

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|---------------|
| Address: | 109 Tulip Ave., Takoma Park | Meeting Date: | 4/24/2019 |
| Resource: | Non-Contributing Resource Takoma Park Historic District | Report Date: | 4/17/2019 |
| Applicant: | Bethanne Stish & Andy Crossland | Public Notice: | 4/10/2019 |
| Review: | HAWP | Tax Credit: | n/a |
| Case Number: | 37/03-19W | Staff: | Dan Bruechert |
| PROPOSAL: | Tree Removal | | |

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 lightning 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bstish@hotmail.com Contact Person: Bethanne Stish
Daytime Phone No.: 570-807-1735
Tax Account No.: _____
Name of Property Owner: Bethanne Stish/Andy Crossland Daytime Phone No.: 646-221-6778
Address: 109 Tulip Ave., Takoma Park, MD 20912
Street Number City Street Zip Code
Contractor: undetermined Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMITS

House Number: 109 Street: Tulip Ave.
Town/City: Takoma Park Nearest Cross Street: Cedar Ave
Lot: 18 Block: 7 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PERMITS TYPE/CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: tree removal

1B. Construction cost estimator: \$ N/A

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

PARTY TYPE: 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: _____

PARTY TYPE: COMPLETE 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.

Bethanne Stish
Signature of owner or authorized agent

4/3/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 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:

Tree Removal - Large Tulip Poplar approx 6 ft.
from house. Tree was damaged from lightning strike in
2010. ~~It~~ Is rotting (2" probe) at the point where the
trunk divides into 2 main canopy branches about 50 feet 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 resource(s), 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, 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.

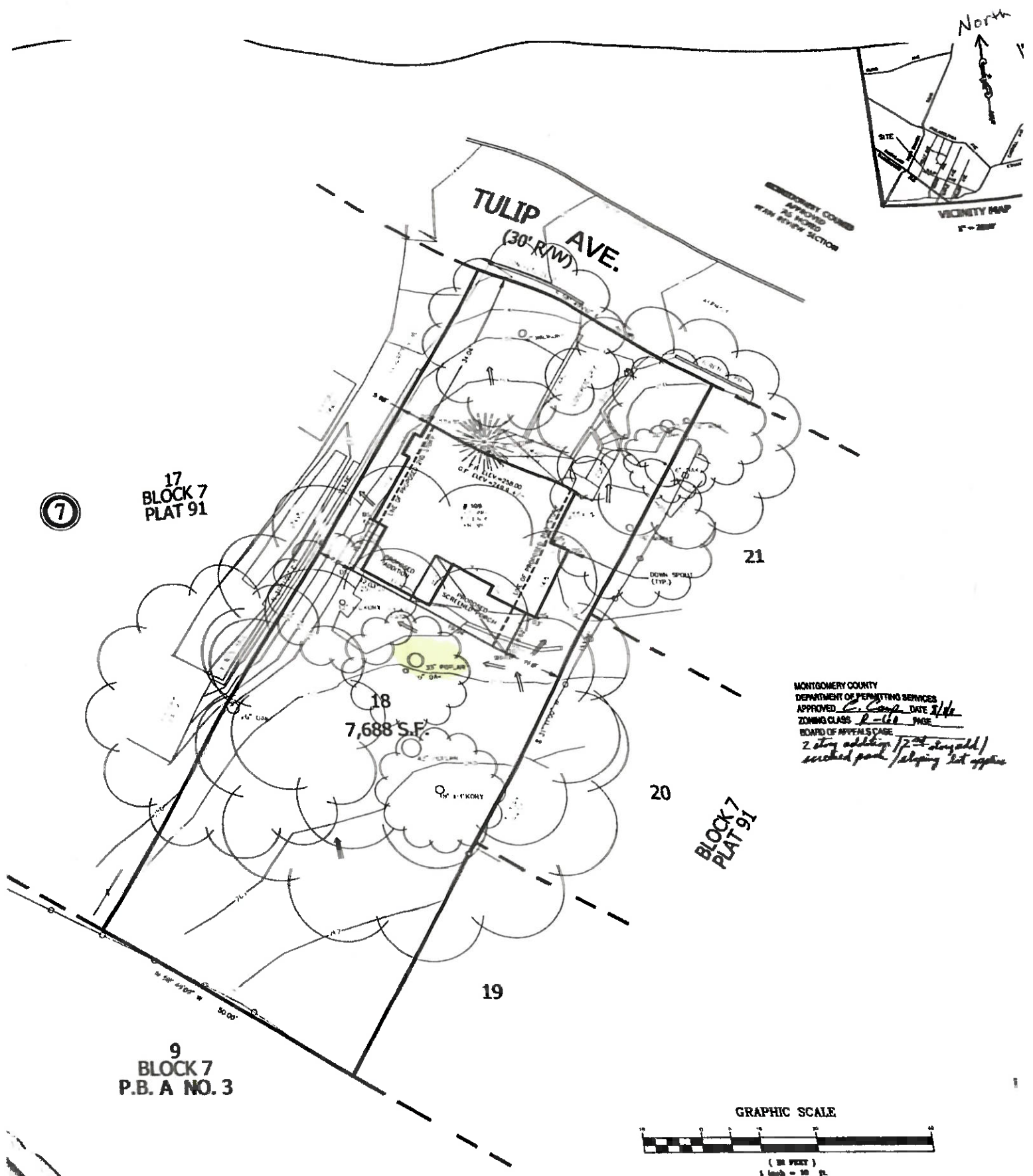
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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

| | |
|--|---|
| Owner's mailing address Bethanne Stish / Andy Crossland 109 Tulip Ave. Takoma Park, MD 20912 | Owner's Agent's mailing address N/A |
| Adjacent and confronting Property Owners mailing addresses | |
| Louise Klee 106 Tulip Ave. TP, MD 20912 | David Johnson 107 Tulip Ave. TP, MD 20912 |
| MJ Breinholt / Frank Wiebe 7112 Cedar Ave. TP, MD 20912 | Richard Mellman 7116 Cedar Ave TP, MD 20912 |
| Laura Welch 7118 Cedar Ave. TP, MD 20912 | |



Survey by Maddox June 7, 2011

Photos:



Assessment of
rot near the
tree split (50-60ft up)

- Probe went in
2"
- Scar width ~ 11"



Applicant: Bethanne Stish

Existing Property Condition Photographs (duplicate as needed)

<https://outlook.live.com/naa/m...>



↓
barkless section
(lightening)

Detail: _____

↑
tree showing point of split
(where it is rotting) and stripe of
damage from lightning

<https://outlook.live.com/naa/m...>

↓
point of rotting
(main trunk divides
here)



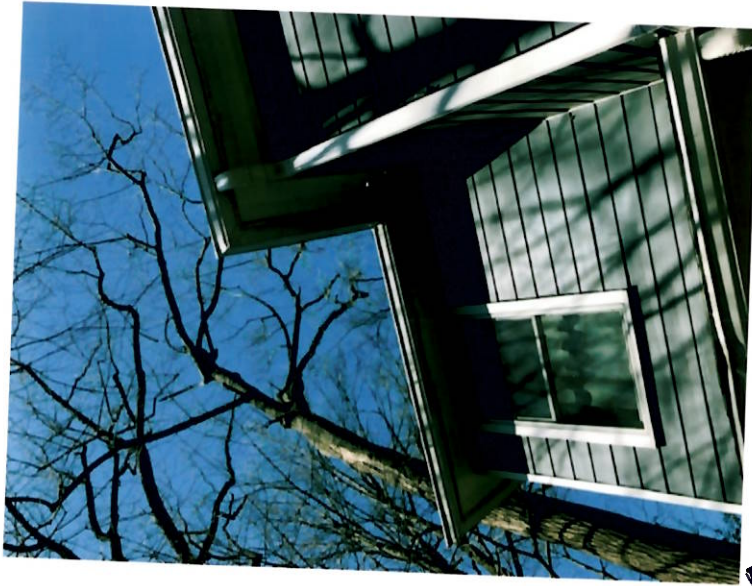
↑
lightening damage visible -
stripe without bark running
from the main ~~split~~ split, down
trunk

Applicant: Bethanne Stish

Page: _____

Existing Property Condition Photographs (duplicate as needed)

<https://outlook.live.com/mail/m...>



tree overhangs house

<https://outlook.live.com/mail/m...>



overhanging house

Applicant: Bethanne Strish

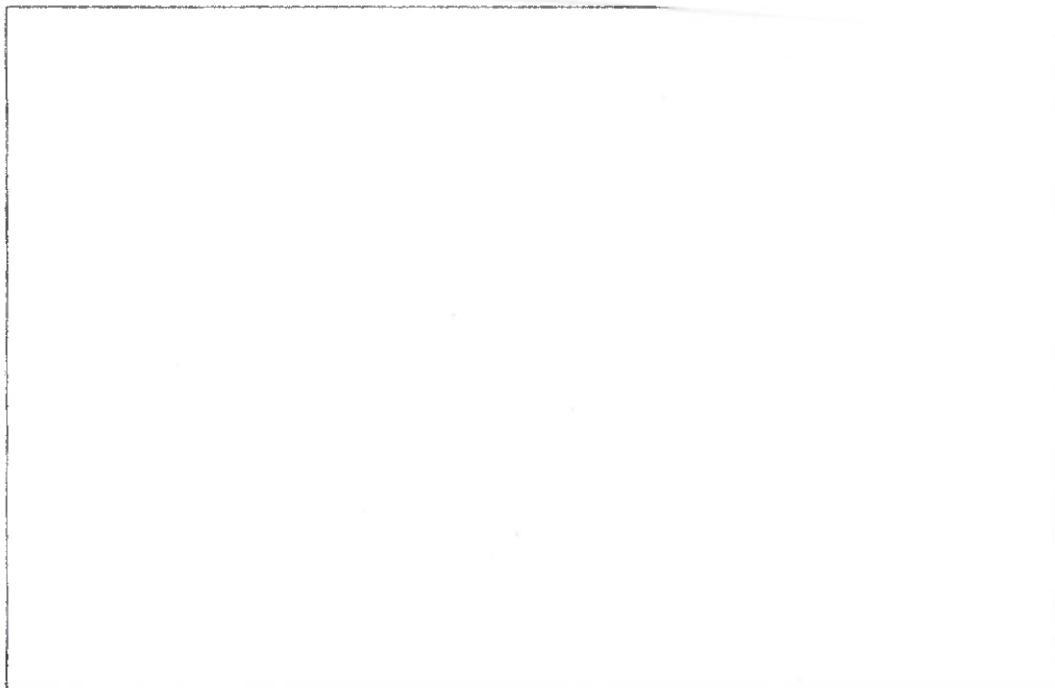
Page: 9

Existing Property Condition Photographs (duplicate as needed)

<https://outlook.live.com/mail/>



proximity to house



Detail: _____

Applicant: _____

Page: _____