



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: September 8, 2023

### MEMORANDUM

TO: Rabbiah Sabbakahn, Director  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1034797 - Window Replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the August 16, 2023 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Mark Swartz  
Address: 511 New York Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Bruechert at 301.563.3408 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



# BEFORE

APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**

By Dan.Bruechert at 3:17 pm, Sep 08, 2023

**AFTER**

APPROVED

Montgomery County  
Historic Preservation Commission



**REVIEWED**

By Dan.Bruechert at 3:18 pm, Sep 08, 2023

visible from the public right-of-way. Staff finds for this reason the windows removal should be approved as a matter of course, per the *Design Guidelines*.

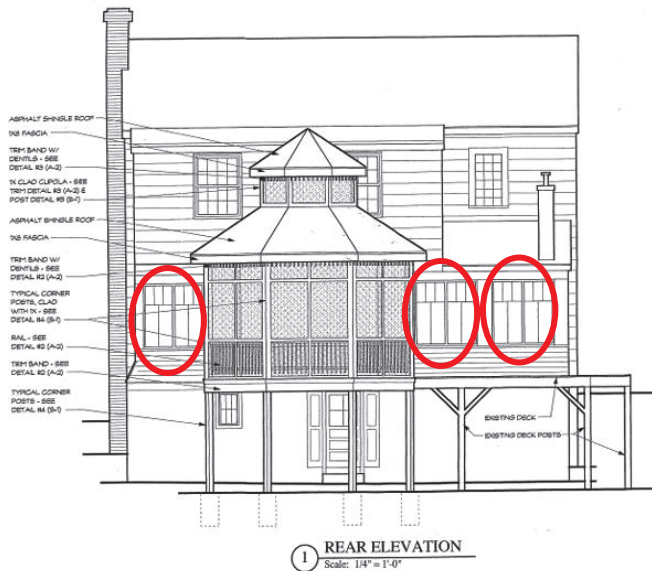


Figure 3: Rear elevation from 2006 HAWP<sup>1</sup> showing rear windows proposed for replacement (circled in red).

Staff would encourage the applicant to use an aluminum-clad wood window in this application for a more compatible appearance with the historic house. Staff does not find that an aluminum-clad window is necessary under the *Design Guidelines* in this instance. First, the proposal will replace windows on the rear elevation of a non-historic rear addition. The *Guidelines*'s state, "Alterations to features that are not visible from the public right-of-way are not subject to the same level of review." Staff additionally, finds the single-light configuration of the windows on the rear elevation as it will not impact the historic character of the house. Finally, historic wood windows are often required for historic houses. The rear addition was not constructed in-kind with the historic house. The rear addition lacks the elements that would provide that appearance. Staff finds the proposed flatter profiled vinyl windows do not meet the requirements of the *Design Guidelines* and 24A-8(d).

**REVIEWED**  
 By Dan.Bruechert at 3:18 pm, Sep 08, 2023

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*

Staff finds the proposed flatter profiled vinyl windows do not meet the requirements of the *Design Guidelines* and 24A-8(d). Staff additionally, finds the single-light configuration of the windows on the rear elevation as it will not impact the historic character of the house. Finally, historic wood windows are often required for historic houses. The rear addition was not constructed in-kind with the historic house. The rear addition lacks the elements that would provide that appearance. Staff finds the proposed flatter profiled vinyl windows do not meet the requirements of the *Design Guidelines* and 24A-8(d).

**Tax Credit Consideration**

Staff only learned of the window replacement because the applicant applied for a tax credit for the window replacement. Once Staff learned the window replacement occurred without an approved HAWP, the tax credit review was placed on hold pending the HPC's consideration of this HAWP.

In evaluating tax credit applications concerning windows, Staff has consistently required windows either be repaired or replaced in-kind. In-kind in this context means the replacement window matches the existing in dimensions, configurations, and materials. Staff finds the proposed replacement window under consideration in this HAWP application maintains none of the characteristics; and only retains the overall window opening size. Staff recommends the HPC include a condition to the approval of this

<sup>1</sup> The 2006 HAWP documents are available here: [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640011/Box097/37-03-06VV\\_Takoma%20Park%20Historic%20District\\_511%20New%20York%20Avenue\\_08-23-2006.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640011/Box097/37-03-06VV_Takoma%20Park%20Historic%20District_511%20New%20York%20Avenue_08-23-2006.pdf).