

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7318 Willow Ave., Takoma Park	Meeting Date:	3/13/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/6/2019
Applicant:	Cary Burnell & Devki Virk	Public Notice:	2/27/2019
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-19K	Staff:	Dan Bruechert
PROPOSAL:	Storm Window Installation		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

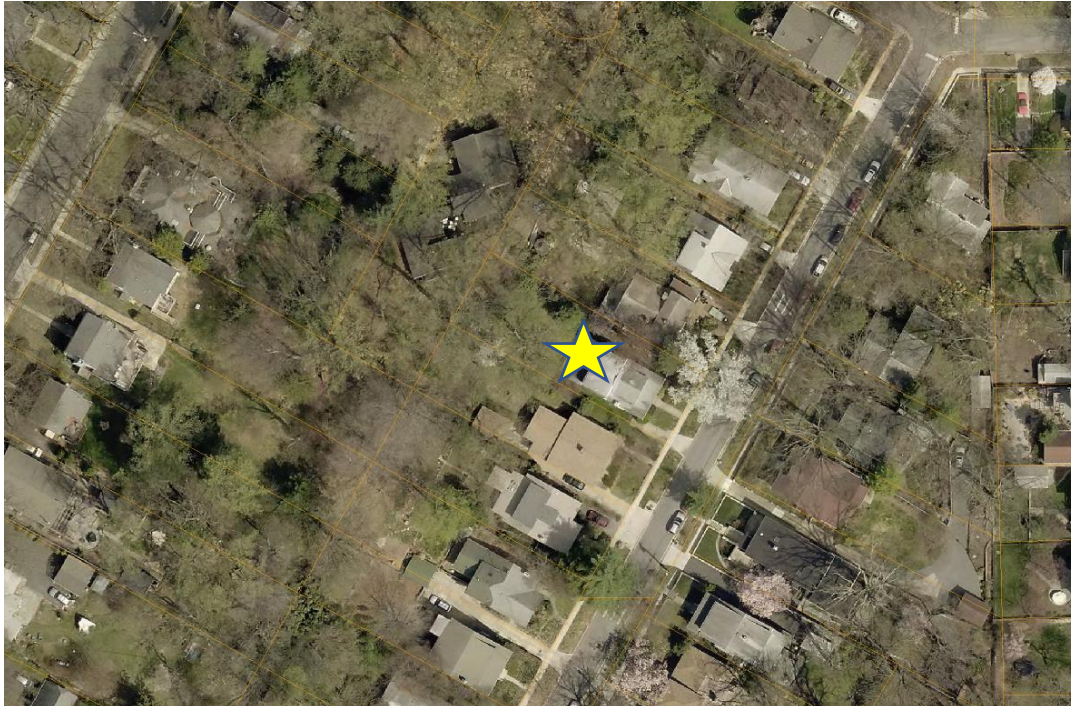


Figure 1: 7318 Willow is located mid-block between Tulip and Valley View Ave.

PROPOSAL

The applicant proposes to install eleven Mon-Ray, double hung, painted aluminum storm windows on the house at 7318 Willow Ave. These storms will be installed on the five street-facing windows on the east elevation, on the four windows on the north elevation, and three windows on the south elevation over the historic wood windows. Staff finds that these storm windows will be a significant improvement compared to the existing aluminum triple-track storm windows. This work is eligible for the County historic preservation tax credit.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2); and (c) and (d) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: cburnell@verizon.net Contact Person: Cary Burnell
Daytime Phone No.: 202-778-3302
Tax Account No.: 01072586
Name of Property Owner: Cary Burnell & Devki Virk Daytime Phone No.: 301-643-7183 (mobile)
Address: 7318 Willow Avenue Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

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

PART ONE: TYPE OF PLANT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: storm windows

1B. Construction cost estimate: \$ \$2,500

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.

[Signature]
Signature of owner or authorized agent

January 2, 2019
Date

Approved: 866000 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See attached

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See attached

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

866 000

Cary Burnell and Devki Virk
Application for Approval for Installation of Storm Windows
January 2, 2019

1.a. Description of the Existing Structure:

The structure at 7318 Willow Avenue, Takoma Park is a 1 ½ story, single-family wood frame residence, built in 1923. The structure has a covered front porch, painted clapboard siding and original wood double hung windows. It is a contributing resource located on a 7,500 square foot lot with oak and tulip poplar trees and landscaping.

Nine existing exterior windows lack any storm windows (i.e. on the north side of the first floor, the second floor facing the street and the south side). Three exterior windows have existing aluminum triple-tracked storm windows on the front façade (facing the street) and side of the structure. Five windows on the rear and south side of the house have storm windows which match the proposed storm windows, which were approved by the MCHPC approved in 2006.

1.b. Description of Project:

The owners propose to add painted, aluminum storm windows to the exterior of five of the original wood double hung windows.

Two will replace the existing triple track aluminum storm windows on the first floor facing the street, and three will be added to the second floor facing the street. Three proposed new storm windows (two on the first floor and one on the second floor) will be added to the south side of the structure (facing the residence at 7316 Willow Avenue). Four proposed new storm windows will be added to the north side of the first floor of the structure (facing the residence at 7320 Willow Avenue).

The proposed storm windows are manufactured by Mon-Ray Inc. and sold by The Window Man, 3853-A Pickett Road, Fairfax, Virginia 22031 (703-978-9888). The homeowners propose to have the windows installed by the vendor.

The storm windows are Mon-Ray Model #504, double-hung windows, including screens, and are fitted with Low-E Glass. The storm windows will fit flush into the existing window openings, and are beige in color.

Unlike conventional triple track aluminum storm windows which are present on many homes in the Takoma Park historic district, the proposed windows will be flush with the window trim and are very similar in appearance to original wooden storm windows. The storm windows are custom built and thus their meeting rails will match the meeting rails of the original double hung windows.

These storms will reduce energy loss, lower natural gas consumption, and make it possible to refurbish and retain the existing original wood double hung windows.

2. **Site Plan**

See attached.

3. **Plans and Elevations**

Plans are not applicable to installation of storm windows.

4. **Materials Specifications**

The storm windows are Mon-Ray Model #504, double-hung windows, including screens, and are fitted with Low-E Glass. The storm windows will fit flush into the existing window openings, and are beige in color.

5. **Photographs**

See attached.

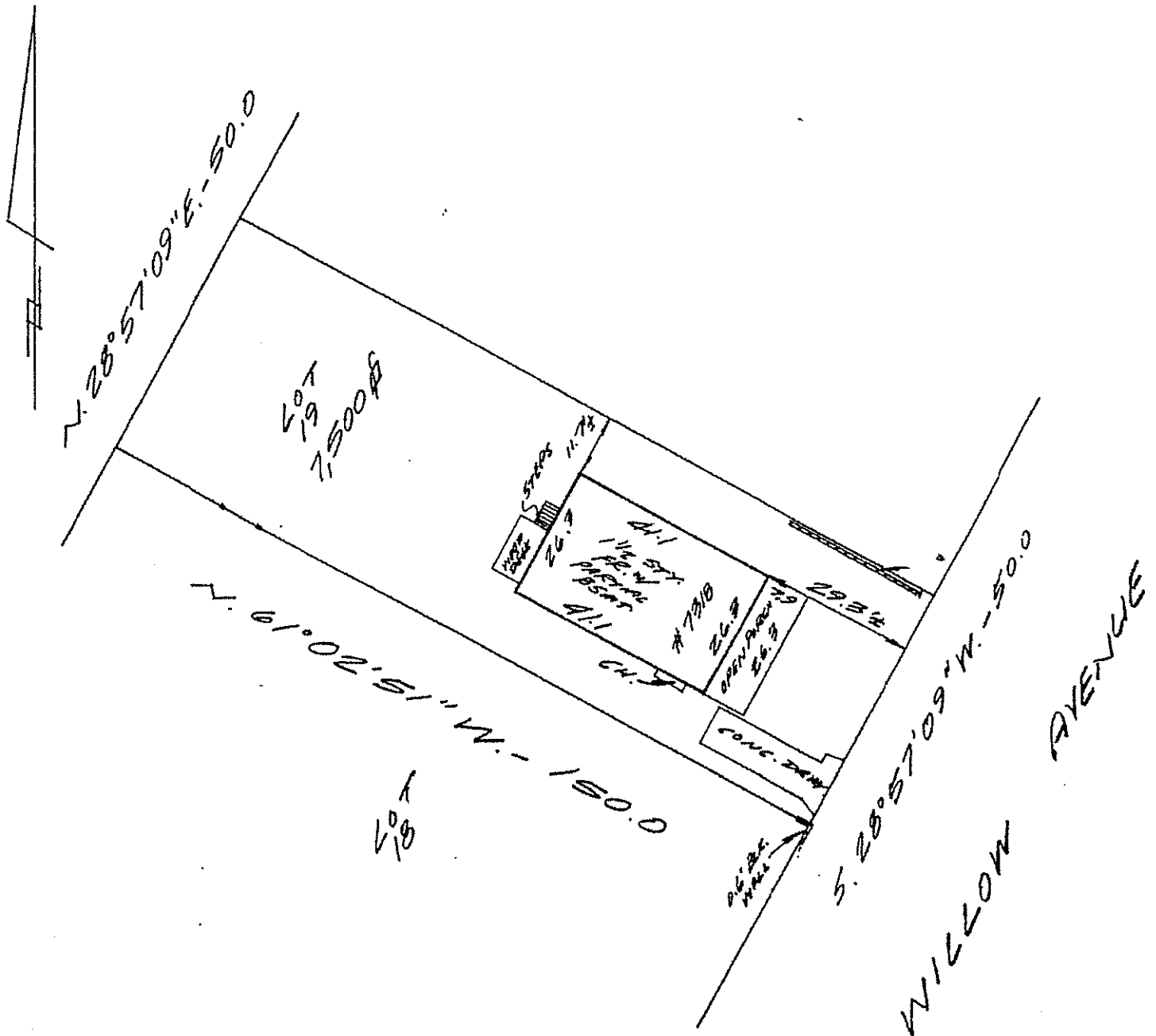
6. **Tree Survey**

Not applicable to installation of storm windows.

2. Site Plan

January 2, 2019

7318 Willow Avenue
Takoma Park, MD



HAWP APPLICATION
MAILING ADDRESSES FOR NOTIFYING

Owner's Mailing Address:

Cary Burnell & Devki Virk
7318 Willow Avenue
Takoma Park, MD 20912

Adjacent and Confronting Property Owners Mailing Addresses:

Suzi & Ned Young
7320 Willow Avenue
Takoma Park, MD 20912

Kathy Milton & Steve Fabry
7316 Willow Avenue
Takoma Park, MD 20912

Ali Kahn & Michael Fincham
7317 Willow Avenue
Takoma Park, MD 20912

Joyce Schocppach
1 Austin Place
Takoma Park, MD 20912-4343

Existing Property Condition Photographs (duplicate as needed)



Street view of front of 7318 Willow Avenue. Owners propose to replace two existing storm windows on first floor and add three storm Windows to second floor.

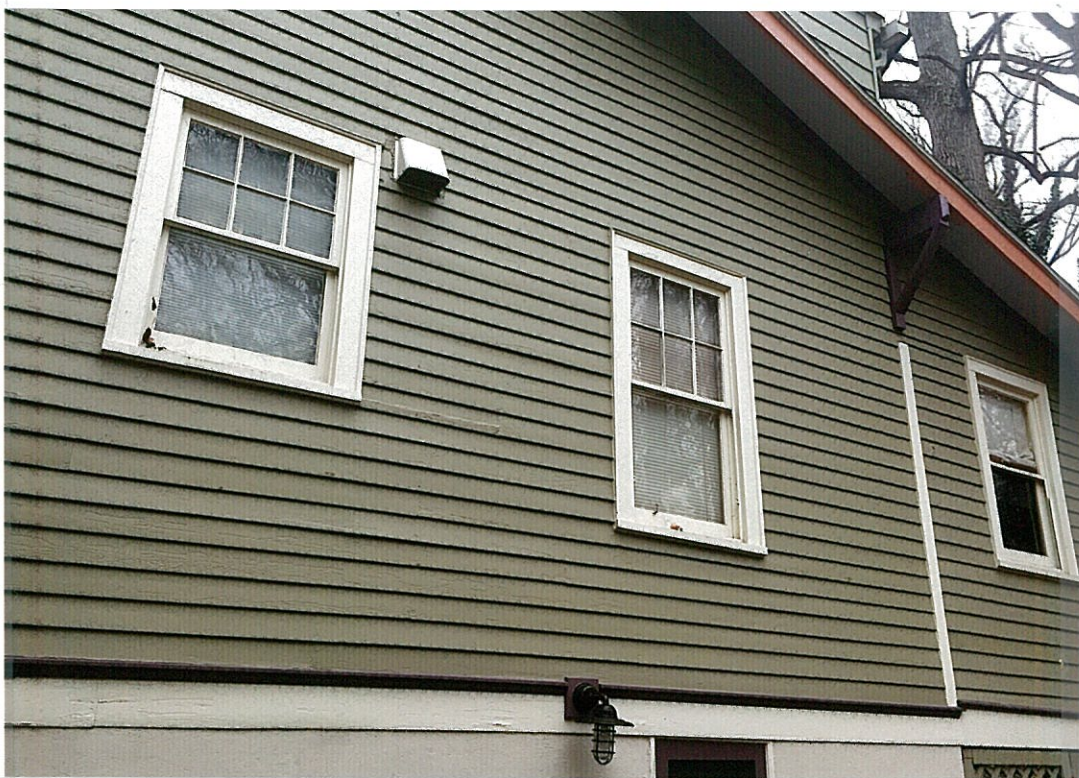


Detail of right-side, first floor window and existing triple track storm window.

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7318 Willow

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Existing Property Condition Photographs (duplicate as needed)



View from north (from 7320 Willow Avenue). Owners propose to add storm windows to each of these four windows on first floor.



Detail.

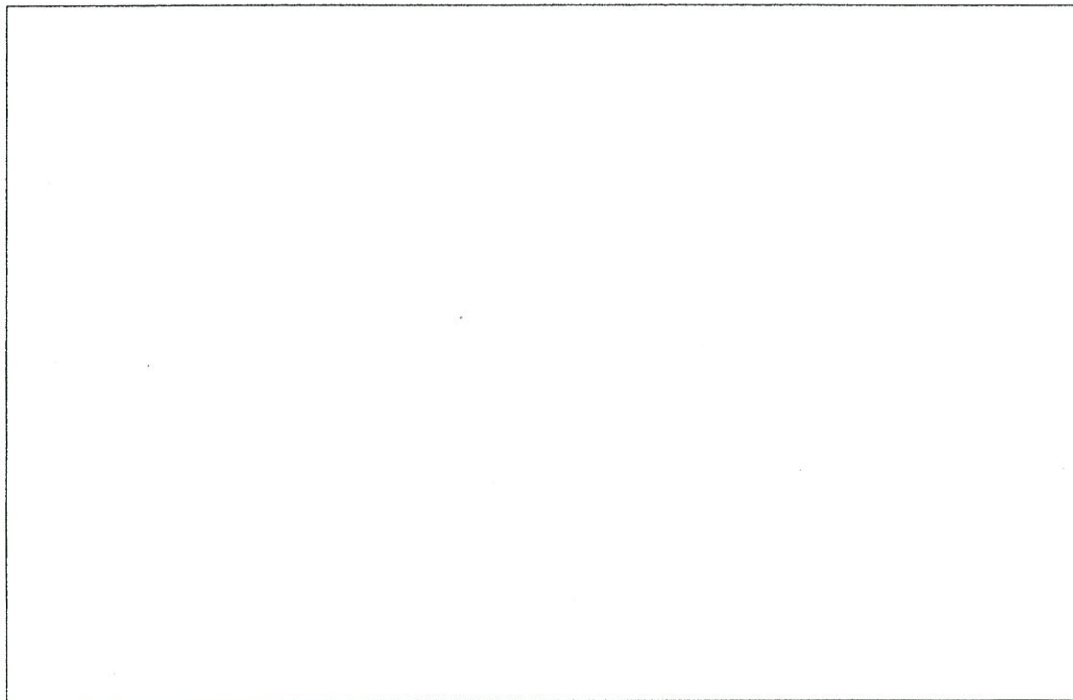
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Existing Property Condition Photographs (duplicate as needed)



View from south (from 7316 Willow Avenue). Owners propose to replace one existing triple track storm window and add storm windows to the two other windows show.



Detail: _____

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