

37/03-06D 6912 Westmoreland Ave

Takoma Park Historic District, 37/03

Nov. 15th
City of TP
approval



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 1/26/2006

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #407891, 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 with Conditions** at the 1/25/2006 meeting.

1. The applicant will comply with all conditions set forth by the City of Takoma Park arborist regarding tree removal and replacement.

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

Applicant: Catherine Carr

Address: 6912 Westmoreland Ave., Takoma Park

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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

CEIVED
DPS #1

HISTORIC PRESERVATION COMMISSION DEC 08 2005
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT

Contact Person: CATHERINE CARR
 Daytime Phone No.: 301 405 2085
792 7782 cell
 Tax Account No.: 250 08 9719
 Name of Property Owner: CATHERINE CARR Daytime Phone No.: 301 405 2085
 Address: 6912 WESTMORELAND AVE TAKOMA PARK 20912
Street Number City Street Zip Code
 Contractor: SELF Phone No.: 301 792 7782
 Contractor Registration No.: N/A 270 5258 home
 Agent for Owner: _____ Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 6912 Street: WESTMORELAND AVE
 Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE
 Lot: 45 Block: A Subdivision: P.F. GILBERTS ADDITION TO TAKOMA PK.
 Liber: 3 Folio: plat #224 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 100 to REMOVE TREE
 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: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
 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.

Cecan 3rd Dec 2005
 Signature of owner or authorized agent Date

Approved: ✓ with one condition for Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 1-26-06
 Application/Permit No.: 407891 Date Filed: _____ Date Issued: _____

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6912 Westmoreland Avenue, Takoma Park	Meeting Date:	1/25/2006
Applicant:	Catherine Carr	Report Date:	1/18/2006
Resource:	Contributing Resource	Public Notice:	1/11/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06D	Staff:	Anne Fothergill
PROPOSAL:	Tree removal		

RECOMMENDATION: Approve with Condition

STAFF RECOMMENDATION

Staff is recommending approval with the following condition:

- The applicant will comply with all conditions set forth by the City of Takoma Park arborist regarding tree removal and replacement.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Craftsman Bungalow
DATE: c. 1923

PROPOSAL

The applicants propose removal of a divided trunk crab apple tree (each trunk about 6-7" diameter) next to their house. The tree removal has been reviewed and approved by the City of Takoma Park arborist and the applicants have agreed to plant one or more new trees as part of the tree replacement plan.

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

**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:

SMALL CRAB APPLE TREE TO RIGHT OF
EXISTING DWELLING, # HISTORIC SIGNIFICANCE
IS LOW.

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

REMOVE TREE TO ALLOW ACCESS FOR
APPROVED CONSTRUCTION (APPROVED SEPT 28TH 2005).
A NEW TREE(S) WILL BE PLANTED AFTER
CONSTRUCTION (PERMIT # 396328)

2. 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.

3. PLANS AND ELEVATIONS N/A

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 N/A

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 ✓

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS ✓

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



**Crabapple tree on the rhs
above needs to be removed to
allow for construction
traffic**

**Tree shown from the street
and marked with red
arrow.**

Closer view shown rhs →



7. Addresses of adjacent property owners

6910 Westmoreland Clarke, Marianne
6910 Westmoreland Redman, John

6912 Westmoreland Carr, Catherine

6913 Westmoreland Rassman, Franz
6913 Westmoreland Taylor, Meg

6914 Westmoreland Fowler, Becky
6914 Westmoreland Marques, Andy

All have the zip 20912

Tree survey on December 2nd 2005

Size:

Tree to be removed is a crab apple. It has a divided trunk 4 feet above the ground, and each trunk is about 6-7" in diameter.

Location: It is located 4 feet from the house wall on the southwest side, and about 40 feet from Westmoreland Ave. The location is marked in green on the enclosed plat.

Species:

Tree to be removed is a crab apple, *Malus sylvestris*. It appears to be more than 20 years old.