

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

<b>Address:</b>	7200 Maple Ave., Takoma Park	<b>Meeting Date:</b>	3/25/2026
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/18/2026
<b>Applicant:</b>	Daniel Eichner	<b>Public Notice:</b>	3/11/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1149302	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Tree removal		

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**STAFF RECOMMENDATION**

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

1. The applicants must plant a minimum of two large-species shade/canopy trees on the property.

**ARCHITECTURAL DESCRIPTION**

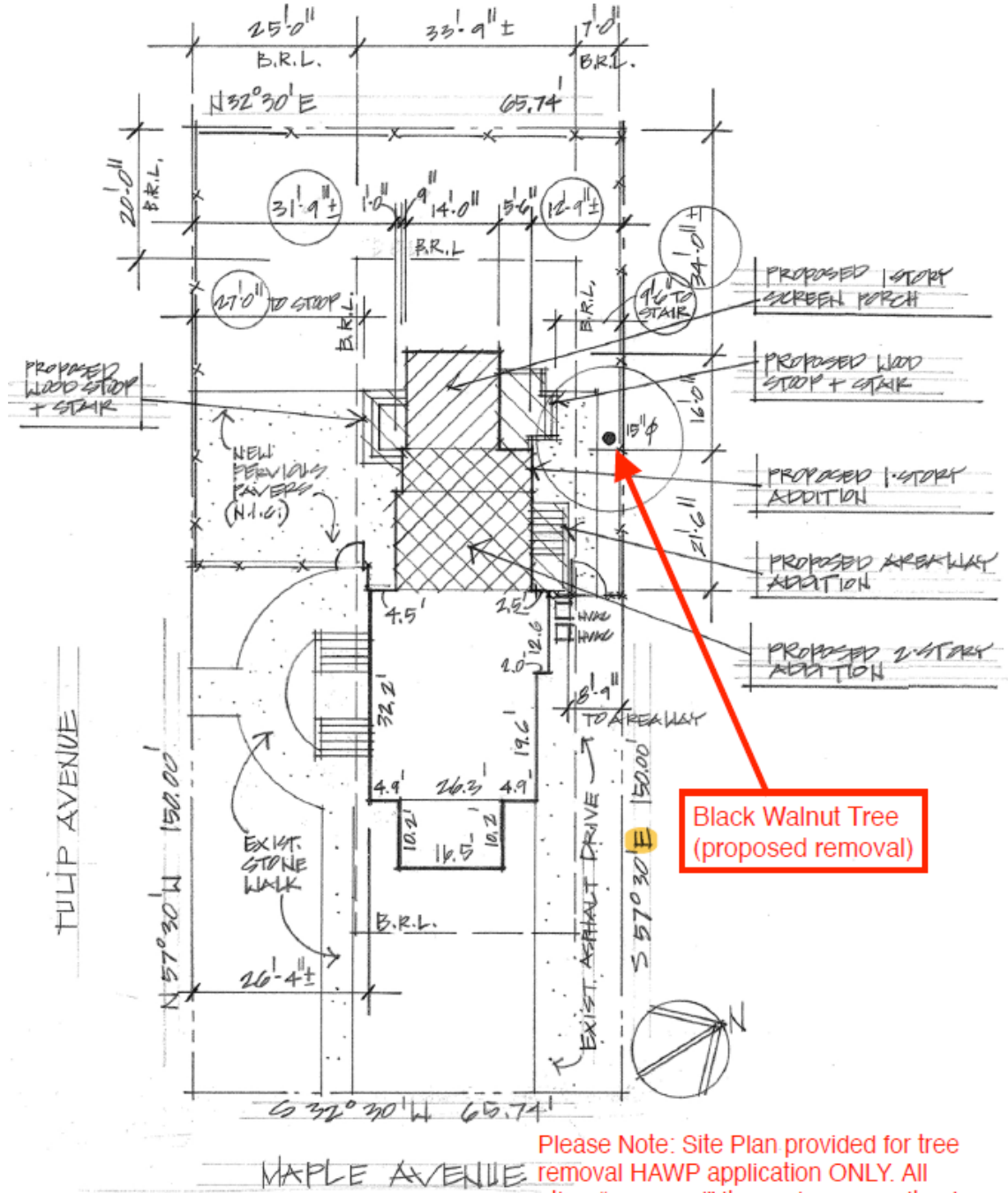
**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1923



*Figure 1: 7200 Maple Avenue, outlined in blue, is at the intersection of Maple and Tulip Avenues, Takoma Park.*

**PROPOSAL**

The applicant proposes to remove one 16-inch d.b.h. Black Walnut tree from the side rear of the property. The applicants have noted that they intend to replant additional trees on the property, but have not provided a replanting plan.



**Site Plan**

1" = 20'-0"

Please Note: Site Plan provided for tree removal HAWP application ONLY. All other "proposed" items shown on site plan have been addressed in previous HAWPs and building permits.

Figure 2: Site plan showing the location of the proposed tree removal.



*Figure 3: View of the subject property from Tulip Avenue (March 2026, Historic Preservation Division). A red arrow points to the tree proposed for removal.*



*Figure 4: View of the subject property from Maple Avenue (March 2026, Historic Preservation Division). A red arrow points to the branches of the tree proposed for removal.*



*Figure 5: View from the subject property of the Black Walnut tree proposed for removal.*

## **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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

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

### ***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.

**STAFF DISCUSSION**

The subject property is a two-story gable-roofed Craftsman with a Maple Avenue address, but orientation towards Tulip Avenue. A rear addition was approved by the HPC in 2023. The tree proposed for removal is located on the northeast side of the property, adjacent to the fenceline and 2023 addition. The Takoma Park Arborist assessment describes the tree as a “healthy specimen with moderate to strong vigor. No structure concerns in canopy nor root flare,” and notes that “removal of this tree would create a moderate decline in canopy cover.” The applicants have cited the nuisance and potential hazard created by the dropping of walnuts, and have noted that they intend to plant additional trees in their yard, along with other native plants.

Staff finds that Takoma Park’s robust tree canopy is one of the character-defining features of the District, and that the importance of mature trees is outlined 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. Staff agrees with the Takoma Park arborist assessment that the removal of the tree will create a moderate decline in the tree canopy of the district, but notes that the tree’s location set back from the street and behind the house limits the impact of the removal from the public right-of-way and will not substantially alter the exterior features of the resource, per Chapter 24A-8(b)(1). Staff further finds that the succession planting of two to three large-species trees on the subject property will serve to mitigate that removal, and is compatible with the character of the district, per Chapter 24A-8(b)(2). Staff notes that the applicants received approval from the City of Takoma Park for the removal of the tree, conditional upon the replanting of three 1.5-inch caliper large-species trees within the City of Takoma Park, but not necessarily on the subject property.

**STAFF RECOMMENDATION**

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

1. The applicants must plant a minimum of two large-species trees on the property;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) of the *Takoma Park Historic District Guidelines*, having found that the proposal, as modified by the condition, 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 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.

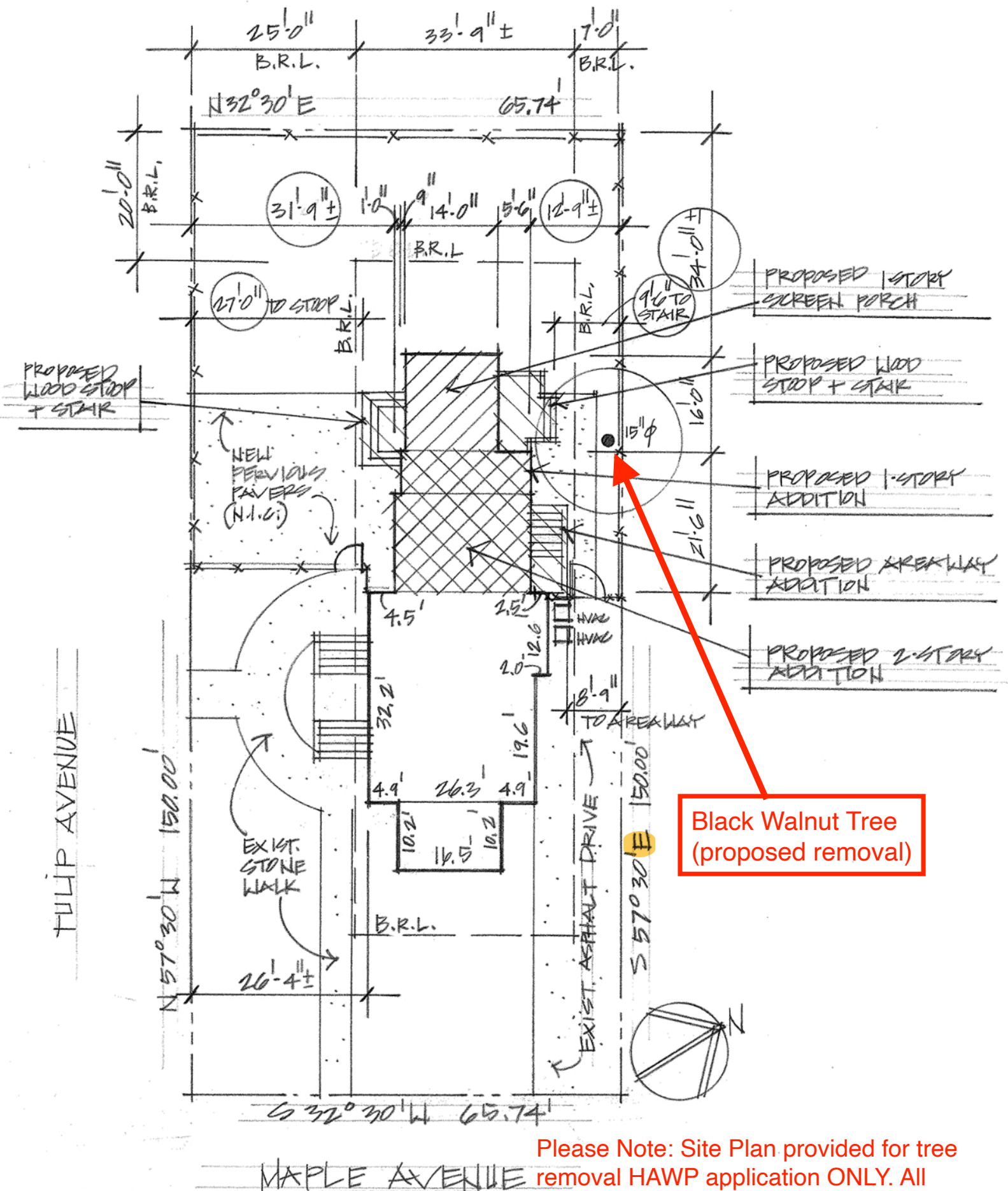
**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**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:




**Black Walnut Tree  
(proposed removal)**

Please Note: Site Plan provided for tree removal HAWP application ONLY. All other "proposed" items shown on site plan have been addressed in previous HAWPs and building permits.

# Site Plan

1" = 20'-0"

**From:** Online Customer Service Center TakomaParkMD@mycusthelp.com   
**Subject:** Tree Removal Request :: W013898-020626 - Preliminary Approval  
**Date:** February 18, 2026 at 12:40 PM  
**To:** daniel.eichner@gmail.com

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02/18/2026

APPLICATION NUMBER [W013898-020626](#)

Daniel Eichner  
7200 Maple Ave  
Takoma Park, MD 20912

**In lieu of Tree Survey  
(per Takoma Park email below)**

Re: Tree Removal Application at:  
7200 Maple Ave  
Takoma Park MD 20912

Dear Daniel Eichner:

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

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Tree Type: **BLACK WALNUT**  
Trunk Diameter: **16 inches**  
Tree Location Relative to House: **RIGHT SIDE**

Tree Condition Rating (1-5):  
Crown/Branches: **3**  
Root & Root Collar: **3**  
Tree Health & Species Profile: **4**  
Trunk: **4**  
Criterion Total (4-20): **14**

Assessment Notes:

**Healthy specimen with moderate to strong vigor. No structural concerns in canopy nor root flare. Two broken hanging limbs are present from small diameter branch failure, typical of the species profile. Removal of this tree would create a moderate decline in canopy cover. Medium sized canopy located between two homes. Permit applicant expresses concern of property damage and injury from the tree's fruit production.**

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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 02/18/2026 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](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.

## **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 **(3) 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: [Takoma Park](#)

[Approved Tree Species List](#)

- 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 **(3) tree(s)**, or: **(\$936)**

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.







