MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7109 Cedar Ave., Takoma Park  
Meeting Date: 2/12/2020

Resource: Contributing Resource  
Takoma Park Historic District  
Report Date: 2/5/2020

Applicant: Katie Buongiorno  
(Sergei Tsay, Agent)  
Public Notice: 1/29/2020

Review: HAWP

Case Number: 37/03-20J

Staff: Michael Kyne

Tax Credit: No

PROPOSAL: Window replacement and new window installation

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1915

Fig. 1: Subject property.
PROPOSAL

The applicant proposes the following work items at the subject property:

- Replacement of an existing non-original second-floor window on the northeast (left) elevation.
- Installation of a new window on the east (rear) elevation.

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.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The Guidelines that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace
or damage original building materials that are in good condition.

- Alterations to features that are not visible at all from the public right-of-way should be approved as a matter of course.

- 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 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. 1915 Colonial Revival -style Contributing Resource within the Takoma Park Historic District. The applicants propose the following work items at the subject property:

- Replacement of an existing non-original second-floor window on the northeast (left) elevation.
- Installation of a new second-floor window on the east (rear) elevation.

The second-floor window to be replaced on the northeast (left) elevation is non-original and is located near the rear/left corner of the house. The existing window is only be visible when viewing the house from an oblique angle within the public right-of-way of Cedar Avenue.

The existing window is a vertically oriented rectangular fixed window, while the proposed new window will be a horizontally oriented aluminum-clad rectangular awning window. Staff finds that, because the window to be altered is not original to the house, the proposed window replacement is consistent with the Guidelines regarding window openings.

The proposed new second-floor window on the east (rear) elevation will also be a horizontally oriented aluminum-clad rectangular awning window. The proposed new window will not be visible at all from the public right-of-way, and, in accordance with the Guidelines, should be approved as a matter of course. Staff also notes that the 1927 Sanborn Fire Insurance Map depicts a two-story open porch at the rear of the house, and there may have previously been a door opening in the approximate location of the proposed new window (see Fig. 2 below).

![Fig. 2: 1927 Sanborn Fire Insurance Map, with subject property circled in red.](image)

Staff supports the applicants’ proposal, 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), and (d), 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michelle Lee
Daytime Phone No.: 301-560-6970

Name of Property Owner: Katie Buengiorno
Daytime Phone No.: 949-292-4533
Address: 7109 Takuju Park Cedar Ave 20917
City: Takoma Park
Zip Code: 20917

Contractor: Modern Style Construction, LLC
Phone No.: 301-560-6970
Contractor Registration No.: 1288381
Agent for Owner: Sergey Troy
Daytime Phone No.: 740-885-0553

House Number: 7109
Street: Cedar Ave
Town/City: Takoma Park
Nearest Cross Street:
Lot: 20849
Block: Subdivision: Takoma Park

PART ONE: PRELIMINARY INFORMATION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extant ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $__________

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

PART TWO: PHYSICAL DESCRIPTION AND CONDITION

2A. Type of sewage disposal: ☑ WSSC ☐ Septic ☐ Other:
2B. Type of water supply: ☑ WSSC ☐ Well ☐ Other:

PART THREE: MATCHING WALLS OR 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 property line/property line
☐ Entirely on land of owner
☐ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 01/21/2020

Approved: ________________________, For Chairperson, Historic Preservation Commission

Disapproved: ________________ Signature: ______________________, Date: ________________

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

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   Existing siding is 2x4'' wood plank siding.
   House sits on a hill surrounded by trees.

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

   Replacing one window on left side of house to a different size into an existing window (18x24). Add attic fan in the back of the house. A 4'' bland roof cap will be used on the far. This home is in the Takoma Park Historic District.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 (facade), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features 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 labeled 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 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 lots or parcels 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Katie Buongiorno</td>
<td>Sergei Tsay</td>
</tr>
<tr>
<td>7109 Cedar Ave</td>
<td>9317 Copenhagen Dr</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Potomac, MD 20854</td>
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<table>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>7111 Cedar Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
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</table>
LEFT SIDE OF HOME

FRONT VIEW OF HOME
REPLACING EXISTING WINDOW

LEFT SIDE VIEW OF HOME

7109 CEDAR AVE
TAKOMA PARK, MD 20912

NEW WINDOW
TO REPLACE EXISTING

NEW AWNING WINDOW

REPLACE EXISTING WINDOW

NEW EXHAUST VENT
VENTED OUT THROUGH ROOF

EXISTING EXHAUST FAN
AND VENT TO REMAIN

EXISTING RADIATOR

NEW WINDOW

TRIMLINE WOOD
LEGEND SERIES
MODEL Aw4000
ALUMINUM CLAD WOOD
AWNNG
W/ TEMPERED GLASS
ADDING VENT ON ROOF FOR NEW BATHROOM FAN
SEE NEXT PAGE FOR SECTION VIEW

BACK VIEW

LEFT SIDE VIEW

LEFT SIDE OF HOME

BACK OF HOME

7109 CEDAR AVE
TAKOMA PARK, MD 20912

NEW WINDOW TO REPLACE EXISTING

EXISTING EXHAUST FAN AND VENT TO REMAIN

NEW EXHAUST VENT VENTED OUT THROUGH ROOF
LEGENDS SERIES
MODEL: AW4000
ALUMINUM CLAD WOOD
AWNINGS

CUSTOMER: L.Z.
SIZE: A
DRAWN BY: L.Z.
PROJECT: 57
DATE: 2/1/19
DWG #: 14

UNIT WIDTH

UNIT HEIGHT

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TRIMLINE WINDOWS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TRIMLINE WINDOWS INC. IS PROHIBITED.

DESCRIPTION: AW4000

CUSTOMER:

SIZE: A

PROJECT:

DRAWN BY: L.Z.

DATE: 2/1/19

DWG #: 14
Legends Series
AW4000
Aluminum Clad Wood • For Remodeling And New Construction • Awning Window

PRODUCT SPECIFICATIONS

FRAME
- All exterior parts are of .050” maintenance-free extruded aluminum and mitered corners are tightly joined with screws and corner keys.
- Head, jamb and sill wood parts are fitted to the extruded aluminum and are of kiln dried ponderosa pine, treated with a water repellant preservative. Optional species available are mahogany, oak and cherry.
- Head, jamb and sill wood joints are tenoned, glued and nailed.
- Frame thickness: 1 5/16” at jamb, head and sill.
- Standard jamb depth: 4 9/16” from snap-in nail flange slot; 5 7/16” overall from outside of aluminum to inside of wood.
- Available with optional 3/8” foam wrap for air tight installation.

SASH
- All exterior parts are of .050” maintenance-free extruded aluminum and mitered corners are tightly joined with screws and corner keys.
- Sash wood parts are of kiln dried ponderosa pine, treated with a water repellant preservative. Optional species available are mahogany, oak and cherry.
- Sash wood joints are tenoned, glued and nailed from the interior.
- Silicone glazed from the interior for a positive water tight seal.
- Overall finish sash thickness: 1 3/4”. Sash profile dimension is 2”.

EXTERIOR FINISH
- For standard colors, the extruded aluminum frame is a one-coat spray applied PPG Polycron III finish, meeting the physical test requirements of AAMA 2603.
- Standard color options are: white, bronze, earthtone, beige, black and hunter green. Custom colors available.
- All custom colors meet the physical test requirements of AAMA 2605.

INTERIOR FINISH
- Standard in unfinished natural wood in specified species (pine (standard), mahogany, oak or cherry) which can be painted or stained.
- Available factory primed or prefinished white in pine (standard) or mahogany. Oak and cherry in unfinished natural wood only. Contact Trimline dealer for custom color details.

HARDWARE
- A single point or multi-point locking system is utilized and consists of concealed two-bar stainless steel hinges as well as a dual arm operator and zinc alloy cover with folding handle which nests compactly into the cover making it virtually disappear.
- All hardware components are of a zinc alloy in matching finish available in: Polished brass, antique brass, chrome, brushed chrome, oil rubbed bronze, pewter and brushed nickel as well as white, earthtone and beige.

WEATHERSTRIPPING
- Standard double weatherstripping system. The frame parts have a full surround foam style weatherstripping. The sash is completely surrounded by Q-lon weatherstripping. Together they seal the sash to the frame providing superior thermal performance.

GLASS
- Standard clear 3/4” thick insulating glass, consisting of “double strength” 3 mm annealed glass, 1/2” air space using Tremco’s EnerEDGE® warm-edge, dual-seal silicone foam spacer, hermetically sealed with hot melt butyl.
- All insulating glass units meet IGMA and NFRC 706 requirements for seal durability and gas retention per ASTM E2190, E2188-10 & E2189-10.
- Other glazing options Comfort E and Comfort E Plus Low E with argon gas, obscure, tempered, laminated, bronze or grey tint. Decorative glass also available.

INSECT SCREENS
- Standard full screen of .019” thick roll formed aluminum mounted in a wooden screen track.
- Standard colors available: white, bronze, earitone, beige, black and hunter green. Custom colors also available.
- Charcoal fiberglass screen cloth (18 x 16 mesh) standard; optional screen mesh available in charcoal or aluminum color wire or Better View™ high transparency screening in charcoal fiberglass cloth only.

GRILLES
Simulated Divided Lites (SDL) of .050” thick extruded aluminum in a classic putty glazed 5/8”, 7/8”, 1”, 1 1/4” or 1 1/2” muntin profile permanently applied to exterior of the insulated glass. Double faced tape is used to apply muntin to the glass which first is prepared with a saline type glass bonding and coupling agent before muntin is applied to help ensure lasting adhesion. An optional between the glass dark bronze shadow bar is available for an authentic true divided lite look. Interior wood in pine (standard), mahogany, oak or cherry matching the interior wood species in either permanent or removable style 5/8” or 7/8” wide divided lite patterns only. Removable style not available in 1”, 1 1/4”, 1 1/2” widths.

Full surround removable wood grilles available in 5/8” or 7/8” wide classic double stepped profile matching window interior wood species in pine (standard), mahogany, oak or cherry in a wide array of standard or custom divided lite patterns only. Grille frame utilizes a snap-in installation with concealed hardware.

In-glass aluminum “GBG” (Grille Between the Glass) muntins are available in 5/8” flat profile or 7/8” sculptured profile in all standard exterior cladding color finishes for dust free easy cleaning. Available in either divided lite or diamond patterns.

Combo wood-aluminum: 5/8” flat or 3/4” sculptured in-glass aluminum muntin with either permanently applied (see SDL) or removable wooden interior wood grille in pine (standard), mahogany, oak or cherry.

ACCESSORIES

The following optional exterior .050” extruded aluminum panning and sill nosing are available: WP 908 (1 1/2”), Richmond (1 3/4”), Arlington (flat 2 1/8”), Cambridge (2 3/4”), Huntingdon (2 1/4”) Kensington (2 3/4”), Meridian (3”) and Lexington (2 3/4”).

A standard zero clearance mullion is used for factory mulling of windows without increasing the combined unit dimension of the windows mulled.

Interior wooden mullion covers in pine (standard), mahogany, oak or cherry are provided loose.

11/16” interior wooden jamb extension in pine (standard), mahogany, oak or cherry are factory applied to the perimeter of the window and are available in custom sizes to provide an overall jamb depth up to 9”.

WARRANTY

- Limited 10 year.
- 20 years non-prorated on insulating glass.
- Non-square, decorative/leaded glass 5 years.

PERFORMANCE

Thermal Ratings

<table>
<thead>
<tr>
<th>Glazing</th>
<th>U-Value</th>
<th>R-Value</th>
<th>SHGC</th>
<th>VT</th>
<th>CRF</th>
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<tr>
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<td>.33</td>
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Comfort E – 3mm RLE CS-36 (#2) / Clear / Argon
Comfort E Plus – 3 mm RLE CS-36 (#2) / CS-72 (#4) / Argon
SHGC = Solar Heat Gain Coefficient
VT = Visible Transmittance

Structural Ratings

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<thead>
<tr>
<th>Test Specimen</th>
<th>Air Infiltration</th>
<th>Performance Class Grade</th>
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<tbody>
<tr>
<td>48.0” x 32.0” (1219 mm x 813 mm)</td>
<td>&lt;.01 cfm/ft^4</td>
<td>CW-70</td>
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TEST STANDARDS

- NFRC certified: meets or exceeds rating and labeling requirements as per NFRC 100, 200 and 500 test procedures.
- AMMA/WDMA/CSA 101/I.S.2/A440-05
- ENERGY STAR® certified