

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

<b>Address:</b>	10902 Seven Locks Road, Potomac	<b>Meeting Date:</b>	2/2/2022
<b>Resource:</b>	Master Plan Site #29/15 ( <i>Scotland African M/E Zion Church</i> )	<b>Report Date:</b>	1/26/2022
<b>Applicant:</b>	Scotland African Methodist Episcopal Zion Church ( <b>Desmond Grimbail, Agent</b> )	<b>Public Notice:</b>	1/19/2022
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne

**Permit Number:** 961430 REVISION

**PROPOSAL:** Revision of previous approved HAWP for alterations to grade and tree removal

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Master Plan Site #29/15, Scotland African M/E Zion Church  
**DATE:** c. 1915 w/ 1967 Front Addition

Excerpt from *Places from the Past*:

Scotland African Methodist Episcopal Zion Church stands as a pillar of continuity, representing the early days of this post-Civil War black settlement. The congregation was organized in 1906 in a nearby house. Construction of the original church was begun in 1915 on land acquired from Otho Simms. The Scotland community dates from the post-Civil War era. A school for black children, known as Scotland School, had been built near the church site in 1874. The Scotland name originated with land patents to Scottish settlers in the 1700s.

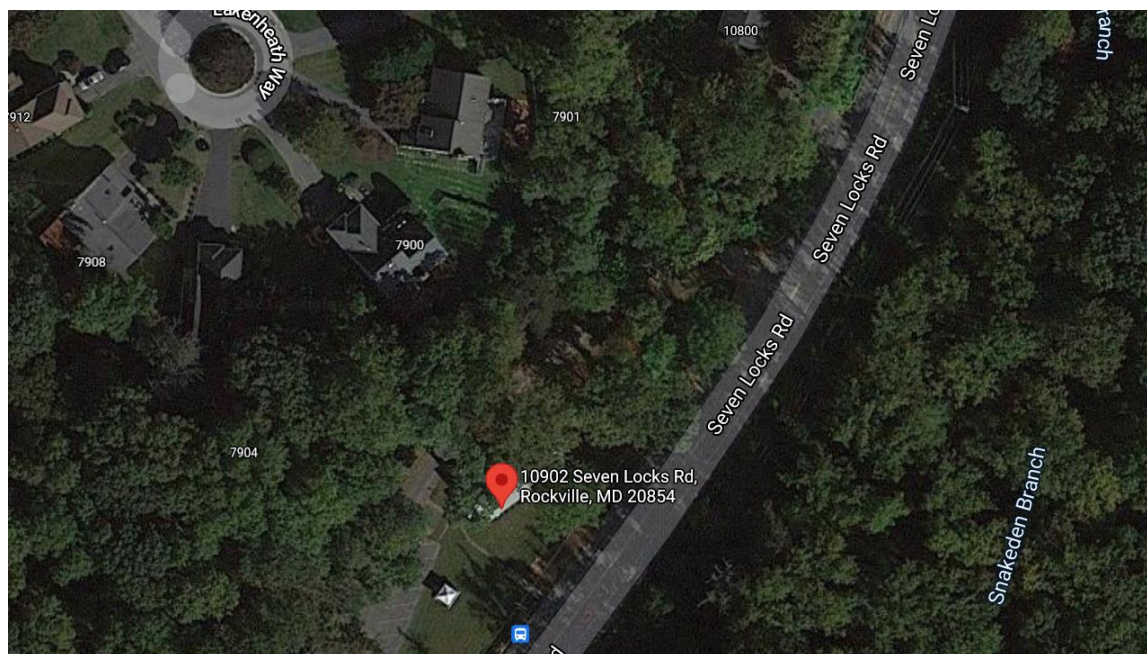
Like Tobytown, the Scotland community, consisting of small one to four room houses, was identified for urban renewal in the 1960s due to its substandard living conditions. New housing units, in the form of townhouses, and sewer and water service drastically improved daily life for Scotland residents, but also changed the physical environment dramatically.

The church building dates from two periods. Construction of the original section, now a rear wing, was begun in 1915 and completed in 1924. An addition, completed in 1967, was built in front of the original church. The original section is frame with German siding and has pedimented windows with stained glass panes. The main front section, constructed of concrete block, was built in the 1960s. The first service was held in November 1967, and the cornerstone was laid in February 1968. The structure has been in continuous use as a religious meeting place since its construction.

The church and site are also critically important local sites that highlight the history of mid-century urban renewal and community resistance and resilience. The histories of Geneva Mason, Joyce Siegel, and the Save Our Scotland coalition of residents, neighbors, and faith groups, met, worshipped, and planned for the future of the Scotland Community from this building. For more information on Save Our Scotland and

the 20<sup>th</sup> century history of this community, Montgomery History has a compiled photo archive and online story gallery chronicling these events that is available at this link: <https://montgomeryhistory.org/african-american-online-exhibits/>.

Montgomery County recently honored the historic contributions of the Scotland community by renaming three county streets after Save Our Scotland co-founder Geneva Mason and Scotland elder William Dove.



*Fig. 1: Subject property.*

### **BACKGROUND:**

The applicant previously appeared before the Commission at the August 18, 2021 HPC meeting for a preliminary consultation.<sup>1</sup> After that meeting the Church experienced a second round of extreme flooding that filled the basement with water and damaged the site. The project team cleaned the site and mitigated that damage; however, the event demonstrated that the historic site remains vulnerable from flooding and stormwater management deficiencies that this project seeks to remedy.

The applicant returned with a HAWP, which was reviewed and approved by the Commission at the September 22, 2021 HPC meeting.<sup>2</sup>

Revisions that included changing the approved wood exterior wall cladding and wood vertical fins/light modulators for the new addition to wood-look aluminum were approved as a Staff Item at the December 15, 2021 HPC meeting.

<sup>1</sup> Link to August 18, 2021 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/08/II.A-10902-Seven-Locks-Road-Potomac-Preliminary-Consultation.pdf>

Link to August 18, 2021 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=9787973c-0415-11ec-9f1e-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=9787973c-0415-11ec-9f1e-0050569183fa)

<sup>2</sup> Link to September 22, 2021 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/09/I.C-10902-Seven-Locks-Road-Potomac-961430.pdf>

Link to September 22, 2021 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=f2012302-1ca1-11ec-9f1e-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=f2012302-1ca1-11ec-9f1e-0050569183fa)

**PROPOSAL:**

The applicant proposes to revise their previously approved HAWP for alterations to grade.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***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.

***Secretary of the Interior's Standards for Rehabilitation:***

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 DISCUSSION:**

The applicant previously appeared before the Commission for a preliminary consultation at the August 18, 2021 HPC meeting. The applicant subsequently returned with HAWP application, which was approved by the Commission at the September 22, 2021 HPC meeting. The approved HAWP included:

- Lifting the existing building (both the c. 1915 building and 1967 front addition) to address the issues with water runoff and the resulting flooding and structural hazards.
- Cladding the exposed foundation of the lifted building with stone.
- Parking area and access re-grading to be in line with the existing building.
- Cladding the 1967 front addition with 8.25" horizontal fiber cement siding with a modern joint detail and replacing the windows in the 1967 front addition with decorative windows similar to or to match the existing.
- Restoring features of c. 1915 section, as necessary.
- Construction of a new addition and hyphen/connector at the west side (rear, as experienced from the public right-of-way of Seven Locks Road) of the existing building.
- Conversion of two existing windows on the west side of the 1967 front addition to doors, providing access to the proposed hyphen and new addition.
- Creation of 34 tandem parking spaces in the existing parking area.
- Flood mitigation measures, including the construction of retaining walls throughout the site, some excavation of the slope at the west side of the property, installation of below grade storm piping at the west side of the property, and creation of a bioretention area at the north side of the property.
- Installation of a new church/address sign at the southwest side of the property (near the driveway entrance).
- Removal of four trees in preparation for the proposed new construction and site alterations. The trees to be removed included one (1) 20" dbh black walnut (good condition, but with a heavy lean), one (1) 7" dbh American hornbeam (poor condition), one (1) 37" dbh white oak (poor condition), and one (1) 36" dbh tulip poplar (moderate condition, but with failure likely, posing a hazard to the historic church building).

Staff note that revisions, changing the approved wood exterior wall cladding and wood vertical fins/light modulators for the new addition to wood-look aluminum were approved as a Staff Item at the December 15, 2021 HPC meeting.

The currently proposed revisions include:

- Filling/lifting the grade at the front of the existing building (in lieu of maintaining the existing grade).
- Transitioning from the proposed lifted grade to the existing/maintained grade of the burial area at the north side (right side, as viewed from the public right-of-way of Seven Locks Road) of the property with a berm (in lieu of the previously approved retaining wall with guardrail on top).
- Relocating the previously approved egress path at the rear/north side of the property to the lifted grade at the front of the existing building (in lieu of running it further north along the existing grading).
- The removal of one 40" dbh sycamore tree at the front of the property to accommodate the proposed infill site grading, if necessary.

Staff remains supportive of the applicant's proposal, finding that the proposed revisions will address flooding issues at the subject property while reducing the amount of new hardscaping. Additionally, staff finds that the proposed revisions will not remove or alter character-defining materials or features of the

subject property, in accordance with *Standards #2 and #9*.

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9* as outlined above.

### **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 will not substantially alter the exterior features of the historic resource and is compatible in character with 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# 961430

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:** SCOTLAND AFRICAN METHODIST  
EPISCOPAL ZION CHURCH

Name: ATTN: REV. DR. EVALINA HUGGINS, PASTOR E-mail: EVALINA45@GMAIL.COM;  
PEHUGGINS@BEMOREAMEZ.ORG

Address: 10902 SEVEN LOCKS ROAD

City: POTOMAC, MD

Zip: 20854

Daytime Phone: 301-980-8793

Tax Account No.: 02285421

**AGENT/CONTACT (if applicable):**

Name: ANTUNOVICH ASSOCIATES  
(ATTN: DESMOND GRIMBALL)

E-mail: DGRIMBALL@ANTUNOVICH.COM

Address: 1144 THIRD STREET NE

City: WASHINGTON, DC

Zip: 20002

Daytime Phone: 202-540-1171

Contractor Registration No.: N/A

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property RESOURCE #29/015

Is the Property Located within an Historic District? Yes/District Name

X No/Individual Site Name SCOTLAND A.M.E. ZION CHURCH

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.

NOT APPLICABLE

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. YES: ZONING VARIANCE FOR REAR SETBACK & TANDEM  
PARKING HAS BEEN OBTAINED (CASE #A-6718)

Building Number: 10902

Street: SEVEN LOCKS ROAD

Town/City: POTOMAC, MD

Nearest Cross Street: BELLS MILL ROAD

Lot: N/A

Block: N/A

Subdivision: N/A

Parcel: N829

**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:**

☒ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☒ Addition

☐ Fence

☐ Solar

☐ Demolition

☒ Hardscape/Landscape

☒ Tree removal/planting

☒ Grading/Excavation

☐ Roof

☒ Window/Door

☒ Other: SIGNAGE

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.

DESMOND MONET GRIMBALL

1/11/2022

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	Owner's Agent's mailing address
SCOTLAND AFRICAN METHODIST EPISCOPAL ZION CHURCH ATTN: REV. DR. EVALINA HUGGINS, PASTOR 10902 SEVEN LOCKS ROAD POTOMAC, MD 20854	ANTUNOVICH ASSOCIATES ATTN: DESMOND GRIMBALL 1144 THIRD STREET NE WASHINGTON, DC 20002
Adjacent and confronting Property Owners mailing addresses	
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION 2425 REEDIE DRIVE – 13TH & 14TH FLOORS WHEATON, MD 20902	RAMI & MELANIE KANDEL 7907 LAKENHEATH WAY POTOMAC, MD 20854-2735
RAJEEV K. KAUL & GITIKA A. KAUL 7901 LAKENHEATH WAY ROCKVILLE, MD 20854-2735	DAVID C. & J. S. NEARPASS 7900 LAKENHEATH WAY ROCKVILLE, MD 20854-2735
WILLY W. & JANEY K. NG 7931 LAKENHEATH WAY ROCKVILLE, MD 20854-2735	RASHID & LISA LEVIEDDIN 7929 LAKENHEATH WAY ROCKVILLE, MD 20854-2735
YANG K. & M. S. KIM 7908 LAKENHEATH WAY ROCKVILLE, MD 20854-2735	SIQIAN HE & XIN WANG 7904 LAKENHEATH WAY ROCKVILLE, MD 20854
JOHN PHILLIPS LEGRAND, JR. 10800 SEVEN LOCKS ROAD ROCKVILLE, MD 20854-3255	

# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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

SINGLE-STORY HISTORIC CHURCH BUILDING WITH BASEMENT ROUGHLY CENTERED ON THE LONG NARROW HISTORIC PROPERTY. ORIGINAL STRUCTURE IS LIMITED TO THE WOOD-FRAMED WOOD-CLAD PORTION ON THE BACK OF THE BUILDING WITH THE ORIGINAL ORNATE HUNG WINDOWS AND GABLE ROOF. A PREVIOUS ADDITION, BUILT IN THE 1960'S, IS LIMITED TO THE CURRENT FRONT OF THE BUILDING. IN CONTRAST TO THE ORIGINAL STRUCTURE, THE PREVIOUS ADDITION IS COMPRISED OF PAINTED CMU, COMPLEMENTARY GABLE ROOF, AND LESS ORNATE HUNG WINDOWS. ALSO PRESENT ON THE PREVIOUS ADDITION IS A SMALL VESTIBLE AND MODEST METAL-CLAD SPIRE.

THE PROPERTY IS SURROUNDED ON THE WEST BY HEAVILY-WOODED AND HEAVILY-SLOPED ADJACENT PROPERTIES. LANDSCAPING IS LIMITED TO SHRUBBERY AROUND THE BUILDING, GRASSES THROUGHOUT, AND AN ASSORTMENT OF TREES. SITE PAVING IS LIMITED TO WALKWAY PAVERS AND THE DRIVEWAY (PREVIOUSLY THE ORIGINAL SEVEN LOCKS ROAD) RUNNING ALONG THE WEST OF THE BUILDING. THE CURRENT SEVEN LOCKS ROAD WAS RELOCATED ALONG THE EAST OF THE BUILDING IN THE LATE-1950'S/EARLY 1960'S.

CURRENT SEVEN LOCKS ROAD WAS BUILT SUCH THAT THE THE ELEVATION OF THE STREET WAS HIGHER THAN THE ELEVATION OF THE CHURCH. AS A RESULT THE BUILDING SITS WITHIN A VALLEY BETWEEN THE STREET AND ADJACENT HILL, AND HAS SUBSEQUENTLY ENCOUNTERED FOUNDATION DAMAGE DUE TO RAIN EVENTS.

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

THE ENCLOSED OUTLINES PROPOSED LIMITED REVISION TO PREVIOUSLY APPROVED HAWP #961430. SCOPE MODIFICATION IS LIMITED TO THE FOLLOWING:

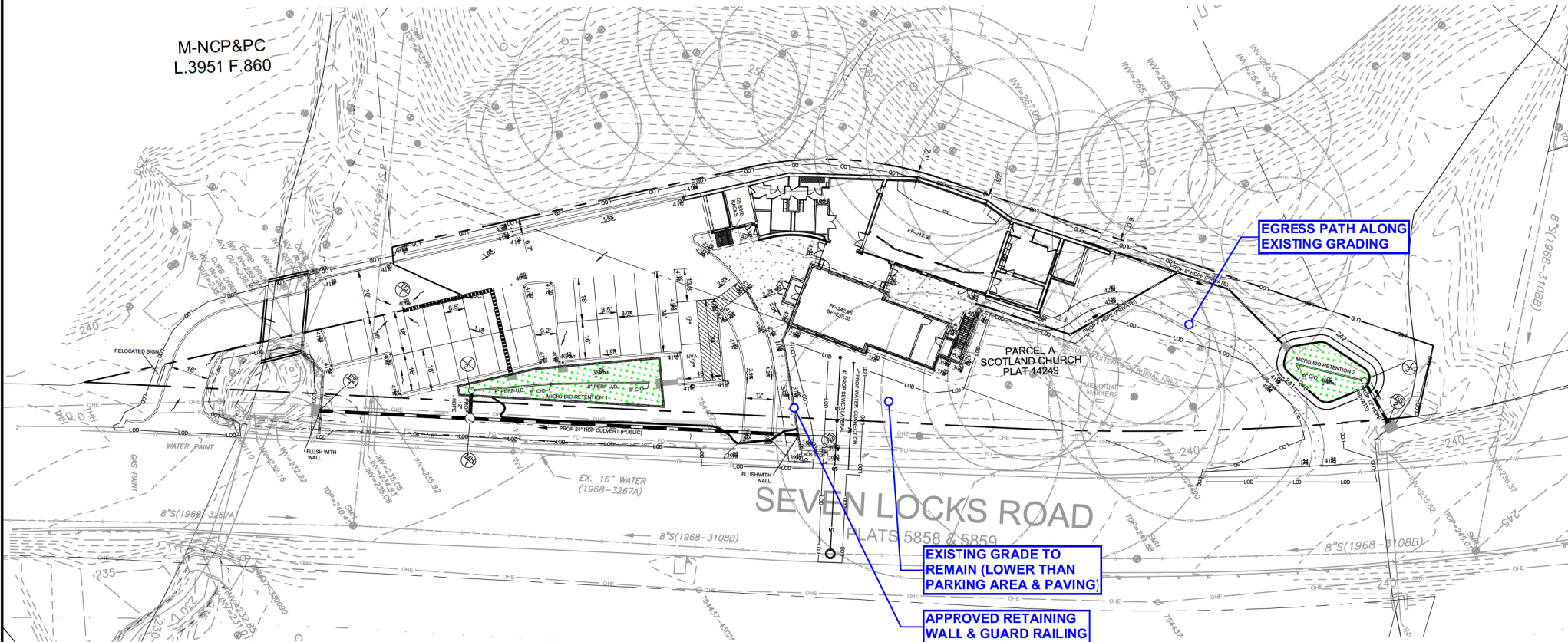
1. WE PROPOSE TO FILL/LIFT THE GRADE OF THE FRONT YARD OF THE EXISTING BUILDING (IN LIEU OF MAINTAINING THE EXISTING GRADE AS PREVIOUSLY APPROVED).
2. WE PROPOSE TO TRANSITION FROM THE LIFTED GRADE TO THE EXISTING-TO-REMAIN LOWER GRADE OF THE BURIAL AREA WITH A BERM (IN LIEU OF THE RETAINING WALL AS PREVIOUSLY APPROVED).
3. WE PROPOSE TO RELOCATE THE REAR/NORTH EGRESS PATH ALONG THE LIFTED FRONT YARD (IN LIEU OF RUNNING IT FURTHER NORTH ALONG THE EXISTING GRADING).

# SITE GRADING PLAN

AS PREVIOUSLY APPROVED

PREVIOUSLY  
APPROVED

M-NCP&PC  
L.3951 F.860



SCALE: 1"=30'  
0' 30' 60'



**Dewberry**

2101 Gaither Road, Suite 340  
Rockville, MD 20850  
301.948.8300 Fax: 301.258.7607  
www.dewberry.com

**SCOTLAND AME ZION CHURCH**  
10902 SEVEN LOCKS ROAD  
ROCKVILLE, MD 20854

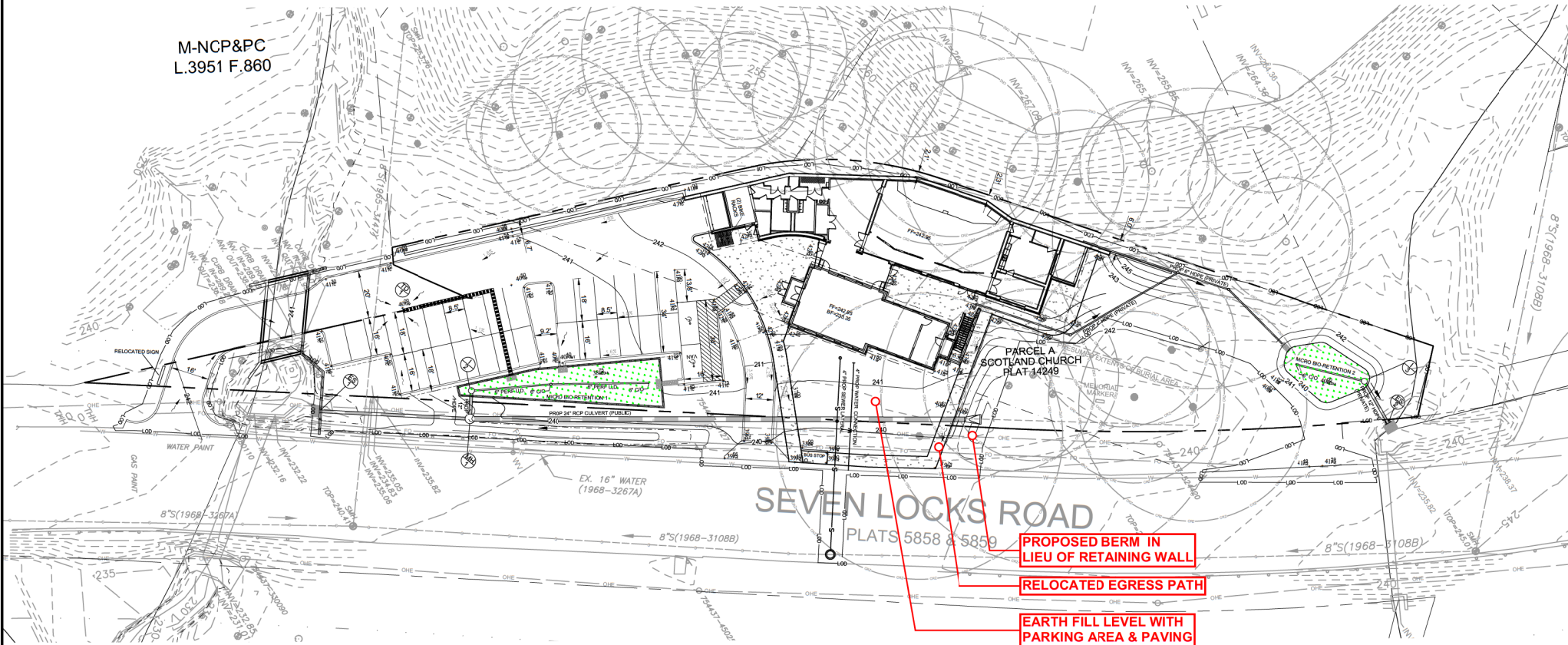
December 2021

# SITE GRADING PLAN

PROPOSED REVISION TO FRONT GRADING

**PROPOSED  
CHANGE**

M-NCP&PC  
L.3951 F.860



SCALE: 1"=30'  
0' 30' 60'



**Dewberry®**

2101 Gaither Road, Suite 340  
Rockville, MD 20850  
301.948.8300 Fax: 301.258.7607  
www.dewberry.com

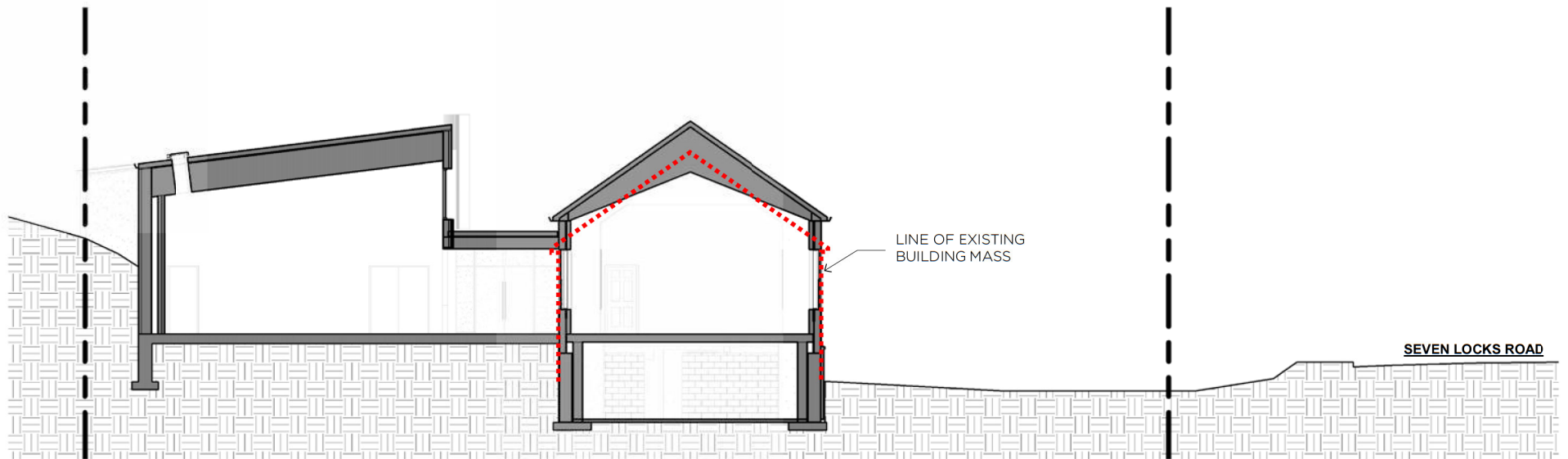
**SCOTLAND AME ZION CHURCH**  
10902 SEVEN LOCKS ROAD  
ROCKVILLE, MD 20854

December 2021

# SECTION - NORTH THRU ALTERATION

SCALE: 3/32" = 1'-0"

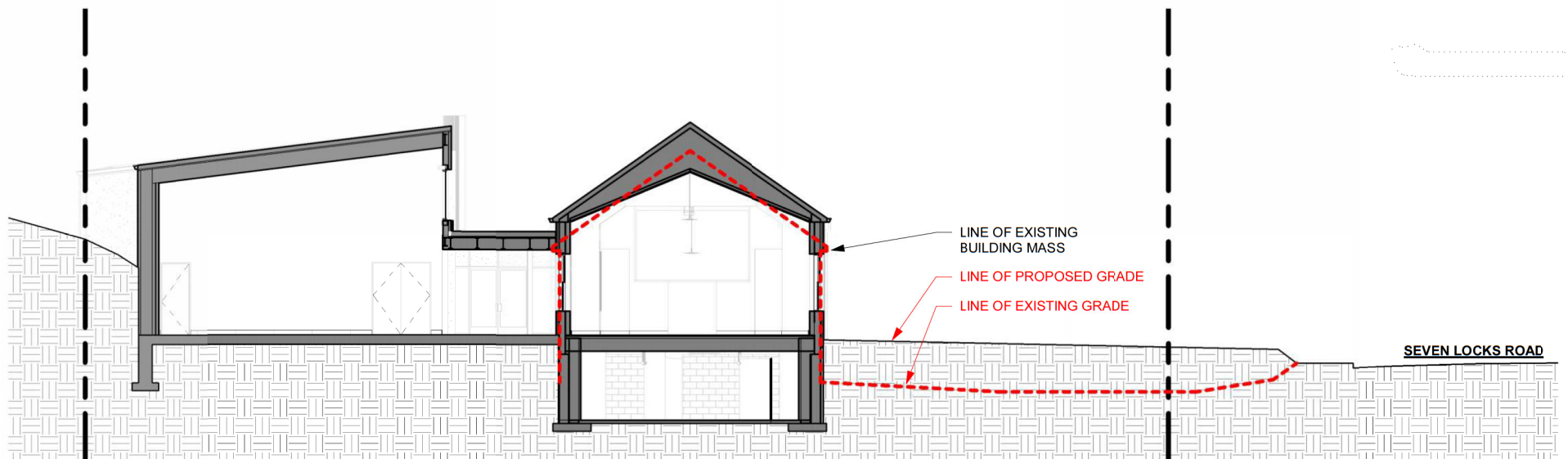
PREVIOUSLY  
APPROVED



# SECTION - NORTH THRU ALTERATION

SCALE: 3/32" = 1'-0"

**PROPOSED  
CHANGE**



# NORTHWARD VIEW

PREVIOUSLY  
APPROVED



# NORTHWARD VIEW

**PROPOSED  
CHANGE**



# SOUTHWARD VIEW

PREVIOUSLY  
APPROVED



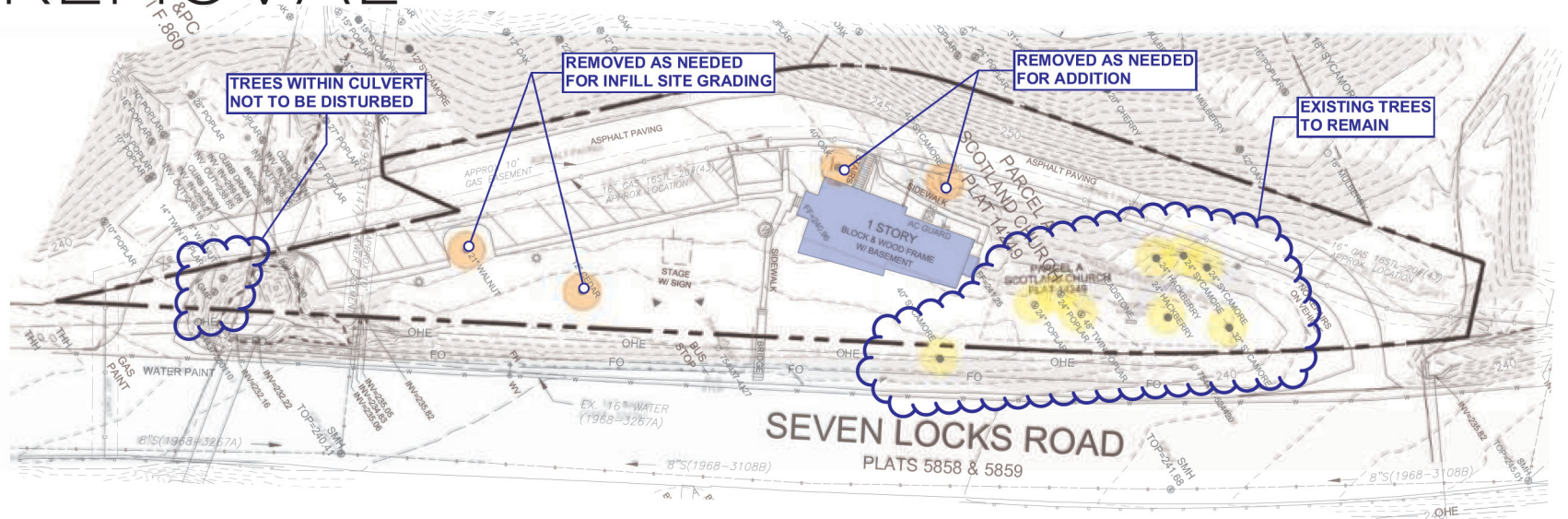
# SOUTHWARD VIEW

**PROPOSED  
CHANGE**

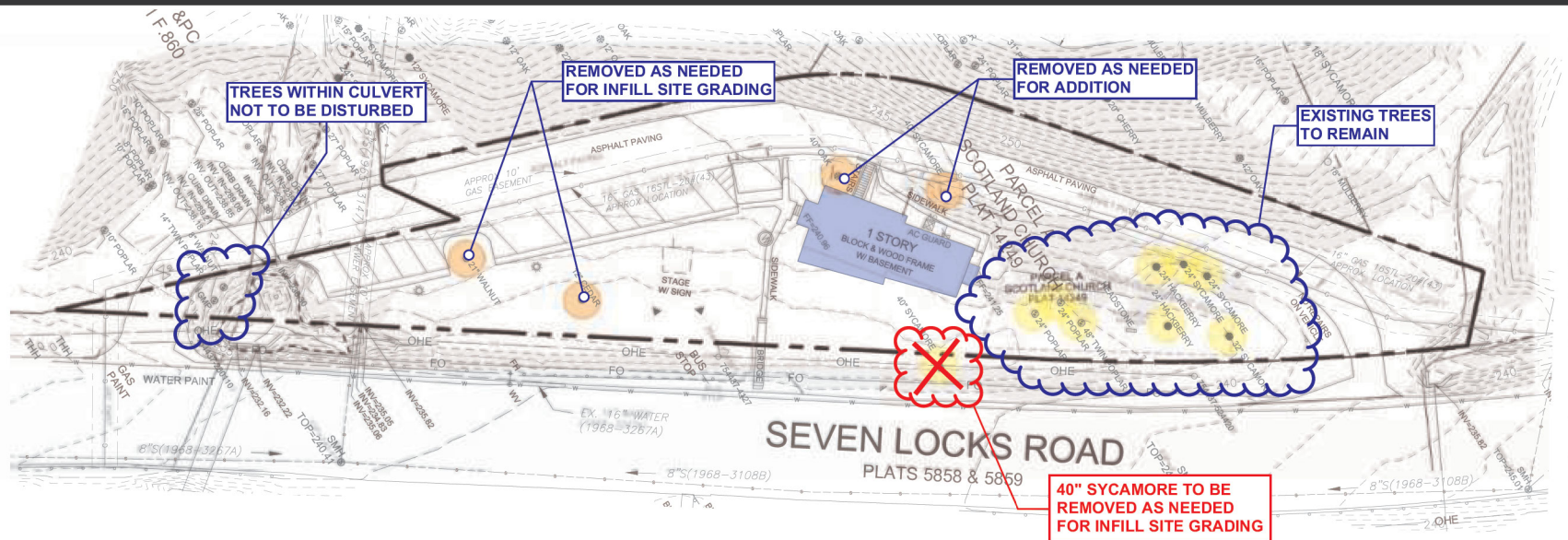


# TREE REMOVAL

PREVIOUSLY  
APPROVED



PROPOSED  
CHANGE



**Existing Property Condition Photographs** (duplicate as needed)



EXISTING BUILDING SOUTH-FACING FAÇADE (BUILDING ENTRY)

BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION AND

Detail: RECLAD TO MATCH ORIGINAL(REAR) STRUCTURE



EXISTING BUILDING EAST-FACING FAÇADE (STREET FRONTAGE)

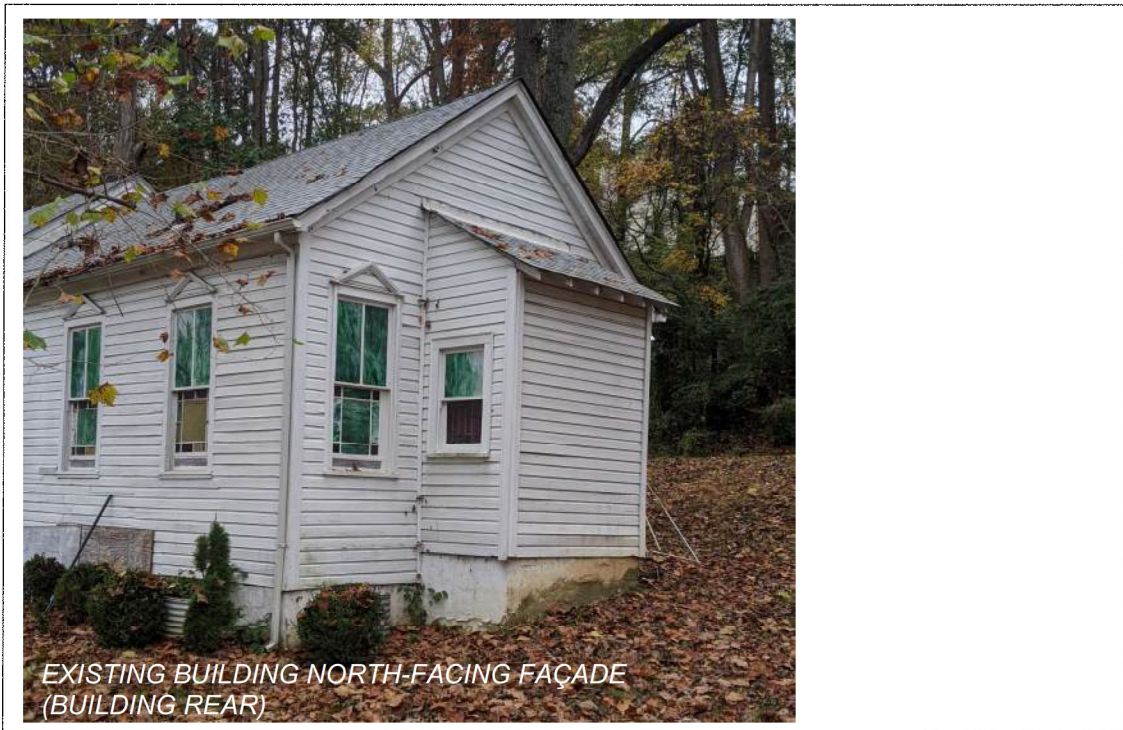
BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION, CMU

Detail: (FRONT) TO BE RECLAD TO MATCH ORIGINAL(REAR) STRUCTURE, AND  
WATER-DAMAGED FOUNDATION AREA TO BE REPAIRED/REPLACED

Applicant: \_\_\_\_\_

Page: \_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Detail: BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION

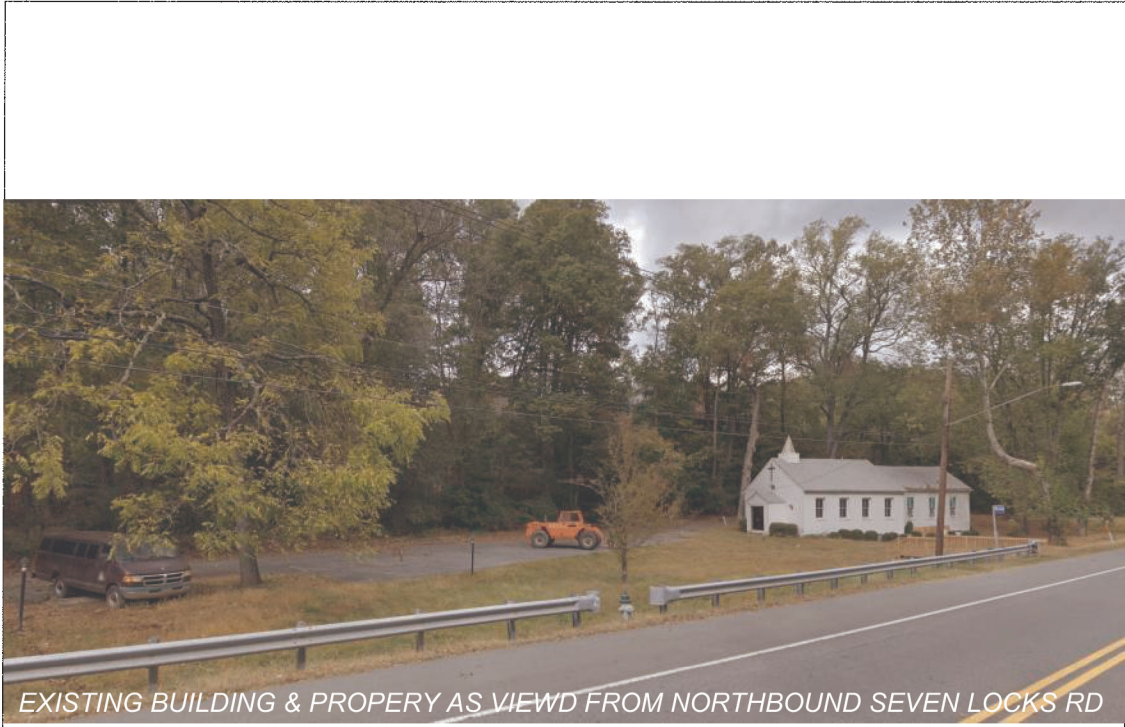


Detail: BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION, CMU  
(FRONT) TO BE RECLAD TO MATCH ORIGINAL(REAR) STRUCTURE

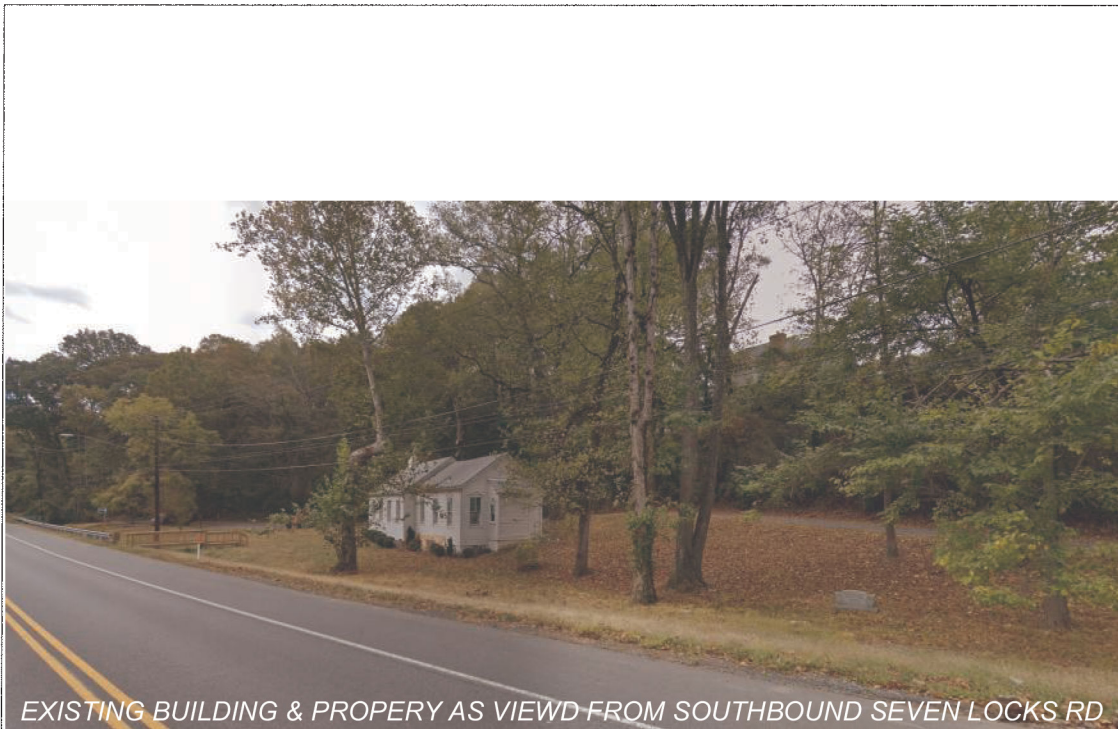
Applicant: \_\_\_\_\_

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**Existing Property Condition Photographs** (duplicate as needed)



Detail: BUILDING & PARKING AREA TO BE LIFTED FOR FLOOD MITIGATION



Detail: EXISTING BURIAL AREA TO REMAIN UNDISTURBED

Applicant: \_\_\_\_\_

Page: \_\_\_\_

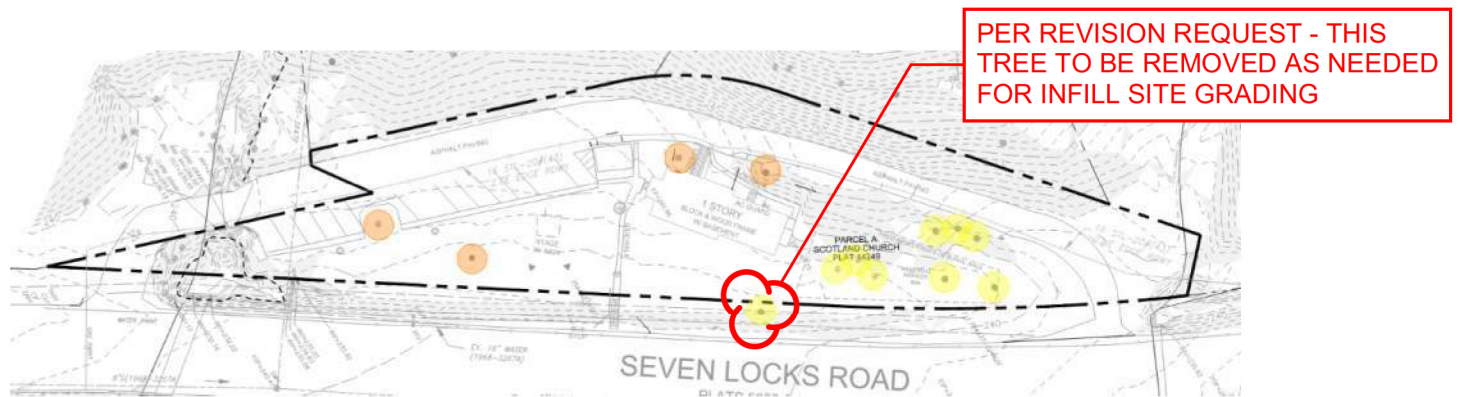
# Glenstone

Scotland African Methodist Episcopal Zion Church

Tree Health Evaluation

Michael Burke

ISA Certified Arborist # PD – 1910A



The following tree health report consists of information and photos gathered on 8/23/2021 at 10902 Seven Locks Rd, Potomac MD. Tree health will be detailed for trees proposed for removal in preparation for construction. Trees proposed for removal are shown in orange on the plan (above) and will be detailed in order (as shown) from left to right.

Glenstone Museum  
(301) 983-5001  
12002 Glen Road  
Potomac, Maryland 20854

[glenstone.org](http://glenstone.org)

Tree 1: 20" dbh Black Walnut

Based on visual observation, the above ground portion of this tree appears to be in good condition. The tree has a heavy lean in the direction of Seven Locks Rd. The root flare of this tree is buried which has likely negatively impacted overall tree health and anchorage. The parking lot location is poor for this species due to the nuisance caused by the large and numerous walnuts it produces. My overall impression of this tree is that removal is warranted.



Tree 2: 7" dbh American Hornbeam

Based on visual observation, the above ground portion of this tree appears to be in poor condition. There is a large pocket of decay which runs from ground level and extends throughout the upper portion of the canopy. Dieback is present in the upper portion of the canopy. My overall impression of this tree is that removal is warranted.



Tree 3: 37" dbh White Oak

Based on visual observation, the above ground portion of this tree appears to be in poor condition. The canopy is unbalanced as a result heavy pruning, likely for clearance to the building. The tree has a heavy lean towards the church. The root flare of this tree is buried which has likely negatively impacted overall tree health and anchorage. My overall impression of this tree is that removal is warranted.



Tree 4: 36" dbh Tulip Poplar

Based on visual observation, the above ground portion of this tree appears to be in moderate condition. Sooty mold was present on the foliage as a result of tulip tree aphid infestation. Large co-dominant stems are present which create an increased likelihood of failure with the church being a direct target. My overall impression of this tree is that removal is warranted.

