

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7206 Holly Ave., Takoma Park	Meeting Date:	1/10/2018
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	1/3/2018
Applicant:	Karl Wright and Jolefien Van Dammi	Public Notice:	12/28/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-18A	Staff:	Michael Kyne
PROPOSAL:	Tree removal		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

1. The applicants will adhere to the terms of the City of Takoma Park’s tree replacement agreements, as specified on Circles 11-12.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c, 1885-1888

PROPOSAL:

The applicants are proposing to remove the following four trees from the subject property:

- One 14” dbh White Mulberry tree from the rear/left side of the subject property.
- One 24” dbh Boxelder tree from the rear/right side of the subject property.
- One 14” dbh Black Walnut tree from the rear/left side of the subject property.
- One 6” dbh Black Cherry tree from the rear/center of the subject property.

The City of Takoma Park has granted preliminary approval of the proposed tree removals, pending the applicants’ agreement to City’s tree replacement requirements. Staff finds that the proposed tree removals respect the existing environmental setting and will not significantly alter the visual characteristics of the moderately wooded 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 the condition specified on Circle 1** 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@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jozefien.vandamme@yahoo.com Contact Person: JOZEFIEN VAN DAMPEL
 Tax Account No.: 01058255 Daytime Phone No.: (202) 569 6865
 Name of Property Owner: KARL WRIGHT + JOZEFIEN VAN DAMPEL Daytime Phone No.: (202) 569 6865
 Address: 7206 HOLLY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: ANDREW WALKER - THE CARE Phone No.: (301) 444-9041 or
 Contractor Registration No.: MARYLAND TREE EXPERT 007744 (301) 444-9049
OF TREES
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: HOLLY AVE
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
 Lot: 11 + part 9/12 Block: 12 Subdivision: 025 District: 13
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PRIMARY ACTION AND USE

1A. CHECK ALL APPLICABLE: REMOVE
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: TREES
 1B. Construction cost estimate: \$ 2400
 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]
Signature of owner or authorized agent

11/29/2017
Date

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

Date Received in DPS
 Mail Log # 392115
 DEC 05 2017
 Assigned To: LUCAS

821957

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

→ PLEASE SEE ANNEX A.

- 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:

→ ANNEX 1

2. **SITE PLAN**

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

→ please see annex 3.

- 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.

n.a.

- 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.

n.a.

5. **PHOTOGRAPHS**

→ please see annex 2.

- 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.

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Annex 1: Written description of project

A. Description of existing structure(s) and environmental setting, including their historical features and significance

There are four (4) trees in our back yard that have been neglected, show signs of decay, are undesirable species from a nature conservancy perspective and/or present a threat to the historic house:

- (i) 24" DBH Boxelder at right rear corner of the house, leaning dangerously towards the house.
- (ii) 6" Black cherry at center rear yard.
- (iii) Multi-stemmed mulberry at left rear yard.
- (iv) 14" Black walnut at left rear yard.

The trees have no historical features or significance.

The arborist of the City of Takoma Park visited the site. Following this visit and his recommendations, the City granted preliminary permits to remove 3 of the trees (i, iii and iv). Takoma Park does not require a permit for the 4th tree (ii) considering its small size (see enclosed documents).

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

The trees are in the back yard. Three out of the four (ii, iii and iv) are not visible from the public right-of-way. The boxelder that leans towards the house (i) is partly visible from the street but has several large trees in front of it. The removal of the trees will not alter the existing streetscape. Any loss to the city canopy will be compensated via the City of Takoma Park's requirement to plant (a greater number of) replacement trees or to contribute to the City's tree fund.

* L. 28428
F. 99

Annex 5
* L. 6374
F. 368

LOT 24

PART OF
LOT 16

N 32°30'00" E

75.00'

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. the level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. fences have been located by approximate methods.
3. * TITLE DEED INDICATES *Black Walnut* OUTLINE AS SHOWN. REAR ADJOINER(S) INDICATE 3.5 STRIP OF OVERLAP.

Mulberry

LOT 10

N 57°30'00" W 200.00'*

* PARTS OF 11 & 12
POSSIBLE
OVERLAP

(12)
* LOT 11 & PART OF LOT 12
* 15,000 S.F.

LOT 11
10,000 S.F.

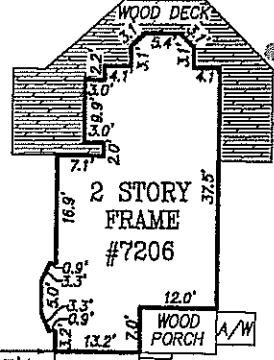
6'±
GARAGE

*Black
cherry*

200.00'*

S 57°30'00" E

Boulder



PART OF LOT 12
5,000 S.F.

PART OF LOT 12

S 32°30'00" W

75.00'

HOLLY AVENUE

(40' R/W, PER PLAT)

LOCATION DRAWING
* LOT 11 & PART OF LOT 12,
BLOCK 12

TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

REFERENCES

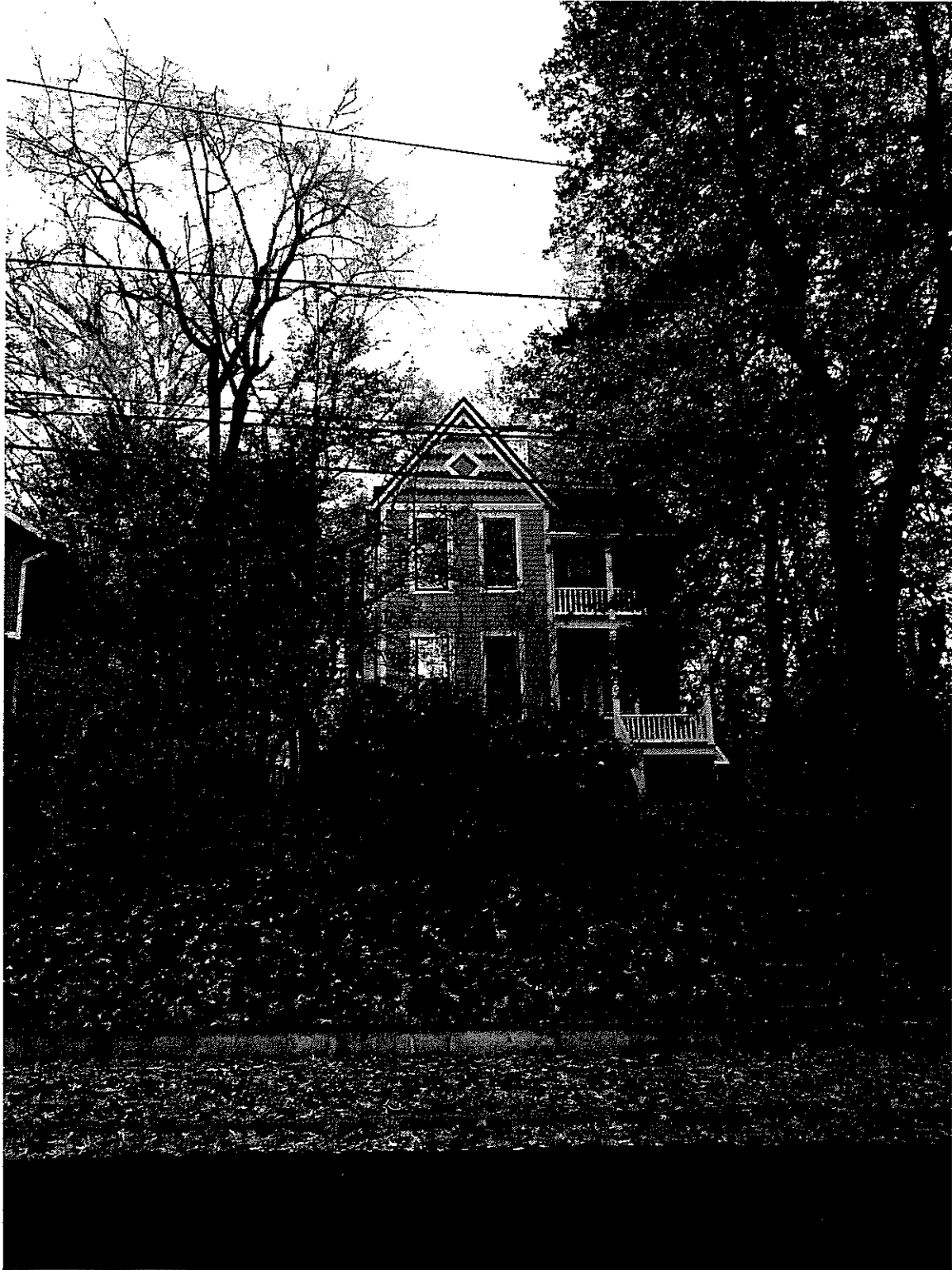
SHIMED & ASSOCIATES

7.9/13
(7)

ANNEX 2

Photos documenting tree removal permit application for 7206 holly Ave, Takoma Park, MD20912

Front view of house:



ANNEX 2

Photos documenting tree removal permit application for 7206 holly Ave, Takoma Park, MD20912

Side front view of house:



→ This is the leaning boxelder.

ANNEX 2

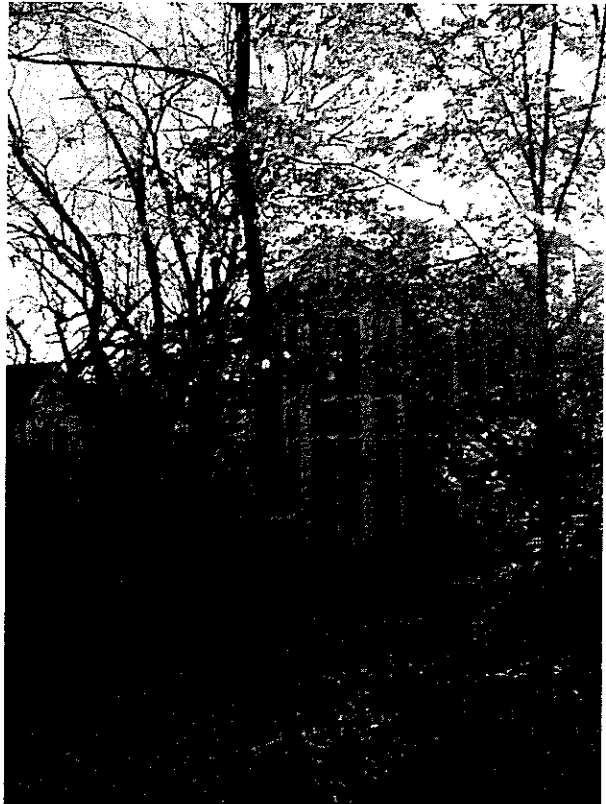
Photos documenting tree removal permit application for 7206 Holly Ave, Takoma Park, MD20912

view from the back yard towards the back of the house.

Boxelder



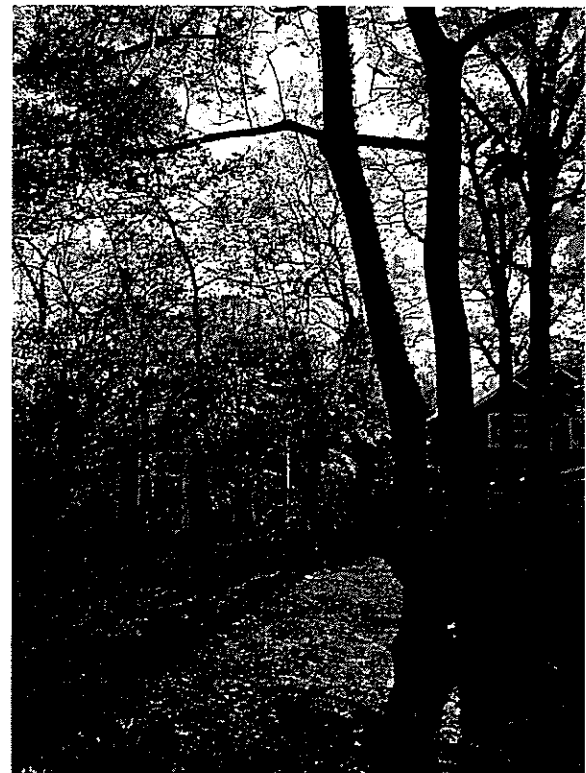
Black Cherry



Mulberry

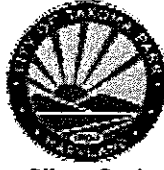


Walnut



Date received
Mail Log # 392115
DEC 05 2017
Assigned To: LUCAS

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

November 15, 2017

Jozefien Van Damme & Karl Wright
7206 Holly Avenue
Takoma Park, MD 20912

Re: Same

Dear Jozefien Van Damme & Karl Wright:

The City of Takoma Park has granted preliminary permit approval for you to remove the 14" d.b.h. White Mulberry (1 replant) from the left rear of your property.

Because your tree is considered an undesirable species, the usual 15 day posting period is not required. **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 3 deciduous tree(s), or make a contribution of \$175.00 to the City's tree fund. For reference the tree type list is maintained online here – <https://s3.amazonaws.com/publicworks-takomapark/public/arborist/tree-selection-guide.pdf>

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

Sincerely,

Jan van Zutphen
Urban Forest 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

November 15, 2017

Jozefien Van Damme & Karl Wright
7206 Holly Avenue
Takoma Park, MD 20912

Re: Same

Dear Jozefien Van Damme & Karl Wright:

The City of Takoma Park has granted preliminary permit approval for you to remove the 24" d.b.h. Boxelder tree (3 replants) from the right rear and the 14" d.b.h. Black Walnut 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 11/14/17 and ending 11/29/17 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 FOUR 1 ½ inch caliper category 4 deciduous tree(s), or make a contribution of \$700.00 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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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

November 15, 2017

Jozefien Van Damme & Karl Wright
7206 Holly Avenue
Takoma Park, MD 20912

Re: Same

Dear Jozefien Van Damme & Karl Wright:

No permit is required by the City for removal of the Black Cherry tree from the left rear of your property. The tree is less than 7 5/8 inches in diameter, the minimum size that would require a permit.

If you have any questions, please feel free to contact me at 301-891-7612.

Sincerely,

Jan van Zutphen
Urban Forest Manager

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

<p>Owner's mailing address JOZEFIE VAN DAMME & KARL WRIGHT 7206 HOLLY AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>HAL AND FRANCES PHIPPS 7210 HOLLY AVE TAKOMA PARK, MD 20912</p>	<p>KATHLEEN FULTON 7315 PINEY BRANCH RD TAKOMA PARK, MD 20912</p>
<p>TIM AND BRIGITTE SEARCHINGER 7207 HOLLY AVE TAKOMA PARK, MD 20912</p>	
<p>ANN MILES & CHRIS ELFRING 7204 HOLLY AVE TAKOMA PARK, MD 20912</p>	