EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7106 Maple Ave., Takoma Park

Resource: Outstanding Resource
Takoma Park Historic District

Applicant: Thomas Twomey

Review: HAWP

Case Number: 37/03-20E

PROPOSAL: Tree removal

STAFF RECOMMENDATION:

✓ Approve

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District

STYLE: Italianate (Fourplex)

DATE: 1907

Fig. 1: Subject property.
PROPOSAL:

The applicant proposes to remove one decaying 39” dbh white oak tree from the subject property. The tree is located at the rear/left (southwest) side of the subject property and is approximately 20’ from the rear porch.

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.

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 ensure 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.

**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 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Name: tomatowe@ymail.com  
Contact Person:  
Daytime Phone No.: 434-964-1340  
Tax Account No.: 487-30-7065  
Social Security No.:  
Name of Property Owner: Thomas Twomney  
Daytime Phone No.: 434-964-1340  
Address: 6560 Williams Ridge Rd, Charlottesville, VA 22903  
City: Charlottesville  
State: VA  
Zip Code:  
Contractor: Adirondack Tree Experts  
Phone No.: 301-595-1827  
Contractor Registration No.: # 1210  
Agent for Owner: Thomas Twomney  
Daytime Phone No.: 434-964-1340  

LOCATION OF BUILDING PREMISES  
House Number: 7106  
Street: Maple Avenue  
Town/City: Takoma Park  
Nearest Cross Street: Tulip + Maple Ave  
Lot:  
Block:  
Subdivision:  
District: 13  
Liberal:  
Footer:  
Parcel:  
Tax Class: 0071  
Propose area: R-42  

PART ONE - PERMIT INFORMATION  
1A. CHECK ALL APPLICABLE  
☐ Construct  ☐ Extend  ☐ Alter/Renovate  
☐ Move  ☐ Install  ☐ Work/Rez  
☐ Revision  ☐ Repair  ☐ Renovable  
☐ Fence/Wall (complete Section 4)  
☐ Other: Whitewash tree removal  
1B. Construction cost estimate: $ 2,100  
1C. If this is a revision of a previously approved active permit, see Permit #: N/A  

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND ADDITIONS  
2A. Type of sewage disposal:  
☐ 01 WSSC  ☐ 02 Septic  ☐ 03 Other: N/A  
2B. Type of water supply:  
☐ 01 WSSC  ☐ 02 Well  ☐ 03 Other: N/A  

PART THREE: COMPLETION OF FENCE/RETAINING WALL  
3A. Height:  
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.  

Signed: Thomas Twomney  
Date: 2/7/19  
Signature of owner or authorized agent  

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

   The tree is at the edge of the driveway, the South side, it is about 50 feet from the back porch. The tree has no back on the bottom 6 feet.

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

   As above.

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, 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 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Thomas Twomey</td>
<td>Same as owner</td>
</tr>
<tr>
<td>650 Gillums Ridge Rd.</td>
<td></td>
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<tr>
<td>Charlottesville, VA</td>
<td></td>
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<tr>
<td>22903</td>
<td></td>
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</tbody>
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Adjacent and confronting Property Owners mailing addresses

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<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Keith Chamberlain</td>
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<tr>
<td>Roxane Falcher</td>
</tr>
<tr>
<td>7104 Maple Ave.</td>
</tr>
<tr>
<td>Takoma Park, Md</td>
</tr>
<tr>
<td>20912</td>
</tr>
</tbody>
</table>
Public Works Department

Tree Removal Preliminary Response

Date: August 26, 2019

Thomas A. Townes
650 Gilmore Ridge Road
Charlottesville, VA 22903

Re 7106 Maple Avenue
Takoma Park, MD 20912

Dear Thomas A. Townes,

In order to receive a permit to remove an urban forest tree within the City of Takoma Park, you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Section 19.17.100 of the City Code. Replacement trees shall be nursery stock trees with a minimum size of 1½ inches in caliper for deciduous trees or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s) as approval is necessary prior to planting. Trees must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting. For reference the tree type list is maintained online here - https://aws3.azion.estado.cdmx/g/te/ctree_selection.pdf

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

SEVEN 1½" caliper trees:
Category 4 deciduous

OR

Tree Fund Payment of: $1,225.00

(Check payable to City of Takoma Park and return with this letter)

The permit will be issued after receipt of this signed tree planting agreement or payment of tree account tree cost. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 310 1st Avenue, Silver Spring, MD 20910.

DATE: 08/27/19

Jan van Zutphen
Urban Forest Manager

City of Takoma Park Public Works Department Tree Removal Preliminary Response 310 1st Avenue, Silver Spring, MD 20910
Hi Michael,

Please see my answers below.

On Fri, Dec 27, 2019 at 1:24 PM Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hi Jan,

I am currently reviewing a proposal to remove a mature white oak from the property referenced in the subject line. Can you please provide the following information?

- Is the tree located at the northwest (rear/right) side of the subject property? **Rear left (when facing the tree from Maple Ave.):**

https://www.google.com/maps/place/7106+Maple+Ave,+Takoma+Park,+MD+20912/@38.9757346,−77.0142807,3a,15y,304.82h,92.19t/data=!3m6!1e1!3m4!1sxiAg7ql9o7MwtEyPlZ0l_wl2e0I7i16384I8i8192l4m5l3m4l1s0x89b7c89cccf98e47:0x90dd7e074244e66fl8m2l3d38.9758522l4d-77.014371

- What is the DBH of the tree? **39"**
- Do you agree with the applicant’s assertion that the tree is decaying? **Yes, I agree that it is best the tree be removed. The tree did not meet the City's tree waiver requirements but did meet the preliminary approval requirements.**

Thank you,

Michael Kyne

Planner Coordinator | Historic Preservation Section

Montgomery County Planning Department | M-NCPCC

8787 Georgia Avenue, Silver Spring, MD 20910 | 301-563-3403
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Jan van Zutphen
Urban Forest Manager
City of Takoma Park Department of Public Works
31 Oswego Avenue
Silver Spring, MD 20910
Ph: 301-891-7612
Fax: 301-585-2405
www.takomaparkmd.gov
Existing Property Condition Photographs:

Detail: Oak tree in center of driveway

Detail: Large white oak between parking lots at rear of property

Detail: Decay at the base of large white oak

Applicant: Thomas Ivomey