

7120 Maple Avenue, Takoma Park  
(HPc Case # 37/03-107T)  
Takoma Park History District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: September 9, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #546530, storm window installation

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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 September 7, 2010, 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: Neil Spring

Address: 7120 Maple Avenue, Takoma Park

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850  
240 777 5370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Neil Spring  
Daytime Phone No.: 240 643 5310

Tax Account No.: 01065502  
Name of Property Owner: Neil Spring Daytime Phone No.: 240 643 5310  
Address: 7120 Maple Ave, Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: n/a Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: self Daytime Phone No.: 240 643 5310

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Maple  
Town/City: Takoma Park Nearest Cross Street: Tulip  
Lfd: P30/33 Block: 4 Subdivision: 025  
Liber: JAI Folio: 178 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 400  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/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.

Neil T Spring Signature of owner or authorized agent August 17, 2010 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/9/10  
Application/Permit No.: 546530 Date Fed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

# 1 Written Description of Project

## 1.a Existing structure and environmental setting

The property is a two-story 1923 colonial revival with three bedrooms and an unfinished basement. A rear addition with deck was built in 2003. This (7120 Maple) and the adjacent house (7118) were constructed on the lot of the E. B. Bliss house at 7116 Maple.

Windows are true divided light wood double-hung windows, four over one or six over one, except in the rear addition where double-pane simulated divided light windows were installed (six over one or casement).

Wood windows on the property have exterior storm windows in varying states of disrepair. There are triple-track white aluminum storm windows for all except the three front facing windows facing the front porch which are the subject of this permit application. The three at front are unpainted aluminum two-track storm windows and are in need of replacement.

The home inspector hired when the house was purchased the house noted,

There is a mix of storm window types and conditions in various conditions. A good modernization is needed. Separated/broken frames were observed. Storm panels are missing. Some of the storm panels are off the track. The frame may not fit well.

## 1.b General description of project

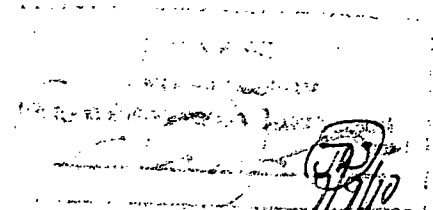
This project is to replace the three front aluminum storm windows with wood storm panels that can be seasonally replaced with screens. The intent is to construct storm windows that can be made sufficiently secure that the windows behind them can be restored patiently, that contribute to the character of the house, that are energy efficient, and that can be maintained.

Construction will be comparable to that of existing window sashes, using mortise and tenon joinery and a small horizontal muntin at the same level as the meeting rail. The overall window will be 1 3/8" thick to fit flush with the outside window trim. Dimensions are chosen to maximize light and preserve rigidity: stiles and muntin will be 1 1/2" wide, top rail 2 1/2" high, and bottom rail 3 1/2" high as noted in the schematic diagram below.

Spring bronze weatherstripping will seal the sides of the storm windows; drip holes will be added as needed to eliminate condensation.

# 2 Site Plan

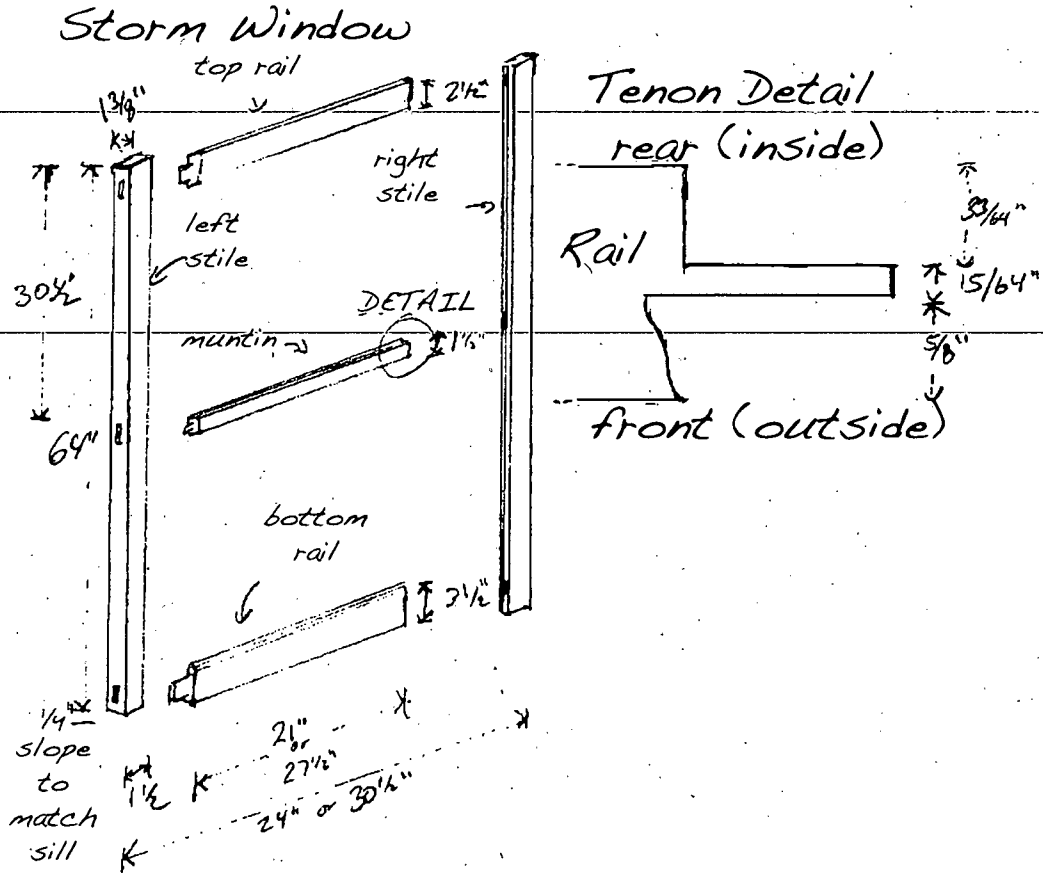
Storm windows to be replaced lie by the "cov. porch" arrow in the Plat below.



### 3 Plans and elevations

#### 3.a Schematic Construction Plans

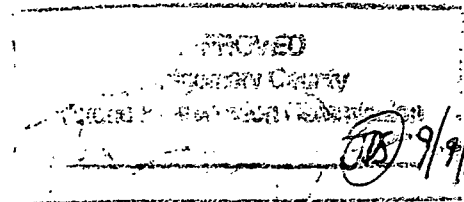
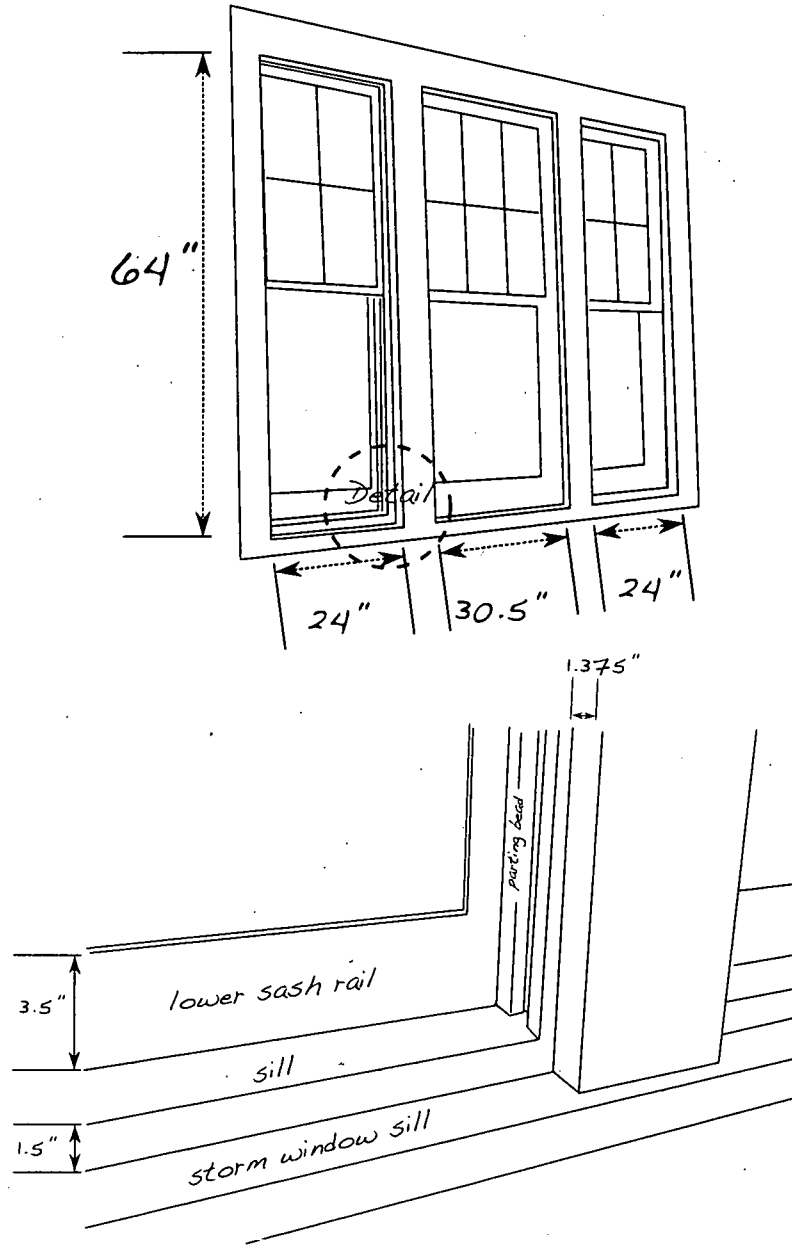
The following diagram illustrates the construction of a wood storm window using mortise and tenon joinery with a central muntin. Through tenons (as opposed to stopped/blind) are expected. The material is reclaimed redwood, as described in the materials section below.



APPROVED  
Montgomery County  
Historic Preservation Commission  
9/9/10

### 3.b Elevations (facades)

The storm windows in Figure 3 are to be replaced, visible in Figure 1. The set of three windows into which new storms will fit are diagrammed below. Dimensions at the bottom of the still are detailed to show that the 3 1/2" bottom rail of the storm will not occlude the original window.



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7120 Maple Avenue, Takoma Park	<b>Meeting Date:</b>	9/7/2010
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	9/1/2010
<b>Applicant:</b>	Neil Spring	<b>Public Notice:</b>	8/25/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	37/03-10TT	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Storm window installation		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c1910

**PROPOSAL:**

The applicant is proposing to remove three non-historic aluminum storm windows from the front elevation and install three custom made wooden storm panels in the same location.

**APPLICABLE GUIDELINES:****Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

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 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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





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Neil Spring Signature of owner or authorized agent  
August 17, 2010 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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3

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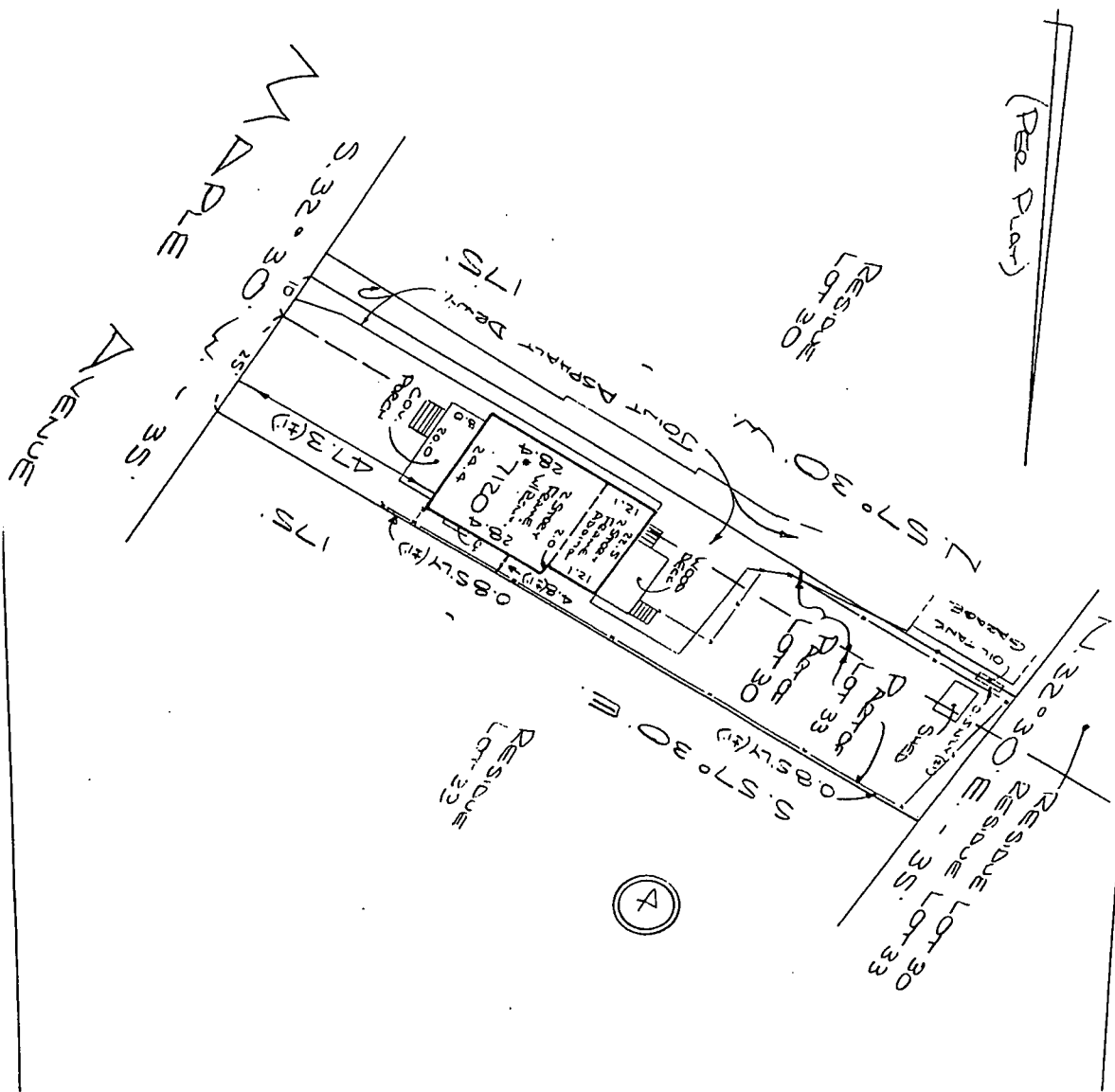
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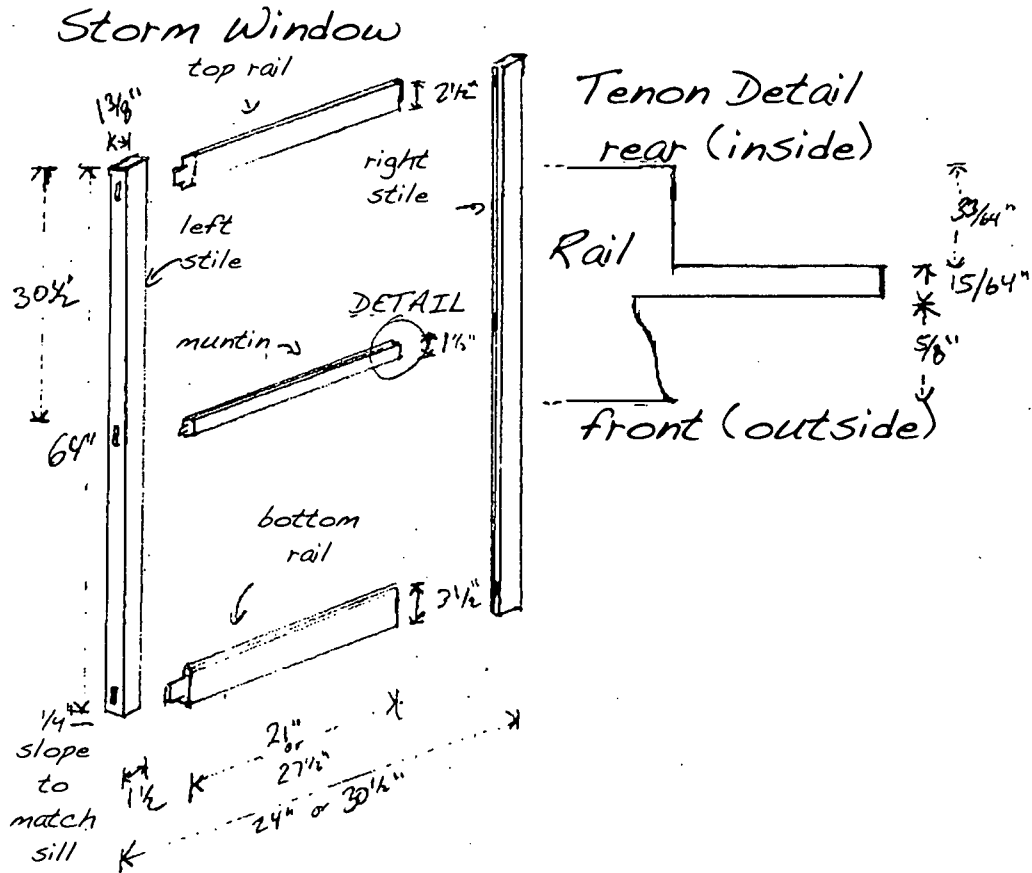
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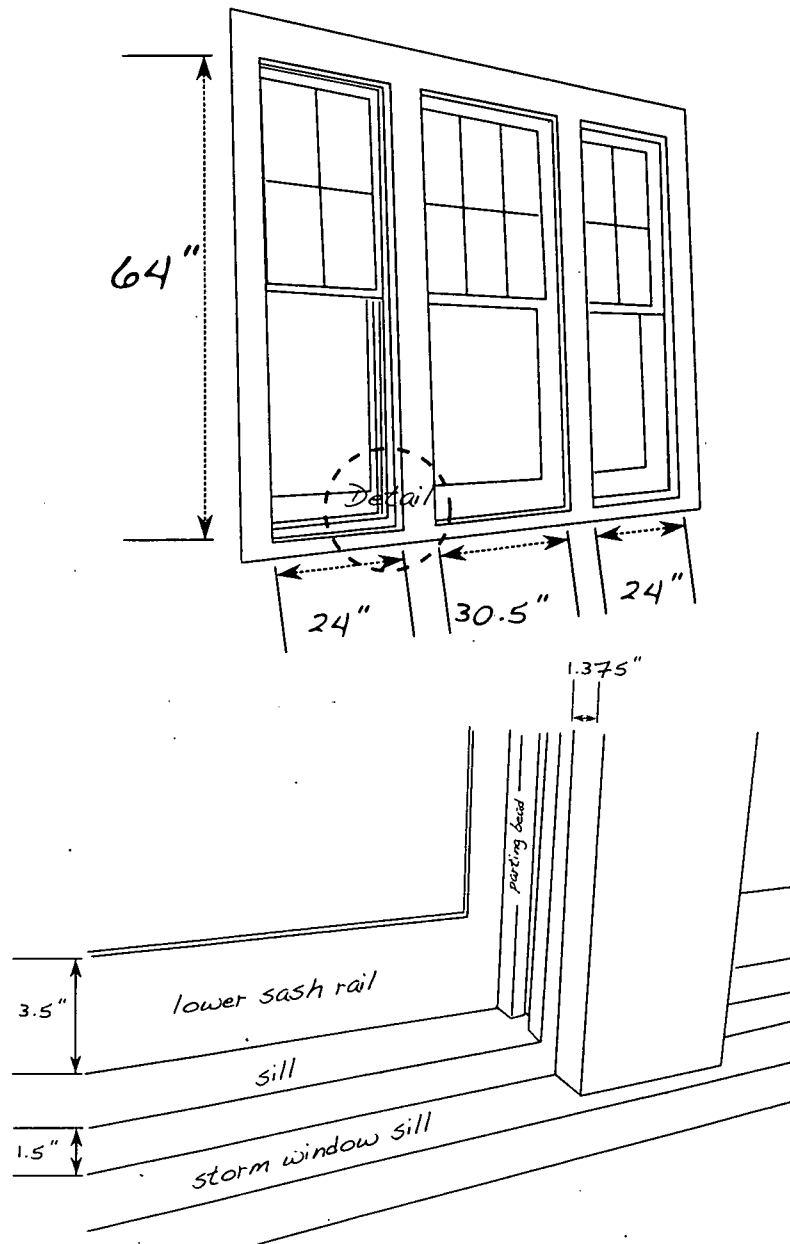
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## 4 Materials

The wood will be reclaimed redwood used as part of a deck thirty years ago. The surface will be painted white to match the trim, so the material will be hidden.

The hardware, including hangers and retaining clips, will be of stainless steel. Stainless hangers were used in the National Park Service "Preservation tech notes: Windows Number 3; Exterior Storm Windows: Casement Design Wooden Storm Sash" as included in *The Window Handbook: Successful Strategies for Rehabilitating Windows in Historic Buildings*, Charles Fisher, editor.

Window panes will be glass, hard-coat low-emissivity single pane for energy conservation as recommended in *Insulate and Weatherize* by Bruce Harley.

Windows will be primed and painted with exterior latex white paint to match the existing windows and window trim.

## 5 Photographs

Only photographs from the front, street facing facade are included; only these three storm windows are to be replaced.

## 6 Tree Survey

No construction adjacent to trees is in scope for this project.

## 7 Addresses of Adjacent and Confronting Property Owners

Addresses are attached on the official sheet.

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Figure 3: Windows with aluminum storms replaced. Middle storm does not fit properly.

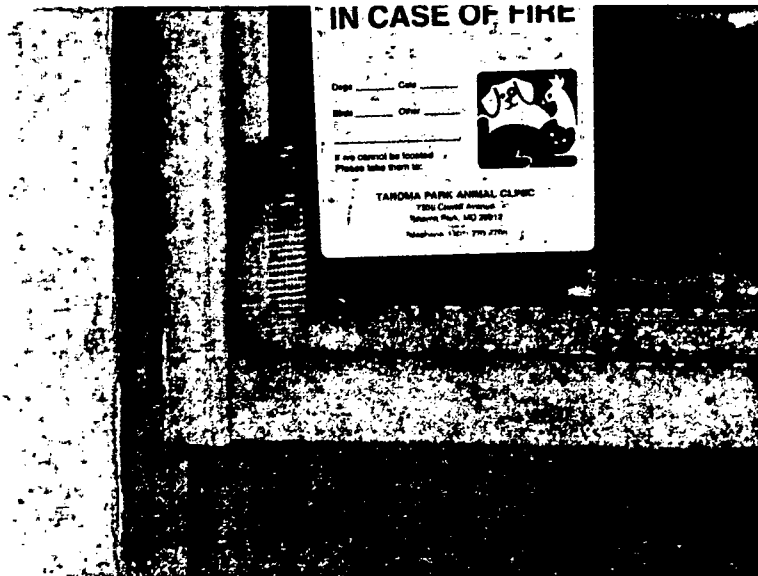


Figure 4: Detail: Old duct-tape-based repair or sealing, left-most window.

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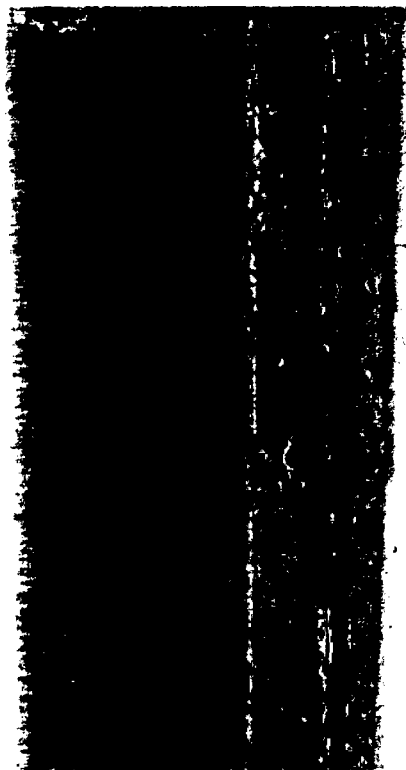


Figure 7: Detail: Paint condition; rusted steel screws were used to affix aluminum storms.

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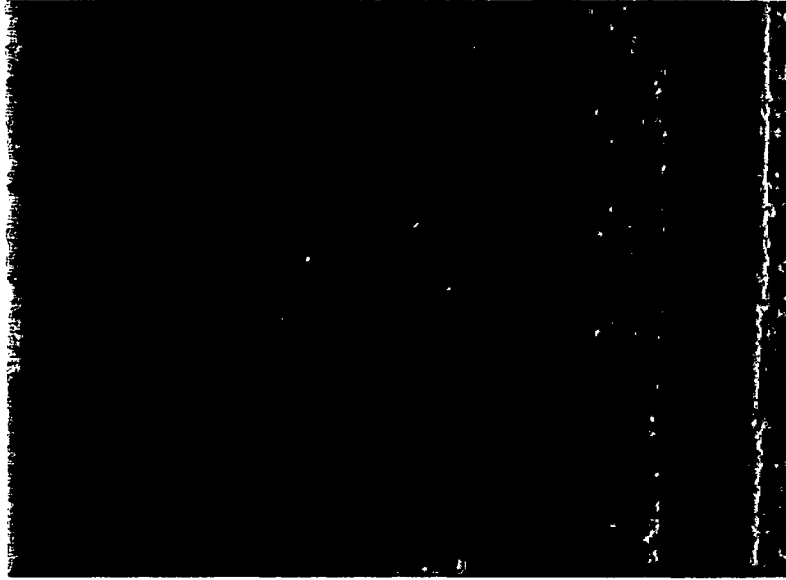


Figure 5: Detail: Old duct-tape-based repair, center window. Casing of the pane no longer fits securely; rubber seal is not present.

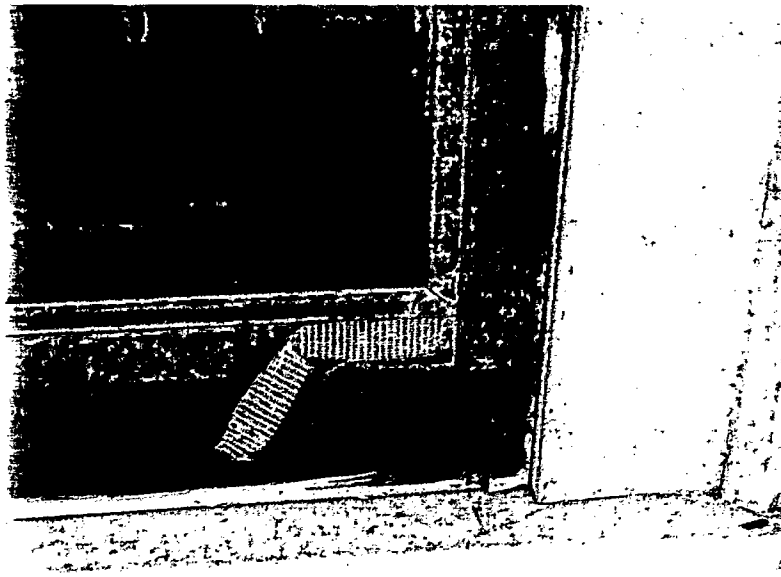


Figure 6: Detail: Old duct-tape-based repair or sealing, right-most window.



Figure 1: Front facade, storms placed adjacent to windows.



Figure 2: Windows with aluminum storms removed. Rightmost has been partially restored (reglazed and primed).

Neel Springs

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

Owner's mailing address	Owner's Agent's mailing address
<i>Neil Spring 7120 Maple Ave Takoma Park MD 20912</i>	<i>Neil Spring 7120 Maple Ave Takoma Park MD 20912</i>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<i>George McCabe &amp; Rachel Neild 7122 Maple Ave Takoma Park MD 20912</i>	<i>Joanna Veltri 7118 Maple Ave Takoma Park MD 20912</i>
<i>Kimberlee Keller 7135 Maple Ave Takoma Park MD 20912</i>	<i>Patricia Neill &amp; Wabi Aboudou 7133 Maple Ave Takoma Park MD 20912</i>



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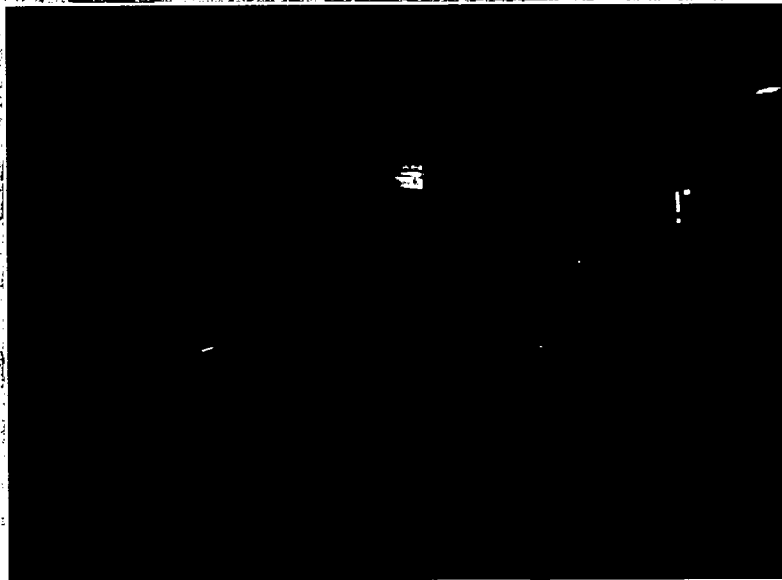


Figure 2: Windows with aluminum storms removed. Rightmost has been partially restored (reglazed and primed).

Neil Springs

8



Figure 3: Windows with aluminum storms replaced. Middle storm does not fit properly.

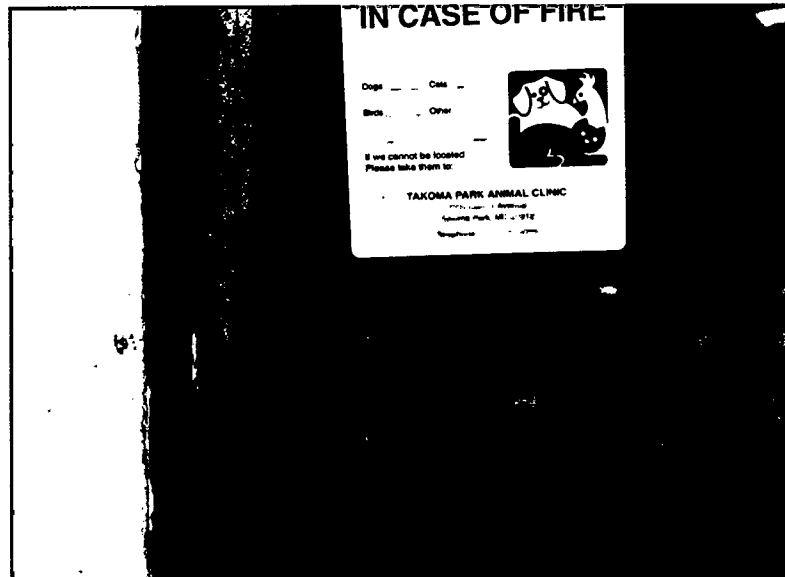


Figure 4: Detail: Old duct-tape-based repair or sealing, left-most window.

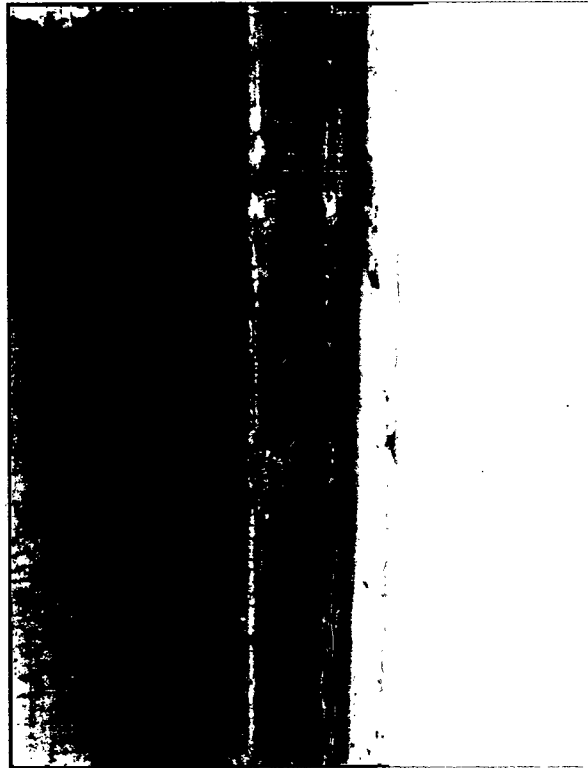


Figure 7: Detail: Paint condition; rusted steel screws were used to affix aluminum storms.

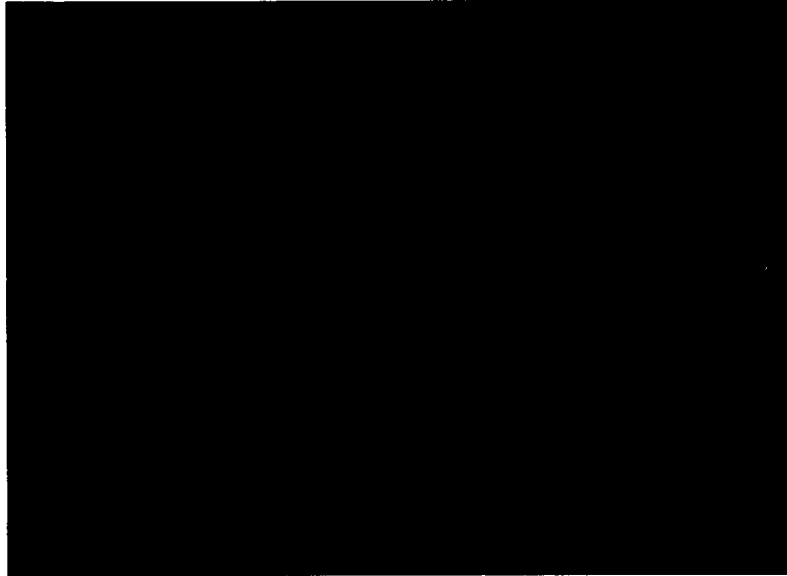


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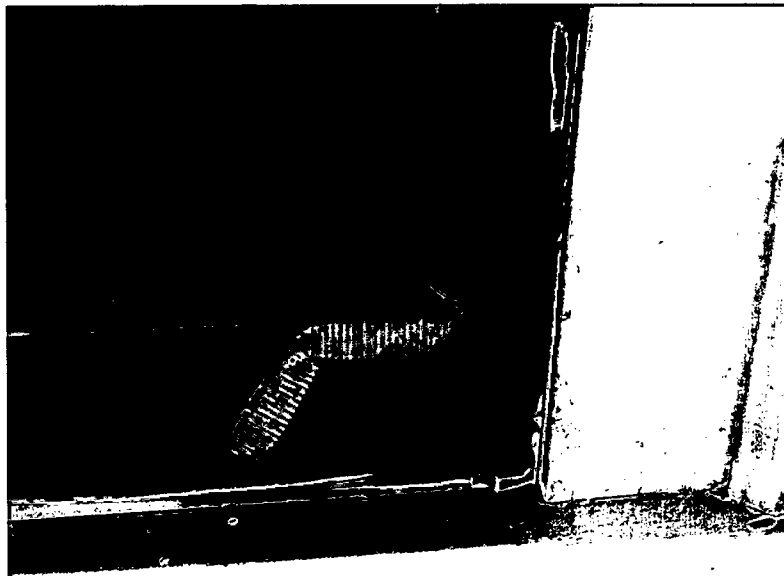


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