**EXPEDITED**

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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

**STAFF RECOMMENDATION:**

- [x] Approve
- [ ] Approve with conditions

**PROJECT DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the Brookeville Historic District

STYLE: Craftsman

DATE: 1908

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*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 Person: Jesse Karpas

Tax Account No.: 01058107
Daytime Phone No.: 301-213-6693

Name of Property Owner: Jim Witkin
Daytime Phone No.: 301-270-9184

Address: 7127 Willow Ave, Takoma Park, MD 20912

Contactor: Jesse Karpas/Tillerman Gardens LLC
Phone No.: 301-213-6693

Contractor Registration No.: 132027

Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING/REMODEL:

House Number: 7127
Street: Willow Ave

Town/City: Takoma Park
Heaviest Cross Street: Tulip

Lot: 9.2
Block: B
Subdivision: 025

TYPE OF PERMIT, PERIOD OF TIME, AND USE:

A. CHECK ALL APPLICABLE
☐ Construct
☒ Alter/Remodel
☐ Move
☐ Install
☐ Wreck/Reuse
☐ Revision
☐ Repair
☐ Reversible
☐ Fence/Wall (complete Section 4)
☐ Other: Driveway

Check all applicable:
☐ A/C
☐ Dst
☐ Room Addition
☐ Porch
☐ Deck
☐ Shed
☐ Solar
☐ Fireplace
☐ Woodburning Stove
☐ Single Family
☐ Fence/Well (complete Section 4)
☐ Other: 

Construction cost estimate: $9,000

B. If this is a revision of a previously approved active permit, see Permit # __________

PART II: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS:

2A. Type of sewage disposal:
☐ 01 WSSC
☐ 02 Septic
☐ 03 Other:

2B. Type of water supply:
☐ 01 WSSC
☐ 02 Well
☐ 03 Other:

PART III: COMPLETE ONLY FOR FOUNDATION WALL:

3A. Height: _____ feet

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.

Signature of owner or authorized agent: __________________________
Date: 10/7/19

Approved: __________________________

For Chairperson, Historic Preservation Commission

Disapproved: __________________________

Signature: __________________________
Date: __________________________

Applications/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:

   Replacing concrete driveway with new paver driveway.
   Some dimensions.

   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:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. 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 8.5" x 11" paper are preferred.
   a. 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.
   b. Elevations (façades), with marked dimensions; clearly indicating proposed work in relation to existing construction and, where appropriate, content. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each façade 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
   a. Clearly labeled photographic prints of each façade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly labeled 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 drip line of any tree 8" 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 at least that diameter.

7. ADDRESSES OF ADJACENT AND CONFOCUTING 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/hill 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.
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
*[Owner, Owner's Agent, Adjacent and Confronting Property Owners]*

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
</table>
| James Witkin, Nancy Flickinger  
7127 Willow Ave  
Takoma Park MD 20912 | Jesse Kappas  
10205 Riggs Road  
Adelphi MD 20783 |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
</table>
| Michael, Elizabeth Tidwell  
7125 Willow ave  
Takoma Park MD 20912 | Lin, Li Moyer  
7129 Willow ave  
Takoma Park MD 20912 |
| Scott Greenberger, Michele Kurtz  
7128 Willow ave  
Takoma Park MD 20912 | |

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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 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 Within
7127 Willow Ave
WILLLOW AVENUE
N. 28° 57' 09" E.  G7.34'

NOTE:
Original Lots 12, 13, 14 recorded in Plat Book 4,
Part 46.

Parts of 13, 13, 14 Total Area = 10,100 sq. ft. Per Description.

LOCATION SURVEY OF
7127 WILLOW AVENUE
Montgomery County, Maryland
SUBDIVISION
LIPSCOMB AND ERNEST TRUSTEES
ADDITION TO TAKOMA PARK CASE NO: --

CERTIFICATION: I hereby certify that the position of all the existing visible improve-
ments 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 approach-
ments. This is not a property line survey and should not be used for the erection of fen-
ces or any other improvements.

[Signatures]

CERTIFIED COPY PROVIDED
NO TITLE REPORT FURNISHED

LOT: Parts of 12, 13, 14
BLOCK: 4
PLAT BOOK: Descriptive
PLAT NO.: Runzheimer
DATE: 1-6-94
SCALE: 1" = 30'
FILE NO.: MGC 93/11

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Site Plan
Jim W. 7127 Willow
Remove concrete driveway
Replace with pavers

2 Story & Bsmnt.
Wooden Deck

Stone ret. wall

Part of 13

Part of 14

13

Part of 15

Part of 12

S. 28° 57' 09" W.  G7.34'
15

15000'
LANDTECH ASSOCIATES, INC.
7007 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740
301-277-8578

WILLLOW AVENUE
N. 28° 57' 09" E. 67.34'

NOTE: This property lies in flood zone C, an area of minimal flooding, as delineated on the maps of the National Flood Insurance Program.

Original Lots 12, 13, 14 recorded in Plat Book 1, Plat 45.

Parts of 12, 13, 14 total area = 10,100 sq. ft. - per description.

LOCATION SURVEY OF
LOT: Parts of 12, 13, 14
2 STORY
& BMT.

BLOCK: 6

Subdivision
Lipscomb & Earnest Trustees

Addition to Takoma Park

DATE: 12-6-94
SCALE: 1" = 30'

FILE NO.: M506361

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 - PROF. L.S. MC LIC. NO. 115

Surveyor: