



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: April 8, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1110339– Tree Removal

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 submission materials.

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: Bridget Roberts
Address: 17214 Doctor Bird Rd, Sandy Spring, MD

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1110339 at: 17214 Doctor Bird Rd, Sandy Spring, MD

submitted on: 4/8/2025

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

- | | |
|--|---|
| <input type="checkbox"/> Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> Installation of vents or venting pipes in locations not visible from the public right-of-way; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> New gutters and downspouts; | <input type="checkbox"/> Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way; |
| <input type="checkbox"/> Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> Removal of accessory buildings that are not original to the site or non-historic construction; | <input type="checkbox"/> 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); |
| <input type="checkbox"/> 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; | <input type="checkbox"/> Installation of car charging stations in any location on a property or in the right-of-way; |
| <input type="checkbox"/> Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way; | Installation of satellite dishes; |
| <input type="checkbox"/> Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles; | <input checked="" type="checkbox"/> Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard. |
| <input type="checkbox"/> Installation of storm windows or doors that are compatible with the historic resource or district; | <input type="checkbox"/> 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; |
| <input type="checkbox"/> 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; | <input type="checkbox"/> Replacement tree required as a condition; and, |
| <input type="checkbox"/> Construction of fences that are compatible with the historic site or district in material, height, location, and design; | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Fence is lower than 48" in front of rear wall plane; | |

e 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 Devon Murtha on 4/8/2025. 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:

The Thomas Moore house, built in 1885, is a large Victorian three story house having a T-shaped footprint and a complex roofline. It is a frame structure, set upon a stone foundation and covered with a cross gable roof with jerkin-head ends and brick chimney stacks with corbelled caps. The house is characterized by its Victorian massing and detailing, including projected bays, dormer windows, a wrap-around porch, long and narrow 2/2 windows and scroll-sawn porch detailing. The south elevation is divided into five long bays and is symmetrically fenestrated with a two-story, three-sided projecting bay on center, projected by a projecting cross-gable jerkin head roof and single 2/2 windows in the flanking "wings." A one-story solarium bay, set on a brick foundation, is a contemporary addition (date unknown). A brick chimney stack projects from the east end of the roof's front slope. The interior of the Thomas More House retains its original features.

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

The property houses several large mature trees and part of the property is covered by a forest conservation easement. One of the tree shows signs of decay and after consulting with several arborists and the Montgomer Planning Commission, it is advised that one of the trees to the west of the house is dead and needs to be removed. The tree is significant in size and located in close proximity to the main house and should the tree not be removes and instead fall, would cause significant damage to the property. We are planning to remove the tree and grind the stump down and will work with the Planning Commission to plant several native trees in its place.



REVIEWED

By Devon.Murtha at 4:01 pm, Apr 08, 2025

Work Item 1: <u>Remove dead tree</u>	
Description of Current Condition: Mature tree is dead and decaying	Proposed Work: Remove dead tree to prevent damage to the property.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

REVIEWED
By Devon.Murtha at 4:01 pm, Apr 08, 2025

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	*	*	*	*	*		*



REVIEWED

By Devon.Murtha at 4:01 pm, Apr 08, 2025

DEPARTMENT OF PERMITTING SERVICES
Project Name: MONTEREY COUNTY PLANNING BOARD
Site Plan No.: 03000
Project Location: 354-A HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
Project Description: NORWOOD OVERLOOK #8- 03000
Project Status: PREPARED FOR REVIEW
Project Manager: [Signature]

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MONTGOMERY COUNTY
JUL 9 2003
DEVELOPMENT REVIEW DIVISION
APPROVED
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Historic Preservation Commission
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Montgomery County
Historic Preservation Commission
[Signature]

From: [Farthing, Kara](#)
To: [Murtha, Devon](#)
Subject: RE: Historic Area Work Permit 1110339
Date: Monday, March 31, 2025 4:55:57 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
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[image019.png](#)
[image020.png](#)

Hi Devon!

I did meet with them, they were looking to try and save the tree initially but were pretty concerned about the tree falling eventually and severely damaging their house. The price of having a plant healthcare expert review the tree was more expensive than the price to remove it which influenced heavily into their decision as well.

The tulip poplar is very hollow on the inside and there are signs of rot around the base and in the roots on one side.

Since it is in a Category II conservation easement they needed my approval and I am asking for a few native trees to be planted back, like they noted in their application.

Let me know if you need anything else!

Kara



Kara Farthing

Forest Conservation Inspector
ISA Certified Arborist, MA-6652A
Montgomery County Planning Department
2425 Reedie Drive, 14th Floor, Wheaton, MD 20902
Kara.Farthing@montgomeryplanning.org
c: 240.772.6453



From: Murtha, Devon <Devon.Murtha@montgomeryplanning.org>
Sent: Monday, March 31, 2025 4:47 PM
To: Farthing, Kara <Kara.Farthing@montgomeryplanning.org>
Subject: FW: Historic Area Work Permit 1110339

Hi Kara,

I hope this email finds you well! I work in the Historic Preservation Department, and I have a question about a Historic Area Work Permit I am reviewing for 17214 Doctor Bird Road, Sandy Spring, Md 20860.



REVIEWED

By Devon.Murtha at 4:02 pm, Apr 08, 2025



APPROVED

Montgomery County

Historic Preservation Commission

Karen Dunlap

REVIEWED

By Devon.Murtha at 4:02 pm, Apr 08, 2025