

removing the existing panel will not adversely impact the historic character of the house and recommends approval under 24A-8(b)(1).

The applicant proposes installing a custom made overhead garaged door with painted T1-11 siding. The grooves in the siding are vertically oriented to be compatible with the existing configuration. The new door will not, however, have any windows in it. This is due to a number of factors including the fact that windows will not allow the door to fold on its track, and the window frames have racked to a degree that they likely cannot be installed in a new opening. Staff finds the loss of the window will not impact the character-defining features of the house which consist of the decorative Early-method concrete walls, steel casement windows, and low-pitch pyramidal roof. Staff further finds that the siding and finish are consistent with the existing panel and are appropriate under 24A-8(b)(1), (2), and (d); and Standard 2.

STAFF RECOMMENDATIONS

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 and compatible in character with 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.

