

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:

☒ **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

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contractor Email: wthorpe@yahoo.com Contact Person: Will Horne
Daytime Phone No.: 401.441.8785
Tax Account No.: _____
Name of Property Owner: William Horne Daytime Phone No.: 401.441.8785
Address: 2203 Spruce Ave Takoma Park 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT

House Number: 2203 Street: Spruce Ave
Town/City: Takoma Park Nearest Cross Street: Tulip
Lot: P8 Block: 7 Subdivision: LIE Sub Dors
Acre: _____ Feet: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☐ Construct ☐ Extend ☒ Alter/Revitalize
☐ Move ☐ Install ☐ Wreck/Remove
☐ Reversion ☒ Repair ☐ Renovate

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Sider ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 2000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLIANCE FOR NEW CONSTRUCTION AND EXISTING/REVISIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: NA
2B. Type of water supply: 01 ☐ WSSC 02 ☐ VWD 03 ☐ Other: NA

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

2A. Height: _____ feet _____ inches None

2B. 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/roadway

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 that to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Will Horne Date: 12/17/12

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Single family framed bungalow
Building constructed in 1903
Located in Takoma Park 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 plot. Your site plan must include:

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly labeled 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.

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

Owner's mailing address

Will Henning
 7207 Spruce Ave.
 Takoma Park, MD 20912

Owner's Agent's mailing address

Will Henning
 7207 Spruce Ave.
 Takoma Park, MD 20912

Adjacent and confronting Property Owners mailing addresses

7205 Spruce Ave.

7209 Spruce Ave.

7201 Spruce Ave.

7208 Spruce Ave.

7210 Spruce Ave.

504 Tulip Ave.

506 Tulip Ave.

8 windows:

Window Location	Specs	#
Kitchen window	31"x 61" Provia Concord, Triple track storm windows.	1
Dining room	33 ½"x 65 ½ " Provia Concord, Triple track storm windows.	2
Stairs	30 ½ "x 61" Provia Concord, Triple track storm window.	1
2 nd bedroom	34" x 61" Provia Concord, Triple track storm window.	1
3 rd bedroom	33 ½ "x 61 ½ " Provia Concord, Triple track storm windows.	2
Upstairs hall bath.	30 ½" x 61" Provia Concord, Triple track storm window.	1

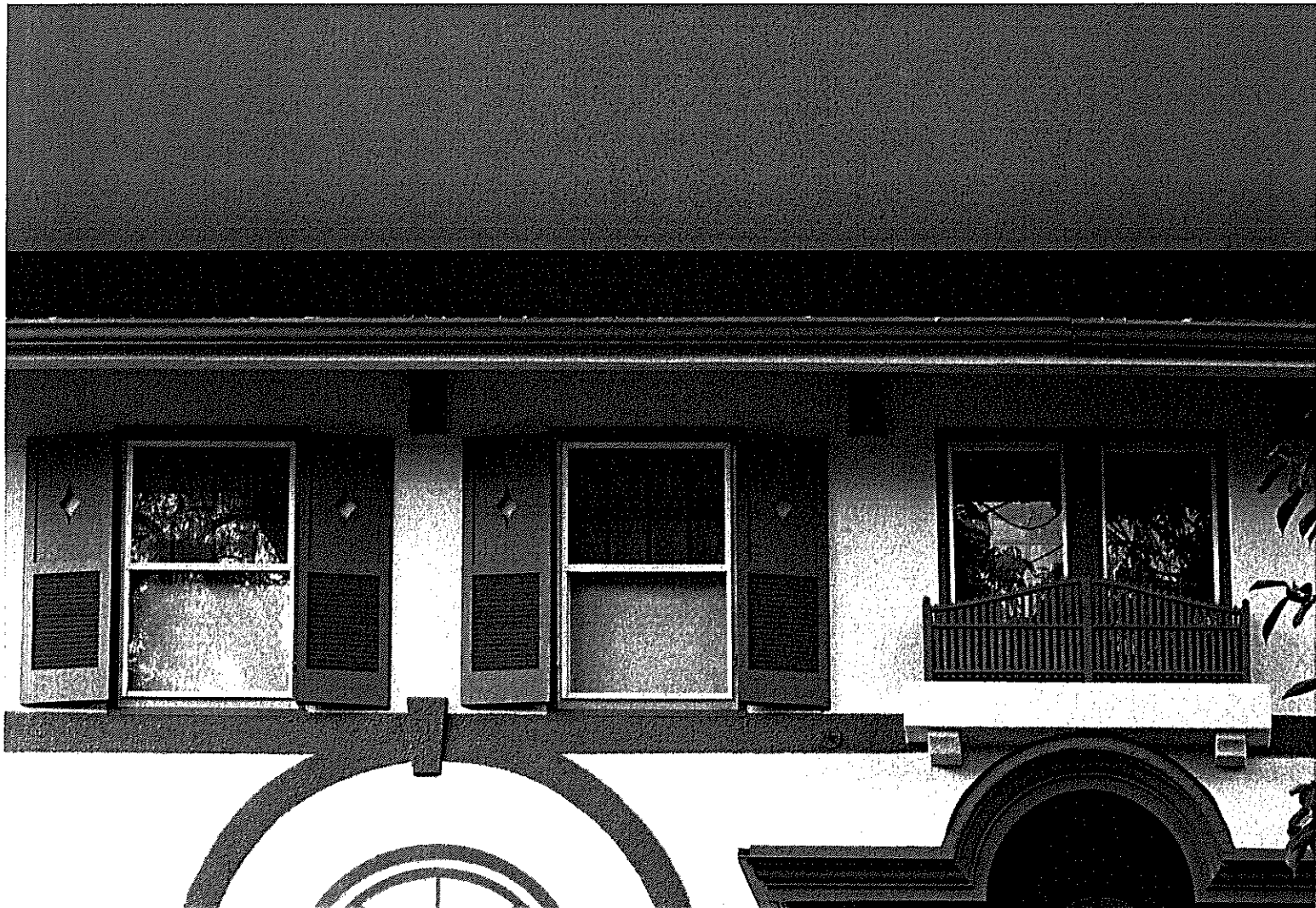
Example



3/4" wide grills with 3/8" wide
center profile

Storm window brochure:

<https://www.provia.com/assets/img/pdf/storm-windows/index.html#10>



Aluminum Storm Windows



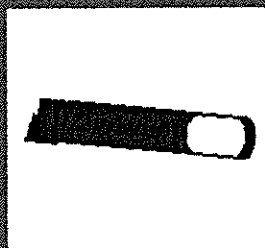
ProVia
THE PROFESSIONAL WAY

Why Use Storm Windows?

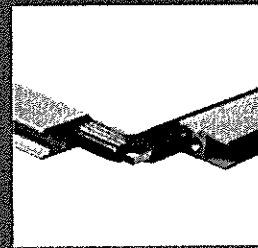
- Maintenance Free
- Weather Protection
- Reduce Outside Noise
- Protect Original Windows
- Easy to Install - No Mess!*

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

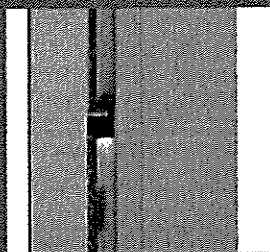
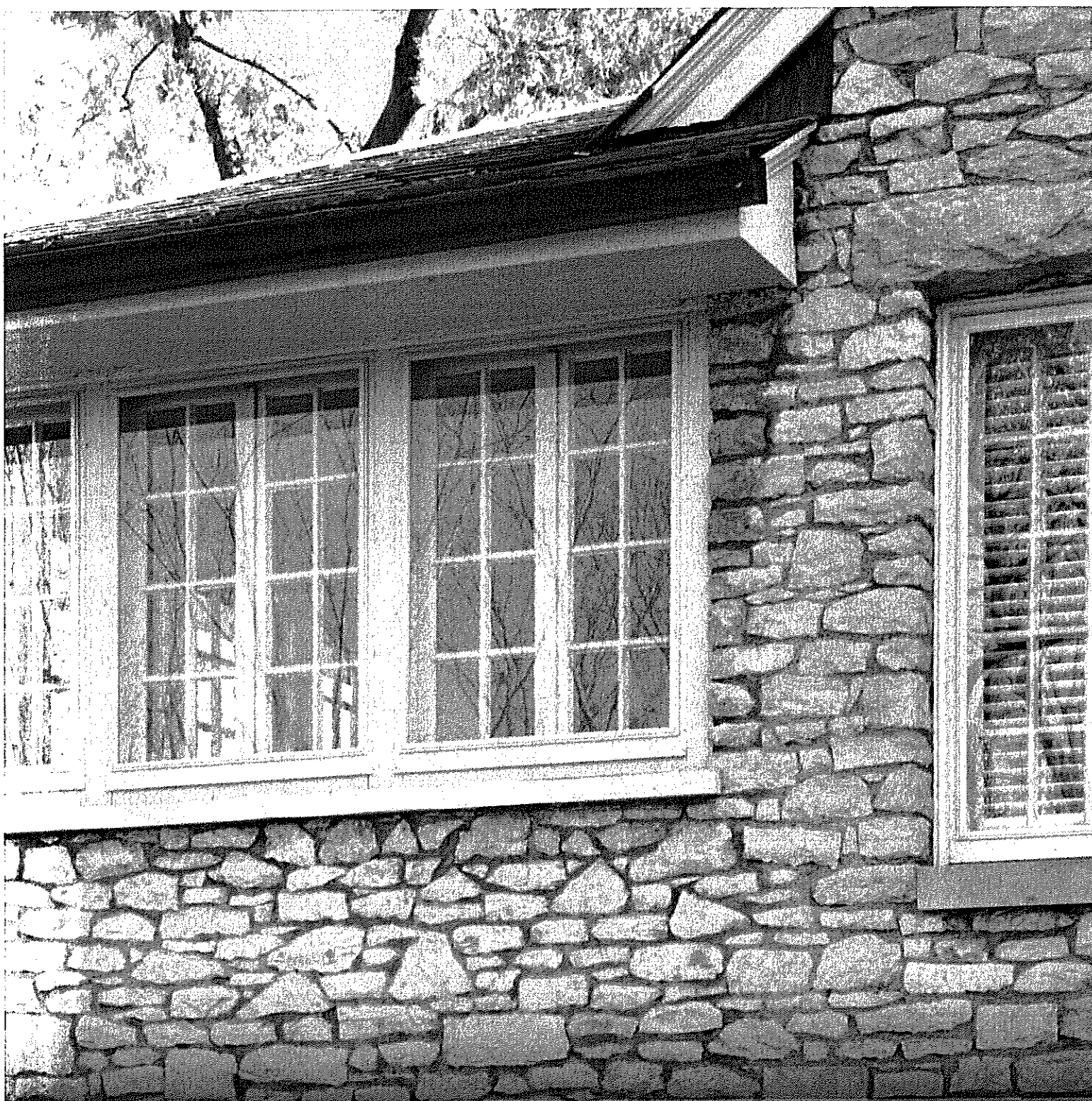


Latch bolts, swivel sash keys and sash guides have been re-designed for improved durability and functionality

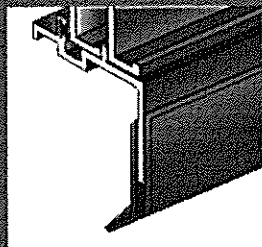


Wrap around marine glazing seals glass firmly into sash and makes glass replacement easy

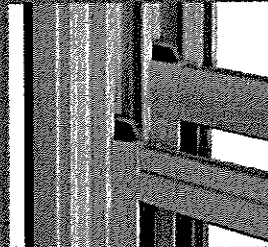
* The basic installation of ProVia Storm Windows is excluded by definition from the U.S. EPA Lead-Based Repair, Replace and Painting Program (RRP Rule).



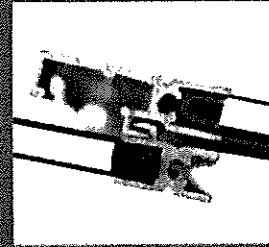
Anti-bow pins ensure sashes will resist bowing under heavy wind loads (double hung only)



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, doubling up & airtight

Why Choose a Low-E Window?

Save Money and get Quick Payback!

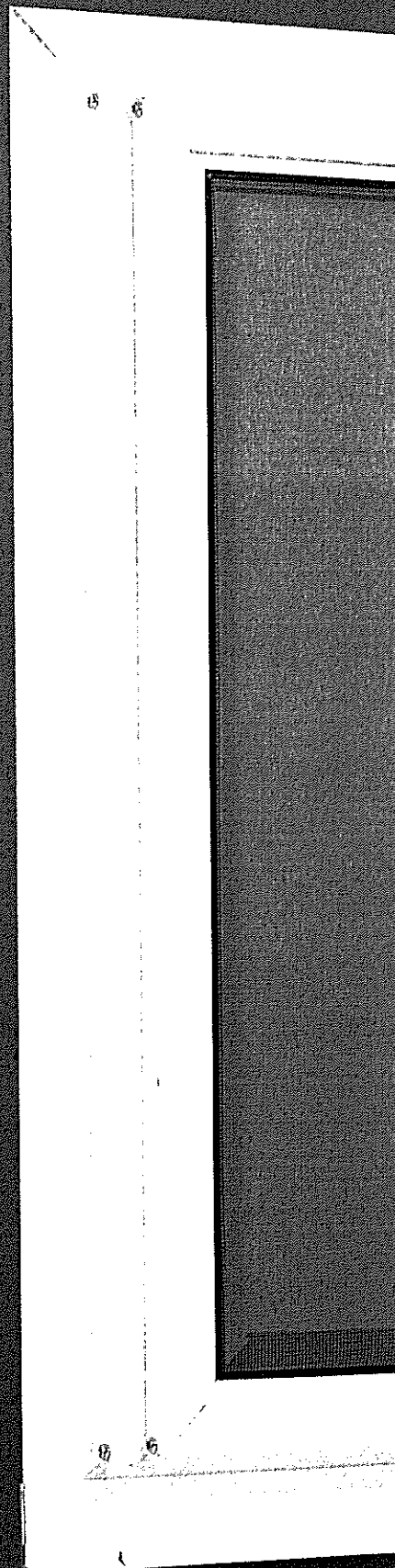
Over 800,000 homes annually have storm windows installed¹, with virtually all having clear uncoated glass, reducing the heating load by only 13% with a 10 year simple payback².

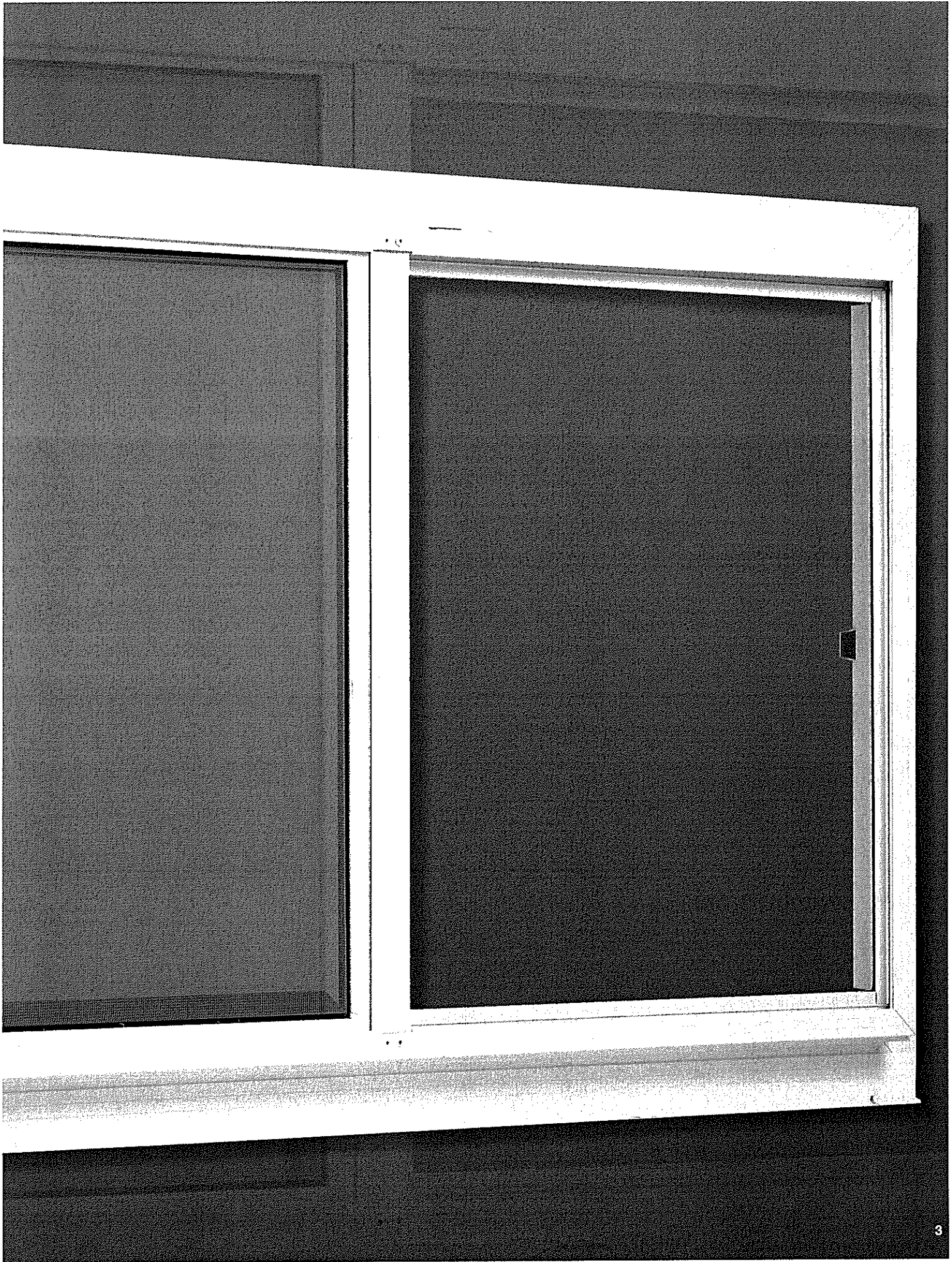
In a recent Chicago study, Low-E storm windows showed marked improvement over the clear glass benefits amounting to an average of 21% heat load reduction and an average payback of 4.5 years².

- 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 - NAB Research Center, Christian Kohler - Lawrence Berkeley National Laboratory, Stefanie Minen - Ullivate Technologies, *Field Evaluation of Low-E Storm Windows*, 2007





Town & Country

Double Hung Windows

Features & Benefits

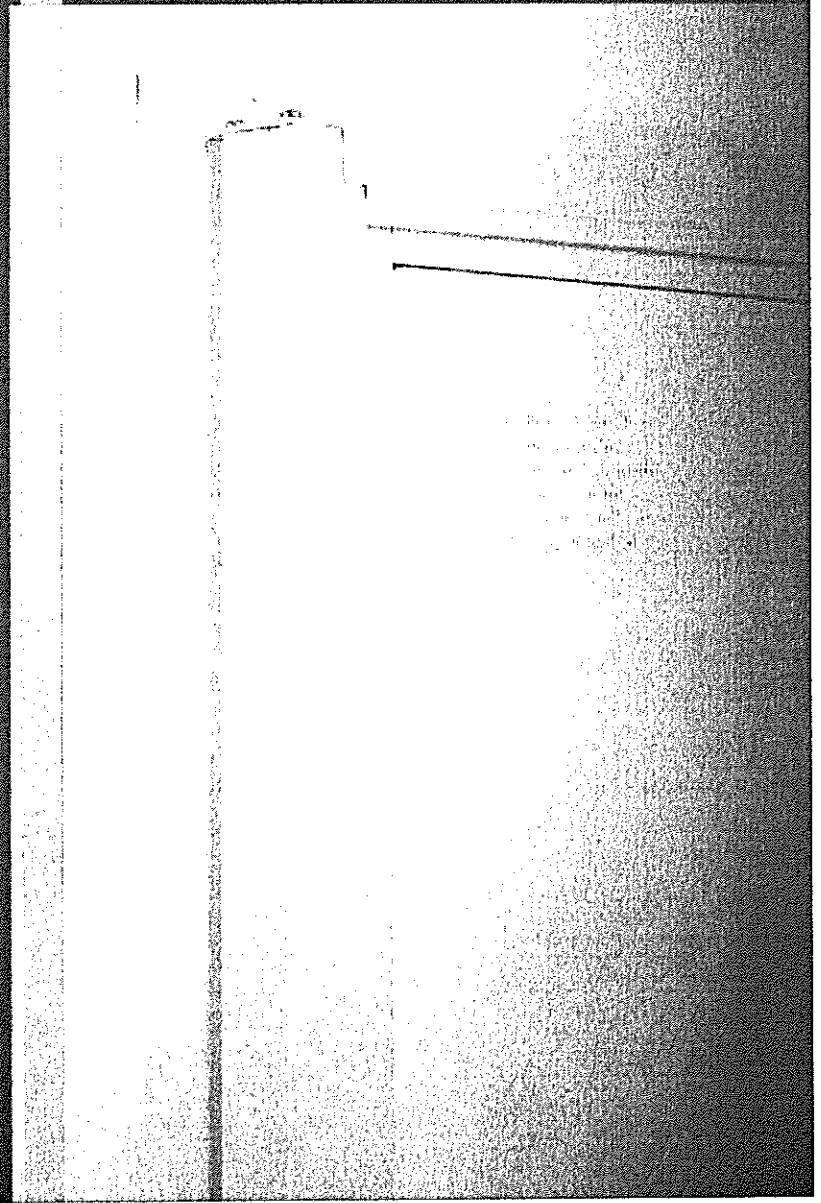
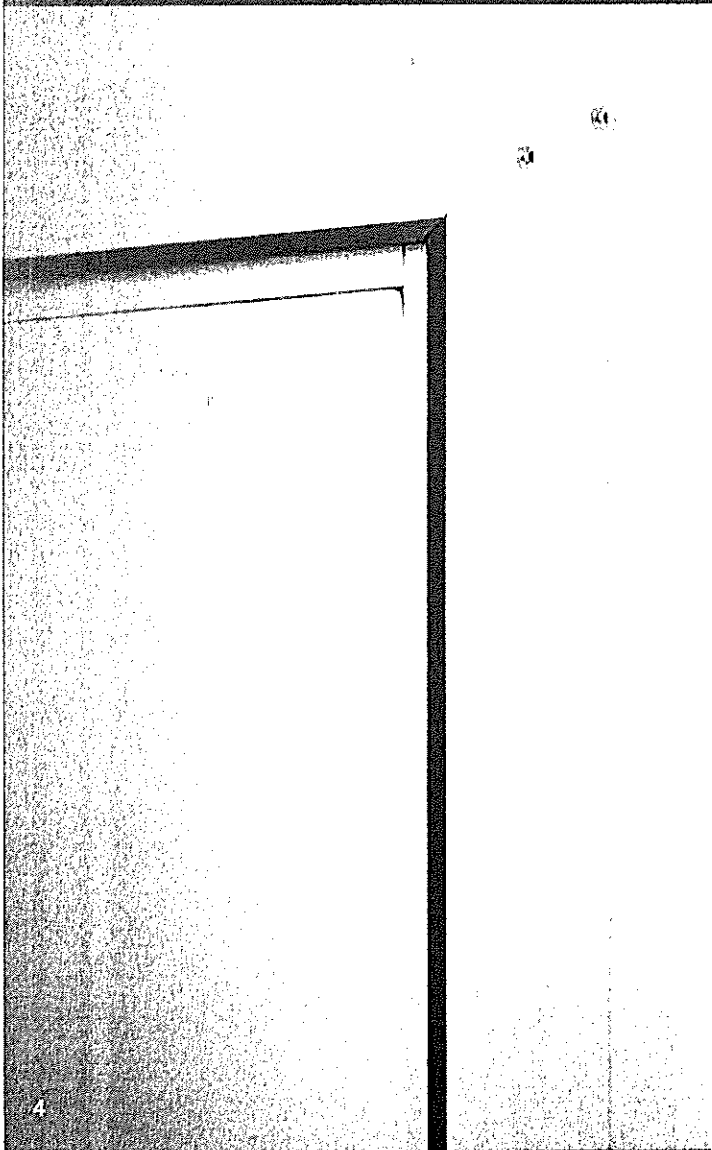
- Triple track windows feature an inside operating half screen, while double track windows feature a half screen that is housed under the exterior sash
- Keep out the cold and heat with full perimeter black vinyl frame liner
- Additional structural strength with the mid-window stabilizer bar
- Cleaning 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

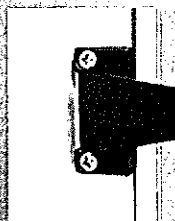
- Mitered frame corners provide superior strength and beauty
- Available in two or three-lite models (3-lite available in 1/4-1/2-1/4, 1/8-1/4-1/8 or custom)
- Hollow sill construction for additional strength and drainage control
- Full length pull rail with spring loaded latches
- Long-life Delrin® 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

	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

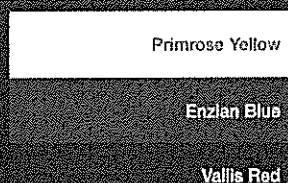
Choose Your Color

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

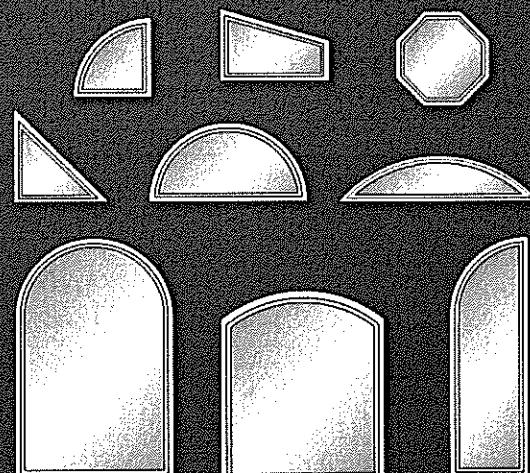


Additional 2 week lead time required when using Limited Colors on Aluminum Storm Windows.

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.





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.

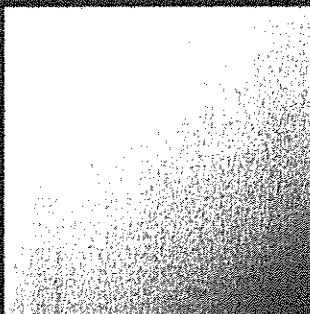
Obscure Pebble

Privacy Rating



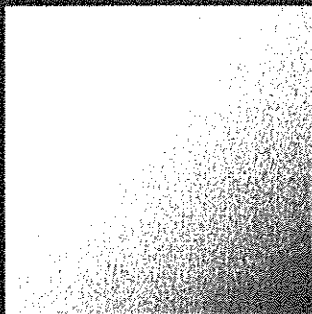
Tint Options

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



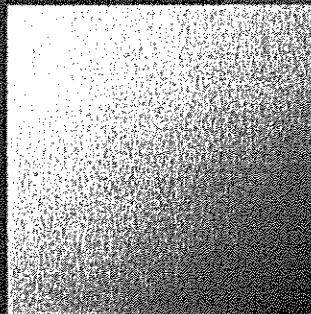
Gray Tint (Solargray®)

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



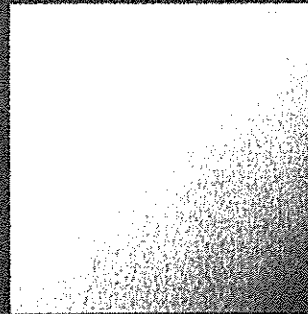
Green Tint (Solexia®)

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



Bronze Tint (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



Blue Tint (Azuria®)

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



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THE PROFESSIONAL WAY

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