



HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

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 _____. 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:

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:

APPROVED
Montgomery County
Historic Preservation Commission



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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Devon Murtha at 1:47 pm, Mar 30, 2026

18 March 2026

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application – Limited Sitework

Adjacent and Confronting Properties

- 305 Takoma Ave – Richard Henrich Jr.
- 7309 Takoma Ave – Jay Dintaman
- 7305 Baltimore Ave – Roger McGary
- 7310 Piney Branch Road - Ella Sage Holman

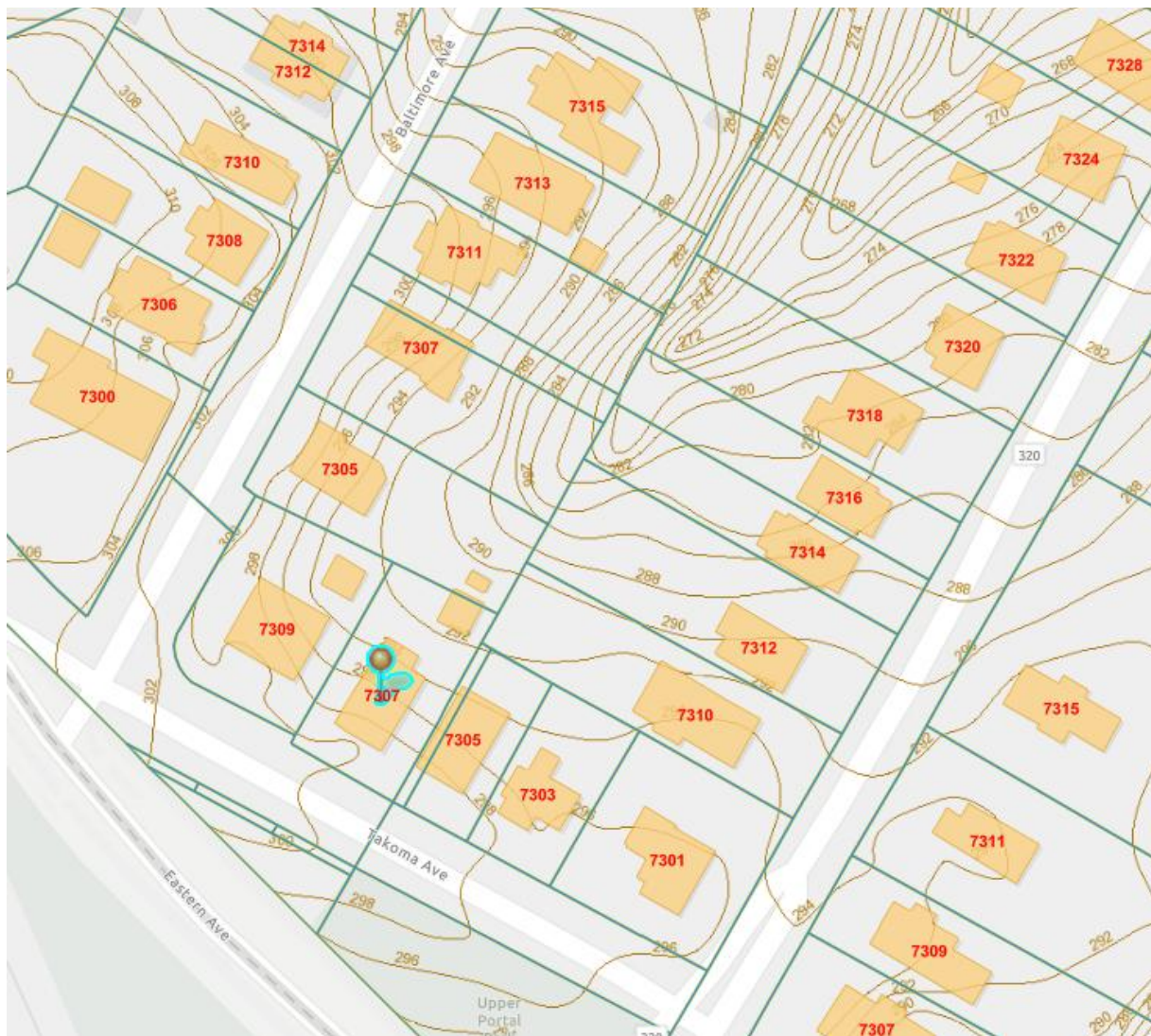


Figure 1-Excerpt from Montgomery County Tax Records



REVIEWED
By Devon.Murtha at 1:47 pm, Mar 30, 2026

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Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application – Limited Sitework

Description of the Property:

The primary residence was originally constructed circa 1904, and the crenelated tower was added circa 1910. It is a three-story balloon-wood framed structure, with a basement. Except for the more recently improved crenelated front tower, the house has cement shingle siding. The siding is installed over a single layer of German lap siding. A garage is set at the northeast corner of the lot. Consistent with the original house it is framed with old growth wood framing and German lap siding exists below the cement shingles.

We have owned the house since 1991, and have completed the following improvements:

- The front porch and front door were improved in 1996.
- A two-story addition was installed at the rear in 2000.
- Replaced the front chain-link fence with a cedar fence circa 2006.
- Restored the original crenelated tower and improved the front porch woodwork in 2011.
- Constructed a rear deck behind rear addition circa 2016.
- Major repairs were completed after a 60FT tall tree fell on the front of the house in 2020.

As long-time homeowners (32 years) at 7307 Takoma Ave, Takoma Park, MD, we seek a Historic Area Work Permit (HWAP) for the following improvements:

- 1) Removal of a deteriorated brick, stone and concrete patio area.
- 2) Landscape improvements – Phase 1 – Front Yard Work

Photos of the existing property and the proposed work are provided below.



18 March 2026
Luker Residence
7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application – Limited Sitework

7307 Existing Property Photos



Figure 2 - House View from South (Takoma Avenue)



Figure 3 - House view from Northeast

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Montgomery County
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REVIEWED

By Devon Murtha at 1:47 pm, Mar 30, 2026

Historic Area Work Permit Application – Limited Sitework

Eastside Patio Removal and Landscape Improvements

Current Condition

The subject patio area was last modified circa 1984 when the property was subdivided and the adjacent house was constructed. The existing condition is poor, the brick retaining wall is leaning and the slate surface is failing (delaminating).

Here is an image of the subject Patio:



Historic Area Work Permit Application – Limited Sitework

Proposed Work

We propose to completely remove the existing patio area, and improve the resulting landscape area. The design includes new trees selected to provide a green screen between our house and the neighbor's yard.

Demolition

