



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 8/21/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 1126748 - Tree Removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications 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: Helen Wilkes
Address: 3923 Prospect Street, Kensington

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 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1126748
DATE ASSIGNED _____

APPLICANT:

Name: Helen Wilkes
Address: 3923 Prospect St.
Daytime Phone: 301-404-6700

E-mail: hcrettierwilkes@gmail.com
City: Kensington Zip: 20895
Tax Account No.: _____

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

E-mail: _____

City: _____ Zip: _____

Contractor Registration No.: _____

P # of Historic Property _____

District? ☒ Yes/District Name Kensington
☐ No/Individual Site Name _____

REVIEWED

By Dan Bruechert at 10:00 am, Aug 21, 2025

Historic Preservation/Land Trust, Environmental Easement on the Property? If YES, include a copy 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: 3923 Street: Prospect St.

Town/City: Kensington Nearest Cross Street: Washington St.

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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Helen C Wilkes
Signature of owner or authorized agent

July 25, 2025

Date

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



House is the original 1905 structure. Property is 2.5 lots, total. The entire property was combined into an easement to the County (in 2013?), which was carried through the Historic Preservation review process. The primary intent was to preserve the land (1.5 lots/75' of street frontage) to the east of the driveway and trees in the easement, I believe.

Property as well as adjacent to it. Additionally, we have planted at least one tree for each tree removed or so which did not survive or were removed for reasons related to the tree's health with annual inspections and at least once a year, and we share in the care and pruning of those trees.

REVIEWED

By Dan Bruechert at 4:32 pm, Aug 18, 2025

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

It has become necessary to remove a single tree at the street end of our driveway, a 16" Norway maple which has experienced increasing decline over the last several years. At the beginning, I discovered a significant amount of damage to the bark at the bottom two feet or so on the north side of the trunk, caused apparently by an animal chewing at and/or stripping away large pieces of the bark. I consulted the arborist with our tree care company, Davey Trees, who treated the tree in hopes of helping it recover from the initial damage. He has monitored the health of the tree each year since.

Over time, there has been continued chewing and stripping of bark at the bottom as well as ever-increasing damage to the bark, from the bottom upward, in spite of IPM treatments and additional nourishment to try to help the tree recover. Increasingly, the trunk and branches at higher levels have been attacked by opportunistic creatures, such as birds punching regular holes around the trunk in search of insect invaders, and fungal growth in many spots. More worrying is the increasing amount of dead wood in the crown, which is problematic due to the tree's location adjacent to the entrance to our driveway and close to the public sidewalk. During the most recent annual tree inspection of our property, the arborist expressed that this tree cannot be returned to good health as initially hoped and recommends that, at this point, because it poses a hazard, it should be removed. He knows of my intention to replace this tree with a native tree that can grow to similar size and advises that we give the ground where that tree is located a rest before replacing it with a new tree, which we will do in due time.

Work Item 1: _____

Description of Current Condition:
The tree is diseased beyond repair and is dying, such that the amount of dead wood in the canopy is increasing and is accordingly concerning as a safety issue, given the tree's proximity to our driveway and to the public sidewalk.

Proposed Work:
Remove the tree.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Montgomery County
Historic Preservation Commission


Work Item 3: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Dan Bruechert at 4:32 pm, Aug 18, 2025

Date: July 22, 2025

To Whom It May Concern,

This letter is to provide an assessment of the Norway maple tree located in the front yard to the right of the driveway at 3923 Prospect St, Kensington MD 20895.

Over the past two to three years, the tree has exhibited a steady decline in overall health and vigor. Despite multiple interventions including fertilization treatments, targeted borer applications, and fungicide treatments applied directly to the trunk to assist in compartmentalizing internal decay there has been no significant recovery or stabilization.

At this time, the tree is exhibiting signs of significant decay at the base and in structural roots, dieback of major limbs and an overall thinning out of the canopy. If the tree is left in its current state, it may become harmful to surrounding plant life. Secondary pests such as borers and other pathogens taking advantage of the trees stressed state, combined with the tree's existing structural and physiological decline, present a credible threat to the adjacent, currently healthy Norway maple nearby.

Given the progressive nature of the decline and the risk of cross-infestation or disease spread, it is strongly recommended that this tree be removed to protect the health of nearby vegetation and to eliminate the ongoing risk posed by its deteriorating condition.

Please feel free to reach out with any questions or for additional documentation.

Thank you,

Thomas Kolick

Thomas Kolick | Arborist Representative | ISA Certified Arborist # MA-6285A
MD Licensed Tree Expert #2411
Davey Tree Experts | Washington, DC
8100 Cessna Ave. Gaithersburg, MD 20879
O: 301.869.6884 | C: 410.443.3275 | E: Thomas.Kolick@DaveyTree.com

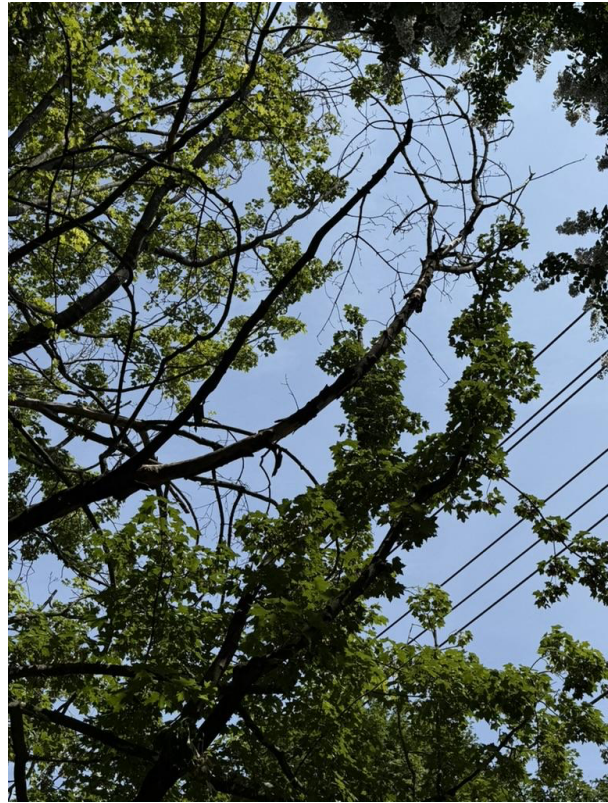
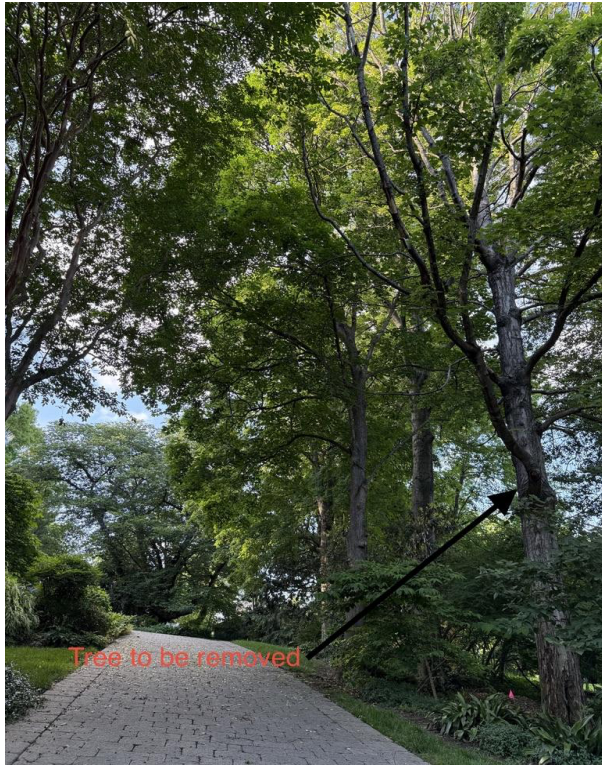
APPROVED
Montgomery County
Historic Preservation Commission

Karen Bruechert

REVIEWED

By Dan Bruechert at 4:32 pm, Aug 18, 2025

Norway maple to be removed at southeast corner of 3923 Prospect St., Kensington



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buehler

REVIEWED

By Dan Bruechert at 4:32 pm, Aug 18, 2025