

37/3-99D 7203 Holly Avenue ^m
(Takoma Park Historic District)

7203 HOLT AVE
TAKOMA PARK HD



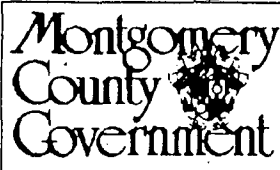








5



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER LUCINDA LEACH DAYTIME TELEPHONE NO. (301) 495 9606
JEFF MACMILLAN
 ADDRESS 7203 HOLLY AVE. CITY TAKOMA PARK STATE MD ZIP CODE 20912
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7203 STREET HOLLY AVE
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET TULIP
 LOT PARTIAL 3240 BLOCK 6 SUBDIVISION TAKOMA PARK
 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 Steps, Landscape
 1B. CONSTRUCTION COST ESTIMATE \$ 15,000.00
 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 2 feet 6 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.

Signature of owner or authorized agent _____ Date 10/26/99

APPROVED if conditions For Chairperson, Historic Preservation Commission
 Signature _____ Date 11/18/99

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 204/122 DATE FILED: 10/27/99 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Colonial 1920's± on wooded lots

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

Landscaping, regrading rear yard
removal of 1 8" Mulberry tree

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 approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

October 26, 1999

10/27/99 at

10:00 a.m.
Station 4

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW

Suite 840

Washington DC 20001

202.737.0451

202.737.0452 FAX

Re: Leach/MacMillian Residence
7203 Holly Ave.
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Leach/MacMillian Residence in Takoma Park Historic District. It is as follows:

Frontyard

1. Remove existing stone steps along driveway. Install new stone steps.
2. Construct new slate paving on top of existing concrete paving, match the existing slate walk. Lay slate stepping stones
3. Plant new plantings.
4. Remove 12" Mulberry tree.
This tree is in poor condition and is unsightly.

Sideyard (south)

1. Install new steps and handrail on side of house to allow safer access to the basement. Treads are to be slate with brick risers. The handrail is a simple metal rail. We are requesting approval for poured concrete steps should the slate and brick be cost prohibitive.

Historic Preservation Commission
Montgomery County, MD
Leach/MacMillian Residence
October 26, 1999
Page 2 of 2

Backyard

1. Install wood steps for access into rear yard
2. Lay 30" stone retaining wall and steps
3. Lay flagstone stepping stones
4. Install concrete unit retaining wall at within rear property line 30"max. height
5. Regrade rear lawn area for childrens" play area

The area of fill will have the most impact on large 42" cal white oak.
We would not fill within 15' of the tree and all fill will to be installed over
aeration matting to minimize damage to tree roots. The city arborist supports
removal of this tree due to the compromised structure of a hollow tree. We
do not wish to remove the tree at this time unless it is absolutely necessary.

6. Plant new plantings.

Thank you for your consideration. Please call if you have any questions and I look
forward to seeing you November 17th.

Sincerely,
Jordan Honeyman
Landscape Architecture


Paxton Holt Jordan, ASLA
Partner

enclosure:

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/18/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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.

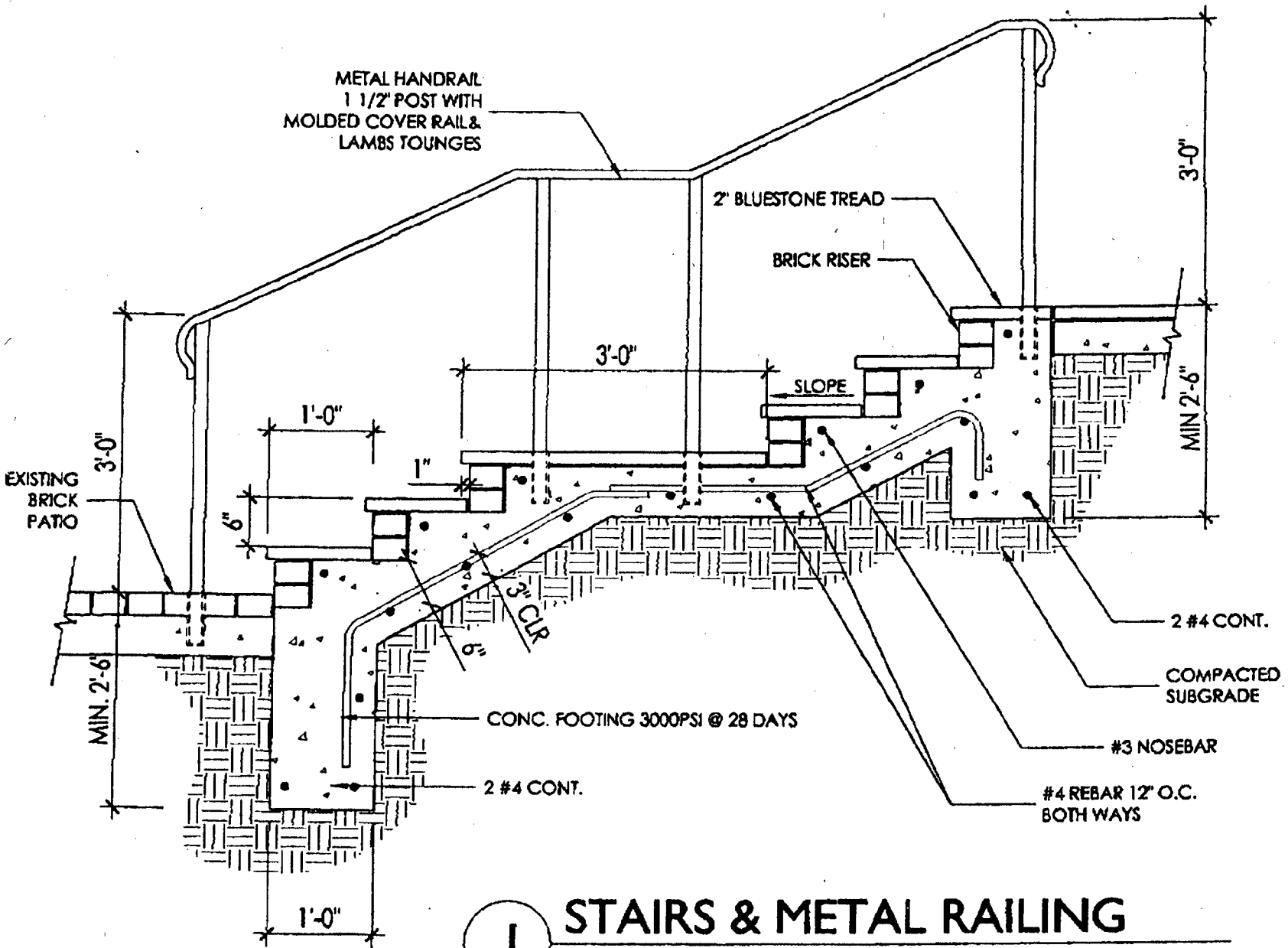
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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



I STAIRS & METAL RAILING SECTION

SCALE: 3/4"=1'0"

Historic Preservation Commission
Montgomery County, MD
Leach/MacMillian Residence
October 26, 1999

LIST OF PHOTOGRAPHS

1. Perspective image of 7203 Holly Avenue.
2. Picture of stone steps to be removed and replaced.
3. Image of existing side stair. We are proposing to remove the steps & paving and replace it with slate treads and brick risers.
4. 42" hollow white oak most effected by the regrading of the rear yard.
5. Panoramic picture of the rear lawn. We are planing to regrade the lawn to approximately the same level as the lawn furniture. The tree stump is tree lost a 2 years ago.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Dick Munson & Diane Mac Eachern
102 Tulip Avenue
Takoma Park, MD 20912

Lewis Morris & Louise Jung
7201 Holly Ave
Takoma Park, MD 20912

Lynn Vaughan
7205 Holly Ave.
Takoma Park, MD 20912

Chris Elfring & Ann Miles
7204 Holly Ave.
Takoma Park, MD 20912

Karen MacPherson & Peter Hardin
7202 Holly Avenue
Takoma Park, MD 20912

Gertrude & Wolfgang Mergner
104 Tulip Avenue
Takoma Park, MD 20912

EXPEDITED @ 11/17/99 MEETING

II-I

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7203 Holly Avenue, Takoma Park **Meeting Date:** 11/17/99
Resource: Takoma Park Historic District **Report Date:** 11/10/99
Review: HAWP **Public Notice:** 11/03/99
Case Number: 37/3-99DD **Tax Credit:** None
Applicant: Lucinda Leach and Jeff MacMillian **Staff:** Michele Naru
(Holt Jordan, Agent)

PROPOSAL: Landscape Alterations

RECOMMEND: Approval with conditions.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in Takoma Park Historic District.
STYLE: Colonial Revival
DATE: circa 1930

PROPOSAL

The applicant proposes to:

Front yard

1. Remove existing stone steps along the driveway. Install new stone steps.
2. Construct new slate paving on top of existing concrete paving, match the existing slate walk. Lay slate stepping stones.
3. Plant new plants.
4. Remove 12" Mulberry tree.

Side yard

1. Install new steps and handrail on the side of the house to allow safer access to the basement. Treads are to be slate with brick risers. The handrail is a simple metal rail. Applicant requests approval for poured concrete steps should the slate and bricks be cost prohibitive.

①

Backyard

1. Install wood steps for access into rear yard.
2. Lay 30" stone retaining wall and steps.
3. Lay flagstone stepping stones.
4. Install concrete unit retaining wall within rear property line (30" max. height).
5. Install aeration matting to minimize damage to tree roots. All fill will be installed over the aeration mat. This aeration mat would not be installed within 15' of the large 42" caliber white oak.
6. Plant new plants.

The landscape plan proposes a central lawn with curvilinear planted borders. The existing landscape design in the front and side yards will be maintained. The objective in these areas is to improve the plant beds and hard surfaces. The only major changes to these landscapes will be the removal of a deteriorating Mulberry tree in the front yard. A Weeping Cherry or other staff approved tree will be planted in its place. Staff has contacted the City Arborist and the Commission Arborist and after a site visit, both have approved the removal of the Mulberry tree.

The rear yard will have the most alterations to its existing appearance. The present rear yard slopes considerably down from the house, making it difficult for the applicant's children to play in the rear yard. The proposal for the rear yard includes in filling a portion of the yard to reduce this slope and produce a more level back yard play area for the children. A 30" concrete retaining wall is also proposed at rear property line to enclose the rear yard area. The proposal also includes the removal of the existing concrete rear steps and installing a stone and brick staircase with a metal hand rail. The existing stairs are narrow and very difficult to use. The proposed plan contains 1' treads with a central landing, a 30" retaining wall and a metal handrail to provide a more gradual and safer descent into the back yard. The greatest challenge in the proposed rear yard landscape plan is the existing a 42" cal. White Oak. Staff has also contacted the City of Takoma Park's arborist and the Commission's Arborist with this matter. After a site visit, both have indicated a concern about the existing state of the tree. The tree has a large cavity located one third of the way up the tree and a 3" in dia. hole at the base of the tree. These elements suggest that the tree is in its early stages of decline. Both arborists have stated that the tree should be watched and that if it shows any additional signs of deterioration it should be removed. Steve Cary, the Commission's Arborist, also suggested that the homeowner hire a Certified Arborist to conduct a Hazardous Tree Evaluation to determine the exact level of the tree's deterioration.

STAFF DISCUSSION

Staff notes that this proposal for landscape alterations to this non-contributing resource should "receive the most lenient level of design review." The proposed design in the Takoma Park Historic District is in keeping with the overall streetscape of the District. The integrity of the environmental setting will be maintained. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application

for being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guideline #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CONDITIONS

1. If the Mulberry Tree in the front yard is removed, it should be replaced with a staff-approved tree.
2. A protective fence at the White Oak tree's dripline should be installed during construction. →
3. Any tree removal should comply with the City of Takoma Park's Tree Removal Guidelines.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits**, and that after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arranges for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON HOLT JORDAN
DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER LUCINDA LEACH
JEFF MACMILLAN DAYTIME TELEPHONE NO. (301) 495 9606

ADDRESS 7203 HOLLY AVE. TAKOMA PARK, MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7203 STREET HOLLY AVE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET TULIP

LOT PART of 3240 BLOCK 6 SUBDIVISION TAKOMA PARK

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 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 Steps, Landscap

1B. CONSTRUCTION COST ESTIMATE \$ 15,000.00

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 2 feet 6 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.

[Signature]
Signature of owner or authorized agent

10/26/99
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

(4)

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Colonial 1920's± on wooded lots

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

Landscaping, regrading rear yard
removal of 1 8" Mulberry tree

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

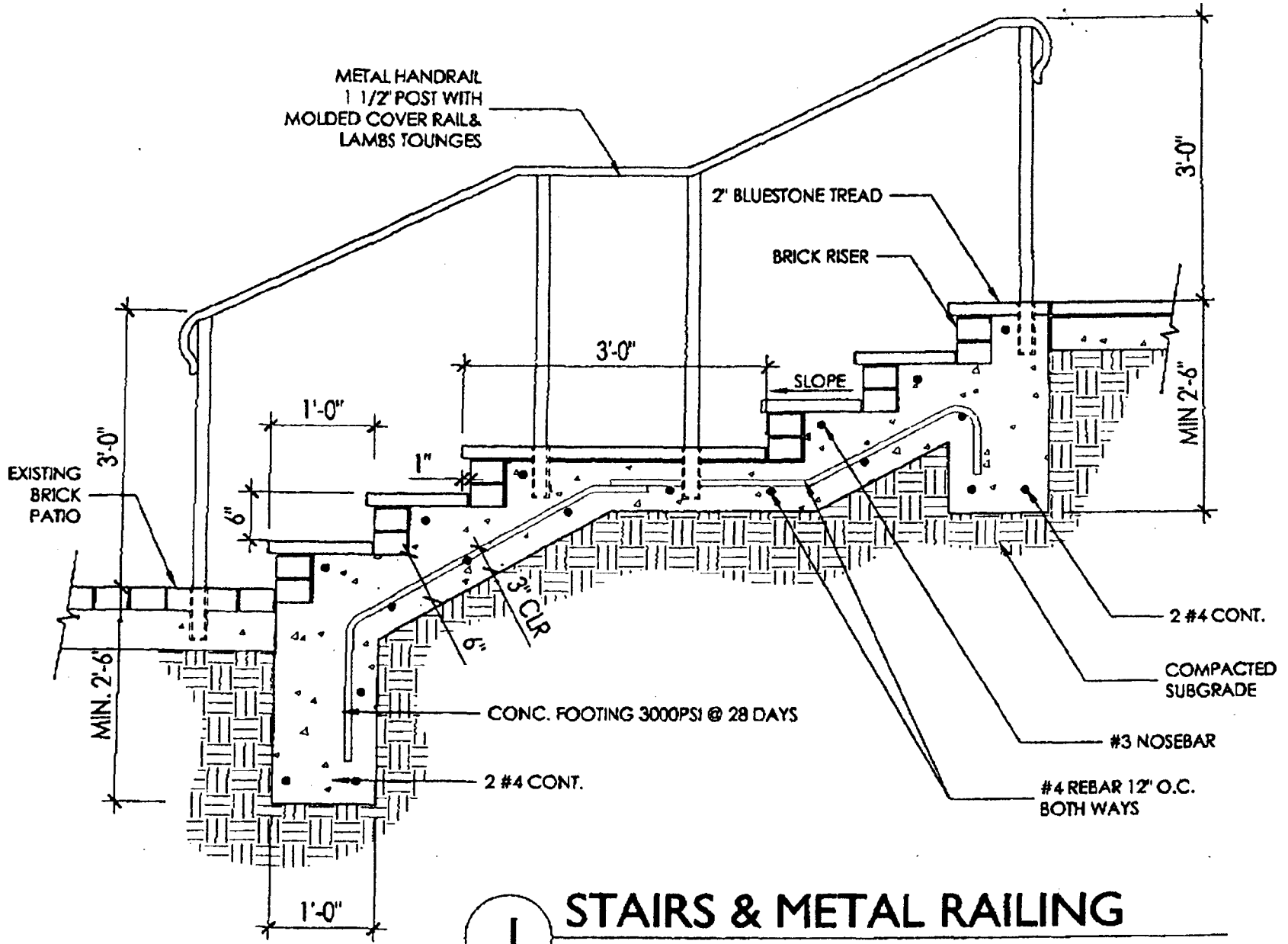
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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 approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location



I STAIRS & METAL RAILING SECTION

SCALE: 3/4"=1'0"

6

Received
10/27/99 at
10:00 a.m.
Station 4

October 26, 1999

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Re: Leach/MacMillian Residence
7203 Holly Ave.
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Leach/MacMillian Residence in Takoma Park Historic District. It is as follows:

Frontyard

- 1. Remove existing stone steps along driveway. Install new stone steps.
- 2. Construct new slate paving on top of existing concrete paving, match the existing slate walk. Lay slate stepping stones
- 3. Plant new plantings.
- 4. Remove 12" Mulberry tree.
This tree is in poor condition and is unsightly.

Sidyard (south)

- 1. Install new steps and handrail on side of house to allow safer access to the basement. Treads are to be slate with brick risers. The handrail is a simple metal rail. We are requesting approval for poured concrete steps should the slate and brick be cost prohibitive.

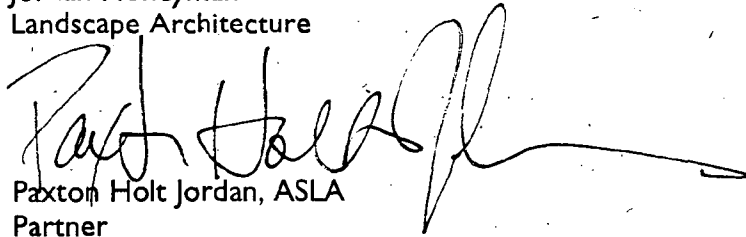
Historic Preservation Commission
Montgomery County, MD
Leach/MacMillian Residence
October 26, 1999
Page 2 of 2

Backyard

1. Install wood steps for access into rear yard
2. Lay 30" stone retaining wall and steps
3. Lay flagstone stepping stones
4. Install concrete unit retaining wall at within rear property line 30" max. height
5. Regrade rear lawn area for childrens" play area
The area of fill will have the most impact on large 42" cal white oak.
We would not fill within 15' of the tree and all fill will to be installed over aeration matting to minimize damage to tree roots. The city arborist supports removal of this tree due to the compromised structure of a hollow tree. We do not wish to remove the tree at this time unless it is absolutely necessary.
6. Plant new plantings.

Thank you for your consideration. Please call if you have any questions and I look forward to seeing you November 17th.

Sincerely,
Jordan Honeyman
Landscape Architecture



Paxton Holt Jordan, ASLA
Partner

enclosure:

Historic Preservation Commission
Montgomery County, MD
Leach/MacMillian Residence
October 26, 1999

LIST OF PHOTOGRAPHS

1. Perspective image of 7203 Holly Avenue.
2. Picture of stone steps to be removed and replaced.
3. Image of existing side stair. We are proposing to remove the steps & paving and replace it with slate treads and brick risers.
4. 42" hollow white oak most effected by the regrading of the rear yard.
5. Panoramic picture of the rear lawn. We are planing to regrade the lawn to approximately the same level as the lawn furniture. The tree stump is tree lost a 2 years ago.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Dick Munson & Diane Mac Eachern
102 Tulip Avenue
Takoma Park, MD 20912

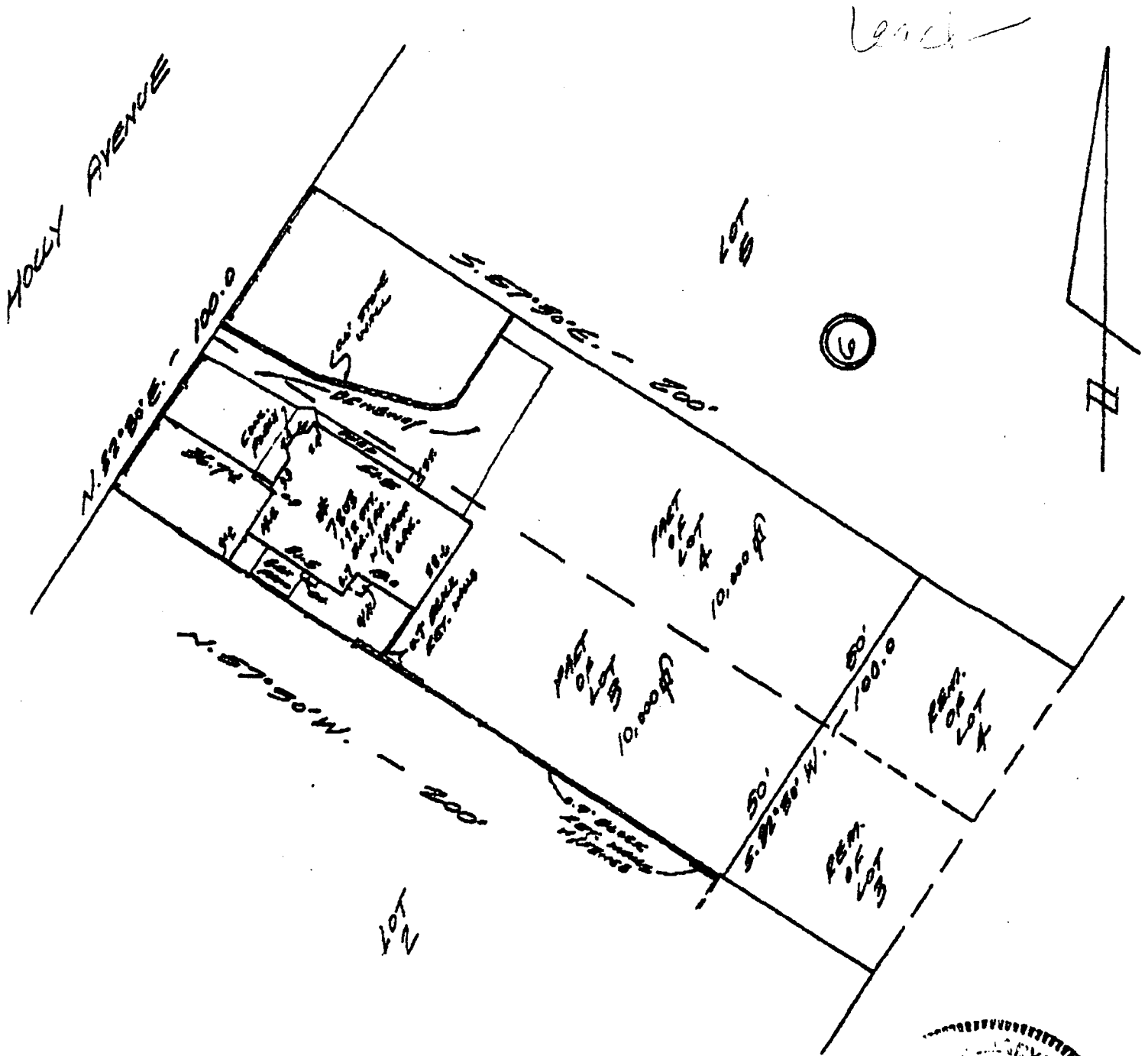
Lewis Morris & Louise Jung
7201 Holly Ave
Takoma Park, MD 20912

Lynn Vaughan
7205 Holly Ave.
Takoma Park, MD 20912

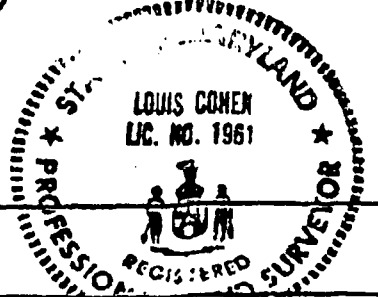
Chris Elfring & Ann Miles
7204 Holly Ave.
Takoma Park, MD 20912

Karen MacPherson & Peter Hardin
7202 Holly Avenue
Takoma Park, MD 20912

Gertrude & Wolfgang Mergner
104 Tulip Avenue
Takoma Park, MD 20912



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
 NOTE: This survey prepared for title purposes only.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. Information shown hereon taken from the land records of the county city in which the property is located and field work performed.

PART HOUSE LOCATION OF LOTS 8, 9, 10, 11 BLOCK-6 TAKOMA PARK MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat B Scale 1" = 40'

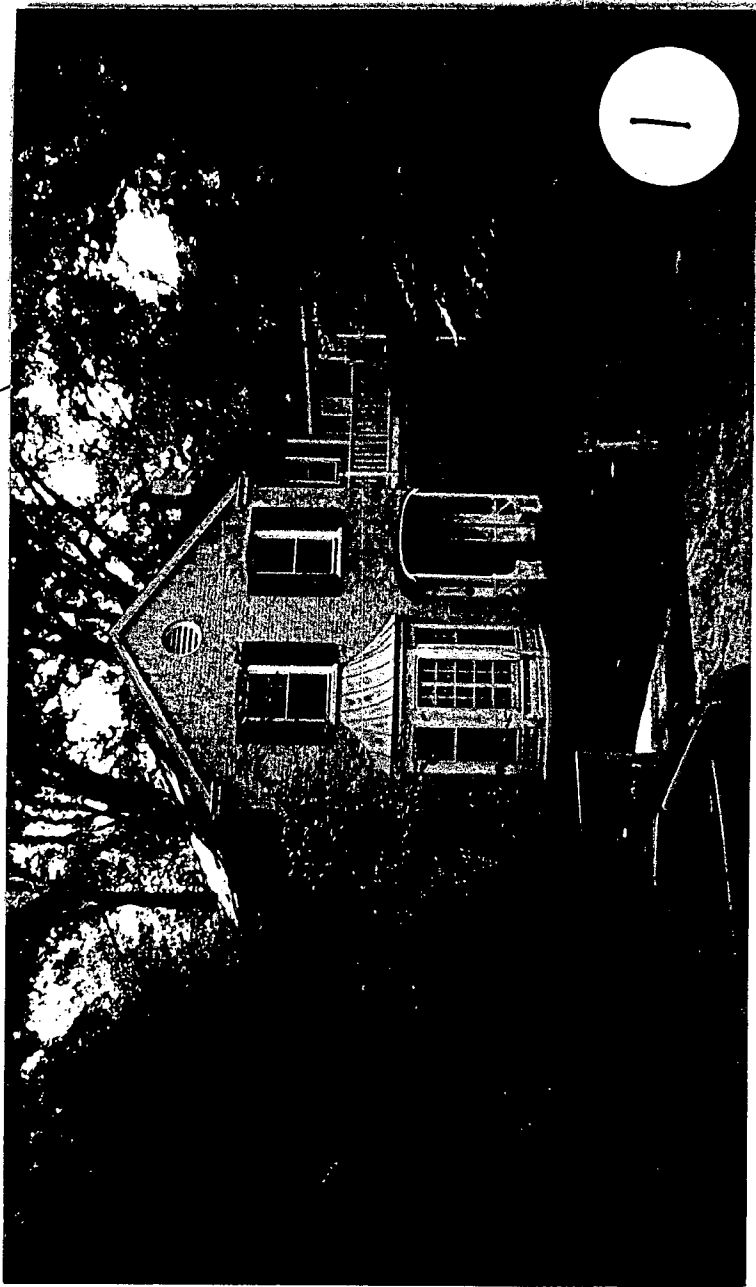
(Handwritten note) that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.
 LOUIS COHEN Registered Land Surveyor Maryland No. 1961

DATE: MARCH 13, 1992

CASE: PE1680

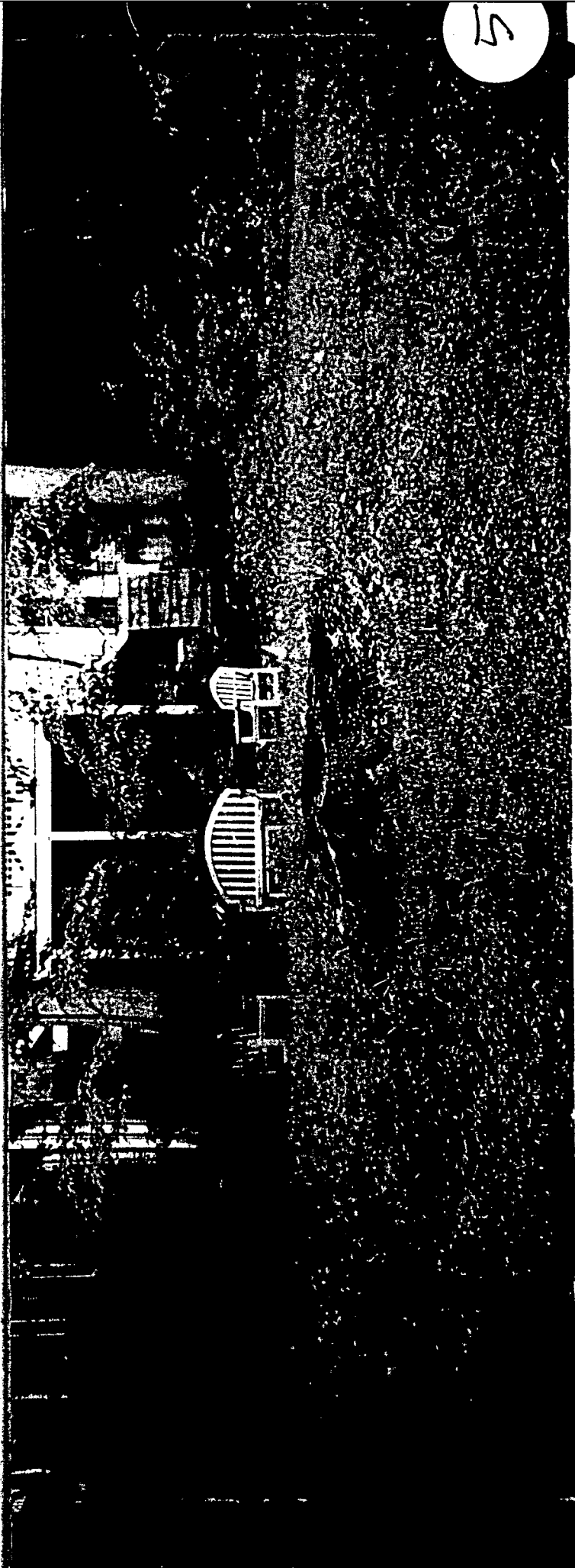
FILE: #2045

10





15



13

July 14, 1999

Paxton Holt Jordan
Jordan Honeyman Landscape Architecture
1003 K Street, NW, Suite 840
Washington, DC 20001

Dear Mr Jordan:

To follow are my suggestions for the 39.5 inch diameter at breast height white oak tree located at the back-left of 7203 Holly Avenue.

- There is a cavity approximately one third of the way up the tree. This is obviously a concern as the tree could fail during high winds or thunderstorms. This tree is located in back of the property well away from neighboring houses and structures. The tree would benefit from a light crown cleaning to reduce wind resistance. I also recommend removing any dead wood found in the tree.
- Install the retaining wall outside the drip line of the tree.
- If digging will occur, use pneumatic air spade to expose roots prior to root pruning. Prune exposed roots with a freshly sharpened cutting tool.
- Vertical mulch root zone of white oak
- Installation of a ventilated aeration mat
- Proper watering during construction
- Annual reinspection of the tree

Again, this white oak tree has a cavity and could fail. The suggestions above are given only to aid in preserving the tree. It is important for the homeowner to understand that even after the administration of the above suggestions, the white oak tree could fail. I can not guarantee the longevity of this tree.

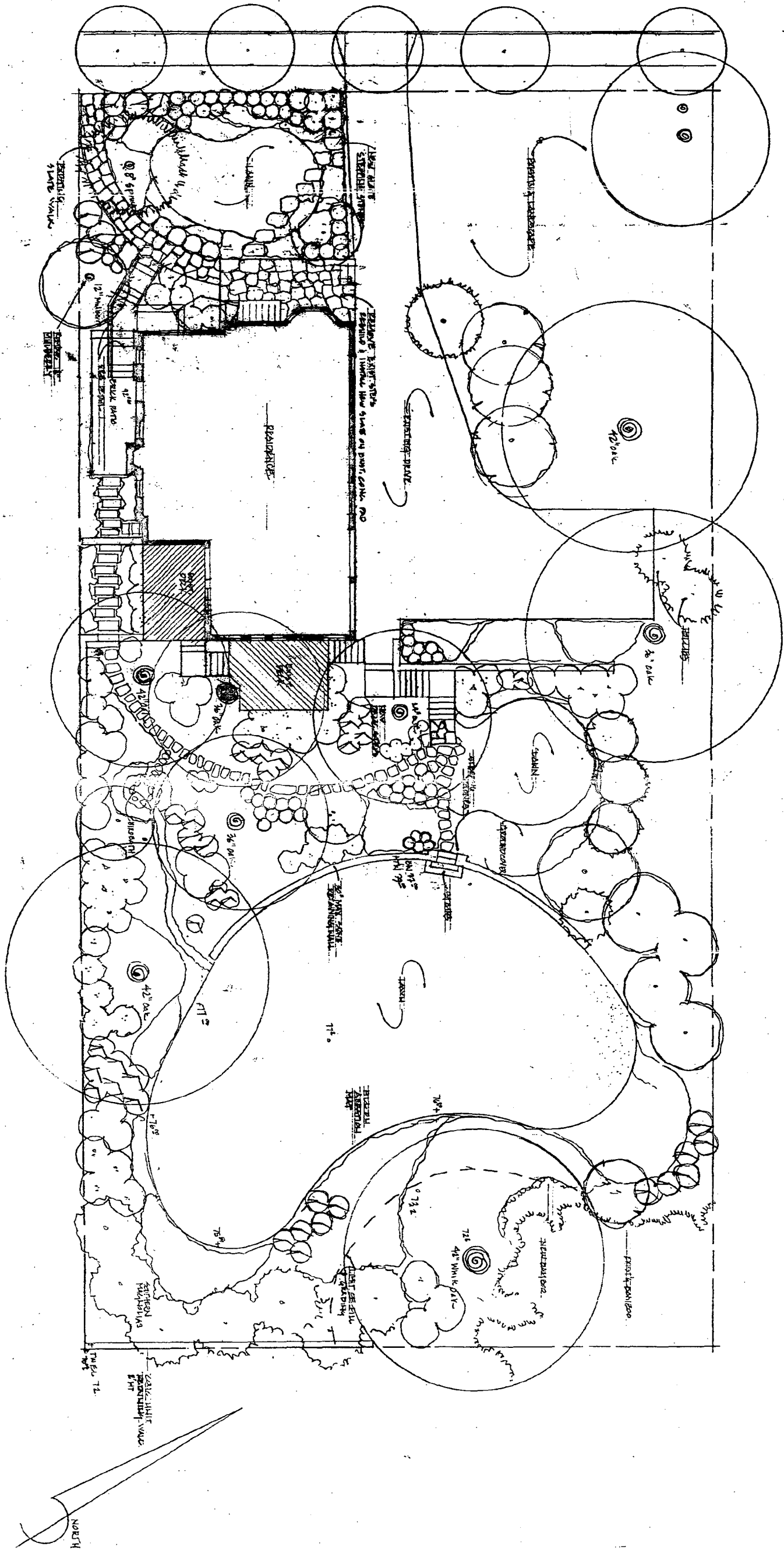
Enclosed is the application for a tree permit. Please have the property owner fill out the top portion of the application and return it with a check for \$25.00. I will then fill out the bottom portion based on my inspection of the tree. Also enclosed is a template for the tree protection plan which needs to be filled out and signed by the homeowner and tree contractor prior to permit approval. Once I receive the tree protection plan I will inspect the plans. After inspection and approval of the plans, a permit will be granted only for work conducted under the drip line of the white oak. There will be no trees removed.

14

Please call me if there are any questions.

Sincerely,

Todd Nelson
City Arborist
City of Takoma Park Maryland
31 Oswego Ave.
Silver Spring, MD 20910
301-585-8333 x.312

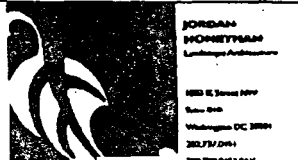


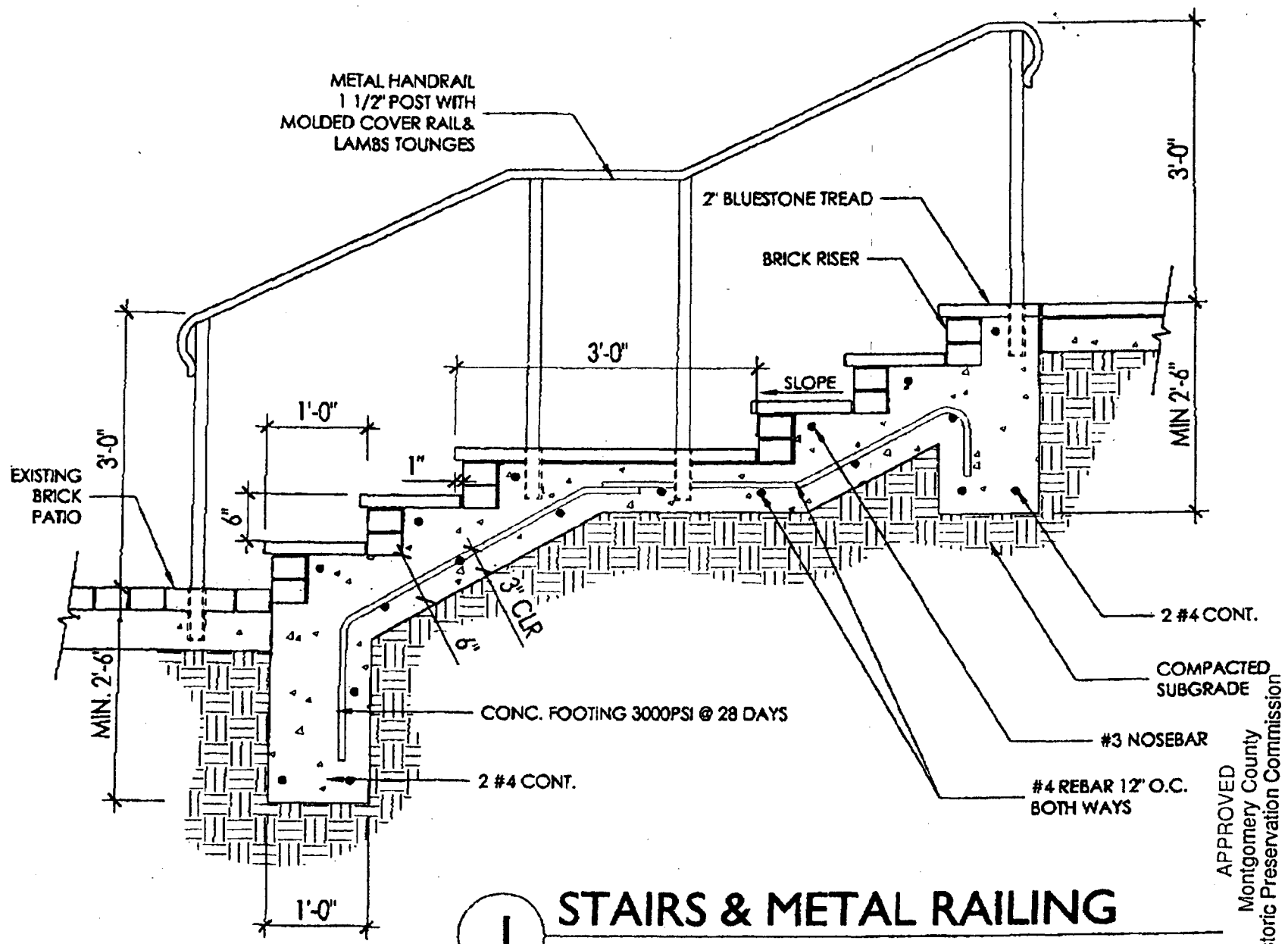
16

TREE SURVIVAL
Master Plan

Leach/MacMillan Residence
7203 Holly Avenue
Takoma Park, MD 20912

Scale: 1/8"=1'-0"
Date: 10/25/99



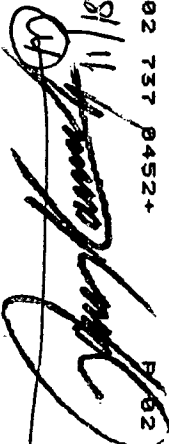


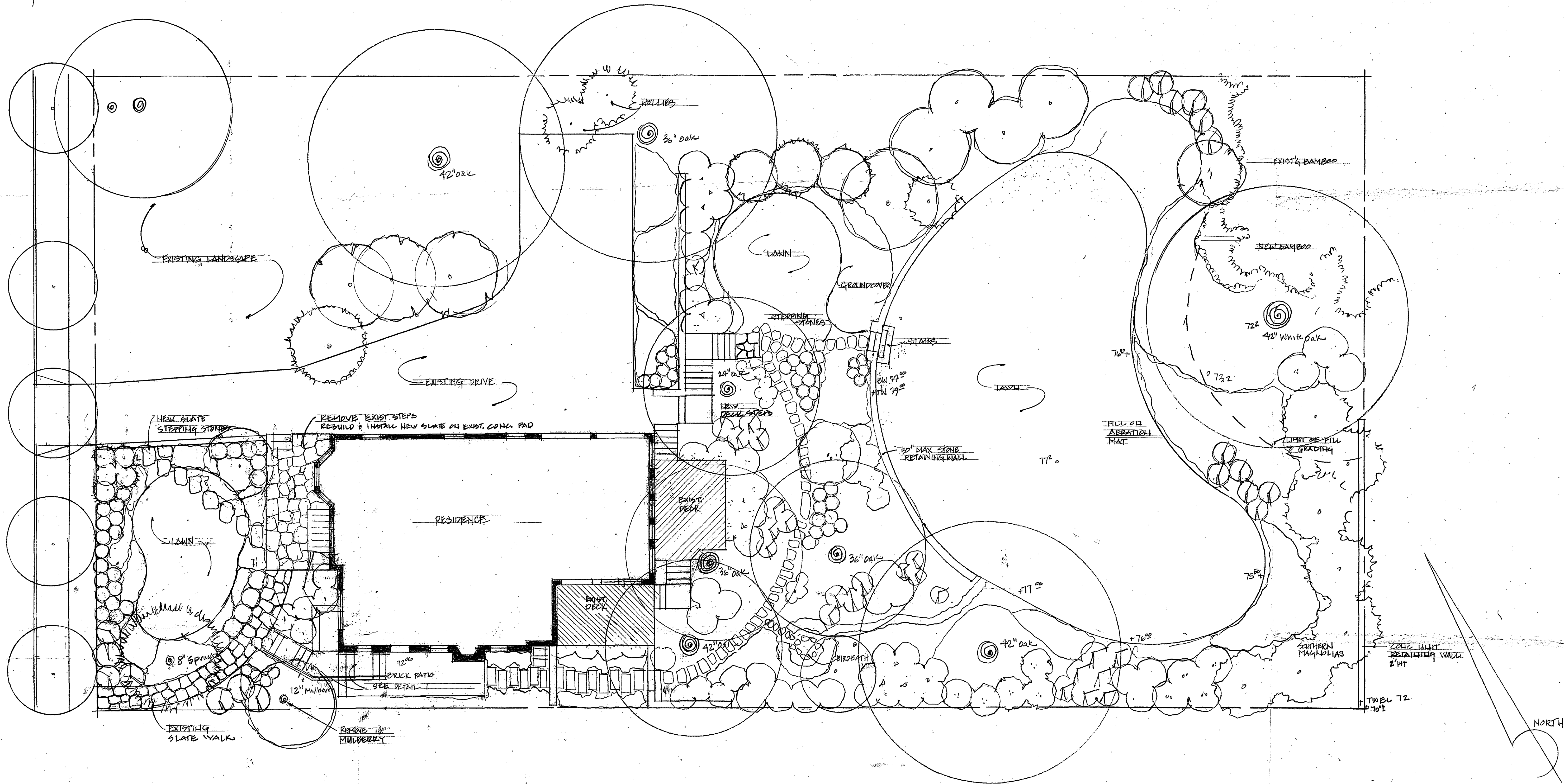
1

STAIRS & METAL RAILING SECTION

SCALE: 3/4"=1'0"

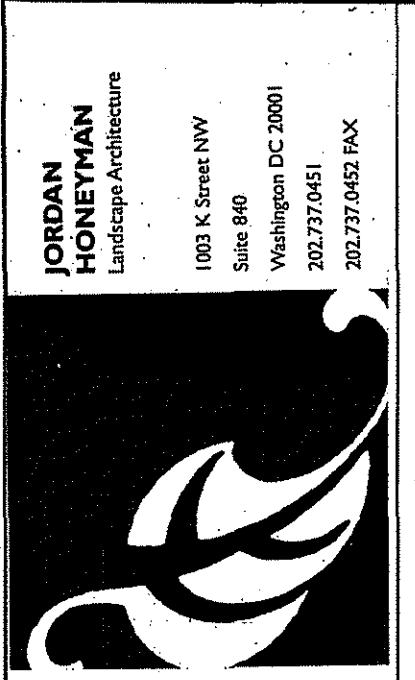
APPROVED
Montgomery County
Historic Preservation Commission

6/18/11

 F 62



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 11/13/99



Scale: 1/8" = 1'-0"
 Date: 10/25/99

Leach/MacMillan Residence
 7203 Holly Avenue
 Takoma Park, MD 20912

Tree Survey
 Master Plan

JORDAN FOREMAN
 Landscape Architecture
 1001 K Street NW
 Suite 800
 Washington DC 20001
 202.277.6451
 202.277.6453 FAX