

37/03-05ZZ, 7416 Carroll Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section 

SUBJECT: Historic Area Work Permit # 396561, for the removal of two trees

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with condition**. The condition of approval is that:

The applicant will comply with all the conditions set forth by the Takoma Park arborist concerning the removal of these trees.

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

Applicant: Hally Childs

Address: 7416 Carroll Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: HALLY CHILDS

Daytime Phone No.: 301 622 0900 x 304

Tax Account No.: 01064837

Name of Property Owner: HALLY CHILDS Daytime Phone No.: ↑

Address: 7416 CARROLL Ave TAKOMA Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7416 CA Street: CARROLL Ave
Town/City: TAKOMA Park Nearest Cross Street: Boyd Ave
Lot: _____ Block: _____ Subdivision: 025 (DISTRICT 3)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

TREE REMOVAL

1A. CHECK ALL APPLICABLE: TREE REMOVAL CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Well (complete Section 4) Other: _____

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.

Hally Childs
Signature of owner or authorized agent

8/16/05
Date

Approved: X W/CONDITION or Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 9/29/05

Application/Permit No.: 39656 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

RECEIVED

AUG 18 2005

DIV. OF CASE WORK MGMT

August 17, 2005

Re: 7416 Carroll Ave, Takoma Park, MD
Application to Remove Trees

In 2003 I applied to Takoma Park to remove these two trees which are more than 35' tall and closer than 1' to my house. I received preliminary approval but was told I also needed a HAW permit. I found the HAW permit instructions confusing – when I called, I was told that the HPC usually defers to the Takoma Park arborist, but I couldn't figure out what to do about all the attachments the HAW permit wanted, and I didn't really have the \$ for tree removal, and hurricane season passed....

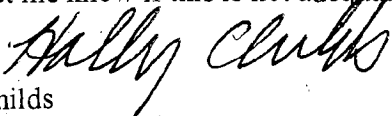
Now it's hurricane season again, I seem to be getting damaged shingles even from little storms, and I have a promise from a painter to paint my house. And so I have applied again to Takoma Park, and have spoken to the arborist, Bret Linkletter. He said there would not be a problem with the permit, but I have to ask again, so I do not at the moment have that permit. I am attaching his 2003 letter.

Since I would like to expedite this, due to my painter and possible hurricanes, I am hoping to start the HAW part of this at the same time as I send in the Takoma Park application.

Since I understand that you defer to Takoma Park on tree removal, I am submitting this application with the only attachments being 1) a site plan and 2) Mr. Linkletter's 2003 letter.

Mr. Linkletter's phone: 301-891-7612
My daytime phone: 301-622-0900 (Ask for Hally or x306)

Please let me know if this is not adequate. Thank you.



Hally Childs
7416 Carroll Ave.
Takoma Park MD 20912

7416 CARROLL AVE

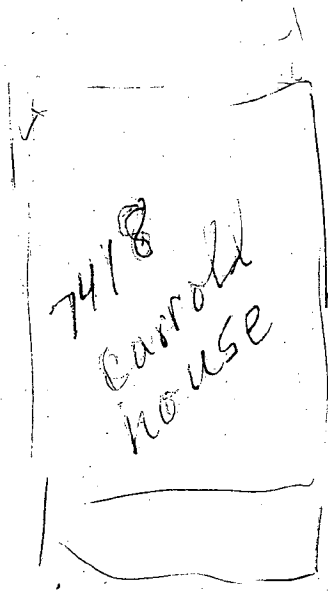
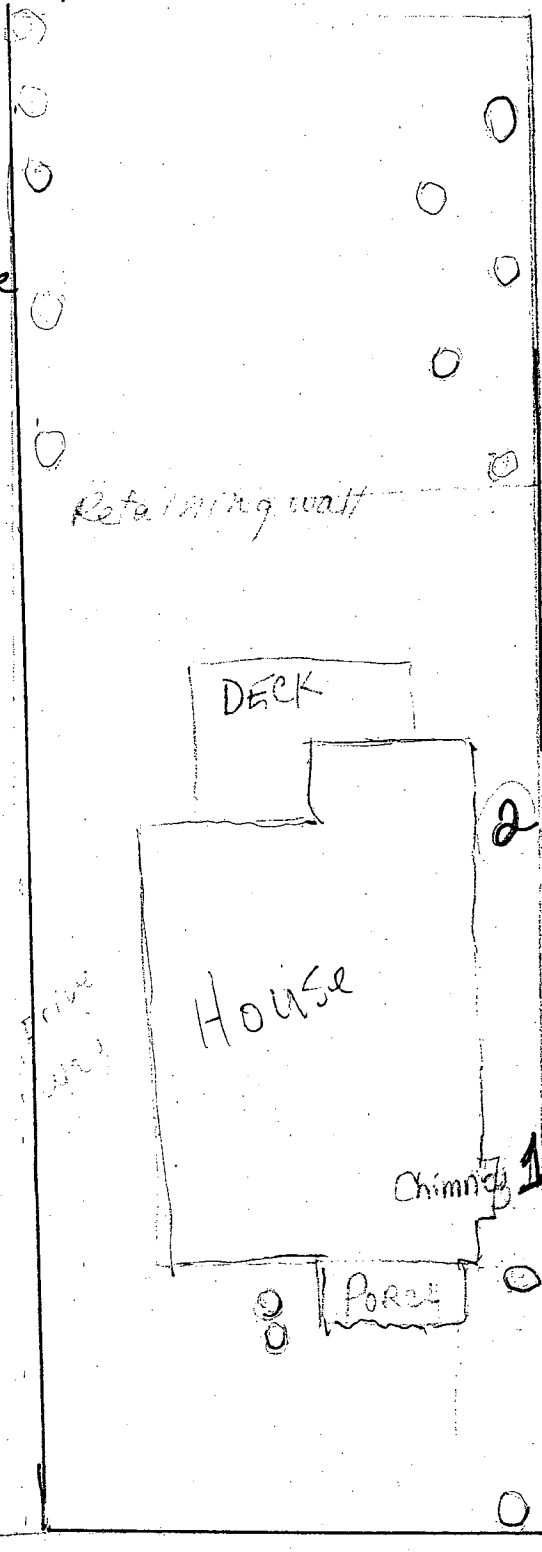
LOT SIZE APPROX 162' X 40'
HOUSE APPROX 40' X 28'

Tree 1

6" from chimney on
north east side of house
Tulip poplar 40' tall
Threatens chimney in
storms.

Tree 2

16" from house on
north east side
Walnut - 35 feet
Damaging roof,
window.



CARROLL AVE

City of Takoma Park, Maryland

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



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

September 24, 2003

Hally Childs
7416 Carroll Avenue
Takoma Park, Maryland 20912

Dear Ms. Childs:

The City of Takoma Park has granted preliminary permit approval for you to remove the 16 inch diameter at breast height (dbh) tulip poplar tree and the 10 inch dbh black walnut tree located at the right side of your property. Preliminary approval means that the City will post the property for a 15 day period beginning September 25, 2003 and ending October 10, 2003 for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/replacement agreement is enclosed, the terms of which require you to replant two 2 ½ inch caliper tree(s), or make a contribution of \$514.00 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
City Arborist
301-891-7612

Enclosure

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7416 Carroll Avenue, Takoma Park	Meeting Date:	09/28/05
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	09/21/05
Review:	HAWP	Public Notice:	09/14/05
Case Number:	37/03-05ZZ	Tax Credit:	None
Applicant:	Halley Childs	Staff:	Michele Oaks
Proposal:	Tree Removal		
Recommendation:	Approve with condition		

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the condition that:

- The applicant will comply with all the conditions set forth by the Takoma Park arborist concerning the removal of these trees.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1920s

PROPOSAL:

The applicant is proposing to remove two (2) trees, a 16" dbh tulip poplar and 10" dbh black walnut tree, located at the right side of the house on the subject property. The subject trees have been through the Takoma Park tree review process and have been granted preliminary approval by the arborist for removal with the conditions that the owner must sign an agreement and adhere to the City's replanting/replacement requirements. In this case the city will require that the owner replant two, 2-1/2 inch caliper tree(s) or submit a tree fund contribution of \$514.00.

STAFF RECOMMENDATION:

Approval
 Approval with the above stated condition

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.



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Lot: _____ Block: _____ Subdivision: 025 (DISTRICT 3)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

TREE REMOVAL

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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

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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.

Hally Childs
Signature of owner or authorized agent

8/16/5
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 396561 Date Filed: _____ 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:

- ① Remove tulip poplar. Approx 6" from house,
bangs chimney in hurricane
- ② Remove walnut tree, 16" from house, damaging
roof, window

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

Will protect house

2. SITE PLAN

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. 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.
- 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 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

- a. 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.
- 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 canopy 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).

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.

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AUG 18 2005

DIV. OF CASE WORK MGR

August 17, 2005

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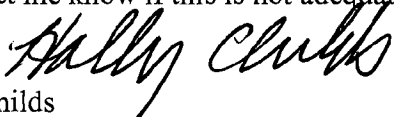
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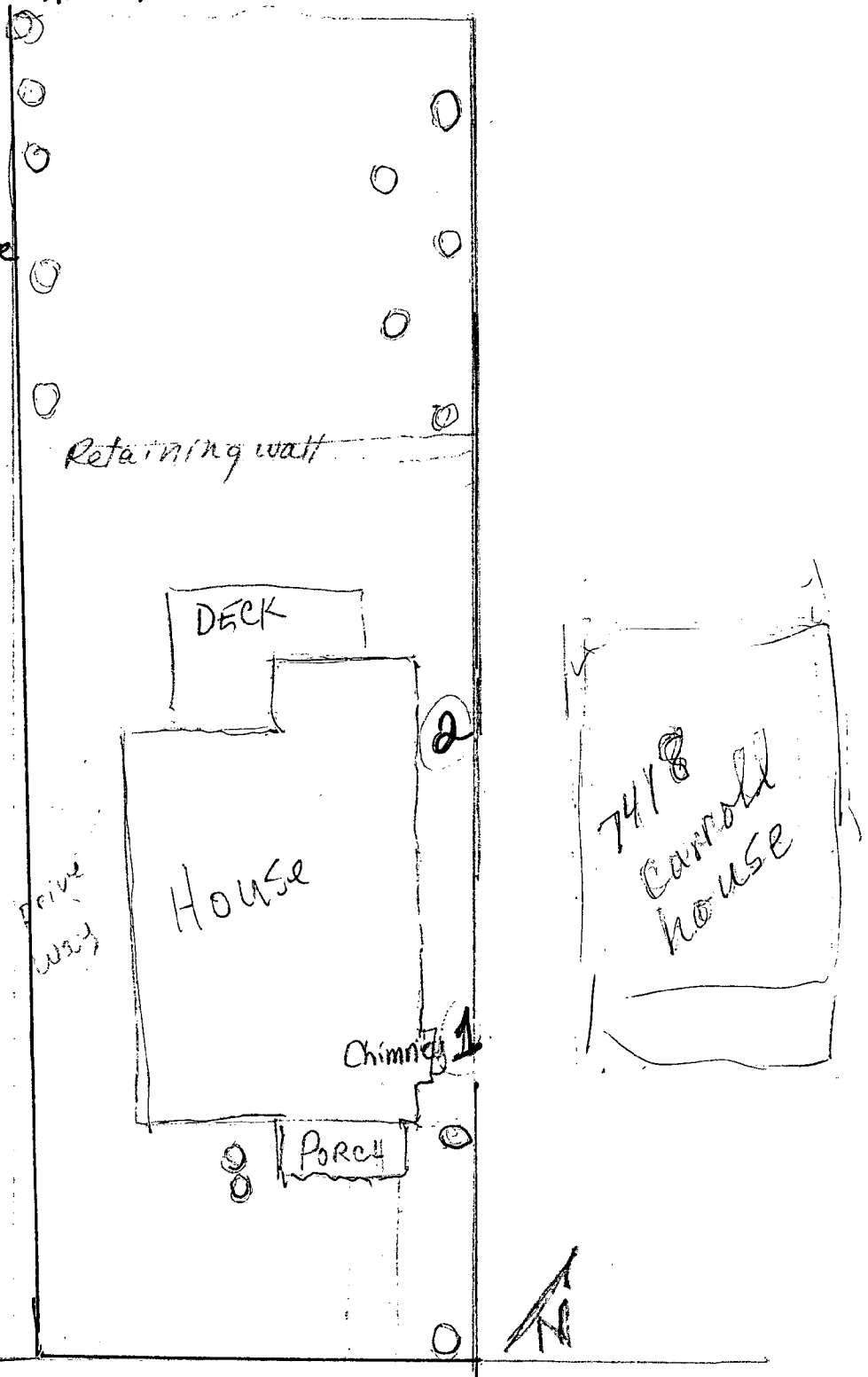
LOT SIZE APPROX 162' X 40'
HOUSE APPROX 40' X 28'

Tree 1

6" from chimney on
north east side of house
Tulip poplar 40' tall
Threatens chimney in
storms.

Tree 2

16" from house on
north east side
Walnut - 35 feet
Damaging roof,
window.



CARROLL AVE

City of Takoma Park, Maryland

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



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

September 24, 2003

Hally Childs
7416 Carroll Avenue
Takoma Park, Maryland 20912

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