



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: October 22, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #967348: Tree removal

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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 October 13, 2021 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: Clark Bakewell  
Address: 7107 Sycamore Avenue, 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 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:  
HAWP# 967348  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Clark Bakewell

E-mail: cbakewell@mayerbrown.com

Address: 7107 Sycamore Ave

City: Takoma Park Zip: 20912

Daytime Phone: 978-505-2367

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):** N/A

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 Takoma Park  
 No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the property and documentation from the Easement Holder supporting this application.

**REVIEWED**  
By Michael Kyne at 5:27 pm, Oct 22, 2021

Are other Planning and/or Hearing Examiner Approvals/Resolutions/Ordinances/Agreements/Agreements in place on the Property?  Yes  No  
(Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information. NO

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                      |
|   |  | <input type="checkbox"/> Other: _____                     |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

9/16/2021

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**

Clark Bakewell  
7107 Sycamore Ave  
Takoma Park MD  
20912

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Anne Maher and Peter Franchot  
7111 Sycamore Ave  
Takoma Park MD  
20912

Tom Smerling and Reena Bernards  
7105 Sycamore Ave  
Takoma Park MD  
20912

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

Jeff and Rachel Weiss  
7106 Sycamore Ave  
Takoma Park MD  
20912

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Adjacent and Confronting Properties:

Takoma Park, MD 20912

7104 Woodland Avenue

7105 Sycamore Avenue

7106 Sycamore Avenue

7111 Sycamore Avenue

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

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Robert H. Patton

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

Craftsman house built 1922. Sits in the middle of the lot, so there's some distance to the street, some distance to the back of the lot. Yellow house with green and red trim and shared driveway to the side of the house. There's a shed in the back yard on the same side of the lot as the shared drive. There is a sidewalk that runs directly from the front steps to the sidewalk parallel the street. There is another sidewalk that runs along the north side of the house that goes from the front steps back to the AC unit. There are limited landscaping features of any note.

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

Tree removal:

- Invasive Norway maple in the back yard along the back fence (removal approved by Takoma Park Urban Forest Manager, see attachment)
- Eastern Hemlock adjacent to front porch impacting foundation (removal approved by Takoma Park Urban Forest Manager, see attachment)

Tree trimming:

- Limb of oak tree over front porch
- Stem of ash tree in back yard over shed
- Small limbs touching house on tree to left of house (North side of lot)
- Lower limbs of Magnolia in back yard
- Dead branches on trees in east corner of lot (back corner of back yard)

Tree planting:

- Swamp white oak (1.5") in north corner of back yard
- Eastern hemlock in front yard (opposite front path as existing maple tree)

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

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Work Item 1: <u>Tree removal</u>	
<p>Description of Current Condition:</p> <p>Site map depicts existing trees for removal with a green star</p> <p>Photographs show front and rear of house</p>	<p>Proposed Work:</p> <p>Removal of Eastern Hemlock and invasive Norway Maple shown by green stars on site map. See approval from Takoma Park Urban Forest Manager for description and tree survey.</p> <p>Tree photos #1-2 show trees to be removed.</p>

Work Item 2: <u>Tree trimming</u>	
<p>Description of Current Condition:</p> <p>Site map depicts existing trees for trimming with a blue star</p> <p>Photographs show front and rear of house</p>	<p>Proposed Work:</p> <p>Tree trimming:</p> <ul style="list-style-type: none"> <li>- Limb of oak tree over front porch</li> <li>- Stem of ash tree in back yard over shed</li> <li>- Small limbs touching house on tree to left of house/North side of lot</li> <li>- Lower limbs of Magnolia in back yard</li> <li>- Dead branches on trees in east corner of lot (back corner of back yard)</li> </ul> <p>Trees to be trimmed shown in blue on site map</p>

**REVIEWED**  
*By Michael Kyne at 5:27 pm, Oct 22, 2021*

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 Montgomery County  
 Historic Preservation Commission



Work Item 3: <u>Tree planting</u>	
<p>Description of Current Condition:</p> <p>Site map depicts existing trees for planting with a purple heart</p> <p>Photographs show front and rear of house</p>	<p>Proposed Work:</p> <p>Plant trees where purple hearts shown on site map</p> <p>Tree planting:</p> <ul style="list-style-type: none"> <li>- Swamp white oak (1.5") in north corner of back yard</li> <li>- Eastern hemlock in front yard (opposite of existing maple tree along front path)</li> </ul>

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Windows Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*				*
Signs	*	*	*				*

**REVIEWED**  
By Michael Kyne at 5:27 pm, Oct 22, 2021

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 Historic Preservation Commission  


# Site Plan

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

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Robert H. Patton



## Site Plan



- ★ Tree Removal
- ★ Tree Trimming
- ♥ Tree Planting
- ★ Existing Trees (not subject of HAWP)

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

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# Tree Surveys

*(Urban Forest Manager Approvals)*

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

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Montgomery County

Historic Preservation Commission



Robert H. Patton



csbakewell <csbakewell@gmail.com>

**Tree Removal Request :: W006903-072921**

Online Customer Service Center <TakomaParkMD@mycusthelp.com>  
To: "csbakewell@gmail.com" <csbakewell@gmail.com>

Fri, Jul 30, 2021 at 4:51 PM

07/30/2021

APPLICATION NUMBER [W006903-072921](#)

Clark Bakewell  
[7107 Sycamore Ave](#)  
[Takoma Park, MD 20912](#)

Re: Tree Removal Application at:  
[7107 SYCAMORE](#)  
TAKOMA PARK MD 20912

Dear Clark Bakewell:

The City of Takoma Park has granted preliminary permit approval for you to remove the 10.8" d.b.h. EASTERN HEMLOCK (1 replants) from the FRONT LEFT of your property. The following are the notes from the Manager's evaluation of your tree:

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*



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

Criterion Total (4-20): 15

Tree is moderately vigorous with a somewhat reduced crown size. The tree is not exceptional in size or some other quality. Removal of the tree will not constitute a notable reduction in canopy cover. The tree is located within 2 ft of the foundation of the house, and the trunk is within 1 ft of the roof line. However, there is no evidence that the tree is causing significant damage

Preliminary approval means that the City will post your property for a 15 day period beginning 07/30/2021 and ending 8/14/2021 3:49:14 PM for public comment. A permit to remove the tree(s) will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirements. If public comments are received that request an appeal of the removal, a hearing before the Tree Commission will be scheduled to determine if removal can proceed.

**Historic Area Work Permit (HAWP)**

Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT (HAWP). To apply for a HAWP, contact Montgomery County Department of Permitting Services by phone 301-563-3400, by email [MCP-Historic@mncppc-mc.org](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.

**Replanting Agreement**

As a condition for receiving your permit you are required to replant (1)1 ½” caliper, category LARGE, trees or make a contribution of \$312 to the City’s Tree Fund. Click the link below to find the City's Approved Tree Species List:

<https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>

HOW TO COMPLETE THE REPLANTING AGREEMENT ONLINE:

1. Click this link to view your Tree Removal Application request in MyTKPK: [W006903-072921](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to “Replanting Agreement”. For “How do you plan to replace this tree?” select “Pay Fee in Lieu”, “Replant On-site”, or “Combination of Both” and fill in the subsequent information you are

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

With this approval, Public Works staff will be prepared to receive your invoice to pay the fee-in-lieu if needed. Please be on the lookout for further information.

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Historic Preservation Commission



invoice to

TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK, MARYLAND STATE LICENSED TREE EXPERT, OR UNLICENSED IS A VIOLATION OF CITY AND STATE LAWS. ANYONE WHO HAS A LTE NUMBER BEFORE

NOT BY A NOT CTOR

If you have any questions, please contact the Urban Forestry Department at (301) 576-3333 or [urbanforestry@montgomerycountymd.gov](mailto:urbanforestry@montgomerycountymd.gov).

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csbakewell <csbakewell@gmail.com>

**Tree Removal Request :: W006905-072921**

Online Customer Service Center <TakomaParkMD@mycusthelp.com>  
To: "csbakewell@gmail.com" <csbakewell@gmail.com>

Fri, Jul 30, 2021 at 4:42 PM

07/30/2021

APPLICATION NUMBER [W006905-072921](#)

Clark Bakewell  
7107 Sycamore Ave  
Takoma Park, MD 20912

Re: Tree Removal Application at:  
[7107 SYCAMORE](#)  
TAKOMA PARK MD 20912

Dear Clark Bakewell:

The City of Takoma Park has granted preliminary permit approval for you to remove the 11.3" d.b.h. **REVIEWED**  
NO replants) from the BACK LEFT of your property. The following are the notes from  
the **By Michael Kyne at 5:27 pm, Oct 22, 2021**



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

Criterion Total (4-20): 15

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As your tree is of a species considered 'Undesirable' by City code it does not require the typical 15-day comment period. A permit to remove the tree will be granted after you submit your Historic Area Work Permit and complete the replanting agreement.

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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.

**Replanting Agreement**

As a condition for receiving your permit you are required to replant (1)1 ½” caliper, category LARGE, trees or make a contribution of \$312 to the City’s Tree Fund. Click the link below to find the City's Approved Tree Species List:

<https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>

HOW TO COMPLETE THE REPLANTING AGREEMENT ONLINE:

1. Click this link to view your Tree Removal Application request in MyTKPK: [W006905-072921](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to “Replanting Agreement”. For “How do you plan to replace this tree?” select “Pay Fee in Lieu”, “Replant On-site”, or “Combination of Both” and fill in the subsequent information you are asked for.

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

TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK MUST BE CARRIED OUT BY A MARYLAND STATE LICENSED TREE EXPERT, OR LTE. HIRING SOMEONE WHO IS NOT LICENSED IS A VIOLATION OF CITY AND STATE LAW. MAKE SURE YOUR CONTRACTOR HAS A LTE NUMBER BEFORE YOU HIRE THEM

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

If you have any questions, please contact the Urban I

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Messages 1

 Print Messages (PDF)

▼  On 8/3/2021 9:59:22 AM, Online Customer Service Center wrote:

**Subject:** Tree Removal Request :: W006904-072921

**Body:**

Hi Clark,

I have withdrawn the removal request associated with the ash tree by your garage since you are proposing to prune this tree. This email notification will serve as your approval to remove one of the tree trunks, the one growing towards the garage roof. Please let me know if you have any questions.

Marty Frye  
Urban Forest Manager



**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

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# Photos

**REVIEWED**

*By Michael Kyne at 5:27 pm, Oct 22, 2021*

APPROVED

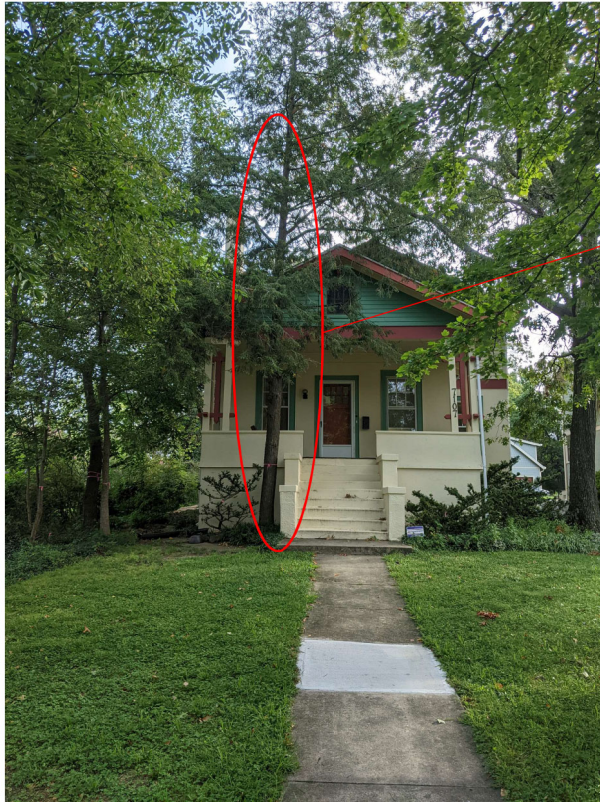
Montgomery County

Historic Preservation Commission



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Hemlock to be removed  
(impacting foundation)

See Urban Forest Manager  
Approval

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

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Montgomery County

Historic Preservation Commission



Norway Maple to be removed  
(invasive species)

See Urban Forest Manager  
Approval

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

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Montgomery County  
Historic Preservation Commission



Oak limb removal

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

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Montgomery County  
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One limb of Ash tree to be removed (diseased)

See Urban Forest Manager Approval

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

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Remove upper branches touching house

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

APPROVED  
Montgomery County  
Historic Preservation Commission



Remove lower branches of large Magnolia

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

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Montgomery County  
Historic Preservation Commission



Remove dead branches

**REVIEWED**

*By Michael Kyne at 5:28 pm, Oct 22, 2021*

APPROVED

Montgomery County

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