EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

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

Contractor:
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISE

House Number: 7318 Willow Avenue
Street: Willow Avenue
Towncity: Takoma Park
Nearest Cross Street: Valley View
Lot: 19
Block: 9
Subdivision: Erst and Lipscomb

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace
☐ Revision ☐ Repair ☐ Revocable ☐ 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 EXTENSION 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 OR 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 property 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 of owner or authorized agent]

January 2, 2019

[Date]

Approved: 866000

For Chairperson, Historic Preservation Commission

Disapproved: ____________________________

Signature: ____________________________

Date: ____________________________

Application/Permit No.: ____________________________

Data Filed: ____________________________

Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
1. **WRITTEN DESCRIPTION OF PROJECT**
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      
      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 resources 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 for 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 in 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. THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
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
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.

Applicant: Cary Burnell & Devki Virk
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 shown.

Detail:______________________________

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