

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7015 Eastern Avenue, Takoma Park	Meeting Date:	9/3/2025
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/27/2025
Applicant:	Daniel Amon	Public Notice:	8/20/2025
Review:	HAWP	Tax Credit:	No
Permit Number:	1126856	Staff:	Devon Murtha
PROPOSAL:	Tree Removal		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. The applicant must plant one (1) replacement canopy tree on the property.



Figure 1: The subject property at 7015 Eastern Avenue in the Takoma Park Historic District is indicated with a star. The red cross hatch is the district

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
 STYLE: Victorian Revival
 DATE: c. 1970s

The subject property is a Non-Contributing Resource within the Takoma Park Historic District. It is a one-story dwelling with a front porch. According to the *Guidelines*, the house may have been constructed in the 1970s or 1980s using components from an older building. It sits on the southwestern border of the District along Eastern Avenue.



Figure 2: View of subject property from Eastern Avenue (Montgomery County Planning, 2025).

PROPOSAL

The applicant is proposing to remove a 25.5" D.B.H. Silver Maple from the side yard. The applicant has submitted a report from both the Takoma Park arborist stating that the tree is healthy and moderately vigorous. The tree is located within 12' of the house and leaning towards the house.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Montgomery County Code, 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts that apply to all categories. These are:

- The design review emphasis will be restricted to changes that are 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.

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Montgomery County Code Chapter 24A-8

The following guidance that pertains to this project are as follows:

- (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;
- (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

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 applicable *Standards* are as follows:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is supportive of the proposal to remove the Silver Maple in the side yard and recommends that a new tree be planted on the property.

Takoma Park's robust tree canopy is one of the character-defining features of the District. In 1883, real estate promoter Benjamin Franklin Gilbert established Takoma Park as the "sylvan suburb of the National Capitol," and promoted the community's fresh air and wooded landscape.¹ Gilbert named many of the streets for the native trees that shade the district's lawns and buildings. The importance of these mature trees is highlighted in the *Guidelines*, which states that these trees contribute to the character of the district and are an essential part of maintaining the patterns of open space/landscaping.

The *Guidelines* dictate that the HPC should be lenient in its design review for Non-Contributing Resources, unless the alterations impact the overall character of the district. Given the importance of the canopy to Takoma Park's historic character, Staff finds that the removal of the large, healthy tree will have an impact on the streetscape and the district. The Silver Maple contributes to the environmental setting and is visible from the right-of-way along Eastern Avenue.

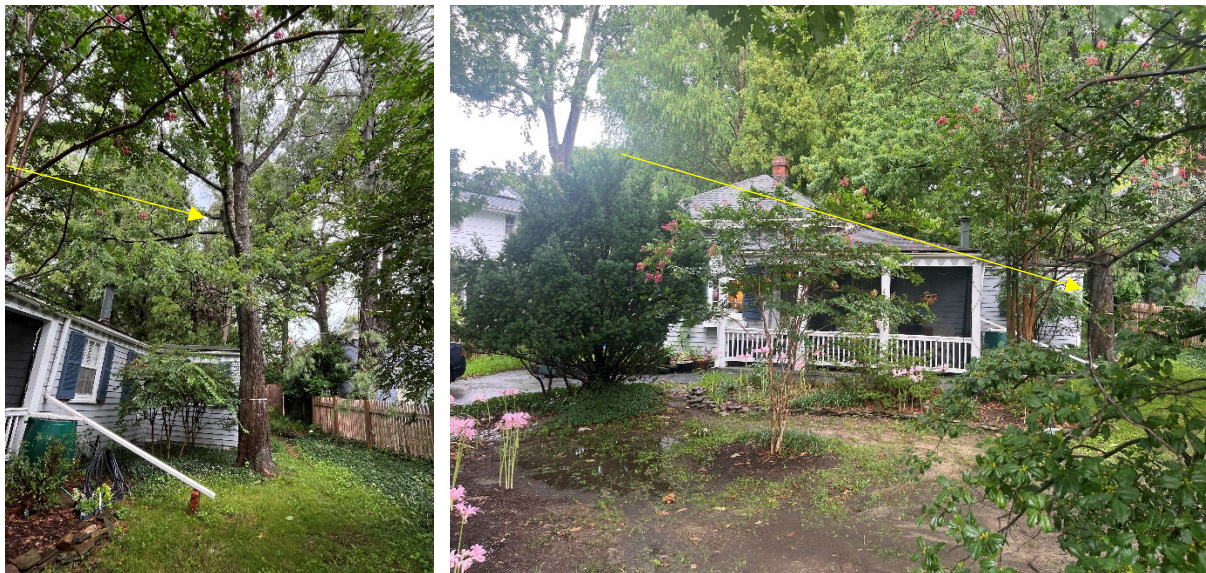


Figure 3: Silver Maple (left) and view from the right-of-way along Eastern Avenue (right).

Additionally, although the subject property is Non-Contributing, it sits between a Contributing Resource at 7019 Eastern Avenue and an Outstanding Resource at 7100 Cedar Avenue (on the corner). The potential loss of historic canopy on the street will impact the overall setting for these historic resources.

Although the tree contributes to the canopy and overall character of the district, Staff finds that in this particular case, tree removal may be appropriate due to the potential safety risks. The Takoma Park arborist stated that although the tree is healthy and not a hazard, its proximity to the house and its leaning orientation towards the house are understandably cause for concern to the homeowner. Several small branches have already fallen during recent storms, and, according to the Takoma Park arborist, this species of tree has a heightened risk for branch failure.

¹ See https://montgomeryhistory.org/wp-content/uploads/2015/10/37._Takoma_Park_MD.pdf.

Staff supports the removal of the tree, but is concerned with the steady loss of canopy in the district. Many of Takoma Park's trees have been lost to a combination of old age and extreme weather stress, and the cumulative impact of tree removal has a negative impact on the sylvan character of the district.² According to the most recent published Tree Canopy Assessment, Takoma Park lost nearly 45 acres of canopy coverage between 2009 and 2020, some of which was within the boundaries of the historic district (Figure 4).³ The majority of Takoma Park's trees are on residential land, and subject to the care of individual residents.

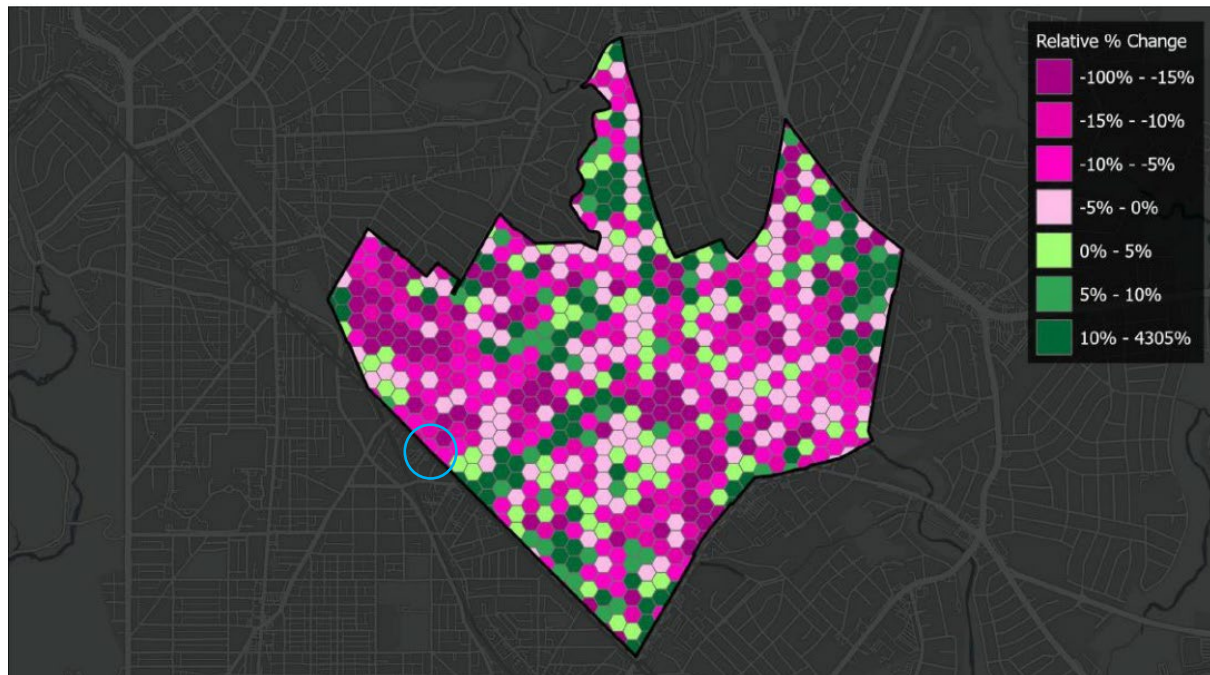


Figure 4: Canopy loss in Takoma Park between 2009 and 2020 (Takoma Park Tree Canopy Assessment 2009-2020). The general area of the subject property is annotated in blue.

Staff is equally concerned with the recent felling of trees during storms, which has caused property damage in the district and potential life safety hazards for residents. In order to balance the need for public safety with the need to retain the district's character, Staff finds that it is critical to allow for some flexibility in removing trees that present a credible hazard in the near future, but also require the planting of replacement canopy trees to compensate for the removal.

As part of the City of Takoma Park Tree Removal Permit, the city arborist stated that the applicant could plant six (6) 1.5' caliper trees or pay a fee-in-lieu of planting. The applicant has elected to pay the fee-in-lieu, and not plant any additional trees. Staff recommends that the Commission add a condition requiring that the applicant plant one (1) new canopy tree on the site in order to support the continued canopy preservation of the district.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. The applicant must replant one (1) canopy tree in the rear of the property

² For more information on tree loss in the district, see <https://takomaparkmd.gov/DocumentCenter/View/5611/2023-Annual-Urban-Forest-Report-PDF?bidId=>.

³ For more information on canopy loss, see <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Tree-Canopy-Assessment-2009-2020%20Final.pdf>.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d) and the *Takoma Park Historic District* 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

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 _____

☐ 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 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.

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

Adjacent and confronting Property Owners mailing addresses

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

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

Work Item 1: _____

Description of Current Condition:

Proposed Work:

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

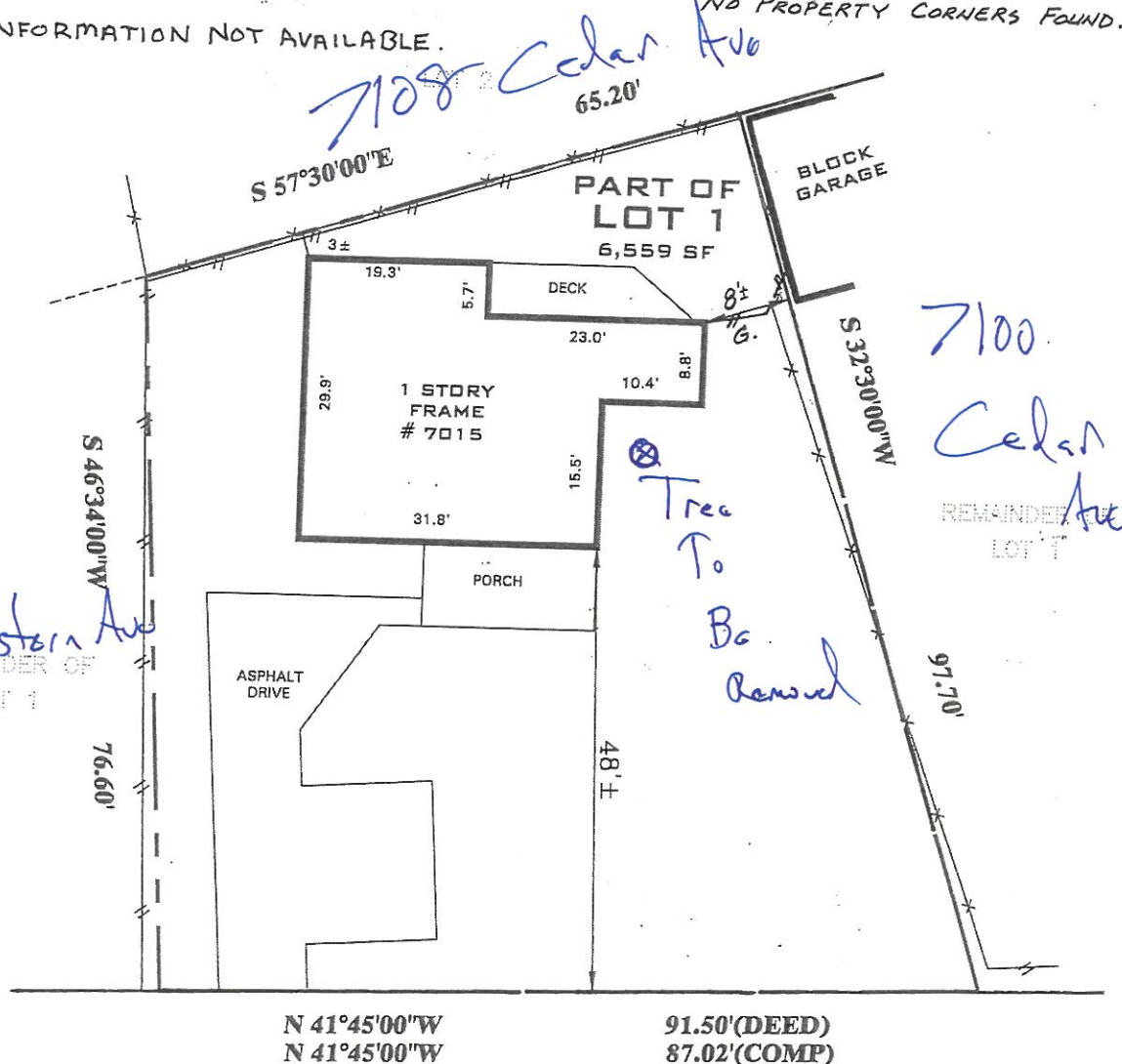
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet

FLOOD ZONE INFORMATION NOT AVAILABLE.

NO PROPERTY CORNERS FOUND.



LOCATION DRAWING
PART OF LOT 1, BLOCK 7
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

EASTERN AVENUE

Recertified: 6-15-04

RECERTIFIED: 02-07-2001.

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. A

PLAT NO. 3

LIBER 18526

FOLIO 530



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.: 12-27-2000

SCALE: 1"= 20'

DRAWN BY: F.A.

JOB NO.: 2000-5408

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

04-4346



07/11/2025

APPLICATION NUMBER [W013120-061825](#)

Dan Amon

7015 Eastern Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:
7015 Eastern Ave
Takoma Park MD 20912

Dear Dan Amon:

Your Tree Removal Request for the above referenced tree has passed its 15-Day Appeal Period and is now eligible for a City of Takoma Park Tree Removal Permit after you satisfy the replacement planting obligation to compensate for the lost tree canopy. This notice provides details regarding this obligation as well as how to take the correct steps to move your permit application forward.

The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. You have three ways you can satisfy this replacement planting obligation:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(6) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. [See here for a map of the City's boundaries.](#)
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://library.takomaparkmd.gov/DocumentCenter/View/956/Takoma-Park-Approved-Tree-Species-List-PDF>

- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
- You cannot use a publicly subsidized program, including the City's Tree Takoma program, to plant your required trees. If you would like to use the Tree Takoma program or another public tree planting program, you must opt to pay the fee-in-lieu to satisfy your requirement.

Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.
- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(6) tree(s)**, or: **(\$1872)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

1. Click the following link to view your Tree Removal Request in MyTKPK: [W013120-061825](https://mytkpk.org/requests/W013120-061825)
2. Enter the email address you used to apply for the permit, if prompted for it.
3. Scroll down to “Replacement Planting Agreement”. For “Replacement Plan” select “Pay Fee in Lieu of Planting”, “Plant the Required Trees”, or “Combination of Tree Planting and Fee Payment” and fill in the information you are asked for.

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

Also, note that if you do not complete the actions discussed in this notice within 6 months of the date of Preliminary Approval, your application will be withdrawn with no permit issued.

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

From: [Dan.](#)
To: [Murtha, Devon](#)
Subject: Fw: Tree Removal Request :: W013120-061825 - Preliminary Approval
Date: Monday, August 4, 2025 2:57:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Takoma arborist's assessment below. Takoma has authorized a permit for this removal

From: Online Customer Service Center <TakomaParkMD@mycusthelp.com>
Sent: Wednesday, June 25, 2025 9:58 AM
To: dan_amon@hotmail.com <dan_amon@hotmail.com>
Subject: Tree Removal Request :: W013120-061825 - Preliminary Approval

06/25/2025

APPLICATION NUMBER [W013120-061825](#)

Dan Amon
7015 Eastern Ave
Takoma Park, MD 20912

Re: Tree Removal Application at:
7015 Eastern Ave
Takoma Park MD 20912

Dear Dan Amon:

The City of Takoma Park has assessed this tree identified in your Tree Removal Permit Application. Below are the notes from the assessment:

Tree Type: **SILVER MAPLE**
Trunk Diameter: **25.5 inches**
Tree Location Relative to House: **RIGHT SIDE**

Tree Condition Rating (1-5):
Crown/Branches: **2**
Root & Root Collar: **3**
Tree Health & Species Profile: **2**
Trunk: **3**
Criterion Total (4-20): **10**

Assessment Notes:

Moderately vigorous specimen, but interior branching is minimal. Tree has been lions tailed. Strong branch attachments and angles, but long lever arms with interior branching missing. Major codominant inclusion at trunk 5' up. No indicators of cracking currently within this included union. Strong buttress root system. Large tree, not outstanding for any particular reason besides large canopy coverage. Species profile is common of branch failure; less common for root plate failure. One of the largest broadleaf trees on site, reduction in canopy would be moderate if removed. Tree is located within 12' of house and Leaning towards house. Largest branches over house are around 6-8" diameter. Small diameter branches have failed in recent storm.

Based on this assessment, your application has received **Preliminary Approval**.

You have not yet received a permit to remove this tree.

Preliminary approval means that the City will post your property for a 15 day period beginning 06/25/2025 and ending for public comment. A permit to remove the tree will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirement. 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.

Replacement Planting Requirement

Permits for trees that are not determined to be dead or hazardous come with a replacement planting obligation. The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. After your 15-day appeal period is completed, you will need to indicate the method with which you would like to fulfill your replacement planting obligation. You have three ways you can do this:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(6) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. [See here for a map of the City's boundaries.](#)
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List%20-%202023.pdf>
- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
- You cannot use a publicly subsidized program, including the City's Tree Takoma program, to plant your required trees. If you would like to use the Tree Takoma program or another public tree planting program, you must opt to pay the fee-in-lieu to satisfy your requirement.

Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.
- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(6) tree(s)**, or: **(\$1872)**

An email notice with further instructions will be sent after your application has passed its 15-day appeal period.

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