

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7307 Takoma Avenue, Takoma Park	Meeting Date:	3/25/2026
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/18/2026
Applicant:	Jeffrey Luker	Public Notice	3/11/2026
Review:	HAWP	Tax Credit:	No
Permit Number:	1147848	Staff:	Devon Murtha

PROPOSAL: Partial demolition and garage alterations to create ADU

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final approval delegated to staff:

The applicant must submit complete materials specifications for review prior to issuance of final approval documents, including information related to the skylights, new exterior lighting, railings, and windows.



Figure 1: The subject property at 7307 Takoma Avenue in the Takoma Park Historic District is indicated with a star.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District

STYLE: Vernacular with later addition of crenulated second-story addition
 DATE: c. 1915-20s

The subject property is located on Takoma Avenue and contains a two-story house with a cross-gabled roof and a crenulated tower addition and a detached rear garage. It is a Contributing Resource in the Takoma Park Historic District. In 2000, the HPC approved a plan to disassemble the rear addition and construct a new addition to include a front-gabled roof structure.¹



Figure 2: View of subject property along Takoma Avenue.

PROPOSAL

The applicant is proposing to convert the existing one-story garage on the property into an Accessory Dwelling Unit (ADU). The applicants will retain the existing footprint of the garage. Alterations include:

- raising the roof two feet,
- installing a large, shed dormer,
- adding new fenestration,
- infilling a portion of the existing garage door entry; and,
- installing new awnings and decking.

New materials will include aluminum-clad wood door, windows, and skylights; painted wood trim; a combination of wood lap siding and thermally modified oak siding; and a thermally-modified wood deck.

¹ See HAWP for addition here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box005/37-3-00P_Takoma%20Park%20Historic%20District_7307%20Takoma%20Avenue_05-10-2000.pdf.

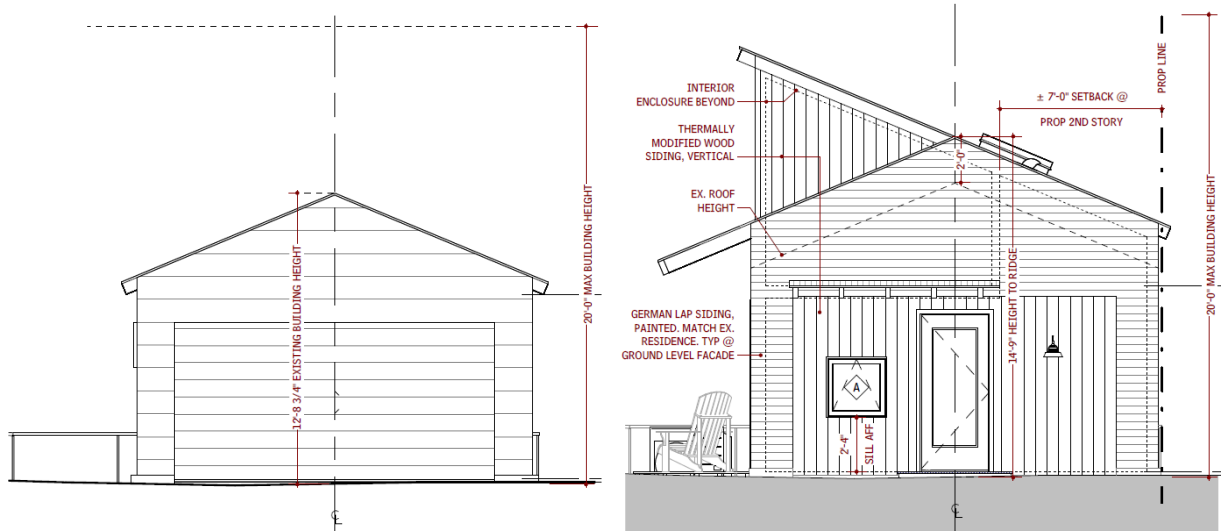


Figure 3: Existing (left) and proposed (right) south elevation.

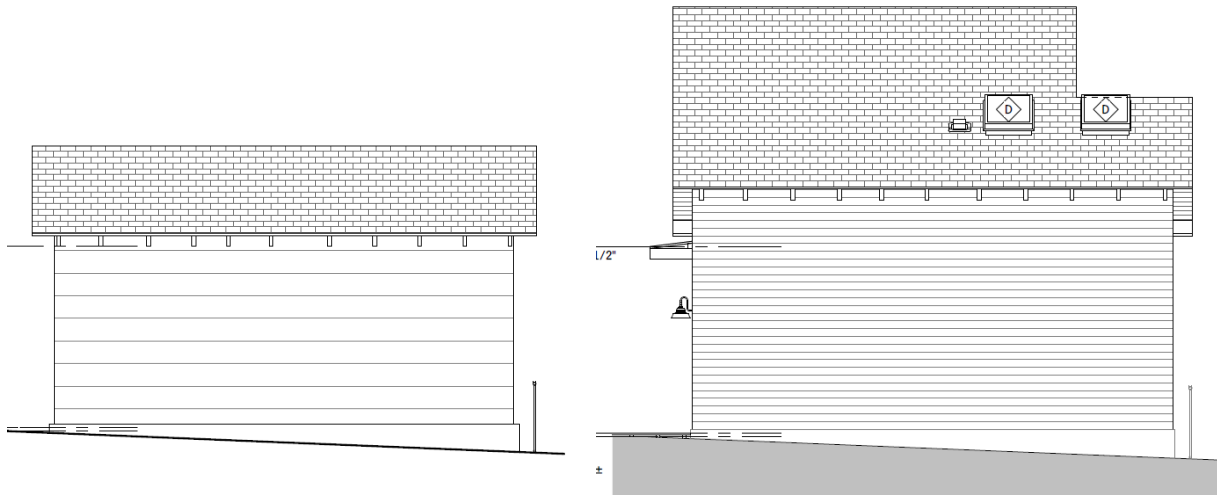


Figure 4: Existing (left) and proposed (right) east elevation.

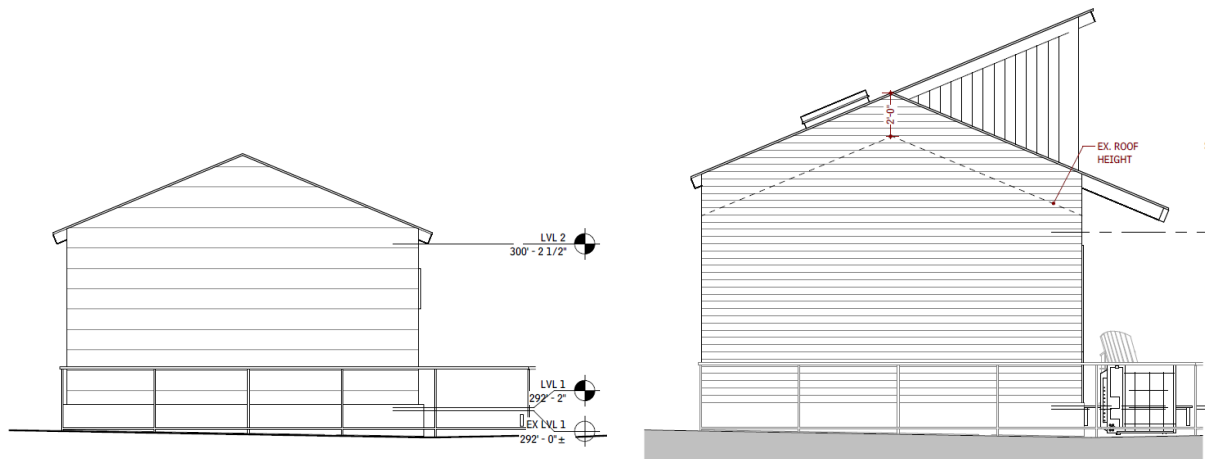


Figure 5: Existing (left) and proposed (right) north elevation.

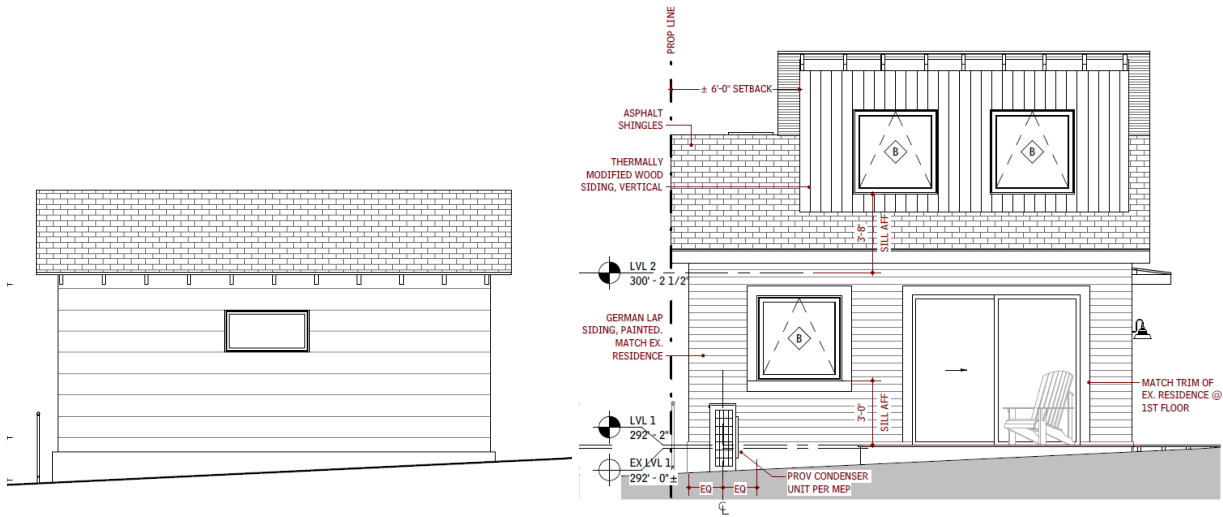


Figure 6: Existing (left) and proposed (right) west elevation.

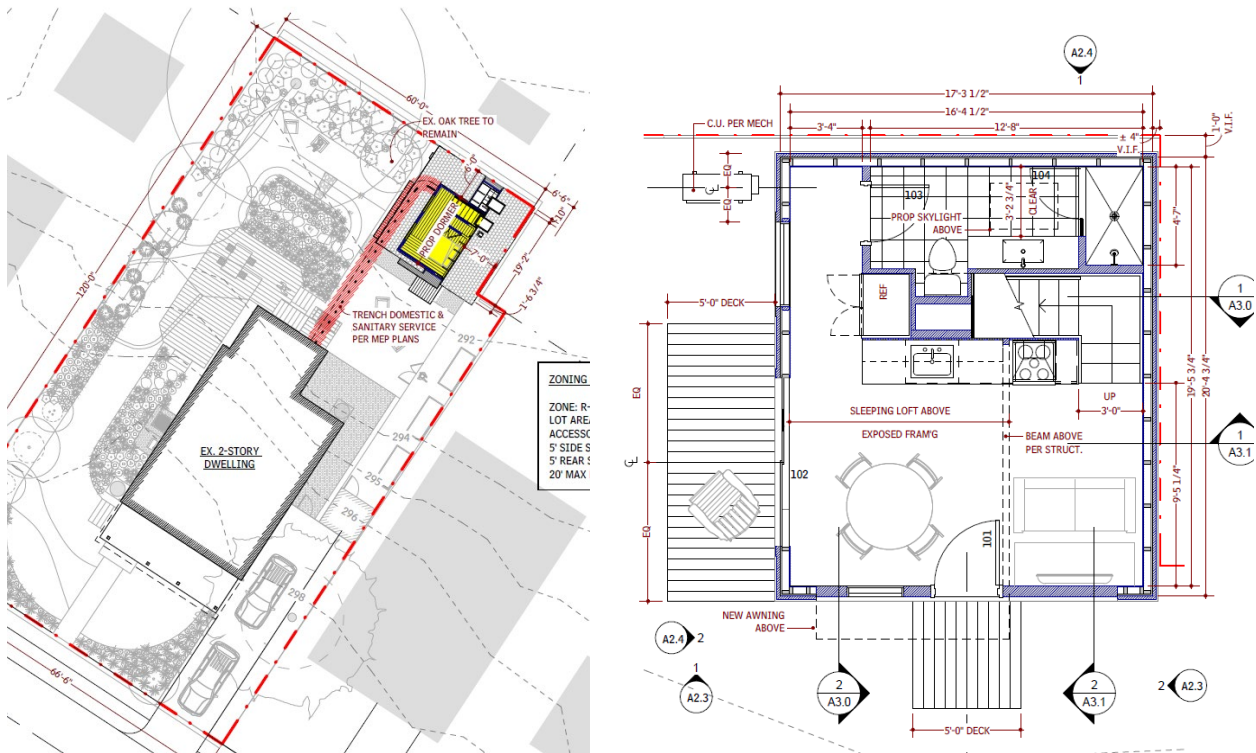


Figure 7: Site plan (left) and floor plan (right) showing location of proposed decking

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Montgomery County Code, 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 three documents is outlined below.

Takoma Park Historic District Guidelines

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.

Relevant 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;
- minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. -should be allowed as a matter of course;
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis;
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- original size and shape of window and door openings should be maintained, where feasible; some non-original building materials may be acceptable on a case-by-case basis
- artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code Chapter 24A-8

The following guidance that pertains to this project are as follows:

- (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 ensure 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;

- (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is supportive of the proposal to convert the existing garage into an ADU on the property. Staff finds that the garage is subject to lenient review and is not a contributing historic structure. Sanborn maps show that there was an accessory structure located on the property by 1963; however, Staff was not able to confirm whether this is the existing garage (*Figure 8*). The index of historic properties in the Takoma Park *Guidelines* specifically identifies historic or original garages that contribute to the district. The garage on the subject property is not mentioned within the index or any of the text as an associated structure, and should be treated as a non-historic element on a Contributing property.

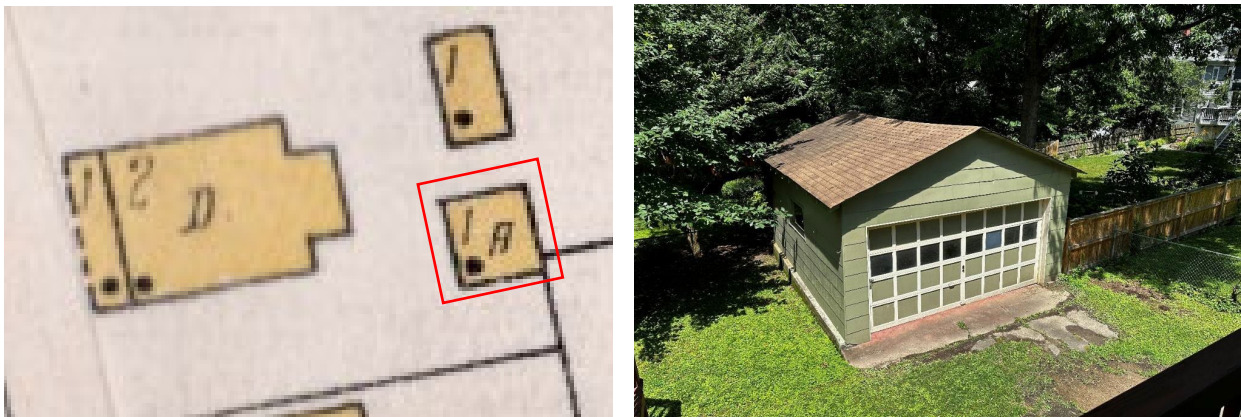


Figure 8: Sanborn map from 1927 (revised 1963) depicting the subject property (left) and photo of the garage (right)

Per the *Guidelines*, design review in Takoma Park should emphasize alterations that are visible from the right-of-way. Staff finds that the garage is visible from the right-of-way along Takoma Avenue, but that

it's visual impact on the district is minimal due to its location at the rear of the property. The front wall plane of the garage is located almost 100 feet from Takoma Avenue, and the view is further obscured by the house and by the downward sloping topography. The modest alterations proposed to the massing of this structure will have almost no impact on its visibility of the garage, nor will they negatively impact the overall district and streetscape. The existing garage is substantially shorter than the main historic house, at 12'-8 ¾" and the additional two (2) feet of height and new dormer will have minimal effect. The final height of the garage will be approximately nineteen (19) feet, to include the height of the new dormer. Notably, the dormer will be located on the west roof of the garage, which is partially obscured from the right-of-way by the house.



Figure 8: View of the subject property from the right-of-way along Takoma Avenue. The location of the existing garage is identified with a yellow arrow.

Staff also finds that, per the *Standards*, the new construction will not destroy historic materials that characterize the property, and that new additions will be undertaken in such a manner that if removed in the future, it will not impact the overall form and integrity of the property. Staff finds that the garage does not characterize the property, and Staff supports any interventions that are compatible with the character of the resource. The introduction of new dormer, new fenestration, additional height, and associated design details will have no impact on the essential form of the property. The proposed new decking, which will be installed immediately to the south and east of the garage, will be minimally visible, if at all, from the right-of-way due to the sloping grade of the property.

Staff also finds that the proposed design and materials are appropriate. The proposed materials, including wood siding, trim, and decking, and aluminum-clad windows and doors, are all compatible with the overall character of the district and the resource. The form of the ADU is still recognizable as a garage, which is common building type within the district. The proposed interventions, including the construction of the large dormer and new fenestration, are modest and sensitively designed. Staff conceptually supports the material palette for the project, but requires more detailed material specifications prior to final approval, including information on the product line for the skylights, information related to any new exterior lighting and railings, and the installation drawings for the new windows.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. The applicant must submit complete materials specifications for review prior to issuance of final approval documents, including information related to the skylights, new exterior lighting, railings, and windows.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d) and the *Takoma Park Historic District* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 9 and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

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:

**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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

BZA Set

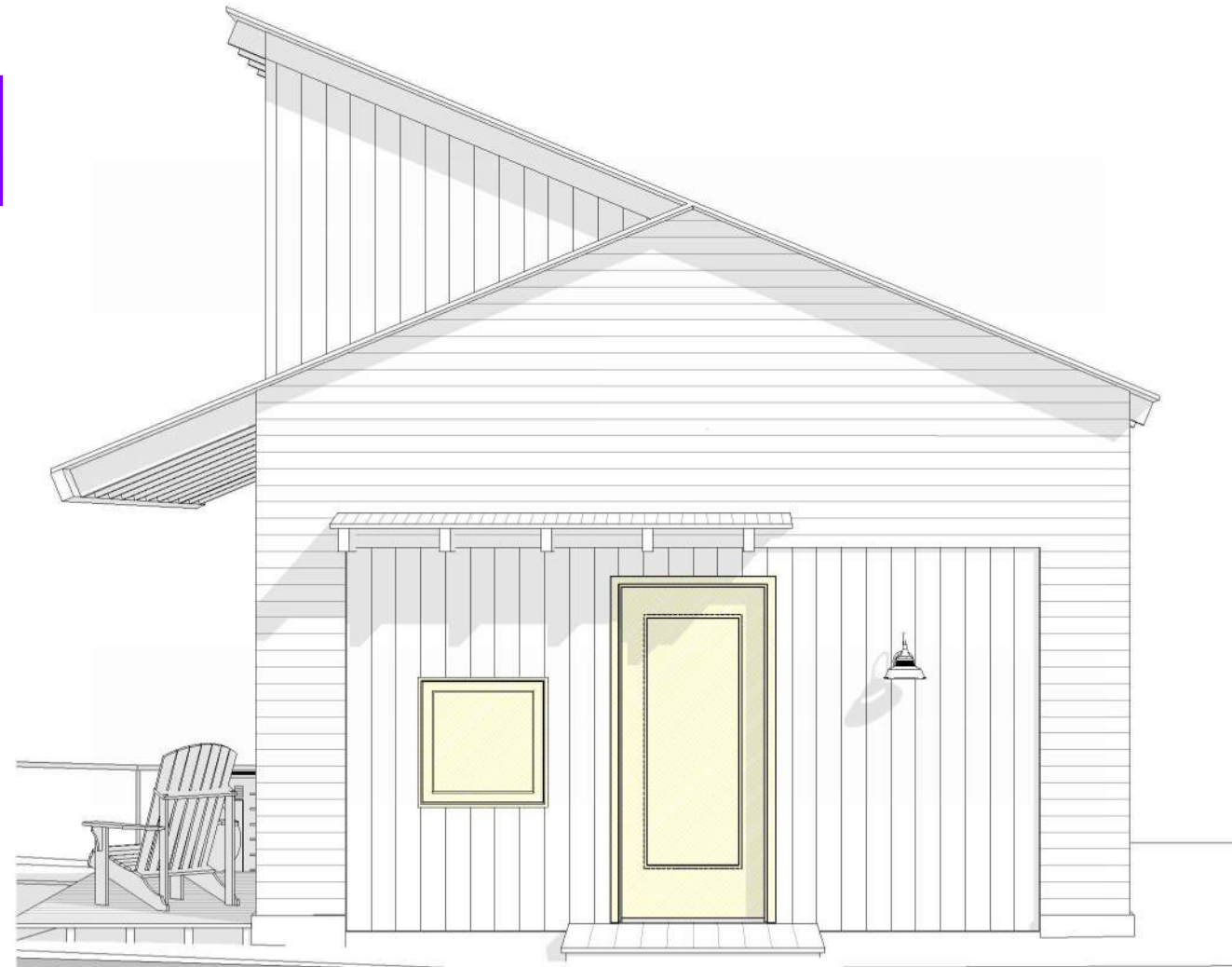
EX. 1-STORY GARAGE TO BE CONVERTED INTO A 2-STORY ACCESSORY DWELLING UNIT

SHEET INDEX

ARCH		
A0.0	COVER SHEET	BZA SET
A0.1	EXISTING CONDITIONS	BZA SET
A0.2	EXISTING SURVEY	BZA SET
A1.0	PROPOSED SITE PLAN	BZA SET
A1.1	DEMO PLANS	BZA SET
A1.2	PLANS	BZA SET
A1.3	ROOF PLAN	BZA SET
A1.4	REFLECTED CEILING PLAN	BZA SET
A2.1	EXISTING ELEVATIONS	BZA SET
A2.2	EXISTING ELEVATIONS	BZA SET
A2.3	BUILDING ELEVATIONS	BZA SET
A2.4	BUILDING ELEVATIONS	BZA SET
A3.0	BUILDING SECTIONS	BZA SET
A3.1	BUILDING SECTIONS	BZA SET
A4.1	DETAILS	BZA SET
A4.2	SCHEDULES	BZA SET
A5.0	EXTERIOR VIEWS - EXISTING	BZA SET
A5.1	EXTERIOR VIEWS - CONCEPT	BZA SET
A5.2	SECTIONAL PERSPECTIVE	BZA SET
A5.3	SECTIONAL PERSPECTIVE	BZA SET
A5.4	EX. BIRDSEYE VIEW	BZA SET
A5.5	BIRDSEYE VIEW	BZA SET
A5.6	EX. BIRDSEYE VIEW	BZA SET
A5.7	BIRDSEYE VIEW	BZA SET

A revised version of this sheet has been added for clarity.

These sheets present redundant information and have been removed for clarity.



PROPOSED VIEW LOOKING NORTHEAST

BLDUS

23 OVERBECK ALY NE
WASHINGTON DC 20002
(202) 735-3677

For HWAP &
Zoning Review

02/26/2026

COVER SHEET

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale:

Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26

A0.0



VIEW FROM REAR YARD



VIEW FROM DRIVEWAY

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Zoning Review

02/26/2026

EXISTING CONDITIONS

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1" = 1'-0"

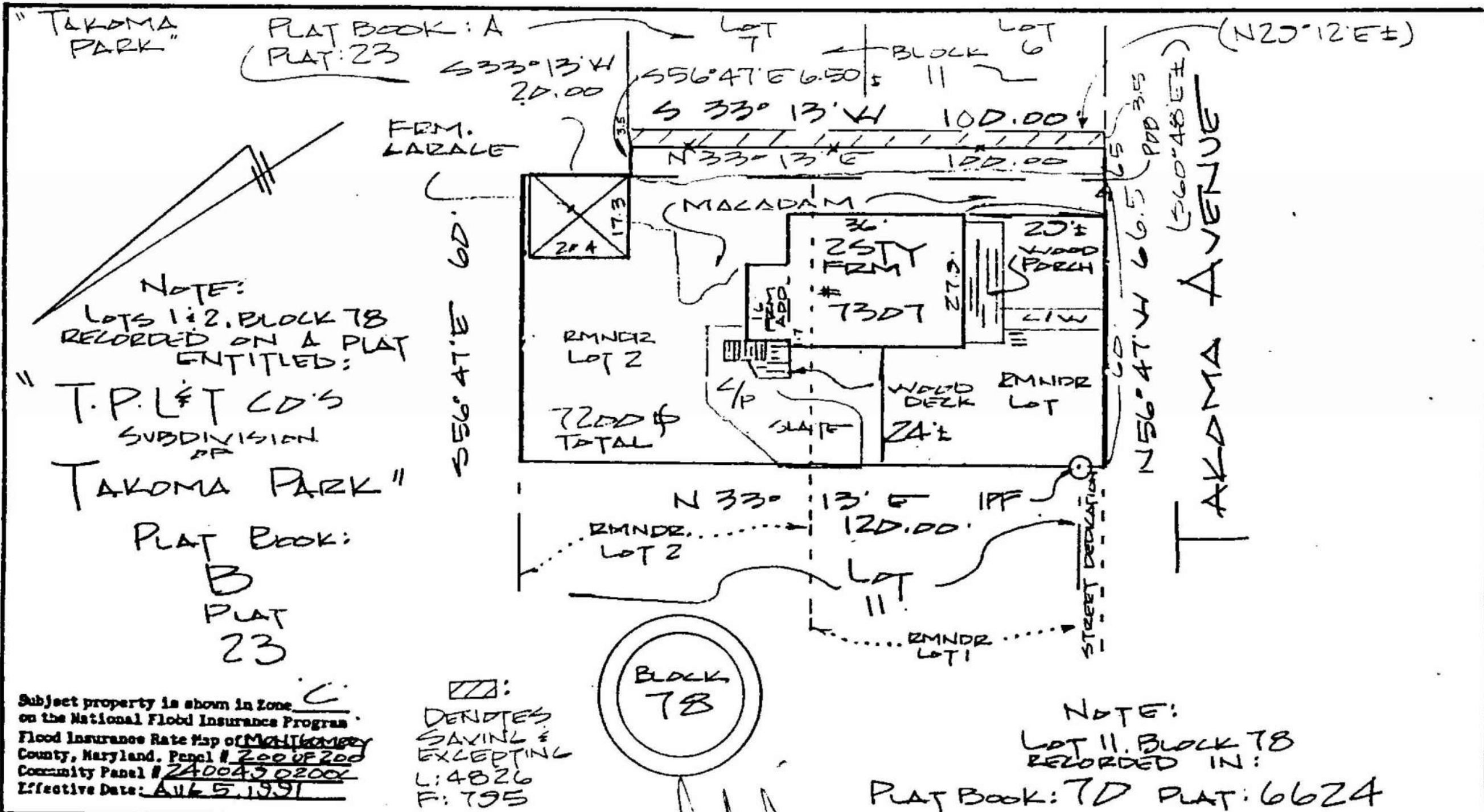
Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26

For HWAP &
Zoning Review

02/26/2026



Subject property is shown in Zone C
on the National Flood Insurance Program
Flood Insurance Rate Map of Montgomery
County, Maryland. Panel # 2004P200
Community Panel # 2400430200
Effective Date: Aug 5, 1991

▨:
DENOTES
SAVING &
EXCEPTING
L: 4826
F: 795

NOTE:
LOT 11, BLOCK 78
RECORDED IN:
PLAT BOOK: 7D PLAT: 6624

This is to certify that I have surveyed the property known as ALL OF LOTS 1 & 2, BLOCK 78 LESS LOT 11, BLOCK 78 as shown on PLAT 23 RECORDED AS STATED ABOVE AND ENTITLED SEE NOTES among the Land Records of MONTGOMERY County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Higgins PLS#96

LOCATION SURVEY
7307 TAKOMA AVENUE
MONTGOMERY Co. MD

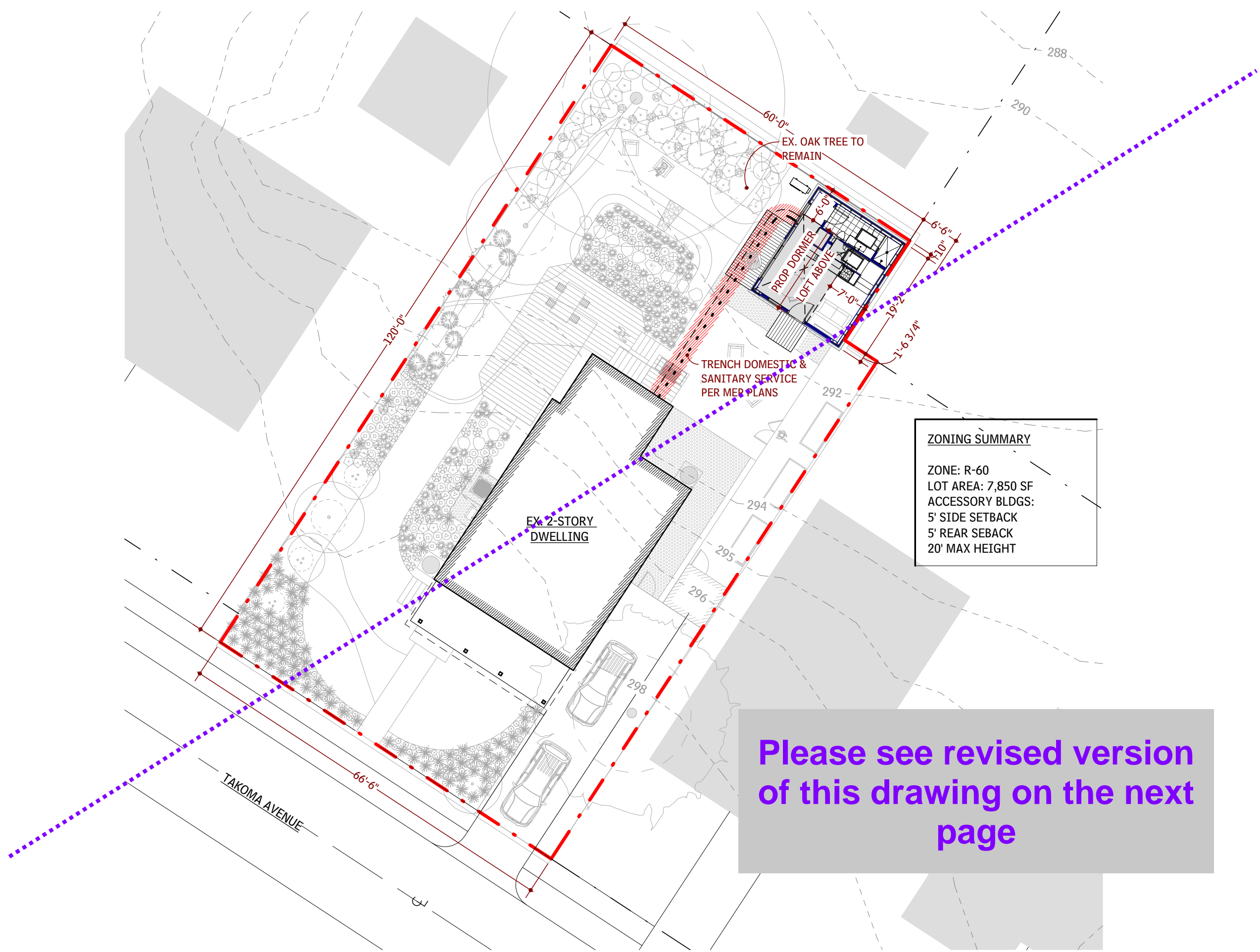
NTT ASSOCIATES, INC.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone 442-2031

Scale 1"=30'
Date 15 SEP 94
Field By Dan
Drawn By Dan
Drawing # 94-4431

EXISTING SURVEY

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale:	
Date:	1/27/26
Revision:	
NO. DESCRIPTION DATE	
2 PERMIT SET	1/27/26
4 BZA SET	2/23/26



ZONING SUMMARY

ZONE: R-60
 LOT AREA: 7,850 SF
 ACCESSORY BLDGS:
 5' SIDE SETBACK
 5' REAR SEBACK
 20' MAX HEIGHT

Please see revised version
of this drawing on the next
page



PROPOSED SITE PLAN

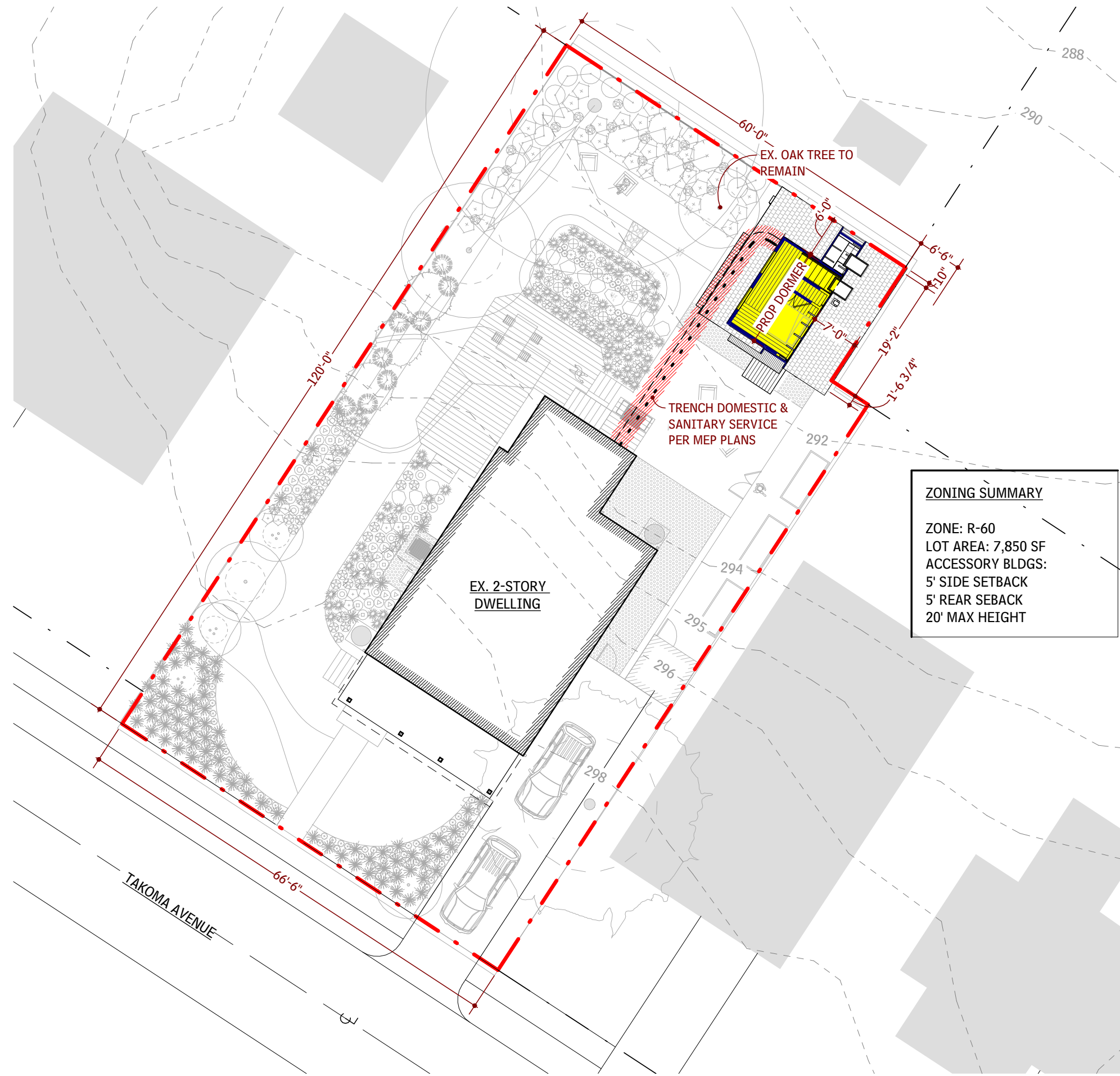
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/16" = 1'-0"

Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
3	OWNER REVS	2/12/16
4	BZA SET	2/23/26



ZONING SUMMARY

ZONE: R-60
 LOT AREA: 7,850 SF
 ACCESSORY BLDGS:
 5' SIDE SETBACK
 5' REAR SEBACK
 20' MAX HEIGHT



PROPOSED SITE PLAN

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/16" = 1'-0"

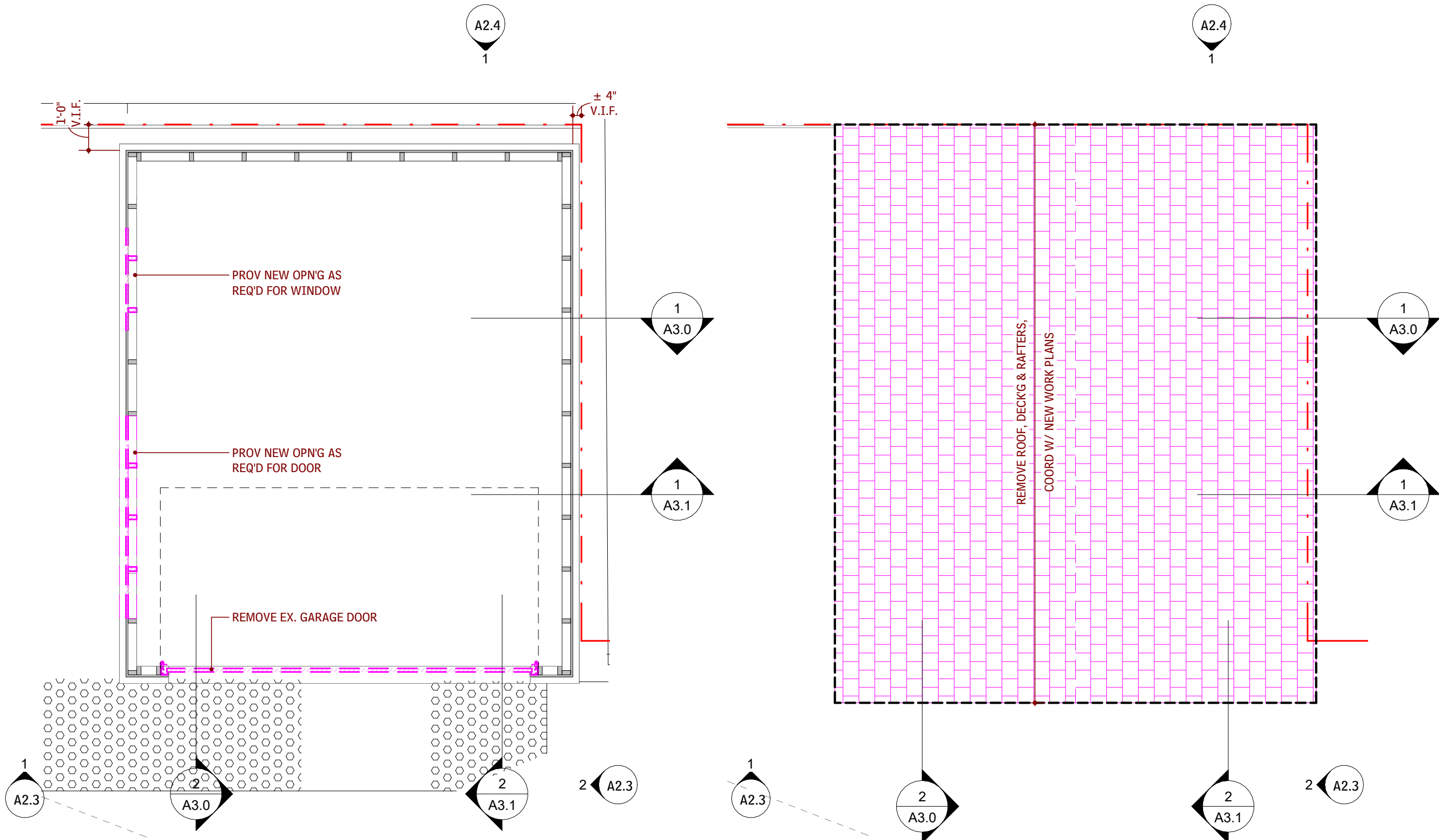
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Revision:

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2	PERMIT SET	1/27/26
3	OWNER REVS	2/12/16
4	BZA SET	2/23/26

For HWAP &
Zoning Review

02/26/2026



DEMO PLANS

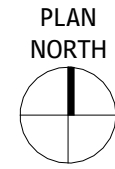
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

Date: 1/27/26

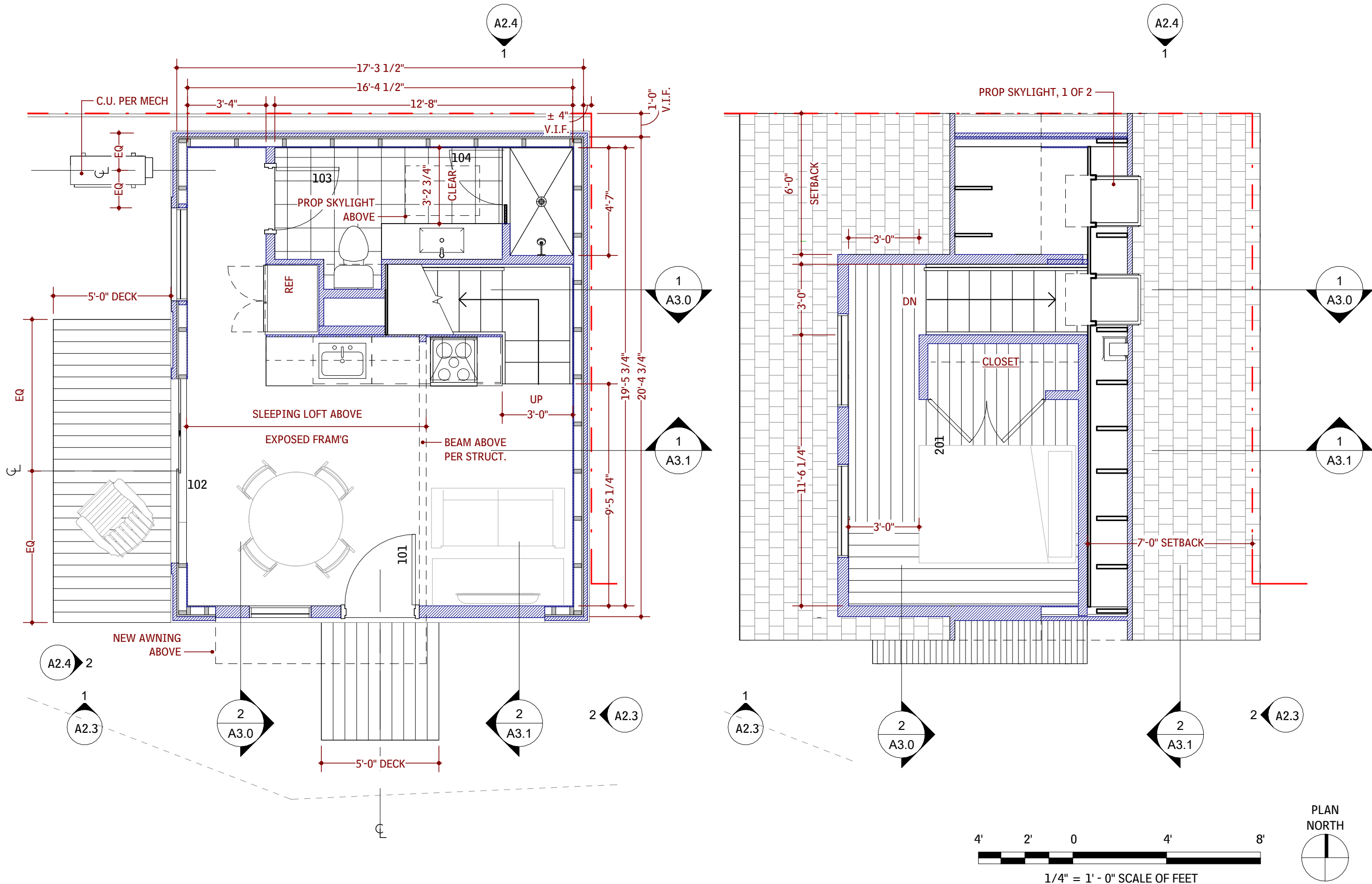
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2	PERMIT SET	1/27/26
4	BZA SET	2/23/26



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02/26/2026



PLANS

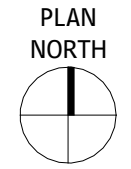
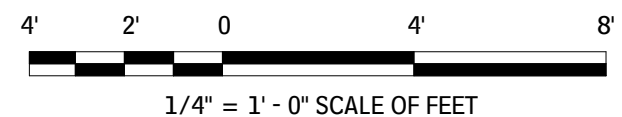
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
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3	OWNER REVS	2/12/16
4	BZA SET	2/23/26

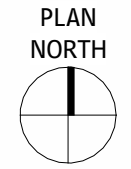
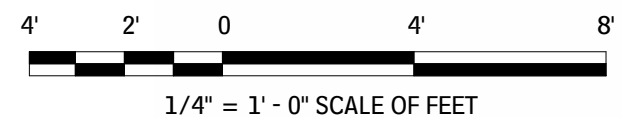
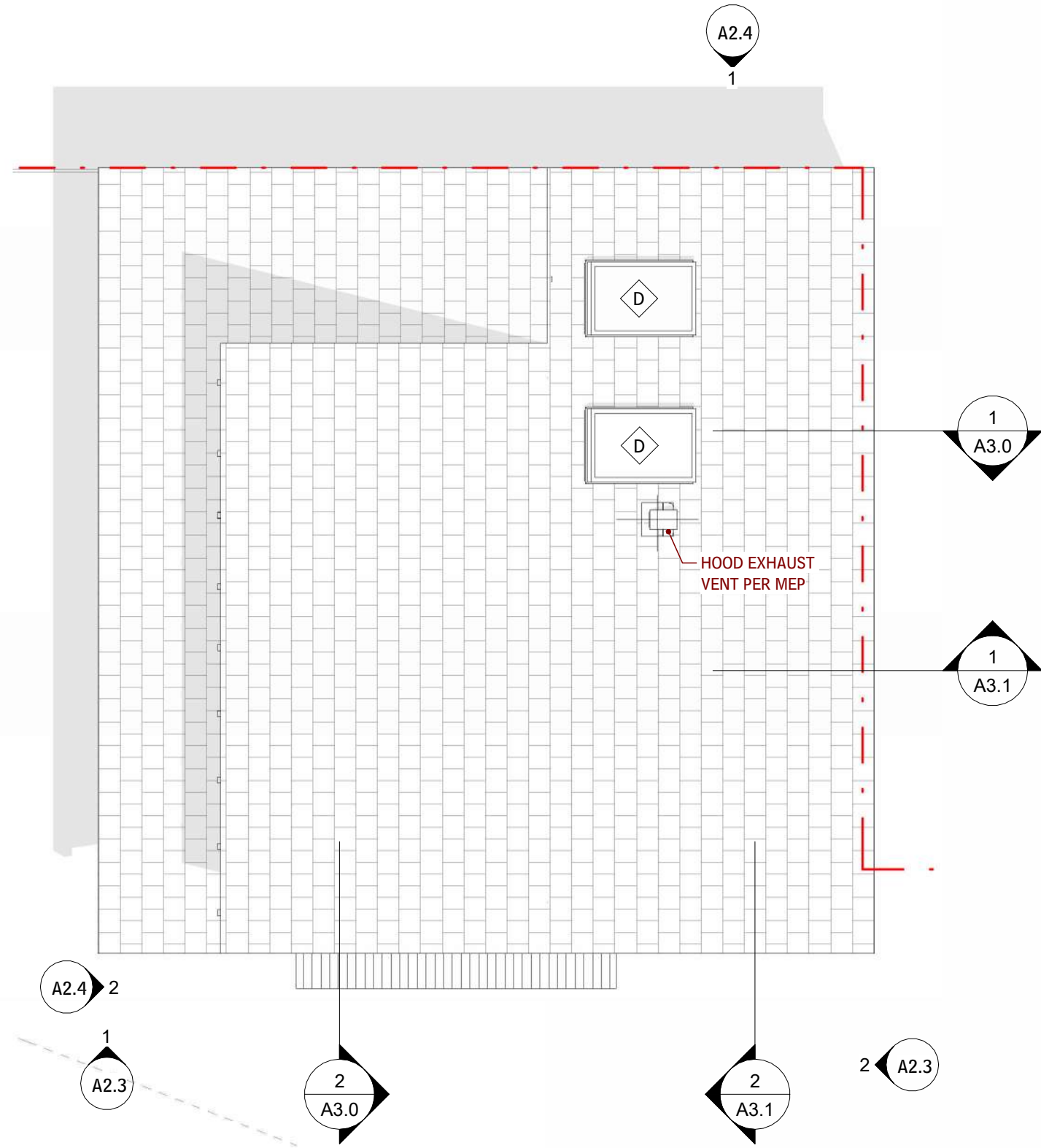


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ROOF PLAN

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"
Date: 1/27/26

Revision:

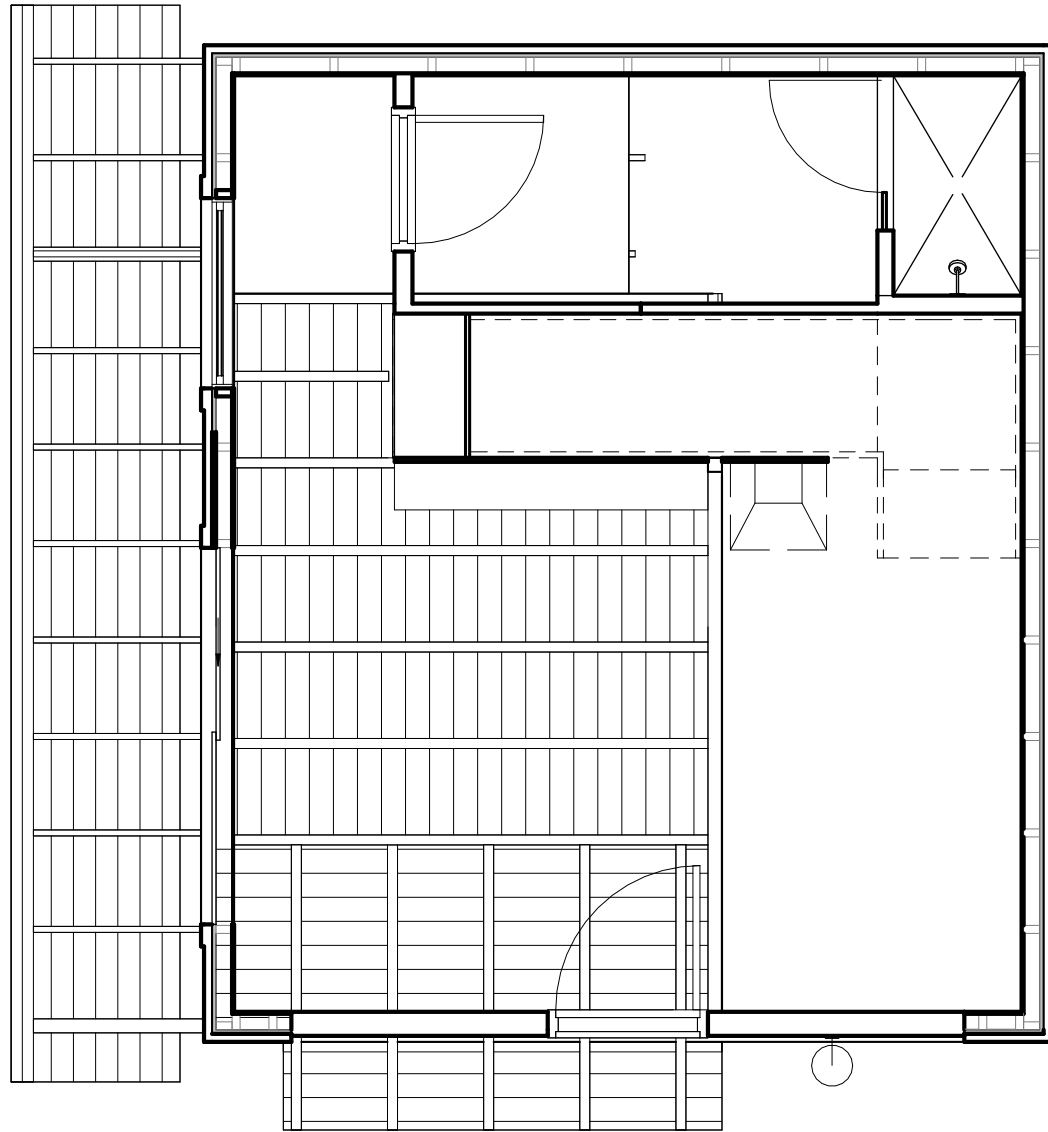
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2	PERMIT SET	1/27/26
3	OWNER REVS	2/12/16
4	BZA SET	2/23/26

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For HWAP &
Zoning Review

02/26/2026



1
A1.4

First Floor Reflected Ceiling Plan

REFLECTED CEILING PLAN

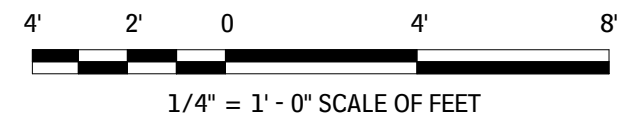
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

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Revision:

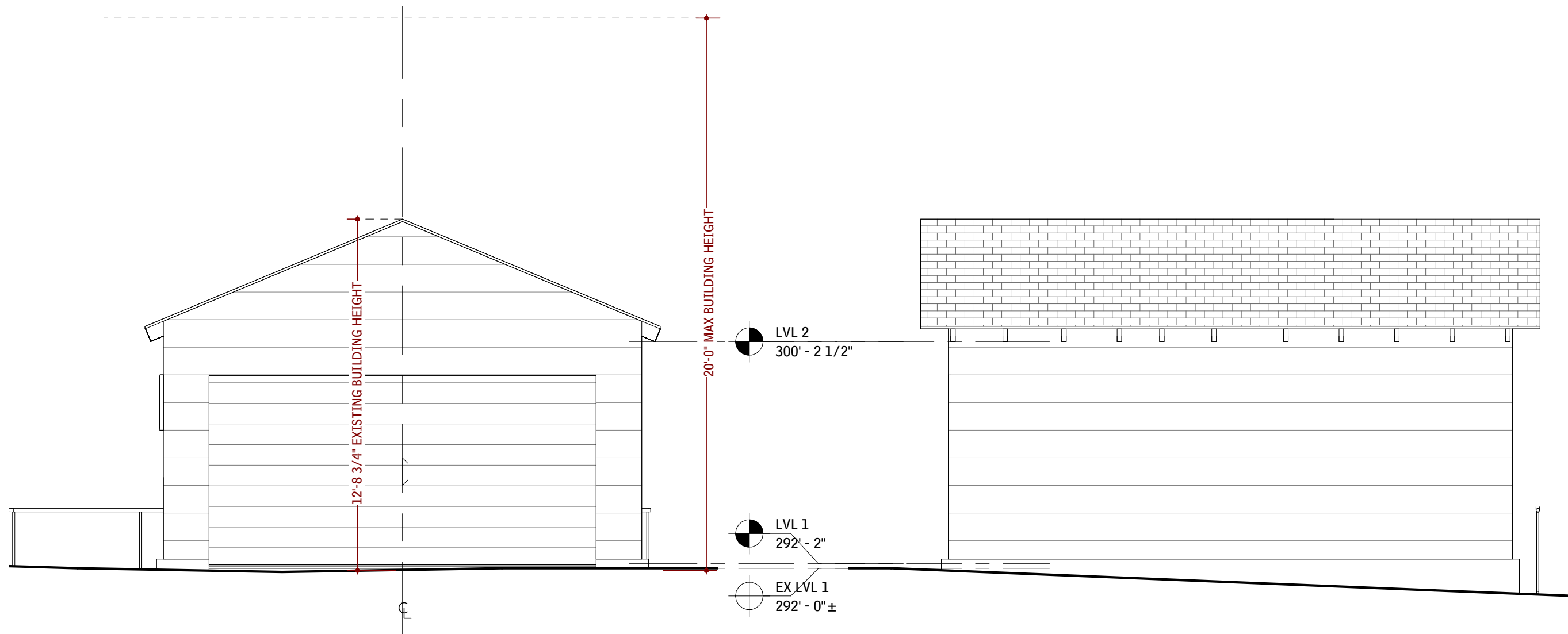
NO.	DESCRIPTION	DATE
1	CLIENT REVS	8/13/25
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26



A1.4

For HWAP &
Zoning Review

02/26/2026



1 South (Front) Existing Elevation
A2.1 1/4" = 1'-0"

2 East Existing Elevation
A2.1 1/4" = 1'-0"

EXISTING ELEVATIONS

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

Date: 1/27/26

Revision:

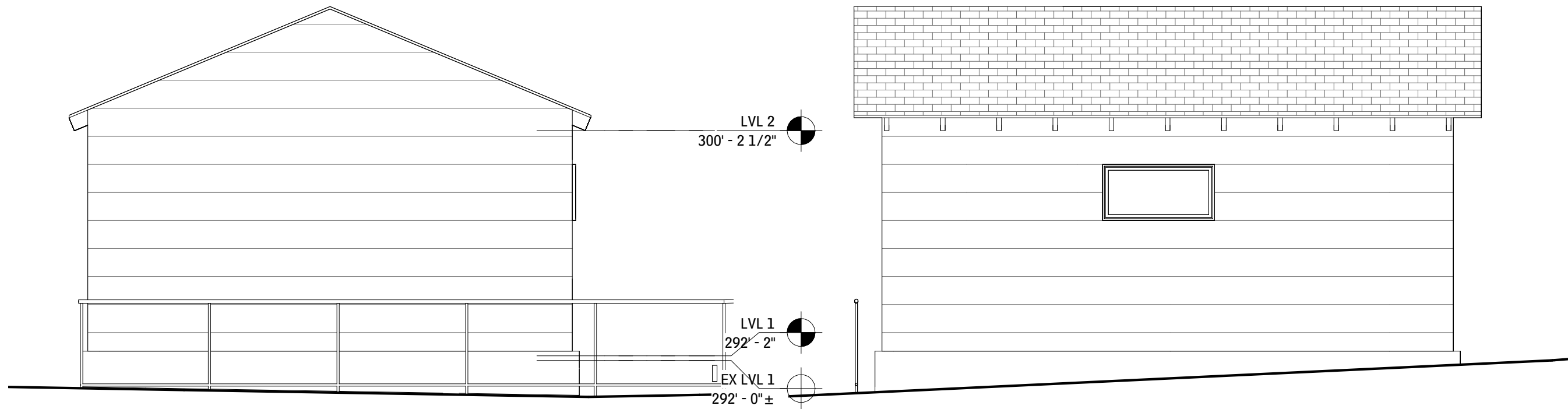
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WASHINGTON DC 20002
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Zoning Review

02/26/2026



1 North Existing Elevation
A2.2 1/4" = 1'-0"

2 West Existing Elevation
A2.2 1/4" = 1'-0"

EXISTING ELEVATIONS

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

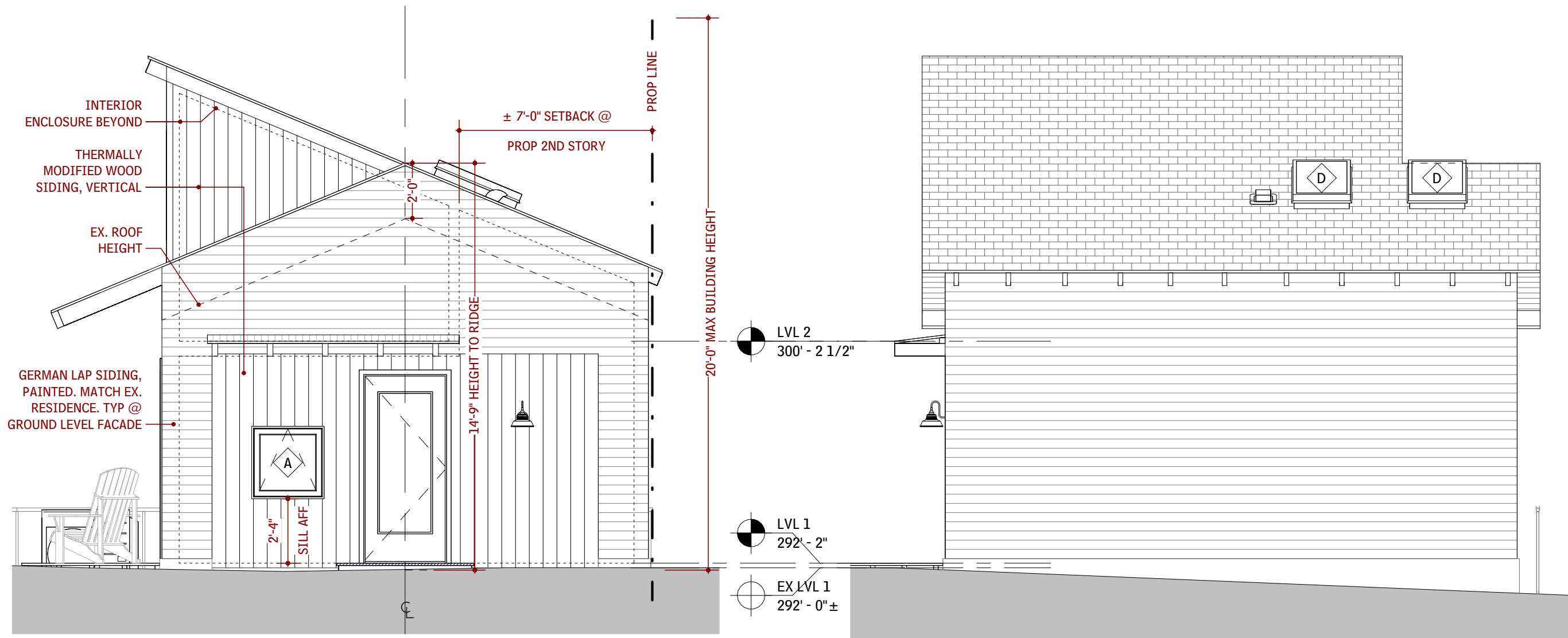
Scale: 1/4" = 1'-0"

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4	BZA SET	2/23/26

A2.2



1 South (Front) Elevation
A2.3 1/4" = 1'-0"

2 East Elevation
A2.3 1/4" = 1'-0"

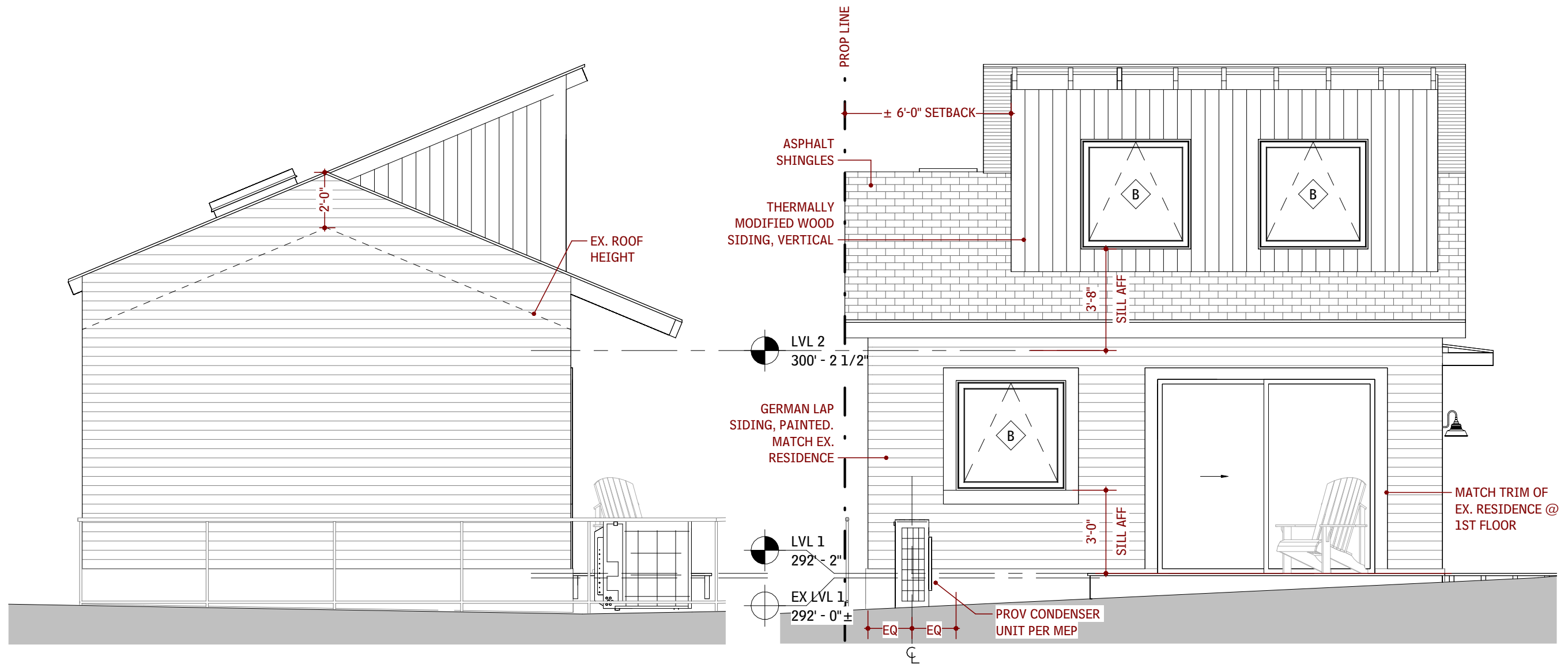
BUILDING ELEVATIONS

Proposed Renovation & Addition
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4	BZA SET	2/23/26



1 North Elevation
A2.4 1/4" = 1'-0"

2 West Elevation
A2.4 1/4" = 1'-0"

BUILDING ELEVATIONS

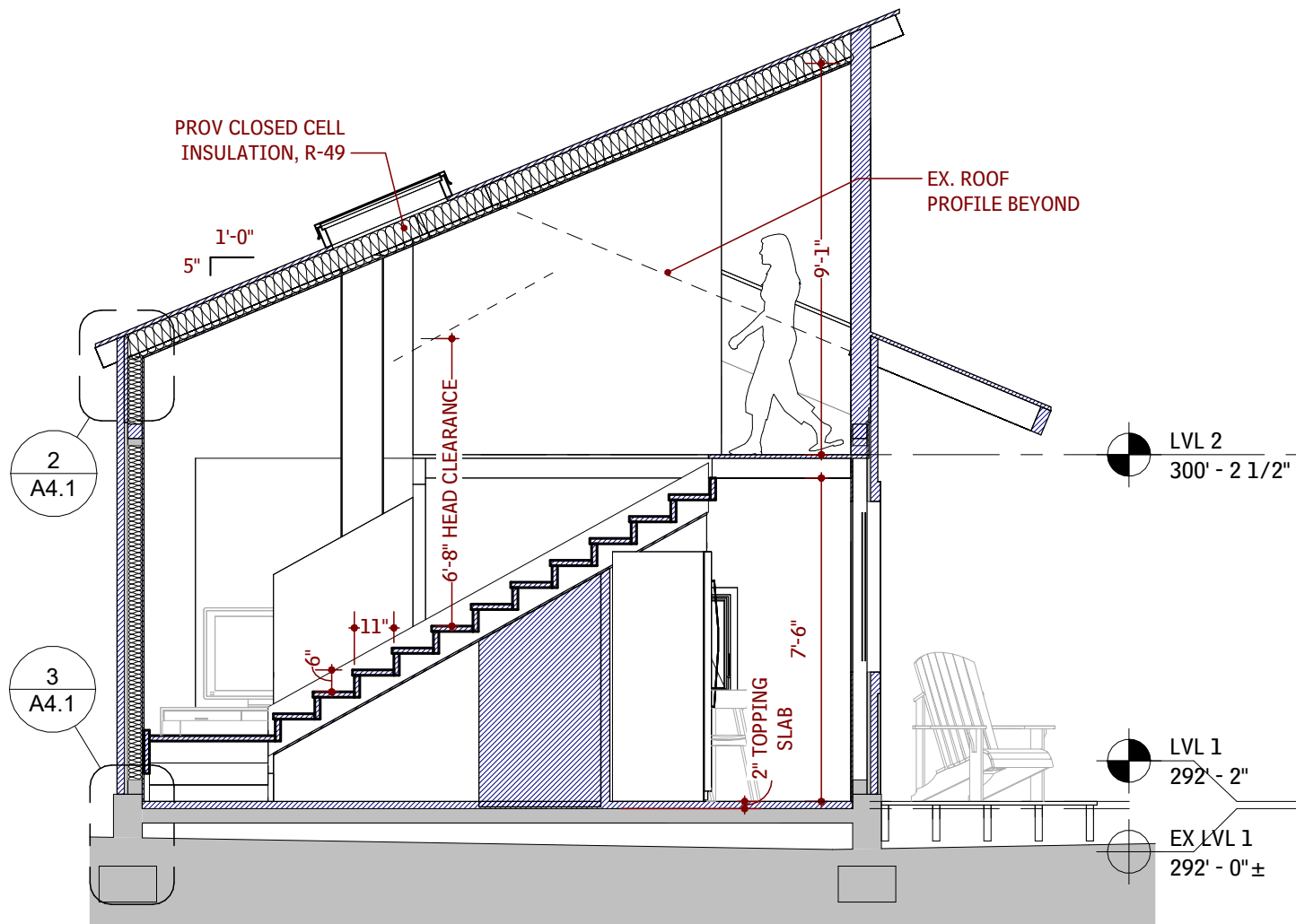
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

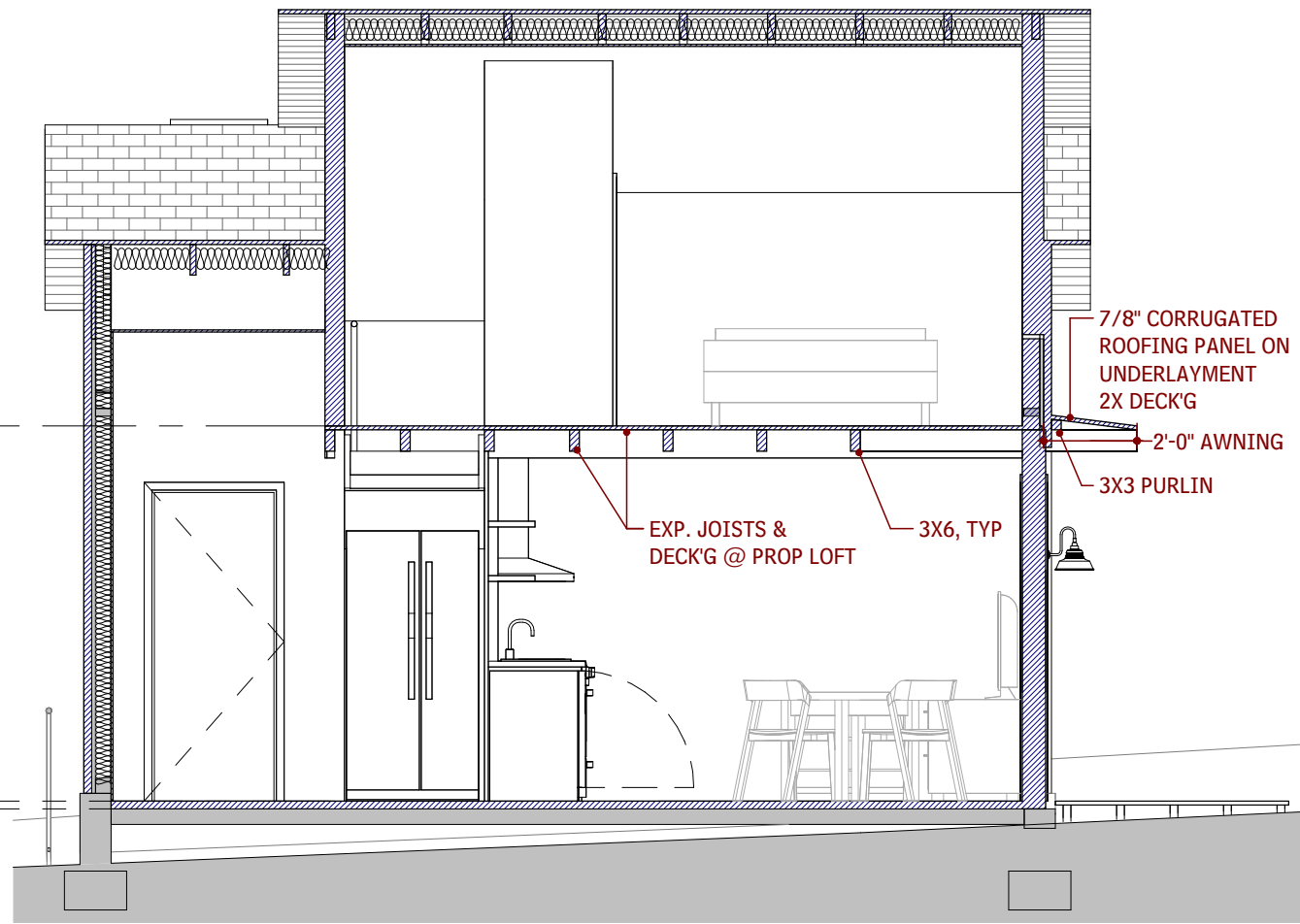
Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26



1 Concept Section at Stair
A3.0 1/4" = 1'-0"



2 Concept Long Section
A3.0 1/4" = 1'-0"

BUILDING SECTIONS

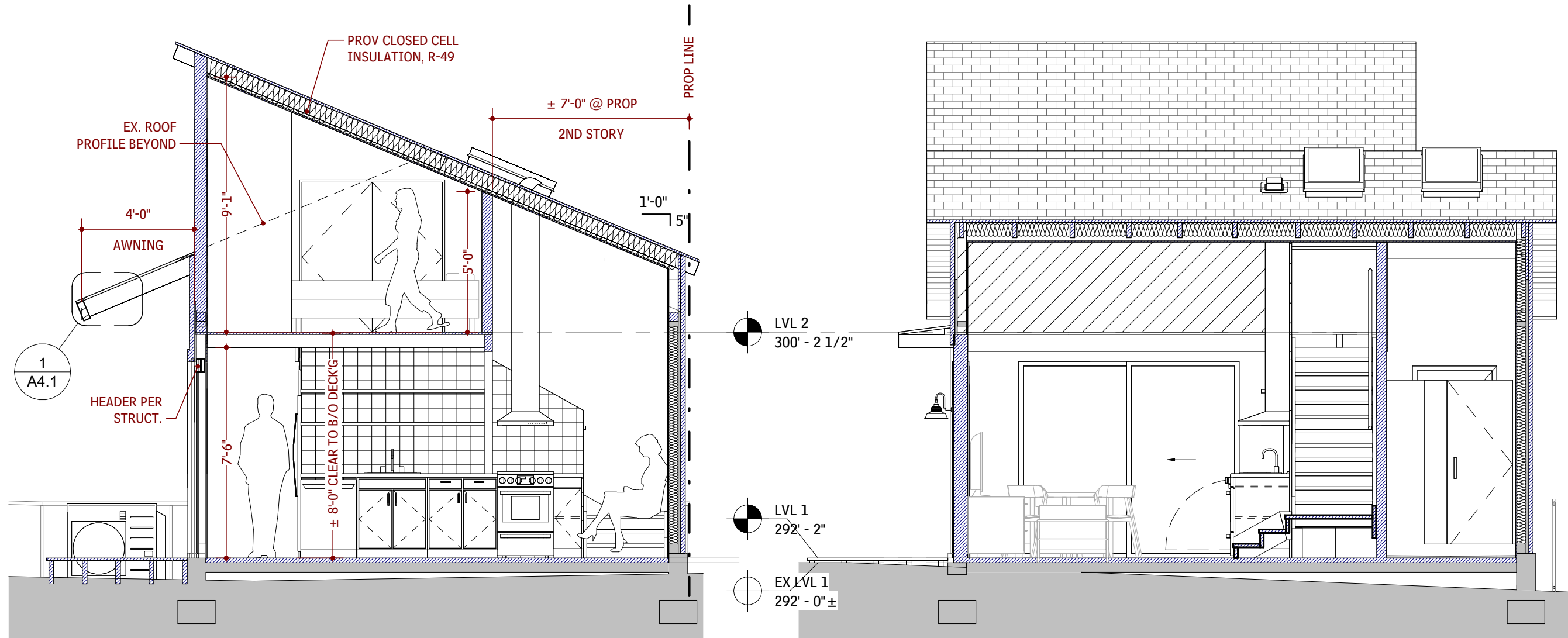
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
1	CLIENT REVS	8/13/25
2	PERMIT SET	1/27/26
3	OWNER REVS	2/12/16
4	BZA SET	2/23/26



1 Concept Section at Living Room
A3.1 1/4" = 1'-0"

2 Concept Long Section 2
A3.1 1/4" = 1'-0"

BUILDING SECTIONS

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

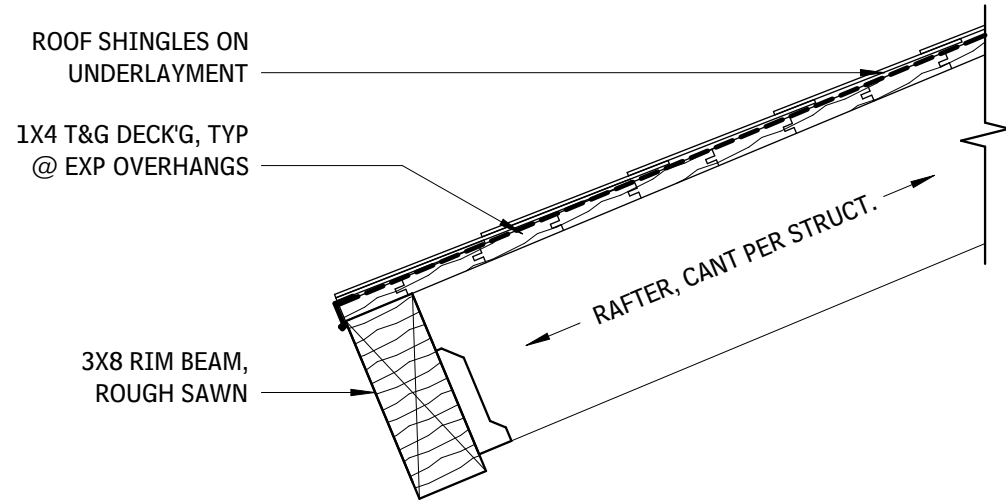
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Revision:

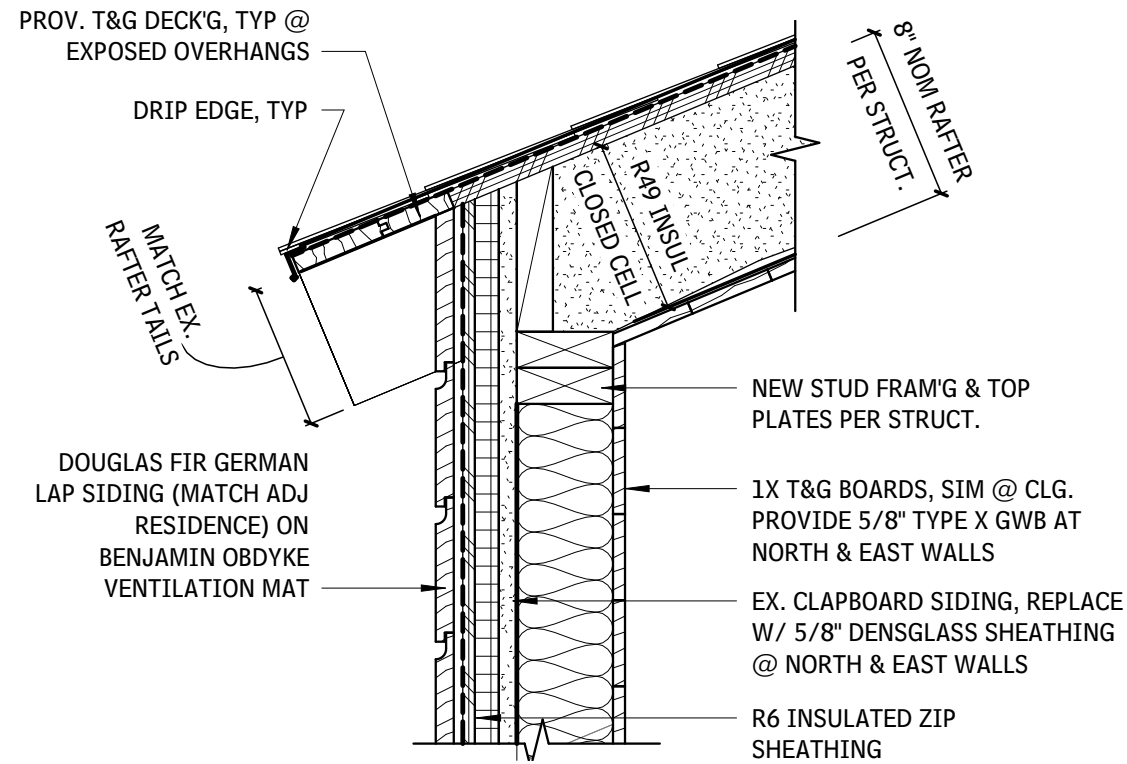
NO.	DESCRIPTION	DATE
1	CLIENT REVS	8/13/25
2	PERMIT SET	1/27/26
3	OWNER REVS	2/12/16
4	BZA SET	2/23/26

For HWAP &
Zoning Review

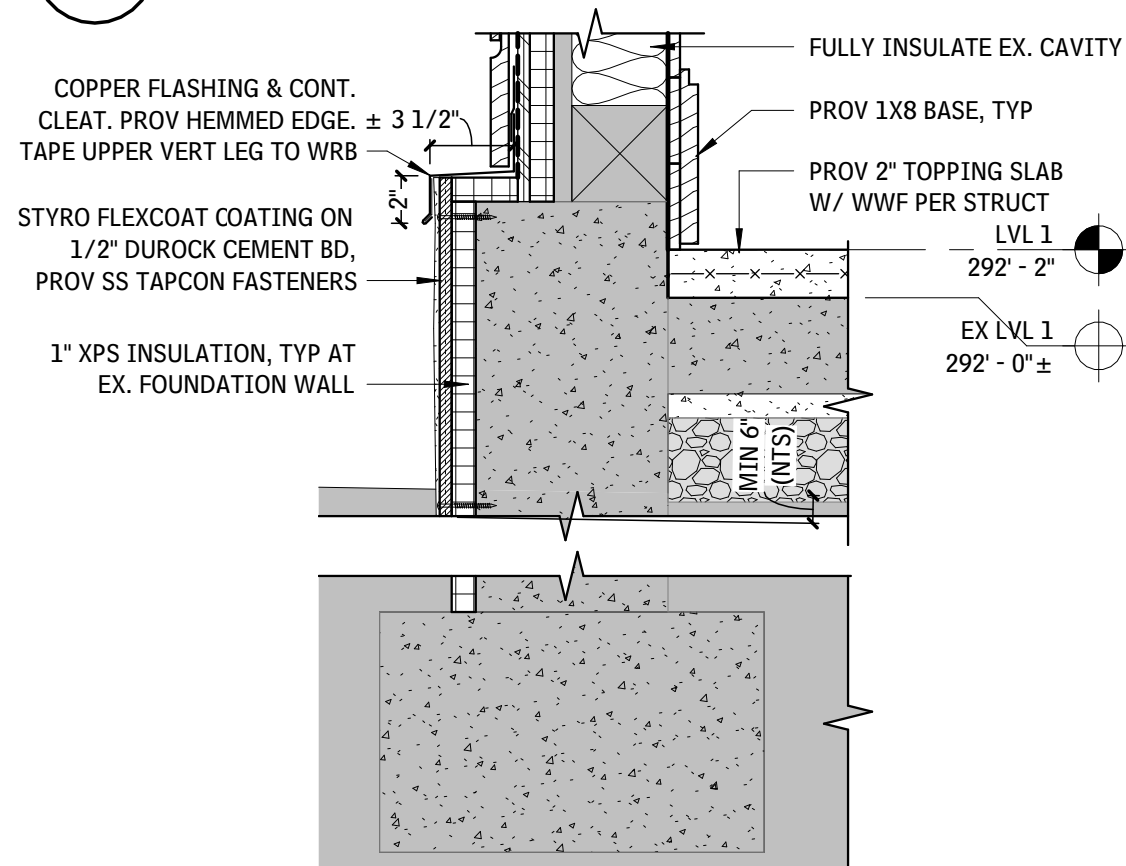
02/26/2026



1 Eave Detail at West Overhang
A4.1 1 1/2" = 1'-0"



2 Typical Roof Detail
A4.1 1 1/2" = 1'-0"



3 Typical Footing Detail
A4.1 1 1/2" = 1'-0"

DETAILS

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1 1/2" = 1'-0"

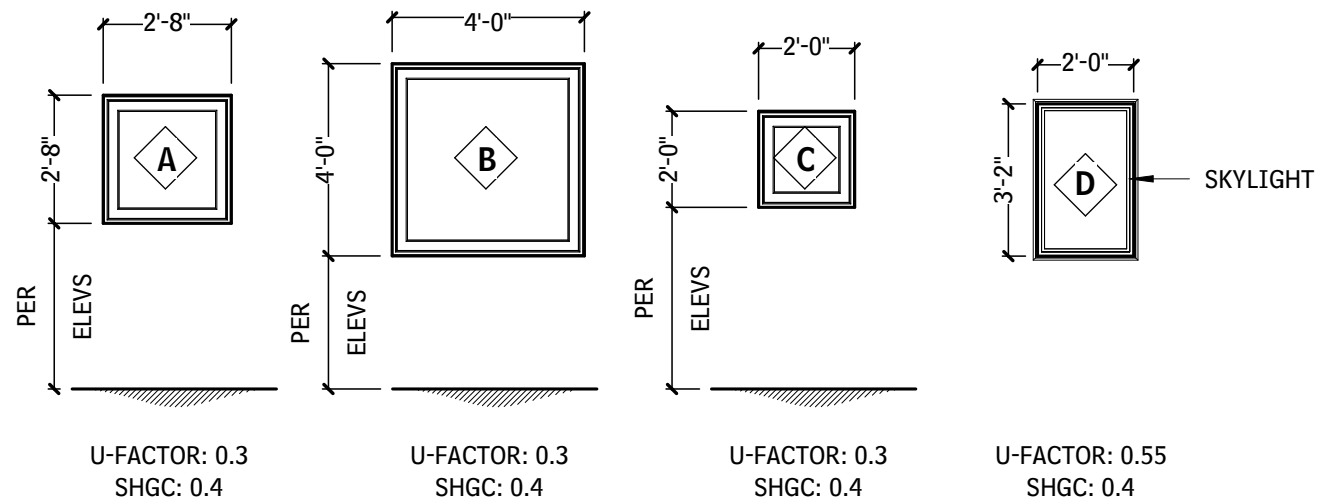
Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26

WINDOW NOTES:

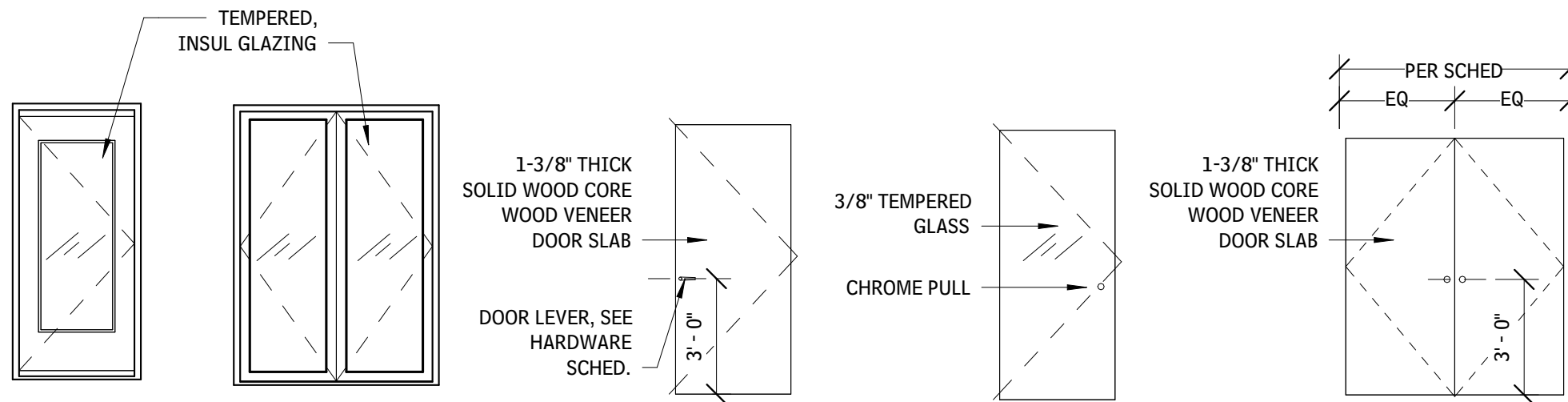
- 1) WINDOWS SHALL BE TEMPERED AT ALL BATHROOM LOCATIONS
- 2) REFER TO ELEVS FOR SWING DIRECTION & OPERABILITY
- 3) EGRESS COMPLIANT WHERE OPERABLE
- 4) VERIFY EX. ROUGH OPEN'GS @ REPLACE IN KIND WINDOWS



Door Schedule						
Level	Mark	Type Mark	Hardware Set	Comments	Height	Width
LVL 1	101	01			6' - 10"	3' - 0"
LVL 1	102	43			7' - 0"	7' - 10"
LVL 1	103	03			6' - 8"	2' - 8"
LVL 1	104	04		KOHLER K-27577-10L-SHP BOD	6' - 0"	2' - 4"
LVL 2	201	05			5' - 4"	5' - 0"

Window Legend

1/4" = 1'-0"



TYPE 01
EXTERIOR
U-FACTOR: 0.3

TYPE 02
EXTERIOR
U-FACTOR: 0.3

TYPE 03
INTERIOR

TYPE 04
FRAMELESS SHOWER DOOR

TYPE 05
INTERIOR

Door Legend

1/4" = 1'-0"

SCHEDULES

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale: 1/4" = 1'-0"

Date: 1/27/26

Revision:

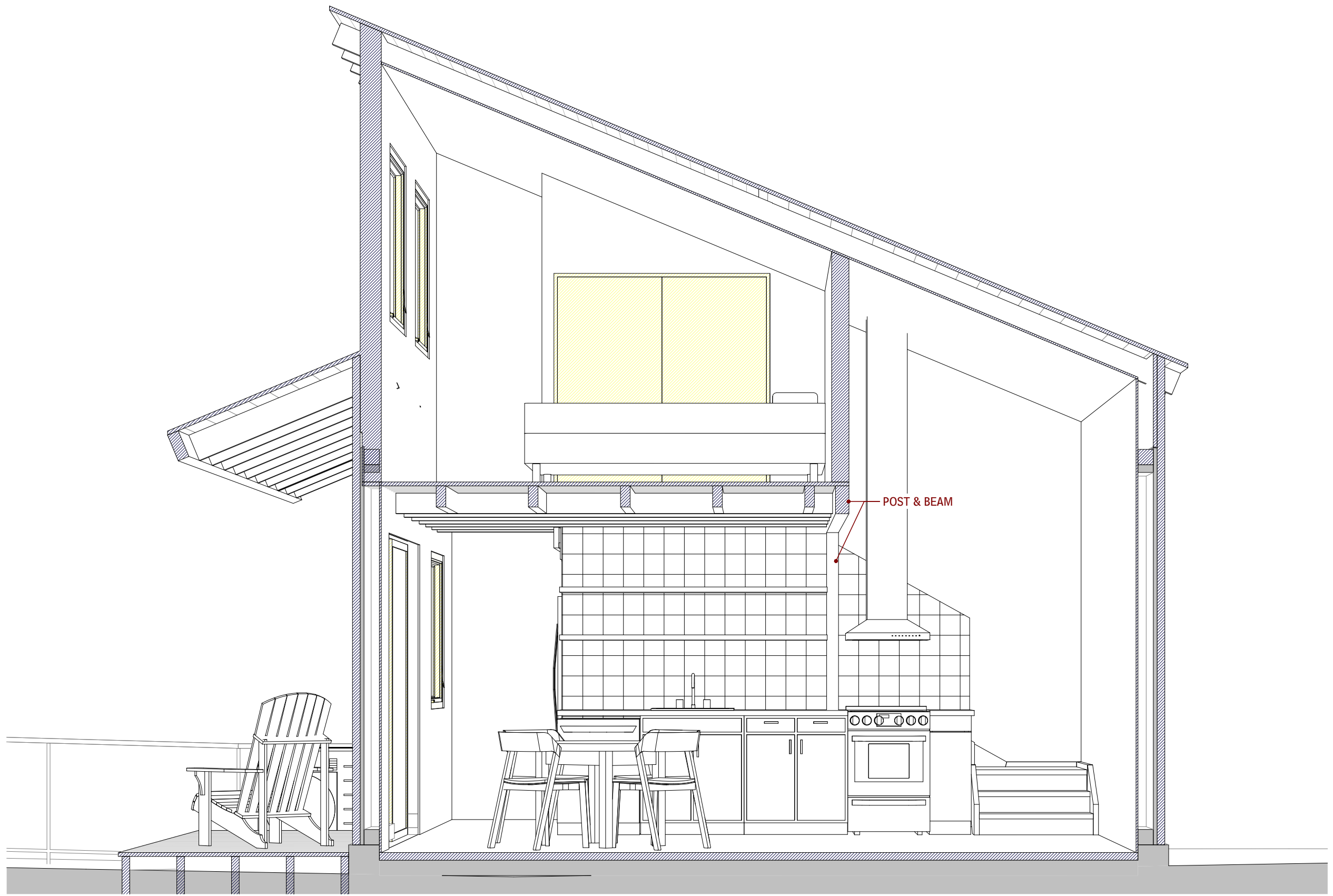
NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
3	OWNER REVS	2/12/16
4	BZA SET	2/23/26

BLDUS

23 OVERBECK ALY NE
WASHINGTON DC 20002
(202) 735-3677

For HWAP &
Zoning Review

02/26/2026



SECTIONAL PERSPECTIVE

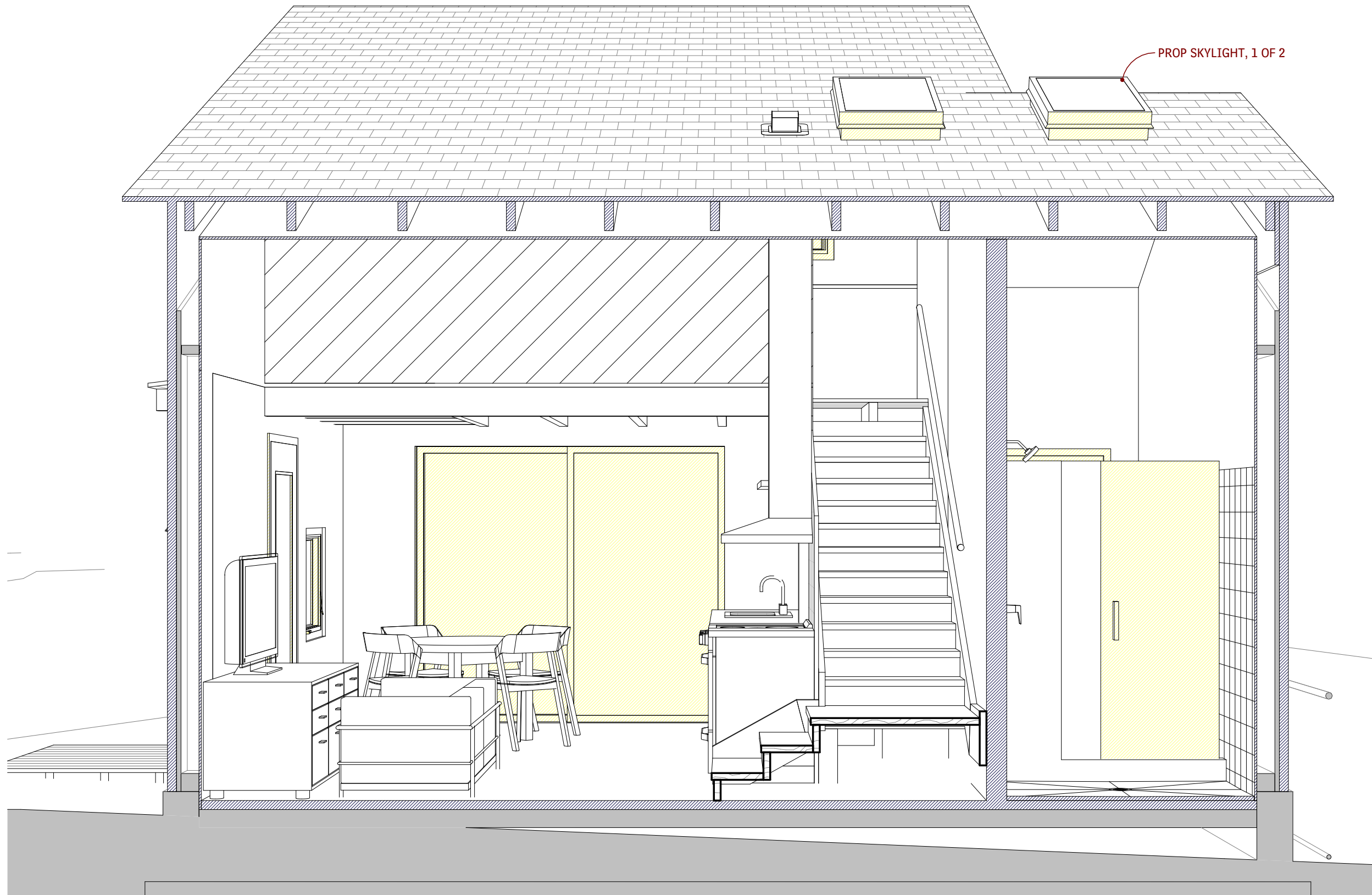
Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

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SECTIONAL PERSPECTIVE

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale:

Date: 1/27/26

Revision:

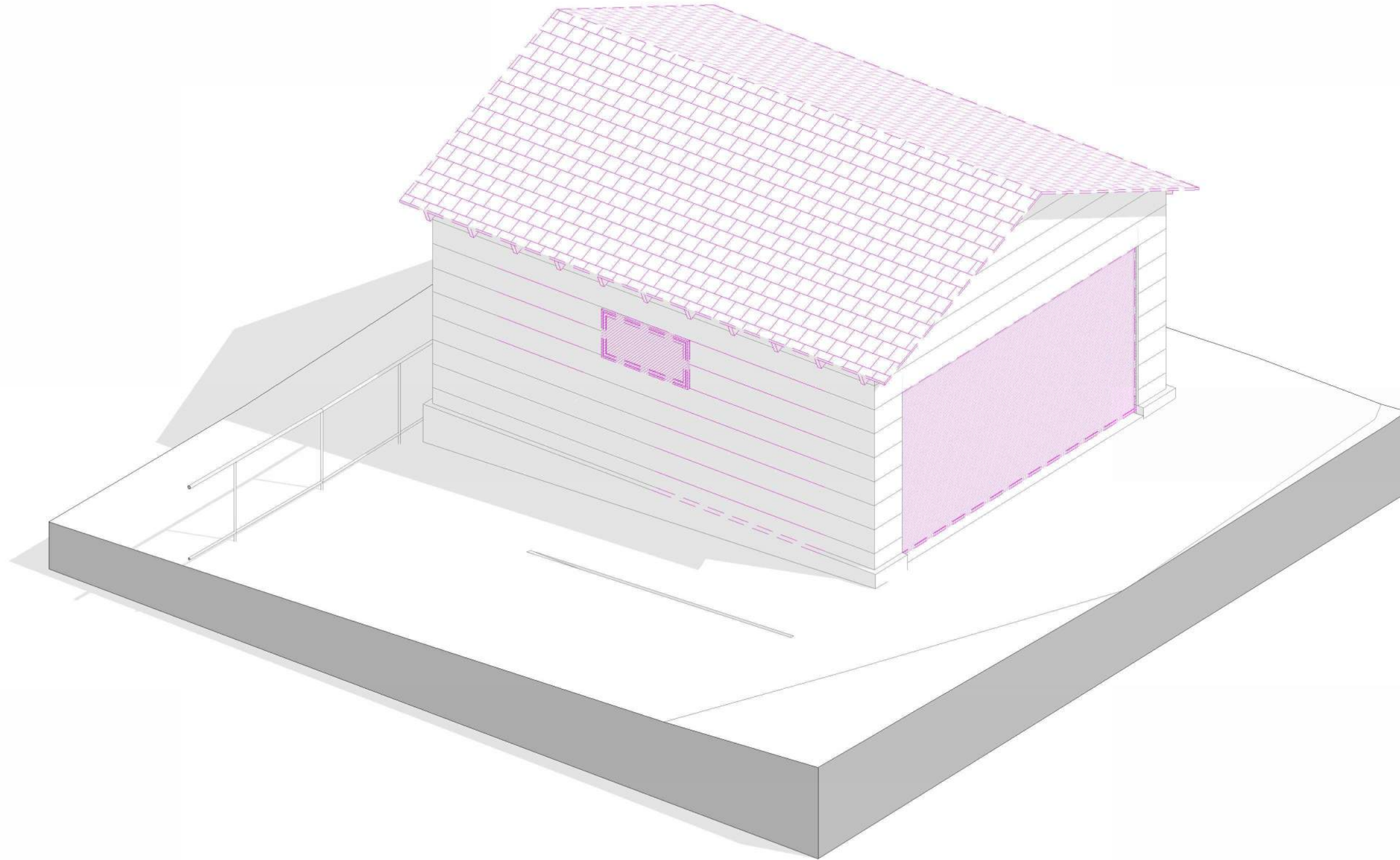
NO.	DESCRIPTION	DATE
1	CLIENT REVS	8/13/25
2	PERMIT SET	1/27/26
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WASHINGTON DC 20002
(202) 735-3677

For HWAP &
Zoning Review

02/26/2026



EX. BIRDSEYE VIEW

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale:

Date: 1/27/26

Revision:

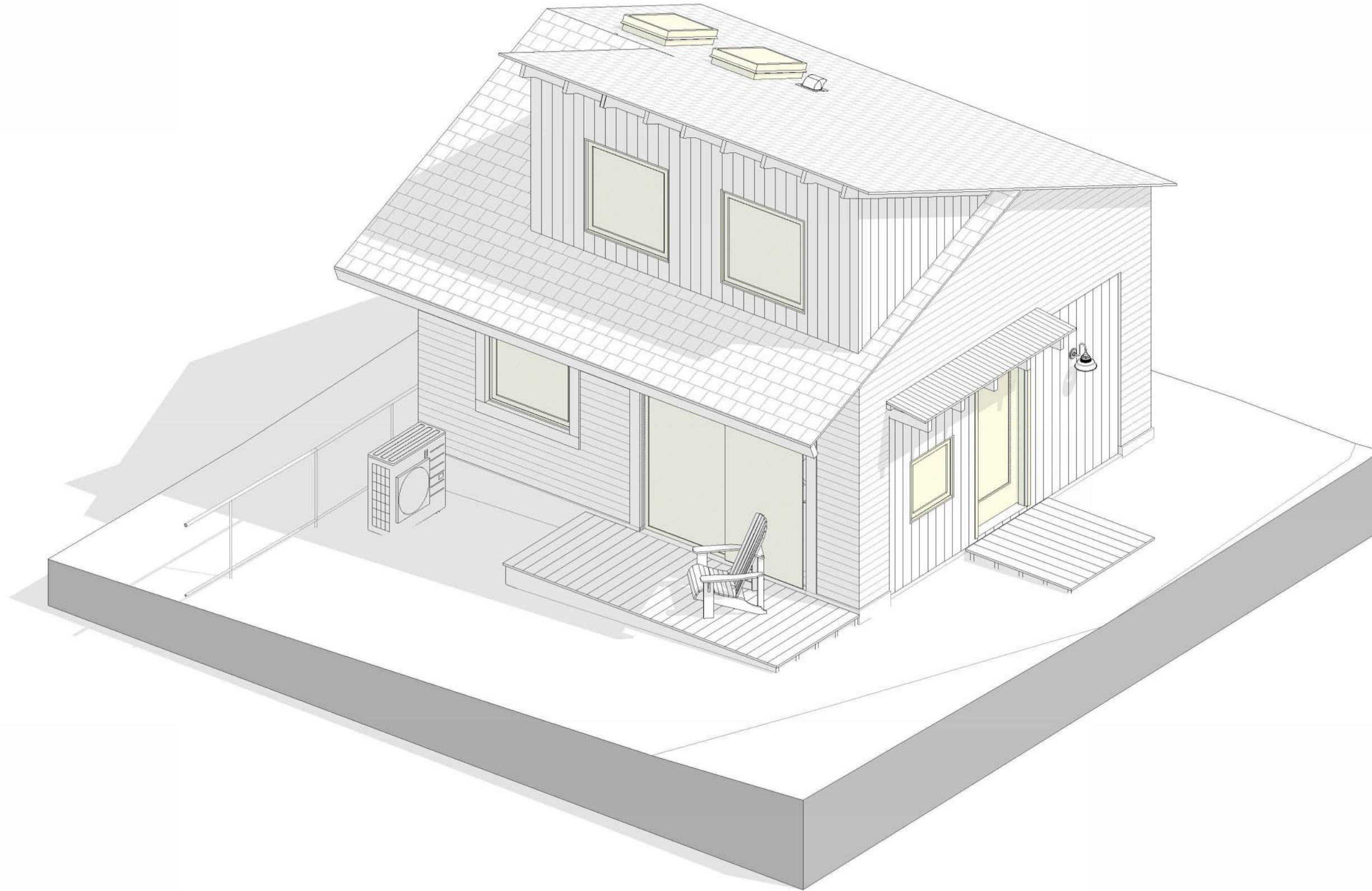
NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26

BLDUS

23 OVERBECK ALY NE
WASHINGTON DC 20002
(202) 735-3677

For HWAP &
Zoning Review

02/26/2026



BIRDSEYE VIEW

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale:

Date: 1/27/26

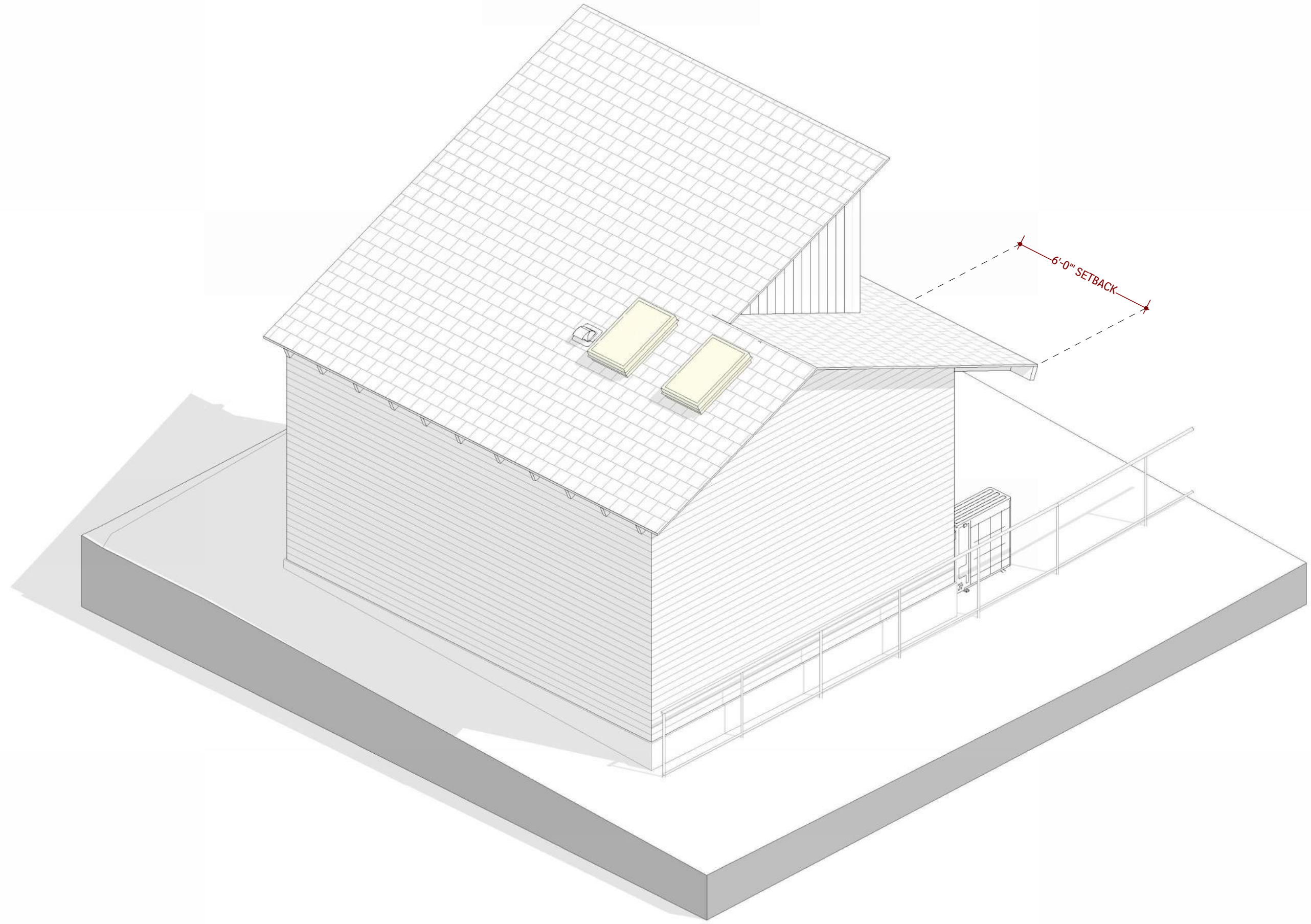
Revision:

NO.	DESCRIPTION	DATE
1	CLIENT REVS	8/13/25
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26

BLDUS

23 OVERBECK ALY NE
WASHINGTON DC 20002
(202) 735-3677

For HWAP &
Zoning Review
HWAP
02/26/2026
SUBMISSION



BIRDSEYE VIEW

Proposed Renovation & Addition
7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Scale:

Date: 1/27/26

Revision:

NO.	DESCRIPTION	DATE
2	PERMIT SET	1/27/26
4	BZA SET	2/23/26

25 February 2025

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

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

25 February 2025

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

Description of the Property:

Our 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 are seeking permits required to adapt the existing garage for use as an Accessory Dwelling Unit.



Figure 2 - Front Perspective View

25 February 2025

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

Variance Request

To adapt the existing Garage for use as an Accessory Dwelling Unit (ADU) we request approval of the following variance conditions:

- 1) Reduction of the R60 Area ADU rear setback requirement from 12 ft to 0 ft.
- 2) Reduction of the R60 Area ADU side setback requirement from 7 ft to 0 ft.

Extraordinary Situation

The existing Garage is framed with old growth timber framing and the siding materials appear to match the materials found in the original house crenelated tower. The property was established in 1904, and the tower was added circa 1910. The Garage is set on the east side property line, and within 1 foot of the rear property line. As configured, the Garage serves as fence boundary to the neighboring rear yards.

Practical Difficulties

The proposed design envisions continued use of the existing Garage in its current location with two changes:

- 1) Adding 2ft to the Garage Existing Roof Height.
- 2) Adding a new Dormer to the Garage. Of note, the proposed dormer volume is set back from the rear and side property lines.

If the Variance is not granted, adaptation of the existing Garage for use as and ADU is not feasible.

Images relevant to this request are provided below.

Further our HWAP Application and more complete design drawings are available and have been provided to MC-DPS as separate files.

25 February 2025

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

Relevant Images



Figure 3 - Existing Garage

25 February 2025

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

Relevant Images - continued

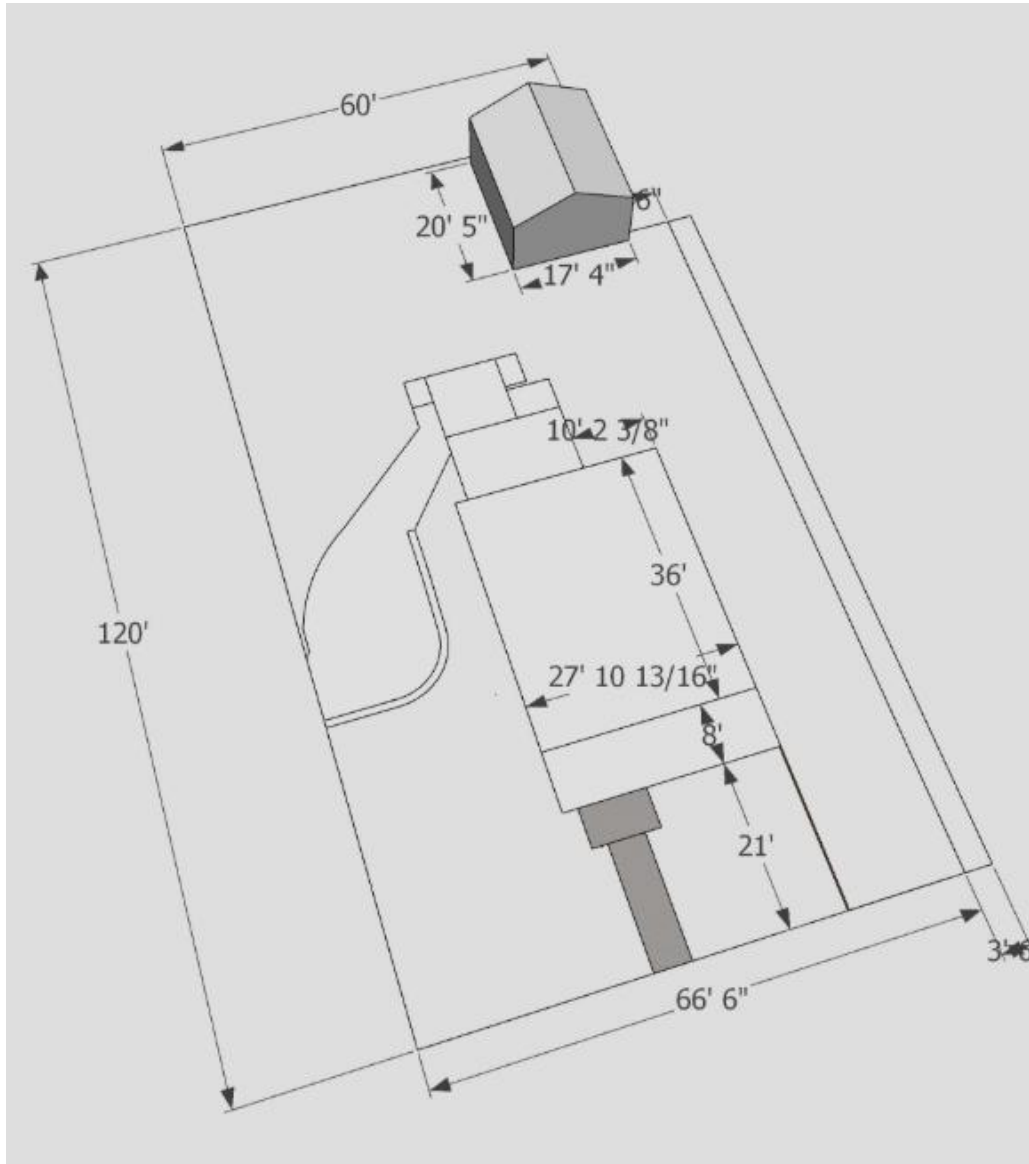


Figure 4 - Existing Site with Dimensions

25 February 2025

Luker Residence
7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

Relevant Images - continued

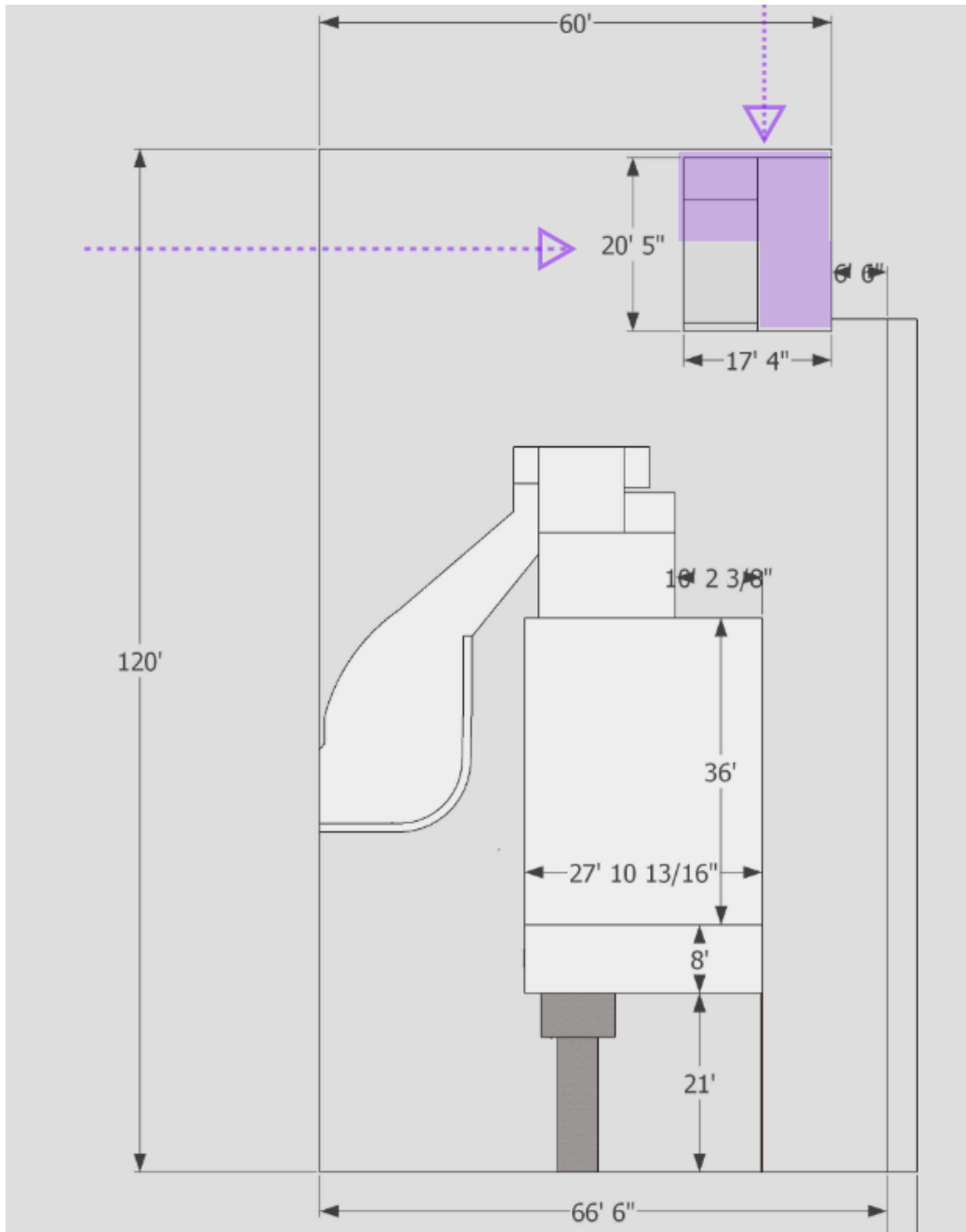


Figure 5 - Proposed Variance (area in purple above)

25 February 2025

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Petition for Variance

Relevant Images - continued

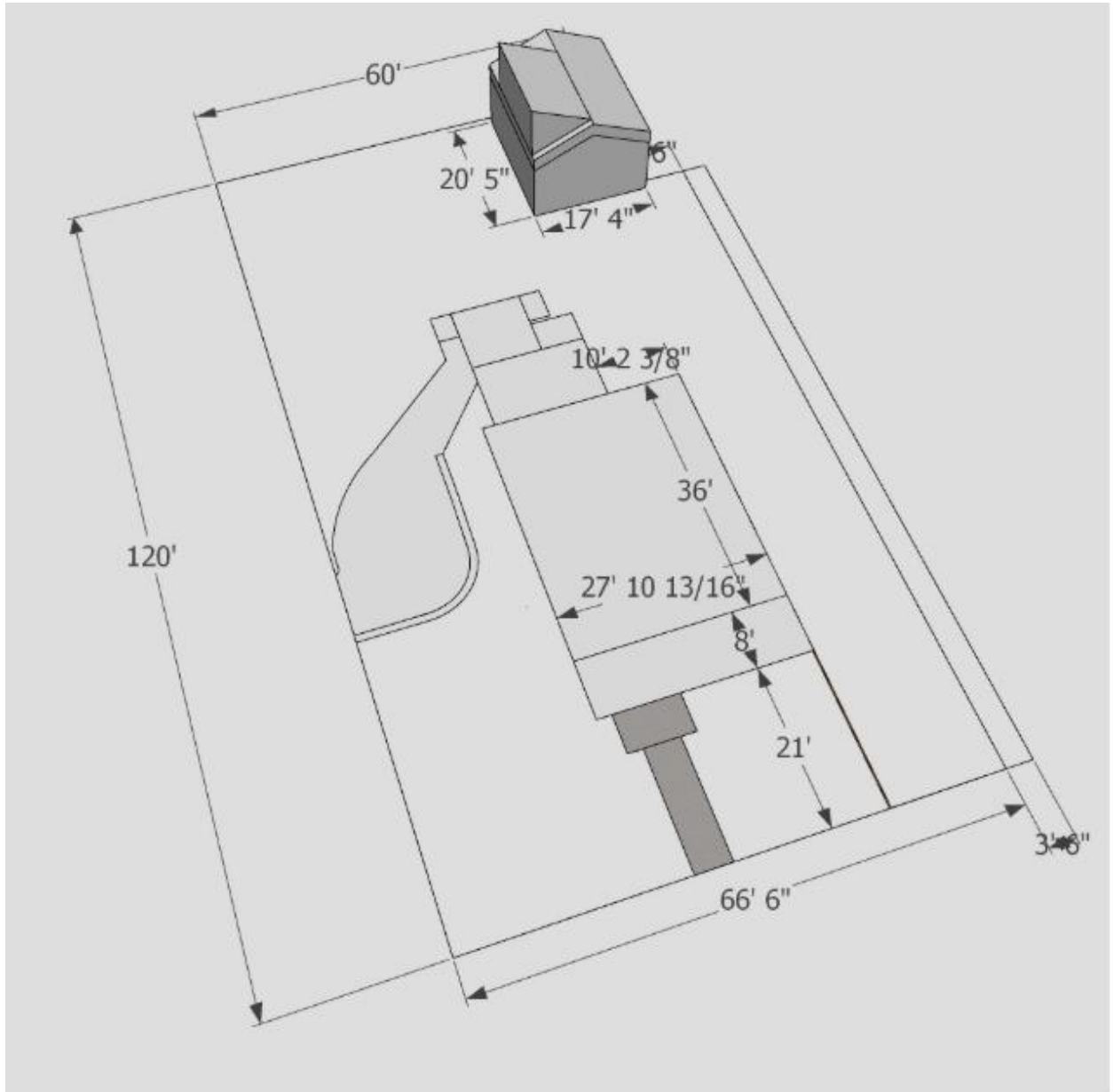


Figure 6 - Proposed Site Plan - Perspective View

1 March 2026

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application ADU and Shed Area

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

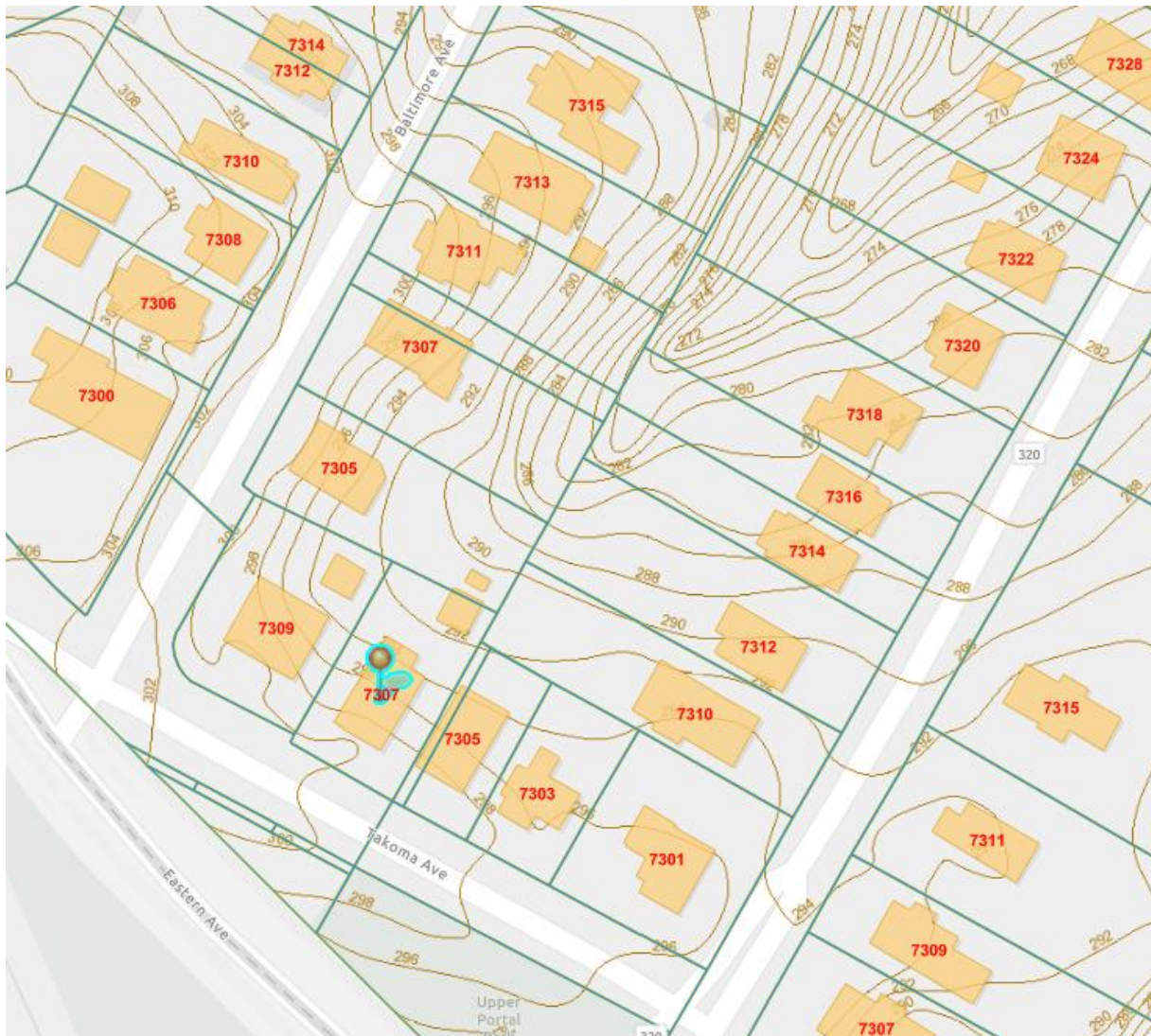


Figure 1-Excerpt from Montgomery County Tax Records

1 March 2026

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application ADU and Shed Area

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) Improvements to the existing garage to create a new Accessory Dwelling Unit (ADU).
- 2) Enclosure of the area below the existing rear addition to create an enclosed service shed area.

Photos of the existing property and the proposed work are provided below. In addition, architectural drawings for the proposed project are included with this submission.

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

Historic Area Work Permit Application ADU and Shed Area

7307 Existing Property Photos



Figure 2 - House View from South (Takoma Avenue)



Figure 3 - House view from Northeast

1 March 2026

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application ADU and Shed Area

Work Item 1: Garage to ADU Conversion

Current Condition

The existing garage appears to have been built along with the original 1904 house. The timber stud frame and the German lap siding located below the cement shingles match the original house.

Proposed Work

Akin to how we restored the crenelated tower at the front of the house in 2011, we propose to improve the exterior of the original garage with a combination of German Lap siding, and thermally modified wood siding. And to adapt the structure to serve as a dwelling unit, we propose to complete the following work:

- Trench and connect new sanitary and water service from the house to the garage. Upgrade the house electric service to the garage.
- Replace and modify the roof to provide raised dormer and a covered porch area.
- Fully improve the interior to include a living/lounge area, a kitchen/dining area, a full bathroom, and a sleeping loft.

Petition for Zoning Variance

The property was established in 1904, and the tower was added circa 1910. The Garage is set on the east side property line, and within 1 foot of the rear property line. As configured, the Garage serves as fence boundary to the neighboring rear yards.

As proposed, we envision continued use of the existing Garage in its current location with two changes:

- 1) Adding 2ft to the Garage Existing Roof Height.
- 2) Adding a new Dormer to the Garage. Of note, the proposed dormer volume is set back from the rear and side property lines.

Zoning Variance - Application to Follow

If this HWAP Application is approved, we will immediately present a Petition for Variance to the Montgomery Copy Board of Appeals.

If the Variance is not granted, adaptation of the existing Garage for use as and ADU is not feasible. We will withdraw this HWAP request and consider developing a revised design.

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

Historic Area Work Permit Application ADU and Shed Area

ADU: Relevant Images

The existing garage:



Figure 4 - Existing Garage view from Southwest

The proposed design:

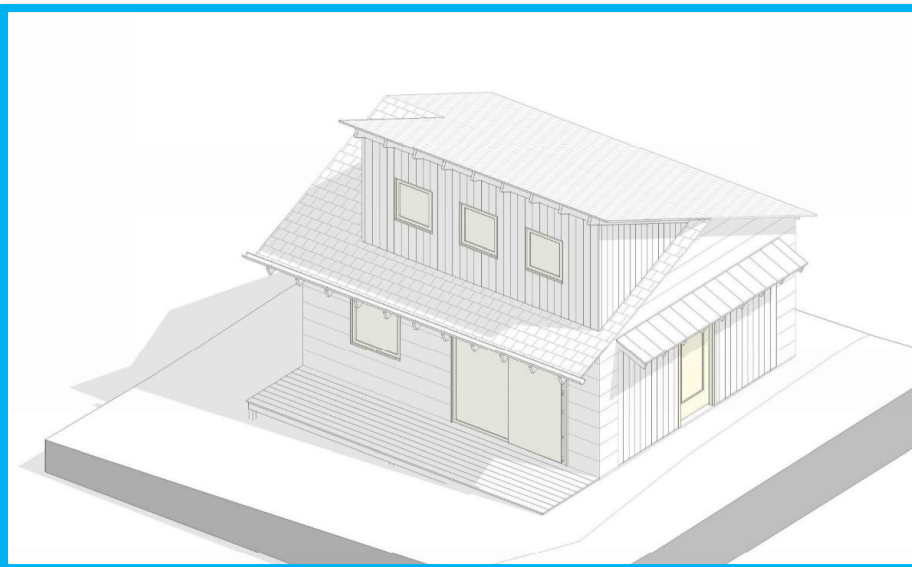


Figure 5 - Proposed Design - Perspective from Southwest

1 March 2026

Luker Residence

7307 Takoma Avenue, Takoma Park, MD

Historic Area Work Permit Application ADU and Shed Area

ADU: Proposed Material Specifications

Briefly summarized, we intend to build with the following materials:

Front Door: Aluminum clad wood rail and stile swing door with a clear finish at the interior and a insulated and laminated glass light. Basis of Design - Pella Lifestyle.

Side Sliding Door: A pair of aluminum clad wood rail and stile patio doors with a clear finish at the interior and a insulated and laminated glass light. Basis of Design - Pella Lifestyle.

Window and Door Trim: Painted wood, with simple profiles similar the trim on the original house

Windows: Aluminum clad wood sash, with insulated glass panels, clear finish wood at the interior, awning configuration with inside bug screens. Basis of Design - Pella Lifestyle.

Skylights: a Velux product, aluminum clad exterior, and clear finish interior; rain sensitive automatic operation, alternate will be a fixed configuration.

Awnings: not applicable

Exterior Decks: A rot resistant wood such as thermally modified red oak; from *Carbon Smart*.

Horizontal Siding: German lap painted wood, profile to match the wood on the Main House, Crenelated Tower.

Vertical Siding: Thermally modified red oak; from *Carbon Smart*.

ADU: Additional Drawings

Included with this HWAP, attached please find a copy of Architectural Drawings for the project.

Historic Area Work Permit Application ADU and Shed Area

Shed Area: Plan

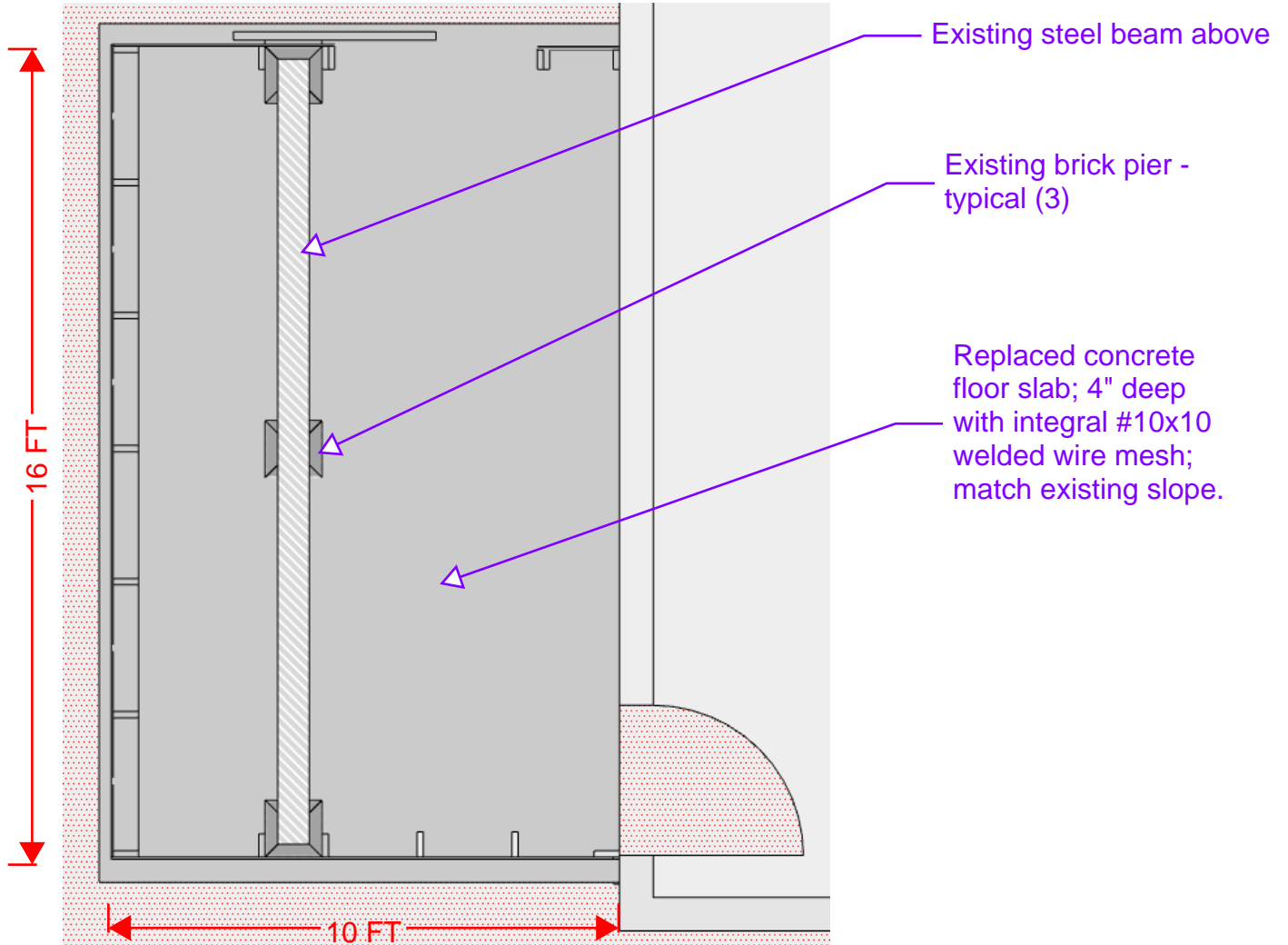


Figure 8 - Plan

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

Historic Area Work Permit Application ADU and Shed Area

Shed Area: West Elevation

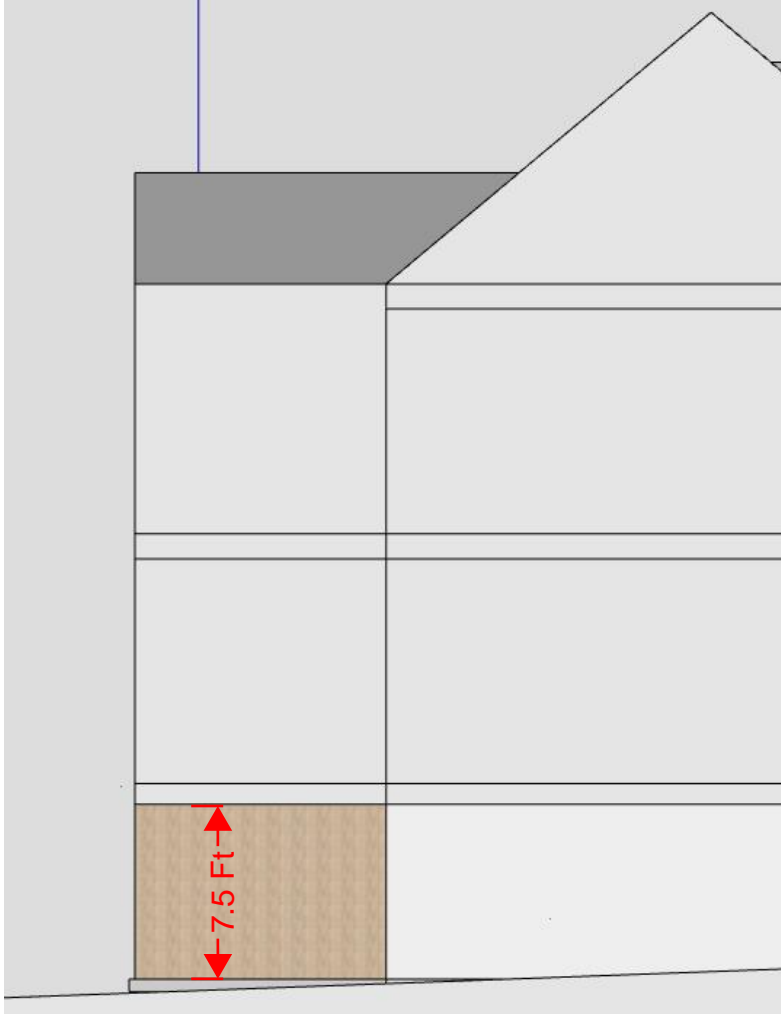


Figure 9 - View from West

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

Historic Area Work Permit Application ADU and Shed Area

Shed Area: North Elevation

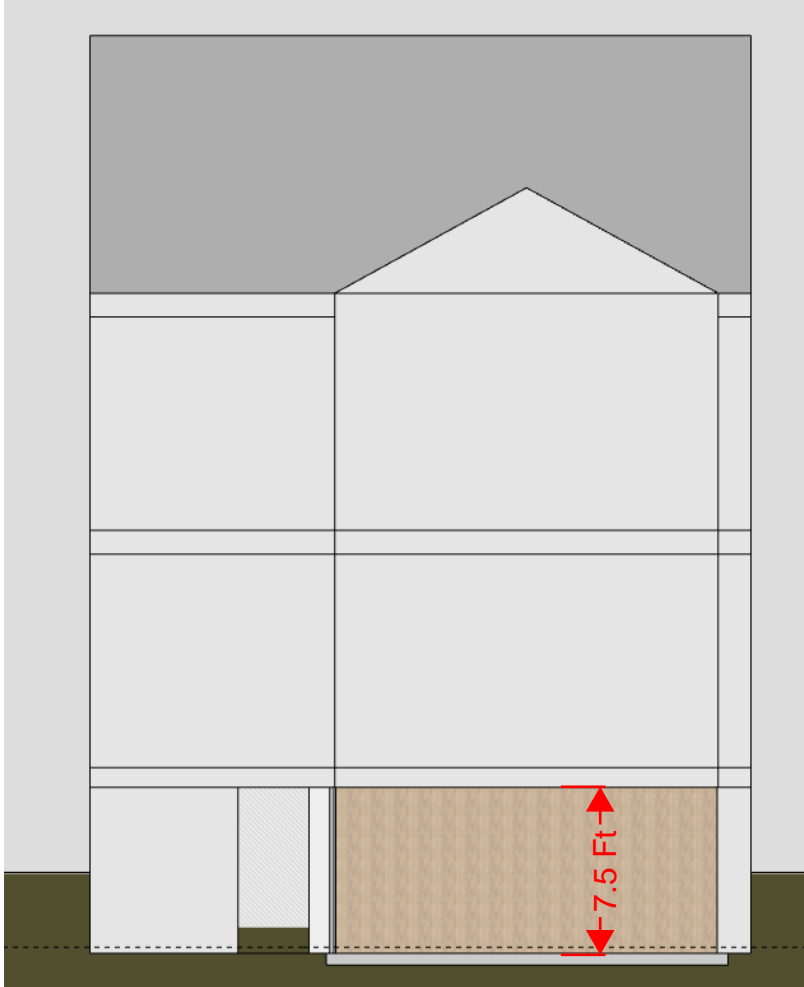


Figure 10 - View from North

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

Historic Area Work Permit Application ADU and Shed Area

Shed Area: East Elevation

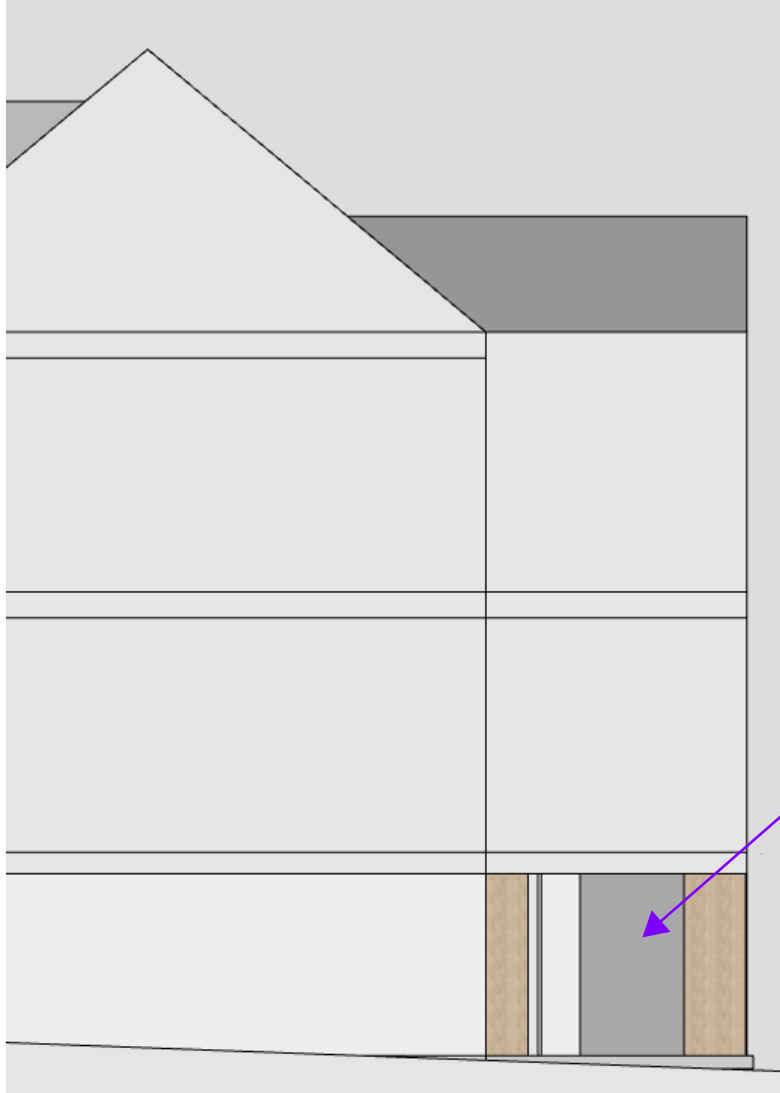


Figure 12 - View from East



Figure 11 - Representative Barn Door



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/3/2026

Application No: 1147848
AP Type: HISTORIC
Customer No: 1546326

Comments

I would like to schedule a call to review the proposed work and the application with the HPO staff.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7307 TAKOMA AVE
TAKOMA PARK, MD 20912

Homeowner Luker (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work Preserve and improve existing garage to create a new Accessory Dwelling Unit (ADU), reconfigure the rear deck and shed area, and complete associated sitework.