

31/7-98B 2801 Barker Street
(Capitol View Park Historic District)

**Expedited
Historic Preservation Commission Staff Report**

Address: 2801 Barker Street, Silver Spring **Meeting Date:** 04/22/98
Resource: Capitol View Park Historic District **Public Notice:** 04/08/98
Case Number: 31/7-98B **Report Date:** 04/15/98
Review: HAWP **Tax Credit:** None
Applicant: Emily & Harry Volz **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1902.

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Frame Bungalow with brick additions.

PROPOSAL: Remove six large trees over the next two years. They include a 14" hickory with root rot, a 10" box elder near the house, and a dying 16" dogwood to be removed this season. Next season removal is proposed for a 15" and 30" white oak, and a 24" oak.

RECOMMENDATION: Staff would concur with the need for normal forestry practices on this heavily wooded site. This would include the removal of diseased or dying trees. In staff's opinion, the three trees proposed for removal this season should be approved. The second set of trees could be monitored by the arborist as has been suggested in her accompanying letter. The HPC could also have the staff arborist visit the site with the homeowner and make a recommendation as to the future removal of the trees.

- Approval
- Approval with conditions:

1. The oak trees be monitored and their removal be approved at staff level if that course of action is recommended by the staff arborist.

Approval is based on the following criteria from Chapter 24A of the Montgomery County

(1)

Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

APR - 2 1998
EMILY G. VOLZ SERVICES

CONTACT PERSON EMILY G. VOLZ
DAYTIME TELEPHONE NO. (301) 588-9593
TAX ACCOUNT # Not Applicable
NAME OF PROPERTY OWNER EMILY + HARRY VOLZ DAYTIME TELEPHONE NO. (301) 588-9593
ADDRESS 2801 Barker St CITY CAPITOL VIEW PARK STATE MD ZIP CODE 20910
CONTRACTOR Not selected yet TELEPHONE NO. ()
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER SELF DAYTIME TELEPHONE NO. (301) 588-9593, 0029

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 2801 STREET BARKER ST.
TOWN/CITY CAPITOL VIEW PARK, SS. NEAREST CROSS STREET LEAFY
LOT 17 BLOCK 18 SUBDIVISION CAPITOL VIEW PARK
LIBER 07590 FOLIO 0657 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch ~~Fireplace~~ Solar Woodburning Stove
Wreck/Raze Install Revocable Revision ~~(complete Section 4)~~ Single Family Other Tree Removal
1B. ~~CONSTRUCTION~~ COST ESTIMATE \$ Mostly future work - for immediate work est. is about \$750.00
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Emily C. Volz Signature of owner or authorized agent March 31, 1998 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9804030095 DATE FILED: _____ DATE ISSUED: _____

(5)

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of ~~existing structure(s)~~ and environmental setting, including their historical features and significance:

2801 Barker St. is on a 1/4⁺ acre property with many large trees some of which encroach too much on the house. The only trees proposed for removal are near the house which is set back 190 ft. from the street. The removal will not affect the appearance of the property from the outside.

General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The effect for us will, we hope, decrease mildew & rotting problems in our home which is too heavily shaded. We are taking off limbs where it is helpful but we need permission to take out 2 or 3 trees, depending on how well the

2. SITE PLAN

limb removal works, in one case.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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**JOHN
SHORB**
LANDSCAPING, INC.

Design • Installation • Maintenance
Irrigation • Night Lighting

10518 Warfield Street
Kensington, MD 20895
(301) 897-3503
(301) 897-2967 FAX

February 15, 1998

Emily Volz
2081 Barker Road
Silver Spring, MD

Dear Mrs. Volz,

At your request, I examined several trees on your property for potential problems and actual hazards. I am certified through the International Society of Arboriculture (certification number 9918). I can be considered an independent arborist in that our company does not do tree removal, and thus will not profit in any way from the removal of any trees.

Specific trees:

Hickory tree located about 10' from the rear of the house: This hickory poses a potential hazard in that if it fails it will cause tremendous damage to the house and any occupants. Hickories also are troublesome from a maintenance point of view as they produce leaves and nuts that fall onto the roof. In addition, you mentioned that rot had invaded the structural members of the roof, partly caused by the high humidity surrounding the tree's branches and leaves. I recommend removal.

Box Elder tree located at the corner of the property: Box elder trees are never a good idea to have around a house in that they are weak-wooded and can attract box elder bugs that invade your house and really cause a stink. In addition, if the tree fails, it will fall towards the house. I recommend removal.


Dogwood located by driveway: This old dogwood has significant dieback, significant trunk rot and, most importantly, its limbs are already impacting power lines. Normally, I tell clients to enjoy what is left of a dogwood's life, but because of the power lines, I recommend immediate removal.

White oak that leans out toward neighbor's driveway: This large old tree has sunken blotchy areas on the trunk that indicates smooth patch. Smooth patch is a disease that infects the dead bark cells and does not affect the viability of the tree. However, should the tree fail for some other reason, the neighbor's car and house will be targets. I recommend monitoring the tree.

White oak that is about 30' from rear of house: This tree has lots of dead lower limbs, but does not appear to be in poor health (shedding of lower branches is normal for a tree). If it failed, the house may be a target. I recommend monitoring the tree, but not removing now unless there is a compelling aesthetic reason to do so.

In general, I would go through your property and remove any box elder trees—especially the fast growing sapling trees under 6" caliper. I recommend cutting ivy from trees, or at least cutting a section of it so the tops die. Ivy doesn't hurt the tree, but does provide a moist environment that makes it easier for insects and disease to penetrate soften bark.

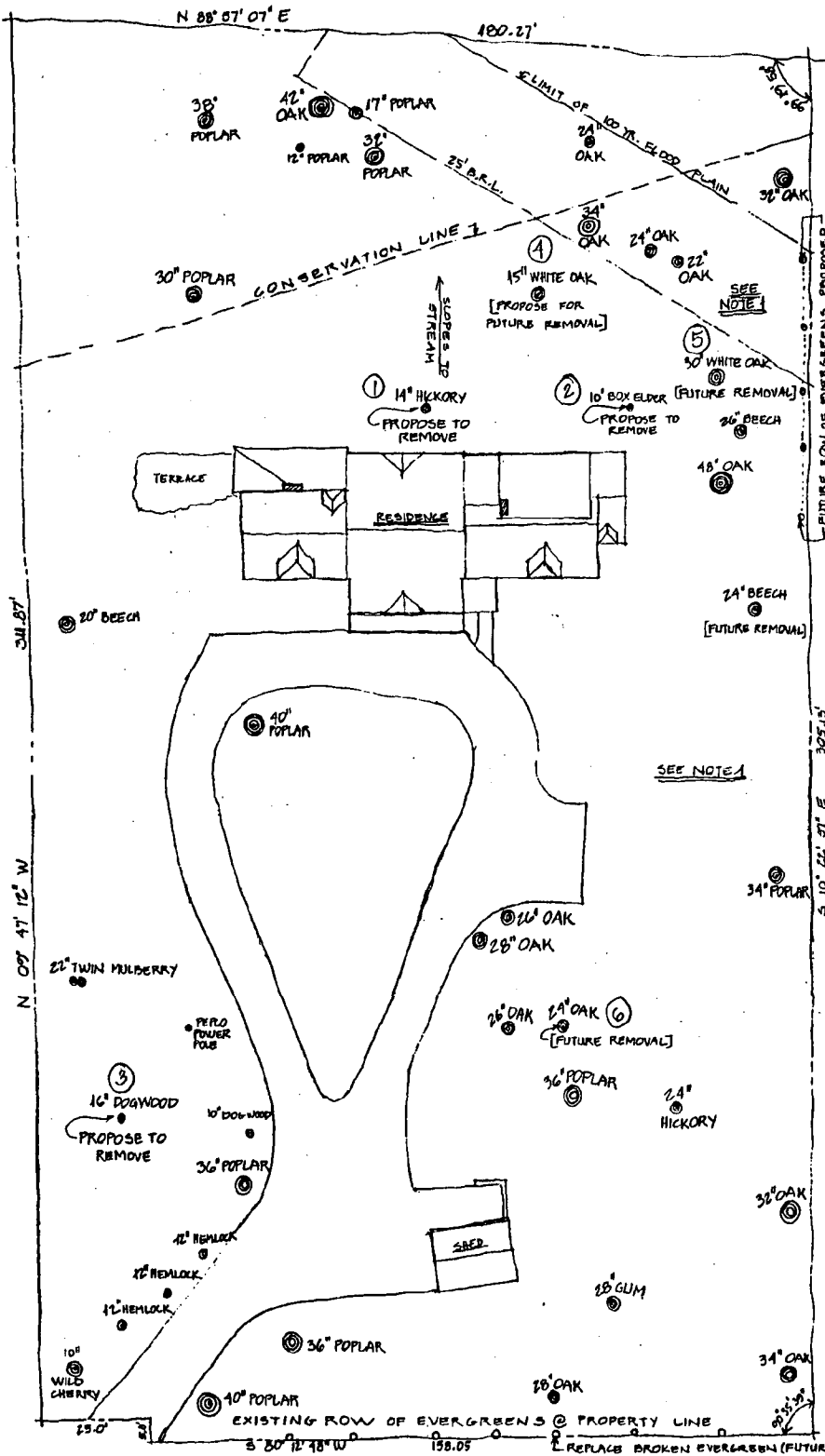
Sincerely,


Barb Neal



MD Const. License 830071
DC HIC 29500365
VA HIC 2705-026517
MDA Lic. No. 23930
DC Pest. Lic. 29605338

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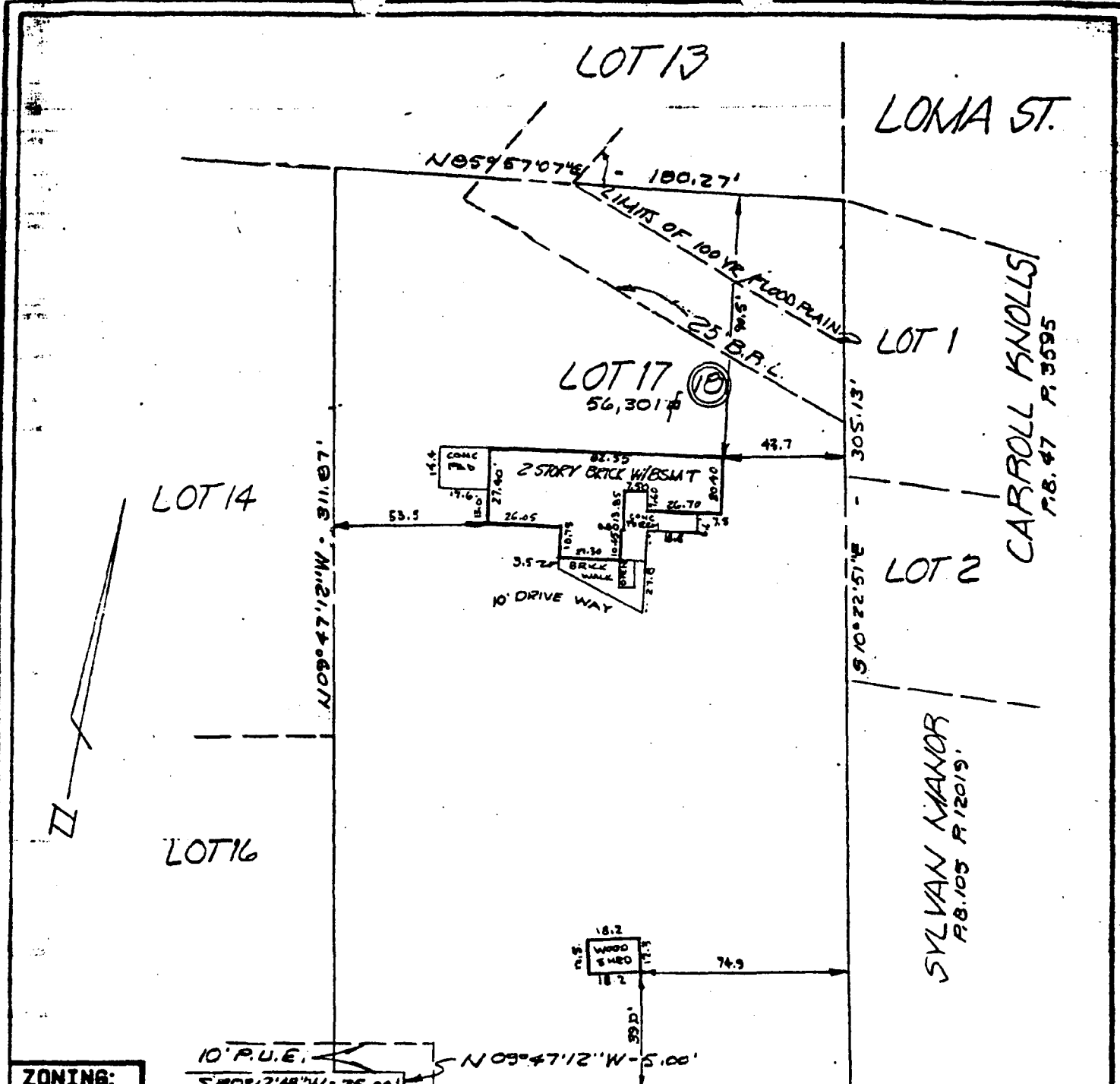
- NOTES:**
1. East and Northeast sectors of property bounded by the house and driveway to south and west and extending beyond the east + north property lines are heavily wooded with large trees and understory trees. [To prevent reforestation from overtaking this property is going to be a major challenge + expense.]
 2. Trees noted for future removal are trees that have not had enough room to branch much, or they are trees which have a lot of damage and broken off limbs or areas of die-off. No trees of true worth to this property or community are proposed for removal.
 3. Owner proposes to screen property at suitable locations using evergreens such as those already in place along property lines.

4. Trees 1, 2, 3 proposed for removal this season. Trees 4, 5, 6 proposed for future removal.

requires separate approval

BARKER STREET

PROPERTY OF HARRY & EMILY VOLZ
 2801 Barker St.
 Capitol View Park, MD 20910-1002
 P T & L MAY, 1997



ZONING:
R-60

MIN. YARD

FRONT 25'

SIDE MIN 5'
TOTAL 15'

REAR 20'

10' P.U.E. N 09° 47' 12" W - 5.00'

S 80° 12' 48" W - 25.00'

BARKER ST.
(40' R/W)

380° 12' 48" W - 158.05'

PRIVATE INGRESS & EGRESS ESM'T
L.T.D. 14 F. 217

HOUSE LOCATION SURVEY

SCALE 1"=50'	ADDRESS #2801	DATE 2015-06	DR. BY E.A.P.	CRD. BY S.S.
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I HEREBY CERTIFY THAT THE POSITION OF EXISTING IMPROVEMENTS ON THE ABOVE PROPERTY HAS BEEN ESTABLISHED BY LOCATED FIELD NOTES IN FULL AND PROPERLY STAKED, MEASURED AND COPIED BY ME AND I ACCEPT ALL RESPONSIBILITIES AND OBLIGATIONS AND OTHER STATUTORY REQUIREMENTS TO THE TITLE TO THE ABOVE PROPERTY AND OTHER IMPROVEMENTS TO BE MADE FOR THE CORRECTION OF ERRORS OR OTHER IMPROVEMENTS.

REFERENCE
P.B. 137 P. 15856

REGISTERED
LAND SURVEYOR
[Signature]

LOT 17 - BLOCK 18
CAPITAL VIEW PARK
WHEATON ELECTION DISTRICT (13TH)
MONTGOMERY COUNTY, MARYLAND

DEWBERRY & DAVIS

ENGINEERS ARCHITECTS PLANNERS SURVEYORS
804 WEST DIAMOND AVE., BAITHERSBURG, MD. 20877

CARBROLL KNOLLS
78.47 P. 3595

SYLVAN MANOR
P.B. 105 P. 12019

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LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(PLEASE SEE INFORMATION ON REVERSE SIDE)

NAME	ADDRESS (PLEASE ADD ZIP CODE)	LOT	BLOCK
MR & MRS. BLAIR TURNER	2901 BARKER ST S.S. MD 20910		
MR. MARK CALENDER	10017 LEAFY AVE. S.S. MD 20910		
SYLVAN MANDR NURSING HOME	2700 BARKER ST. S.S. MD 20910		
DR. TRAN	10116 LESLIE ST. S.S. MD 20910		
MR. JOHN VAN DYKE	10118 LESLIE ST. S.S. MD. 20910		
MR. WILLIAM SHER	2905 BARKER ST. S.S. MD 20910		

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