

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	508 New York Ave., Takoma Park	Meeting Date:	7/26/2017
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/19/2017
Applicant:	Julie Finegan	Public Notice:	7/12/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17VV	Staff:	Michael Kyne
PROPOSAL:	Replacement of existing skylights		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

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

PROPOSAL:

The applicant proposes to replace three existing skylights on the front and side roof planes of the subject building. The immediately adjacent fiber glass shingles will be replaced in-kind.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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

2. Modifications to a property, which do not significantly alter its visual character.

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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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

Contact Email: jafinegan@live.com Contact Person: Julie Finegan
 Daytime Phone No.: 504-232-5085
 Tax Account No.: 01068744
 Name of Property Owner: Julie A Finegan Daytime Phone No.: 504-232-5085
 Address: 508 New York Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Corley Roofing Sheet Metal Phone No.: 301-894-4460
 Contractor Registration No.: MD Lic # 5878
 Agent for Owner: Josh Rolls Daytime Phone No.: 443-844-4327

LOCATION OF BUILDING/PREMISE

House Number: 508 Street: New York Ave
 Town/City: Takoma Park Nearest Cross Street: Buffalo
 Lot: 10B Block: 74 Subdivision: 0005
 Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 2,488.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

NIA

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

NIA

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Julie A. Finegan _____ June 26, 2017
Signature of owner or authorized agent Date

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

805292

Date Received in DPS
 Mail Log # 380683
 JUL 03 2017
 Assigned To: LUCAS

8052917

(3)

**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:

Existing structure is an 864 square foot,
1943 rambler cottage.

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

Remove 3 existing skylights & shingles around
skylight openings. Install winter guard ice
and water shield around skylights. Install
2 new Velux FS-601 & 1 new FS-606 Fixed
skylights. Install new Cedar Brown CertainTeed
shingles. Impact should be minimal as skylight
are at the end of their use full life & will be replaced
with skylights of the same size.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- See 1. b. above and attached.

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**

- 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.
- 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.

ORDERED BY:



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f: 301.230.2536
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795 Rockville Pike, Rockville, MD 20852
6000 Executive Blvd, Suite 100 | North Bethesda, MD 20852



PROPERTY ADDRESS: 508 NEW YORK AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: MD1607.1083

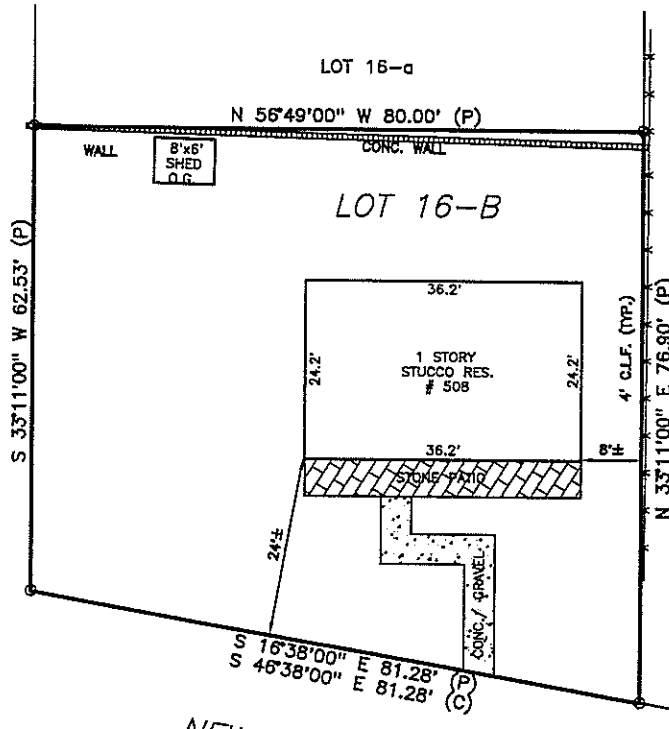
FIELD WORK DATE: 7/12/2016

REVISION HISTORY: (REV.0 7/15/2016)

16071083
LOCATION DRAWING
LOT 16-B
TAKOMA PARK LOAN & TRUST CO.'S
MONTGOMERY COUNTY, MARYLAND
07-14-2016 SCALE 1"=20'



BUFFALO AVE.
(45' R/W)

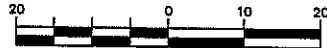


PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits.



Paul Llewellyn
EXPIRES 1-15-2017



GRAPHIC SCALE (In Feet)

1 inch = 20' ft.

ACCURACY=3/4"

NEW YORK AVENUE
(40' R/W)

POINTS OF INTEREST:

FENCE AND WALL APPEAR TO EXTEND OVER PROPERTY LINE.

CLIENT NUMBER: 180154ROCP

DATE: 7/14/2016

BUYER: Julie A. Finegan

SELLER: JAVIER GARCIA AND GEMMA CLAVIJO

CERTIFIED TO:

JULIE A. FINEGAN; RGS TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY

Paul Llewellyn

c: 301.807.5981
o: 301.424.0900
www.victorllewellyn.com
llewellyngrouphomes@gmail.com



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THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

(5)



HOME > FIXED SKYLIGHTS > DECK MOUNTED FIXED SKYLIGHTS > VELUX 21 IN. X 45-3/4 IN. FIXED SKYLIGHT FS C06

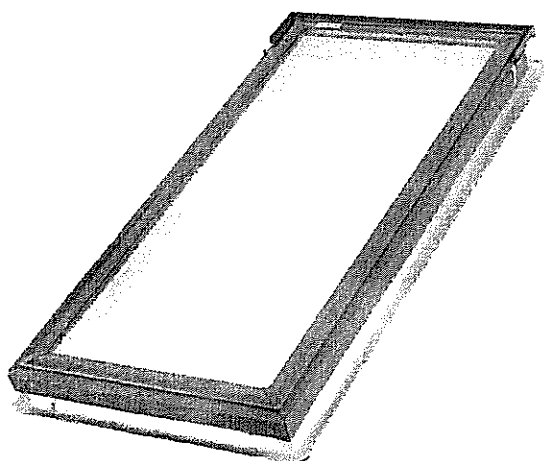
VELUX 21 IN. X 45-3/4 IN. FIXED SKYLIGHT FS C06

Brand: VELUX

\$249.00

SKU: FS C06

Shipping: Free Shipping (Arrives in 3-5 Days)



* FS Glazing (Glass) Options:

Tempered LowE3

* FS Flashing Kit:

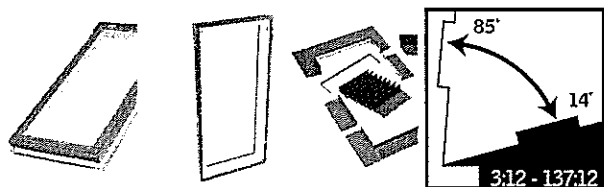
-- Please Choose an Option --

Blind Options:

-- None --

1

ADD TO CART



Add to Wishlist





HOME > FIXED SKYLIGHTS > DECK MOUNTED FIXED SKYLIGHTS > VELUX 21 IN. X 26-7/8 IN. FIXED SKYLIGHT FS C01

VELUX 21 IN. X 26-7/8 IN. FIXED SKYLIGHT FS C01

Brand: VELUX

\$183.00

SKU: FS C01

Shipping: Free Shipping (Arrives in 3-5 Days)

* FS Glazing (Glass) Options:

Tempered LowE3

* FS Flashing Kit:

-- Please Choose an Option --

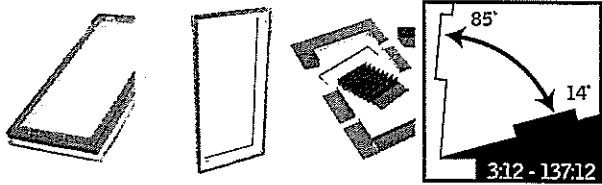
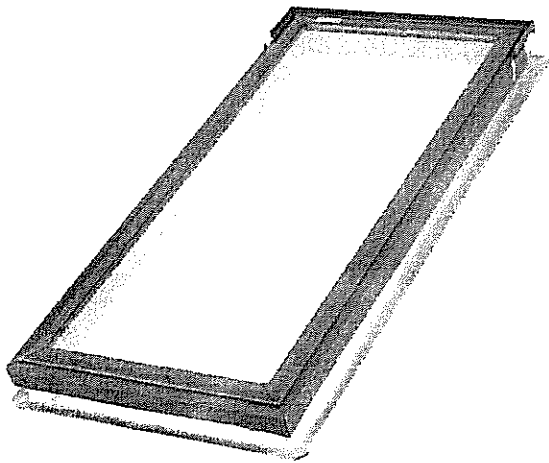
Blind Options:

-- None --

1

ADD TO CART

Add to Wishlist



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WRITE A

BE THE FIRST TO WRITE A REVIEW

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OUR TOP-SELLING FIXED SKYLIGHT

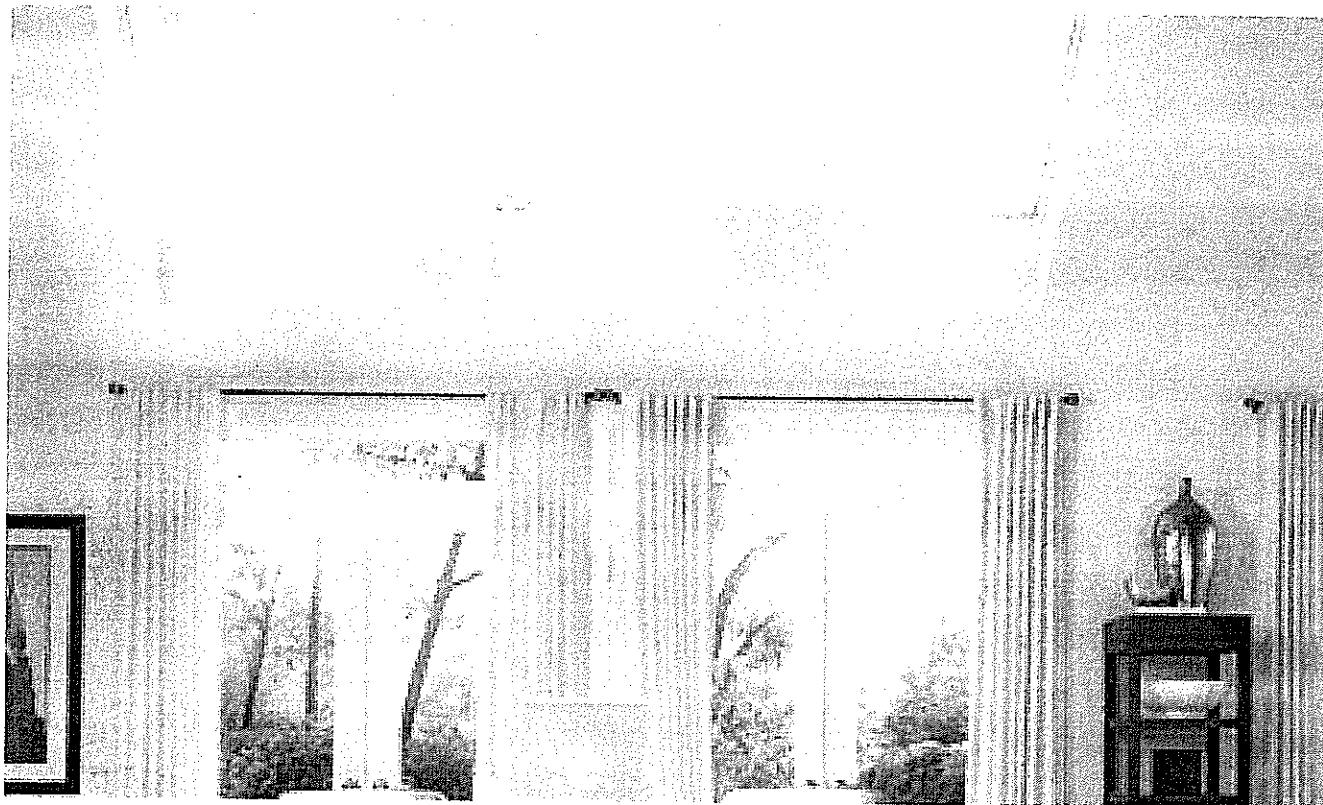
The VELUX FS C01 fixed skylight is our number one best seller every year. It's great for increasing visual areas in your home or office that are presently dark. Not just that but it adds a nice view of the sky above!

The FS units have the most attractive pricing and produce the same increased lighting results as other units. The only difference is that the FS units do not open for fresh air ventilation.

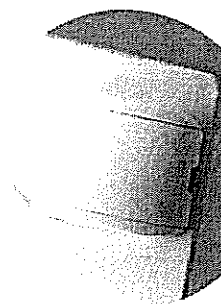
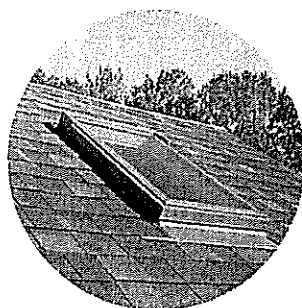
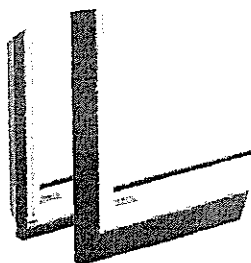
BRING IN THE LIGHT WITHOUT BREAKING THE BANK

VELUX fixed skylights are constructed with long-lasting material to make sure they can handle heavy wear

Quickly transform dark spaces into light filled rooms at an affordable price. Fixed skylights do not require a electrical work or operating accessories.



FIXED SKYLIGHT FEATURES



Flexible Installations

The elimination of the drywall groove in this series allows for greater installation flexibility and more positioning options when replacing existing skylights.

Streamlined Profile

The streamlined exterior profile of VELUX fixed skylights does not obstruct the roofline.

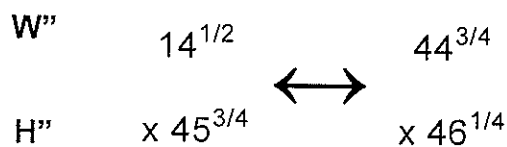
Easy Pick&Click™ Blind Installations

A sunscreen access tray for standard sit built curbs allows for installation of VELL Pick&Click!

FIXED SKYLIGHTS

Min. & Max. Sizes

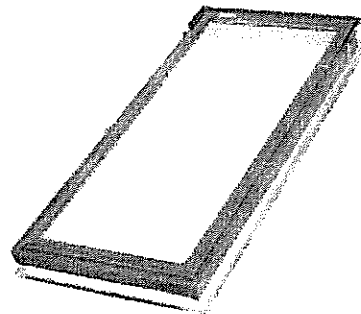
To right are the size thresholds (min & max) for both width and height for all VELL Skylights. Talk to a local installer for help in determining the exact size required project.



FIXED SKYLIGHTS

INSTALLATION COSTS

The cost to install the VELUX deck mounted fixed skylight will depend on how skylights you're installing and the type of ceiling in your home. Price ranges outlined on right side are estimates based on the installation of a single, new skylight, including of labor for both interior and the exterior finish and replacement of an old skylight. Precise estimates can be provided by a local roofer, or contractor, in your area. If you'd like a recommendation please call/email us and we'll be happy to assist.



New Skylight

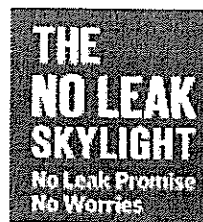


\$1,700 - \$2,200

Replacement Skylight



\$700 - \$1,200



THE VELUX NO LEAK SKYLIGHT GIVES YOU PEACE OF MIND



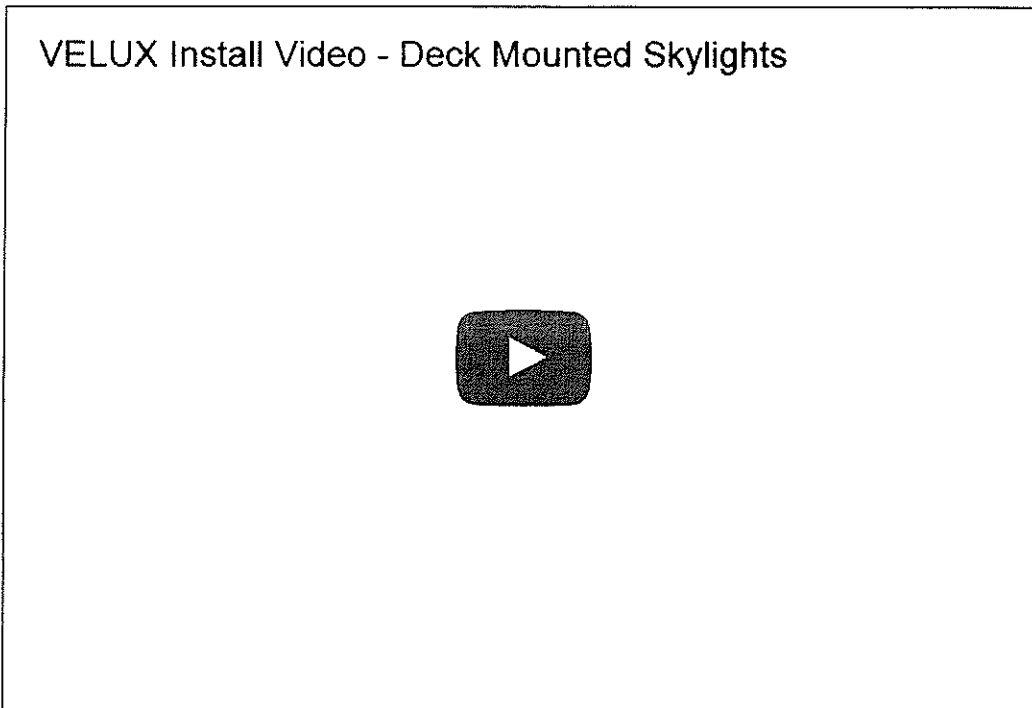
Daylight Skylights come with the No Leak Promise, a 10-year warranty on product and installation.

GET DETAILS

FIXED SKYLIGHTS

INSTALLATION VIDEO FOR VELUX DECK MOUNTED SKYLIGHT

Below is a video outlining the installation procedures for a VELUX deck mounted skylight. If you have specific questions about installation or sizing please call or email us with questions. Our normal response time within just a few hours.



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First Name

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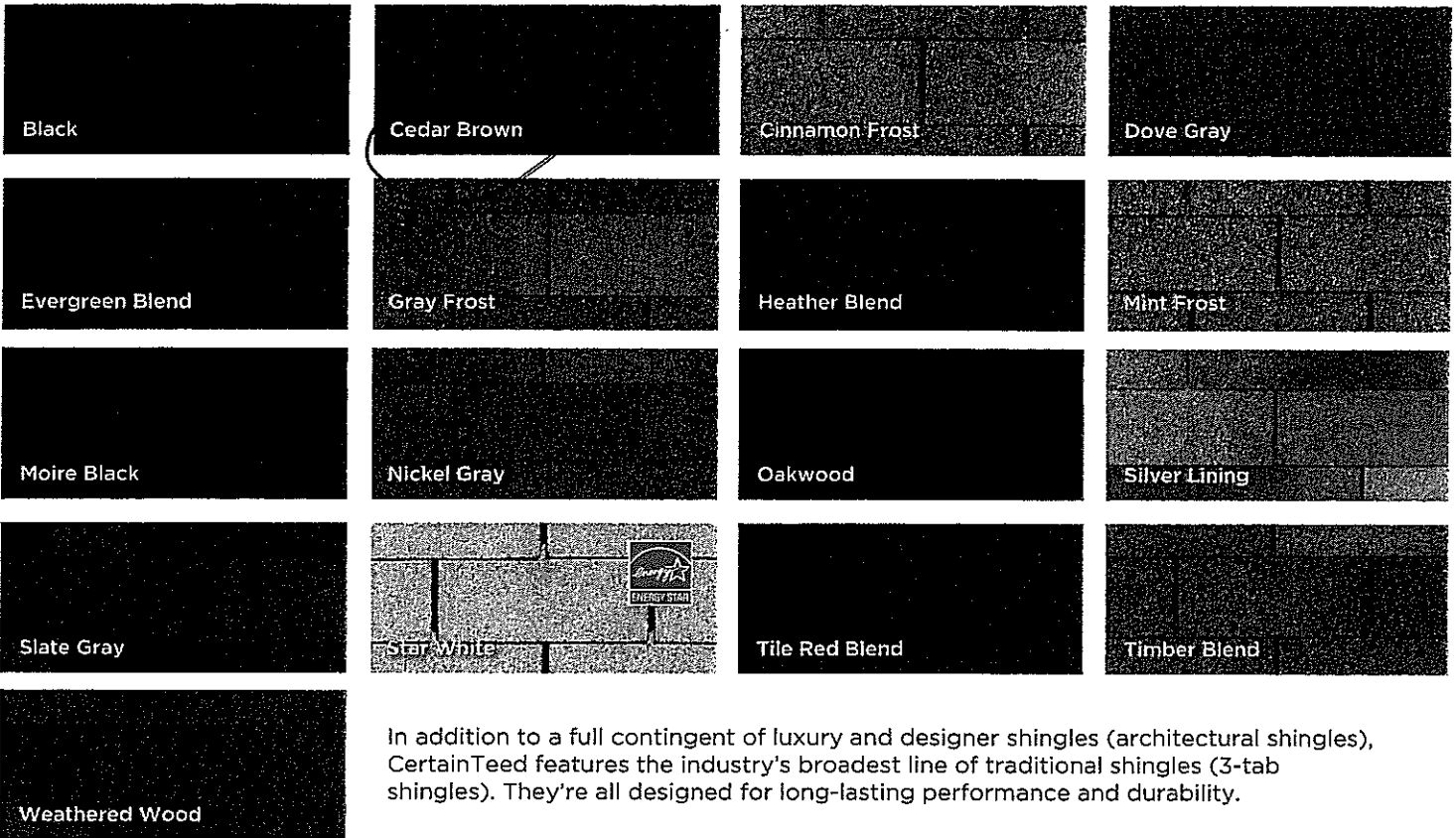
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TRADITIONAL SHINGLES



In addition to a full contingent of luxury and designer shingles (architectural shingles), CertainTeed features the industry's broadest line of traditional shingles (3-tab shingles). They're all designed for long-lasting performance and durability.

~~CT 20~~

- Fiber glass composition
- 195 lbs. per square
- 20-year limited transferable warranty*
- 3-year SureStart™ protection
- 5-year 60 mph wind-resistance warranty

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

Cedar Brown Moire Black
Dove Gray Weathered Wood

CERTAINTEED XT™25

- Fiber glass composition
- 205 lbs. per square
- 25-year limited transferable warranty*
- 10-year StreakFighter® warranty
- 5-year SureStart™ protection
- 5-year 60 mph wind-resistance warranty

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

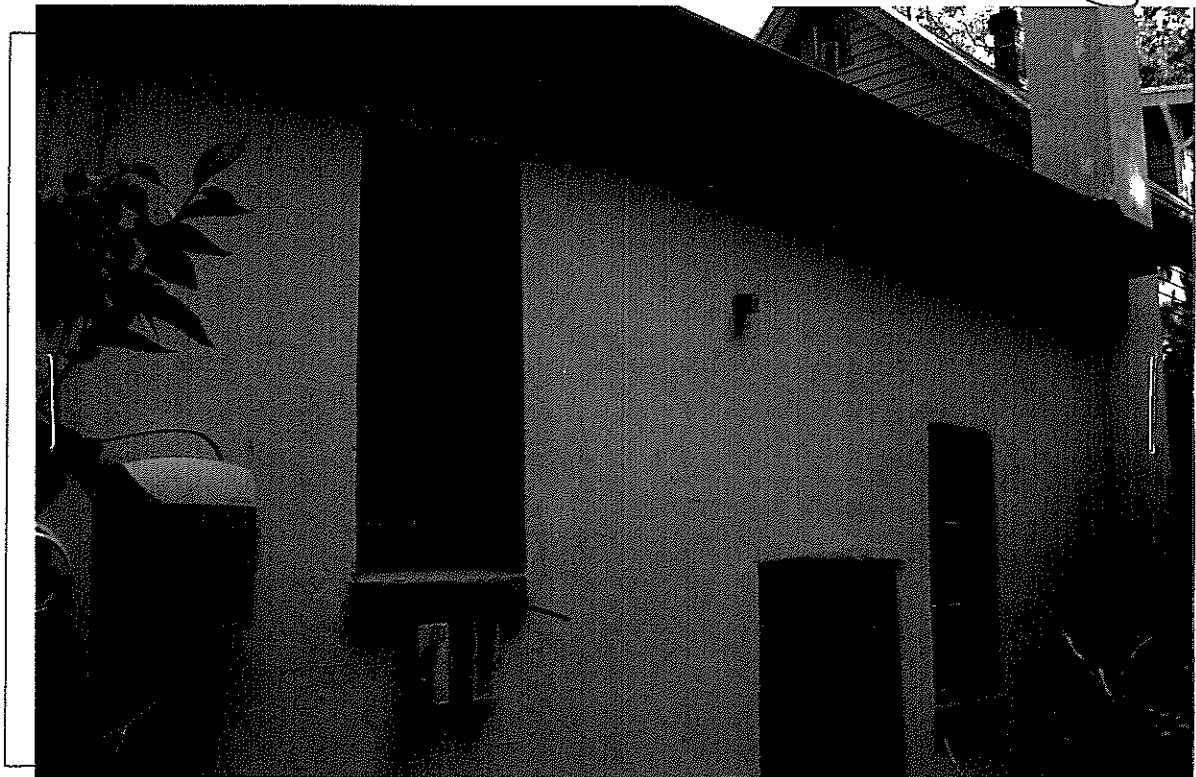
- ICC-ES-ESR-1389 & ESR-3537

Black Gray Frost Oakwood Timber Blend
Cedar Brown Heather Blend Silver Lining Weathered Wood
Cinnamon Frost Mint Frost Slate Gray
Dove Gray Moire Black Star White
Evergreen Blend Nickel Gray Tile Red Blend

Existing Property Condition Photographs (duplicate as needed)



Detail: Buffalo Ave (Southeast) Side of property



Detail: Northeast side of Property (not visible from the street)

Existing Property Condition Photographs (duplicate as needed)



Detail: Adjacent property at 7426 Buffalo Ave

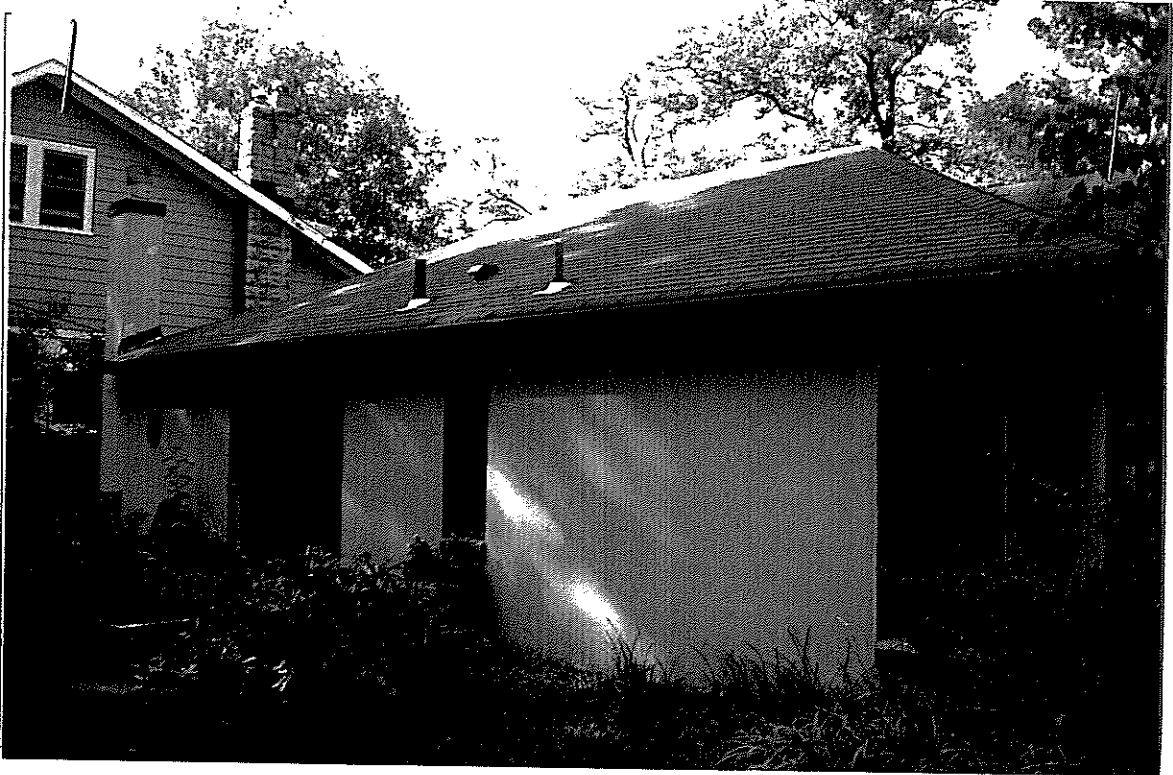


Detail: Adjacent property at 510 New York Ave.

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of property



Detail: Rear of property

City of Takoma Park



Housing & Community
Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

March 10, 2017

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166
Fax 240-777-6262

To the Department of Permitting Services:

The below property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. This letter notifies permit applicants that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

This property is in the **Takoma Park Historic District** and subject to all applicable requirements.

Property Owner Name: Julie A. Finegan
Property Owner's Representative: Julie A. Finegan
Email or FAX: jafinegan@live.com
Phone Number: (301) 796-8618

Location of Requested Permit: 508 New York Avenue, Takoma Park, MD 20912

Proposed Scope of Work: Replacement of roof and skylight

The issuance of this letter does not indicate approval of the project. The City retains the right to review and comment on project plans during the Montgomery County review process. This letter is valid for one year from date of issue.

Sincerely,

Rosalind Grigsby
Community Development Manager

City Of Takoma Park



The City of Takoma Park permits for the following:

Tree Impact Assessment/Tree Protection Plan:

Construction activities that occur within 50 feet of a tree, located on the property or on adjacent property, may require a Tree Impact Assessment. The City Arborist should be contacted to discuss whether a site visit and a Tree Impact Assessment are required. The tree ordinance is detailed in the City Code, section 12.12. The City Arborist can be reached at 301-891-7612.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way, (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to apply for a Fence Permit. If your application is successful, you will also need to sign a Fence Agreement that will be recorded in the Land Records of Montgomery County.

Failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

For more information and applications for City permits, see takomaparkmd.gov/services/permits or contact the Takoma Park Department of Public Works at 301-891-7633.

For properties in the Takoma Park Historic District:

According to the Montgomery Planning Department, a Historic Area Work Permit is required to change the exterior features of a historic site or a building located in a historic district, including moving, relocating, demolishing or altering exterior materials, substantially altering the environmental setting, grading, excavation and construction. More information is available at: <http://montgomeryplanning.org/planning/historic/>

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

<p>Owner's mailing address Julie Finegan 508 New York Ave Takoma Park MD 00912</p>	<p>Owner's Agent's mailing address Julie Finegan 508 New York Ave Takoma Park MD 00912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Ed & Michelle Drozd 510 New York Ave Takoma Park MD 00912</p>	<p>Carole Crandon 515 New York Ave Takoma Park MD 00912</p>
<p>Diane Bartz 7426 Buffalo Ave Takoma Park MD 00912</p>	<p>Mary Hennessey and Daniel Cunningham 7427 Buffalo Ave Takoma Park MD 00912</p>
<p>Henry and Deborah Allen 513 New York Ave Takoma Park MD 00912</p>	<p>Gene and Esther Herman 511 New York Ave Takoma Park MD 00912</p>