address: 15010 Clopper Road, Boyds

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 Chris Berger at 301.495.4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1052327 at: 15010 Clopper Road, Boyds

submitted on: 12/5/2023

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 Christopher J. Barger on 1/2/2024. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION

FOR STAFF ONLY: HAWP#1052327 DATE ASSIGNED

REVIEWED By Chris Berger at 4:11 pm, Jan 02, 2024

APPROVED Montgomery County Historic Preservation Commission [Signature]

APPLICANT:

Name: Kennis Hawkins

E-mail: kennisann@gmail.com

Address: 15010 Clopper Road

City: Boyds Zip: 20841

Daytime Phone: 347-261-0694

Tax Account No.: 00395940

AGENT/CONTACT (if applicable):

Name: Bartlett Tree Experts, Joel Spano - Representative

E-mail: jspano@bartlett.com

Address: 1 Metropolitan Court

City: Gaithersburg Zip: 20878

Daytime Phone: 202-480-6624

Contractor Registration No.: ISA Board Certified Master Arborist MA-5231BM

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Boyds Historic District 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: 15010 Street: Clopper Road

Town/City: Boyds 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:

- Checkboxes for: 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 (Signature) Date: November 27, 2023

REVIEWED
By Chris Berger at 4:11 pm, Jan 02, 2024

APPROVED
Montgomery County
Historic Preservation Commission


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Kennis Hawkins 15010 Clopper Road Boys, MD 20841	Owner's Agent's mailing address Bartlett Tree Experts 1 Metropolitan Court Gaithersburg, MD 20878
Adjacent and confronting Property Owners mailing addresses	
Maryland National Capitol Park & Planning Commission 6611 Kenilworth Avenue Riverdale, MD 20737	Duane and Bonnie Emmet 19921 White Ground Road Boys, MD 20841
Miriam Schoenbaum and Steven Sanford 15004 Clopper Road Boys, MD 20841	Rutilo A Rodriguez 15016 Clopper Road Boys, MD 20841
First Presbyterian Church of Boys Station 19901 White Ground Rd Boys, MD 20841	

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

Property faces Clopper Road and is set back. A shed / carport sits on the west side of the property. The driveway leads to the back of the residence. A small shed sits at the back of the home. A small fish pond is situated next to stone area on back of the home.

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

Three diseased Norway Maples located to the left of the house will be removed. Stumps will be left as close to grade as possible. The resulting debris will be removed. Tree DBHs are 8", 9", and 10"

Remove the dead Black Walnut located at the front right by driveway. Stump will be left as close to grade as possible. The resulting debris will be removed.

REVIEWED

By Chris Berger at 4:11 pm, Jan 02, 2024

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Work Item 1: Remove three Norway Maples

Description of Current Condition:
Three Norway Maples are diseased and currently stand dangerously close to the house.

Proposed Work:
Remove the trees (DBH 8", 9", 10"). Leave stump as close to grade as possible. Remove resulting debris.

Work Item 2: Remove dead Black Walnut

Description of Current Condition:
Dead Black Walnut tree stands at the front right of the property by the driveway.

Proposed Work:
Remove tree. Leave stump as close to grade as possible. Remove resulting debris.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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**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	*	*	*	*	*		*

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By Chris Berger at 4:11 pm, Jan 02, 2024

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Montgomery County
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Robert H. [Signature]



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By Chris Berger at 4:11 pm, Jan 02, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norton



REVIEWED
By Chris Berger at 4:11 pm, Jan 02, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Ronette A. Norton



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APPROVED
Montgomery County
Historic Preservation Commission
Ronnie A. ...

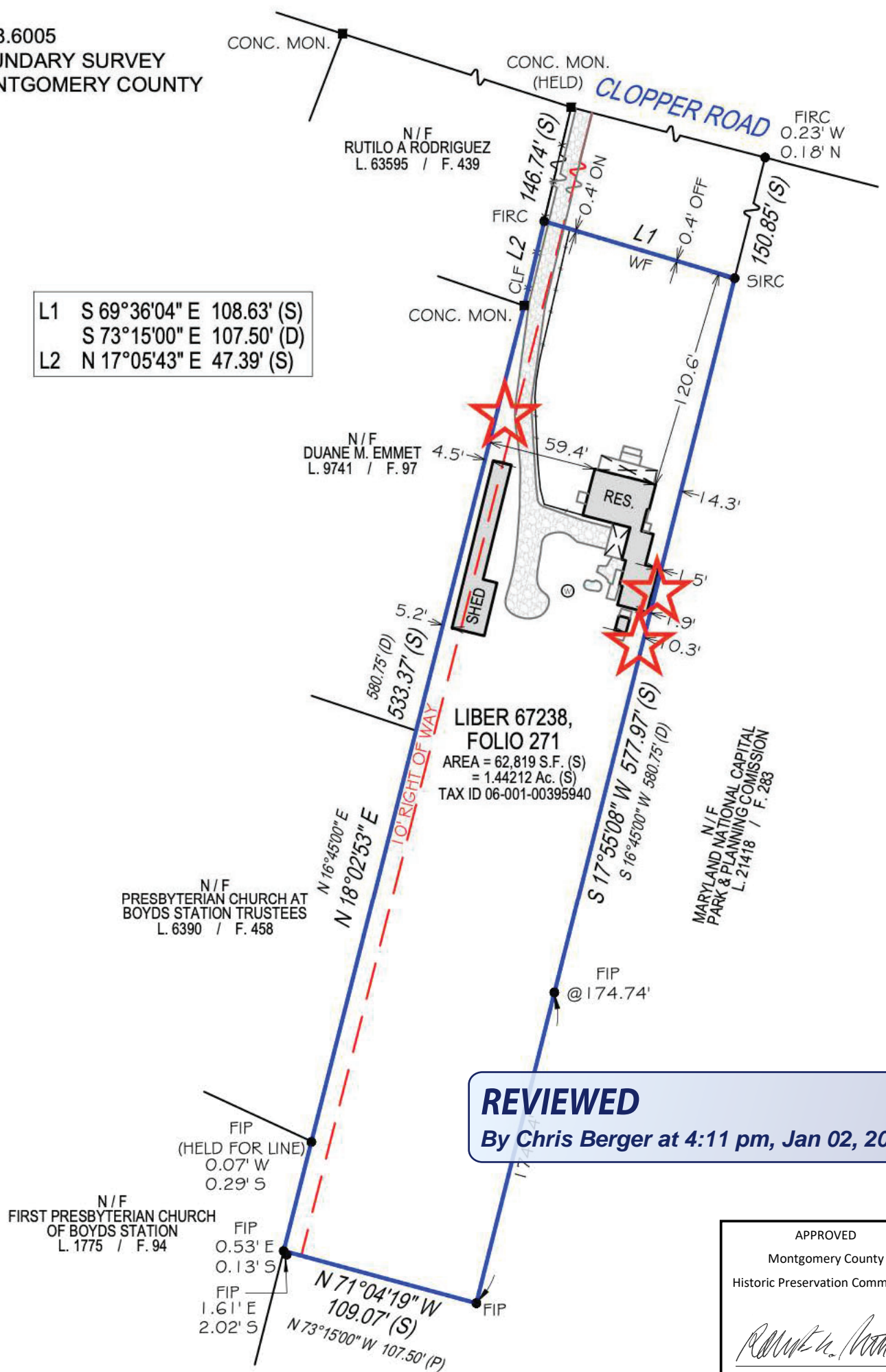


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Montgomery County
Historic Preservation Commission
Robert A. Adams

2308.6005
 BOUNDARY SURVEY
 MONTGOMERY COUNTY

L1	S 69°36'04" E	108.63' (S)
	S 73°15'00" E	107.50' (D)
L2	N 17°05'43" E	47.39' (S)



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 By Chris Berger at 4:11 pm, Jan 02, 2024

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 Montgomery County
 Historic Preservation Commission

[Signature]

From: [Joel Spano](#)
To: [Berger, Chris](#); kennisann@gmail.com
Subject: RE: 15010 Clopper Road, Boyds (1052327)
Date: Saturday, December 23, 2023 11:35:52 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning,

The three trees recommended for removal are as follows:

1. A Black Walnut located at the front right of the property by the driveway. This tree is completely dead and has been for some time.
2. Three Norway Maples located at the left side of the house. All three trees are located within 6 feet of the side of the house. One has a “bleeding canker” at its base, a dead area caused by a fungus. Another has a cavity at its base. All three are growing too close to the base of the house. Additionally, due to how they are growing, they cannot be pruned in a manner to allow them to grow successfully next to the house. I would recommend removing the trees and replacing them with a native evergreen species placed a few feet further from the base of the house.

Let me know if you have any other questions – thanks!

JOEL SPANO ARBORIST REPRESENTATIVE
Board Certified Master Arborist #MA-5231BM

BARTLETT TREE EXPERTS

1 Metropolitan Court, Gaithersburg, MD 20878

p: +1 (301)881-8550

m: +1(202)480-6624

e: jspano@Bartlett.com

bartlett.com

From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Friday, December 22, 2023 2:39 PM
To: kennisann@gmail.com; [Joel Spano <jspano@bartlett.com>](mailto:jspano@bartlett.com)
Subject: 15010 Clopper Road, Boyds (1052327)

Caution: This is an External E-mail From Outside Bartlett. Do Not Click On Links And Attachments Unless You Know The Content Is Safe.

Hello,

REVIEWED

By Chris Berger at 4:11 pm, Jan 02, 2024

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Staff can approve the removal of the 3 trees at this location, but we first need a brief statement from the arborist on company letter stating the issue with the trees and their justification for recommending removal. Please email that document to me.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301.495.4571

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