

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	44 Columbia Ave., Takoma Park	Meeting Date:	11/15/17
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/8/17
Review:	HAWP	Public Notice:	11/1/17
Case Number:	37/03-17YYY	Tax Credit:	None
Applicant:	Roland Weiss	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
 STYLE: Bungalow
 DATE: c.1926

PROPOSAL:

The applicant is proposing to remove a single ash tree, twenty inches diameter breast height (20” d.b.h.) at the rear property boarder. As this tree is at the rear of the property, its removal will not significantly impact the character of house or the surrounding district. The City of Takoma Park offered the applicant the option of planting two trees on the property or a payment into the city’s tree fund. The applicant has chosen to pay into the tree fund.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: rgweiss@mac.com Contact Person: ROLAND G WEISS
Daytime Phone No.: 3012708411

Tax Account No.: _____
Name of Property Owner: ROLAND G WEISS Daytime Phone No.: 3012708411
Address: 44 COLUMBIA TAILOMA PARK MD 70912
Street Number City State Zip Code
Contractor: ARBUR CARE Phone No.: 3015706033
Contractor Registration No.: 000469 ARBURIST NUMBER
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 44 COLUMBIA AVE Street
Town/City: TAILOMA PARK Nearest Cross Street: POPLAR
Lot: 14 Block: 19 Subdivision: BEGILBERT
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 Other: TRAIL REMOVAL
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.

[Signature] 10/11/17
Signature of owner or authorized agent Date

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

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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:

TREE REMOVAL ONLY, NO
CONSTRUCTION

THIS ASH TREE IS INFECTED WITH
THE ASH BORER AND WILL DIE.
IF IT FALLS, IT WILL DAMAGE
EXISTING TREES

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

TREE REMOVAL, IN REAR OF
PROPERTY. NO IMPACT ON HISTORIC
RESOURCES. REMOVAL WILL PRESERVE
OTHER TREES

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.

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From: MCP-Historic MCP-Historic@mncppc-mc.org
Subject: RE: Tree Removal
Date: September 27, 2017 at 9:16 AM
To: Roland Weiss rgweiss@mac.com
Cc: Ian Chamberlain IanC@takomaparkmd.gov



Roland,

You will find the information regarding the Historic Area Work Permit process on our website. Because you are proposing a tree only project anywhere the application asks for information regarding your project, like plans and elevations, you can skip that and just supply pictures and a description of the tree project you are proposing. This may require a plat diagram to show where the existing tree(s) that will be affected are located. Please let me know if you have any questions.

MNCPPC-MC

Kevin Manarolla, Historic Preservation Section
301-563-3400 phone

From: Roland Weiss [mailto:rgweiss@mac.com]
Sent: Tuesday, September 26, 2017 4:16 PM
To: MCP-Historic <MCP-Historic@mncppc-mc.org>
Cc: Ian Chamberlain <IanC@takomaparkmd.gov>
Subject: Re: Tree Removal

Hi

Takoma Park has given preliminary approval for removing the tree (see the attached letter). The comment period is over and I have contributed to the tree fund. However, the city won't grant final approval until the HAWP is approved. Will the attached letter be sufficient to demonstrate that Takoma Park has authorized the removal?

I've CC'd Mr. Chamberlain of the Takoma Park Public Works Department if you have any questions about the status of my application to the city.

Thanks

Roland Weiss
44 Columbia Ave
Takoma Park, MD 20912

- > On Sep 7, 2017, at 11:50 AM, MCP-Historic <MCP-Historic@mncppc-mc.org> wrote:
- >
- > Roland,
- >
- > A hand drawn diagram of the area that will be affected and photos to support your drawings. A plat is the best to show where on your property the project will take place.
- >
- > Yes, you will need to demonstrate that The City of Takoma Park has authorized this project because trees have special conditions attached to them in Takoma Park.
- >
- > You will need to contact the Department of Permitting Services with questions regarding other permits that

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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

September 9, 2017

Roland Weiss & Helen Alexander
44 Columbia Avenue
Takoma Park, MD 20912

Re: Same

Dear Roland Weiss & Helen Alexander,

The City of Takoma Park has granted preliminary permit approval for you to remove the 20" d.b.h. Ash tree from the rear right of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 09/01/17 and ending 09/16/17 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. Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT.** To apply for a HAWP, contact Montgomery County Department of Permitting Services at 240-777-3400 or online at:
<http://permittingservices.montgomerycountymd.gov/dps/building/HistoricAreaWorkPermit.aspx>.

Please submit both the signed replanting agreement and a copy of your HAWP to Takoma Park Public Works, in order to be issued a tree removal permit.

The replacement agreement is enclosed, the terms of which require you to replant TWO 1 ½ inch caliper category 3 deciduous tree(s), or make a contribution of \$350.00 to the City's tree fund.

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

Sincerely,

Jan van Zutphen
Urban Forest Manager

Enclosure

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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
414 COLUMBIA AVE TAKOMA PARK MD 20912	N/A
Adjacent and confronting Property Owners mailing addresses	
JOAN MEIER JERRY SILVERMAN 42 COLUMBIA AVE TAKOMA PARK MD 20912	

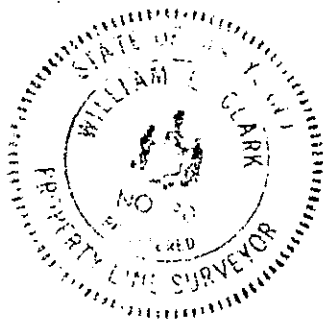
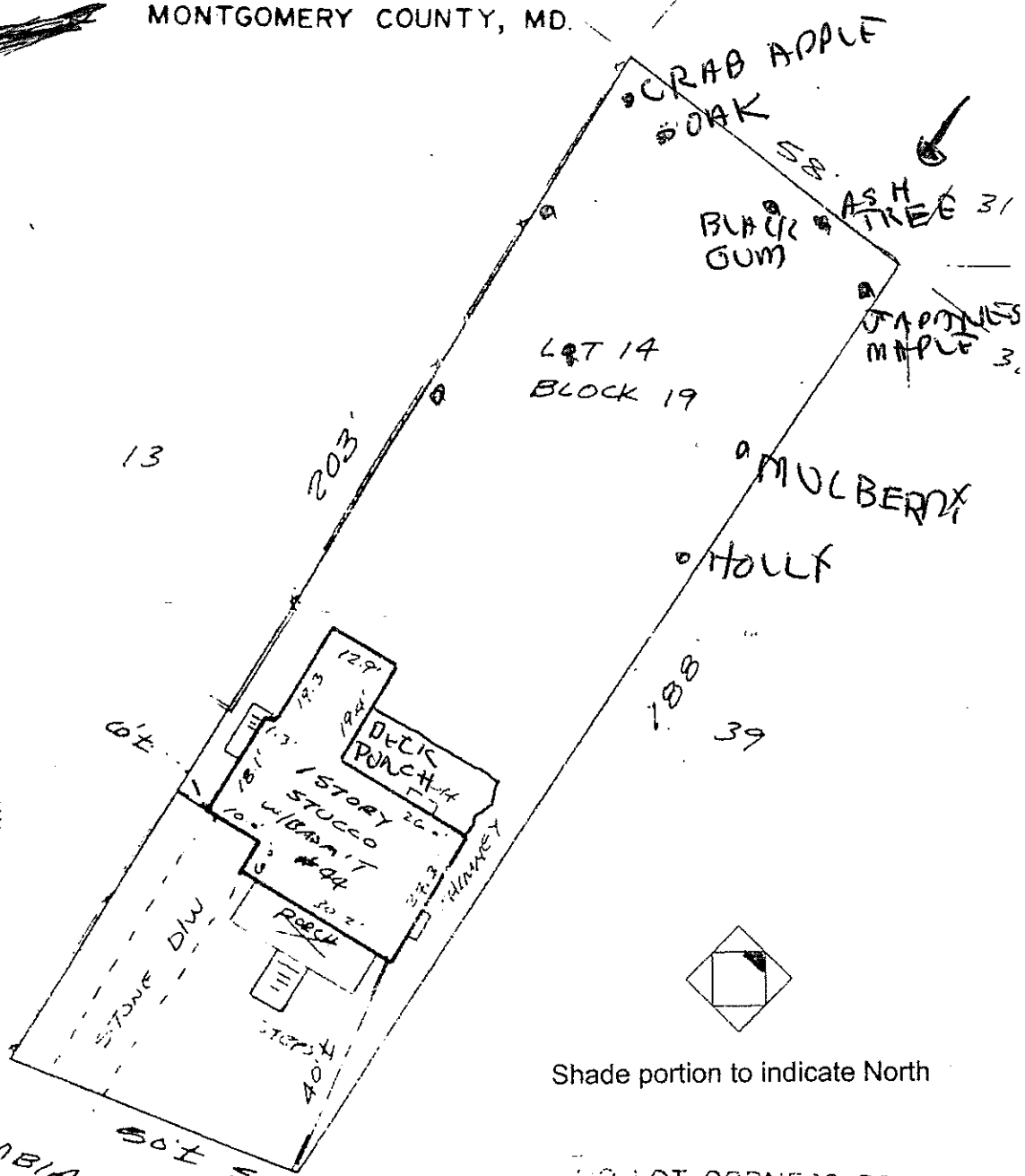
HOUSE LOCATION

CASE

LOT 14 BLOCK 19
B.F. GILBERT'S ADDITION
TO
TAKOMA PARK
MONTGOMERY COUNTY, MD.

North

NORTH



Shade portion to indicate North

PLAT BOOK A PLAT 2

NO LOT CORNERS FOUND
NO TITLE REPORT WAS FURNISHED

I HEREBY CERTIFY THAT THE LOCATION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE BUILDING, OR OTHER IMPROVEMENT LINES, AND NO PROPERTY CORNERS WERE SET

Handwritten signature
ROLAND G. WEISS

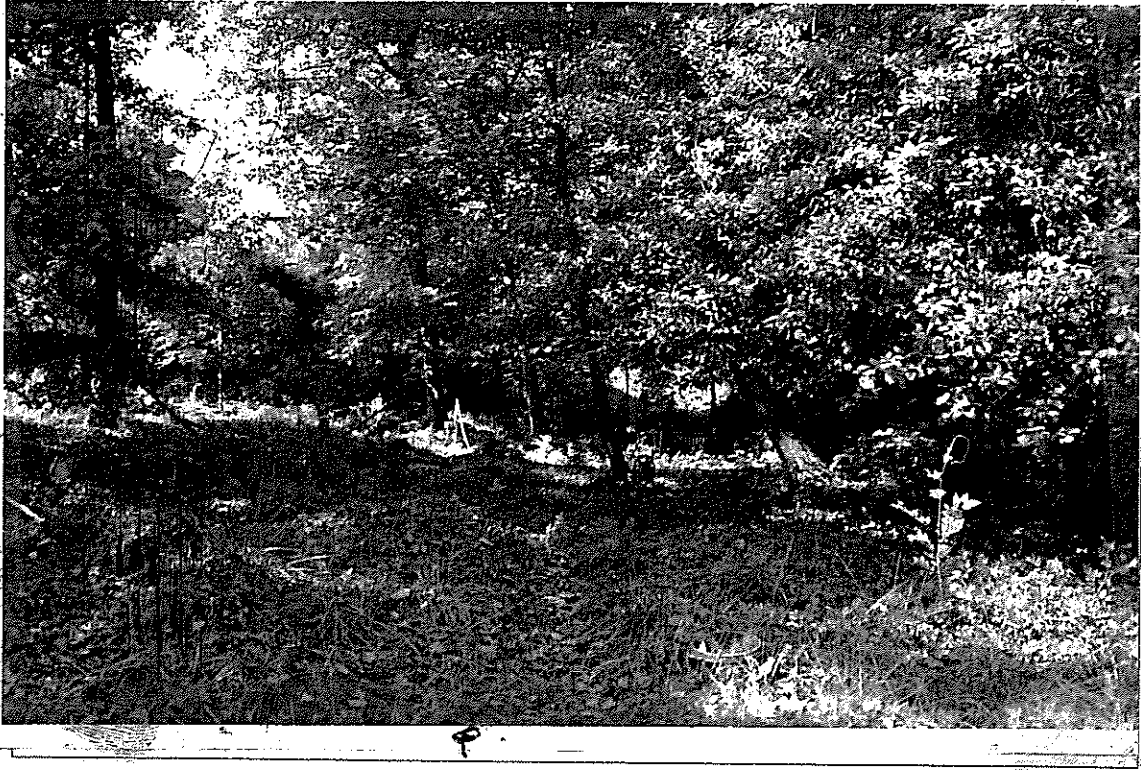
BELTWAY SURVEYS

5627 ALLENTOWN ROAD
CAMP SPRINGS, MARYLAND 20746
SUITE 04 301 951 7101

PLAT BOOK

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Existing Property Condition Photographs (duplicate as needed)



Detail: REAR TO OF BACK YARD. ASH TREE ABOVE ARROW



Detail: ASH TREE HAS YELLOW TAPE

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