



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert Sutton  
*Chairman*

Date: April 15, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit #945164 - Railing and Porch Alteration

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC at the April 14, 2021 HPC meeting.

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

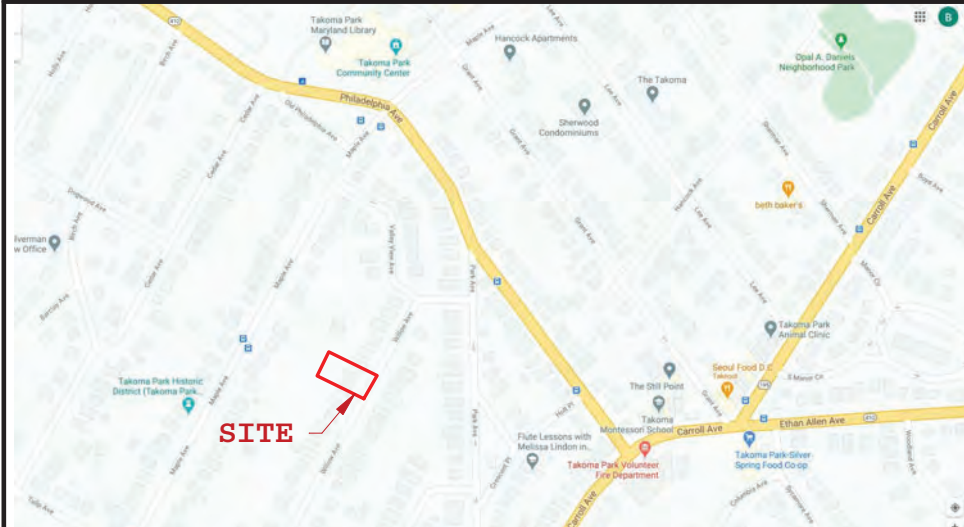
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Kathleen Milton  
Address: 7316 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 Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



# LOCATION



# ZONING

**ADDRESS:** 7316 WILLOW AVE  
 TAKOMA PARK, MD 20912  
**LOT:** 18  
**BLOCK:** 9  
**TAX ID:** 01080974  
**ZONE:** R-60  
**HISTORIC:** YES  
**CATEGORY:** 1 - OUTSTANDING RESOURCE  
  
**LOT AREA:** 7,500 FT<sup>2</sup>  
**ALLOWABLE OCCUPANCY:** 35% (2,625 FT<sup>2</sup>)  
  
**REQUIRED FRONT SETBACK:** 25 FT (NO CHANGE)  
**REQUIRED SIDE SETBACK:** 7FT EA. SIDE (NO CHANGE)  
**REQUIRED REAR SETBACK:** 20 FT (NO CHANGE)  
**ALLOWABLE HEIGHT:** 30 FT (NO CHANGE)

**BEN NORKIN**  
- ARCHITECTURE -

7204 Trescott Ave  
Takoma Park, MD 20912 202 - 578 - 7094

BenNorkinArchitecture.com

**WILLOW AVE STAIR**

7316 WILLOW AVE  
TAKOMA PARK, MD 20912

KATHLEEN MILTON

# SCOPE OF WORK

No new work to the original house.

Homeowner requires new exterior stairs and handrails to improve accessibility. Existing but deteriorated railroad tie stairs and landing to be removed and replaced in same location with new wood stair and landing.

Existing concrete landing at entry door to be raised with an additional concrete pour. Existing concrete steps at this location to be repaired/replaced and have riser added to reach new landing height.

Custom fabricated handrails to be placed at all new stairs and landings, at existing concrete landscape steps and at single step onto walkway at front of property.

# PROJECT TEAM

**KATHLEEN MILTON AND STEVEN FABRY**

7316 WILLOW AVE OWNERS  
TAKOMA PARK, MD 20912

**BEN NORKIN ARCHITECTURE**

7204 TRESCOTT AVE ARCHITECT  
TAKOMA PARK, MD 20912  
(E) : BEN@BENNORKINARCHITECTURE.COM  
(P) : 202-578-7094  
CONTACT: BEN NORKIN

**HERITAGE BUILDING AND RENOVATION**

7334 CARROLL AVE  
TAKOMA PARK, MD 20912  
(E) : RICKHBR@GMAIL.COM  
CONTACT: RICK LEONARD

APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**

By Dan.Bruechert at 12:42 pm, Apr 15, 2021

PROJECT: 21002

DRAWN BY: BJN

SHEET NO:

0

SHEET NAME:

**PROJECT  
INFO**

SCALE:

8

**BEN NORKIN**  
- ARCHITECTURE -

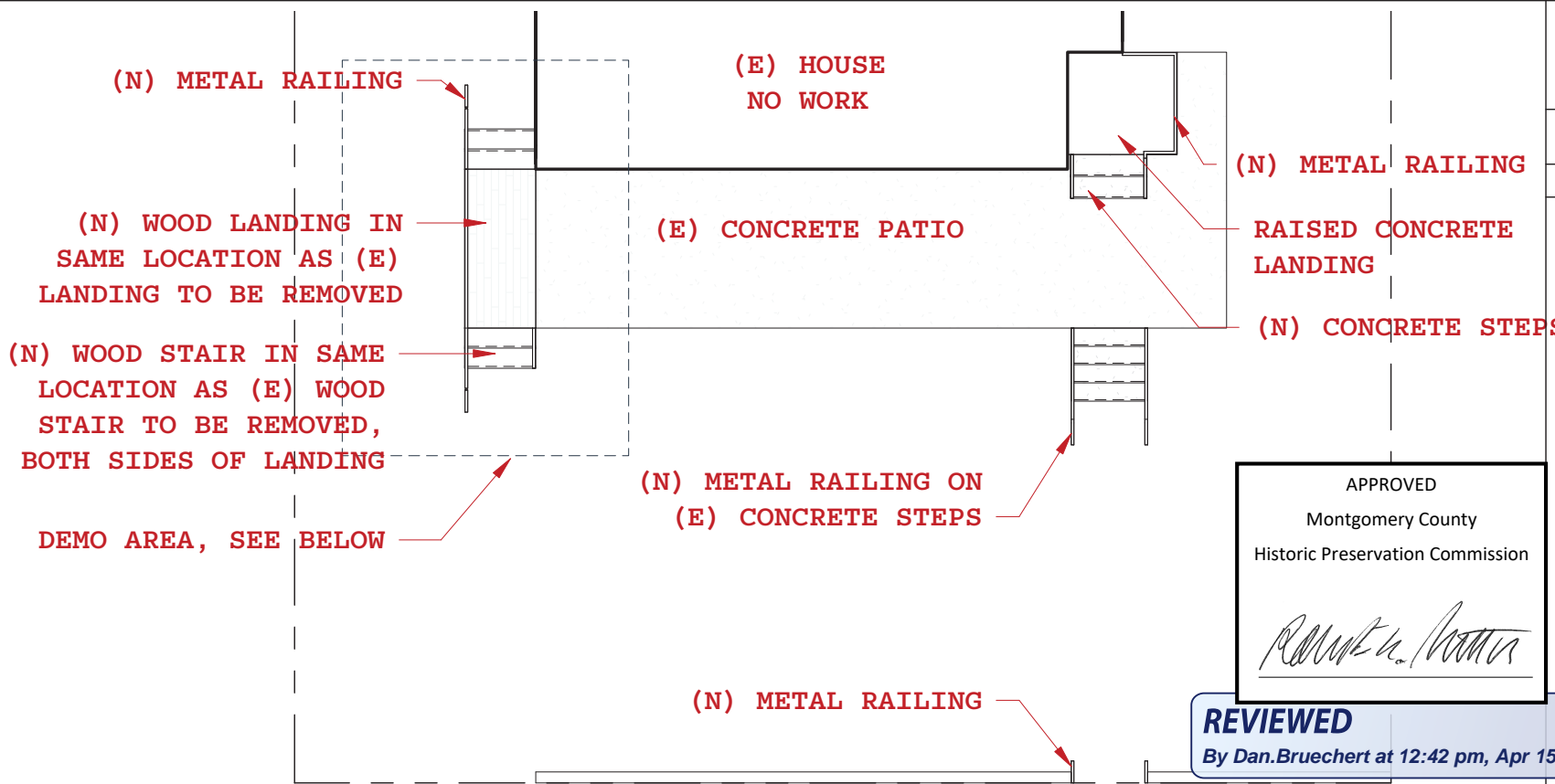
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7316 WILLOW AVE  
TAKOMA PARK, MD 20912

KATHLEEN MILTON

**WILLOW AVE STAIR**

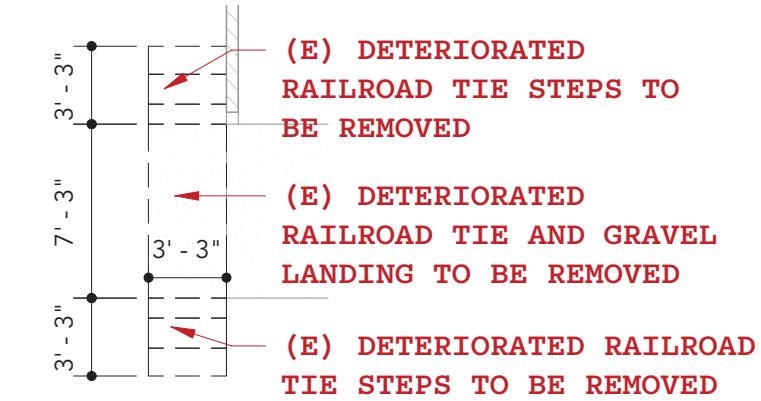


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Historic Preservation Commission

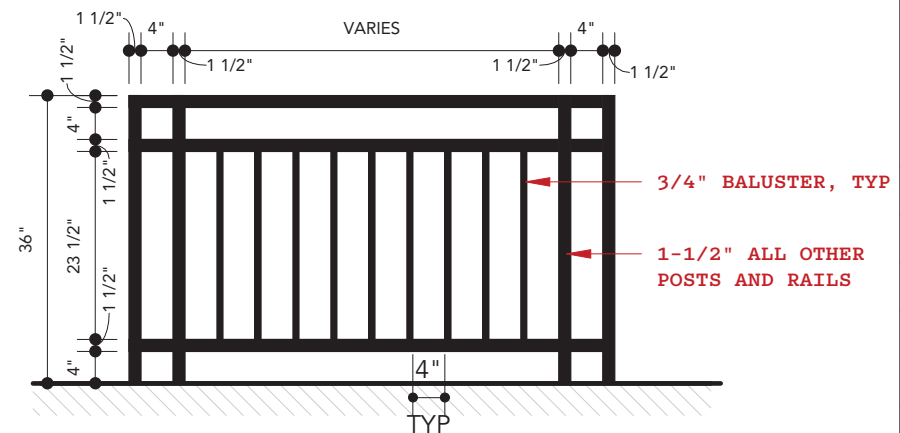


**REVIEWED**  
By Dan.Bruechert at 12:42 pm, Apr 15, 2021

1 PROPOSED WORK  
1/8" = 1'-0"



2 PROPOSED DEMOLITION  
1/8" = 1'-0"



**NOTES:**  
1. TOP RAIL MAY BE ALTERED TO IMPROVE GRASP  
2. 3/4" BALUSTERS AND BOTTOM 1-1/2" RAIL MAY BE OMITTED AT STAIRS AND LANDINGS <30" FROM ADJACENT GRADE.

3 PROPOSED RAILING  
1/2" = 1'-0"

PROJECT: 21002

DRAWN BY: BJN

SHEET NO: 1

SHEET NAME: FLOOR PLAN

SCALE: As indicated

**BEN NORKIN**  
- ARCHITECTURE -

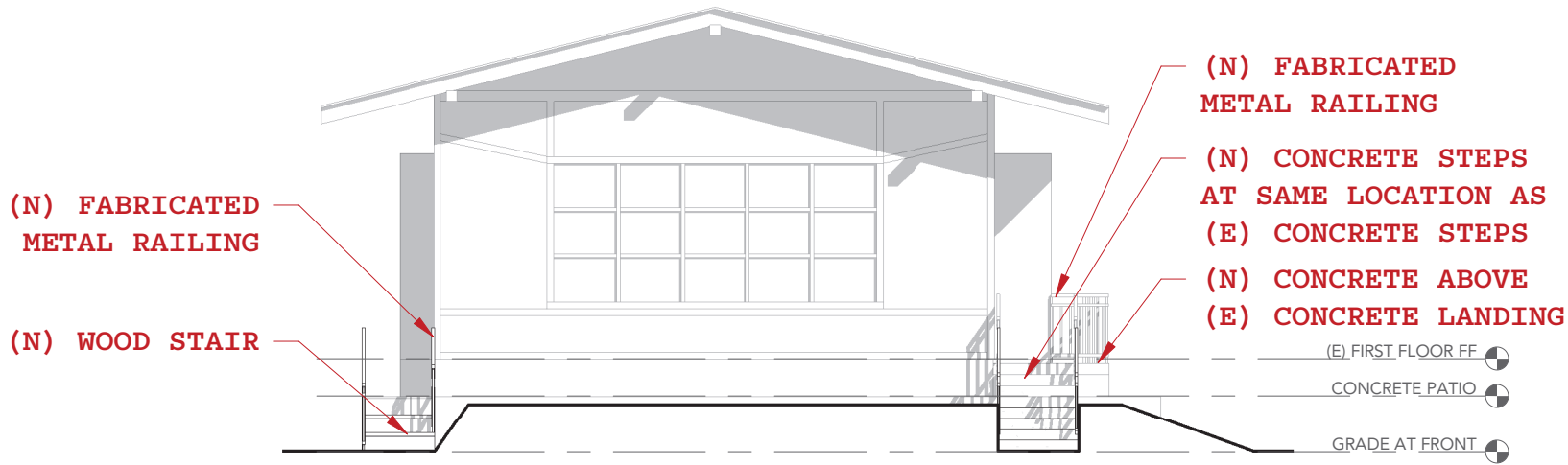
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7316 WILLOW AVE  
TAKOMA PARK, MD 20912

KATHLEEN MILTON

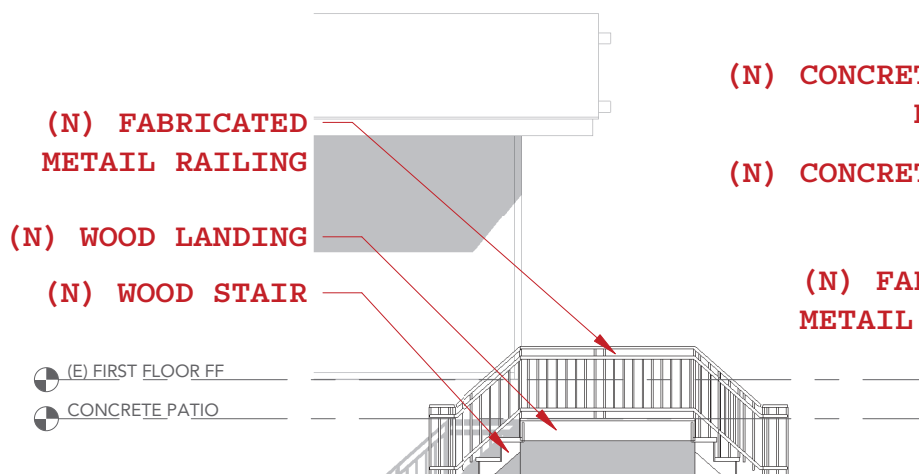
**WILLOW AVE STAIR**



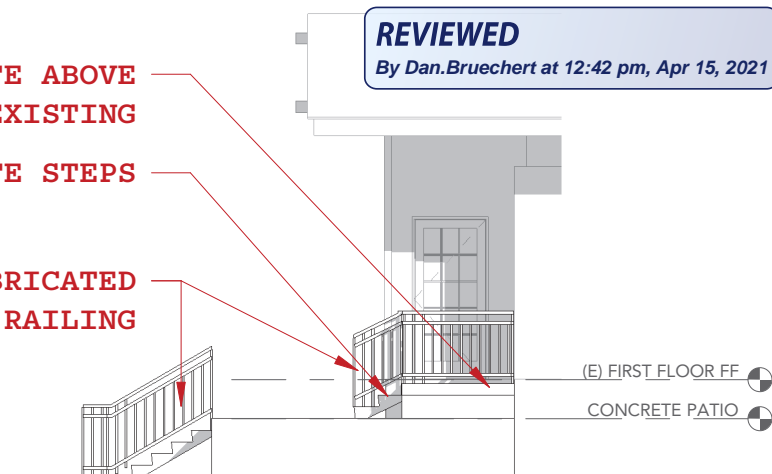
1 PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

**REVIEWED**  
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2 PROPOSED LEFT ELEVATION  
1/8" = 1'-0"



3 PROPOSED RIGHT ELEVATION  
1/8" = 1'-0"

PROJECT: 21002

DRAWN BY: BJB

SHEET NO: **2**

SHEET NAME: **ELEVATIONS**

SCALE: 1/8" = 1'-0"

**BEN NORKIN**  
- ARCHITECTURE -

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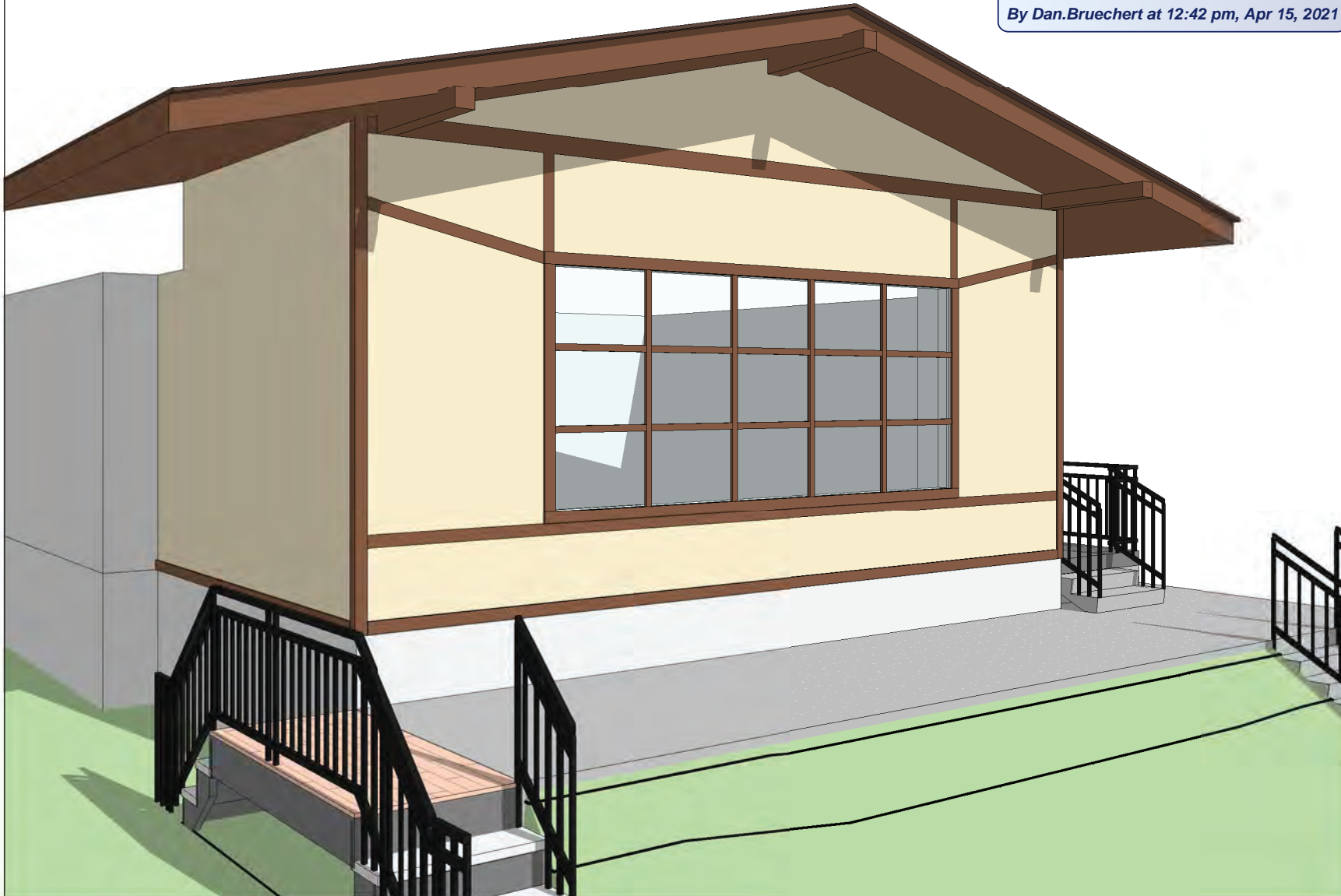
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**WILLOW AVE STAIR**

7316 WILLOW AVE  
TAKOMA PARK, MD 20912

KATHLEEN MILTON



PROJECT: 21002

DRAWN BY: BJJN

SHEET NO:  
**3**

SHEET NAME:  
**3D VIEW**

SCALE:  
**11**