

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7014 Poplar Ave., Takoma Park	Meeting Date:	4/12/2023
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	4/5/2023
Applicant:	Raphael Lewis	Public Notice:	3/28/2023
Review:	HAWP	Tax Credit:	Yes
Case No.:	1023948	Staff:	Dan Bruechert
Proposal:	Window Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Minimal Traditional
DATE: 1953



Figure 1: The subject property is located in the middle of the block on Poplar Ave.

PROPOSAL

The applicant proposes to remove and replace all 16 (sixteen) windows 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 one-story, side gable, vinyl-sided house with vinyl windows. The applicant proposes to remove all 16 (sixteen) vinyl windows and replace them with new fiberglass windows (Renewal by Andersen). Eight of the windows will be double-hung sash windows and the remaining 8 (eight) will be casements. All windows will either be single-lite or one-over-one configurations.

Staff finds the existing windows do not contribute to the historic character of the house or surrounding district and may be removed as a matter of course. Staff additionally finds the new windows will not affect the scale or massing of the house or surrounding streetscape. Therefore, based on the *Design Guidelines*, the HAWP should be approved as a matter of course.

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 to schedule a follow-up site visit.



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

FOR STAFF ONLY:
HAWP# _____
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.

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

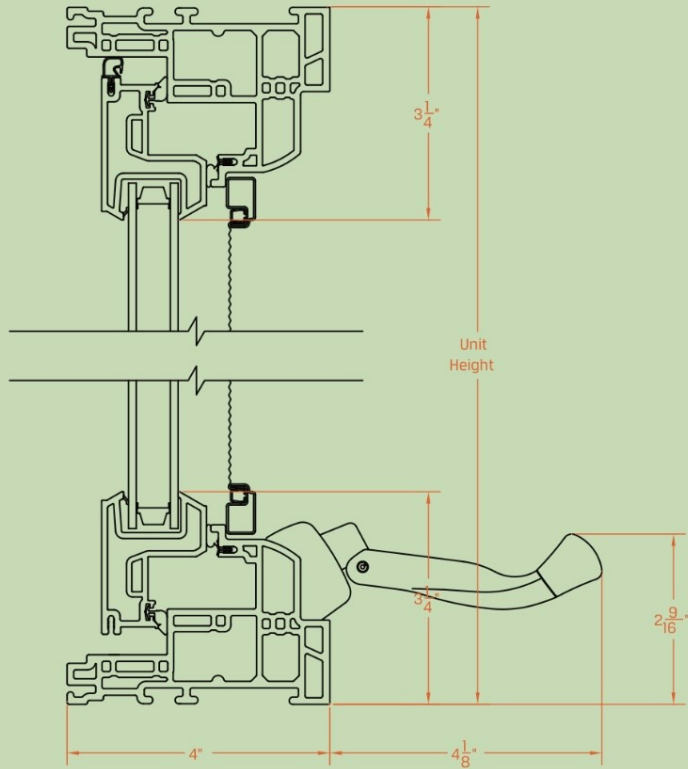
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

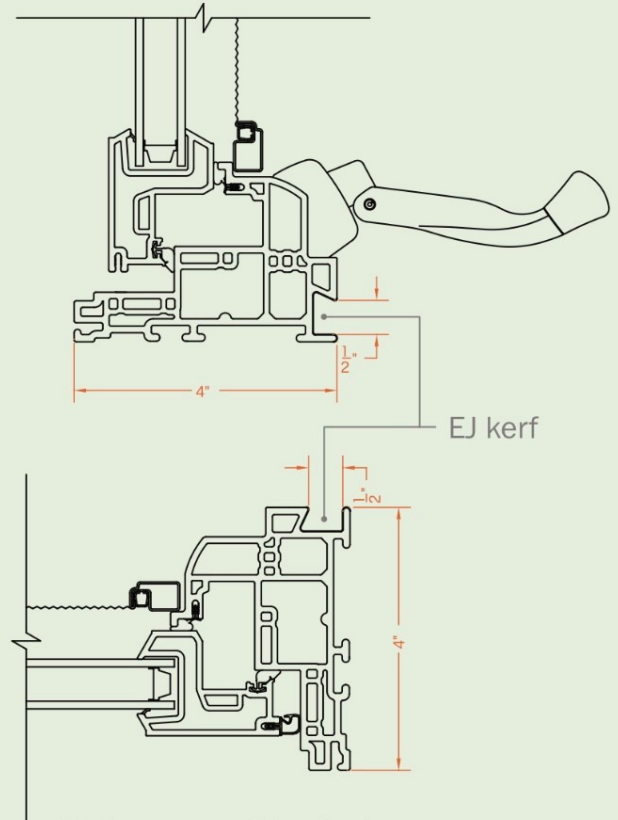
PRODUCT DETAILS

Casement Single Units

Base Frame

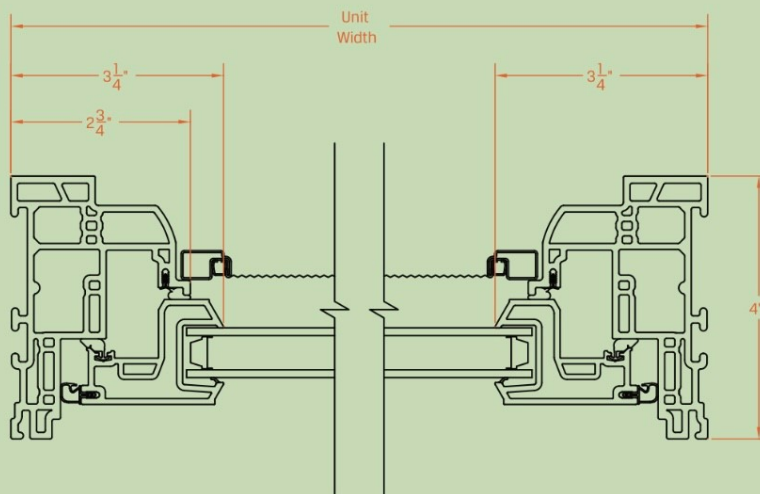


Extension Jamb (EJ) Frame



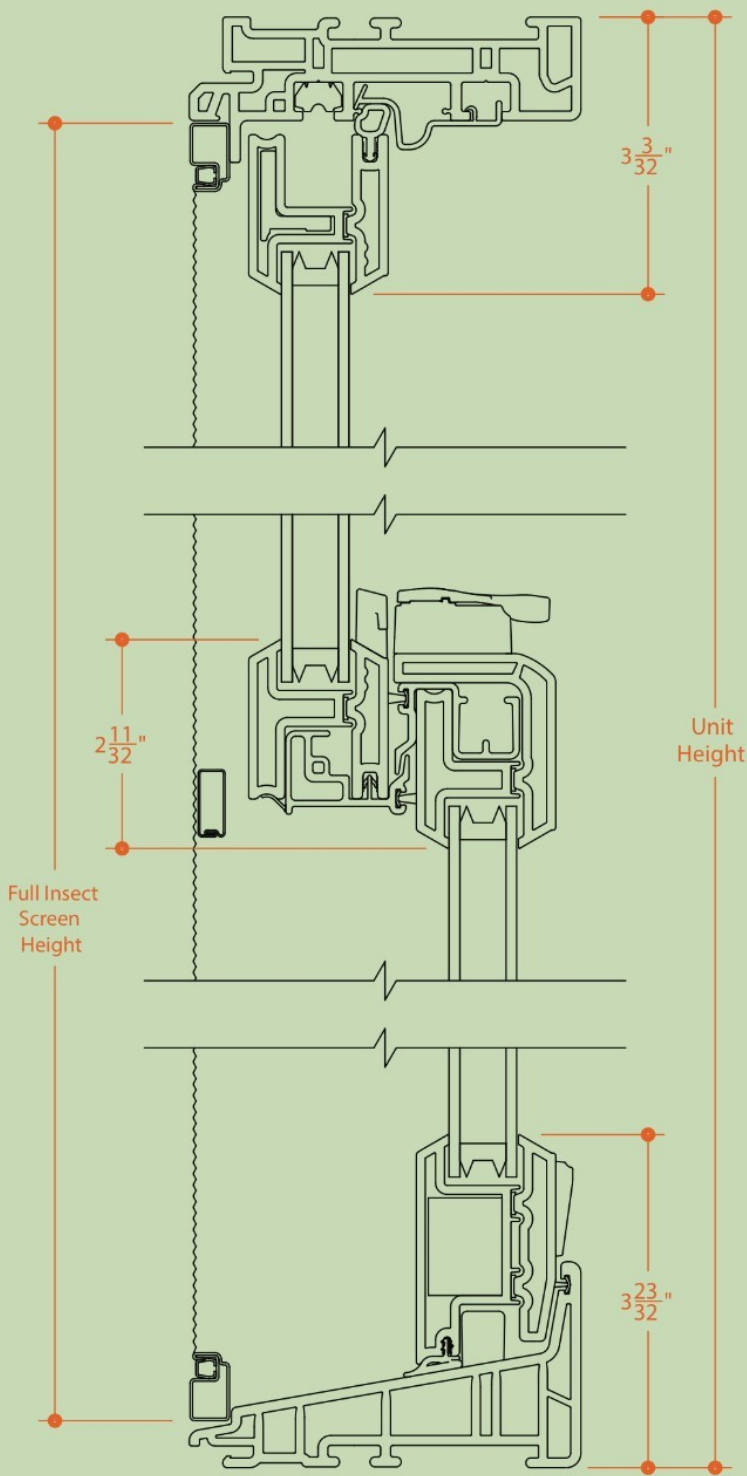
EJ frames are identical to Base frames with the exception of the EJ kerf.

Base Frame - Single Unit

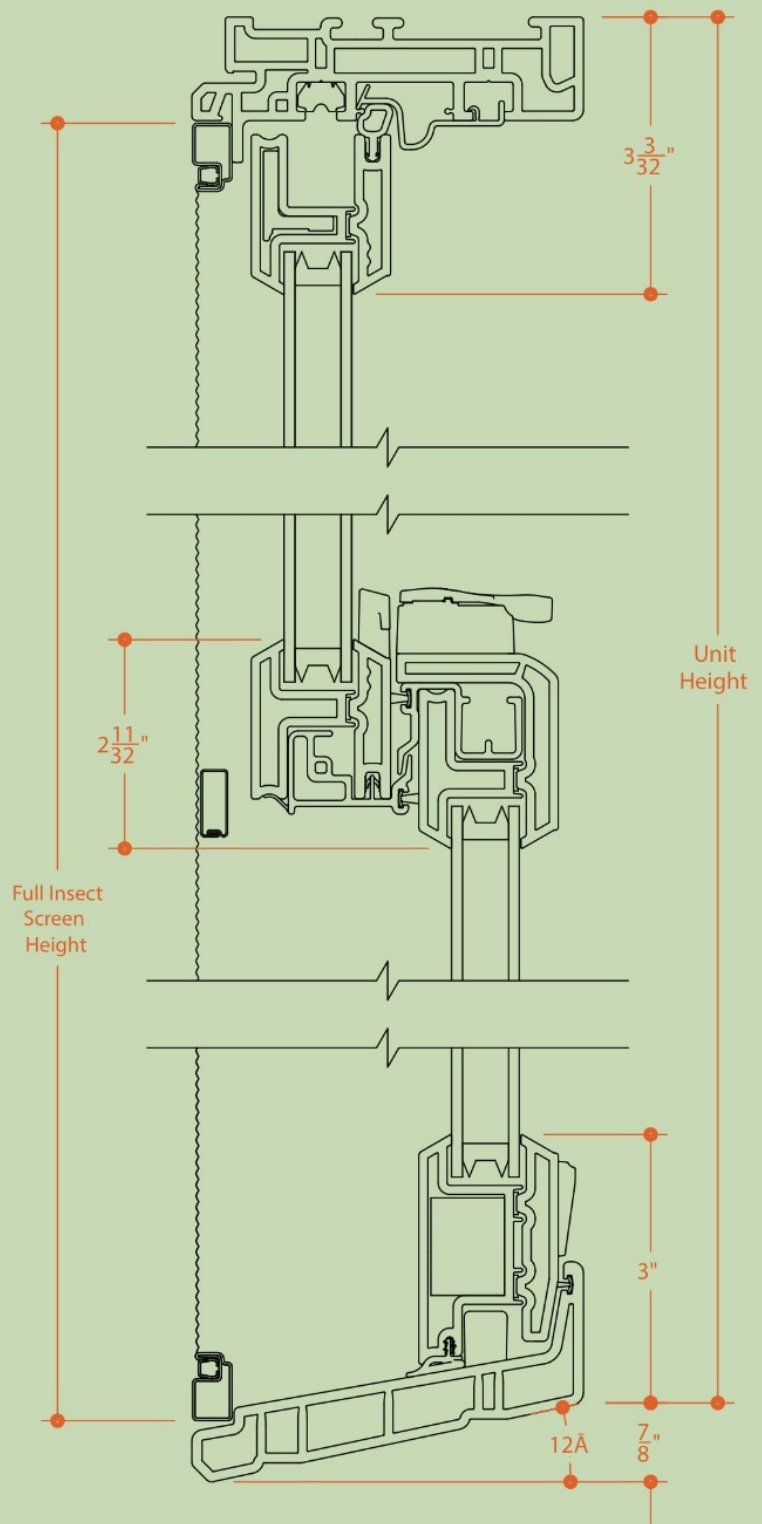


PRODUCT DETAILS

DG Double-Hung Base Frame



Flat Sill Option



Sloped Sill Option

Fibrex Window Color Options



Interior Colors



Exterior Colors

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX[®]
MATERIAL

ANDERSEN
EXCLUSIVE
FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.¹

	FIBREX [®] MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		11	✓



108

107

109

101a/b

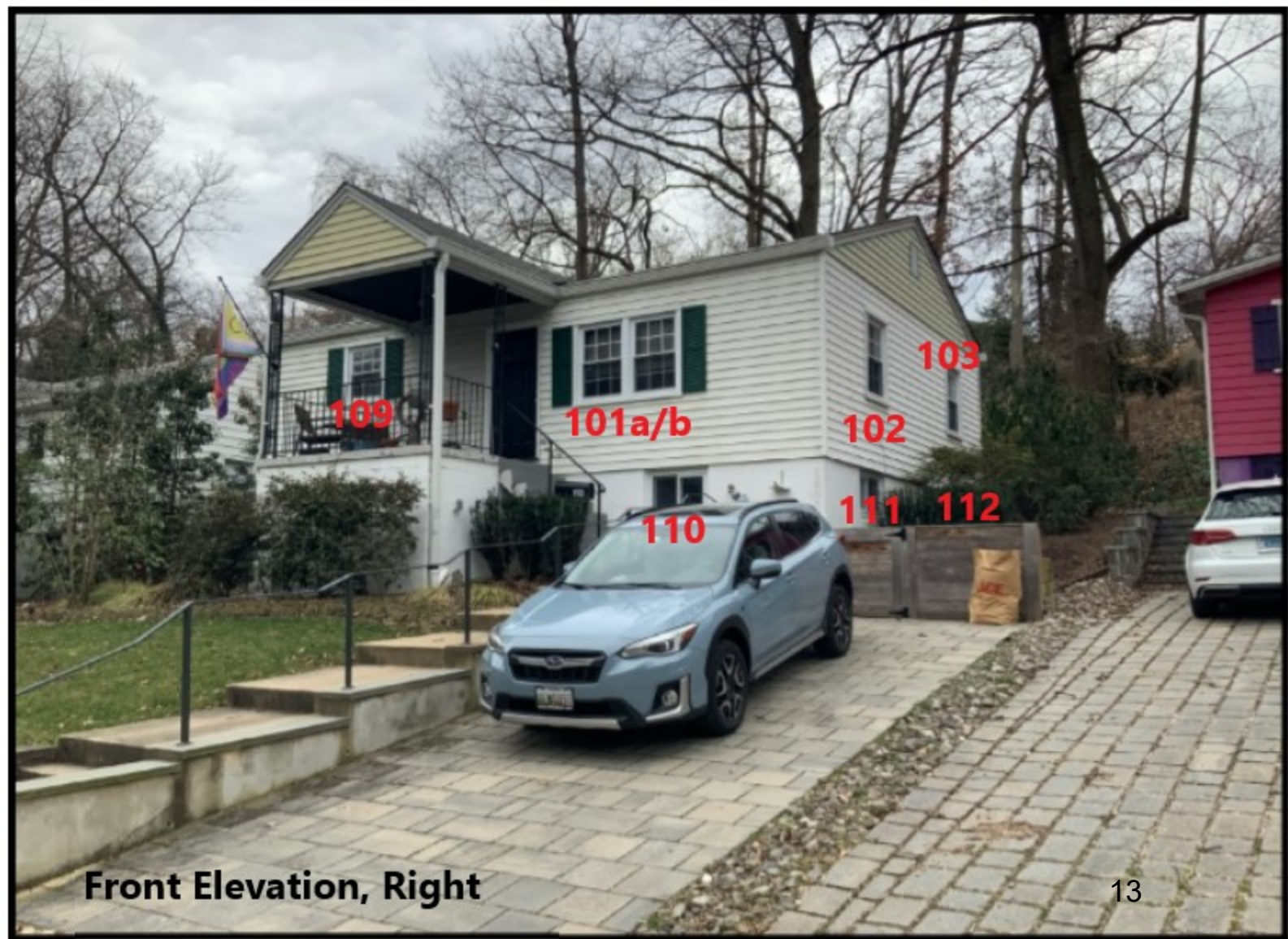
113

114

115

110

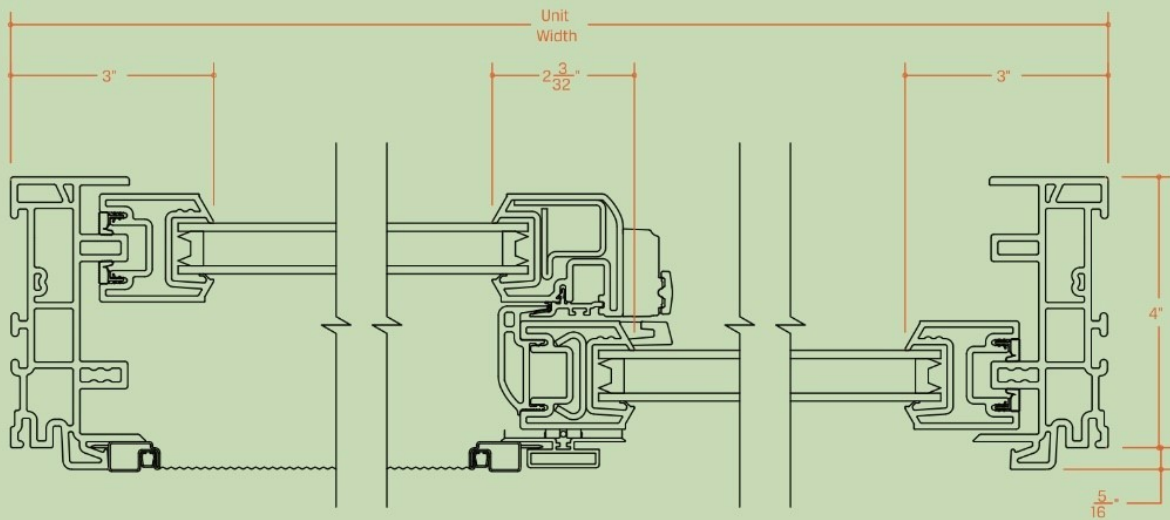
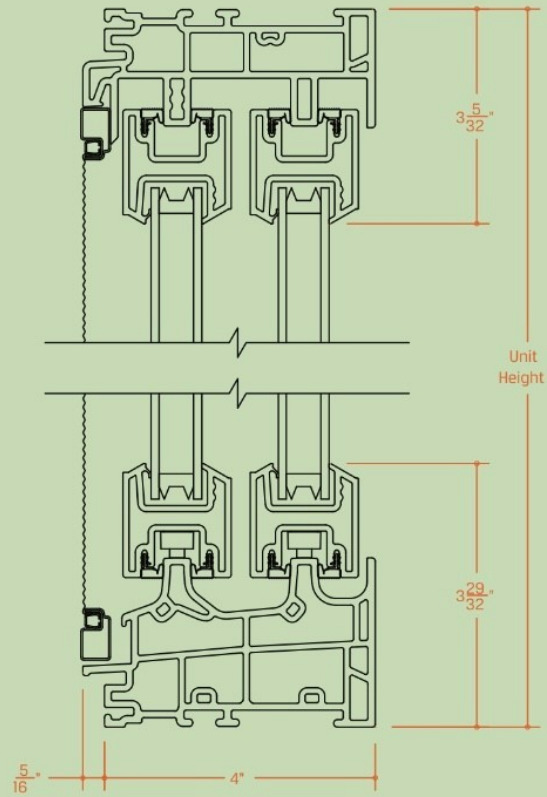
Front Elevation, Left



Front Elevation, Right

PRODUCT DETAILS

Gliding Window AS and SA Universal Frame - Base





104

105

106

Rear Elevation



proposed

Zachary Rickards (571)405-0415

Susan Salek

7014 Poplar Ave
Tacoma Park , MD 20912
(202)794-0322

rSuite Capital Price 1.26.2023

ID#	ROOM	SIZE	DETAILS
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Misc: Misc, CapRegion Job, Permit Fee (All non- COFA), A delay in installation can be expected and is dependent on the local jurisdiction.

101a Living	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: +40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
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101b Living	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: +40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
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102 Living	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: +40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
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103	Bedroom	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
104	Bedroom	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
105	Bathroom	24 W 37 H	<p>Window: Casement , Single, Right, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, Obscure , Tempered Glass</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
106	office	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
107	office	32 W 45 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>

108	Kitchen	24 W 37 H	<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 2w x 1h , Sash 2: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
109	Kitchen	32 W 37 H	<p>Window: Casement , Single, Left, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: All Sash: Farmhouse 3w x 1h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
110	basement bed	36 W 24 H	<p>Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
111	basement bed	36 W 24 H	<p>Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
112	basement	36 W 24 H	<p>Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
113	basement bath	36 W 24 H	<p>Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: White</p> <p>Screen: Fiberglass , Half Screen</p> <p>Grille Style: No Grille</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>

114 Laundry 36 W
24 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White
Screen: Fiberglass , Half Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

115 Laundry 36 W
24 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun Glass, No Pattern
Hardware: White
Screen: Fiberglass , Half Screen
Grille Style: No Grille
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

WINDOWS: 16 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1

UPDATED: 03/08/23