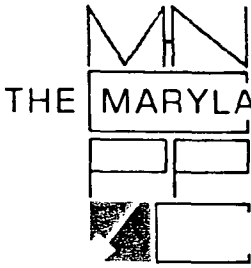


37/3-030 7300 Baltimore Avenue  
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: May 15, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *(Signature)*

*DPS #*

SUBJECT: Historic Area Work Permit

*HAWP # 37/03-030*

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Ephraim King + Carol Lindeman

Address: 7300 Baltimore Ave. Takoma Park

and 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 @ [permits.emontgomery.org](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  
240/777-8770

DPS - #8

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 Daytime Phone No.: 301 589 8578  
Address: 7300 Baltimore Ave Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: NA Phone No.: \_\_\_\_\_  
Contractor Registration No.: NA  
Agent for Owner: NA Daytime Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
House Number: 7300 Street: Baltimore Ave  
Town/City: Takoma Park Nearest Cross Street: Takoma Ave  
Lot: A & B Block: 76 Subdivision: \_\_\_\_\_  
Liber: 1704 Folio: 72 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: tree removal  
IB. Construction cost estimate: \$ NA  
IC. If this is a revision of a previously approved active permit, see Permit # no

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AUCTIONS

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 April 14, 2003  
Signature of owner or authorized agent Date

Approved:  [Signature] For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5-14-03  
Application/Permit No.: \_\_\_\_\_ 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:

*We would like to remove a tree that is  
located directly under a much larger oak tree and  
take Park requires that we replace the tree  
with a new 2.5" diameter tree. See attached letter  
from city arborist*

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

*We think that landscaping will benefit  
from removing this 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, (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.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7300 Baltimore Ave., Takoma Park	<b>Meeting Date:</b>	05/14/03
<b>Applicant:</b>	Ephraim King and Carol Lindeman	<b>Report Date:</b>	05/07/03
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	04/30/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-030	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Tree removal	<b>RECOMMEND:</b>	Approval

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource in the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1890-1910

This single family home was built around 1900 and is a three-story Queen Anne Victorian frame house located at the corner of Baltimore and Takoma Avenues in the Takoma Park Historic District.

**PROPOSAL**

The applicants propose to remove a small tree located on the side of their house that faces Takoma Avenue. This tree is a 10 inch diameter pin oak tree. It is located directly under a much larger oak tree. This side of the house is across Takoma Avenue from the train tracks and the site of the future bike trail. See Circles

The City of Takoma Park Arborist has granted approval of this tree removal, and the City requires that the applicants replant one 2 ½ inch caliper tree, which the applicants plan to do.

**STAFF DISCUSSION**

The HPC generally is reluctant to authorize tree removal, but this is a small tree and Staff feels its removal will not adversely affect the streetscape or the vegetation of this setting. There is a much larger tree located right next to the small tree and that tree will remain. In addition, the

applicants will plant a new 2½ inch caliper tree. Staff recommends approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as 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 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.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

# City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR  
PUBLIC WORKS DEPARTMENT  
TEL: (301) 891-7633



MUNICIPAL BUILDING  
7500 MAPLE AVENUE  
TAKOMA PARK, MD 20912

April 10, 2003

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

Dear Mr. King & Ms. Lindeman:

The City of Takoma Park has granted preliminary permit approval for you to remove the 10 inch diameter at breast height (dbh) pin oak tree located at the front left of your property. Preliminary approval means that the City will post the property for a 15 day period beginning April 9, 2003 and ending April 24, 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 one 2 ½ inch caliper tree, or make a contribution of \$257.00 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,

A handwritten signature in black ink, appearing to read 'Brett Linkletter', is written over a faint, illegible typed name.

Brett Linkletter  
City Arborist  
301-891-7612

Enclosure



*(Signature)*

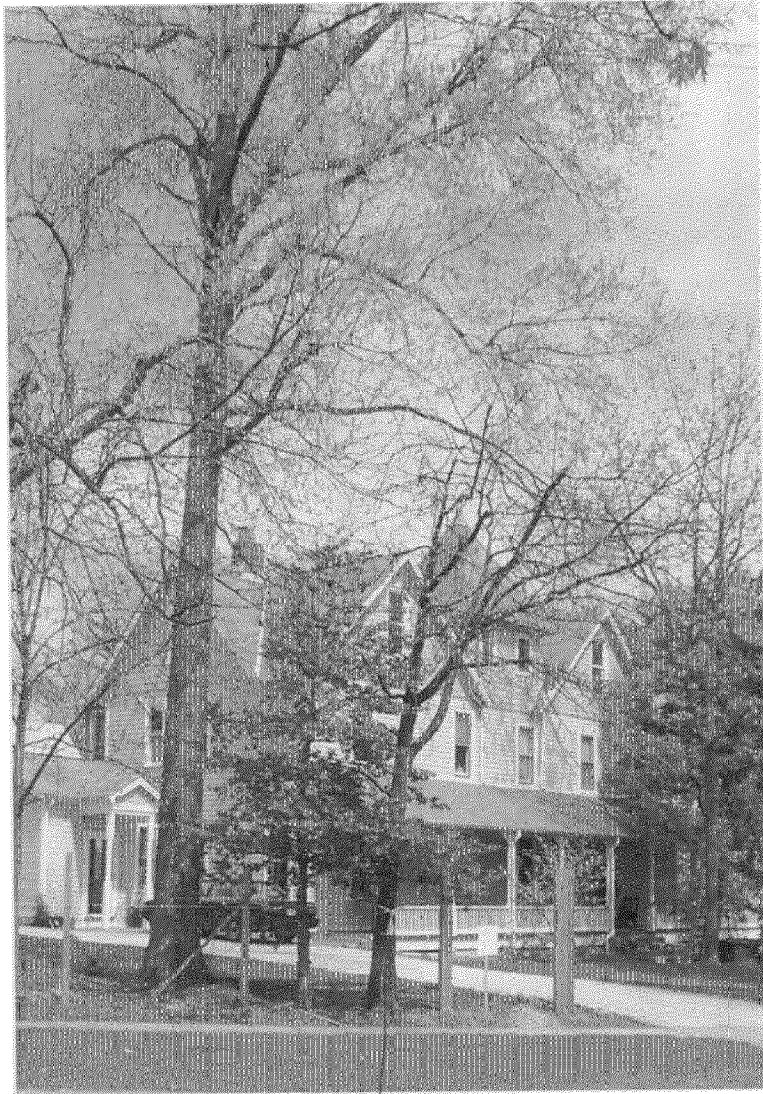
APPROVED  
Montgomery County  
Historic Preservation Commission

← CSX and Metro  
right of way  
← Takoma Ave  
} site of future bike  
trail

Tree that we would like to  
replace.

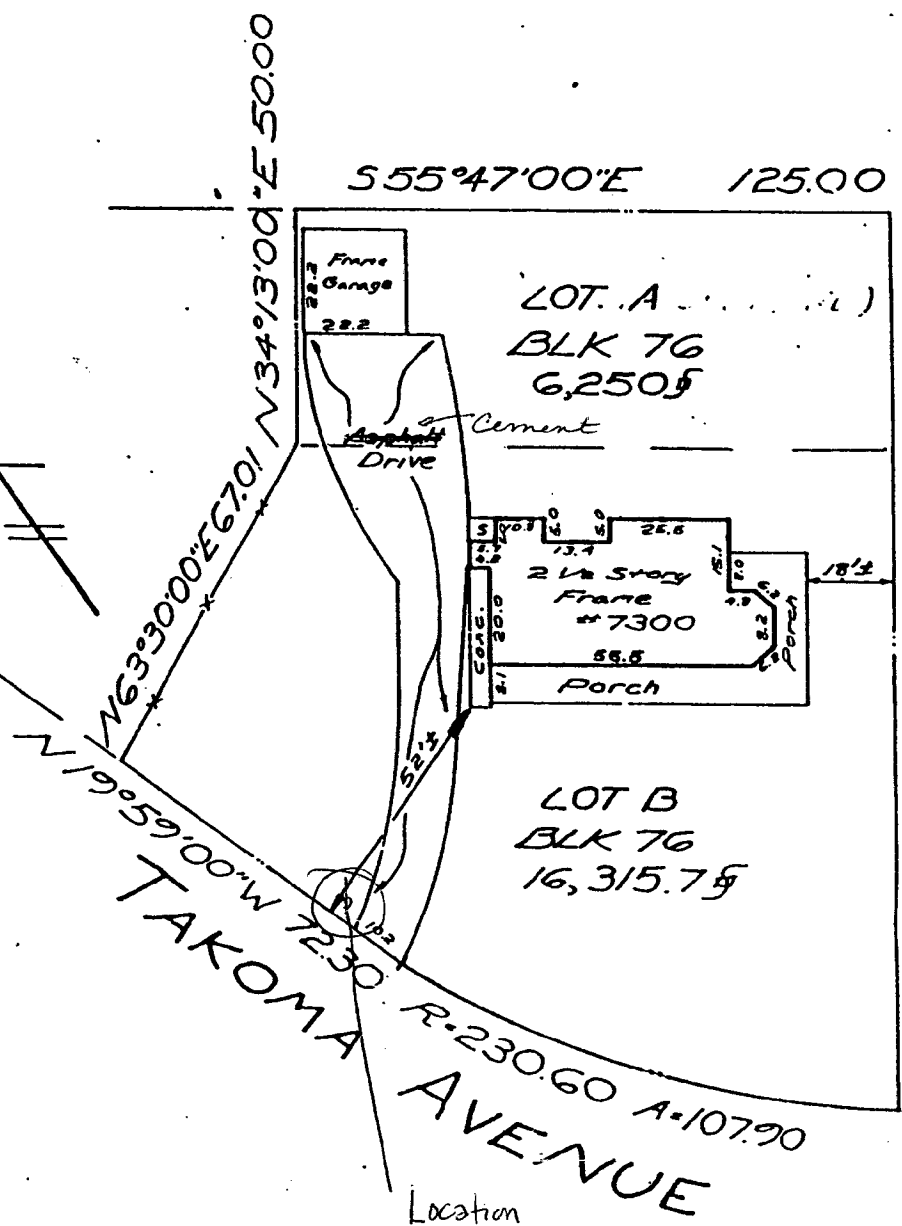
7300 Baltimore Ave Takoma Park





Tree that we would like to replace.

7300 Baltimore Ave, Takoma Park  
(Takoma Ave side)



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

7300 Baltimore Ave  
 Takoma Park MD 20912

<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, IN MY BELIEF, AS SHOWN OR DESCRIBED IN P.B. 3 NO. 214 1706 F. 72 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD <i>Harry A. Blanchard</i> REGISTERED LAND SURVEYOR M.D. 7180	<b>REFERENCES</b>  PLAT BK. 3  PLAT NO. 214	<b>SNIDER, BLANCHARD, LAUGHLAND &amp; TACIK, INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS  10 East Church Street Frederick, MD 21701 (301) 662-4500	
	LIBER 1706  POLIO 72	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: G-23-84 BOUNDARY:	SCALE: 1"=40' DRAWN BY: J.S. JOB NO.: 84-9737

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Carol Lindeman & Ephraim King  
7300 Baltimore Ave  
Takoma Park MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

~~John & Birgit Hoppenjans~~

John & Birgit Hoppenjans  
7317 Takoma Ave  
Takoma Park MD 20912

✓ Lisa May & Glenn Jackson  
7308 Baltimore Ave  
Takoma Park MD 20912

Vickie & Charles Feinstein

7309 Takoma Ave  
Takoma Park MD 20912