### EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address: 7127 Willow Ave., Takoma Park</th>
<th>Meeting Date: 12/6/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource: Contributing Resource Takoma Park Historic District</td>
<td>Report Date: 11/29/2017</td>
</tr>
<tr>
<td>Applicant: Nancy Flickinger</td>
<td>Public Notice: 11/22/2017</td>
</tr>
<tr>
<td>Review: HAWP</td>
<td>Tax Credit: N/A</td>
</tr>
<tr>
<td>Case Number: 37/03-17FFFFF</td>
<td>Staff: Michael Kyne</td>
</tr>
</tbody>
</table>

PROPOSAL: Tree removal

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**STAFF RECOMMENDATION:**

- [ ] Approve
- [x] Approve with conditions

1. The applicant will adhere to their agreement with the City of Takoma Park, as outlined in the Conditions/Comments section of the Tree Removal Permit on Circle [ ].

**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) 24" dbh Silver Maple tree from the rear/right side of the subject property and one (1) 10" dbh Hemlock tree from the rear/center side of the subject property. The City of Takoma Park has approved the applicant’s proposal, and the applicant has agreed to plant four (4) 1 ½" caliper deciduous trees at the subject property.

**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 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@mnceppc-mc.org** to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Nancy.Fluderinga@DHS.state.md.us
Contact Phone: 301-864-8263

Tax Account No.: 310
Name of Property Owner: Same
Address: 7127 Willow Ave, Takoma Park, MD 20912

Contractor: NA
Contractor Registration No.: 
Agent for Owner: NA

LOCATION OF BUILDING/PREMISES
House Number: 7127
Street: Willow Ave
Town/City: Takoma Park
Nearest Cross Street: Tulip Ave

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition
☐ Move ☐ Install ☐ Wreck/Removal ☐ Solar ☐ Fireplace
☐ Revision ☐ Repair ☐ Revocable ☐ Woodburning Stove ☐ Single Family
☐ Other: tree removal

1B. Construction cost estimate: $ 

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITONS

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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 Fluderinga
Signature of owner or authorized agent

Date: 10/30/2017

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   (Text written by hand)

   We request a permit to remove two trees. One is a silver maple that is slowly dying and not yet
   ready for removal. The other is a hemlock near two houses.
   (The handshake and the trees mentioned are not very healthy. It is wise to
   replace them with a healthier tree. Neighborhood
   need is infeasible with historic 1920
   bungalows.
   
   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 trees in our
   yard and the median lines. We have
   agreed with the property owners to
   replace six trees to replace these.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plats. 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, fenceline, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

   (Handwritten note)

   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 type of walls, windows and door openings, and other
      fixed features of both the existing resource(s) and the proposed work.
      
   b. Elevations (fronts), 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

   (Handwritten note)

   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.
Silver maple

Nancy Fliehinger
7127 'Willow' Ave.
Takoma Park MD 20912
I hemlock
in application
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

Permit No. 101717-3 Issue Date: October 17, 2017

TREE REMOVAL PERMIT

Permit for removal of a 24" d.b.h. Silver Maple tree from the right rear and the 10" d.b.h. Hemlock tree from the rear center of the property referenced below.

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

REFERENCE TO: Same

Conditions/Comments: Applicant has agreed to plant FOUR 1 1/2” caliper category 4 deciduous trees.

Permit Expires: October 17, 2018

THIS PERMIT IS NOT VALID UNLESS SIGNED BY THE ARBORIST OF THE CITY OF TAKOMA PARK MARYLAND OR HIS DESIGNEE

DATE: 10/17/17

Jan van Zutphen
Urban Forest Manager
Department of Permitting Services  
Second Floor  
255 Rockville Pike  
Rockville, MD 20850

Re: Application for Historic Work Areas Permit to remove trees

Dear Sir or Madam:

This is an application for a Historic Work Area Permit to remove two trees, a silver maple and a hemlock, in the backyard of my home at 7127 Willow Avenue, Takoma Park, MD. We have already obtained a tree removal permit from the City of Takoma Park to remove the two trees, and we have agreed to replace them with four trees.

At the same time we also will be removing two other trees (hemlocks) that we discovered had died once our neighbors cleared some vines that had covered their canopies. They are not included in this application because we have a waiver from you and the City of Takoma Park for those two trees.

I will be the contact person for this permit and can be most easily reached by email at: nancy.flickinger@gmail.com. My daytime phones are (301) 257-8283 (mobile) or (202) 514-5258 (work). Please do not leave a voice mail on the mobile phone.

Regards,

Nancy Flickinger

Date Received in DPS
CSU 391254

NOV 01 2017

Initials: Lucas
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. Flickinger</td>
<td>N/A</td>
</tr>
<tr>
<td>7127 Willow Ave.</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Mike Tidwell</td>
</tr>
<tr>
<td>7125 Willow Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD.</td>
</tr>
<tr>
<td>20912</td>
</tr>
<tr>
<td>Lyn &amp; Lisetta Meyers</td>
</tr>
<tr>
<td>7129 Willow Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD.</td>
</tr>
<tr>
<td>20912</td>
</tr>
<tr>
<td>Scott &amp; Michelle Greenberger</td>
</tr>
<tr>
<td>7128 Willow Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD.</td>
</tr>
<tr>
<td>20912</td>
</tr>
<tr>
<td>407 Tulip Condominium Association</td>
</tr>
<tr>
<td>407 Tulip Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD.</td>
</tr>
<tr>
<td>20912</td>
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