

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

<b>Address:</b>	106 Tulip Avenue, Takoma Park	<b>Meeting Date:</b>	5/22/2024
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	5/15/2024
<b>Applicant:</b>	Louise Klee (Jennifer Goon, Agent)	<b>Public Notice:</b>	5/8/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	yes
<b>Permit Number:</b>	1068716	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Door Replacement		

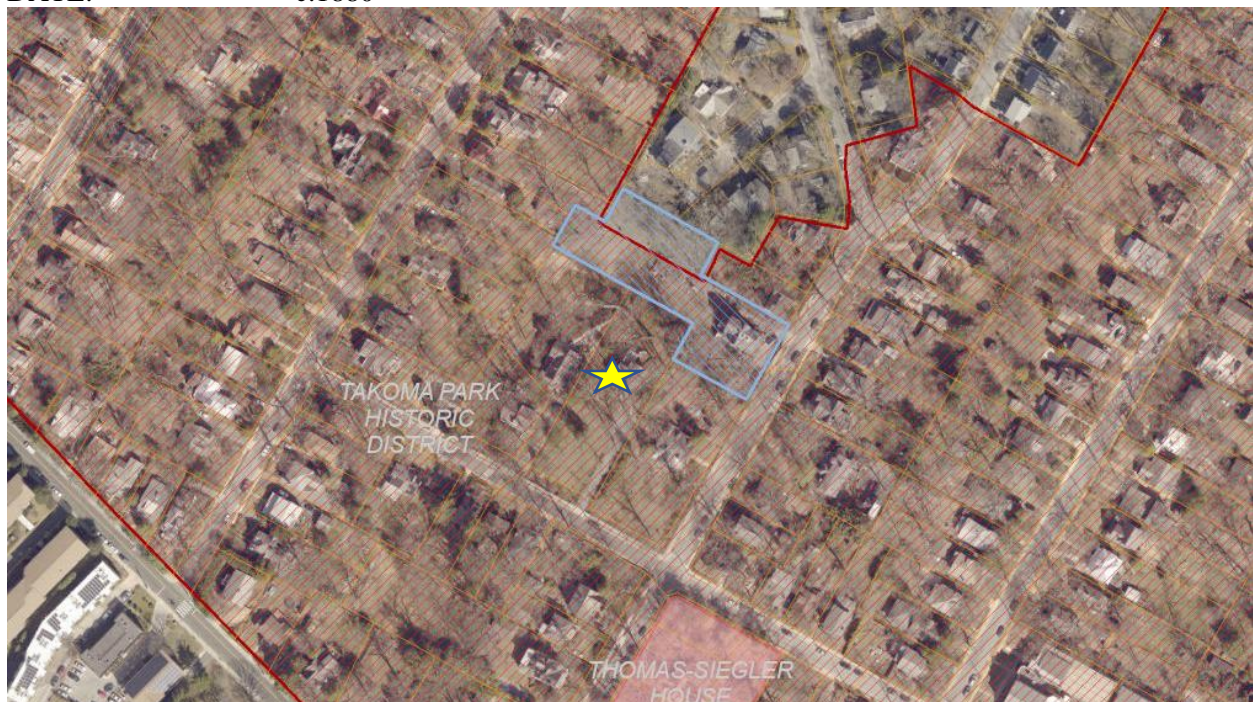
**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with one condition (1)** the HAWP application:

1. The replacement doors must be wood or aluminum-clad wood. Final approval authority to verify this condition has been satisfied is delegated to Staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c.1880



*Figure 1: The subject property is located on a very deep lot.*

## **PROPOSAL**

The applicant proposes to remove and replace a set of doors.

## **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Outstanding Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*). Additionally, as a building located within the Takoma Old Town and Commercial Revitalization Area, Ordinance No. 2592 applies.

### ***Takoma Park Historic District Design 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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encourages

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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 insure 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 associated with the beginning of Takoma Park, and it is believed B.F. Gilbert lived at the subject property while his home was being constructed. The house is a vernacular cross-gable house with wood siding, set back from Cedar Ave. by approximately 100' (one hundred feet). On the north elevation, there is a set of three doors that provide access to a non-historic deck. The single-light wood doors and deck were approved as part of a 1995 HAWP.<sup>1</sup> The wood doors are now rotting and seeks approval to remove and replace them. The proposed doors are multi-light Marvin Elevate doors with exterior and interior grilles with an interior spacer bard. The Elevate series in constructed with a fiberglass exterior with a wood interior.

Staff finds the existing doors are failing and showing signs of rot and cannot be repaired. Removal and replacement is the appropriate course of action and Staff recommends the HPC approve the door removal under 24A-8(b)(2) and Standard 2.

The new doors will fully fill the existing opening and Staff finds the multi-light configuration will not detract from the vernacular house style. However, Staff does not find the exterior of the proposed material to be appropriate. Fiberglass exteriors tend to appear too shiny when first installed, then dull over time, and are not an effective substitute material for a wood door. Staff does not recommend the HPC approve the proposed Marvin Elevate door. However, because this is not a historic opening, Staff

<sup>1</sup> The 1995 HAWP is available here:

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640006/Box046/37-3-95II\\_Takoma%20Park%20Historic%20District\\_106%20Tulip%20Avenue\\_12-06-1995.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box046/37-3-95II_Takoma%20Park%20Historic%20District_106%20Tulip%20Avenue_12-06-1995.pdf).

finds that either a wood or aluminum-clad wood door would be acceptable. The HPC has found that aluminum-clad wood windows and doors provide a finish and profiles that are close enough to painted wood to be an acceptable substitute in additions, new construction, and for ‘Non-Contributing’ resources. Staff finds an aluminum-clad door would be appropriate in this instance and would recommend the HPC approve either a wood or aluminum-clad wood door. The Marvin Signature Ultimate series (aluminum-clad wood doors and windows) would be acceptable.

While the subject property is categorized as an ‘Outstanding’ resource where a wood door would be typically required, Staff finds that is an instance where a substitute material would be acceptable. First, the subject property is designated as ‘Outstanding’ for its association with B.F. Gilbert and not for its architectural merit. Second, the opening is not historic, as we have documentation that shows the HPC approved the opening in 1995. Third, this is on the rear of the house and due to its placement far away from the road, is not at all visible from the public right-of-way.

Staff recommends the HPC approve this HAWP with the condition that the approved door is either wood or aluminum clad. Final approval authority can be delegated to Staff to verify this condition has been satisfied.

Finally, Staff notes that while a wood or aluminum-clad wood door is likely more expensive than the proposed Marvin Elevate, the appropriate replacement door is eligible for the County’s Historic Preservation Tax Credit. The credit helps homeowners recoup 25% of eligible expenses for repairs and appropriate replacement of elements on their designated properties.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP:

1. The replacement doors must be wood or aluminum-clad wood. Final approval authority to verify this condition has been satisfied is delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Takoma Park Historic District Guidelines* 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# 1068716 DATE ASSIGNED

APPLICANT:

Name: Louise Klee Address: 106 Tulip Ave Daytime Phone: 301-332-5665

E-mail: louiseklee@yahoo.com City: Takoma Park Zip: 20912 Tax Account No.: 01058211

AGENT/CONTACT (if applicable):

Name: Jennifer Goon Address: 4921 Wyaconda Rd Daytime Phone: 301-832-6341

E-mail: permits@alcoproductsinc.com City: N. Bethesda Zip: 20852 Contractor Registration No.: 87

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property THOMAS-SIEGLER HOUSE

Is the Property Located within an Historic District? X Yes/District Name Takoma Park 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:

- Checklist of work types: 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.

Signature of owner or authorized agent Date 4/30/24 5

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**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:





4921 Wyaconda Road | N. Bethesda, MD 20852  
1750 Tysons Blvd, Ste 1500, Tysons Corner, VA 22102  
DC #410516000169 | MHC #87 | VA #2701023445 Class A

**Prepared For:** Louise Klee  
106 Tulip Ave  
Takoma Park MD 20912

**Date:**  
**Phone:**

04/22/2024  
301-332-5665

**Email**  
**Prepared by:**

louiseklee@yahoo.com  
John Mcdermott

**For Office Use Only**

**Prospect Number:**

**Sales Number:**

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1

TOTAL UNIT QTY: 1

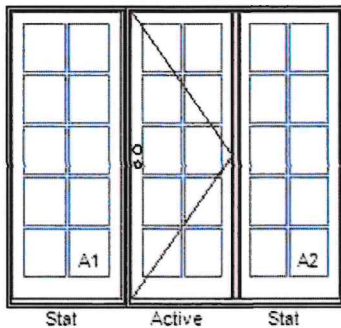
EXT NET PRICE: USD 14,856.91

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
6	French Door- Standard Size	Elevate	Elevate Assembly RO 92 5/16" X 80" Entered as Size by Units	14,856.91	1	14,856.91

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #6	Mark Unit: French Door- Standard Size	Net Price:		14,856.91
Qty: 1		Ext. Net Price:	USD	14,856.91



**Entered As:** Size by Units  
**RO** 92 5/16" X 80"  
**BF** 91 5/16" X 79 1/2"  
**Egress Information A1**  
 No Egress Information available.  
**Egress Information A2**  
 Width: 25 1/4" Height: 74 15/16"  
 Net Clear Opening: 13.14 SqFt  
**Performance Information A1**  
 U-Factor: 0.42  
 Solar Heat Gain Coefficient: 0.44  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 46  
 CPD Number: MAR-N-306-00663-00001  
**Performance Information A2**  
 U-Factor: 0.42  
 Solar Heat Gain Coefficient: 0.44  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 46  
 CPD Number: MAR-N-306-00663-00001

Stone White Exterior  
 White Interior  
 2W1H - Rectangle Assembly  
 Assembly Rough Opening  
 92 5/16" X 80"

Unit: A1  
 Elevate Inswing French Door 4 9/16" - O  
 CN 2865  
 Rough Opening 33 5/16" X 80"  
 Stone White Exterior  
 White Interior  
 IG  
 Tempered Clear  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Standard Cut 2W5H  
 Stone White Ext - White Int  
 Beige Ultrex Sill / Beige Weather Strip

Unit: A2  
 Elevate Inswing French Door 4 9/16" - XO  
 CN 5065  
 Rough Opening 60" X 80"  
 Glass Add For All Panels  
 Left Panel  
 Stone White Exterior  
 White Interior  
 IG  
 Tempered Clear  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Standard Cut 2W5H  
 Stone White Ext - White Int  
 Right Panel  
 Stone White Exterior  
 White Interior  
 IG  
 Tempered Clear  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Standard Cut 2W5H  
 Stone White Ext - White Int  
 Multi-Point Lock  
 Cambridge Handle Brass PVD Keyed Exterior Primary Handle Set  
 Cambridge Handle Brass PVD Interior Primary Handle Set  
 Keyed  
 Brass PVD Adjustable Hinges  
 Exterior Sliding Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 Beige Ultrex Sill / Beige Weather Strip  
 Standard Mull Charge  
 4 9/16" Jamb  
 Nailing Fin w/ Certification Brackets

Labor: Qty 1: French Door \*\* NON-TAXABLE ITEM  
 \*\*\*Note: This configuration is certified to AAMA 450.  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the

OMS drawing. Please consult your local representative for exact specifications.  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Project Total Net Price: USD 15,566.74

## PRODUCT AND PERFORMANCE INFORMATION

### NFRC Ratings:

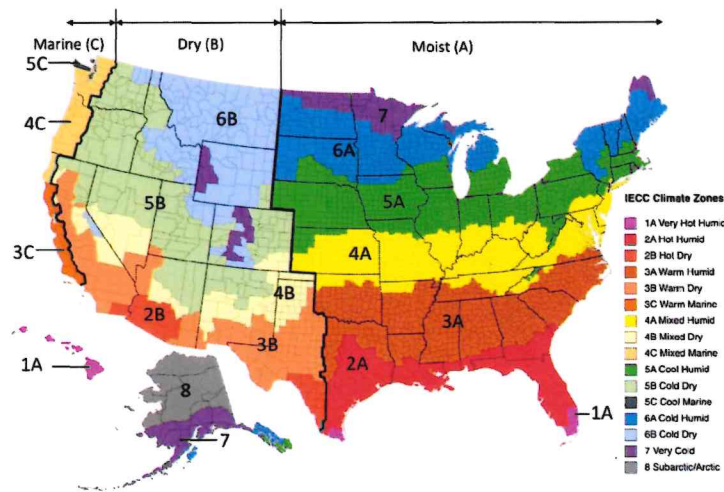
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

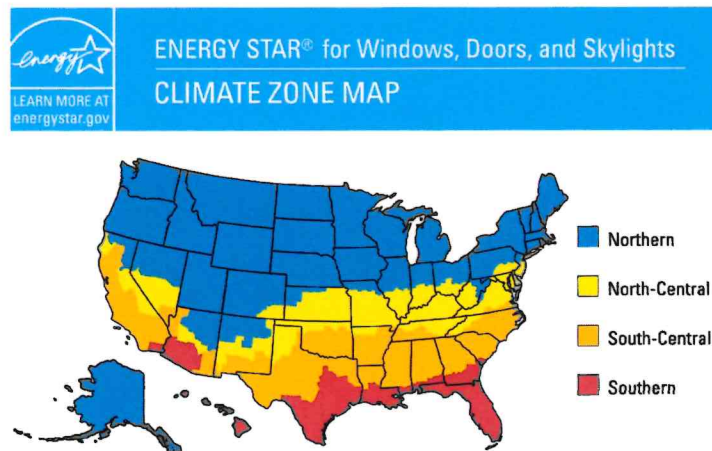
### Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

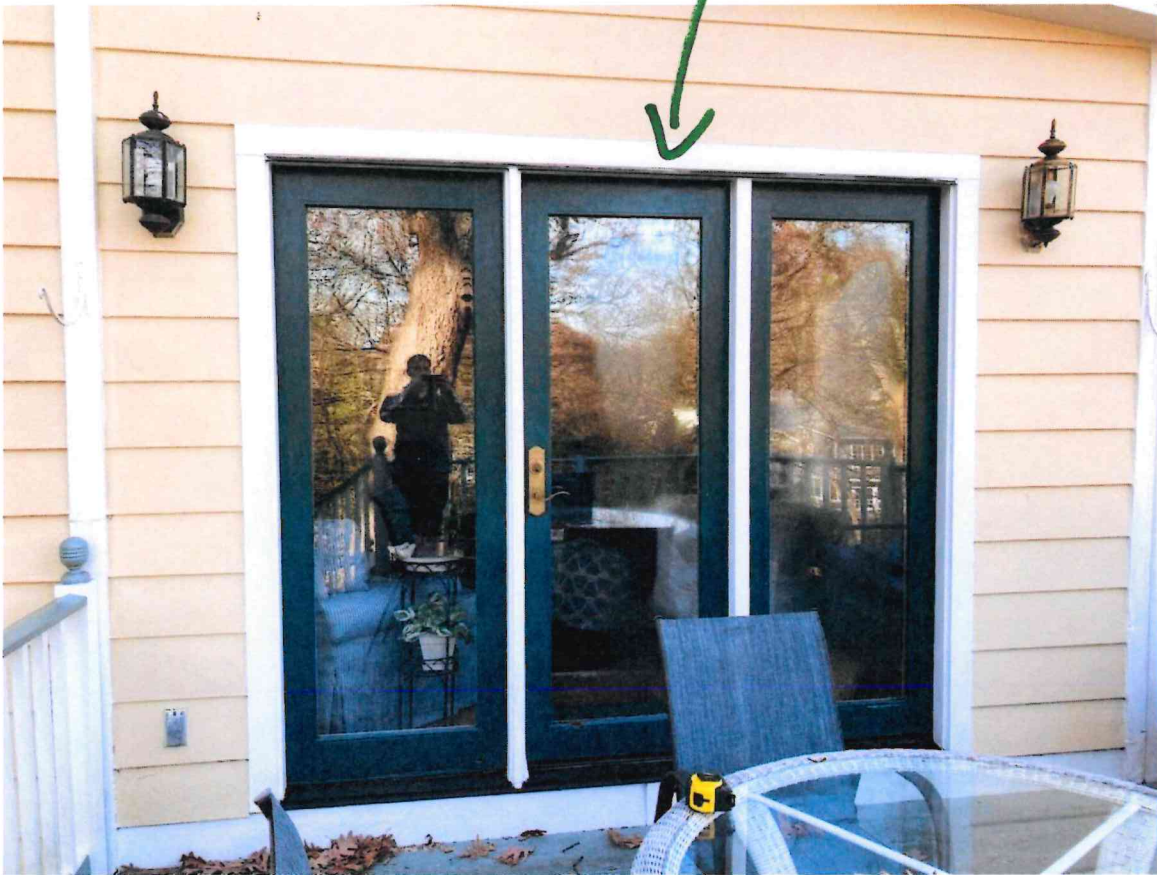
### 2021 IECC Climate Zone Map:



### ENERGY STAR Version 7 Climate Zone Map:



D-1 (Rear)  
on deck



**Klee**  
**106 Tulp Ave • Takoma Park,**  
**MD 20192**

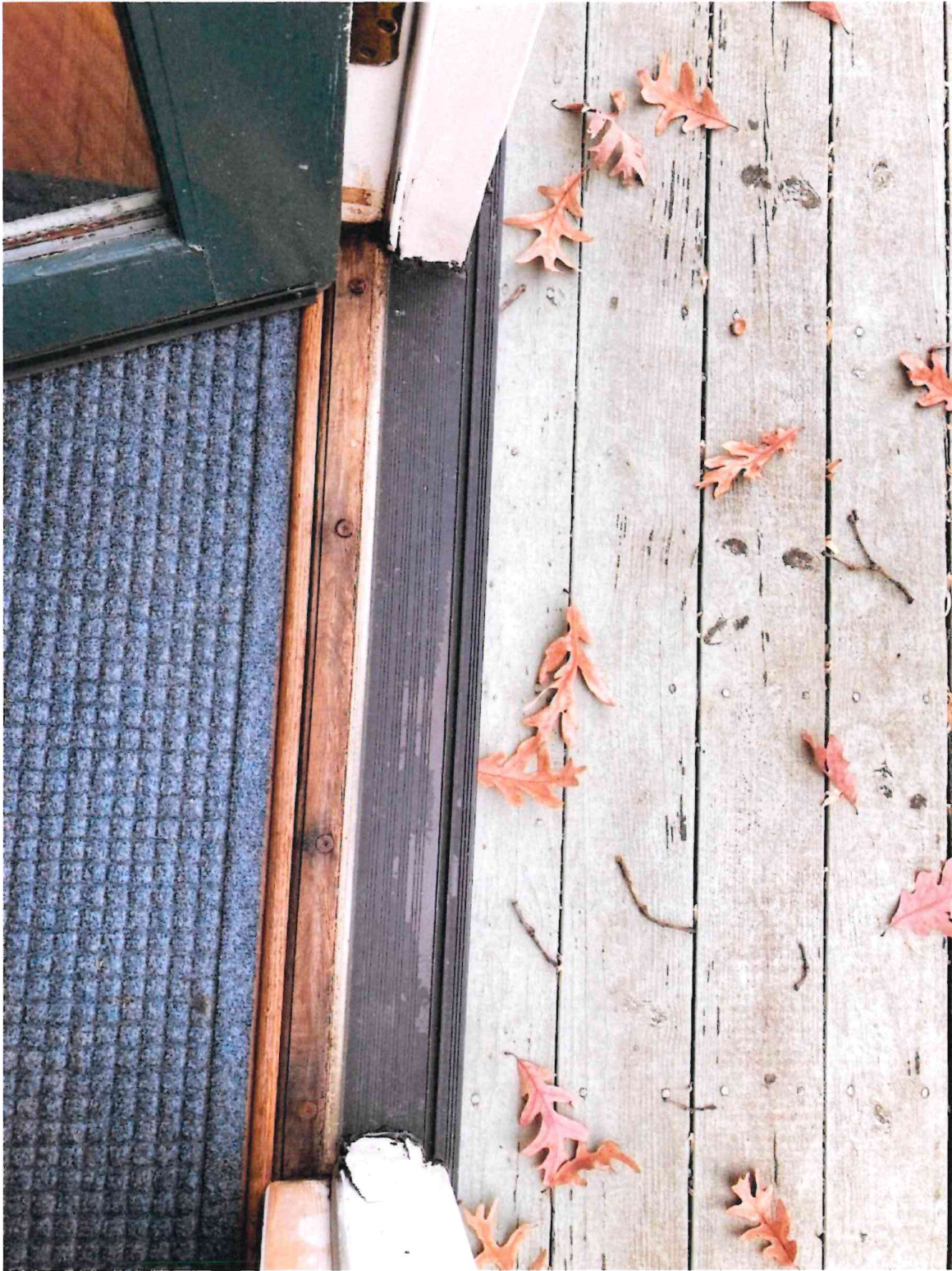
*Thu, Nov 30 11:46 am*  
*by John McDermott*

D-1 (Rear)



Klee  
106 Tulip Ave • Takoma Park,  
MD 20192

Thu, Nov 30 12:48 pm  
by John McDermott



**Klee**  
**106 Tulip Ave • Takoma Park,**  
**MD 20192**

*Thu, Nov 30 12:49 pm*  
*by John McDermott*





**Klee**  
**106 Tulip Ave • Takoma Park,**  
**MD 20192**

*Thu, Nov 30 11:46 am*  
*by John McDermott*



**Klee**  
**106 Tulip Ave • Takoma Park,**  
**MD 20192**

*Thu, Nov 30 11:47 am*  
*by John McDermott*



**Klee**  
**106 Tulip Ave • Takoma Park,**  
**MD 20192**

*Thu, Nov 30 11:47 am*  
*by John McDermott*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/30/2024

Application No: 1068716  
AP Type: HISTORIC  
Customer No: 1461541

## Comments

Replace French Doors in rear of house due to significant rot and seal failure. No capping on exterior of door. Match existing trim profile for interior trim and paint white.

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 106 TULIP AVE  
TAKOMA PARK, MD 20912  
Othercontact Alco Products Company (Primary)

## Historic Area Work Permit Details

Work Type RESREP  
Scope of Work Replace door in rear of house