

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT**

|              |  |                |              |
|--------------|--|----------------|--------------|
| Address:     | 4609 Waverly Ave., Garrett Park                          | Meeting Date:  | 12/19/2018   |
| Resource:    | Outstanding Resource<br>(Garrett Park Historic District) | Report Date:   | 12/12/2018   |
| Applicant:   | Daniel Simons & Suzi Balamaci                            | Public Notice: | 12/5/2018    |
| Review:      | HAWP   | Tax Credit:    | No           |
| Case Number: | 30/13-18D  | Staff:         | Michael Kyne |
| Proposal:    | Window replacement                                       |                |              |

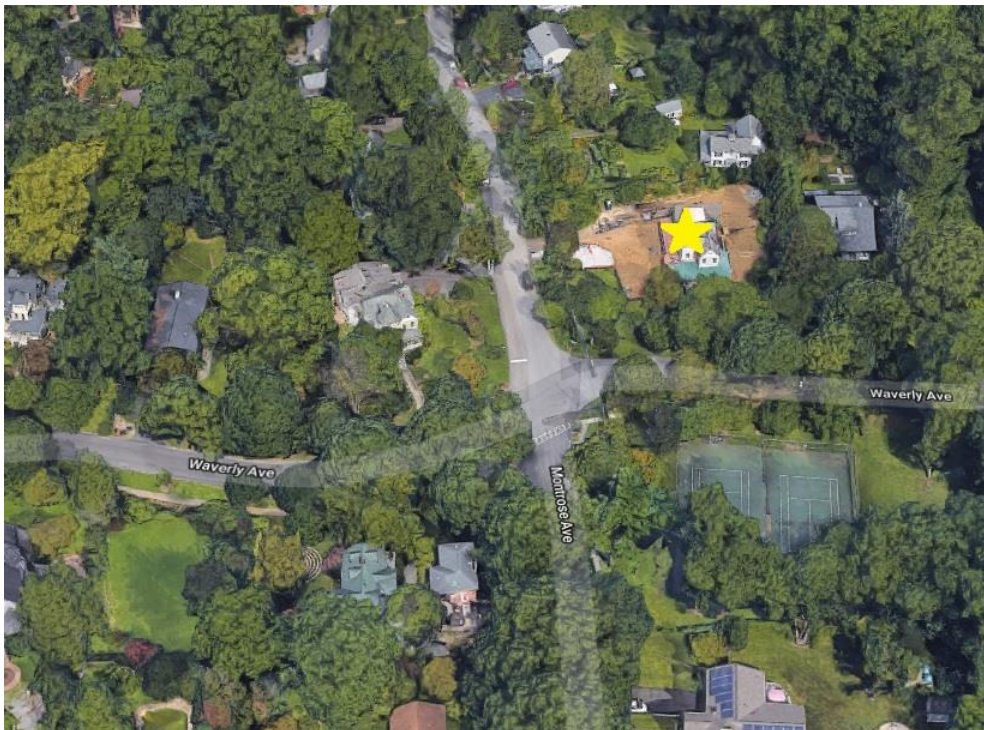
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Outstanding Resource, Garrett Park Historic District  
STYLE/FORM: Queen Anne  
DATE: Circa 1890



**Fig. 1: Subject property.**

## **PROPOSAL**

The applicants propose to replace eight (8) original wood windows on the historic house.

## **APPLICABLE GUIDELINES**

### ***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; [emphasis added] 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*)

### ***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.”

- #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.
- #5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- #6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

### **STAFF DISCUSSION**

The subject property is a c. 1890 Queen Anne-style Outstanding Resource within the Garrett Park Historic District. The property is located in the northeast corner at the intersection of Waverly Avenue and Montrose Avenue. The house fronts on Waverly Avenue to the south and its west (left side) elevation faces Montrose Avenue. The lot slopes up from Waverly Avenue, and the house is accessed from the front sidewalk via a central staircase.

The applicants propose to replace a total of eight (8) windows at the historic house. The windows to be replaced are:

- **South (Front)**
  - Three (3) second-floor windows.
  - Two (2) first-floor windows.
- **West (Left Side)**
  - Two (2) second-floor windows.
  - One (1) attic-level window.

All of the windows to be replaced are 2-over-2 true divided lite wood windows, except for the four-lite wood casement window at the attic-level on the west elevation. All of the windows to be replaced are original and were recently restored in 2016-2017; the homeowners did not apply for tax credits for this work, though they would have been eligible based on the documentation received. The previous window restoration included stripping, painting, re-weighting, re-cording, and weather stripping. The applicants have stated that the windows continue to experience problems with condensation, which is leading to paint damage and rotting of the windows, sills, and frames.

The applicants' proposal was previously reviewed by the Town of Garrett Park's Historic Preservation Committee on November 30, 2018. The Committee unanimously supported the applicants' proposal and recommended that the HPC approve the HAWP application. The Committee noted that the applicants have conscientiously strove to preserve the historic house, with the removal of previous incompatible additions and prior restoration projects, including the aforementioned window restoration. The Committee also noted the following considerations in making their recommendations:

- Only the sashes will be replaced.
- The proposed replacement window will be custom-made to be substantially similar to the existing windows.
- The original shutters will remain.

The Committee's statement can be read in full on page 26.

While staff recognizes the applicants' previous efforts to restore the original windows and acknowledges the recommendations of the Town's Historic Preservation Committee, staff does not support the proposal. Because the subject property is an Outstanding Resource, all proposals should be reviewed with the strictest level of scrutiny, particularly when they affect the primary façade, original materials, and/or are highly-visible from the public right-of-way. In this instance, both elevations to be affected are highly-visible from the public right-of-way, with the south elevation (front) facing Waverly Avenue and the west (left side) elevation facing Montrose Avenue. The proposal would remove original materials which have recently been restored, and the applicants have not sufficiently demonstrated that the windows are severely deteriorated and/or beyond repair.

The National Park Service's Technical Preservation Services (TPS) has released guidance regarding preservation best practices and historic window replacement. As the Secretary of the Interior's Standards form the basis for considering requests for alterations in Garrett Park (along with the requirements of Chapter 24A-8), the TPS briefs are appropriate supplemental materials that the HPC may use to guide and inform decisions. To ensure that the proposal will not be detrimental to the preservation, enhancement or ultimate protection of the historic house and surrounding historic district, in accordance with Chapter 24A-8, staff recommends that the HPC refer to TPS's guidance when evaluating proposals to replace original/historic windows in this case.

In their guidance for Planning Successful Rehabilitation Projects titled "Evaluating Historic Windows for Repair or Replacement", TPS states that, "determination as to when deterioration is sufficiently severe to justify replacement must be based on documentation of the condition of the windows." It goes on to say the following:

While condition is the primary determinant in decisions regarding the treatment of historic windows, the importance of the windows to the historic character of the building can also be taken into account. The design and location of windows and their relationship to the design of the building can affect their role in the character of a building. Windows that are distinctive features or exemplify fine craftsmanship are more critical to retain and repair than those that play a lesser supporting role in the design of the building or are simple manufactured units. The more important the elevation, feature or space of which the windows are a part, the more important it is to retain the historic windows.

The guidance stresses that factors such as occupant operation, presence of hazardous materials, code requirements, or energy performance alone are not reasons to replace historic windows, and in many cases these issues can be addressed without losing the historic windows. Suggested solutions include the installation of storm windows and additional weather stripping.

If the applicants can sufficiently demonstrate that the historic windows are beyond repair and need to be replaced, they should submit sufficient documentation to that effect; however, staff finds that, because the windows have been recently restored, they are not severely deteriorated, and they are not the cause of the condensation issue. Staff finds that the condensation is likely caused by improper air circulation, which may be due to improper wall insulation, or excessive humidity in this part of the house.

Staff finds that the submitted window survey, photographs, and proposed window specifications demonstrate that the proposal will remove or alter character-defining features of the historic house. The windows to be replaced are original character-defining features, which exemplify the Queen Anne-style of architecture, and they are on highly-visible, primary elevations.

Therefore, staff finds that the applicants' proposal is inconsistent with *Standards #2* and *#5*, as it would remove original materials from character-defining features of the historic house. The proposal is also inconsistent with *Standard #6*, which states that deteriorated historic features shall be repaired rather than replaced. *Standard #6* goes on to say that, where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. As previously noted, the applicants have not demonstrated that the windows are beyond repair or that the proposed replacement windows would be an exact match.

Staff recommends that the HPC deny the HAWP application. Staff recommends that the applicants explore alternatives, such as the installation of high-quality exterior storm windows, which will not remove or destroy original/historic materials from this Outstanding Resource. Staff notes that storm windows are highly-encouraged by the HPC and preservation best practices, and storm window installation is eligible for the County's 25% Historic Preservation Tax Credit.

As a courtesy, staff is providing the following links, where the applicants can learn more about evaluating and repairing historic windows, as well as the benefits of preserving historic windows:

<https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-evaluating.htm>

<https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-documentation.htm>

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

<https://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Windows01.pdf>

<https://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Windows08.pdf>

[https://www.nps.gov/tps/tax-incentives/incentives/avoiding\\_5.htm](https://www.nps.gov/tps/tax-incentives/incentives/avoiding_5.htm)

<https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization/windows-doors.htm>

<https://www.ncptt.nps.gov/blog/saving-windows-saving-money/>

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Denial in Chapter 24A-8(a), having found the proposal is inconsistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **deny** the HAWP application under the Criteria for Denial in Chapter 24A-8(a), having found that the proposal will substantially alter the exterior features of the historic resource and is incompatible in character with the district and the purposes of Chapter 24A and with the *Secretary of the Interior's Standards for Rehabilitation*.





DPS - #8

## HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: suzi@vsag.com Contact Person: Suzi Balamaci  
Tax Account No.: 03764046 Daytime Phone No.: 301-915-7800  
Name of Property Owner: Daniel Simons and Susan Balamaci Daytime Phone No.: 301-915-7800  
Address: 4609 Waverly Avenue Garrett Park MD 20896  
Street Number City State Zip Code  
Contractor: Window and Door Showplace Phone No.: 703-736-9600  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: George Lollar Daytime Phone No.: 703-906-5977

## LOCATION OF BUILDING/PREMISE

House Number: 4609 Street: Waverly Avenue  
Town/City: Garrett Park Nearest Cross Street: Montrose Avenue  
Lot: 36 Block: 100 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## 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: Windows

1B. Construction cost estimate: \$ \$15,000.00

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/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.

Signature of owner or authorized agent

11-25-2018

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 859482 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

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:

Our renovated 1880 Queen Anne Victorian house sits in Garrett Park, Maryland. The house has been through many renovations during its time from the original structure in April of 1888. It has seen additions on the back of the house, in addition to the side of the house (altering the original structure's street view). That addition has since been taken away to bring the house back to looking more like the original view from the street. In addition, we have combined the three separate lots the structure once sat on, into one lot. A newer addition has been added to the back of the original home increasing the size of the original cellar to now a full basement. Square footage of the original home has more than doubled. Some of the home still has it's original windows with original shutters.

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

We are looking to replace five of the existing windows (sashes only) on the south elevation (front facing) and three of the windows (sashes only) west elevation. We believe with proper custom painting and no disruption of casement or alteration to original shutters (which we will have repaired and repainted) it will not be easily detected from the street. All the windows have less than half of the original glass with some windows having none. Chipping, condensation, thermal insulation and noise all play factors in replacing the windows. With thermal insulation being the

**2. SITE PLAN most important.**

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 MAILING LABELS.

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

**Owner's mailing address**

4609 Waverly Avenue  
 PO Box 7  
 Garrett Park, MD  
 20896

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

**Adjacent and confronting Property Owners mailing addresses**

Barry and Tracy Liden  
 PO Box 383  
 Garrett Park, MD  
 20896

Michael and Betty Brannon  
 PO Box 334  
 Garrett Park, MD 20896

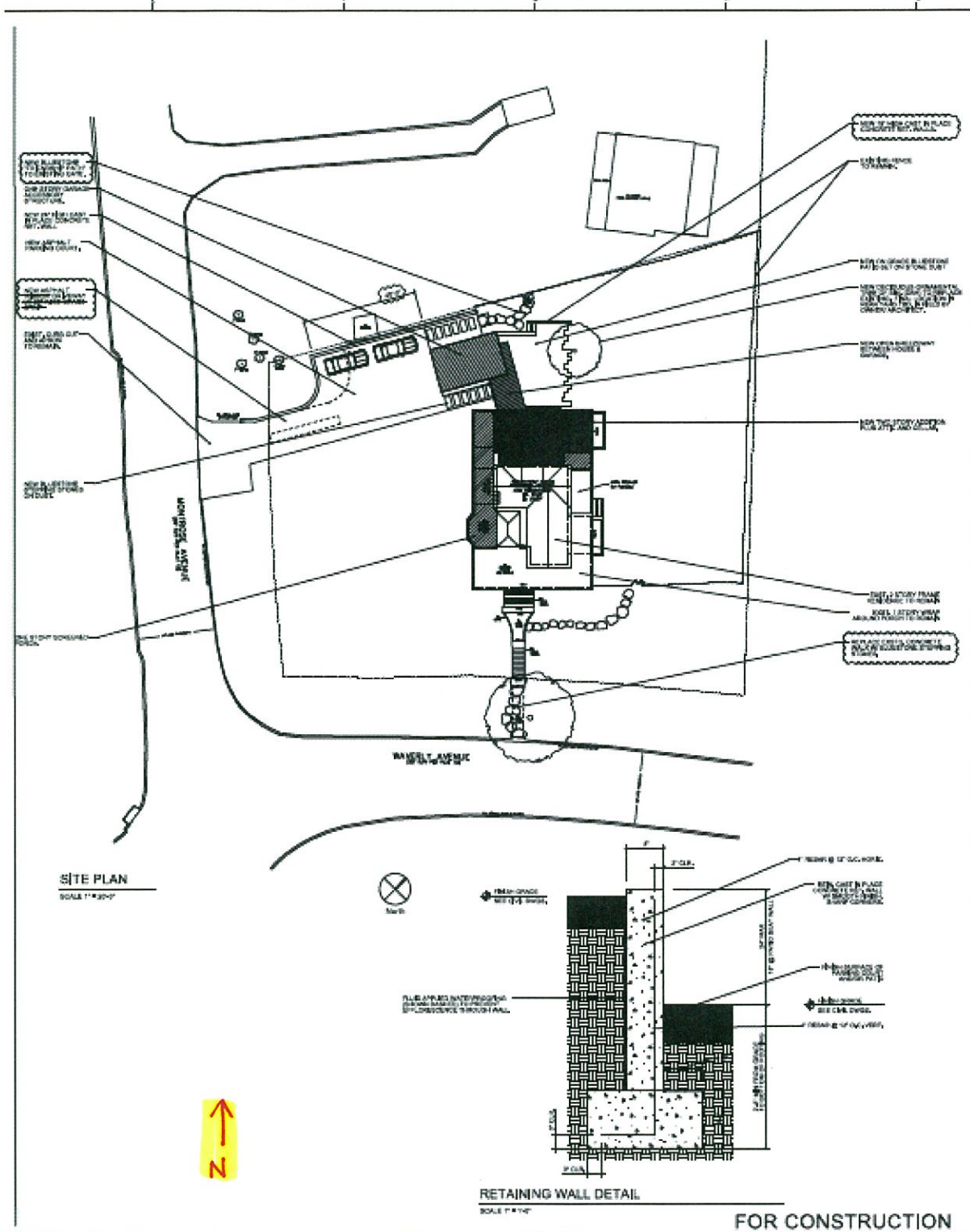
*VIEW: EAST ELEVATION*

*VIEW: NORTH ELEVATION*

no confronting property owners, we live across the  
 street from tennis courts and basketball courts

*ON A CORNER LOT*

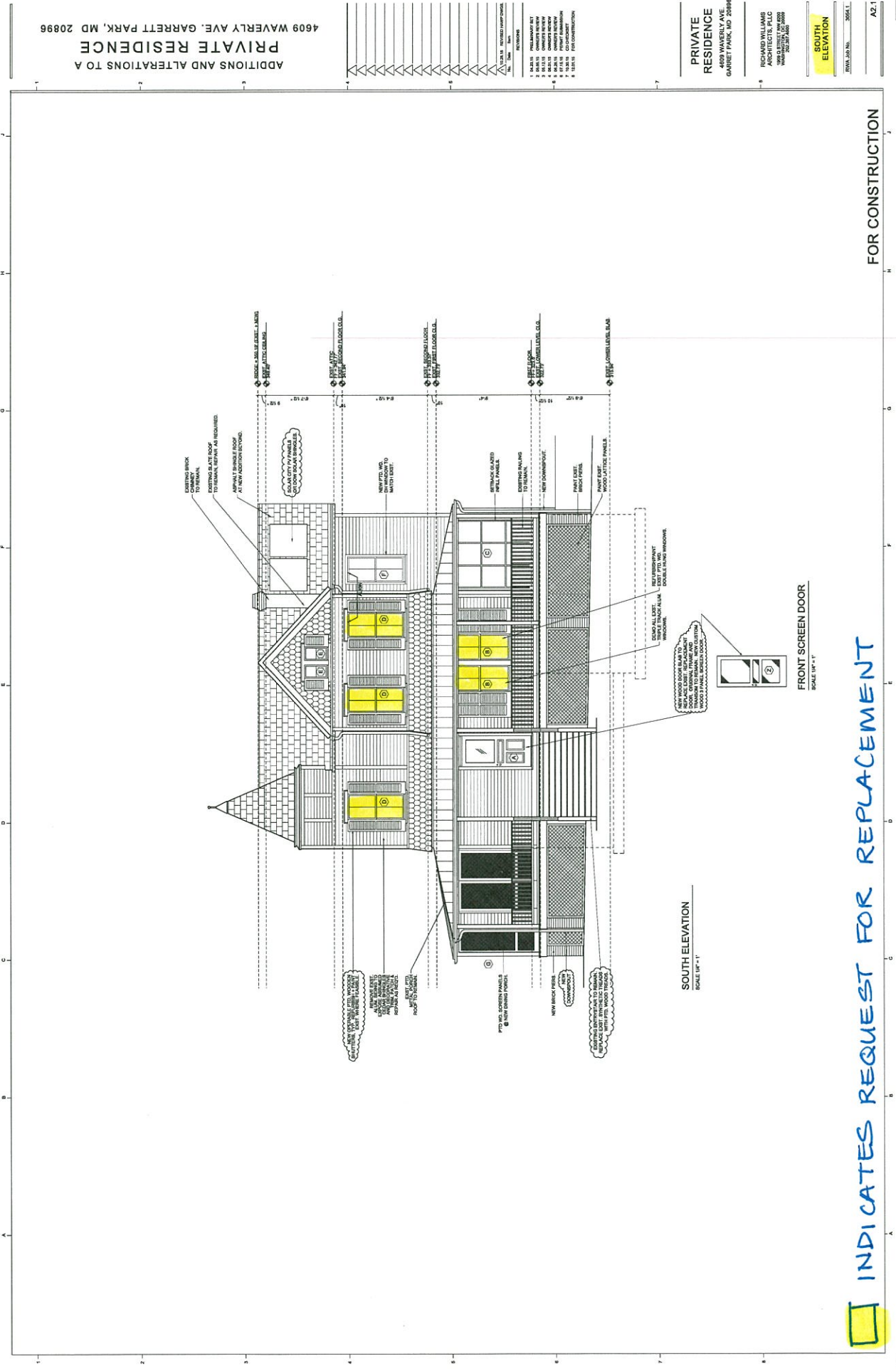




11-25-18

INDICATES REQUEST FOR REPLACEMENT

FOR CONSTRUCTION



ADDITIONS AND ALTERATIONS TO A  
PRIVATE RESIDENCE  
4609 WAVERLY AVE. GARRETT PARK, MD 20896

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| 1   | 10/10/14 | PRELIMINARY SET |
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PRIVATE  
RESIDENCE  
4609 WAVERLY AVE  
GARRETT PARK, MD 20896

RICHARD WILLIAMS  
ARCHITECTS, PLLC  
10000 WOODBURN AVE  
WILMINGTON, DE 19804  
(302) 438-1000  
WWW.RWILLIAMSARCHITECTS.COM

SOUTH  
ELEVATION

DATE: 10/10/14

SCALE: 1/4" = 1'

A2.1

| NO. | DATE     | DESCRIPTION     |
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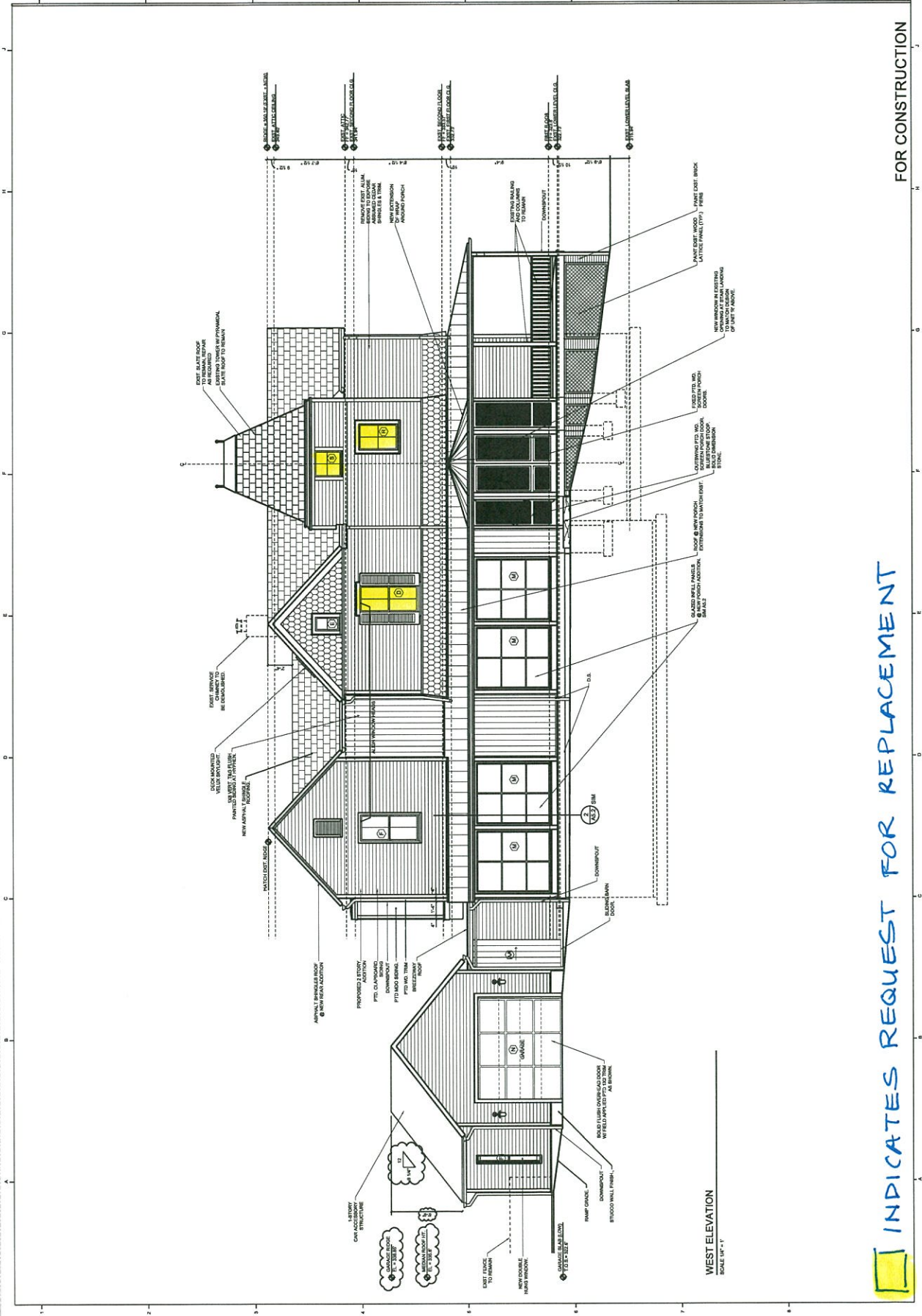
PRIVATE  
RESIDENCE  
4609 WAVERLY AVE.  
GARRETT PARK, MD 20896

RICHARD WILLIAMS  
ARCHITECTS, PLLC  
1000 WASHINGTON AVE.  
WASHINGTON, DC 20004  
(202) 462-1000  
WWW.RWILLIAMSARCHITECTS.COM

WEST  
ELEVATION

JWA:JWS:PL  
3/26/21

A2.4



INDICATES REQUEST FOR REPLACEMENT



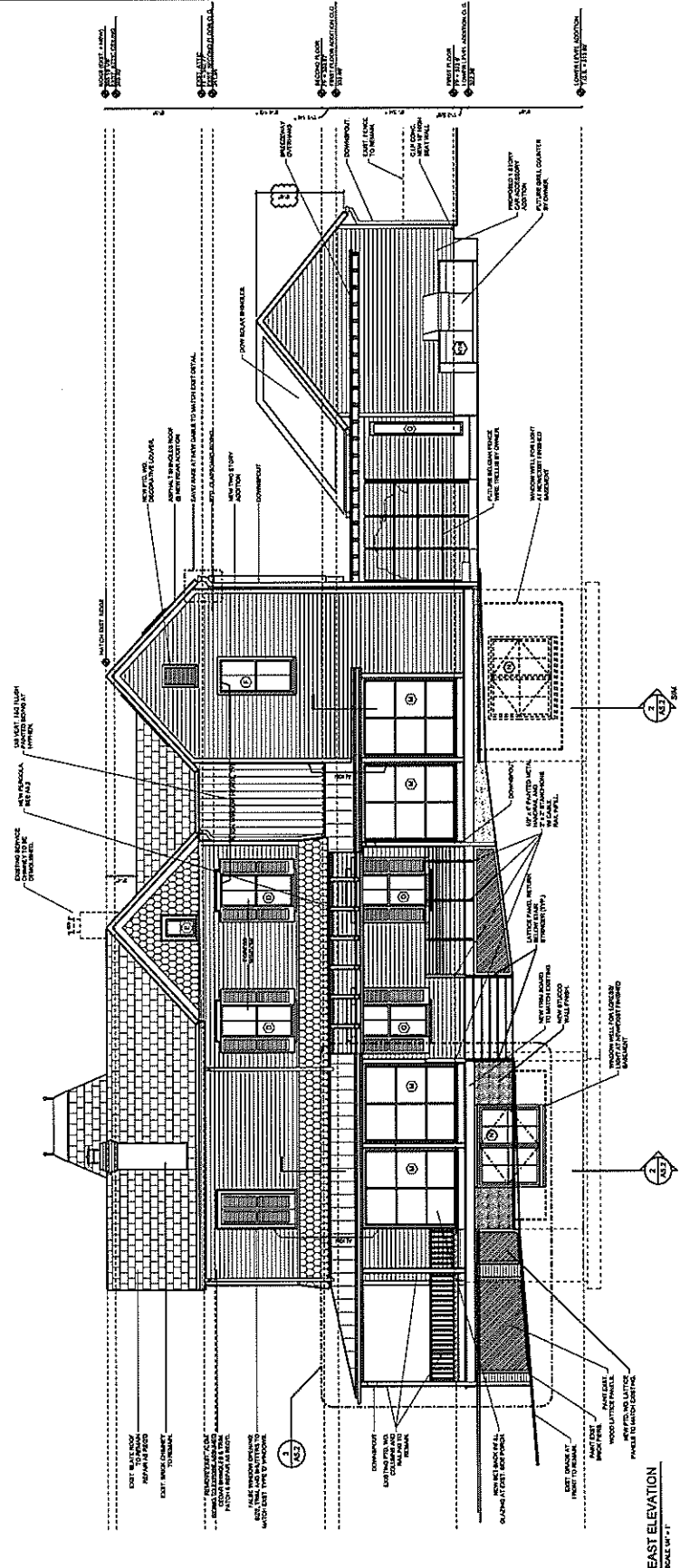
**PRIVATE  
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4609 WAVERLY AVE.  
OAKRIDGE PARK, MD 20896

**RICHARD WILLIAMS  
ARCHITECTS, PLLC**  
1408 Q STREET, N.W.  
NORTH WASHINGTON, DC 20005  
202.367.7400

**EAST  
ELEVATION**

## A2.2

**FOR CONSTRUCTION**



**EAST ELEVATION**  
SCALE 1/4" = 1'

ADDITIONS AND ALTERATIONS TO A  
PRIVATE RESIDENCE  
4609 WAVERLY AVE. GARRETT PARK, MD 20896

| NO. | DESCRIPTION     | DATE    |
|-----|-----------------|---------|
| 1   | PRELIMINARY SET | 10/1/88 |
| 2   | REVISIONS       | 10/1/88 |
| 3   | REVISIONS       | 10/1/88 |
| 4   | REVISIONS       | 10/1/88 |
| 5   | REVISIONS       | 10/1/88 |
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| 98  | REVISIONS       | 10/1/88 |
| 99  | REVISIONS       | 10/1/88 |
| 100 | REVISIONS       | 10/1/88 |

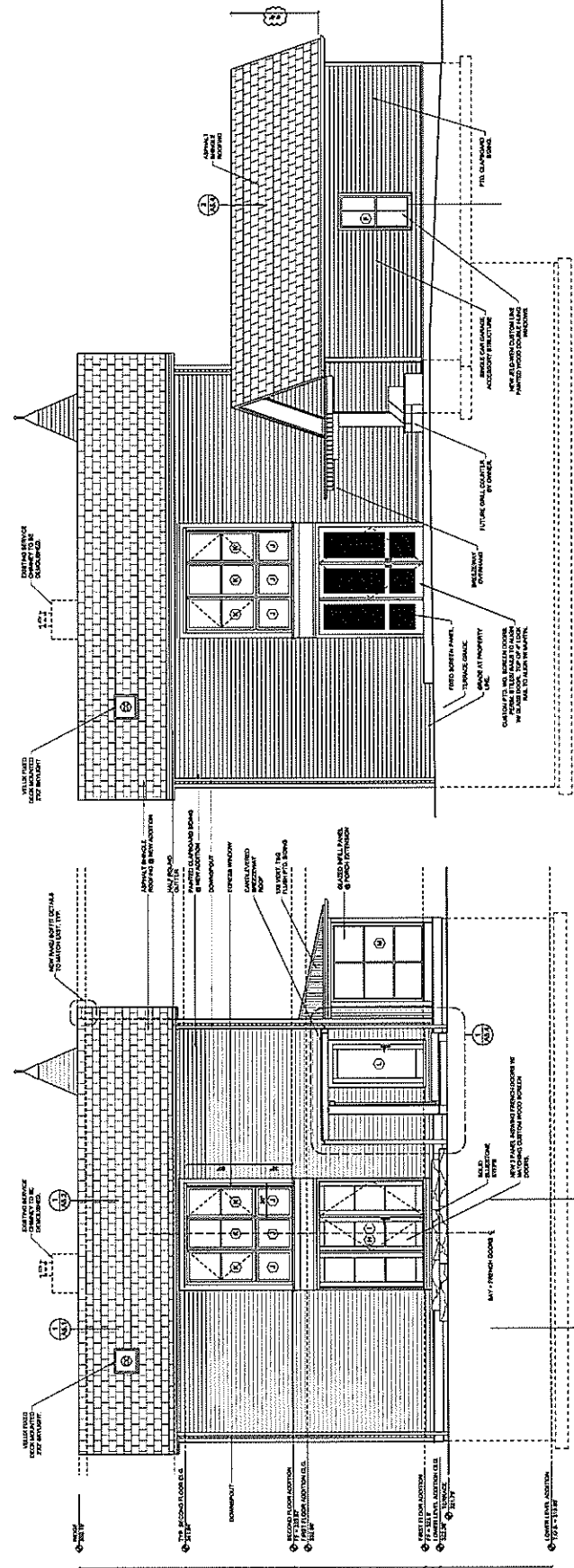
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GARRETT PARK, MD 20896  
(301) 261-1111

NORTH  
ELEVATIONS  
DATE: 10/1/88  
SCALE: 1/8" = 1'-0"

A2.3

FOR CONSTRUCTION



2 N. ELEV. @ GARAGE  
SCALE 1/8" = 1'

1 NORTH ELEVATION  
SCALE 1/8" = 1'

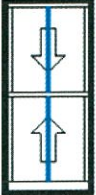
Description of window, all Jeld-Wen Custom

Ultra Mesh brilliant white screen to be replaced with custom wood screens

White Hardware to be replaced with Satin Nickel Hardware

Line-1

B Living room



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 31 X 66 1/2

Pocket Frame Size = 0 X 0

Custom Wood Double Hung, Auralast Pine, Pocket Unit,

Pocket Opening = 31 1/2 X 67 3/4

Primed Exterior,

Primed Interior,

0 Deg

Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner

White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts,

US National-WDMA/ASTM, PG 35,

Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd,

1 1/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2

Wide 1 High Btm,

UltraVue Mesh Brilliant White Screen,

This Pocket Unit includes accessory items: frame expander, sill supports, shims pack, installation and jamb jack screws, and installation instructions. Clear Opening: 27.7w, 28.4h, 5.4 sf

U-Factor: 0.29, SHGC: 0.17, VLT: 0.37, Energy Rating: 13.00, CPD:

JEL-N-864-03328-00001

PEV 2018.2.0.2116/PDV 6.367 (04/09/18) PW

*ALL DIMENSIONS OF WINDOWS/OPENINGS  
REMAIN THE SAME - SIZE IS NOT ALTERED*

*ALL NEW WINDOWS CUSTOM FIT TO  
EXISTING SIZE*



Example of sash style to replace what is currently there to match other windows and look from exterior.



Existing Property Condition Photographs (duplicate as needed)



Detail: South Elevation Standing on property , view public right of way



Detail: West Elevation standing on property

Applicant: Mal 11-25-18

Page: 4

— INDICATES WINDOWS FOR REPLACEMENT





East Elevation Standing on property

*Paul* 11-25-18





North Elevation standing on property

*Paul* 11-25-18



Example - damage from Condensation – wood rot - Interior



Example of condensation in colder weather.





## Window Survey – 4609 Waverly Avenue

- **Window 1** Double Hung – Living Room  
Pocket opening: 31.5 x 67.75"  
Muntin: 1.25"  
Rails: Stiles: 1.25" – Rails: 2.375"  
Pains (4 total - 2 lower 2 upper): 12 x 31.5"

- **Window 2** – Double Hung – Living Room  
Pocket opening: 31.5 x 67.75"  
Muntin: 1.25"  
Rails: Stiles: 1.25" – Rails: 2.375"  
Pains: 12 x 31.5"



**Window 3** – Double Hung - Bedroom

Pocket opening: 31.75 x 68.375"

Muntin: 1.25"

Rails: Stiles: 1.25" – Rails: 2.375"

Pains: 12 x 29.5"

**Window 4** – Double Hung - Bedroom

Pocket opening: 31.75 x 68.375"

Muntin: 1.25"

Rails: Stiles: 1.25" – Rails: 2.375"

Pains: 12 x 29.5"



**Window 5 – Double Hung – Front Hall**

Pocket opening: 31.75 x 65.3125"

Muntin: 1.25"

Rails: Stiles: 1.25" – Rails: 2.375"

Pains: 12 x 29.5"



**Window 6 – Double Hung – Side Stair**

Pocket opening: 26.5 x 41.1875"

Muntin: 1.25"

Rails: Stiles: 7/8" – Rails: 2.25"

Pains: 10.5 x 17"





**Window 7** - Casement – Side Stair (small)

Frame Size: 26.25 x 30"

Muntin: .25"

Pains: 9.75 x 12"

Hinge right



**Window 8** – Double Hung - Bedroom

Pocket opening: 31.75 x 68.375"

Muntin: 1.25"

Rails: Stiles: 1.25" – Rails: 2.375"

Pains: 12 x 29.5"



We will maintain, restore and repair all of the original shutters accordingly.

Example of custom Window to replace.





## Statement of the Town of Garrett Park Historic Preservation Committee

The applicants, owners of 4609 Waverly Avenue in Garrett Park, seek a Historic Area Work Permit (HAWP) for replacement of eight window sashes in the original 1892 residence, an "outstanding" resource within the Garrett Park Historic District (Atlas #30/13; pp. 214-218 of the North Bethesda/Garrett Park Master Plan <http://montgomeryplanning.org/wp-content/uploads/2016/09/NorthBethesda-GarrettParkMasterPlan1992ocr300.pdf>).

In 2016-17 the residence was substantially improved by the applicants, including removal of later incompatible additions and complete restoration of much of its original appearance and fabric. The owners conscientiously strove to preserve and restore this exceptional and highly-visible historic structure in the heart of Garrett Park. This effort included the rebuilding of original two-over-two wood sash windows - unstuck, stripped, repainted, some were re-weighted, re-corded and weather stripped. However, the applicants note that in the last two years the windows suffer considerable condensation, which has caused the wood to rot and the paint to crack and flake off. The current condition cannot be corrected using the original windows, so the applicants seek to install custom-made replacement sashes that substantially duplicate the appearance of the originals, but which will provide better thermal protection.

The Garrett Park Historic Preservation Committee has reviewed the HAWP application and supporting materials and has obtained additional information from the owner/applicants. The Committee unanimously and strongly *supports the grant of the HAWP*. We do so in recognition of the circumstances outlined above, together with the following considerations:

Applicants propose to replace the *sashes only* on eight windows in the original structure; they will retain the existing window frames.

The replacement windows will be constructed specifically for this project, with materials, dimensions and profiles for sash and muntins substantially similar to the old windows.

The original shutters will remain, which the applicants will continue to restore as needed.

November 30, 2018