

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7127 Willow Ave., Takoma Park	Meeting Date:	11/13/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/6/2019
Applicant:	Jim Witkin	Public Notice:	10/30/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19AAA	Staff:	Dan Bruechert
Proposal:	Driveway Replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Brookeville Historic District
STYLE: Craftsman
DATE: 1908



Figure 1: 7127 Willow Ave.

PROPOSAL

The applicant proposes to remove the existing degraded, cracked, and broken concrete driveway and replace it with gray block pavers set in a herringbone pattern. The dimensions of the driveway will not change. Staff finds that this is a minimal change to the setting of the house and will not substantially alter the historic character of the house and the district. Additionally, the color and texture are compatible with the desired appearance for new and replacement driveways in the Takoma Park Historic district and

avoids the installation of bright, white contemporary concrete. Staff recommends approval.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by one category of work on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

2. Modifications to a property, which do not significantly alter its visual character; and
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;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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), (2), and (d)* having found that the proposal 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 *Secretary of the Interior's Standards for Rehabilitation #2*,

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

JesseK@tillermangardens.com

Contact Email:

Contact Person:

Jesse Karpas

Daytime Phone No.:

301-213-6693

Tax Account No.:

01058107

Name of Property Owner:

Tim Witkin

Daytime Phone No.:

301-270-9184

Address:

7127 Willow ave

Takoma Park

MD

20912

Contractor:

Jesse Karpas / Tillerman Gardens LLC

Phone No.:

301-213-6693

Contractor Registration No.:

132027

Agent for Owner:

Daytime Phone No.:

LOCATION OF BUILDING/REVISION

House Number:

7127

Street:

Willow ave

Town/City:

Takoma Park

Nearest Cross Street:

Tulip

Lot:

P12

Block:

8

Subdivision:

025

Liber:

Folio:

Parcel:

PART TWO: COMPLETED OR IN-PROGRESS WORK

1A. CHECK ALL APPLICABLE

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE

- ☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: Driveway

1B. Construction cost estimator: \$

9,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART THREE: COMPLETED OR IN-PROGRESS WORK

2A. Type of sewage disposal:

01 ☐ WSSC

02 ☐ Septic

03 ☐ Other:

2B. Type of water supply:

01 ☐ WSSC

02 ☐ Well

03 ☐ Other:

PART THREE: COMPLETED OR IN-PROGRESS WORK

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/roadway

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.

Signature of owner or authorized agent

10/7/19

Date

Approved:

For Chairperson, Historic Preservation Commission

Disapproved:

Signature:

Date:

Application/Permit No.:

Date Filed:

Date Issued:

Edt 6/21/99

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:

Replacing concrete driveway with
new paver driveway.
Same dimensions.

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

Replace broken concrete driveway with
interlocking concrete pavers.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

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
James Witkin, Nancy Flickinger 7127 Willow Ave Takoma Park MD 20912	Jesse Karpas 10205 Riggs Road Adelphi MD 20783
Adjacent and confronting Property Owners mailing addresses	
Michael, Elizabeth Tidwell 7125 Willow ave Takoma Park MD 20912	Lin, LJ Moyer 7129 Willow ave Takoma Park MD 20912
Scott Greenberger, Michele Kurtz 7128 Willow ave Takoma Park MD 20912	

HAWP APPLICATION - 7127 Willow ave Takoma Park MD 20912 Witkin / Flickinger Residence

***** The tree impact assessment has been filed with Takoma Park and has been approved by the City Arborist of Takoma Park. *****

No tree permit needed for this project, as per City Arborist, Jan Van Zutphen # 301-891-7612

WRITTEN DESCRIPTION OF PROJECT:

We will use a track loader to break and remove the existing concrete driveway.

The new driveway will be interlocking concrete pavers.

The new driveway will be the same dimensions.

MATERIALS SPECIFICATIONS:

Driveway Materials

Techo bloc - Parisien pavers (Champlain grey color)

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

Herringbone pattern

Set on CR6 compacted aggregate base and bedding sand.

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Willow ave



Detail: Close up of concrete driveway

Applicant: Jim Witkin
7127 Willow ave

Page: 5

Site

Plan

Jim Witkin

7127 Willow

Remove
concrete
driveway
&
Replace
with
pavers

LANDTECH ASSOCIATES, INC.

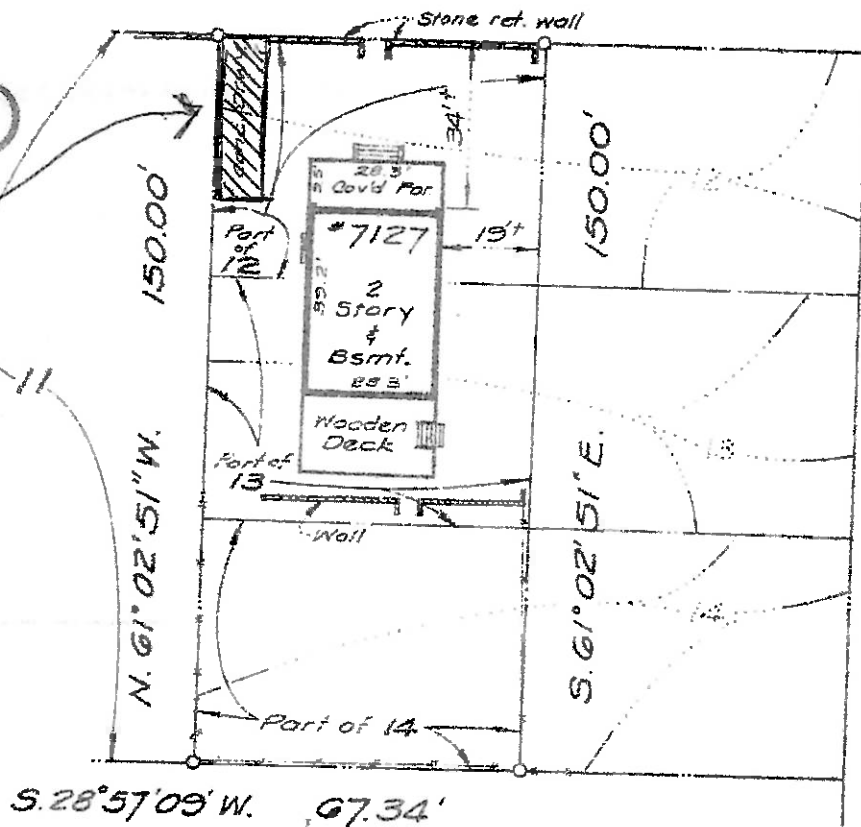
7307 BALTIMORE AVENUE SUITE 214

COLLEGE PARK, MARYLAND 20740

301 277-8878

WILLOW AVENUE

N. 28° 57' 09" E. 67.34'



S. 28° 57' 09" W. 67.34'

15

NOTE:

Original Lots 12, 13, 14
recorded in Plat Book 1,
Plat 46.

Parts of 12, 13, 14 Total Area = 10,100[±] sq. ft. per Description.

NOTE: THIS PROPERTY LIES
IN FLOOD ZONE C, AN AREA
OF MINIMAL FLOODING, AS
DELIMITED ON THE MAPS
OF THE NATIONAL FLOOD
INSURANCE PROGRAM



LOCATION SURVEY OF
7127 WILLOW AVENUE
Montgomery County, Maryland

SUBDIVISION

LIPSCOMB AND ERNEST TRUSTEES

ADDITION TO TAKOMA PARK

LOT: Parts of 12, 13, 14

PLAT BOOK: Descriptive

DATE: 1-6-94

CASE NO: -

BLOCK: 6

PLAT NO: Furnished

SCALE: 1" = 30'

FILE NO: MSC-9311

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

GRADEN A. ROGERS - PROP L.S. MD. LIC. NO. 119

tree
Survey

LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740
301-271-8878

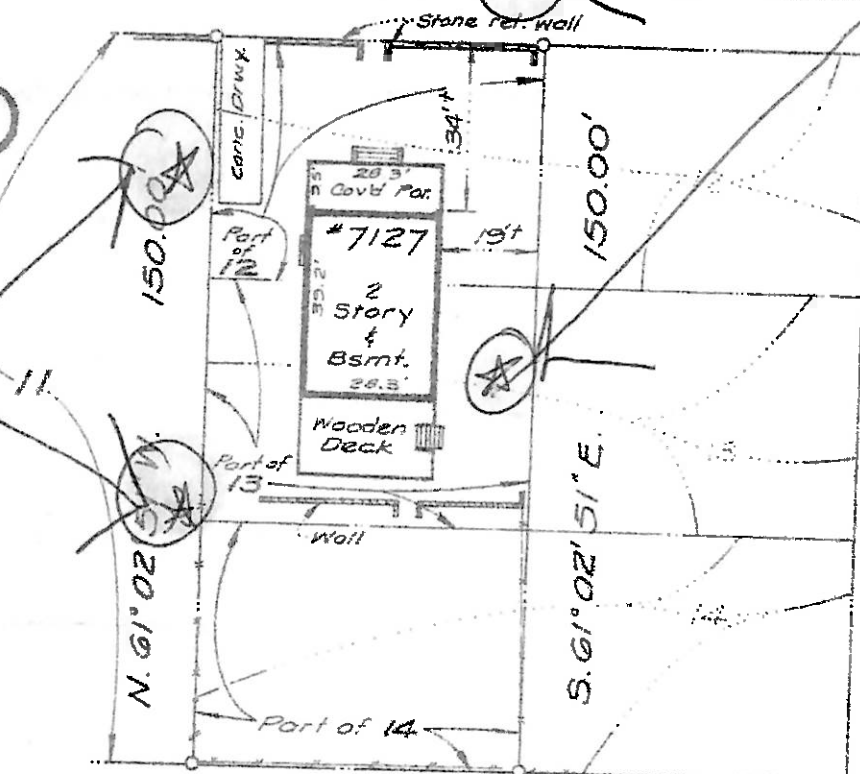
H.E.

WILLOW AVENUE

N. 28° 57' 09" E. 67.34'

2 small
trees

2
Small
trees



S. 28° 57' 09" W. 67.34'

15

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OF MINIMAL FLOODING, AS
DELINATED ON THE MAPS
OF THE NATIONAL FLOOD
INSURANCE PROGRAM



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
7127 WILLOW AVENUE
Montgomery County, Maryland

SUBDIVISION

LIPSCOMB AND ERNEST TRUSTEES

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GRADEN A. ROGERS - PROF. L. S. MD. LIC. NO. 119

Jim Witkin
7127 Willow

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