



HISTORIC PRESERVATION COMMISSION

HAWP #: 1124176 at: 15010 Clopper Road, Boyds

submitted on: 7/7/2025

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

- | | |
|---|--|
| <ul style="list-style-type: none">☐ 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; | <ul style="list-style-type: none">☐ 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 Devon Murtha on 7/28/2025. 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:

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:

Remove the following trees listed Below:

Dead Black Locust and Mulberry located at the far right rear of property.

2 Norway Maples located at the left rear corner of house.

Dead Norway Maple along fence in front yard between applicant's and neighbors' property.



REVIEWED

By Devon.Murtha at 3:46 pm, Jul 28, 2025

Work Item 1: _____

Description of Current Condition:

A number of dead trees surround the property.
- black locust
- mulberry
- norway maples (2 close to the house, 1 close to the fence between 15010 and 15004 Clopper Road)
- broken mulberry

Proposed Work:

Remove all trees and debris from property

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 3:46 pm, Jul 28, 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 3:46 pm, Jul 28, 2025





APPROVED
Montgomery County
Historic Preservation Commission
Karen Chalk

REVIEWED
By Devon Wurthe at 2:48 pm, Jul 28, 2023



APPROVED
Montgomery County
Historic Preservation Commission
Karen O'Neil

REVIEWED
By Diana Mueller at 3:48 pm, Jul 26, 2025

From: [Dylan Belcher](#)
To: [Murtha, Devon](#)
Cc: [Kennis Hawkins](#)
Subject: RE: Hawkins Residence 15010 Clopper Road
Date: Friday, July 25, 2025 10:23:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Thank you for your response.

Regarding the two trees in question, both are in advanced stages of decline with over 75% of the canopy already dead. The remaining live tissue is sparse and limited to small portions of the lower canopy, indicating significant structural and vascular decline.

While we did consider remediation efforts, such as pruning out the dead and hazardous limbs, doing so would effectively amount to a removal, leaving no meaningful canopy. This would not improve the tree's health or long-term viability. Moreover, retaining the tree poses a continued risk of failure, especially under storm conditions.

Given their proximity to adjacent structures and the extent of decline, these trees present a clear hazard to property and should be removed to eliminate the risk of failure.

Best regards,

Dylan Belcher

Certified Arborist

Bartlett Tree Experts

DYLAN BELCHER ARBORIST REPRESENTATIVE

ISA Certified Arborist, MD Licensed Tree Expert, MD Pesticide Applicator License

BARTLETT TREE EXPERTS

1 Metropolitan Court, Gaithersburg, MD 20878

p (301) 881-8550

e dbelcher@Bartlett.com

bartlett.com

From: Murtha, Devon <Devon.Murtha@montgomeryplanning.org>

Sent: Friday, July 25, 2025 10:02 AM

To: Dylan Belcher <dbelcher@Bartlett.com>

Cc: Kennis Hawkins <kennisann@gmail.com>

Subject: RE: Hawkins Residence 15010 Clopper Road



REVIEWED

By Devon.Murtha at 3:46 pm, Jul 28, 2025

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

Hi, Dylan,

Thanks for sending this over!

You do not need a permit for tree maintenance, including removal of dead branches, so no worries there.

The main concern is the two trees that are "in decline." Staff can administratively approve the removal of trees that are hazardous and dying if we have sufficient information. Please provide more detail on the specific issues with the trees, and the nature of the hazard on the house. Were any remediation efforts that were considered?

Thanks,
Devon



Devon Murtha

Cultural Resources Planner II

she/her

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
devon.murtha@montgomeryplanning.org
o: 301.495.1328



From: Dylan Belcher <dbelcher@Bartlett.com>
Sent: Friday, July 25, 2025 8:50 AM
To: Murtha, Devon <Devon.Murtha@montgomeryplanning.org>
Cc: Kennis Hawkins <kennisann@gmail.com>
Subject: Hawkins Residence 15010 Clopper Road

[EXTERNAL EMAIL] Exercise caution when opening or responding.

APPROVED
Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Karen Belcher", written over a horizontal line.

Hi Devon,

REVIEWED

By *Devon.Murtha* at 3:46 pm, Jul 28, 2025

In my proposal, there are several items we're requesting approval for.

The first item is the removal of all dead branches from multiple species along the property border. This is strictly deadwood removal; no live tissue will be pruned. There is a significant amount of dead material, so this is more of a maintenance pruning to improve aesthetics and reduce debris falling into the yard.

At the far right rear of the property, there is a Mulberry and a Black Locust that are completely dead. We are requesting approval to remove these trees, as they are already shedding large limbs and will inevitably fall into the property.

In the left rear corner of the house, there are two Norway Maples. While not fully dead, they are in significant decline. Large limb failure is likely, and due to their proximity to the home, there is a high risk of impact and damage.

Also on the left rear side of the house is a fallen/broken Mulberry. We're asking for approval to clean up this tree, as it is overrun with invasive ivy, including poison ivy, and is becoming both unsightly and hazardous.

At the front of the house, along the fence line between the client and neighbor's property, there is another nearly dead Norway Maple. This tree is actively shedding large branches and poses a risk of damage to the fence and potential impact to either yard.

All the trees listed have valid reasons for removal. Both Ms. Hawkins and I understand the value and importance of the trees on her property, and we are only requesting approval for work necessary to remediate hazardous situations and maintain a safe, healthy, and well-manicured landscape.

If you have any questions or concerns about the proposed work, please feel free to call me directly at 240-812-2775.

We look forward to hearing from you.

Best regards,

Dylan Belcher

DYLAN BELCHER ARBORIST REPRESENTATIVE

ISA Certified Arborist, MD Licensed Tree Expert, MD Pesticide App

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1 Metropolitan Court, Gaithersburg, MD 20878

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REVIEWED

By Devon.Murtha at 3:46 pm, Jul 28, 2025