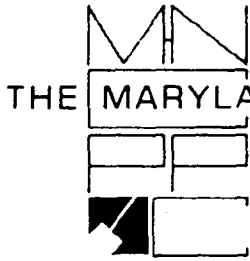


37/3-96W 7115 Sycamore Avenue
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 7-10-96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

 Approved Denied

Approved with Conditions: (Partial Approval)

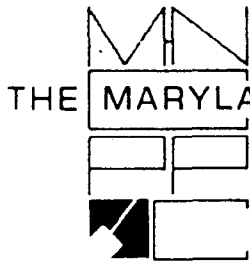
- 1) chestnut oak in front may not be removed
- 2) white oak on right side may not be removed
- 3) 2 trees on Native Species list will be planted;
trees to be at least 1 1/2" to 2" in diameter;
& planted onsite at location of owner's choosing.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Bruce & Margaret Edwards

Address: 7115 Sycamore Avenue Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 7-10-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



Historic Preservation Commission

(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Parcel # 339290 Real Property Display
 TAX ACCOUNT # 13-01073615
 NAME OF PROPERTY OWNER Bruce + Margaret W Edwards
 ADDRESS 7115 Sycamore Ave Takoma Park MD CITY STATE ZIP CODE 20912
 CONTACT PERSON Peggy Edwards
 DAYTIME TELEPHONE NO. (301) 270-1816
 DAYTIME TELEPHONE NO. (202) 623-4685
 CONTRACTOR _____ TELEPHONE NO. (301)
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7115 STREET Sycamore Ave
 TOWN/CITY Takoma Park NEAREST CROSS STREET 4th E. Han Allen
 LOT 8 BLOCK 22 SUBDIVISION BF Gilbert
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE:
 Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Single Family Other Trees
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/ easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

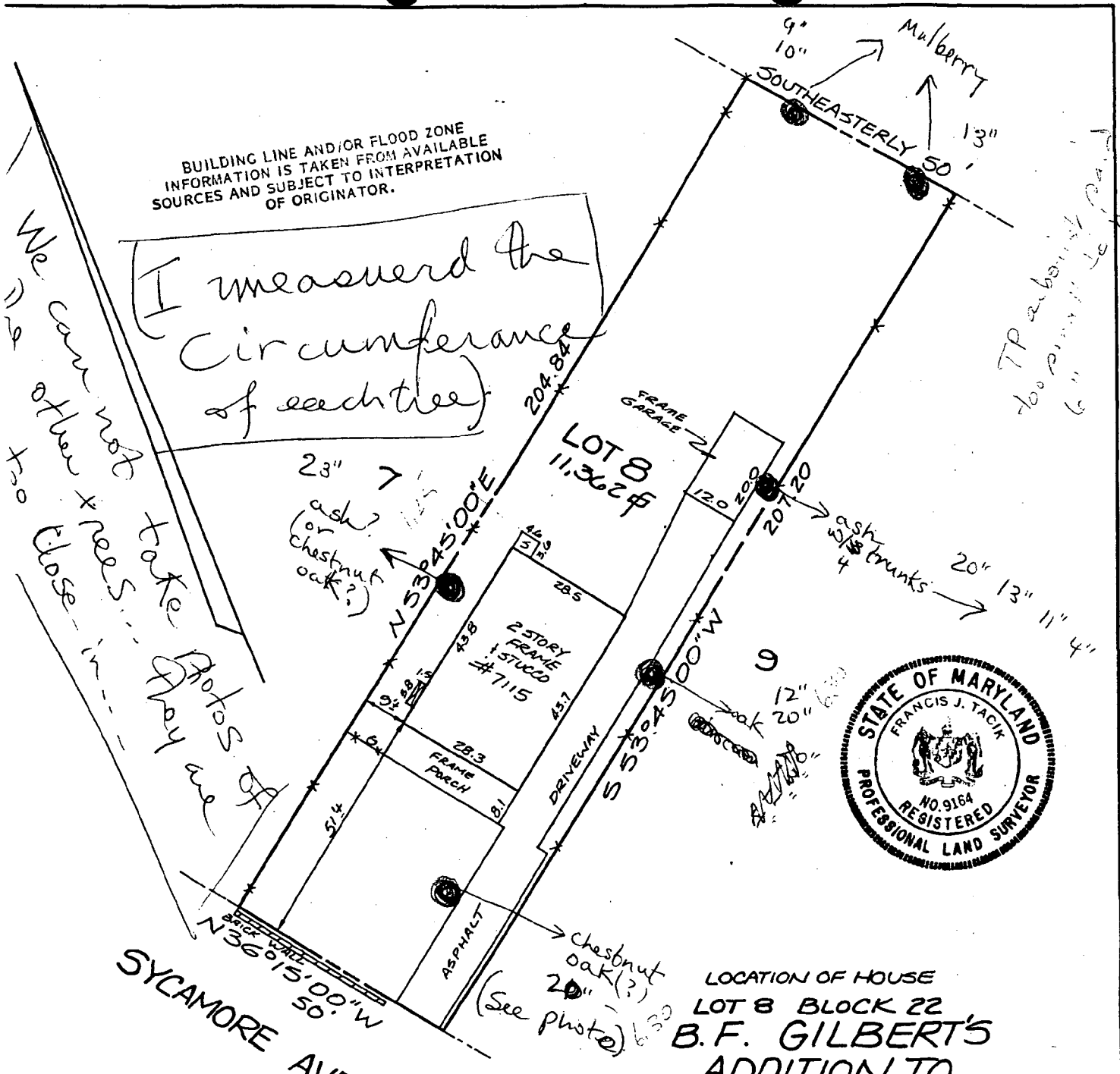
Margaret W Edwards Signature of owner or authorized agent 2/8/96 Date

APPROVED w/conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 2/15/96

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

NOTE: This location for title purposes only - not used for determining property lines. Property corner markers Not guaranteed by this location.



BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

I measured the circumference of each tree

We can not take photos of the other trees close in - take photos of the driveway

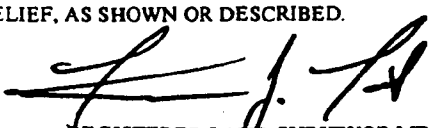
TP adjacent to parcel 6\"



LOCATION OF HOUSE
 LOT 8 BLOCK 22
 B.F. GILBERT'S
 ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MD.

APPROVED w/ corrections
 Montgomery County
 Historic Preservation Commission
 7/10/96

FLOOD ZONE C PER MAP NO. 0200B

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.  REGISTERED LAND SURVEYOR MD #9164	REFERENCES PLAT BK. A PLAT NO. 2	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-3544 2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100	
	LIBER FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 10-30-86 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: CEW JOB NO.: 86-7013

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7115 Sycamore Avenue, Takoma Park

Meeting Date: 7/10/96

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/2-96W

Tax Credit: None

Public Notice: 6/26/96

Report Date: 7/3/96

Applicant: Bruce and Margaret W. Edwards

Staff: Perry Kephart

PROPOSAL: Remove live trees.

RECOMMEND: Deny

DATE OF CONSTRUCTION: Ca. 1915-25

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION: Two-story frame and stucco Craftsman-style Bungalow with frame front porch.

PROPOSAL:

Remove four trees all 6-8 inches in diameter:

- a. Chestnut oak in front yard on right side.
- b. Oak on right side of house in narrow strip between driveway and lot boundary.
- c. Ash in space on right side of lot between garage and lot boundary.
- d. Black walnut on left side of house.

STAFF DISCUSSION:

Staff does not support the removal of the chestnut oak, oak, or ash as all are in excellent health. All three are listed on the Native Species List of the Trees, Approved Technical Manual published by the Montgomery County Planning Department which states that "forest conservation begins with preservation of existing trees wherever possible." Furthermore, as stated in the Takoma Park Master Plan, one factor to be considered in reviewing HAWPS is that "all changes and additions should respect existing environmental settings, landscaping, and patterns of open space."

The staff arborist made a site visit and rendered the opinion that the three trees on the right side of the house were in excellent health and their removal as diseased, dying or creating a hazard could not be supported.

The black walnut to the left of the house, in the staff arborist's opinion, was less healthy than the other three trees under consideration as it had been stunted by vines growing up into the tree. He would support removal of the tree if it failed to thrive now that the vines have been removed.

STAFF RECOMMENDATION

Staff recommends denial of this HAWP with the understanding that the black walnut tree may be removed at a later date if the City Forester of Takoma Park ascertains that the tree is diseased and dying.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Parcel # 339290 Real Property Display
TAX ACCOUNT # 13-01073615

CONTACT PERSON Peggy Edwards
DAYTIME TELEPHONE NO. 301 270-1816
(202) 623-4685
(301) 985-

NAME OF PROPERTY OWNER Bruce + Margaret W Edwards DAYTIME TELEPHONE NO. _____

ADDRESS 7115 Sycamore Ave Takoma Park MD CITY STATE ZIP CODE 20912

CONTRACTOR _____ TELEPHONE NO. (301)

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7115 STREET Sycamore Ave

TOWN/CITY Takoma Park NEAREST CROSS STREET 440 Ethan Allen

LOT 5 BLOCK 22 SUBDIVISION BF Gilbert

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other TREES

1B. CONSTRUCTION COST ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Margaret W Edwards Signature of owner or authorized agent Date 2/8/96

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS
MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Remove 4 trees from property

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

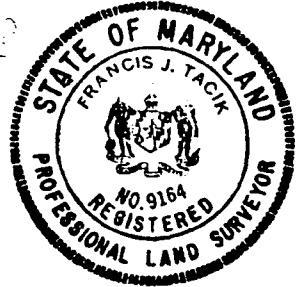
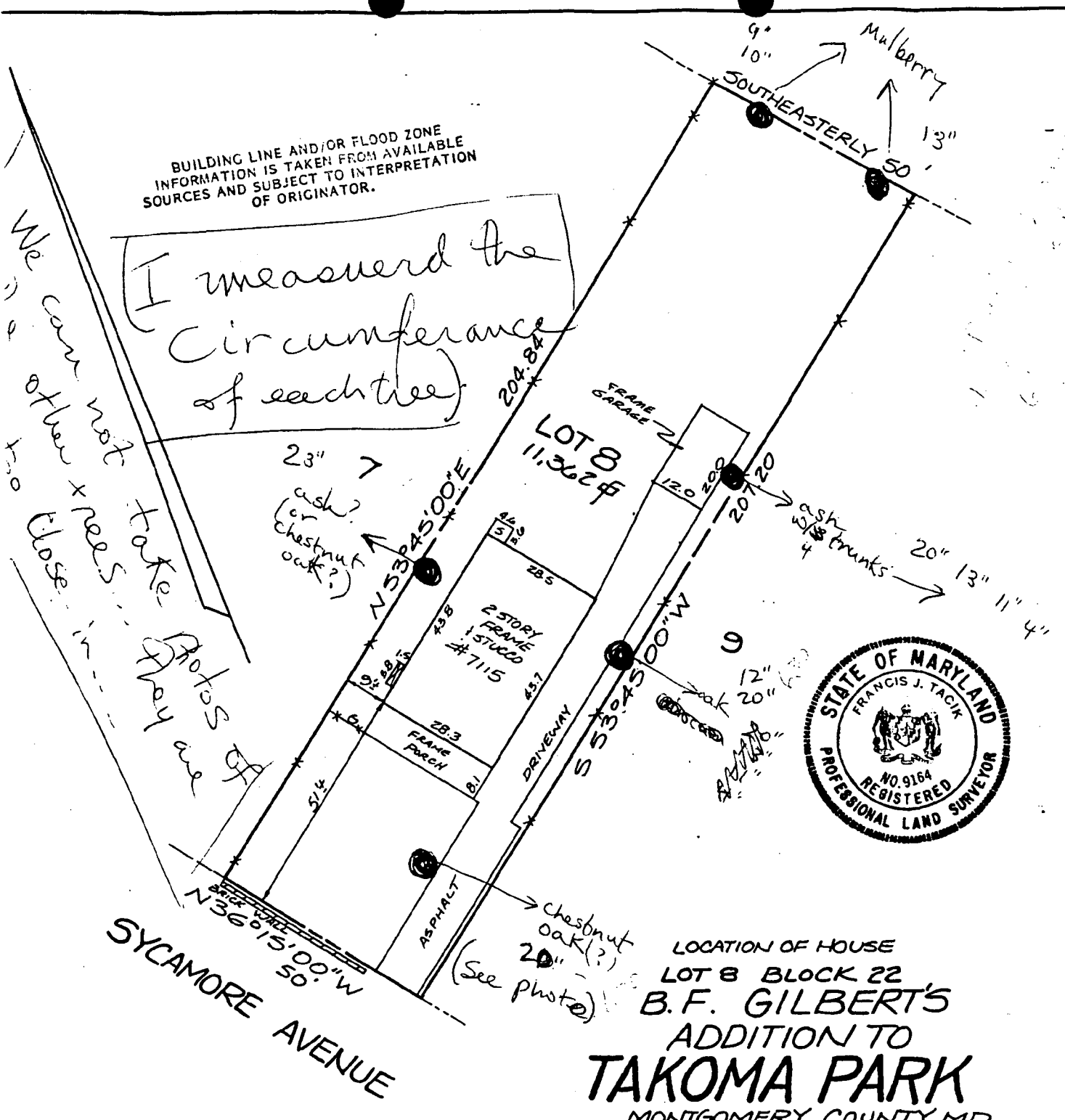
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

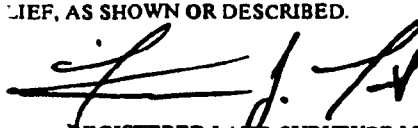
(I measured the circumference of each tree)

We can not take photos they are close in -

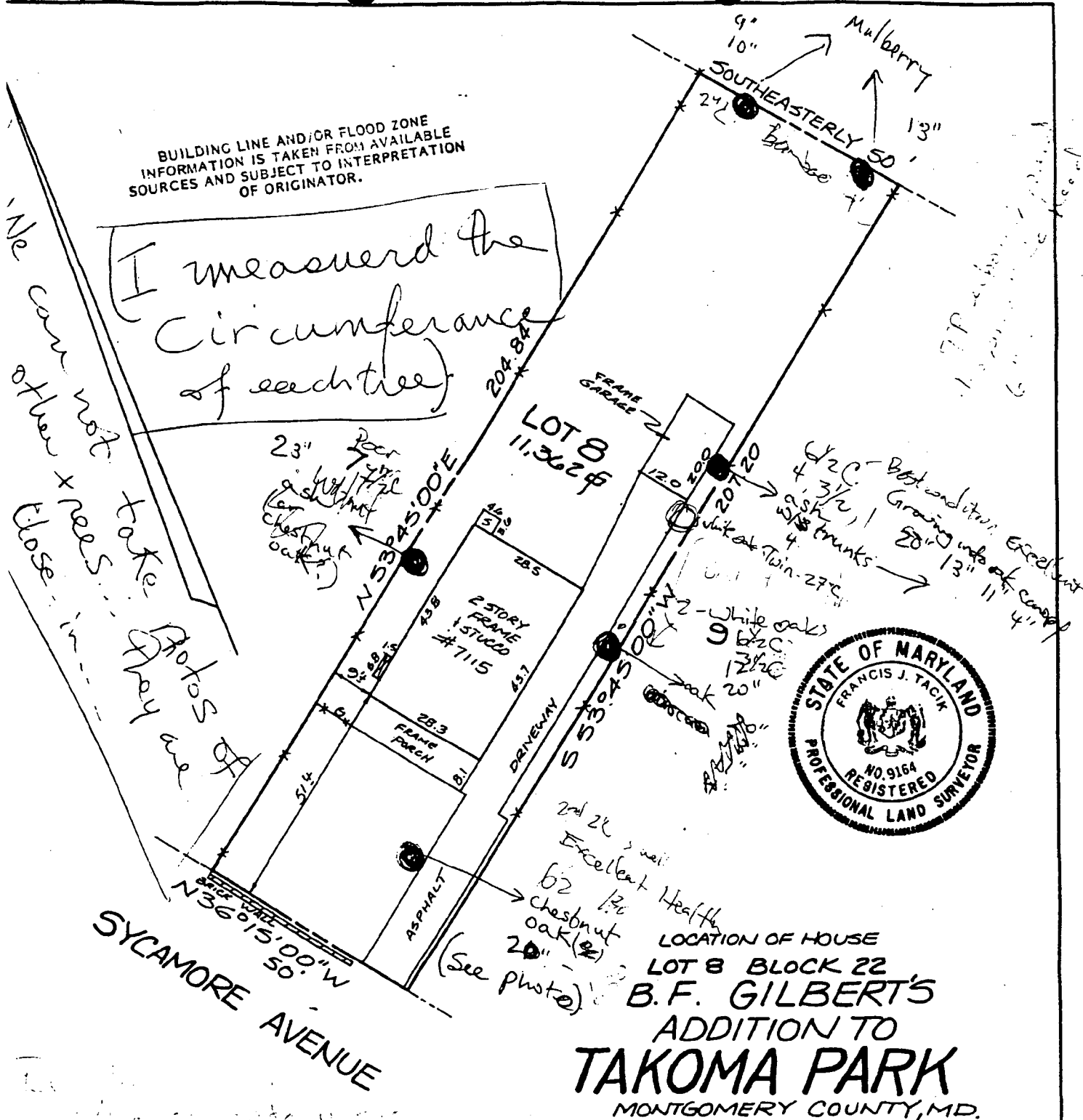


LOCATION OF HOUSE
 LOT 8 BLOCK 22
 B.F. GILBERT'S
 ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MD.

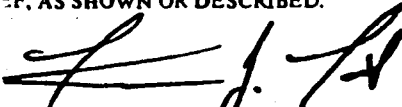
FLOOD ZONE C PER MAP NO. 0200B

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.  REGISTERED LAND SURVEYOR MD #9164	REFERENCES PLAT BK. A PLAT NO. 2		SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544		2 Professional Dr. Suite 216 Gaithersburg, MD 20879 (301) 948-5100	
	LIBER FOLIO	DATE OF LOCATIONS		SCALE: 1" = 30'		DRAWN BY: CEW JOB NO.: 86-7013
		WALL CHECK:				
		HSE. LOC.: 10-30-86				
BOUNDARY:						

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner markers Not guaranteed by this location.



000 ZONE C PER MAP NO. 0200B

SURVEYOR'S CERTIFICATE PLAN SHOWN HEREON IS PREPARED FROM FIELD SURVEYMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.  REGISTERED LAND SURVEYOR MD #9164	REFERENCES PLAT BK. A PLAT NO. 2	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544	
	LIBER FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 10-30-86 BOUNDARY:	2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100 SCALE: 1" = 30' DRAWN BY: CEW JOB NO.: 86-7013

6

ornamental
Cherry
(keep)

Katsura
(keep)



20"
Chestnut
cut to
be
cut

Bruce/Peggy Edwards
7115 Sycamore Avenue
Takoma Park, MD 20912
June 26, 1996

ADJOINING PROPERTY OWNERS

The list below indicates the current owners of property adjacent to the address listed above.

Fran Burwell & Jim Mean
7113 Sycamore Avenue

Toyo Biddle & Charles Schultz
7117 Sycamore Avenue

Frances & Sumner Patch
7112 Sycamore Avenue

Fred Feinstein & Karen Collins
7114 Sycamore Avenue

Tom Thomas & Terry Clifford
7116 Sycamore Avenue

Barbara & Gary Reisner
7110 Woodland Avenue

Timothy Phelps & Helen Winternitz
7112 Woodland Avenue

July 8, 1996

To: Montgomery County Historic Preservation Commission

From: Fran Burwell 

Re: Historic Area Work Permit #37/3-96W (Edwards)

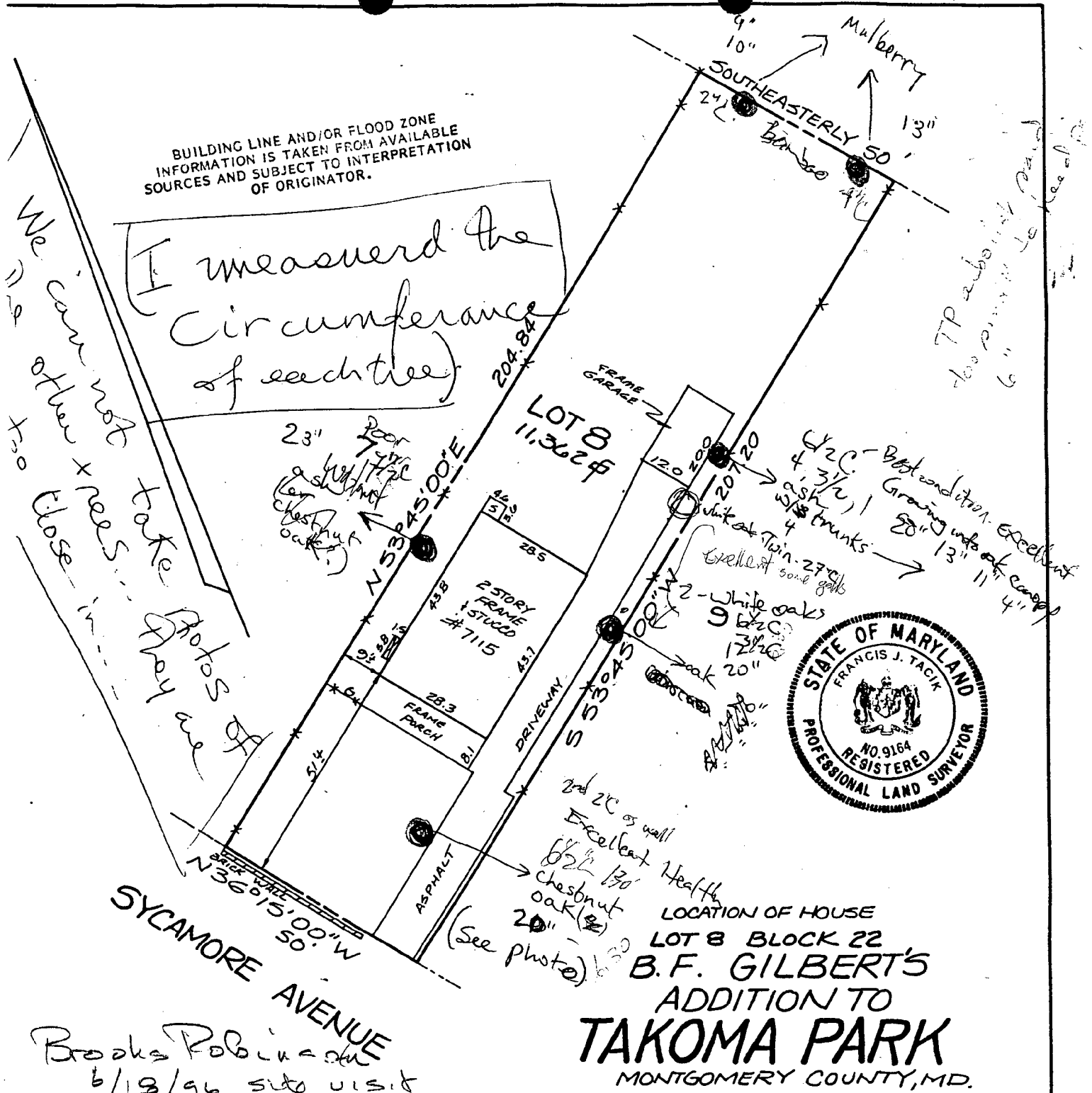
I am writing concerning the historic area work permit applied for by my neighbors, Peggy and Bruce Edwards. I understand their case will be heard on Wednesday, July 10th. Since I am the neighbor who is most directly affected by their petition for tree removal (the Edwards live at 7115 Sycamore Ave., and I live at 7113), I wanted to state my support of their petition.

The trees they have identified for removal on our shared fenceline are, for the most part, in undesirable locations. One oak poses a not inconsiderable threat to my roof (the trunk is about 6' away) while another tree (a multi-stemmed hardwood) is restraining the growth of a scarlet oak that I planted nearby several years ago. Also, I think it is important that the Commission realize that both the Edwards and myself have planted several trees and that we have identified saplings on our fenceline that we do want to save and see develop into mature trees. Furthermore, Peggy and Bruce have spent considerable funds on preserving the health of the large oak that already exists on our fenceline. Thus, I would ask that the Commission approve their petition so that we can continue to work toward having a selection of healthy, large trees in suitable locations in our gardens.

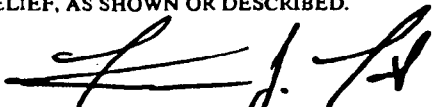
If there are any questions, I can be reached during the day at 301-405-7610.

Thank you for your consideration.

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location.



FLOOD ZONE C PER MAP NO. 0200B

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.  REGISTERED LAND SURVEYOR MD #9164	REFERENCES PLAT BK. A PLAT NO. 2	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544	
	LIBER FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 10-30-86 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: CEW JOB NO.: 86-7013

Ornamental
Cherry —

Katsura —



20"
Chestnut
cut to
be
cut.