

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7127 Willow Ave., Takoma Park	Meeting Date:	12/6/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/29/2017
Applicant:	Nancy Flickinger	Public Notice:	11/22/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17FFFF	Staff:	Michael Kyne
PROPOSAL:	Tree removal		

STAFF RECOMMENDATION:

- Approve
- 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 9.

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 1/2" 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:

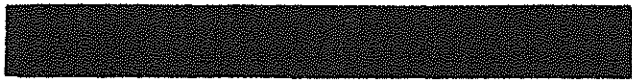
Staff recommends that the Commission approve with conditions the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior 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@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
Daytime Phone No.: Cell: 301-257-8283
Tax Account No.: N/A Work: 202-514-5258
Name of Property Owner: Same Daytime Phone No.: _____
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.: _____

LOCATION OF BUILDING/PREMISE

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:

- 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: \$ _____

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: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/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
Signature of owner or authorized agent

10/30/2017
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:

We request a permit to remove two trees. One is a silver maple that is slowly dying & while not yet dead, needs to come down. Another is a hemlock near two other dead hemlocks that we wish to replace with a healthier tree. Neighbors hold is residential with historic 1920 bungalow.

- 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 & the nearby lots. We have agreed with Takoma Park to replant 4 trees to replace these.

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 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.

- 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 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.

- 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 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.

W 7th

Willow Ave

City redbuds

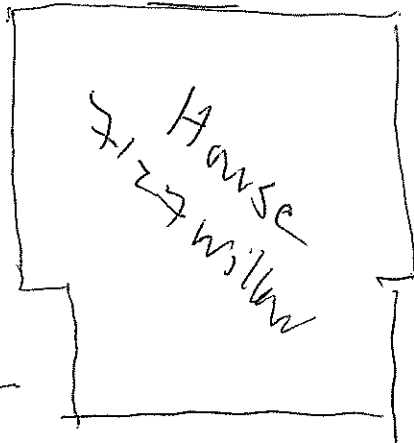
city redbuds

Side walk

Driveway



large catalpa



* mulberry

* dogwood (new)

* spruce hemlock

Black Cherry

Oak



silver maple

2 dead hemlocks



1 hemlock



mulberry



mulberry

South



Applicant: Nancy Fishbaugh



Silver maple

Nancy F. H. H. H.
7127 Willow Ave.
Takoma Park MD 20912



1 hemlock
in application

clear hemlocks -
not part of
application

N. Flickinger
7127 Willow 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

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 ½" 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: 10/19/17



Jan van Zutphen
Urban Forest Manager

7127 Willow Avenue
Takoma Park, Maryland 20912
October 30, 2017

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
Nancy Flickinger

818632

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]

Owner's mailing address

N. Flickinger
7127 Willow Ave.
Takoma Park, MD 20912

Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

Mike Tidwell
7125 Willow Ave.
Takoma Park, MD.
20912

Scott + Michelle Greenberger
7128 Willow Ave.
Takoma Park, MD.
20912

Lyn + Lisetta Moyers
7129 Willow Ave.
Takoma Park, MD.
20912

407 Tulip Condominium
Association
407 Tulip Ave.
Takoma Park, MD. 20912