



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: July 11, 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 # 1073592 - 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 July 10, 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: Haluk Ergun
Address: 7304 Maple 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 Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1073592
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: HALUK ERGUN
Address: 7304 MAPLE AVENUE
Daytime Phone: 301-379-1912

E-mail: HALUKERGUN@AOL.COM
City: TAKOMA PARK zip: 20912
Tax Account No.: 01067636

AGENT/CONTACT (if applicable):

Name: N/A
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property BFG 7304 MAPLE AVE, TAKOMA PARK, MD 20912

REVIEWED within an Historic District?
By Chris Berger at 11:01 am, Jul 11, 2024

Yes/District Name TAKOMA PARK HISTORIC DISTRICT
 No/Individual Site Name _____

Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. NO

APPROVED
Montgomery County
Historic Preservation Commission

Examiner Approvals /Reviews Required as part of this Application? YES
Plat, etc.?) If YES, include information on these reviews as PLEASE SEE ATTACHED FROM CITY OF TAKOMA PARK

Street: MAPLE AVENUE
Nearest Cross Street: TULIP AVENUE
Subdivision: 0025 Parcel: 0000

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.

Signature of owner or authorized agent: Haluk Ergun Date: June 13, 2024

REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



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

Owner's mailing address	Owner's Agent's mailing address
HALUK ERGUAL LUCY MIKULAK 7304 MAPLE AVE. TAKOMA PARK, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
CARTER ^{NEXT DOOR SOUTH} 7304 MAPLE AVE. TAKOMA PARK, MD. 20912	TUCKER-MARK ^{DIRECTLY BEHIND} 7305 CEDAR AVE. TAKOMA PARK, MD 20912
PATEL ^{NEXT DOOR NORTH} 7306 MAPLE AVE TAKOMA PARK, MD. 20912	7307 Maple Avenue, Takoma Park MD 20912 7302 Maple Avenue, Takoma Park MD 20912 7309 Cedar Avenue, Takoma Park MD 20912
BRADLEY ^{DIRECTLY ACROSS} 7305 MAPLE AVE TAKOMA PARK, MD 20912	7303 Cedar Avenue, Takoma Park MD 20912

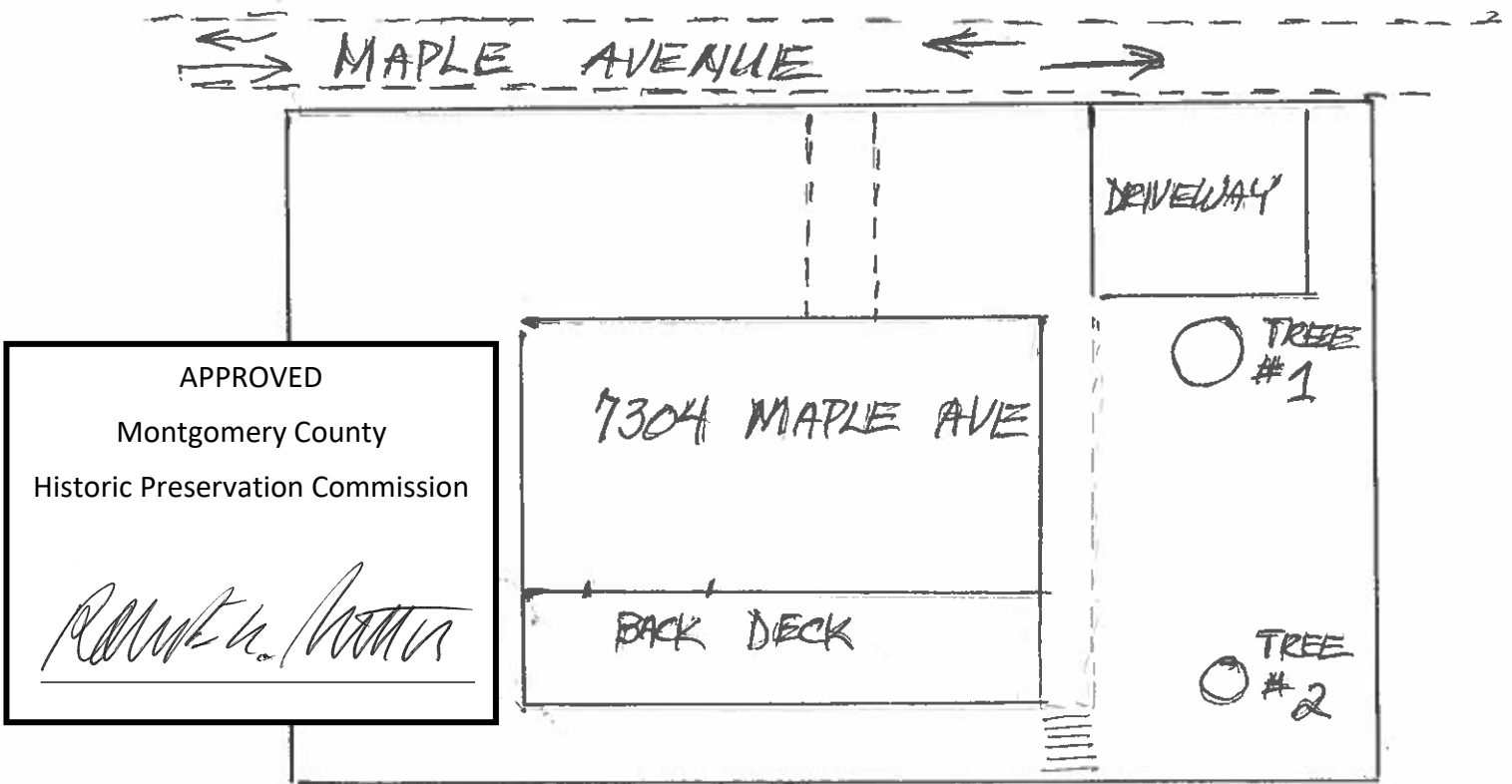
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is in a residential area - the building is a private single family home surrounded by a yard filled with shrubs and trees.

We have lived in this house for 45 years.

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

The work to be done is removing the 2 identified trees. One at the end of our driveway on the left side of the house - and the other tree is on the same left side of the house but in the back side yard.



NOT TO SCALE

REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

Work Item 1: # W011806-040524

Description of Current Condition:
#1 LEYLAND
CYPRESS

LARGE - HEALTHY

Proposed Work:
Removal of tree due to concern of the tree's size and its proximity to the neighbor's house and our house. Also, concern of the roots growing into our house and our side wall & the basement.

Work Item 2: # W011807-040524

Description of Current Condition:
#2 BALD CYPRESS

LARGE - HEALTHY

Proposed Work:
Removal of tree because of concern for the roots encroaching and growing under the back basement floor of our house

Work Item 3: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Chris Berger at 11:01 am, Jul 11, 2024

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Montgomery County
Historic Preservation Commission



W011806-040524 - Tree Removal Request

TREE # 1

Message History (2)

On 4/29/2024 3:53:22 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011806-040524 - 15-Day Appeal Period Complete
Body:

04/29/2024

APPLICATION NUMBER W011806-040524

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

Dear Haluk Ergun:

Your Tree Removal Request for the above referenced tree has passed its 15-Day Appeal Period and is now eligible for a City of Takoma Park Tree Removal Permit after you satisfy the replacement planting obligation

REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



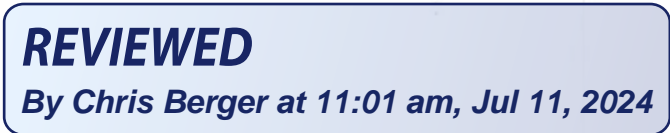
to compensate for the lost tree canopy. This notice provides details regarding this obligation as well as how to take the correct steps to move your permit application forward.

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. You have three ways you can satisfy this replacement planting obligation:

- 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 **(5) 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: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- 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 **(5) tree(s)**, or: **(\$1560)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

1. Click the following link to view your Tree Removal Request in MyTKPK: [W011806-040524](#)
2. Enter the email address you used to apply for the permit, if prompted for it.
3. Scroll down to “Replacement Planting Agreement”. For “Replacement Plan” select “Pay Fee in Lieu of Planting”, “Plant the Required Trees”, or “Combination of Tree Planting and Fee Payment” and fill in the information you are asked for.


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



REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



Also, note that if you do not complete the actions discussed in this notice within 6 months of the date of Preliminary Approval, your application will be withdrawn with no permit issued.

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

✉ On 4/12/2024 3:51:16 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011806-040524 - Preliminary Approval
Body:

04/12/2024

APPLICATION NUMBER W011806-040524

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

Dear Haluk Ergun:

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: **LEYLAND CYPRESS**

Trunk Diameter: **18 inches**

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

Tree Condition Rating (1-5):

Crown/Branches: **5**

Root & Root Collar: **3**

Tree Health & Species Profile: **5**

Trunk: **4**

Criterion Total (4-20): **17**

Assessment Notes:

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REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024



The tree is vigorous and healthy. It has codominant trunks, but no indication of a structural concern. The tree is not outstanding in size or any particular quality. Removal of the tree would not constitute a major reduction in tree canopy cover. The applicant has indicated concern about tree roots causing damage to the concrete walkway and/or foundation, but there is no indication of this.

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 04/12/2024 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 or online at: [montgomerycountymd.gov](#) or [montgomerycountymd.org](#)

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GovQA

REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



<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

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REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024



Page 7

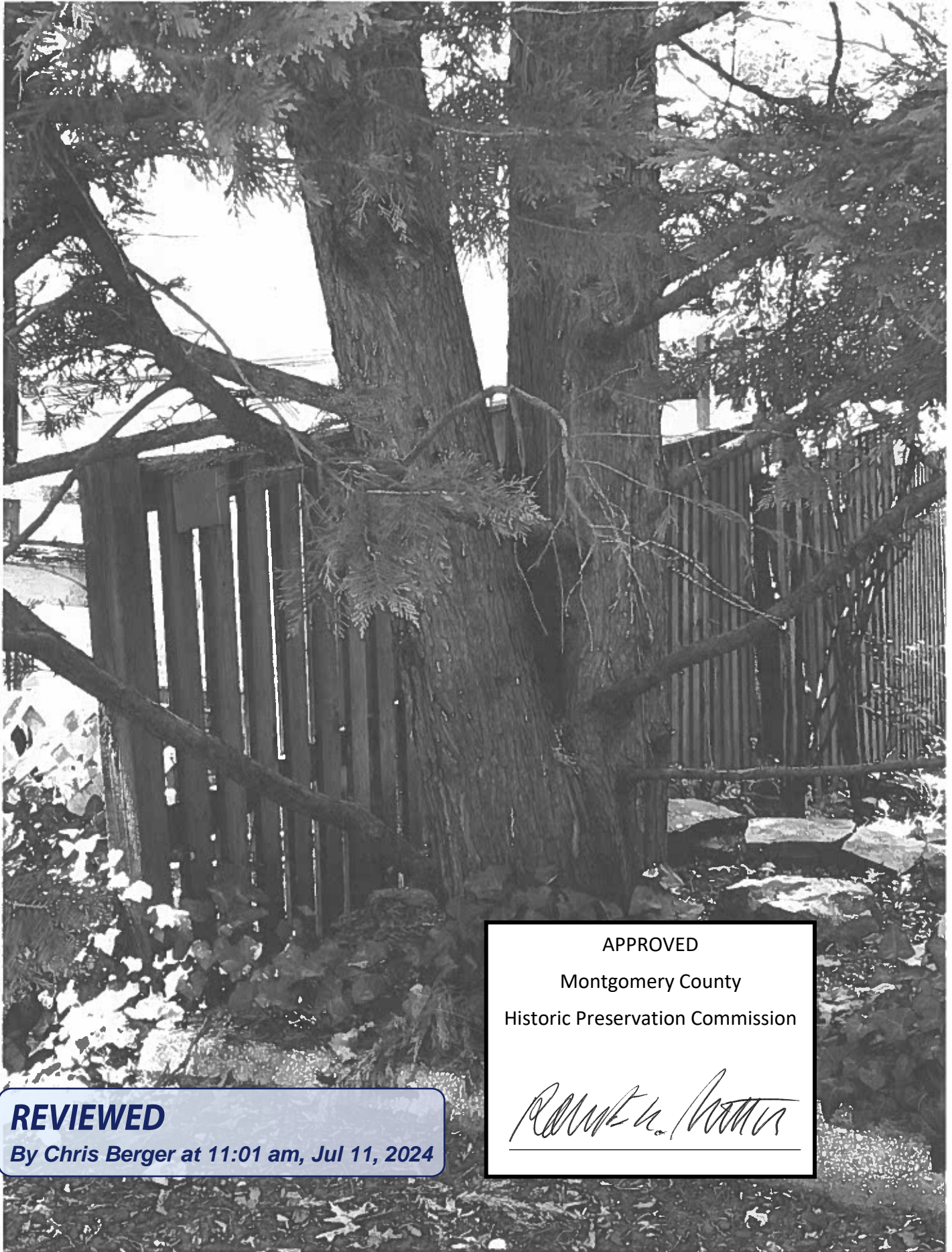
- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(5) tree(s)**
- Trees must be planted on a private property within the City 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: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- 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 **(5) tree(s)**, or: **(\$1560)**

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

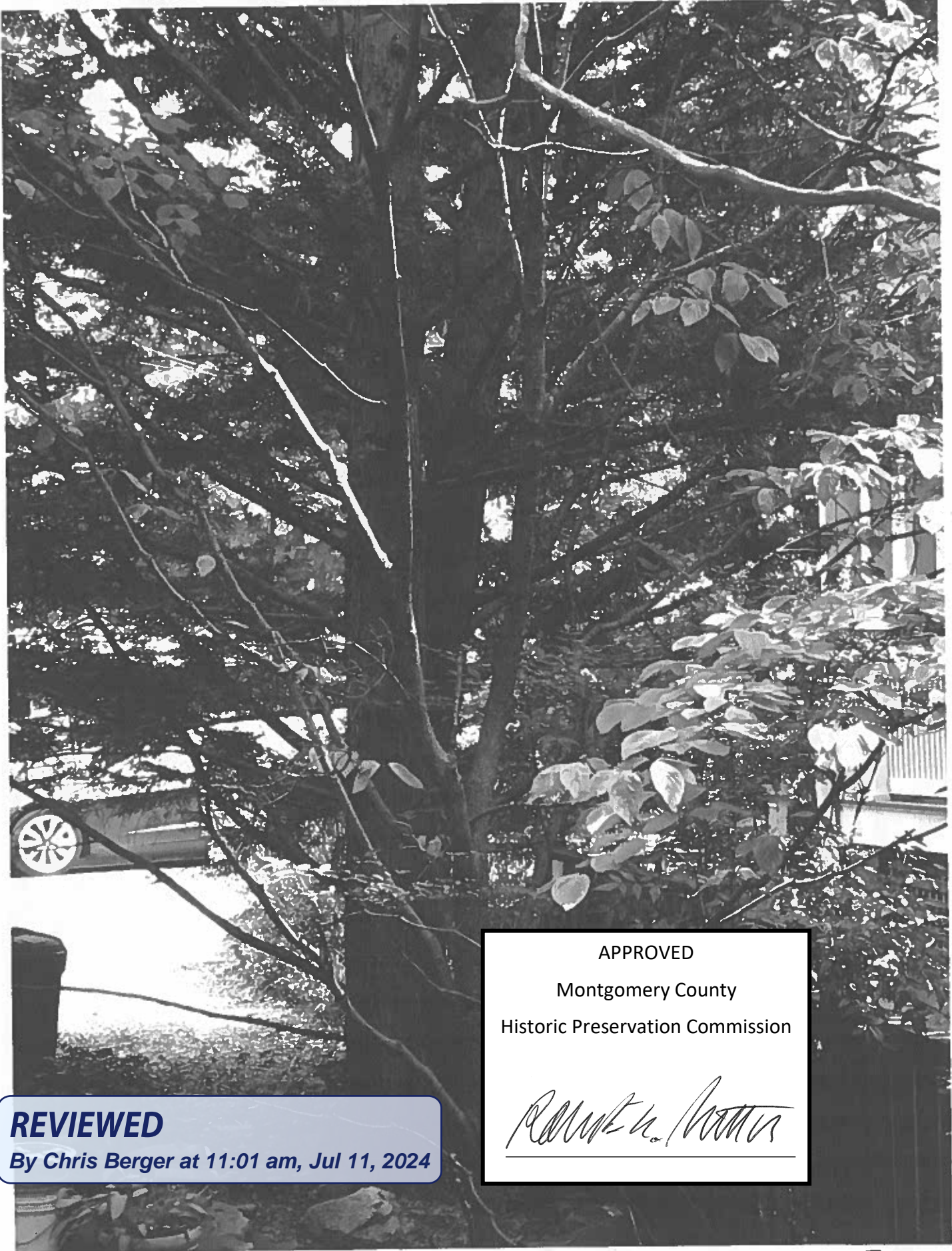
If you have any questions, please contact the Urban Forest Manager by replying to this email.



REVIEWED
 By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
 Montgomery County
 Historic Preservation Commission
Ronald L. [Signature]

TREE #1 LEYLAND CYPRESS # TAKOMA PARK 2011806-040524



APPROVED
 Montgomery County
 Historic Preservation Commission

Ronald H. [Signature]

REVIEWED
 By Chris Berger at 11:01 am, Jul 11, 2024

TREE # 1

LEYLAND CYPRESS

Application number: TAKOMA PARK
 # W011806-040524

W011807-040524 - Tree Removal Request

Message History (2)

TREE # 2

✉ On 4/29/2024 3:53:24 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011807-040524 - 15-Day Appeal Period Complete

Body:

04/29/2024

APPLICATION NUMBER **W011807-040524**

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Dear Haluk Ergun:

Your Tree Removal Request for the above referenced tree has passed its 15-Day Appeal Period and is now eligible for a City of Takoma Park Tree Removal Permit after you satisfy the replacement planting obligation

to compensate for the lost tree canopy. This notice provides details regarding this obligation as well as how to take the correct steps to move your permit application forward.

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. You have three ways you can satisfy this replacement planting obligation:

- 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

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Montgomery County
Historic Preservation Commission



Conditions for Replacement Planting Option

REVIEWED
By Chris Berger at 11:01 am, Jul 11, 2024

- 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 **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- 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 **(2) tree(s)**, or: **(\$624)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

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2. Enter the email address you used to apply for the permit, if prompted for it.
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With this complete, Public Works staff will be prompted to review your replacement plan and generate an invoice to pay the fee-in-lieu if needed. Please be on the lookout for further communications after submitting your information.

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Montgomery County
Historic Preservation Commission



Also, note that if you do not complete the actions discussed in this notice within 6 months of the date of Preliminary Approval, your application will be withdrawn with no permit issued.

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

✉ On 4/12/2024 3:51:22 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011807-040524 - Preliminary Approval

Body:

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APPLICATION NUMBER W011807-040524

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

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REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



Page 4

Dear Haluk Ergun:

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: (-- Select tree then save the request --)

Trunk Diameter: **11 inches**

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

Tree Condition Rating (1-5):

Crown/Branches: **5**

Root & Root Collar: **5**

Tree Health & Species Profile: **5**

Trunk: **5**

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

Assessment Notes:



REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024



The tree is full and vigorous The tree is not outstanding in size or other quality. The removal of the tree will not constitute a major reduction in tree canopy cover for the surrounding area. The property owner has expressed concern about the tree's roots impacting the concrete slab of the rear of the house. The tree is approximately 20 ft from the back left corner of the house, and there is no evidence of tree roots impacting.

Bald Cypress

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 04/12/2024 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.

APPROVED
Montgomery County
Historic Preservation Commission


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

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Department of Permitting Services by phone 301-563-3400, by email MCP-Historic@mncppc-mc.org or online at:

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Conditions for Replacement Planting Option



REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



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Conditions for Fee-in-Lieu Payment Option

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

APPROVED
 Montgomery County
 Historic Preservation Commission




REVIEWED
 By Chris Berger at 11:01 am, Jul 11, 2024

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

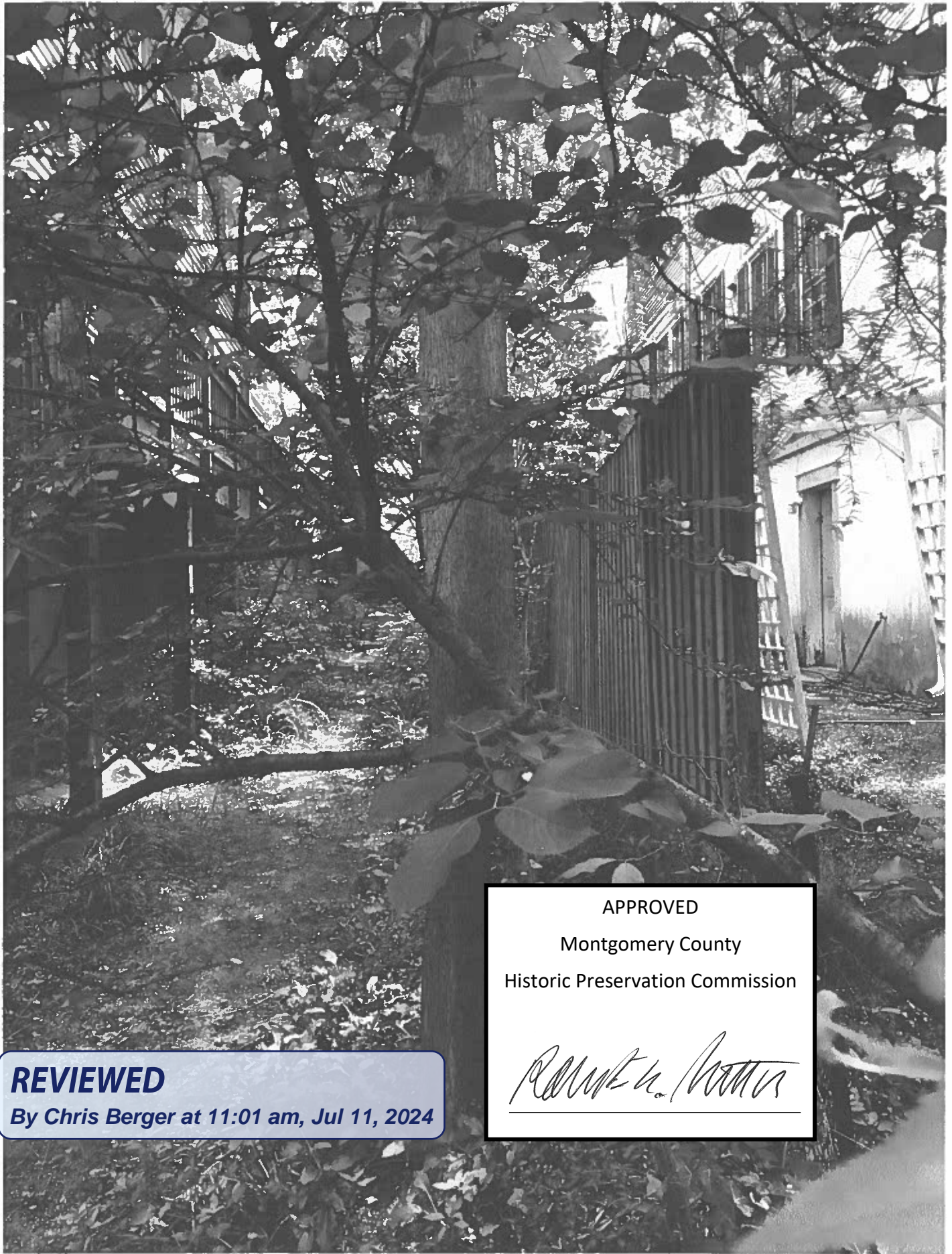
REVIEWED

By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission



Robert H. Trotter



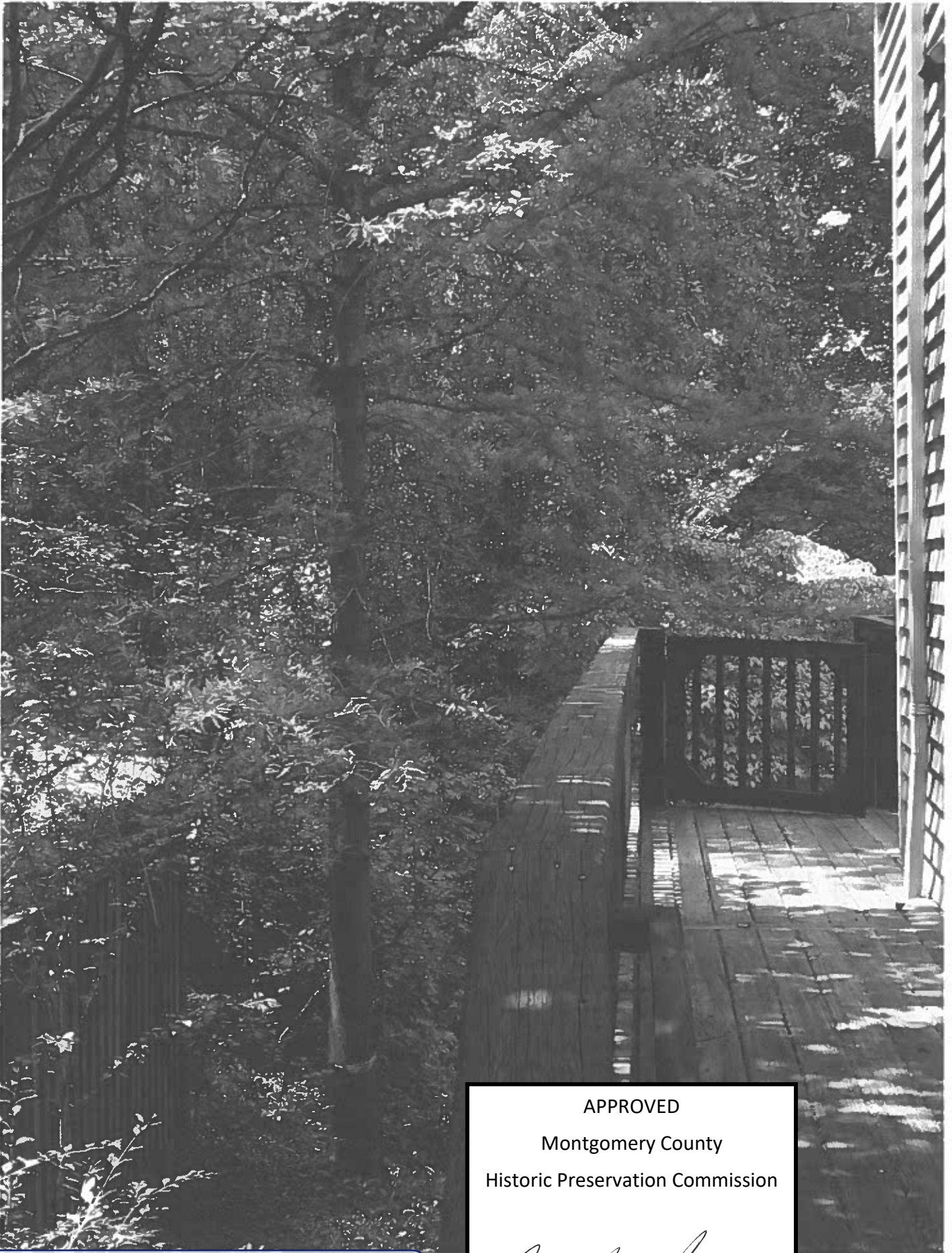
REVIEWED
By Chris Berger at 11:01 am, Jul 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Ronald A. [Signature]

REF # 2

BALD CYPRESS

Application number: TAXOMA PARK
W011907-040524



APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

REVIEWED
By Chris Berger at 11:01 am, Jul 11, 2024

RE *PAID CYPRESS #* *W*