

108 Elm ave.
Takoma Park

37/3-08J



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 03/13/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #477682 - Window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 12, 2008 meeting.

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: Katharine Barba
Address: 108 Elm Avenue, 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Kate Barba
Daytime Phone No.: 301 563 1182 (office)

Tax Account No.: _____
Name of Property Owner: KATHARENE BARBA Daytime Phone No.: 301 563 1182
Address: 108 Elm Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: American Windows & Siding Phone No.: 301 962 4150 (Ben Beltran)
Contractor Registration No.: _____
Agent for Owner: ? Daytime Phone No.: 301 962 4150

LOCATION OF BUILDING/PREMISE

House Number: 108 Elm Ave Street: Elm Ave
Town/City: Takoma Park Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Window replacement & front door
1B. Construction cost estimate: \$ 7,500
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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.

Katharine W. Barba 1/23/08
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3-13-08
Application/Permit No.: 977682 Date Filed: 2/11/08 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Window replacement for ~~front~~ all street-facing
windows and on side facing window & two
basement well windows. (9 windows in total)
~~possible front door replacement~~

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

WOOD exterior & interior window replacement to maintain
quality of historic area, will appreciate aesthetic look,
energy savings and overall appearance of house.
SHUTTERS will remain, unattached.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

240-314 4510 N-1
7-1

Fothergill, Anne

Subject: FW: deletion of front door replacement element in HAWP application
Attachments: Kate_Barba.vcf

Case II-I

-----Original Message-----

From: Kate Barba [mailto:Kate.Barba@noaa.gov]
Sent: Friday, March 07, 2008 12:01 PM
To: Fothergill, Anne
Subject: deletion of front door replacement element in HAWP application

March 7, 2008

Hello Ann,
This is to confirm that at this time we do not wish to replace the front door for the 108 Elm Avenue property.
I hereby withdraw that element of our application for a HAWP.
We expect at this time to only replace the nine windows. (6 front facing)

Sincerely,
Katharine Barba (Kate)
108 Elm Avenue
Takoma Park, MD 20912



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--|--|-----------------------|-----------------|
| Address: | 108 Elm Avenue, Takoma Park | Meeting Date: | 3/12/08 |
| Applicant: | Katharine Barba | Report Date: | 3/5/08 |
| Resource: | Non-Contributing Resource Takoma Park Historic District | Public Notice: | 2/27/08 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 37/03-08-J | Staff: | Anne Fothergill |
| PROPOSAL: Window and door replacement | | | |

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Takoma Park Historic District
STYLE: Cape Cod
DATE: 1932

PROPOSAL

The applicant is proposing to replace nine existing windows with wood windows. They may replace the front door with a steel door.

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

According to the *Takoma Park Guidelines*, Non-Contributing Resources in the Takoma Park Historic District are "either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review."

The *Guidelines* also state: "Most alterations and additions to Non-Contributing 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 Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

Staff has encouraged the applicant to consider a wood front door instead of a steel front door in a historic district. However, this house is a Non-Contributing Resource in the Takoma Park Historic District, and therefore it receives the most lenient level of design review. The HPC considers the impact of major additions and alterations to the scale and massing of Non-Contributing Resources, but other changes to a Non-Contributing resource "should be approved as a matter of course." It is for this reason that staff recommends approval.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior's *Standards for Rehabilitation*,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).**



10516 Detrick Avenue, Kensington, Maryland 20895
5609-D Sandy Lewis Drive, Fairfax, Virginia 22032

Md. (301) 962-4150
Md. Fax (301) 962-4154

Va. (703) 323-1120
Va. Fax (703) 323-1192

1. Remove and take away (7) existing windows and (1) front door slab.
2. Furnish and install:
 - (7) Pella Architect series, wood, model 3 primed wood, half vent / match half vent, 5/8" Insul shld IG glazing; full screen, white, oil rubbed bronze spoon hardware. No grids. Re-trim 3 windows with new colonial wood stops only. Interior caulking/exterior primed wood stops and caulking. American Windows does not prime paint and or stain.
 - ~~(1) Precision Entry replacement door slab (with steel L-frame); 20 gauge textured steel with Cherry stain inside and out. Includes Marietta with Turino inside lever in oil-rubbed bronze. Re-trim interior with the same existing casing if that is possible, If not a new similar casing will be used.~~
3. Warranties:
 - Pella: 20/10 year limited product warranty.
 - Precision Entry: Lifetime limited product warranty.
 - American Windows: 10 years labor warranty.
4. Terms: 10% down, balance due upon completion; 6-8 weeks lead time; 1 day job duration.
5. Price includes materials, labor, taxes, cleanup, hauling, warranties and applicable discounts.

\$7,662

P2

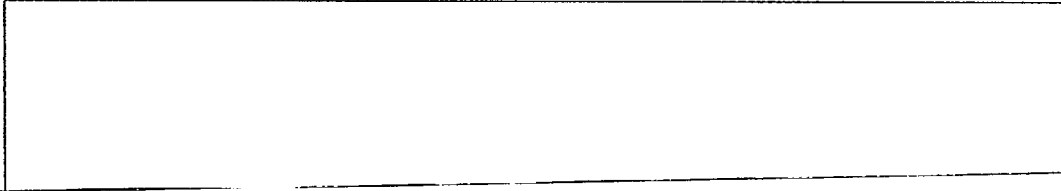


Detail 1st Floor Windows.

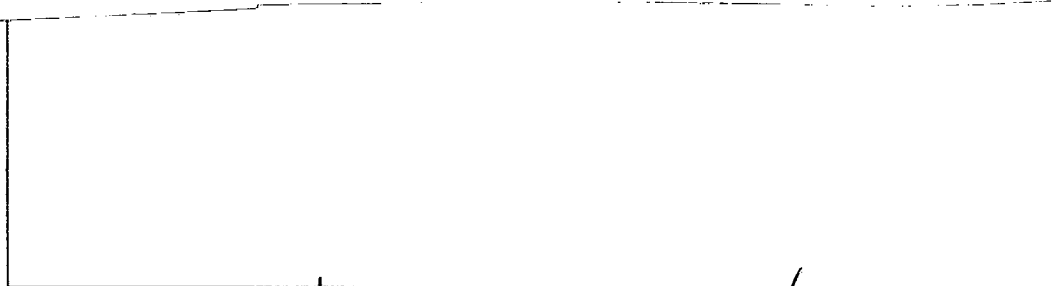
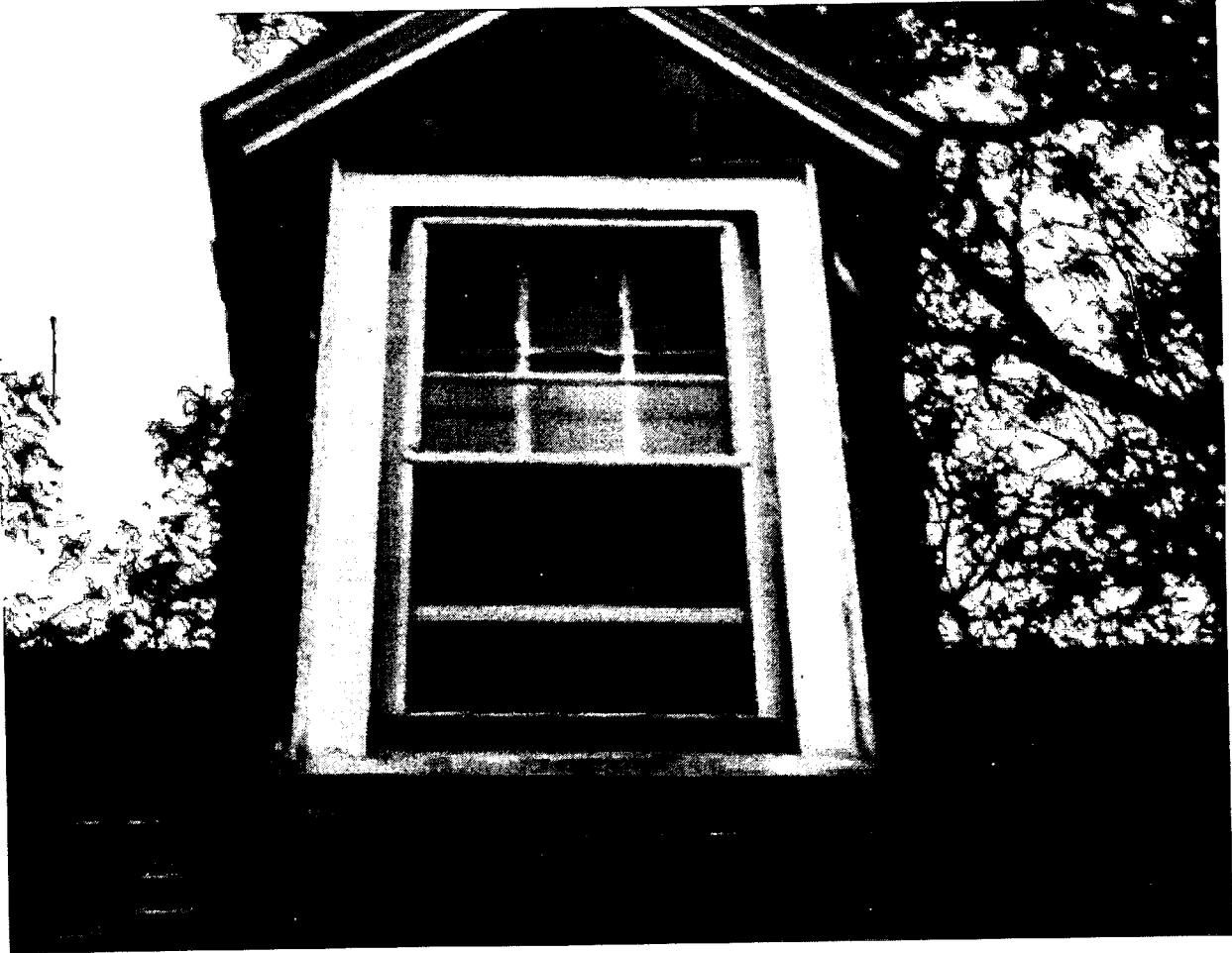
Katharine W. M.

KATHARINE W. BARBET

Existing Property Condition Photographs (duplicate as needed)



Page 1 of



Detail: Upper dormer windows (#2 - both same condit)

Applicant: KATHARINE W. BARBA

Page:

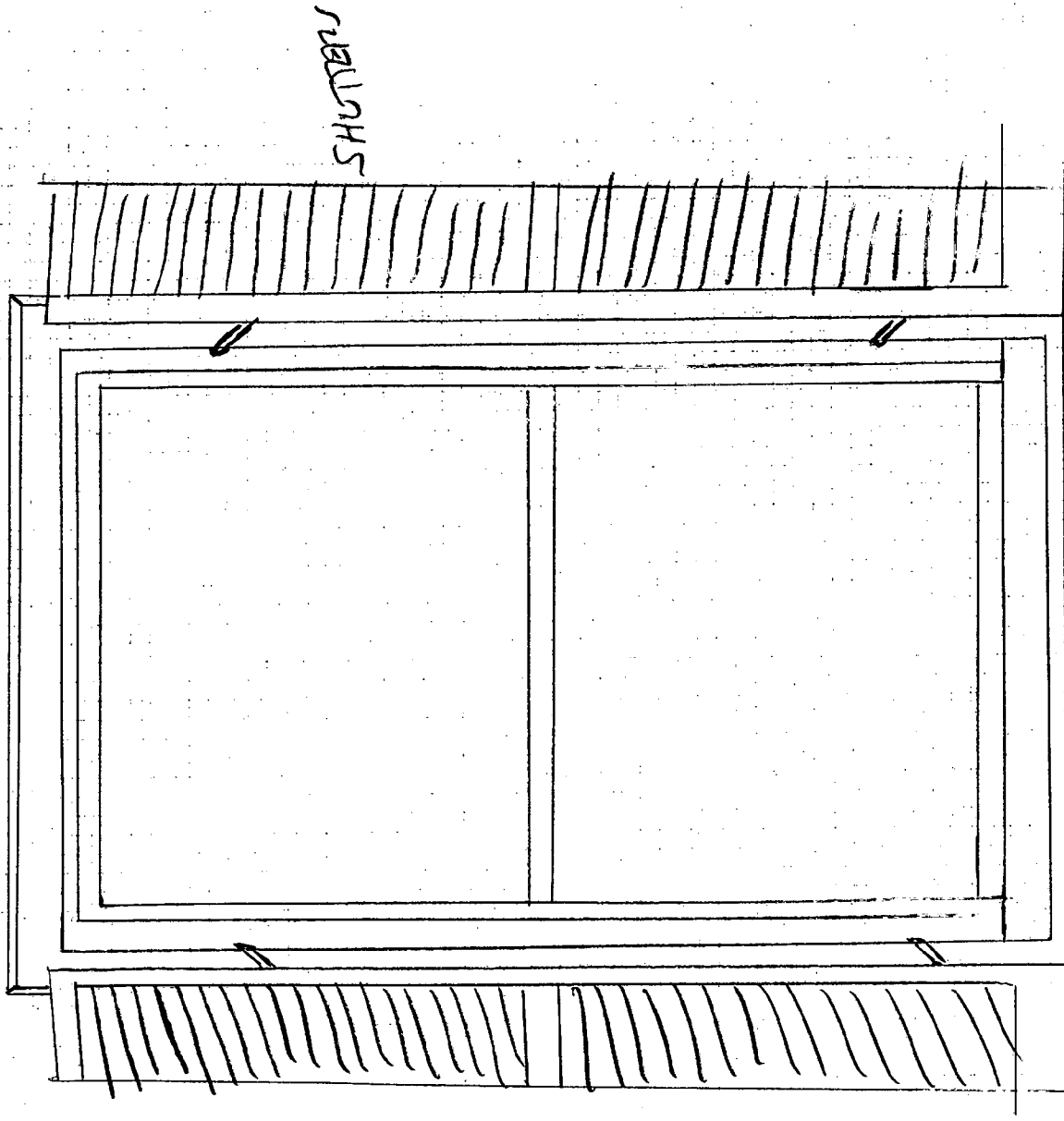


Cashwell

Side plan



basement well windows on left side on wall behind car.



Shutters will remain as is.
Sashim

Outside View



Item No. _____ Qty. _____
Item# 10 Qty: 5
Location: Wood Ext.
R.O: 2' 9-1/4" X 4' 10-7/8"
WallCond: 4-3/16"

Summary Description

Vent - DH Luxury Edition Double-Hung, Frame:32-1/2 X 57:
Architect Series, Wood, Model 3, Primed Wood, Half Vent /match
Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Oil Rub
Bronze Spoon Hardware

Notes:

Specs for #5 1st floor windows - 4 front facing
1 on left side



Main Menu

Online Order Entry - Order Maintenance

Welcome: AWSOVA
Log Out

SHIP-TO:
AMERICAN WINDOWS
5609 SANDY LEWIS DR
FAIRFAX, VA 22032

703-323-1120
703-323-1192 FAX

PO Number:

Barbay

BILL-TO:
AMERICAN WINDOWS
5609 SANDY LEWIS DR
FAIRFAX, VA 22032

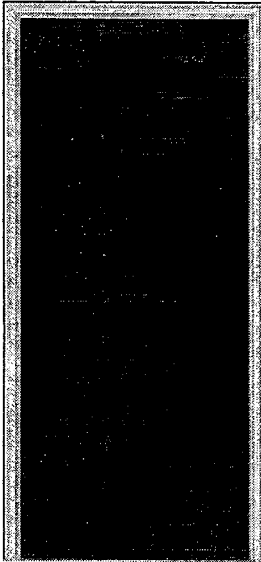
703-323-1120
703-323-1192 FAX

Job Name:

Barbay

Order #: 1200390

User 1: AWSOVA
Enter Date: 11/27/2007
Order Type: Ship & Invoice
Ship Via: TRUCK
Pay Terms: 1%10 NET 30
Status: New Order



Line Product and Price Details

- 1 **ENTRY DOOR**
- Base Price
- One Color Stain
- Marietta with Turino Inside Lever
- Sahara Bronze Threshold
- Paint L-Frame and Stops
- Base Discount:
- **Product Options -**
- 006 Style Code
- 36" Entry Door Width
- 80" Entry Door Height
- Steel L-Frame
- 006 6 Panel Embossed
- 20 Gauge Textured Steel Slab
- Left Hand Inswing - ISLO
- Cherry Inside
- Cherry Outside
- Oil Rubbed Bronze Finish
- Marietta W/Turino & Deadbolt
- 2 3/8" Backset
- Oil Rubbed Bronze Ball Bearing Hinges
- Sahara Bronze Threshold

Order Comments:

Specs for possible door replacement

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

| Owner's mailing address | Owner's Agent's mailing address |
|--|---|
| 108 Elm Avenue Takoma Park MD 20912 | N/A |
| Adjacent and confronting Property Owners mailing addresses | |
| Fischer, William A. 106 Elm Avenue TP, MD 20912 | Don Harvey 107 Elm Avenue TP MD 20912 |
| Benjamin J. Lambiotte Maria Tsiolis 110 Elm Ave TP MD 20912 | Don Jennifer Gibson 109 Elm Avenue Takoma Park MD 20912 |
| | |
| | |

