

7213 Cedar Avenue, Takoma Park

HPC Case No. 37/03-10 H4

Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: June 24, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #538794, 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 June 23, 2010 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: Catherine Forster and James Clark

Address: 7213 Cedar 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

538794

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Catherine Forster

Daytime Phone No.: 202.994.1008

Tax Account No.: 01068950

Name of Property Owner: Catherine Forster + James Clark Daytime Phone No.: 202.994.1008

Address: 7213 Cedar Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Kuhn's Tree Service Phone No.: 301.384.4724

Contractor Registration No.: licence # 000476

Agent for Owner: _____ Daytime Phone No.: _____

House Number: 7213 Cedar Ave. Street: Cedar Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 8 Block: 5 Subdivision: 25

Liber: _____ Folio: _____ Parcel: _____

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: tree removal

1B. Construction cost estimate: \$ 1000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Catherine Forster
Signature of owner or authorized agent

1 May 2010
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/24/10

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Date Received in DPS
Mail Log # 26332

MAY 11 2010

Assigned To: DR

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Remove red maple behind house. Tree is leaning, rotted out where part of the crown is missing, and in the understory of an enormous white oak. Maple is also only 3' from rear of house.

Permission to remove tree has been granted by the City of Takoma Park.

tree is 56 cm. diameter 1 m. above base

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Tree can be removed without the need of a crane.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

The plat is of benefit to a consumer only 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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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.

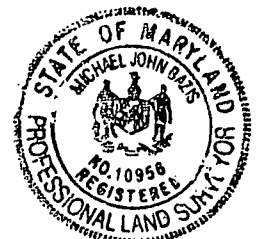
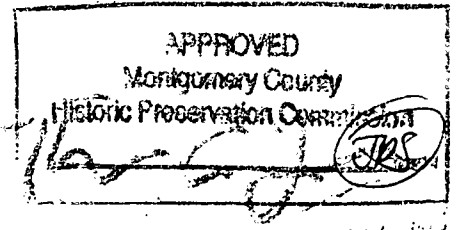
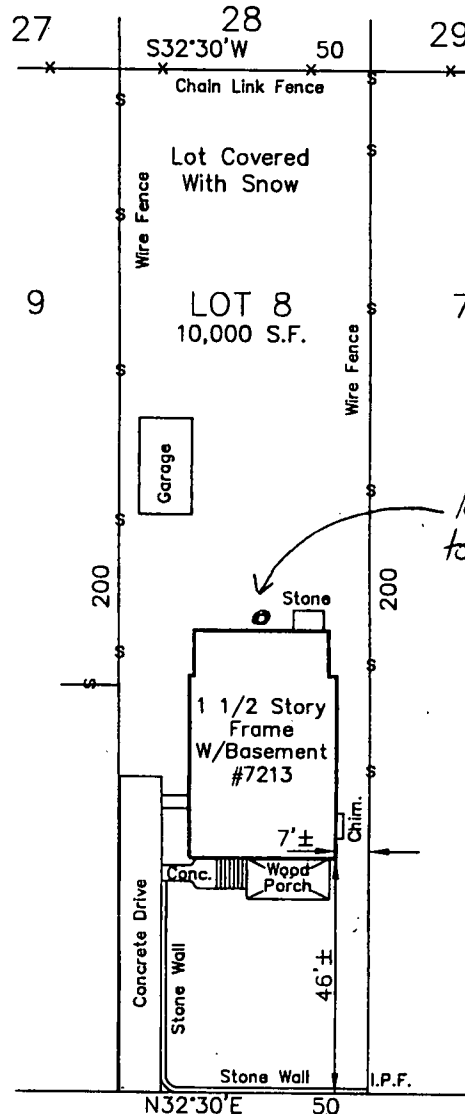
NOTES:

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

Date of Map: 8-5-91
Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2'±



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

[Signature]
Michael J. Bazis RPLS #10956

LOCATION DRAWING
LOT 8 BLOCK 5
B.F. GILBERT'S ADDITION
TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

THIS SURVEY IS FOR TITLE PURPOSES ONLY

| | |
|----------------|-----------------|
| JOB # 10.0015H | DATE 2-19-2010 |
| FIELD JDH | DRAFT JDH |
| | P.B. "A" P.L. 3 |
| | SCALE: 1" = 30' |

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 190
SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: rckelly@cavtel.net
www.rcklandsurveyors.com

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|-------------|
| Address: | 7213 Cedar Avenue, Takoma Park | Meeting Date: | 6/23/2010 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 6/16/2010 |
| Applicant: | Catherine Forster and James Clark | Public Notice: | 6/9/2010 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 37/03-10HH | Staff: | Josh Silver |
| PROPOSAL: | Tree removal | | |

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

1. *The applicants must meet the condition set forth by the City of Takoma Park, Arborist.*

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c1915-20

PROPOSAL:

The applicants are proposing to remove one 23" dbh Red Maple tree from the rear of the property. The City of Takoma Park, Arborist has granted approval for removal of the tree with one condition; the owners agree to replant three 1 ½ inch caliper trees by November 4, 2010.

APPLICABLE GUIDELINES:

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 insure 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; or
 - (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall **present the 3 permit sets 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 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 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

538794

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Catherine Forster

Daytime Phone No.: 202-994-1008

Tax Account No.: 01068950

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- Move
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- Revocable

CHECK ALL APPLICABLE:

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- Slab
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- Porch
- Deck
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- Fireplace
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- Single Family
- Fence/Wall (complete Section 4)
- Other: tree removal

1B. Construction cost estimate: \$ 1000.00

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3A. Height _____ feet _____ inches

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

Catherine Forster
Signature of owner or authorized agent

1 May 2010
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Date Received in DPS
Mail Log # 2163307

MAY 14 2010

Assigned To: DR

3

1. **WRITTEN DESCRIPTION OF PROJECT**

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SITE PLAN

Tree will be removed with block and tackle: neither a crane nor any heavy equipment will be used. Brush will be shredded and taken off site. The trunk will be sawn into 20" sections and left on site for use as firewood. The stump will be ground and all debris removed from the site.

Catherine A. Forster
721 Cedar Ave., Takoma Park MD 20912

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

7213 Cedar Ave.
Takoma Park MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Jill & Ed Morningstar
7211 Cedar Ave.
Takoma Park MD 20912

Robert Lanya
7215 Cedar Ave.
Takoma Park MD 20912

Jeann e Feerey
7212 Cedar Ave.
Takoma Park MD 20912

The plat is of benefit to a consumer only 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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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.

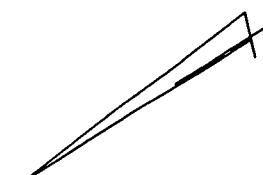
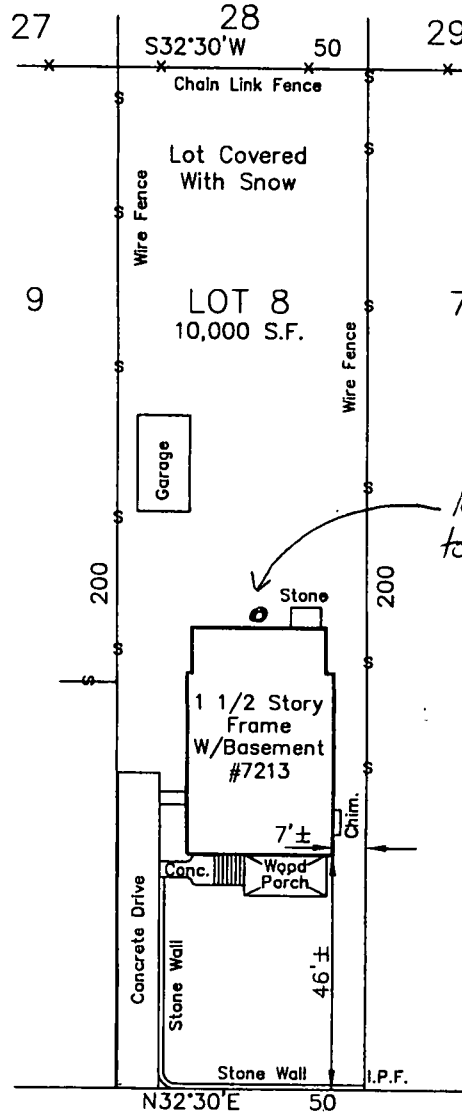
NOTES:

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

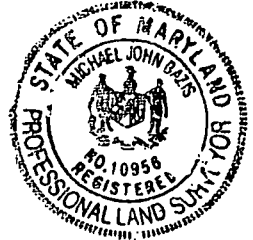
Date of Map: 8-5-91
Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2'±



location of tree to be removed



CEDAR AVENUE
40' R/W

LOCATION DRAWING
LOT 8 BLOCK 5
B.F. GILBERT'S ADDITION
TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael J. Bazis
Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

| | |
|----------------|-----------------|
| JOB # 10.0015H | DATE 2-19-2010 |
| FIELD JDH | DRAFT JDH |
| | P.B. "A" P.L. 3 |
| | SCALE: 1" = 30' |

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 190
SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: rckelly@cavtel.net
www.rcklandsurveyors.com

7



8



ABOVE: tree to be removed is located just to the right of the red umbrella, and is centered at the rear of the house.

BELOW: the right half of the tree's crown is missing, and the remaining "stump" is badly rotted. The entire tree leans away from the large white oak to its left.





ABOVE: tree to be removed is located just to the right of the red umbrella, and is centered at the rear of the house.

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City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405



31 OSWEGO AVENUE
SILVER SPRING, MD 20910

Fee: \$25
Tree Fund: N/A

Permit No. 1005004
Issue Date: 05/04/10

TREE REMOVAL PERMIT

Permit for removal of a 23 inch dbh **RED MAPLE** tree from the center rear of property:

7213 CEDAR AVENUE

ISSUED TO: Catherine Forster & James Clark
7213 Cedar Avenue
Takoma Park, Maryland 20912

Conditions/Comments:

Owner(s) agree to replant three 1 ½ inch caliper Category III trees by 11/04/10.

Permit Expires: 05/04/11

THIS PERMIT IS NOT VALID UNLESS SIGNED BY THE ARBORIST OF THE CITY OF TAKOMA PARK MARYLAND OR HIS DESIGNEE

DATE:

5/5/10

Todd M. Bolton

Todd M. Bolton
City Arborist

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405



31 OSWEGO AVENUE
SILVER SPRING, MD 20910

Fee: \$25
Tree Fund: N/A

Permit No. 1005004
Issue Date: 05/04/10

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DATE:

5/5/10

Todd M. Bolton

Todd M. Bolton
City Arborist



ABOVE: tree to be removed is located just to the right of the red umbrella, and is centered at the rear of the house.

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