



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: March 1, 2019

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: #858439: Fenestration alterations (**REVISION**)

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 27, 2019 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Miche Booz
Address: 15 High Street, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

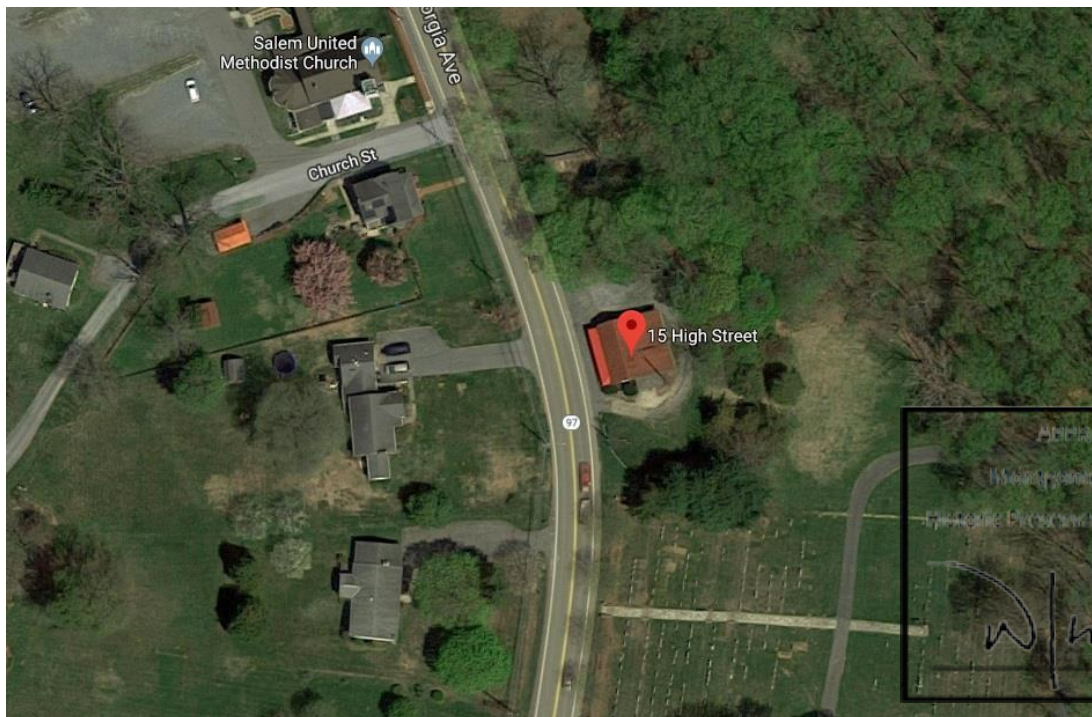


MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 High Street, Brookeville	Meeting Date:	2/27/2019
Resource:	Primary Resource (Brookeville Historic District)	Report Date:	2/20/2019
Applicant:	Miche Booz	Public Notice:	2/13/2019
Review:	HAWP	Tax Credit:	No
Case Number:	23/65-18B	Staff:	Michael Kyne
PROPOSAL:	Fenestration alterations		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Brookeville Historic District
STYLE: Roadside Commercial
DATE: c. 1900-1930s



BACKGROUND AND PROPOSAL:

REVIEWED
 By Michael Kyne at 4:56 pm, Mar 01, 2019

The Commission approved the applicant’s proposal for fenestration alterations and roof alterations at the December 5, 2018 HPC meeting, with staff item revisions approved at the December 19, 2018 HPC

meeting. The December 5, 2018 proposal included replacing non-historic wood windows with new wood windows, installing new wood windows in boarded up window openings, and filling non-historic window openings with wood siding to match the existing. The proposed windows were to be a mix of one-over-one and picture windows, and all window alterations were to be on the rear and side elevations only. The proposal also included replacing a non-historic door and garage door on the front (west) elevation and repairing/painting the existing standing seam metal roof. Staff supported the applicant's proposal, and the application was approved by consent without a hearing.

The December 19, 2018 staff item revisions clarified the applicant's proposal to reopen two boarded up picture window-sized openings on the left (north) elevation, install two sets of paired double-hung windows (a total of four windows) in the openings, and install custom wood trim to match the existing around the openings. Staff supported the revisions and recommended approval at the December 19, 2019 HPC work session. The HPC unanimously approved the revisions.

The applicant subsequently submitted a revised proposal to install vinyl-clad (Andersen 200 Series) wood windows in place of all previously approved wood windows. The proposed revision was scheduled to be heard at the February 12, 2019 HPC meeting. Staff supported the applicant's proposal, finding that the proposed windows would be on secondary elevations and would replace non-historic windows; however, the Commission expressed concerns about the proposed vinyl-clad wood windows, and the applicant elected to postpone their case and revise their proposal. The applicant now proposes to install Lincoln aluminum-clad wood windows in place of all previously approved wood windows.

STAFF FINDINGS:

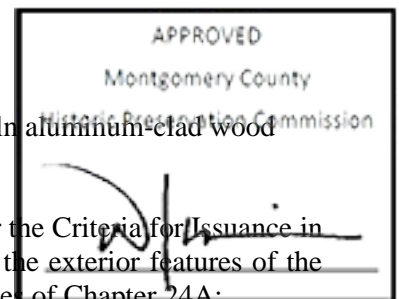
Staff supports the revised proposal, and staff's previous findings remain unchanged. The proposed work items will not remove, alter, or destroy the character-defining features of the historic building or surrounding streetscape, in accordance with *Standard #2*. The proposed alterations are compatible with the existing features and consistent with the architectural style of this roadside commercial/industrial building. The proposed aluminum-clad wood windows will be on secondary elevations and will not replace original or historic windows. Staff finds that the proposed aluminum-clad wood windows better replicate the characteristics of traditional materials - both dimensionally and in finish appearance - than the previously proposed vinyl-clad wood windows.

Staff notes that the proposed windows have vinyl jambliners, but the applicant proposes a concealed jambliner option, which is offered by Lincoln Windows. According to the product literature, "From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed." Staff finds that the concealed jambliners are an appropriate option, which will result in a window that is visually compatible with the subject property and surrounding historic district.

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the proposed revision to install Lincoln aluminum-clad wood windows in place of all previously approved wood windows.

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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;



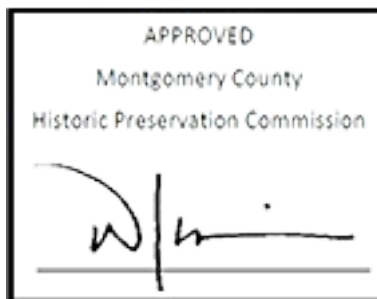
and with the Secretary of the Interior's Standards

REVIEWED
By Michael.Kyne at 4:56 pm, Mar 01, 2019

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.



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By Michael.Kyne at 4:56 pm, Mar 01, 2019



DOUBLE HUNG WINDOW

LINCOLN WINDOWS & PATIO DOORS

Frame Features



Aluminum Clad Exterior,
Lifestyle Sash

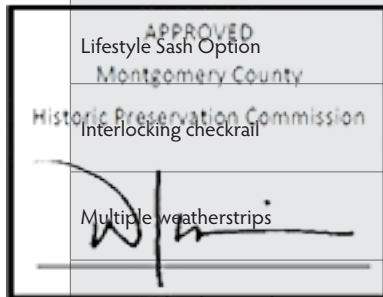
Feature	Benefit
Common clad double hung frame	Aluminum clad frames utilize .050 thick extruded material
Inverted Block and Tackle balance	Recessed balance system compensates for heavy sash weights with no visible weatherstrips when in closed position
Concealed Jambliner Option	Color matched exterior cover hides vinyl tracking while the wood interior highlights stainable wood species appeal
Recessed Jambliner	Available in two colors, white or beige
Integral screen channel	Screen track groove allows easy location of top pegs and screen plungers for aluminum clad and vinyl clad product
8° sill angle	Sloped sill evacuates water quickly with traditional double hung appearance
AAMA 2605 paint	Superior performing exterior paint specification on aluminum substrate
Full 4-9/16" Jamb	Foundational frame depth lends itself to both new construction and remodeling jamb depths
Wood parting stop	Improved interior looks with a full wood parting stop with one piece head jamb

Sash Features



Hybrid Exterior,
Standard Sash and
White Jambliners

Feature	Benefit
Mortise and Tenon joinery	Historically accurate sash joints are very precise, neat and strong
Putty glazed exterior appearance	Double hung sash include wet glazed exterior, interior bead and have time-honored sloped glazing characteristics
Quick tilting	Both top and bottom sash tilt latches pull easily for simple quick glass cleaning
Standard Sash Option	Larger 2-11/16" top and bottom rail height appeals to traditionalist projects seeking a more robust appearance
Lifestyle Sash Option	Common style and rails are sleeker, measuring 1-11/16", for the perfect mix with Lifestyle door panels
Interlocking checkrail	Sash intersections positively lock in closed position to resist warping for years of quality performance
Multiple weatherstrips	Sash weatherstripping, including the checkrail location, lowers air infiltration tendencies
Seven (7) hardware colors	Large array of hardware options help designers match interior décor and enjoy long lasting operation



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Low Profile Lock & Keeper



Lifestyle Sash Option, Concealed Jambliner and integral screen channel



Standard Recessed Jambliner
White Tilt Latch



Wood Parting Stop, Concealed Jambliner

Transom Features

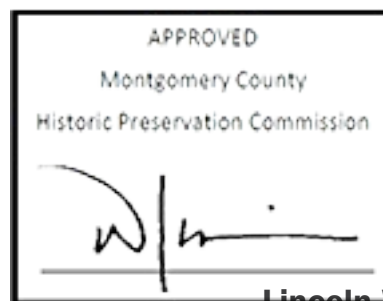
Feature	Benefit
Matching vertical sightlines	Double hung specific transom designed to carry sightlines to matching units below
Glass in outboard plane	Transom sash in the proper plane with an operating double hung top sash
Multiple configurations	1, 2 and 3 wide units provide significant sizing options for homes looking for maximum glass area

Studio Features

Feature	Benefit
Matching horizontal sightlines	Double hung specific studio units have great horizontal glass lines when mullled with a new double hung unit
Glass on inboard plane	Studio sash is inset to line up with an operating double hung bottom sash
Abundant sizing	Pick from 141 standard sizes or choose custom built studios made to an exacting 1/16"

Glass Features

Feature	Benefit
Insulated 11/16" glass	Double strength sheet glass resists stress cracking and seal failure (Studio/Transom glass is 7/8")
20 year warranty	Lincoln warranty coverage is reassurance this important building component protects your client
Four (4) spacer colors	Increasing demand for finite design details lead to white, black, bronze or standard mill finish
Preserve glass	Polyethylene film protects glass from jobsite dust and scratches during long buildouts revealing ultra clean glass when removed
366/Neat glass	Neat is a permanent exterior coating which smooths the surface creating fast sheeting action with less cleaning effort for longer intervals. Cardinal 366 features 3 coats of LoE for superior solar shading properties and great U-Value's.
Multiple grille choices	Simulated divided light (SDL), Lincoln true Divided Lite (LDL) grilles-between-glass (GBG) and interior removable wood grilles
Geographical Low E	Choice of: Cardinal 180, 272, 366/Neat, Dual Low E, Dual Low E366/Neat for addressing specific jobsite needs



Lincoln Wood Products, Inc.

1400 W. Taylor Street • P.O. Box 375

4452-1355

800-967-2461 • Fax: 715-536-7090

By Michael.Kyne at 4:56 pm, Mar 01, 2019

DOUBLE HUNG

Double hung windows are widely accepted because of excellent curb appeal. They are easy to open and uncomplicated to tilt and clean. We use low-profile sash locks and tilt latches so interiors have an unobstructed view for crisp cosmetics.

Styles

- Traditional
- Radius
- Quantum
- Bay
- Triple
- Replacement



Double Hung

1. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, brickmould and blindstop.
2. 2" applied brickmould.
3. Recessed jambliner with inverted block and tackle balance.
4. Integral screen channel.
5. Low-profile 8° sloped sill.
6. Standard sash profile option shown. Available with Lifestyle sash profile.
7. 11/16" warm edge insulating glass.
8. Sloped putty-glazed styling.
9. Full 4-9/16" jamb depth.



DOUBLE HUNG

Hardware

Locks & Tilt Latches: Available in eight hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" glass have one lock.

Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease.

Hardware Finish Options:



Concealed Jambliner

Take the traditional design and elegance of the Lincoln double hung window a step further with the addition of our concealed jambliner upgrade.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed.



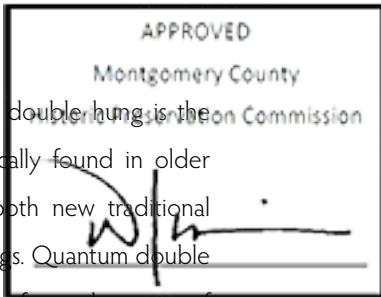
Concealed Jambliner Tilted Open



Concealed Jambliner Interior View

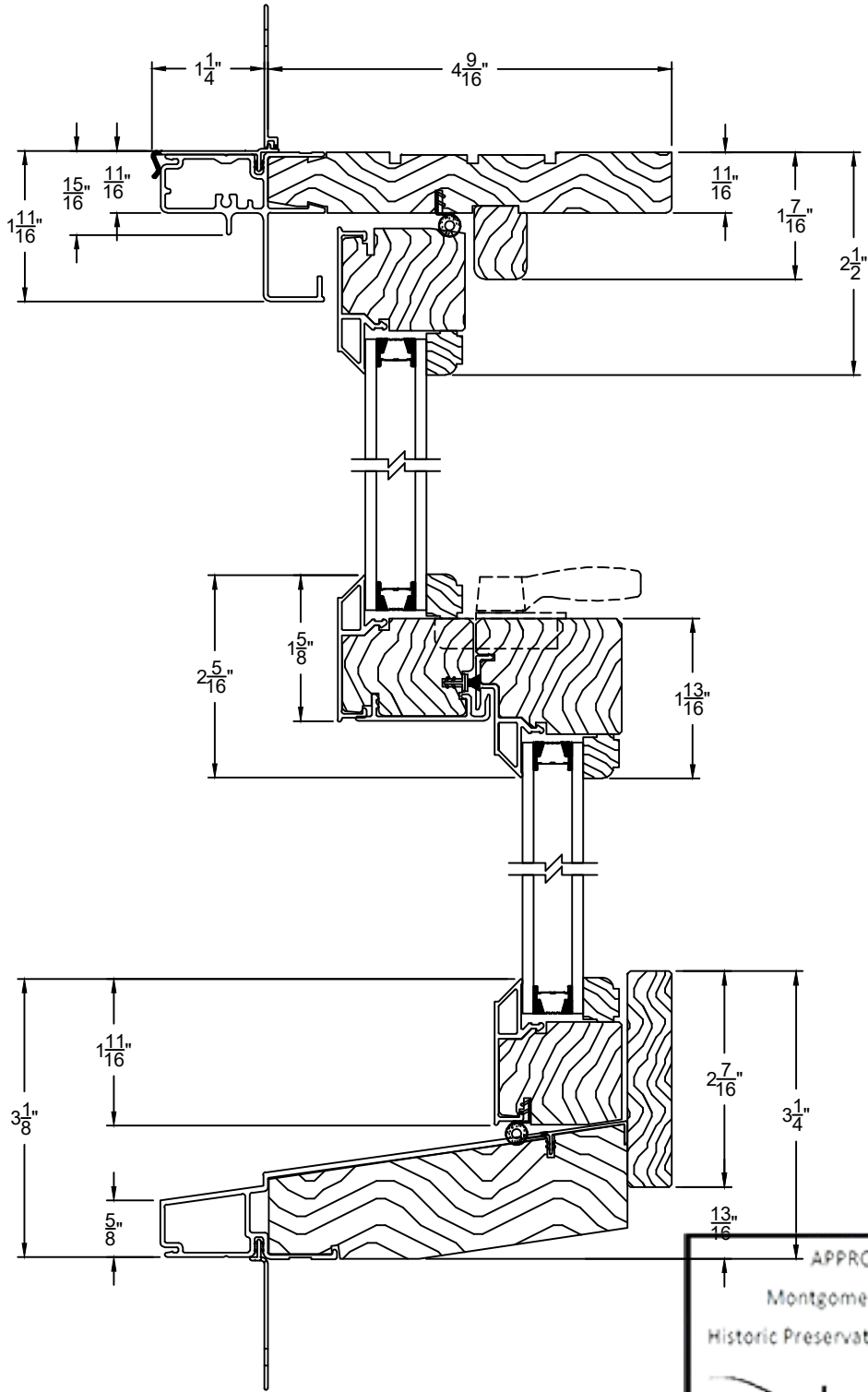
Quantum

Searching for a really big window? The Lincoln Quantum double hung is the answer. Patterned after huge double hung windows typically found in older public buildings, the Quantum establishes its' value in both new traditional construction and the renovation of existing historical buildings. Quantum double hung windows are also available in a replacement kit package for replacement of existing over-size windows.



Not available in Vinyl Clad.

REVIEWED
By Michael.Kyne at 4:56 pm, Mar 01, 2019



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

CLAD DOUBLE HUNG - NARROW RAILS
 PG50 UPGRADE - VERTICAL SECTION
 SCALE: 6" = 1' 0"



LINCOLN WOOD PRODUCTS, INC.
 1400 W. TAYLOR ST. N

REVIEWED (715) 536-2461
 By Michael.Kyne at 4:56 pm, Mar 01, 2019