



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: June 12, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1118459 – 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 11, 2025 HPC meeting. It was approved with one condition:

1. The applicant must plant another tree in the back yard. The species and location of tree must be determined in coordination with the Takoma Park arborist.

The HPC staff has reviewed and stamped the attached submission materials.

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: Ellen Brown
Address: 7310 Baltimore 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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



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

This is a single family house built in 1917. It is on a narrow lot with a dying maple in the middle of the back yard.

The City of Takoma Park approved a preliminary approval for removal of the maple on 5/15/2025. The email is attached.

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

Mature maple is dying and likely has verticillium wilt, based on 3 years of monitoring by a private arborist. During storms, large diameter limbs (some up to 30-40 feet long) have blown down. Large chunks of bark have fallen from various limbs with many other locations having areas where bark has fallen or is cracked open and will soon fall. The tree has been monitored and thinned annually to remove dead areas for at least 3 years. It is very thin with sparse foliage compared to many years ago when it was healthy. The tree should be removed before other limbs or the tree fall and injure a person or the house.

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Devon.Murtha at 1:32 pm, Jun 12, 2025

Work Item 1: remove maple tree in back yard

Description of Current Condition:

Mature maple is dying and likely has verticillium wilt, based on 3 years of monitoring by a private arborist. During storms, large diameter limbs (some up to 30-40 feet long) have blown down. Large chunks of bark have fallen from various limbs with many other locations having areas where bark has fallen or is cracked open and will soon fall. The tree has been monitored and thinned annually to remove dead areas for at least 3 years. It is very thin with sparse foliage compared to many years ago when it was healthy. The tree should be removed before other limbs or the tree fall and injure a person or the house.

Proposed Work:

Remove dying maple tree

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 1:32 pm, Jun 12, 2025

Tree Removal Request :: W012951-050625 - Preliminary Approval

From: Online Customer Service Center (takomaparkmd@mycusthelp.com)

To: ebbrown2005@verizon.net

Date: Thursday, May 15, 2025 at 11:00 AM EDT

05/15/2025

APPLICATION NUMBER W012951-050625

Ellen Brown
7310 Baltimore Ave.
Takoma Park, MD 20912

Re: Tree Removal Application at:
7310 Baltimore Ave
Takoma Park MD 20912

Dear Ellen Brown:

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: **SILVER MAPLE**
Trunk Diameter: **30.5 inches**
Tree Location Relative to House: **BACK CENTER**

Tree Condition Rating (1-5):
Crown/Branches: **1**
Root & Root Collar: **2**
Tree Health & Species Profile: **2**
Trunk: **2**
Criterion Total (4-20): **7**

Assessment Notes:

Low to moderately vigorous tree currently in the decline spiral. Upper canopy, decay columns in scaffolding branches, and incl to preserve for additional years, but beyond that timeline would require arboricultural inputs. Large canopy tree. Moderate impact to 1x height of tree is the home.

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Montgomery County

Historic Preservation Commission



REVIEWED

By Devon.Murtha at 1:33 pm, Jun 12, 2025

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 05/15/2025 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 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 **(1) tree(s)**
- Trees must be planted on a private property within the City the City's boundaries.
- Trees must be of the same size category as the tree that was is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List here: <https://documents.takomaparkmd.gov/government/p/Approved-Tree-Species-List%20-%202023.pdf>
- Documentation of the completed planting must be provided when the permit is issued. Failure to plant the trees within six months will result in a fine.
- You cannot use a publicly subsidized program, including but not limited to, to plant your required trees. If you would like to use the public tree planting program, you must opt to pay the fee-in-lieu to satisfy your requirement.



REVIEWED

By Devon.Murtha at 1:33 pm, Jun 12, 2025

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 **(1) tree(s)**, or: **(\$312)**

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 Devon.Murtha at 1:33 pm, Jun 12, 2025

Inspection recommendations for: 7310 Baltimore Avenue

From: Christopher Larkin (clarkin@bartlett.com)

To: ebbrown2005@verizon.net

Date: Thursday, May 29, 2025 at 12:13 PM EDT

Ellen and Permitting officials

The maple in the left rear near the 7310 Baltimore Avenue has been pruned to remove dead limbs for the last three years and again this year has further dieback with the loss of several 6-8 inch diameter limbs/stems. The remainder of the tree is now not a viable tree for survival and will die within the next 3 years. The cause of decline is likely a combination of verticillium wilt (found in the pruned dead limbs each of the previous years) and the heat drought and rain cycles of the last 5 years.

This tree is not a viable tree. Removal is recommended.

Thank you,

Christopher Larkin
Arborist Representative
Board Certified Master Arborist MA-0131B

CHRISTOPHER LARKIN ARBORIST REPRESENTATIVE
ISA BCMA, Tree Risk Qualified MA-0131B | MD LTE 616

BARTLETT TREE EXPERTS

1 Metropolitan Court, Gaithersburg, MD 20878

p 301-881-8550 O | 301-881-9063 F | 240-447-0837 C

e clarkin@Bartlett.com

bartlett.com



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By Devon.Murtha at 1:33 pm, Jun 12, 2025



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Karen Benoit

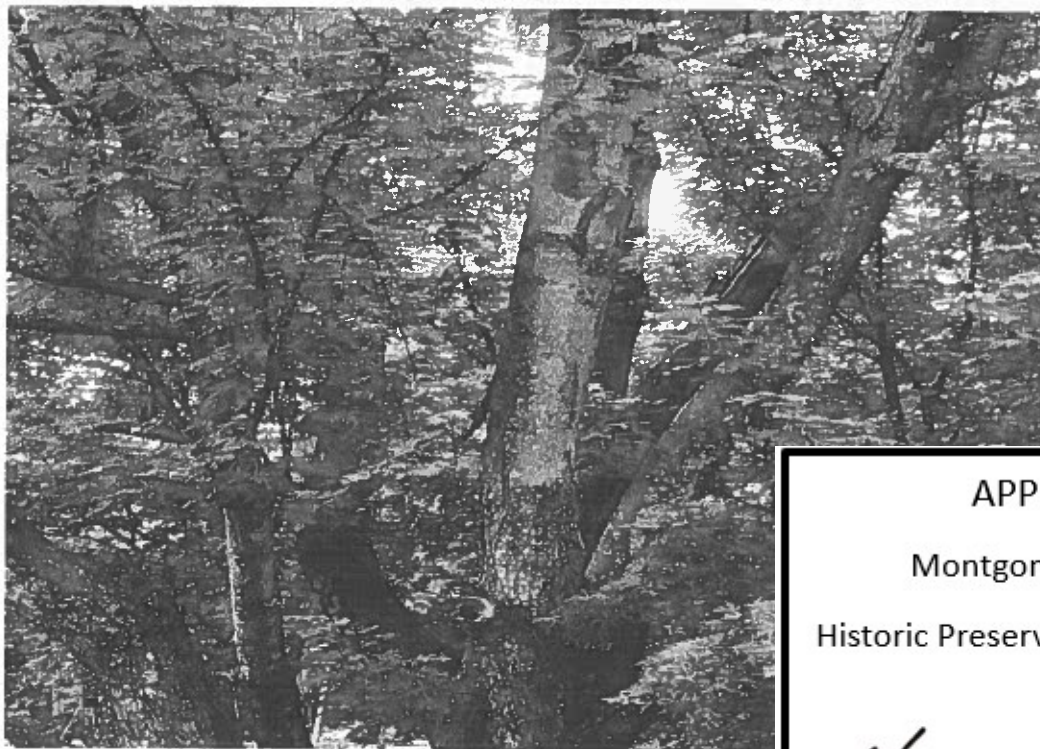
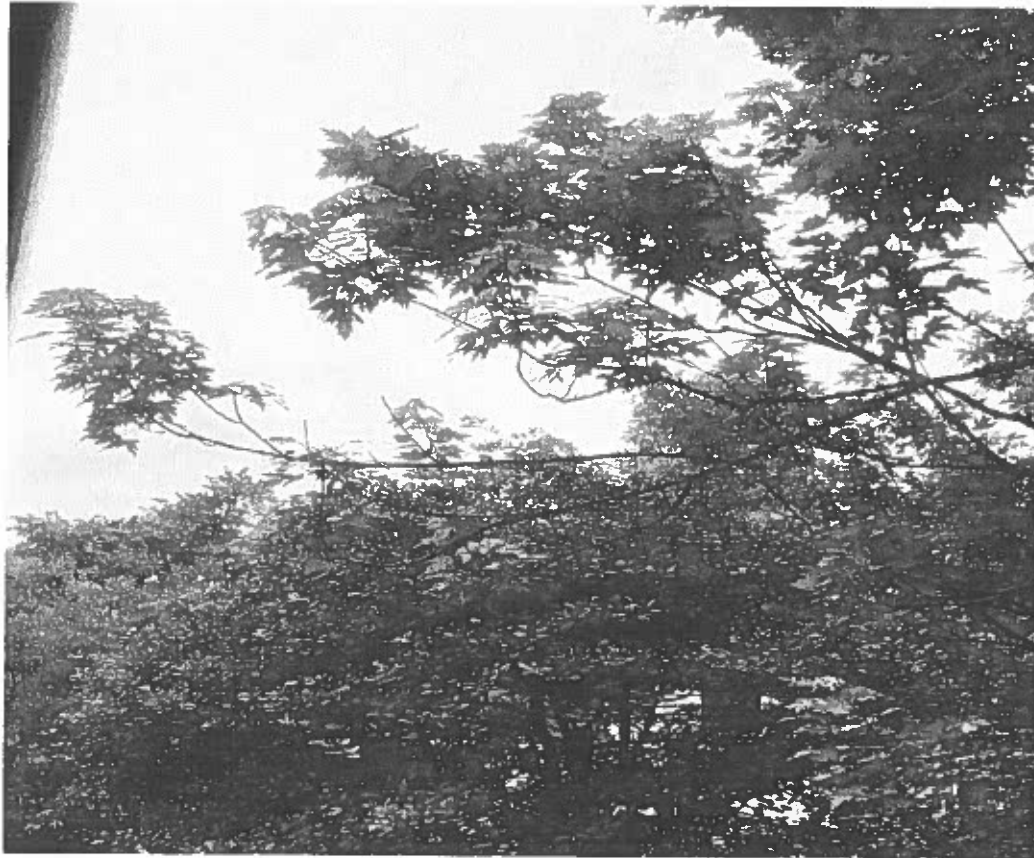


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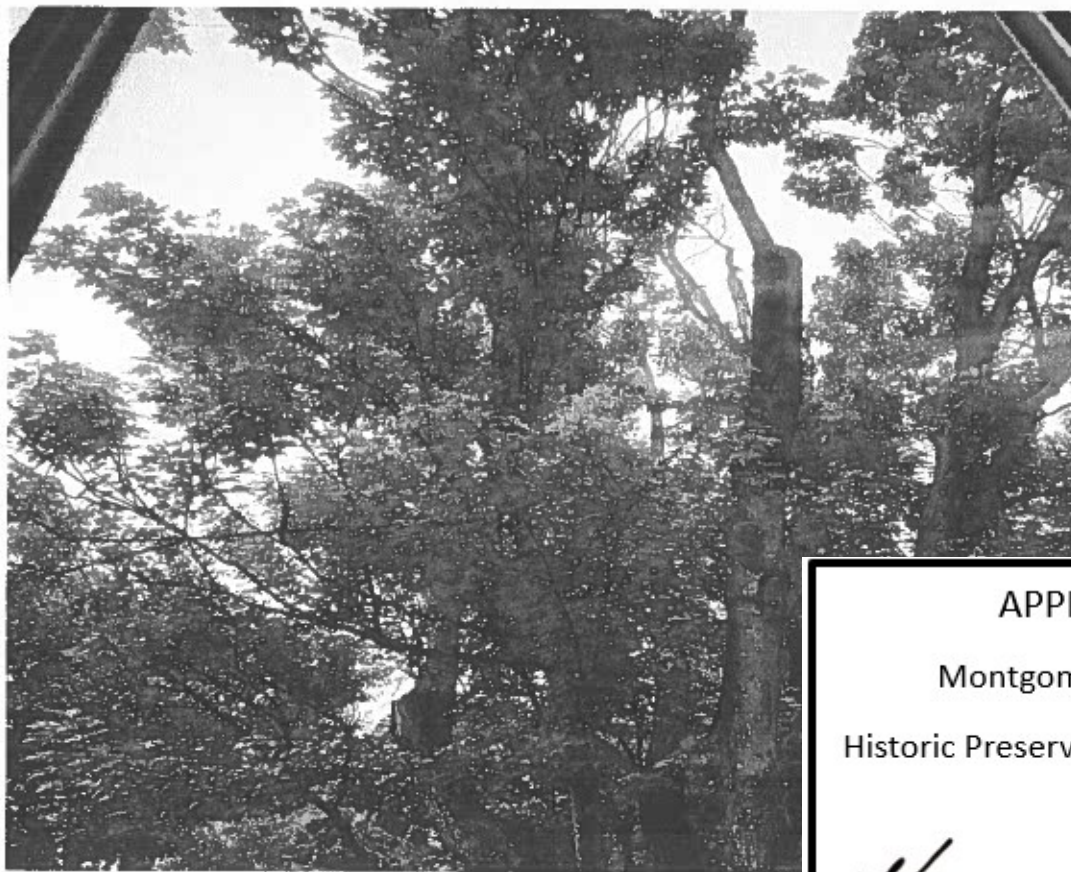


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Karen Bunk



Application Pending



Appeal Deadline:
5/30/25

The City has granted **preliminary approval** to an application for removal of an urban forest tree on this property. **The tree meets the Code-defined criteria for removal with a required replacement planting.**

If you have any questions, please call the Urban Forest Manager at: 301-891-7612 Or UrbanForestManager@TakomaPark.org

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Karen Bunk