

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	22 Montgomery Ave., Takoma Park	<b>Meeting Date:</b>	6/28/2017
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	6/21/2017
<b>Applicant:</b>	Diane Curran and Ferdinand Hoefner (Mary Beth May, Architect)	<b>Public Notice:</b>	6/14/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-17PP	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window replacement		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** c. 1930s-40s

**PROPOSAL**

The applicants propose to replace an existing bay window on the front elevation of the house.

**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 Standard's 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 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 historic district.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

### *Secretary of 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." Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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.

### *Montgomery County Code; Chapter 24A-8*

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF DISCUSSION**

The subject property is a Non-Contributing, c. 1930s-40s, Ranch-style house on a moderately deep lot within the Takoma Park Historic District. The adjacent properties to the left and right are Contributing resources, while the confronting house (25 Montgomery Avenue) is a c. 1980s, Victorian Revival-style Non-Contributing resource.

The applicants propose to remove an existing vinyl bay window from the front elevation of the house and install a new Fibrex (paintable composite window made up of 40% reclaimed wood and PVC) in its place. The existing bay window consists of one fixed single-lite window flanked by one-over-one double-hung windows.

Staff fully supports the applicant's proposal, finding that, in accordance with the *Guidelines*, the proposal should be approved as a matter of course, as the proposed alteration is not a major addition and will not affect the scale or massing of the house. Additionally, the proposal conforms to the *Standards*, as it will not remove historic materials or alter features and spaces that characterize the property or surrounding historic district.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, 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 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

801924

contact Email: Mary.may@andersencorp.com Contact Person: Mary Beth May  
 Daytime Phone No.: 240-599-6480  
 Tax Account No.: 1079177  
 Name of Property Owner: Diane Curran/Ferdinand Hoefner Daytime Phone No.: 240-393-9285  
 Address: 22 Montgomery Avenue, Takoma Park 20912  
Street Number City Street Zip Code  
 Contractor: Renewal by Andersen Phone No.: 301-483-7340  
 Contractor Registration No.: MHIC 95857  
 Agent for Owner: Mary Beth May Daytime Phone No.: 240-599-6480

**LOCATION OF BUILDING/PREMISE**

House Number: 22 Street: Montgomery Ave  
 Town/City: Takoma Park Nearest Cross Street: Hickory Ave  
 Lot: 11 Block: 18 Subdivision: "B.F. Gilbert's Addition to Takoma Park"  
 Liber: 5147 Folio: 483 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 8000

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/assessment

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.

Mary Beth May  
Signature of owner or authorized agent

6/2/17  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Frame home constructed in 1967.

\_\_\_\_\_

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  
Removing one bay window on front elevation of single family home and replacing with another bay window. Windows are Renewal by Andersen Fibrex composite, which resemble painted wood windows. Exterior color of windows and bay unit is white.
- \_\_\_\_\_

**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 MAKING LABELS.

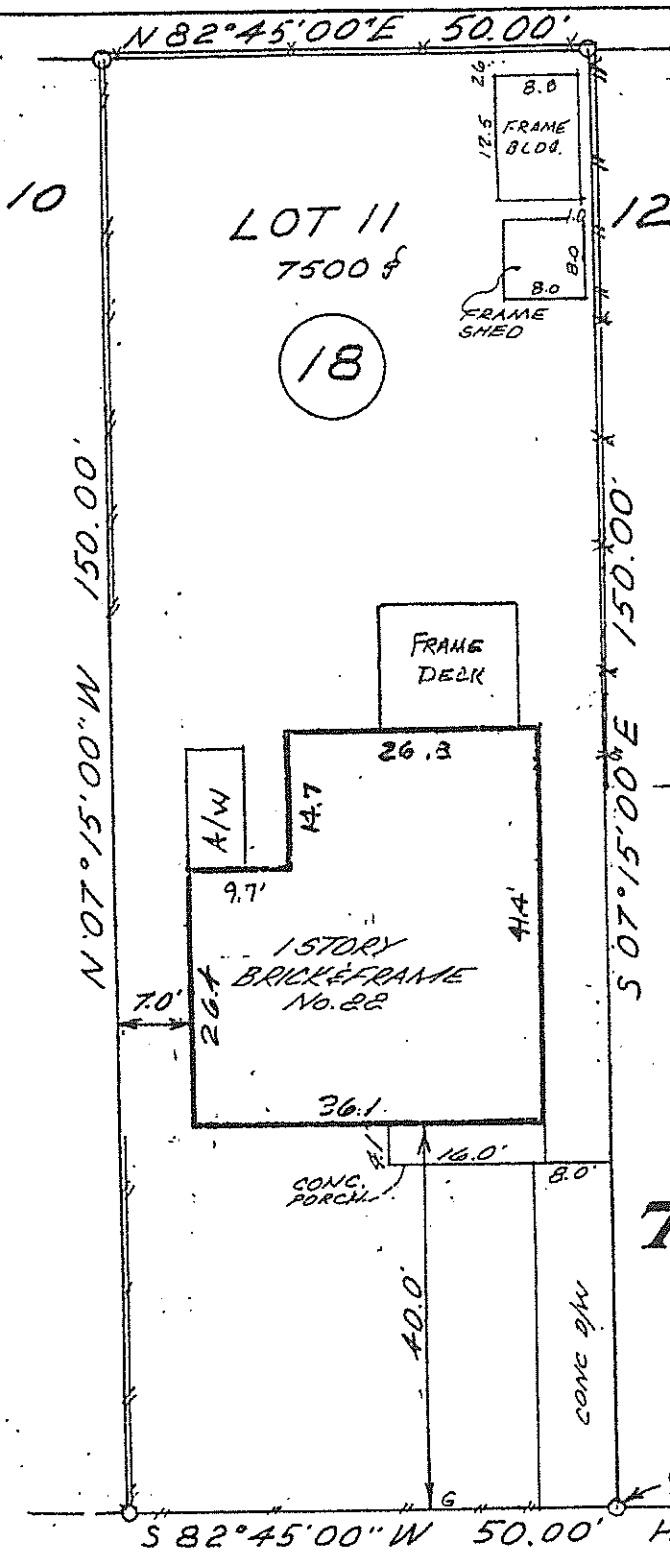
6

NOTE: Existence of property corner marks not guaranteed by this survey.

INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND IS SUBJECT TO INTERPRETATION OF ORIGINATOR.



SCALE: 1" = 20'



NOTES:  
1.) FLOOD ZONE 'C' PER H.U.D. PANEL # 0200C.

LOCATION OF HOUSE  
LOT 11  
BLOCK 18  
B.F. GILBERT'S ADDITION  
TO  
**TAKOMA PARK**  
MONTGOMERY COUNTY,  
MARYLAND

RECERTIFIED: 6-15-93  
RECERTIFIED: 1-12-87  
RECERTIFIED: 10-20-83

95.00' TO CORNER  
HICKORY AVENUE  
RECERTIFIED 16-7-89

MONTGOMERY AVENUE

**SURVEYOR'S CERTIFICATE**

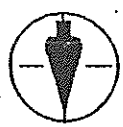
"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."

*Jeffrey A. Foster*  
REGISTERED SURVEYOR MARYLAND NO. 587

**REFERENCES**

PLAT BK. A  
PLAT NO. 2

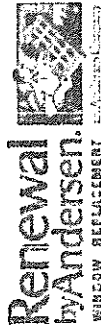
LIBER  
FOLIO



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS

2 Professional Drive, Suite 210  
Cathetersburg, Maryland 20879  
301-940-5100

DATE OF SURVEYS	SCALE: 1" = 20'
WALL CHECK: 7-13-67	DRAWN BY: RFA
HSE. LOC.:	JOB NO.: 67-146
BOUNDARY:	



PW

Mary Beth May (240)599-6480

Suite Capital Price 2017

Diane Curran and Ferd Hoefner

22 Montgomery Ave  
Tacoma Park, MD 20912  
(240)393-9285

000 Room Field

**Misc:** Misc - Scope of Work, Removal and replacement of bay window with Renewal by Andersen bay window. Installation includes (Interior: New oak flat Casing) and (Exterior: Aluminum Capping, or Factory Brickmould or PVC Trim). Exclusions include any work not described herein.

101a Living

21 W  
52 H

**Window:** Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior Oak **Glass:** All Sash: High Performance, No Pattern **Hardware:** Stone , Standard Color Lift **Screen:** TruScene with Exterior Color Match , Full Screen **Grille Style:** No Grilles **Grille Pattern:** All Sash: No Grilles

**Misc:** None

101c Living

21 W  
52 H

**Window:** Double-Hung , Equal, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior Oak **Glass:** All Sash: High Performance, No Pattern **Hardware:** Stone , Standard Color Lift **Screen:** TruScene with Exterior Color Match , Full Screen **Grille Style:** No Grilles **Grille Pattern:** All Sash: No Grilles





Curran, Diane 06-06-17\_PW.pdf

101b Living 43 W 52 H



Window: Picture , Insert Frame, Exterior White, Interior Oak  
Glass: All Sash: High Performance, No Pattern Grille Style:  
No Grilles Grille Pattern: All Sash: No Grilles Misc: None

101 Living

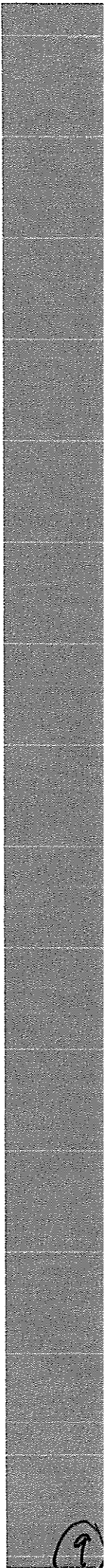
Misc: Misc - Bay/Bow- tied into overhang, Specifications: 90w  
x 52h bay window: 1-2-1 ratio. Oak interior, white exterior.  
Seatboard insulated to wall. Approximately 25 degree bay.  
Exterior projection should be same as current, which is 6".

001 permit

Misc: Misc - Permit, Depending on jurisdiction and scope of  
project, a delay in installation may occur. Excludes DC "fine  
arts" jurisdiction. Takoma Park Historical Permit needed.

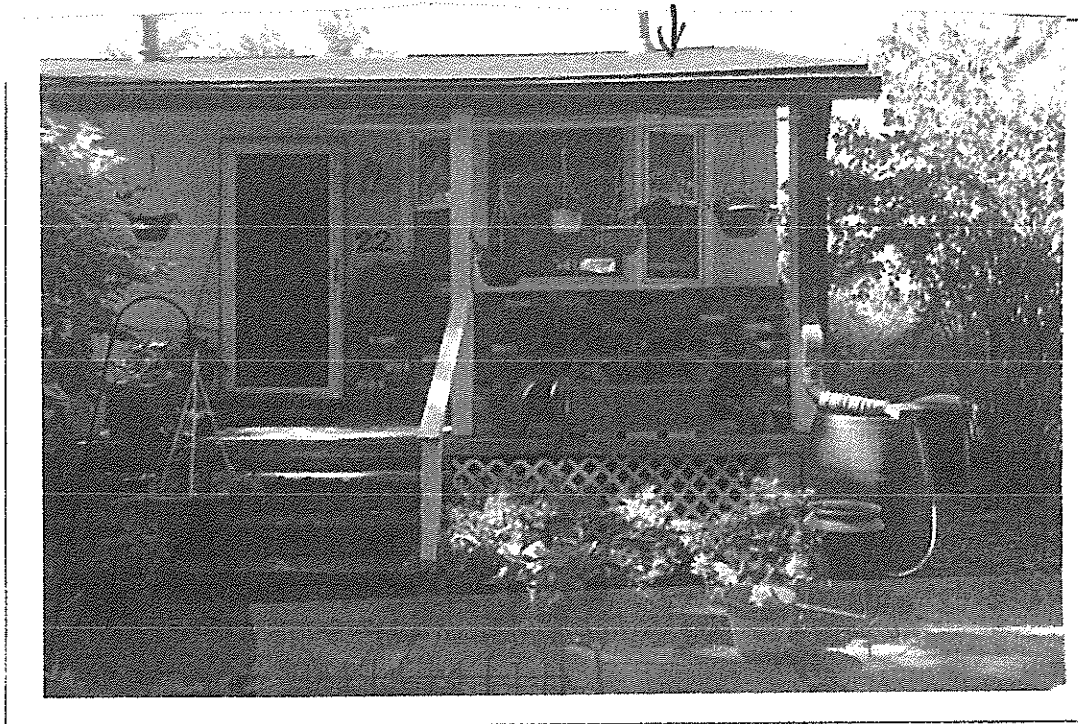
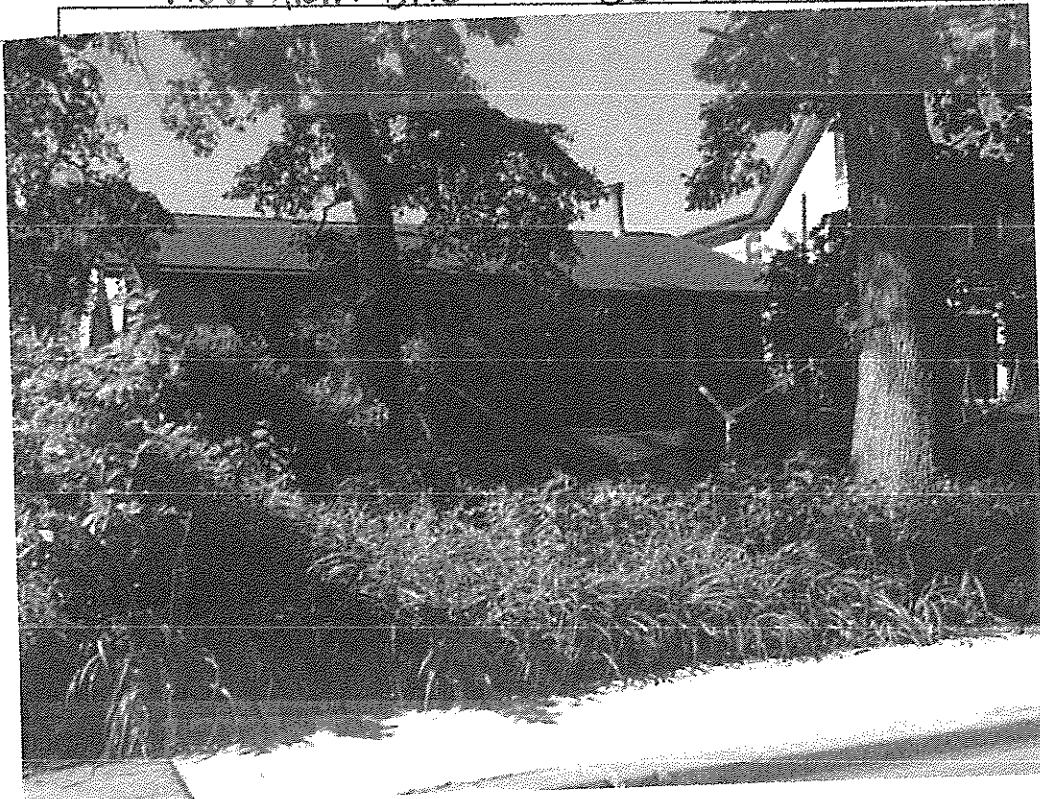
WINDOWS: 3 PATIO DOORS: 0 SPECIALTY: 0 MISC: 3

UPDATED: 06/06/17



Existing Property Condition Photographs (duplicate as needed)

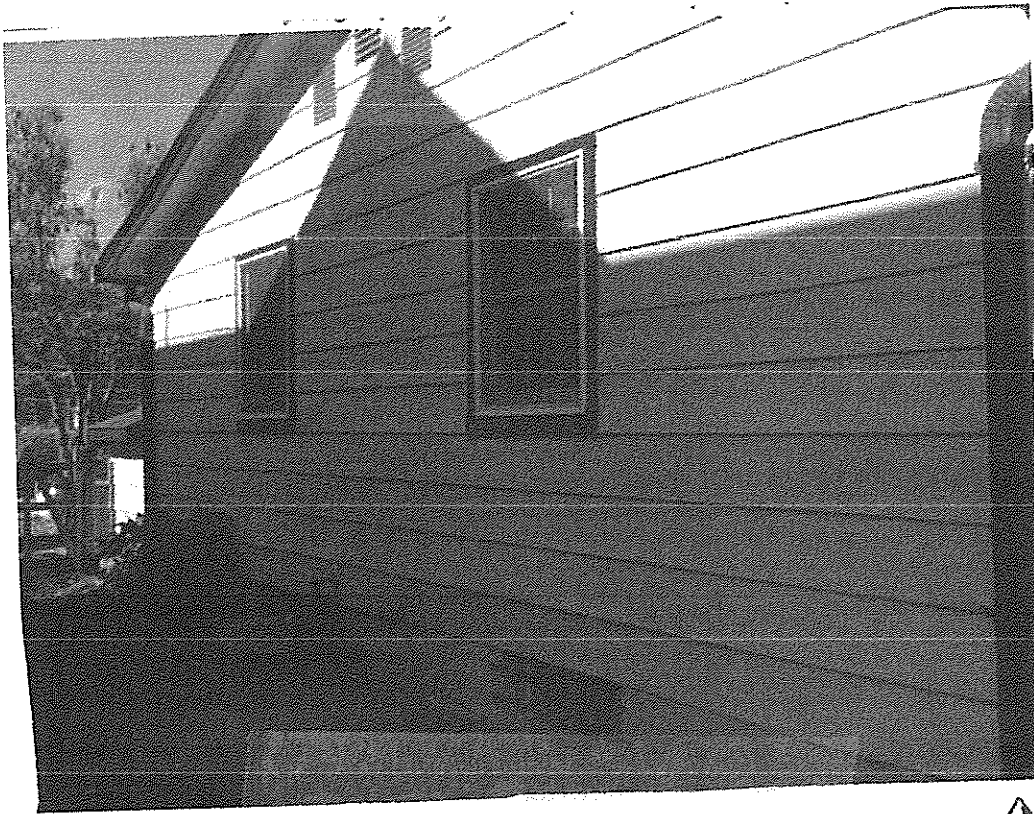
View from Street - South



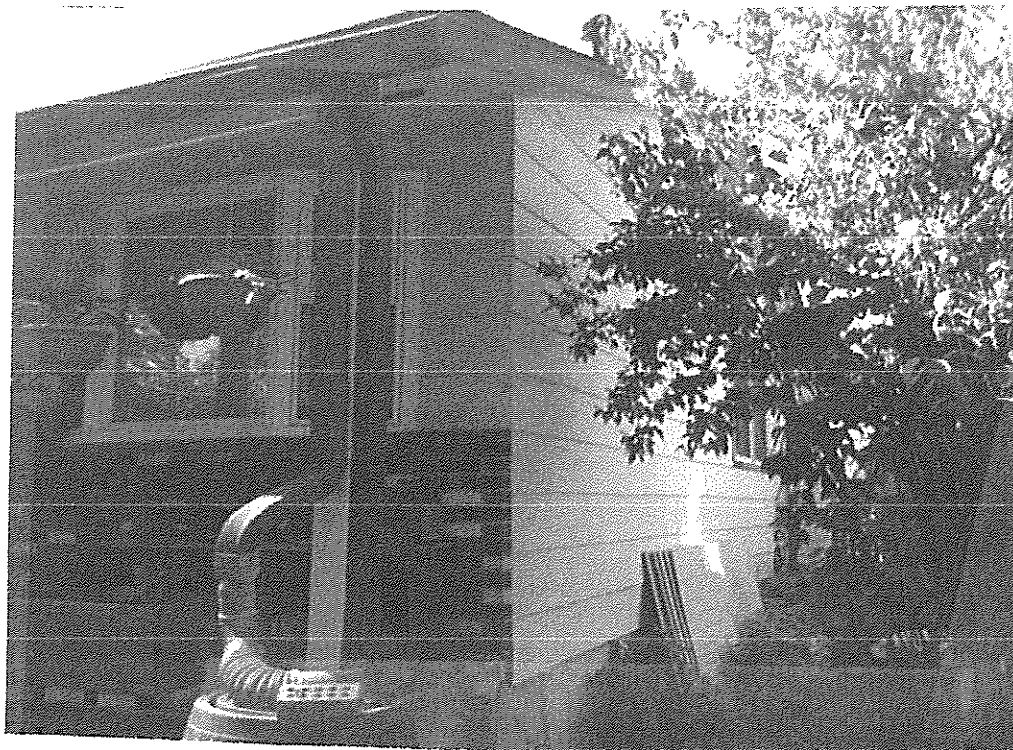
Detail: Close up view of bay window to be replaced - South view

Applicant: Curran/Hoefner

Page: 1



View of West Side of Home ↑



View of East Side from Street



Shaded portion to indicate North

Applicant: Curran/Hoefner

Page: 2



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

Diane Curren  
 Ferdinand Hoefner  
 22 Montgomery Ave  
 Takoma Park, MD  
 20912

**Owner's Agent's mailing address**

Mary Beth May  
 Renewal by Andersen  
 8265 A Patuxent Range Rd  
 Jessup, MD 20794

**Adjacent and confronting Property Owners mailing addresses**

~~Carol Spear~~  
 Carol Spear  
 19 Montgomery Ave.  
 Tk Pk 20912

Shari Friedman &  
 David Christy  
 24 Montgomery Ave.  
 Tk Pk 20912

~~Josh Stebbins + Rachel Sturke~~  
 Josh Stebbins + Rachel Sturke  
 20 Montgomery Ave.  
 Tk Pk 20912

Laura & Steve Edminster  
 10 Montgomery Ave.  
 Tk Pk 20912