

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7200 Maple Ave., Takoma Park	Meeting Date:	01/25/17
Applicant:	Ben Bederson & Allison Druin	Report Date:	01/18/17
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	1/11/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17F	Staff:	Dan Bruechert
PROPOSAL:	Tree Removal		

STAFF RECOMMENDATION

Staff recommends HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

The subject property is an Outstanding Resource to the Takoma Park Historic District. Though the house has a Maple Ave. address, the primary façade fronts Tulip Ave. The core of the house is a clapboard-sided, two-story, bungalow with a side-gable roof with brackets supporting the roof eaves. There is an enclosed second-story sleeping porch supported by wooden stilts on the left side of the house and a first-floor sunporch on the right side. The principle façade is seven bays wide with a pair of tripled nine-over-one sash windows to either side of the central door. The small gable-roof front porch is supported by wooden columns and craftsman elements. The large enclosed lot to the east (left of the façade) has two large trees within the wooden privacy fence, and a number of less-mature trees.

PROPOSAL

The proposal calls for the removal of one tree (21" d.b.h. silver maple), located in the southwest corner of the fenced-in yard, due to its unhealthy condition.

The City of Takoma Park has granted preliminary approval for this proposal provided the applicant plant four replacement trees or make a contribution to the City's tree fund.

APPLICABLE GUIDELINES***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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:

(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

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

Takoma Park Historic District Design Guidelines

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

STAFF DISCUSSION

The current proposal calls for the removal of an unhealthy tree from within the fenced in yard at 7200 Maple Ave., Takoma Park. While there is not an arborist's report included in the HAWP application, Staff feels the photos effectively demonstrate that the much of the bark has fallen off of the trunk near the ground and that there are numerous dead branches on the tree. Staff concurs with the applicants' assessment that the tree is unhealthy and may become a safety hazard if has not already become one (Chapter 24A-8(b)(4)).

Staff does not believe that the proposed change to remove this tree would have more than a negligible impact on this resource or the surrounding district. There are an additional ten trees on the site that add to the significant tree coverage and respect the environmental setting found throughout Takoma Park Historic District (28A-8(b)(2) and *Takoma Park Historic District Guidelines*). While the loss of this tree may create a hole in the tree canopy, there are several other extant trees that, in time, will fill in the gap.

STAFF RECOMMENDATIONS

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

And with the Takoma Park Historic District Design Guidelines,

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.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: bederson@gmail.com Contact Person: Ben Bederson
Daytime Phone No.: 301-405-3394
Tax Account No.: _____
Name of Property Owner: Ben Bederson & Allison Drimo Daytime Phone No.: same
Address: 7200 Maple Ave. Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: Galadrim: The Tree People Phone No.: 240-508-6177
Contractor Registration No.: 004
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7200 Street: Maple Ave.
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 1 Block: 5 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: \$ 2,000

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.

[Signature] 12/17/16
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

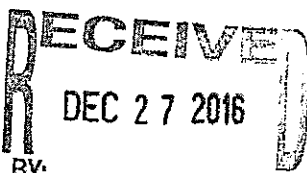
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

784845

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**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:

Remove tree in back yard that is sick. The bark is completely gone from over 3/4 of the circumference of the tree and there are numerous dead branches over the house. The city of Takoma Park has granted preliminary approval to remove the tree.

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

The tree is a 21" d.b.h. Silver Maple inside a 7' (foot) fence in the back yard. The tree will be removed.

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**

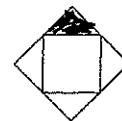
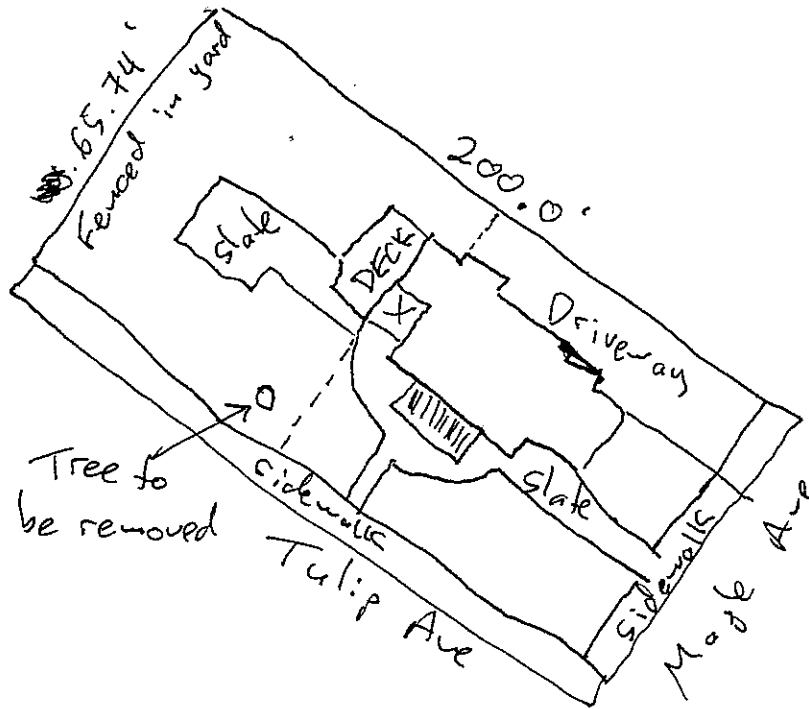
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

Site Plan



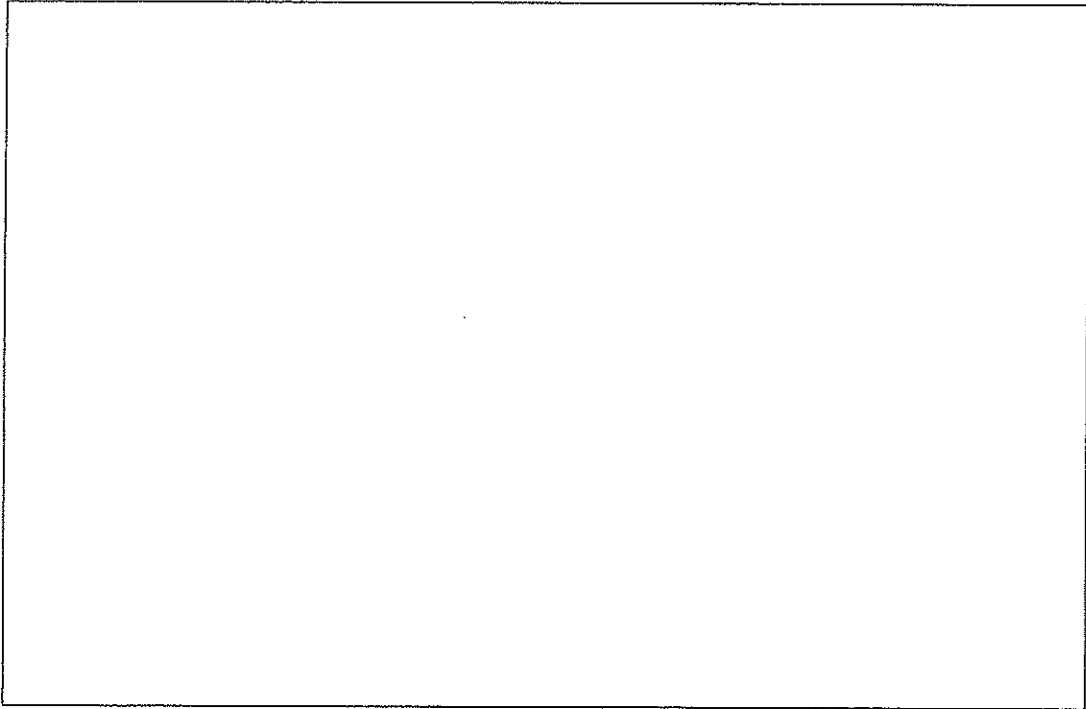
Shade portion to indicate North

Applicant: Ben Bederson

Existing Property Condition Photographs (duplicate as needed)



Detail: Tree to be removed - note bark stripped around tree below red ribbon



Detail: _____

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

Owner's mailing address	Owner's Agent's mailing address
Ben Bederson 7200 Maple Ave. Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Julia Sweig & Reed Thompson 7202 Maple Ave. Takoma Park, MD 20912	Robin Brood & John Cavanaugh 214 Tulip Ave. Takoma Park, MD 20912

City Of Takoma Park
Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.takomaparkmd.gov

October 19, 2016

Ben Bederson & Allison Druin
7200 Maple Avenue
Takoma Park, MD 20912

Re: Same

Dear Ben Bederson & Allison Druin,

The City of Takoma Park has granted preliminary permit approval for you to remove the 21" d.b.h. Silver Maple on the left side of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 10/19/16 and ending 11/03/16 for public comment. **You will be granted a permit to remove the tree(s) pending the City's receipt of your signed agreement to adhere to the City's tree replacement requirements, AND a HISTORIC AREA WORK PERMIT.** The replacement agreement is enclosed, the terms of which require you to replant FOUR 1 1/2inch caliper category 3 deciduous tree(s), or make a contribution of \$700.00 to the City's tree fund.

Please contact me at 301-891-7612 if you have any questions.

Sincerely,

Ian Chamberlain
City Construction Manager

Enclosure