

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7216 Spruce Ave., Takoma Park	Meeting Date:	6/14/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/7/2017
Applicant:	Maiko and Casey Callister	Public Notice:	5/31/2017
Review:	HA WP	Tax Credit:	N/A
Case Number:	37/03-17JJ	Staff:	Michael Kyne
PROPOSAL:	Tree removal		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

1. The applicant will adhere to the terms of the City's tree replacement agreement, as outlined on Circle 7.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-25

PROPOSAL:

The applicant is proposing to remove one (1) 10" dbh tulip poplar tree from the rear/right side of the subject property.

APPLICABLE GUIDELINES:

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 conditions** 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: MaikoCallister@hotmail.com Contact Person: Maiko Callister
 Tax Account No.: _____ Daytime Phone No.: 202-316-3260
 Name of Property Owner: Maiko & Casey Callister Daytime Phone No.: 202-316-3260
 Address: 7216 Spruce Ave. Takoma Park, MD 20912
Street Number City State Zip Code
 Contractor: Adirondack Tree Experts Phone No.: 301-595-2827
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: _____
 Town/City: _____ Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. 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 checked="" type="checkbox"/> <i>Remove</i>
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 checked="" type="checkbox"/> Other: <u>Tree</u> | | | | |

1B. Construction cost estimate: \$ _____
 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.

Maiko Callister _____ 4/27/17 _____
Signature of owner or authorized agent Date

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

798184

**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:

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

Remove a tree

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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**

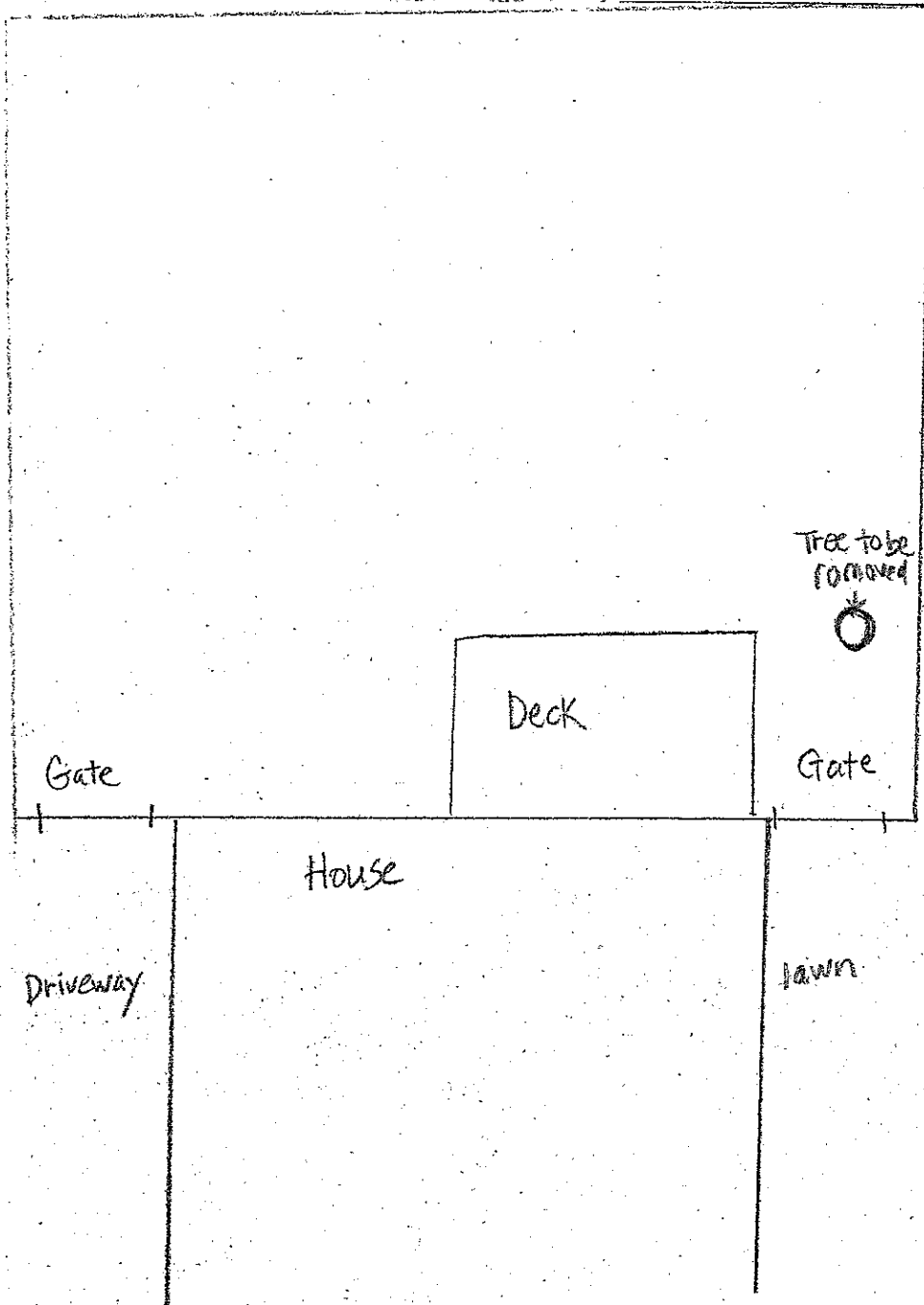
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

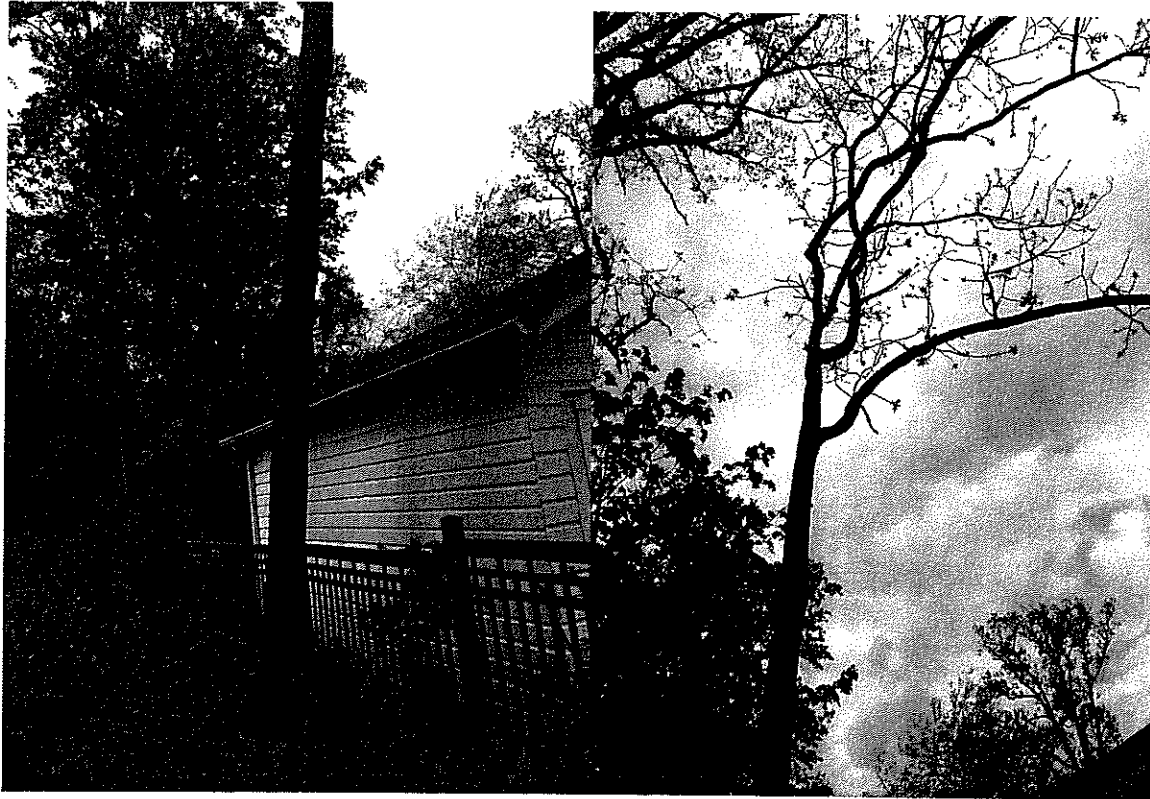
Application for HAWK - Site plan for tree removal
Maiko & Casey Callister



Maiko and Casey Callister
7216 Spruce Ave.
Takoma Park, MD 20912
202-316-3260

HAWP application for tree removal

Photos of the tree to be removed:



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

March 18, 2016

Casey Callister
7216 Spruce Avenue
Takoma Park, MD 20912

Re: Same as listed

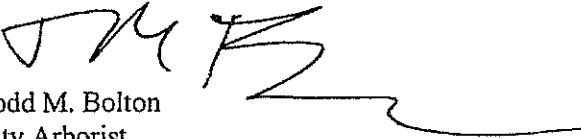
Dear Casey Callister,

The City of Takoma Park has granted preliminary permit approval for you to remove the 10" d.b.h. Tulip Poplar from the right rear of the above property.

Preliminary approval means that the City will post your property for a 15 day period beginning 03/14/16 and ending 03/29/16 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.** The replacement agreement is enclosed, the terms of which require you to replant ONE 1 ½ inch caliper category 4 tree(s), or make a contribution of \$175.00 to the City's tree fund.

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

Sincerely,


Todd M. Bolton
City Arborist

Enclosure

PROPOSAL

TREE SERVICES, INC. T/A

ADIRONDACK TREE EXPERTS



MD. LICENSED TREE EXPERTS #769 & #093, #1204, #1205, #1206, #1207, #1208, #1209, #1210, #1229, #1230, #1262, #1359, #1360

11304 Rhode Island Avenue, Beltsville, MD 20705

(301) 595-2827 Fax (301) 595-5420

www.AdirondackTreeExperts.com



Proposal Submitted To:

Service@AdirondackTreeExperts.com

Name: CASEY CALLISTER
Address: 7216 SPRUCE AVE
City/State/Zip: TAKOMA PARK, MD 20912
Phone: 202.341.0183

Date/Time of Estimate: 3/14/2016
Email Address: CASEY@THINKCASEY.COM
Phone (W):

We hereby propose to furnish the labor and equipment necessary for the completion of:

RIGHT REAR REMOVE WALNUT TREE MARKED WITH RED PIN HAUL WOOD AND BRUSH CUT STUMP TO THE LOWEST POSSIBLE LEVEL
NOTE THE STUMP SHOULD NOT BE GROUND IT IS TO CLOSE TO THE LARGE OAK TREE

A TAKOMA PARK TREE REMOVAL PERMIT IS NEEDED

PLEASE NO CARS ALONG THE STREET ACROSS FROM HOME OR NEIGHBORS DRIVEWAY AT RIGHT WE WILL NEED WRITTEN PERMISSION FROM PROPERTY OWNER AT RIGHT TO ACCESS DRIVEWAY NO EQUIPMENT WILL ENTER DRIVEWAY

Residents of the District of Columbia please add sales tax of 5.75% to the total price and a permit application fee for DC No Parking signs if needed.

Removal of stump grindings: For an additional charge of \$_____ we hereby propose to remove the grindings that resulted from grinding the stump(s). A portion of the grindings will be left in the hole at level so as to help eliminate the possibility of a trip hazard.

All work shall be performed as outlined above and completed in a substantial workmanlike manner, and in accordance with ANSI A300 Standards unless otherwise stated for the sum of

Three thousand five hundred Dollars (\$350.00)

with payments to be made as follows: 10% Deposit (20% Deposit on Crane Work.) Balance due upon completion to the crew foreman.



Respectfully submitted

Casey Callister

Any alteration or deviation from above specifications, will be excused only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Title

Lic. No#

Tree Services, Inc. T/A Adirondack Tree Experts

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

I have the authority to contract for the work described above.

The above prices, specifications and conditions are satisfactory and hereby accepted. Adirondack is authorized to do the work as specified. Deposits are not refundable. At the sole discretion of Adirondack, scheduled work may be postponed due to factors beyond our control such as weather. Unless otherwise indicated, payment in full is due upon completion and Adirondack may charge the balance to any credit card(s) that I have provided. Interest will accrue on any unpaid balance at the rate of 1 1/2 % per month from the date of completion until paid in full. The customer agrees to pay all costs of collection including reasonable attorney's fees. If the proposal calls for the use of the customer's driveway, the customer hereby grants permission to use the same with the understanding that there are risks of damage. Disturbance of the customer's lawn is usual and customary. Adirondack will take all reasonable precautions to prevent damage. All claims for damage to the lawn and/or driveway are expressly waived. The customer will inform Adirondack of all underground septic or sprinkler systems and other sub-surface pipes, drains, etc. and mark the lawn to indicate to the crew the location of the same. This proposal and the terms and conditions on the reverse contain the final and entire Agreement between the parties hereto, and they shall not be bound by any terms, conditions or representations not herein written. My signature below indicates my acceptance of these terms as well as those on the reverse of this proposal. I acknowledge that I have read and understood the scope of work described herein. A facsimile of my signature shall be accepted as original.

Date: _____

Signature: _____