37/03-06L 404 Tulip Ave Takoma Park Historic District, 37/03



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan County Executive

Julia O'Malley Chairperson

Date: 4/12/2006

MEMORANDUM

TO:

Robert Hubbard, Director

Department of Permitting Services

FROM:

Tania Tully, Senior Planner 767

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #414985, 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 with Conditions** at the 4/11/2006 meeting.

- 1. The windows at the front and front sides of the house (clearly visible from the public right-of-way) must be re-replaced with wood windows no cladding which match the profile of the original windows.
- 2. The applicant will work with Staff to notate which windows are approved for replacement.
- 3. The applicant has 2 years from the date of the decision to complete the conditions of the HAWP.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant:

Jennifer Rad & Ramin

Address:

404 Tulip 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.







HISTORIC PRESERVATION COMMISSION

OPS -#8

Received

301/563-3400 APPLICATION FOR HISTORIC AREA WORK PERMIT

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SEE REVERSE SIDE FOR INSTRUCTIONS

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

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For ALL projects, provide an accuracy list of adjacent and confronting property owners (and tenents), including names, addresses, and sip codes. This list should behalf the owners of at into an parcels which adjoin the corne in question, as well as the owners) of build at parcellal which be directly across the superflughtesy from the parcel in pression. You can obtain the information from the Department of Assessments and Texation, 51 Morroe Street,



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan County Executive

Julia O'Malley Chairperson

April 12, 2006

Ms. Susan Scala-Demby Department of Permitting Services 255 Rockville Pike, 2nd Floor Rockville, MD 20850-4166

Re:

Historic Area Work Permit # 414985

404 Tulip Avenue, Takoma Park, MD

Contributing Resource within the Takoma Park Master Plan Historic District

Dear Ms. Scala-Demby:

I am writing regarding the Notice of Violation issued December 2, 2004 at the above address. The Montgomery County Historic Preservation Commission (HPC) has conditionally approved the retroactive Historic Area Work Permit. Copies of the Notice of Violation and the approval memo are attached.

Please utilize this letter as formal approval to lift the Stop Work order. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

Sincerely,

Tania Georgiou Tull

Senior Planner

Historic Preservation Section

Attachments

cc: Jennifer & Ramin Rad





MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 255 Rockville Pike, 2nd Floor Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

On, 12-2 04 the recipient of this NOTICE, RAJ, RAMIN + JENNIFER Recipierts Name who represents the permittee/defendant, RAJ, RAMIN + JENNIFER who represents the permittee/defendant, RAJ, RAMIN + JENNIFER is notified that a violation of Montgomery County Code, Section: 24A - 6 (a) (1) exists at: 4()(s, Tulip AVE, TAKOMA PARK, MD, 20912 Location The violation is described as: Raplacing Windows Without Park AD 20912 The violation is described as: Raplacing Windows Without Park AD 20912 Case y 201281 The tollowing corrective action(s) must be performed immediately as directed, Obtain Approved And A PARMIT From the Historian Present Park Park Park Park 10 N Commission See attached Inspection Report(s) for additional violations and/or required corrective actions. Bl-An inspection fee of \$	FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that:
is notified that a violation of Montgomery County Code, Section: 24A - 6 (a) (1) exists at: 4(1)(5 Tulip Ave. Takoma Park mo 20912 Location	On, 12-2 04 the recipient of this NOTICE, RAJ, RAMIN + JENNIFER
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The violation is described as: Roplacing Windows Without Date	is notified that a violation of Montgomery County Code, Section: $\frac{24A-6(a)(1)}{1}$
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Compliance Time: 15 day 1 Re-inspection Date(s): Permit Number: Code/Edition: Failure to comply with this notice will result in the issuance of one or more \$500.00 civil citations. A STOP WORK ORDER is also issued this date at the above referenced project. All construction activities on these premises must cease immediately. Only those activities required to correct violations may continue. Permission is required to resume construction. ISSUED BY:	See attached Inspection Report(s) for additional violations and/or required corrective actions.
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Printed Name Printed Name Signature Signature Date Phone No. 240-777-5211 RECEIVED BY: Sent Cat full Mail 12-15-64 Printed Name Signature Date	these premises must cease immediately. Only those activities required to correct violations may continue. Permission
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This Notice may be appealed to the Montgomery County Board of Appeals within 30 days of the issue date. The Board of Appeals is located in the Council Office Building, 100 Maryland Ave., Room 217, Rockville, MD 20850, telephone (240) 777-6600.

RECIPIENT'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTICE OF VIOLATION



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 255 Rockville Pike, 2nd Floor Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that:
On, 12-2-04 the recipient of this NOTICE, RAD, RAMIN + JENNIFE, Recipient's Name
who represents the permittee/defendant, RAD RAMIN + JENNIFFR
is notified that a violation of Montgomery County Code, Section: 24A - 6 (a) (1)
exists at: 406 Tulip AVE, TAKOMA PARK, MD 20912
The violation is described as: Roplacing windows without 221281 FIRST OBTAINING A HIBTORIC AND WORK PERMIT
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The following corrective action(s) must be performed immediately as directed, Obtain Approval And A permit from the Historic Preservation Commission
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Commission
See attached Inspection Report(s) for additional violations and/or required corrective actions.
☑-An inspection fee of \$ is required in addition to any application fee(s).
Compliance Time: 15 day 1 Re-inspection Date(s): Permit Number: Code/Edition:
Failure to comply with this notice will result in the issuance of one or more \$500.00 civil citations.
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RECIPIENT'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTICE OF VIOLATION

This Notice may be appealed to the Montgomery County Board of Appeals within 30 days of the issue date. The Board of Appeals is located in the Council Office Building, 100 Maryland Ave., Room 217, Rockville, MD 20850, telephone (240) 777-6600.

Did not get staff report

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

404 Tulip Ave, Takoma Park

Takoma Park Historic District

Meeting Date:

4/11/2006

Resource:

Contributing Resource

Report Date:

4/4/2006

Applicant:

Jennifer Rad & Ramin

Public Notice:

3/28/2006

Review:

HAWP

Tax Credit:

None

Case Number:

37/03-06L RETROACTIVE

Staff:

Tania Tully

PROPOSAL:

window replacement

RECOMMENDATION: approve with conditions

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. The windows at the front and front sides of the house must be re-replaced with wood windows no cladding.

The applicant will work with Staff to notate which windows are approved for replacement.

trane-Zyran clark

inside from row

SIGNIFICANCE:

Contributing Resource within the Takoma Park Historic District

STYLE:

Vernacular gable front house.

DATE:

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HISTORIC CONTEXT

The following are excerpts from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland.

"Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early 20th century."

"Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malariaridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

8 windows replaced = &

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900."

"By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period."

"The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established – detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow Avenue promoted their accessibility – just "three minutes to car line" – and individuality – "no two are alike in design." At least fifteen models of Sears kit houses have been identified in the proposed historic district, including the turreted 7303 Takoma Avenue."

"Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976."

PROPOSAL:

Replace 2nd floor window sashes with Vytex vinyl windows (pocket inserts).

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 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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed a s a matter of course

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

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 of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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

It is never optimal to review a Historic Area Work Permit application retroactively, especially when a Citation has been issued (Circle 8). The windows were installed in November 2004. When Staff reviews retroactive applications, the work is initially evaluated as though it has not yet been completed. Would Staff have recommended approval at that point? In this case the answer no. Staff would not have recommended approval for vinyl replacement windows.

Vytex windows are not clad – as stated in the application, but made entirely of vinyl.

Without an opportunity to examine the prior windows, staff cannot make a statement regarding their condition. From a pixilated "before" photograph, it appears that the windows on the front of the house were 1/1 the easiest windows to simulate. There are two questions that need to be answered: 1) Should the windows be replaced; 2) If replaced, what would be the approved replacement window.

Question 2) is easy. The replacements would have to be wood 1/1 double-hung windows that fit into the existing frames. Question 1) is made nearly impossible to determine. Staff typically makes recommendations on window replacements based upon condition, location, and integrity. Staff only knows the location, and as such, must assume that the windows were in repairable condition.

Although Staff does not believe that these applicants deliberately avoided the HAWP process, it is important to remember that windows are one of the primary character defining features of a house. Window sash replacements have been approved in Takoma Park. In those cases the applicants provided documentation of window conditions and an opinion from a carpenter experienced in window

rehabilitation that the windows were beyond repair.

Regarding window locations the Commission, per the Guidelines, allows leniency at the rear of the property and where the windows are not visible from the public-right-of-way. Staff typically works with an applicant to find a compromise that allows for limited replacements, while retaining the windows that are either at the front or visible from the public right-of-way.

Because of this and what is stated above, staff recommends conditional approval of this retroactive application. We recommend allowing the replacements at the rear and rear sides of the house to remain. The windows at the front and front sides of the house must be re-replaced with wood windows – no cladding.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application with the conditions specified on Circle 1 as being consistent with Chapter 24A-8(b)(1) & (2);

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets 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.



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DPS - #8

Received

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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6. INEL SURVEY

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ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY DWYCHS

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MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 255 Rockville Pike, 2nd Floor Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND the undersigned is:	suer, being duly authorized, states that:
On, 12 - 2 0 4 the recipient of this NOTICE,	· ·
who represents the permittee/defendant,	RAMIN + JENNIFFA. Permittee's Name
is notified that a violation of Montgomery County Code, Section: _c	24A-6(a)(1)
exists at: 406 Tulip Ave TAKO	MA PARK MO 20912
is notified that a violation of Montgomery County Code, Section: exists at: 406 Tulip Aux TAKO Location The violation is described as: Replacing Win First Obtaining A Higgsrice	dows without 221281
FIRST OBTAINING A HIGTORIC	ANG WOLK Permit
The following corrective action(s) must be performed immediately And A permit from the Commission	f as directed, $\frac{ObfA.}{A}$ Approved
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Commission	
<u>.</u>	
See attached Inspection Report(s) for additional v	iolations and/or required corrective actions.
☑-An inspection fee of \$ is required in addition	to any application fee(s).
Compliance Time: 15 days Re-inspection Date(s):	Permit Number: Code/Edition:
Failure to comply with this notice will result in the is	ssuance of one or more \$500.00 civil citations.
MA STOP WORK ORDER is also issued this date at the a these premises must cease immediately. Only those activities is required to resume construction.	
ISSUED BY: Printed Name	Rettly 12.15.04 Signature Date
Phone No. <u>240-777.521</u>	
RECEIVED BY: Printed Name	Signature Date
Phone No Sent by Regist	tered Mail/Return Receipt On:
RECIPIENT'S SIGNATURE ACKNOWLEDGES RECE	IPT OF A COPY OF THIS NOTICE OF VIOLATION

This Notice may be appealed to the Montgomery County Board of Appeals within 30 days of the issue date. The Board of Appeals is located in the Council Office Building, 100 Maryland Ave., Room 217, Rockville, MD 20850, telephone (240) 777-6600.

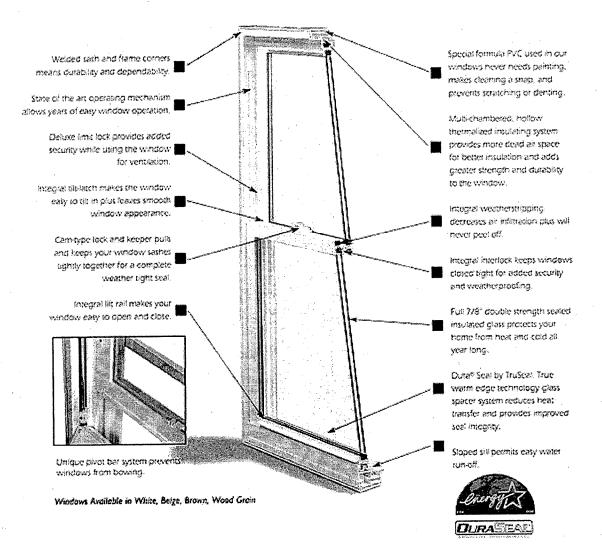


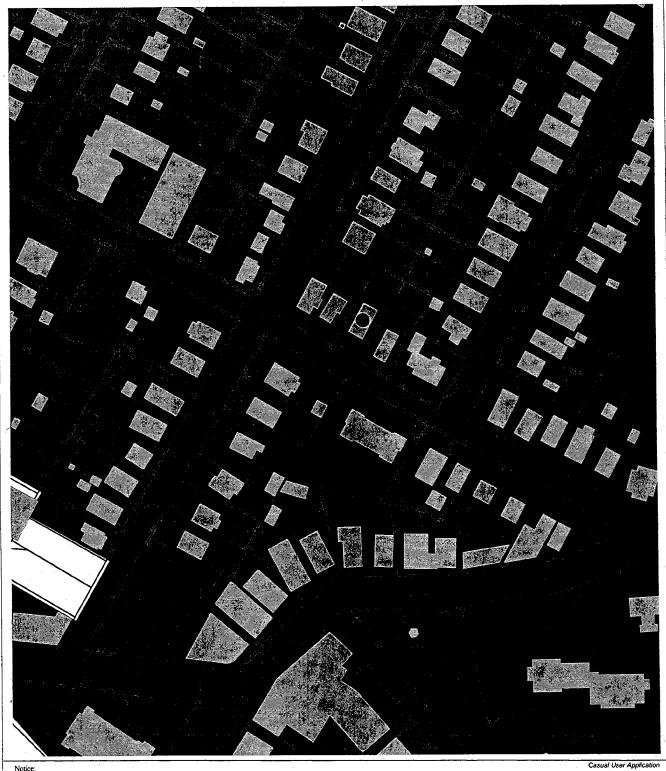
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2ND Floor windows replaced.





Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Corrmission, and may not be copied or reproducted without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as acutal field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map in sup not be the same as a map of the same area plotted at an earlier time as the data is continuousely updated. Use of this map, other than for general planning purposes is not recommended.



Scale: 1° = 150°



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAP IT AL PARK AND PLANNING COMPUSSION
8787 Georgia Avenue - Silvet Spring, Maryland 20910-3760

BEFORE



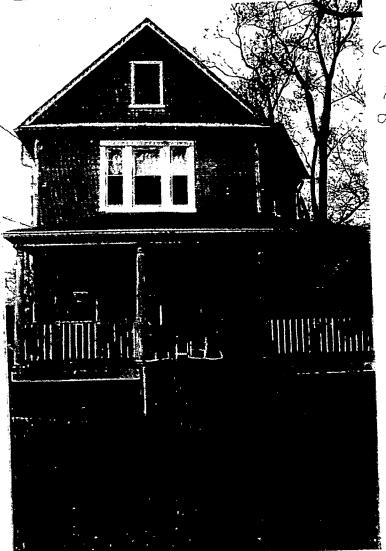


CAFTER

2ND floor windows replaced.

EEFORE





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2ND floor windows
replaced.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

404 Tulip Ave, Takoma Park

Takoma Park Historic District

Meeting Date:

4/11/2006

Resource:

Contributing Resource

Report Date:

4/4/2006

Applicant:

Jennifer Rad & Ramin

Public Notice:

3/28/2006

Review:

HAWP

Tax Credit:

None

Case Number:

37/03-06L RETROACTIVE

Staff:

Tania Tully

PROPOSAL:

window replacement

RECOMMENDATION: approve with conditions

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

- 1. The windows at the front and front sides of the house must be re-replaced with wood windows no cladding.
- 2. The applicant will work with Staff to notate which windows are approved for replacement.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:

Contributing Resource within the Takoma Park Historic District

STYLE:

Vernacular gable front house.

DATE:

c.1900-10

HISTORIC CONTEXT

The following are excerpts from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland.

"Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early 20th century."

"Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malariaridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900."

"By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period."

"The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established – detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow Avenue promoted their accessibility – just "three minutes to car line" – and individuality – "no two are alike in design." At least fifteen models of Sears kit houses have been identified in the proposed historic district, including the turreted 7303 Takoma Avenue."

"Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976."

PROPOSAL:

Replace 2nd floor window sashes with Vytex vinyl windows (pocket inserts).

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 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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed a s a matter of course

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

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 of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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

It is never optimal to review a Historic Area Work Permit application retroactively, especially when a Citation has been issued (Circle 8). The windows were installed in November 2004. When Staff reviews retroactive applications, the work is initially evaluated as though it has not yet been completed. Would Staff have recommended approval at that point? In this case the answer no. Staff would not have recommended approval for vinyl replacement windows.

Vytex windows are not clad – as stated in the application, but made entirely of vinyl.

Without an opportunity to examine the prior windows, staff cannot make a statement regarding their condition. From a pixilated "before" photograph, it appears that the windows on the front of the house were 1/1 the easiest windows to simulate. There are two questions that need to be answered: 1) Should the windows be replaced; 2) If replaced, what would be the approved replacement window.

Question 2) is easy. The replacements would have to be wood 1/1 double-hung windows that fit into the existing frames. Question 1) is made nearly impossible to determine. Staff typically makes recommendations on window replacements based upon condition, location, and integrity. Staff only knows the location, and as such, must assume that the windows were in repairable condition.

Although Staff does not believe that these applicants deliberately avoided the HAWP process, it is important to remember that windows are one of the primary character defining features of a house. Window sash replacements have been approved in Takoma Park. In those cases the applicants provided documentation of window conditions and an opinion from a carpenter experienced in window

rehabilitation that the windows were beyond repair.

Regarding window locations the Commission, per the Guidelines, allows leniency at the rear of the property and where the windows are not visible from the public-right-of-way. Staff typically works with an applicant to find a compromise that allows for limited replacements, while retaining the windows that are either at the front or visible from the public right-of-way.

Because of this and what is stated above, staff recommends conditional approval of this retroactive application. We recommend allowing the replacements at the rear and rear sides of the house to remain. The windows at the front and front sides of the house must be re-replaced with wood windows – no cladding.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application with the conditions specified on Circle 1 as being consistent with Chapter 24A-8(b)(1) & (2);

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets 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.



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HISTORIC PRESERVATION COMMISSION 301/563-3400

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SEE REVERSE SIDE FOR INSTRUCTION

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3. PLANS AND ELEVATIONS

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- Schematic construction plans, with marked dimensions, indicating tiredon, size and general type of wells, wendow and door openings, and other
 fixed leatures of hoot the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, observy indicating proposed work in relation to existing construction and, when appropriete, context.

 All markings and lighters proposed for the exterior must be noted on the elevations drawings. For existing and a proposed elevation grawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactived items proposed for excorporation in the work of the project. This information may be included an your cashin distribus

5. PHOTOGRAPHS

- a. Curant intered photographic prints of each facade of existing resource, including details of the attented portions. All labels should be placed on the fined of photographs:
- b. Clearly fabril photographic prints of the resource as viewed from the public light of way and of the adjoining properties. At labels should be placed on the front of photographia.

6. INCE SURVEY

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ADDRESSES OF ADJACENY AND CONFRONTING PROPERTY DWHERS

For ALL projects, provide an actional list of adjacent and conficuling property exercits (not tenents), including names, addresses, and sign codes. This list should include the downers of all lists or pascels which he directly across the superty downers from the pascels which he directly across the superty from the pascel in question. You can obtain this advantation from the Department of Assessments and Taxabion, 51 Morque Street, Trackysia (201779-1358).

Please print (in slue or black 1914) or type this information on the following page.
Please stay within the cuides of the template .as this will be protocupied directly onto mailing labels.





MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 255 Rockville Pike, 2nd Floor Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that:
On, 12-2 04 the recipient of this NOTICE, RAY, RAMIN & JENNIFER Recipient's Name
who represents the permittee/defendant, RAD RAMIN + JENNIFFA Permittee's Name
is notified that a violation of Montgomery County Code, Section: $24A - 6(a)(1)$
exists at: 406 Tulip AUE, TAKOMA PARK, MO 20912
is notified that a violation of Montgomery County Code, Section: 24A-6(a)(1) exists at: 406 Tulip Aux. TAKOMA PARK, MO 20912 Location The violation is described as: Roplacing Windows without 221281 FIRST 06 TAILUNG A HIGTORIC AND WORK PRIMIT
TIES: OBTAINING A MIGTORIC HOW WORK TEAMIT
The following corrective action(s) must be performed immediately as directed, Obtain Approval And A permit from the Historic Preservation Commission
See attached Inspection Report(s) for additional violations and/or required corrective actions.
☐-An inspection fee of \$ is required in addition to any application fee(s).
Compliance Time: /5 day > Re-inspection Date(s): Permit Number: Code/Edition:
Failure to comply with this notice will result in the issuance of one or more \$500.00 civil citations.
A STOP WORK ORDER is also issued this date at the above referenced project. All construction activities on these premises must cease immediately. Only those activities required to correct violations may continue. Permission is required to resume construction.
ISSUED BY: PETE HRYCH Pett Dy 12.15.04 Printed Name Signature Date
Phone No
RECEIVED BY: Printed Name Sent Cent to d Mail 12:15-09 Date
Phone No Sent by Registered Mail/Return Receipt On:
RECIPIENT'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTICE OF VIOLATION

This Notice may be appealed to the Montgomery County Board of Appeals within 30 days of the issue date. The Board of Appeals is located in the Council Office Building, 100 Maryland Ave., Room 217, Rockville, MD 20850, telephone (240) 777-6600.

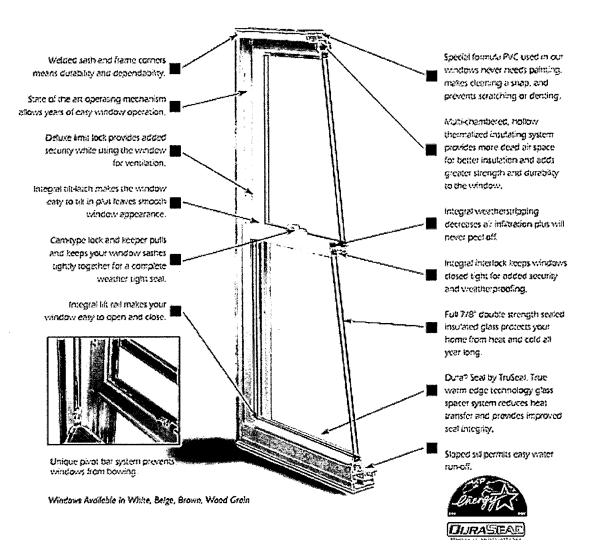


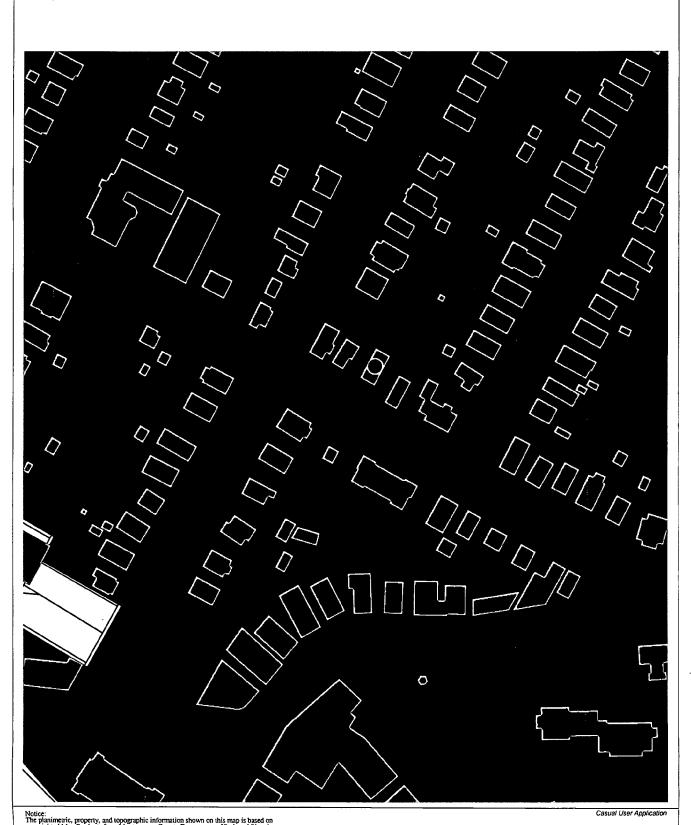
BEFORE





2ND floor windows replaced.





Notice:
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Scale: 1" = 150"



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING THE MARYLAND-NATIONAL CAP IT ALPARK AND PLANNING COM 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760