MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 22 Montgomery Ave., Takoma Park
Resource: Non-Contributing Resource
Takoma Park Historic District
Applicant: Diane Curran and Ferdinand Hoefner
(Mary Beth May, Architect)
Review: HAWP
Case Number: 37/03-17PP
PROPOSAL: Window replacement

Meeting Date: 6/28/2017
Report Date: 6/21/2017
Public Notice: 6/14/2017
Tax Credit: N/A
Staff: Michael Kyne

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 to schedule a follow-up site visit.
# HISTORIC PRESERVATION COMMISSION
301/563-3400

## APPLICATION FOR
HISTORIC AREA WORK PERMIT

<table>
<thead>
<tr>
<th>Contact Email:</th>
<th><a href="mailto:Mary.may@andersencorp.com">Mary.may@andersencorp.com</a></th>
<th>Contact Person:</th>
<th>Mary Beth May</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Account No.:</td>
<td>1079177</td>
<td>Daytime Phone No.:</td>
<td>240-599-6480</td>
</tr>
<tr>
<td>Name of Property Owner:</td>
<td>Diane Curran/Ferdinand Hoefner</td>
<td>Daytime Phone No.:</td>
<td>240-393-9285</td>
</tr>
<tr>
<td>Address:</td>
<td>22 Montgomery Avenue, Takoma Park 20912</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor:</td>
<td>Renewal by Andersen</td>
<td>Phone No.:</td>
<td>301-483-7340</td>
</tr>
<tr>
<td>Contractor Registration No.:</td>
<td>MHTC 95857</td>
<td></td>
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</tr>
<tr>
<td>Agent for Owner:</td>
<td>Mary Beth May</td>
<td>Daytime Phone No.:</td>
<td>240-599-6480</td>
</tr>
</tbody>
</table>

### 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"
- **Lot #:** 5147
- **Folio:** 483
- **Parcel:**

### PART TWO: SPECIFICATIONS AND USE

<table>
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<th>CHECK ALL APPLICABLE:</th>
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<tbody>
<tr>
<td>□ Construct</td>
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<td>□ Move</td>
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<td>□ Revision</td>
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- **Construction cost estimate:** $8000

### PART THREE: COMPARISON FOR TRENCH/RETAINING WALL

| □ 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.

By:** Mary Beth May

**Date:** 6/2/17

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**Approved:**

**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:

   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 plan. 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, where 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 displace 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. The list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lots or parcel(s) which lie directly across the street/property 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.**
### PW  
**Mary Beth May**  (240)599-6480

<table>
<thead>
<tr>
<th>Code</th>
<th>Room Field</th>
<th>21 W</th>
<th>52 H</th>
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<td>Room Field</td>
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**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.

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<th>52 H</th>
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**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

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**Screen:** TruScene with Exterior Color Match, Full Screen  
**Grille Style:** No Grilles  
**Grille Pattern:** All Sash: No Grilles
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
View of West Side of Home ↑

View of East Side from Street

Applicant: Curran/Hoefner
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>Diane Curren</td>
<td>Mary Beth May</td>
</tr>
<tr>
<td>Ferdinand Hoeftner</td>
<td>Renewal by Andersen</td>
</tr>
<tr>
<td>52 Montgomery Ave.</td>
<td>8205 A Patuxent Range Rd</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Jessup, MD 20794</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Carol Spear</td>
</tr>
<tr>
<td>19 Montgomery Ave.</td>
</tr>
<tr>
<td>TIC PK 20912</td>
</tr>
<tr>
<td>Shari Friedman &amp; David Christy</td>
</tr>
<tr>
<td>24 Montgomery Ave.</td>
</tr>
<tr>
<td>TIC PK 20912</td>
</tr>
<tr>
<td>Josh Stebbins &amp; Rechel Studke</td>
</tr>
<tr>
<td>20 Montgomery Ave.</td>
</tr>
<tr>
<td>TIC PK 20912</td>
</tr>
<tr>
<td>Laura &amp; Steve Edminster</td>
</tr>
<tr>
<td>10 Montgomery Ave.</td>
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