

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7325 Takoma Avenue, Takoma Park	Meeting Date:	11/14/2018
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	11/7/2018
Applicant:	Judith Colwell	Public Notice:	10/31/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18VVV	Staff:	Michael Kyne
PROPOSAL:	Tree removal		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

1. The applicants will adhere to the terms of the City's tree replacement agreement.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square
DATE: 1922

PROPOSAL:

The applicant is proposing to remove one 36" dbh tulip poplar tree from the rear of the property. The subject property is moderately forested, and the proposal will not alter the character of the property or surrounding streetscape.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they

propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@mncppc-mc.org to schedule a follow-up site visit.

856245



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: judykogod@gmail.com Contact Person: Judy Colwell
Daytime Phone No.: 301-325-4388
Tax Account No.: 161301059363
Name of Property Owner: JUDITH KOGOD Colwell Daytime Phone No.: "
Address: 7325 Takoma Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Chapingo Tree Care Specialists Phone No.: 301 646-2516
Contractor Registration No.: #1622
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7325 Takoma Ave. Street: Takoma Avenue
Town/City: Takoma Park Nearest Cross Street: Buffalo Ave
Lot: P5 Block: 76 Subdivision: Takoma Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: TREE REMOVAL

1B. Construction cost estimate: \$ 5,760

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

Judy Colwell
Signature of owner or authorized agent

10/23/18
Date

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

**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:

Removal of large Tulip Poplar tree
that is leaning over neighbor's house.
City of TP has granted preliminary
permit approval.

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

Tree located at rear center of
my property. Tree removal will be
done manually due to limited access for
machinery and equipment

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**

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**

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.

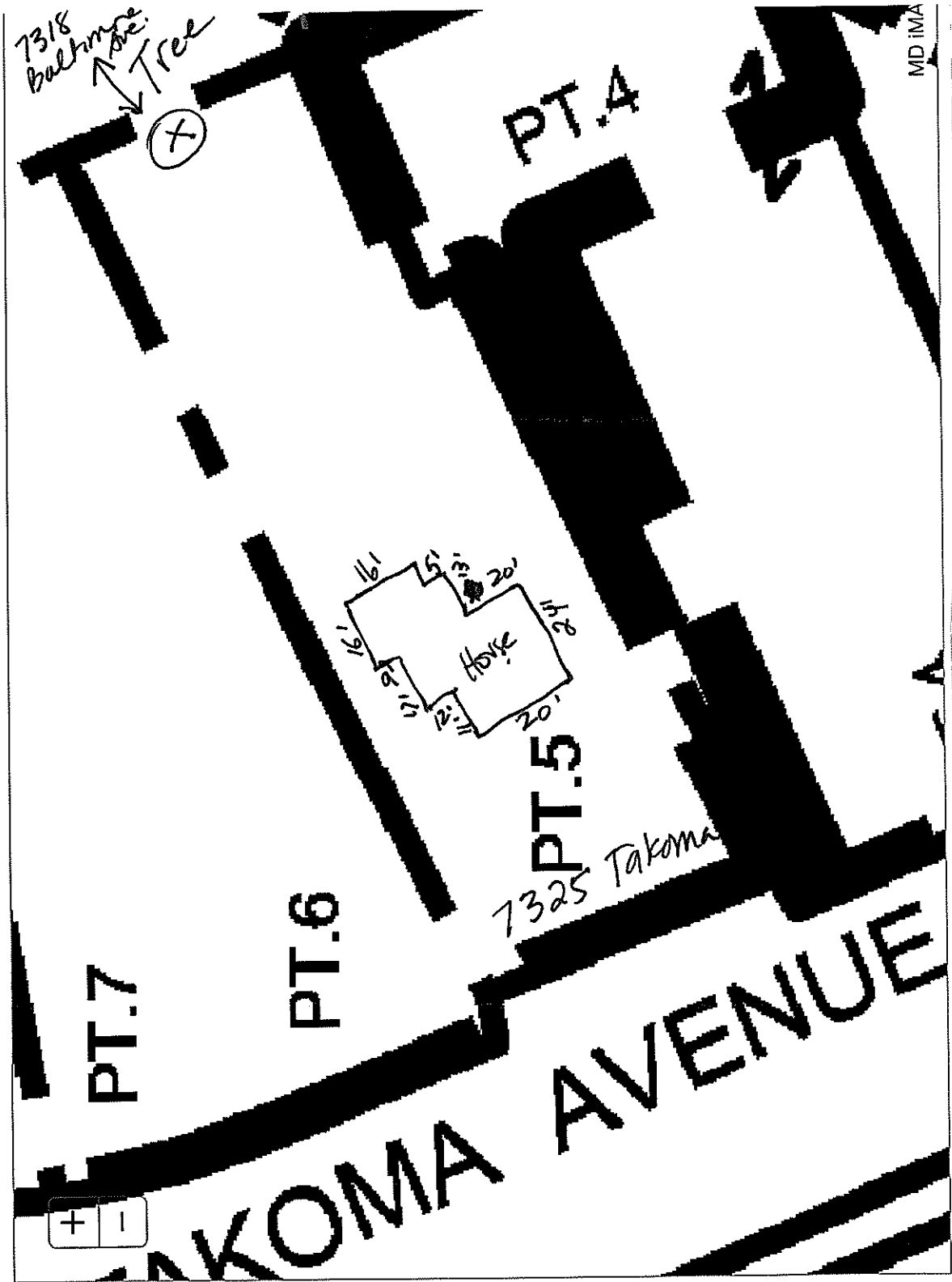
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address 1325 Takoma Ave Takoma Park Md. 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Walter Penney 7318 Baltimore Ave. Takoma Park Md. 20912	Tree leaning over his house.
↗ 7323 Takoma Ave. ↘ Drew Spalding Takoma Park Md 20912	
Pierre Donahue 7327 Takoma Ave Takoma Park Md. 20912	

Site PI

District: 13 Account Number: 01059363



Shade portion to indicate North

Applicant: Judith K. Colwell
7325 Takoma Ave.

Existing Property Condition Photographs (duplicate as needed)



Applicant: Judith K. Colwell
7325 Takoma Ave



CHAPINGO TREE CARE SPECIALISTS
Licensed & Insured

No. 13005

22930 Old Hundred Road, Dickerson, MD 20842
(301) 646-2516 • (240) 575-9649
Fax: (240) 575-9943
ChapingoTreeCare.com



MD Tree Expert License #1622
ISA Certified Arborist 4366-A

Client: <i>Judy Kogal</i>	Attention:	Home Phone:
Address: <i>7325 Takoma Ave</i>	Proposal Date: <i>10/23/2018</i>	Cell Phone: <i>301 325 4388</i>
City, State, Zip: <i>Takoma Park MD</i>	Arborist: <i>Jose Alvarez</i>	Fax:
Job Site:	Email Address:	

ITEM	WORK DESCRIPTION	PRICE
<i>Tulip</i>	<i>tree 36" of diameter located behind Bambo area. The tree leans heavily over the neighbors house and removal of it is highly recommended. Regarding to the limitations of access for equipment to the tree area, all the process of the tree removal will be done manually. Safely take the tree down and carefully haul away all the resulting debris.</i>	
<i>Note:</i>	<i>Work Requirements: Full access for crew to the neighbor property and to get to the roof of the house. Cost: 2 Days / 4 man crew Wood Hauling</i>	<i>5760⁰⁰ 700</i>

Notes: <i>Jelle 10/23/18</i>	Tax (if Applicable)	\$
	TOTAL	\$

% Deposit Required Upon Acceptance Deposit Amount: \$ _____ Check No. _____ Enclosed:

Working terms and conditions are listed on the reverse. Our workers are fully covered by Worker's Compensation Insurance. Our company is insured for personal injury and property damage liability.

[Signature]

NOTE: This proposal may be withdrawn if not accepted within **9** days