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

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.







HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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18X Account No.: 01062031			
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Address: 502 TulipAV Street Number Contractor: to be determin	ed pribally Br	sould as Phone No.	301-589-6181
Contractor Registration No.:	ing a said and a said and a said	***************************************	
Agent for Owner:		Daytime Phone No.:	
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SEE REVERSE SIDE FOR INSTRUCTIONS

1908

Edit 6/21/99

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

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2. SITEPLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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

- a. Schemetic construction plans, with marked dimensions, indicating location, site and general type of walls, window and door openings, and other lixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facedes), 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 mynufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- b. 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 ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that difference.

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 lists or parcels which adjoin the parcel in question, as well as the owner(s) of fot(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, Rockvilla, (301/279-1355).

exerctions or NA

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

502 Tulip Avenue, Takoma Park

Meeting Date:

06/07/06

Applicant:

Howard Schneider and Eleanor Landstreet

Report Date:

05/31/06

Resource:

Contributing Resource

Public Notice:

05/24/06

Review:

HAWP

Tax Credit:

None

Case Number:

37/03-06Y

Staff:

Anne Fothergill

PROPOSAL:

Tree removal

RECOMMENDATION: 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; o
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.



*DEPARTMENT OF PERMITTING SERVICES 25\$ ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850 240/777-6370

DPS - #8



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

		•		Contact Person: Howard Schneiul
	1.,			Daytime Phone No.: 202-334-6588
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Address: 507	L TU	INPAUL.	Talsome Pl	c. ml. 20912
Street	et Number		City	Steel 30]-589-6/8) Phone No.: 30]-589-6/8)
Contractor: Fu 6	e de	garmines 1	Priberly Bre	Phone No.: 307-387-018)
Contractor Registration N	lo.:			The state of the s
Agent for Owner:				Daytime Phone No.:
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Town/City: 76/<0.	Block:	7 Subdivi	sion: 25	
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SEE REVERSE SIDE FOR INSTRUCTIONS

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

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2. SITE PLAN

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

- e. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. sité 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 wells, window and door openings, and other fixed features of both the existing-resource(s) and the proposed work.
- b. 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 effected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and municipate 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 cricine of any tree 5° 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 percel(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).

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.

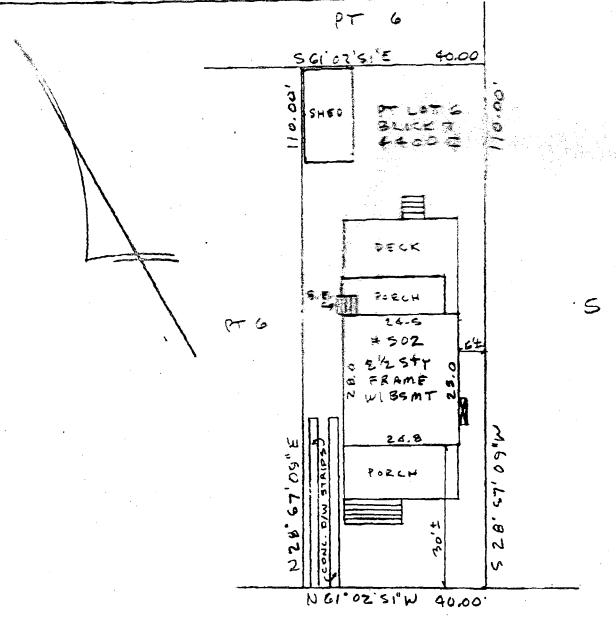
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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[Owner, Owner's Agent, Adjacent and Confronting Property O	,,,,,,

Owner's mailing address	Owner's Agent's mailing address
Howard Schneider	
502 TULIP AVE.	
TOROMO PORK, Md.	
20912	
Adjacent and confr	ronting Property Owners mailing addresses
James Dearmon	
SOO TULIPAVE.	
Takomi Perts, md.	
-	
2-0912	
Doug Dembling	
504 TUI: P. AVE.	
Til and and	
Takome Park, Md.	
20912	
Tom Collina	
503 Tulip Ave.	
of park and	
Talcome port, md.	
20912	

TEL TOL, LIMITED

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



TUMIP AUE

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"=70"
RECORDED IN:
PLAT BOOK: 1.
PLAT: 46

NOTE: This drawing is not intended to establish property lines nor are the existence of comer 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 tences from information contained on this drawing.

HOUSE LOCATION

PART OF LOT 6 BLOCK 7 LIPSCOMB AND EARNEST, TRUSTEES' ADDITION TO TAKOMA PARK MONICOMERY 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 PROFESSIONAL LAND SURVEYOR #52/63

4/8/06

Tree Survey, 502 Tulip Ave.

- 1)In center front year, 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 late, 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 ½ 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.

Brett Linkletter City Arborist

301-891-7612

Enclosure

Dart - 891-7615 with agent win NC-MNCPPC, org/historic

work-primit

inkletter (AS

505

Front

Rear...W2 cherries...



Lett Side (from front)...



Right side, (from front...)



Odr, from cornir

