



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

September 18, 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 #1167778 – 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 9, 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: Margaret Flaherty
Address: 29 Philadelphia 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.





APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1167778
DATE ASSIGNED _____

APPLICANT:

Name: Margaret Fllaherty E-mail: mflahertyster@gmail.com

Address: 29 Philadelphia Ave, Takoma Park, Md. 20912 City: Takoma Park Zip: 2912

Day: APPROVED Tax Account No.: 13-025-01078594

AGE: Montgomery County E-mail: _____

Name: Historic Preservation Commission City: _____ Zip: _____

Address: _____ Contractor Registration No.: _____

Day: [Signature]

LOC: _____ of Historic Property _____

Is the property located within an Historic District? Yes/District Name Takoma Park Historic District

By Dan Bruechert at 2:45 pm, Sep 18, 2026 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: 1152736 Street: 29 Philadelphia Ave

Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave

Lot: P10 Block: 4 Subdivision: 0025 Parcel: 000

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.

Margaret A. Flaherty
Signature of owner or authorized agent

8/7/26
Date



www.exactaland.com | office: 443.619.3904



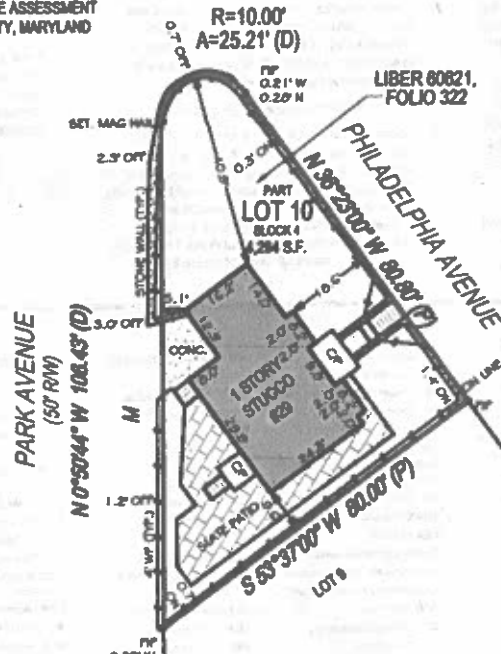
PROPERTY ADDRESS: 29 PHILADELPHIA AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2204.2016

2204.2016
BOUNDARY SURVEY
MONTGOMERY COUNTY

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX ID #13-025-010705M AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND



APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 2:45 pm, Sep 18, 2026

LY PREPARED
SPONSIBLE
ON AND THE
IN IT, ALL IN
MENTS SET
CHAPTER

POINTS OF INTEREST:
NONE VISIBLE

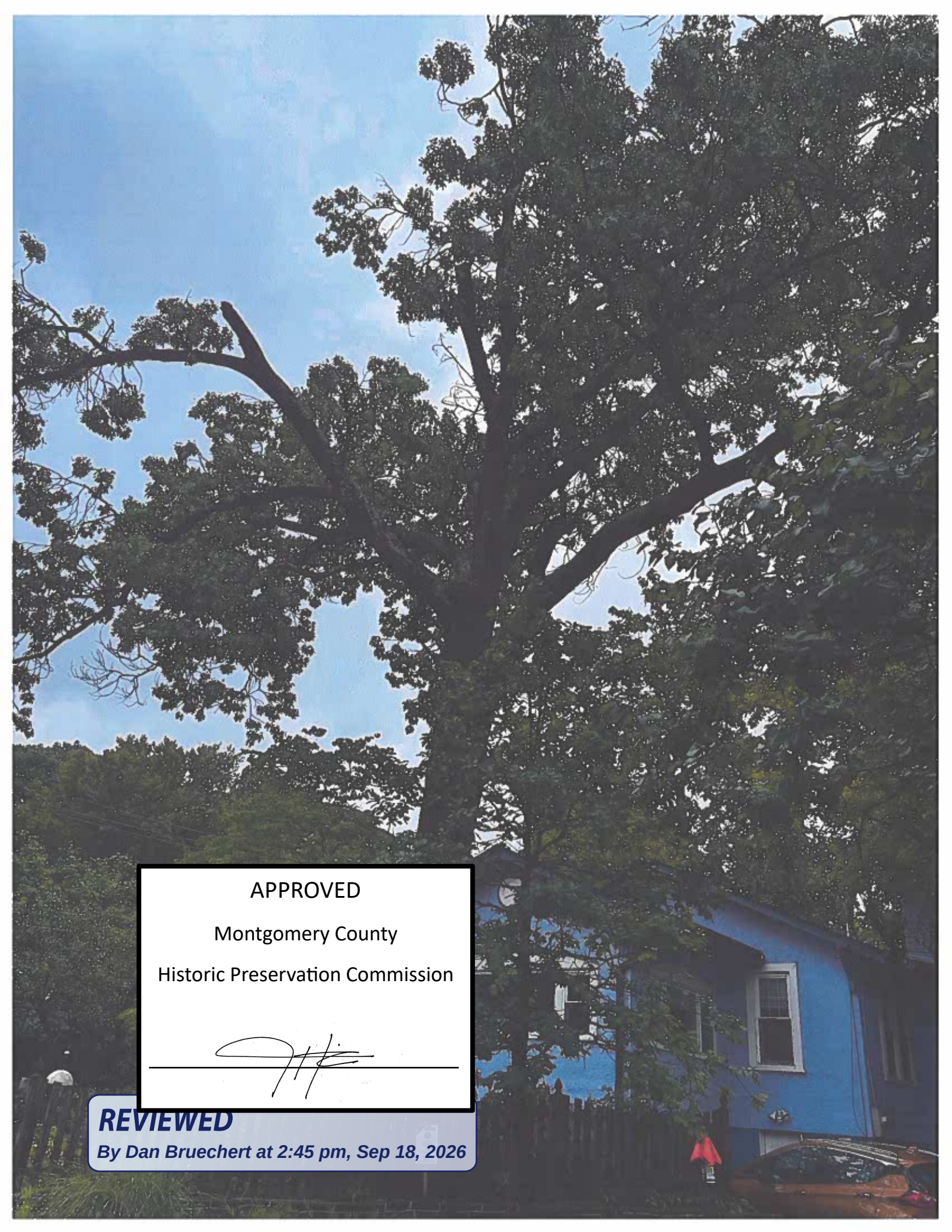


Exacta Land Surveyors, LLC
443.71537
office: 443.619.3904
1120 E. Churchville Rd, Suite 100 | Bel Air, MD 21014



DATE SIGNED: 04/15/22
FIELD WORK DATE: 4/12/2022
REVISION DATES: (REV'D 4/15/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Dan Bruechert at 2:45 pm, Sep 18, 2026

Tree Removal Request :: W014440-072026 - Preliminary Approval

Online Customer Service Center <TakomaParkMD@mycusthelp.com>

Tue 21 Jul at 11:00

To: mflahertyster@gmail.com <mflahertyster@gmail.com>

07/21/2026

APPLICATION NUMBER W014440-072026

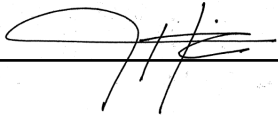
Margaret Flaherty
29 Philadelphia Ave
Takoma Park, MD 20912

Re: Tree Removal Application at:
29 Philadelphia Ave
Takoma Park MD 20912

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Dan Bruechert at 2:45 pm, Sep 18, 2026

Dear Margaret Flaherty:

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: **PIN OAK**

Trunk Diameter: **36.5 inches**

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

Tree Condition Rating (1-5):

Crown/Branches: **2**

Root & Root Collar: **2**

Tree Health & Species Profile: **2**

Trunk: **2**

Criterion Total (4-20): **8**

Assessment Notes:

Fair condition, old oak in the process of retrenchment. Approximately 25% necrotic canopy. Low to moderate vigor specimen with moderate dieback in upper canopy. Root flare in good condition with minor symptoms of decay. Risk of branch failure can be minimized via weight reduction pruning on over-extended branches. Removal of this tree would generate moderate to significant reduction in local canopy cover. Building and roadways located within 1x height of tree and roadway. Recent 10" branch

failure over street.

If removed, please consider applying for the City's Tree Takoma Program to have free trees installed on your property.

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 07/21/2026 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 a HISTORIC AREA WORK PERMIT (HAWP). The Department of Permitting Services by phone 301-222-1111 online at:
<https://montgomeryplanning.org/planning/historic>

Note that this preliminary permit letter may serve as a HAWP application.



Replacement Planting Requirement

Permits for trees that are not determined to be of historic significance are subject to a replacement 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 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 **(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 Dan Bruechert at 2:45 pm, Sep 18, 2026



SavATree Rockville Office

14628 Southlawn Ln

Rockville MD 20850

(301) 545-1712

Rockville@savatree.com

Business #: 83327; L.T.E. no. 1777

Proposal

Prepared For

Margaret Flaherty

Service Address:

29 Philadelphia Ave Takoma Park MD 20912

Prepared By

Colleen Cooke

Arborist

colleen.cooke@savatree.com

Proposal Details

Date: 07/30/2026

Proposal #: 1746510

Account Key: 5154807

Recommended Programs

General Tree Care

\$8,943.00

General Tree Care

One (1) 32" DBH Southern Red Oak, right side

- take down to ground
- stump to remain
- haul resulting debris

* Contingent upon TKPK removal permit

BUCKET, DAY 1

DINGO

XL MASON

DUMPSTER, DAY 2

Hazard: Deadwood

Hazard: Cavities

Hazard: Slope

Obstacle: Busy Street

Obstacle: Driveway

Obstacle: Fence

Obstacle: Garden

Obstacle: Neighbor Property

Obstacle: Narrow Roadway

Obstacle: Roof

Obstacle: Understory Trees and Shrubs

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 2:45 pm, Sep 18, 2026

Total Amount

General Tree Care :

\$8,943.00

Included in this proposal is 1 service for a total of

\$8,943.00

*Sales tax, if applicable, will be added to the amounts of this proposal per your local and state tax jurisdiction. Fuel surcharges may apply.

This proposal has been provided to you on a confidential basis. We kindly request that neither this proposal nor any of its contents be reproduced or shared with any competitor without the prior written consent of SavATree.

Terms & Condition

Evergreen Clause:

To help maintain a vibrant and healthy landscape, your program is considered CONTINUOUS. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, CANCEL AT ANY TIME by contacting us.

OUR BRAND PROMISE:

We are committed to your complete satisfaction. Should anything not be to your liking please let us know right away so we can make it right.

Fully Licensed & Insured

Tree Care Industry Accredited



APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be "J. H.", written over a horizontal line.

REVIEWED

By Dan Bruechert at 2:45 pm, Sep 18, 2026