



HISTORIC PRESERVATION COMMISSION

HAWP #: 1125740 at: 7309 Willow Avenue, Takoma Park

submitted on: 7/17/2025

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 7/23/2025. 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:

This 2-story Dutch Colonial house, with unfinished basement, has stucco exterior and a small portico over the front door. It was built c. 1923. The main part is 20.1 x 30.1 feet; previous owners enclosed both back porches, 8.1 x 13.3, to make small rooms, upstairs and downstairs. They also added a deck on the back which the present owner converted to a screened porch in 2006, with HAWP. The house features 16 6-over-6 double-hung sash windows on the front and sides of the 1st and 2nd floors, two 4-paned casements on the second floor and two 6-paned casements on the first floor (one of which became an interior window with enclosure of the old back porch). The enclosed porch rooms have newer windows, as does the kitchen, which was remodeled in 2012. The first floor is divided by a hall with a staircase; living and dining rooms are on either side, and the kitchen is in the rear. The second floor contains two bedrooms in the front, a small bedroom on the driveway side, and a small room in the rear (the original second-floor porch). A crawl-space/attic is full of insulation. A writer's studio/office at the rear of the property was built in 2012, with HAWP; it replaced a decrepit garage, the same size though not on the same footprint, since the original was too close to the property line.

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

Mozer Works, after restoring all of the original windows, will install nineteen storm windows, manufactured by Allied Window, Inc. (<https://www.alliedwindow.com>):

10 HOL-B 33x52.5
5 HOL-B 27.5x45
1 HOL-B 17x52.5
1 MOL 23.5x34
2 MOL 21.75x22.25

HOL-B are top fixed, bottom inside removable; MOL are interior, for casements. Allied specializes in storm windows for historic structures. Their storm windows will be placed in such a way that the midrail of a double-hung window will meet the midrail of the storm window.



REVIEWED

By Devon.Murtha at 5:33 pm, Jul 23, 2025

Work Item 1: <u>storm windows</u>	
Description of Current Condition: The owner has 7 of the original old-fashioned storm windows, one pane covering the whole window, that get put up in the fall and taken down in the spring. There are no storms on the rest of the windows.	Proposed Work: After restoration of all of the old windows (16 6-over-6 double-hung and 4 casement), storm windows will be installed outside over the double-hung windows and inside over the three casements that open to the outside.

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 5:33 pm, Jul 23, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*

██████████ - HAWP APPLICATION - PHOTOGRAPHS AND SITE PLAN
7309 WILLOW AVENUE, TAKOMA PARK, MD 20912
JULY, 2025

PHOTOGRAPHS:



FRONT OF HOUSE: 8 DOUBLE-HUNG WINDOWS, 2 CASEMENTS



DRIVEWAY (NORTH) SIDE: 4 DOUBLE-HUNG WINDOWS



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SOUTH SIDE: 4 DOUBLE-HUNG WINDOWS

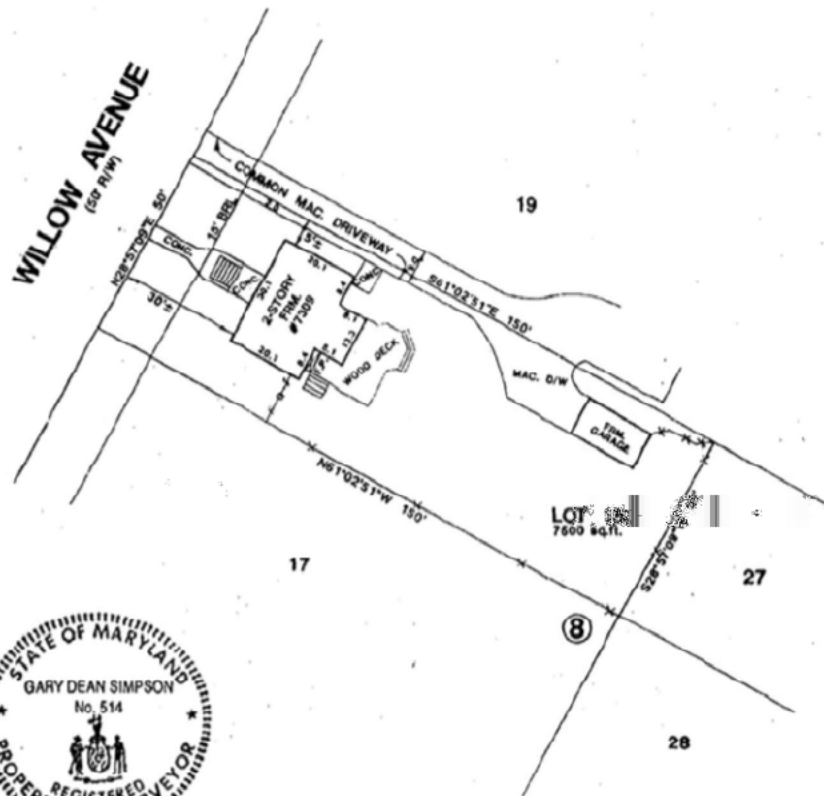
SITE PLAN on page 3 - NOTE that this plat is from 1991, the date of purchase. The wood deck has been replaced by a screened porch; the garage by a writer's studio/office. Both were built with HAWP.



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HOUSE LOCATION
LIPSCOMB AND EARNEST, TRUSTEES'
ADDITION TO TAKOMA PARK
 LOT 18 BLOCK 8
 MONTGOMERY COUNTY, MARYLAND
 SITE PLAN: NO ALTERATION TO CURRENT FOOTPRINT



THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP COMMENTARY PANEL NO. 110041 0200 B AS REVISED 07-02-1979

PROPERTY ADDRESS: 7309 WILLOW AVENUE

(ZONE: R-40)

CERTIFICATE
 I HEREBY DECLARE THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY WERE AS THEY EXISTED BY PROPER FIELD

REFERENCES

PLAT BK. 1

PLAT NO. 46

LIBER

FOLIO

CMS
 CENTRAL MARYLAND SURVEYORS

3403 Nottingham Court (301) 249-3126 Suite, MD 20716

DATE OF SURVEY

SCALE: 1"=30'

WALL CHECK:

DRAWN BY: GCS

HSE. LOC.: 09-16-93

JOB NO.: 0549-91

BOUNDARY:

Gary Dean Simpson
 GARY DEAN SIMPSON
 LAND P.L.S. No. 514

For purposes only, no title report furnished, not to be used for determining property lines, building fences or other improvements unless NOT found, or guaranteed by this location.
 If shown was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
 or Flood Zone information is subject to the interpretation of the originator
 It certifies to unknown or unrecorded encroachments or overlaps

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit

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By Devon.Murtha at 5:33 pm, Jul 23, 2025