



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: January 17, 2020

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #899715: Tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 8, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Joel Solomon and Janet Fleischman
Address: 7111 Cedar Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



Joel Solomon
7111 Cedar Ave.
Takoma Park, MD 20912
jasolo@joelasolomon.com
(301) 580-7570

December 16, 2019

Montgomery County Historic Preservation Commission
255 Rockville Pike
Rockville, MD 20850

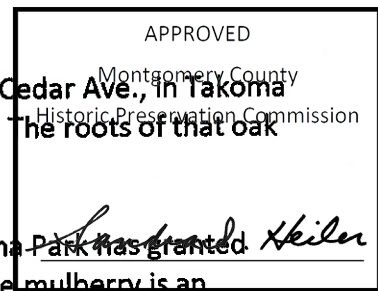
REVIEWED

By Michael Kyne at 2:33 pm, Jan 17, 2020

Dear Montgomery County Historic Preservation Commission:

I am writing with respect to my application to remove a tree at 7111 Cedar Ave., in Takoma Park. The tree's roots were damaged when a neighbor's oak tree fell. The roots of that oak were entwined with the roots of our tree.

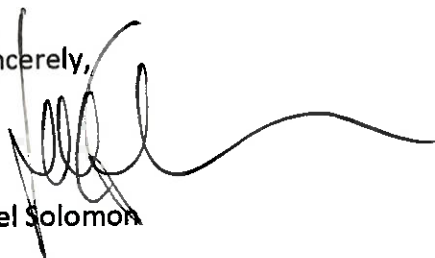
The Takoma Park arborist, Jan van Zutphen, has indicated that Takoma Park has granted preliminary permit approval for the removal of the mulberry tree. The mulberry is an "undesirable species," according to Takoma Park. Please see the enclosed copy of the letter from the Takoma Park arborist.



The Montgomery County permit request includes photographs of the tree and damaged roots. According to Chris Larkin of Bartlett Tree Experts, "Ice, snow or wind loading are all immediate concerns. The large root near the fence is severely split and the weight of the tree is constantly pulling on that root as well as a larger root running parallel to the garage wall. The weight of the lean is keeping the split from closing and any extra load to the tree could increase the split. It will likely continue to fail as the tree rocks in the wind." Please see the attached email from Chris Larkin.

With respect to trees near the one to be removed, the closest other trees are 10 feet away (on my property, smaller than the tree to be removed); 15 feet away (in my neighbor's yard, less than six inches in diameter at chest height); 21 feet away (on my property, about the same size as the tree to be removed); and 28 feet away (in my neighbor's yard, a large oak tree).

Thank you for your consideration. If you have any additional questions, please let me know.

Sincerely,

Joel Solomon

From: JASolo JASolo@joelasolomon.com
Subject: Re: Recommendations for: 7111 Cedar Avenue
Date: December 16, 2019 at 9:55 AM
To: Christopher Larkin clarkin@Bartlett.com



On Dec 9, 2019, at 1:49 PM, Christopher Larkin <clarkin@Bartlett.com> wrote:

Joel,

Ice, snow or wind loading are all immediate concerns. The large root near the fence is severely split and the weight of the tree is constantly pulling on that root as well as a larger root running parallel to the garage wall. The weight of the lean is keeping the split from closing and any extra load to the tree could increase the split. It will likely continue to fail as the tree rocks in the wind.

Regards,

Christopher Larkin
Arborist Representative

Bartlett Tree Experts
1 Metropolitan Court, Gaithersburg, MD 20878
301-881-8550 O | 301-881-9063 F | 240-447-0837 C | www.bartlett.com


REVIEWED

By Michael Kyne at 2:33 pm, Jan 17, 2020

-----Original Message-----

From: JASolo <JASolo@joelasolomon.com>
Sent: Monday, December 9, 2019 1:40 PM
To: Christopher Larkin <clarkin@Bartlett.com>
Subject: Re: Recommendations for: 7111 Cedar Avenue

[External E-mail. Use caution if opening Links and Attachments] Thank you, Chris. This is such a drag. Can you please tell me what the time-related context is? Is the danger imminent? Seems like if we go into winter and there's snow or ice or wind, it could be a real problem. Thanks Joel

APPROVED
Montgomery County
Historic Preservation Commission


On Dec 9, 2019, at 9:18 AM, Christopher Larkin <clarkin@bartlett.com> wrote:

Please review the attached proposal.

To authorize the work please sign and return a copy to Bartlett Tree Experts by either
mail 1 Metropolitan Ct, Gaithersburg, MD 20878
fax (301) 881-9063 or
e-mail to CLarkin@Bartlett.com

The work will be scheduled once the contract is returned.

If you have any questions please give me a call

Thank you,

Christopher Larkin
Arborist Representative
Board Certified Master Arborist

Bartlett Tree Experts
1 Metropolitan Court, Gaithersburg, MD 20878
301-881-8550 O | 301-881-9063 F | 240-447-0837 C | www.bartlett.com

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system, you may not copy this message or disclose its contents to anyone. Please send us by fax any message containing deadlines as incoming e-mails are not screened for response deadlines. The integrity and security of this message cannot be guaranteed on the Internet.

<Proposal.pdf>

<Terms_Conditions.pdf>



Public Works Department
Tree Removal Preliminary Response

December 11, 2019

Janet Fleischman & Joel Solomon
7111 Cedar Avenue
Takoma Park, MD 20912

Re: same
Takoma Park, MD 20912

Dear Janet Fleischman & Joel Solomon,

The City of Takoma Park has granted preliminary permit approval for the removal of the 15" d.b.h. Mulberry tree (1 replant) from the right rear of your property.

REVIEWED

By Michael Kyne at 2:33 pm, Jan 17, 2020

Because your tree is considered an undesirable species, the usual 15 day posting period is not required. A permit to remove the tree(s) will be granted pending the City's receipt of the signed agreement to adhere to the City's tree replacement requirements.

The replacement agreement is enclosed, the terms of which require you to replant ONE 1 1/2" caliper category 3 deciduous trees or make a contribution of \$175.00 to the City's Tree Fund. For reference the tree type list is maintained online here https://s3.amazonaws.com/publicworks-takomapark/public/arborist/tree-selection-guide.pdf

Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT. 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/

Please submit both the signed replanting agreement and a copy of your HAWP to Takoma Park Public Works, in order to be issued a tree removal permit.

Please contact me at JanvZ@TakomaParkMD.gov if you have any questions.

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.

DATE: 12/11/19

Handwritten signature of Jan van Zutphen

Jan van Zutphen IC for JZ
Urban Forest Manager

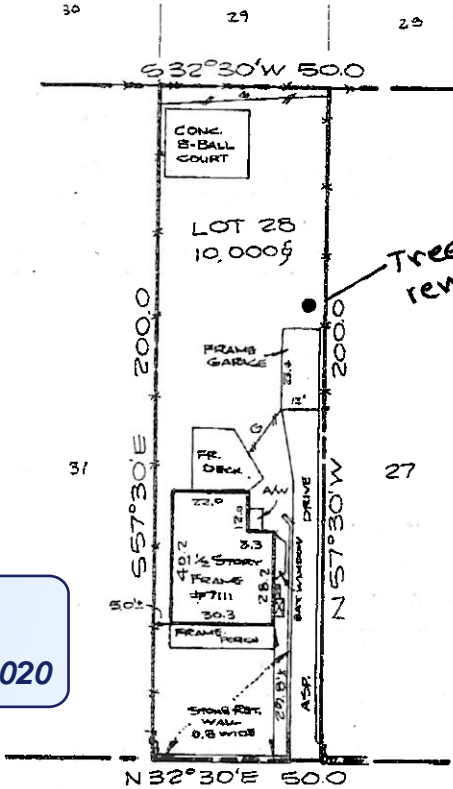
Site Plan

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.

Notes :

1. Flood zone "C" per H.U.D. panel No 0200C
2. 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 1.5 feet.




Tree to be removed

REVIEWED

By Michael Kyne at 2:33 pm, Jan 17, 2020

APPROVED
 Montgomery County
 Historic Preservation Commission
 LOCATION DRAWING
 LOT 28 BLOCK 4
 B.F. GILBERT'S ADDITION TO
Sandra TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

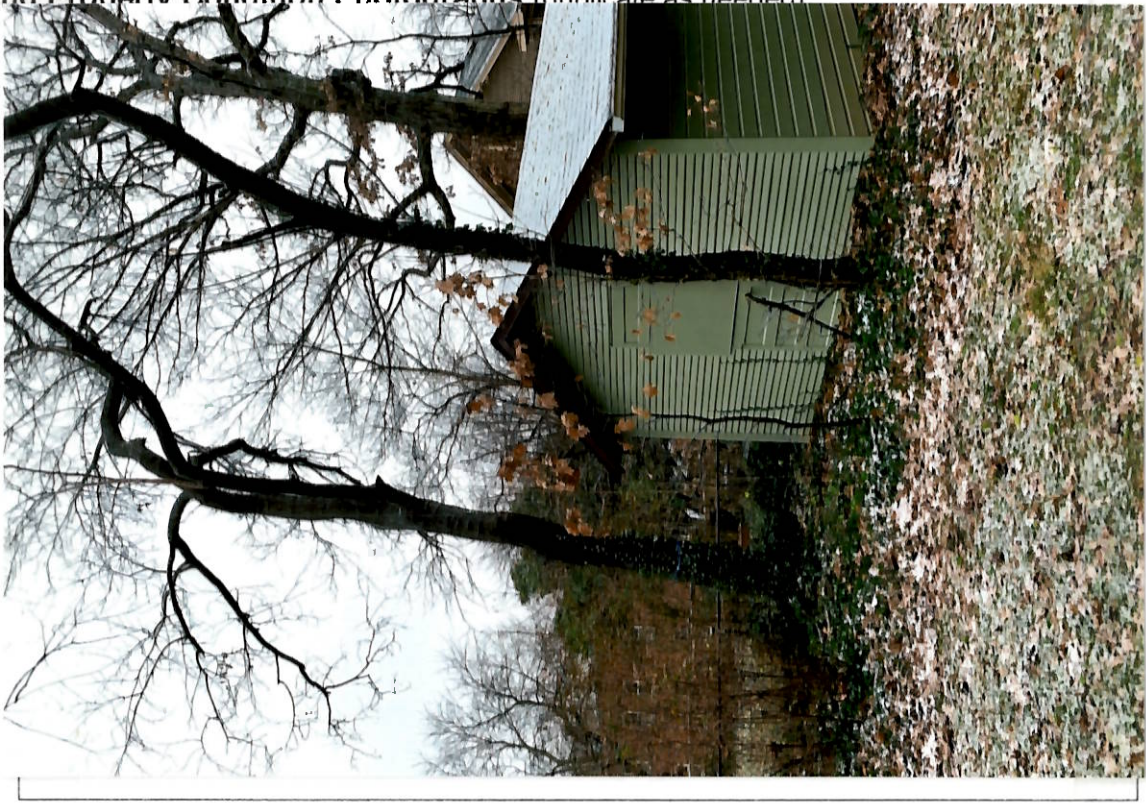
SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION. <i>Sandra</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 31	REFERENCES PLAT BK. A PLAT NO. 3	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 210 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288
	LIBER FOLIO	



Shade portion to indicate North

Applicant: Isabel Solomon

Existing Property Condition Photographs (duplicate as needed)



Detail: The tree on the left is the one with damaged roots



REVIEWED

By Michael Kyne at 2:33 pm, Jan 17, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra Heller

Detail: This shows the split root nearest the tree

Applicant: Joel Solomon