

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7213 Cedar Ave., Takoma Park	Meeting Date:	10/9/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/2/2019
Applicant:	Catherine Forster and James Clark	Public Notice:	9/25/2019
		Tax Credit:	Yes
Review:	HAWP	Staff:	Michael Kyne
Case Number:	37/03-19QQ		
PROPOSAL:	Storm window installation		

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-20

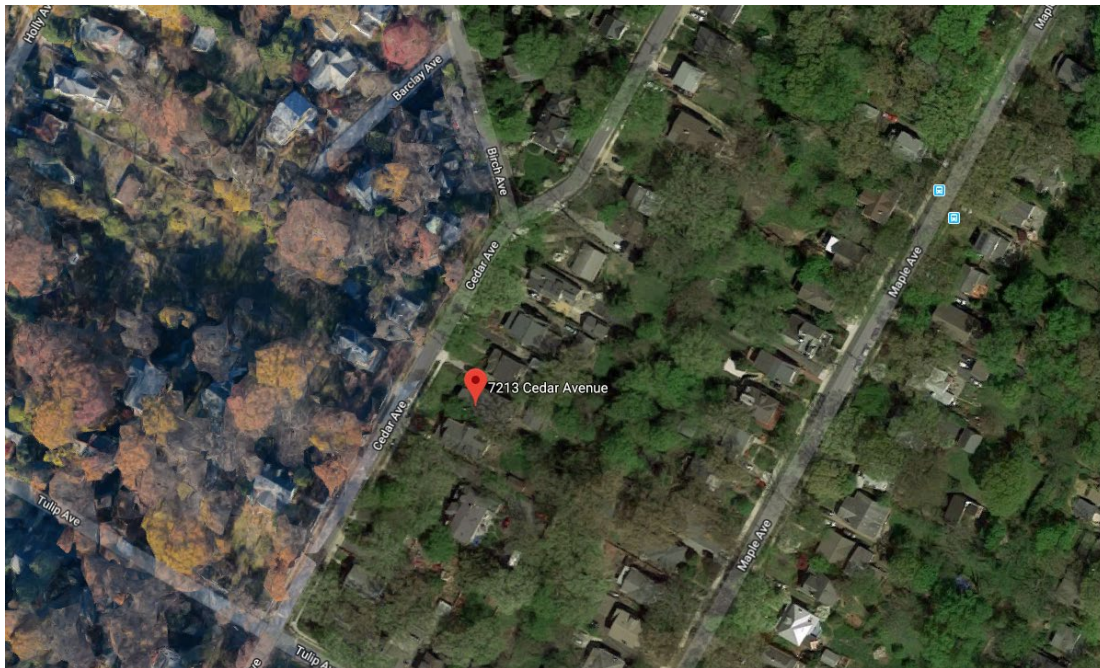


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to install aluminum frame storm windows on the first and second floor windows of the historic house. A total of 20 storm windows will be installed, with five on the west (front), six on the north (left) side, and nine on the south (right) side.

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*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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 *Takoma Park 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* #2 and 9;

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: forster@gwu.edu

Contact Person: Catherine Forster

Daytime Phone No.: 301-675-6127

Tax Account No.: 01068950

Name of Property Owner: Catherine Forster & James Clark Daytime Phone No.: _____

Address: 7213 Cedar Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: myself Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT

House Number: 7213 Street: Cedar Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 8 Block: 5 Subdivision: Gilbert's Addition

Liber: _____ Folio: _____ Parcel: _____

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 (complete Section 4) ☒ Other: storm windows

1B. Construction cost estimate: \$ \$20,000.00

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

PART TWO: COMPLETION OF CONSTRUCTION AND DATE OF COMPLETION

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: FENCE OR 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.

Catherine Forster
Signature of owner or authorized agent

6 Sept. 2019
Date

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:

We will install storm windows over the historic wood windows on the first and second floors of the house (20 total). Windows are on the sides of the house facing neighboring homes, and facing the street.

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

Storm windows will be chosen that match the color of the sashes, and will be divided horizontally where the window sashes meet for the lowest visual impact. The storm windows will not alter the look of the windows (classic 6 panes up, 1 pane down craftsman windows). The two small windows flanking chimney will have undivided picture window storms. Aluminum frames.

2. 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

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.

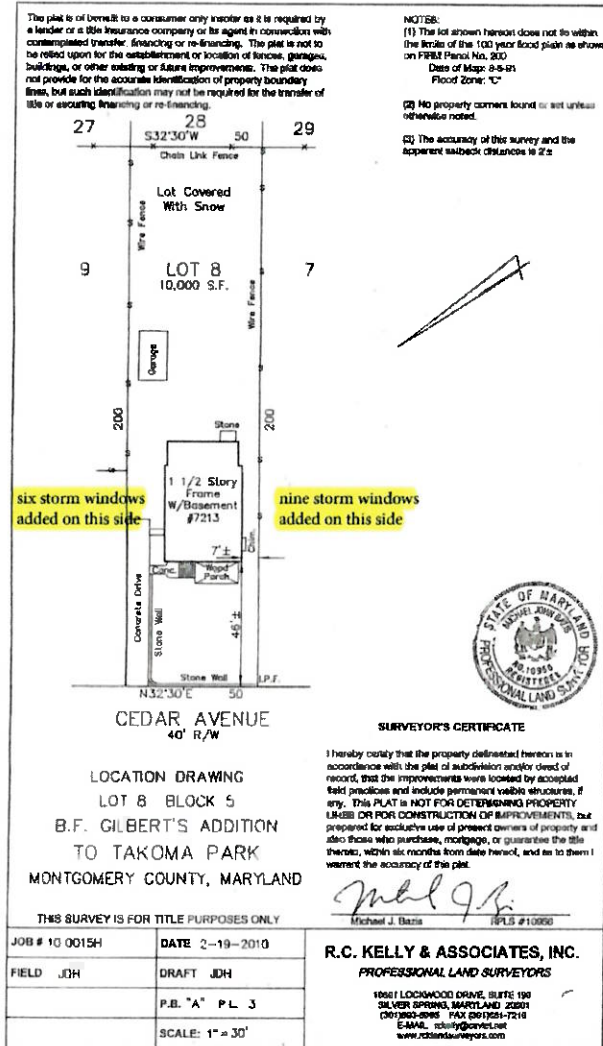
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

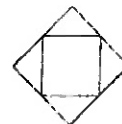
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 7213 Cedar Ave. Takoma Park MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Jill Morningstar and Al Fitzpayne 7211 Cedar Ave. Takoma Park MD 20912	Robert Lanza and Terry Steinberg 7215 Cedar Ave. Takoma Park MD 20912
Kelly and Marcos Vaena 7212 Cedar Ave. Takoma Park MD 20912	Joan Horn 7212 Maple Ave. Takoma Park MD 20912

Site Plan



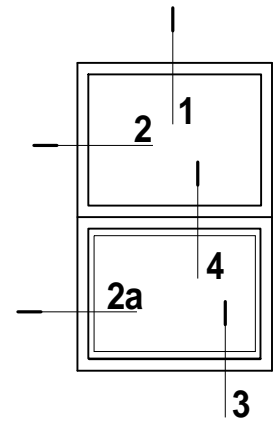
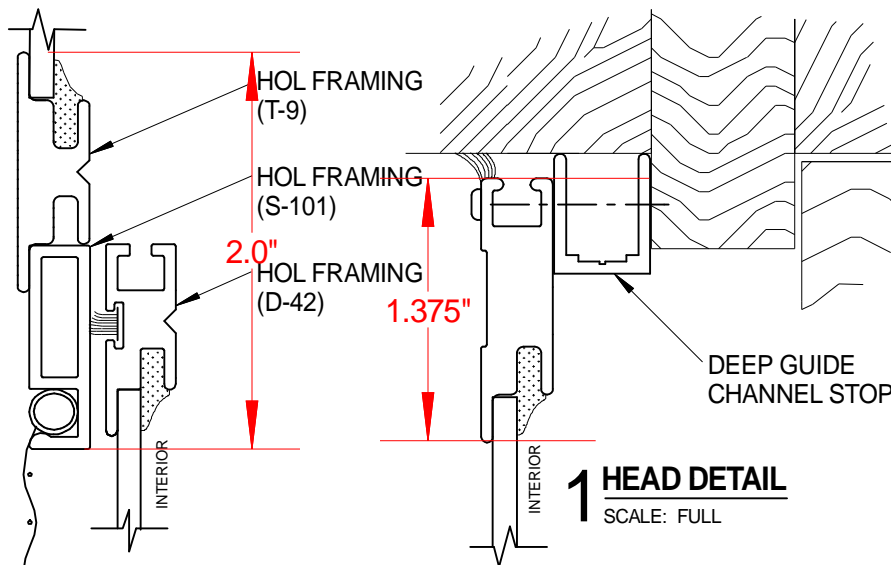
five storm windows
added to front



Shade portion to indicate North

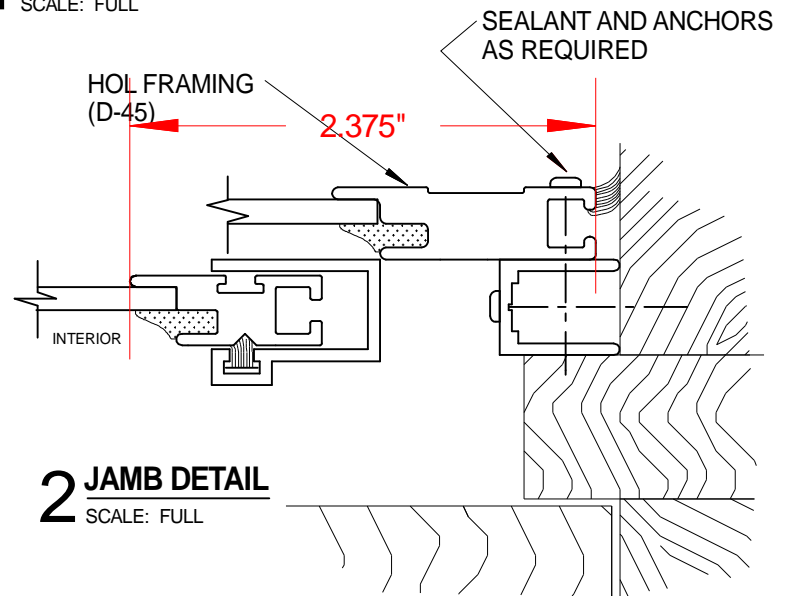
Applicant: Forster, Catherine

Page: 7

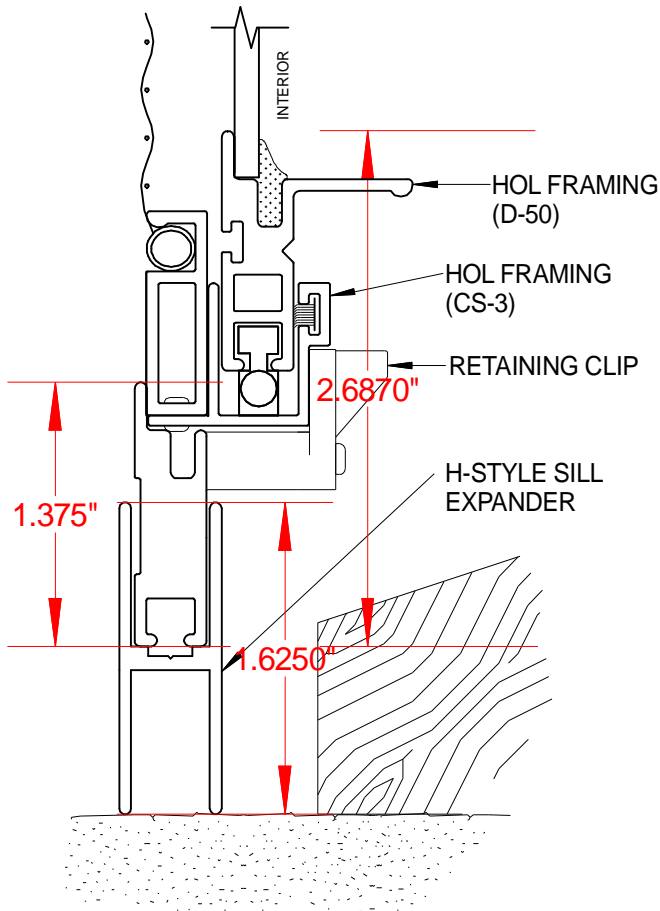


4 MEETING RAIL DETAIL
SCALE: FULL

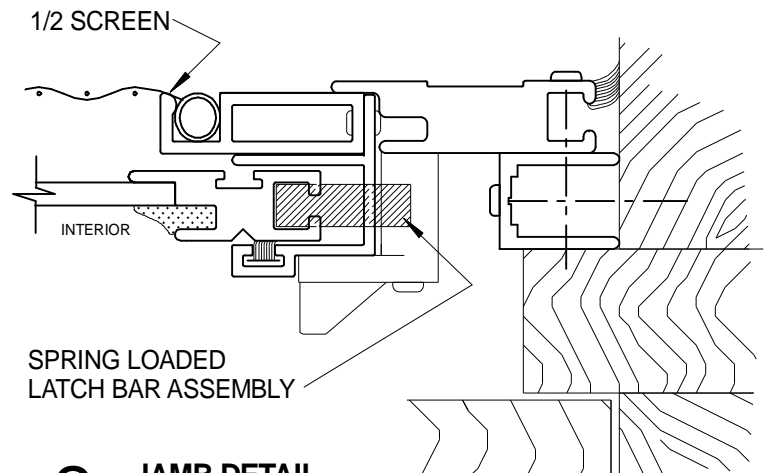
1 HEAD DETAIL
SCALE: FULL



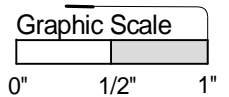
2 JAMB DETAIL
SCALE: FULL



3 SILL DETAIL
SCALE: FULL



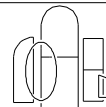
2a JAMB DETAIL
SCALE: FULL



PRODUCT
HISTORIC ONE LITE - OPERATING
HOL-OP WITH SCREEN

DWG. NO.

H-6



Allied Window
Performance Panels™

11111 CANAL ROAD • CINCINNATI, OH 45241 • PH: 800-445-5411, 513-559-1212 • FAX: 513-559-1883 • www.alliedwindow.com • info@alliedwindow.com

1/5/18 Master Copy

SPECIFICATIONS

“HOL-OP”

HISTORIC ONE LITE - OPERATING

**APPLICATION: EXTERIOR INSTALLATION: - BOTTOM OPERABLE-
LOWER SCREEN STANDARD**

PART 1 – GENERAL

1.1 SCOPE. All aluminum windows of the types and sizes shown in the plans and/or as called for in this specification shall be furnished with all necessary hardware, fasteners and miscellaneous equipment as herein specified and shall be manufactured by Allied Window, Inc. Quality standards shall be as described within these specifications.

PART 2 – MATERIALS

2.1 ALLOYS. Aluminum shall be of commercial quality and of proper alloy for window construction free from defects impairing strength and durability. All straight extruded sections shall be of 6063-T5 alloy and temper and shall have a minimum ultimate tensile strength of 22,000 P.S.I. and a yield of 16,000 P.S.I.

2.2 WINDOW MEMBERS. Master frame members shall be of extruded aluminum with a 3/8” x 1 3/8” dimension. All extrusions shall be of sufficient strength to perform as designed. Sash members shall be of extruded aluminum with a 3/8” x 1” dimension. Frame and sash members shall have a nominal structural wall thickness of not less than .062”. All corner keys shall be of extruded aluminum. Build-out channels (1/2” x 5/8”) shall be provided at head and jambs to assure full operation of top sash of wood prime window.

2.3 FASTENERS. All screws and other miscellaneous fastening devices incorporated shall be zinc plated, cadmium plated or other non-corrosive metals compatible with aluminum.

2.4 HARDWARE. All insert clips shall be nylon, or zinc die cast.

2.5 WEATHERSTRIPPING. Operating track jamb members shall be lined with pile weather-stripping equal to Amesbury Truth #19018730WGPH.

PART 3 – CONSTRUCTION

3.1 ASSEMBLY. All windows shall be assembled in a secure and workmanlike manner. The master frame and insert frame(s) shall be of mitered head and sill. Frame rails and stiles shall be neatly joined together using extruded aluminum corner keys staked in place.

3.2 SASH. The operable bottom sash shall be removable and be equipped with a full bottom rail lift handle. Heavy-duty stainless steel spring loaded latches shall be provided for variable sash positions for ventilation.

3.3 SILL EXPANDER. Sill expander shall be of “H” type with minimal wall thickness of .062: and .125” web thickness, and modified to permit weepage.

PART 4 – FINISH

The exposed surfaces of all aluminum members shall be clean and free from serious surface blemishes. Standard finishes shall be mill finish or electrostatically applied baked acrylic enamel in white, colonial white, beige, black or bronze. Painted finish shall meet AAMA 603.6. Optional custom color finish to be two-part polyurethane paint (air dried). Clear anodized, bronze anodized and Kynar finishes are available under appropriate circumstances.

PART 5 – SCREEN

Extruded screen insert frame(s) (3/8" x 1 1/16") with extruded aluminum corner keys shall be provided. Standard screen cloth is charcoal aluminum 18 x 16 mesh securely held in frame with vinyl spline (fiberglass, black aluminum, bright aluminum, or bronze screen wire optional).

PART 6 – GLASS AND GLAZING

6.1 GLASS. Glass shall be not less than "B" quality. Standard factory glazing shall be "DSB" (1/8"). Optional use of 5/32" or tempered glass shall be dictated by size of panels, code requirements, or project specifications.

6.2 GLAZING MATERIAL. Glass shall be held in place with removable and reusable vinyl glazing splines. Vinyl shall be manufactured from virgin polyvinyl chloride. All corners shall be neatly mitered.

PART 7 – INSTALLATION

The installer shall securely fasten windows in place to a straight, plumb and level condition, without distortion of the windows and shall make final adjustments for proper operation in accordance with the manufacturer's instructions.

PART 8 – WARRANTY

Manufacturer shall provide a five (5) year warranty against faulty materials, paint and workmanship.

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

For More Information Contact:

ALLIED WINDOW, INC.
11111 Canal Road
Cincinnati, Ohio 45241
(800) 445-5411
(513) 559-1212
(513) 559-1883 (Fax)

WEBSITE
www.alliedwindow.com
www.invisiblestorms.com

E-MAIL ADDRESS
info@alliedwindow.com

HOL-OP-10/17

Existing Property Condition Photographs (duplicate as needed)



Detail: The six windows on the left side and five window on the front of the house. The photo of the front was taken a few years ago- current plantings make it impossible to take a photo showing all of the windows in front.



Detail: The nine windows on the right side of the house.