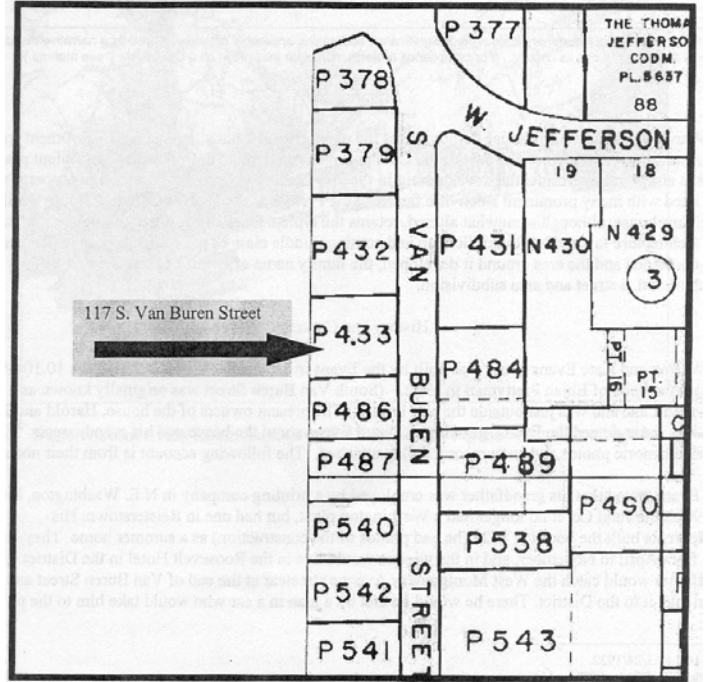


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**September 18, 2003
MEETING NO. 10-03**

APPLICATION: HDC03-0258
DATE FILED: August 12, 2003
**APPLICANT/
OWNER:** Harold W. Pskowski
117 S. Van Buren Street
Rockville, MD 20850



PROPERTY DESCRIPTION:

The subject property faces east on a quiet tree-shaded residential block between Jefferson Street and Maryland Avenue. The large one and one-half story irregularly massed bungalow was built in 1922. The house originally fronted onto Great Falls Road. The yard has many mature trees.

PREVIOUS ACTIONS AT THIS ADDRESS:

MAP02-00076 Add historic district overlay zone, 9/25/02
PMB2000-02781 Replace sewer connection, 3/14/00

REQUEST: The Applicant requests a Certificate of Approval to remove a mature box elder located at the northwest corner of the garage. The 24" DBH tree overhangs the house and garage and the applicant is concerned that it is a potential hazard to both structures.





1. *Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The Waring and Kate Evans house demonstrates the expansion of Rockville and its development from an agricultural service center and seat of County government into a desirable and convenient place to live that attracted new residential development in the 20th century. During its history, the property was associated with many prominent Rockville families, including the Prettymans, Evans, McCabes and Bouics. The Evans family name became the name of a neighborhood and street after the original ten-acre lot was subdivided. The Evans house has been somewhat altered but it retains the typical mass and features of popular craftsman-style architecture favored by Rockville's up-and-coming middle class of the 1920s.

2. *The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

N/A

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

N/A

September 18, 2003

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends that the HDC approve removal the box elder as the City Forester has determined that the tree is in decline and is past its useful life. The tree should be replaced with the following, per the City Forester's recommendation:

1. Three 2.5- inch caliper shade trees, or
2. Three 7- to 8-foot tall evergreens, or
3. A combination of shade and flowering trees, with two flowering trees planted for every evergreen or shade tree they replace (i.e. two shade trees and two flowering trees in place of three shade trees).