

37/03-05E 29 Hickory Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 8, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 368800

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Terry Dowd

Address: 29 Hickory Avenue, Takoma Park

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE AVENUE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DI #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

RECEIVED

DEC 17 2004

DIV. OF CASE WORK MGMT.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: _____
 Account No.: _____
 Name of Property Owner: TERRY DOWD Daytime Phone No.: 301 891 7411
 Address: 29 HICKORY AV TAKOMA PARK MD 20912
Street Number City Street Zip Code
 Tractor: _____ Phone No.: _____
 Tractor Registration No.: _____
 Title for Owner: _____ Daytime Phone No.: _____

SECTION ONE: LOCATION OF BUILDING/PREMISE

House Number: 29 HICKORY Street: HICKORY AV
 Town/City: TAKOMA PARK Nearest Cross Street: MONTGOMERY
12 Block: 17 Subdivision: BF GILBERT
 Parcel: _____ Folio: _____

SECTION TWO: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

| | | | | | | | | |
|------------------------------------|----------------------------------|---|--|---------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1. Construction cost estimate: \$ _____
 2. If this is a revision of a previously approved active permit, see Permit # _____

SECTION THREE: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

1. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2. Type of water supply: 01 WSSC 02 Well 03 Other: _____

SECTION FOUR: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height _____ feet _____ inches
 B. 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.

Terry B Dowd _____ 12/8/04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 1/26/05
 Application/Permit No.: 368800 Date Filed: 12/22/04 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT

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

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TAKOMA PARK REGULATIONS + RECEIVED PERMISSION. WILL REPLACE
TREES ACCORDING TO TAKOMA PARK REQS.

1 TREE IS LEYLAND CYPRESS, LEANING TRUNK W SHALLOW ROOTS MAKES IT A HAZARD.
2 TREES ARE INTERTWINED; ONE ELM + ONE CHERRY. NOT IN GOOD
CONDITION PER BRETT LINFLETTER; ELM NEAR AGE OF DUTCH ELM DISEASE.
SEE PHOTOS.

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

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TREES IN BACK YARD. SEE SITE PLAN.

SITE PLAN

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.

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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.

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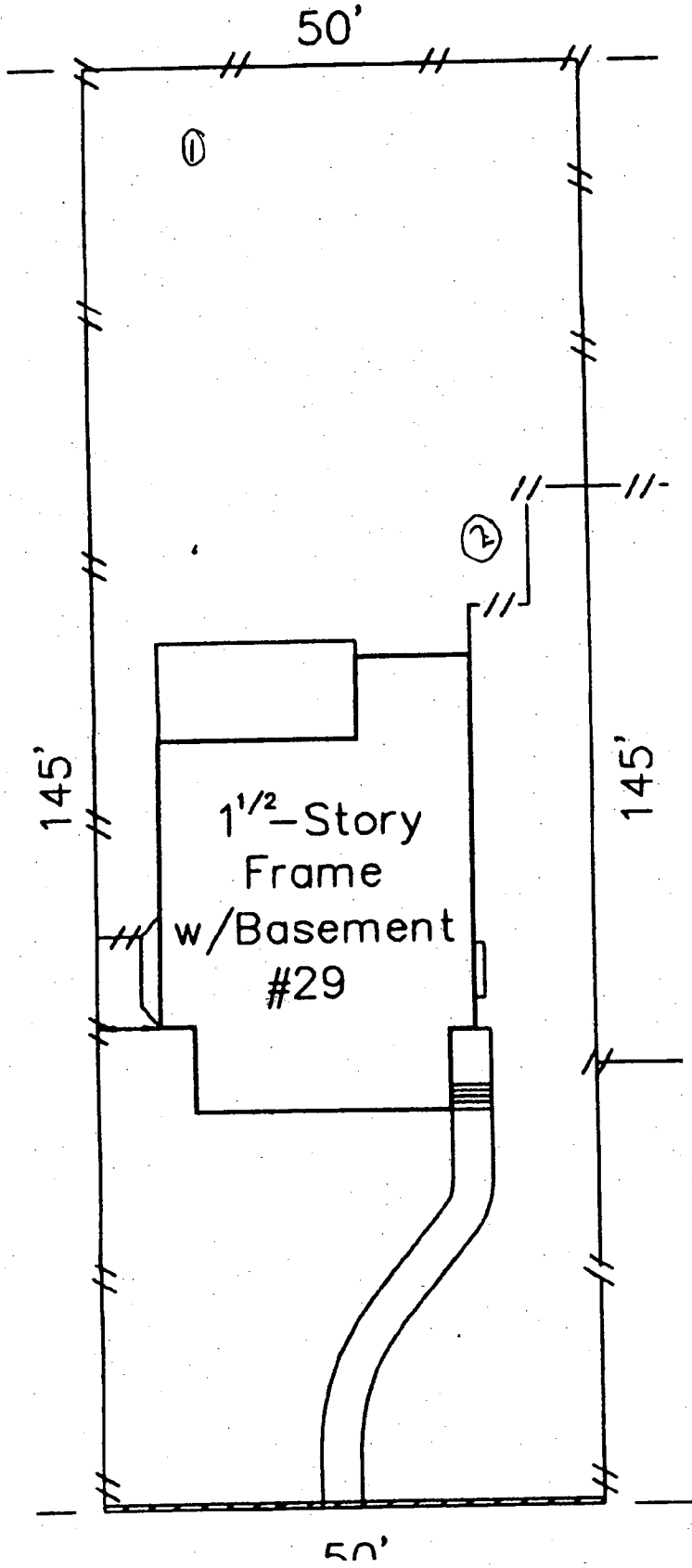
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

- ① TWO INTERTWINED TREES - ELM + CHERRY
- ② LEYLAND CYPRESS

DEWD
29 HICKORY AV
TAKOMA PARK
MD 20912



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/8/05

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

TERRY + RICHARD DOWD
29 HICKORY AV
TAKOMA PARK
MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

T. MERIWETHER + B. M. JONES
30 HICKORY AV
TAKOMA PARK
MD 20912

JOHN P. + G. E. PAVLOVSKY
33 HICKORY AV
TAKOMA PARK
MD 20912

TIMOTHY A. DOWD
NANCY E. ATWELL
28 HICKORY AV
TAKOMA PARK
MD 20912

COLIN J. + C. A. SPEAR
19 MONTGOMERY AV
TAKOMA PARK
MD 20912

CARIN B. KLEIMAN
25 MONTGOMERY AV
TAKOMA PARK
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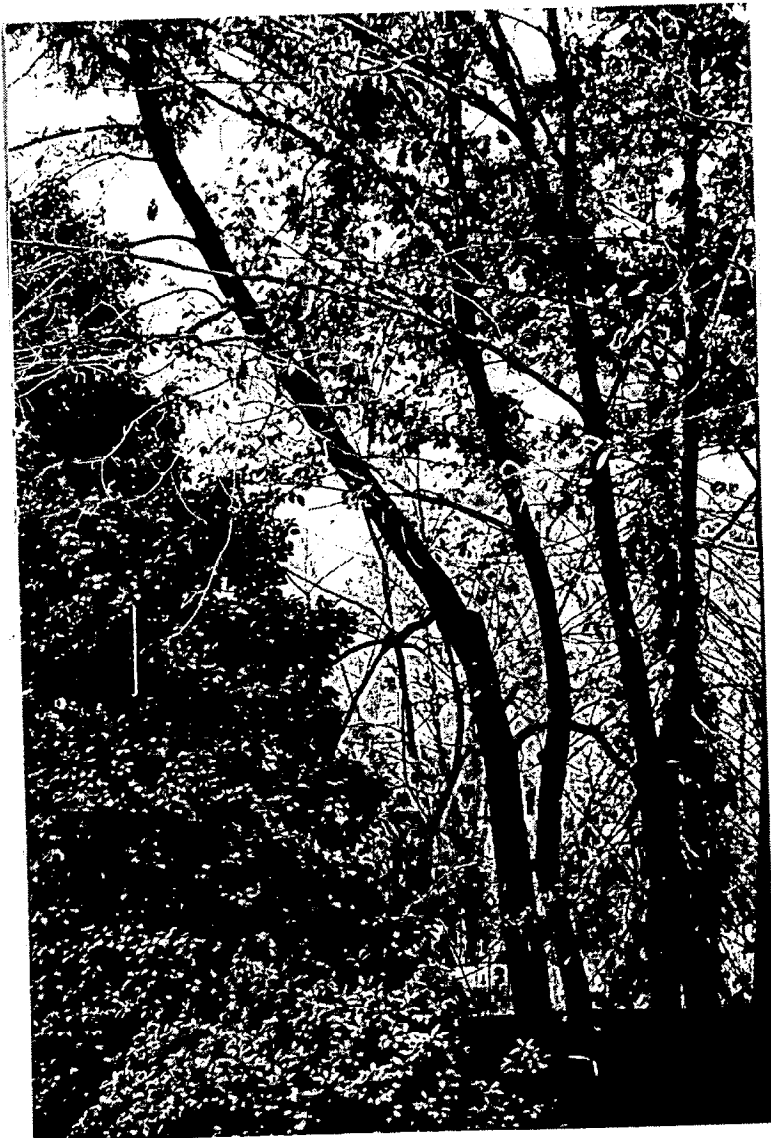
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29 Hickory Av, Takoma Park, MD 20912

1. Two intertwined trees: elm and cherry
 - a. Shows two trees at ground level.



Dowd application to remove trees
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1. Two intertwined trees: elm and cherry
- b. Shows two trees at higher level.



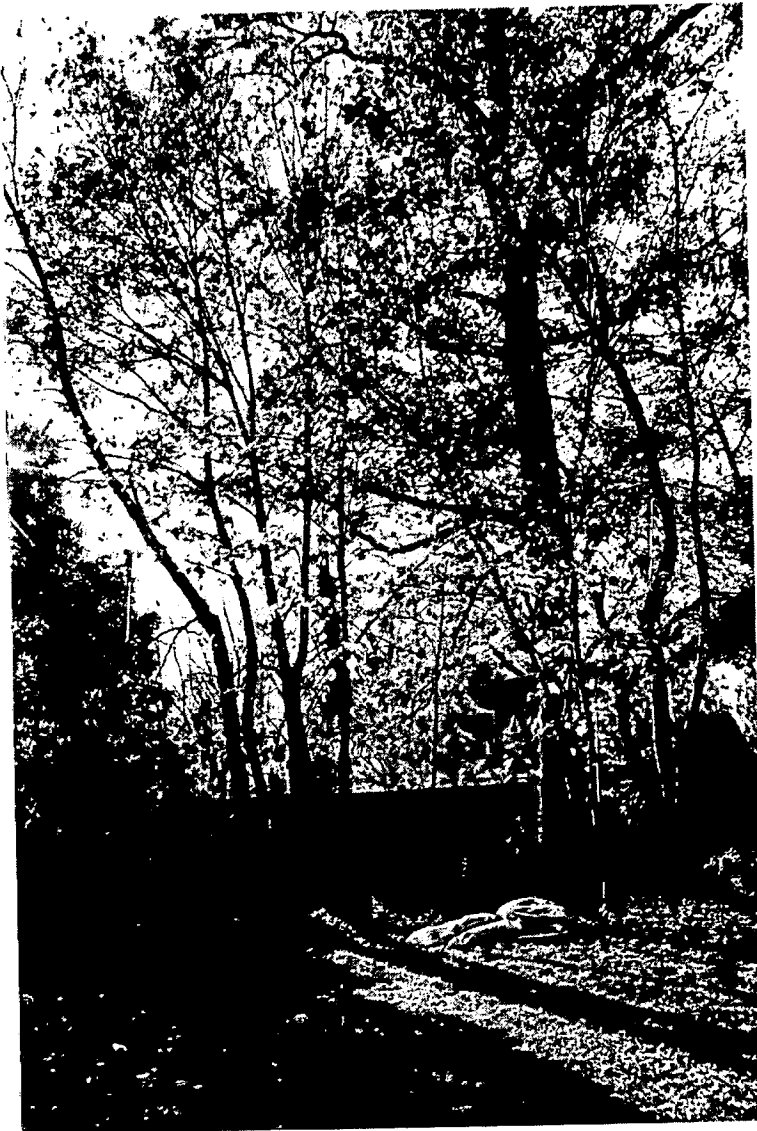
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1. Two intertwined trees: elm and cherry
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1. Two intertwined trees: elm and cherry
 - d. Shows wider picture of back yard with healthy oak tree on right and two trees to be removed on left.



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2. Leaning Leyland Cypress
 - a. Shows leaning trunk at ground level; trunk leans from left to right.



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- b. Shows leaning trunk and more of tree at higher level; trunk leans from left to right.



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- c. Shows leaning trunk and more of tree at highest level; trunk leans from left to right.



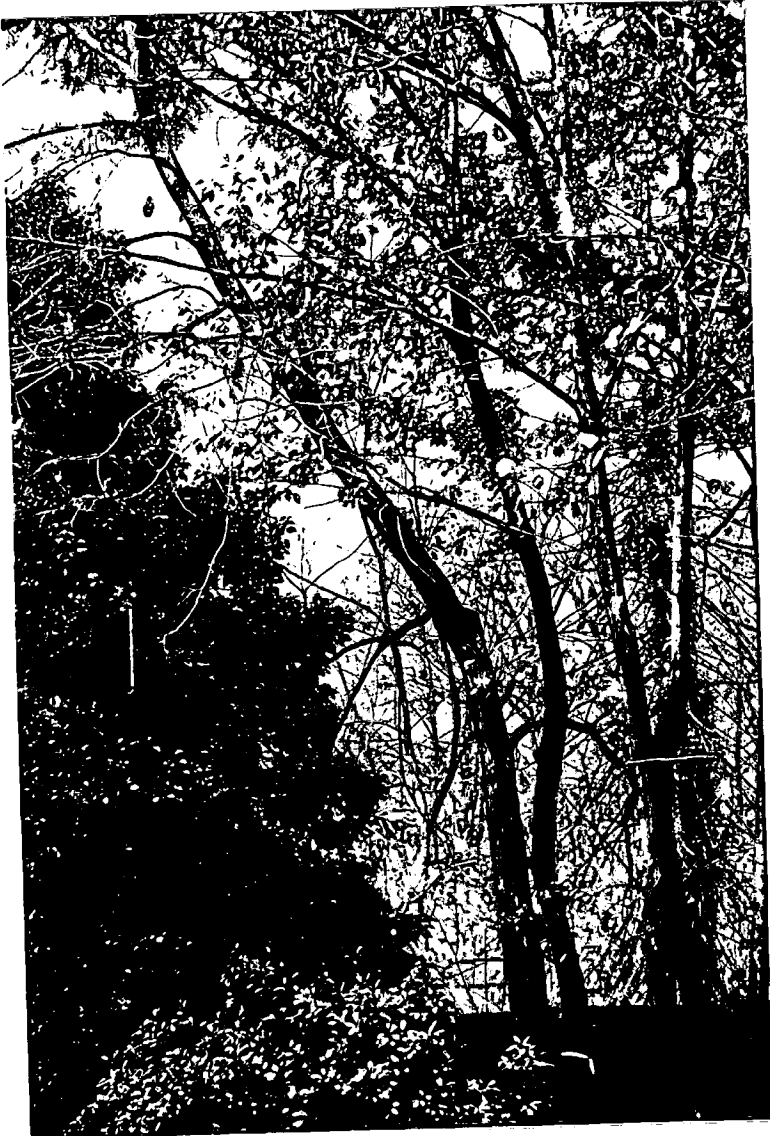
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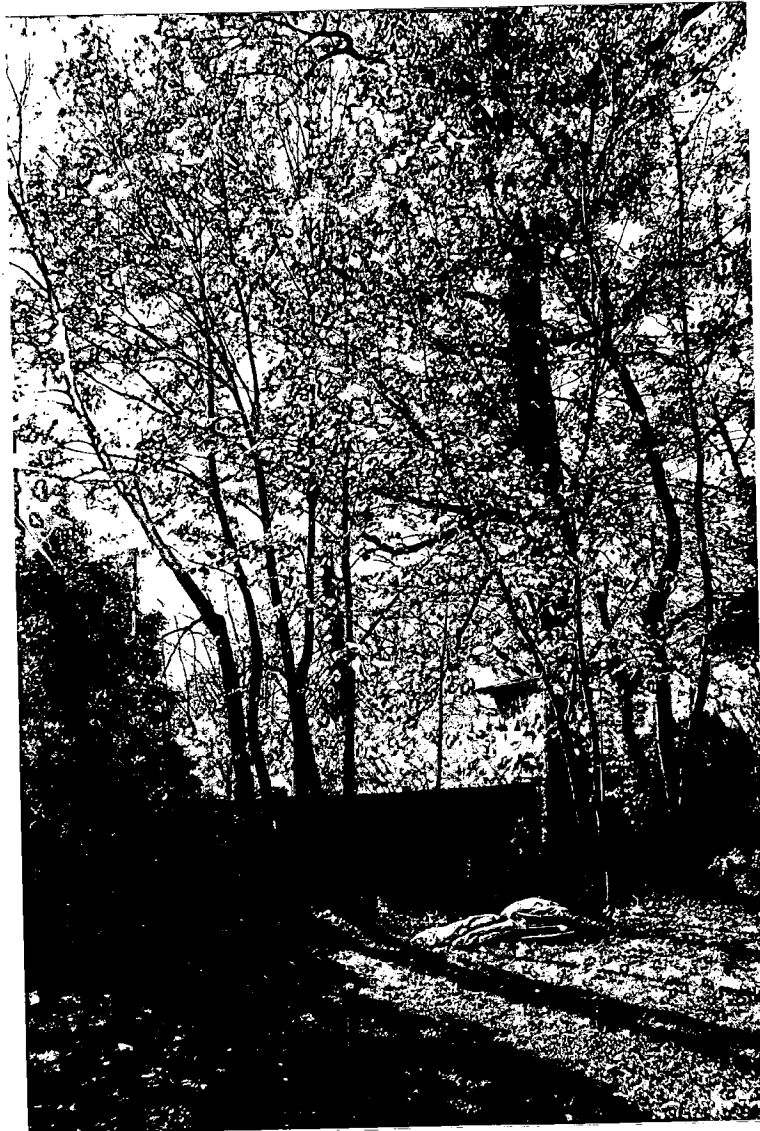
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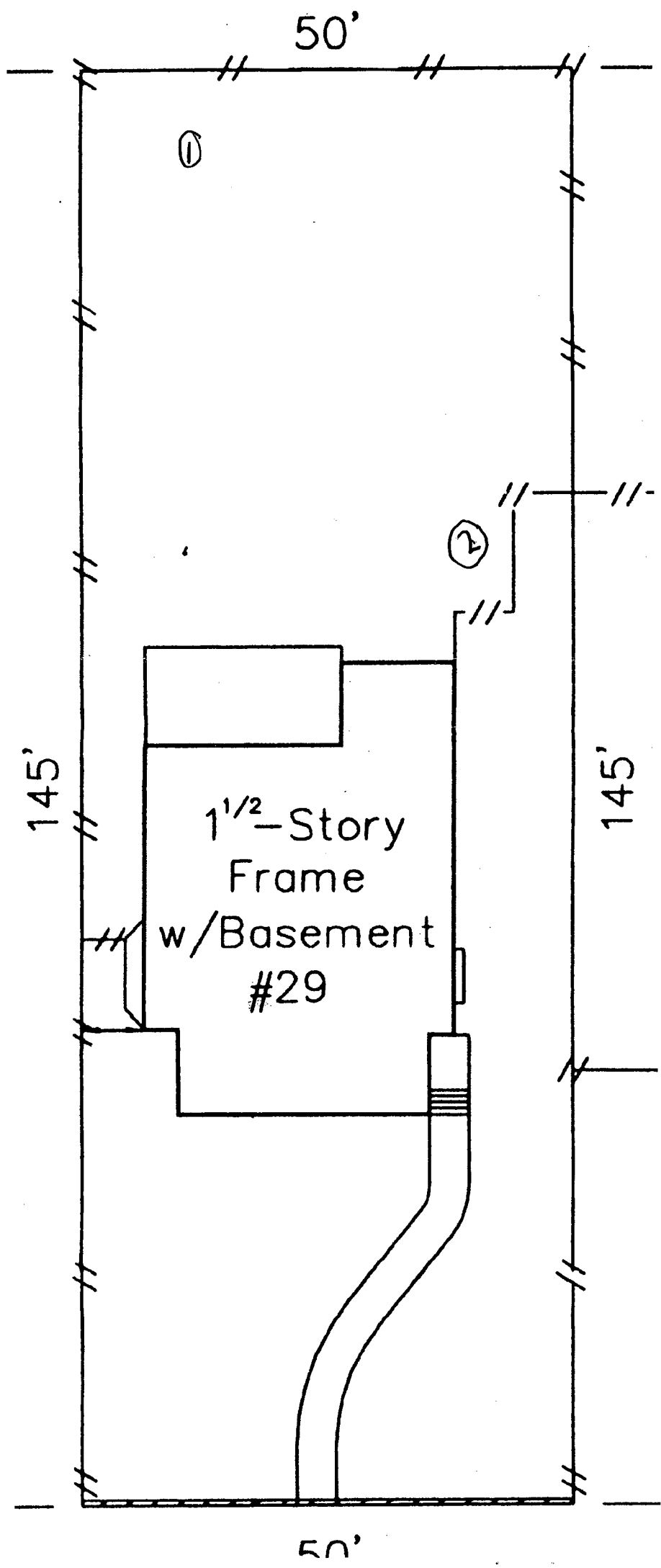
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- ② LEYLAND CYPRESS

D.C.W.D
29 HICKORY AV
TAKOMA PARK
MD 20912



HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|---|------------------------|-------------------------|
| Address: | 29 Hickory Avenue, Takoma Park | Meeting Date: | 01/26/05 |
| Applicant: | Terry Dowd | Report Date: | 01/18/05 |
| Resource: | Contributing Resource Takoma Park Historic District | Public Notice: | 01/12/05 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 37/03-05E | Staff: | Tania Tully |
| PROPOSAL: | Tree removal and replacement | RECOMMENDATION: | Approval with Condition |

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- Tree permit is received from Takoma Park

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman Bungalow
DATE: c.1910s

PROPOSAL:

- Remove three trees in the rear yard (Circles 6, 7 & 11)
 - One of the trees is a Leland Cypress that is leaning and poses a hazard
 - The other 2 trees are intertwined (an Elm and a Cherry)
- Replace trees in accordance with Takoma Park Tree Ordinance (Circle 5)

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The applicant has complied with the Takoma Park Tree Ordinance and has received approval for the removal of the trees pending receipt of a HAWP. The Cypress has a shallow root system and poses a threat should it continue to lean or topple in a storm. The Cherry tree is not in great condition and the Elm tree is nearing the age that Dutch Elm disease becomes a concern. The applicant will replace the trees in accordance to Takoma Park regulations.

Replacement trees shall be equal to or superior to the removed trees in terms of species quality, shade potential, and other characteristics. In the case of undesirable trees removed pursuant to Section 12-307(b)(1), the replacement tree shall be of superior species quality. Replacement trees shall be nursery stock trees with a minimum size of 1-½ inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year.

Staff spoke with the Takoma Park Arborist January 11, 2005, who confirmed the status of the trees in question. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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.

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the condition stated on Circle 1;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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PART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
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Terry B Dowd
Signature of owner or authorized agent

12/8/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 368800 Date Filed: 12/22/04 Date Issued: _____

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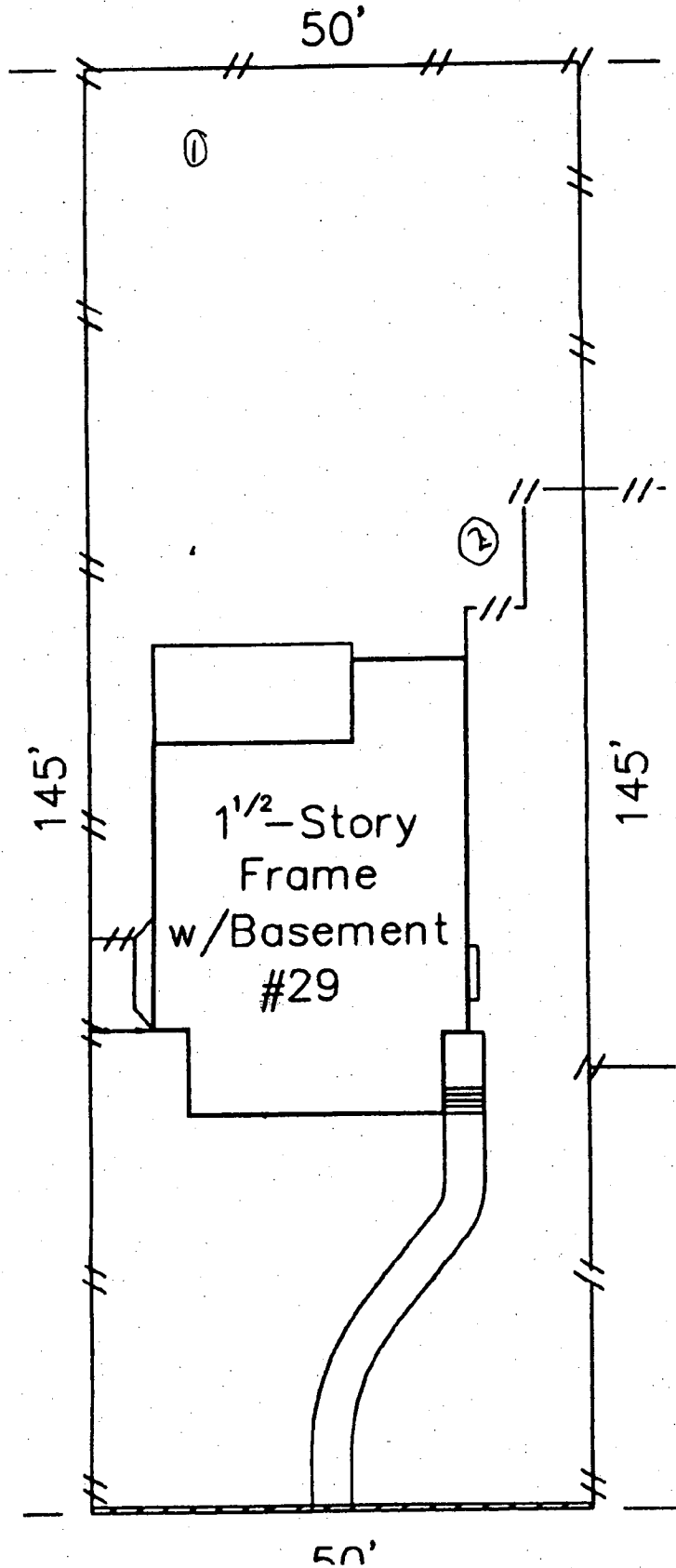
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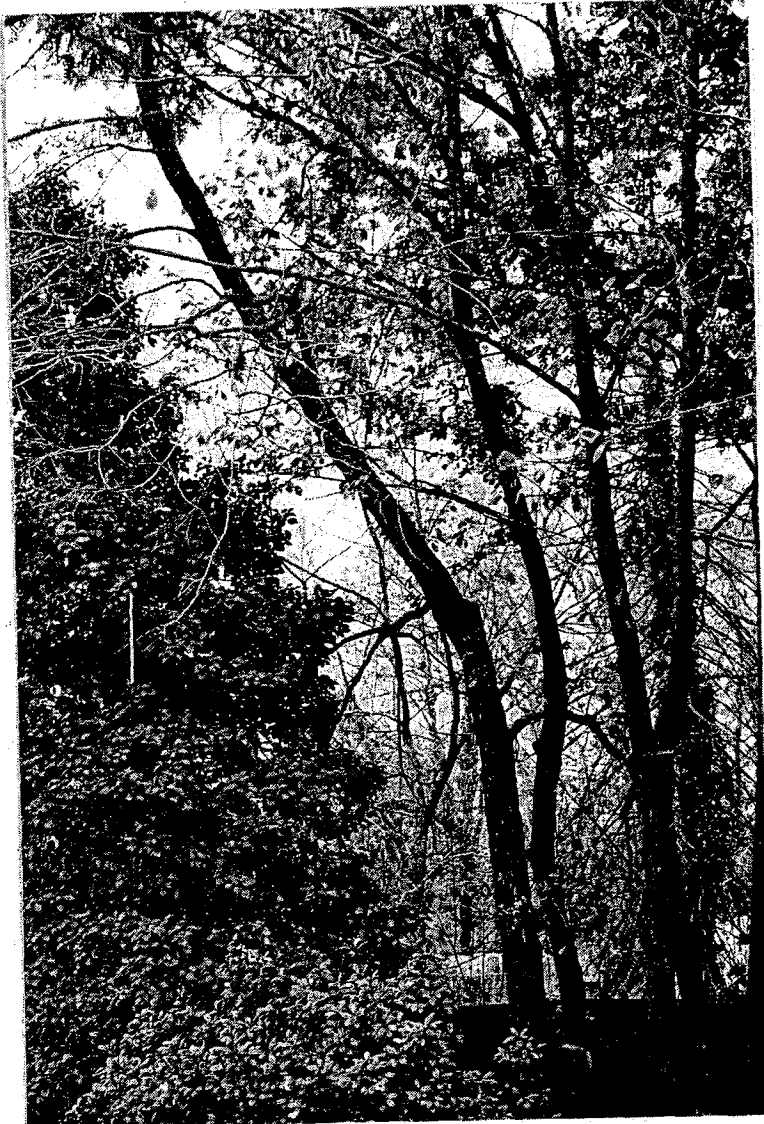
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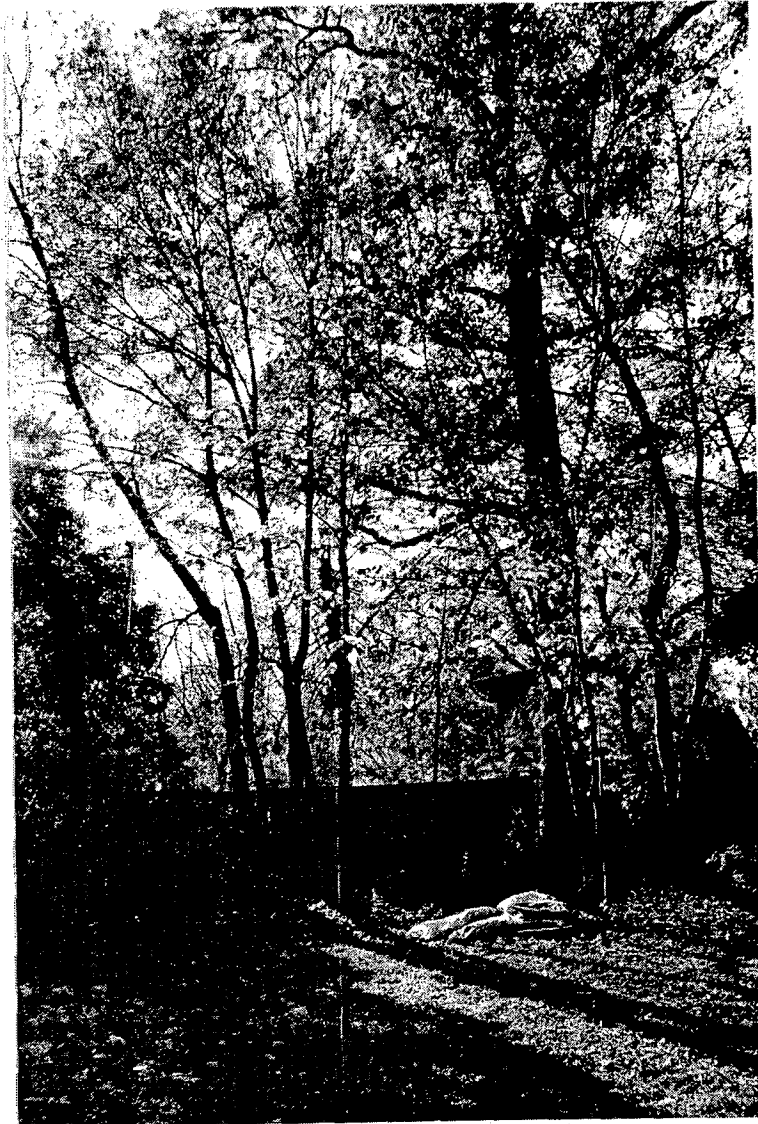
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