

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10215 Menlo Ave., Silver Spring	Meeting Date:	9/20/2023
Resource:	1935+ (Nominal) Capitol View Park Historic District	Report Date:	9/13/2023
Applicant:	Rebecca Long	Public Notice:	9/6/2023
Review:	HAWP	Tax Credit:	Yes
Case No.:	1042276	Staff:	Dan Bruechert
PROPOSAL:	After the fact Window and Door Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: 1870-1916 - Resource in the Capitol View Historic District
STYLE: Vernacular
DATE: 1936

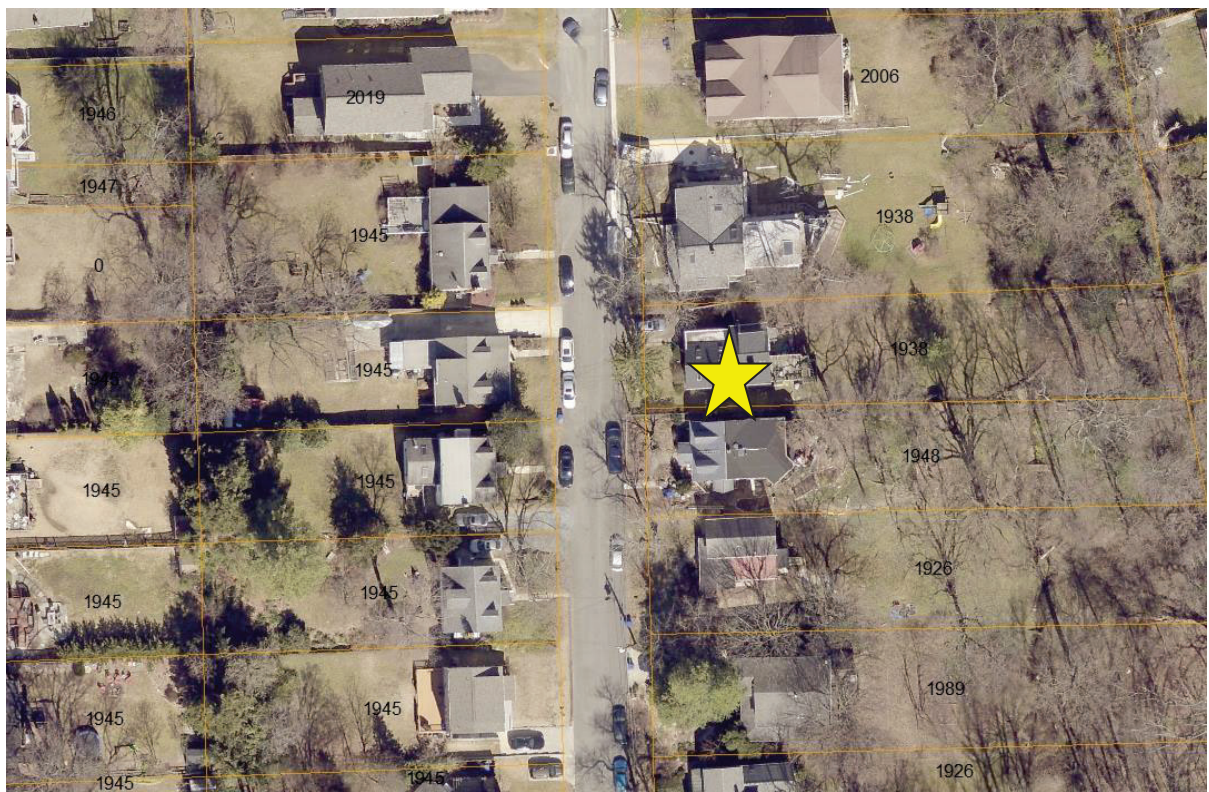


Figure 1: The subject property is on the east side of Menlo Ave.

PROPOSAL

The applicant proposes to remove and replace several windows and doors. This work has already been completed; however, the HPC is charged to review it as though it has not been undertaken.

APPLICABLE GUIDELINES***Capitol View Park Historic District***

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *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.

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 the 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.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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 small front gable house, covered in vinyl siding, with a large non-historic addition. In 1990 a previous homeowner received approval to construct a large addition to what was

identified as a small house.¹ The Staff Report noted that the windows, doors, siding, and porch had all been substantially altered and that the house had “no particular architectural significance.”

In the applicant’s 2022 Historic Preservation Tax Credit application, historic preservation Staff determined that the window replacement had been completed without a HAWP and directed the applicant to apply for the required permit. The applicant seeks approval for the removal and replacement of nine windows (three on the front elevation, six on the rear elevation of the non-historic addition), one door, and their respective frames. Staff finds the proposed alterations will have no impact on the historic fabric or historic character of the subject property.

Based on Staff’s review of photos on StreetView and a review of the previous HAWP applications, the existing windows are a mix of six-over sash, nine-light fixed windows, and single-light fixed windows. Staff was unable to get any details regarding the basement sliding glass door.

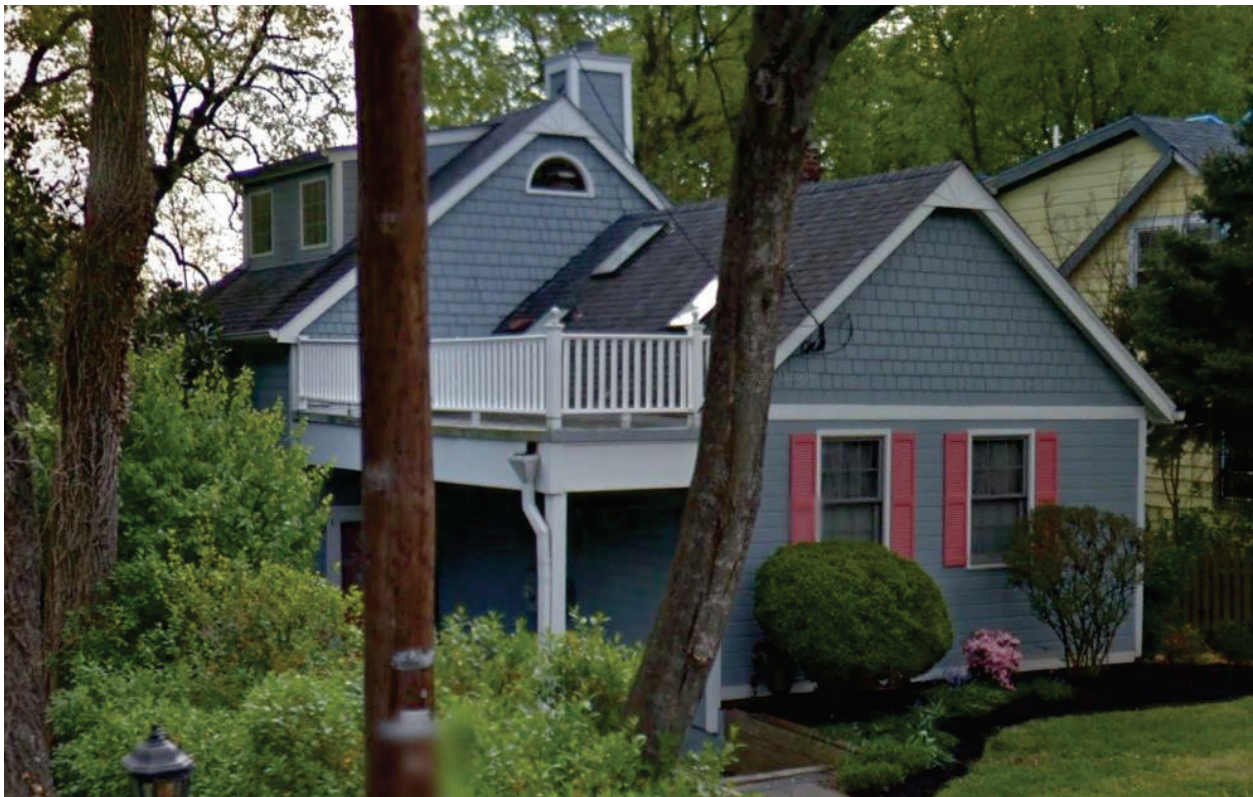


Figure 2: April 2012 Google StreetView image showing the six-over-six sash windows on the front and 9-light fixed windows in the dormer.

The replacement windows will all be one-over-one light sashes and single-light fixed windows. The replacement sliding glass door has two single-light doors.

¹ The 1990 Staff Report is available here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box033/31-7-90B_Capitol%20View%20Historic%20District_10215%20Menlo%20Avenue_04-03-1990.pdf. The subsequent revisions are available here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box033/31-7-90C_Capitol%20View%20Historic%20District_10215%20Menlo%20Avenue_03-30-1990.pdf.



Figure 3: Replacement sash and half-round windows installed, 2023.

Staff finds the existing windows and doors were not historic and did not contribute to the character of the resource or the surrounding district. Staff supports the removal of the proposed windows and door. Though the window profiles may be thinner than a traditional wood or an aluminum-clad window, Staff finds the one-over-one-windows configuration does not detract from the character of the resource. Staff additionally finds the proposed replacement windows and door are acceptable replacements for Nominal (i.e. non-contributing) resources within the Capitol View Historic District. Staff recommends the HPC approve the HAWP under 24A-8(d) and Standards 2 and 10. Staff additionally recommends the HPC approve the Montgomery County Historic Preservation Tax Credit application for the window replacement, as there is sufficient documentation to demonstrate the windows replaced were not historic on a non-contributing resource to the district and while the configuration of the sash windows on the front may have changed, the windows are consistent with the character of the resource.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(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 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# 1042276

DATE ASSIGNED

APPLICANT:

Name: Rebecca Long

Address: 10215 Menlo Ave

Daytime Phone: 202-285-6178

E-mail: rebeccaaynlasky@gmail.co

City: Silver Spring Zip: 20910

Tax Account No.: 00994645

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? X Yes/District Name Capitol View F
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, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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.

Rebecca Long 08/28/2023

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address 10215 Menlo Ave Silver Spring, MD 20910</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>10217 Menlo Ave Silver Spring, MD 20910</p>	<p>10213 Menlo Ave Silver Spring, MD 20910</p>
<p>10214 Menlo Ave Silver Spring, MD 20910</p>	<p>10216 Menlo Avenue Silver Spring, MD 20910</p>
<p>10212 Menlo Avenue Silver Spring, MD 20910</p>	<p>10212 Leslie Street, Silver Spring MD 20910 10214 Leslie Street, Silver Spring MD 20910 10216 Leslie Street, Silver Spring MD 20910</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:

Cape Cod style cottages.

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

Replace 9 windows, 1 sliding door, and frames.

Work Item 1: Windows & door

Description of Current Condition:
Leaky with rotted frames.

Proposed Work:
Replacements with like materials.

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



National Headquarters
 2501 Seaport Drive, Chester, PA 19013
 888-736-6335
 WWW.POWERHRG.COM

Rebecca Long
 35-39052

MD HIC# 49706

PROJECT AMENDMENT

Buyer(s)' Information and Description of the Property: Rebecca Long 10215 Menlo Avenue Silver Spring, MD, 20910 County: Montgomery Township:	Project Number: 35-39052 (202) 285-6178 (<i>Rebecca's Cell</i>)	September 20, 2021 <i>Date of Agreement</i> September 23, 2021 <i>Date of Amendment</i> rebeccaaynlasky@gmail.com <i>E-Mail Address 1</i>
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This Amendment ("Amendment") is to the CUSTOM REMODELING AND IMPROVEMENT AGREEMENT ("Agreement") by and between Power Home Remodeling Group, LLC ("Contractor"), and "Buyer(s)" listed above. Contractor and Buyer(s) hereby agree to amend and modify the Agreement as indicated below. Other than as specifically indicated below, all the terms and conditions of the Agreement will remain in full force and effect. This Amendment is subject to the terms and conditions of the Agreement. The following additions, alterations, or deletions to the products and services Buyer(s) ordered are being made:

Previous Project Price:	\$14,033.76	New Project Price:	\$14,502.77
Previous Down Payments Required:	\$0.00	Additional Down Payment Required:	\$0.00
Previous Down Payments Collected:		Additional Down Payment Collected:	
		Additional Down Payment Still Due:	\$0.00

It is agreed and understood by and between the parties that this Amendment and the original Agreement constitute the entire understanding between the parties, and there are no verbal understandings changing or modifying any of the terms of this Amendment. Buyer(s) hereby acknowledges that Buyer(s) has read this Amendment and has received a completed, signed, and dated copy of this Amendment on the date written below.

I have read and received each page of this 3 page amendment.

Power Home Remodeling Group

 /09/23/21
 Signature of PHRG Representative

Dylan Dane

Buyer(s)

 /09/23/21
 Signature

Rebecca Long





National Headquarters
 2501 Seaport Drive, Chester, PA 19013
 888-736-6335
 WWW.POWERHRG.COM

Rebecca Long
 35-39052

MD HIC# 49706

Amended Project Specifications

<p>AMENDED Windows: Rebecca's Bedroom 1 50.0"x45.25"</p> <p>WINDOWS: <i>Model Inspira Style Double Hung Type None Config None</i> OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details Special Options (ie. Full Screen, Obscure Glass, etc) Full Screen No Obscure Glass No Specialty Color No Different Color Capping No Trim Options Yes New Inside Casing No New Outside Brickmold No New Sill Pine New Stool No New Apron No Frame Options No Remove and Reinstall No</i></p>	
<p>AMENDED Windows: Rebecca's Bedroom 1 35.5"x17.75"</p> <p>WINDOWS: <i>Model Elegance Style Architectural Type Circle Top Config None</i> OPTIONS: <i>Color White / White : Grid Pattern : None Removal Aluminum / Vinyl Additional Details None</i></p>	
<p>AMENDED Windows: Rebecca's Bedroom 1 50.0"x25.0"</p> <p>WINDOWS: <i>Model Elegance Style Architectural Type Circle Top Config None</i> OPTIONS: <i>Color White / White : Grid Pattern : None Removal Aluminum / Vinyl Additional Details None</i></p>	
<p>Windows: Basement 1 59.25"x79.5"</p> <p>WINDOWS: <i>Model Elegance Style Sliding Glass Door Type 2-Panel Config 5&#39;</i> OPTIONS: <i>Color White / White : Grid Pattern : None Additional Details None</i></p>	
<p>Windows: Rebecca's Bedroom 1 19.5"x36.25"</p> <p>WINDOWS: <i>Model Inspira Style Casement Type Single Config None</i> OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details None</i></p>	
<p>Windows: Rebecca's Bedroom 1 19.5"x36.25"</p> <p>WINDOWS: <i>Model Inspira Style Casement Type Single Config None</i> OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details None</i></p>	








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Rebecca Long
 35-39052

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Amended Project Specifications

<p>Windows: Kitchen 1 27.5"x33.25"</p> <p>WINDOWS: <i>Model Inspira Style Double Hung Type None Config None</i></p> <p>OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details None</i></p>	
<p>Windows: Kitchen 1 27.5"x33.25"</p> <p>WINDOWS: <i>Model Inspira Style Double Hung Type None Config None</i></p> <p>OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details None</i></p>	
<p>AMENDED</p> <p>Windows: Master Bedroom 1 31.5"x49.25"</p> <p>WINDOWS: <i>Model Inspira Style Double Hung Type None Config None</i></p> <p>OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details Special Options (ie. Full Screen, Obscure Glass, etc) Full Screen No Obscure Glass No Specialty Color No Different Color Capping No Trim Options Yes New Inside Casing No New Outside Brickmold No New Sill Pine New Stool No New Apron No Frame Options No Remove and Reinstall No</i></p>	
<p>Windows: Master Bedroom 1 31.5"x49.25"</p> <p>WINDOWS: <i>Model Inspira Style Double Hung Type None Config None</i></p> <p>OPTIONS: <i>Color White / White : Grid Pattern : None Removal Wood Additional Details None</i></p>	