

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7118 Cedar Avenue, Takoma Park	Meeting Date:	6/24/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Laura Welch	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20JJ	Staff:	Dan Bruechert
PROPOSAL:	Storm door installation/Door replacement		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: 1918



Fig. 1: 7118 Cedar Ave is at the corner of Cedar and Tulip Aves., across the street from the Thomas-Siegler House.

PROPOSAL

The applicant proposes installing a full-glazed storm door at the rear of the house on the second-floor access to the porch. There is currently no storm door in this location and the older storm door was removed as part of a renovation project. The compatible storm door will be partially visible from Tulip Ave., but will not have a significant visual impact on the character of the house. The Maryland Historical Trust (MHT) has already reviewed and approved this proposed storm door installation.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

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.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

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
- (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 relevant *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), and (d), having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 914855
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

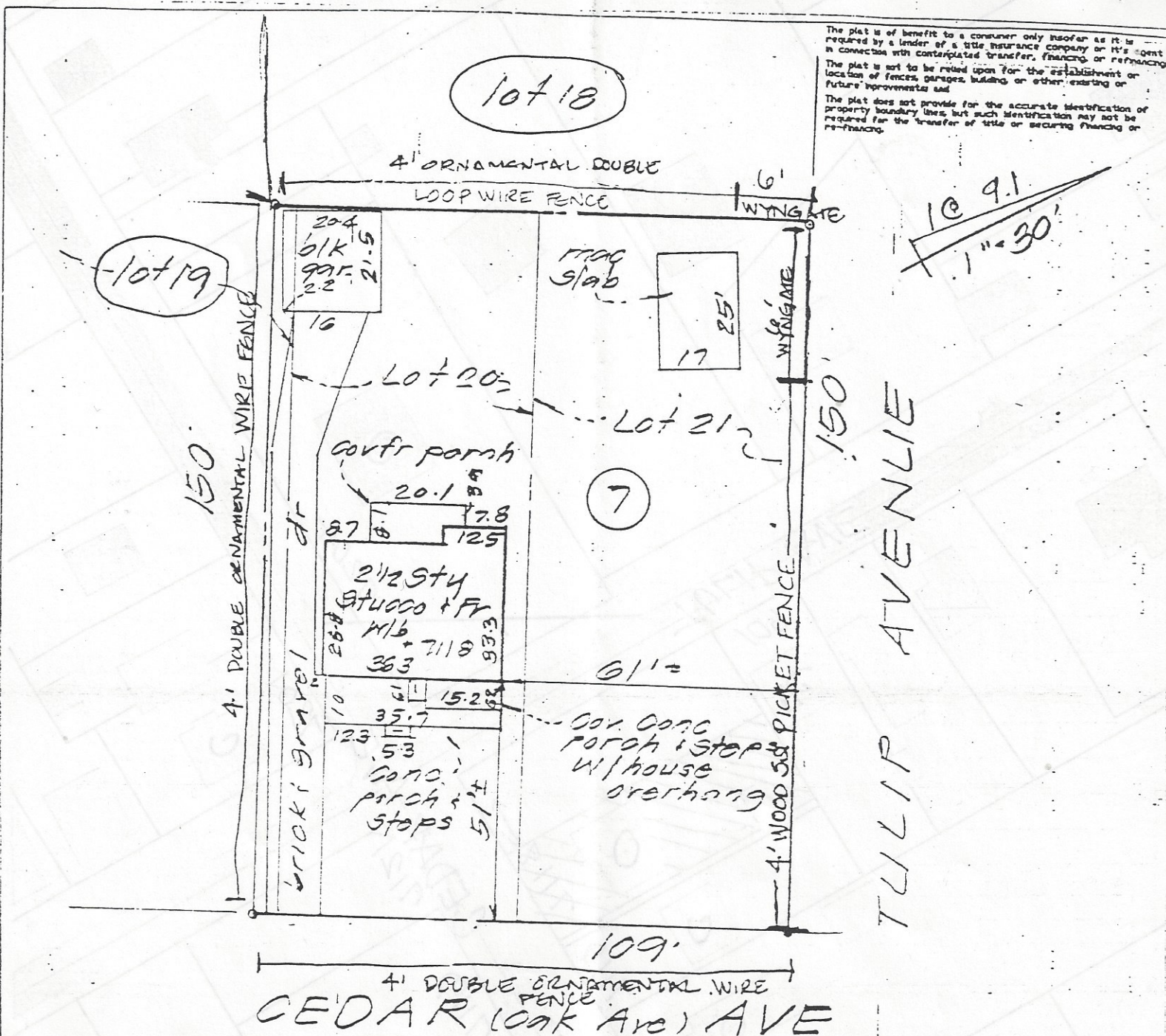






RIGHT-SIZED
NOT
SUPER-SIZED
DEVELOPMENT
WWW.KAROMANERY.COM

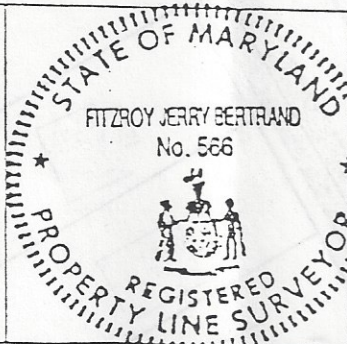
The plat is of benefit to a consumer only insofar as it is required by a lender of a title insurance company or it's agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, building or other existing or future improvements and The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



NOTES:
Not located in a H.U.D. designated Flood Hazard Zone as per F.E.M.A. Community Panel No. 240040-02000
Prepared without the benefit of a title report.
Information shown hereon should not be relied upon for construction of improvements. FB 3064:12

I hereby certify that I have surveyed the property shown here on for the purpose of locating the improvements only, and the the improvements are located as shown. Exact property corners have not been established or set, unless otherwise noted. We assume no responsibility or liability for any rights-of-way or easements recorded or unrecorded not appearing on the record plat or mentioned in the title deed referred to hereon.

Fitzroy Jerry Bertrand
Fitzroy Jerry Bertrand
Reg. Property Line Surveyor #566
Date



LOT IMPROVEMENT SURVEY
- 13 Cedar Avenue
Lots 19, 20, 21 & Part of Lot 18
Block 7
TAKOMA PARK
Wheaton
Election District
County, Maryland

LIGHT, ELLIOTT, & ASSOCIATES, INC.
8508 ADELPHI ROAD
ADELPHI, MARYLAND 20783
VOICE: 301-422-6080
FAX: 301-422-6086



SOUTHERN MARYLAND
VOICE: 301-843-4927

Draft	5	Plat Book / Page	Case No.
Ck.	1	1 91	- - - (8)
Job No.	0-1811	Liber / Folio	File Number
			SH86284



YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 397 Full View



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Welch

Tag: Deluxe Full View

DETAILS

Deluxe 397 Full View

Custom Opening Size: 32" x 77"

Mountain Berry Red

Standard Z-Bar

Pre-Hung

Color Matched Leaf Hinge

Hinge on Right (Viewed from Outside)

1" Color Matched Bottom Expander

Antique Brass Sierra Mortise Handleset (DH266) LockB (DH265)

Assign a Random Key Number

Handleset Prep at Standard Location (39") on Left (Viewed from Outside)

Color Matched Heavy Duty Closer (DH219-20)

Standard Sash

Clear Glass

Full Screen with BetterVue Screen Mesh



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 32" x 77"
Minimum Opening Size: 31 3/4" x 76 13/16"
Maximum Opening Size: 32 1/8" x 77 11/16"
Unit Size (Inside Z-Bar): 31 19/32" x 76 3/4"
Tip-to-Tip (Outside Z-Bar): 33 3/4" x 77 7/8"
Leaf Hinge Locations: 7 1/4", 27 3/8", 47 9/16", 67 3/4"
Slab Size: 31 1/8" x 76 1/8"

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

1.04 0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Total UV

0.90 0.73

YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 394 Provincial



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Welch

Tag: Deluxe Half Lite

DETAILS

Deluxe 394 Provincial
Custom Opening Size: 32" x 77"
Mountain Berry Red
Standard Z-Bar
Pre-Hung
Color Matched Leaf Hinge
Hinge on Right (Viewed from Outside)
1" Color Matched Bottom Expander
Reinforced Kick Panel
Antique Brass Sierra Mortise Handleset (DH266) LockB (DH265)
Assign a Random Key Number
Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
Color Matched Heavy Duty Closer (DH219-20)
Standard Sash
Clear Glass
Full Screen with BetterVue Screen Mesh



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 32" x 77"
Minimum Opening Size: 31 3/4" x 76 13/16"
Maximum Opening Size: 32 1/8" x 77 11/16"
Unit Size (Inside Z-Bar): 31 19/32" x 76 3/4"
Tip-to-Tip (Outside Z-Bar): 33 3/4" x 77 7/8"
Leaf Hinge Locations: 7 1/4", 27 3/8", 47 9/16", 67 3/4"
Slab Size: 31 1/8" x 76 1/8"

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

1.04 0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Total UV

0.90 0.73

YOUR PROFESSIONAL-CLASS PRODUCT

Deluxe Series Storm Door - Model 392 Provincial Self-Storing



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Welch

Tag: Deluxe 392 Provential

DETAILS

Deluxe 392 Provincial Self-Storing

Custom Opening Size: 32" x 77"

Mountain Berry Red

Standard Z-Bar

Pre-Hung

Color Matched Leaf Hinge

Hinge on Right (Viewed from Outside)

1" Color Matched Bottom Expander

Reinforced Kick Panel

Antique Brass Sierra Mortise Handleset (DH266) LockB (DH265)

Assign a Random Key Number

Handleset Prep at Standard Location (39") on Left (Viewed from Outside)

Color Matched Heavy Duty Closer (DH219-20)

Clear Glass

Full Screen with BetterVue Screen Mesh



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 32" x 77"
Minimum Opening Size: 31 3/4" x 76 13/16"
Maximum Opening Size: 32 1/8" x 77 11/16"
Unit Size (Inside Z-Bar): 31 19/32" x 76 3/4"
Tip-to-Tip (Outside Z-Bar): 33 3/4" x 77 7/8"
Leaf Hinge Locations: 7 1/4", 27 3/8", 47 9/16", 67 3/4"
Slab Size: 31 1/8" x 76 1/8"

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

1.04 0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Total UV

0.90 0.73

YOUR PROFESSIONAL-CLASS PRODUCT

Spectrum Series Storm Door - Model 291 Full View



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Welch

Tag: Spectrum Full View

DETAILS

Spectrum 291 Full View

Custom Opening Size: 32" x 77"

Mountain Berry Red

Standard Z-Bar

Pre-Hung

Color Matched Leaf Hinge

Hinge on Right (Viewed from Outside)

1-1/2" Color Matched Bottom Expander

Antique Brass Sierra Mortise Handleset (DH266) LockB (DH265)

Assign a Random Key Number

Handleset Prep at Standard Location (39") on Left (Viewed from Outside)

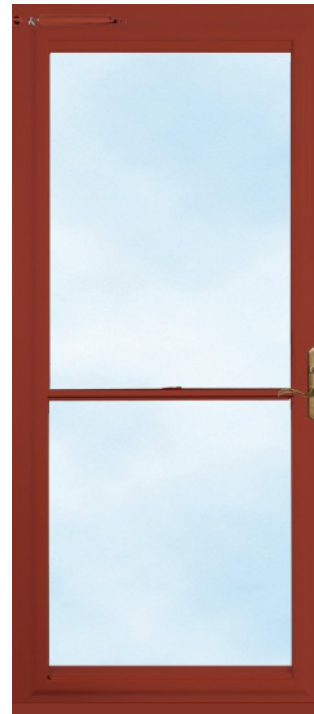
Color Matched Heavy Duty Closer (DH219-20)

Clear Glass

Two Screens



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 32" x 77"
Minimum Opening Size: 31 3/4" x 76 13/16"
Maximum Opening Size: 32 1/8" x 77 15/16"
Unit Size (Inside Z-Bar): 31 19/32" x 76 3/4"
Tip-to-Tip (Outside Z-Bar): 33 3/4" x 77 7/8"
Leaf Hinge Locations: 7 1/4", 27 3/8", 47 9/16", 67 3/4"
Slab Size: 31 1/8" x 76 1/8"

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

1.04 0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Total UV

0.90 0.73

YOUR PROFESSIONAL-CLASS PRODUCT

Spectrum Series Storm Door - Single Hung Model 274SH Half-Lite



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Welch

Tag: Spectrum Half Lite

DETAILS

Spectrum 274SH Half-Lite
Custom Opening Size: 32" x 77"
Mountain Berry Red
Standard Z-Bar
Pre-Hung
Color Matched Leaf Hinge
Hinge on Right (Viewed from Outside)
1-1/2" Color Matched Bottom Expander
Pebble Grain Kick Panel
Reinforced Kick Panel
Antique Brass Sierra Mortise Handleset (DH266) LockB (DH265)
Assign a Random Key Number
Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
Color Matched Heavy Duty Closer (DH219-20)
Clear Glass
Top Screen



OUTSIDE VIEW



INSIDE VIEW

SIZING

Custom Opening Size: 32" x 77"
Minimum Opening Size: 31 3/4" x 76 13/16"
Maximum Opening Size: 32 1/8" x 77 15/16"
Unit Size (Inside Z-Bar): 31 19/32" x 76 3/4"
Tip-to-Tip (Outside Z-Bar): 33 3/4" x 77 7/8"
Leaf Hinge Locations: 7 1/4", 27 3/8", 47 9/16", 67 3/4"
Slab Size: 31 1/8" x 76 1/8"

HANDING

Hinge on the Right
Outside Looking In

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

1.04 0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Total UV

0.90 0.73