

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7120 Willow Ave., Takoma Park	Meeting Date:	10/24/2018
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/17/2018
Applicant:	David and Lisa Miller	Public Notice:	10/10/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18000	Staff:	Dan Bruechert
PROPOSAL:	Hardscape Alterations		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1924-49

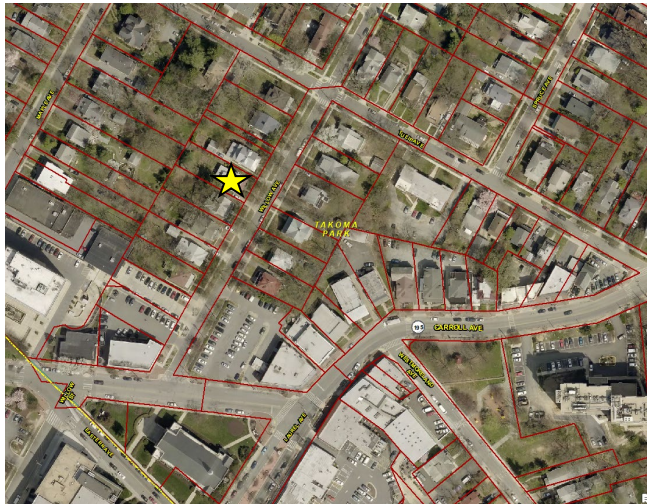


Figure 1: 7120 Willow Ave. is located near the Old Town section of Takoma Park

PROPOSAL:

The applicant proposes to remove the existing driveway and front walk and replace them with EP Henry Chiseled stone pavers in Pewter Blend color. The applicant also proposes to construct a flagstone patio at the rear of the house, set in a random pattern.



Figure 2: *Proposed stone pavers for driveway and front walk.*

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-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

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for

Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

853162

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JESSEK@Tillermangardens.com Contact Person: JESSE KARPAS
Daytime Phone No.: 301-213-6693

Tax Account No.: _____
Name of Property Owner: David, Lisa Miller Daytime Phone No.: 202-262-0173
Address: 7120 Willow ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Tillerman Gardens, LLC Phone No.: 301-270-6860
Contractor Registration No.: MHC# 132027
Agent for Owner: Jesse Karpas Daytime Phone No.: 301-213-6693

SEP 28 2018

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Willow ave
Town/City: Takoma Park Nearest Cross Street: Valley view
Lot: 9 Block: 5 Subdivision: 0025
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/Rem Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Driveway
1B. Construction cost estimate: \$ 18,000.00
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.

Jesse Karpas Signature of owner or authorized agent 9/17/18 Date

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

Edt 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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**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:

Drive way is deteriorating concrete - 40' x 9'
Front walkway from city property to
the front porch is deteriorating concrete
23' x 4'
Site of proposed backyard flagstone patio is
lawn and screened porch.

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

Replace drive way and walkway with pavers.
Install flagstone patio in backyard - 22' x 14'
SEE ATTACHED for written descriptions of work
supporting documents.

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.

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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Miller Residence
7120 Willowave
Takoma Park

HAWP APPLICATION - 7120 Willow ave Takoma Park MD 20912 Miller Residence

This Project has been approved by the City Arborist of Takoma Park

WRITTEN DESCRIPTION OF PROJECT:

Remove existing 9' x 40' concrete driveway and replace with concrete pavers.

Remove existing 4' x 23' concrete front walkway and replace with concrete pavers.

Install new 14' x 21' flagstone patio in the back yard

MATERIALS SPECIFICATIONS:

Driveway and walkway Materials

EP Henry - Chiseled stone pavers (Pewter blend color)

6 x 9 pavers (6 1/4" x 9 7/16" x 2 3/8" thick)

Running bond pattern

Set on CR6 compacted aggregate base and bedding sand.

Patio Materials

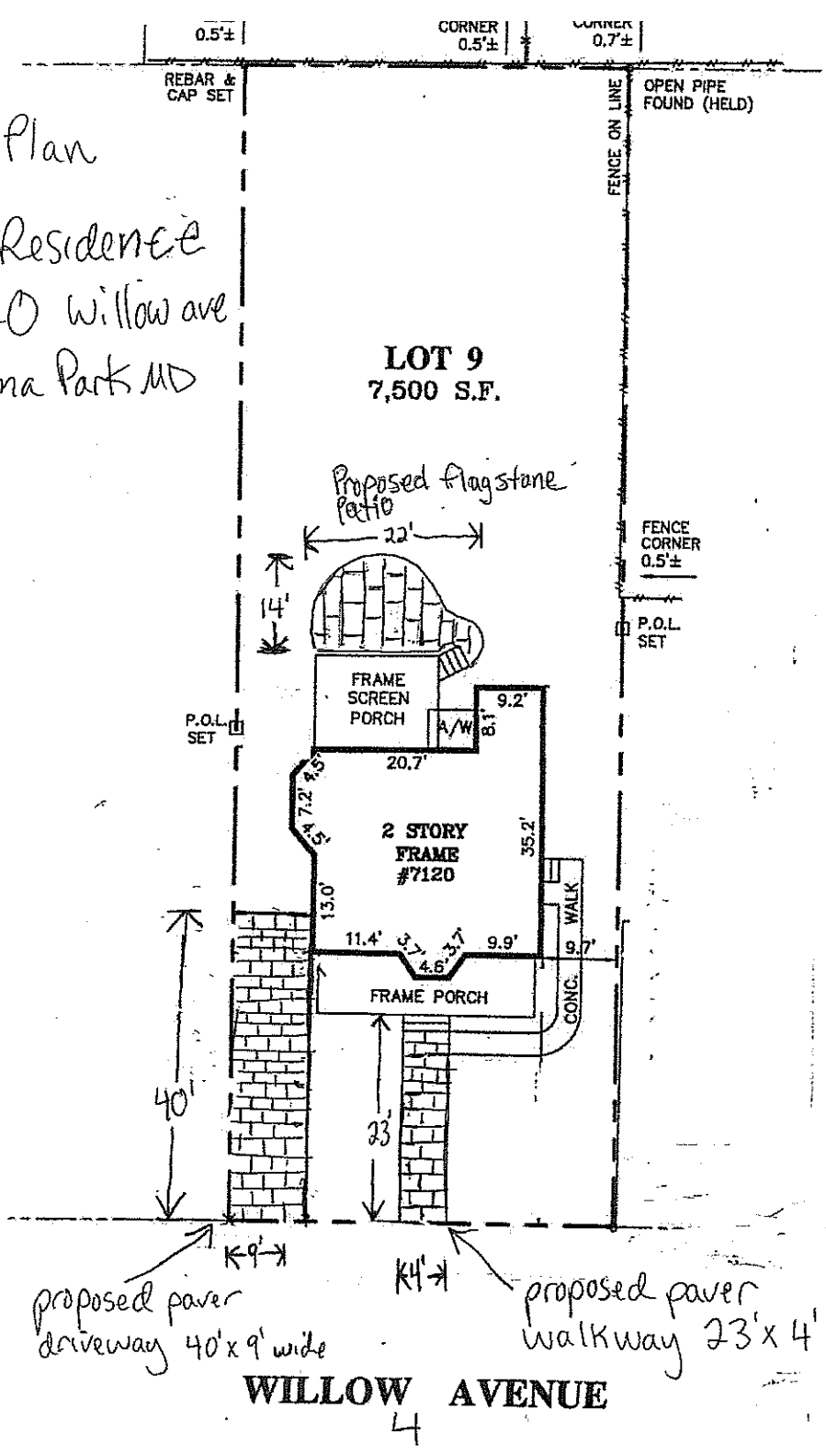
Pa flagstone 1.5" thick - straight cut, laid in a random pattern

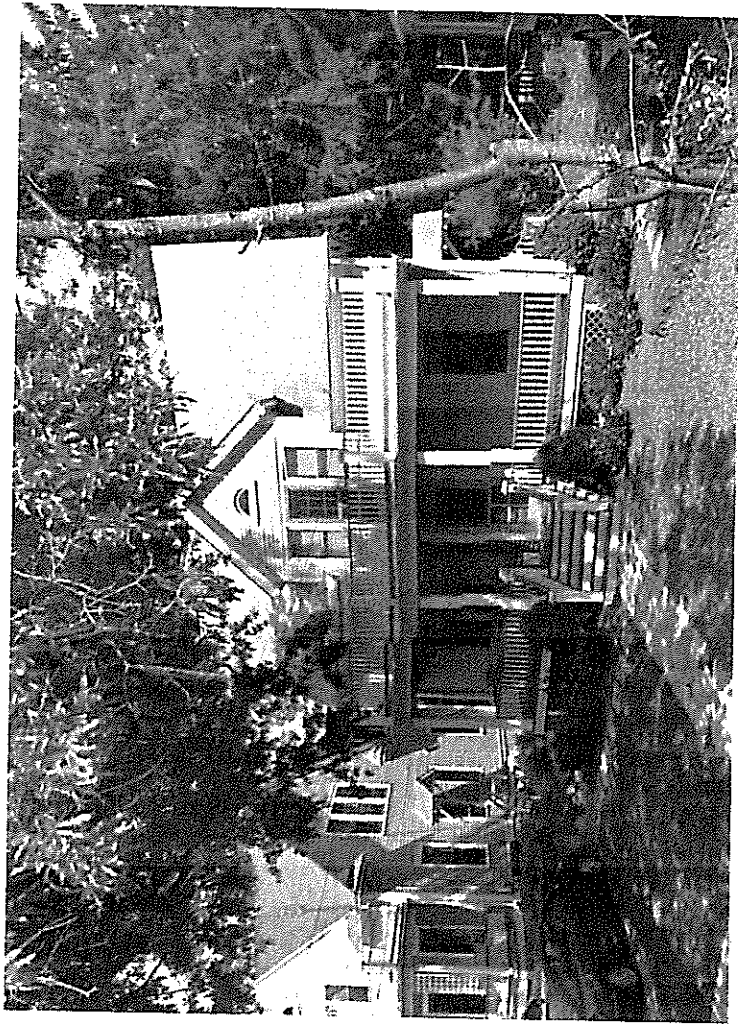
Set on a stone dust base.

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Site Plan

Miller Residence
7120 Willow ave
Takoma Park MD

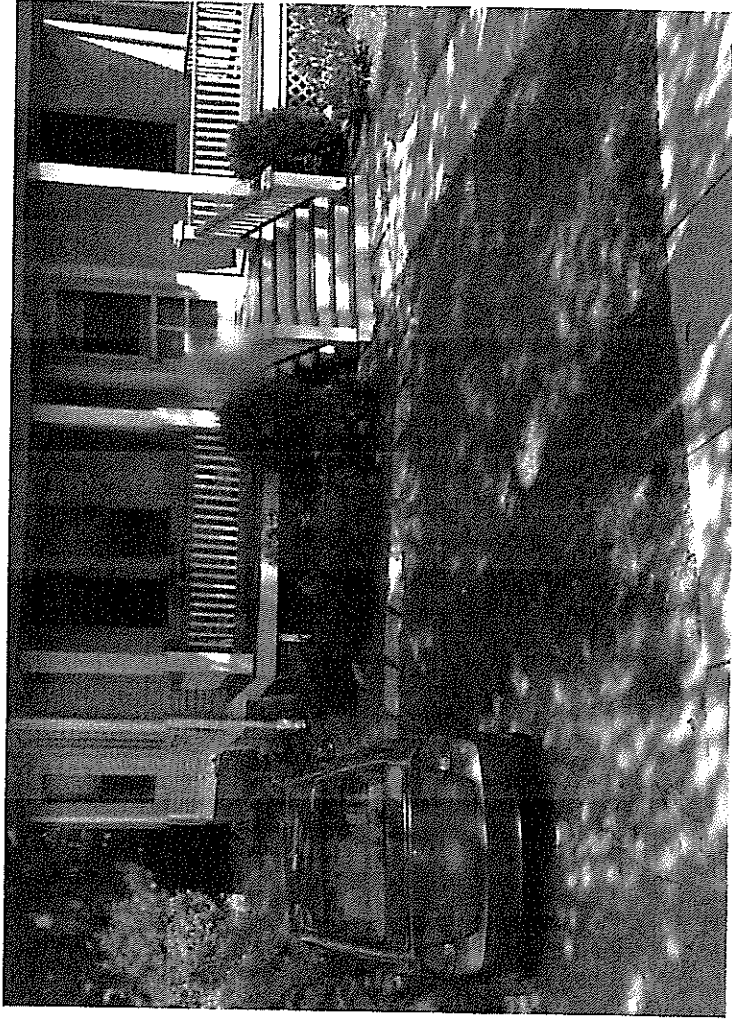




7120 Willow ave . viewed from the right side
Side walk and Driveway

Lisa + David Miller
7120 Willow ave
Takoma Park MD 20912

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7120 Willow ave.
Driveway and walkway viewed from the left side.

Lisa + David Miller
7120 Willow ave
Takoma Park MD 20912

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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
David + Lisa Miller 7120 Willow ave Takoma Park MD 20912	JESSE KARPAS Tillerman Gardens, LLC 10205 Riggs Road Adelphi MS 20783
Adjacent and confronting Property Owners mailing addresses	
Michael Gordy 7118 Willow ave Takoma Park MD 20912	Laird Hart 7122 Willow ave Takoma Park MD 20912
Pierre Perrolle 7121 Willow ave Takoma Park MD 20912	

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City Of Takoma Park
Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.cityoftakomapark.org

September 17, 2018

Lisa and David Miller
7120 ~~Maple~~ Willow Avenue
Takoma Park, Maryland 20912

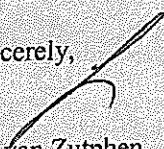
Dear Lisa and David Miller:

Your Tree Protection Plan at 7120 Willow Avenue has received preliminary approval with the City of Takoma Park. Per Chapter 12, Section 307(b)(2) of the City Code, all properties that share a common property line with the above property must be informed of the preliminary approval and have the right to review or contest the Tree Protection Plan have been notified. The comments period runs from 9/17/18 through 10/02/18.

The Tree Protection Plan documents relating to this project can be viewed at the Public Works office.

If you wish to review or contest the Tree Protection Plan, contact the Urban Forest Manager 301-891-7612 or JanvZ@Takomaparkmd.gov for more information.

Sincerely,


Jan van Zutphen
Urban Forest Manager,
The City of Takoma Park MD

cc: file