

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7206 Holly Ave., Takoma Park	Meeting Date:	3/13/2019
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/6/2019
Applicant:	Karl Wright and Jolefien Van Damme	Public Notice:	2/27/2019
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Case Number:	37/03-19I		
PROPOSAL:	New hardscaping and retaining wall		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

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

PROPOSAL:

The applicants propose the following alterations at the subject property:

- Removal of the existing concrete front walkway, steep concrete stairs from the sidewalk, and iron pipe railing.
- Construction of new stairs from the sidewalk with two landings.
 - Treads and landing to be flagstone.
 - Risers to be stone.
 - Retaining walls to be PA fieldstone with stone caps.
- Installation of new ornamental metal handrails at the new stairs from the sidewalk.
- Construction of a new curvilinear flagstone front walkway.
- Planting of two ornamental trees at the front.

The proposed curvilinear walkway is consistent with the surrounding streetscape, which includes a variety of walkway configurations and materials. The applicants have a Tree Protection Permit with the City of Takoma Park and plan to use hand tools for the project, ensuring that an existing mature Holly tree is not damaged during the project.

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:

2. Modifications to a property, which do not significantly alter its visual character.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-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.
- (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*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** 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* #2 and 9;

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jozefien.vandamme@yahoo.com Contact Person: JOZEFIE VAN DAMME
Daytime Phone No.: (202) 569.68.65
Tax Account No.: 01058255
Name of Property Owner: KARL WRIGHT + JOZEFIE VAN DAMME Daytime Phone No.: (202) 569.68.65
Address: 7206 HOLLY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: EUROPEAN GARDEN DESIGN Phone No.: (301) 742 50 20
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

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

PART ONE: TYPE OF 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: EXTERIOR

1B. Construction cost estimate: \$ 10,000 FRONT STAIRS

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

PART TWO: WATER AND SEWERAGE

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

01/02/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

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:

CATEGORY ONE RESOURCE IN TAKOMA PARK
HISTORIC DISTRICT, WITH REAR ADDITION ADDED
IN 1987.

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

REMOVE EXISTING (BROKEN + NARROW + STEEP) CONCRETE
STAIRS LEADING FROM SIDEWALK TO FRONT ENTRANCE
CONSTRUCT NEW STAIRWAY AND LANDINGS AS PER
ENCLOSED DRAWINGS AND DESCRIPTION

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 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**

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 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.

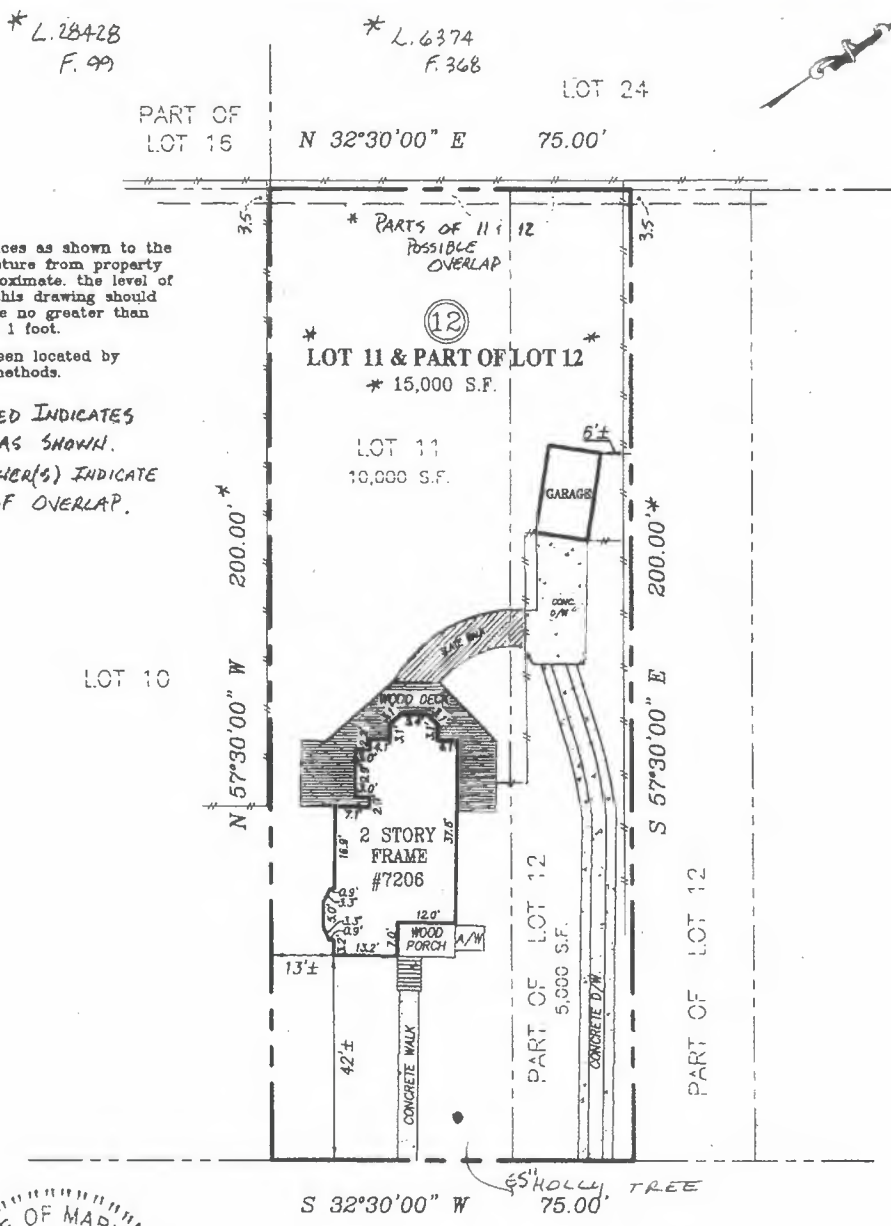
A TREE PROTECTION PLAN HAS BEEN AGREED ON
WITH THE CITY OF TAKOMA PARK.

1. This plan is a consent to a consumer insular as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Site Plan:
CURRENT STATE


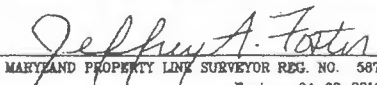
Notes:

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 OUTLINE AS SHOWN. REAR ADJOINER(S) INDICATE 3.5 STRIP OF OVERLAP.



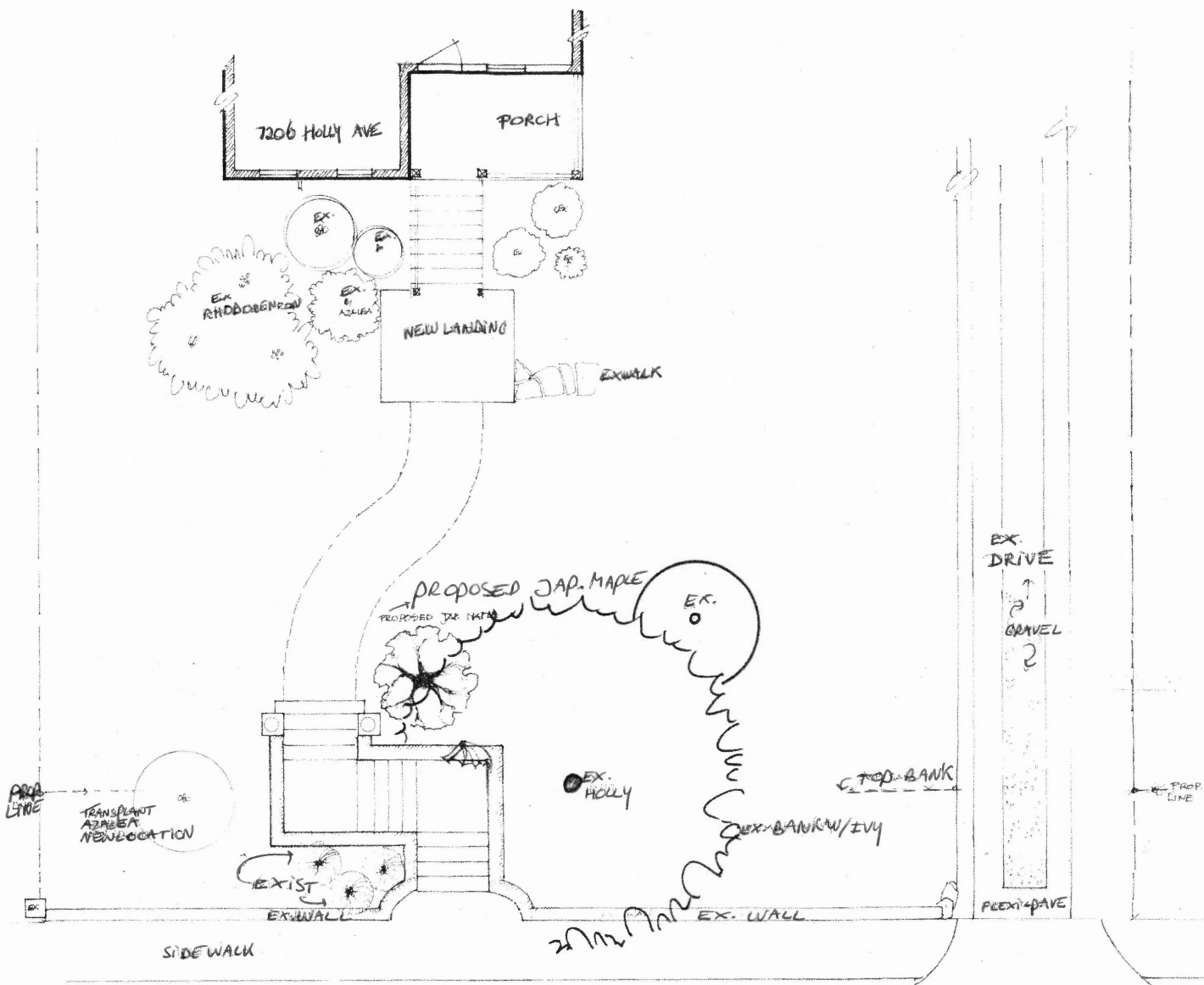
HOLLY AVENUE
(40' R/W, PER PLAT)

LOCATION DRAWING
 * LOT 11 & PART OF LOT 12,
 BLOCK 12
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-6100, Fax 301/948-1286	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION".		PLAT BK.	A		
		PLAT NO.	3		
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2019		LIBER	28286	DATE OF LOCATIONS	SCALE: 1" = 30'
		FOLIO	186	WALL CHECK:	DRAWN BY: MP
				HSE. LOC.: 7-5-2017	JOB NO.: 17-02353

X:\DATA-17\MC\DWG\2000-2099\14-02353.DWG

July 17, 2017



← HOLLY AVE →

Master Plan Front Stone Stairs

Scale: W = 1" = 0'

Date: 11/26/2018

European Garden Design

Design: Nicolien van Schouwen (301) 742-6020
europeangardendesign.net nicolienvans@gmail.com

Client: Karl & Jozefien Wright-van Damme

7206 Holly Ave in Takoma Park, MD 20912

Notes

1. Remove existing broken concrete stairs and remove and heel in big azalea to the left of stairs
2. Fixing risers (42-1/2") with different height of all risers
3. Elevation existing walk needs to be raised 18" making (total of 100-1/2")
4. Cut existing wall on either side to accommodate a 9' opening
5. Construct new stairway as per drawing with following details:
 - Walls of PA fieldstone, owners choice size stones 4-6" above soil level
Top of walls natural unless owner prefers flagstone cap (owners choice)
 - Steps 5'0" wide with two (2) 5'x5' landing with at base a 9' opening with 2 level wingwalls
First step is set in 12"
 - Risers 7" of stone and Tread 12" of flagstone, with 1" overhang
 - Walk with minimum 1% slope to garden
 - Landing 9'0" wide and 7'0" deep
 - Walk from landing to top stairs irregular flagstone on stonedust
 - Conduit under walk at top of stairs for future electrical wire to use lighting on stairs
 - Two (2) low pools at the top of the stairs, max. 12" above the wall of stone with flagstone cap
with 1" 101-1/2" overhang for carriage lamp
 - Railing for safety will be done by artist, details will follow

DETAILS ON DESIGN AND MATERIALS

Master Plan Front Stone Stairs

Scale: 1/4"=1'0"

Date: 11/26/2018

European Garden Design

Design: Nicolien van Schouwen: (301) 742-5020
europeangardendesign.net nicolienvans@gmail.com

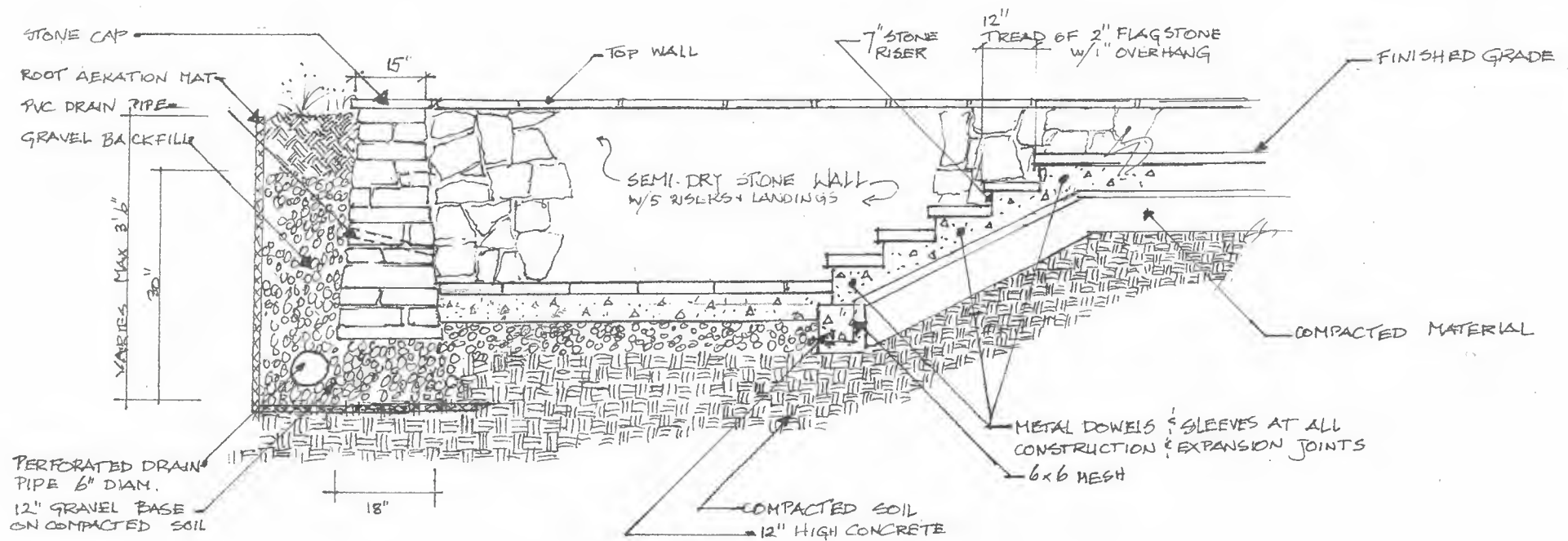
Client: Karl & Jozefien Wright-van Damme

7206 Holly Ave in Takoma Park, MD 20912

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with 1" to 1-1/2" overhang for carriage lamp
 - Railing for safety will be done by artist, details will follow





European Garden Design

Designer: Nicolien van Schouwen 30-742-5020 DATE: 12/10/18

Construction details: (Do not scale drawing)

Concrete steps w/ flagstone finish

Semi-dry stone wall

Client: Karl and Jozefien Wright van-Damme

7206 Holly Ave * Takoma Park * MD 20912

NEW LANDING
+ WALK SLOPE DOWN
12" OVER 20' STRETCH

STONE POST 12"
INCL. CAP. TOP OF
NEW STAIRWAY

RETAINING WALL 6"
HIGHER THAN TREADS
SLOPING UP

RETAIN. WALL 2'6"
FOR 2ND LANDING

SLOPING RET. WALL
6" ABOVE STEPS

EX WALL.

EX. SIDEWALK

AMERICAN
HOLLY

EX. BERM

PORCH STEPS
EXIST.

PORCH

SECTION F ELEVATION (DO NOT SCALE)
SIDEVIEW FROM DRIVE TO OTHER SIDE

APPR. 9'-10'
ELEVATION

CLIENT: KARL: JOZEFIE WRIGHT
VAN-DAMME

ELEVATION + SECTION

BY: EUROPEAN GARDEN DESIGN

NICOLIE VAN SCHOUWEN

301-742-5020

DATE: 2-21-19

EX. GRADE

EX. WALL

SIDE WALK

RETAIN. WALL 30"

SLOPING RET. WALL
6" ABOVE STEPS

EX. WALL

HOLLY
TREE

TREE
PROTECTIVE
ZONE

SECTION E ELEVATION
FRONT VIEW



CURRENT FRONT STEPS
(NOT UP TO CODE)



CURRENT WALKWAY

12 9/12



CURRENT FRONT STEPS
(NOT UP TO CODE)



↳ PHOTO TAKEN AT 7303 CEDAR AVE
IN TAKOMA PARK HISTORIC DISTRICT

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

Owner's mailing address JOZEFIE VAN DAMME & KARL WRIGHT 7206 HOLLY AVE TAKOMA PARK MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
FRANCES & HAROLD PHIPPS 7210 HOLLY AVE TAKOMA PARK, MD 20912	TIM & BRIGITTE SEARCHINGER 7207 HOLLY AVE
ANN MILES 7204 HOLLY AVE	
KATHLEEN & HARRY FULTON, 7315 PINEY BRANCH ROAD	

City of Takoma Park, Maryland



Office of the City Arborist
Public Works Department
31 Oswego Avenue
Silver Spring, Maryland 20910
Tel: (301) 891-7612

Tree Protection Plan Agreement

PERMIT FEE: \$100.00

DATE: 01/27/2019

Contents:

<u>Section I:</u>	Property Owner and Contractor Information
<u>Section II:</u>	Tree Protection Plan Requirements
<u>Section III:</u>	Requirements, Restrictions and Penalties for Non-Compliance
<u>Section IV:</u>	Signatures of Property Owner, General Contractor and Arborist
<u>Section V:</u>	Takoma Park Inspection Sheet
<u>Bibliography/References</u>	
<u>Definitions</u>	
<u>Appendix</u>	

Prior to submitting the Tree Protection Plan to the City of Takoma Park, make sure the following items have been accomplished:

- **Date entered on cover**
- **Check in the amount of \$100.00 attached (note: If you have previously paid \$50.00 for a Tree Impact Assessment, attach a check in the amount of \$50.00.)**
- **Provided project address (page 3)**
- **Provided property owner information (page 3)**
- **Provided all contractor information (page 3)**
- **Described project (page 3)**
- **Homeowner and contractor understand all items in checklist (pages 4 - 7)**
- **Read and understand penalties for non-compliance (page 8)**
- **Homeowner signed document (page 9)**
- **Contractor signed document (page 9)**
- **Provided address of all contiguous properties**
- **Made 2 copies of document; 1 for homeowner and 1 for contractor**
- **Attached site plans to document**
- **Shown on plans all relevant tree protection measures**

Section I: Property Owner and Contractor Information

print all information legibly

A. Address of Proposed Project: 7206 HOLLY AVE

B. Property Owner Information

1. Property Owner's Name: JOZEFIE VAN DAMME
2. Property Owner's Address: 7206 HOLLY AVE
3. Property Owner's Daytime Phone Number: (202) 569-6865

C. General Contractor Information

1. Contractor's Name: NICOLIE VAN SCHOUWEN / EUROPEAN GARDEN DESIGN
2. Contractor's Address: 7403 MAPLE AVE
3. Contractor's Phone Number: (301) 742-5020
4. Contractor's License Numbers: 231-25-0663

D. Arborist Information

1. Arborist's Name: JAN VAN ZUTPHEN
2. Arborist's Address: _____
3. Arborist's Phone Number: _____
4. Arborist's Maryland Tree Expert License Number: _____

E. Proposed Project

1. Describe project and attach any applicable plans:

REPLACEMENT OF EXTERIOR CONCRETE STAIRS:

REMOVE EXISTING CONCRETE STAIRS FROM SIDEWALK TO FRONT
ENTRANCE. CONSTRUCT NEW STAIRWAY AND LANDINGS
AS PER ENCLOSED DRAWINGS AND DESCRIPTION

City Use Only:

Section II. Tree Protection Plan Requirements. (Check all that apply; #1 and #2 are required on every application)

1. Critical Root Zones

- ☒ Critical root zones of trees shall be affected by the proposed construction and/or disturbances.

2. Tree Protection Fencing

- ☒ Tree protection fencing shall be erected to ensure that a majority of the critical root zone of each tree affected is left undisturbed by the construction. **The distance (in feet) between the base of the trees and the tree protection fencing is documented** on attached site drawings and shall not be moved for the duration of construction. The type of fencing erected is stated or attached to this plan.

NOTE: It is critical that all involved parties are aware of the location of the fences. Any movement of fences from prior agreed upon locations could result in a stop work order.

PP NYS
Property owner initials
Contractor initials

3. Signage

- ☒ Signs posted on the tree protection fences will be needed to explain the purpose of the fences and the need to keep them in place. An example of the signs needed is on page 14.

4. Equipment Usage

- ☒ All work shall be done by hand, and no heavy equipment, vehicles, etc. will be utilized on site. Using a jackhammer is considered doing work by hand. *A sharp made will be used immediately adjacent to the existing walkway, steps to clearly cut any belly roots.*
- ☐ Work shall be accomplished with heavy equipment and hand labor. Equipment to be used on site is noted on an attached sheet. No other equipment except that listed on this attachment shall be used on site.

NOTE: Any and all operators of heavy equipment, vehicles, etc. must understand that the tree protection fencing is there to protect the trees. It is the responsibility of the contractor to inform all operators and subcontractors that they are not to damage, destroy, move, or alter the tree protection fences in

any fashion.

5. Silt Fencing

- ☐ Silt fencing is required to minimize runoff onto the roots of the affected tree(s) and shall be installed on the uphill side of the tree protection fence. Indicate silt fence location on site plan.

6. Grade Changes

- ☐ Grade changes will occur on site. Indicate all grade changes on site plan, and indicate if changes are below or above grade and by how much.

7. Root Pruning

- ☐ Root pruning will be done because of excavation in or near the critical root zone(s) of the tree(s). A root pruner, vibratory plow, sharp stump grinder, or a shovel/ spade will be used. All root pruning will be done to a depth of 18 inches. All root pruning will occur before any excavation occurs. Indicate on the site plan where root pruning will occur and indicate below which root pruning method(s) will be used. _____

_____ Property owner initials _____ Contractor initials

8. Tunneling

- ☐ Some work will be carried out by tunneling, moling, or directional boring at a minimum depth of 24 inches from the soil surface. The location of the proposed tunnel is on the attached plan.

9. Trenching

- ☐ Trenching shall be done within the critical root zone of the affected tree(s). Any roots over one-half (1/2) inch in diameter shall be cleanly pruned with a sharp lopper, or saw. The location of the proposed trench is on the attached plan. Root pruning will occur before any trenching takes place.

10. Root Protection/Soil Compaction

- ☐ Root protection to avoid damage from equipment, materials and vehicles is necessary at the job site. Mulching depths and fabric usage is detailed on an attached sheet or below. All areas identified as root protection areas to minimize soil compaction are shown on attached site plan. Materials used and depths at which they are used are explained below.
-

11. Soil Compaction Mitigation

- ☐ Vertical mulching shall be done by drilling holes 2 - 2 1/2 inches in diameter and 12 - 18 inches deep into the compacted soil. The holes will encompass the critical root zones of the affected trees and will be spaced 2 feet apart in a grid pattern. The holes will be filled with a porous material mixture such as leaf mulch, perlite, pea gravel, or vermiculite.
- ☐ Radial mulching/trenching will be done by making radial trenches, in a spoke pattern, around the tree. The trenches will have soil replacement done by using a mixture of topsoil, organic mixes, leaf mulch or vermiculite. The trenches will start at least four feet from the base of the tree, extend out at least 10 feet and be no closer than 5 feet from each other.
- ☐ An air spade will be used to remove the compacted soil. The soil will be replaced immediately with a highly organic soil mix.

12. Fertilization

- ☐ Because the trees will be under stress from construction, fertilization is required. It will be done with a slow release fertilizer and no less than 1 lb. of N/1000² and no more than 1.5 lb. of N/1000² will be used. If fertilization is done by a non-Licensed Tree Expert (MD), proof must be provided as to the rates of Nitrogen installed.

13. Watering Contingency

- ☐ Affected trees shall be watered during times of low rainfall (less than 1" of rain per 14 day period) twice per six day period, at four hours per event. The entire critical root zone of the tree(s) shall be watered with this prescription.

14. Pruning

- ☐ Pruning of dead wood will be done to specific trees on the property or nearby properties. The tree(s) are indicated on the attached plan or at the end of Section II.
- ☐ Because of the vertical profile of the construction project, some live tree limbs will be pruned. The affected tree(s) are indicated on the attached plan or at the end of Section II.

NOTE: All pruning shall be done by a Licensed Tree Expert with the State of Maryland.

15. Pest/Pathogen Control

- ☐ Any affected trees that experience an insect or disease infestation during the construction phase of the project shall be treated to control/eliminate the infestation at the property owner's expense. Treatment must be carried out by a Licensed Tree Expert and a Certified Pesticide Applicator with the State of Maryland.

16. Logistics

- ☐ Material will be stored on-site. The attached site plan shows where materials will be stored in relationship to the trees and the protection devices.

_____ Property owner initials

_____ Contractor initials

17. Other

- ☐ Other protection measures to be taken are as follows (attach additional sheets if necessary):


Section III. Restrictions and penalties for non-compliance.

1. Violation of the provisions agreed to in this document may lead to job shutdown for a minimum of 24 hours, levying of Municipal Infractions under City Code No. 1995-5, or other penalties to the property owner, contractor, or both parties.
2. This Tree Protection Plan has been submitted to satisfy the requirements of the City's Tree Ordinance, No. 2000-17. Approval of this plan does not absolve the property owner, contractor, or other parties involved in the project from other permits or requirements which may be required, be they local, County, State, Federal, or other.
3. Any contract tree work must be conducted by a Tree Expert licensed in the State of Maryland. The license number ("LTE" designation) of the Tree Expert must be submitted to the City Arborist before the work begins.
4. All pruning must be done in accordance with the American National Standard for Tree Care Operations (ANSI A300 (Part 1) -2001 Pruning).
5. All tree work safety precautions must be done in accordance with the American National Standard for Tree Care Operations - Safety Requirements (ANSI Z133.1-1994).
6. All tree protection fencing, silt fencing, or other tree protection devices must be inspected and approved by the City's Arborist or designee three (3) working days prior to the start of construction.
7. Any modification of the plans and conditions submitted and agreed to in this document must be approved in writing by the City Arborist or designee a minimum of five (5) days before the modifications are enacted.

Section IV. Signatures

The following persons agree to abide by the conditions outlined in this Tree Protection Plan and all of its attachments.

Property Owner's Printed Name & Signature:

JOZEFIEN VAN DAMME


Date Signed:

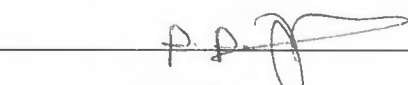
01/25/2019

Tree Contractor's Printed Name & Signature:

Date Signed:

General Contractor's Printed Name & Signature:

NICOLIE VAN SCHOUWEN



Date Signed:

01/25/2019

Addresses of all contiguous properties:

FRANCES & HAROLD PHIPPS, 7210 HOLLY AVE

ANN MILES, 7204 HOLLY AVE

KATHLEEN AND HARRY FULTON, 7315 PINEY BRANCH ROAD

****If your application is accepted by the City Arborist, the contiguous neighbors (those properties that share a property line with yours) will be sent a letter informing them of the Tree Protection application and may comment on the application. The Tree Ordinance requires a 15-day period for those comments to be received.**

Section V. Inspection Sheet

For Official Use Only

Protection Plan: Approved _____ Signed _____
 Denied _____ Signed _____

Property Posted from: _____ to _____

Additional information required:

Inspection dates and comments:

* L. 28428
F. 99

* L. 6374
F. 368

CURRENT
SITUATION

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 OUTLINE AS SHOWN.
REAR ADJOINER(S) INDICATE 3.5 STRIP OF OVERLAP.

LOT 10

N 57°30'00" W 200.00'*

S 57°30'00" E 200.00'*

PART OF LOT 12

PART OF LOT 12

* 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

CONC. D/W

STATE WALK

WOOD DECK

2 STORY

FRAME

#7206

WOOD PORCH

A/W

13'±

42'±

S 32°30'00" W 75.00'

HOLLY AVENUE

(40' R/W, PER PLAT)

EX. HOLLY

protective fencing
as described on
plan of planned
town walkway

existing
walkway
to be
removed



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

TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

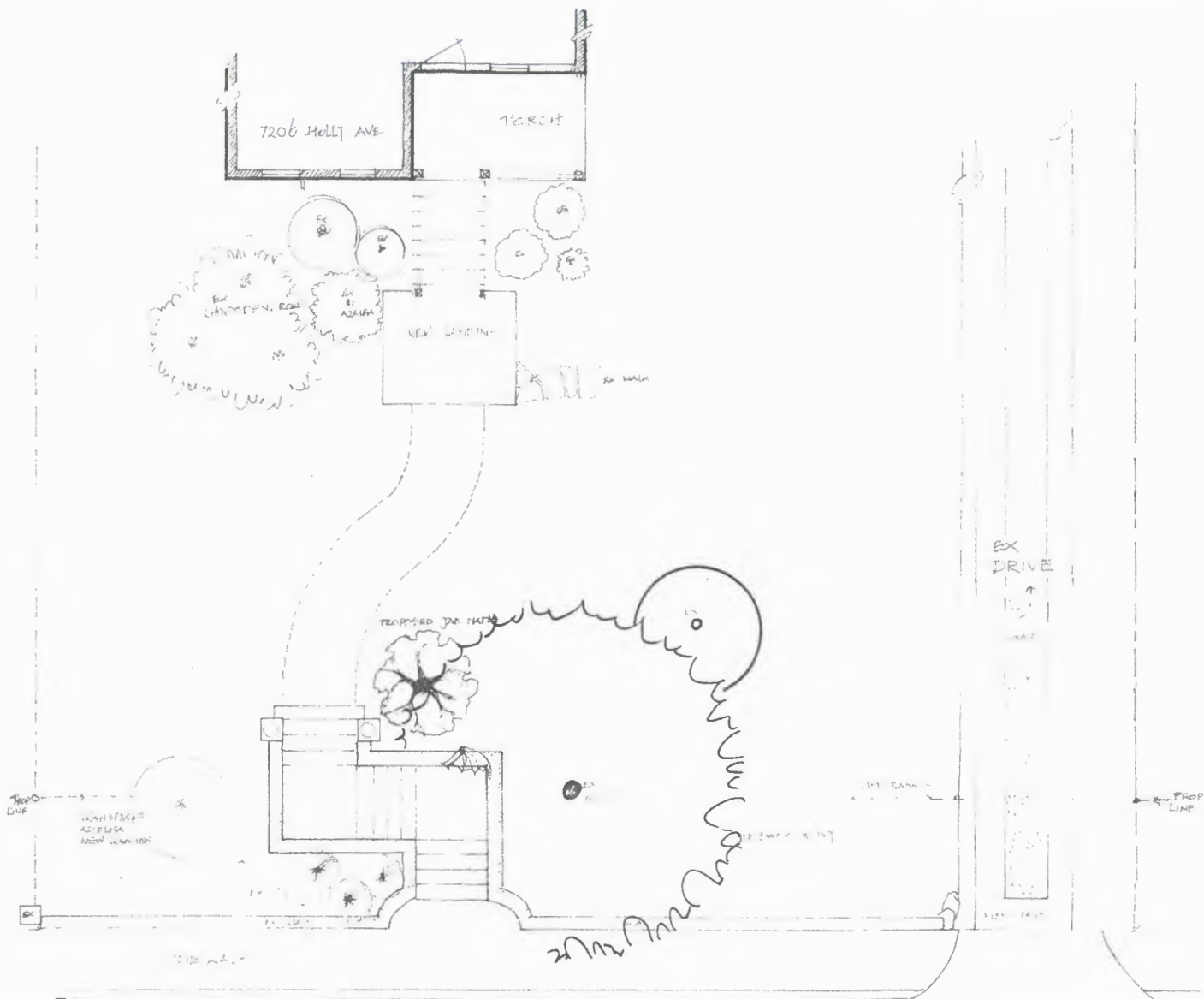
SURVEYOR'S CERTIFICATE

REFERENCES

SATMED & ASSOCIATES

26

PLANNED NEW STAIRS
& WALKWAY



Master Plan Front Stone Stairs

Date: 11/26/2018

European Garden Design

Design: Nicolen van Schouwen (301) 742-5020
europeanguarddesign.net nicolenvans@gmail.com

Client: Karl & Jozefien Wright-van Damme
7206 Holly Ave in Takoma Park, MD 20912

Notes

1. Remove existing broken concrete stairs and remove and level in big area to the left of stairs
2. Existing mason (8'-1 1/2') with different height of all risers
3. Elevation existing walk needs to be raised 18" making (Total of 100'-1 1/2")
4. Cut existing wall on either side to accommodate a 9' opening
5. Construct new stairway as per drawing with following details:
 - Walls of PA fieldstone, owners choice size stones 4'-6" above soil level
 - Top of walls natural unless owner prefers flagstone cap (owners choice)
 - Steps 9'-6" wide with two (2) 5'-5 1/2" landing with at base a 9'-6" opening with 2 level wingwalls first step is set in 12"
 - Risers 7" of stone and Tread 12" of flagstone, with 1" overhang
 - Walk with minimum 1% slope to garden
 - Landing 9'-0" wide and 7'-0" deep
 - Walk from landing to top stairs irregular flagstone on stone dust
 - Conduit under walk at top of stairs for future electrical wire to use lighting on stairs
 - Two (2) low points at the top of the stairs, max. 12" above the wall of stone with flagstone cap with 1'-10 1/2" overhang for carriage lamp
 - Railing for safety will be done by artist, details will follow

* Platier, orange 4' high ~~margin~~^{fence} construction will be put 12" to the right of the ~~current~~^{fence} stairs starting at the sidewalk, going up to mall upper walk and turning along that walk to the drive. See orange line on plat/current situation.

**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. 030119-3

Issue Date: March 01, 2019

TREE PROTECTION PERMIT

Permit for approved tree protection methods at
7206 Holly Avenue

ISSUED TO: Jozefien Van Damme
7206 Holly Avenue
Takoma Park, MD 20912

Permit based on plan received and approved by Urban Forest Manager in accordance with application amended/accepted January 30, 2019.

NOTE:

- NA

Prior to the start of any construction, you must contact the Urban Forest Manager for an inspection of all required tree protection measures.

Phone: 301-891-7612, Email: JanvZ@takomaparkmd.gov.

Permit Expires*: March 01, 2020

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

DATE: 03/01/19



Jan van Zutphen
Urban Forest Manager

*Expiration date applies to start of construction

City Of Takoma Park Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.cityoftakomapark.org

February 07, 2019

Jozefien Van Damme
7206 Holly Avenue
Takoma Park, MD 20912

Re: Same
Takoma Park, MD 20912

Dear Jozefien Van Damme:

Your Tree Protection Plan for 7206 Holly Avenue has received preliminary approval with the City of Takoma Park. Per Chapter 12, Section 307(b)(2) of the City Code, all properties that share a common property line with the above property must be informed of the preliminary approval and have the right to review or contest the Tree Protection Plan have been notified. The comments period runs from 2/07/19 – 2/22/19.

The Tree Protection Plan documents relating to this project can be viewed at the Public Works office.

If you have any questions contact me at 301-891-7612 or JanvZ@Takomaparkmd.gov for more information.

Sincerely,

Jan van Zutphen
Urban Forest Manager,
The City of Takoma Park MD

cc: file

Tree Survey

The proposed steps will be built in proximity to a mature tree:

- Species: American Holly (*ilex opaca*)
- Size: height approx. 56 ft; circumference (DBH): 65"
- Location: marked on enclosed plans

