



HISTORIC PRESERVATION COMMISSION

HAWP #: 1132848 at: 7120 Willow Ave, Takoma Park

submitted on: 9/15/2025

has been reviewed and determined that the proposal fits into the following category/categories:

☐ Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

☐ Installation of vents or venting pipes in locations not visible from the public right-of-way;

☐ New gutters and downspouts;

☐ Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

☐ Removal of accessory buildings that are not original to the site or non-historic construction;

☐ Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

☐ Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

☒ Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

☐ Installation of storm windows or doors that are compatible with the historic resource or district;

☐ Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

☐ Construction of fences that are compatible with the historic site or district in material, height, location, and design;

☐ Fence is lower than 48" in front of rear wall plane;

☐ Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

☐ Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

☐ Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

☐ Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

☐ Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

☐ Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

☐ Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

☐ Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

☐ Replacement tree required as a condition; and,

☐ Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Devon Murtha on 9/22/2025. The approval memo and stamped drawings follow.

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

The house is a two-story, Colonial-style built around approximately 1900 with a dormered second story, first story porch and second story balcony above the porch. The rear of the house has an addition built in the mid-1990's with a screened porch on the first story and a bedroom on the second story. A recent kitchen renovation was completed in 2023 that widened the bump-out and relocated the basement walk-out stairs to the right side of the house. Hardscaping in the form of a paver driveway and paver walkway were installed in front of the house in 2018.

There is a large Spruce tree in the right rear of the house and a large white oak in the right-of-way between the house and street.

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

Replacement of the current, deteriorated XD25 asphalt shingle roof with new, Landmark cobblestone gray shingles. Repair/replacement of any rotted wood beneath the shingles.



REVIEWED

By Devon.Murtha at 10:44 am, Sep 22, 2025

Work Item 1: <u>Roof Replacement</u>	
Description of Current Condition: The current roof shingles are at the end of their usable life and were recommended for replacement during a recent inspection (see attached photos).	Proposed Work: Replace the current XD25 shingles with new Landmark cobblestone gray shingles (similar color, identical to neighboring house at 7122 Willow). Repair/replacement of any rotted wood beneath the shingles.

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

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

APPROVED

Montgomery County

Historic Preservation Commission



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By Devon.Murtha at 10:44 am, Sep 22, 2025



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Karen Buelit

REVIEWED

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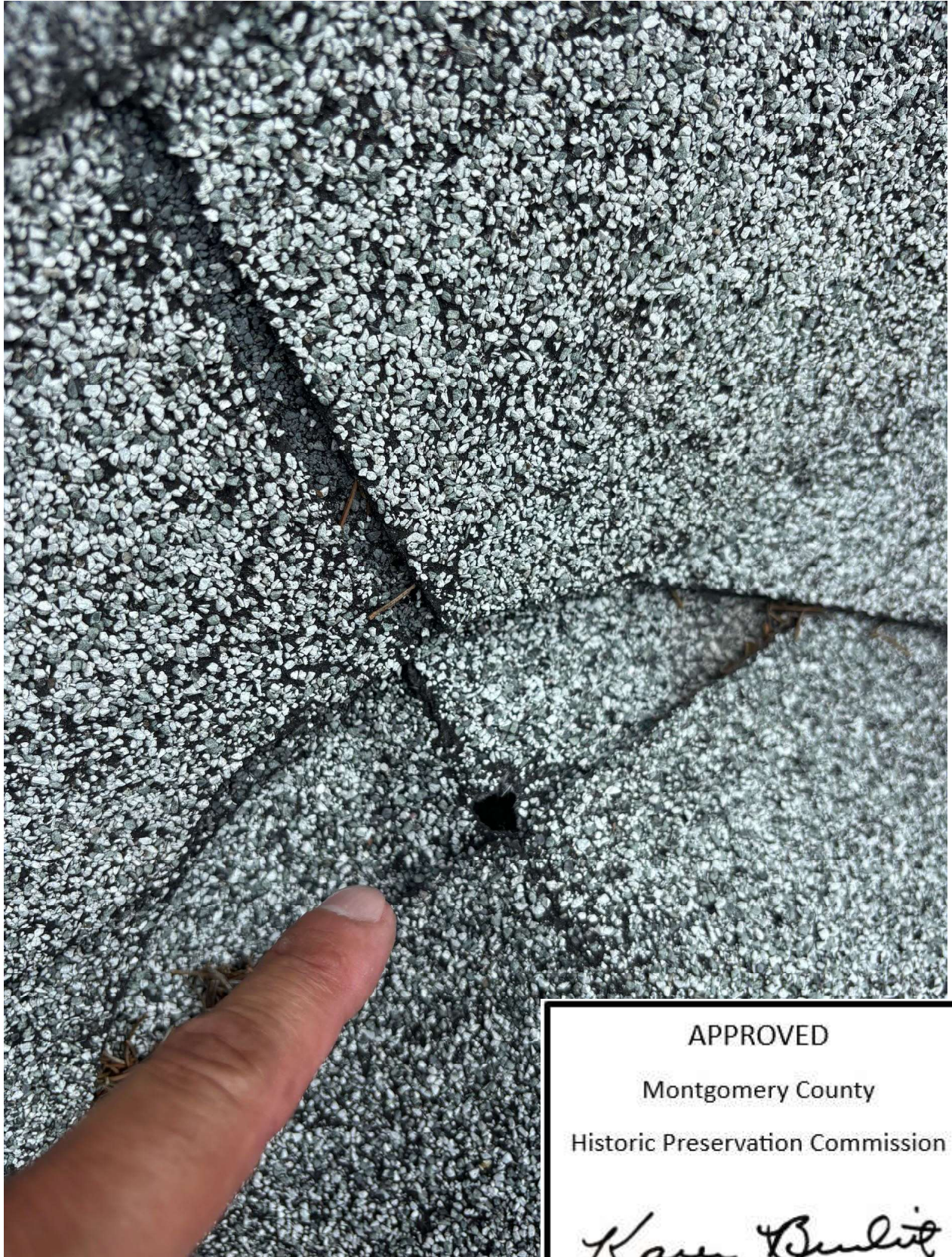
Montgomery County

Historic Preservation Commission

Karen Buntz

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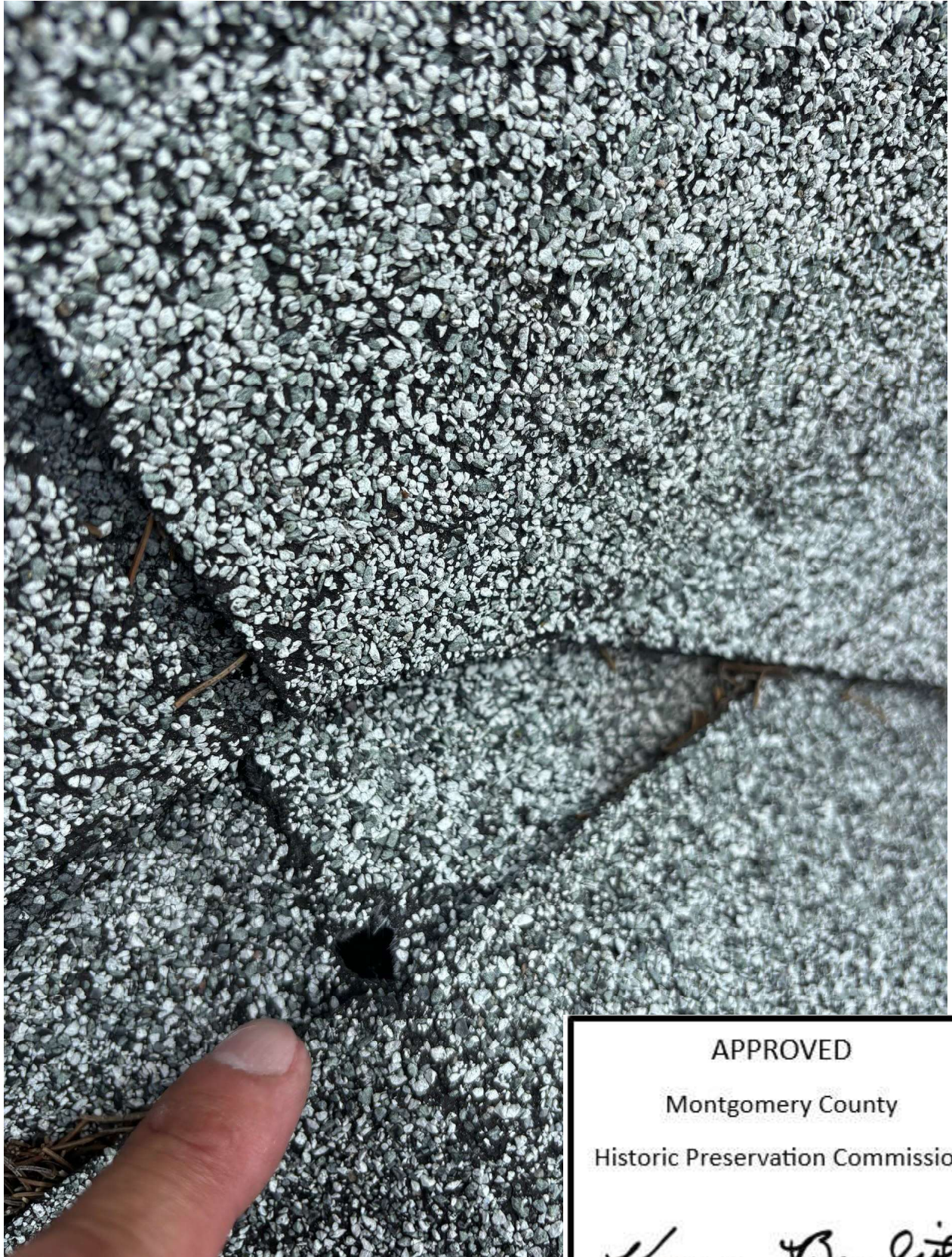
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