EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9519 Woodstock Ct., Silver Spring
Resource: Contributing Resource
National Park Seminary Historic District
Applicant: Joyce Hamel and Bonnie Burns
Review: HAWP
Case Number: 36/01-18A

PROPOSAL: Storm Window Installation

STAFF RECOMMENDATION:

✓ Approve
□ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the National Park Seminary Historic District
STYLE: Spanish Mission Revival
DATE: 1903

Figure 1: 9519 Woodstock Ct. is located across Linden Ln. from much of the National Park Seminary District.

PROPOSAL:
The applicant proposes to storm windows on the historic building.
APPLICABLE GUIDELINES:

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.

Secretary of the Interior’s Standards for Rehabilitation

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.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standards 2 and 5), 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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: joyce.hamel@osmail.com
Contact Person: Joyce Hamel
Daytime Phone No.: 301-267-8589

Tax Account No.: 03532147
Name of Property Owner: Joyce Hamel
Daytime Phone No.: 11

Address: 9519 Woodstock Ct S
City: MO
Zip Code: 20910

Contractor: N/A
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING

House Number: 45 above
Street: 
Town/City: Nearest Cross Street: Woodstock Ave/Linden
Lot: Block: Subdivision: 
Lot: Block: Subdivision: 

PART ONE: TYPE OF PATERNATION AND USE

1A. CHECK ALL APPLICABLE:
   [ ] Construct [ ] Extend [ ] Alter/Remodel  [ ] A/C  [ ] Slab  [ ] Room Addition  [ ] Porch  [ ] Deck  [ ] Shed
   [ ] Revision [ ] Repair [ ] Remodel  [ ] Fence/Wall (complete Section 4)  [ ] Storm Windows

1B. Construction cost estimate: $45,045.30 plus installation

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 [ ] WSCS 02 [ ] Septic 03 [ ] Other:

2B. Type of water supply: 01 [ ] WSCS 02 [ ] Well 03 [ ] Other:

PART THREE: COMPLETE ONLY FOR FENCES/RISING 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 read and signed the foregoing application, that the application is correct, and that the construction will comply with plans approved by all necessary authorities. I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Date: 9/24/18

Approved: 
For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No: 852917 Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99
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:

   SEE NEXT PAGE.

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

   SEE NEXT PAGE.

2. SITE PLAN
   Attached.

   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
   N/A

   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 features 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. See Quantaganel Specification Sheet attachment.

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

   N/A

   If you are proposing construction adjacent to or within the dripline of any tree 8" 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 INTO MAILING LABELS.
Application for Historic Area Work Permit

1. Written Description of the Project

a. Description of existing structure and environmental setting including their historical features and significance.

The structure is the so-called Spanish Mission, a former sorority house built in 1903 which is part of the National Park Seminary Historic District as recognized by the Maryland Historical Trust Survey No. M-36-1. The Spanish Mission is the home I live in with my wife (and co-owner), Bonnie Burns. The project is to preserve both the original and existing in-kind wooden replacement windows by applying exterior storm windows to twenty windows.

Context/Background: Since purchasing our home in 2014, we have had to repair the exterior windows numerous times—we’ve now replaced at least eight exterior rotted exterior window sills and repaired multiple portions of rotted window casings. Damage is occurring due to water infiltration. We’ve now had to replace some of the wood that WAS replaced by the developer from whom I purchased the property. Replacing wood trim in a 1903 home is a challenge with new wood because it is substandard and doesn’t compare with the hardwoods formerly available. Exterior storm windows will, in large part, meet the requirement of protecting the original windows, particularly the sashes.

b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district.

Other than preserving the original and existing in-kind wooden sashes and window structure, there will be no effect on historic resources or historic district. The plan is to install Quantapanel Insulating Glass System windows. See: (https://www.quantapanel.com/residential/residential-historic-preservation/)

The powder coated color has been matched to the existing exterior trim paint on the home. We also intend to use the bare minimum of caulk so that the storms are easily removed for future preservation needs.

2. Site Plan. See the attached survey.

3. Plans and Elevations Not applicable.


The storm windows have powder coated metal frames that will match the color of the existing trim and be low profile windows having only two tracks. All double hung windows will match the window meeting rails. Casement windows will be protected with a single fixed/picture removable sash. Please see attached project window measurements and product information from Quantapanel.

Applicant: Hamel/Burns
| Owner's mailing address | 9519 Woodstock Ct  
<table>
<thead>
<tr>
<th>Silver Spring MO 20910</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Same</td>
<td>Same</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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| Aled and Marcia Greville  
| 9517 Woodstock Ct  
| Silver Spring MO 20910 | Same |

| George Pa Galasso and  
| Patty Jehle  
| 9518 Woodstock Ct  
| Silver Spring MO 20910 | Same |

| Mark Scheideler  
| 9600 Oewitt Dr.  
| Silver Spring MD 20910 | Same |

Applicant: Hamel/Burns
Existing Property Condition Photographs

Detail: Sill rot due to water infiltration & repaired sill (upper).

Applicant: Hamel/Burns
Existing Property Condition Photographs

Detail: Window sill & casement rot due to water infiltration? (Upper) repaired trim & sill.

Applicant: Hamel/Burns
Existing Property Condition Photographs (duplicate as needed)

Side yard view

North-East

"X" above window means ext. storms applied to window.

North-West

Applicant:  Hamd/Burns  Dewitt Dr. Facing View  Page: 8
"x" above window means exterior storms applied

Southern exposure

Western exposure

Applicant: Hamel/Burns
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<th>Non-Standard* HU (in)</th>
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TOTAL 20

$5,045.30

DOES NOT INCLUDE SHIPPING

Ship TO

JOYCE HAMEL

9519 WOODSTOCK CT.

SILVER SPRING MD 20910

joyce.hamel@gmail.com

CS REMARK

< Customer Master>

PRD REMARK

< PRD Record>

Sales Order: QUOTE

Production ID: 105548

Ship/Invoice ID: 1-ACCT

RSD

ORD/Sin: MMM (Initial)
The QUANTAPANEL® Insulating Glass System (IGS) is an advanced, modern day version of what was once known as a storm window, which, when installed on the exterior of your existing window, delivers equivalent to superior energy savings and comfort enhancement as that delivered by a “state-of-the-art” (i.e., Energy Star) replacement window.

The QUANTAPANEL® 500 Series is designed primarily for single family residential properties and multi-family dwellings with less than 5 stories. The functionality of each product is designed to mirror the functionality of the underlying prime window (i.e., double hung, horizontal slider, picture window, etc.). These products have been installed on numerous private and public buildings.

The chart below shows typical performance results that can be realized by installation of a QUANTAPANEL® 500 Series IGS on an existing single glazed window.  

<table>
<thead>
<tr>
<th>PERFORMANCE</th>
<th>PARAMETER</th>
<th>EXISTING CONDITION</th>
<th>QUANTAPANEL® IGS Installed</th>
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<tbody>
<tr>
<td>Insulating</td>
<td>U-Factor (BTU/hr-ft² F)</td>
<td>1.12 – 0.88</td>
<td>0.36</td>
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<tr>
<td>Solar Heat Gain</td>
<td>SHGC</td>
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<td>0.52</td>
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<td>Air Infiltration</td>
<td>(cfm/ft² glass)</td>
<td>2 – 4</td>
<td>&lt; 0.1</td>
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<tr>
<td>Noise Reduction</td>
<td>STC (Sound Transmission Class)</td>
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<td>38</td>
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**PRODUCT OPTIONS/SELECTION**

Select the Style to match the underlying prime window.

Pick your color: standard and custom colors are available.

The QUANTAPANEL 500 Series IGS features a low-profile design to maximize the glass-to-frame ratio, and will install to achieve visual integration to your existing windows.

<table>
<thead>
<tr>
<th>EXISTING WINDOW</th>
<th>QUANTAPANEL STYLE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>Double Hung (“A”)</td>
<td>QP-504DH</td>
<td>2-track with screen.</td>
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<tr>
<td>Slider (“B”)</td>
<td>QP-506SL</td>
<td>2-track with screen; 2 or 3 lite.</td>
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<tr>
<td>Fixed/Picture (“C”)</td>
<td>QP-502PW</td>
<td>Removable sash (exterior).</td>
</tr>
</tbody>
</table>

1 For detailed description of the specific performance parameters and whole building results, visit [www.quantapanel.com](http://www.quantapanel.com).

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