



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: October 18, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #852498: Site wall, walkway, and front stair alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 10, 2018 Historic Preservation Commission (HPC) meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

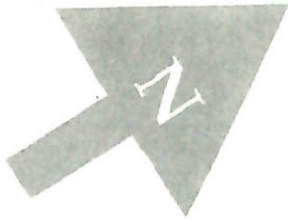
Applicant: Wendy Berger
Address: 7310 Willow Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

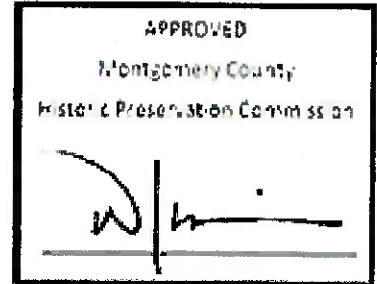
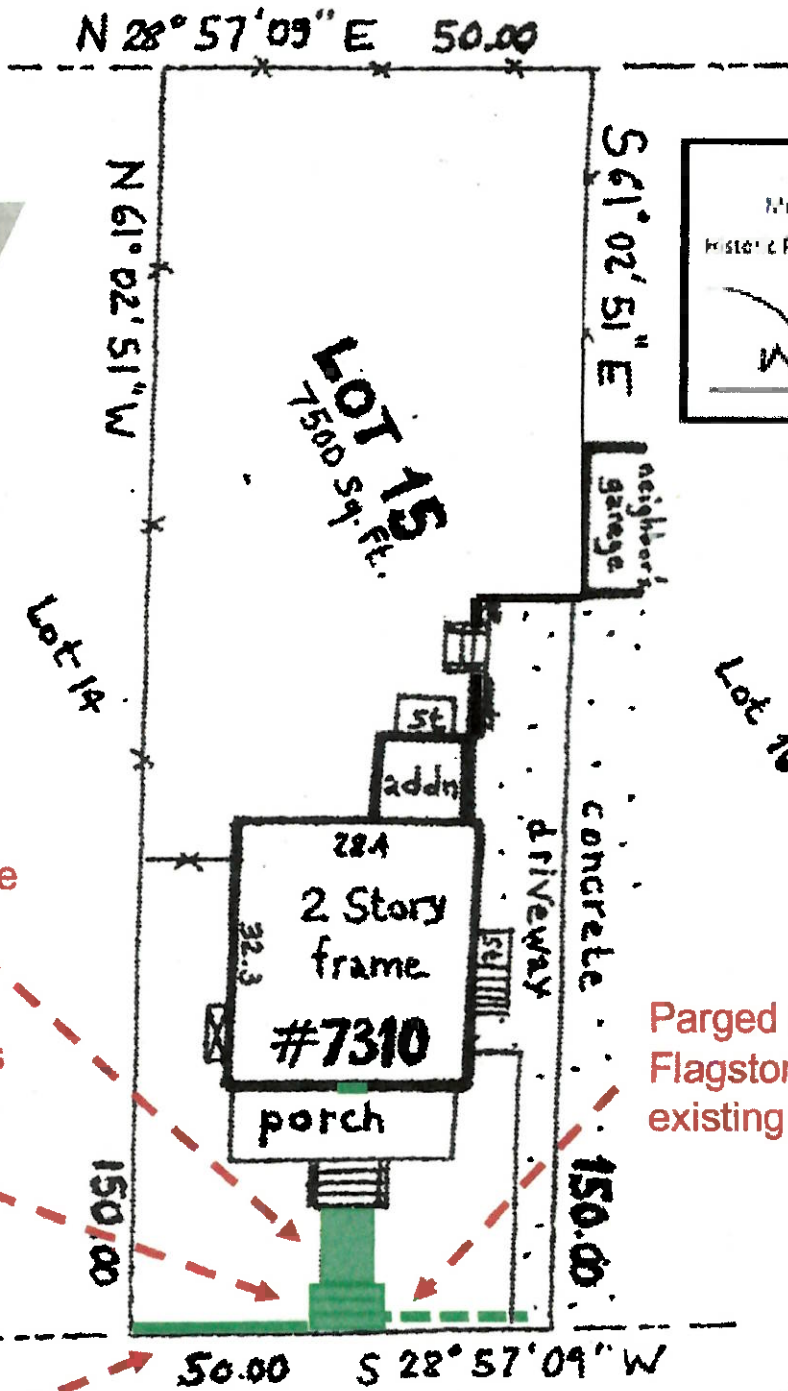


Site Plan

September 17, 2018



Scale: 1" = 30'



New 4' flagstone landing

Rebuilt front concrete steps with flagstone material + added banisters

Parged and Flagstone-capped existing wall

New low wall (max. height: 2') to match wall on other side of stairs

WILLOW AVENUE

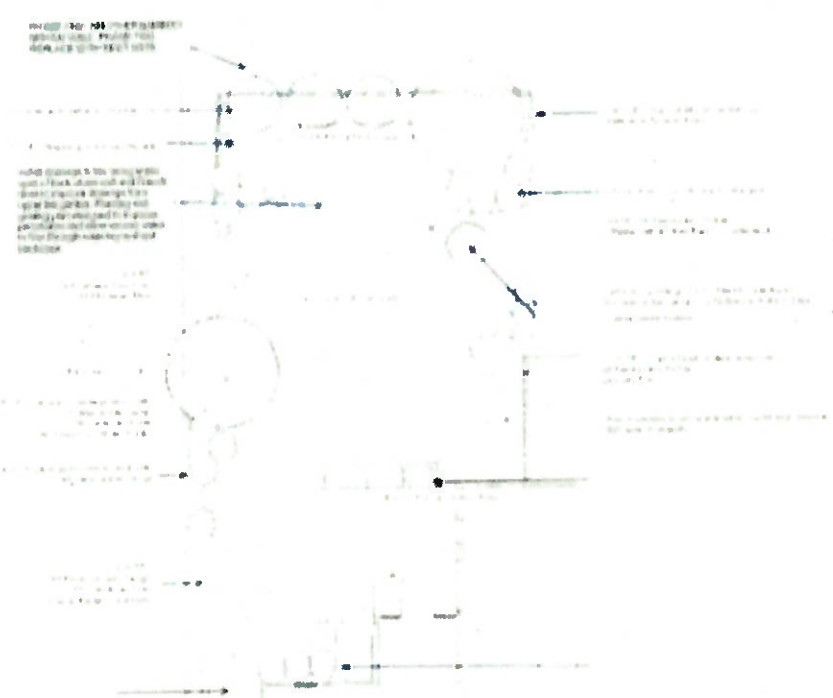
Shade portion to indicate North

Applicant: Wendy B. Berger
 7310 Willow Ave
 Takoma Park, MD 20912

Applicant: _____

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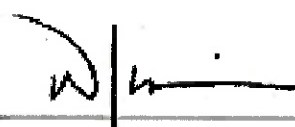
Install 4' wide flagstone landing between top of new stone steps and front porch steps to replace cracked concrete walkway. Front porch steps will include matching flagstone treads.

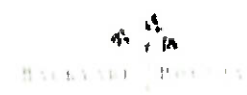
Add a short cinderblock wall of 2' in height above ground by 4' width within the property line to match the symmetry of the other side of the steps. Cinderblock will be covered with parged concrete with flagstone cap.

Rebuild 5 front concrete steps currently 8" high each and 3' wide to include two additional steps, reducing each step's height to 6", adding hand banisters, and widening to 4' the stairwell all to increase safety. Stair treads will be flagstone material. Cheekwalls will be parged concrete.

Add one level of cinderblock to bring height to 36" maximum above ground. Parge the cinderblock retaining wall and add a flagstone cap.

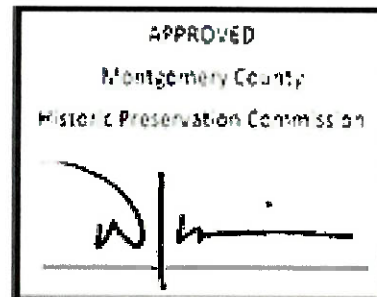


APPROVED
Montgomery County
Historic Preservation Commission




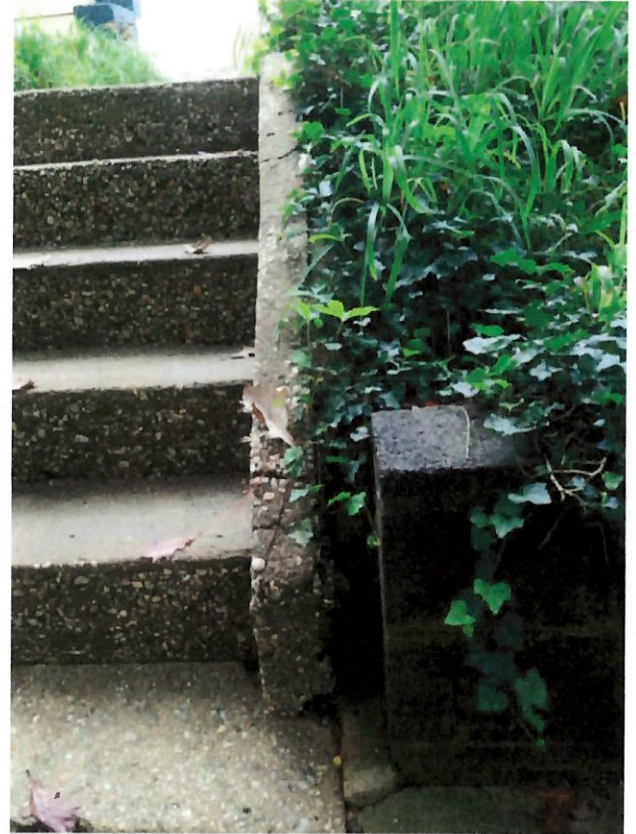
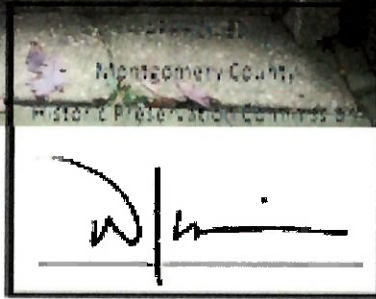
Front yard – Street view

Facing the house (from across the street)



Applicant: Wendy B Berger - 7310 Willow Ave. Takoma Park, MD 20912

Current: Front steps



Current: concrete walkway



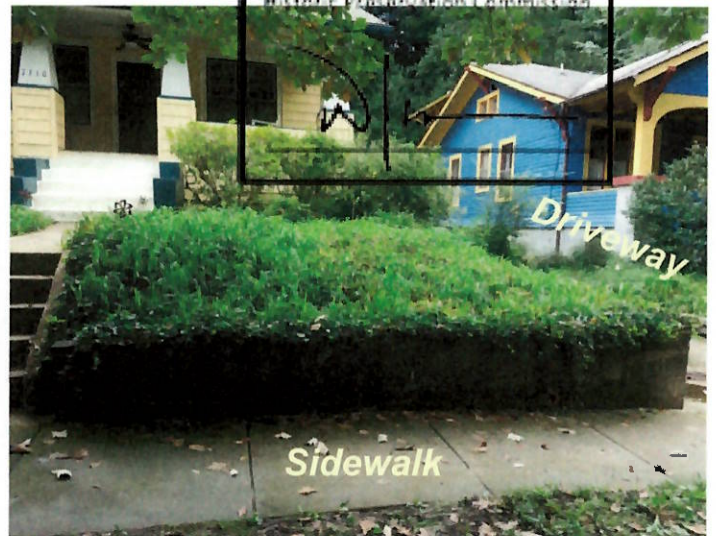
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Current: Street front line

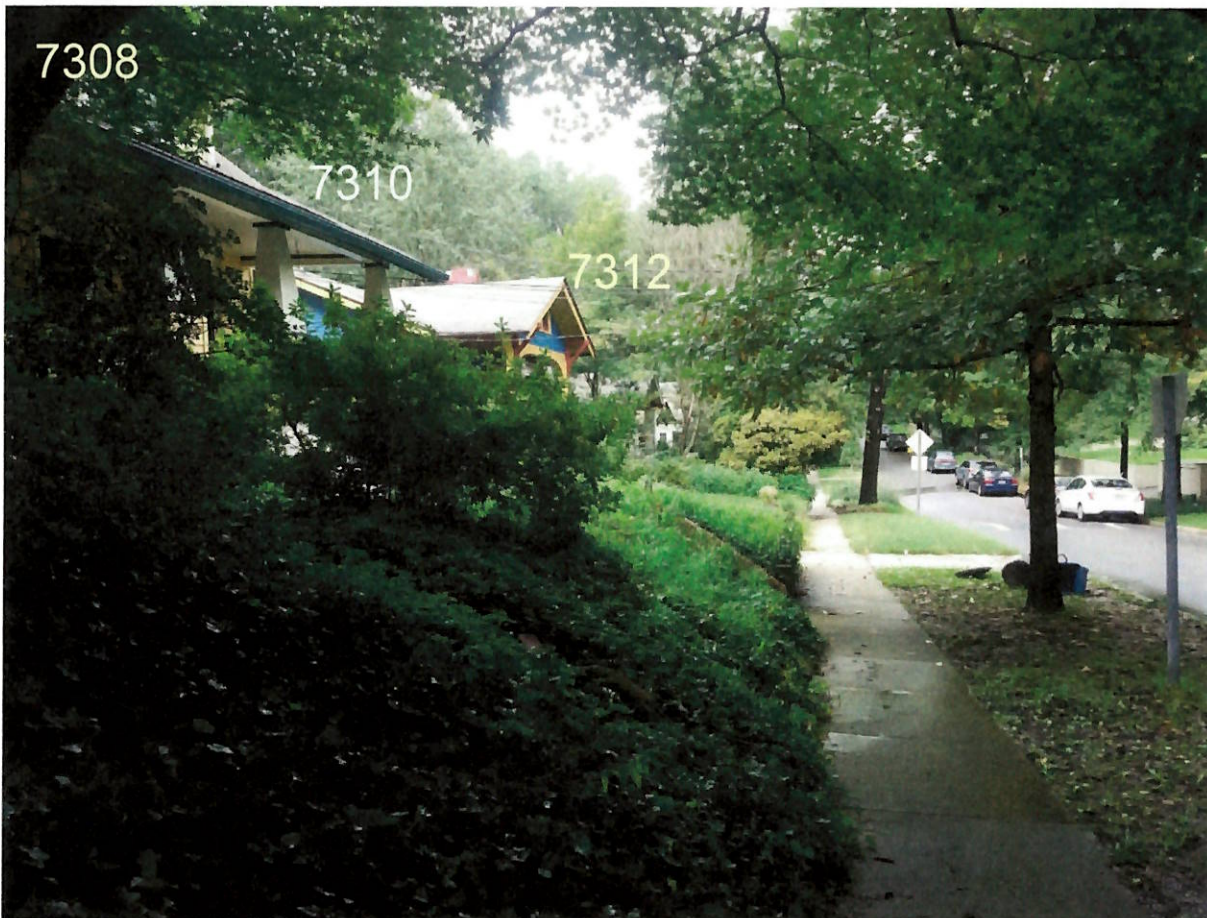
Left side of stairs



Right side of stairs



Lateral View (from House# 7308)



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Proposed changes: install banisters



Proposed changes: Wall parging and stone capping



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