

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	102 Tulip Ave., Takoma Park	Meeting Date:	5/27/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	5/20/2020
Applicant:	Diane MacEachern	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20FF	Staff:	Michael Kyne
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Victorian Revival
DATE: c. 1984

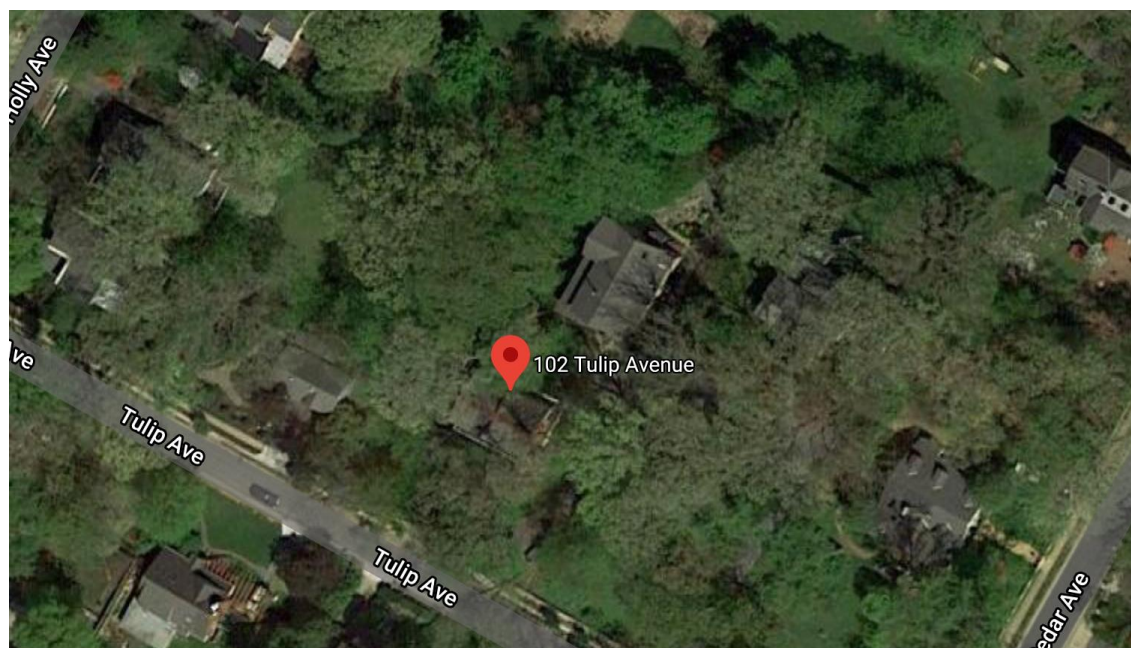


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to replace 26 existing single-lite aluminum windows (c. 1984) with fiberglass windows (Infinity from Marvin) of the same type and style (i.e., single-lite casement windows for single-lite casement windows, or single-lite awning windows for single-lite awning windows).

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 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.

From: [Diane MacEachern](#)
To: [MCP-Historic](#)
Subject: Request to replace existing windows in 1985 house with exactly same style of window
Date: Tuesday, March 3, 2020 9:48:10 AM
Attachments: [Windows at 102 Tulip Avenue.docx](#)

This is a request for permission to replace leaking, foggy windows with new windows that will look exactly the same from the street. The windows are the same age as the house, which is 35 years old. Condensation between the double panes of glass makes it almost impossible to see through most of the windows. In other cases, the leaking condensation is rotting the window frames.

The windows will be replaced by, Quality Window and Door, the same company that recently replaced the windows of my immediate next door neighbors, Wolfgang and Gertrud Mergner, who reside at 104 Tulip Avenue. From the street, there will be absolutely no difference in appearance between the current windows and the new windows.

Attached is a list of all the windows that will be replaced. In several emails, I'm attaching photographs of the views of the windows as seen from the street, as well as photos of individual windows from the interior so that the damage can clearly be seen. Because there are so many windows, some of them are grouped, including #1-6 in the front, and the two sets of windows on the second floor (#8&9, and #11&12), which will be replaced as the same kind of unit that they are currently.

Note the following sizes:

All square windows are the same size: 21 ½ in x 21 ½ in. All the square windows are awning windows and will be replaced with same.

All rectangular windows are the same size: 21 ½ in x 45 in. All the rectangular windows are casement windows and will be replaced with same.

The picture window is 45 ½ in x 68 ½ in and will be replaced with same.

The two clerestory windows at the top are each ¼ round, 32 in x 32 in. They will be replaced with same.

I would appreciate receiving permission to proceed with the window replacement. The new windows will be clear, functional, and much more energy efficient than my current windows, which will help reduce my home's carbon footprint.

Thank you.

Diane MacEachern
240-533-6384
102 Tulip Avenue
Takoma Park, MD
(In the historic district, but not a historic home.)

**Diane MacEachern
102 Tulip Avenue, Takoma Park MD 20912
240-533-6384
March 3, 2020**

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Photograph 1 - Photograph 1 is a picture of the house from the street. All 17 windows need to be replaced. The two French doors are not being replaced.

Second Floor:

Windows 1 & 2 are the top ¼ circle windows. They will be replaced with clear glass.

Windows 3 & 4 are the long rectangular windows right below them.

Window 5 & 6 are the small square windows below the rectangles and above the picture window (These windows are somewhat obscured from the street by the awning).

Looking at the house from the street:

Window 7 is the small square window to the left of the center windows on the second floor.

Windows 8 & 9 are the longer rectangular windows to the left of the small square on the second floor.

Window 10 is the small square window to the right of the center windows on the second floor.

Windows 11 & 12 are the two longer rectangular windows to the right of the small square on the second floor

First Floor:

Window 13 is the small square window on the first floor on the left.

Window 14 is the longer rectangular window between the small square on the first floor on the left and the big picture window.

Window 15 is the center picture window on the main floor.

Window 16 is the longer rectangular window between the big picture window in the center and the small square window on the right.

Window 17 is the small square window on the right.

Photograph 2, again looking at the house from the street, is a picture of the windows that need to be replaced on the right side of the house on the second floor, front.

Window 18 is the long window on the left.

Window 19 is the square window next to it.

Photograph 3 is a picture of the windows that need to be replaced on the backside of the house, on the first and second floor.

Window 20 is the square window, second floor

Window 21 is the long rectangular window on the second floor.

Window 22 is the long rectangular window on the first floor.

Photograph 4 is the back right side of the house, second floor.

Window 23 is the square window on the second floor

Window 24 is the long window on the second floor.

Photograph 5 is the left side of the house (looking from the street)

Window 25 is the small square window.

Window 26 is the long rectangular window.

