EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 104 Tulip Ave., Takoma Park  
Meeting Date: 4/24/2019

Resource: Non-Contributing Resource  
Takoma Park Historic District  
Report Date: 4/17/2019

Applicant: Gertrud & Wolfgang Mergner  
Public Notice: 4/10/2019

Review: HAWP  
Tax Credit: n/a

Case Number: 37/03-19S  
Staff: Dan Bruecher

PROPOSAL: Window Replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing building to the Takoma Park Historic District
STYLE: Victorian Revival
DATE: 1987

Figure 1: 104 Tulip Ave. is a non-contributing place behind 102 Tulip Ave. and more than 130’ (one hundred thirty feet) from the public right-of-way.
PROPOSAL

The applicant proposes to remove eleven (c.1987) wood sash windows and replace them with fiberglass windows (Infinity from Marvin, specifications attached). Staff finds this to be an appropriate replacement window and will result in no visual change from the public right-of-way, as this house is largely behind 102 Tulip Ave. Staff recommends approval of this HAWP.

APPLICABLE GUIDELINES:

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

(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

(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.

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), 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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Gardtube@mergnr.org
Contact Phone: 301-202-7654

Tax Account No.: 52-6002033
Daytime Phone No.: 301-202-7654

Name of Property Owner: Gardtube Wolfgang Merger
Daytime Phone No.: 301-202-7654

Address: 104 Tulip Ave
Takoma Park, MD 20912

Contractor: Quality Windows and Door
Phone No.: 301-595-9555

Contractor Registration No.: NAHIC 50355

Agent for Owner: IS
Daytime Phone No.:

LOCATION OF BUILDING/structure

House Number: 104
Street: Tulip Avenue

Town/City: Takoma Park
Nearest Cross Street: Holly Avenue

Lot: 34
Block: 6
Subdivision: D25

Lib.: 124
Foler: 14528
Parcel: JN42

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend □ Alter/Remodel
☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ RenumberOf
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $12,100.

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

PART TWO: COMPLETE FORM FOR NEW CONSTRUCTION AND EXTENSIONS

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 FORM FOR FENCE/RETAINING WALL

3A. Height ______ feet ______ inches

3B. Indicates 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/ easemenent

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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

Certified by: Wolfgang Merger 3/19/19
Signature of owner or authorized agent

Approved: ___________________________ Date: ___________________________
For Chairperson, Historic Preservation Commission

Disapproved: ________________________ Date: ___________________________
Signature: __________________________

Applications/Permit No.: ___________________________ Date Filed: ___________________________
Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
Application for Historic Area Work Permit

Gertrud and Wolfgang Mergner;
104 Tulip Avenue, Takoma Park, MD 20912
gertrud.mergner@gmail.com; 301-202-7654 H; 301-580-7868 C

1) Written Description of Project:

a. We are replacing eleven of our most drafty window sashes, which are currently made of wood and glass and were installed in 1987. They are so drafty that our new heater was unable to keep the temperature in the house above 68 F during many days this past winter. Only one window (#1 on the photo) on the second floor is visible from the street. Another window (#2 on the photo) on the first floor cannot be seen from the street because it is hidden behind a climbing hydrangea.

b. General Description of project: We are in the Historic District of Takoma Park. We contacted “Historic Takoma”, and were told that we are a Non-Contributing Resource. Our house was built in 1987. Our house is 120 feet recessed from the street. It sits partially hidden behind the house on 102 Tulip Street. We have chosen fiberglass sashes, because fiberglass is more resistant to swelling in humid environments and therefore less leakage occurs over the years. It’s also
more insulating in cold and warm outside temperatures. It is environmental friendly because it’s made of sand. Since our old window sashes have a bronze edge, we have also chosen the more expensive bronze edging on the new windows to make them all look the same.

2) Site Plan is attached
3) Plans and elevation are attached.
4) Material Specifications: the material proposed is fiberglass as described above under Descriptions.
5) Photographs taken from two sides on Tulip Avenue
6) Tree Survey: not applicable
7) Addresses of adjacent and confronting property owners are numbered according to the building location plat, attached.
# 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>
</tr>
</thead>
</table>
| Mr. & Mrs. Wolfgang J. Mengner  
104 Tulip Ave.  
Takoma Park, MD 20912-4204 |                                 |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
</table>
| 1/21/20 | Louise Kue  
Peter Tanger  
106 Tulip Ave  
Takoma Park, MD 20912-4204 |
| 4/1     | Tim and Brigithe  
Searchinger  
7207 Holly Ave  
Takoma Park, MD 20912-4204 |
| 5/1     | Sarah and Jamie  
Raskin  
7209 Holly Ave  
Takoma Park, MD 20912-4204 |
|          | Diana McEachern  
102 Tulip Avenue  
331  
Takoma Park, MD 20912-4204 |
|          | David Johnson  
Ai Nonaka  
Tulip Avenue  
Takoma Park, MD 20912 |

Existing Property Condition Photographs

View from street, right side, 03-18-2019
Existing Property Condition Photographs
View from street, left side, 03-18-19
State of Maryland  
Department of Assessments and Taxation

Montgomery Co Assessment Offc  
30 West Guide Dr, Suite 400  
Rockville MD 20850-  
(240) 314- 4510  
SDAT.MONT@MARYLAND.GOV  
674  
222982

ACCT#16 13 02351628  
JN42 023 1621 896673 R D  
MERGNER WOLFGANG J & GERTRUD W  
104 TULIP AVE  
TAKOMA PARK MD 20912-4204

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### Assessment Notice
(This Is Not A Tax Bill)

<table>
<thead>
<tr>
<th>NOTICE #</th>
<th>NOTICE DATE</th>
<th>TAX YEAR BEGINNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>674</td>
<td>12/27/2018</td>
<td>07/01/2019</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>DIST</th>
<th>MAP</th>
<th>PARCEL</th>
<th>SEC</th>
<th>BLOCK</th>
<th>LOT</th>
<th>USE</th>
<th>SUBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>JN42</td>
<td>6</td>
<td>34</td>
<td>R 25</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY LOCATION</th>
<th>PRINCIPAL RESIDENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>B F G ADD TAKOMA PARK</td>
<td>YES</td>
</tr>
<tr>
<td>104 TULIP AVE</td>
<td></td>
</tr>
<tr>
<td>CONTROL #: 3365</td>
<td></td>
</tr>
</tbody>
</table>

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If you submitted a Homestead Application that has been approved, the following three assessments will be applied to produce your actual July 1, 2019 tax bill, provided local governments do not revise their Homestead Credit percentages by the March 2019 deadline. If you did not submit an application or your application was not approved, the County, State, and Municipal assessments will be based on Box 8.

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### Taxable Assessments
For July 1, 2019

<table>
<thead>
<tr>
<th>#</th>
<th>Assessment Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$1,018,900</td>
</tr>
<tr>
<td>2</td>
<td>$1,018,900</td>
</tr>
<tr>
<td>3</td>
<td>$1,018,900</td>
</tr>
<tr>
<td>4</td>
<td>$1,002,400</td>
</tr>
</tbody>
</table>

- **County or Bull. City Taxable Assessment**
- **State Taxable Assessment**
- **Municipal Taxable Assessment**

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### New Market Value as of Jan 1, 2019

This property has been reappraised as of Jan. 1, 2019. This is the current value of your property, it is not a projection of future value.

<table>
<thead>
<tr>
<th>#</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>$412,200</td>
</tr>
<tr>
<td>6</td>
<td>$639,700</td>
</tr>
<tr>
<td>7</td>
<td>$1,051,900</td>
</tr>
</tbody>
</table>

- **Land**
- **Buildings**
- **TOTAL**

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### Phased-In Market Values/Assessments

<table>
<thead>
<tr>
<th>#</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>$1,018,900</td>
</tr>
<tr>
<td>9</td>
<td>$1,035,400</td>
</tr>
<tr>
<td>10</td>
<td>$1,051,900</td>
</tr>
</tbody>
</table>

- **2019**
- **2020**
- **2021**

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### Your Appeal Rights

If you feel that your property’s Total New Market Value of $1,051,900 is incorrect, you may file an appeal. An explanation of the appeal process and instructions on how to file your appeal are located on page 4.

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An appeal must be filed or postmarked by 02/11/2019

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ATTENTION: If the mailing address at right is incorrect, please print the correct address below and return to the Assessment Office.

ACCT#16 13 02351628  
JN42 023 1621 896673 R D  
MERGNER WOLFGANG J & GERTRUD W  
104 TULIP AVE  
TAKOMA PARK MD 20912-4204

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Page 3
Dear Property Owner:

The enclosed notice informs you that the Maryland Department of Assessments and Taxation has determined a new estimated market value of your property after conducting a reassessment required by law. This value was developed using recent market information from your area and has been applied uniformly to all comparable properties. The estimated market value of both the land and buildings on your property can be found on page 3 of the notice.

Property assessment values are certified by the Department of Assessments and Taxation to local governments and are then converted into property tax bills by local governments. To compute the total of your tax bill, local governments multiple the jurisdiction’s property tax rates by the property’s total assessment value. County and municipal governments will set their tax rates at public hearings in the spring and have the discretion to set tax rates at the level they require to fund governmental services. Property tax bills are issued in July/August of each year by local tax billing and collection offices.

Property values may rise or fall in the changing real estate market, and state law requires all property to be revalued every three years to ensure that all property owners pay only their fair share of local taxes. Since property taxes are primarily a local government revenue and are not used to fund our agency, our assessors are able to provide an impartial, unbiased opinion.

The Department also administers two tax credits that may be available if you are a homeowner living in your primary residence. They are the homeowners’ and homestead tax credits, and more information on those can be found on page 2 of the notice.

The Department of Assessments and Taxation is committed to providing the best possible customer service to Maryland’s property owners. You may quickly and easily obtain public data containing sales and assessment information for any property in Maryland by conducting a search on our Real Property Database. To visit the Real Property Database and to learn more about the assessment process, please visit our website at dat.maryland.gov.

Please feel free to contact your local assessment office for further information about your property’s new estimated market value.

Sincerely,

Michael Higgs
Director

Office of the Director
300 W. Preston St., Room 605, Baltimore, MD 21201
dat.maryland.gov
410-767-4881 (phone) 1-800-552-7724 (MD Relay)
410-333-5873 (fax) 1-888-246-5941 (toll free)
What is the Homestead Tax Credit?

To help homeowners deal with assessment increases, state law has established the Homestead Property Tax Credit. The Homestead Tax Credit limits or caps the increase in taxable assessments each year to a fixed percentage. Since 1992 every county and municipality in Maryland has been required to set a homestead cap that limits taxable assessment increases to 10% or less each year. The Homestead Tax Credit applies only to the principal residence of the property owner and is based on the total market value for the dwelling and land associated with the dwelling.

The Homestead Tax Credit does not limit the market value of the property as determined by the Department of Assessments and Taxation. Instead, it is actually a credit calculated on any assessment increase exceeding 10% (or the lower local cap enacted by the local governments) from one year to the next. Your taxable assessments, after subtracting the Homestead Tax Credit, are shown on page 3 of this notice, provided that local governments do not revise their homestead credit percentages by the March 2019 deadline.

Homestead Tax Credit Application Process

If the property is used as your principal residence, you are strongly encouraged to complete a one-time application for the Homestead Tax Credit because it can have a significant impact on your real estate taxes regardless of your property’s value or your income level.

Homestead Tax Credit Applications must be filed by May 1 preceding the first tax year for which the credit is to be applied. For more information on filing for the Homestead Tax Credit, please visit dat.maryland.gov/homestead or email sdat.taxcreditapp@maryland.gov. You may also file for the Homestead Tax Credit in-person at your county’s assessment office or at the Department of Assessments and Taxation’s headquarters in Baltimore City.

What is the Homeowners’ Tax Credit?

The Department of Assessments and Taxation also administers the Homeowners’ Property Tax Credit, which allows credits against the homeowner's property tax bill if the property taxes exceed a fixed percentage of the person's gross income. In other words, it sets a limit on the amount of property taxes any homeowner must pay based upon his or her income. Before your eligibility according to income can be considered, you must meet these four basic requirements:

- You must own or have a legal interest in the property;
- The dwelling on which you are seeking the tax credit must be your principal residence where you live at least six months of the year, including July 1, unless you are a recent home purchaser or unless you are unable to do so because of your health or need of special care;
- Your net worth, not including the value of the property on which you are seeking the credit or any qualified retirement savings or Individual Retirement Accounts, must be less than $200,000; and
- Your combined gross household income cannot exceed $60,000.

Homeowners’ Tax Credit Application Process

If you meet the four requirements mentioned previously, you are strongly encouraged to complete an annual application for the Homeowners’ Tax Credit because it can have a significant impact on your real estate taxes based on your income.

Homeowners who file and qualify by May 1 will receive the credit directly on their tax bill. Persons who file later up until the September 1 deadline will receive any credit due in the form of a revised tax bill. Applicants filing after May 1 are advised not to delay payment of the property tax bill until receipt of the credit if they wish to receive the discount for early payment offered in some jurisdictions. A refund check will be issued by the local government if the tax bill was paid before the tax credit was granted.

For more information on filing for the Homeowners’ Tax Credit, please visit dat.maryland.gov/homeowners or email sdat.taxcreditapp@maryland.gov. You may also file for the Homeowners’ Tax Credit in-person at your county’s assessment office or at the Department of Assessments and Taxation’s headquarters in Baltimore City.

Verifying the Status of Your Homestead or Homeowners’ Tax Credit

After you have submitted your tax credit application to the Department of Assessments and Taxation, you can determine the status of your eligibility for free by searching for your property’s profile in the Real Property Database located at dat.maryland.gov/realproperty. Your property’s application status will be displayed as approved or rejected at the bottom of the search results.