

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10 Valley View Ave., Takoma Park	<b>Meeting Date:</b>	1/11/2023
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	1/4/2023
<b>Applicant:</b>	Megan Doherty David Merrick (Architect)	<b>Public Notice:</b>	12/28/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	1015640	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fenestration Alteration		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1923



Figure 1: 10 Valley View Ave.

## **PROPOSAL**

The applicant proposes to install a large, fixed window on the second story elevation at the subject property.

## **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 at 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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

### ***Montgomery County Code; Chapter 24A-8***

- (a) 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 the Interior's Standards for Rehabilitation:***

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

The subject property is a two-story side gable house with a full-width front porch categorized as Non-Contributing for its loss of historic fabric and features. As part of an interior renovation, the applicants propose to install a large, fixed window between the pairs of sash windows on the front elevation of the second floor. The proposed window is a fixed Pella Lifestyle aluminum clad.

Staff finds the very lenient guidelines for Non-Contributing Resources in the Takoma Park Historic District require approval as a matter of course. The proposed alteration will not impact the size and massing of the subject property to a degree that affects the surrounding streetscape or threatens the character of the district as a whole.

### **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), and the *Takoma Park Historic District Guidelines*, 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 1015640  
DATE ASSIGNED \_\_\_\_\_

**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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> 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.

*David Merrick*

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p><b>Megan Doherty</b>  <b>10 Valley View Ave</b>  <b>Takoma Park, MD 20912</b></p>	<p><b>Owner's Agent's mailing address</b></p> <p><b>David Merrick</b>  <b>3300 Plyers Mill Rd</b>  <b>Kensington, MD 20895</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><b>Daniel Suzman and Elizabeth Novey</b>  <b>8 Valley View Ave</b>  <b>Takoma Park, MD 20912</b></p>	<p><b>Adam Diamond and Jane Berman</b>  <b>12 Valley View Ave</b>  <b>Takoma Park, MD 20912</b></p>
<p><b>Ronald Schechter and Susan Gilbert</b>  <b>5 Valley View Ave</b>  <b>Takoma Park, MD 20912</b></p> <p><b>37 Philadelphia Avenue</b>  <b>Takoma Park, MD 20912</b></p>	<p><b>39 Philadelphia Avenue</b>  <b>Takoma Park, MD 20912</b></p> <p><b>41 Philadelphia Avenue</b>  <b>Takoma Park, MD 20912</b></p>
<p><b>3 Valley View Avenue</b>  <b>Takoma Park, MD 20912</b></p>	



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

The house is located on a hill well above street level and concealed in the trees. Originally the house appears to have been constructed as a bungalow however all exterior elements to support this assumption have been removed or modified by a second floor addition with aluminum siding. The new roof lines are contemporary and have no respect for the original structure.

The plans provided with this application are careful measurements for the location of the window and door openings on the front elevation, none of these openings align vertically.

The existing windows are unidentified, builder grade wood windows with triple track storm windows with a painted finish.

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

Two front rooms on the 2nd floor will be combined to form a new Master Bedroom, a new fixed window will be added between the existing pairs of double hung windows to create what will appear to be one large/connected window unit across the entire 2nd floor front elevation.

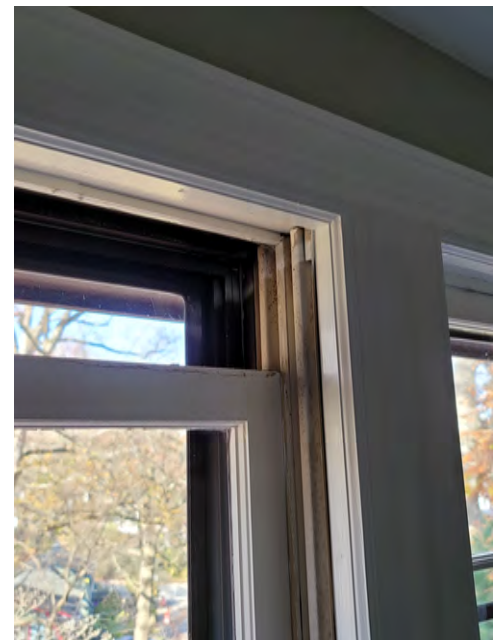
The new window will be a Pella, Lifestyle series, aluminum clad, fixed window unit with trim to match the existing windows. (I believe we can match the existing look of the aluminum triple track storm windows by using a simple aluminum clad window)



Existing Photo  
Front Elevation

Note: Openings do not align vertically.

Existing window is a wood double hung with triple track storm windows



Work Item 1: 2nd Flr Fixed window

Description of Current Condition:

Two sets of wood/clad double hung windows with a space between each set covered with aluminum vertical siding

Proposed Work:

Add a fixed window between each set of double hung windows in a matching style of window.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



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# ZONING REVIEW

Interior alterations and new window only

**CONSUMER INFORMATION NOTES:**

- This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan 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 re-financing.
- Any building line and/or Flood Zone information, if shown, is taken from available sources and is subject to interpretation of originator.
- No Title Report furnished.

**Notes:**

- Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
- Fences, as shown, were located by approximate methods.
- No property corners found.

**Abbreviations:**  
 CONC. = Concrete  
 O/H = Overhang  
 F/S = Frame Staircase  
 G = Gate

**LOCATION DRAWING**  
**LOT 49 ~ BLOCK 87**  
**HOLMES & AUSTIN'S SUBDIVISION**  
**OF A PART OF**  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

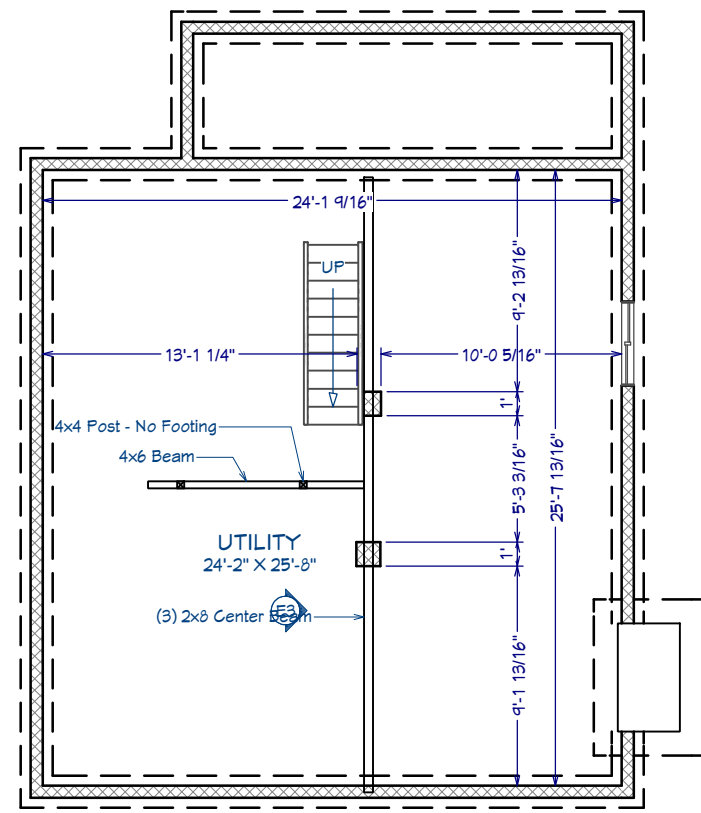
**SURVEYOR'S CERTIFICATE**

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

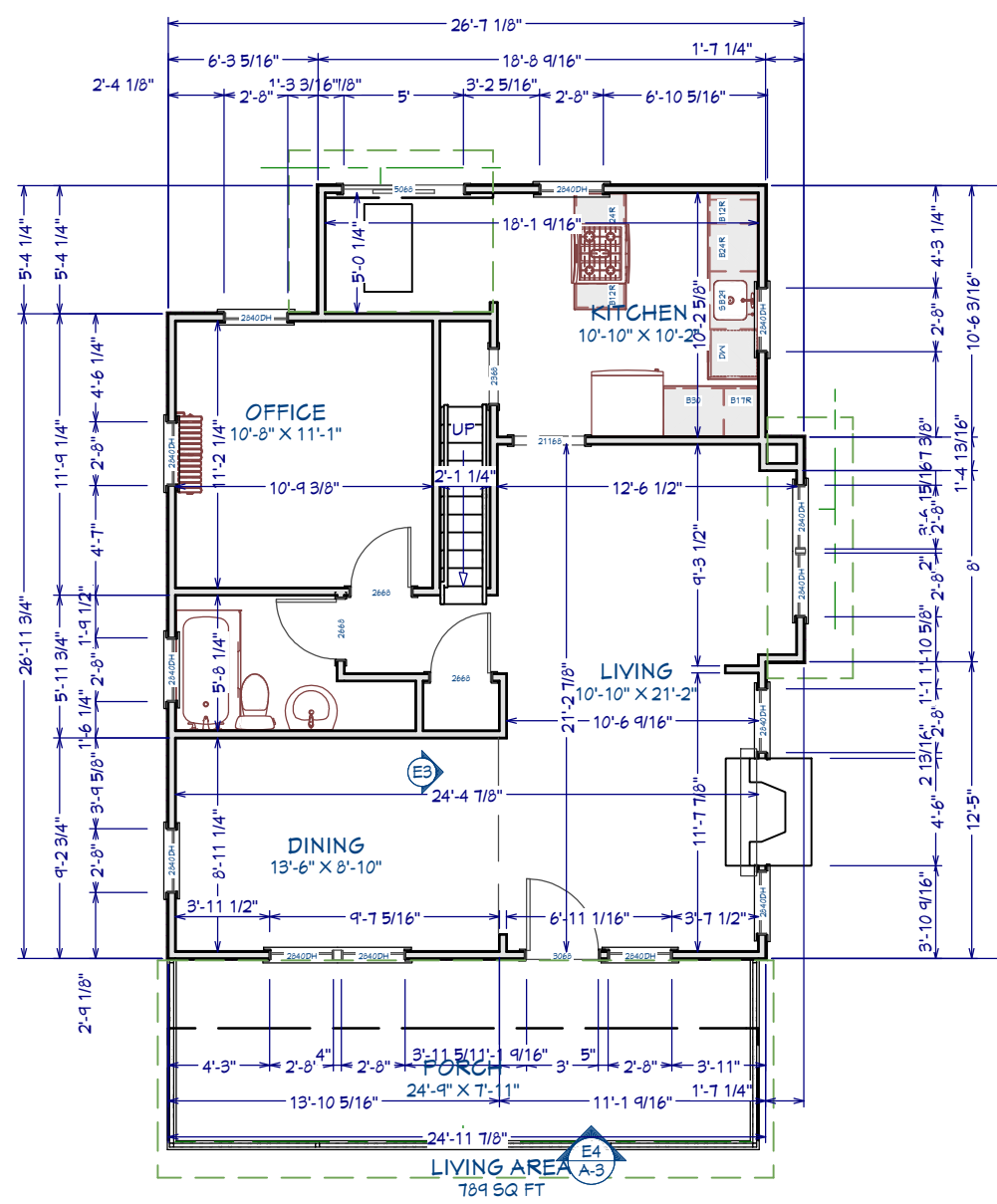
*Kent A. Leu*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592  
 Expires: 04-07-2023

REFERENCES	DATE OF LOCATIONS	SCALE:
PLAT BK. 3		1" = 20'
PLAT NO. 223		
	WALL CHECK:	DRAWN BY: TON
	HSE. LOC.: 09-19-22	JOB NO.: 22-03082-HL

**SNIDER & ASSOCIATES**  
 LAND SURVEYORS  
 19544 Amaranth Drive  
 Germantown, Maryland 20874  
 301/948-5100 Fax 301/948-1286  
 WWW.SNIDERSURVEYS.COM



Basement Plan



1st Floor Plan

# INDEX OF DRAWINGS

LABEL	TITLE	COMMENTS
A-1	FIRST FLR PLAN	
A-2	EXISTING AND DEMOLITION PLAN	
A-3	FRONT ELEVATIONS	
A-4	OFFICE CABINETS	
S-1	STRUCTURAL PLANS	
E-1	ENERGY PLAN AND SECTION	

# PROJECT DESCRIPTION

**Alteration** - Single family, two story wood frame structure with full, unfinished basement. Existing first floor rooms remain unchanged. Second floor, remove one non-bearing interior partition and modify closets. Add one new fixed window on front elevation

# PERMIT FEE CALCULATIONS

Floor	Alteration
Basement	0 sf
First Floor	0 sf
Second Floor	80 sf
Totals	80 sf

# CODE NOTES

All work to be in accordance with 2018 IRC and IECC, International Residential Code and as amended by Montgomery County Executive Regulations. All chapters, tables, sections, figures and appendices are from the 2018 IRC.

# RESIDENTIAL CODE PARAMETERS

Ground Snow Load	30 PSF
Design Wind Speed	115 MPH
Seismic Category	B
Weathering	Severe
Frost Line Depth	30 inches
Termite	Moderate to Heavy
Decay	Slight to Moderate
Winter Design Temperature	13 F
Ice Shield Underlayment	Required
Flood Hazards	July 2, 1979
Air Freezing Index	300
Mean Annual Temperature	55 F
Soil Bearing Capacity	2000PSF

# DESIGN LOADS

Uninhabitable attic without storage	10PSF
Uninhabitable attic with limited storage	20PSF
Habitable Attic with stairs	30PSF
Balconies and Fire Escapes	40PSF
Guardrails and Handrails	200lb lateral
Passenger Garage	50PSF
Rooms other than Sleeping	40 PSF
Sleeping Rooms	30PSF
Stairs	40PSF



3300 PLYERS MILL ROAD  
 KENSINGTON, MD 20895  
 301-946-2356  
 MHIC LICENSE #: 38984  
 DC LICENSE #: 50004406



### Client Information

Megan Doherty and Joseph Gordon  
 10 Valley View Ave  
 Takoma Park, MD 20912

### Project Description

Remove interior partition

First Flr Plan



### Date Printed

12/12/2022

### Revision

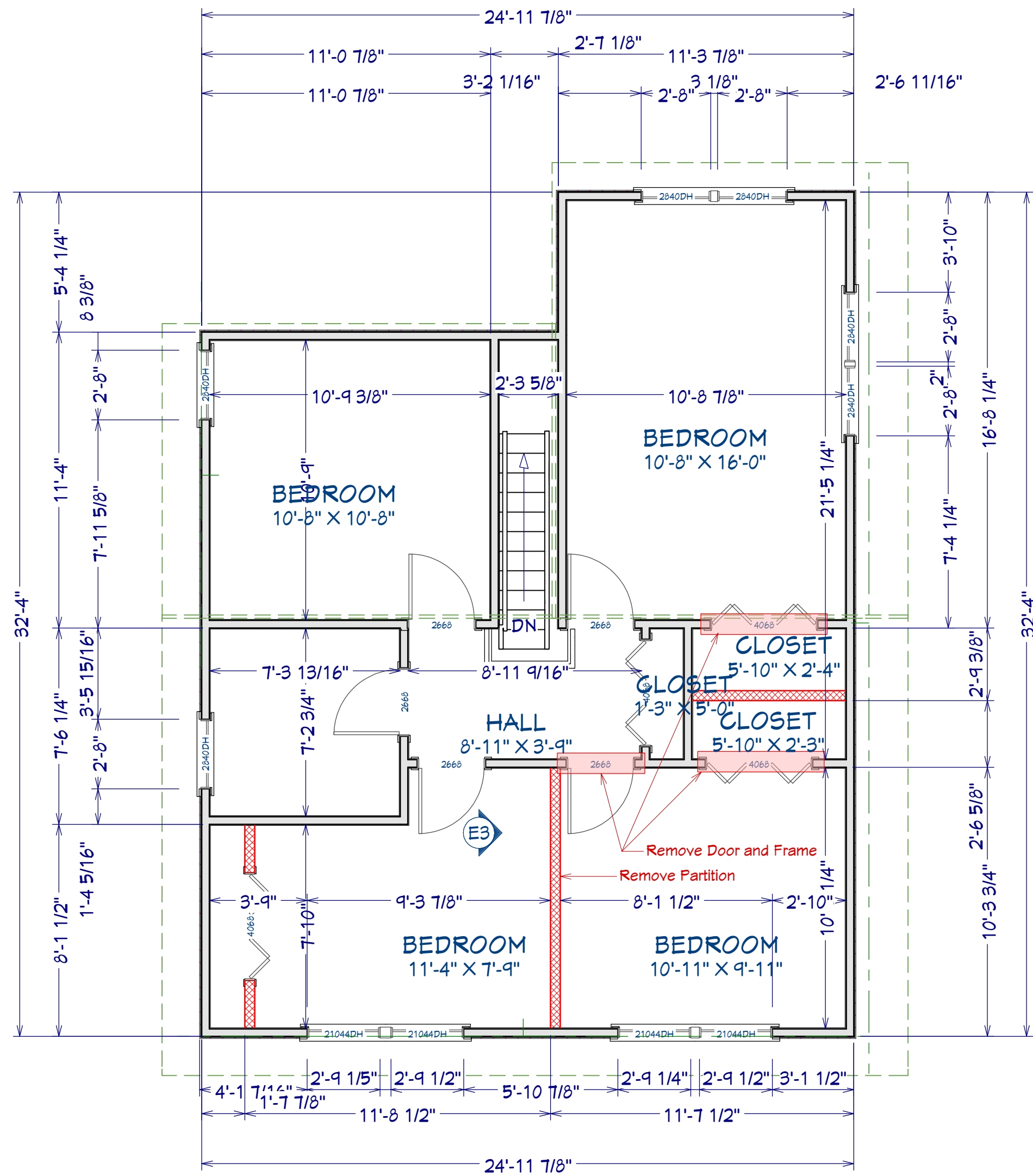
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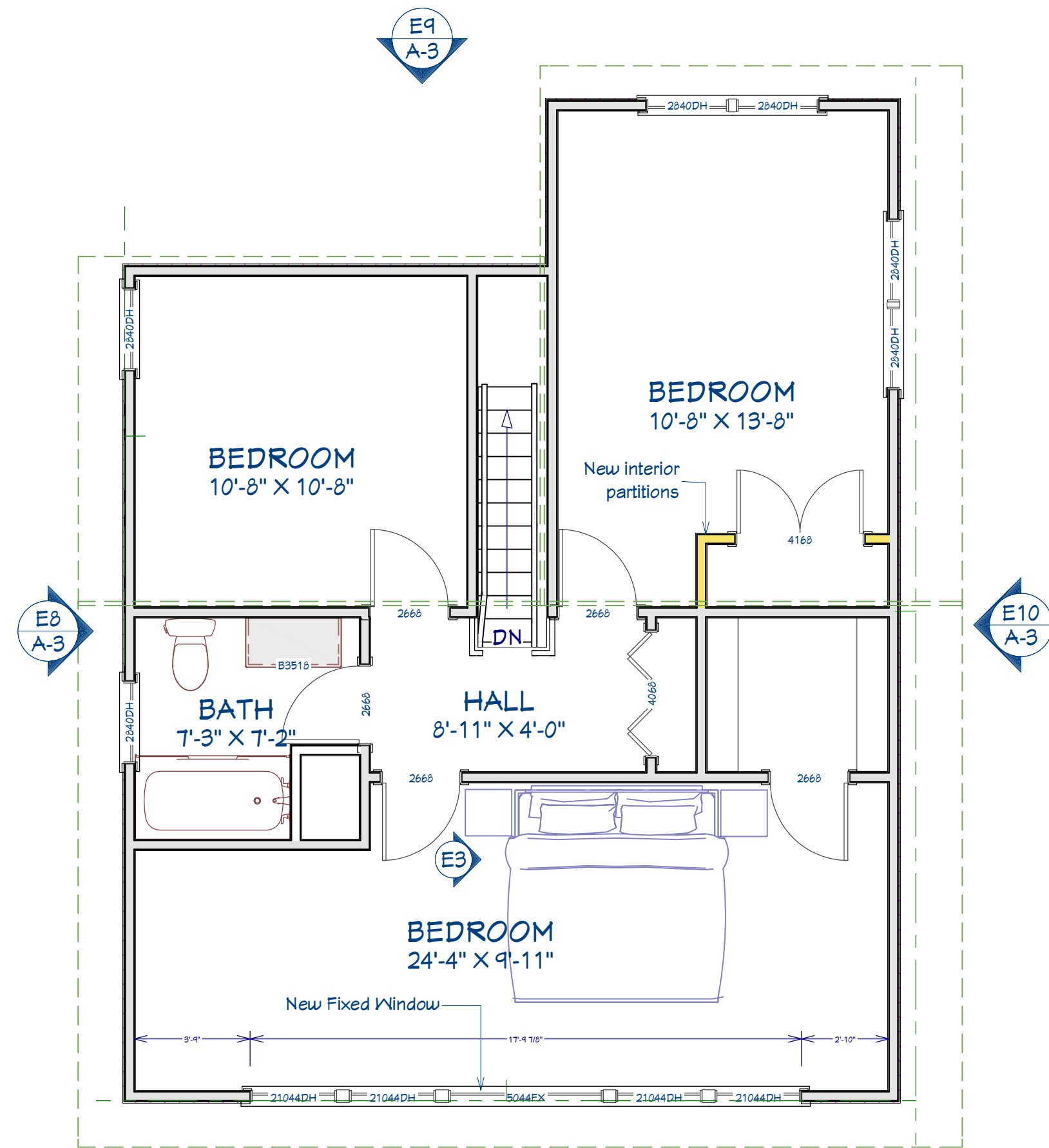
### Sheet Number

A-1





Existing 2nd Floor Plan



Proposed 2nd Floor Plan



Client Information

Megan Doherty and Joseph Gordon  
10 Valley View Ave  
Takoma Park, MD 20912

Project Description

Remove interior partition

Existing and Demolition Plan



Date Printed

12/12/2022

Revision

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1/4"=1'-0"

Sheet Number

A-2



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Elevation 10



Elevation 9



Elevation 8



Existing front elevation

Elevation 4



Elevation 7 Proposed front elevation with new 2nd floor fixed window

Client Information

Megan Doherty and Joseph Gordon  
10 Valley View Ave  
Takoma Park, MD 20912

Project Description

Remove interior partition

Front Elevations



Date Printed

12/12/2022

Revision

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1/4"=1'-0"

Sheet Number

A-3