

7318 Willow ave. Takama Park
HAWP 37/3-08F



HISTORIC PRESERVATION COMMISSION

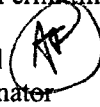
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 02/28/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #477286 - Window replacement

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 February 27, 2008 meeting.

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: Cary Burnell and Devki Virk
Address: 7318 Willow Avenue, 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKWELL BLDG. 2ND FLOOR ROCKVILLE, MD 20850
301/563-3400

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Amy Abrams
Daytime Phone No.: 202-726-5894

Tax Account No.: 01072586
Name of Property Owner: Cary Burnell/Denki Vick Daytime Phone No.: 202-842-2600
Address: 7318 Willow Avenue Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: Abrams Design Build Phone No.: 202-726-5894
Contractor Registration No.: BC-3767/86613
Agent for Owner: Amy Abrams Daytime Phone No.: 202-726-5894

LOCATION OF BUILDING/PREMISE

House Number: 7318 Street: Willow Avenue
Town/City: Takoma Park Nearest Cross Street: Pulip
Lot: 19 Block: 9 Subdivision: Ernest and Lipscomb
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 125,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Amy Abrams _____ Date _____
Signature of owner or authorized agent

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2/28/08
Application/Permit No.: 477286 Date Filed: 2/5/08 Date Issued: _____

Addendum to historic application for 7318 Willow Avenue:

Description of existing structure and environmental setting, including historical features and significance:

7318 Willow Avenue is a Craftsman era bungalow with non-original dormers front and rear clad with aluminum. At one time it had been a multiple family dwelling but was returned to a single family dwelling at a later date.

The house sits on a narrow city lot gently sloping down to rear amidst bungalows of similar scale and vintage on either side and across the street.

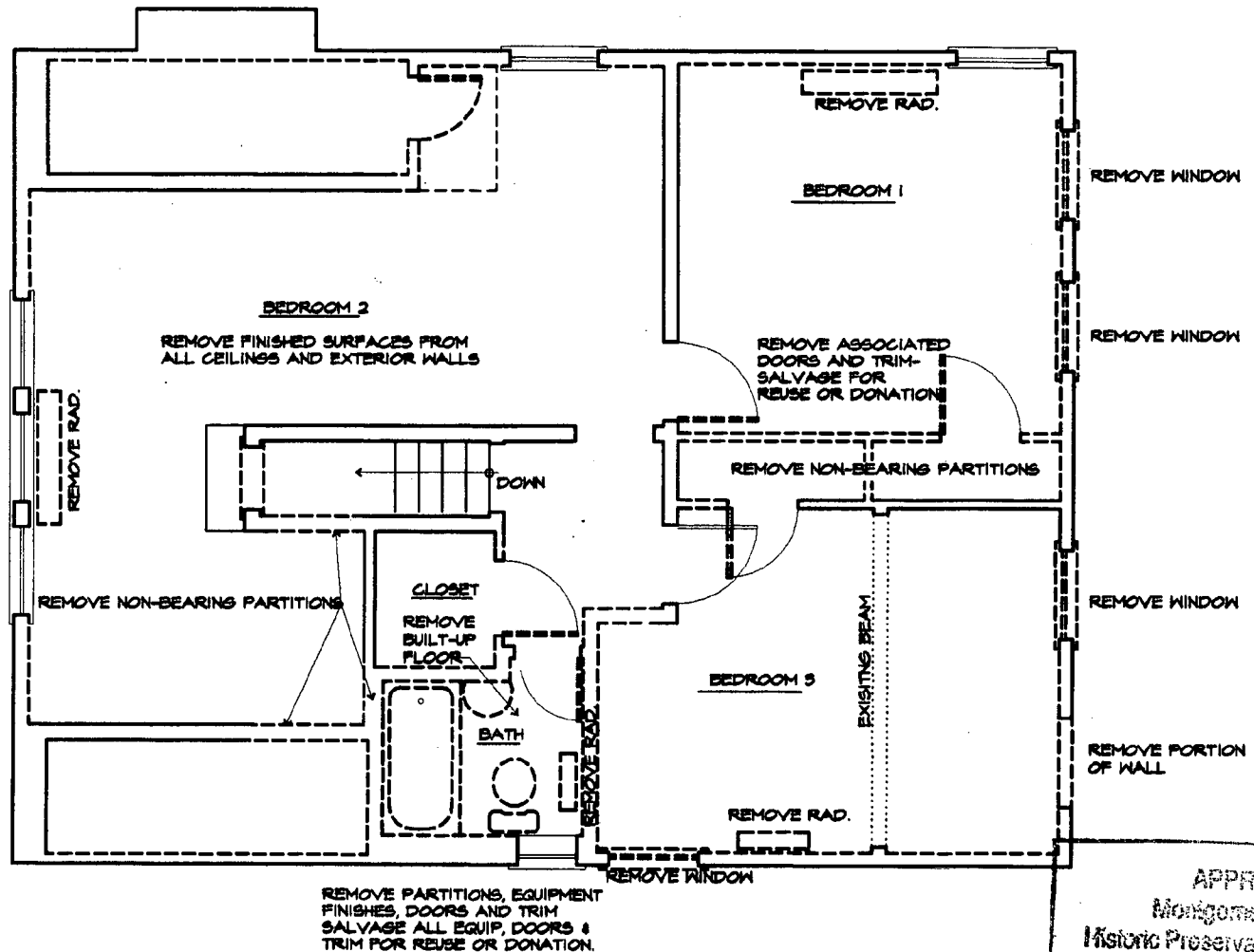
General description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district:

We are proposing the following:

1. Removal of one non-original window from right side gable end and patch in with matching wood siding, restoring it to its original context.
2. Replace one window on left side rear dormer with energy efficient wood casement window. The window will resemble in proportion the original casement windows.
3. Replace three existing windows in rear of rear dormer with wood casement windows to provide code-compliant egress.
4. Install compressor unit at grade in rear of house.

No other exterior changes

Project will have minimal impact. Element #1 simply restores structure, #2 is a minor change to a non-original part of the house, and #3 and #4 are not visible from the public right of way.



1 EXISTING CONDITIONS/DECONSTRUCTION PLAN
 SCALE: 3/16" = 1'0" +/-

APPROVED
 Montgomery County
 Historic Preservation Commission

AB
 2-18-06

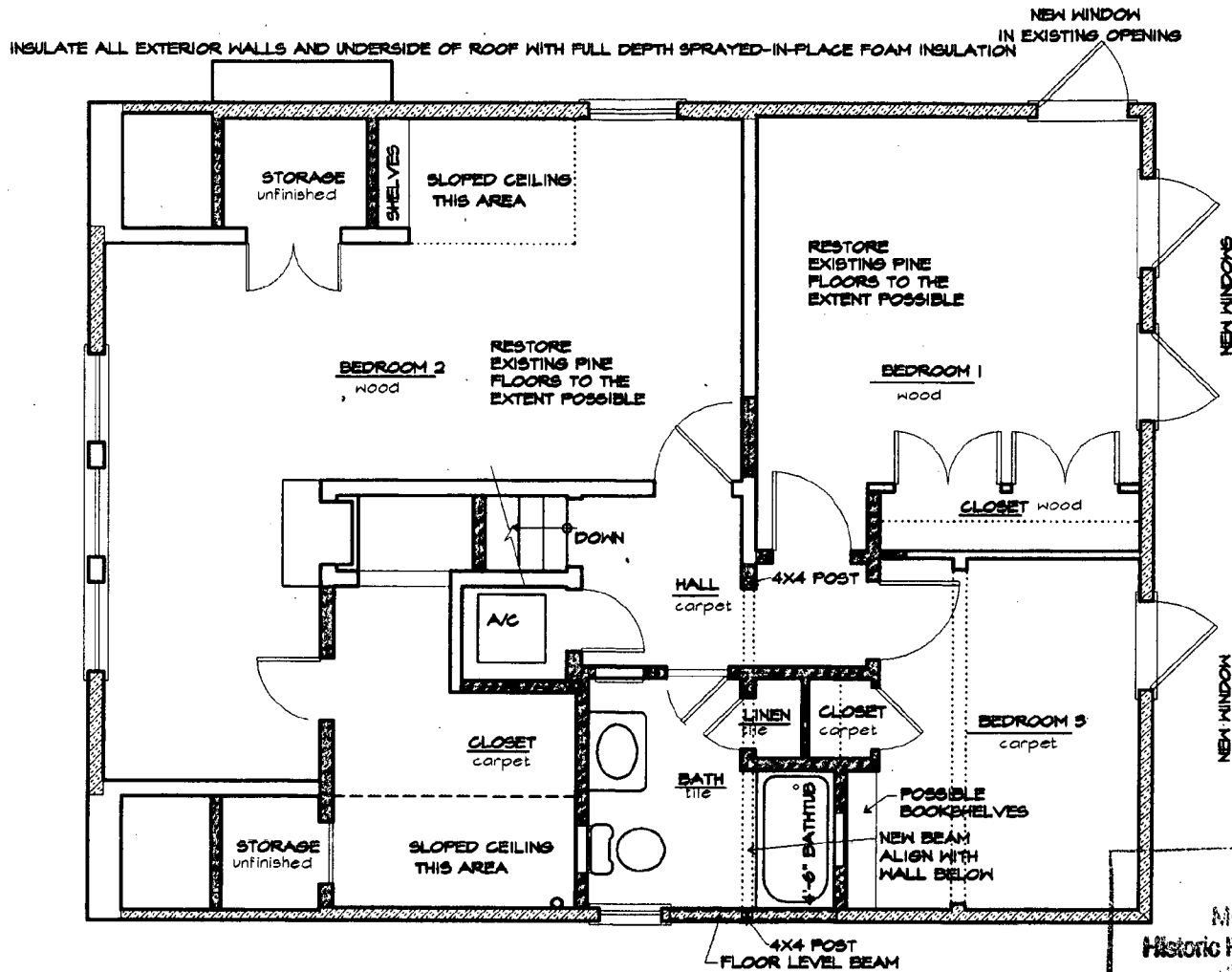
ABRAMS DESIGN BUILD
 SUSTAINABLE DESIGN & CONSTRUCTION

409 BUTTERNUT ST NW
 WASHINGTON DC 20012
 202-726-5894
 WWW.ABRAMSDSIGNBUILD.COM

RENOVATION OF
 7318 WILLOW AVENUE
 TAKOMA PARK, MD 20912

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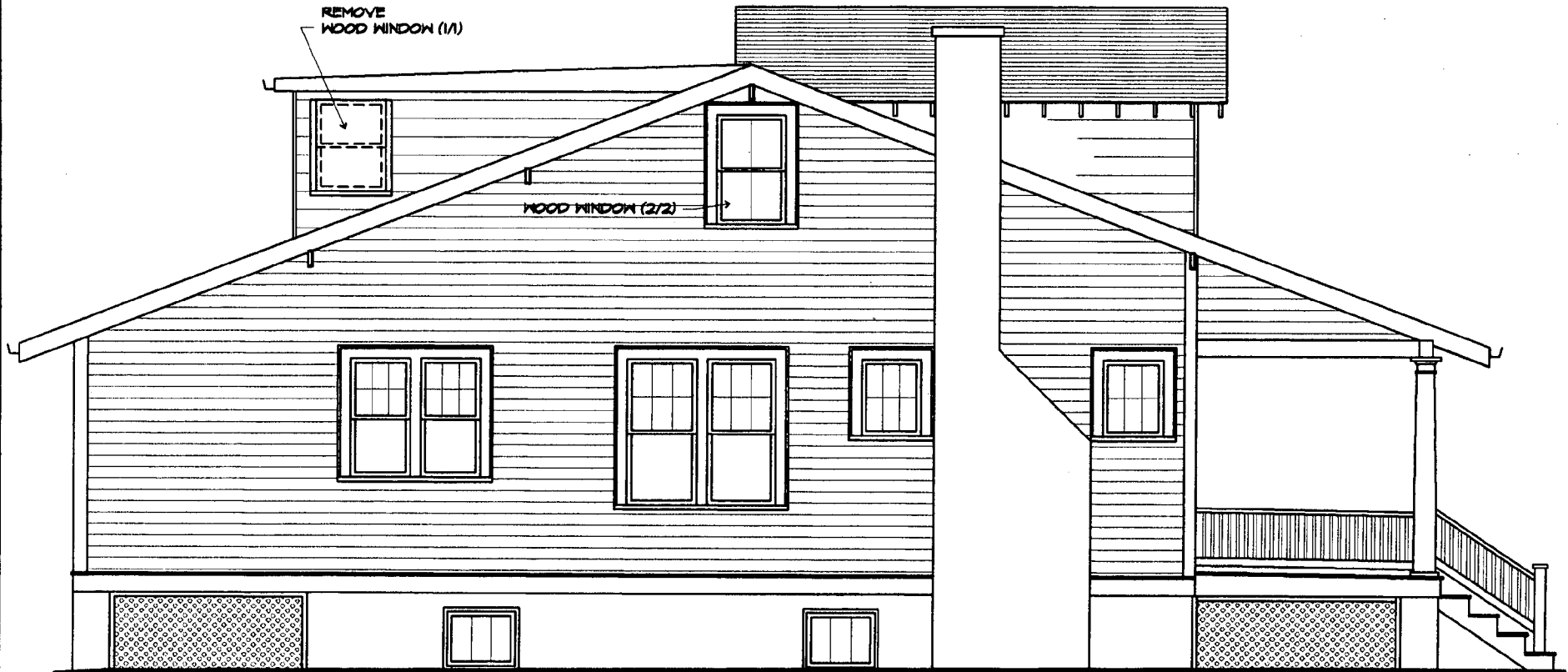
2 PROPOSED 2ND FL PLAN
 SCALE: 3/16" = 1'0" $\frac{1}{4}$

APPROVED
 Montgomery County
 Historic Preservation Commission
 2-25-08

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EXISTING LEFT ELEVATION

SCALE: 3/16"=1'0" +/-

MASONRY CHIMNEY, PARSED

APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten signature]
 2-26-08

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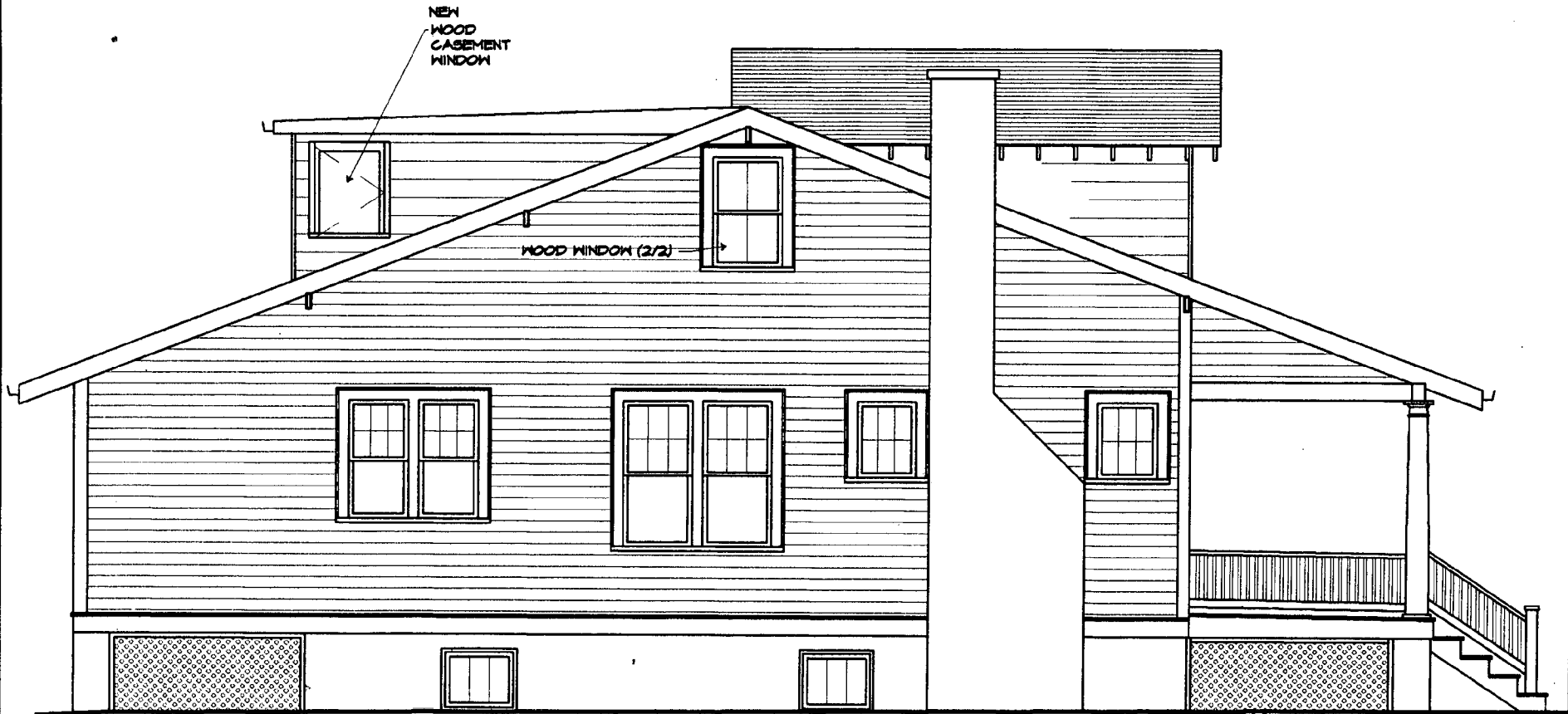
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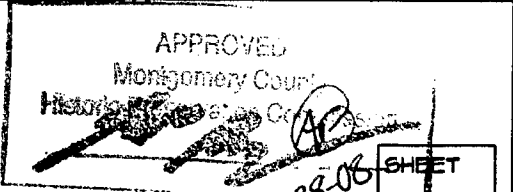
PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0" +/-
3/16



MASONRY CHIMNEY, PARSED

SEE RIGHT ELEVATION FOR NOTES

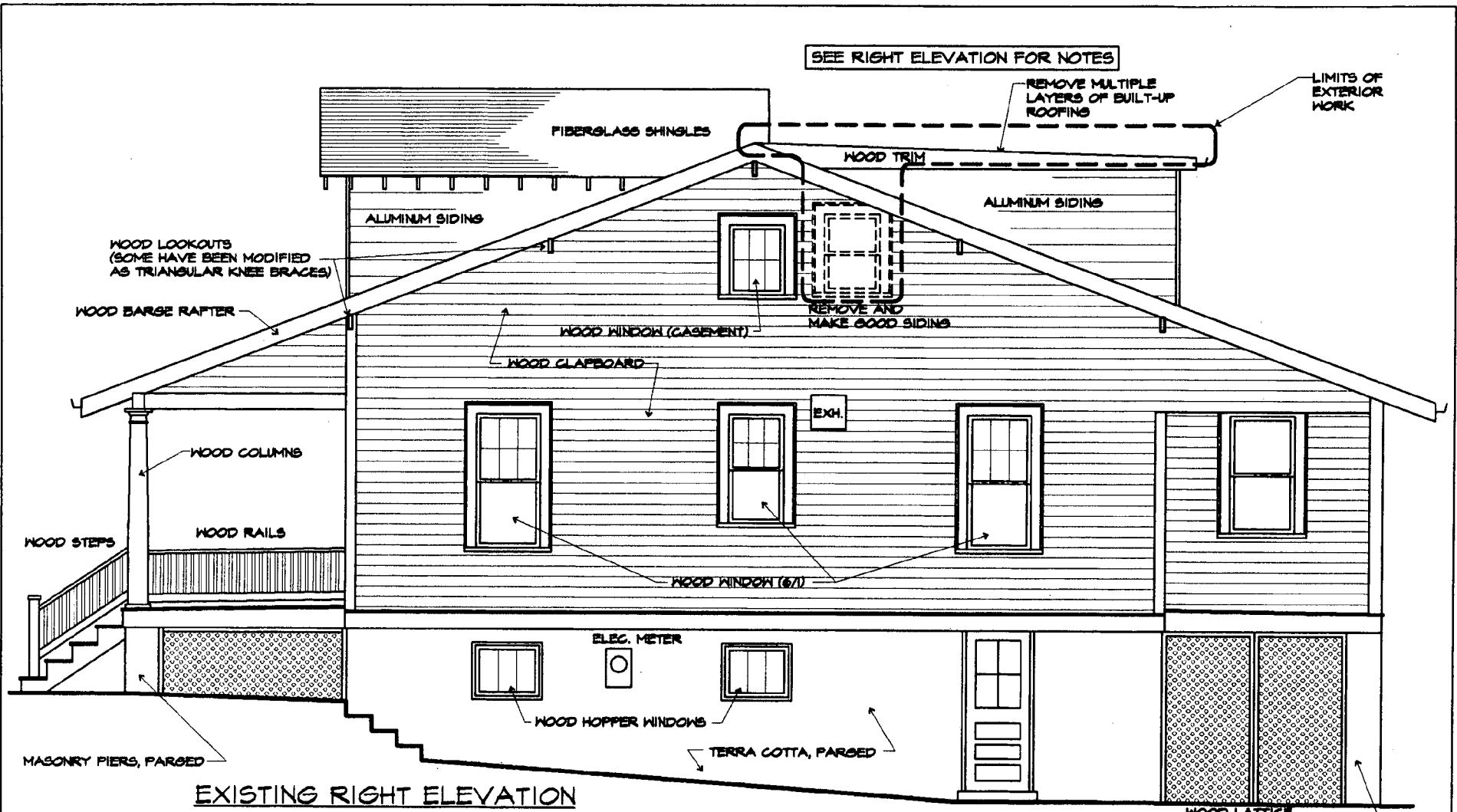


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EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'0" +/-

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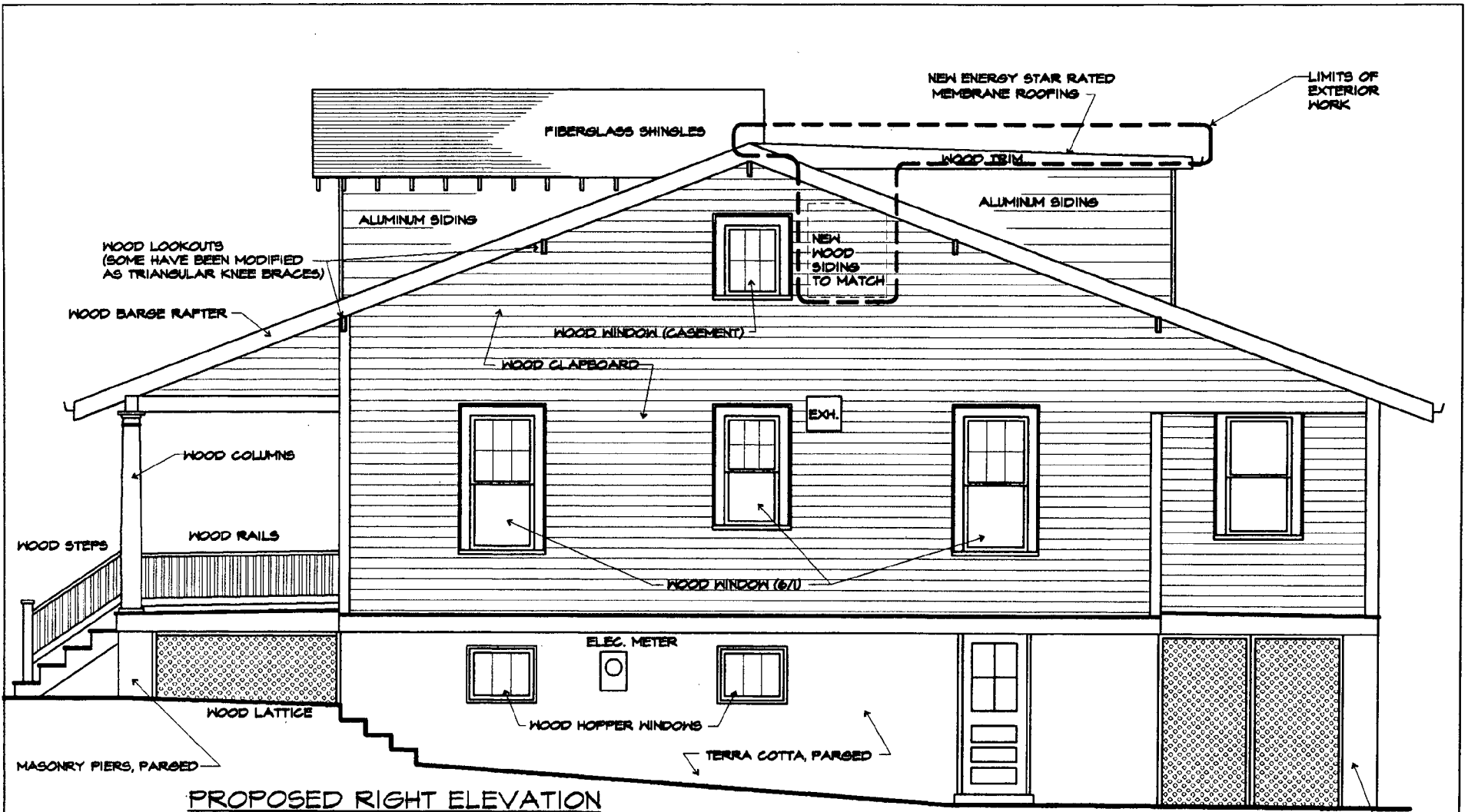
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PROPOSED RIGHT ELEVATION

SCALE: 3/16"=1'0" +/-

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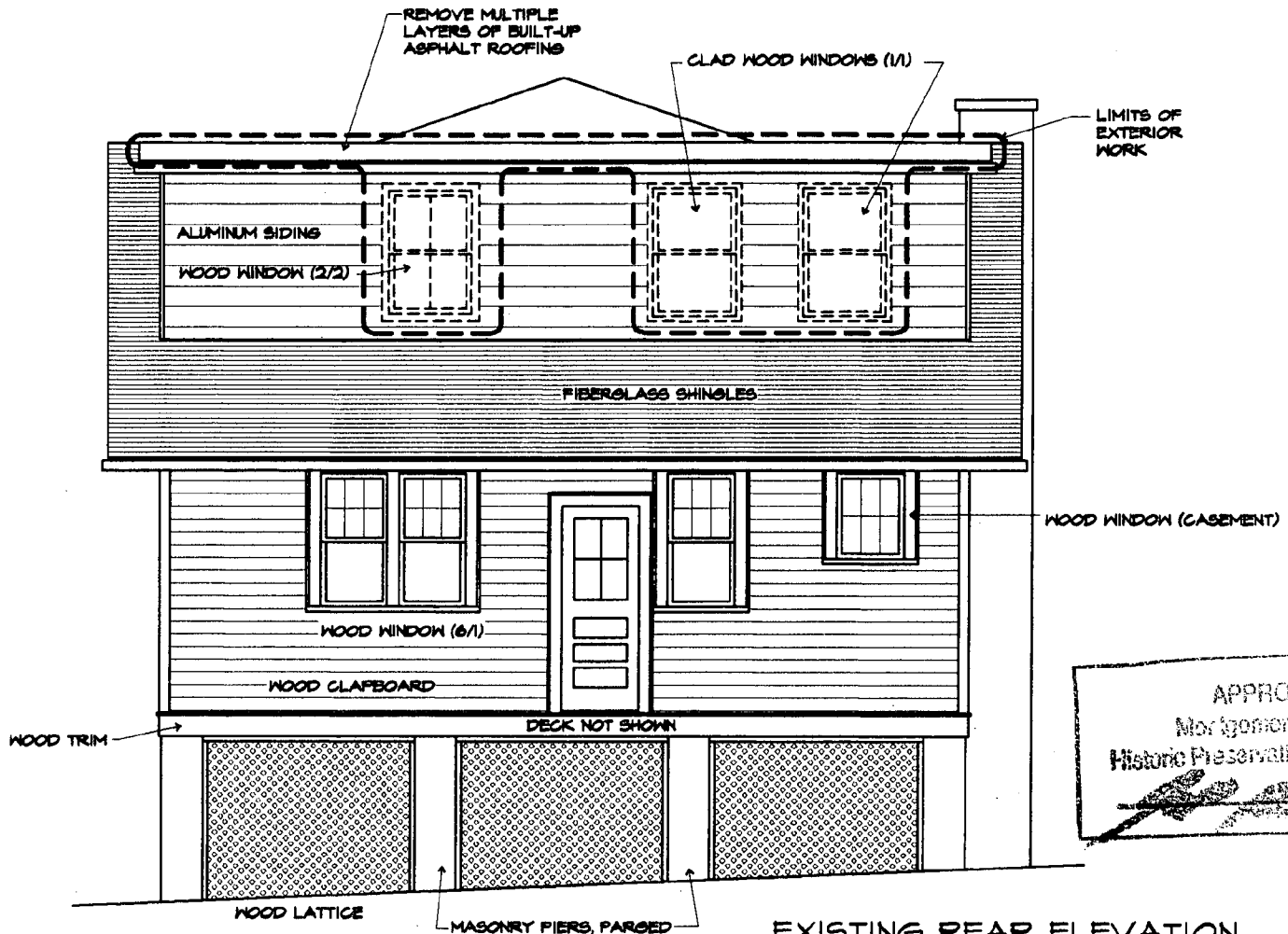
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MASONRY PIERS, PARSED
 APPROVED
 Montgomery County
 Historic Preservation Commission

2-28-08

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APPROVED
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 Historic Preservation Commission

[Signature]
 2-28-08

EXISTING REAR ELEVATION
 SCALE: 3/16"=1'0" +/-

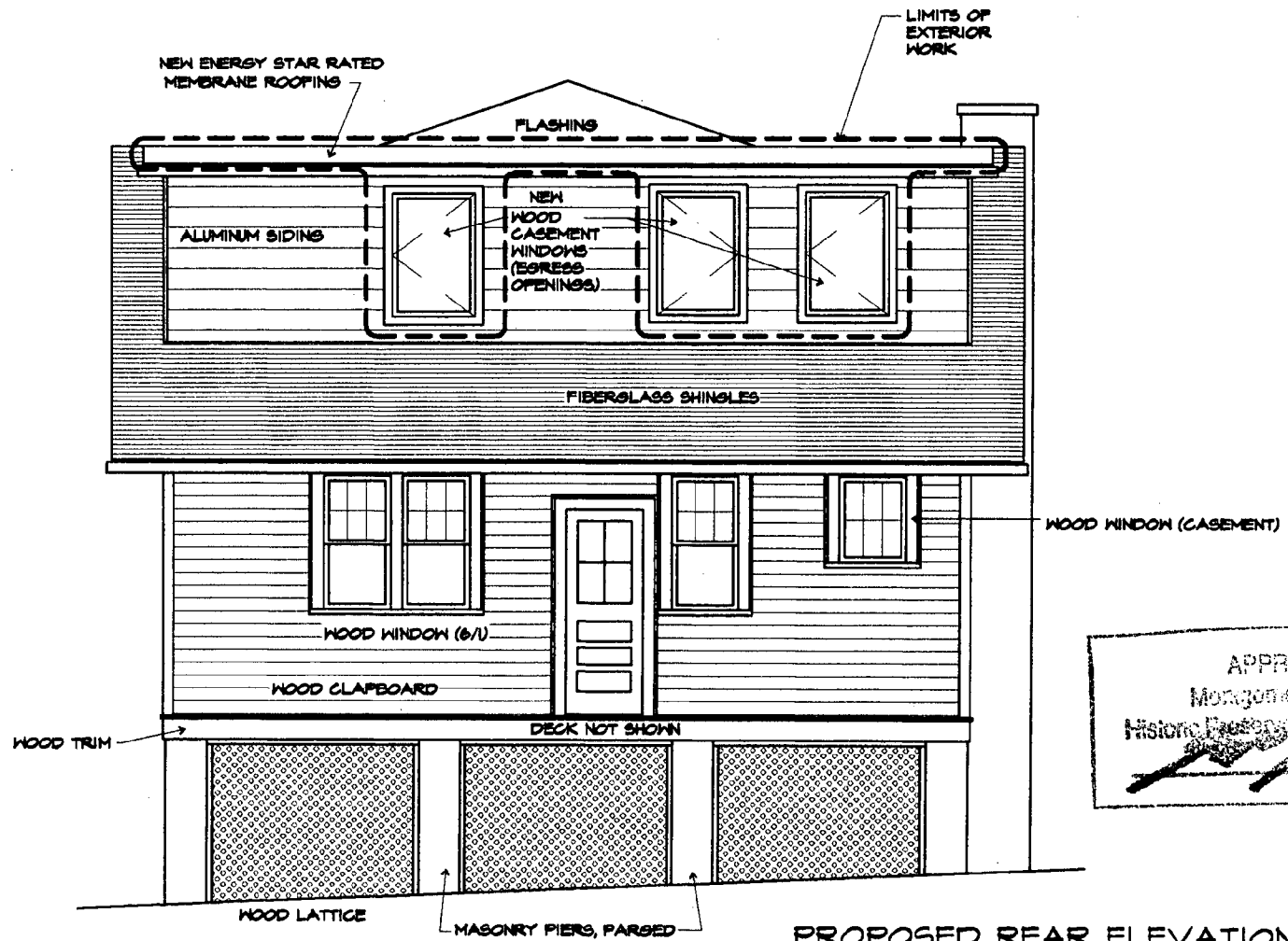
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PROPOSED REAR ELEVATION

SCALE: 3/16"=10" +/-

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7318 Willow Avenue, Takoma Park	Meeting Date:	2/27/08
Applicant:	Cary Burnell and Devki Virk (Amy Abrams, Agent)	Report Date:	2/20/08
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	2/13/08
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-08F	Staff:	Anne Fothergill

PROPOSAL: Non-original window removal and window replacement in rear dormer

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1920-1930

PROPOSAL

The applicants are proposing to:

- Remove one non-original window from the right side gable end and patch with wood siding to match
- Remove four windows in non-original rear dormer and replace with wood casement windows in same openings

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed

for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The proposed removal of a non-original window in the gable end and the replacement of existing windows with new wood windows in the same openings on the side and rear elevations of a non-original rear dormer of a Contributing Resource are allowable changes and staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

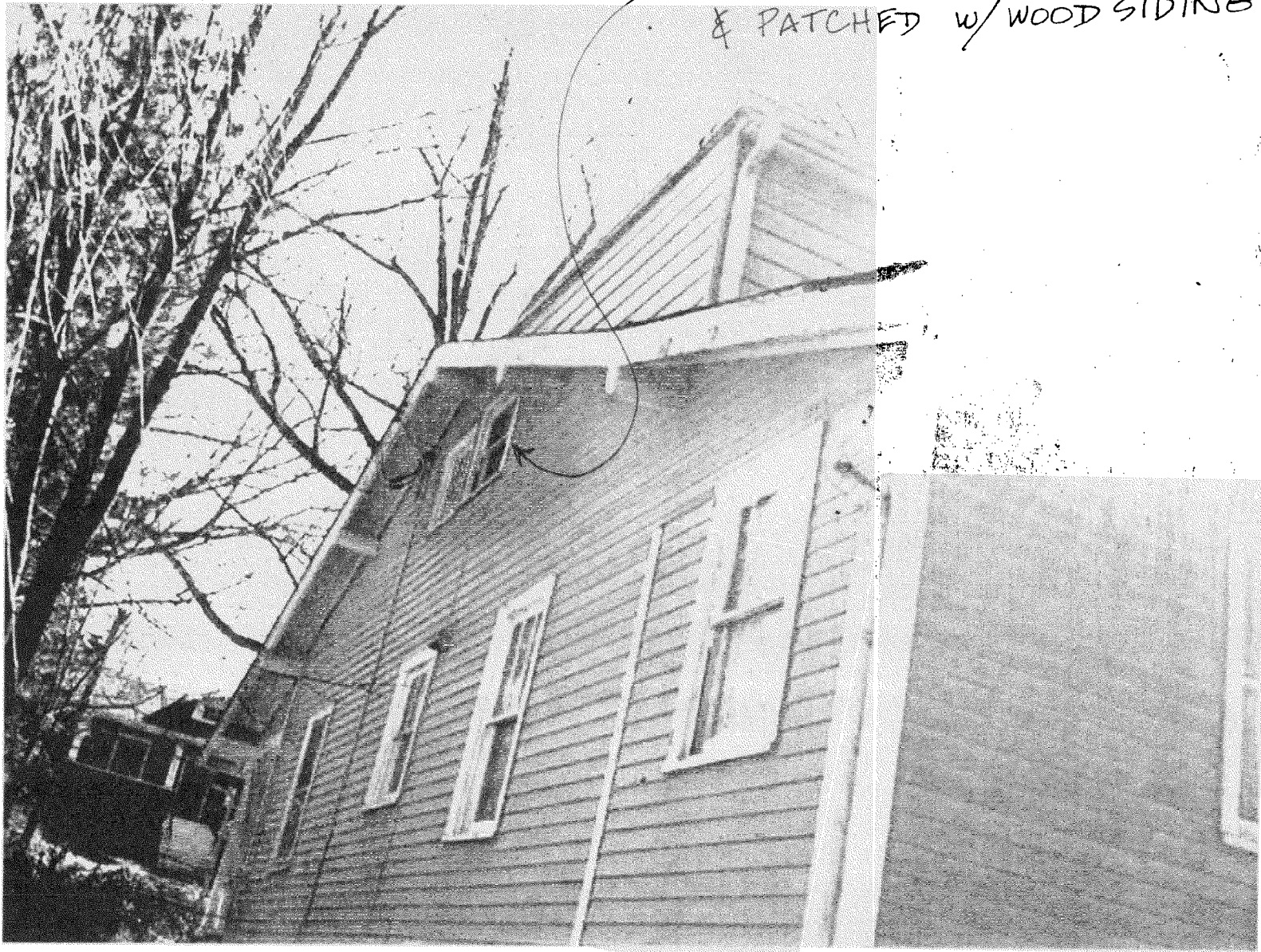
Addresses of adjacent and confronting property owners for 7318 Willow Avenue:

Kathleen Milton	7316 Willow Ave.
Herschel N & SH Young	7320 Willow Ave.
Ellen S & AF McMurdie	7317 Willow Ave.
Melvin H & DA Raff	7319 Willow Ave.
Joyce A & MI Schocppach	1 Austin Pl.

7318 WILLOW AVE
VIEWED FROM FRONT

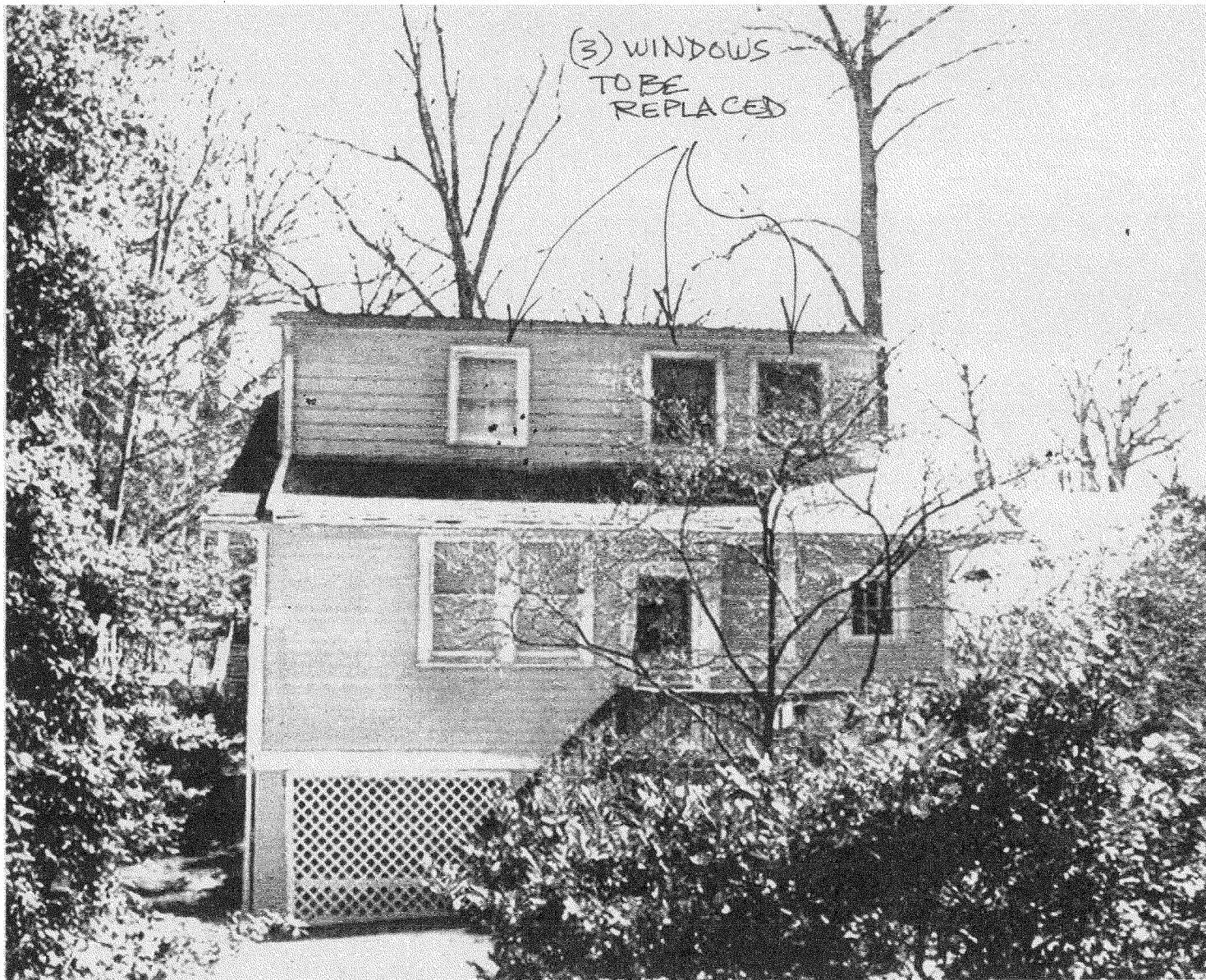
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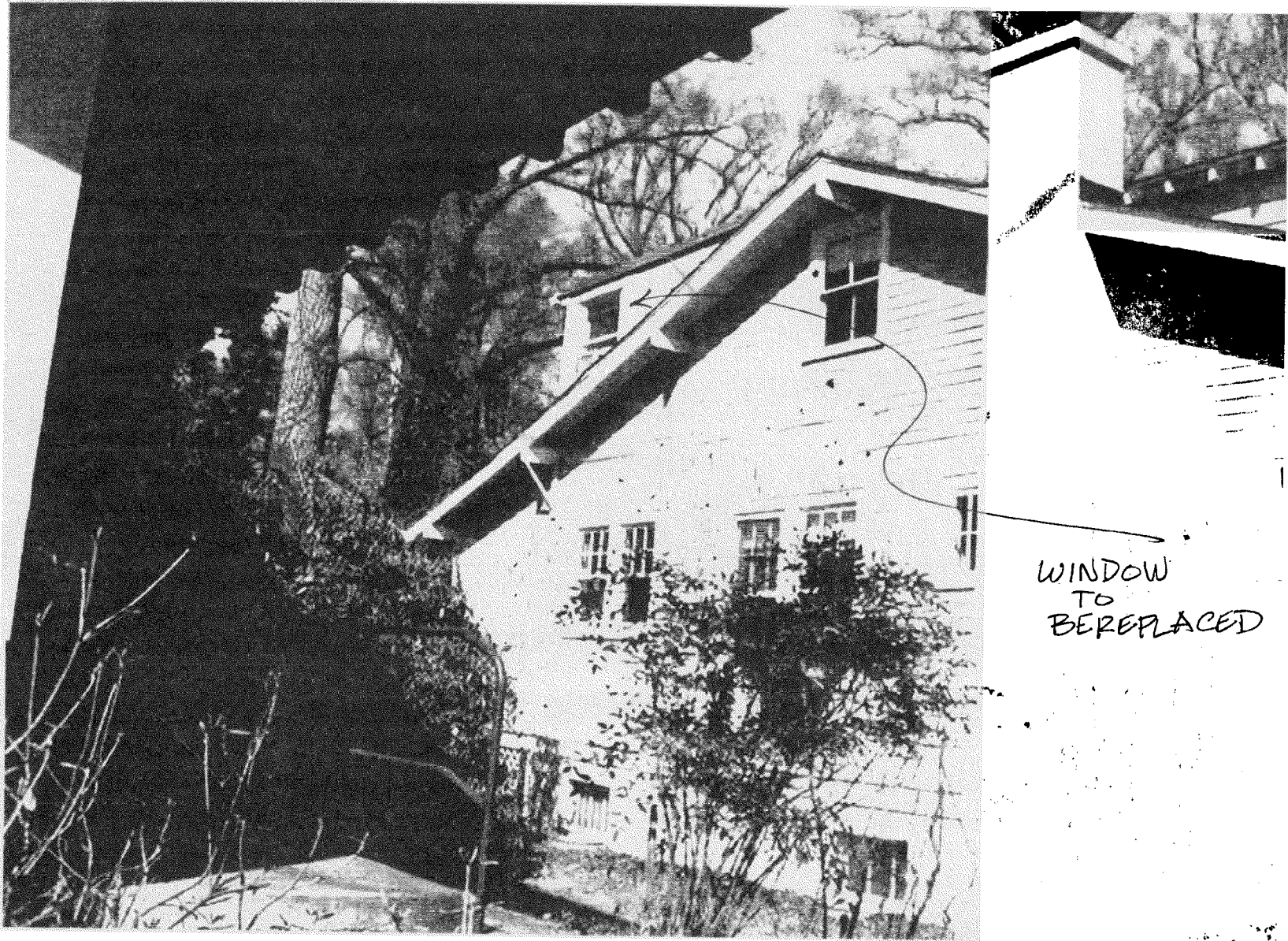


WINDOW TO BE REMOVED
& PATCHED W/ WOOD SIDING

7318 WILLOW AVE
RIGHT SIDE (VIEWED FROM REAR)



7318 WILLOW AVE (VIEWED FROM REAR)



WINDOW
TO
BE REPLACED

LEFT SIDE (VIEWED FROM FRONT)
7318 WILLOW AVE.

(12)

7318 Willow

