EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7207 Spruce Ave., Takoma Park  
Meeting Date: 1/23/18

Resource: Contributing Resource  
Takoma Park Historic District  
Report Date: 1/17/18

Review: HAWP  
Public Notice: 1/10/18

Case Number: 37/03-18F  
Tax Credit: Yes

Applicant: Will and Hillary Henning  
Staff: Dan Bruechert

Proposal: Storm Window Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1903

The subject property is a two-story, front-gable, clapboard house with a one-story porch with a hipped roof. The house is two bays wide with the principal entrance to the left and a six-over-one sash window to the right. On the right side of the house there is a one-story, rectangular, non-historic bay. The bay has four-over-one sash windows to the front and rear with a tripled set of six-lite casement windows on the right elevation.

The applicant proposes to install ProVia triple track storm windows into eight (8) windows openings in their house. The windows are constructed out of aluminum and have been approved in other projects in the Takoma Park Historic District. The spacer bar of the storm windows will align with the meeting rail of the windows to create a single strong horizontal line. Installing storm windows over historic wood windows is a preservation best practice and Staff supports approval of this HAWP.

STAFF RECOMMENDATION:

___ X ___ 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: William Henry
Contact Phone: 206-784-8217

Yes Account No.:
Name or Property Owner: William Henry
Address: 2613 2nd Ave
City: Seattle
State: WA
Zip Code: 98121

Contractor:
Contractor Registration No.:
Agent for Owner:
Agent for Owner Phone No.:

LOCATION OF BUILDING PROJECT:
House Number: 2613
Street: 2nd Ave
Town/City: Seattle
Street Name: 2nd Ave
Street: 2nd Ave

Part One: TYPE OF PERMIT, ACTIONS AND USE
1. CHECK ALL APPLICABLE
   ☐ Conserve ☐ Extend ☐ Alter/Remove
   ☐ AC ☐ Door ☐ Roof/Ad insertion ☐ Deck ☐ Shed
   ☐ Roof ☐ Window/Roof ☐ Siding/Window ☐ Fireplaces
   ☐ Exterior ☐ Decorative ☐ Tessa/Well

2. Construction cost estimate: $20,000

3. If this is a variation of a previously approved active permit, see Permit #:

4. If this is a variation of a previously approved active permit, see Permit #:

5. Type of sewage disposal: ☐ IF MISC ☐ Septic ☐ Other:

6. Type of water supply: ☐ IF MISC ☐ Well ☐ Other:

Part Two: COMPLIANCE W/ BUILDING CODES AND REGULATIONS

7. Hours: ☐ Day ☐ Night

8. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
   ☐ on property line/property line ☐ entirely on land of owner ☐ on public right of way/abutment

9. 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:
12/17/12

Approved: 
Disapproved: 

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structures and their setting, including their historical features and significance:

   Single Story Frame Building
   Built 1905
   Located in [Town/City] Historic District

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

   Replace storm windows

2. SITE PLAN
   Site and environmental setting drawn to scale. You may use your plan. Your site plan must include:
   a. the scale, north arrow, and grid;
   b. dimensions of all existing and proposed structures and site features such as walkways, driveways, fences, poles, septic tanks, trash containers, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format as larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. architectural and/or structural plans, with marked dimensions indicating location, size and general type of masonry, window and door openings, and other fixed features of the property and the proposed work;
   b. elevations (fronts), with marked dimension, clearly indicating proposed work in relation to existing conditions, with appropriate notes.
   All materials and features proposed for the exterior must be noted on the elevations drawings. All 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 as your design drawings.

5. PHOTOGRAPHY
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the back of photographs;
   b. Clearly labeled photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed in the back of photographs.

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

7. ADDRESSES OF ADJACENT AND CONFINING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and confining property owners (not tenants), including name, address, and zip code. This list should include the owners of all lots or parcels which abut the parcel in question, as well as the owners of lots or parcels which are directly across the street/mandatory 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will Henry</td>
<td>Will Henry</td>
</tr>
<tr>
<td>7207 Spruce Ave.</td>
<td>7207 Spruce Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>7205 Spruce Ave.</td>
</tr>
<tr>
<td>7201 Spruce Ave.</td>
</tr>
<tr>
<td>7203 Spruce Ave.</td>
</tr>
<tr>
<td>7210 Spruce Ave.</td>
</tr>
<tr>
<td>504 Tulip Ave.</td>
</tr>
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</table>
8 windows:

<table>
<thead>
<tr>
<th>Window Location</th>
<th>Specs</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen window</td>
<td>31&quot; x 61&quot; Provia Concord, Triple track storm windows.</td>
<td>1</td>
</tr>
<tr>
<td>Dining room</td>
<td>33 ¼&quot; x 65 ½ &quot; Provia Concord, Triple track storm windows.</td>
<td>2</td>
</tr>
<tr>
<td>Stairs</td>
<td>30 ½ &quot; x 61&quot; Provia Concord, Triple track storm window.</td>
<td>1</td>
</tr>
<tr>
<td>2nd bedroom</td>
<td>34&quot; x 61&quot; Provia Concord, Triple track storm window.</td>
<td>1</td>
</tr>
<tr>
<td>3rd bedroom</td>
<td>33 ½ &quot; x 61 ½ &quot; Provia Concord, Triple track storm windows.</td>
<td>2</td>
</tr>
<tr>
<td>Upstairs hall bath.</td>
<td>30 ¼&quot; x 61&quot; Provia Concord, Triple track storm window.</td>
<td>1</td>
</tr>
</tbody>
</table>

Example
Storm window brochure:

https://www.provia.com/assets/img/pdf/storm-windows/index.html#10
Aluminum Storm Windows
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

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

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.
Anti-bow pins ensure sashes will resist bowing under heavy wind loads.

Adjustable 1" bottom expander simplifies installation for cut off square openings and is weeped for drainage (where or if required).

Nylon pivot pins ensure smooth sash operation (doors have stop).

Heavy-duty sash interlock seals out the elements (double hung & awning).
Why Choose a Low-E Window?

Save Money and get Quick Payback!

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

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 years.

- Cost effective alternative to total window replacement
- Warmer in winter; average of 21% heat load reduction
- 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.

Town & Country
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
- Coated springs and polymer constructed latch bolts create a smooth latch operation

Concord
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
- Safely adjust the amount of ventilation with ratcheted sash stops every 1" on top and bottom sashes
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 14-1/4-14, 14-1/4-14 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

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.)
### Storm Window Advantages

<table>
<thead>
<tr>
<th>Feature</th>
<th>Town &amp; Country Double Hung 520/527</th>
<th>Concord Double Hung 695/697</th>
<th>Valley Forge 2-Lite Slider 422</th>
<th>Valley Forge 3-Lite Slider 423</th>
<th>Clinton Outside Removable 140/210</th>
<th>Clinton Inside Removable 630</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner Construction</td>
<td>Mitered &amp; Screwed</td>
<td>Butted &amp; Screwed</td>
<td>Mitered &amp; Screwed</td>
<td>Mitered &amp; Screwed</td>
<td>Mitered &amp; Screwed</td>
<td>Mitered &amp; Screwed</td>
</tr>
<tr>
<td>Frame Profile</td>
<td>Contoured with Vinyl Liner</td>
<td>Square</td>
<td>Square</td>
<td>Square</td>
<td>Square</td>
<td>Contoured</td>
</tr>
<tr>
<td>Fiberglass Screen</td>
<td>Half</td>
<td>Half (full screen optional)</td>
<td>Half</td>
<td>Two</td>
<td>Full Optional</td>
<td>Full</td>
</tr>
<tr>
<td>Weatherstripping</td>
<td>Full Perimeter</td>
<td>Full Perimeter</td>
<td>Full Perimeter</td>
<td>Full Perimeter</td>
<td>Full Perimeter</td>
<td>Full Perimeter</td>
</tr>
<tr>
<td>Mid-Window Stabilizing Bar</td>
<td>Horizontal</td>
<td>Horizontal</td>
<td>Vertical</td>
<td>Vertical</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### 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

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

#### Limited Colors

- Primrose Yellow
- Ensign Blue
- Yella Red

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.
Privacy Glass

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

Less Privacy  More Privacy

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 (Solexia®)
- Light green tinted glass
- Subdues interior brightness
- High visible light transmittance

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

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