EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>109 Tulip Ave., Takoma Park</th>
<th>Meeting Date:</th>
<th>4/24/2019</th>
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</thead>
<tbody>
<tr>
<td>Takoma Park Historic District</td>
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<tr>
<td>Applicant:</td>
<td>Bethanne Stish &amp; Andy Crossland</td>
<td>Public Notice:</td>
<td>4/10/2019</td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>n/a</td>
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<tr>
<td>Case Number:</td>
<td>37/03-19W</td>
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<tr>
<td>Staff:</td>
<td>Dan Bruecher</td>
<td></td>
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<tr>
<td>PROPOSAL:</td>
<td>Tree Removal</td>
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STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing building to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1930-40s

Figure 1: 109 Tulip Ave. is a non-contributing building on a heavily wooded lot in the Takoma Park Historic District.
PROPOSAL

The applicant proposes to remove one Tulip Poplar tree from the rear of their yard. The tree was struck by lightening and hangs over 109 and 107 Tulip Ave. The Takoma Park Arborist has reviewed this proposal and conditionally approved it, pending HAWP approval.

APPLICABLE GUIDELINES:

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.
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
(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

Secretary of the Interior’s Standards for Rehabilitation
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), 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 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Name of Property Owner: Bethanne Stish / Andy Creslendo
Address: 109 Tulip Ave., Takoma Park, MD 20912

Contact Email: bstish@hotmail.com
Contact Phone: 240-853-9728
Daytime Phone: 570-807-1725

Contractor: Undetermined
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING/PREMISES
House Number: 109
Street: Tulip Ave.
Town/City: Takoma Park
Nearest Cross Street: Cedar Ave.
Lot: 18
Block: 7
Subdivision: 

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extent ☐ Alter/Remodel
☐ Move ☐ Install ☐ Weatherize
☐ Revise ☐ Repair ☐ Renovate
☐ A/C ☐ Slab ☐ Room addition
☐ Solar ☐ Fireplace ☐ Woodburning Stove
☐ SVH ☐ Single Family
☐ Other: tree removal

1B. Construction cost estimate: $ N/A

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

PART TWO: SPECIFICATIONS FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewer disposal: 01 WSSC 02 Septic 03 Other: 

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

PART THREE: COMPLETED PERMITS AND FACSIMILES

3A. Height: __________ feet

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.

Date 4/3/2019

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature:

Date:

Application/Permit No.: 

Data Filed: 

Date Issued:

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:

      Tree Removal - Large Tulip Poplar approx 64 ft. from house. Tree was damaged from lightning strike in 2010. Trunk is rotting (2" probe) at the point where the trunk divides into 2 main canopy branches about 50 ft. up. The canopy is almost entirely over the house and poses a significant danger.

   b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

      Remove hazardous tree to protect people and property

2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plot. 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, windows and door openings, and other fixed features of both the existing resources and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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 labeled 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 drip line 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 at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFORMING PROPERTY OWNERS

   For all projects, provide an accurate list of adjacent and conforming 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.
# 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>
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<tbody>
<tr>
<td>Bethanne Stish / Andy Crossland</td>
<td>N/A</td>
</tr>
<tr>
<td>109 Tulip Ave.</td>
<td></td>
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<tr>
<td>Takoma Park, MD 20912</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and Confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Louise Klee</td>
</tr>
<tr>
<td>106 Tulip Ave.</td>
</tr>
<tr>
<td>TP, MD 20912</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>MD Breinholt / Frank Wiebe</td>
</tr>
<tr>
<td>7112 Cedar Ave.</td>
</tr>
<tr>
<td>TP, MD 20912</td>
</tr>
<tr>
<td></td>
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<tr>
<td>Laura Welch</td>
</tr>
<tr>
<td>7118 Cedar Ave.</td>
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<tr>
<td>TP, MD 20912</td>
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Assessment of rot near the tree split (50-60 ft up)

- Probe went in 2"
- Scar width ~ 11"
Existing Property Condition Photographs (duplicate as needed)

Detail:

1. Tree showing point of failure in barkless section
2. Point of rotting at base of trunk where it divides

Lightening damage visible from the main trunk, split running from the main trunk.

Applicant: Bethanne Stish
Existing Property Condition Photographs (duplicate as needed)

+ tree overhangs house

+ overhanging house

Applicant: Bethanne Stiel
Existing Property Condition Photographs (duplicate as needed)

Detail: 

Applicant: ____________________________

Page: ___