EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 508 New York Ave., Takoma Park  Meeting Date: 7/26/2017
Resource: Non-Contributing Resource  Report Date: 7/19/2017
Takoma Park Historic District
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 a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jaFinegan@live.com
Contact Person: Julie Finegan
Daytime Phone No.: 301-928-5085

Tax Account No.: 010668744

Name of Property Owner: Julie A. Finegan
Daytime Phone No.: 301-239-5085

Address: 508 New York Ave, Takoma Park, MD 20910
Street Number: 508
City: Takoma Park
State: MD
Zip Code: 20910

Contractor: Carley Roofing & Sheet Metal
Phone No.: 301-894-4460

Contractor Registration No.: MD Lic # 5878

Agent for Owner: Jacob Rolls
Daytime Phone No.: 443-844-4307

LOCATION OF BUILDING/PREMISES

House Number: 508
Street: New York Ave

Town/City: Takoma Park
Nearest Cross Street: Buffalo

Lot: 10B
Block: 74
Subdivision: 0085

PAR T ONE: TYPE OF PERM I T ACTION/USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Alter/Remodel ☐ A/C ☐ Sub ☐ Room Addition
☐ Move ☐ Install ☐ Roof ☐ Deck ☐ Shed
☐ Revision ☐ Repair ☐ Refrigerator ☐ Fence/Wall (complete Section 4)
☐ Reversible ☐ 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 EXTENSIONS/ADDITIONS

N/A

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

N/A

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
Signature of owner or designated agent

June 2017
Date

Mail Log # 38683
JUL 03 2017
Assigned To: Lucas

Approved: _____________________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________________

Application/Permit No.: ____________________________ Date Filed: ____________________________ Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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 804 square foot 1913 rambler cottage.

   [Additional descriptions or notes may follow here.]

   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 and shingles around skylight openings. Install winter cedar ice and white shingles around skylights. Install 2 new Velux FS-6010 new ES 04 fixed skylights. Install 2 Cedar-Roam certainteed shingles. Impact should be minimized as skylight with skylights of the same size.

2. SITE PLAN
   a. 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;
   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 (façades), 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 façade 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 façade 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 MAILING LABELS.
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
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 --

ADD TO CART

Add to Wishlist
BE THE FIRST TO WRITE A REVIEW

Overview Specifications Info & Guides Related Items

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 weather conditions. Quickly transform dark spaces into light-filled rooms at an affordable price. Fixed skylights do not require any 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 sill built curbs allows for installation of VELUX Pick&Click!

FIXED SKYLIGHTS

Min. & Max. Sizes

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

\[
\begin{align*}
W'' &= 14^{1/2} & & 44^{3/4} \\
H'' &= \times 45^{3/4} & & \times 46^{1/4}
\end{align*}
\]
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 the right side are estimates based on the installation of a single, new skylight, including labor. Precise estimates can be provided by a local roofer, or contractor, in your area. If you need 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.

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.
Central and SE PA., and Southern NJ areas only

TRADITIONAL SHINGLES

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:

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
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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:

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

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

Weathered Wood
Existing Property Condition Photographs (duplicate as needed)

Detail: **Buffalo Ave (Southeast) Side of Property**

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

Applicant: **Julie Finegan**
Existing Property Condition Photographs (duplicate as needed)

Detail: Adjacent property at 7426 E. Buffalo Ave.

Detail: Adjacent property at 516 New York Ave.

Applicant: ________________________
Existing Property Condition Photographs (duplicate as needed)

Detail: Front of property

Detail: Rear of property

Applicant: Julie Finegan
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
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/
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tr>
<td>Julie Finegan</td>
<td>Julie Finegan</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<td>Eda Michelle Orozco</td>
<td>Carole Crandon</td>
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