

10017 MEMLO AVENUE
CAPITAL VIEW PARK N.D.

2011 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 5/27/11

MEMORANDUM

TO: Jennifer Hughes, Acting Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #567393—window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on April 27, 2011.

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: Ellen Hause and Larry Basiaga
Address: 10017 Menlo Avenue, Silver Spring

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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





DEPARTMENT OF ANTIQUITIES AND HISTORIC PRESERVATION
2000 EAST FREDERICK ROAD, SUITE 100
BETHESDA, MARYLAND 20814

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

MAY 10 4 41 PM '11
By _____

Contact Person: Ellen Hause
Daytime Phone No.: 202-904-4169

Tax Account No.: #16 13 00 99 6085

Name of Property Owner: Ellen Hause / Larry Basiaga Daytime Phone No.: 202-904-4169

Address: 10017 Menlo Avenue, Silver Spring, MD 20910
Street Number City Street Zip Code

Contractor: Unicorp Home Energy Phone No.: 301-779-0900

Contractor Registration No.: 28730

Agent for Owner: Self-Ellen Hause Daytime Phone No.: 202-904-4169

LOCATION OF BUILDING/PREMISE

House Number: 10017 Street: Menlo Avenue
Town/City: Silver Spring Nearest Cross Street: Leafy / Capitol View
Lot: 5 Block: 33 Subdivision: 5 (Map HP53 - District 13)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Replacement windows / Sliding glass patio doors (2)

1B. Construction cost estimate: \$ 10,795.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

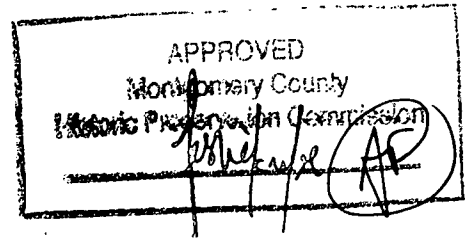
Signature of owner or authorized agent: _____ Date: 5-1-11

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 5/27/11
 Application/Permit No.: 567393 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**Request for Historic Area Work Permit
13 Replacement Windows and 2 Sliding Glass Patio Doors**

**Ellen Hause
10017 Menlo Avenue
Silver Spring, MD 20910**



1. Written Description of Project

- a. Description of existing structure and environmental setting, including the historic features and significance.*

Our house is a contemporary-style, single story, brick and wood frame home with basement built in 1967. The home resides on a 10,000 square foot wooded lot in the Capitol View Park historic district. Neither the home itself nor any of the home's features are historic or of historic significance.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.*

The project entails removal and replacement of all 13 of the home's original, single-paned, aluminum-framed windows; and removal and replacement of two sliding glass patio doors that were installed in the mid-1980s.

The original single-paned windows to the home are extremely drafty, leak moisture onto the frames and window sills, are not secure, and are not energy efficient. It is difficult to maintain temperature in the home. In addition, the current windows pose a safety hazard to our two-year old son who can easily unlatch the window at the front of the house and who routinely presses upon this single-pane glass area (See photo #1).

Our plan is to remove and replace the single-paned, aluminum windows with energy efficient and secure vinyl windows. This project will not affect the environmental or historic setting of the home.

2. Plans and Materials Specifications

We have obtained an estimate from and would like to work with Unicorp Home Energy Services (MHIC #28730) - www.unicorhomeenergyservices.com/ on the replacement of all 13 original windows to the home, and 2 sliding glass patio doors.

The location and unit description of each replacement is detailed as follows:

FRONT OF HOME

Living Room (See Photo #1)

(1) 36x60 Trapezoid (glass only)

(1) 36x67 Trapezoid (glass only)

(1) 71 x 22 2-part slider

The front of the home has two traditional windows and two large single-panes of glass in trapezoid shape. We do not want to alter the look of the front of the home, nor lose any of the light that comes in through the front of the house. The two panes of trapezoid shaped-glass will be replaced with insulated glass units (IGU) with low-e and argon gas. The IGUs will be produced by Vytex (www.vytex.com).

The 2-part slider window below the trapezoid glass panes will be replaced with a Vytex window, Potomac HP series 2-part slider with tempered glass. In addition to energy efficiency and security, these windows allow us to select an exterior color for the window frame to match the existing wood siding of the home. The exterior of the window will be bronze and the interior will be a cherry veneer to match the interior of the home.

A description of the Potomac Series window and some of its specs are detailed below:

The Vytex Potomac-hp Series is one of the world's most efficient window systems; providing up to R-6 performance—2X greater than 2010 ENERGY STAR® requirements. One of the strongest welded window lines in the industry, Vytex Potomac-hp Series windows are manufactured from the highest-grade materials and tested to meet or exceed industry standards. They're virtually maintenance-free, and will keep their like-new beauty and performance year after year.

Welded sash and frame corners means durability and dependability

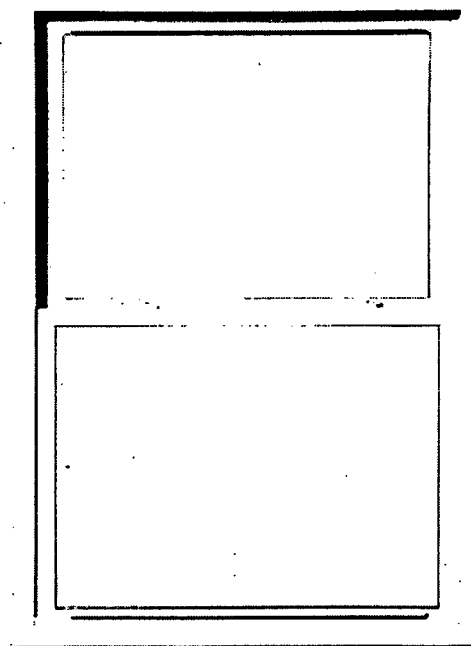
Special formula PVC never needs painting, makes cleaning a snap and prevents scratching or denting

Constant Force balance system allows years of easy carefree window operation

Integral interlock keeps windows closed tight for added security and weatherproofing

VyCore™ Foam insulation in frame and sash provides maximum insulating performance

Triple weatherstripping at all sealing locations decreases air and water infiltration



Both sashes tilt in for easy cleaning

Elegant, sculpted exterior for superior curbside appeal

Full 7/8" sealed Insulated Glass Unit for increased insulating power*

Integrated sash lock and tilt system provides ease of use and greater forced entry resistance

Magnetic seal virtually eliminates drafts, keeping your home comfortable

DP-55 Rating—180 mph wind load (190% stronger than industry minimum)

* Insulated Glass Unit available on triple pane glass packages.

Basement Bedroom (See Photo #2)

(1) 71 x 34 ½ 2-part slider

The basement bedroom has one window that faces the front of the home. When facing the home from the street, this window is slightly obscured from view due to the slope of the front yard and its shrubbery plantings.

In order to keep with the current appearance of the home and to match the window directly above it, this window will also be replaced with a 2-part slider from Vytex Potomac Series line with a bronze exterior (and a white interior).

SIDES OF HOME

Kitchen (See Photo 3 and 4)

(2) 47x34 2-part sliders

Bathroom (See Photo 5)

(1) 34 ½ x 34 ½ 2-part slider (To be replaced with obscured and tempered glass)

Master Bedroom (See Photo 6)

(1) 71x 34 ½ 2-part slider

Bedroom 1 (See Photo 7 and 8)

(1) 71x 34 ½ 2-part slider (on side of home)

(1) 47x 34 2-part slider (on back of home)

Bedroom 2 (See Photo 9)

(1) 47x 34 2-part slider

Recreation Room/Basement Level (See Photo 10)

(1) 34 x 34 2-part slider

Basement Bathroom (See Photo 11)

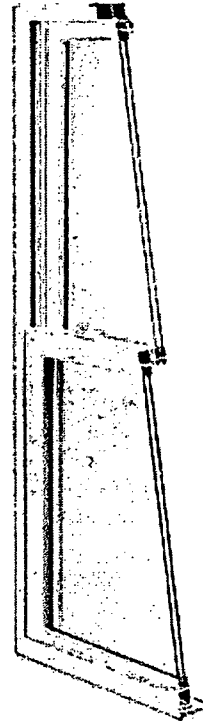
(1) 34 x 34 2-part slider (To be replaced with tempered glass)

All of the windows listed above will be replaced with 2-part slider windows in white from the Vytex Georgetown series. The Georgetown Series has a smaller frame and larger glass surface, which will allow the new windows to better blend into the appearance of the home.

A description and specification of these windows are as follows:

Outstanding design, quality materials, tested durability, and sturdy construction are the hallmarks of Vytex's Georgetown Series. Specially designed to resist wear and tear, windows in the Georgetown Series are virtually maintenance-free and offer many energy-saving features. And with their large glass surfaces, our Georgetown Series windows admit more light and ventilation than ordinary windows.

- Welded sash and frame corners means durability and dependability.
- State-of-the-art operating mechanism allows years of easy window operation.
- Deluxe limit lock provides added security while using the window for ventilation.
- Integral tilt-latch makes the window easy to tilt in plus leaves smooth window appearance.
- Cam-type lock and keeper pulls and keeps your window sashes tightly together for a complete weather-tight seal.
- Integral lift rail makes your window easy to open and close.
- Special formula PVC never needs painting, makes cleaning a snap, and prevents scratching or denting.



- Multi-chambered, hollow thermalized insulating system provides more dead air space for better insulation and adds greater strength and durability to the window.
- Integral weatherstripping decreases air infiltration plus will never peel off.
- Integral interlock keeps windows closed tight for added security and weatherproofing.
- Full 3/4" sealed double-strength insulated glass protects your home from heat and cold all year long.
- DuraTex™ warm edge technology glass spacer system reduces heat transfer and provides improved seal integrity.
- Sloped sill permits easy water run-off.

BACK OF HOME

(2) 72 x 80 Sliding Patio Doors (See Photo 12)

The sliding glass doors were installed in the home in the mid-1980s. The seals on both doors have been compromised allowing moisture to be trapped between the doors.

The doors will be replaced with Vytex signature series sliding vinyl doors in white with tempered glass.

HPC HAWP 31/7-11F

I-F

05/25/11

10017 Menlo Avenue

Silver Spring, MD

The LAP and Executive Committee of the Capitol View Park Citizens Association concur with Staff recommendation of approval for replacement of windows in this Non-contributing Resource.

Carol Ireland and Duncan Tebow, Co-chairs LAP

Executive Committee

Capitol view Park Citizens Association

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10017 Menlo Avenue, Silver Spring	Meeting Date:	5/25/11
Resource:	Nominal (Non-Contributing) Resource Capitol View Park Historic District	Report Date:	5/18/11
Applicant:	Ellen Hause and Larry Basiaga	Public Notice:	5/11/11
Review:	HAWP	Tax Credit:	None
Case Numbers:	31/7-11F	Staff:	Anne Fothergill
Proposal:	Window replacement		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Nominal (Non-Contributing) Resource n the Capitol View Park Historic District
STYLE: Modern
DATE: 1967

PROPOSAL

The applicants are proposing to replace 13 metal slider windows with vinyl slider windows in the same openings. They also propose to replace two metal sliding glass doors with vinyl sliding glass doors.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
242-272-5171

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Ellen Hause
Daytime Phone No.: 202-904-4169

Tax Account No.: #16 13 00 99 6085

Name of Property Owner: Ellen Hause / Larry Bass Daytime Phone No.: 202-904-4169

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Street Number City Street Zip Code

Contractor: Unicorp Home Energy Phone No.: 301-779-0900

Contractor Registration No.: 28730

Agent for Owner: Self-Ellen Hause Daytime Phone No.: 202-904-4169

LOCATION OF BUILDING/PREMISE

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Town/City: Silver Spring Nearest Cross Street: Leafy / Capitol View
Lot: 5 Block: 33 Subdivision: 5 (Map HPS3 - District 13)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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- Move
- Install
- Wreck/Raze
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- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
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- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Replacement windows / Sliding glass patio doors (2)

1B. Construction cost estimate: \$ 10,795.00

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 5-1-11

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 567393 Date Filed: _____ Date Issued: _____

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
Ellen Hause/Larry Basiaga 10017 Menlo Avenue Silver Spring, MD 20910	N/A
Adjacent and confronting Property Owners mailing addresses	
Nina Anderson 10015 Menlo Ave. Silver Spring, MD 20910	Matt and Cristina Speh 10022 Menlo Avenue Silver Spring, MD 20910
Marian Edey 10019 Menlo Ave. Silver Spring, MD 20910	Rochelle Cohen 10020 Menlo Avenue Silver Spring, MD 20910
	Harry + Marie Dunkle 10018 Menlo Avenue Silver Spring, MD 20910

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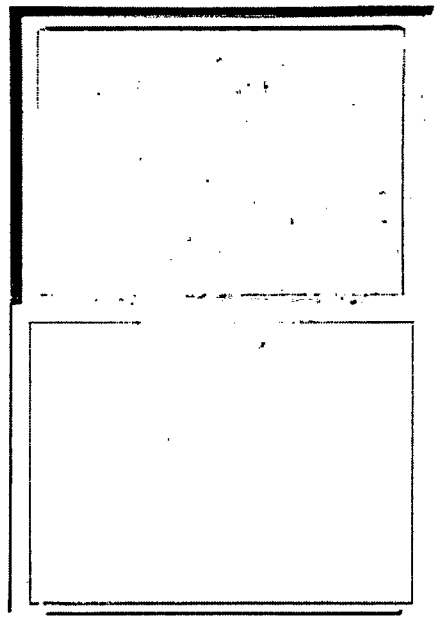
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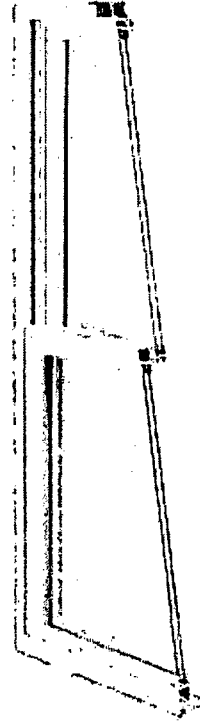
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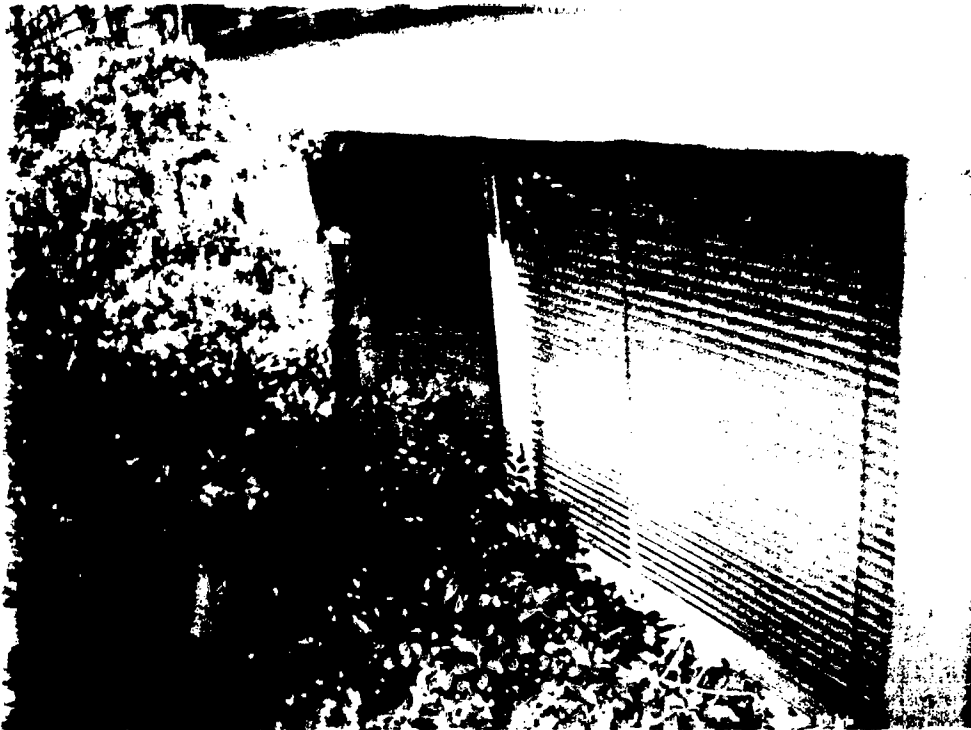
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EXISTING PROPERTY CONDITION PHOTOGRAPHS

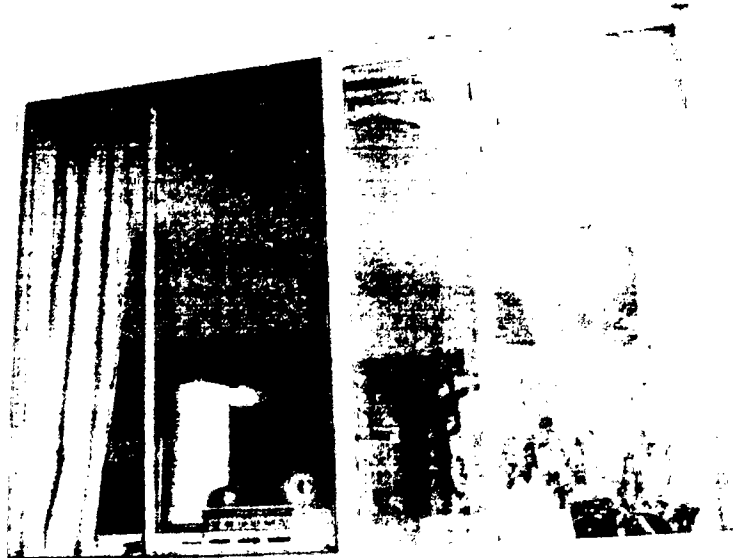
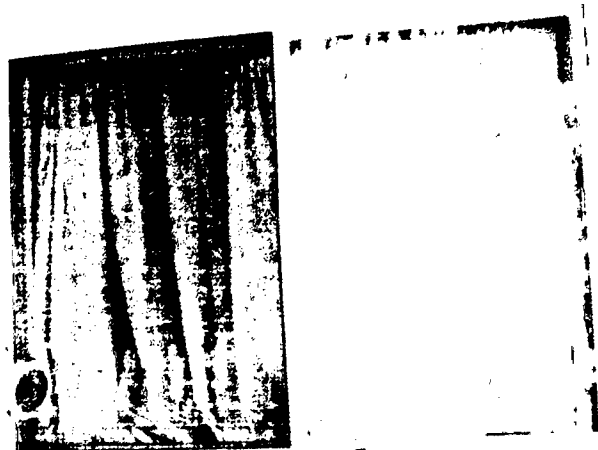
Photo #1 – FRONT OF HOME (2 Trapezoid Panes of Glass and 1 Two-Part Slider)



Photo #2 – FRONT OF HOME (1 – Basement Bedroom, 2-part slider)



Photos #3 and 4 – KITCHEN WINDOWS (2 two-part sliders)



House, 10017 Menlo Avenue, 20910, pg. 6

Photo #5 – BATHROOM WINDOW (1 two-part slider)

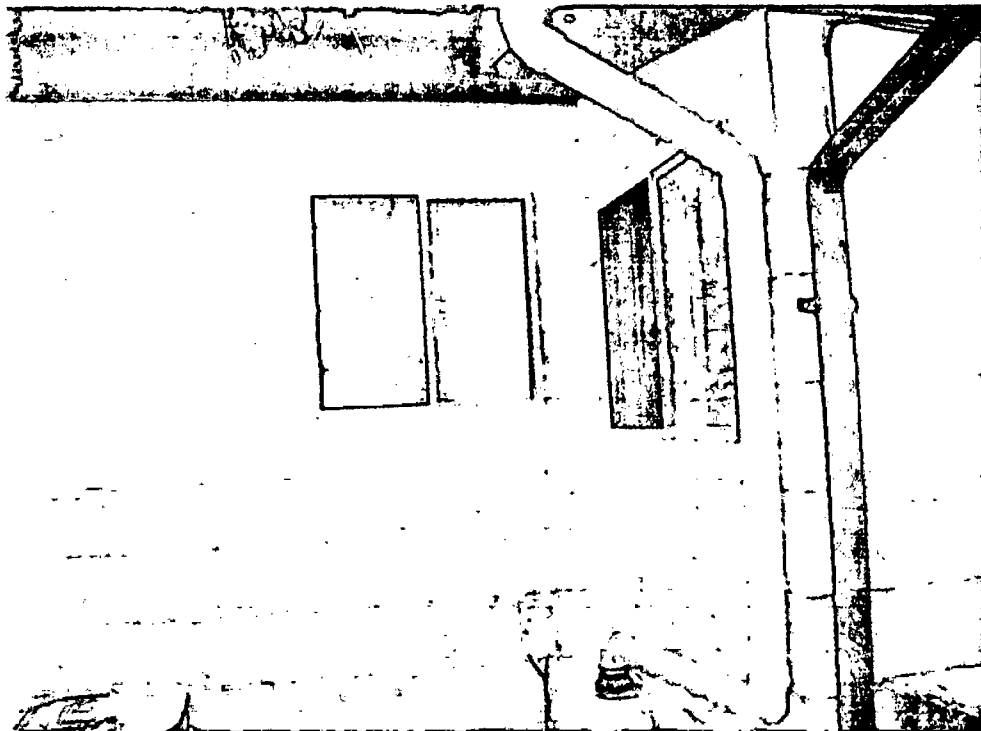


Photo #6 – MASTER BEDROOM (1 one-part slider)



Photo #7 and Photo #8 - BEDROOM ONE (2 two-part sliders – 1 window on side/1 on back of house)



Photo #9 – BEDROOM 2 (1 two-part slider)



Photo #10 – RECREATION ROOM/ BASEMENT LEVEL (1 two-part slider)



Photo #11 - BASEMENT BATHROOM (1 two-part slider)

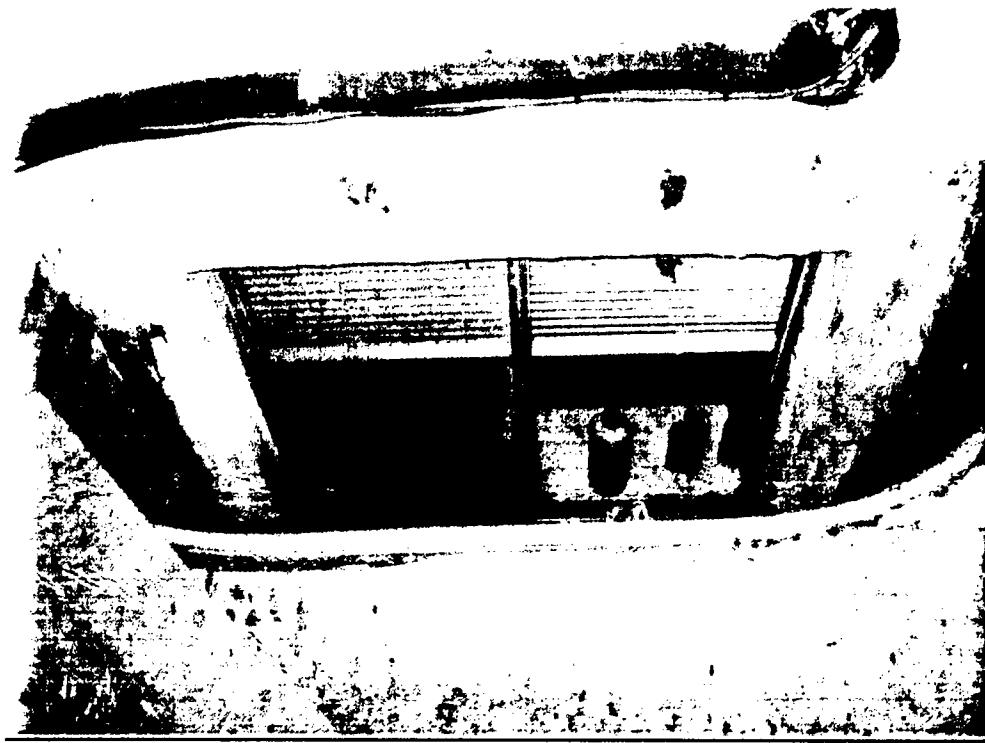
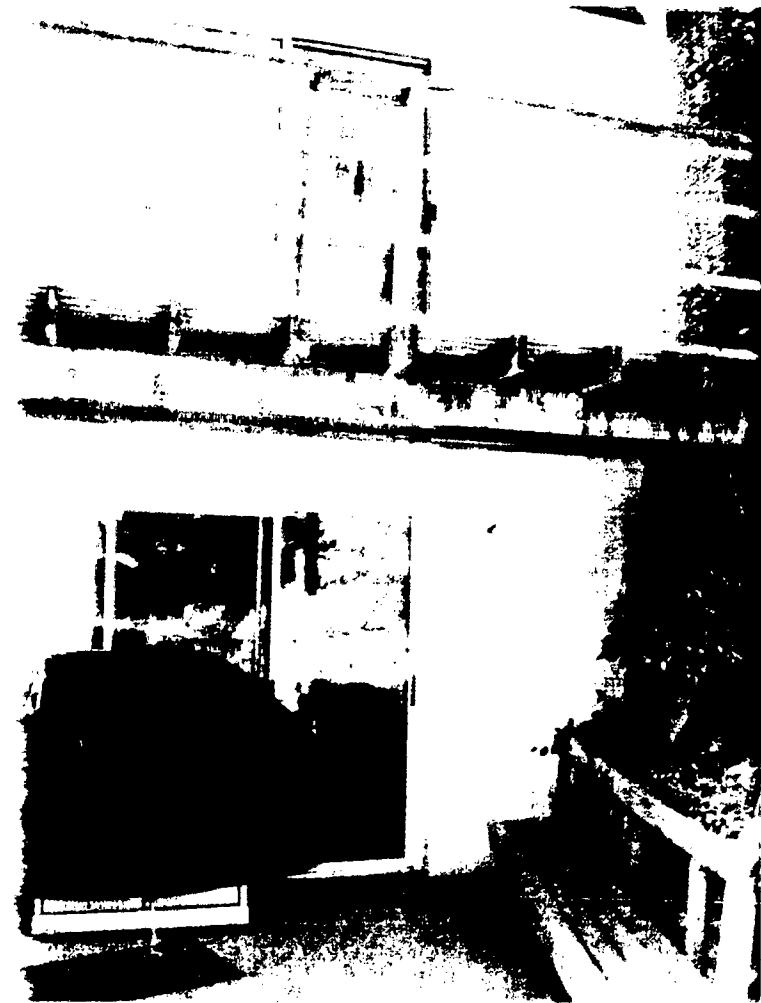


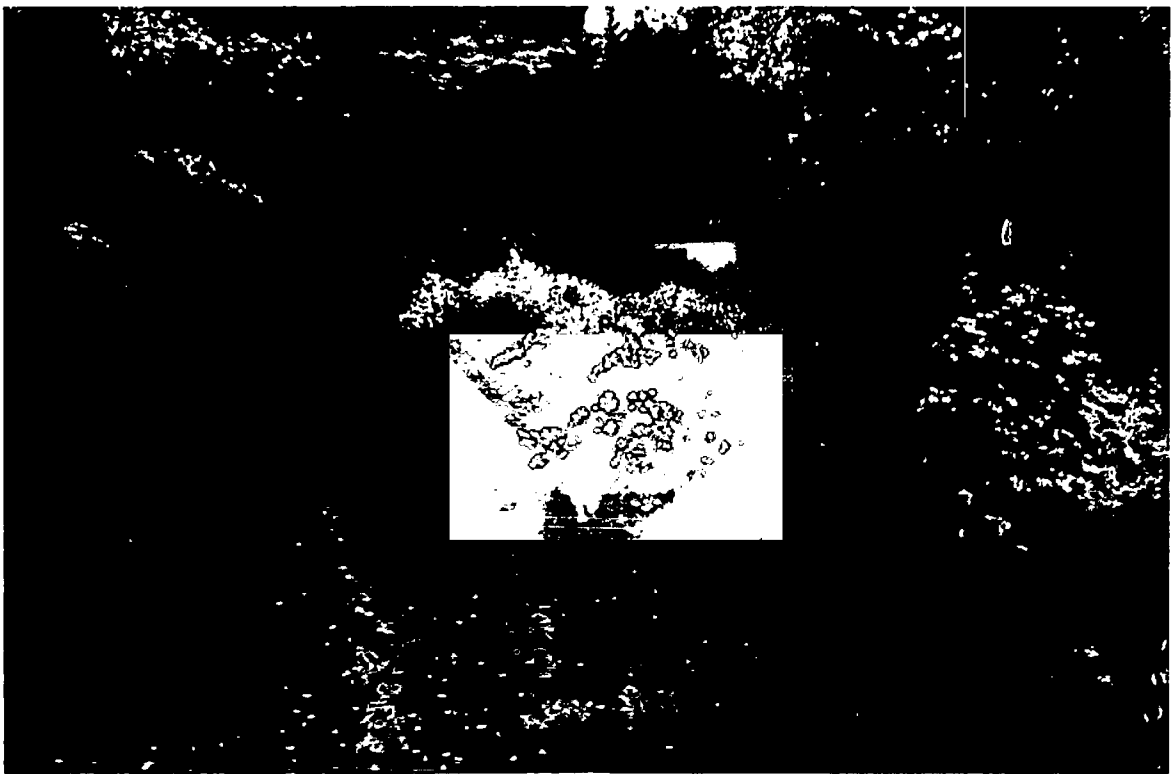
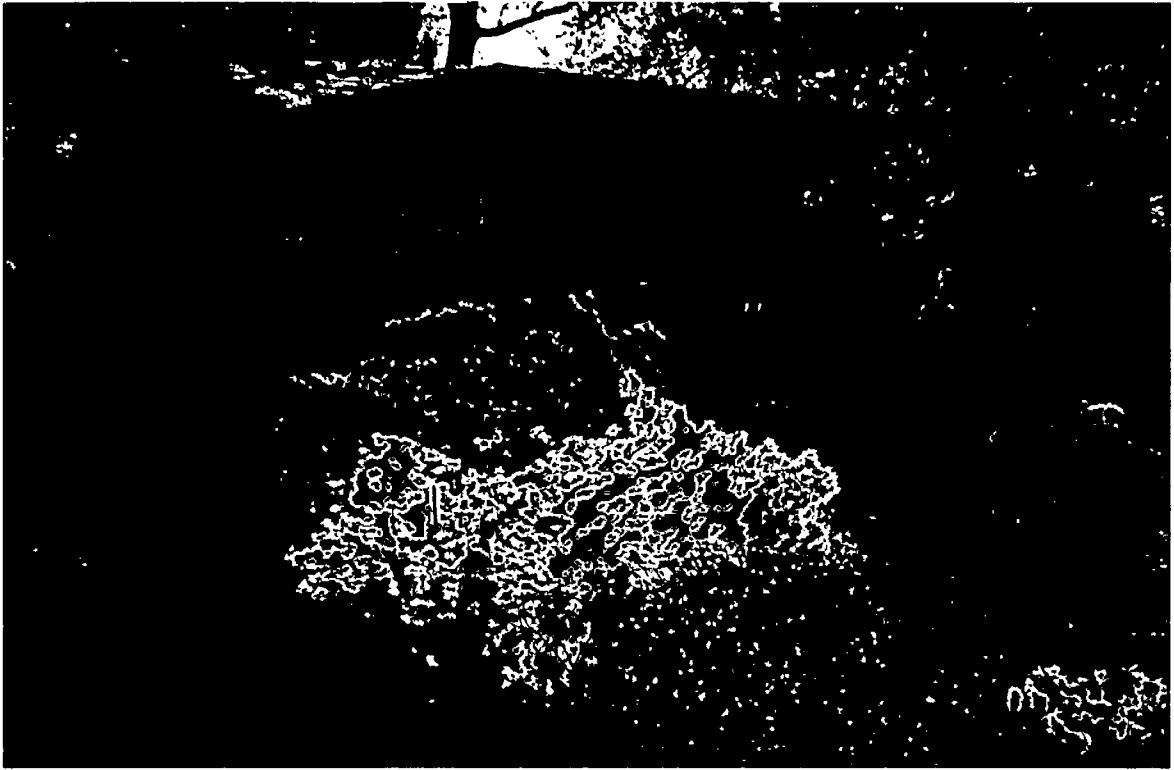
Photo #12 - PATIO DOORS (2) - (One off Master Bedroom/ One at Basement Level at back of home)



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EXISTING PROPERTY CONDITION PHOTOGRAPHS

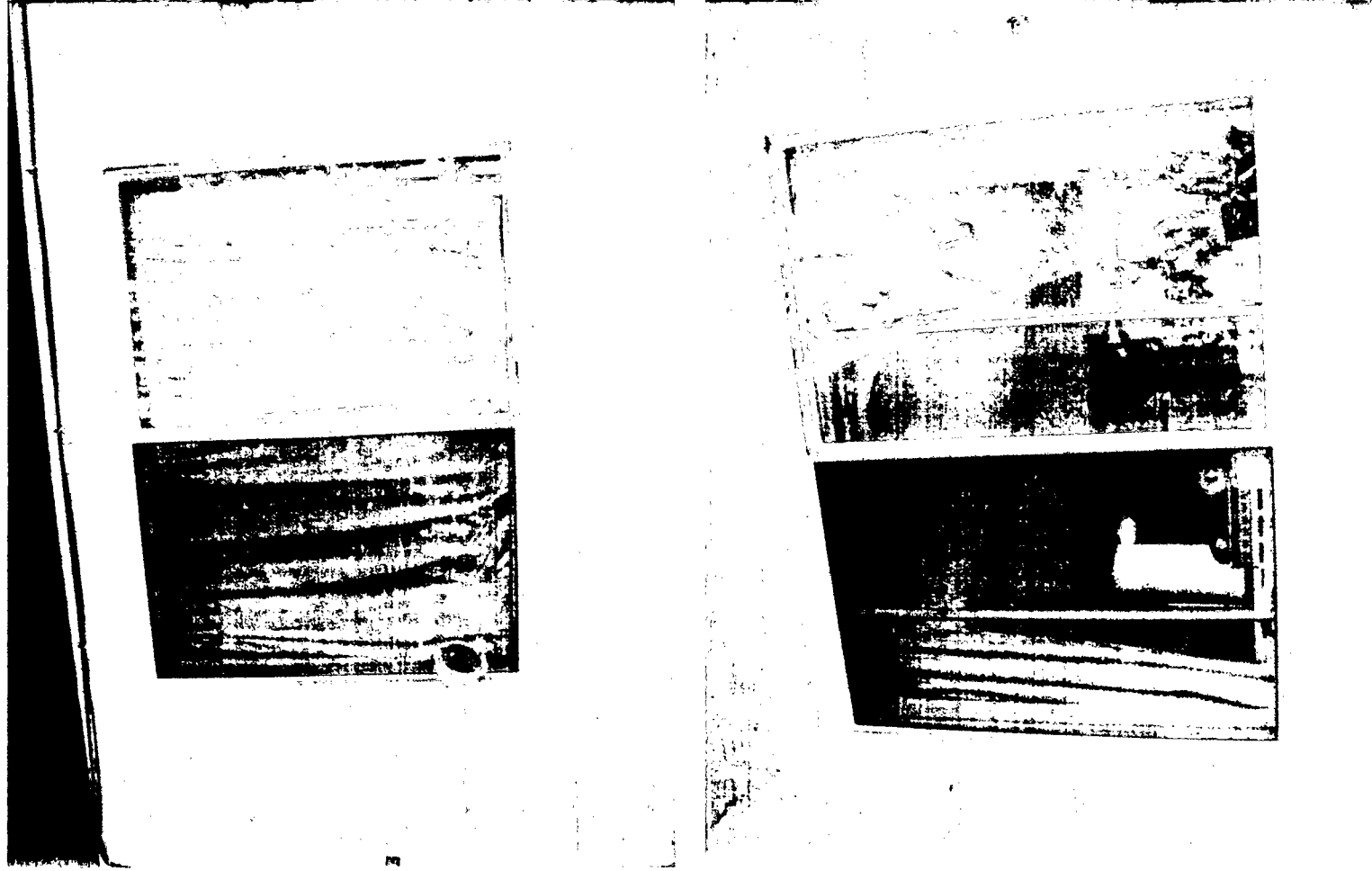
Photo #1 – FRONT OF HOME (2 Trapezoid Panes of Glass and 1 Two-Part Slider)



Photo #2 – FRONT OF HOME (1 – Basement Bedroom, 2-part slider)



Photos #3 and 4 - KITCHEN WINDOWS (2 two-part sliders)



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Photo #5 – BATHROOM WINDOW (1 two-part slider)



Photo #6 – MASTER BEDROOM (1 one-part slider)



Photo #7 and Photo #8 - BEDROOM ONE (2 two-part sliders - 1 window on side/1 on back of house)

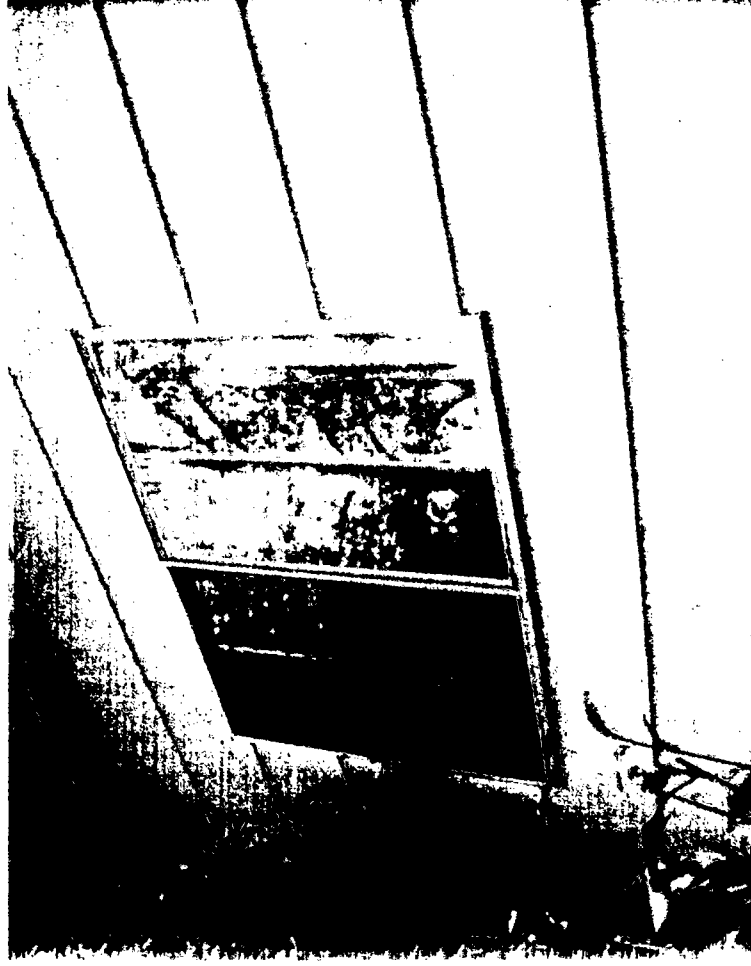


Photo #9 - BEDROOM 2 (1 two-part slider)



Photo #10 - RECREATION ROOM/ BASEMENT LEVEL (1 two-part slider)



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(13)

Photo #11 - BASEMENT BATHROOM (1 two-part slider)

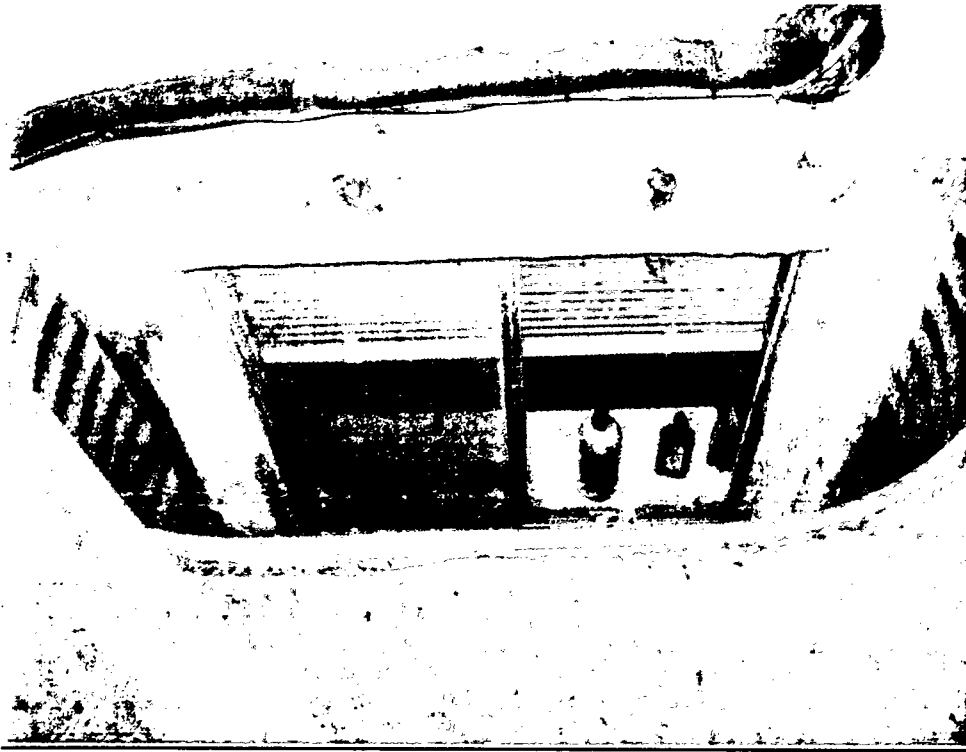


Photo #12 - PATIO DOORS (2) - (One off Master Bedroom/ One at Basement Level at back of home)

