

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	707 New York Avenue, Takoma Park	Meeting Date:	3/11/2026
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	3/4/2026
Applicant:	Mark Hishmeh, Ace Construction LLC (Ben Norkin, Architect)	Public Notice:	2/25/2026
Review:	2 nd Preliminary Consultation	Tax Credit:	No
Permit No.:	1143852	Staff:	Laura DiPasquale
Proposal:	Demolition of existing house, tree removal, and construction of new house		

RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1920s-30s



Figure 1: Location of the subject property (outlined in blue with a yellow star) within the Takoma Park Historic District (outlined and hatched in red).



Figure 2: Front elevation of the existing Non-Contributing house at 707 New York Avenue, with the Outstanding resource on the adjacent parcel at 703 Takoma Avenue visible on the far right (March 2026, Historic Preservation Division).



Figure 3: Front and partial side elevation of the existing Non-Contributing house at 707 New York Avenue, with the Outstanding resource on the adjacent parcel at 703 Takoma Avenue visible on the far right (December 2025, Historic Preservation Division).

PROPOSAL

The applicants propose to demolish the existing Non-Contributing house and to construct a new 2.5-story front-gable house. The proposed house would measure approximately 28 feet wide at the front (plus an 8-ft wrap-around porch) by 62 feet deep, with a roof peak of 34- feet 5-inches. The front plane of the proposed house would be set back approximately 52 feet from the public right-of-way, aligning with that of the existing house. The house would be clad in fiber-cement lap siding with vertical flat panel fiber cement siding in the gable end, and feature a mix of aluminum-clad double-hung and casement windows. To accommodate the new construction, the applicants also propose to remove two mature trees, a 32-inch dbh Northern Catalpa and a 31-inch dbh White Oak.

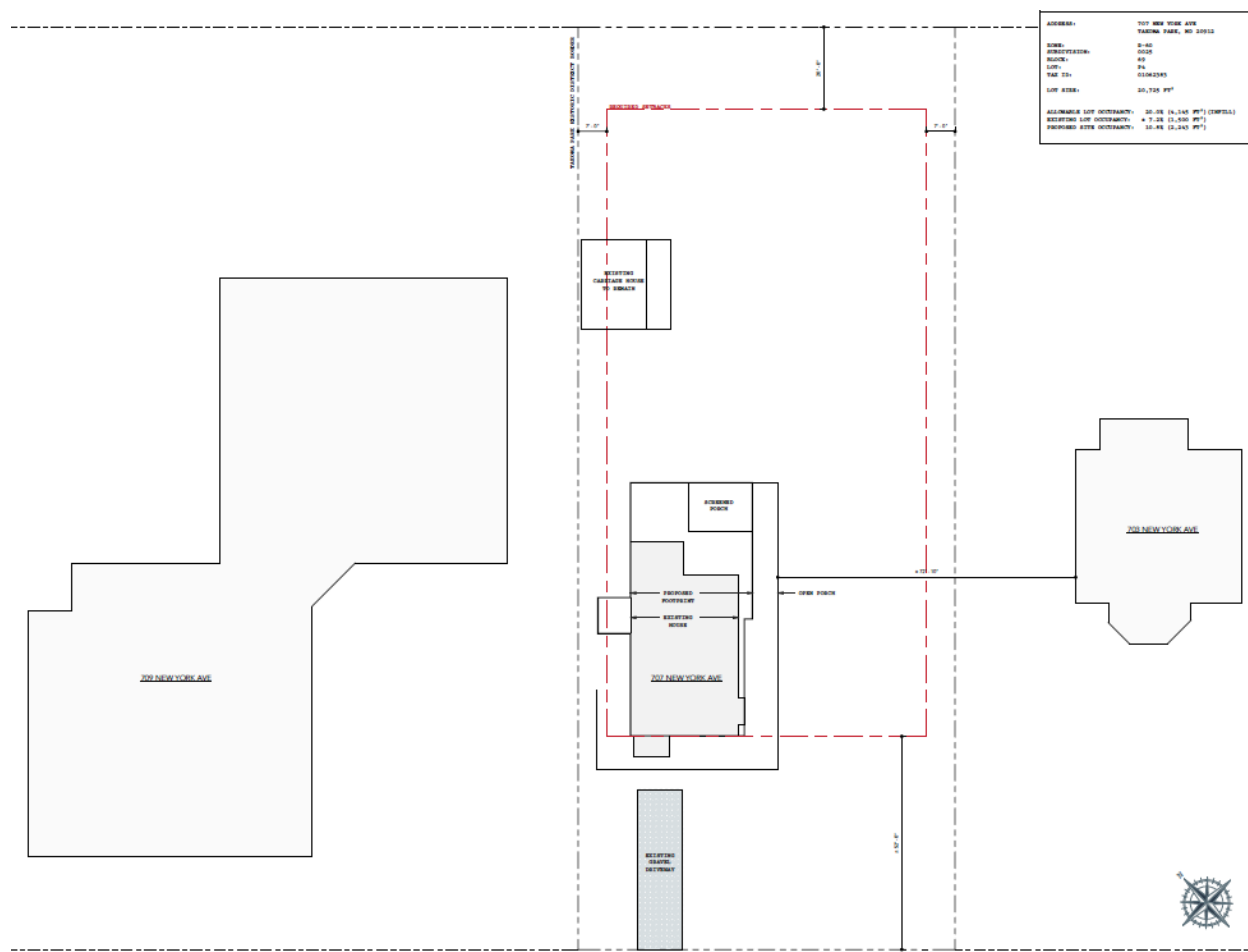


Figure 4: Proposed site plan showing the existing and proposed building footprints.



Figure 5: Renderings of the proposed house.

First Preliminary Consultation

The HPC held a preliminary consultation review for the subject property at its January 7, 2026 meeting. At that time, the applicants proposed to subdivide the existing parcel into two lots (the front lot being approximately 8,000 sq.ft. and the rear lot being approximately 12,725 sq.ft.), demolish the existing Non-Contributing house and garage, and construct two single-family houses on the subdivided lots, accessed by a shared 20-foot wide driveway. Three large canopy trees were proposed for removal to accommodate the new construction.

At that meeting, HPC generally concurred with the staff findings and recommended a comprehensive reconsideration of the proposal, with the following general comments:

- The demolition of the Non-Contributing house and garage should be permitted.
- The subdivision itself is of concern primarily owing to the new construction and the shared driveway.
- The proposed subdivision and size, scale and placement of the new construction is not in compliance with the historic development patterns, existing patterns of building coverage, sense of open space, presence of large mature trees, and large front and rear yards.
- If there are to be two buildings within the footprint of the existing lot, the larger building should be toward the front of the lot and the smaller toward the rear.
- Rather than subdividing and constructing two large single-family houses, the applicants should consider a duplex in the form of one larger building, or a larger single-family house with a rear Accessory Dwelling Unit (ADU).
- A 20-foot wide driveway is inappropriate in the district, particularly as proposed alongside the property line shared with an Outstanding resource.
- The design of the building(s) and paving should take into consideration the impact of the design to the district and context.
- The preservation of large, mature trees on the lot is important. If trees cannot be preserved, a replanting condition will be added.

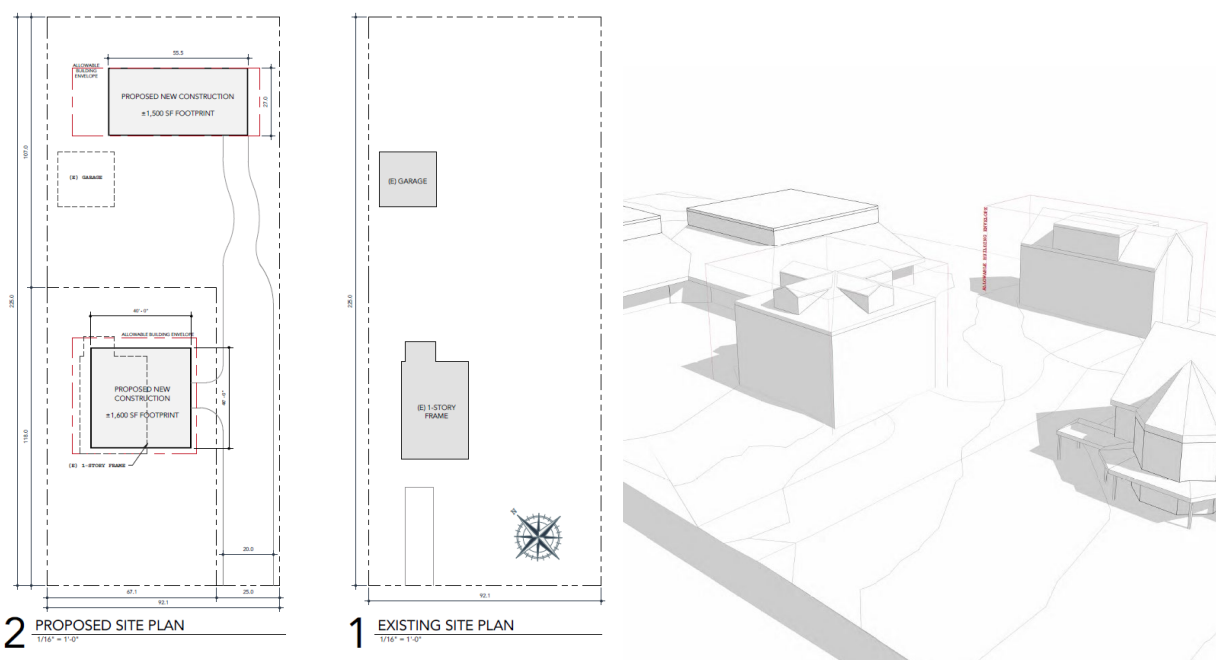


Figure 6: The previously-proposed conceptual site plan and massing rendering reviewed at the January 7, 2026 HPC meeting.

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 *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 four documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which 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 rather than to impair the character of the historic district.

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 will affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

New Construction

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported.

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

- rhythm of houses along the street, including patterns of height , massing, side and front setbacks, and roof pitch
- patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.
- principal building facades oriented to the street

- covered porches on the front or main facades
- patterns of openings in facades, especially doors and windows, which provide a sense of residential scale and rhythm along the street
- building and roofing materials
- high degree of building craftsmanship, as expressed in detailing and use of materials
- use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street
- orientation of driveways and parking areas to the rear and sides of buildings
- use of outbuildings (e.g. detached garages)
- extensive landscaping, including mature trees and flowering plants (e.g. azaleas)

Public Improvements

Although much of Takoma Park's architectural and historical significance is derived directly from the built environment, there are overall community features which contribute greatly-and are in fact integral-to the historic ambiance of this "garden suburb." These features should be recognized and preserved as part of the setting for this historic district.

Primary among these features is the existence of significant areas of open space. Park areas throughout the district are extremely important to the setting and character of Takoma Park. Some of the more prominent areas of open space include the park at Albany and Takoma Avenues, the small islands at Piney Branch and Philadelphia and at Maple and Philadelphia, and the Thomas/Siegler House land.

Existing parks and areas of open space in Takoma Park should be preserved. In addition, review of subdivision proposals in the district should be sensitive to historic development patterns and to preserving areas of open space. Existing patterns of building coverage and ample front and back yards that are characteristic of Takoma Park all contribute to the overall environmental setting of the historic district. These features should serve as guides in reviewing subdivisions and in planning new development within the district.

Another feature which is closely related to the sense of open space in the district is the existence of a large number of mature trees and extensive landscaping throughout the community. All public improvements in Takoma Park should strive to create the minimal disturbance possible to these types of natural features. In addition, review of subdivision proposals in the district should emphasize the retention of mature trees and landscaping.

Montgomery County Code, Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with, or detrimental to the preservation, enhancement, or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.

- (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.

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 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.
- 10. New additions and adjacent or related new construction will 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.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

- 5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources do not need to satisfy the criteria for compatible substitute material.

STAFF DISCUSSION

Following the first preliminary consultation review on January 7, 2026, the applicants comprehensively revisited the proposed site redevelopment, changing plans to subdivide the parcel and construct two single-family houses, and instead are pursuing construction of one larger single-family house to replace the smaller existing Non-Contributing house.

Staff finds that the demolition of the existing Non-Contributing house and garage should be permitted under the *Guidelines* and Chapter 24A-8(d), which states that 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. Per the *Guidelines*, new construction in Takoma Park should be sensitive to the historic development patterns, existing patterns of building coverage and landscaping, sense of open space, presence of large mature trees, and ample front and rear yards.

Staff finds that the proposed house respects the existing patterns of building coverage and sense of open space, and that the overall form, massing, and materials of the proposed house, which features a front-gabled roof with large shed dormers on the side elevations, a principal façade oriented towards the street, and a large wrap-around covered porch, is generally compatible with the Takoma Park Historic District and consistent with the recommendations for new construction in the *Guidelines*, but that some additional finessing of floor heights, porch details, and fenestration, particularly at the first-floor front, is still necessary.

Setback, Dimensions, and Roof Form

At 28 feet in width by 62 feet in depth on a 60-ft wide by 225-ft deep lot with a proposed 52-ft setback from the public right-of-way, staff finds that the proposed size and location of the house on the lot is appropriate and consistent with the general setbacks and size of houses in the district. Staff notes that, while the front wall plane of the proposed house will be positioned approximately 20 feet forward of the Outstanding resource on the adjacent lot at 703 New York Avenue (*Figure 2, Figure 4, Figure 8, Figure 9*), the proposed setback of 52 feet is still generally consistent with the setbacks of larger houses in the district (*Figure 7*), and that the building coverage maintains an ample front and backyard, as well as spacing to the neighboring historic property, per the *Guidelines*.

Staff finds that, with a 34-ft 5-in roof peak height, the proposed house would be around the same height as the tallest residential buildings in the district, which tend to be Queen Anne houses such as those on the neighboring 7700 block of Takoma Avenue (*Figure 10 and Figure 11*). Staff notes that Takoma Park has a wide range of building heights and styles, ranging from low-slung bungalows, Craftsman and Four Square style houses, to larger Queen Anne and other Victorian styles. Staff estimates that the average building height in the district is around 25 feet. Staff notes that the proposed eave height is around 21-ft 6-inches, with interior ceiling heights of 9-ft 1-1/8-inches at the first floor and 8-ft 1-1/8-inches for both the second and third floors. The drawings call for an additional 1-ft 2-3/4-inch spacing between floors.

While staff would typically find 34 to 35-ft in height for new construction overly tall for a smaller interior lot in the district, given the large size of the proposed lot and its location at the along two of the district boundary lines, the position of the proposed house approximately 70 feet from the adjacent Outstanding resource, and the setback of the proposed house over 50 feet from the public right-of-way, staff finds that the overall height is compatible with the district in this location. Staff also finds that the proposed 10/12 roof pitch is compatible with the district, which features a wide variety of front-gable roof forms and pitches.



Figure 7: Existing conditions figure-ground diagram submitted as part of the January 2026 preliminary consultation review showing the general footprints and setbacks of the existing house and surrounding properties. The front and northwest side elevations of the proposed house will align with that of the existing house, but be slightly wider to the southeast and deeper towards the rear.



Figure 8: View of the adjacent Outstanding resource at 703 New York Avenue. The existing house at 707 New York Avenue is visible behind the trees on the far left of the image.



Figure 9: Front elevation of the neighboring Outstanding resource at 703 New York Avenue.



Figure 10: Houses at 7700, 7704, and 7708 Takoma Avenue (March 2026, Historic Preservation Division). 7700 Takoma Avenue is situated at the northwest corner of New York Avenue and Takoma Avenue.



Figure 11: 7701, 7705, and 7709 Takoma Avenue (March 2026, Historic Preservation Division) showing a variety of roof forms and heights in the district near 707 New York Avenue.



Figure 12: 239 Park Avenue, 16 Crescent Place, and 14 Crescent Place, showing additional roof forms found on 2.5-story houses in the district.

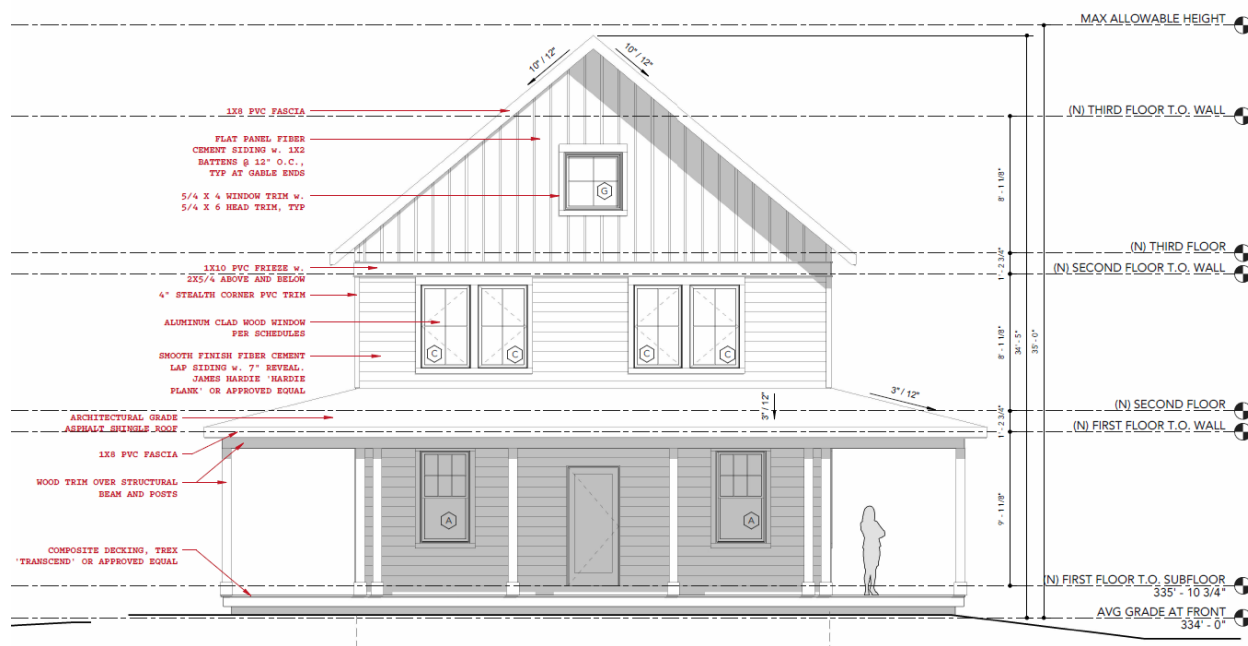


Figure 13: Front elevation of the proposed house.



Figure 14: Southeast side elevation of the proposed house, which faces towards the neighboring Outstanding resource at 703 New York Avenue.

Design Features

As submitted, the proposed design features a large porch that wraps around portions of all four sides of the proposed house, and a variety of fenestration styles. Staff recommends that the applicants consider hierarchy in their fenestration dimensions and patterns, and reconsider the fenestration of the first-floor front elevation. Staff notes that in traditional building types, such as those found throughout the district, window sizes typically decrease as the building ascends. As submitted, the height and widths of the most windows on all three floors are identical, although the window types differ between the first floor and upper floors, with six-over-one double-hung windows proposed at the first floor and four-light casements proposed for the majority of the second and third floor windows. Staff finds that the smaller panes and meeting rail shadow lines of the proposed double-hung windows, as well as the use of individual punched openings on the first-floor front elevation further decreases the visual scale of the first-floor windows in comparison to the upper-floor windows, which as four-light casements will have a flatter and more vertical appearance.

Additionally, staff finds that the first floor-front elevation, which features a single central door flanked by widely-spaced single double-hung windows, is out of balance. Staff suggests that the first-floor fenestration size be increased, the third-floor window size be decreased, and additional and modified fenestration be added to the first-floor front elevation. For example, staff finds that the applicants could consider shifting the entry door to the left bay and adding a triple ganged window to the right, or adding sidelights and a transom to enhance the front entry door.

Regarding the wrap-around porch, while staff finds porches extending the full width of the front façade and/or wrapping around one side of a house are common in the district, a porch wrapping all four sides of the house, as proposed, is unusual. Staff does not find that the proposed porch would detract from the character of the district, necessarily, but suggests the applicants evaluate the extent of the porch along the southeast side elevation and consider breaking the porch into separate pieces and allowing a portion of the side plane of the house to be exposed. Staff also recommends adding a stair or railing to the front porch to distinguish the front entry and adding additional detailing and size to the proposed porch columns.

Materials

Staff finds that generally the proposed materials, which include smooth-finish fiber-cement lap siding, aluminum-clad windows, composite porch decking, and asphalt shingles roofing, are compatible for use on new construction in the Takoma Park Historic District per the *Guidelines, Standard 9, and Policy 24-01*. Staff seeks additional information on the type of PVC trim proposed, finding that any proposed product should have a painted finish. Staff also seeks additional information on the proposed porch posts, which are currently identified as “wood trim over structural beam and posts” and recommends that these posts also have a painted finish and their design enhanced as part of the HAWP submission. In the gable ends of the house, the applicants propose flat panel board and batten fiber cement siding. Staff supports differentiating the gable end treatment of the house, but seeks additional information including a material profile, and notes that these materials can often appear overly flat.

Tree Removal and Site Work

To accommodate the new construction, the applicants propose to remove two existing mature trees, a 32-inch dbh Northern Catalpa and a 31-inch dbh White Oak. At the previous preliminary consultation review, the applicants proposed to remove three trees (the two presently proposed for removal plus a 19.5-inch dbh White Oak). The Takoma Park arborist describes the trees as follows:

- Tree #8, the Northern Catalpa: “Large, healthy specimen with significant co-dominant tear out in the trunk portion facing the house. Historical satellite and street imagery suggest this tear out occurred 12-14 years ago. While a large wound, this wound has been well calloused over and the tree’s vigor remains high/capable of response growth formation in response to load changes. This is a large canopy tree in good health, unlike many of the adjacent oaks that have died or are dying in close proximity. Removal of this tree would create a significant decrease in canopy cover. The remaining limbs hang over an infrequently occupied lawn space.”
- Tree #3, the White Oak: “Low to moderate vigor specimen with moderate tip dieback, significant dieback in one large scaffolding branch. Moderate tip dieback about 15-20 feet. Large uncompartimentalized tear out at the union of two scaffold branches in upper canopy. Two localized portions of rot at the lower flare with decaying response growth. Removal of this tree and others on site would create significant reductions to canopy cover. Tree is located within 20 ft of home.”

The Takoma Park Arborist has recommended preliminary approval of the tree removal with the required replanting of 10 trees for the Northern Catalpa and one tree for the White Oak.

At the January 2026 HPC meeting, the HPC encouraged the retention of mature trees on the property, per the *Guidelines*, but noted that if the mature trees could not be preserved, a replanting condition would be

added. Staff finds that the applicants have taken some steps to preserve at least one additional tree on site, but recommends that tree #8, the Northern Catalpa be retained, with the potential to shift the building footprint away from the tree, provided it will not result in damage to additional trees. Staff recommends that the HPC allow the removal of tree #3, conditional upon the replanting of a minimum of two large-species canopy trees in the front or side yard of the property, and that a replanting plan be included with submission of the HAWP. Staff notes that two large canopy trees were found to be dead or hazardous in fall 2025 and have already been removed from the property without any succession planting, and that the additional removal will result in significant loss of tree canopy in the district.

No additional site work, paving, or fencing is shown on the current plan, but staff notes that these materials should be submitted for the HAWP, if applicable. The existing garage at the rear of the site is shown as retained in this application.



Figure 15: Photograph of the subject property with red arrows pointing to the trees proposed for removal. Two additional trees were removed from the property in fall 2025.

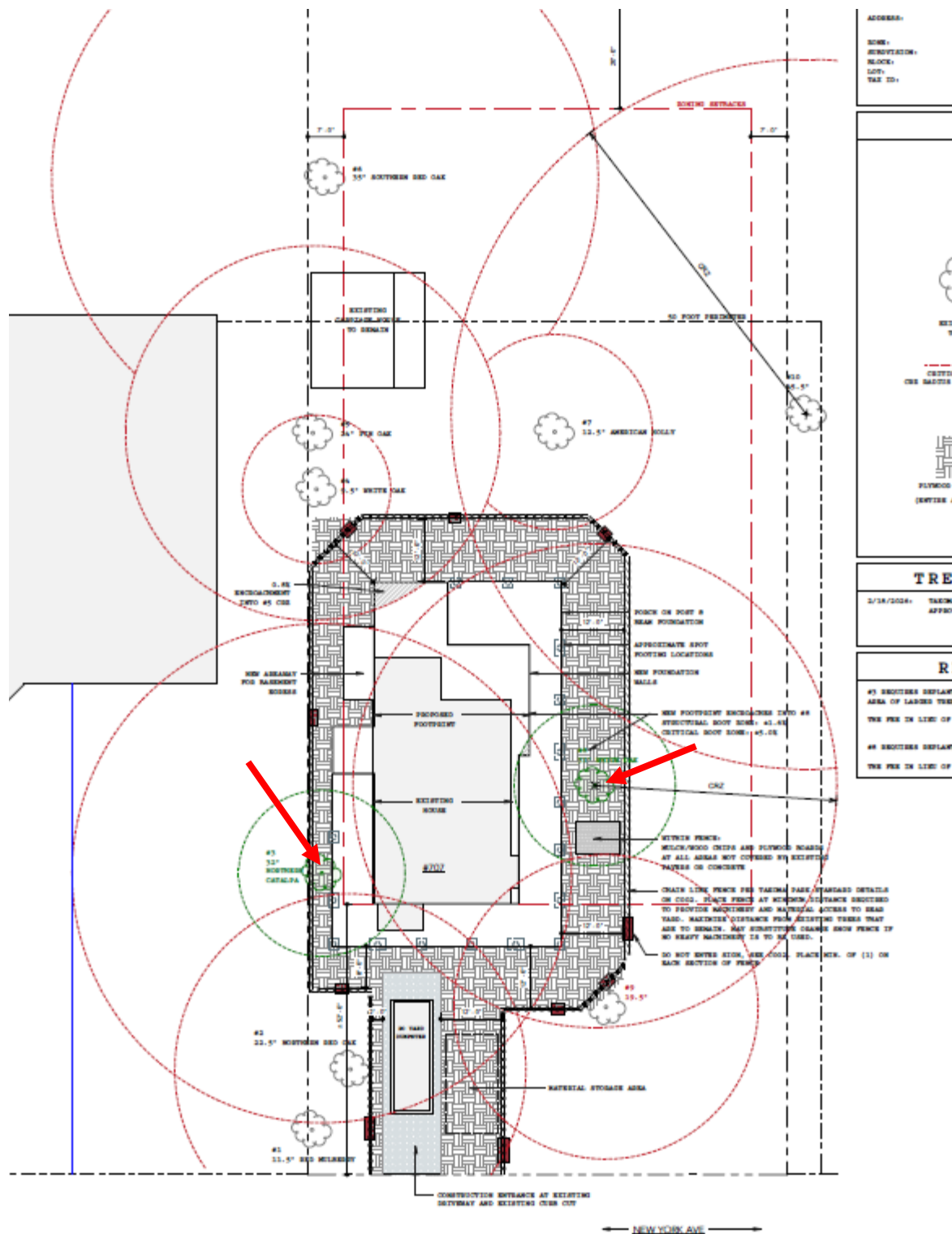


Figure 16: Proposed site plan and tree survey showing the existing trees and proposed tree removal. The trees proposed for removal are shown in green and are highlighted by red arrows.

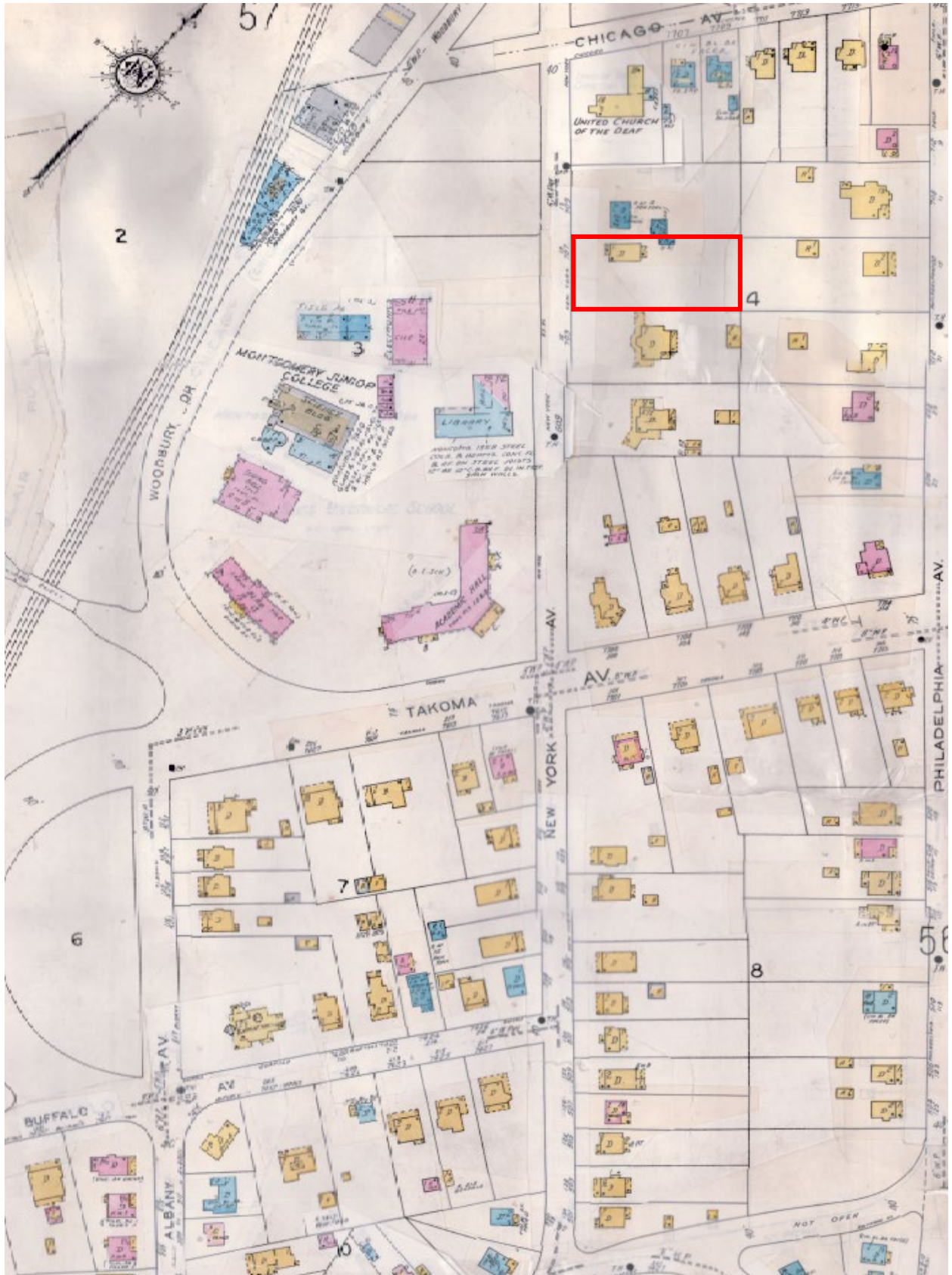


Figure 17: 1927-63 Sanborn map showing the historic property lines and building footprints of 707 New York Avenue and neighboring blocks. 707 New York Avenue is outlined in red.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a HAWP.

Staff Requested HPC Feedback

- The appropriateness of the location, size, scale and general massing of the proposed building;
- The appropriateness of the proposed building design and features;
- The appropriateness of the removal of two large mature trees;
- Any other comments.

Staff-recommended materials to be submitted for a HAWP:

- Updated architectural plans and elevations.
- Updated site plan including any proposed hardscaping and replanting.
- Materials specifications.

ZONING INFORMATION

ADDRESS: 707 NEW YORK AVE
TAKOMA PARK, MD 20912

ZONE: R-60
SUBDIVISION: 0025
BLOCK: 69
LOT: P4
TAX ID: 01062383

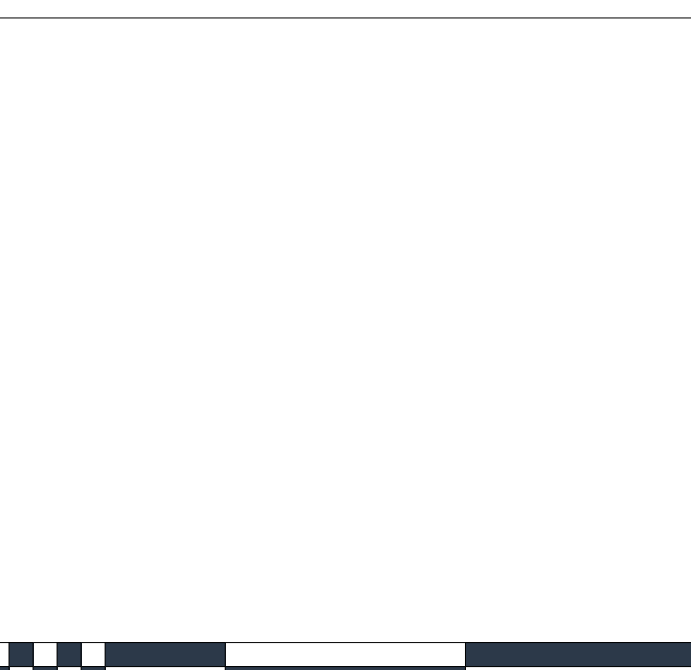
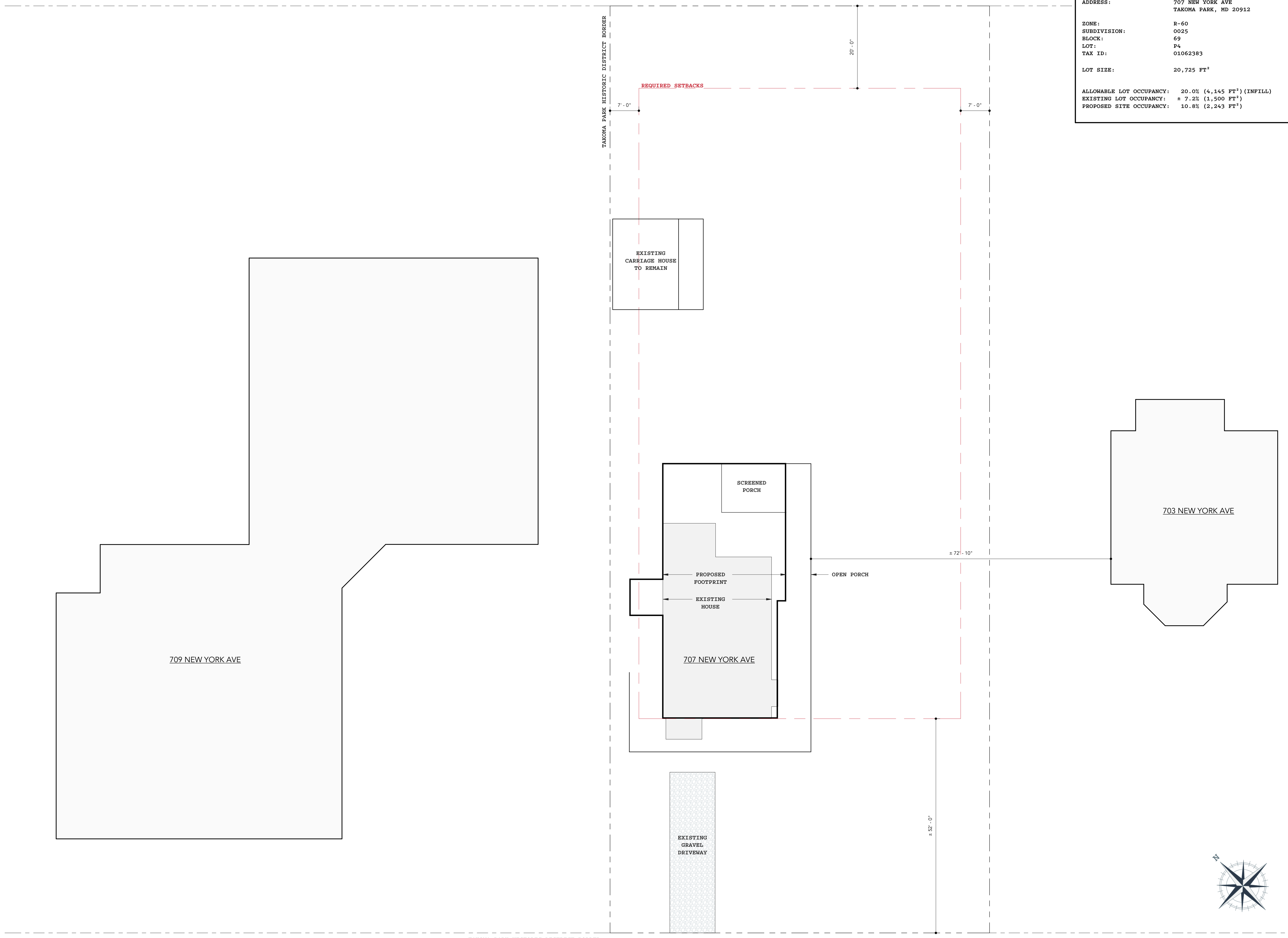
LOT SIZE: 20,725 FT²

ALLOWABLE LOT OCCUPANCY: 20.0% (4,145 FT²) (INFILL)
EXISTING LOT OCCUPANCY: ± 7.2% (1,500 FT²)
PROPOSED SITE OCCUPANCY: 10.8% (2,243 FT²)

BEN NORKIN
- ARCHITECTURE -

7204 TRESPOTT AVE
TAKOMA PARK, MD 20912 202 - 578 - 7094

BENNORKINARCHITECTURE.COM



ACE CONSTRUCTION

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

CLIENT NAME
PROJECT ADDRESS
707 NEW YORK AVE - TAKOMA
PARK, MD 20912

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **SCHEMATIC DESIGN**

DPS PERMIT NUMBER:

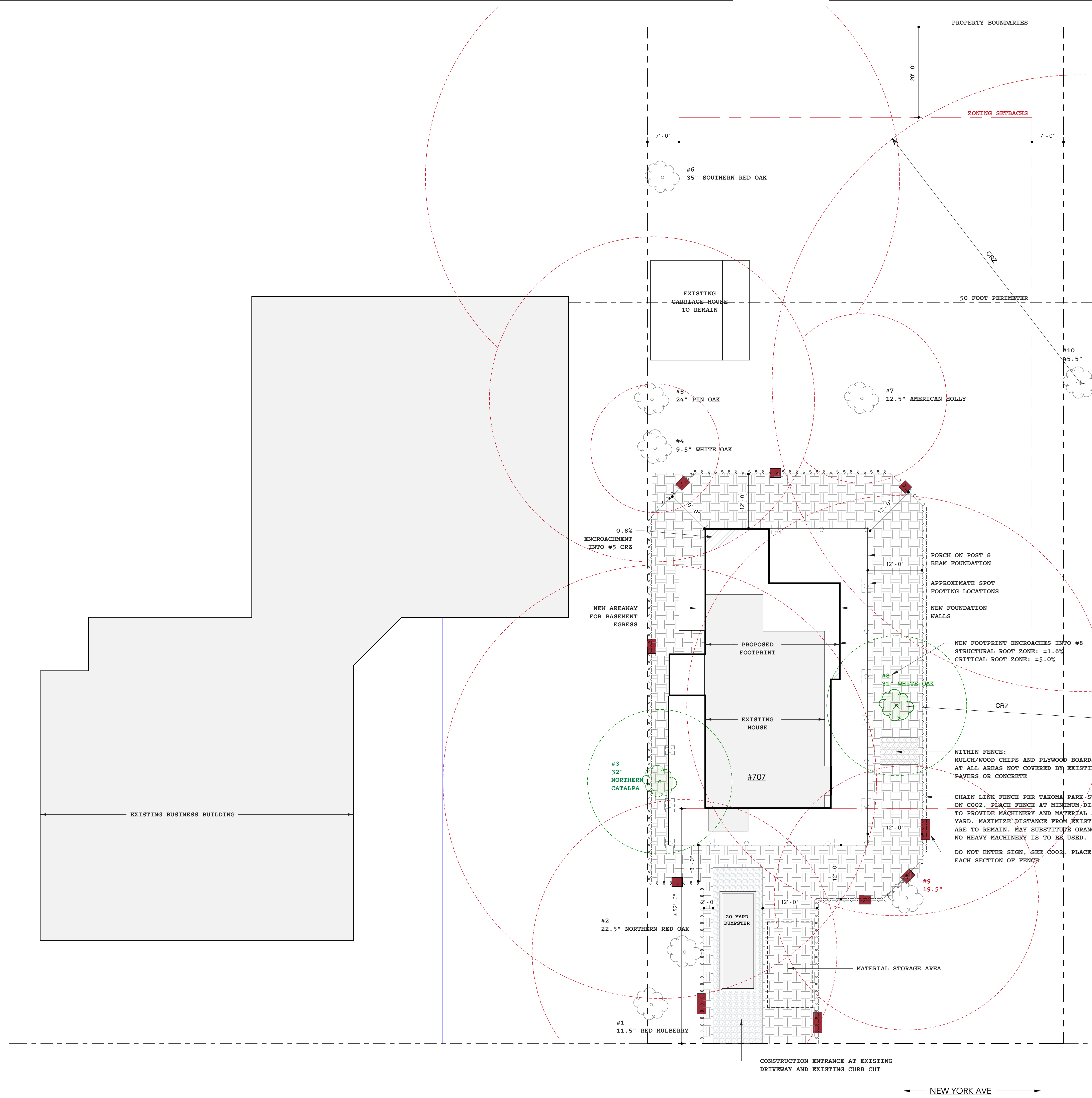
BNA PROJECT NUMBER: **25014**

SHEET NAME: **SITE PLAN**

SHEET NO.: **HPC 0**

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





PROPERTY INFORMATION	
ADDRESS:	707 NEW YORK AVE TAKOMA PARK, MD 20912
ZONE:	R-60
SUBDIVISION:	0025
BLOCK:	69
LOT:	P4
TAX ID:	01062383

LEGEND	
	DO NOT ENTER SIGN (SEE C004), PLACE ALONG EACH SECTION OF FENCE.
	METAL CHAIN LINK FENCE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	CRITICAL ROOT ZONE CRZ RADIUS (FT) = DIA. * 1.5
	STRUCTURAL ROOT ZONE RADIUS (FT) = DIA. * 0.5
	PLYWOOD BOARDS OVER MULCH/WOOD CHIPS (ENTIRE AREA WITHIN WORK ZONE FENCING)
	GRAVEL

TREE REMOVAL STATUS	
2/18/2026:	TAKOMA PARK URBAN FOREST MANAGER GRANTED PRELIMINARY APPROVAL FOR REMOVAL OF TREES #3 AND #8.

REPLANTING INFO	
#3	REQUIRES REPLANTING OF (10) 1.5" CALIPER TREES OR AN EQUIVALENT BASAL AREA OF LARGER TREES, UP TO 3" CALIPER. THE FEE IN LIEU OF REPLANTING IS \$3,120.
#8	REQUIRES REPLANTING OF (1) 1.5" CALIPER TREES THE FEE IN LIEU OF REPLANTING IS \$312.

BEN NORKIN
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TAKOMA PARK, MD 20912
202-578-7094
BENNORKINARCHITECTURE.COM

ACE CONSTRUCTION

CLIENT NAME
PROJECT ADDRESS
707 NEW YORK AVE - TAKOMA PARK, MD 20912
BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

REVISION LOG		
REV #	DATE	DESCRIPTION

STATUS: **SCHEMATIC DESIGN**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **25014**

SHEET NAME: **TREE PROTECTION**

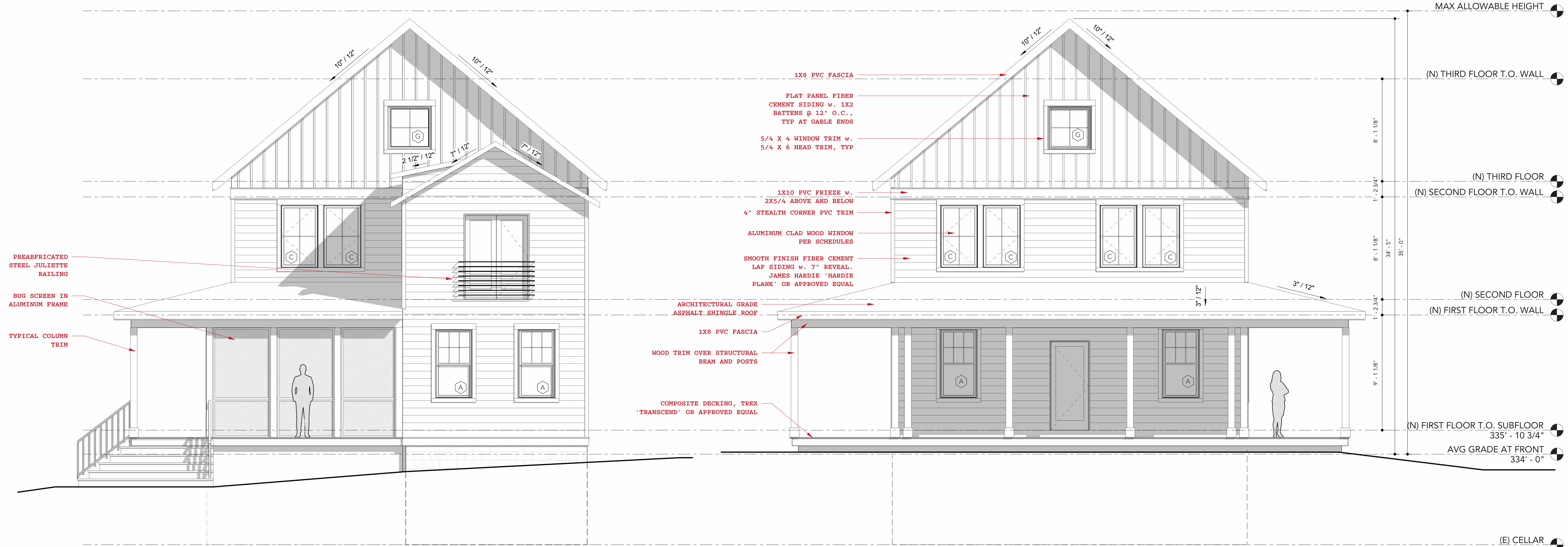
SHEET NO.: **HPC 1**

SCALE: **As indicated**



ACE CONSTRUCTION

BUILDER NAME
 BUILDER CONTACT
 BUILDER ADDRESS
 CLIENT NAME
 PROJECT ADDRESS
707 NEW YORK AVE - TAKOMA PARK, MD 20912



2 REAR ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

REVISION LOG		
REV #	DATE	DESCRIPTION

STATUS: **SCHEMATIC DESIGN**

DPS PERMIT NUMBER: _____

BNA PROJECT NUMBER: **25014**

SHEET NAME: **ELEVATIONS**

SHEET NO.: **HPC 3**

SCALE: **1/4" = 1'-0"**

WINDOW SCHEDULE

MARK	QTY	UNIT SIZES		TYPE	TEMPERED	SPECIFICATION	COMMENTS
		WIDTH	HEIGHT				
A	31	35 1/2"	65 1/2"	DOUBLE HUNG	•		
B	6	47 1/2"	71 1/2"	FIXED			
C	46	35 1/2"	59 1/2"	CASEMENT			
D	4	35 1/2"	65 1/2"	CASEMENT			
E	2	47 1/2"	71 1/2"	FIXED	•		
F	4	23 1/2"	47 1/2"	CASEMENT	•		
G	4	41 1/2"	41 1/2"	4050			

- NOTES:**
- ALL WINDOWS TO BE PELLA 'RESERVE' ALUMINUM CLAD WOOD WINDOWS.
 - EXTERIOR COLOR AS SELECTED BY ARCHITECT, INTERIOR COLOR SELECTED BY OWNER.
 - ALL WINDOWS:
 - A. SHGC = 0.40 (MAX)
 - B. U-FACTOR = 0.30 (MAX)

BEN NORKIN
- ARCHITECTURE -

7204 TRESPOTT AVE
TAKOMA PARK, MD 20912 202 - 578 - 7094

BENNORKINARCHITECTURE.COM



- OUTSIDE FAMILY ROOM: SMOOTH FINISH FIBER CEMENT NICKEL GAP SIDING, PAINTED
- TYPICAL FIBER CEMENT LAP SIDING, ALL OTHER AREAS
- 5/4 X 2 PVC TRIM AT 'B' WINDOWS
- SIMPLE WOOD RAILING w. P.T. 2X2 BALUSTERS, PAINTED

ACE CONSTRUCTION

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

CLIENT NAME

PROJECT ADDRESS
707 NEW YORK AVE - TAKOMA PARK, MD 20912

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **SCHEMATIC DESIGN**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **25014**

ELEVATIONS

SHEET NO. **HPC 4**

SCALE: **1/4" = 1'-0"**

2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

BEN NORKIN
- ARCHITECTURE -

7204 TRESMOTT AVE
TAKOMA PARK, MD 20912 202 - 578 - 7094

BENNORKINARCHITECTURE.COM

NFC

PROFESSIONAL CERTIFICATION



A NEW DESIGN FOR:
ACE CONSTRUCTION

707 NEW YORK AVE - TAKOMA PARK, MD 20912

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: SCHEMATIC DESIGN

DPS PERMIT NUMBER: 1143852

BNA PROJECT NUMBER: 25014

SHEET NAME

ELEVATIONS

SHEET NO.

HPC 5

SCALE 1/4" = 1'-0"

1 LEFT SIDE ELEVATION
1/4" = 1'-0"

FILE PATH: F:_BNA_F\Revit_Locals\25014_707 New York Ave_CENTRAL_ber4GEXP.rvt PLOT DATE: 2/20/2026 10:23:18 AM

BEN NORKIN
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7204 TRESMOTT AVE
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NFC

PROFESSIONAL CERTIFICATION



A NEW DESIGN FOR:
ACE CONSTRUCTION

707 NEW YORK AVE - TAKOMA PARK, MD 20912

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **SCHEMATIC DESIGN**

DPS PERMIT NUMBER: **1143852**

BNA PROJECT NUMBER: **25014**

SHEET NAME

3D VIEWS

SHEET NO.

HPC 6

SCALE

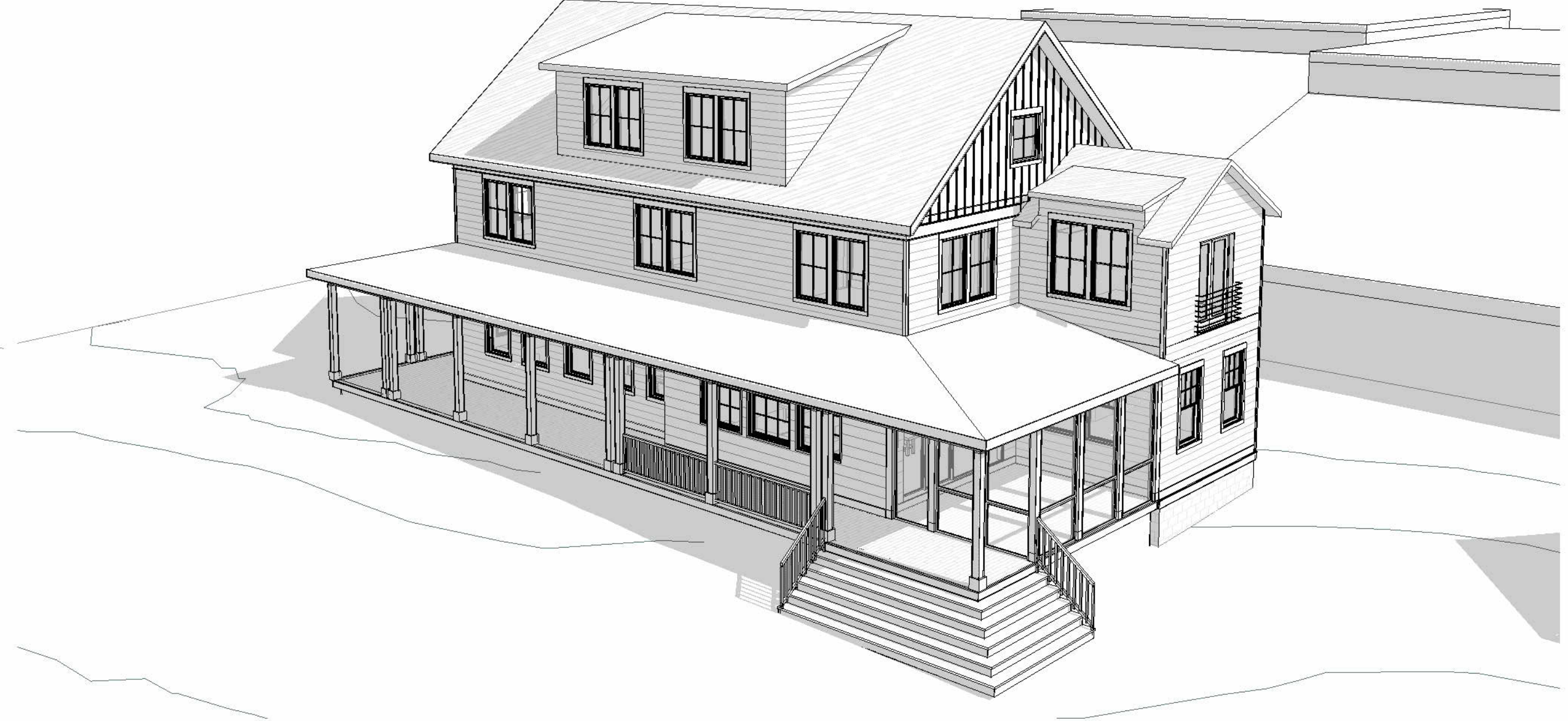
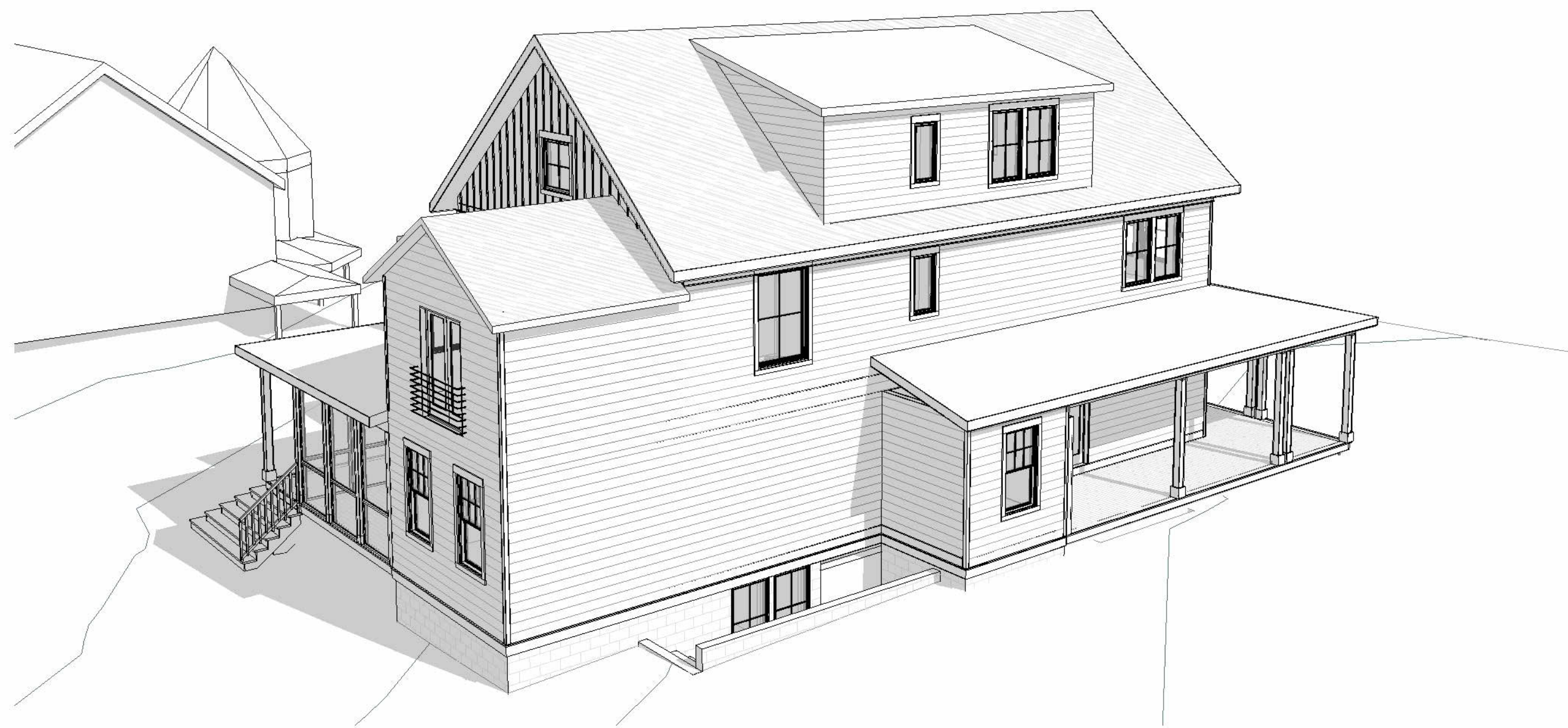
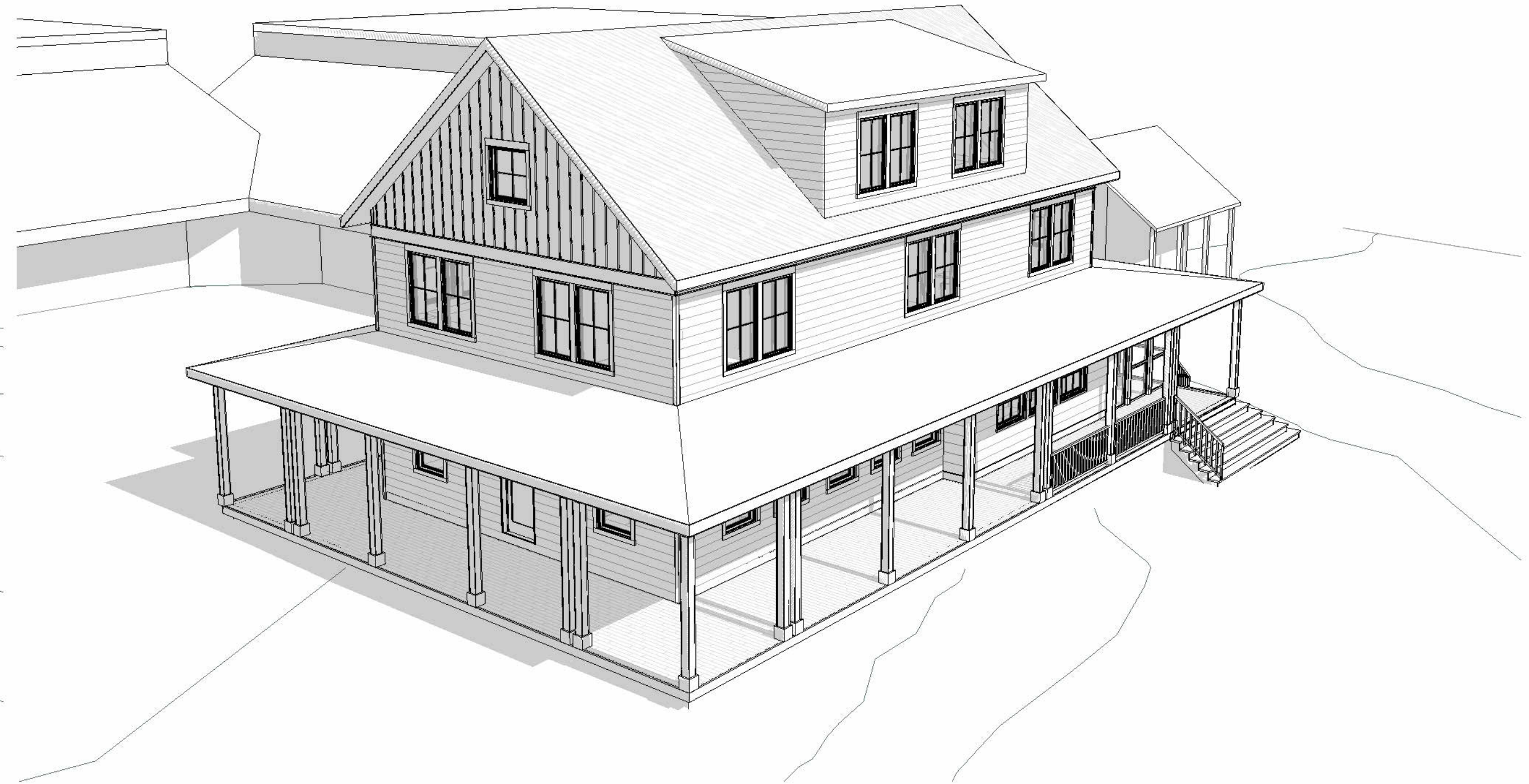
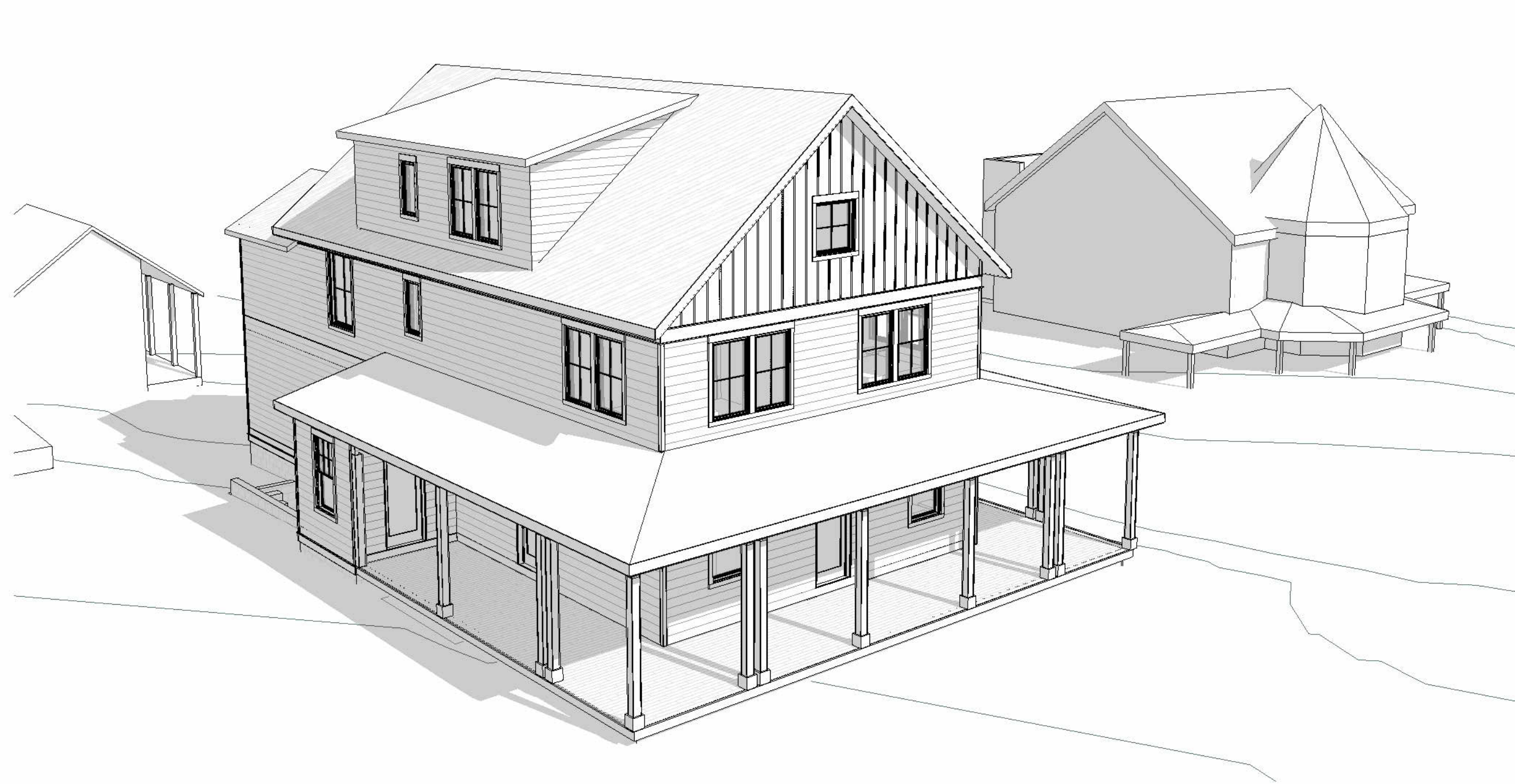
BEN NORKIN
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7204 TRECOTT AVE
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NFC

PROFESSIONAL CERTIFICATION



A NEW DESIGN FOR:
ACE CONSTRUCTION

707 NEW YORK AVE - TAKOMA PARK, MD 20912

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **SCHEMATIC DESIGN**

DPS PERMIT NUMBER: **1143852**

BNA PROJECT NUMBER: **25014**

SHEET NAME

3D VIEWS

SHEET NO.

HPC 7

SCALE

02/18/2026

APPLICATION NUMBER [W013908-021826](#)

Re: Tree Removal Application at:
707 New York Ave
Takoma Park MD 20912

Dear Mark Hishmeh:

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: **NORTHERN CATALPA**

Trunk Diameter: **32.3 inches**

Tree Location Relative to House: **LEFT SIDE**

Tree Condition Rating (1-5):

Crown/Branches: **3**

Root & Root Collar: **3**

Tree Health & Species Profile: **4**

Trunk: **1**

Criterion Total (4-20): **11**

Assessment Notes:

Large, healthy specimen with significant co-dominant tear out in the trunk portion facing the house. Historical satellite and street imagery suggest this tear out occurred 12-14 years ago. While a large wound, this wound has been well calloused over and the tree's vigor remains high / capable of response growth formation in response to load changes. This is a large canopy tree in good health, unlike many of the adjacent oaks that have died or are dying in close proximity. Removal of this tree would create a significant decrease in canopy cover. The remaining limb hangs over an infrequently occupied lawn space. Removal of this tree is preferred by the developer to simplify construction requirements.

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 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 **(10) 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 **(MEDIUM)** 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 **(10) tree(s)**, or: **(\$3120)**

02/18/2026

APPLICATION NUMBER [W013909-021826](#)

Dear Mark Hishmeh:

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: **WHITE OAK**

Trunk Diameter: **31.8 inches**

Tree Location Relative to House: **RIGHT SIDE**

Tree Condition Rating (1-5):

Crown/Branches: **2**

Root & Root Collar: **2**

Tree Health & Species Profile: **2**

Trunk: **2**

Criterion Total (4-20): **8**

Assessment Notes:

Low to moderate vigor specimen with moderate tip dieback, significant dieback in one large scaffolding branch. Moderate overall tip dieback about 15-20 feet. Large uncompartimentalized tear out at the union of two scaffold branches in the upper canopy. Two localized portions of rot at the lower flare with decaying response growth. Removal of this tree and others on site would create significant reductions to canopy cover. Tree is located within 20ft of home. Removal of this tree is preferred by the developer to simplify construction requirements.

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 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 **(1) 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 **(1) tree(s)**, or: **(\$312)**