



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: September 4, 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 #1126856 – 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 September 3, 2025 HPC meeting. The HPC found that the condition for approval had been satisfied by the applicant at the time of the meeting. The satisfied condition is:

1. The applicant must plant one (1) replacement canopy tree on the property.

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: Daniel Amon
Address: 7015 Eastern Avenue, Takoma Park, MD 20912

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.





FOR STAFF ONLY:

HAWP# 1126856

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Daniel Amon
Address: 7015 Eastern Ave
Daytime Phone: 301-704-2885

E-mail: dan_amon@hotmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37/03

Is the Property Located within an Historic District? X Yes/District Name Takoma Park HD
____ 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: 7015 Street: Eastern Ave
Town/City: Takoma Park Nearest Cross Street: Cedar Ave
Lot: 1 Block: 7 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to for proposed work are submitted with this application. Inc be accepted for review. Check all that apply:

- | | |
|---|--|
| ☐ New Construction | ☐ Deck/Porch |
| ☐ Addition | ☐ Fence |
| ☐ Demolition | ☐ Hardscape/Landscape |
| ☐ Grading/Excavation | ☐ Roof |

☐
☐
☒
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I hereby certify that I have the authority to make the foregoing and accurate and that the construction will comply with plans and agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Daniel D. Amon

Signature of owner or authorized agent

**REVIEWED**

By Devon.Murtha at 11:08 am, Sep 04, 2025

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

Owner's mailing address

7015 Eastern Ave
Takoma Park, MD 20912
Mont. County permit #1126856

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

7019 Eastern Ave
Takoma Park, MD 20912

7100 Cedar Ave
Takoma Park, MD 20912

7108 Cedar Ave
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:

See Platt map - Tree is on East side of house

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

Tree removal Montgomery County permit number is 1126856



REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

Work Item 1: <u>Tree removal</u>	
Description of Current Condition: tree	Proposed Work: remove tree

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

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 Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

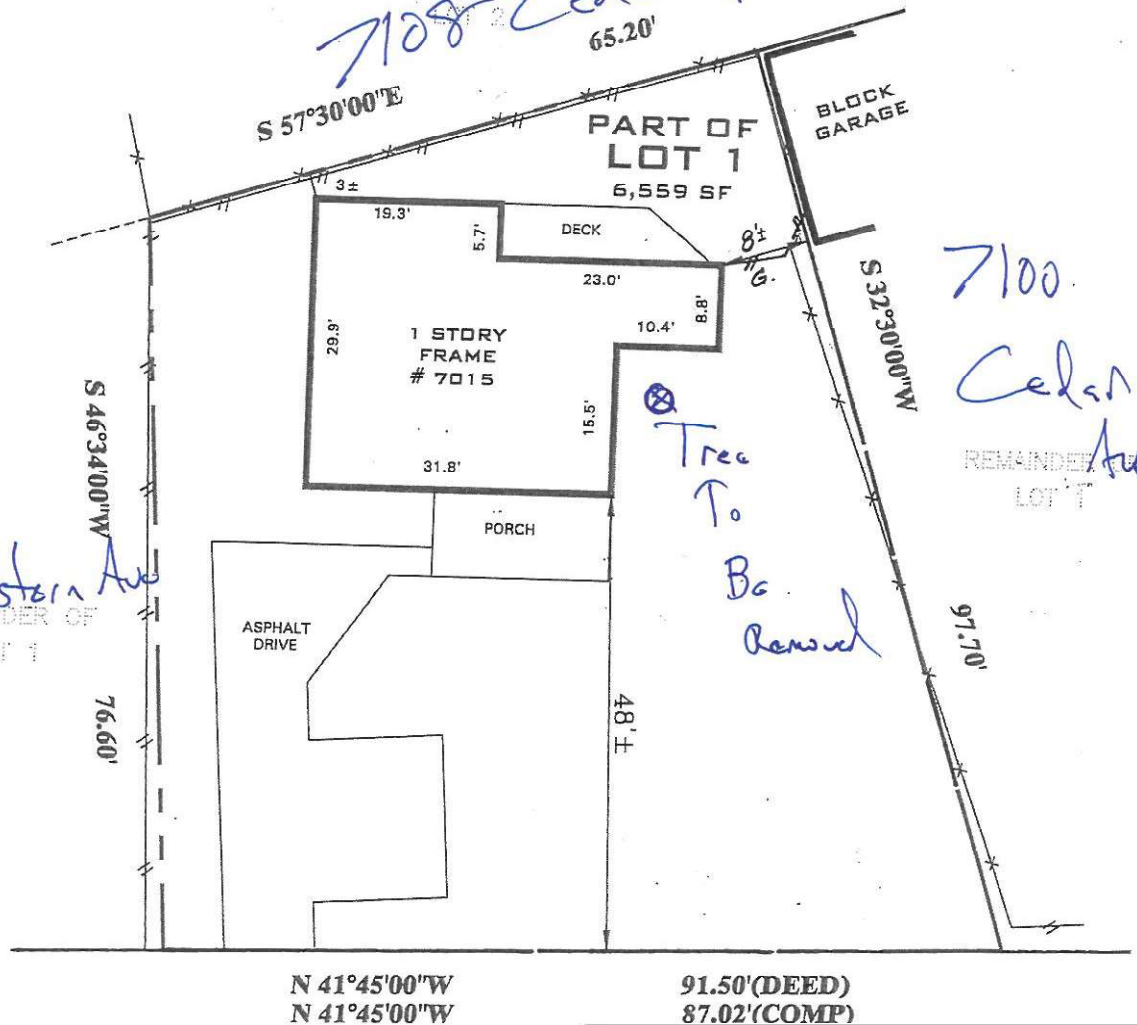
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet

FLOOD ZONE INFORMATION NOT AVAILABLE.

NO PROPERTY CORNERS FOUND.



LOCATION DRAWING
PART OF LOT 1, BLOCK 7
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

EASTERN

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Burt

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. A
 PLAT NO. 3

LIBER 18526
 FOLIO 530

DATE OF LOCATIONS

REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

SCALE: 1" = 20'
 DRAWN BY: F.A.

04-14340



07/11/2025

APPLICATION NUMBER [W013120-061825](#)

Dan Amon

7015 Eastern Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:
7015 Eastern Ave
Takoma Park MD 20912

Dear Dan Amon:

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 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 the number of 1.5" trees required. For this Request, the number of 1.5" trees required is **(6)** trees.
- Trees must be planted on a private property within the City of Takoma Park [for a map of the City's boundaries](#).
- Trees must be of the same size category as the tree being removed. For this Request, the tree is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List. See the list here: <https://library.takomaparkmd.gov/Documents/Approved-Tree-Species-List-PDF>



REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

- 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 **(6) tree(s)**, or: **(\$1872)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

1. Click the following link to view your Tree Removal Request in MyTKPK: [W013120-061825](#)
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.

Also, note that if you do not complete the actions discussed within 6 months of the date of Preliminary Approval, your application will be voided and no permit issued.

If you have any questions, please contact the Urban Forest Manager at (202) 775-1234.



REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

From: [Dan.](#)
To: [Murtha, Devon](#)
Subject: Fw: Tree Removal Request :: W013120-061825 - Preliminary Approval
Date: Monday, August 4, 2025 2:57:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Takoma arborist's assessment below. Takoma has authorized a permit for this removal

From: Online Customer Service Center <TakomaParkMD@mycusthelp.com>
Sent: Wednesday, June 25, 2025 9:58 AM
To: dan_amon@hotmail.com <dan_amon@hotmail.com>
Subject: Tree Removal Request :: W013120-061825 - Preliminary Approval

06/25/2025

APPLICATION NUMBER [W013120-061825](#)

Dan Amon
7015 Eastern Ave
Takoma Park, MD 20912

Re: Tree Removal Application at:
7015 Eastern Ave
Takoma Park MD 20912

Dear Dan Amon:

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: **25.5 inches**
Tree Location Relative to House: **RIGHT SIDE**

Tree Condition Rating (1-5):
Crown/Branches: **2**
Root & Root Collar: **3**
Tree Health & Species Profile: **2**
Trunk: **3**
Criterion Total (4-20): **10**

Assessment Notes:



REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

Moderately vigorous specimen, but interior branching is minimal. Tree has been lions tailed. Strong branch attachments and angles, but long lever arms with interior branching missing. Major codominant inclusion at trunk 5' up. No indicators of cracking currently within this included union. Strong buttress root system. Large tree, not outstanding for any particular reason besides large canopy coverage. Species profile is common of branch failure; less common for root plate failure. One of the largest broadleaf trees on site, reduction in canopy would be moderate if removed. Tree is located within 12' of house and Leaning towards house. Largest branches over house are around 6-8" diameter. Small diameter branches have failed in recent storm.

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 06/25/2025 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 hazard planting obligation. The City Code defines a formula to be used for trees required to be planted using the trunk diameter and the assessment of the removed tree. After your 15-day appeal period, you must indicate the method with which you would like to fulfill your 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 diameter
- A combination of both tree planting agreement and fee-in-lieu payment



REVIEWED

By Devon.Murtha at 11:08 am, Sep 04, 2025

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 **(6) 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%20-%202023.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 **(6) tree(s)**, or: **(\$1872)**

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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By Devon.Murtha at 11:08 am, Sep 04, 2025