



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

July 30, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1162920 – 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 29, 2026 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: Joan Meier
Address: 42 Columbia 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 Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1162920
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: JOAN MEIER
Address: 42 Columbia Ave.
Daytime Phone: 301 785 4740

E-mail: Jmeier@law.gwu.edu
City: Takoma Park Zip: 20912
Tax Account No.: 320 60 6539

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____



Contractor Registration No.: _____

of Historic Property / cannot find listed

Is the property in a Historic District? X Yes/District Name _____
 No/Individual Site Name _____

Is there an Easement on the Property? If YES, include a copy of the Easement Holder supporting this application.

REVIEWED
By Dan Bruechert at 3:24 pm, Jul 30, 2026

Building Number: 42 Street: Columbia Avenue

Town/City: Takoma Park Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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:

- | | | |
|---|--|---|
| ☐ New Construction | ☐ Deck/Porch | ☐ Shed/Garage/Accessory Structure |
| ☐ Addition | ☐ Fence | ☐ Solar |
| ☐ Demolition | ☐ Hardscape/Landscape | ☒ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☐ Window/Door |
| | | ☐ 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.

Joan Meier
Signature of owner or authorized agent

June 22, 2026
Date

05/06/2026

APPLICATION NUMBER [W014164-050626](#)

Joan Meier
42 Columbia Ave.
Takoma Park, MD 20912

Re: Tree Removal Application at:
42 Columbia Ave
Takoma Park MD 20912



REVIEWED

By Dan Bruechert at 3:24 pm, Jul 30, 2026

Dear Joan Meier:

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: **BLACK WALNUT**
Trunk Diameter: **13.9 inches**
Tree Location Relative to House: **BACK LEFT**

Tree Condition Rating (1-5):
Crown/Branches: **4**
Root & Root Collar: **3**
Tree Health & Species Profile: **4**
Trunk: **3**
Criterion Total (4-20): **14**

Assessment Notes:

Healthy dual stem black locust, with smaller diameter lead hanging over the applicants house, about 15-20ft from foundation. Strong union between codominant dual leads. Well-pronounced root flare with one overlapping/crossing large buttress root. Evidence of kinor erosion runoff near downslope of the root flare. Moderate canopy density and vigor. No evidence of significant health or structural concern.

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 05/06/2026 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 have a replacement planting obligation. The City Code defines a formula for the number of trees required to be planted using the trunk diameter and condition assessment of the removed tree. After approval, you will need to indicate the method with which you will 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 \$100 per tree
- A combination of both tree planting and fee-in-lieu payment



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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 **(LARGE)** category.

- Trees must be selected from the Approved Tree Species List, linked here: [Takoma Park Approved Tree Species List](#)
- 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)**

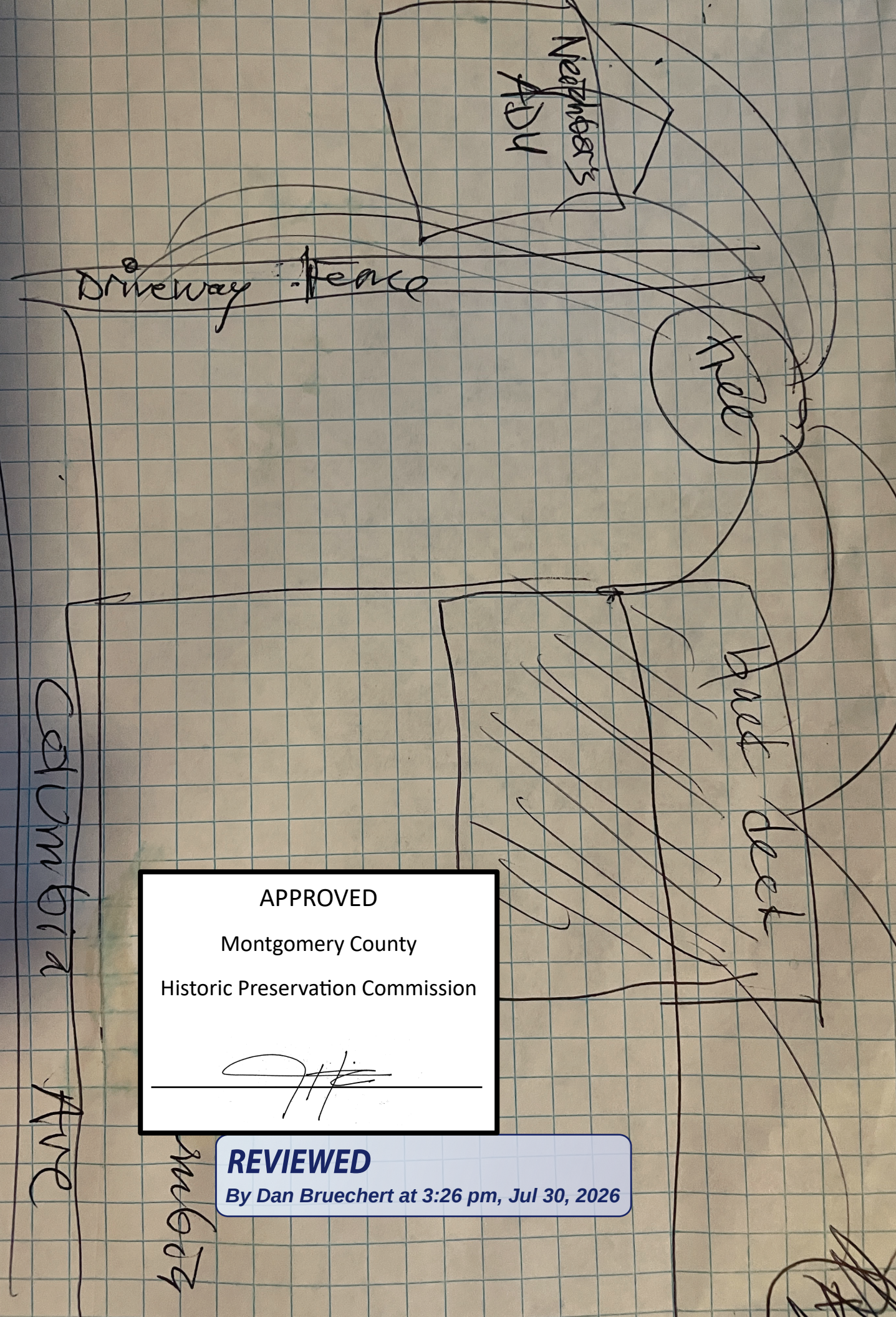
An email notice with further instructions will be sent after your application has passed its 15-day appeal period.

If you have any questions, please contact the Urban Forest Manager by replying to this email.
tree survey
Displaying Statement of Facts Petition



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By Dan Bruechert at 3:24 pm, Jul 30, 2026



APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 3:26 pm, Jul 30, 2026



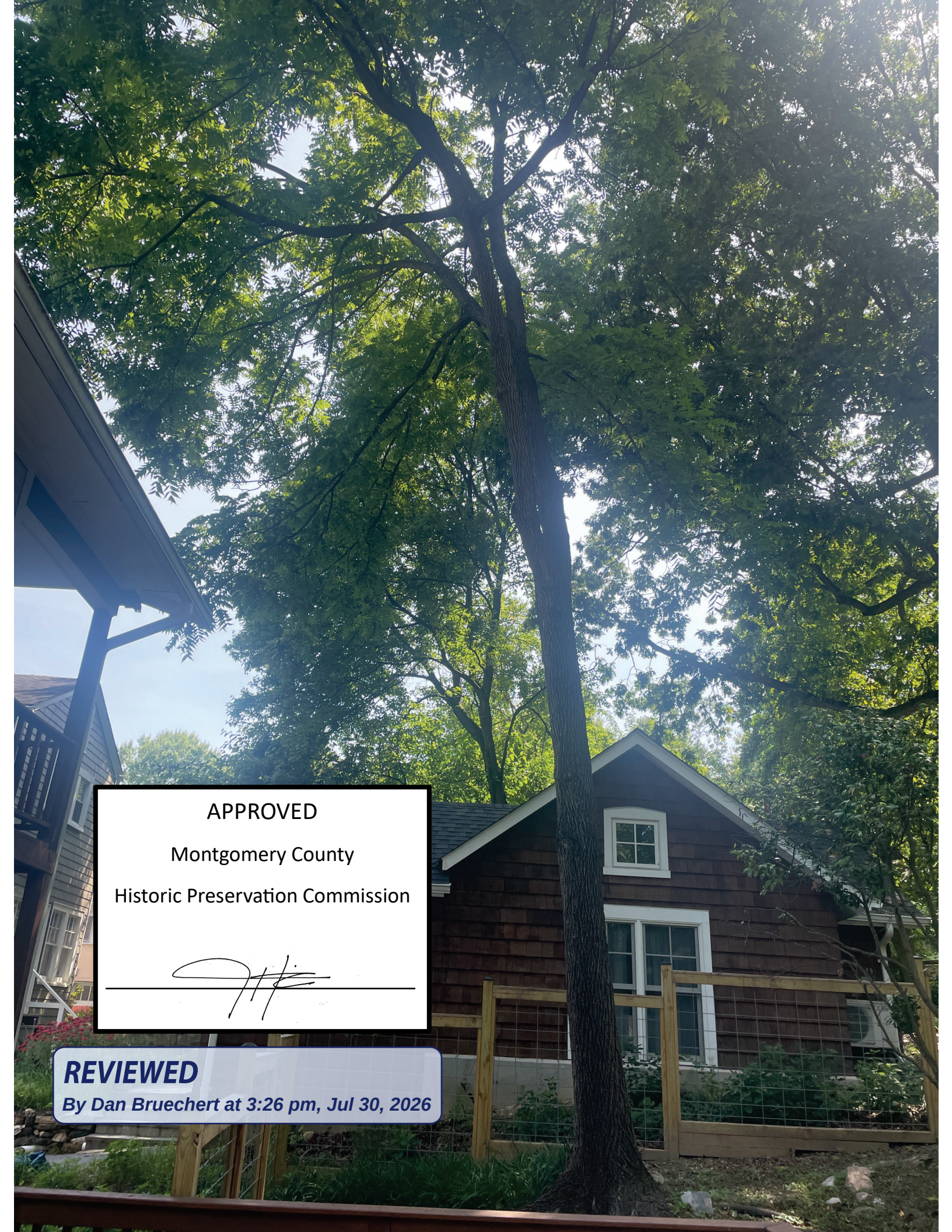
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