

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3730 Howard Avenue, Kensington	<b>Meeting Date:</b>	12/4/2019
<b>Resource:</b>	Contributing (Primary One) Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	11/27/2019
<b>Applicant:</b>	Victor Associates (Karen Tyler, Agent)	<b>Public Notice:</b>	11/20/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	31/06-19M	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window removal		

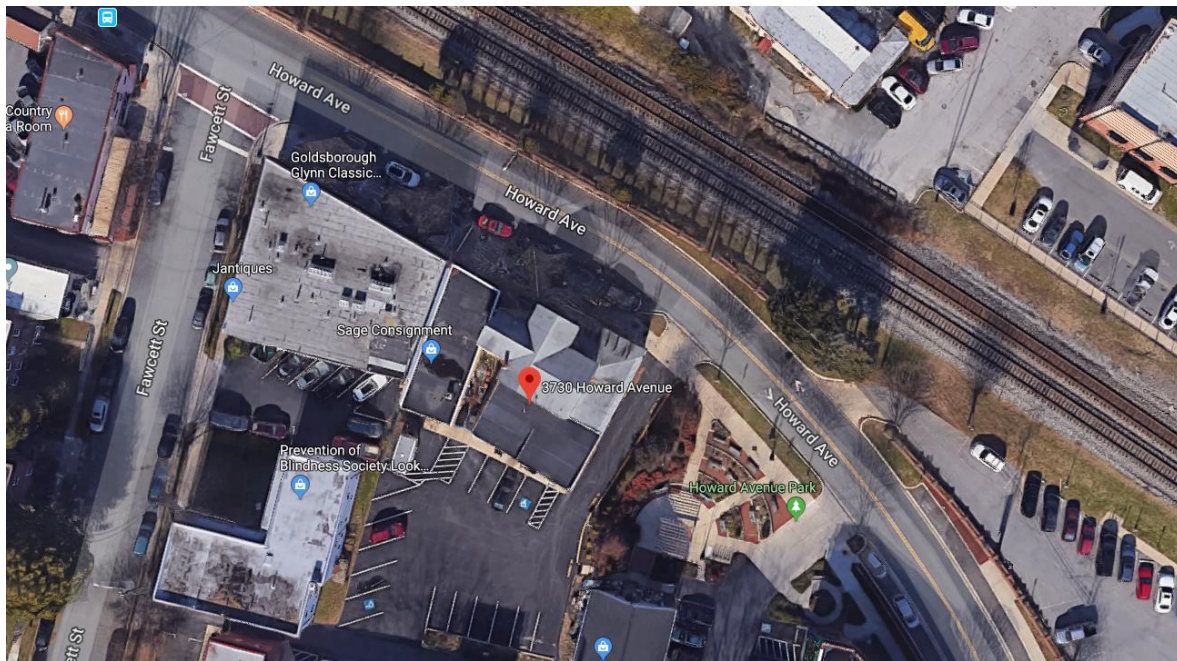
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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary-One Resource within the Kensington Historic District  
**STYLE:** Queen Anne w/ 20<sup>th</sup> Century Storefront Modifications  
**DATE:** c. 1877



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicants propose to remove the existing windows and install new windows in their place.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Vision of Kensington***

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the *Vision* to determine the appropriateness of a proposal. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21<sup>st</sup> century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The Amendment notes that:

*The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses that exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.*

### ***Sec. 24A-8. Same-Criteria for issuance.***

- (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.

### ***Secretary of 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.” The *Standards* are as follows:

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.
  
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 applicants propose to remove 13 one-over-one wood windows from the second floor of the subject property and install two-over-two fiberglass windows in their place. The applicants have stated that the windows to be replaced are deteriorated, but a conditions assessment has not been submitted.

The applicants have submitted an earlier photograph of the subject property, which appears to be from the mid-20<sup>th</sup> century (see below). Five second-floor windows can be seen in the photograph - four on the front and one on the east side (left side, as viewed from the front). The windows in the photograph are two-over-two, demonstrating that the existing one-over-one windows are not original.



**Fig. 2: Mid-20<sup>th</sup> Century Photograph of Subject Property**

Given this information, staff supports the replacement of the existing one-over-one windows with two-over-two windows; however, staff does not support the proposal to replace wooden windows with fiberglass windows, especially on the front and sides, which are highly-visible from the public right-of-way.

Although the subject property has experienced previous alterations, the main two-story mass of the building retains many of its character-defining features, including the use of traditional materials (i.e., wood). Therefore, replacing traditional materials with alternative materials is inconsistent with *Standard #2*, which states “[t]he 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.”

In addition, *Standard #6* states “[w]here 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.” As noted above, the applicants have not demonstrated the severity of deterioration via a conditions assessment report. While pictorial evidence supports the installation of two-over-two windows, the applicants have not demonstrated that the proposed windows will be compatible with the character-defining features of the historic house and/or visual qualities of the existing wood windows. Additionally, the applicants are proposing a sash-pack replacement without supporting documentation to substantiate that any remaining historic character defining features (i.e., sills or exterior trim) would be preserved.

After full and fair consideration of the applicant’s submission, staff finds the proposal as being inconsistent with the Criteria for Issuance in Chapter 24A-8(a), having found the proposal is inconsistent with the *Secretary of the Interior’s Standards for Rehabilitation, Amendment to the Master Plan for Historic Preservation: Kensington Historic District*, and *Vision of Kensington: A Long-Range Preservation Plan* outlined above.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **deny** the HAWP application under the Criteria for Issuance 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: KTyler@Finmare.Com Contact Person: Karen Tyler  
Tax Account No.: 52-1177332 Daytime Phone No.: 301-915-9445  
Name of Property Owner: Victor Associates Daytime Phone No.: 301-915-9445  
Address: 7200 Wisconsin Ave #1100 Bethesda MD 20814  
Street Number City State Zip Code  
Contractor: Quality Window + Door Phone No.: 800-595-9991  
Contractor Registration No.:  
Agent for Owner: Karen Tyler Daytime Phone No.: 301-915-9445

## LOCATION OF BUILDING/PERMIT

House Number: 3730 Street: HOWARD AVE  
Town/City: Kensington Nearest Cross Street: FAWCETT STREET  
Lot: D19 Block: Subdivision: 0015  
Liber: Folio: Parcel: N512

## 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: \$

1C. If this is a revision of a previously approved active permit, see Permit # #15,762.00

## 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.

Karen Tyler agent  
Signature of owner or authorized agent

10-11-19  
Date

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

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

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



**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:

Replace 13 windows on the 2ND  
FLOOR WITH INFINITY FROM MARVIN  
WHITE STONE FIBERGLASS

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

**2. SITE PLAN**

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.

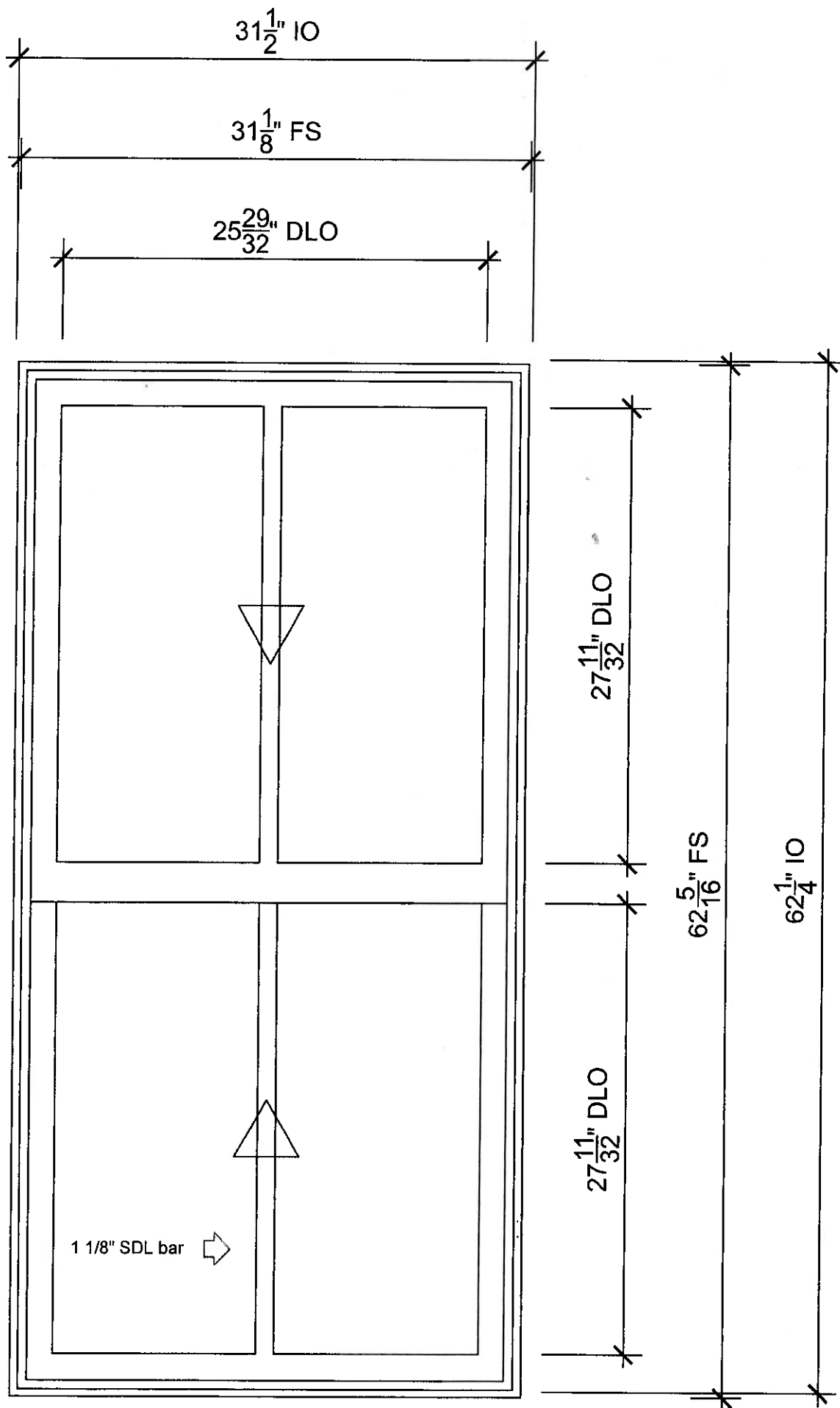
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

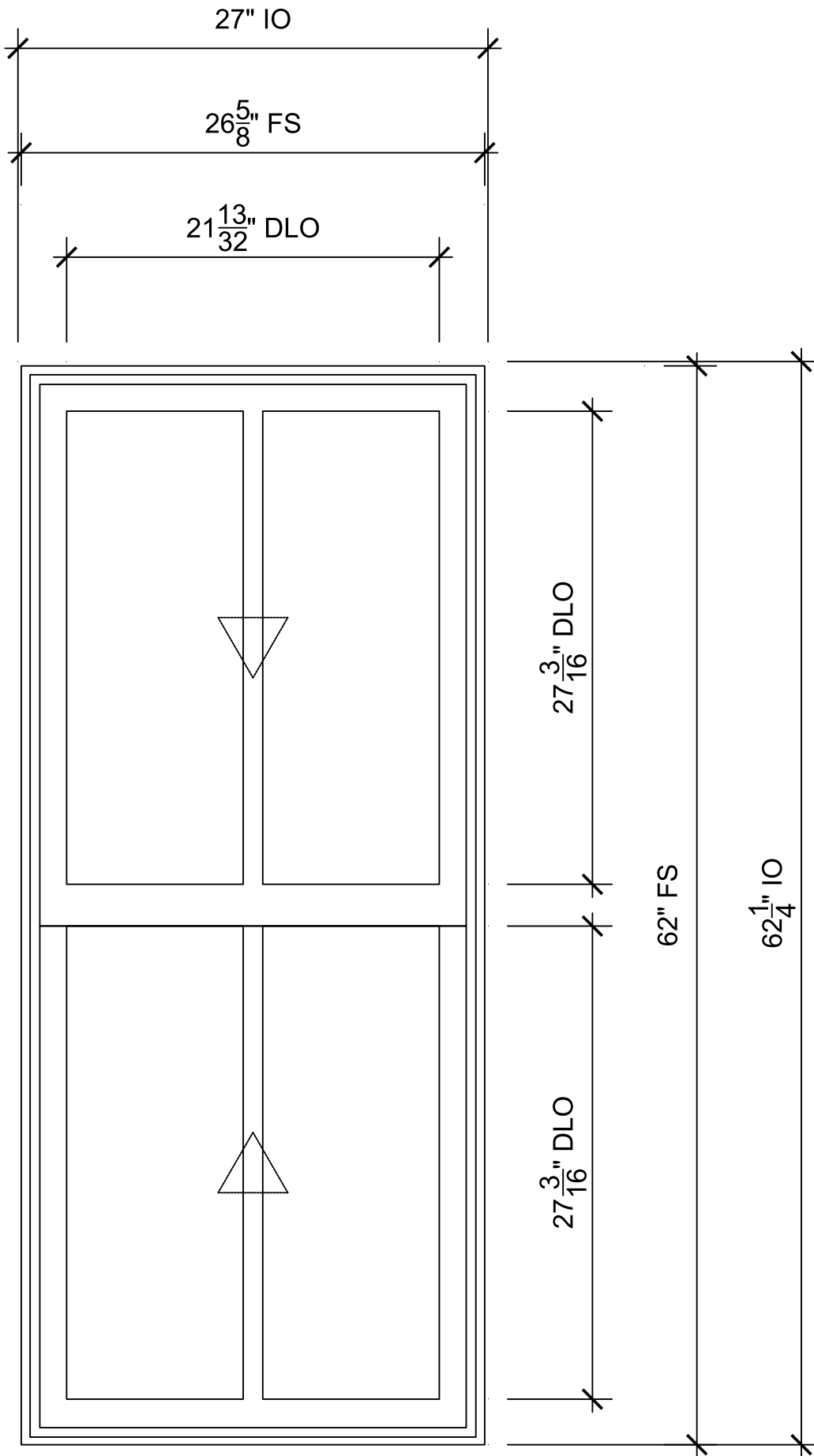
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> Victor Associates c/o Finmarc Management 7200 Wisconsin Ave, -1100 Bethesda, MD 20814	<b>Owner's Agent's mailing address</b>  Same
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Victor Associates 3734 Howard Avenue Kensington, MD 20895	

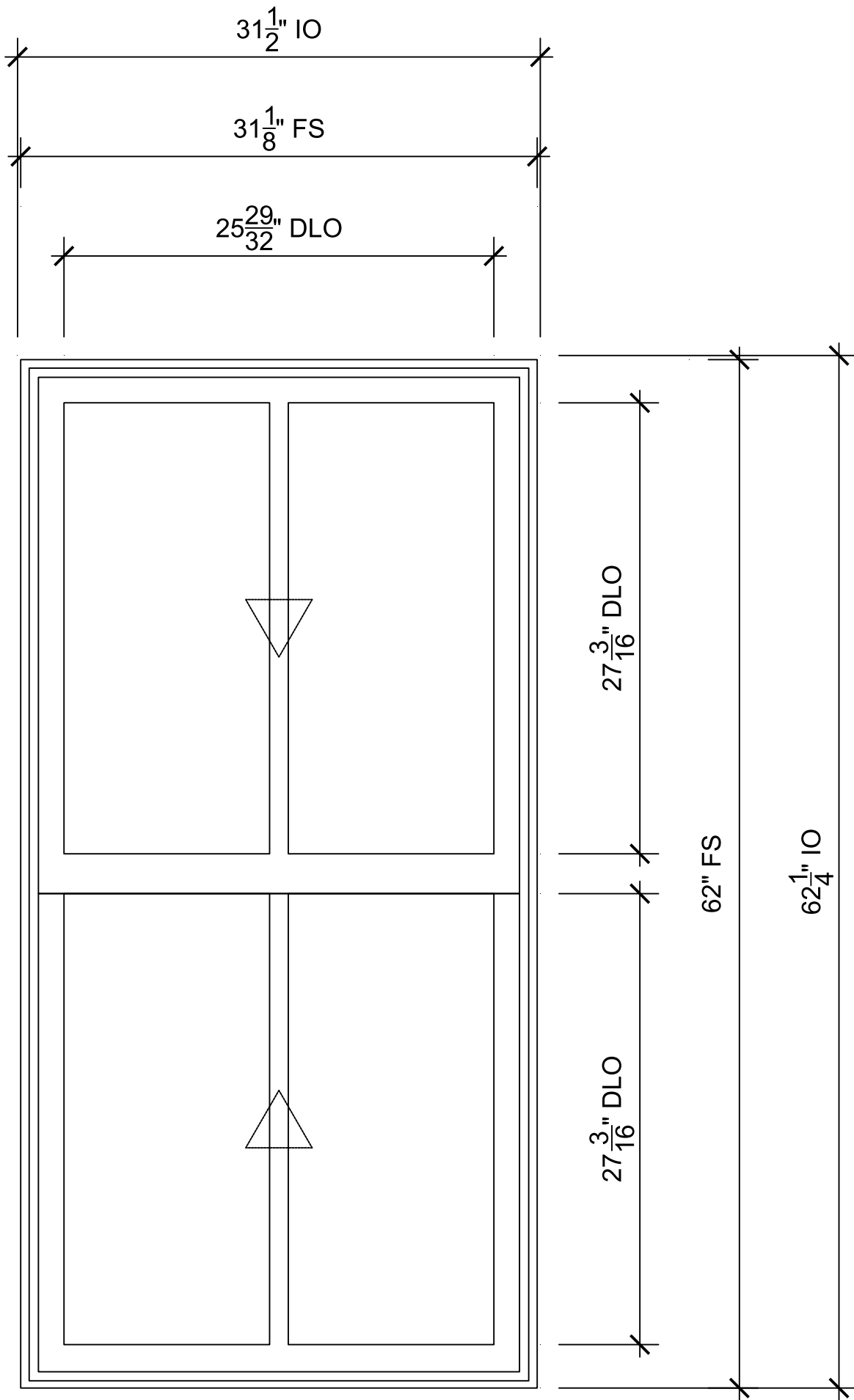


VARIOUS 2 OVER 2





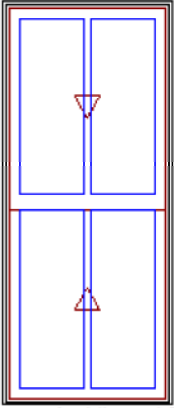
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2 OVER 2

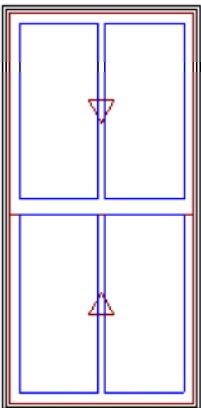


VARIOUS

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 4	Mark Unit: Various 2 over 2			
 <p><b>INFINITY</b>  <small>from MARVIN</small>              REPLACEMENT WINDOWS  <i>Built for life</i></p> <p>As Viewed From The Exterior</p>		<p>Stone White Exterior                  Stone White Interior                  Infinity Insert Double Hung                  Top Sash                  IG                  Low E2 w/Argon                  1 1/8" SDL - With Spacer Bar                  Rectangular 2W1H                  Stone White Ext - Stone White Int                  Bottom Sash                  IG                  Low E2 w/Argon                  1 1/8" SDL - With Spacer Bar                  Rectangular 2W1H                  Stone White Ext - Stone White Int                  White Sash Lock                  White Sash Lift                  Extruded Half Screen                  Stone White Surround                  Charcoal Fiberglass Mesh                  Existing Sill Angle 0  <b>Is the existing Sill Angle of 0 degrees correct?</b>                  3 1/4" Jambs                  ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.                  ***Note: Unit Availability and Price is Subject to Change</p>		

Line #2 Qty: 9	Mark Unit: Various			
 <p><b>INFINITY</b>  <small>from MARVIN</small>              REPLACEMENT WINDOWS  <i>Built for life</i></p> <p>As Viewed From The Exterior</p>		<p>Stone White Exterior                  Stone White Interior                  Infinity Insert Double Hung                  Top Sash                  IG                  Low E2 w/Argon                  1 1/8" SDL - With Spacer Bar                  Rectangular 2W1H                  Stone White Ext - Stone White Int                  Bottom Sash                  IG                  Low E2 w/Argon                  1 1/8" SDL - With Spacer Bar                  Rectangular 2W1H                  Stone White Ext - Stone White Int                  White Sash Lock                  White Sash Lift                  Extruded Half Screen                  Stone White Surround                  Charcoal Fiberglass Mesh                  Existing Sill Angle 0  <b>Is the existing Sill Angle of 0 degrees correct?</b>                  3 1/4" Jambs                  ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.                  ***Note: Unit Availability and Price is Subject to Change</p>		

# Infinity Insert Double Hung

## Unit Features

### Infinity Insert Double Hung: NINDH

Infinity Insert Double Hung Transom: NINDT

Infinity Insert Double Hung Picture: NINDP

### Ultrex® Pultruded Fiberglass Frame:

- Frame thickness: 7/8" (22) head jamb, 7/8" (22) side jamb, 25/32" (20) sill with 8 degree bevel
- Frame depth: 3 1/4" (83)
- Exterior colors: **Stone White**, Sierra, Cashmere, Pebble Gray, Bahama Brown, Bronze
- Interior colors: **Stone White**, Sierra, EverWood™

### Ultrex® Pultruded Fiberglass Sash:

- Sash thickness: 1 3/8" (35)
- Different sash option allows unequal sash heights, unique lite cuts for each sash or different glazing in each sash
- Operable sash tilt to interior for cleaning and removal
- Sash are replaceable but cannot be re-glazed
- Exterior colors: **Stone White**, Sierra, Cashmere, Pebble Gray, Bahama Brown, Bronze
- Interior colors: **Stone White**, Sierra, EverWood™

### Hardware:

- Lock and keeper:
  - Mounted at the center of the top check rail or 12" (305) on center from either end on dual lock unit
  - Zinc die-cast
- Sash lift:
  - Factory drilled for a bottom sash lift
  - Single lock units receive single lift, dual locks unit receive double lifts
  - Zinc die-cast
- Balance system:
  - Coil spring block and tackle with nylon cord and fiber filled nylon clutch
  - Allows the sash to raise or lower from desired position
- Bottom sash tilt latches:
  - Spring loaded tilt latches attached to upper corners of sash and operated with a button on the lock for easy tilting and sash removal
  - Tilt latches are mounted to the window stile and hidden under the check rail cover for a clean look
- Top sash tilt latches:
  - Spring loaded tilt latches attached to upper corners of sash
  - Injection molded nylon - white or beige
  - Hidden from view in the frame header when window is closed
- Top sash hanger (fixed upper sash only):
  - Attached to the frame securing the top sash making it stationary
  - Metal stamped
  - Color: white or beige
- Optional factory applied Window Opening Control Device
  - Available on all operable units
  - Color: white or beige
  - This device works in accordance to ASMT F2090-10 standard specification for window fall prevention devices with emergency escape

### Weather Strip:

- Frame:
  - Jamb: foam filled bulb with flexible TPE skin
    - Color: white or beige
  - Parting stop: PVC with flexible hinged wand seal
    - Color: white or beige
- Sash:
  - Bottom sash: beige, hollow foam bulb type
  - Check rail: beige, PVC with flexible hinged wand seal
- Stationary units:
  - Continuous, foam weather strip at perimeter of sash
  - Color: gray

# Infinity Insert Double Hung

## Unit Features

### Insect Screens:

- Full screen
- **Optional half screen**
- Extruded aluminum frame: 0.050" wall thickness
- Standard screen mesh material: charcoal fiberglass
  - Optional screen mesh material: high transparency screen
- Corners are mitered and joined with an internal corner key, which are not visible
- Friction fit pins are integrated into the side of the screen
- Frame color: matches exterior frame color

### Glass:

- Glazing seal: silicone bedding on interior and exterior
- **Standard glass: Low E2 with Argon or air**
- Optional glazing available: Low E1 with Argon or air, Low E3 with Argon or air, Low E3/ERS with Argon or air, tempered, obscure
- Decorative glass options include Glue Chip, Rain, Reed, Narrow Reed, or Frost
- Decorative glass is not available with Low E1, Low E3/ERS or STC/OITC
- Rain, Reed and Narrow Reed not available with SDL
- SDL available on Frost, annealed or tempered
- SDL available on Glue Chip, tempered glass required
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes

### Simulated Divided Lites (SDL):

- 7/8" (22) or **1 1/8" (29) SDL bar (interior and exterior)**
- 2 11/32" (30) simulated rail (interior and exterior) - picture unit only
- Exterior color: matched to unit exterior
- Interior color: matched to interior - ABS material
- Pattern: equal rectangular, cottage, prairie, check rail

### Gilles-Between-the-Glass (GBG):

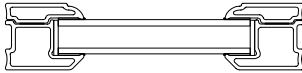
- 11/16" (18) or 1" (25) contoured aluminum bar
- Exterior: color matched to unit exterior
- The exterior GBG color is designed to best match the unit exterior color when used with Low E glass. The use of different types of glazing options may alter the exterior GBG color appearance.
- Interior color: White, Satin Taupe, Sierra, Bronze
- Pattern: equal rectangular, cottage, prairie, check rail
- GBG's are not available with dual 4.7mm glass panes. Refer to OMS for availability.

*NOTE: GBG may not be available or may require tempered glass if the glass size is greater than 16 square feet or if the short side dimension is greater than 48". Please contact your local Infinity Retailer or Infinity Support at 800-372-1072 to determine if GBG is available for glass sizes exceeding these dimensions.*

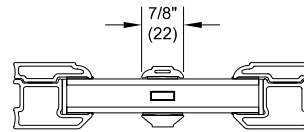
### Head/Seat Board:

- Use with bow and bay assemblies
- Factory installed interior head board available in bare pine or oak
- Factory installed interior seat board available in bare pine or oak
- Factory installed insulated seat board with white or beige exterior aluminum skin
- Bay cable support
- Bow and bay jamb available from 4 9/16" (116) - 8 9/16" (217)

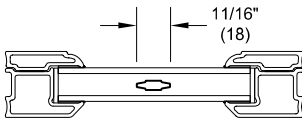
Lite Options



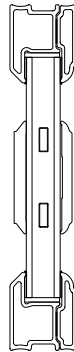
Insulating Glass



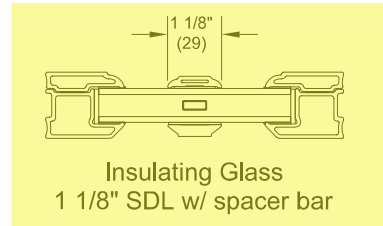
Insulating Glass  
7/8" SDL w/ spacer bar



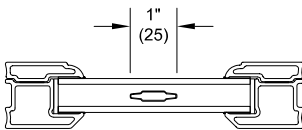
11/16" Insulating Glass  
GBG



Insulating Glass  
SDL Simulated Rail  
w/spacer bar



Insulating Glass  
1 1/8" SDL w/ spacer bar

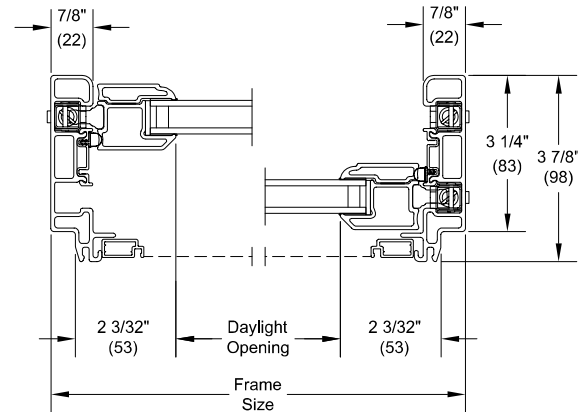
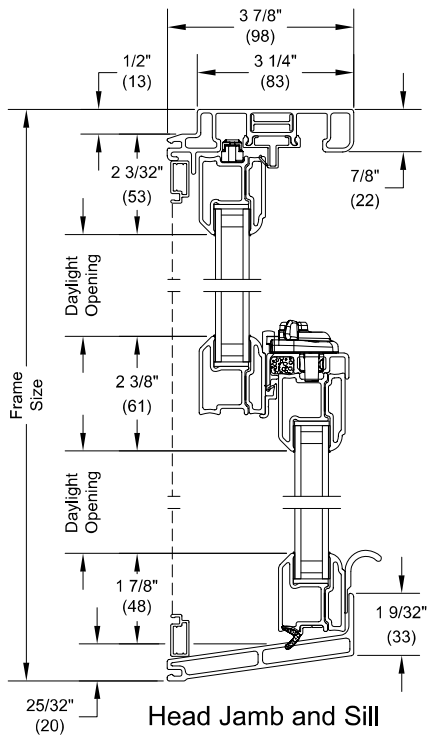


1" Insulating Glass  
GBG

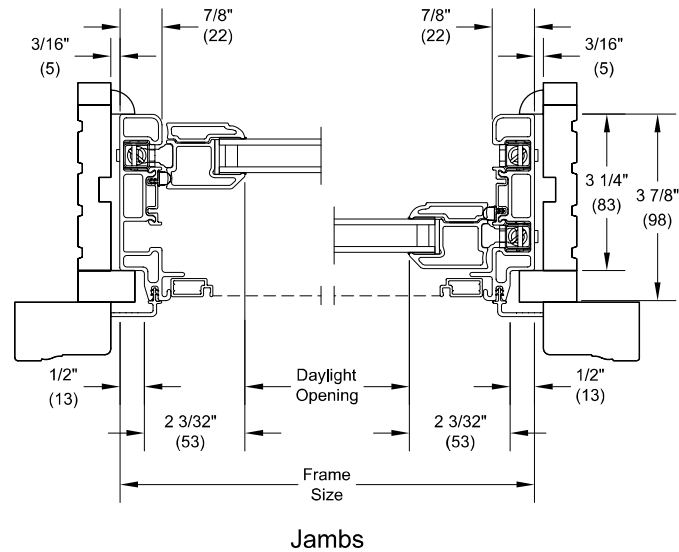
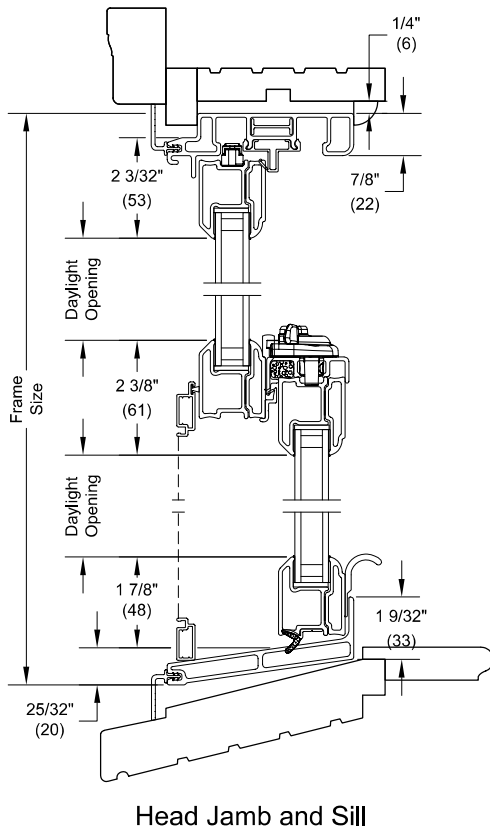


## Section Details: Operator

Scale: 3" = 1' 0"



Ultrex fiberglass jambs house the balance tubes.  
There are no removable jambliners.






# Untitled Map

Write a description for your map.

## Legend

 3730 Howard Ave



Google Earth

© 2019 Google

7.82 ft

16





Replace 13 Windows  
on 2ND Floor with  
INFINITY by Marvin  
Fiberglass windows

































