

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|--------------|
| Address: | 7127 Willow Ave., Takoma Park | Meeting Date: | 6/14/2017 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 6/7/2017 |
| Applicant: | Nancy Flickinger | Public Notice: | 5/31/2017 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 37/03-1700 | 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 11.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow-Spanish Colonial
DATE: c, 1910s

PROPOSAL:

The applicant is proposing to remove one (1) 11" dbh red mulberry tree from the front/right side of the subject property and one (1) 8" dbh Norway maple tree from the rear/left side of the subject property. The removal of the 26" dbh silver maple tree at the rear/right side of the subject property is not included in this proposal, because the applicant is no longer proposing to remove the tree.

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: nancy.flickinger@gmail.com Contact Person: Nancy Flickinger
 Tax Account No.: N/A Daytime Phone No: (W) 202-514-5258
 Name of Property Owner: same Cell: (301) 257-8283
 Address: 7127 Willow Ave., Takoma Park, MD 20912
Street Number City State Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: N/A Daytime Phone No.: _____

CREATING THE PERMITTING RECORD
 House Number: 7127 Street: Willow Ave.
 Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
 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"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> 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"/> Reversible | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>tree removal</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 EXTENSION/ALTERATION

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 OR 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.

Nancy Flickinger 5/15/2017
Signature of owner or authorized agent 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:

In a residential neighborhood on a street with 1920 bungalows, we want to remove 2 trees. One is a mulberry ~~tree~~ near our driveway that is starting to decay. Another is on the opposite side of our lot. It is an invasive species.

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

There are many other mature trees on our property and the effect of this removal will be to improve the landscaping & remove an invasive species. We will hypothetically remove 3 other trees as per our agreement with Takoma Park.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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, where 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 N/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.
- 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 N/A

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

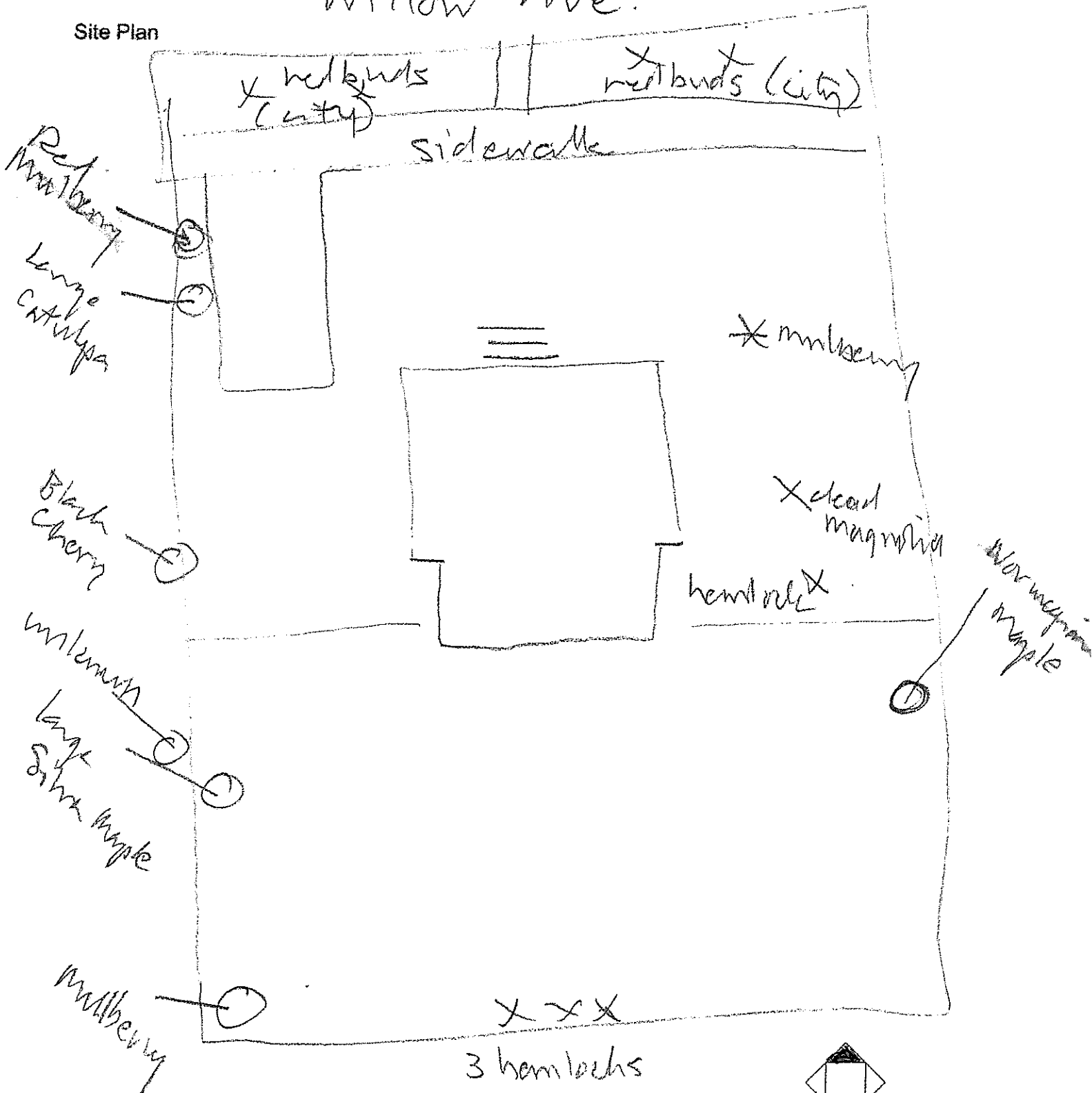
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

N

Willow Ave.

Site Plan



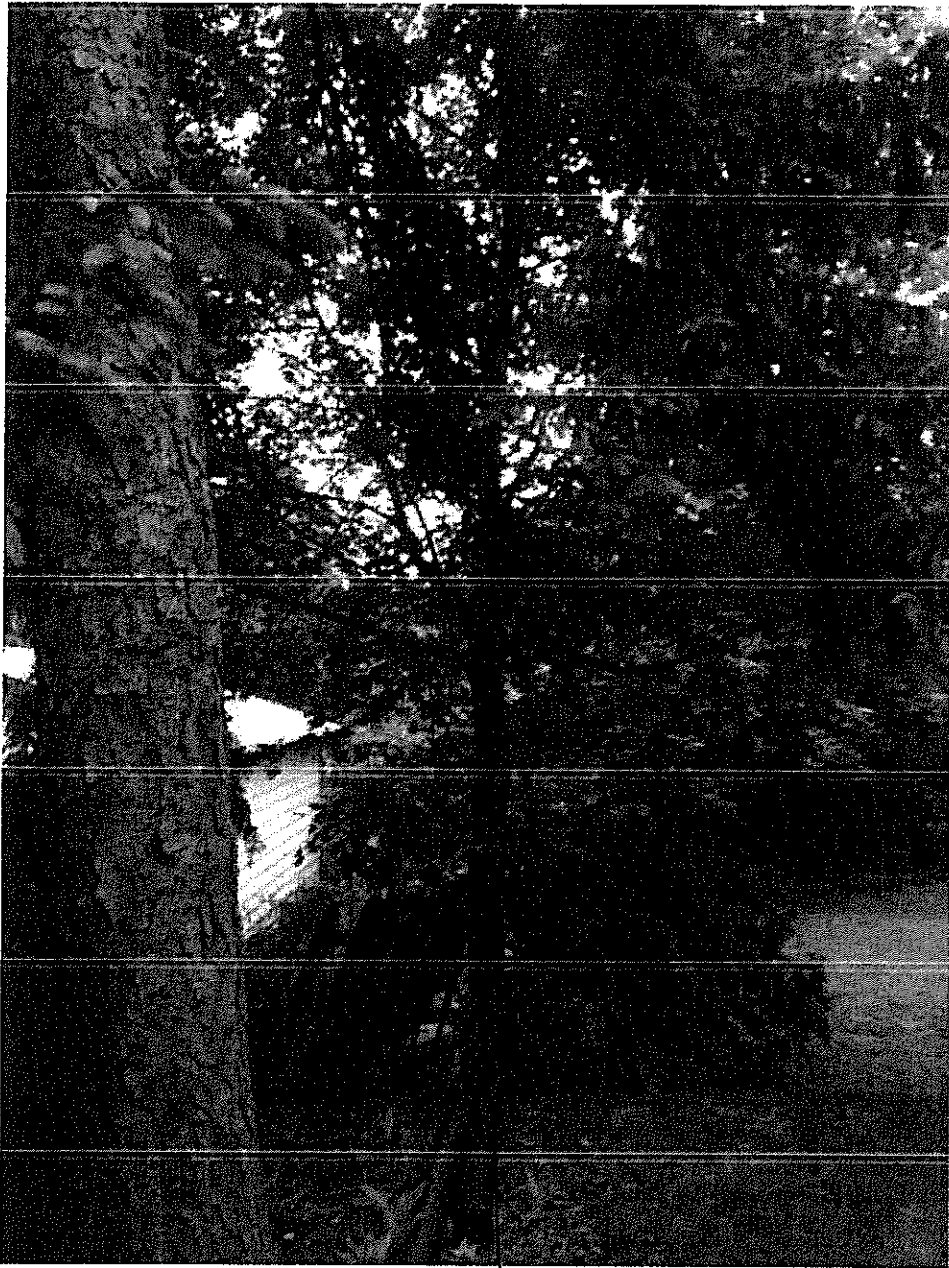
South

Shade portion to indicate North

Applicant: Nancy Ehringer

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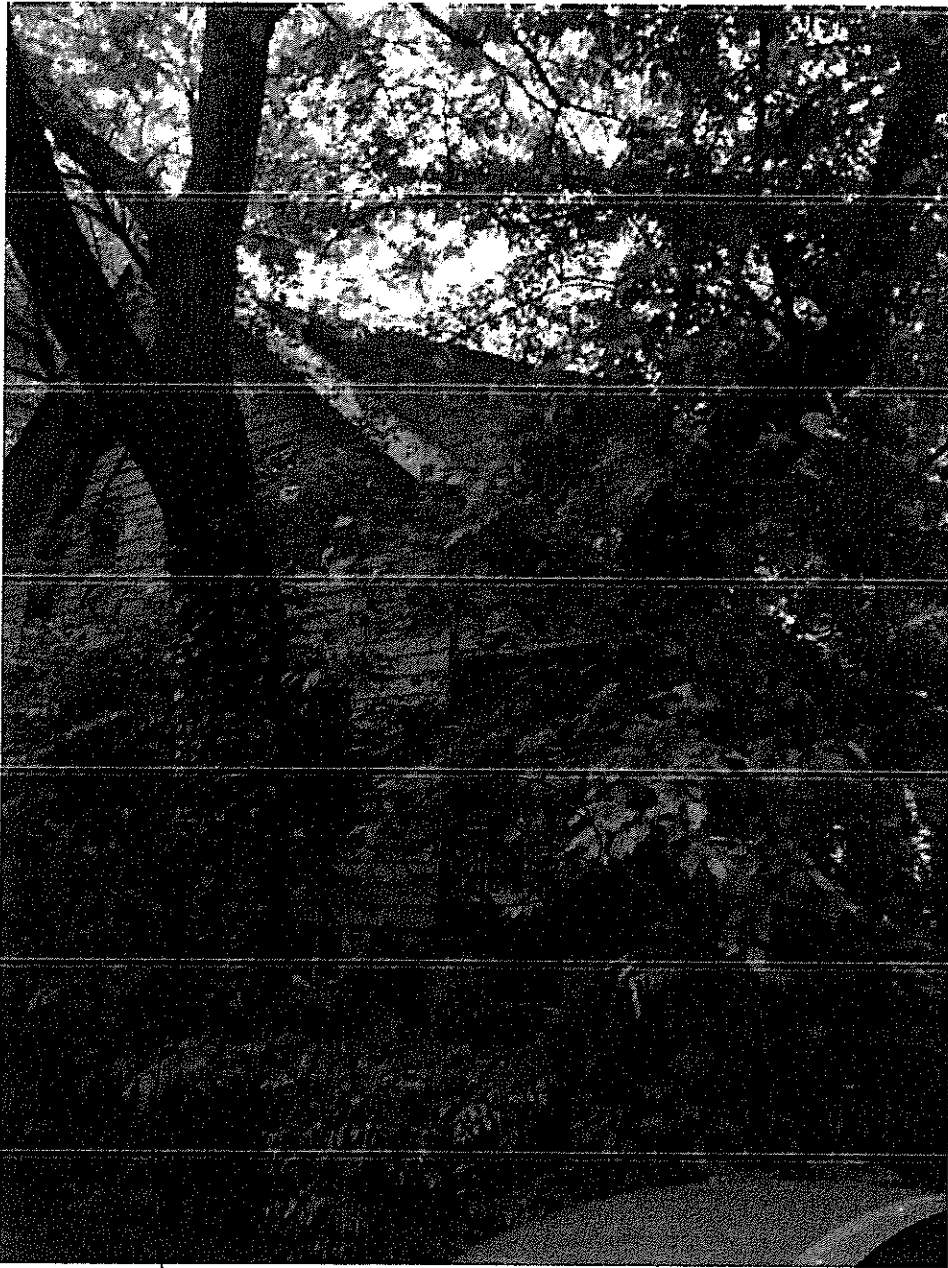
(5)



maple



mulberry



Mulberry

Catwapa
wī stony

7127 Willow Avenue
Takoma Park, MD 20912
May 15, 2017

Kevin Manarolla
Senior Administrative Specialist
Historic Preservation Section, M-NCPPC
8787 Georgia Avenue
Silver Spring, Md 20910

Via email: Kevin.Manarolla@montgomeryplanning.org

Re: HPC Permit for tree removal

Dear Sir:

As per our conversation on Friday, I am emailing to you scanned copies of a historic area work permit and photos of the trees that we would like to remove (the red mulberry and the Norwegian Maple). Also enclosed is a letter from the City of Takoma Park indicating that we can remove the two trees, subject to our agreement to replant three trees, and a signed copy of our replanting agreement with my cover letter to the Ian Chamberlain at the City's Public Works Department. We have already completed the public comment period and there were no comments. I think that the City may need to issue the final permit after they receive this agreement.

You already authorized us to remove another tree, the dead magnolia, by letter of March 9, 2017.

Please let me know if you need any other materials or information from us, apart from the final permit from Takoma Park. We have arranged for a tree removal company to come in the second half of June so I hope to complete our application by the May 24, 2017 deadline.

Best Regards,


Nancy Flickinger

7127 Willow Avenue
Takoma Park, MD 20912
May 15, 2017

Ian Chamberlain
Department of Public Works
City of Takoma Park
31 Oswego Avenue
Silver Spring, Maryland 20910

Re: Tree Replacement Agreement

Dear Mr. ^{Ian} Chamberlain:

Attached please find the signed tree replacement agreement. We are not removing the large Silver Maple since every arborist to look at it thinks it still has at least a few years of useful life. We do intend to remove the Norwegian Maple (1 replant) and Red Mulberry near the driveway (2 replants) for a total of three replants. I just marked the change on the attached agreement.

I also am applying for the Historic Area Work Permit for these two trees. The deadline to submit applications for the next HPC meeting is May 24, 2017. If you are able to notify them before then that our tree removal application is complete, that would be greatly appreciated.

Best regards,


Nancy Flickinger

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 7, 2017

Nancy Flickinger and Jim Witkin
7127 Willow Avenue
Takoma Park, MD 20912

Re: Same

Dear Nancy Flickinger and Jim Witkin,

The City of Takoma Park has granted preliminary permit approval for you to remove the 11" d.b.h. Red Mulberry tree (2 replants) from the right front, the 26" d.b.h. Silver Maple tree (3 replants) from the right rear, and the 8" d.b.h. Norway Maple tree (1 replant) from the left rear of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 02/28/17 and ending 03/15/17 for public comment. Given the damage to the root plate of both trees you will be granted a removal permit upon meeting the following requirements. **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 SIX 1 ½ inch caliper category 4 tree(s), or make a contribution of \$1,050.00 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

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 7, 2017

Nancy Flickinger and Jim Witkin
7127 Willow Avenue
Takoma Park, MD 20912

Re: Same

Dear Nancy Flickinger and Jim Witkin,

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Section 12.12.100 of the City Code. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. **Tree(s) must be planted within six (6) months of the date this agreement is signed.** The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

three
SIX of 1 1/2 inch caliper trees:
Category 4

OR

Tree Fund Payment of: \$1,050.00

(Make check payable to City of Takoma Park
and return with this letter.)

Nancy Flickinger 5/15/2017
Signature Date

Signature

Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15-day posting period and receipt of this signed tree planting agreement or payment of replacement tree cost. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 31 Oswego Avenue, Silver Spring, MD 20910.

Sincerely,

Ian Chamberlain

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

| | |
|--|--|
| <p>Owner's mailing address</p> <p align="center">N. Flickinger 7127 Willow Ave. Takoma Park, MD 20912</p> | <p>Owner's Agent's mailing address</p> <p align="center">N/A.</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>Mike Tidwell 7125 Willow Ave. Takoma Park, MD. 20912</p> | <p>Scott & Michelle Greenberger 7128 Willow Ave. Takoma Park, MD. 20912</p> |
| <p>Lyn & Lisetta Meyers 7129 Willow Ave. Takoma Park, MD. 20912</p> | |
| | |