

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 Bruechert
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

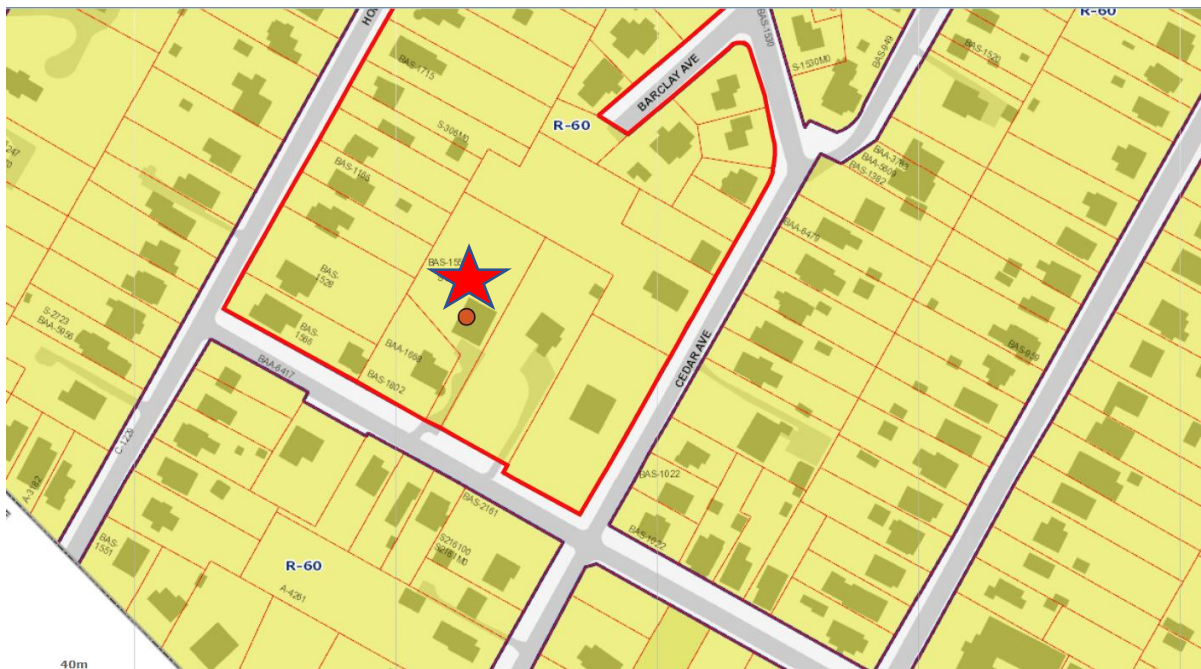


Figure 1: 104 Tulip Ave. is a non-contributing placed behind 102 Tulip Ave. and more than 130' (one hundred thirty feet) from the public right-of-way.

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.

869825
3/21/19



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT** *MERGNER*

Contact Email: gertrud.mergner@gmail.com Contact Person: GERTRUD + WOLFGANG
Tax Account No.: 52-6002033 Daytime Phone No.: 301-202-7654
Name of Property Owner: Gertrud + Wolfgang Mergner Daytime Phone No.: 301-202-7654
Address: 104 Tulip Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Quality Window and Door Phone No.: 301-595-9555
Contractor Registration No.: NHIC 50355
Agent for Owner: X Daytime Phone No.: X

LOCATION OF BUILDING/PERMIT

House Number: 104 Street: TULIP AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: HOLLY AVENUE
Lot: 34 Block: 6 Subdivision: D25
Liber: 124 Folio: 14528 Parcel: JN42

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: _____

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

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS *X*

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 *X*

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.

Gertrud W. Mergner Wolfgang Mergner 3/19/19
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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]

Owner's mailing address



Mr. & Mrs. Wolfgang J. Mergner
 104 Tulip Ave.
 Takoma Park, MD 20912-4204

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

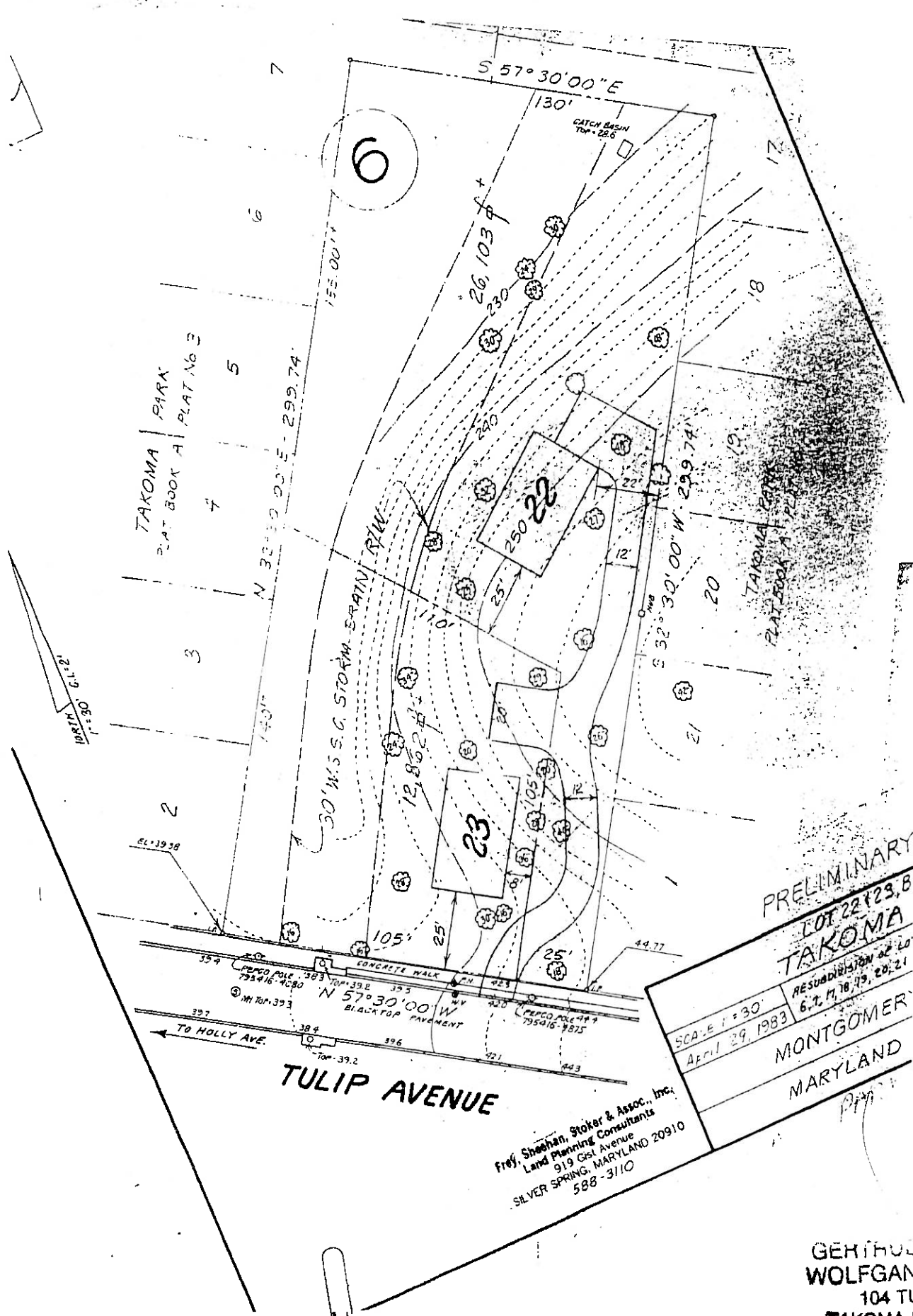
1, 21, 20 Louise Klee
 Peter Mungel
 106 Tulip Ave
 Takoma Park, MD
 20912

33, Diane McEachern
 102 Tulip Avenue
 Takoma Park, MD 20912

4, Tim and Brigitte
 Searchinger
 7207 HOLLY Ave
 Takoma Park, MD
 20912

David Johnson
 Ai Nonaka
 Tulip Avenue
 Takoma Park, MD 20912

5, Sarah and Jamie
 Raskin
 7209 HOLLY Ave
 Takoma Park, MD 20912



TULIP AVENUE

Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 919 Gist Avenue
 SILVER SPRING, MARYLAND 20910
 588-3110

PRELIMINARY
 LOT 22 & 23, B
TAKOMA
 RESUBDIVISION OF LOT
 6, 7, 17, 18, 19, 20, 21
 SCALE 1" = 30'
 APRIL 29, 1983
MONTGOMERY
MARYLAND

GERTRUD W. MONTGOMERY
 WOLFGANG J. MERGNER
 104 TULIP AVENUE
 TAKOMA PARK, MD 20912



Window # 1

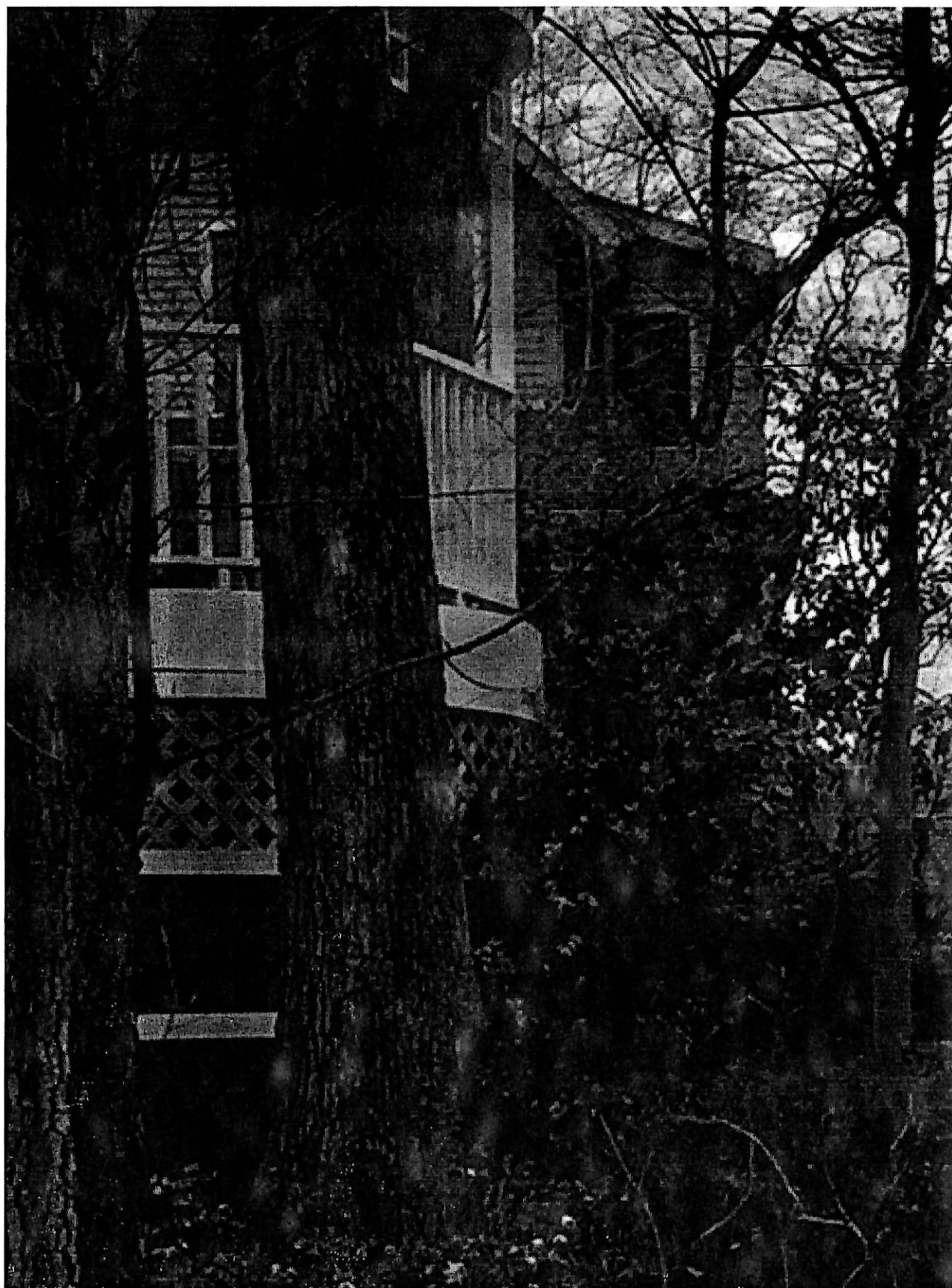
Window # 2
not visible

Existing Property Condition Photographs

View from Street, Right Side. 03-18-2019

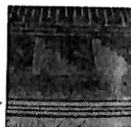


Mr. & Mrs. Wolfgang J. Mergner
104 Tulip Ave.
Takoma Park, MD 20912-4204



Window
#1

Existing Property Condition Photographs
View from street, left side, 03-13-19



Mr. & Mrs. Wolfgang J. Mergner
104 Tulip Ave.
Takoma Park, MD 20912-4204

MONTGOMERY CO ASSESSMENT OFC
30 WEST GUDE 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

NOTICE # NOTICE DATE TAX YEAR BEGINNING
896673 12/27/2018 07/01/2019

DIST MAP PARCEL SEC BLOCK LOT USE SUBD
13 JN42 6 34 R 25

PROPERTY LOCATION PRINCIPAL RESIDENCE
B F G ADD TAKOMA YES
PARK
104 TULIP AVE

CONTROL #: 3365



**Taxable
Assessments
For July 1, 2019**

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.

¹ \$ 1,018,900 County or Balt. City Taxable Assessment	² \$ 1,018,900 State Taxable Assessment	³ \$ 1,018,900 Municipal Taxable Assessment
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State law requires that all real property be revalued at least every three years. The property described above has been reviewed to determine the new market value effective January 1, 2019. The new market value is based upon market data available prior to this date. The old total market value of your property was:

⁴ \$ 1,002,400

**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.

⁵ \$ 412,200 Land	⁶ \$ 639,700 Buildings	⁷ \$ 1,051,900 TOTAL
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State law provides that any increase in the new market value be phased in over the next three tax years in equal amounts. If the value decreased, this reduced assessment will be in effect for the next three years as shown in the boxes below (before applicable credits and exemptions).

⁸ \$ 1,018,900 2019	⁹ \$ 1,035,400 2020	¹⁰ \$ 1,051,900 2021
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**Phased-In
Market Values/
Assessments**

**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.

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

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

LARRY HOGAN
GOVERNOR

BOYD RUTHERFORD
LT. GOVERNOR



MICHAEL HIGGS
DIRECTOR

DENISE HERNDON
DEPUTY DIRECTOR

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,

A handwritten signature in black ink, appearing to read 'M. Higgs', written over a horizontal line.

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

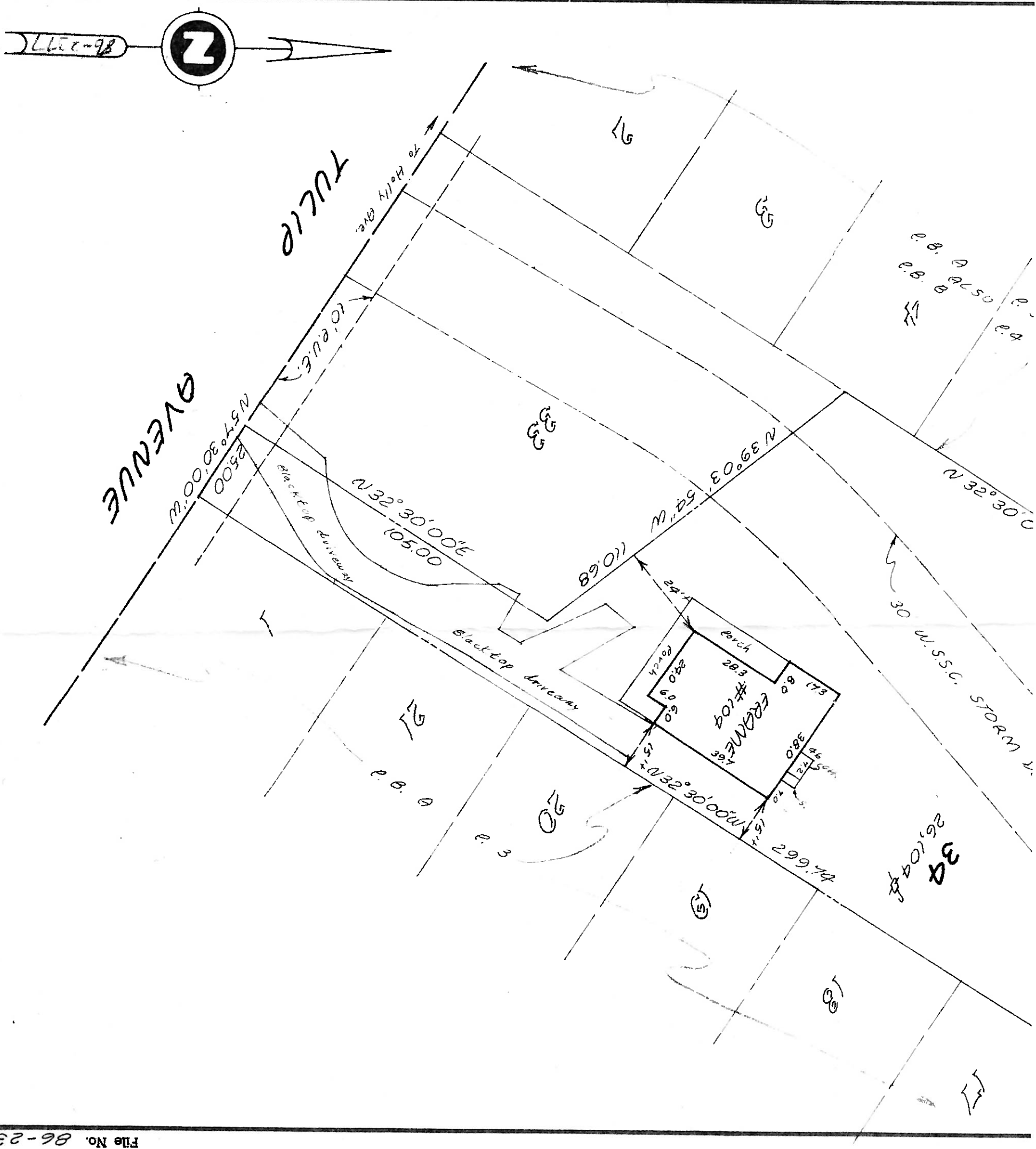
If you meet the four requirements mentioned previously, you are strongly encouraged to complete an annual application for the Homeowners' Tax Credit because it can have a significant impact on your real estate taxes based on your income.

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.



Building Location Plat
Lot 34 Block 6
B. F. Gilbert's Addition to
TAKOMA PARK
Montgomery County, Maryland

Scale: 1" = 30'

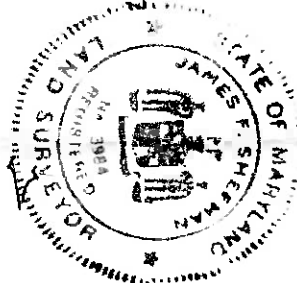
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: August 19, 1986

Plat Book 124
Plat No. 14528

Recertified Sept. 18, 1987
New driveway shown as of
10/2/87



By *James F. Sheehan*
James F. Sheehan
Professional Land Surveyor
Md. No. 3984
Frej, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Original:
Please return to
Gertud and Wolfgang
NERGUE
104 Tulip Ave
Takoma Park
MD 20912

