

37/03-05FF 7300 Baltimore Ave  
Takoma Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 1, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 385689, for 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**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Ephraim King and Carol Lindeman

Address: 7300 Baltimore 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  
 240/777-6170

DPS - #8

M  
 385689

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Carol Lindeman  
 Daytime Phone No.: 301 589-8578

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Ephraim King + Carol Lindeman Phone No.: 301 589-8578  
 Address: 7300 Baltimore Ave Takoma Park MD 20912  
Street Number City State Zip Code

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

**LOCATION OF BUILDING/PREMISE**

House Number: 7300 Baltimore Ave Street: Baltimore Ave  
 Town/City: Takoma Park Nearest Cross Street: Takoma Ave  
 Lot: A+B Block: 76 Subdivision: \_\_\_\_\_  
 Liber: 1706 Folio: 72 Parcel: \_\_\_\_\_

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

- 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/Retire   | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace                             | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Reversible     | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Tree Removal</u> |  |   |                               |                               |

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.

Carol Lindeman  
Signature of owner or authorized agent

May 31, 2005  
Date

Approved: X For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: June 23, 2005  
 Application/Permit No.: 385689 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

We would like to remove a living black walnut tree. We find that the height of the tree causes the falling walnuts to be a hazard - especially to our cars.

Also the lower branches have been breaking off because they are loaded with nuts especially during summer storms.

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

We feel that by replacing this tree with a more preferable type of tree we will enhance our property.

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.
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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 outline 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).

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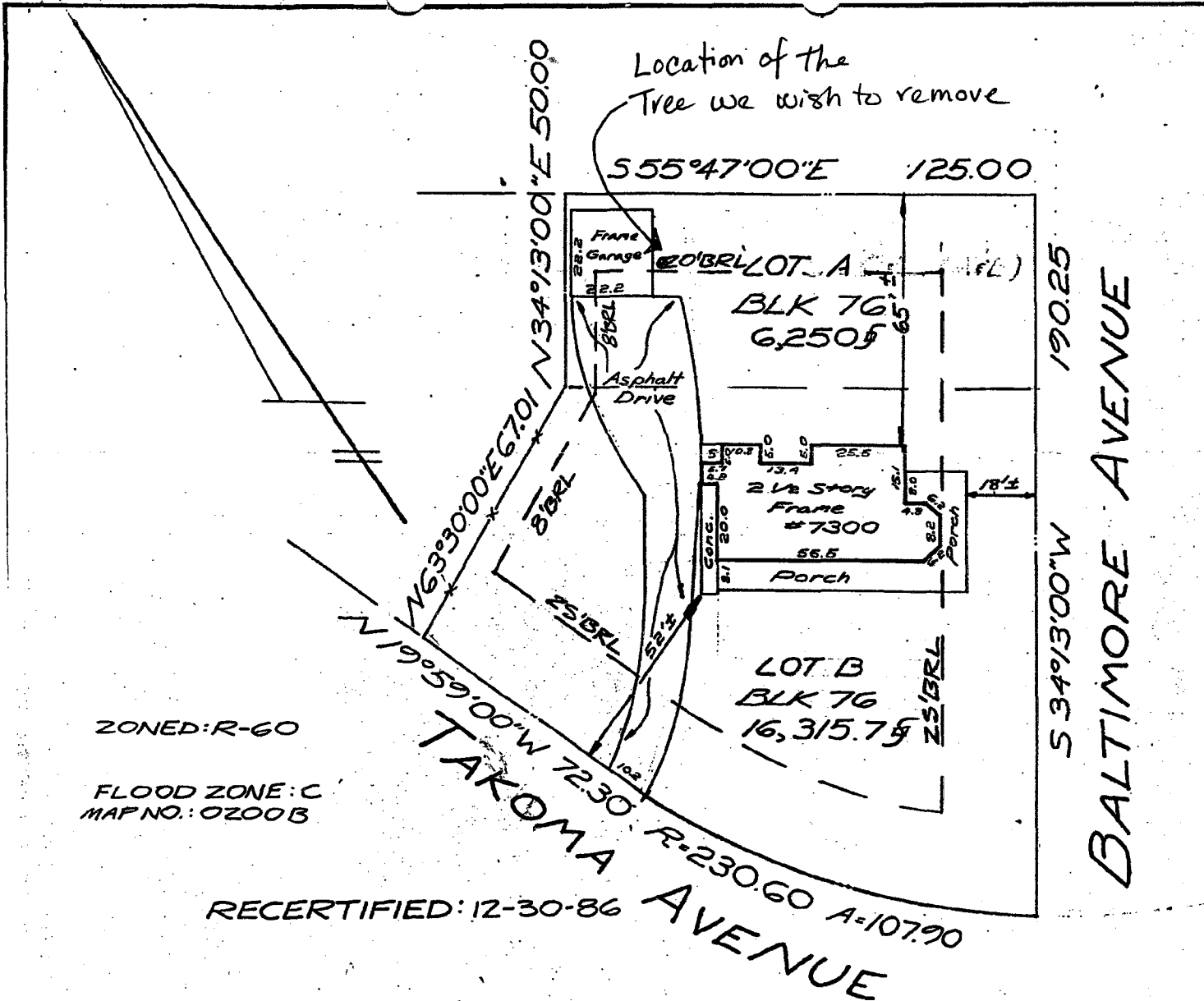
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NOTE: This location for title purposes only to be used for determining property lines. Property corner Markers Not guaranteed by this location.

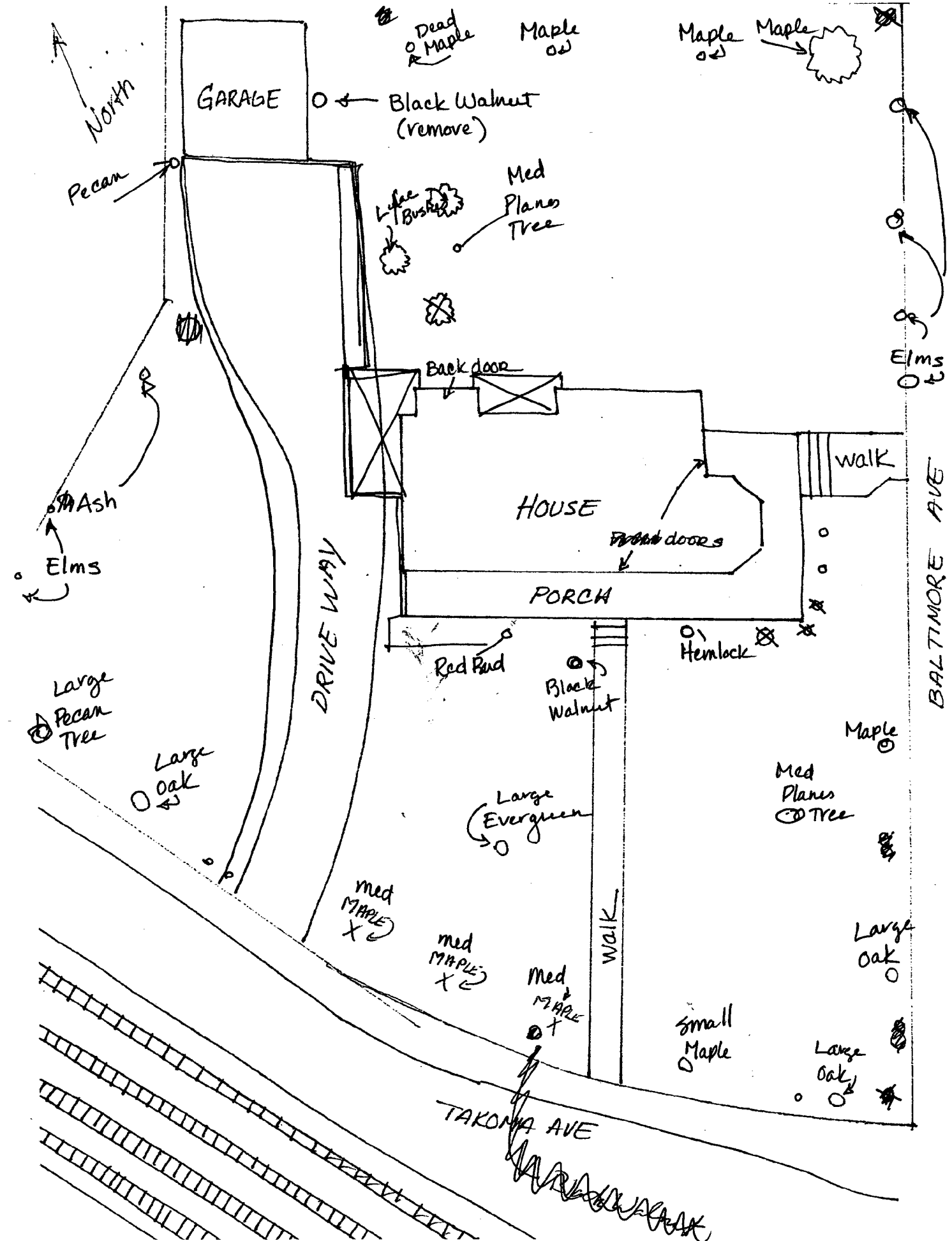


Location of House  
 LOTS A & B, BLOCK 76  
 TAKOMA PARK  
 Montgomery County, MD



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
 SOURCES AND METHODS OF OBTAINING INFORMATION ARE AVAILABLE  
 FOR INTERPRETATION OF CITIZENS...

<b>SURVEYOR'S CERTIFICATE</b>  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 IN PB 3 NQ214 L.1706 F.72 AS RECORDED AMONG THE LAND RECORDS OF Montgomery County, MD <i>Harry G. Blanchard</i> 7160	<b>REFERENCES</b> PLAT BK. 3 PLAT NO. 214	<b>SNIDER, BLANCHARD, LAUGHLAND &amp; TACIK, INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 WEST PATRICK STREET FREDERICK, MARYLAND 21701 (301) 694-2544 (301) 831-4410	
	LISER 1706 72	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: G-23-84	2 Professional Dr., Suite 216 Gaithersburg, MD 20879 948-5100 SCALE: 1"=40' DRAWN BY: J.S.



North

GARAGE

Dead Maple  
Maple  
Black Walnut (remove)

Maple  
Maple

Pecan

Life Tree Bushes

Med Planes Tree

Back door

HOUSE

Front doors

walk

PORCH

Elms

DRIVE WAY

Red Bud

Black Walnut

Hemlock

BALTIMORE AVE

Ash  
Elms

Large Pecan Tree  
Large Oak

Large Evergreen

med MAPLE

med MAPLE

med MAPLE

walk

Maple  
Med Planes Tree

Large Oak

Small Maple

Large Oak

TAKOMA 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

May 13, 2005

Carol Lindeman  
Ephraim King  
7300 Baltimore Avenue  
Takoma Park, Maryland 20912

Dear Ms. Lindeman and Mr. King:

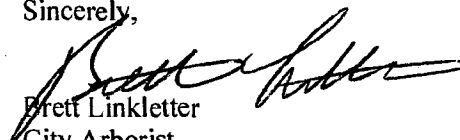
The City of Takoma Park has granted preliminary permit approval for you to remove the 20 inch dbh black walnut tree from the back right of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning May 13, 2005 and ending May 28, 2005 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 one 1 ½ inch caliper tree(s), or make a contribution of \$175.00 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



Pecan  
Tree  
Behind

Black  
Walnut  
Tree

London  
Planes  
Tree

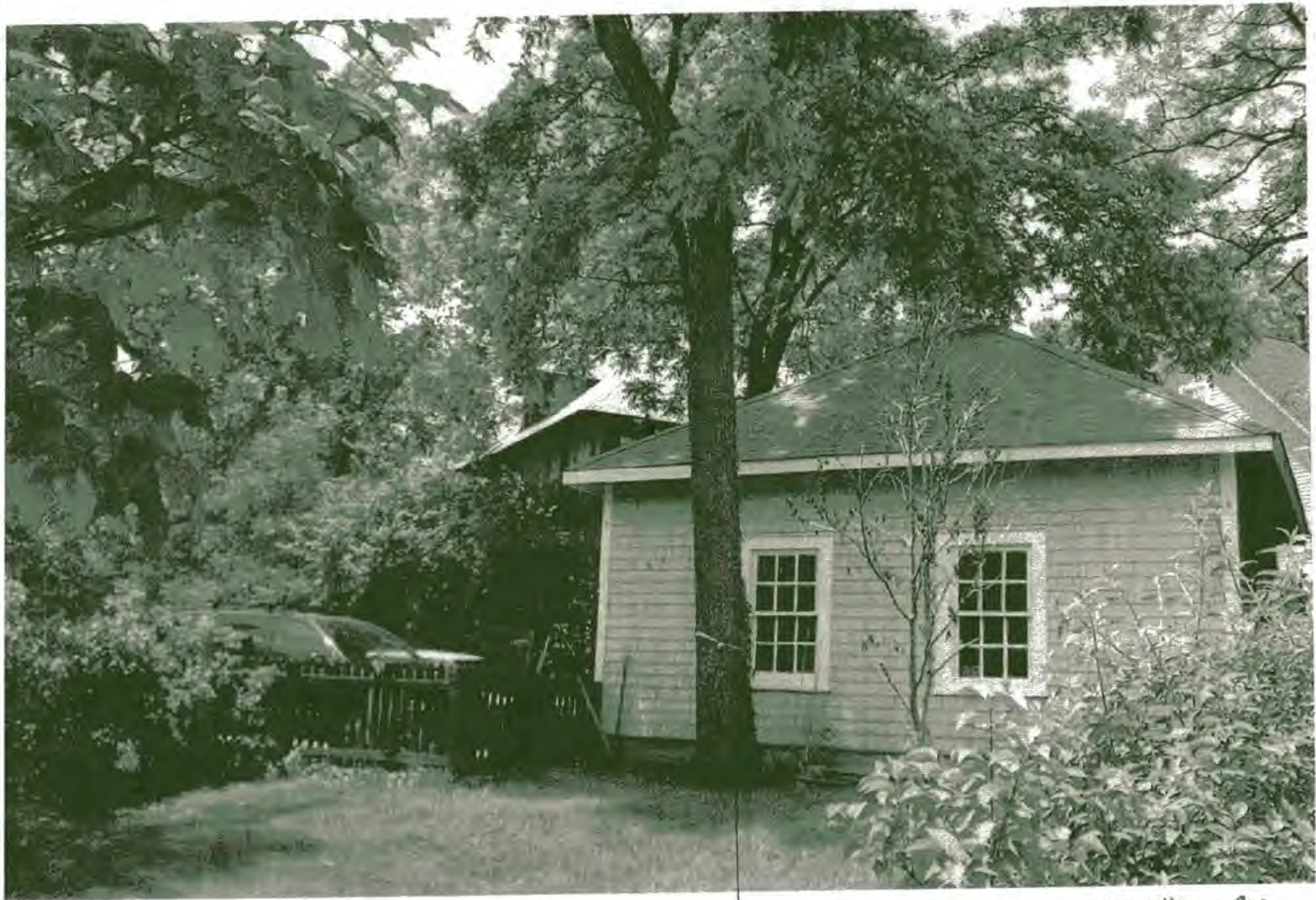


7300 Baltimore Ave



Black  
Walnut  
Tree

7300 Baltimore Ave



BLACK WALNUT

7300 Baltimore Ave  
Takoma Park MD

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

<b>Address:</b>	7300 Baltimore Avenue, Takoma Park	<b>Meeting Date:</b>	06/22/05
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	06/15/05
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/08/05
<b>Case Number:</b>	37/03-05FF	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Ephraim King and Carol Lindeman	<b>Staff:</b>	Michele Oaks
<b>Proposal:</b>	Tree Removal		
<b>Recommendation:</b>	Approve		

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c1890-1910

The existing property contains several mature trees.

**PROPOSAL:**

The applicant is proposing to remove a 20 inch dbh, black walnut tree from the rear of the property. The tree is adjacent to the existing garage on the property.

The City of Takoma Park has given provisional approval to remove the tree contingent on their receiving no objection or appeal by a citizen. The replacement agreement is the replanting of one 1-1/2 inch caliper tree or a \$175.00 contribution to Takoma Park's tree fund.

**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

x  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

  x  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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
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DPS - #8

385689

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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**LOCATION OF BUILDING/PREMISE**

House Number: 7300 Baltimore Ave Street: Baltimore Ave  
 Town/City: Takoma Park Nearest Cross Street: Takoma Ave  
 Lot: A & B Block: 76 Subdivision: \_\_\_\_\_  
 Liber: 1706 Folio: 72 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: 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 checked="" type="checkbox"/> Single Family		
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1B. Construction cost estimate: \$ \_\_\_\_\_  
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2A. Type of sewage disposal:  01 WSSC  02 Septic  03 Other: \_\_\_\_\_  
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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.

Carol Lindeman May 31, 2005  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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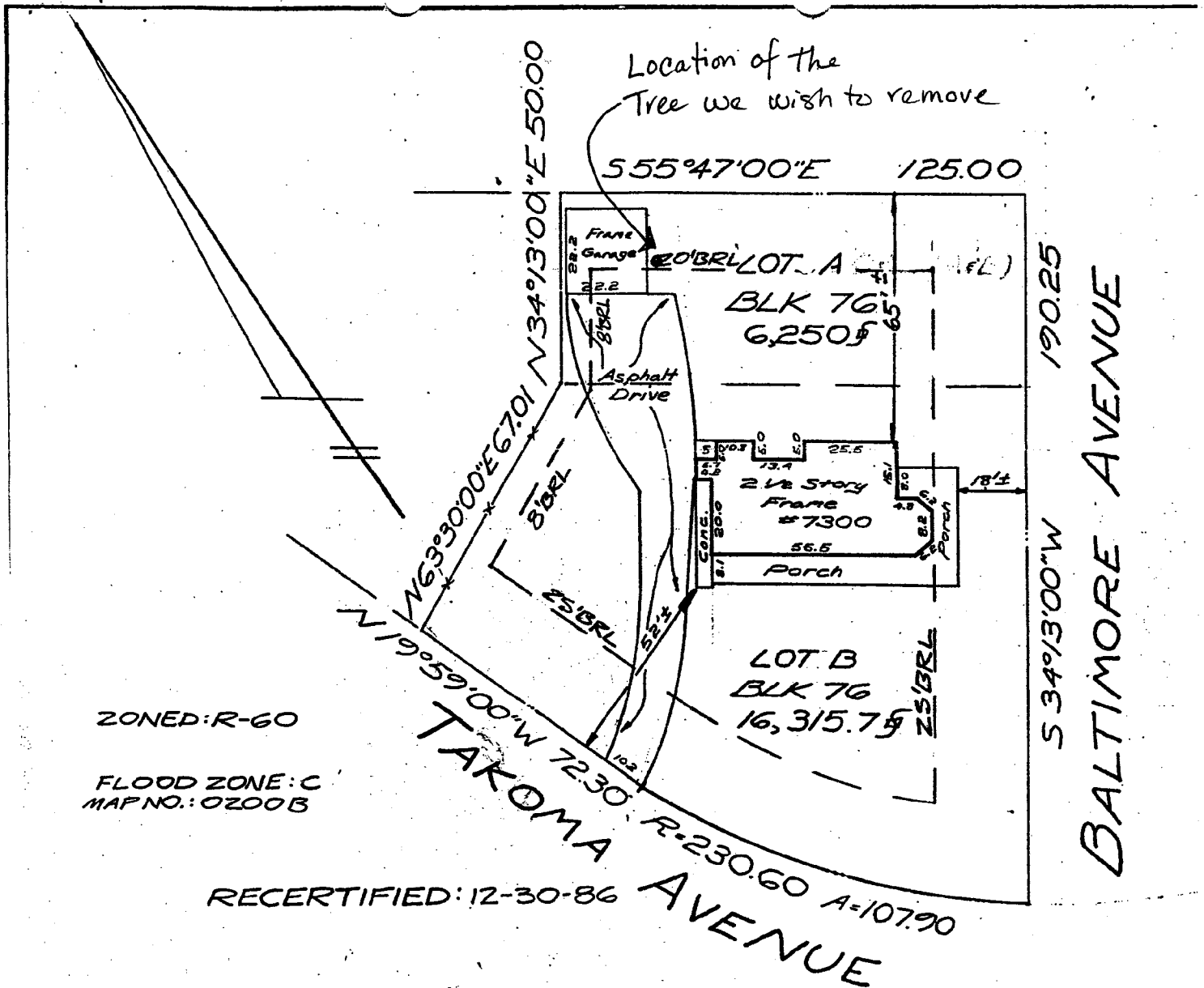
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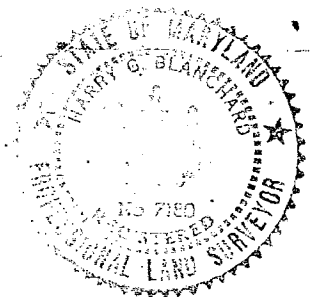


ZONED: R-60

FLOOD ZONE: C  
MAP NO.: 0200 B

RECERTIFIED: 12-30-86  
TAKOMA AVENUE R-230.60 A=107.90  
BALTIMORE AVENUE

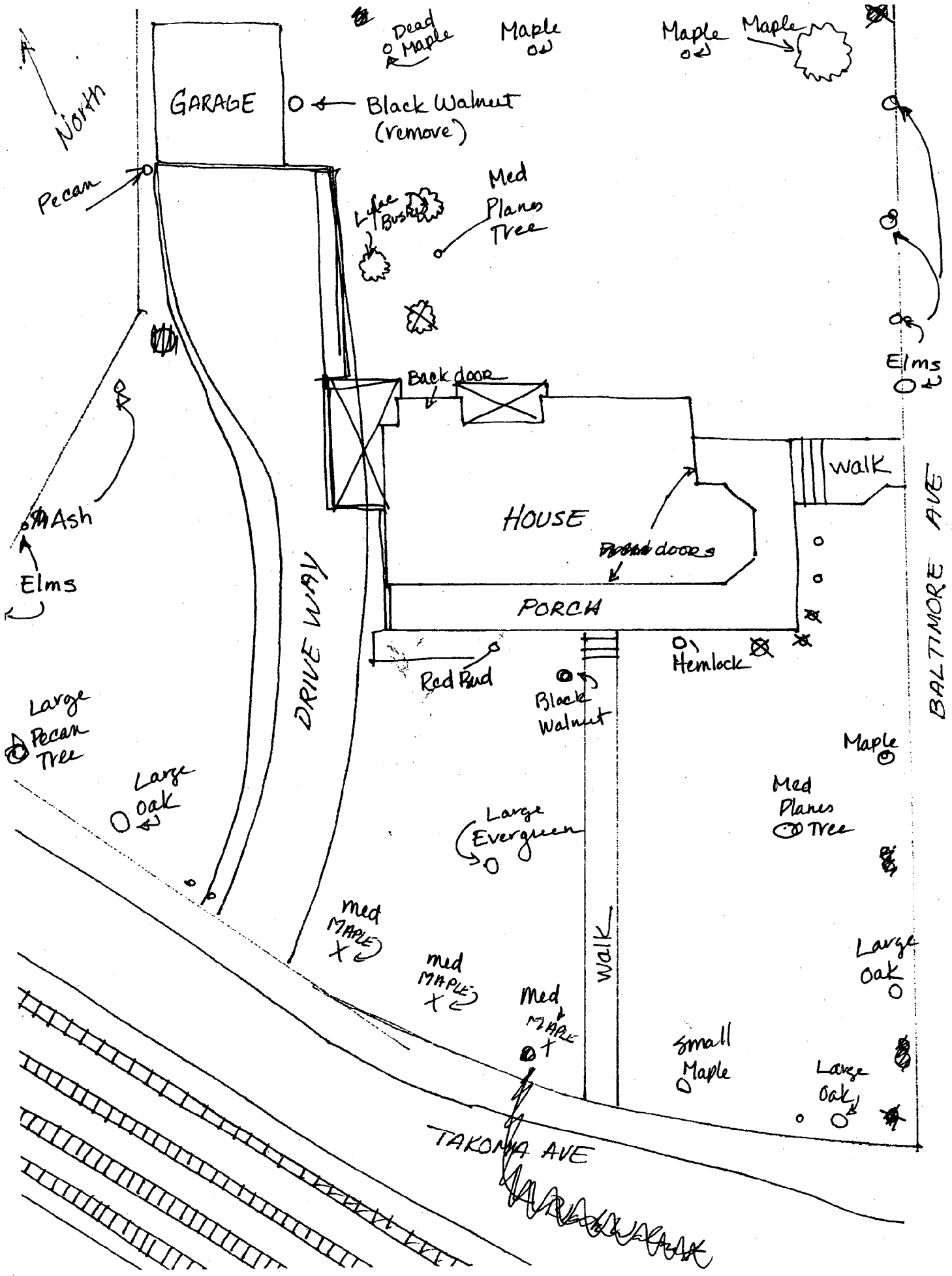
Location of House  
LOTS A & B, BLOCK 76  
TAKOMA PARK  
Montgomery County, MD



STATE OF MARYLAND  
HARRY G. BLANCHARD  
PROFESSIONAL LAND SURVEYOR  
NO. 7180  
REGISTERED  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC.		
	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 IN PB. 3 NO. 214 L. 1706 F. 72 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD Harry G. Blanchard 7180	PLAT BK. 3	SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 WEST PATRICK STREET FREDERICK, MARYLAND 21701 (301) 694-5544 (301) 831-4410	
PLAT NO. 214		2 Professional Dr., Suite 216 Gaithersburg, MD 20879 948-5100		
LIBER 1706		DATE OF LOCATIONS	SCALE: 1"=40'	
		WALL CHECK:	DRAWN BY: J.S.	
		HSE. LOC.: G-23-84		





North

GARAGE

Black Walnut  
(remove)

Pecan

Med  
Plane  
Tree

Like  
Bush

Back door

HOUSE

Front doors

walk

PORCH

BALTIMORE AVE

Ash  
Elms

Red Bud

Black  
Walnut

Hemlock

Maple

Large  
Pecan  
Tree

Large  
Oak

Large  
Evergreen

Med  
Plane  
Tree

med  
MAPLE

med  
MAPLE

Med  
MAPLE

walk

small  
Maple

Large  
Oak

Large  
Oak

TAKOMA AVE

# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-565-2405



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TAKOMA PARK, MD 20912

May 13, 2005

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Ephraim King  
7300 Baltimore Avenue  
Takoma Park, Maryland 20912

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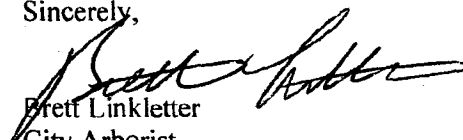
The City of Takoma Park has granted preliminary permit approval for you to remove the 20 inch dbh black walnut tree from the back right of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning May 13, 2005 and ending May 28, 2005 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 one 1 ½ inch caliper tree(s), or make a contribution of \$175.00 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

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

<p>Owner's mailing address Carol Lindeman Ephraim King 7300 Baltimore Ave Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address  X</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Lisa May Glenn Jackson 7308 Baltimore Ave Takoma Park MD 20912</p>	<p>Nancy Cohen 7305 Baltimore Ave Takoma Park MD 20912</p>
<p>Joe Romano 7317 Takoma Ave Takoma Park MD 20912</p>	<p>Bill Sandberg Cathrine Bernard 7307 Baltimore Ave Takoma Park MD 20912</p>

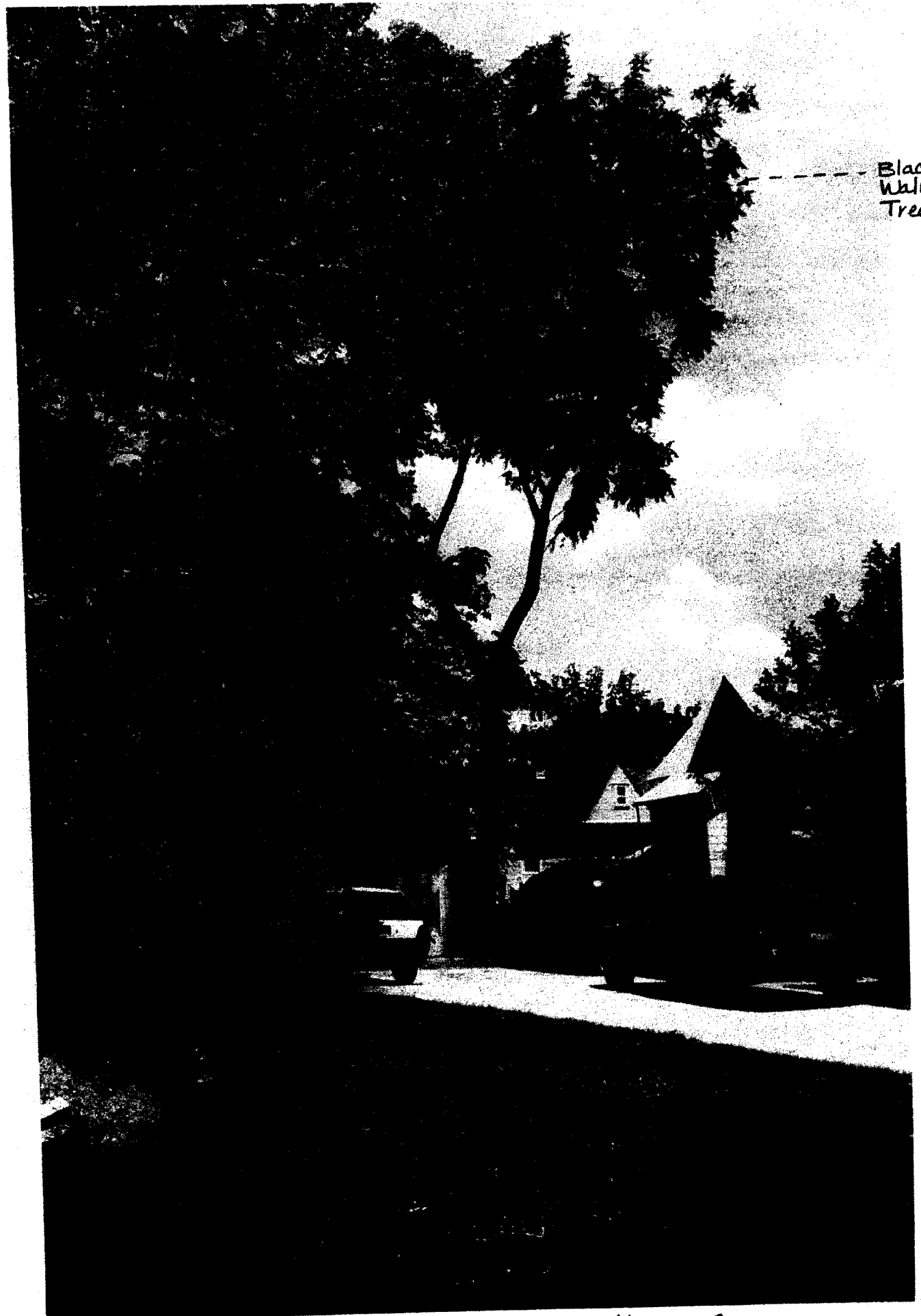
Pecan  
Tree  
Behind

Black  
Walnut  
Tree

London  
lanes  
Tree



7300 Baltimore Ave



Black  
Walnut  
Tree

7300 Baltimore Ave



BLACK WALNUT

7300 Baltimore Ave  
Takoma Park MD

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## THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

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To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

### ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

### THE TAX CREDIT IS ALLOWABLE FOR:

In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

### THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)



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