

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

<b>Address:</b>	308 Lincoln Ave., Takoma Park	<b>Meeting Date:</b>	1/22/2020
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	1/15/2020
<b>Applicant:</b>	Barney Long (Karlen Murry, Agent)	<b>Public Notice:</b>	1/8/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-20B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window replacement		

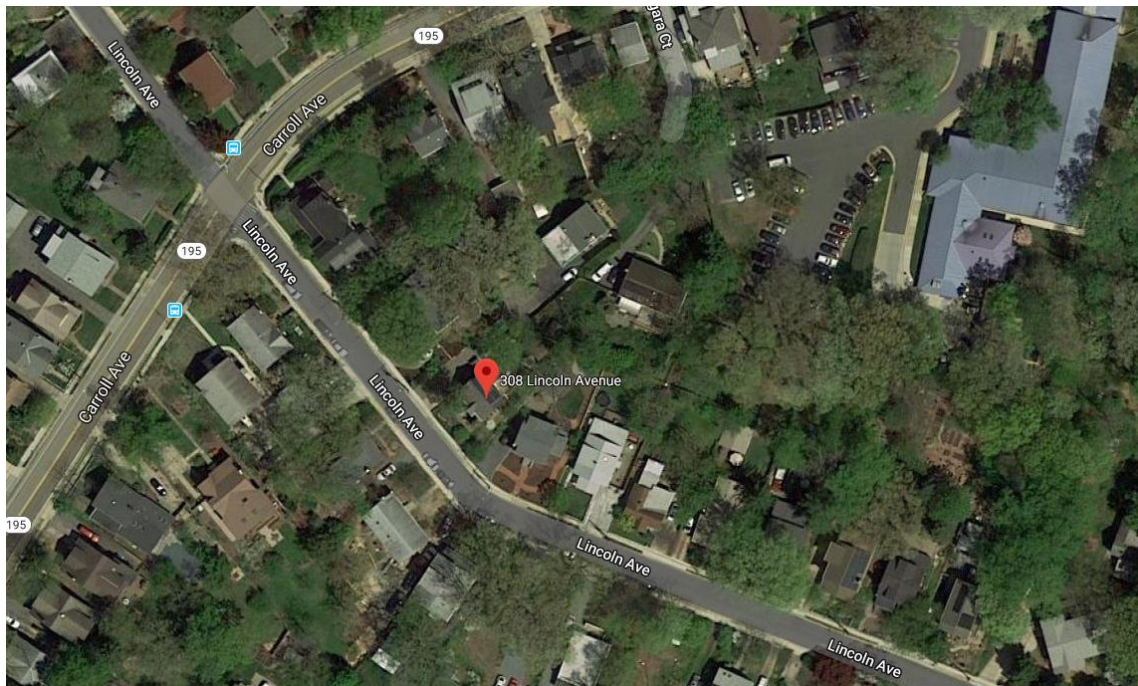
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Tudor Revival  
**DATE:** c. 1920s



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

## **PROPOSAL**

The applicant proposes to replace three existing basement-level windows at the subject property.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *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.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

### ***Outstanding Resources – Residential***

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

***Secretary of the Interior's Standards for Rehabilitation:***

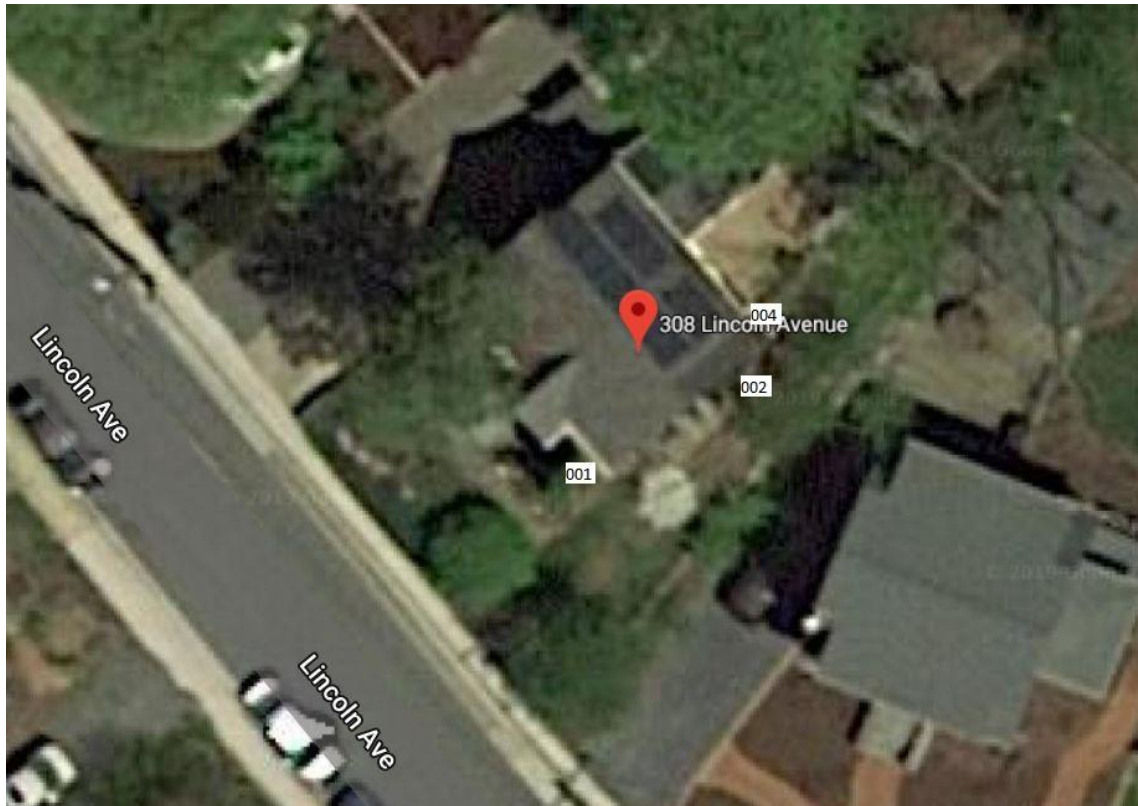
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as 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.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF DISCUSSION**

The subject property is a c. 1920s Tudor Revival -style Outstanding Resource within the Takoma Park

Historic District. The house was categorized as an Outstanding Resource due to its civic contribution as Takoma Park's first library. The applicant proposes to replace three existing basement-level windows at the subject property. The existing windows are six-over-six wood windows, which are original to the house. The proposed replacement windows will be six-over-six SDL Fibrex windows with permanently-affixed interior and exterior muntins and internal spacer bars. One window to be replaced is at the front/right (southwest) side of the house, one window is at the right (south) side of the house, and one window is at the rear/right (southeast) side of the house (see Fig. 2 below).



**Fig. 2: Proposed window replacement locations.**

Two of the windows to be replaced are visible from the public right-of-way of Lincoln Avenue (windows 001 and 002, as depicted in Fig. 2). Window 004 will not be at all visible from the public right-of-way, and its replacement should be approved as a matter of course, as the *Guidelines* state that design review emphasis will be restricted to changes that are all visible from the public right-of-way.

While the *Guidelines* for Outstanding Resources state that original building materials should be preserved, the Commission typically exercises greater leniency when reviewing basement-level fenestration alterations. Staff supports the replacement of windows 001 and 002, finding that the proposal will not detract from the character-defining features of the subject property, in accordance with *Standards* #2 and #9.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9 and *Takoma Park Historic District Guidelines* outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Karlton.murray@andersoncorp.com Contact Person: Karlton Murray  
Daytime Phone No.: 301-483-7340  
Tax Account No.: 41-1918413  
Name of Property Owner: Barney Long Daytime Phone No.: 646-415-2808  
Address: 308 Lincoln Ave Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Renewal by Anderson Phone No.: 301-483-7340  
Contractor Registration No.: MHC 121441  
Agent for Owner: Karlton Murray Daytime Phone No.: 301-483-7340

### LOCATION OF BUILDING/PERMITS

House Number: 308 Street: Lincoln  
Town/City: Takoma Park Nearest Cross Street: Carroll Ave  
Lot: P216 Block: 37 Subdivision: 0025  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 0000

### 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: \$ 5688

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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.

Karlton Murray  
Signature of owner or authorized agent

12/3/19  
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:

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

At basement level. Remove and  
replace 3 window with like.  
no structural changes - No widening  
of existing openings

**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**

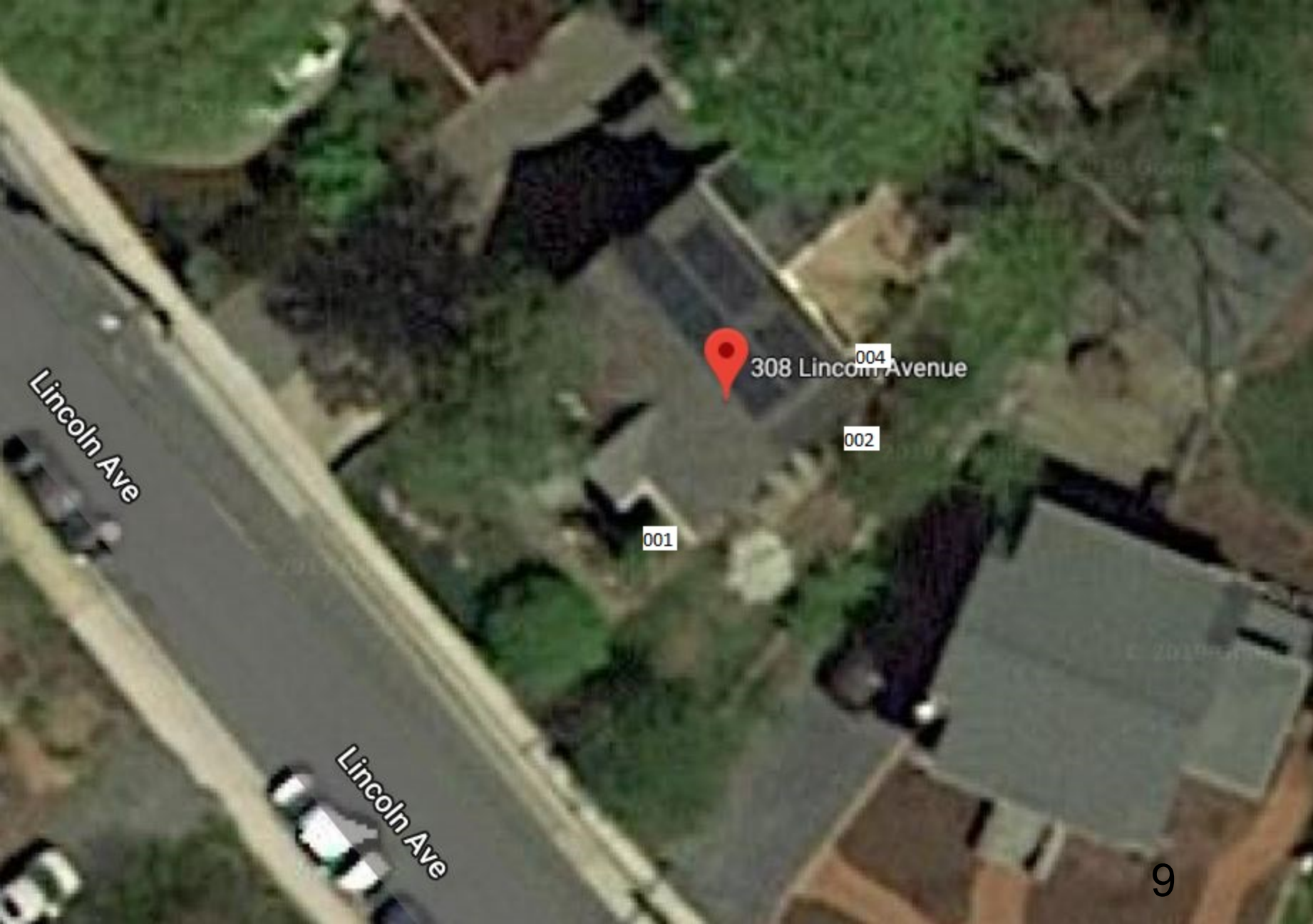
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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> Barney Long 308 Lincoln Ave Takoma Park 20912	<b>Owner's Agent's mailing address</b> <b>Renewal</b> <b>by Andersen.</b>  <small>WINDOW REPLACEMENT an Andersen Company</small> 8265 Patuxent Range Road Suite A Jessup, MD 20794
<b>Adjacent and confronting Property Owners mailing addresses</b>	
310 Lincoln Ave	306 Lincoln Ave
311 Lincoln Ave	315 Lincoln Ave







## Itemized Order Receipt

dba: Renewal by Andersen of the Capital Region

Legal Name: Renewal by Andersen LLC

DC:420215000125,VA:2705155684,MD:121441

2814-A Merrilee Drive, Fairfax, VA 22031 | 8265 Patuxent Range Road Suite A, Jessup, MD 20794,

Phone: DCVA:703-641-5400, MD:301-483-7340 | Fax: N/A | CapitalOrders@AndersenCorp.com

Barney Long

308 Lincoln Ave

Takoma Park, MD 20912

H: (646)415-2808

ID#:	ROOM:	SIZE:	DETAILS:
#	Project	0 W 0 H	<b>Misc:</b> Misc - Scope of Work, Remove and replace original rope & weight windows and basement door. Standard-sized basement door. Historic preservation required before order release. This is an historic preservation-managed property...In addition to the above elements, many important Scope of Work details are also covered on the "What to Expect" and "Installation Selection sheet" Documents.
#	CO1	0 W 0 H	<b>Misc:</b> Misc - Change Order, CO1 - 1. Remove Door from order. Add, Delete, or Change Line Item Detail/Spec Sheets, as well.
001	B. FR	33 W 37 H	<b>Window:</b> Double-Hung (DG), Equal, Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> White, Standard Color Finger Lifts, <b>Screen:</b> TruScene with Exterior Color Match, Half Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), <b>Grille Pattern:</b> All Sash: Colonial 3w x 2h, <b>Misc:</b> Omit Interior Trim, See Installation Method Selection Sheet.
002	B. B1	32 W 54 H	<b>Window:</b> Double-Hung (DG), Equal, Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> White, Standard Color Finger Lifts, <b>Screen:</b> TruScene with Exterior Color Match, Half Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), <b>Grille Pattern:</b> All Sash: Colonial 3w x 2h, <b>Misc:</b> Omit Interior Trim, See Installation Method Selection Sheet.

**Renewal  
by Andersen.**



## Itemized Order Receipt

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**Barney Long**

308 Lincoln Ave

Takoma Park, MD 20912

H: (646)415-2808

ID#:	ROOM:	SIZE:	DETAILS:
004	B. FR	33 W 37 H	<b>Window:</b> Double-Hung (DG), Equal, Slope Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> White, Standard Color Finger Lifts, <b>Screen:</b> TruScene with Exterior Color Match, Half Screen, <b>Grille Style:</b> Full Divided Light (FDL with spacer), <b>Grille Pattern:</b> All Sash: Colonial 3w x 2h, <b>Misc:</b> Omit Interior Trim, See Installation Method Selection Sheet.
<b>WINDOWS: 3    PATIO DOORS: 0    SPECIALTY: 0    MISC: 2</b>			



*Renewal by Andersen is committed to our customers' safety by  
complying with the rules and lead-safe work practices specified by the EPA.*



001 B. FR

Window - 33.00W x 37.00H



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EXTERIOR

INTERIOR

The Better Way to  
a Better Window

## SELECT GRILLE TYPE

Grille Style



No Grille



Grille Between Glass  
(G82)



Interior Wood-Grain  
(G83)



Interior Wood-grain  
(G84) (G85) & (G86)



Simulated Double-  
paned Light Grille with spacer



Full Double-paned Light  
Grille with spacer

Grille Color: (G87)

- ☐ Permanently Applied Interior Wood Grille
- ☐ White Bar

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NEXT



# What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.<sup>1</sup> It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

Andersen  
**EXCLUSIVE**  
FEATURE

ENGINEERED WITH

**FIBREX®**  
MATERIAL

## SMART MATERIALS

Fibrex® material is twice as strong as vinyl, so weather-tight seals stay weathertight.

## COLOR CHOICE

Our unique process fuses color to Fibrex® material for long-lasting beauty as well as offering dark exterior colors not available on most other replacement windows.

## EXCEPTIONAL COMFORT

Fibrex® material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

## EXCEPTIONAL DURABILITY

Fibrex® material retains its stability and rigidity in all climates.<sup>2</sup>

Insulating Properties

Low Maintenance

Resistance to Decay/Corrosion

Structural Rigidity

Durability

Color/Finish Choices

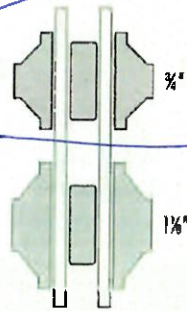
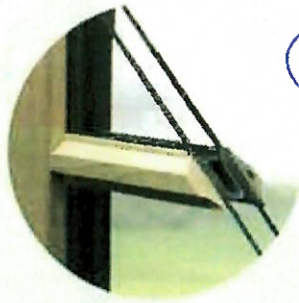
Maximum Glass Area

Dark Color Performance

Fibrex®	Aluminum	Vinyl	Wood
✓		✓	✓
✓	✓	✓	
✓		✓	
✓	✓		✓
✓	✓		✓
✓			✓
✓	✓		varies
✓	✓		✓



## Profiles

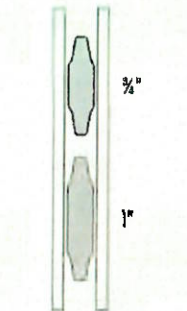


### Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



PERMANENT

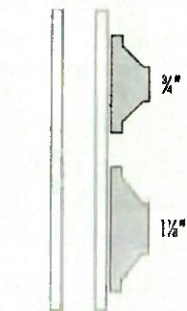


### Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.



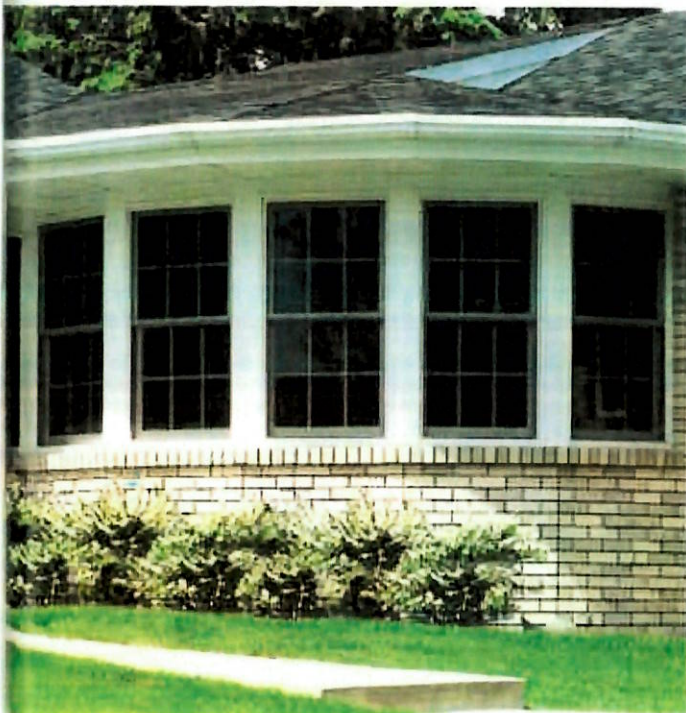
REMOVABLE



### Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.

Home  
Interior  
Grilles  
Between  
Glass  
Home  
Exterior



Casement Window / White Interior / Prairie Grilles

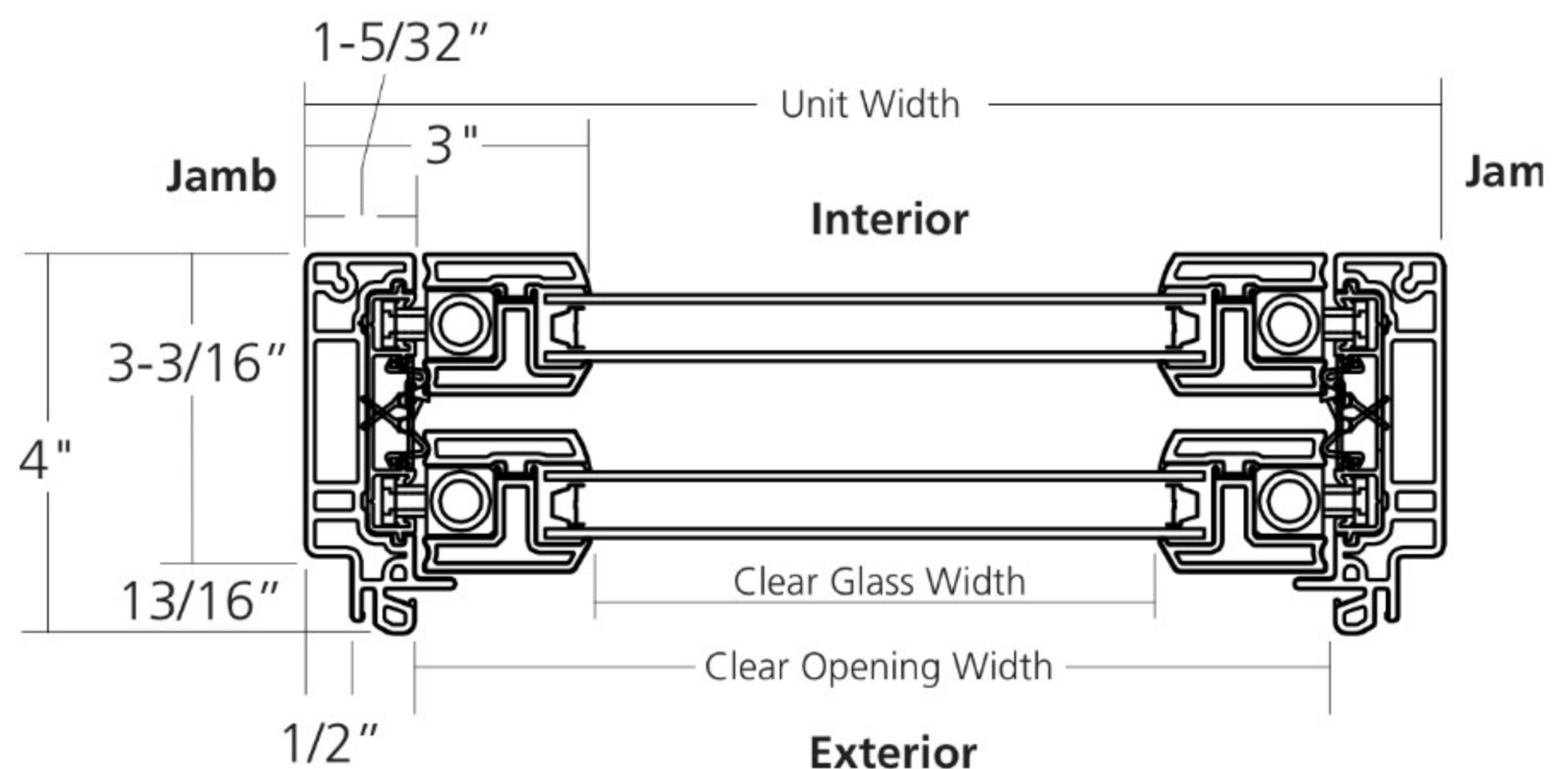
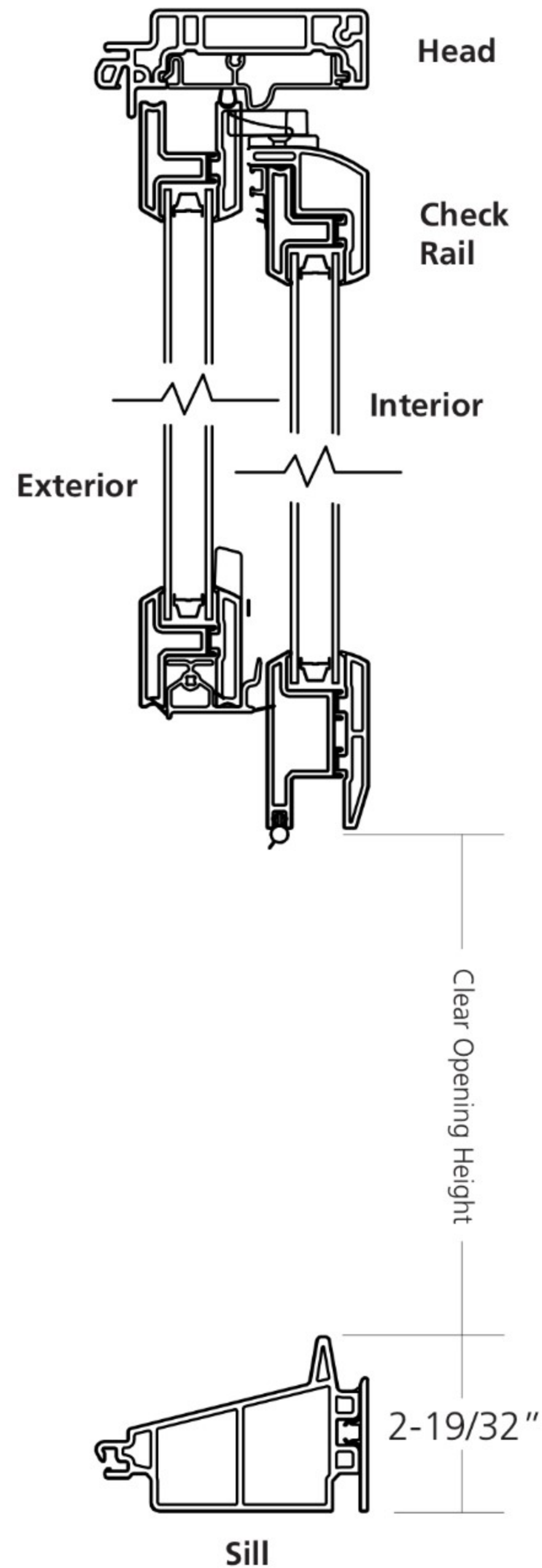
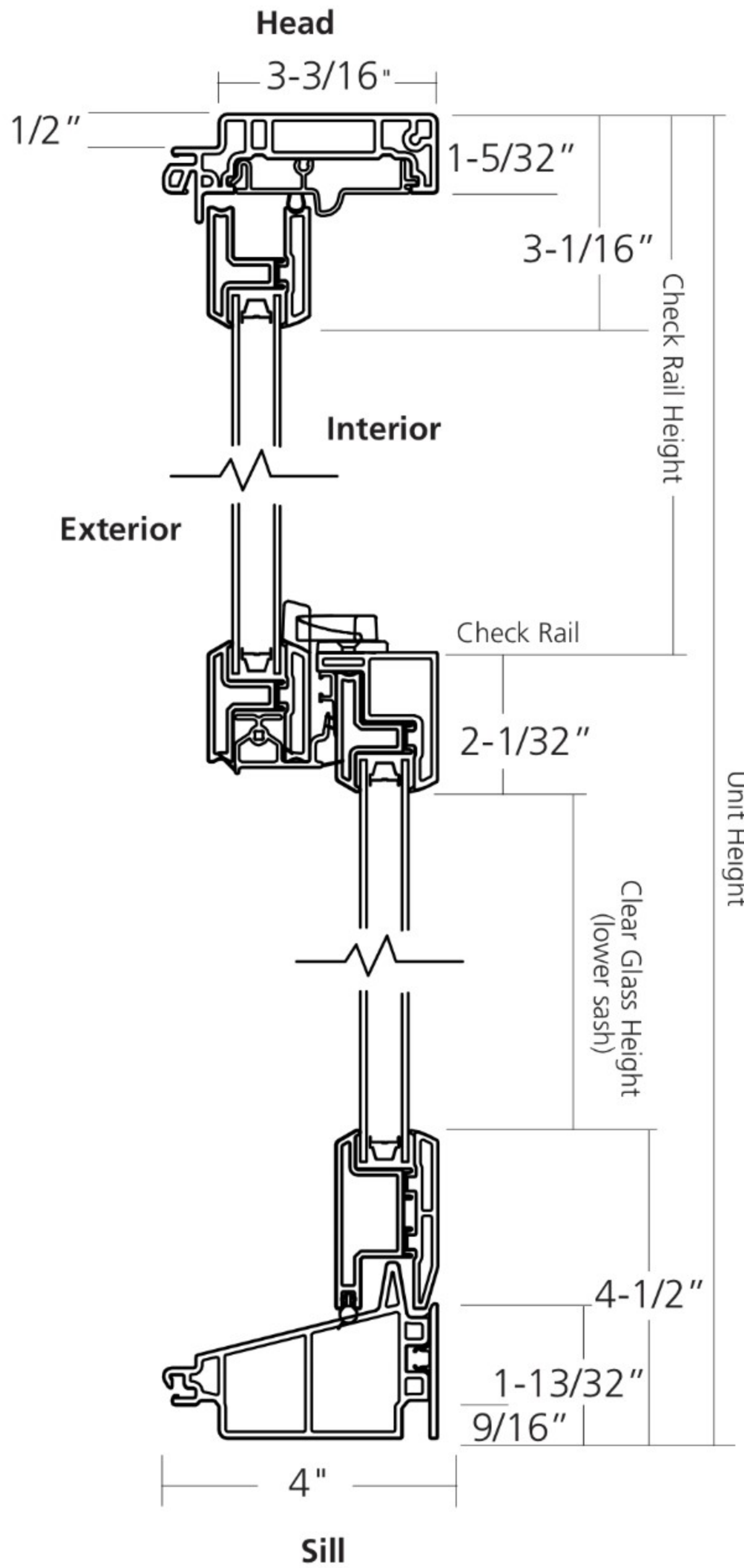


Double-Hung Window / Black Exterior Custom Grilles

**CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.**

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.



