



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: March 21, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1060559 - 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 March 20, 2024, 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: Rebecca Fowler  
Address: 6914 Westmoreland 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 Chris Berger at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@montgomeryplanning.org) to schedule a follow-up site visit.



1060559

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



# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Rebecca Fowler

E-mail: beckfowler@gmail.com

Address: 6914 Westmoreland Ave

City: Takoma Park Zip: 20912

Daytime Phone: 240 463 1790

Tax Account No.: 01076447

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

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 BF Gilbert  
 No/Individual Site Name \_\_\_\_\_

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

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

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

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

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

**REVIEWED**

By Chris Berger at 12:40 pm, Mar 21, 2024

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:

- Deck/Porch
- Solar
- Tree removal/planting
- Window/Door
- Other: \_\_\_\_\_
- Shed/Garage/Accessory Structure
- Fence
- Hardscape/Landscape
- Roof

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 Montgomery County  
 Historic Preservation Commission

*Rebecca Fowler*  
 \_\_\_\_\_  
 Authorized agent

I hereby certify that I am the authorized agent of the applicant and I accept this to be a condition for the issuance of this permit.

Feb 26, 2024

Date

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:  
Remove holly tree which has grown too large for the space it occupies. The tree was a "volunteer" and due to its size has become a menace to both our house and the property at 6916. The roots are growing toward our foundation and may be exacerbating cracks in our basement's skim floor causing water leaks during rainstorms. Finally, both us and the owners at 6916 have young grandchildren and stepping on the leaves which tend to fall year-round is concerning. We will be planting two trees (as prescribed by the Takoma Preliminary Permit) at the back of our yard to replace this tree.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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

<p><b>Owner's mailing address</b></p> <p>6914 Westmoreland Ave          Takoma Park, MD          20912</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Catherine Carr          6912 Westmoreland Ave          TP, MD 20912</p>	<p>Arthur &amp; Barbara Karpas          6916 Westmoreland Ave          TP, MD 20912</p>
<p>Alison &amp; Drew Kodjak          6913 Westmoreland Ave          TP, MD 20912</p>	<p>Brenda Hedblom &amp; Amy Robinson          7001 Westmoreland Ave          TP, MD 20912</p>
<p>6833 Eastern Avenue, Takoma Park 20912</p>	

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

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

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Robert A. Patton

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

	Required Attachments						
Proposed Work	1. 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 Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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## Tree Removal Request :: W011690-022224 - Preliminary Approval

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

Fri, Feb 23, 2024 at 1:05 PM

02/23/2024

APPLICATION NUMBER [W011690-022224](#)

Rebecca Fowler  
[6914 Westmoreland Avenue](#)  
[Takoma Park, MD 20912](#)

Re: Tree Removal Application at:  
[6914 Westmoreland Ave](#)  
Takoma Park MD 20912

Dear Rebecca Fowler:

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

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Tree Type: **AMERICAN HOLLY**  
Trunk Diameter: **10 inches**  
Tree Location Relative to House: **RIGHT SIDE**

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

Trunk  
Critical (1-20): 17  
**REVIEWED**  
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Assessment Notes:

The tree is generally healthy and vigorous. The tree is not outstanding in any particular quality. It will not require a major reduction in canopy cover.

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Historic Preservation Commission  


Your application has received Preliminary Approval.

**Received a permit to remove this tree.**

Preliminary approval means that the City will post your property for a 15 day period beginning 02/23/2024 and ending for public comment. A permit to remove the tree will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirement. If public comments are received that request an appeal of the removal, a hearing before the Tree Commission will be scheduled to determine if removal can proceed.

### Historic Area Work Permit (HAWP)

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

<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

### Replacement Planting Requirement

Permits for trees that are not determined to be dead or hazardous come with a replacement planting obligation. The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. After your 15-day appeal period is completed, you will need to indicate the method with which you would like to fulfill your replacement planting obligation. You have three ways you can do this:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

### Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(2) 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.

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- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(2) tree(s)**, or: **(\$624)**

An email notice with further instructions will be sent after your application has passed its 15-day appeal period.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

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Historic Preservation Commission



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