EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7120 Willow Ave., Takoma Park
Resource: Non-Contributing Resource
Takoma Park Historic District
Applicant: David and Lisa Miller
Review: HAWP
Case Number: 37/03-18000

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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: КAPPARSKAPESKA Email: JRSEKKeIIерmangardens.com
Contact Name: JESSE KAPPAS
Contact Phone: 301-213-6693

Tax Account No:
Name of Property Owner: David Lisa Miller
Daytime Phone No: 302-262-0173
Address: 7120 Willow Ave, Takoma Park, MD 20912
Contractor: Millerman Gardens, LLC
Contractor Registration No: ALIC # 152027
Agent for Owner: JESSE KAPPAS
Daytime Phone No: 301-213-6693

LOCATION OF HISTORIC ZONE:
House Number: 7120
Street: Willow Ave
Nearest Cross Street: Valley View
Lot: 9
Block: 5
Subdivision: 0025

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. Checklist Applicable:
☐ Construct ☐ Extend ☐ Alter/Remake
☐ Move ☐ Install ☐ Work/Labor
☐ Revise ☐ Repair ☐ Retemporary
☐ Constr ct Cost estimate: $18,000.00

1B. If this is a revision of a previously approved permit, use Permit #:

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewer disposal: ☐ 01 ☐ WSSC ☐ 03 ☐ Septic ☐ Other:
2B. Type of water supply: ☐ 01 ☐ WSSC ☐ 03 ☐ Well ☐ Other:

PART THREE: COMPLETE ONLY FOR EXTENSIONS/ADDITIONS

3A. Height: 20 feet
3B. Indicate if property line is to be constructed within the following:
☐ On property line/property less ☐ Entirely on land of owner ☐ On public right of way/landscape

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 licensed and I hereby acknowledge and except this to be a condition for the issuance of this permit.

[Signature] 9/17/18

Approved: [Signature] Date:
Disapproved: [Signature] Date:

Application/Permit No: Data Filed:
Data 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 structures and environmental setting, including their historical features and significance:
      DRIVEWAY IS DETERIORATING CONCRETE - 40' X 9'
      FRONT WALKWAY FROM CITY PROPERTY TO THE FRONT PORCH IS DETERIORATING CONCRETE
      SITE OF PROPOSED BACKYARD FLAGSTONE PATIO IS LAWN AND SCREENED PATIO.
   b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:
      REPLACE DRIVEWAY AND WALKWAY WITH PAVERS.
      INSTALL FLAGSTONE PATIO IN BACKYARD - 22' X 14'.
      SEE ATTACHED FOR WRITTEN DESCRIPTION OF WORK SUPPORTING DOCUMENTS.

2. SITE PLAN
   Site and environmental setting drawn to scale. You may use your plot. Your site plan must include:
   a. The scale, north arrow, and date;
   b. Dimensions of all existing and proposed structures;
   c. Site features such as walkways, driveways, fences, ponds, streams, trash containers, 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. Submit one architectural plan, with noted dimensions, including location, size and general type of window, window and door openings, and other fixed features of both the existing structure and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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. PHOTOGRAFIQUE
   a. Clearly label photographic prints of each facade or existing resources, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource or viewed from the public right-of-way and at 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 (approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree at least that diameter.

2. ADDRESSES OF ADJACENT AND CONFOCUTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and confounding property owners (not tenants), including names, addresses, and zip codes. This list should include the owner(s) of all lots or portions which adjoin the parcel in question, as well as the owner(s) of lots(s) or parcel(s) which lie directly across the street/roads from the parcel in question.

PLEASE PRINT OR BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STICK WITHIN THE GUIDES OF THE TEMPLATE. THIS WILL BE PHOTOCOPED DIRECTLY INTO MAILING LABELS.
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.
Site Plan
Miller Residence
7120 Willow Ave
Takoma Park, MD

LOT 9
7,500 S.F.

Proposed flagstone patio
22'

FENCE
CORNER 0.5'

FRAME SCREEN PORCH
20.7'

2 STORY FRAME
#7120

FRAME PORCH

Proposed paver driveway 40' x 9' wide
K9' x K4'

Proposed paver walkway 23' x 4' wide
WILLow AVENUE

Lise + David Miller
7120 Willow Ave
Takoma Park MD 20012

7120 Willow Ave. viewed from the right side
Sidewalk and Driveway
7120 Willow ave.
Driveway and walkway viewed from the left side.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>David &amp; Lisa Miller</td>
<td>JESSE KARPAS</td>
</tr>
<tr>
<td>7120 Willow Ave</td>
<td>Tillerman Gardens, LLC</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
<td>10208 Riggs Road</td>
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<td></td>
<td>Adelphi MD 20783</td>
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<thead>
<tr>
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<tr>
<td>Michael Gordy</td>
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<tr>
<td>7118 Willow ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td>Laird Hart</td>
</tr>
<tr>
<td>7122 Willow ave</td>
</tr>
<tr>
<td>Takoma Park MD 20912</td>
</tr>
<tr>
<td>Pierre Perrolle</td>
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<tr>
<td>7121 Willow ave</td>
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<td>Takoma Park MD 20912</td>
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September 17, 2018

Lisa and David Miller
7120 Maple Avenue Willow
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