

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	40 Philadelphia Ave., Takoma Park	Meeting Date:	10/11/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/04/17
Review:	HAWP	Public Notice:	09/27/17
Case Number:	37/03-17000	Tax Credit:	None
Applicant:	Kristina Gear	Staff:	Dan Bruechert
Proposal:	Storm Window Installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
 STYLE: Bungalow
 DATE: c.1915-25

PROPOSAL:

The applicant is proposing to install aluminum storm windows over the existing historic sash and non-historic sash and picture windows. The slim profile of the proposed storms will have a minimal impact on the historic resource and should be approved.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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

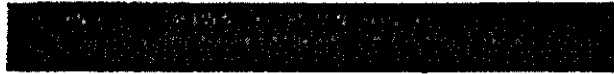
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: contractorservicesdc@gmail.com Contact Person: Beth Davis
Tax Account No.: 01076937 Daytime Phone No.: 301-370-0369
Name of Property Owner: Kristina Grear Daytime Phone No.: 301-775-3409
Address: 40 Philadelphia Ave. Takoma Park, MD 20912
Contractor: Alco Products Company, Inc Phone No.: 301-593-1691

LOCATION OF BUILDING/PREMISE

House Number: 40 Street: Philadelphia Ave
Town/City: Takoma Park Nearest Cross Street: Park Ave
Lot: P20 Block: 3 Subdivision: North Takoma Park
Liber: Folio: Parcel: 1301076937

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, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Storm Windows
1B. Construction cost estimator: \$ 10,000
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

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

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**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 bungalow built in 1923 with typical period features on a 5311 sq ft lot with well established shrubs and trees.

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

Installing low profile aluminum storm windows over existing windows. Thirty-seven (37) Storm Windows to be installed throughout the home of type Concord 696 Triple Track Double Hung, White with standard and Picture Storm Window of type Clinton Picture Storm Windows. Attached pictures detail which material will be used for each storm window to be installed. The cut sheet and specifications for the 2 products to be used is also included for reference.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

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.

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


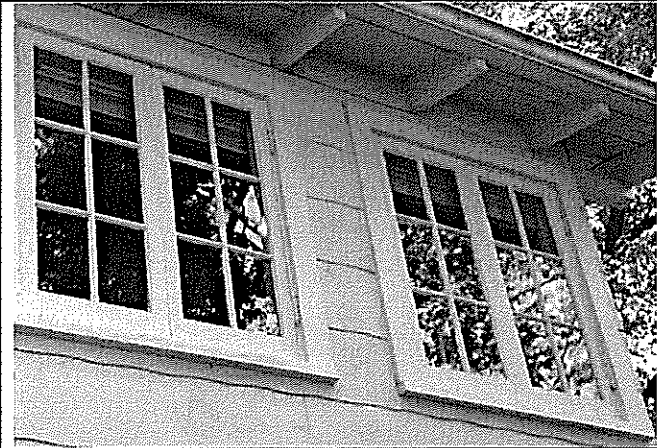

Owner's mailing address Kristina Grear 40 Philadelphia Ave. Takoma Park, MD 20912	Owner's Agent's mailing address Beth Davis - BD Contractor Services 15416 Baileys Lane Silver Spring, MD 20906
Adjacent and confronting Property Owners mailing addresses	
Gary Lovett 38 Philadelphia Ave. Takoma Park, MD 20912	Carlos Sejas 42 Philadelphia Ave. Takoma Park, MD 20912
Stuart Gagnon 41 Philadelphia Ave. Takoma Park, MD 20912	

Existing Property Condition Photographs *(duplicate as needed)*

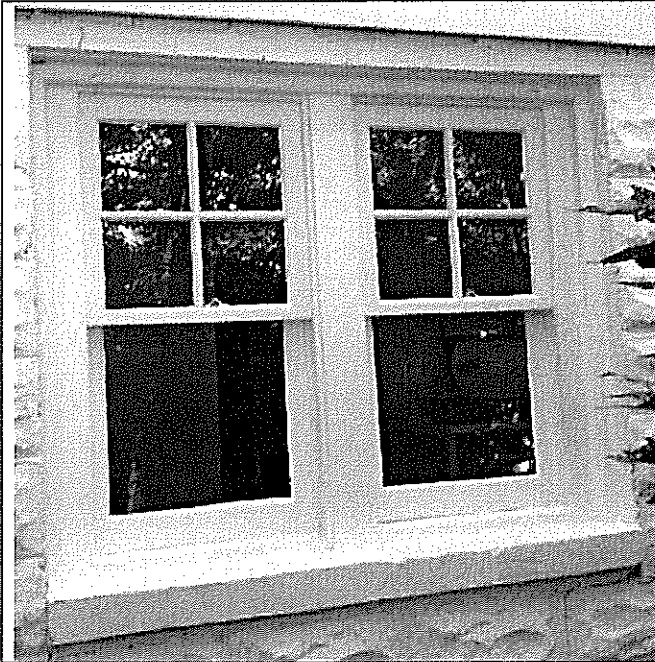
Location - FRONT OF HOUSE	Details
	<p>Front of House 1st Floor</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>
	<p>Front of House 1st Floor</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>
	<p>Front of House 2nd Floor</p> <p>Materials: 3 x Storm Windows – Clinton 240 Picture Storm Window, White with Standard Screen</p>



Existing Property Condition Photographs (duplicate as needed)

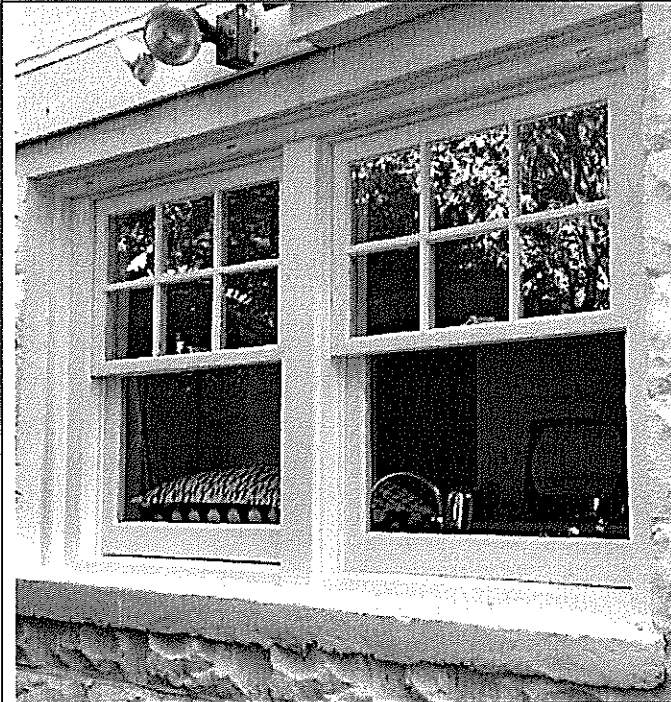
Location - BACK OF HOUSE	Details
	<p>Back of House 1st Floor</p> <p>Materials: 1 x Storm Window – Clinton 240 Picture Storm Window, White with Standard Screen</p>
	<p>Back of House 1st Floor</p> <p>Materials: 4 x Storm Windows – Clinton 240 Picture Storm Window, White with Standard Screen</p>
	<p>Back of House 2nd Floor</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>

Existing Property Condition Photographs (*duplicate as needed*)



Back of House
Basement

Materials: 2 x Storm Windows –
Concord 696 Triple Track,
Double Hung, White with
Standard Screen





Back of House
Basement

Materials: 2 x Storm Windows –
Concord 696 Triple Track,
Double Hung, White with
Standard Screen

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Existing Property Condition Photographs (duplicate as needed)

Location - LEFT SIDE OF HOUSE	Details
	<p>Left Side of House Basement</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>
	<p>Left Side of House Basement</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>



Existing Property Condition Photographs (*duplicate as needed*)



Left Side of House
Basement

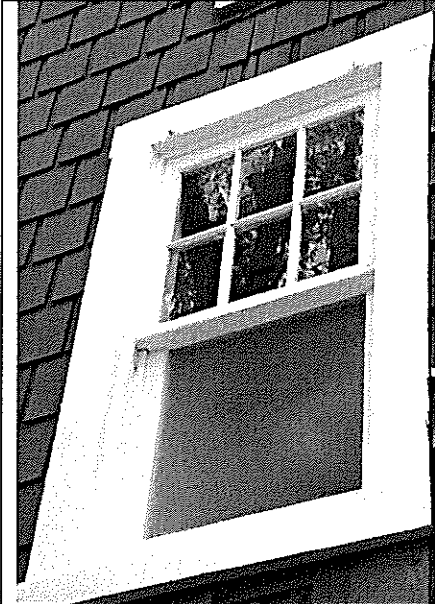

Materials: 1 x Storm Window –
Concord 696 Triple Track,
Double Hung, White with
Standard Screen



Left Side of House
1st Floor

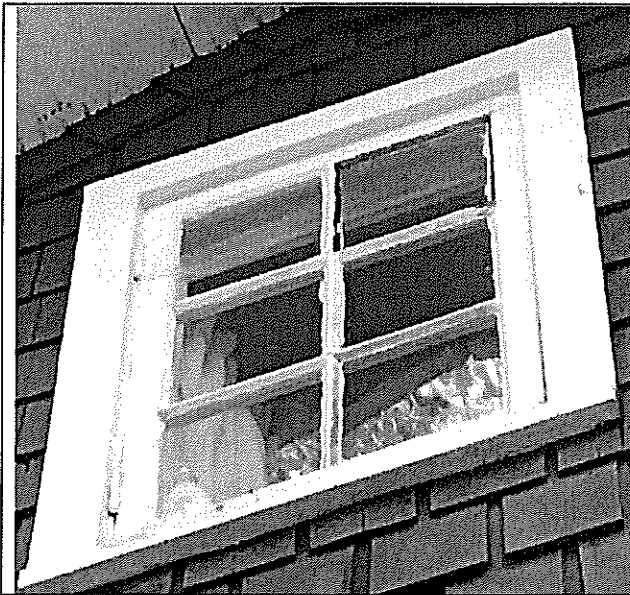
Materials: 1 x Storm Window –
Concord 696 Triple Track,
Double Hung, White with
Standard Screen

Existing Property Condition Photographs (*duplicate as needed*)

	<p>Left Side of House 1st Floor</p> <p>Materials: 1 x Storm Window – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>
	<p>Left Side of House 1st Floor</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>

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Existing Property Condition Photographs *(duplicate as needed)*



Left Side of House
1st Floor

Materials: 1 x Storm Windows –
Clinton 240 Picture Storm
Window, White with Standard
Screen





Left Side of House
1st Floor

Materials: 2 x Storm Windows –
Clinton 240 Picture Storm
Window, White with Standard
Screen


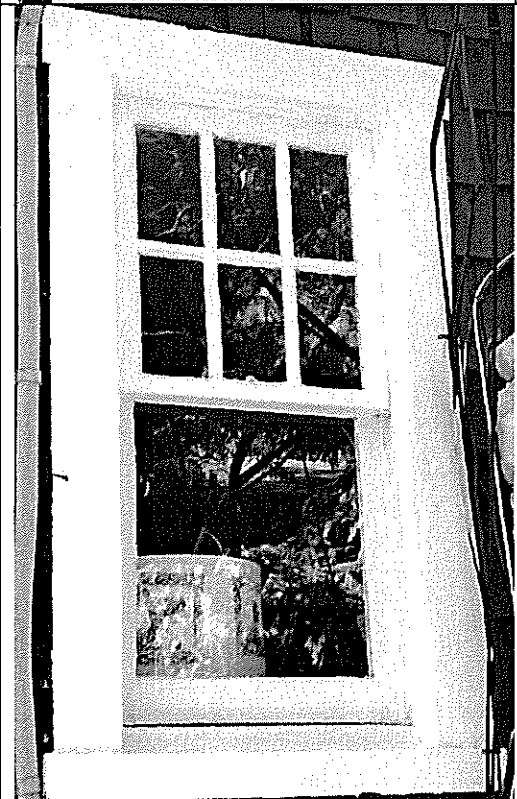
(17)

Existing Property Condition Photographs (duplicate as needed)

Location - RIGHT SIDE OF HOUSE	Details
	<p>Right Side of House Basement</p> <p>Materials: 1 x Storm Window – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>
	<p>Right Side of House 1st Floor</p> <p>Materials: 2 x Storm Windows – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>

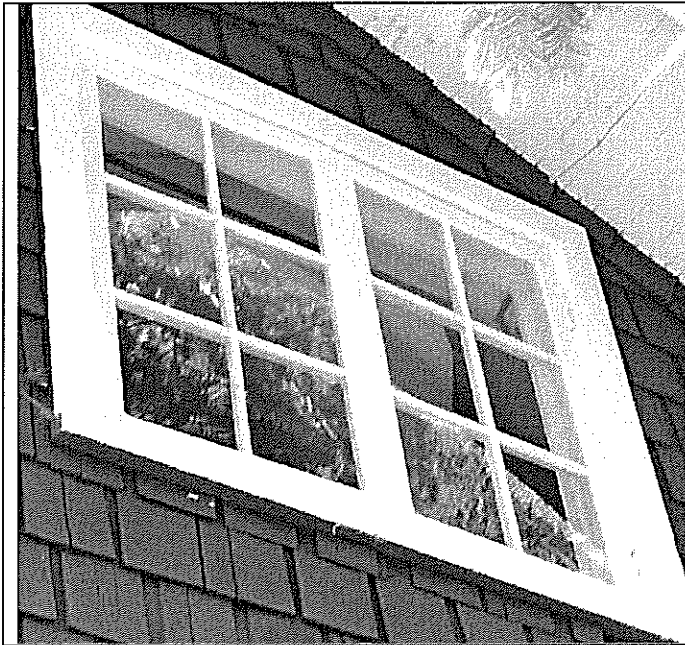
13

Existing Property Condition Photographs (duplicate as needed)

	<p>Right Side of House 1st Floor</p> <p>Materials: 1 x Storm Window – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>
	<p>Right Side of House 1st Floor</p> <p>Materials: 1 x Storm Window – Concord 696 Triple Track, Double Hung, White with Standard Screen</p>

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Existing Property Condition Photographs *(duplicate as needed)*



Right Side of House
1st Floor

Materials: 2 x Storm Windows –
Clinton 240 Picture Storm
Window, White with Standard
Screen

One Lite Storm Windows

EXTERIOR ONE LITES - Models 140, 240, 630

Opening Size Reduction

Model 140: All ordered opening size width and height dimensions are reduced by minimum of 1/8".

Models 240 & 630: All ordered opening size width dimensions are reduced by minimum of 1/8", height is reduced by minimum of 1/16" (Model 240), or 3/16" (Model 630). If after making these reductions the size does not fall on one of our Exact Manufactured Sizes, the size is further reduced to the next lowest available Exact Manufactured Size.

Exact Manufactured Sizes

An "EXACT" manufactured size is the actual tip to tip window size, NOT INCLUDING expander. The expander will add a minimum of 1/16" (Model 240), or 3/16" (Model 630) when fully collapsed and 1 1/8" when fully extended. Allowable factory tolerance is plus or minus 1/16". The Exact Manufactured Sizes available are as follows:

MODELS	WIDTH	HEIGHT
140, 240, 630	1/8", 1/4", 3/8", 1/2", 5/8", 3/4", 7/8", 1"	1/8", 1/4", 3/8", 1/2", 5/8", 3/4", 7/8", 1"

It is recommended that you order by opening size whenever possible.

Model 140 - Outside Removable (Multi-Lites Available)

The Model 140 Picture Storm Window has an outside removable glass insert. It is available as a 1, 2, 3, or 4 lite unit. Multi-lite units are all contained in one master frame unit and each lite is separately removable. Due to the nature of its design, the 140 cannot accommodate a side, top or bottom expander. A screen does not come standard, but is available as an option. The master frame flange has a compressible bulb seal factory installed on the back (mounting) surface. This eliminates the need for caulking and facilitates the installation over a metal prime window. The measurement for this window must be VERY PRECISE as there is no allowance made for field altering of the actual unit size.

The following model numbers will be used for multi-lite units:

141 = 2-Lite, 142 = 3-Lite, 143 = 4-Lite.

Multi-Lite units will have the same size reductions as Model 140.

Model 240 - Outside Removable (Multi-Lites Available)

The Model 240 picture storm window has an outside removable glass insert. It is available as a 1, 2, 3, or 4 lite unit. Multi-lite units are all contained in one master frame unit and each lite is separately removable. Bottom expander is standard. A screen does not come standard, but is available as an option. Master frame flange is 3/4" wide and is scored for field trimming.

The following model numbers will be used for multi-lite units:

241 = 2-Lite, 242 = 3-Lite, 243 = 4-Lite.

Multi-Lite units will have the same size reductions as Model 240.

Model 630 - Inside Removable (Multi-Lites Not Available)

The Model 630 Picture Window has an inside removable glass insert. It comes standard with a bottom expander and screen and is only available in a one lite version. Master frame installation flanges are field trimmable and can accommodate an optional side expander.

Sidelites and Transoms

For Sidelites and Transoms, see ProVia Door Price List.

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Double Hung Storm Windows

Paint Finishes

01 Snow Mist	14 Sandstone	24 Forest Green	13 Coal Black
06 Café Cream	26 Sterling Gray	20 Mountain Berry	56 Primrose Yellow*
50 Chateau	15 Clay	44 Rustic Bronze	53 Enzian Blue*
03 Sandpiper Beige	21 Geneva Blue	08 Tudor Brown	59 Vallis Red*

* Additional 2 week lead time for all Limited Colors

Opening Size Reduction

All ordered opening size width dimensions are reduced by a minimum of 1/8" and the height is reduced by a minimum of 1/2". If after making these reductions the size does not fall on one of our Exact Manufactured Sizes, the size is further reduced to the next lowest available Exact Manufactured Size. (For blind stop install, see page 3)

Exact Manufactured Sizes

(Note: Sizes ordered as exact, but not a manufactured size, will be reduced to first available manufactured size listed.) An "EXACT" manufactured size is the actual tip to tip window size, NOT INCLUDING the expander. The expander will add a minimum of 5/16" when fully collapsed and 1 1/8" when fully extended. The Exact Manufactured Sizes available are as follows: (Allowable factory tolerance is plus or minus 1/16").

MODELS	WIDTH	HEIGHT
520, 527, 696, 697	1/8", 1/4", 3/8", 1/2", 5/8", 3/4", 7/8", 1"	1/8", 1/4", 3/8", 1/2", 5/8", 3/4", 7/8", 1"

It is recommended that you order by opening size whenever possible.

Oriel Style

When ordering oriel style windows you need to include your CMR (Center Meeting Rail) measurement. The CMR is the dimension from the top of the frame opening to the center of the prime window meeting rail. Note this dimension on your order as "CMR MEASUREMENT". Size limitation: largest sash height not to exceed 48". An oriel style window will clear for removal only if there is 9" or less difference between the top and bottom glass inserts and if the small glass insert is on top.

Drop Sill

Drop sill dimensions should always be included in the opening height measurement. If the drop sill dimension is over 1", please provide that dimension when ordering. Please note that windows ordered by the opening size will have the height reduced an additional 1/2" after standard allowances. An over-sized "drop sill" expander will be provided to cover this reduction. This expander will add a minimum of 15/16" when fully collapsed and 1 3/4" when fully extended. If ordering as exact manufactured size, please refer to the above Exact Manufactured Sizes paragraph.

Overlap

All Double hung storm windows are sized for blindstop. If overlap is needed, you must order your window's exact size. (See Illustration on page 3)

Sash and Screen Clearance

To determine the opening clearance necessary to remove your double hung screen and glass inserts, deduct the following from your Exact Manufactured Size Width:

MODELS	520	527	696	697
Exact Manufactured Width	-2 1/16"	-3 5/16"	-2 3/8"	-3"

Note: Model 520 features an inside operating half screen.
 Model 527 features an exterior track removable half screen.
 Model 696 features an inside operating half screen.
 Model 696 with Full Screen option features a full screen in a separate exterior track.
 Model 697 features an exterior track removable half screen.

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Double Hung Storm Windows

Double Hung (Vertical Window Exterior) Measuring Instructions

Double hung storm windows are designed primarily for blind stop installation.

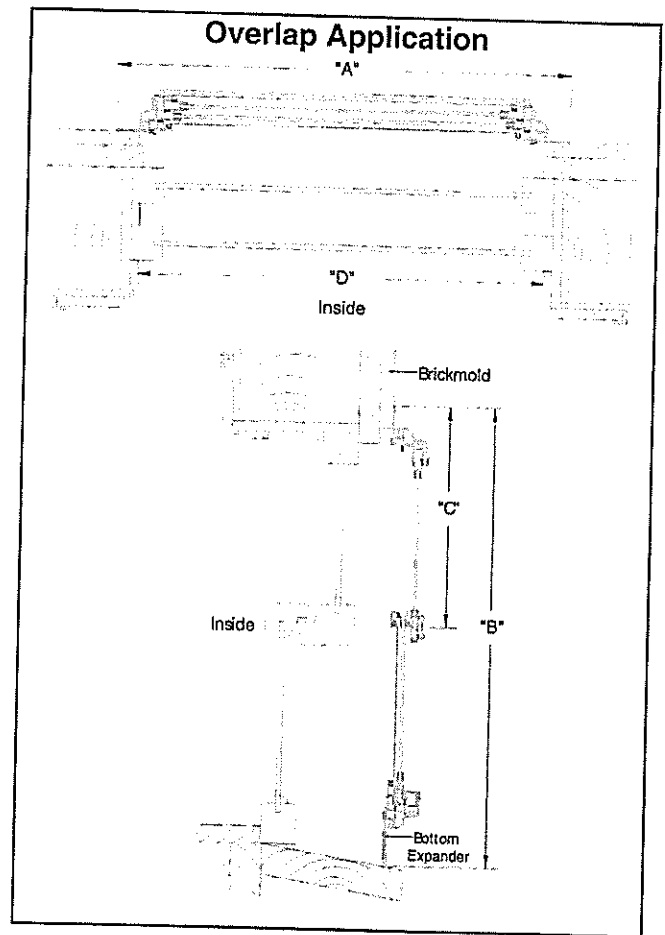
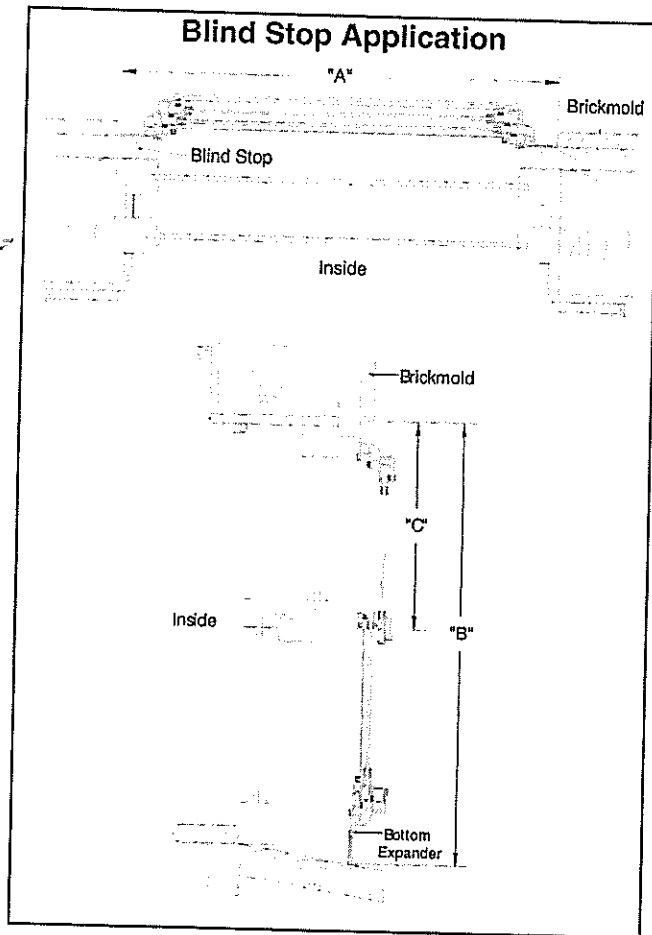
Blind Stop Application Measuring Instructions:

- A. **Width:** Measure from the inside of the brickmold to the inside of opposite brickmold. Measure width at top and bottom and use the narrowest measurement.
- B. **Height:** Measure from the underside of head brickmold to top of sill on both sides of the opening and use the shortest of the two.

Overlap Application Measuring Instructions:

- A. **Width:** Specify the exact tip to tip manufactured width. See page 2 for available width increments.
- B. **Height:** Specify the exact tip to tip manufactured height. See page 2 for available height increments.
- D. **Clearance:** Refer to page 2 for Sash and Screen Clearance information.

CMR: The Center Meeting Rail dimension "C" is determined by measuring from the underside of the head casing to the center of the prime window meeting rail.

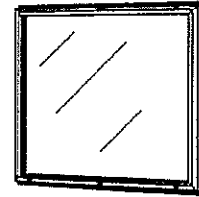


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Clinton Picture Windows

Standard Features:

- Color-Matched Installation Screws and Sash Clips
- Marine Glazed
- Screw Corner Construction
- Rustproof Screws
- Header Drip Caps (Models 140 & 240 Only)



Models 140, 240, 630
(Model 140 pictured)

MODEL NUMBER AND TYPE	140 or 240 One Lite	141 or 241 Two Lite	142 or 242 Three Lite	143 or 243 Four Lite	630 One Lite Inside Removable Includes Screen
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SIZE LIMITS	Width	10" to 84"	15" to 135"	28" to 135"	48" to 135"	12" to 84"
	Height	10" to 84"	10" to 135"	10" to 135"	10" to 135"	12" to 84"
	Max	148 U.I.	168 U.I.	168 U.I.	168 U.I.	148 U.I.

PRICE	0 - 85 U.I.	\$ 319.00	\$ 459.00	\$ 589.00	\$ 719.00	\$ 429.00
	86 - 110 U.I.	\$ 419.00	\$ 559.00	\$ 689.00	\$ 819.00	\$ 549.00
	111 - 120 U.I.	\$ 669.00	\$ 799.00	\$ 939.00	\$ 1,069.00	\$ 819.00
	Add per U.I. Over 120	\$ 5.05	\$ 5.05	\$ 5.05	\$ 5.05	\$ 6.35

Additional Options & Accessories (Multi-lite units: Use U.I. price for each individual lite.)	0-85 UI	86-110 UI	111-120 UI	Add per U.I. over 120
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Options	0-85 UI	86-110 UI	111-120 UI	Add Per Sash	Add Per Sash		
Obscure Glass	\$ 89.00	\$ 159.00	\$ 299.00	Add Per Sash			
1/8" Double Strength Glass	\$ 19.00	Included	N/A	Add Per Sash			
Tinted Glass (Solargray®, Solexia® or Solarbronze®)	\$ 79.00	\$ 139.00	\$ 329.00	Add Per Sash			
Low-E Glass	\$ 29.00	\$ 89.00	139.00	Add Per Sash			
Blue Tinted Glass (Azuria®)	\$ 129.00	\$ 219.00	N/A	Add Per Sash			
Tempered Glass	\$ 79.00	\$ 199.00	\$ 339.00	Add Per Sash	\$ 4.60		
3/16" Triple Strength Glass	\$ 49.00	\$ 59.00	Included	Add Per Sash			
Acrylic 1/8" Glazing	\$ 119.00	\$ 169.00	\$ 299.00	Add Per Sash			
Laminated Glass	\$ 549.00	\$ 899.00	\$ 1,169.00	Add Per Sash	\$ 44.25		
No Sash	\$ (89.00)	\$ (129.00)	\$ (229.00)	Deduct per Wdw			
Screen Options	630	140/240	630	140/240	630	140/240	
No Screen (Model 630 only)	\$ (89.00)	Standard	\$ (119.00)	Standard	\$ (149.00)	Standard	Deduct Per Wdw
BetterVue® Fiberglass Screen	Included	\$ 109.00	Included	\$ 129.00	Included	\$ 219.00	Add Per Screen
Aluminum Screen	\$ 39.00	\$ 139.00	\$ 69.00	\$ 199.00	\$ 89.00	\$ 299.00	Add Per Screen
Heavy-duty Fiberglass Screen	\$ 59.00	\$ 169.00	\$ 99.00	\$ 229.00	\$ 119.00	\$ 329.00	Add Per Screen
SeeVue® Stainless Steel Screen	\$ 99.00	\$ 199.00	\$ 189.00	\$ 319.00	\$ 229.00	\$ 439.00	Add Per Screen

Installation Options		Add Per Foot	Add Per Foot
Joining Mullion (see page 12)	\$	19.25	Add Per Foot
Side Expander (see page 12)	\$	4.25	Add Per Foot
Sill Expander	\$	4.25	Add Per Foot
L-Angle: 1/4" x 1 1/4" (see page 12)	\$	4.25	Add Per Foot

Replacement Options		Per Sash		
Replacement Glass Sash	\$ 139.00	\$ 199.00	\$ 339.00	Per Sash

Replacement Screens - See 140/240 Prices Listed In Screen Options Section Above.
NOTE: Single Glass Inserts over 11 sq ft include 1/8" Glass and units over 110 UI or inserts over 19.9 sq ft include 3/16" glass. Any glass size greater or equal to 32 sq ft requires Tempered Glass or Acrylic. Acrylic glass 19.9 sq ft or larger must be approved by engineering.
 * One dimension (width or height) must be 64" or less. Sash sizes 80" or larger require Tempered glass or Acrylic.
 ** Multiple lite units: Minimum widths & heights depend on unit having vertical or horizontal mullions. Glass inserts cannot exceed 80". See entryLINK for all size limitations.

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