

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Maple Ave., Takoma Park	Meeting Date:	2/16/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/9/2022
Applicant:	Samer Sadek	Public Notice:	2/2/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	980221	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1909



Figure 1: 7315 Maple Ave., Takoma Park

PROPOSAL

The applicant proposes to remove a 15.8" d.b.h (fifteen point eight-inch) holly tree from the front yard.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *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.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) 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
- (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 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.

STAFF DISCUSSION

The subject property is a one-and-a-half-story clapboard house with Craftsman and Colonial Revival elements. The applicant proposes removing a 15.8" d.b.h. (fifteen point eight-inch) American Holly from the front left of the front yard.

The subject tree has been reviewed by the Takoma Park Arborist who determined that the tree was "healthy and vigorous", but that the tree's root system was damaging an existing retaining wall. The arborist further recommended that the tree needs to be removed to protect the existing wall and any subsequent wall installed in the same location. Due to the high numbers of trees in the surrounding district, the arborist determined that the loss of this tree will have a small to moderate reduction to the existing tree canopy. Staff concurs with this assessment and finds that the loss of this tree will not significantly impact the existing landscape and environmental setting, per the *Design Guidelines*.

By way of mitigation, the applicant has selected to replant trees on the site, rather than pay the fee in lieu of replanting. Staff finds this mitigation will help to promote the forested character of the surrounding district and recommends the HPC approve the HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d) of the *Takoma Park Historic District Guidelines*, having found that the proposal 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 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Samer Sadek
Address: 7315 Maple Ave
703 966 0201
Daytime Phone: _____

E-mail: samersadek@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7315 Maple Ave, Takoma Park, MD, 20912

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

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.

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.

Samer Sadek

01/16/2022

Signature of owner or authorized agent

Date

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

There is an existing tree where the roots are pushing against a retaining wall.
The arborist from Takoma Park approved the replacement of that tree (Attached)

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

Remove an existing holly tree

Work Item 1: _____	
Description of Current Condition: Existing holly tree pushing on the retaining wall	Proposed Work: Removal and replacement of the tree

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*

01/10/2022

APPLICATION NUMBER [W007566-122921](#)

Samer Sadek
7315 Maple Ave
Takoma Park, MD 20912

Re: Tree Removal Application at:
7315 MAPLE
TAKOMA PARK MD 20912

Dear Samer Sadek:

The City of Takoma Park has granted preliminary permit approval for you to remove the 15.8” d.b.h. AMERICAN HOLLY (3 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: 5
Root & Root Collar: 3
Tree Health & Species Profile: 5
Trunk: 5

Criterion Total (4-20): 18

The tree is quite healthy and vigorous. The tree is not outstanding in age or size. Removal of the tree will have a small to moderate reduction of tree canopy. The tree was growing very close to a retaining wall, which was failing. The wall has been replaced, but there is some concern of further growth of the trunk impacting the new wall. Removal of the tree is probably necessary for the health of the new retaining wall.

Preliminary approval means that the City will post your property for a 15 day period beginning 01/10/2022 and ending 1/25/2022 2:01:35 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 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 (3)1 ½” caliper, category MEDIUM, trees or make a contribution of \$936 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:

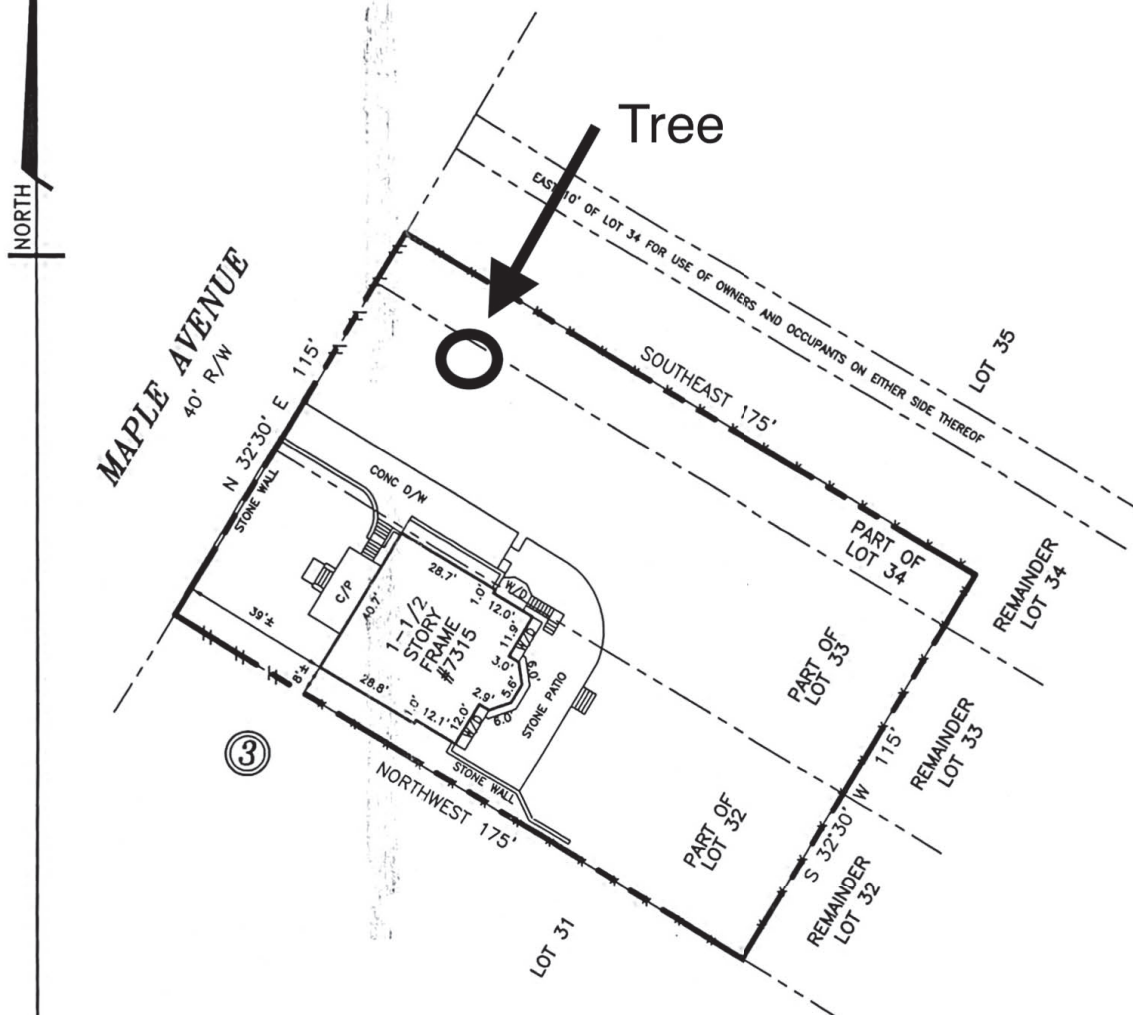
1. Click this link to view your Tree Removal Application request in MyTKPK: [W007566-122921](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to “Replanting Agreement”. For “How do you plan to replace this tree?” select “Pay Fee in Lieu”, “Replant 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.

LOCATION DRAWING
TAKOMA PARK
 PART OF LOTS 32, 33 & 34 BLOCK 3
 MONTGOMERY COUNTY, MARYLAND



LEGEND

B/W=BAYWINDOW
 B.R.L.=BUILDING RESTRICTION LINE
 CONC.=CONCRETE
 F/P=FRAME PORCH
 O/H=OVERHANG
 MAC.=MACADAM
 P/W=PARTYWALL
 W/D=WOODDECK
 C/P=CONCRETE PORCH
 C/S=CONCRETE STOOP
 ST/ST=STONE STOOP

S/W=SIDEWALK
 D/W=DRIVEWAY
 A/W=AREAWAY
 S/P=SCREEN PORCH
 M/S=METAL SHED
 F/S=FRAME SHED
 BR/P=BRICK PORCH
 BRK=BRICK
 GR=GRAVEL
 G=GATE
 ST=STONE

PROPERTY ADDRESS: 7315 MAPLE AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 24031C 0460D AS REVISED 9/29/06

I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS. NO TITLE REPORT HAS BEEN FURNISHED SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

MARY ODY SIMPSON
 MARYLAND PROPERTY LINE SURVEYOR NO. 514
 LICENSE EXPIRES 6-30-2015

REFERENCES

PLAT BK. A
 PAGE NO. 3
 LIBER 6351
 FOLIO 381

**ALL COUNTY
 LOCATION SURVEYS, INC**

2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD. 21035
 PHONE (410) 798-9701 FAX (410) 798-9705

DATES: _____ SCALE: 1"=40'
 WALL CHECK: _____ DRAWN BY: ACM
 HSE. LOC.: 4/26/13
 BOUNDARY: _____ JOB NO.: 140-13

- NOTES: 1) This location drawing is for benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2) This location drawing is not to be used for the building of fences or other improvements. No boundary survey has been performed.
 3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 4) B.R.L. information, if shown was obtained from existing record plat or was provided to ACLS, and is not guaranteed by ACLS, Inc.
 5) Flood Zone information is subject to the interpretation of the originator.
 6) Adjoiner deed research has not been undertaken with the Location Drawing.
 7) ACLS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 8) Level of accuracy 2'±.

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**APPLICATION FOR
TREE REMOVAL
PERMIT PENDING**

OBJECTIONS AND APPEALS
MUST BE RECEIVED IN WRITING
BEFORE

1/25/22

BY
THE URBAN FOREST MANAGER
31 OSWEGO AVENUE
SILVER SPRING, MD 20910

For questions, please call the Urban Forest
Manager at
301-891-7612

