

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

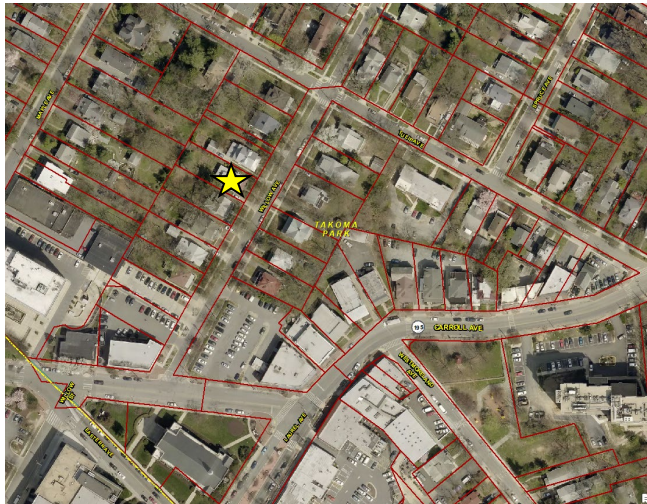


Figure 1: 7120 Willow Ave. is located near the Old Town section of Takoma Park

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.