

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	Tax Credit:	No
Case Number:	37/03-20J	Staff:	Michael Kyne
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

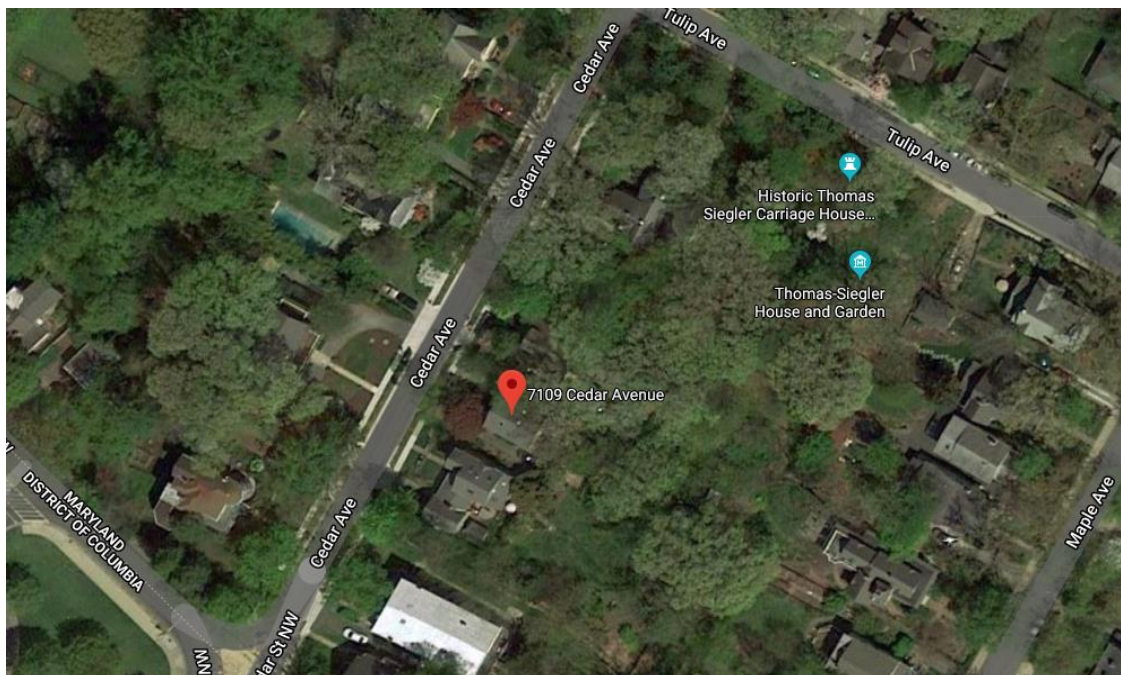


Fig. 1: Subject property.

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 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. 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).

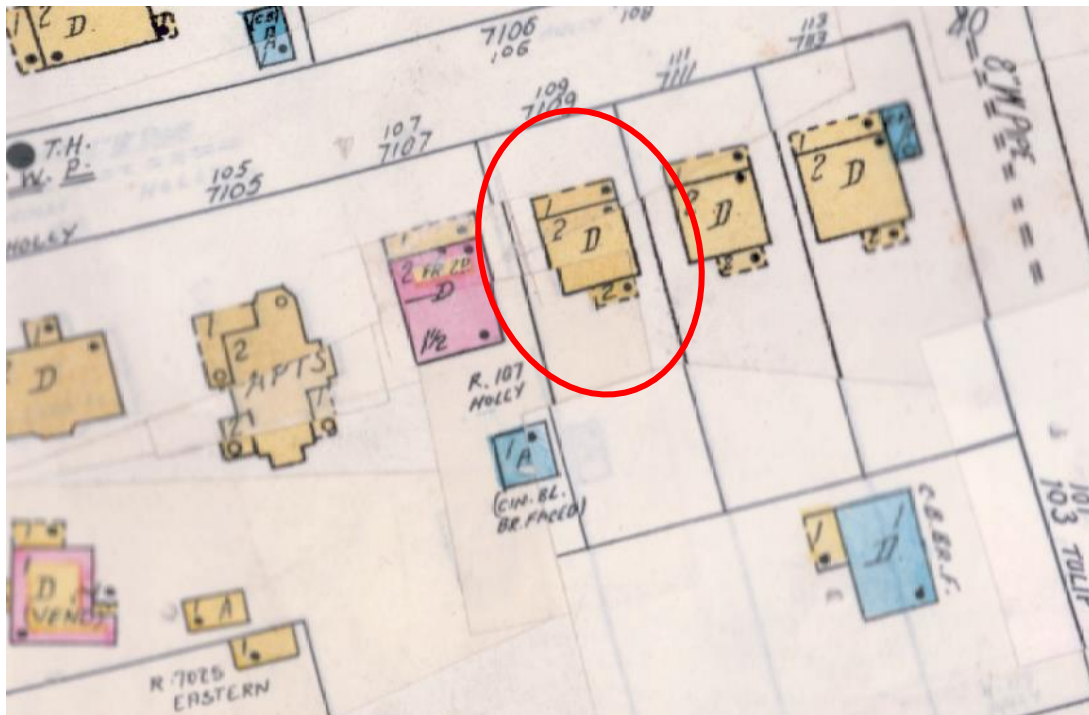


Fig. 2: 1927 Sanborn Fire Insurance Map, with subject property circled in red.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Michelle@modernstyleconstruction.com Contact Person: Michelle Lee
Daytime Phone No.: 301-560-6970
Tax Account No.: _____
Name of Property Owner: Katie Buongiorno Daytime Phone No.: 449-292-4533
Address: 7109 Takoma Park Cedar Ave 20917
Street Number City Street Zip Code
Contractor: Modern Style Construction, LLC Phone No.: 301-560-6970
Contractor Registration No.: 1288381
Agent for Owner: Sergio Tsoy Daytime Phone No.: 740-838-0553

LOCATION OF BUILDING/PROJECT

House Number: 7109 Street: Cedar Ave
Town/City: Takoma Park Nearest Cross Street: _____
Lot: D-1856 Block: _____ Subdivision: Takoma Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/ACTIVITY 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: \$ _____

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

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.

Sergio Tsoy
Signature of owner or authorized agent

01/21/2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

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 2" x 4" wood plank siding.
Home 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 awning window, 18" x 86"
Adding a new window to the back of the house (18" x 36")
Adding new vent for bathroom exhaust fan. The duct will go through
the gable, through the roof. A 4" black roof cap will be used on the roof.
This home is in the Takoma Park historic district.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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]

Owner's mailing address Katie Buongiorno 7109 Cedar Ave Takoma Park, MD 20912	Owner's Agent's mailing address Sergei Tsoy 9317 Copenhagen Dr Potomac, MD 20854
Adjacent and confronting Property Owners mailing addresses	
7111 Cedar Ave Takoma Park, MD 20912	7109 Cedar Ave Takoma Park, MD 20912

7109 CEDAR AVE
TAKOMA PARK, MD 20912



LEFT
SIDE OF HOME

FRONT VIEW OF HOME

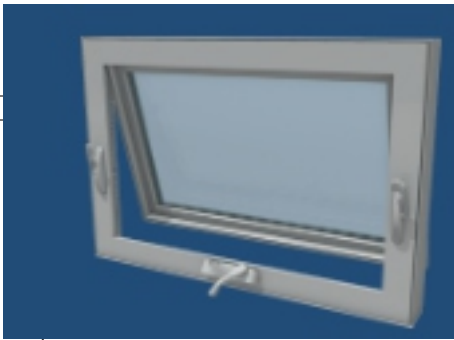
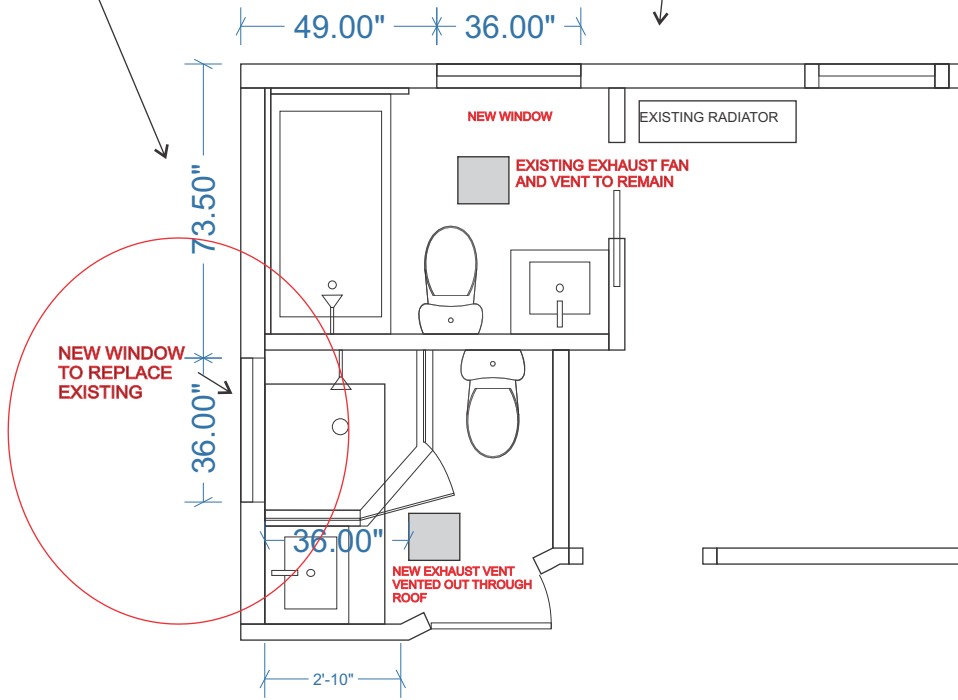
REPLACING EXISTING WINDOW



LEFT
SIDE OF HOME

BACK OF HOME

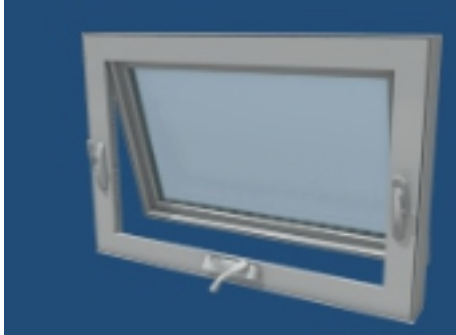
7109 CEDAR AVE
TAKOMA PARK, MD 20912



TRIMLINE WOOD
LEGEND SERIES
MODEL Aw4000
ALUMINUM CLAD WOOD
AWNING
W/ TEMPERED GLASS

ADDING NEW WINDOW

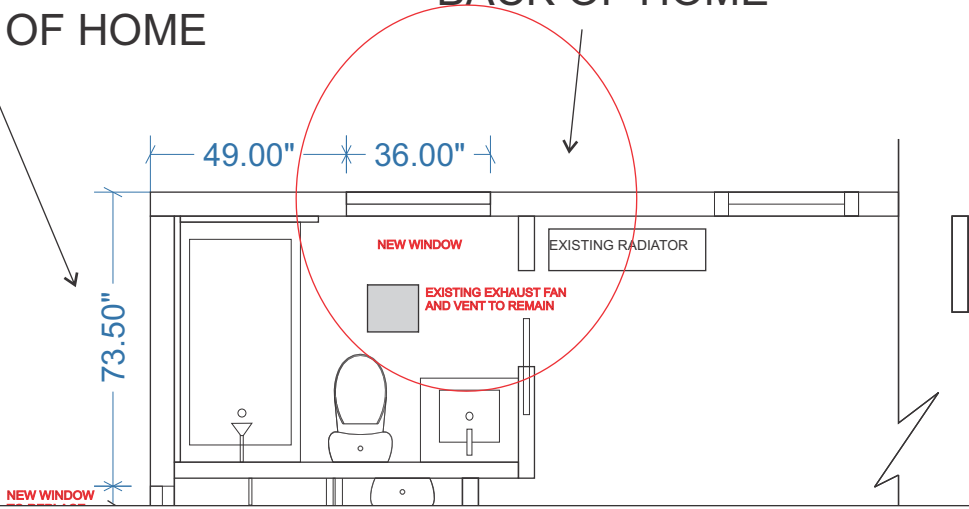
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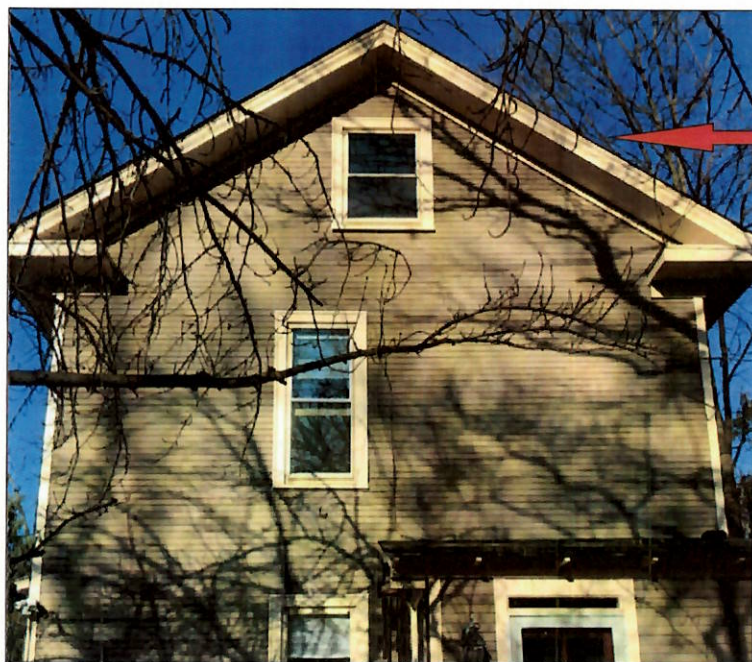
TRIMLINE WOOD
LEGEND SERIES
MODEL Aw4000
ALUMINUM CLAD WOOD
AWNING
W/ TEMPERED GLASS

LEFT
SIDE OF HOME

BACK OF HOME



ADDING VENT ON ROOF FOR NEW BATHROOM FAN SEE NEXT PAGE FOR SECTION VIEW



BACK VIEW

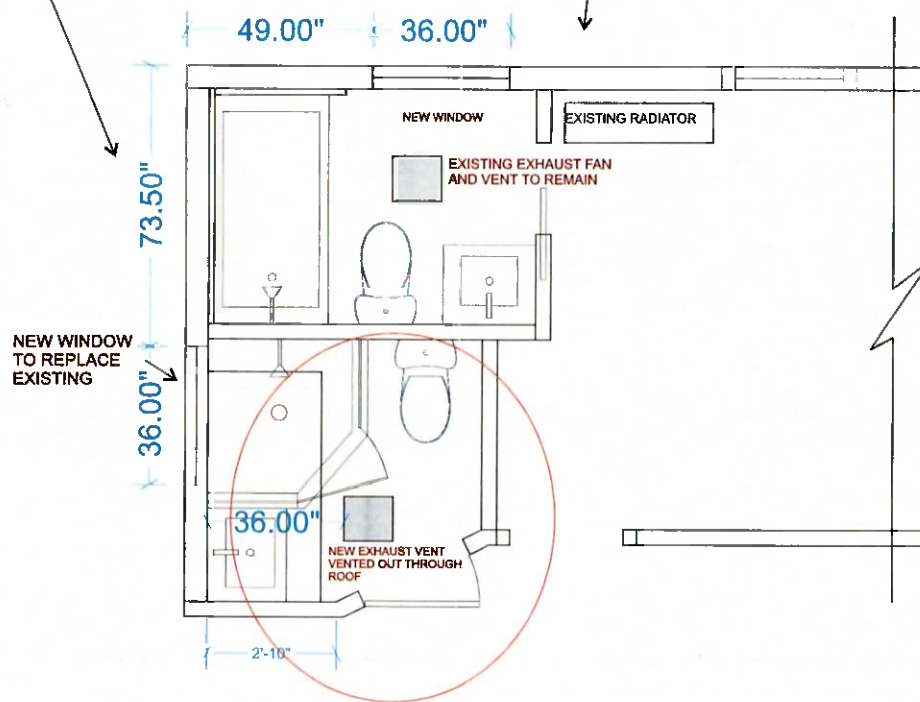


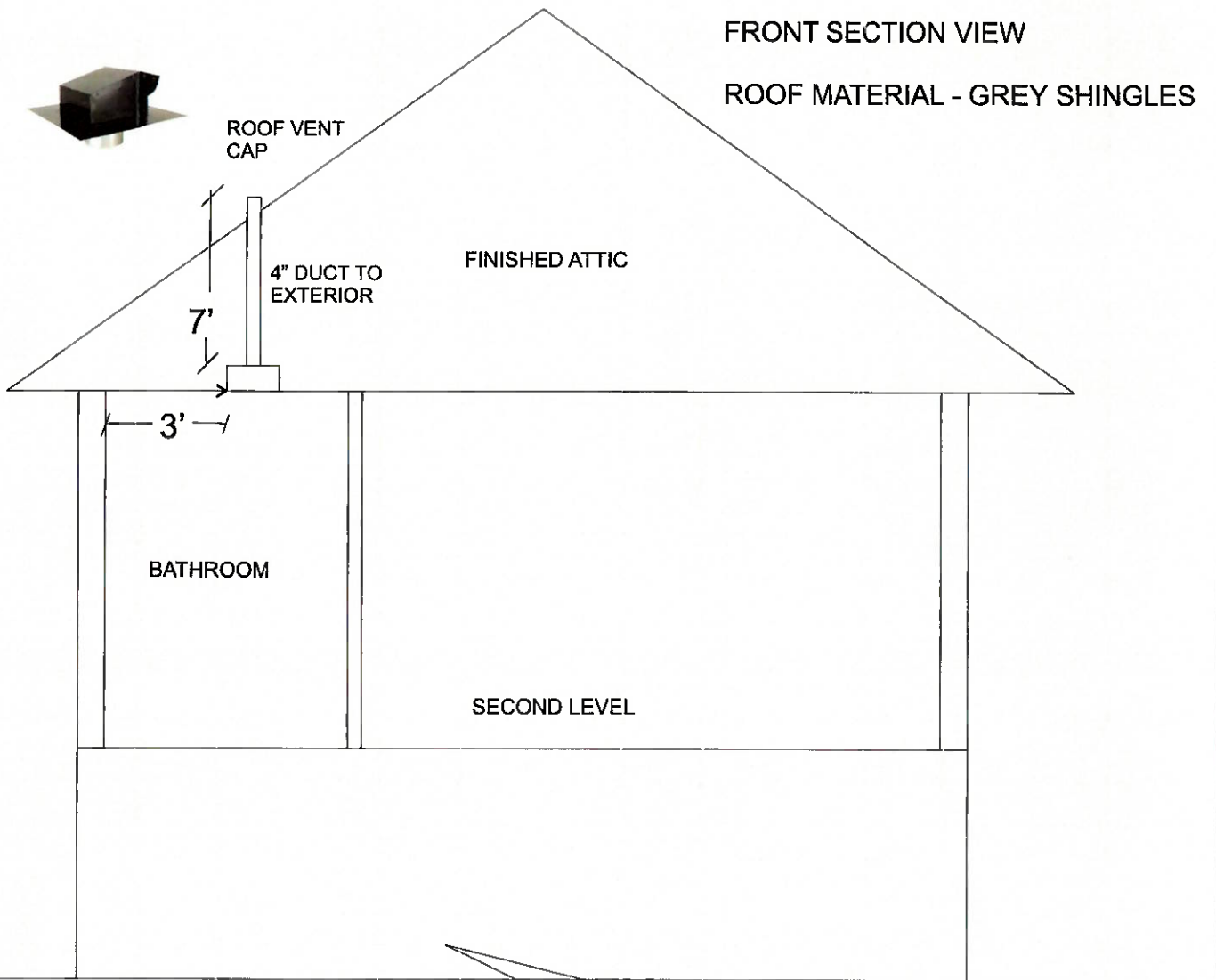
LEFT SIDE VIEW

LEFT
SIDE OF HOME

BACK OF HOME

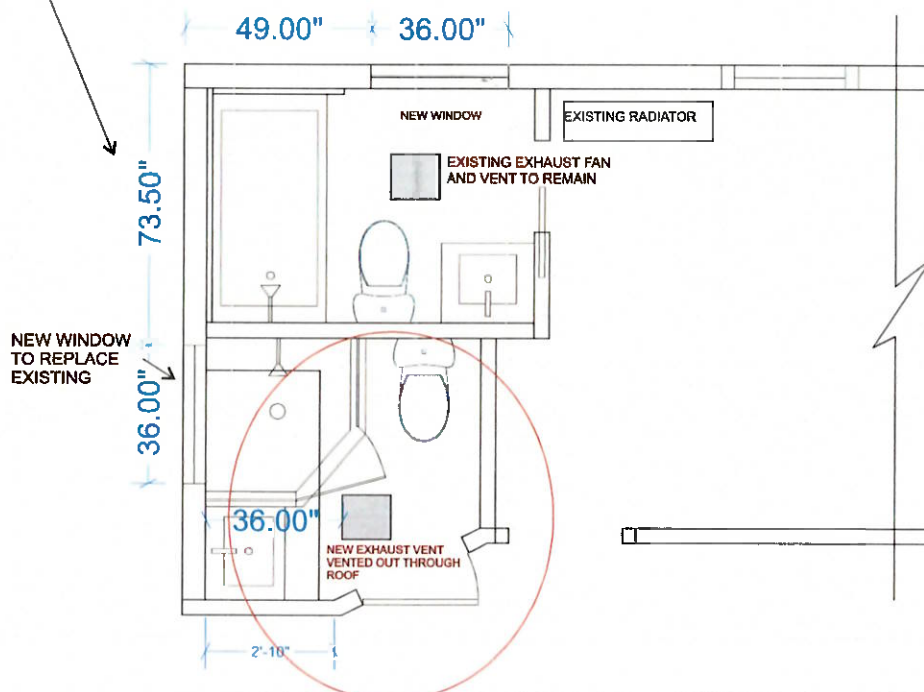
7109 CEDAR AVE
TAKOMA PARK, MD 20912

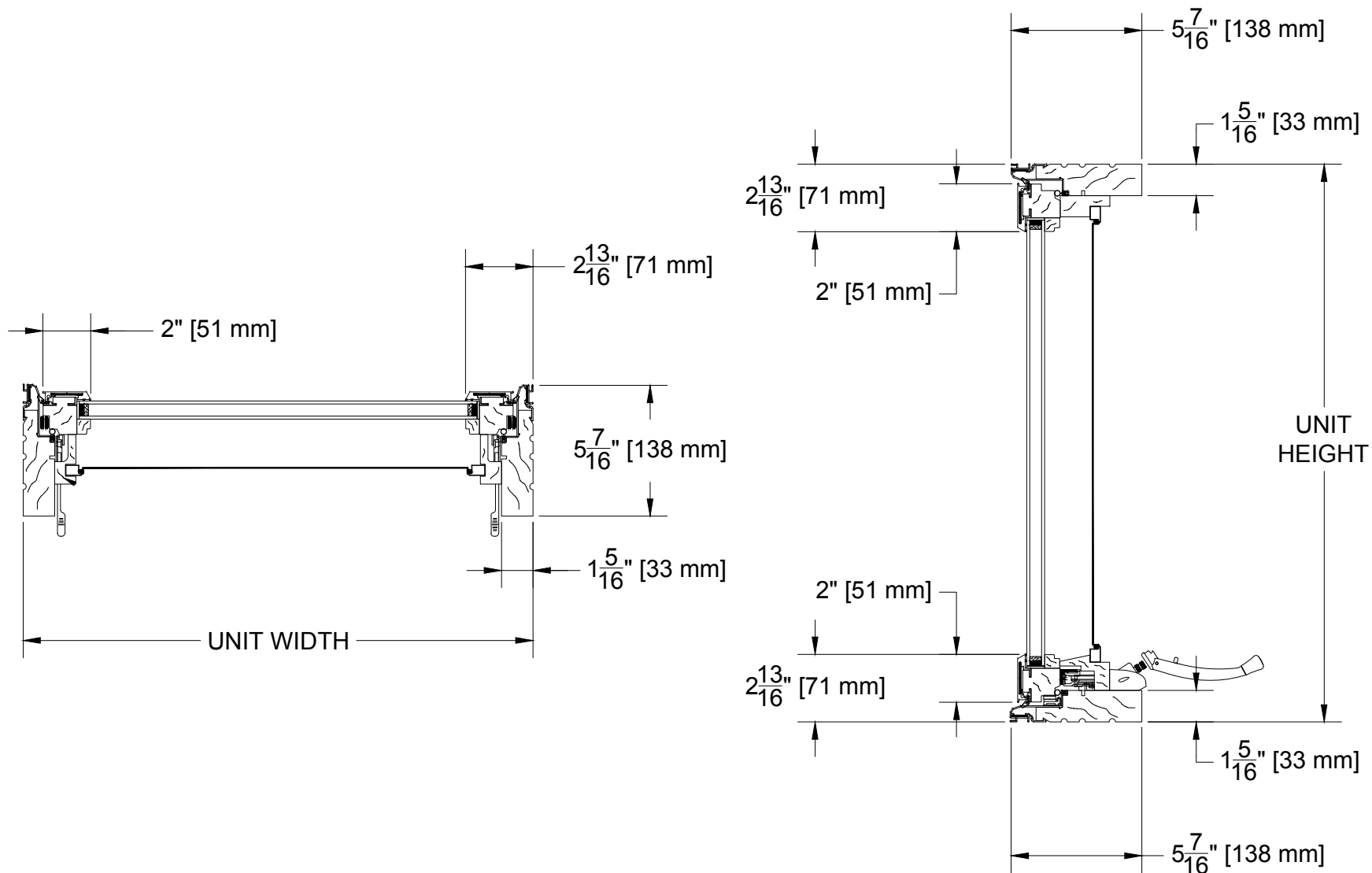




LEFT
SIDE OF HOME

7109 CEDAR AVE
TAKOMA PARK, MD 20912





LEGENDS SERIES
MODEL: AW4000
ALUMINUM CLAD WOOD
AWNING

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.

TRIMLINE
WOOD WINDOWS
 50 LOUISE DRIVE
 IVYLAND, PENNSYLVANIA 18974

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 $\frac{5}{16}$ " at jamb, head and sill.
- Standard jamb depth: 4 $\frac{9}{16}$ " from snap-in nail flange slot; 5 $\frac{7}{16}$ " overall from outside of aluminum to inside of wood.
- Available with optional $\frac{3}{8}$ " 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 $\frac{3}{4}$ ". 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 $\frac{3}{4}$ " thick insulating glass, consisting of "double strength" 3 mm annealed glass, $\frac{1}{2}$ " 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, earthtone, 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 $\frac{5}{8}$ ", $\frac{7}{8}$ ", 1", 1 $\frac{1}{4}$ " or 1 $\frac{1}{2}$ " 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 $\frac{5}{8}$ " or $\frac{7}{8}$ " wide divided lite patterns only. Removable style not available in 1", 1 $\frac{1}{4}$ ", 1 $\frac{1}{2}$ " widths.
- **Full surround removable wood grilles** available in $\frac{5}{8}$ " or $\frac{7}{8}$ " 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 $\frac{5}{8}$ " flat profile or $\frac{7}{8}$ " 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:** $\frac{5}{8}$ " flat or $\frac{3}{4}$ " 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 $\frac{1}{2}$ "), Richmond (1 $\frac{3}{4}$ "), Arlington (flat 2 $\frac{1}{8}$ "), Cambridge (2 $\frac{3}{4}$ "), Huntingdon (2 $\frac{1}{4}$ "), Kensington (2 $\frac{3}{4}$ "), Meridian (3") and Lexington (2 $\frac{3}{4}$ ").
- A standard zero clearance mullion is used for factory mulling of windows without increasing the combined unit dimension of the windows mullied.
- Interior wooden mullion covers in pine (standard), mahogany, oak or cherry are provided loose.
- $\frac{11}{16}$ " 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

Glazing	U-Value	R-Value	SHGC	VT	CRF
Comfort E	.33	3.03	.27	.49	55
Comfort E Plus	.31	3.23	.27	.47	45

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

Test Specimen	Air Infiltration	Performance Class-Grade
48.0" x 32.0" (1219 mm x 813 mm)	<.01 cfm/ft ²	CW-70

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