EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7325 Takoma Avenue, Takoma Park  
Meeting Date: 11/14/2018

Resource: Contributing Resource  
(Takoma Park Historic District)  
Report Date: 11/7/2018

Applicant: Judith Colwell  
Public Notice: 10/31/2018

Review: HAWP  
Tax Credit: No

Case Number: 37/03-18VVV  
Staff: Michael Kyne

PROPOSAL: Tree removal

STAFF RECOMMENDATION:

☐ Approve  
✓ Approve with conditions

1. The applicants will adhere to the terms of the City’s tree replacement agreement.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square
DATE: 1922

PROPOSAL:

The applicant is proposing to remove one 36” dbh tulip poplar tree from the rear of the property. The subject property is moderately forested, and the proposal will not alter the character of the property or surrounding streetscape.

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@mncppc-mc.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: judykogod@gmail.com  Contact Person: Judy Colwell
Daytime Phone No.: 301-325-4388

Tax Account No.: 161301059363

Name of Property Owner: JUDITH KOGOD COLWELL

Address: 7325 Takoma Ave Takoma Park MD 20912

Contractor: Chapaing0 Tree Care Specialist
Phone No.: 301-646-2546
Contractor Registration No.: #1622

LOCATION OF BUILDING PREMISES
House Number: 7325 Takoma Ave  Street: Takoma Avenue
Town/City: Takoma Park  Neartest Cross Street: Buffalo Ave
Lot: PS  Block: 26  Subdivision: Takoma Park

PART ONE: TYPE OF BUILDING AND USE

1A. CHECK ALL APPLICABLE:
- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Remove
- Revision
- Repair
- Revocable
- Fence/Wall (complete Section 4)
- Other: TREE REMOVAL

1B. Construction cost estimate: $ 5,760

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: Other:

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

PART THREE: COMPLETE ONLY IF FENCE/RAMMING 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/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.

Signature of owner or authorized agent: [Signature]  Date: 10/23/16

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature:  Date: Application/Permit No.:  Date Filed:  Date Issued:  SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99
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:

   **Removal of large Tulip Poplar tree that is leaning over neighbor's house. City of TP has granted preliminary permit approval.**

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

   Tree located at rear center of my property. Tree removal will be done manually due to limited access for machinery and equipment.

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
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 9 1/2" x 12" 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
   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
   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 8" or larger in diameter (at approximately 6 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/property lines 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>7325 Takoma Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park Md.</td>
<td></td>
</tr>
<tr>
<td>20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter Penney</td>
</tr>
<tr>
<td>7318 Baltimore Ave.</td>
</tr>
<tr>
<td>Takoma Park Md.</td>
</tr>
<tr>
<td>20912</td>
</tr>
</tbody>
</table>

| Pierre Donahue                                              |                                |
| 7327 Takoma Ave.                                           |                                |
| Takoma Park                                                |                                |
| Md. 20912                                                  |                                |
Site PI

13

Account Number: 01059363

District: +1

PT.7

PT.6

PT.5

PT.4

7325 Takoma

Horse

7318 Baltimore

Tree

Shade portion to indicate North

Applicant: Judith K. Colwell
7325 Takoma Ave.
<table>
<thead>
<tr>
<th>ITEM</th>
<th>WORK DESCRIPTION</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tulip tree</td>
<td>36&quot; in diameter, located behind bamboo area. Tree leans heavily over the neighbors' house and removal at this time is highly recommended. Regarding to the limitations of access for equipment to the tree area, all the progress of the tree removal will be done manually. Safely take the tree down and carefully haul away all the resulting debris.</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** Work Requirements: Full access for crew to the neighbors' property and to get to the roof of the house.

**Cost:**
- 2 Days / 4 men Crew
- 1 Yard Trashing

**Total:** $5760.00

**Tax (If Applicable):** $0

**Total:** $5760.00

**Notes:**

S. L. L.

10/23/18

☐ % Deposit Required Upon Acceptance  Deposit Amount: $ ____________________  ☐ Check No. ___________  Enclosed: ___________