

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7127 Willow Avenue, Takoma Park	<b>Meeting Date:</b>	1/27/2021
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	1/20/2021
<b>Applicant:</b>	Nancy Flickinger	<b>Public Notice:</b>	1/13/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	938042	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	New fence		

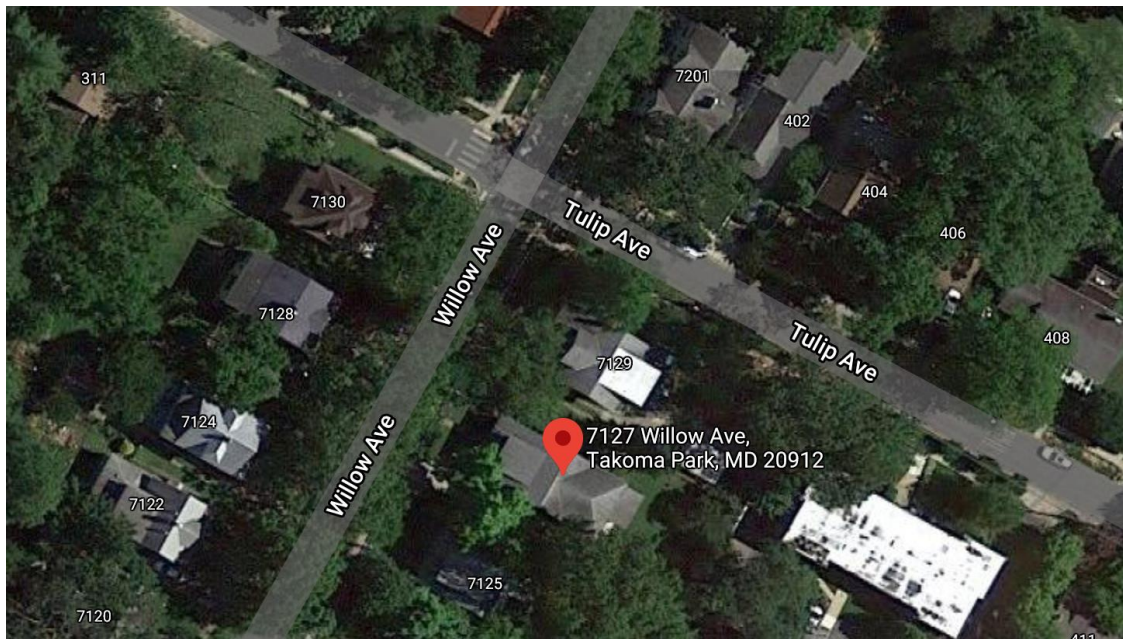
---

**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Bungalow-Spanish Colonial  
**DATE:** c. 1910s



*Fig. 1: Subject property.*

**PROPOSAL:**

The applicant proposes to install a 6' high wooden flat board fence at the rear/sides and rear (east side) of the subject property.

**APPLICABLE GUIDELINES:**

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

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

**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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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 Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 938042  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date



**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



FOR STAFF ONLY:  
HAWP# 938042  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Nancy Flickinger

E-mail: nancy.flickinger@gmail.com

Address: 7127 Willow Avenue

City: Takoma Park Zip: 20912

Daytime Phone: (301) 257-8283 (cell)

Tax Account No.: \_\_\_\_\_

H landline: 301-270-9184  
AGENT/CONTACT (if applicable):

Name: W/a

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? X Yes/District Name Takoma Park Historic  
\_\_\_\_\_ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. Tree removal HAWP pending.

Building Number: 7127 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Ave /Carroll Ave.

Part of LA's  
Lot: 12, 13, 14 Block: 6 Subdivision: \_\_\_\_\_ Parcel: See attached plat

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Nancy Flickinger  
Signature of owner or authorized agent

11/5/2020  
Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> Nancy Hildinger 7127 Willow Ave. Takoma Park, MD. 20912	<b>Owner's Agent's mailing address</b> n/a
<b>Adjacent and confronting Property Owners mailing addresses</b>	
The Tidwells 7125 Willow Ave. Takoma Park, MD. 20912	Scott + Michelle Greenberger 7128 Willow Ave. Takoma Park, MD. 20912
Lynn + Lizzetta Moyer 7129 Willow Ave. Takoma Park, MD. 20912	
407 Tulip Avenue Condominium Assoc. 407 Tulip Avenue Takoma Park, MD 20912	
Attn: Jane Deren	

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

7217 Willow Avenue is a residence constructed in the early 1920's and is located in the Takoma Park Historic District. The house is a stucco Spanish-style two story bungalow with a deep front porch the width of the house and a dormer facing the street. It sits on roughly a quarter acre and faces Willow Avenue between Carroll and Tulip Avenues. There is a driveway on the right side of the property (as you face the house). There are no outbuildings. There is a roughly 2 feet high retaining wall on the front running along the sidewalk, and a 2-3 feet high retaining wall in the backyard. The property slopes slightly downhill from there.

**Description of Work Proposed:** Please give an overview of the work to be undertaken.

We propose to construct a 6' tall pressure treated pine privacy fence around the backyard. The work is as follows:

- Vertical 4"x 6' boards with 1/4" spacing.
- Two gates 36" wide on both sides of the property and fence enclosing the back yard.
- The fence will be installed 4" inside the property line.
- 4x4" posts will be set in concrete post hole footers.

The project will include removal of a chain link fence that still exists on the sides of the yard, and removal of any remnants of a similar wood fence. The prior wooden fence was a stockade fence on the sides and back of the property. It also had two gates 36" wide on both sides of the property facing the street. Those front segments of the prior fence are still standing and are shown on the photographs. The height and materials of the prior fence were the same or similar.

Please note that installation of the proposed fence will be related to other work in the backyard. We recently filed a separate HAWP application to remove a diseased and hazardous mulberry tree. The City of Takoma Park granted us a waiver to remove the tree.

After removal of the mulberry tree, we also will be installing a bamboo barrier to attempt to control bamboo and other invasive species that have been coming over the property line from the shared property line/boundary with the 407 Tulip Condominium Association, whose side yard is downhill and behind our property. Fighting back the bamboo and other invasive vegetation has been a long-standing issue for us. We will work with the City to protect any other nearby trees as the barrier is installed, and have already discussed this with the City arborist.



Work Item 1: Remove & construct fencing

Description of Current Condition:

Former wooden fence has fallen down & been removed except for 2 sections facing the street. Older chain link fence remains on both sides.

Proposed Work:

Remove all existing former fencing & construct a very similar wooden fence 4' from property lines.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

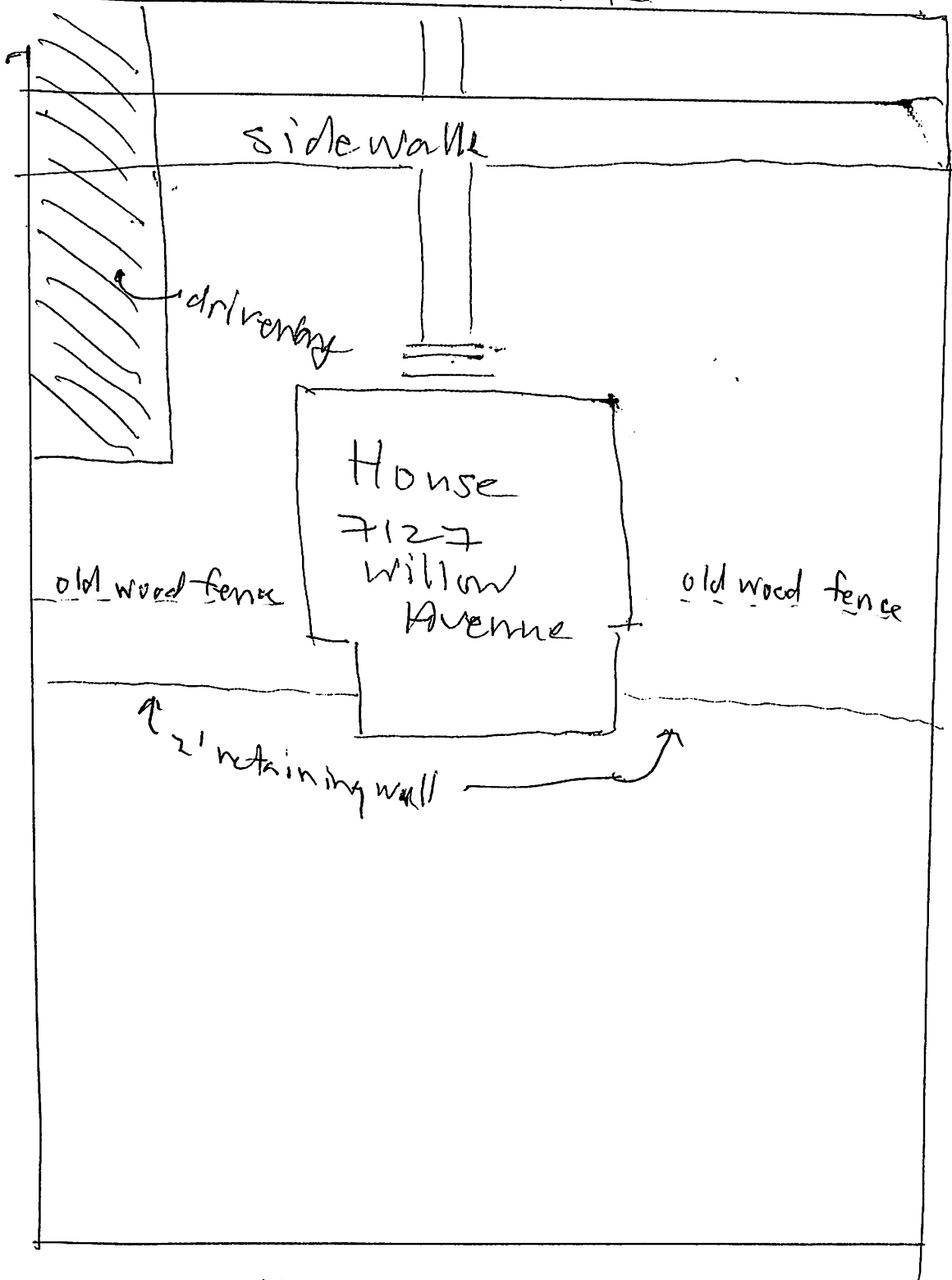
Proposed Work:



North

Hickling / Wittkin  
residence

WILLOW AVENUE



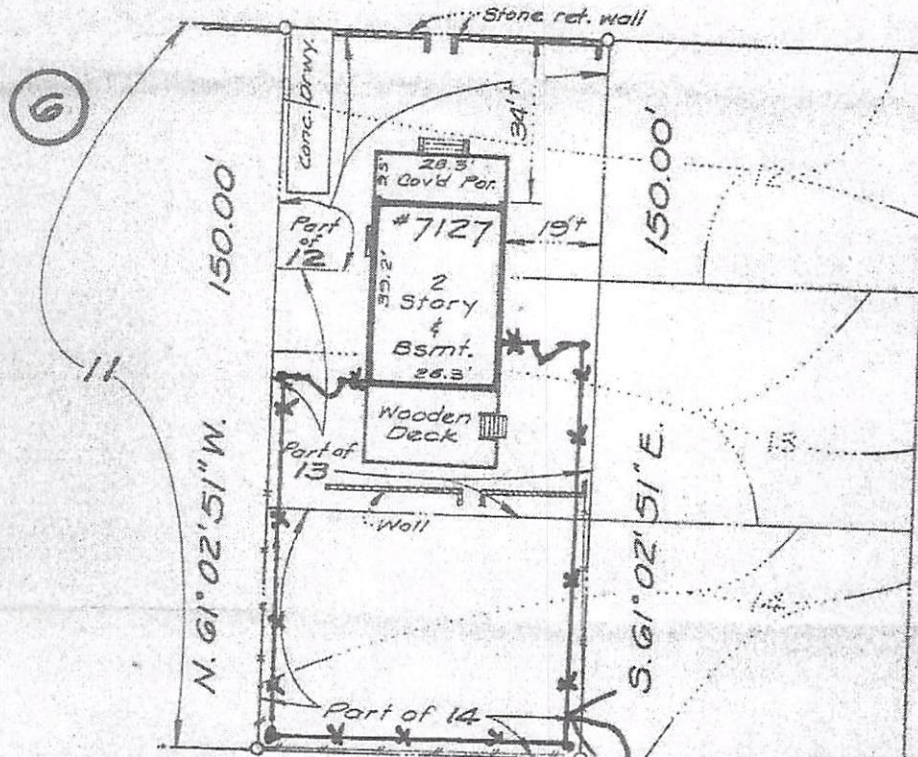
407 Tulip Condos

Items 2 & 3: Site Plan / Plans

Applicant: Nancy Flückingen

LANDTECH ASSOCIATES, INC.  
7307 BALTIMORE AVENUE SUITE 214  
COLLEGE PARK, MARYLAND 20740  
201-277-8875

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



NOTE:

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

Parts of 12, 13, 14 Total Area = 10,100<sup>±</sup> per Description.

NOTE: THIS PROPERTY LIES  
IN FLOOD ZONE C, AN AREA  
OF MINIMAL FLOODING, AS  
DELINATED 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: -

NO TITLE REPORT FURNISHED

BLOCK: G

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 have 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.

GRADY A. ROGERS - PROF L. S. MD. LIC. NO. 115

Flickinger/Witkin Residence – 7127 Willow Avenue, Takoma Park, MD  
Historic Area Work Permit Application January, 2021

Item # 4 – Material Specifications

Pressure treated Pine boards - 6' tall x 4" wide (1/4" spacing).

Pressure treated Pine posts - 4"x4" (6' above grade and 30" in ground).

Concrete for posts footers.

Pressure treated Pine 2x4" framing.

Pressure treated Pine posts - 6"x 6" for the gates.

Black plastic post caps.





**PROPOSED FENCE STYLE**





**PROPOSED FENCE STYLE**





**PROPOSED FENCE STYLE**



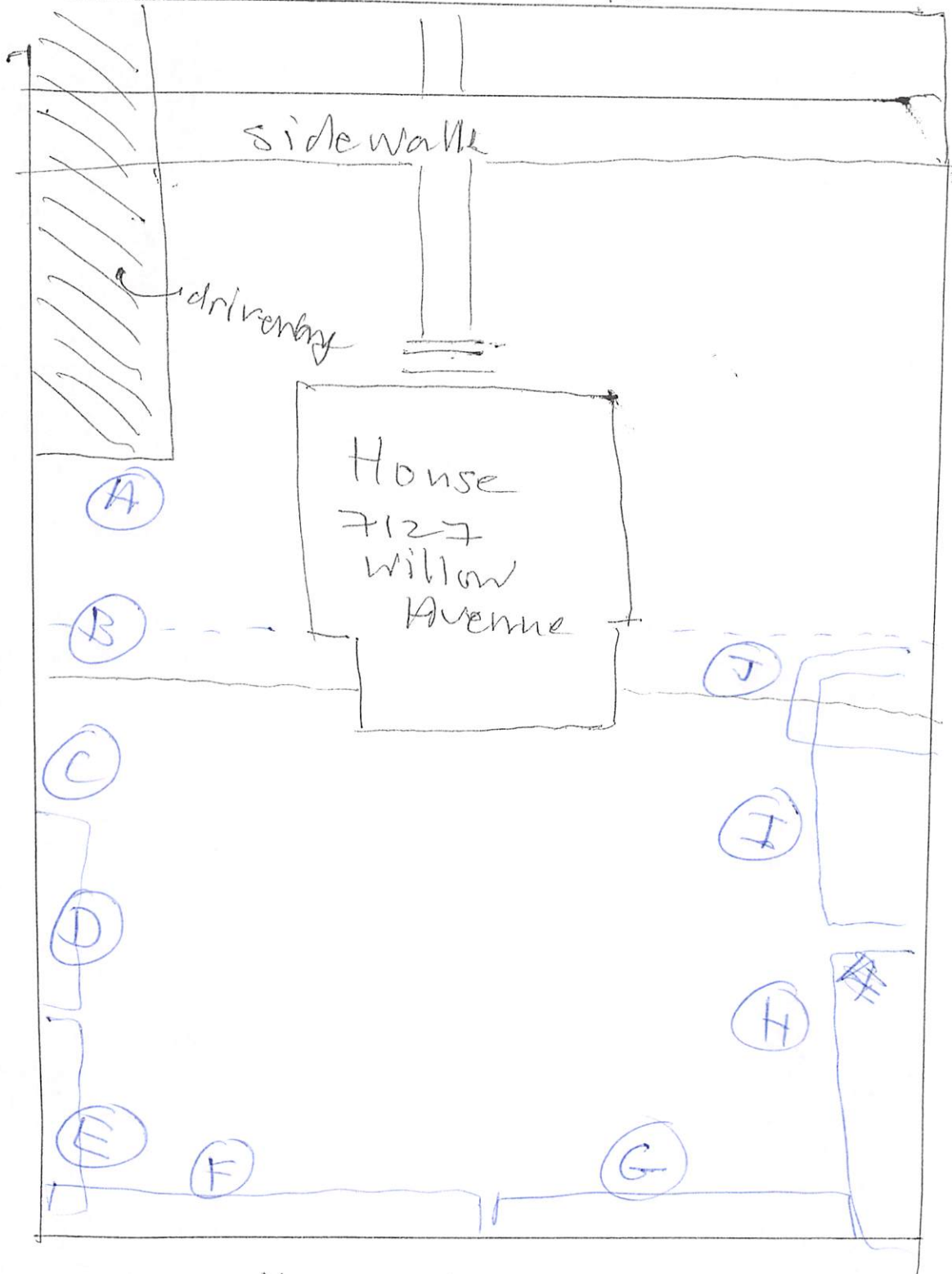
**PROPOSED FENCE STYLE**



North

Hickinger / Wittkin  
residence

WILLOW AVENUE



407 Tulip Condos

Item #5: Photographs w/ key of backyard

Applicant: Nancy Flickinger

(A)



Photo (A) (B) front of property



B



(B) (R) front of property



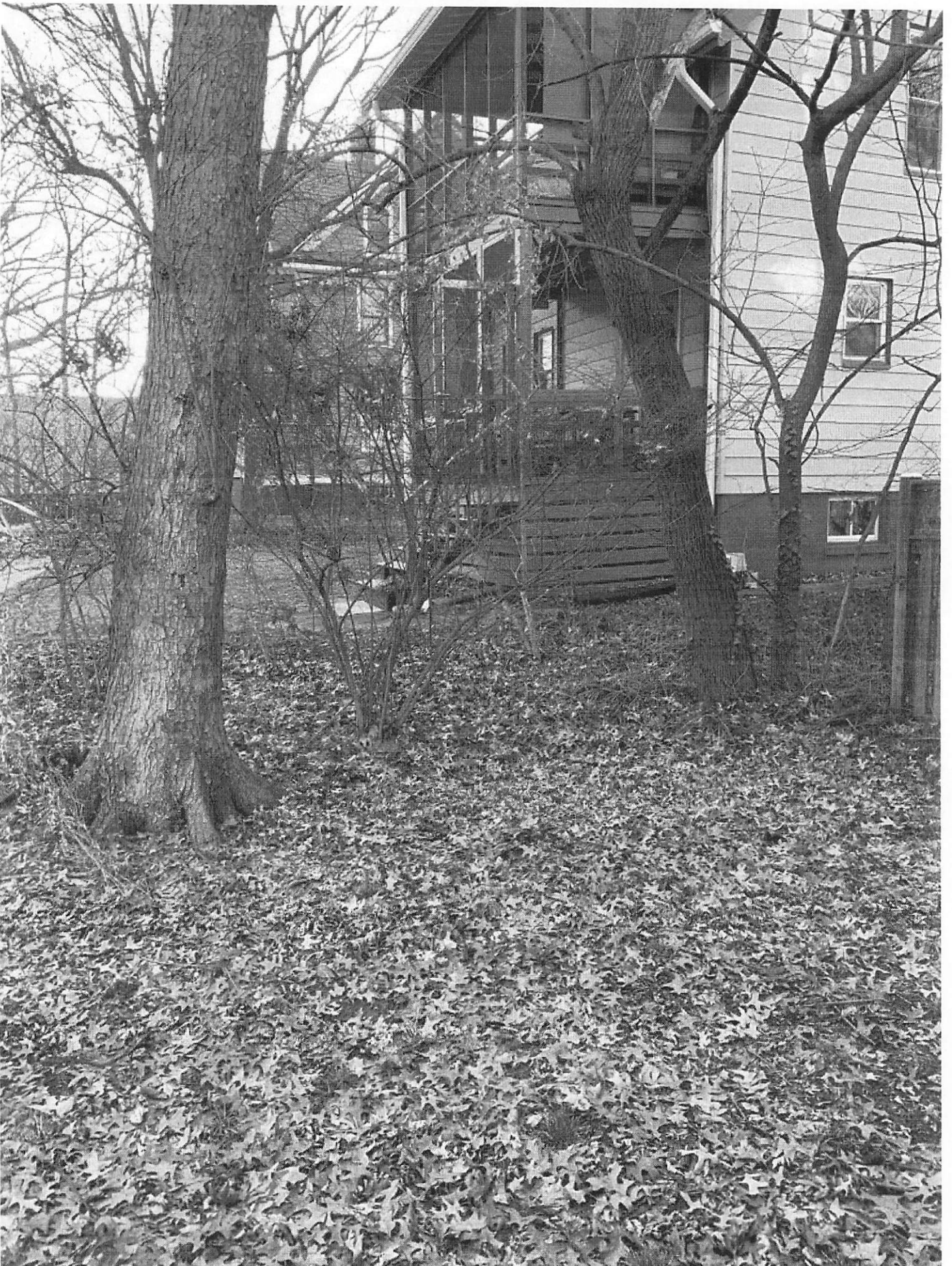


Photo C: (R) side



D



Photo (D) - (R) side - middle



E



Photo E - (R) near corner + side



F



Ⓔ - Rear of property Ⓔ side 25



G



Photo G: Rear of yard (side)



7A



Photo H - (L) side near

I



Photo I - (L) side - middle



J



Photo J - (L) side

k



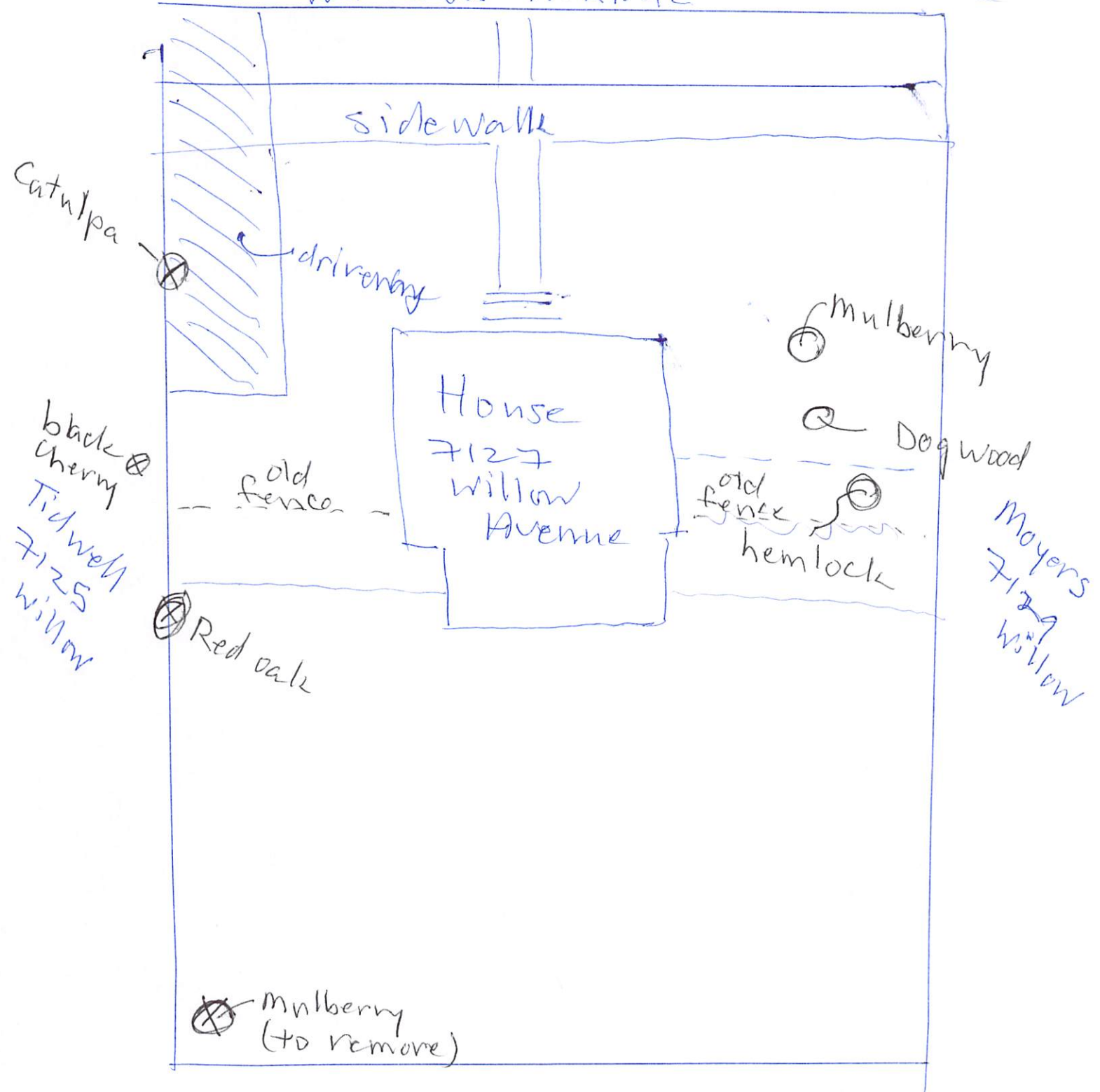
Photo k - (L) side looking back



North

Flickinger/Wittkin  
residence

WILLOW AVENUE



407 Tulip condos

Item # 6: Tree Survey

Applicant: Nancy Flickinger

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	✓	✓	✓	✓	✓	✓	✓
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*