

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10209 Connecticut Ave., Kensington	Meeting Date:	8/15/2018
Resource:	Secondary Resource (Kensington Historic District)	Report Date:	8/8/2018
Applicant:	William Goodwin	Public Notice:	8/1/2018
Review:	HAWP	Tax Credit:	Yes
Case Number:	31/06-18J	Staff:	Michael Kyne
PROPOSAL:	Storm window installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: 1929



Fig. 1: Kensington Historic District Map

PROPOSAL:

The applicant proposes to install six aluminum double-hung triple track storm windows over the existing wooden double-hung windows on the second-story of the historic house. The storm windows will be installed over the windows of the five existing dormers and over one rear-facing gable window.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

- 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

Montgomery County Code; Chapter 24A-8

- (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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Kensington Historic*

District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bill.goodwin@ME.com Contact Person: William Goodwin
 Daytime Phone No.: 301-385-2702
 Tax Account No.: 01020630
 Name of Property Owner: William M. Goodwin Daytime Phone No.: 301-385-2702
 Address: 10209 Connecticut Kensington 20895
Street Number City Street Zip Code
 Contractor: Blaine Window Repair Phone No.: 301-565-4949
 Contractor Registration No.: 86142 - License
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10209 Street: CONNECTICUT AVE.
 Town/City: Kensington Nearest Cross Street: BALTIMORE STREET/ARMORY AVE
 Lot: 19 Block: 8 Subdivision: KENSINGTON PARK
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF REMEDIATION 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: STORM WINDOWS
 1B. Construction cost estimate: \$ 3,000.⁰⁰
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
 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/assessment

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.

William M. Goodwin 7/9/2018
 Signature of owner or authorized agent Date

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

244152

**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:

Single Family House
2ND STORY Wood Double Hung Windows

~~See~~

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

INSTALL ProVia Aluminum Triple Track
exterior STORM WINDOWS over existing Double Hung.
- QUANTITY: 6
- ProVia Concord - Color: white

2. **SITE PLAN** I do NOT have a site plan.

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

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

3. **PLANS AND ELEVATIONS** Please See photos

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.

- a. 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.
- b. 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**

- a. 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.
- b. 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.

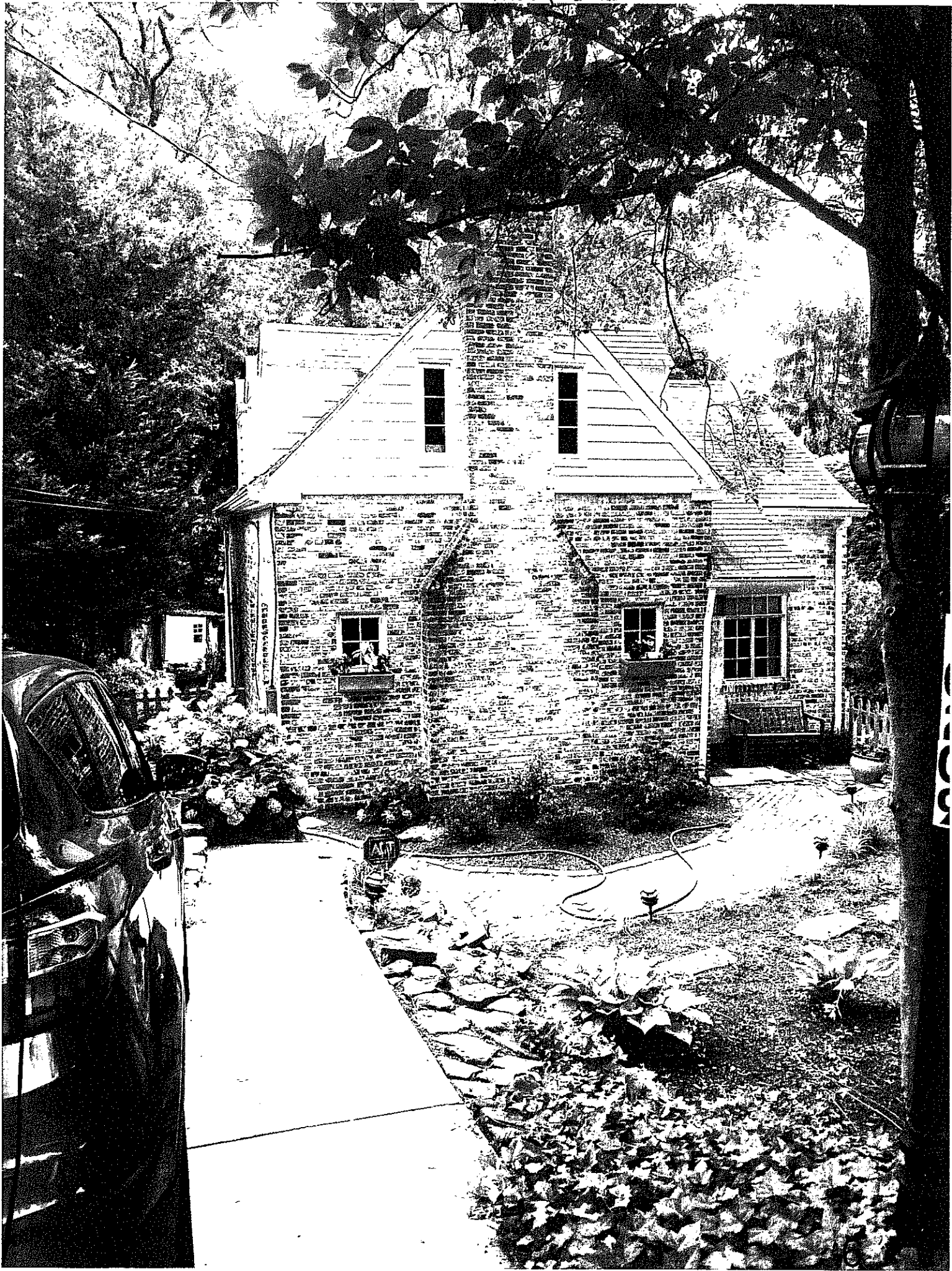
6. **TREE SURVEY**

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.

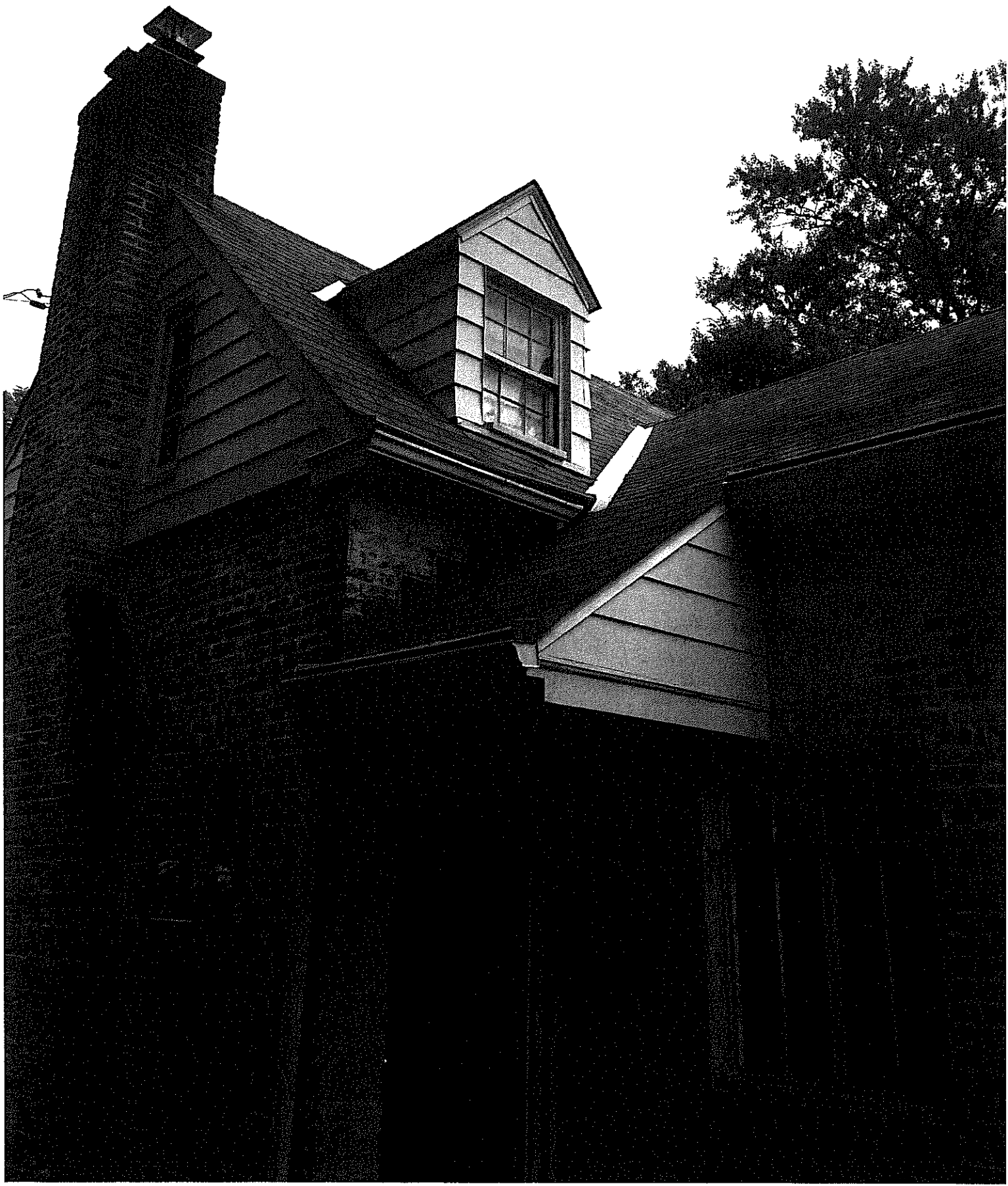
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



- FOR STORM WINDOW INSTAL



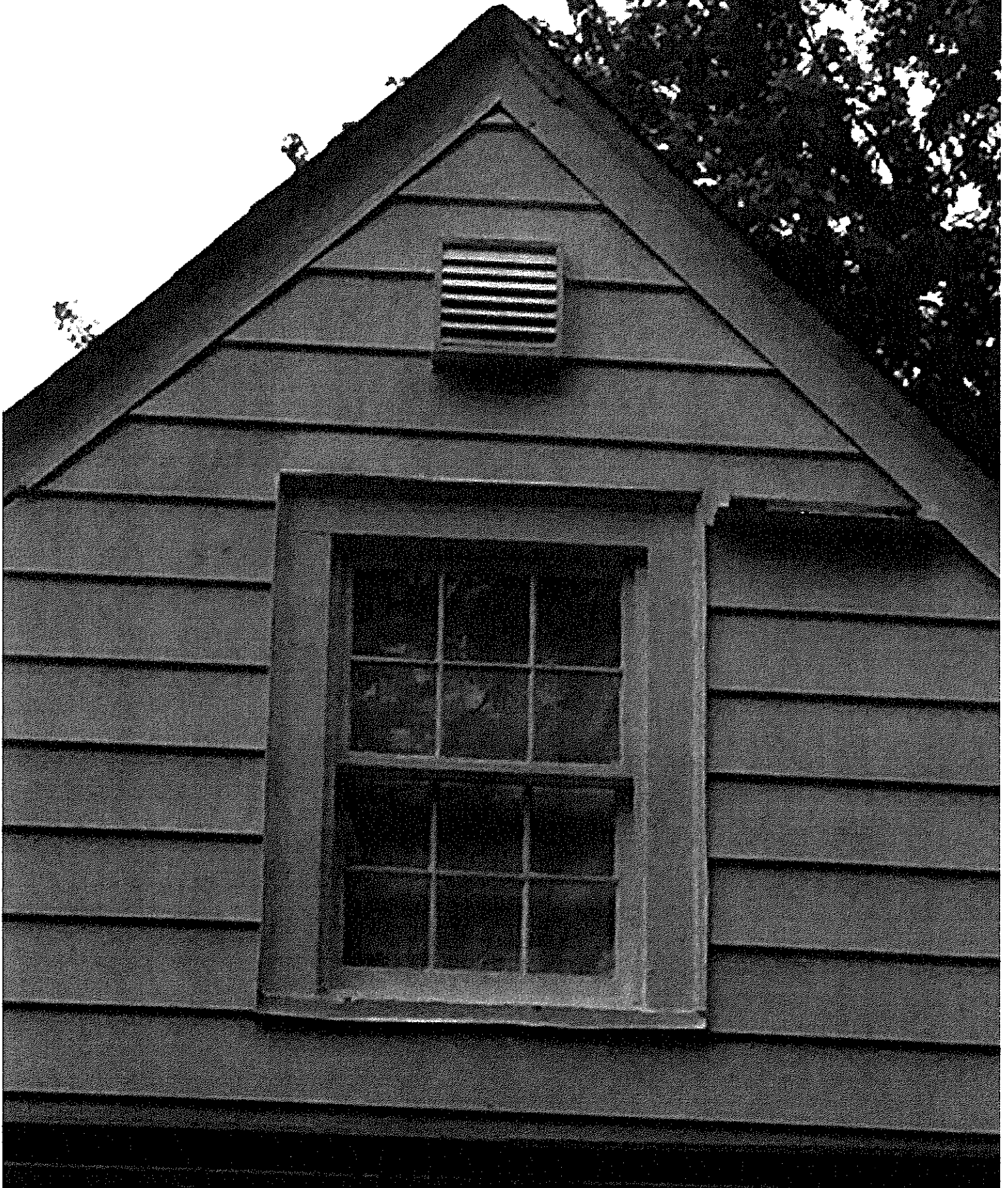
10200 CONN. ST. - NORTH SIDE
~~10200 CONN. ST. - NORTH SIDE~~
~~10200 CONN. ST. - NORTH SIDE~~
STORM WINDOW INSTALL.



102-1 1000 1100 1100 1100
FOR STORM WINDOW INSTALL



1020 1 CORN. ME. - KEAY PHOTO FOR JACOB
WINDOW INSTAM



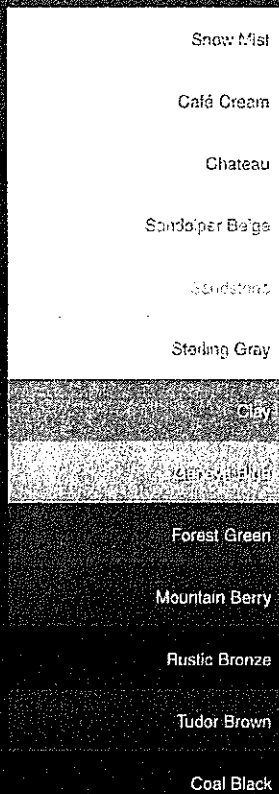
Storm Window Advantages

	Town & Country Double Hung 520/527	Concord Double Hung 696/697	Valley Forge 2-Lite Slider 422	Valley Forge 3-Lite Slider 423	Clinton Outside Removable 140/240	Clinton Inside Removable 630
Corner Construction	Mitered & Screwed	Butted & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Screwed
Installation Screws	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched
Frame Profile	Contoured with Vinyl Liner	Square	Square	Square	Square	Contoured
Glazing	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine
Fiberglass Screen	Half	Half (full screen optional)	Half	Two	Full Optional	Full
Weatherstripping	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter
Mid-Window Stabilizing Bar	Horizontal	Horizontal	Vertical	Vertical	N/A	N/A

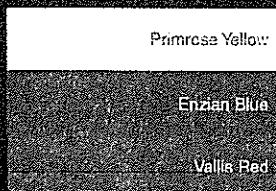
Choose Your Color

Our oven-baked finishes are backed by a Lifetime Limited Warranty for lasting beauty and low maintenance. These finishes are also available on ProVia Storm Doors, Aluminum Replacement Windows and Entry Doors.

Featured Colors



Limited Colors

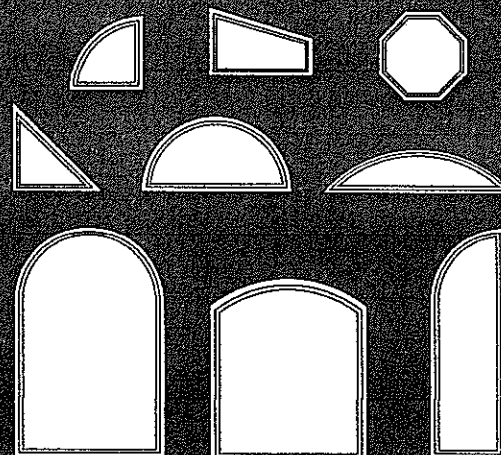


Additional 2 week lead time required when using Limited Colors on Aluminum Storm Windows.

Refer to our color selector for accurate color representation.

Architectural Shapes

Nothing adds drama to a home like specialized architectural shapes. Customized shapes are available in a wide variety of styles.





Aluminum Storm Windows

 **ProVia**[®]
THE PROFESSIONAL WAY

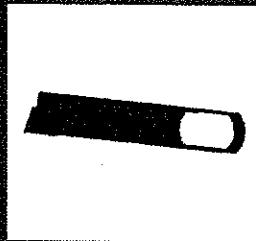
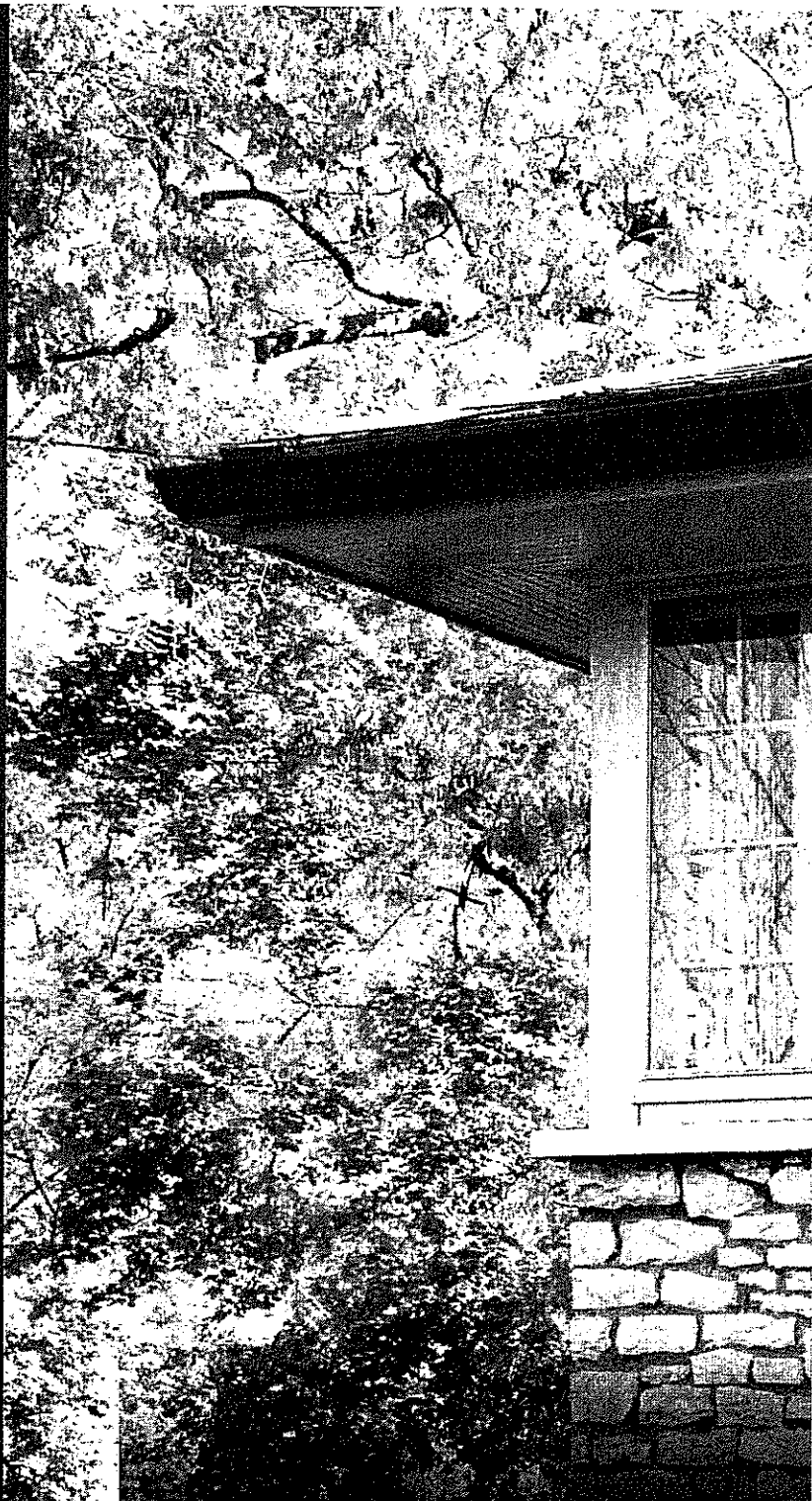


Why Use Storm Windows?

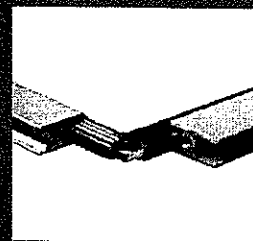
- Maintenance Free
- Weather Protection
- Reduce Outside Noise
- Protect Original Windows
- Easy to Install - No Mess!*

Details That Count

- Custom-built to your specifications
- Constructed of heavy-duty, extruded aluminum for long life and structural integrity
- Creates a dead air space that helps block energy transfer
- Complement your home with one of 16 beautiful colors
- Low-E and other glass options available
- Lifetime Limited Transferable Warranty

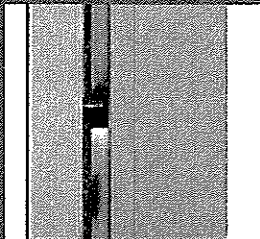
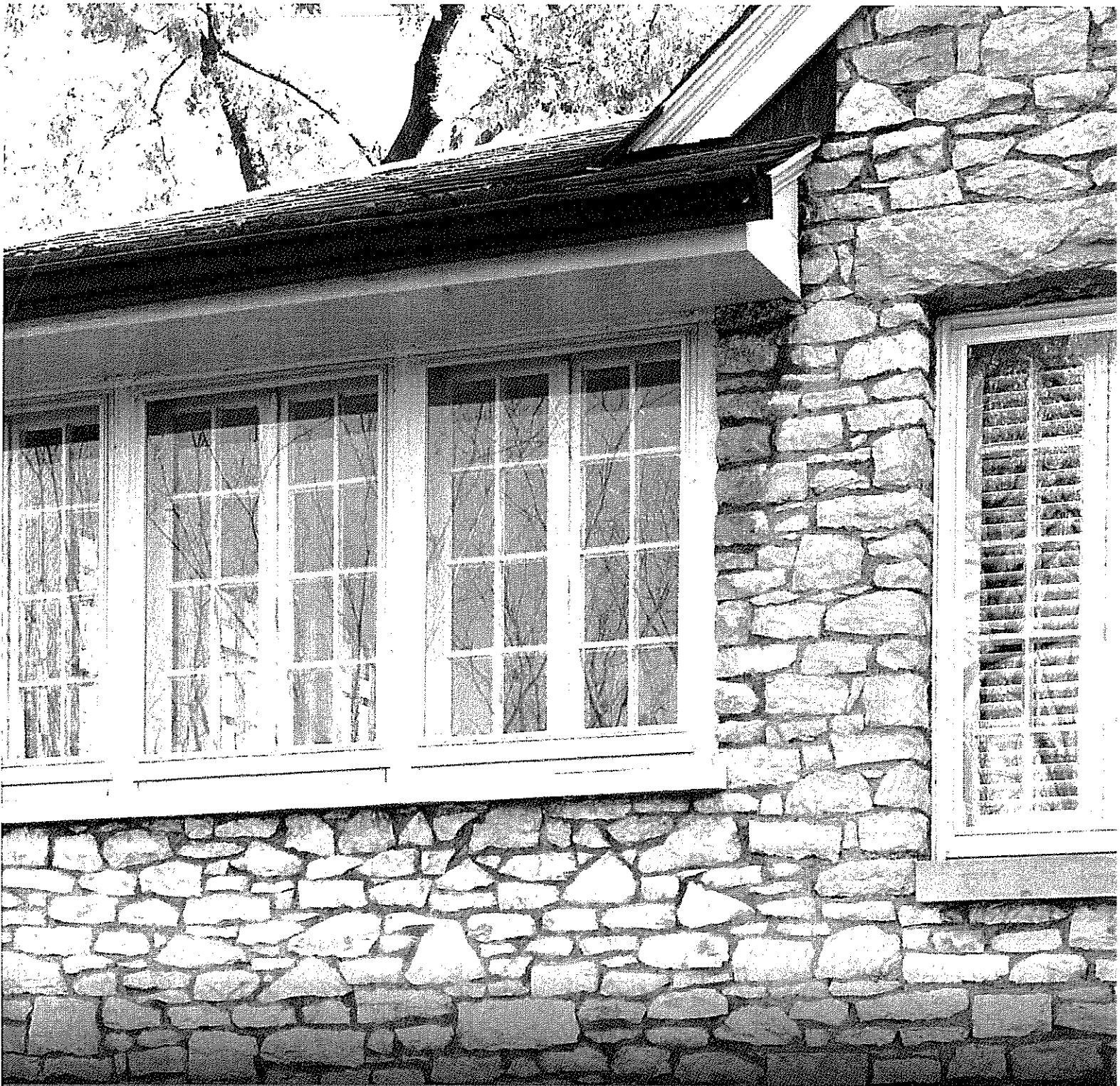


Latch bolts, swivel sash keys and sash guides have been re-designed for improved durability and functionality

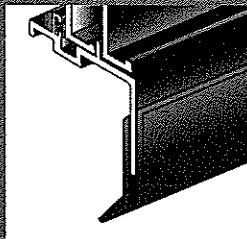


Wrap around marine glazing seals glass firmly into sash and makes glass replacement easy

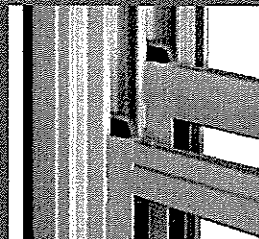
* The basic installation of ProVia Storm Windows is excluded by definition from the U.S. EPA Lead-Based Repair, Replace and Painting Program (RRP Rule).



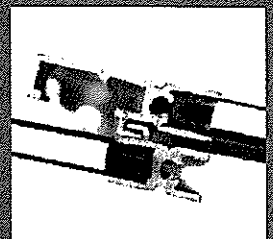
Anti-bow pins ensure sashes will resist bowing under heavy wind loads (double hung only)



Adjustable 1" bottom expander simplifies installation for out of square openings and is weeped for drainage (except on #140 picture models)



Nylon pivot pins ensure smooth sash operation (double hung only)



Heavy-duty sash interlock seals out the elements (double hung & sliders)

Why Choose a Low-E Window?

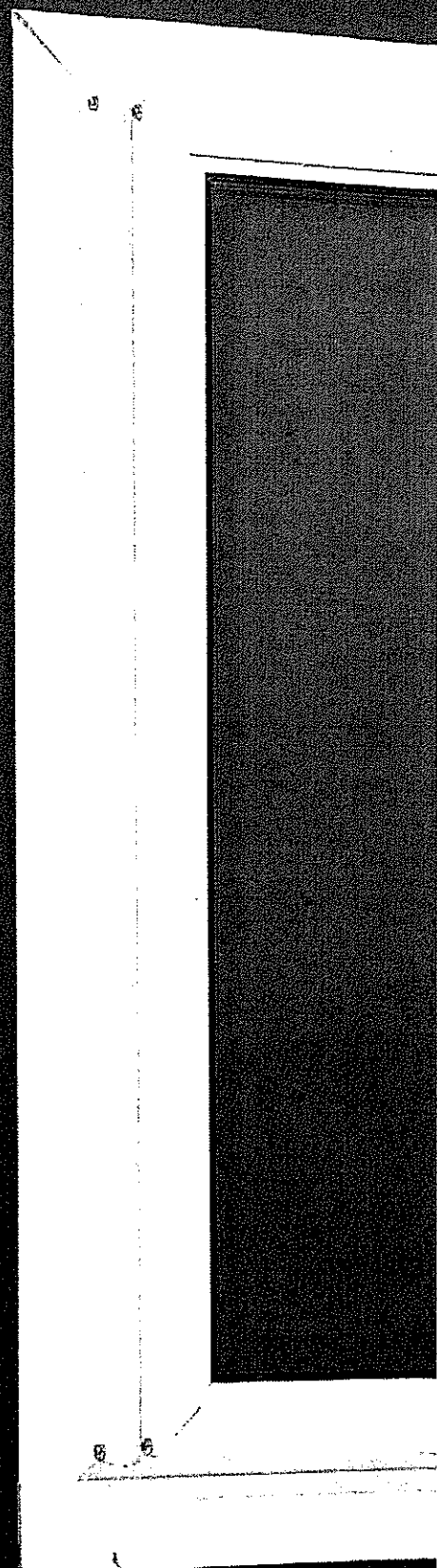
Over 800,000 homes annually have storm windows installed¹, with virtually all having clear uncoated glass, reducing the heating load by only 13% with a 10 year simple payback².

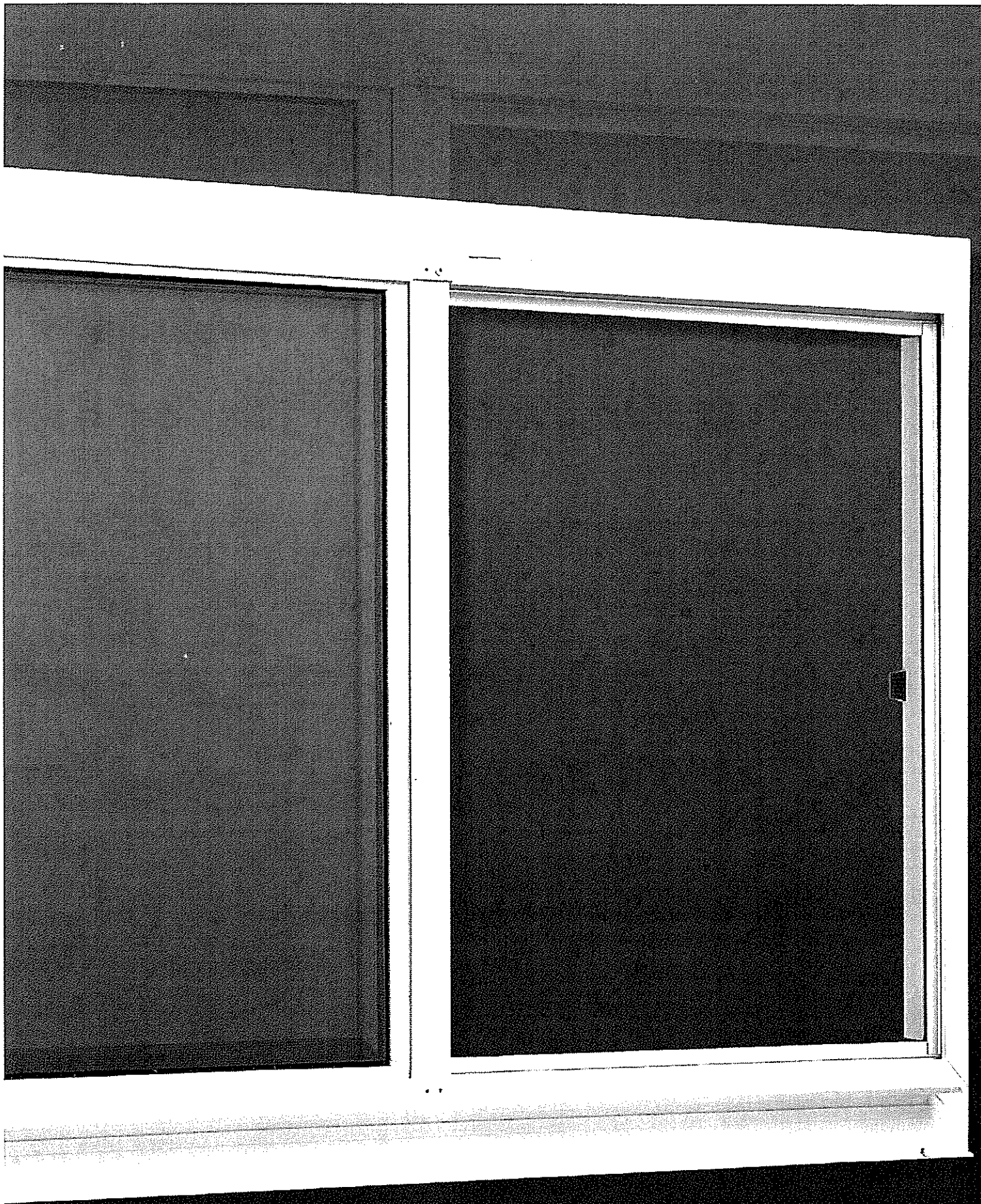
In a recent Chicago study, Low-E storm windows showed marked improvement over the clear glass benefits amounting to an average of 21% heat load reduction and an average payback of 4.5 years².

- Cost effective alternative to total window replacement
- Warmer in winter; average of 21% heat load reduction²
- Cooler in summer; reduces solar heat gain
- Reduces air infiltration

Our storm windows are designed to be installed over existing windows having sloped sills and are not intended to be used as a primary window. Regardless of application, product warranty does not cover issues such as leaking and condensation.

¹ U.S. DOE, September 2014 - "Low-E Storms: The Next "Big" Thing" in Window Retrofits" by Pam Cole, Pacific Northwest Laboratory and U.S. DOE, June 2013 - "Low-E Storm Windows: Market Assessment and Pathways to Market Transformation" by KA Cort, Pacific Northwest Laboratory
² S. Craig Drumheller - NAHB Research Center, Christian Kohler - Lawrence Berkeley National Laboratory, Stefanie Minen - Utilvate Technologies, *Field Evaluation of Low-E Storm Windows*, 2007





Double Hung Windows

Features & Benefits

- Triple track windows feature an inside operating half screen, while double track windows feature a half screen that is housed under the exterior sash
- Keep out the cold and heat with full perimeter black vinyl frame liner
- Additional structural strength with the mid-window stabilizer bar
- Cleaning is made easy with the removable sashes and half screen
- Safely adjust the amount of ventilation with ratcheted sash stops every 1" on top and bottom sashes

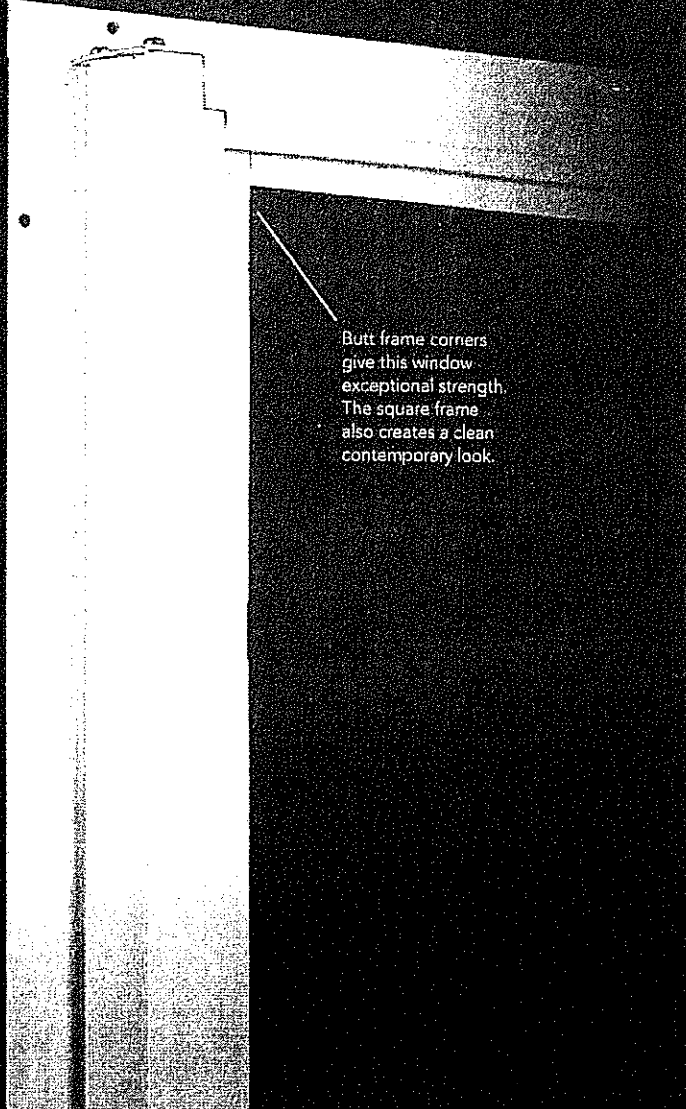


Mitered frame corners provide superior strength and beauty. For extra elegance we have a contoured master frame.

Double Hung Windows

Features & Benefits

- Triple track windows feature an inside operating half screen, while double track windows feature a half screen that is housed under the exterior sash (also available with optional external full screen)
- Keep out the cold and heat with full perimeter weatherstripping
- Additional structural strength with the mid-window stabilizer bar
- Cleaning is made easy with the removable tilt-in sashes and half screen
- Coated springs and polymer constructed latch bolts create a smooth latch operation
- Safely adjust the amount of ventilation with ratcheted sash stops every 1" on top and bottom sashes

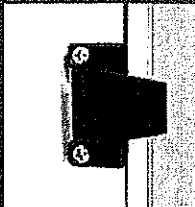


Butt frame corners give this window exceptional strength. The square frame also creates a clean contemporary look.

Valley Forge Slider Windows

Features & Benefits

- Mitered frame corners provide superior strength and beauty
- Available in two or three-lite models (3-lite available in 1/4-1/2-1/4, 1/4-1/4-1/4 or custom)
- Hollow sill construction for additional strength and drainage control
- Full length pull rail with spring loaded latches
- Long-life Delrin® rollers with stainless steel housing provide long-lasting smooth operation
- Screens over 40" in height include a stabilizer bar



Inside Latch

Clinton Picture Windows

Features & Benefits

- Mitered frame corners provide superior strength
- Available with inside or outside removable sash
- Sash clips for removable screen and sash
- Full perimeter weatherstripping
- Available in select models 1, 2, 3, or 4 lite units
- Architectural shapes available as special order with additional lead time (See page 6 for more details.)
- Also available in 140 and 630 styles (See Price List for details.)

	Town & Country Double Hung 520/527	Concord Double Hung 696/697	Valley Forge 2-Lite Slider 422	Valley Forge 3-Lite Slider 423	Clinton Outside Removable 140/240	Clinton Inside Removable 630
Corner Construction	Mitered & Screwed	Butted & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Screwed
Installation Screws	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched
Frame Profile	Contoured with Vinyl Liner	Square	Square	Square	Square	Contoured
Glazing	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine
Fiberglass Screen	Half	Half (full screen optional)	Half	Two	Full Optional	Full
Weatherstripping	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter
Mid-Window Stabilizing Bar	Horizontal	Horizontal	Vertical	Vertical	N/A	N/A

Our oven-baked finishes are backed by a Lifetime Limited Warranty for lasting beauty and low maintenance. These finishes are also available on ProVia Storm Doors, Aluminum Replacement Windows and Entry Doors.

Nothing adds drama to a home like specialized architectural shapes. Customized shapes are available in a wide variety of styles.

Featured Colors

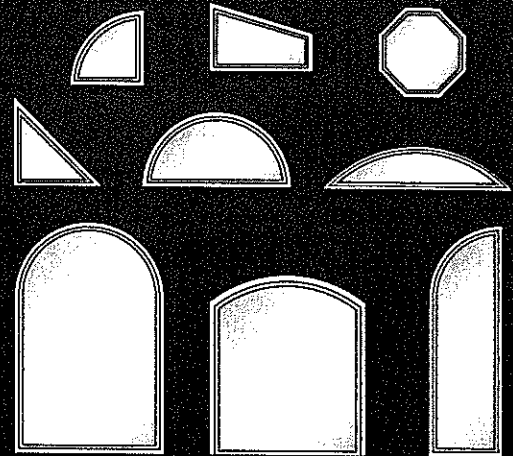
Snow Mist
Café Cream
Chateau
Sandpiper Beige
Sandstone
Sterling Gray
Clay
Geneva Blue
Forest Green
Mountain Berry
Rustic Bronze
Tudor Brown
Coal Black

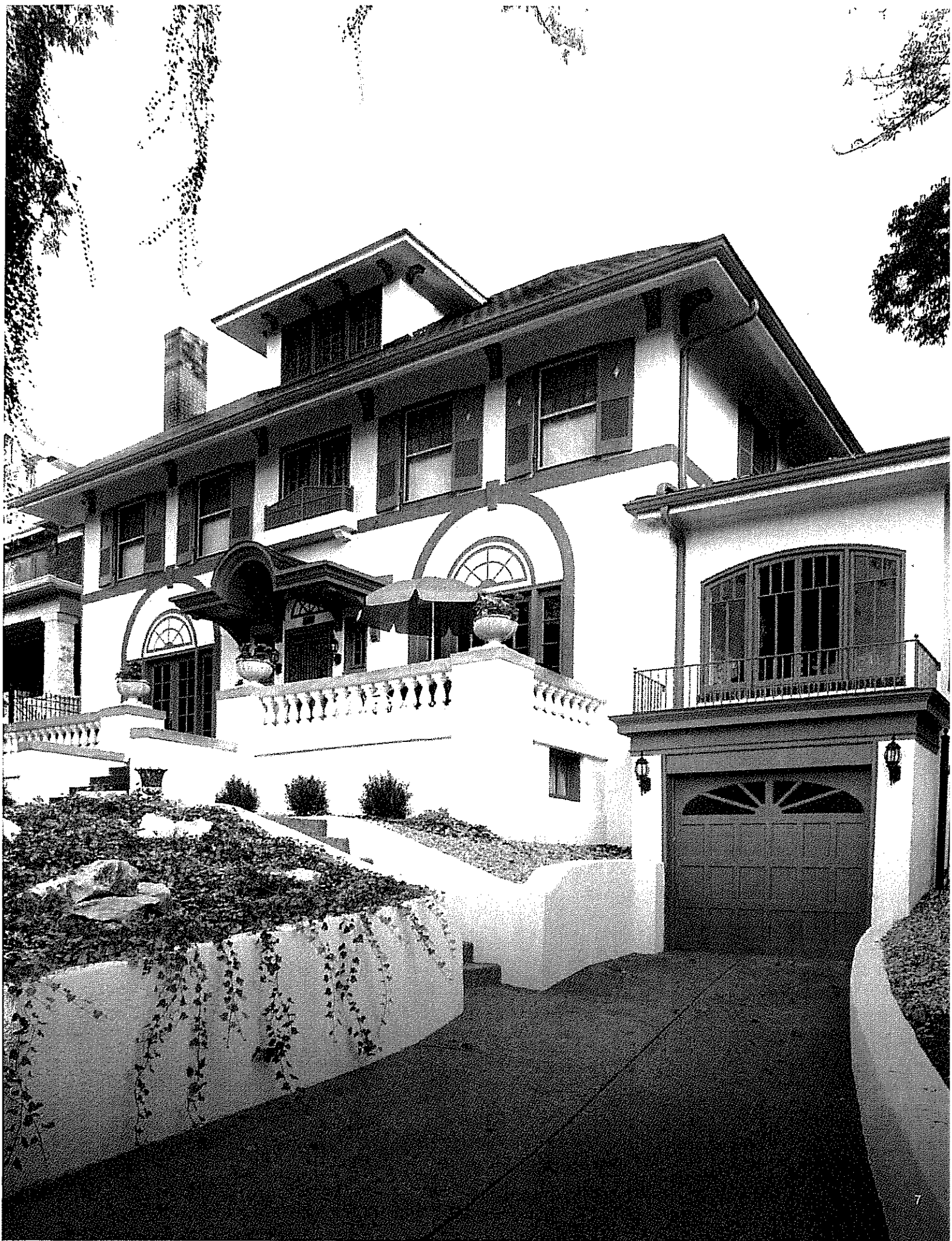
Limited Colors

Primrose Yellow
Enzian Blue
Vallis Red

Additional 2 week lead time required when using Limited Colors on Aluminum Storm Windows.

Refer to our color selector for accurate color representation.





In some situations, your home requires the addition of Privacy glass to allow light to filter in, while keeping a high level of privacy. Our Obscure Pebble glass will meet your privacy needs.

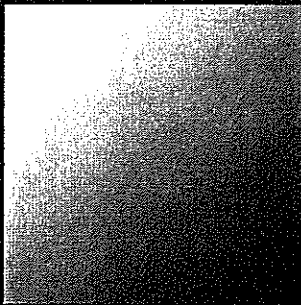
Obscure Pebble

Privacy Rating



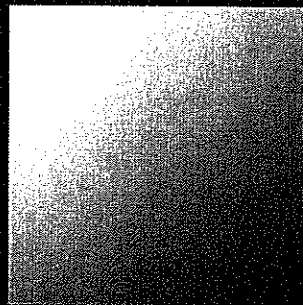
Tint Options

Our tinted glass can help improve on UV transmittance, solar heat gain and glare.



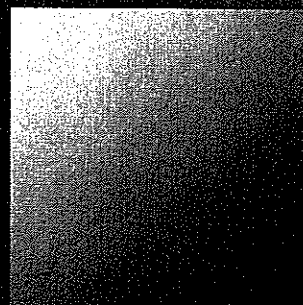
Gray Tint (Solargray®)

- Excellent glare control
- Exceptional protection against interior fabric and color fading
- Dark gray appearance
- Solar Performance (reduces solar heat gain)
- Ultra Violet light protection



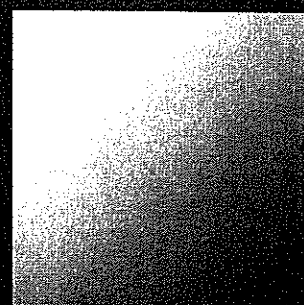
Green Tint (Solex®)

- Light green tinted glass
- Subdues interior brightness
- High visible light transmittance



Bronze Tint (Solarbronze®)

- Solar Performance (reduces solar heat gain)
- Reduces glare
- High visible light transmittance
- Warm glow to interior decors
- Compliments brick and stone facades
- Exterior subtle richness



Azurlite® Tint

- Beautiful aquamarine appearance
- Low shading coefficient
- High visible light transmittance
- Solar performance (reduces solar heat gain)

13

14



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THE PROFESSIONAL WAY

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10209

3ES N67

V-6 200 hp

















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

Owner's mailing address William Goodwin 10209 Connecticut Ave. Kensington, MD 20895	Owner's Agent's mailing address NA
Adjacent and confronting Property Owners mailing addresses	
Ed Castle 10211 Connecticut Ave. Kensington, MD 20895	Steve Cohen 10205 Connecticut Ave. Kensington, MD 20895