

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7107 Sycamore Avenue, Takoma Park	<b>Meeting Date:</b>	10/13/2021
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	10/6/2021
<b>Applicant:</b>	Clark Bakewell	<b>Public Notice:</b>	9/29/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	967348	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Tree removal		

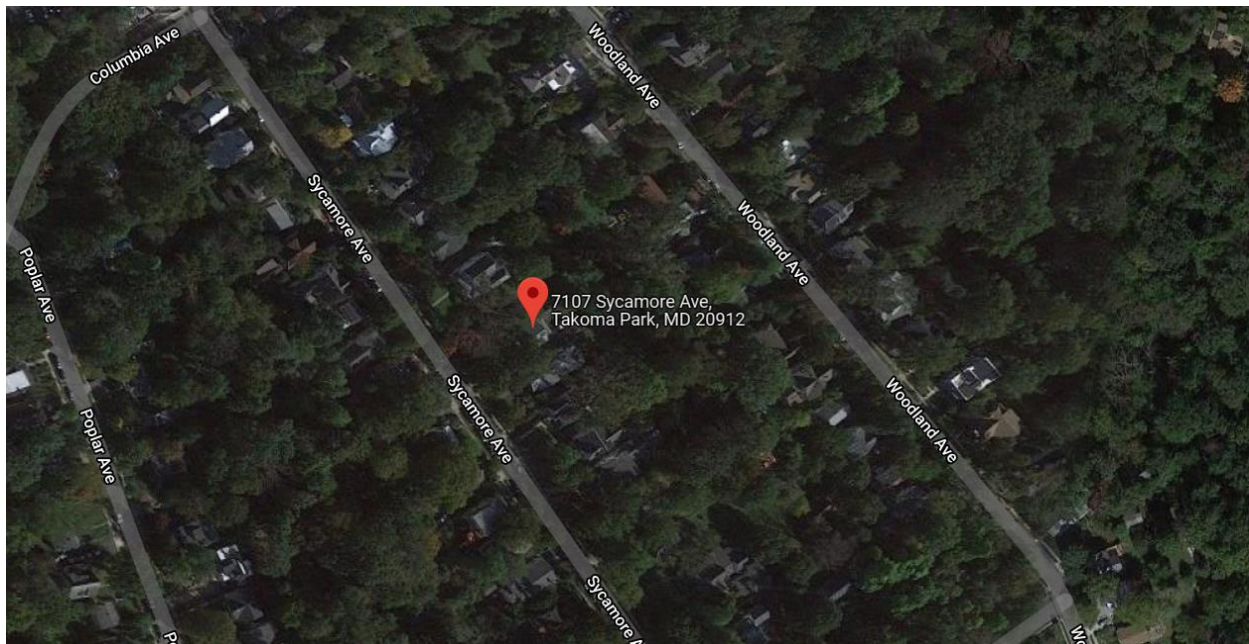
---

**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1910s



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes to remove two trees at the subject property (one 10.8" dbh Eastern Hemlock at the northwest or front/left side of the house, and one 11.3" Norway Maple at the northeast or rear/left side of the property). Two new trees will be planted, in accordance with Takoma Park's Urban Forest Manager's replanting agreement.

**APPLICABLE GUIDELINES:**

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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, as modified by the condition, 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 an electronic set 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 967348  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Clark Bakewell

E-mail: cbakewell@mayerbrown.com

Address: 7107 Sycamore Ave

City: Takoma Park Zip: 20912

Daytime Phone: 978-505-2367

Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable): N/A

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.  
NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. NO

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                      |
|   |  | <input type="checkbox"/> Other: _____                     |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

9/16/2021

Signature of owner or authorized agent

Date



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

**Owner's mailing address**

Clark Bakewell  
7107 Sycamore Ave  
Takoma Park MD  
20912

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Anne Maher and Peter Franchot  
7111 Sycamore Ave  
Takoma Park MD  
20912

Tom Smerling and Reena Bernards  
7105 Sycamore Ave  
Takoma Park MD  
20912

Jeff and Rachel Weiss  
7106 Sycamore Ave  
Takoma Park MD  
20912

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7104 Woodland Avenue

7105 Sycamore Avenue

7106 Sycamore Avenue

7111 Sycamore Avenue

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Craftsman house built 1922. Sits in the middle of the lot, so there's some distance to the street, some distance to the back of the lot. Yellow house with green and red trim and shared driveway to the side of the house. There's a shed in the back yard on the same side of the lot as the shared drive. There is a sidewalk that runs directly from the front steps to the sidewalk parallel the street. There is another sidewalk that runs along the north side of the house that goes from the front steps back to the AC unit. There are limited landscaping features of any note.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Tree removal:

- Invasive Norway maple in the back yard along the back fence (removal approved by Takoma Park Urban Forest Manager, see attachment)
- Eastern Hemlock adjacent to front porch impacting foundation (removal approved by Takoma Park Urban Forest Manager, see attachment)

Tree trimming:

- Limb of oak tree over front porch
- Stem of ash tree in back yard over shed
- Small limbs touching house on tree to left of house (North side of lot)
- Lower limbs of Magnolia in back yard
- Dead branches on trees in east corner of lot (back corner of back yard)

Tree planting:

- Swamp white oak (1.5") in north corner of back yard
- Eastern hemlock in front yard (opposite front path as existing maple tree)

Work Item 1: <u>Tree removal</u>	
Description of Current Condition:  Site map depicts existing trees for removal with a green star  Photographs show front and rear of house	Proposed Work:  Removal of Eastern Hemlock and invasive Norway Maple shown by green stars on site map. See approval from Takoma Park Urban Forest Manager for description and tree survey.  Tree photos #1-2 show trees to be removed.
Work Item 2: <u>Tree trimming</u>	
Description of Current Condition:  Site map depicts existing trees for trimming with a blue star  Photographs show front and rear of house	Proposed Work:  Tree trimming: - Limb of oak tree over front porch - Stem of ash tree in back yard over shed - Small limbs touching house on tree to left of house/North side of lot - Lower limbs of Magnolia in back yard - Dead branches on trees in east corner of lot (back corner of back yard)  Trees to be trimmed shown in blue on site map  Tree photos #3-7 show trees to be trimmed
Work Item 3: <u>Tree planting</u>	
Description of Current Condition:  Site map depicts existing trees for planting with a purple heart  Photographs show front and rear of house	Proposed Work:  Plant trees where purple hearts shown on site map  Tree planting: - Swamp white oak (1.5") in north corner of back yard - Eastern hemlock in front yard (opposite of existing maple tree along front path)

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



## **Site Plan**

## Site Plan



- ★ Tree Removal
- ★ Tree Trimming
- ♥ Tree Planting
- ★ Existing Trees (not subject of HAWP)

# **Tree Surveys**

*(Urban Forest Manager Approvals)*



csbakewell &lt;csbakewell@gmail.com&gt;

---

**Tree Removal Request :: W006903-072921**

---

**Online Customer Service Center** <TakomaParkMD@mycusthelp.com>  
To: "csbakewell@gmail.com" <csbakewell@gmail.com>

Fri, Jul 30, 2021 at 4:51 PM

07/30/2021

APPLICATION NUMBER [W006903-072921](#)

Clark Bakewell  
[7107 Sycamore Ave](#)  
[Takoma Park, MD 20912](#)

Re: Tree Removal Application at:  
[7107 SYCAMORE](#)  
TAKOMA PARK MD 20912

Dear Clark Bakewell:

The City of Takoma Park has granted preliminary permit approval for you to remove the 10.8" d.b.h. EASTERN HEMLOCK (1 replants) from the FRONT LEFT of your property. The following are the notes from the Urban Forest Manager's evaluation of your tree:

---

Tree Condition Rating (1-5):  
Crown/Branches: 4  
Root & Root Collar: 3  
Tree Health & Species Profile: 4  
Trunk: 4

Criterion Total (4-20): 15

Tree is moderately vigorous with a somewhat reduced crown size. The tree is not exceptional in size or some other quality. Removal of the tree will not constitute a notable reduction in canopy cover. The tree is located within 2 ft of the foundation of the house, and the trunk is within 1 ft of the roof line. However, there is no evidence that the tree is causing significant damage

---

Preliminary approval means that the City will post your property for a 15 day period beginning 07/30/2021 and ending 8/14/2021 3:49:14 PM for public comment. A permit to remove the tree(s) will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirements. If public comments are received that request an appeal of the removal, a hearing before the Tree Commission will be scheduled to determine if removal can proceed.

**Historic Area Work Permit (HAWP)**

Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT (HAWP). To apply for a HAWP, contact Montgomery County Department of Permitting Services by phone 301-563-3400, by email [MCP-Historic@mncppc-mc.org](mailto:MCP-Historic@mncppc-mc.org) or online at:

<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

**Replanting Agreement**

As a condition for receiving your permit you are required to replant (1)1 ½" caliper, category LARGE, trees or make a contribution of \$312 to the City's Tree Fund. Click the link below to find the City's Approved Tree Species List:

<https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>

**HOW TO COMPLETE THE REPLANTING AGREEMENT ONLINE:**

1. Click this link to view your Tree Removal Application request in MyTKPK: [W006903-072921](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to "Replanting Agreement". For "How do you plan to replace this tree?" select "Pay Fee in Lieu", "Replant On-site", or "Combination of Both" and fill in the subsequent information you are asked for.

With this complete, Public Works staff will be prompted to review your selection and generate an invoice to pay the fee-in-lieu if needed. Please be on the lookout for further communications.

TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK MUST BE CARRIED OUT BY A MARYLAND STATE LICENSED TREE EXPERT, OR LTE. HIRING SOMEONE WHO IS NOT LICENSED IS A VIOLATION OF CITY AND STATE LAW. MAKE SURE YOUR CONTRACTOR HAS A LTE NUMBER BEFORE YOU HIRE THEM.

If you have any questions, please contact the Urban Forest Manager by replying to this email.





csbakewell &lt;csbakewell@gmail.com&gt;

---

**Tree Removal Request :: W006905-072921**

---

**Online Customer Service Center** <TakomaParkMD@mycusthelp.com>

Fri, Jul 30, 2021 at 4:42 PM

To: "csbakewell@gmail.com" &lt;csbakewell@gmail.com&gt;

07/30/2021

APPLICATION NUMBER [W006905-072921](#)

Clark Bakewell  
[7107 Sycamore Ave](#)  
[Takoma Park, MD 20912](#)

Re: Tree Removal Application at:  
[7107 SYCAMORE](#)  
TAKOMA PARK MD 20912

Dear Clark Bakewell:

The City of Takoma Park has granted preliminary permit approval for you to remove the 11.3" d.b.h. NORWAY MAPLE (1 replants) from the BACK LEFT of your property. The following are the notes from the Urban Forest Manager's evaluation of your tree:

---

Tree Condition Rating (1-5):  
Crown/Branches: 4  
Root & Root Collar: 4  
Tree Health & Species Profile: 4  
Trunk: 3

Criterion Total (4-20): 15

---

As your tree is of a species considered 'Undesirable' by City code it does not require the typical 15-day comment period. A permit to remove the tree will be granted after you submit your Historic Area Work Permit and complete the replanting agreement.

**Historic Area Work Permit (HAWP)**

Since your property is located within the Historic District, you are required to receive a Historic Area Work Permit (HAWP). To apply for a HAWP, contact Montgomery County Department of Permitting Services by

phone 301-563-3400, by email [MCP-Historic@mncppc-mc.org](mailto:MCP-Historic@mncppc-mc.org) or online at:  
<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

**Replanting Agreement**

As a condition for receiving your permit you are required to replant (1)1 ½" caliper, category LARGE, trees or make a contribution of \$312 to the City's Tree Fund. Click the link below to find the City's Approved Tree Species List:

<https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>

**HOW TO COMPLETE THE REPLANTING AGREEMENT ONLINE:**

1. Click this link to view your Tree Removal Application request in MyTKPK: [W006905-072921](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to "Replanting Agreement". For "How do you plan to replace this tree?" select "Pay Fee in Lieu", "Replant On-site", or "Combination of Both" and fill in the subsequent information you are asked for.

With this complete, Public Works staff will be prompted to review your selection and generate an invoice to pay the fee-in-lieu if needed. Please be on the lookout for further communications.

TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK MUST BE CARRIED OUT BY A MARYLAND STATE LICENSED TREE EXPERT, OR LTE. HIRING SOMEONE WHO IS NOT LICENSED IS A VIOLATION OF CITY AND STATE LAW. MAKE SURE YOUR CONTRACTOR HAS A LTE NUMBER BEFORE YOU HIRE THEM.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

## Messages 1

 Print Messages (PDF)

✓ ✉ On 8/3/2021 9:59:22 AM, Online Customer Service Center wrote:

**Subject:** Tree Removal Request :: W006904-072921**Body:**

Hi Clark,

I have withdrawn the removal request associated with the ash tree by your garage since you are proposing to prune this tree. This email notification will serve as your approval to remove one of the tree trunks, the one growing towards the garage roof. Please let me know if you have any questions.

Marty Frye  
Urban Forest Manager



## **Photos**



Hemlock to be removed  
(impacting foundation)

See Urban Forest Manager  
Approval





Norway Maple to be removed  
(invasive species)

*See Urban Forest Manager  
Approval*



Oak limb removal





One limb of Ash tree to be removed (diseased)

*See Urban Forest Manager Approval*



Remove upper branches  
touching house





Remove lower branches of large  
Magnolia





Remove dead branches