

37/03-06Y 502 Tulip Ave  
Takoma Park Historic District, 37/03



## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 6/8/2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #420552, tree removal

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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 6/7/2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Howard Schneider & Eleanor Landstreet

Address: 502 Tulip 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

1958

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Howard Schneider  
Daytime Phone No.: 202-334-0588

Tax Account No.: 01062031  
Name of Property Owner: Howard Schneider & Eleanor Landstreet  
Daytime Phone No.: 202-334-0588

Address: 502 Tulip Ave. Takoma Park Md. 20912  
Street Number City State Zip Code  
Contractor: to be determined probably Branches Phone No.: 301-589-6181

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 502 Street: Tulip Ave.  
Town/City: Takoma Park Nearest Cross Street: Willow  
Lot: P6 Block: 7 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Raze
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: tree removal
- 1B. Construction cost estimate: \$ ~~4,000~~ ≈ 6,000
- 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.

[Signature]  
Signature of owner or authorized agent

4/8/06  
Date

Approved:  \_\_\_\_\_  
Disapproved: \_\_\_\_\_  
Application/Permit No.: 420552 Date Filed: \_\_\_\_\_ Date Issued: 6-8-06  
Signature: Julia D. Walker For Chairperson, Historic Preservation Commission

**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:

2 story stucco house on residential street  
Not a designated historic home

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

Removal of one white oak and  
Removal of two dying scrub cherry trees in  
back yard; No appreciable effect; City has approved  
permit.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

No plans or  
elevations  
N/A

**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.

N/A

**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 end 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 drip line 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, (301)279-1355.

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	502 Tulip Avenue, Takoma Park	<b>Meeting Date:</b>	06/07/06
<b>Applicant:</b>	Howard Schneider and Eleanor Landstreet	<b>Report Date:</b>	05/31/06
<b>Resource:</b>	Contributing Resource	<b>Public Notice:</b>	05/24/06
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06Y	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Tree removal		
<b>RECOMMENDATION:</b>	Approval		

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1908

**PROPOSAL**

The applicant is proposing removal of a 43" white oak, an 11" wild cherry, and a 19" wild cherry from their property. The white oak is in front of the house and the two wild cherries are behind the house. According to the City arborist, the oak "has a very bad fungal decay problem at the base that precipitates its removal."

The tree removal has been reviewed and approved by the City of Takoma Park arborist and has received the City permit for removal. The applicant has contributed to the City tree replacement fund in order to receive the tree removal permit from the City of Takoma Park.

**STAFF RECOMMENDATION:**

- Approval**  
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



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Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: tree removal

1B. Construction cost estimate: \$ ~~4000~~ ~6,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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

4/8/06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 420552 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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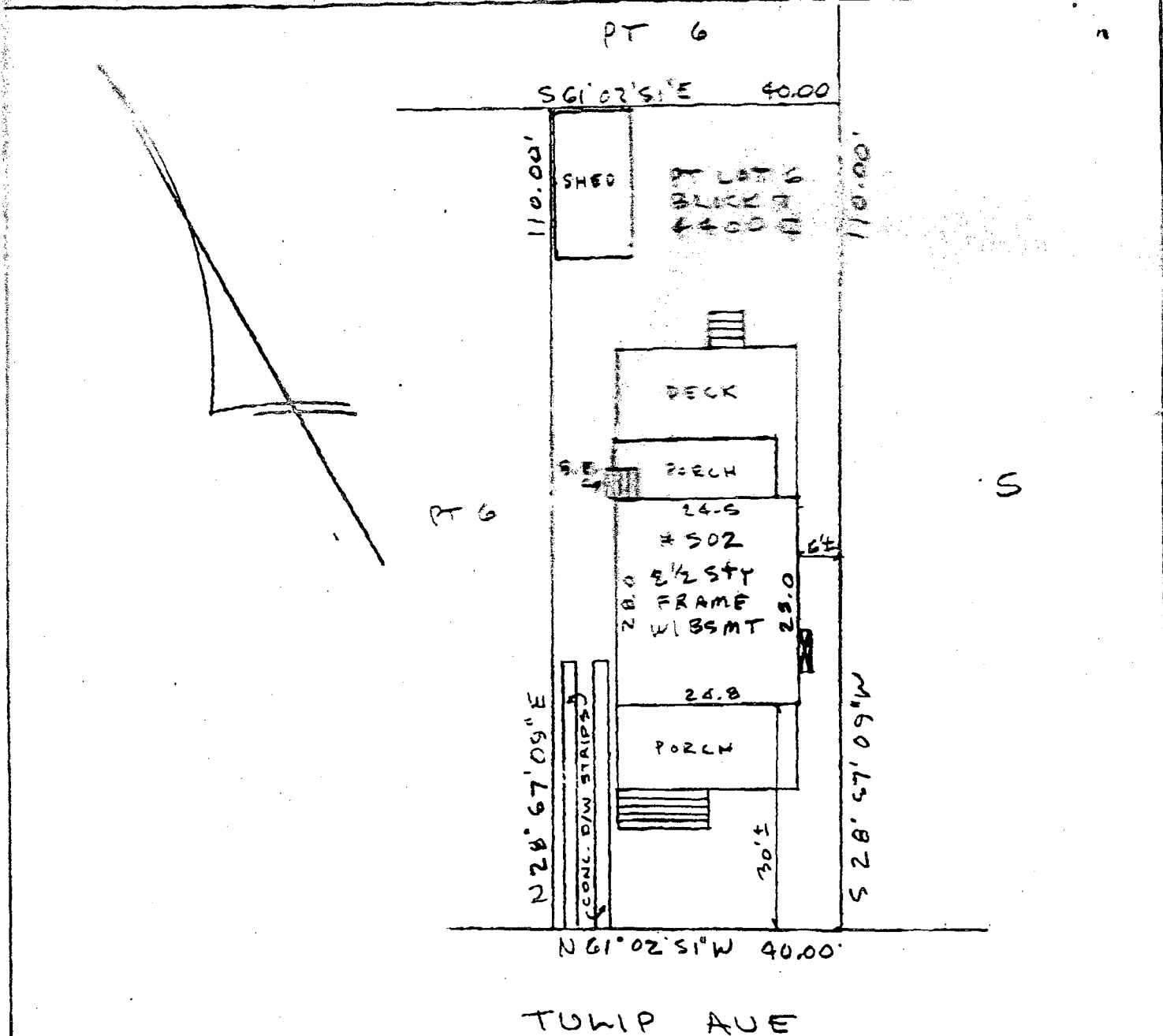
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Howard Schneider 502 Tulip Ave. Takoma Park, Md. 20912	
Adjacent and confronting Property Owners mailing addresses	
James Dearman 500 Tulip Ave. Takoma Park, Md. 20912	
Doug Dembling 504 Tulip Ave. Takoma Park, Md. 20912	
Tom Collins 503 Tulip Ave. Takoma Park, Md. 20912	



TDL, LIMITED

1622 FEDERICK AVENUE  
GAITHERSBURG, MARYLAND 20877  
(301) 840-9747



NOTE: PROPERTY ZONED R-60 PER TAX ASSESSMENT RECORDS  
PROPERTY PRE-DATES ZONING ORDINANCES

912247

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 20'  
RECORDED IN:  
PLAT BOOK: 1  
PLAT: 46

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

**HOUSE LOCATION**

PART OF LOT 6 BLOCK 7  
LIPSCOMB AND EARNEST, TRUSTEES'  
ADDITION TO TAKOMA PARK  
MONTGOMERY COUNTY, MD

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: November 22, 1991

*Jefferson D. Lawrence*  
JEFFERSON D. LAWRENCE  
PROFESSIONAL LAND SURVEYOR #5216

6

4/8/06

Tree Survey, 502 Tulip Ave.

- 1) In center front yard, 43 inch dbh white oak
- 2) In deck area, 11 inch dbh wild cherry (planned for removal)
- 3) In center back yard 19 inch dbh wild cherry (planned for removal)
- 4) At back of lot, 20 inch dbh black walnut

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

March 9, 2006

Howard Schneider  
502 Tulip Avenue  
Takoma Park, Maryland 20912

Dear Mr. Schneider:

The City of Takoma Park has granted preliminary permit approval for you to remove the 43 inch dbh white oak tree from front right; the 11 inch dbh wild cherry tree from the back center; and the 19 inch dbh wild cherry tree from the beck center of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning March 6, 2006 and ending March 21, 2006 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant four 1 1/2 inch caliper tree(s), or make a contribution of \$700.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

*Brett Linkletter (DAB)*

Brett Linkletter  
City Arborist  
301-891-7612

Enclosure

*Apr 15 at April 26*  
*April 11*  
*Next as each*  
*Dept - 891-7615*  
*www.NC-MNCPHC.org/historic*  
*work permit*  
*fax →*  
*electronic*  
*John H. [unclear]*

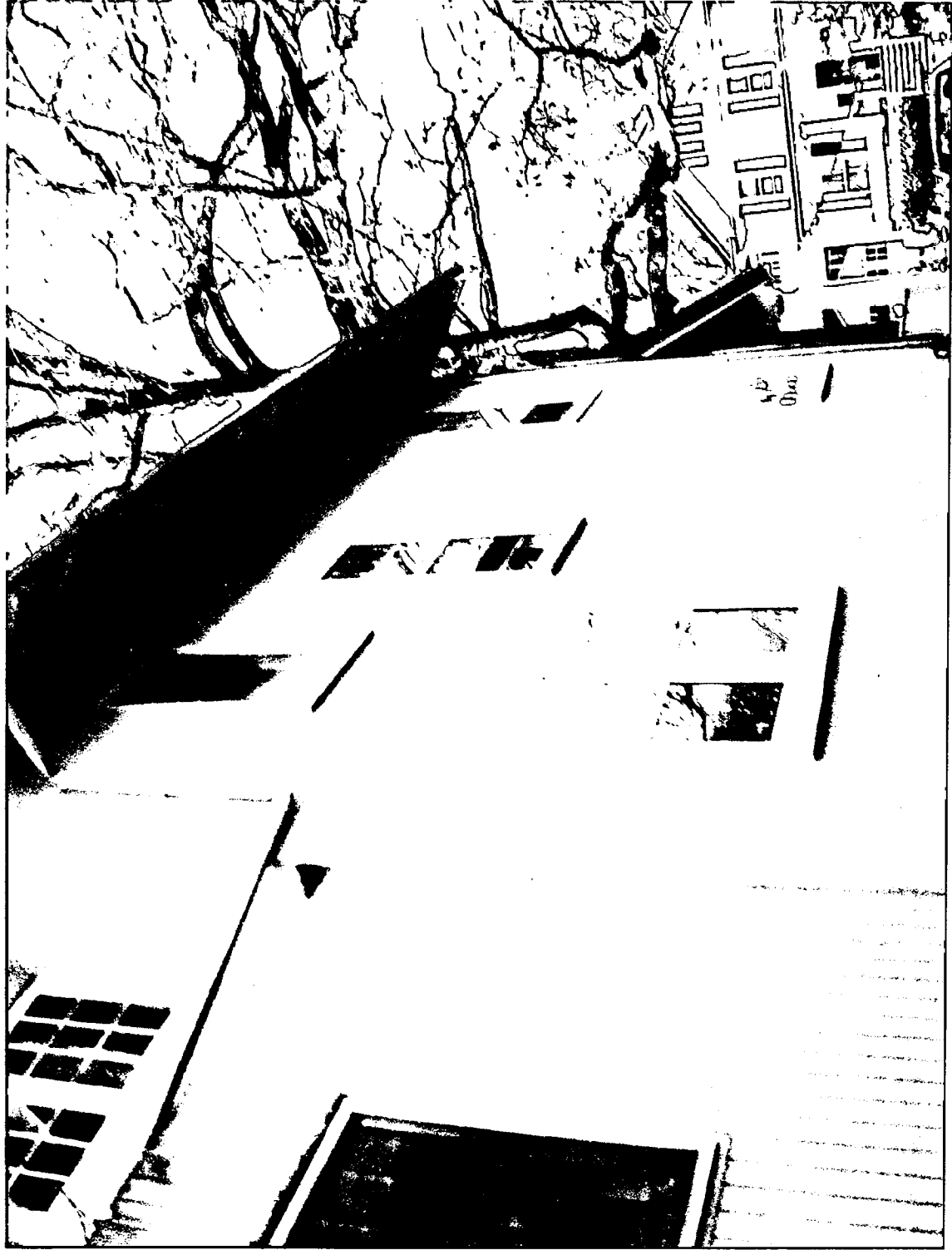
front---



Bear... w/2 cherries...



Left side (from front)...



Right side, (from front...)





Oaks, from corner

