19/13-5-92A 19401 Germantown Road
Pumphrey/Mateney House

Montgomery County Government

Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2883645

NAME OF PROPERTY OWNER ROBERT HUBICK TELEPHONE NO. (301) 948-4700
(Contract/Purchaser) _____ (Include Area Code)

ADDRESS 16716 IRIVER RD, POOLESVILLE MD 20837
CITY STATE ZIP

CONTRACTOR SAME TELEPHONE NO. SAME

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY ROBERT HUBICK TELEPHONE NO. SAME
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 19401 Street GERMANTOWN RD (MD 118)

Town/City GERMANTOWN Election District 9th

Nearest Cross Street WISTERIA

Lot _____ Block _____ Subdivision _____

Liber 9353 Folio 293 Parcel (67)

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move (Install) Revocable Revision

Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other ~~STEEL CANOPY~~ + BUILD 27' WALK

1B. CONSTRUCTION COSTS ESTIMATE $ 1500 + 4400

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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.

_____ _____
Signature of owner or authorized agent (agent must have signature notarized on back) Date

****

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B Randall Date 4-30-92

APPLICATION/PERMIT NO: 9202310111 FILING FEE: $ _____

DATE FILED: _____ PERMIT FEE: $ _____

DATE ISSUED: _____ BALANCE $ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 19401 Germantown Road

MEETING DATE: 4/8/92

RESOURCE: Pumphrey/Mateney House

REVIEW: HAWP/Alteration

CASE NUMBER: 19/13-5-92A

TAX CREDIT ELIGIBLE: No

PUBLIC NOTICE: 3/25/92

STAFF: Nancy Witherell

APPLICANT: Robert Albiol

REPORT DATE: 4/1/92

The Pumphrey/Mateney House, a prominent Master Plan resource near the Germantown Historic District, is a two-story, frame Gothic Revival-style house with two-over-two wood sash windows. The house has been rehabilitated for commercial use.

The applicant proposes the installation of thirty-five custom-measured, white-finish, aluminum triple-track storm windows. The meeting rails of each window pair would be aligned. This proposal was denied by the HPC at its August 15, 1990, meeting.

In ideal circumstances, storm windows would not be applied to historic structures for the sake of authentic appearance. However, the National Park Service recommends the installation of correctly measured and installed triple-track storm windows for increased energy efficiency and for protection of the original sash. The use of storm windows in the rehabilitation of a historic frame building for office use is consistent with the Secretary of the Interior's Standards for Rehabilitation, and is discussed in Preservation Brief #3, "Conserving Energy in Historic Windows" (see page 5 of Brief #3, attached by the applicant to the HAWP proposal), as well as in Preservation Brief #9, "The Repair of Historic Wooden Windows". Because of the dangers of condensation, the National Park Service prefers the installation of exterior to interior storm windows.

A second part of the applicant's proposal (not previously seen by the HPC) is the construction of a brick-paved ramp from the gravel parking lot adjacent to the house up to the sidewalk. The ramp would allow the parking lot to be accessible to people using wheelchairs. Three feet in width and 24 feet in length, the ramp would rise approximately two vertical feet. Red brick was selected as the paving material because brick sidewalks were once used in front of the Pumphrey-Mateney House. The staff finds the use of red brick acceptable but suggests that the use of concrete or concrete pavers would provide a more uniform appearance between the concrete sidewalk and the gravel parking lot.

STAFF RECOMMENDATION

The staff finds the proposed alterations consistent with the purposes of Chapter 24A, particularly 24A-(b)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.

The proposal is also found to be consistent with the Secretary of the Interior's Standards #1, #2, #9, and #10:

> A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site and environment.
>
> 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.
>
> 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.
>
> New additions . . . shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Montgomery County Government

Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2883645

NAME OF PROPERTY OWNER (Contract/Purchaser) ROBERT ALBIOL TELEPHONE NO. (Include Area Code) (301) 948-4273

ADDRESS 16710 RIVER RD, POOLESVILLE, MD 20837
CITY STATE ZIP

CONTRACTOR SAME TELEPHONE NO. Same

CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY ROBERT ALBIOL TELEPHONE NO. Same (Include Area Code)

REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE

House Number 19401 Street GERMANTOWN RD (RT 118)

Town/City GERMANTOWN Election District DIST 9 SUB 1

Nearest Cross Street Wisteria

Lot Block Subdivision

Liber 9353 Folio 293 Parcel 062

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move (Install) Revocable Revision

Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other STORM WINDOWS + BUILD 27' WALK

1B. CONSTRUCTION COSTS ESTIMATE $ 1,500 - + $400

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT feet inches

4B. Indicate whether the fence or retaining wall is to be constructad on one of the following locations:
1. On party line/Property line
2. Entirely on land of owner
3. On public right of way/easement (Revocable Letter Required).

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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The Pumphrey-Matency House was constructed in 1883. It is an American Homestead that was the area's first store. When I took it over 2 years ago it was in ruins. Today it has been restored to what it was circa 1910. Unfortunately, it is surrounded by the MARC parking lot.

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

Install triple track storm windows. Please see enclosed letter and copy of the window's desc. All the original windows have been restored. The storm windows will be needed to protect the original windows and to reduce the energy loss of the heating / AC systems.

2. Statement of Project Intent:

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The storms will be custom made to be as inconspicuous as possible.

b. the relationship of this design to the existing resource(s):

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" =1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

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

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mc Co. D.O.T.
   Address EU 41, Parcel 101 + 118
   City/Zip Rockville, MD

2. Name Ben Lewis (EU 41 P65)
   Address Ben Lewis Plumbing
   City/Zip Germantown, MD

3. Name Maurice Ftaquet (EU.41 P50)
Address Ave Hamoir 60B
City/Zip Brussells, Belgium

4. Name George Shadeau (EU41, P7)
Address 108 Park Ave
City/Zip Rockville, MD 20850

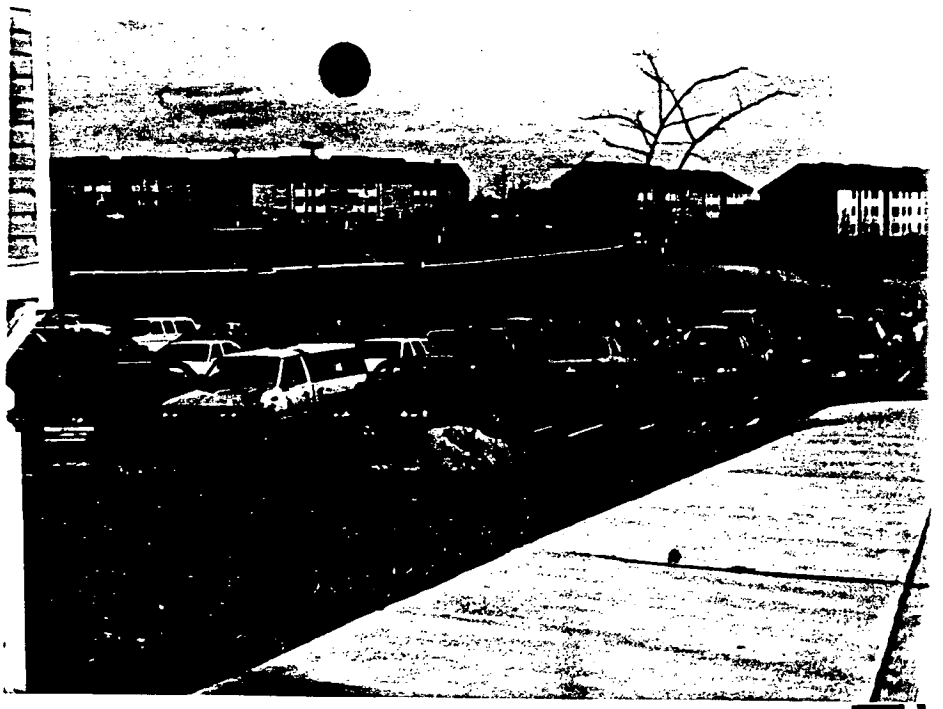
5. Name _____
Address _____
City/Zip _____

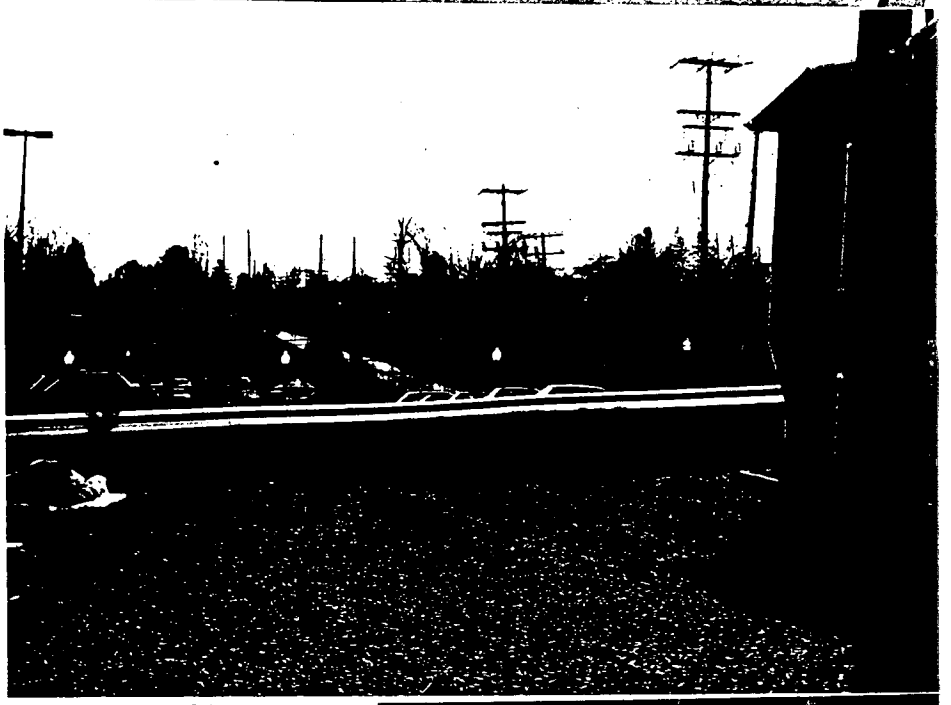
6. Name _____
Address _____
City/Zip _____

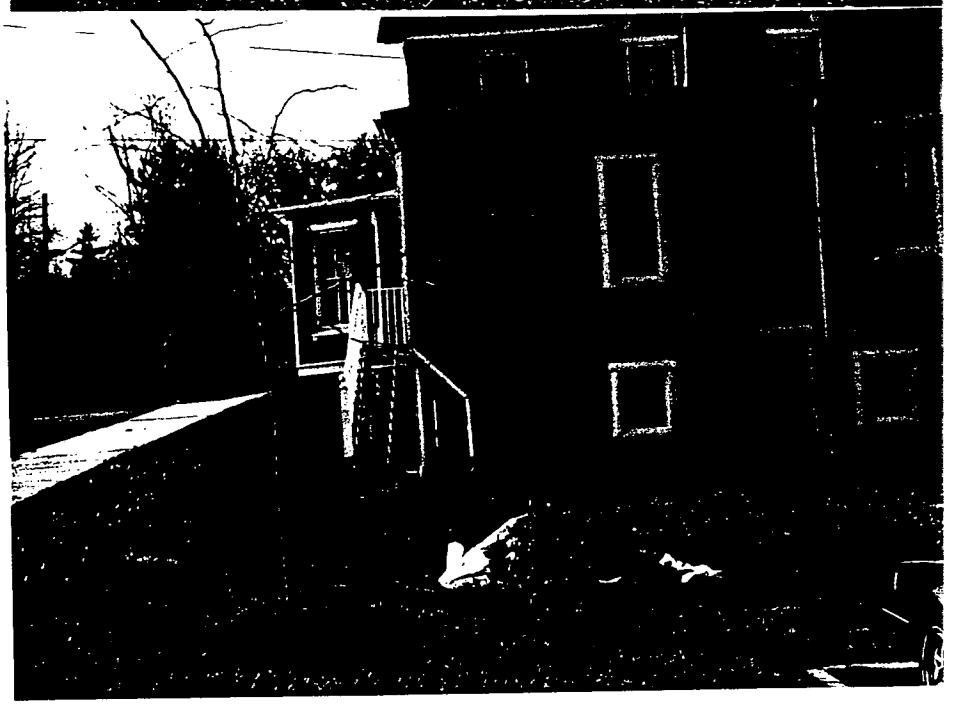
7. Name _____
Address _____
City/Zip _____

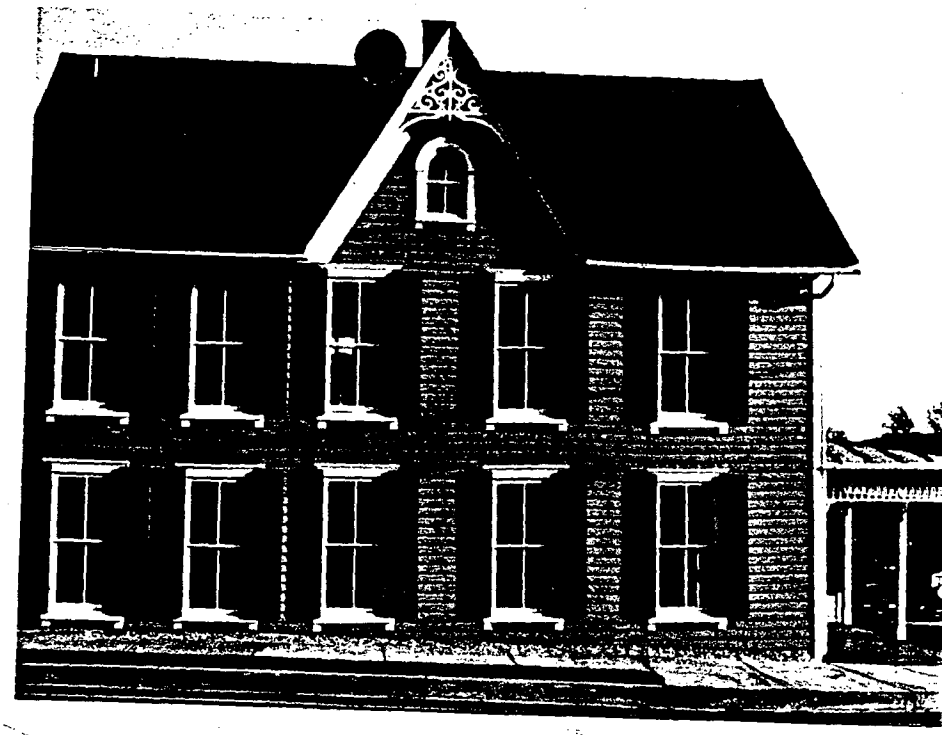
8. Name _____
Address _____
City/Zip _____

1757E

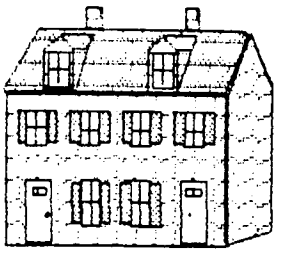








ROBERT M. ALBIOL
16710 RIVER ROAD
POOLESVILLE, MD 20837
(301) 948-4273



RESTORATION
OF HISTORIC
HOMES

March 15, 1992

Mo. Co. Historic Preservation Commission
8787 Georgia Ave
Silver Spring, MD 20910

As you know over the last two years I have been restoring the Pumphrey-Mateney House in Germantown. I hope to complete this labor of love by June. As you can imagine, the restoration of the 39 window was time consuming and costly. I wish to preserve these windows as well as reduce the energy consumption of this building. Therefore, I request that you grant me permission to install triple track storm windows.

I, as do other preservationists, object to the aesthetic nature of triple track storm windows; however, I strongly believe that the they will contribute significantly to the preservation of this building and that they are environmentally sound. And in contrast to interior storms, they will allow the occupants of the building to open a window when they wish.

These arguments are presented much more eloquently in the enclosed letter from Michael Day of Maryland s Historical Trust and the Preservation Brief from the Department of Interior.

Every effort will be made to make the storm windows as inconspicuous as possible. They will be custom made, painted white (as are the house s windows) and the cross stiffing bar will fall across the top of the bottom sash and the bottom of the top sash as to reduce its visibility.

Please be so kind as to approve this reasonable request.

Sincerely,

Robert M. Albiol
Robert M. Albiol

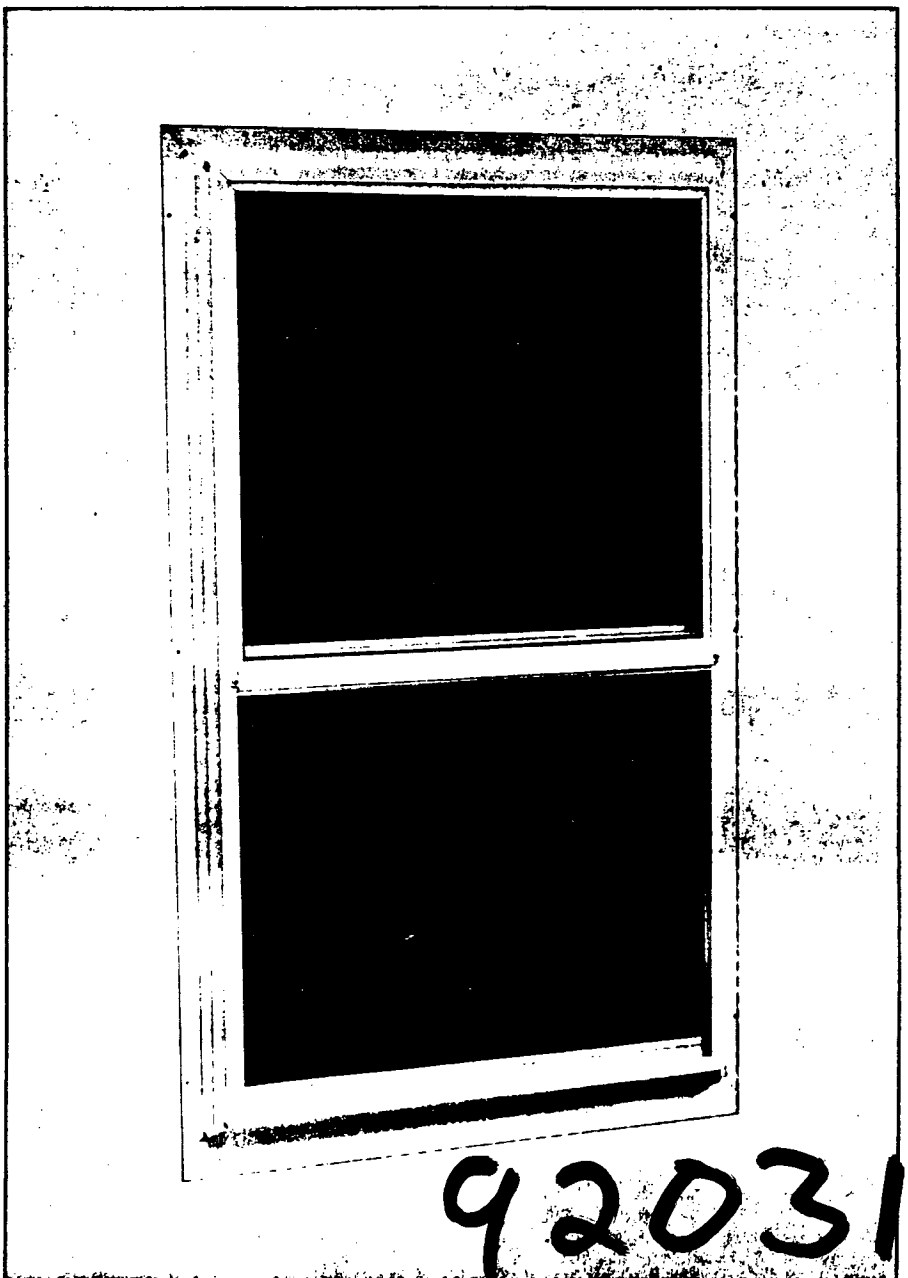
enc

9203180061

Starlite Aluminum Storm Window

SERIES 110

The Series 110 Starlite Storm Window is a triple-track, precision engineered storm window. The triple-track allows easy changes from storm sashes to screen. A fixed center mull keeps the side channels true and plumb and the interlocking sashes seal out the weather. To simplify cleaning, the Series 110 inserts are removable to the interior. This window has been tested for structural performance according to ANSI/AAMA 1002.9-1977 and is available in mill, white, bronze, or beige finish.



STOCK SIZE CHART

FOR WOOD WINDOW SIZE	ORDER STORM WINDOW SIZE	STORM WINDOWS WILL BE MADE THIS SIZE WIDTH HEIGHT
1-8 x 3-2	20 x 39	19-7/8 x 38-3/4
2-0 x 3-2	24 x 39	23-7/8 x 38-3/4
2-4 x 3-2	28 x 39	27-7/8 x 38-3/4
2-8 x 3-2	32 x 39	31-7/8 x 38-3/4
3-0 x 3-2	36 x 39	35-7/8 x 38-3/4
3-4 x 3-2	40 x 39	39-7/8 x 38-3/4
1-8 x 3-10	20 x 47	19-7/8 x 46-3/4
2-0 x 3-10	24 x 47	23-7/8 x 46-3/4
2-4 x 3-10	28 x 47	27-7/8 x 46-3/4
2-8 x 3-10	32 x 47	31-7/8 x 46-3/4
3-0 x 3-10	36 x 47	35-7/8 x 46-3/4
3-4 x 3-10	40 x 47	39-7/8 x 46-3/4
1-8 x 4-2	20 x 51	19-7/8 x 50-3/4
2-0 x 4-2	24 x 51	23-7/8 x 50-3/4
2-4 x 4-2	28 x 51	27-7/8 x 50-3/4
2-8 x 4-2	32 x 51	31-7/8 x 50-3/4
3-0 x 4-2	36 x 51	35-7/8 x 50-3/4
3-4 x 4-2	40 x 51	39-7/8 x 50-3/4
1-8 x 4-6	20 x 55	19-7/8 x 54-3/4
2-0 x 4-6	24 x 55	23-7/8 x 54-3/4
2-4 x 4-6	28 x 55	27-7/8 x 54-3/4
2-8 x 4-6	32 x 55	31-7/8 x 54-3/4
3-0 x 4-6	36 x 55	35-7/8 x 54-3/4
3-4 x 4-6	40 x 55	39-7/8 x 54-3/4
1-8 x 5-2	20 x 63	19-7/8 x 62-3/4
2-0 x 5-2	24 x 63	23-7/8 x 62-3/4
2-4 x 5-2	28 x 63	27-7/8 x 62-3/4
2-8 x 5-2	32 x 63	31-7/8 x 62-3/4
3-0 x 5-2	36 x 63	35-7/8 x 62-3/4

Kinco windows are designed for blind-stop mounting. Custom window measurements should be frame-to-frame on width and frame-to-sill on height. This is the opening measurement.

Oriel or cottage windows (unequal sash) need CMR measurement denoted on order.

Storm panels and screens will be made to exact dimensions ordered.

TITLE

Starlite Aluminum Storm Window

MODEL

110 Series

KINCO PRODUCTS

150 Westside Drive • P.O. Box 6279
Asheville, NC 28816 • 704-254-2353
NC WATS 1-800-627-1074
Outside NC, call 800-438-5811
Fax 704-254-2354

KINCO SERIES 110

STRUCTURAL PERFORMANCE TEST RESULTS

TEST PROCEDURE: The test specimen was evaluated in accordance with ANSI/AAMA 1002.9 - 1977, "Voluntary Specifications for Aluminum Combination Storm Windows for External Application." The results were tabulated as follows:

TITLE OF TEST	MEASURED	ALLOWED
Air Infiltration		
@ 0.56 psf (15 mph)	0.56 CFM/FT	—
@ 1.56 psf (25 mph)	1.30 CFM/FT	4.0-1.0 CFM/FT
Water Drainage	No water over buck sill.	No water over buck sill.
Uniform Load		
@ 10 psf (63 mph) (exterior)	No Damage	No Damage
@ 5 psf (44 mph) (interior)	No Damage	No Damage
Concentrated Load and Glass Adherence	3/22"	1/8"
Safety Drop	MEETS AS STATED	
Glass and Screen Insert Squareness	3/16"	5/16"
Attachment of Insect Screening to Frame	50" #	40" #

Report #NCTL-110-0282-2

SPECIFICATIONS

General: All windows shall be triple track, self storing, inside removable, adaptable to either overlap or blindstop application and shall be the "Starlite" aluminum double-hung combination window as manufactured by Kinco Products, Asheville, N.C.

Materials:

a) All aluminum members shall be extruded of 6063-T5 aluminum alloy and shall have a minimum wall thickness of .045 inches within commerical tolerances.
b) Corner reinforcements and pivot pins for inserts shall be plated steel, latch bolts shall be die cast Zamak #3.
c) Weatherstripping shall be woven pile polypropylene.
d) Slide bolt springs and all assembly screws shall be plated steel.
e) Glass shall be single strength "B" quality (SSB) up to eleven (11) square feet in size. Over eleven square feet of glass shall be double strength "B" quality (DSB).
f) Glazing spline shall be vinyl especially designed for wrap-around (Marine) glazing.
g) Screen cloth shall be 18 x 16 fiberglass mesh.
h) Screen spline shall be vinyl .140 O.D.

Construction:

1. Double Hung Windows
   a) The master frame shall have mitered corners accurately machined to produce hair-line joints and shall be securely fastened with two screws at each corner. The master frame shall have a fixed center bar riveted to the outside face at the meeting rail. Weep holes shall be provided in the sill section of the frame.
   b) Glass and screen insert frames shall have mitered corners with hair-line joints and shall be securely fastened together.
   The glass insert frames shall be weatherstripped with woven pile polypropylene.
   The top and bottom sash shall interlock at center meeting rail. Glazing shall be held in place with reusable vinyl glazing spline.
   c) The screen insert frame shall have mitered corners with hair-line joints and shall be securely fastened together. The top member shall be weatherstripped to provide insect control at the meeting rail. The screen cloth shall be securely held in place with vinyl spline rolled into a receiver groove.
2. Fixed Combination Windows

The fixed combination windows shall be fabricated of the same aluminum shapes and materials specified above. The glass insert shall be removable and shall be securely held in place with screw fastened locks that pivot into prepared slots in the master frame.

Finishes: All windows shall have a mill finish or painted with a white, bronze or beige acrylic enamel electrostatically applied and baked.

MARYLAND HISTORICAL TRUST

Division of Historical and Cultural Programs
Office of Cultural and Educational Services

William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

August 12, 1991

Mr. Robert M. Albiol
16710 River Road
Poolesville, Maryland 20837

Re: Pumphrey - Mateney House
Germantown, Maryland

Dear Mr. Albiol:

Thank you for your letter of June 20, 1991 concerning the installation of exterior storm windows on the above-referenced property. It is my understanding that the Montgomery County HPC placed a condition on the historic area work permit that prohibits you from installing exterior, triple-track storm windows on this property. I must say that I agree with your description of the condition as "perplexing."

You are indeed correct in your understanding that the use of triple-track storm windows on historic buildings is not only an acceptable preservation practice but, in fact, recommended by this office as well as the National Park Service. Therefore, I am a little surprised by the HPC's decision.

The obvious reason triple-track storm windows are recommended is to increase energy efficiency while protecting the historic window from the detrimental effects of the environment. Although the use of interior storm windows may produce a more preferred aesthetic solution to the energy efficiency problem, they significantly increase the potential for damage to the historic window and sill from condensation.

My suggestion to you is that you return to the HPC and, once again, ask for approval of the installation of the exterior storm windows. If you haven't already, you may want to include with your request, a copy of "Preservation Brief #3" which, as you have indicated, states the National Park Service's stance on this topic. Although the HPC will receive a copy of this letter, you may also want to include a copy with your request.

Should you have any questions concerning my comments, please feel free to call me at (310) 514-7617.

Sincerely,

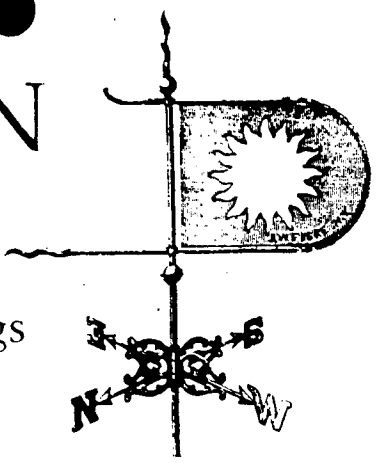
Michael K. Day
Chief,
Planning and Educational Outreach

MKD/jja

cc: Ms. Gwen Marcus
Maryland-National Capital Park
and Planning Commission

Mr. Leonard Taylor, Jr.
Chairman, Montgomery County Historic
Preservation Commission

3 PRESERVATION BRIEFS



Conserving Energy in Historic Buildings

Baird M. Smith, AIA

Technical Preservation Services Division

Office of Archeology and Historic Preservation/Heritage Conservation and Recreation Service

With the dwindling supply of energy resources and new efficiency demands placed on the existing building stock, many owners of historic buildings and their architects are assessing the ability of these buildings to conserve energy with an eye to improving thermal performance. This brief has been developed to assist those persons attempting energy conservation measures and weatherization improvements such as adding insulation and storm windows or caulking of exterior building joints. In historic buildings, many measures can result in the inappropriate alteration of important architectural features, or, perhaps even worse, cause serious damage to the historic building materials through unwanted chemical reactions or moisture-caused deterioration. This brief recommends measures that will achieve the greatest energy savings with the least alteration to the historic buildings, while using materials that do not cause damage and that represent sound economic investments.

Inherent Energy Saving Characteristics of Historic Buildings

Many historic buildings have energy-saving physical features and devices that contribute to good thermal performance. Studies by the Energy Research and Development Administration (see bibliography) show that the buildings with the poorest energy efficiency are actually those built between 1940 and 1975. Older buildings were found to use less energy for heating and cooling and hence probably require fewer weatherization improvements. They use less energy because they were built with a well-developed sense of physical comfort and because they maximized the natural sources of heating, lighting and ventilation. The historic building owner should understand these inherent energy-saving qualities.

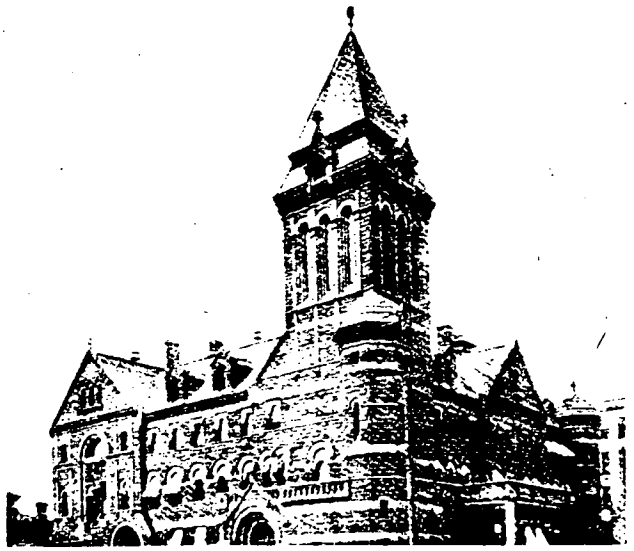


Figure 1. This 1891 Courthouse and Post Office in Rochester, New York, has built-in energy conserving features such as, heavy masonry walls, operable windows, an interior skylighted atrium which provides light and ventilation, and roof-top ventilators which keep the building cooler in the summer. Also note the presence of awnings in this old photograph.

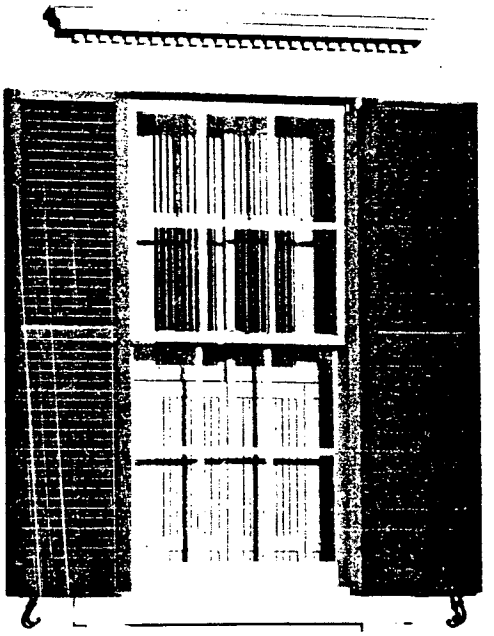


Figure 2. Shutters can be used to minimize the problem of summer heat gain by shading the windows. If operable shutters are in place, their use will help reduce the summer cooling load. (Photo: Baird Smith)

The most obvious (and almost universal) inherent energy saving characteristic was the use of *operable windows* to provide natural ventilation and light. In addition, historic commercial and public buildings often include interior light ventilation courts, roof-top ventilators, clerestories or skylights (see figure 1). These features provide energy efficient fresh air and light, assuring that energy consuming mechanical devices may be needed only to supplement the natural energy sources. Any time the mechanical heating and air conditioning equipment can be turned off and the windows opened, energy will be saved.

Storm Windows: Windows are a primary source of heat loss because they are both a poor thermal barrier (R factor of only 0.89) and often a source of air infiltration. Adding storm windows greatly improves these poor characteristics. If a building has existing storm windows (either wood or metal framed), they should be retained. Assure they are tight fitting and in good working condition. If they are not in place, it is a recommended measure of a preservation retrofitting plan to add new metal framed windows on the exterior. This will result in a window assembly (historic window plus storm window) with an R factor of 1.79 which outperforms a double paned window assembly (with an air space up to ½") that only has an R factor of 1.72. When installing the storm windows, be careful not to damage the historic window frame. If the metal frames visually impair the appearance of the building, it may be necessary to paint them to match the color of the historic frame (see figure 6).

Triple-track metal storm windows are recommended because they are readily available, in numerous sizes, and at a reasonable cost. If a pre-assembled storm window is not available for a particular window size, and a custom-made storm window is required, the cost can be very high. In this case, compare the cost of manufacture and installation with the expected cost savings resulting from the increased thermal efficiency. Generally, custom-made storm windows, of either wood or metal frames, are not cost effective, and would not be recommended in a preservation retrofitting plan.

Interior storm window installations can be as thermally effective as exterior storm windows; however, there is high potential for damage to the historic window and sill from condensation. With storm windows on the interior, the outer sash (in this case the historic sash) will be cold in the winter, and hence moisture may condense there. This condensation often collects on the flat surface of the sash or window sill causing paint to blister and the wood to begin to deteriorate.

Rigid plastic sheets are used as interior storm windows by attaching them directly to the historic sash. They are not quire as effective as the storm windows described previously because of the possibility of air infiltration around the historic sash. If the rigid plastic sheets are used, assure that they are installed with minimum damage to the historic sash, removed periodically to allow the historic sash to dry, and that the historic frame and sash are completely caulked and weatherstripped.

In most cases, interior storm windows of either metal frames or of plastic sheets are not recommended for preservation retrofitting because of the potential for damage to the historic window. If interior storm windows are in place, the potential for moisture deterioration can be lessened by opening (or removing, depending on the type) the storm windows during the mild months allowing the historic window to dry thoroughly.

Basement and Crawl Space Insulation: Substantial heat is lost through cold basements and crawl spaces. Adding insulation in these locations is an effective preservation retrofitting measure and should be a high priority action. It is complicated, however, because of the excessive moisture that is often present. One must be aware of this and assure that insulation is properly installed for the specific location. For instance, in crawl spaces and certain unheated basements, the insulation is generally placed between the first floor joists (the ceiling of the basement) with the **vapor barrier facing up**. Do not staple the insulation in place, because the staples often rust away. Use special anchors developed for insulation in moist areas such as these.

In heated basements, or where the basement contains the heating plant (furnace), or where there are exposed water and sewer pipes, insulation should be installed against foundation walls. Begin the insulation within the first floor joists, and proceed down the wall to a point at least 3 feet below the exterior ground level if possible, with the **vapor barrier facing in**. Use either batt or rigid insulation.

Figure 6. The addition of triple track storm windows, as shown here, greatly improves the thermal performance of existing window assemblies, with a minimal impact on the appearance of the building. (Photo: Baird Smith)

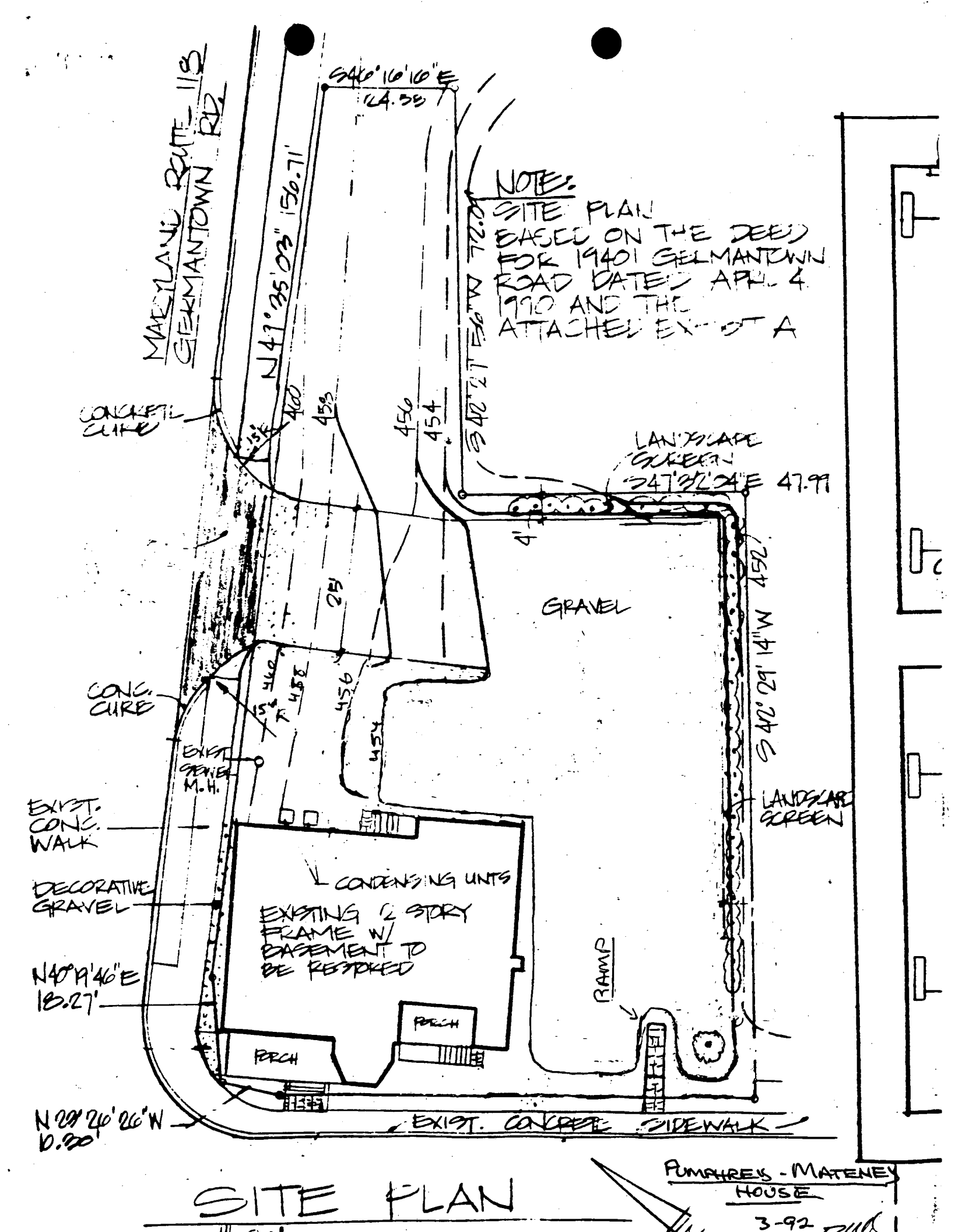
Installing insulation in the basement or crawl space should be a high priority of a preservation retrofitting plan, as long as adequate provision is made to ventilate the unheated space, perhaps even by installing an exhaust fan.

Duct and Pipe Insulation: Wrapping insulation around heating and cooling ducts and hot water pipes, is a recommended preservation retrofitting measure. Use insulation which is intended for this use and install it according to manufacturer's recommendations. Note that air conditioning ducts will be cold in the summer, and hence moisture will condense there. Use insulation with the **vapor barrier facing out**, away from the duct. These measures are inexpensive and have little potential for damage to the historic building.

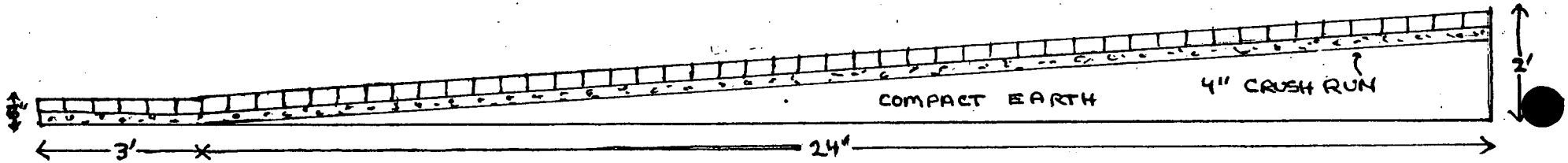
Awnings and Shading Devices: In the past, awnings and trees were used extensively to provide shade to keep buildings cooler in the summer. If awnings or trees are in place, keep them in good condition, and take advantage of their energy-saving contribution. Building owners may consider adding awnings or trees if the summer cooling load is substantial. If awnings are added, assure that they are installed without damaging the building or visually impairing its architectural character (see figure 7). If trees are added, select deciduous trees that provide shade in the summer but, after dropping their leaves, would allow the sun to warm the building in the winter. When planting trees, assure that they are no closer than 10 feet to the building to avoid damage to the foundations. Adding either awnings or shade trees may be expensive, but in hot climates, the benefits can justify the costs.

Doors and Storm Doors: Most historic wooden doors, if they are solid wood or paneled, have fairly good thermal properties and should not be replaced, especially if they are important architectural features. Assure that the frames and doors have proper maintenance, regular painting, and that caulking and weatherstripping is applied as necessary.

A storm door would improve the thermal performance of the historic door; however, recent studies indicate that installing a storm door is not normally cost effective in residential settings. The costs are high compared to the anticipated savings. Therefore, storm doors should only be added to

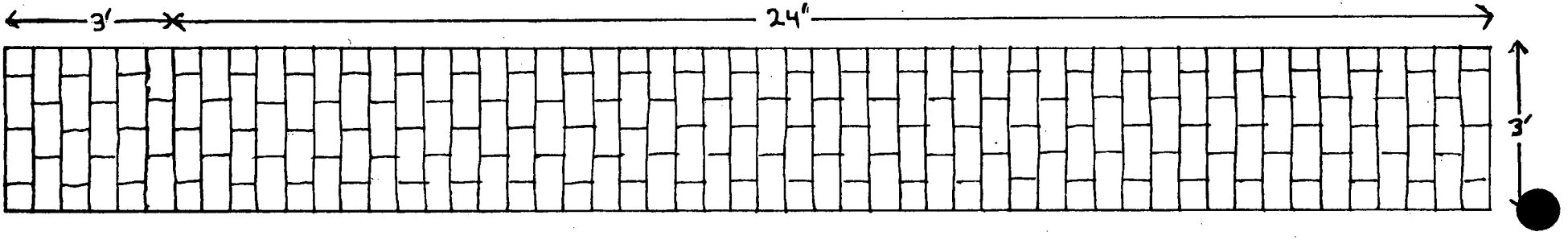

MARYLAND ROUTE 118
GERMANTOWN RD
S46°16'16"E
124.38'
N43°35'03"W 156.71'
NOTE:
SITE PLAN
BASED ON THE DEED
FOR 19401 GERMANTOWN
ROAD DATED APR. 4
1990 AND THE
ATTACHED EXHIBIT A
S42°29'14"E 202.72'
CONCRETE CURB
460
453
456
454
LANDSCAPE SCREEN
S47°32'24"E 47.99'
4'
GRAVEL
S42°29'14"W 452'
CONC. CURB
15"
458
456
454
EXIST. SEWER M.H.
EXIST. CONC. WALK
LANDSCAPE SCREEN
DECORATIVE GRAVEL
CONDENSING UNITS
EXISTING 2 STORY FRAME W/ BASEMENT TO BE RESTORED
RAMP
PORCH
PORCH
N40°19'46"E
18.27'
N29°26'26"W
10.30'
EXIST. CONCRETE SIDEWALK
SITE PLAN
PUMPHREYS - MATENEY HOUSE
3-92

Brick Ramp
Pumphrey - Mateney House



LEVEL PLATFORM AT GROUND LEVEL

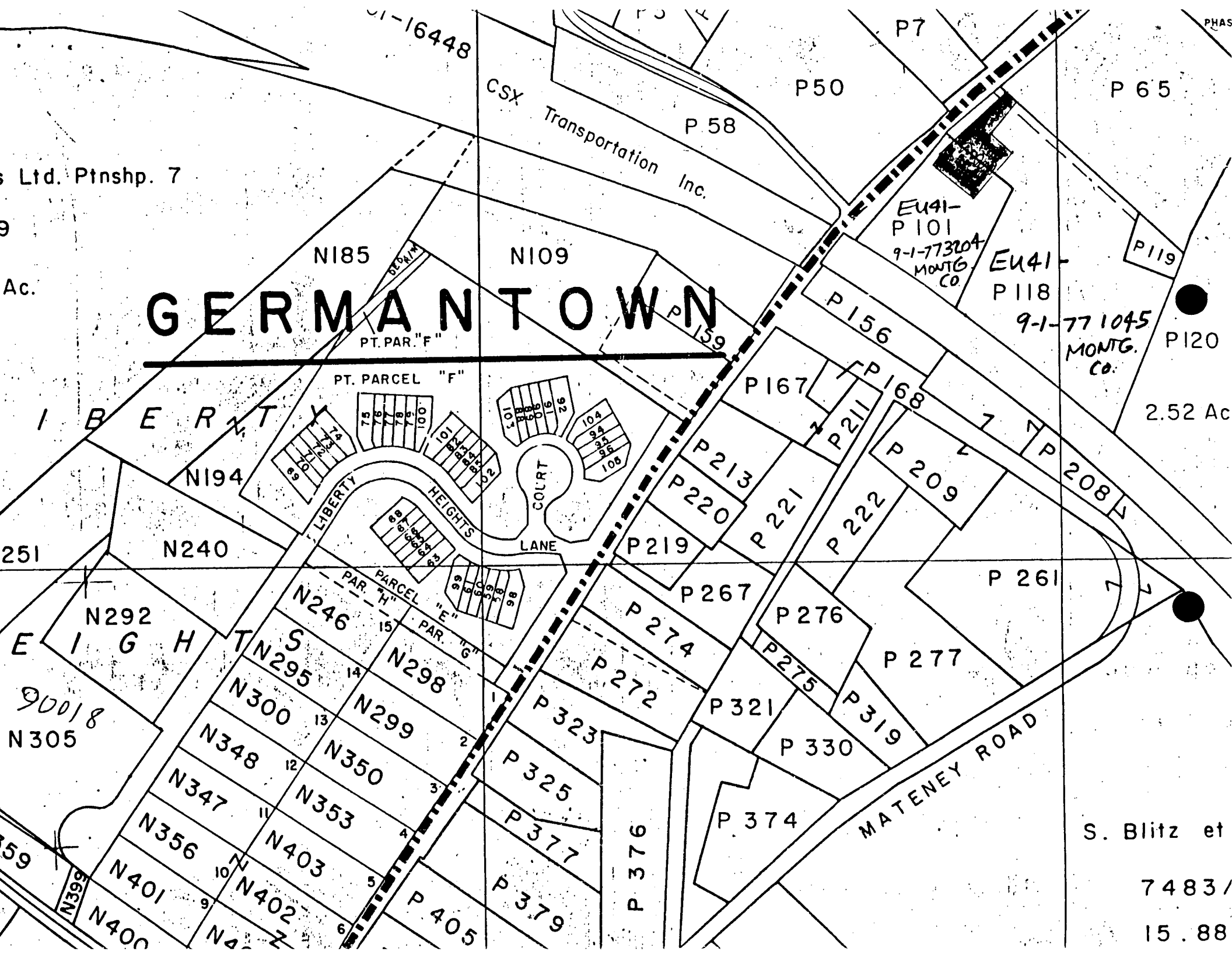
SIDE VIEW



TOP VIEW

SLOPE 9" RISE TO 12' RUN

3/92 TRMA


GERMANTOWN
PT. PAR. "F"
PT. PARCEL "F"
CSX Transportation Inc.
P50
P 58
P7
P 65
P 159
P 156
P 167
P 168
P 211
P 213
P 220
P 221
P 222
P 209
P 208
P 219
P 261
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P 321
P 319
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P 325
P 374
P 377
P 376
P 379
P 405
P 119
P 120
EU41-
P 101
9-1-773204
MONTG. CO.
EU41-
P 118
9-1-771045
MONTG. CO.
2.52 Ac
N185
N109
N194
N240
N292
N246
N295
N298
N300
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N348
N350
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N353
N356
N403
N401
N402
N400
N399
N305
LIBERTY HEIGHTS LANE
COURT
PAR. "H"
PARCEL "E"
PAR. "G"
MATENEY ROAD
S. Blitz et
7483/
15.88

Apr 22, '92

Dear Nancy,

This is the best I can do to illustrate how the storms will be mounted on the Pumphrey's House.

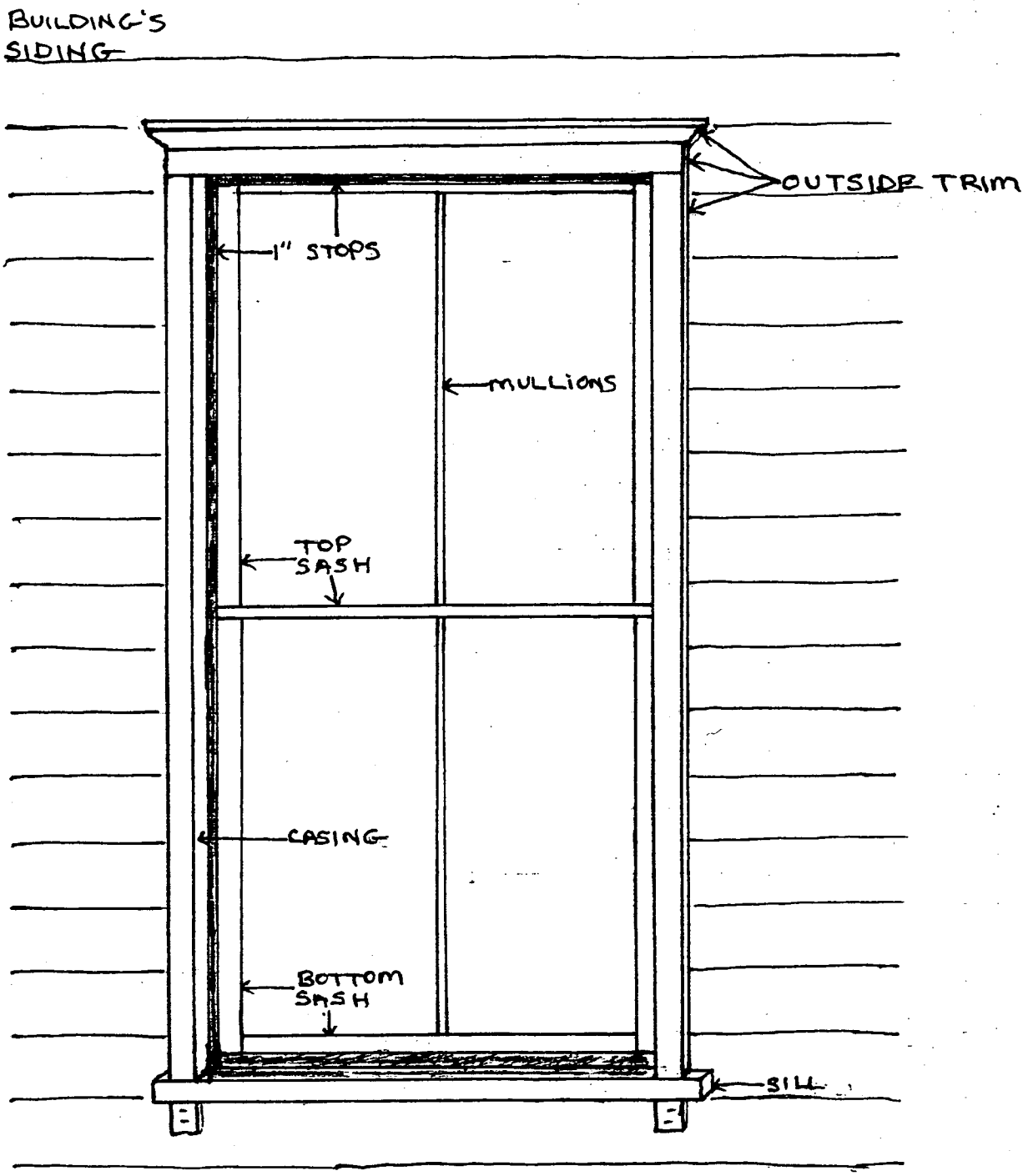
Thanks again for your invaluable assistance.

Sincerely

Ralph

Pumphrey's House

FRONT VIEW

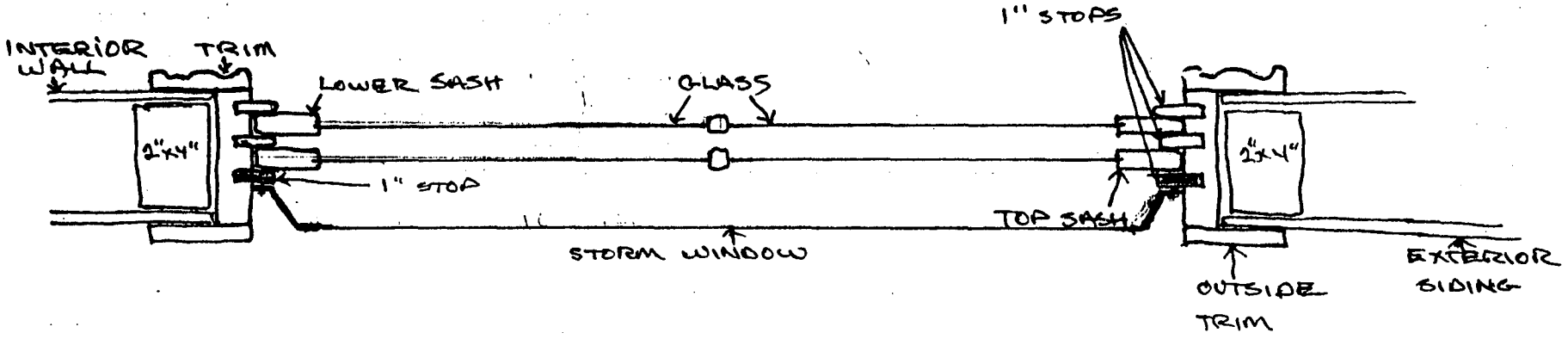


The storm windows will be mounted on to the recessed 1" stops; well into the casing and as not to obstruct the exterior trim or shutters.

4-21-92

RHH

TOP VIEW



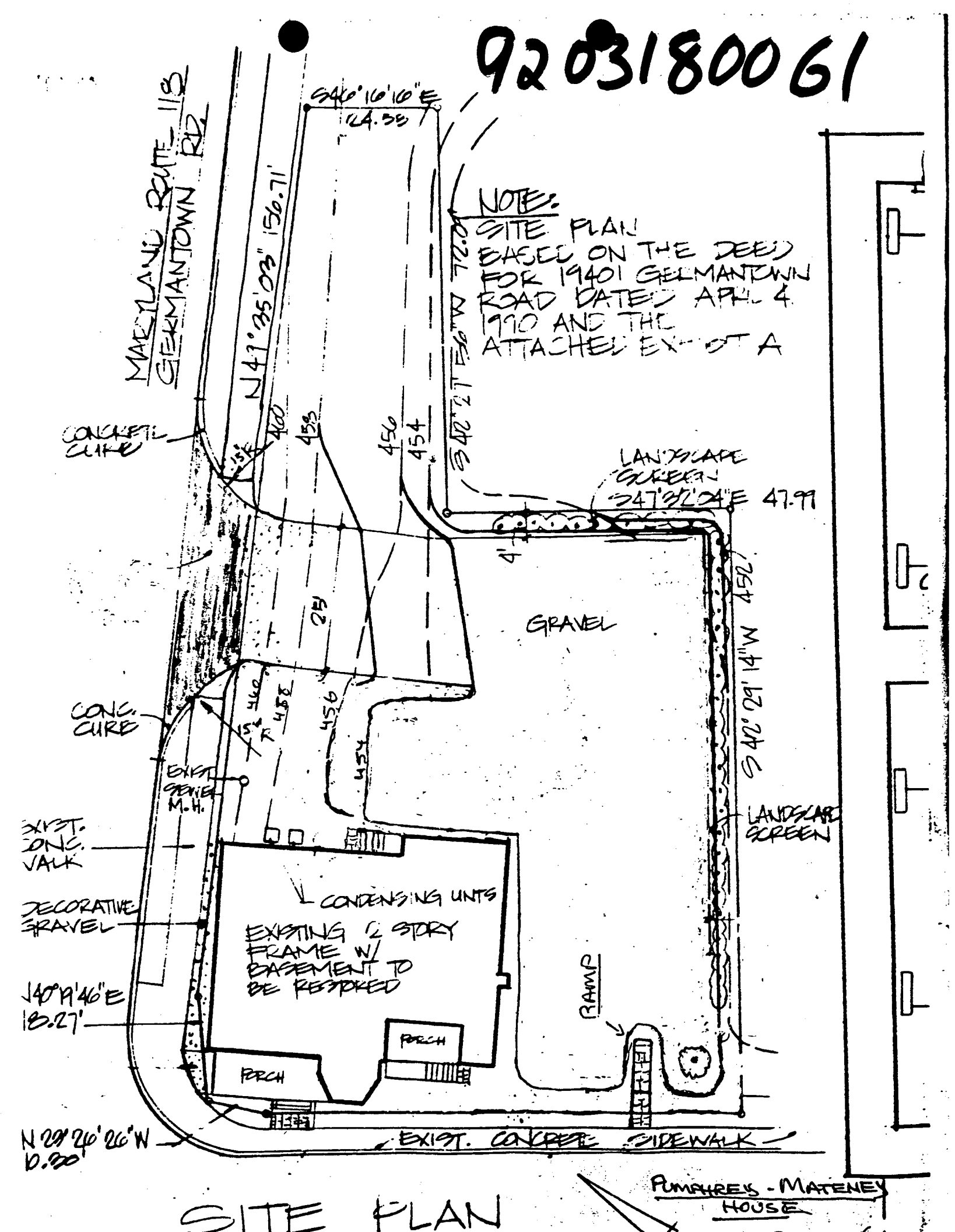
The storm windows will be custom made to be mounted to the exterior 1" STOPS. They will NOT cover the exterior trim. They will be as inconspicuous as possible.

4-21-92

Bill

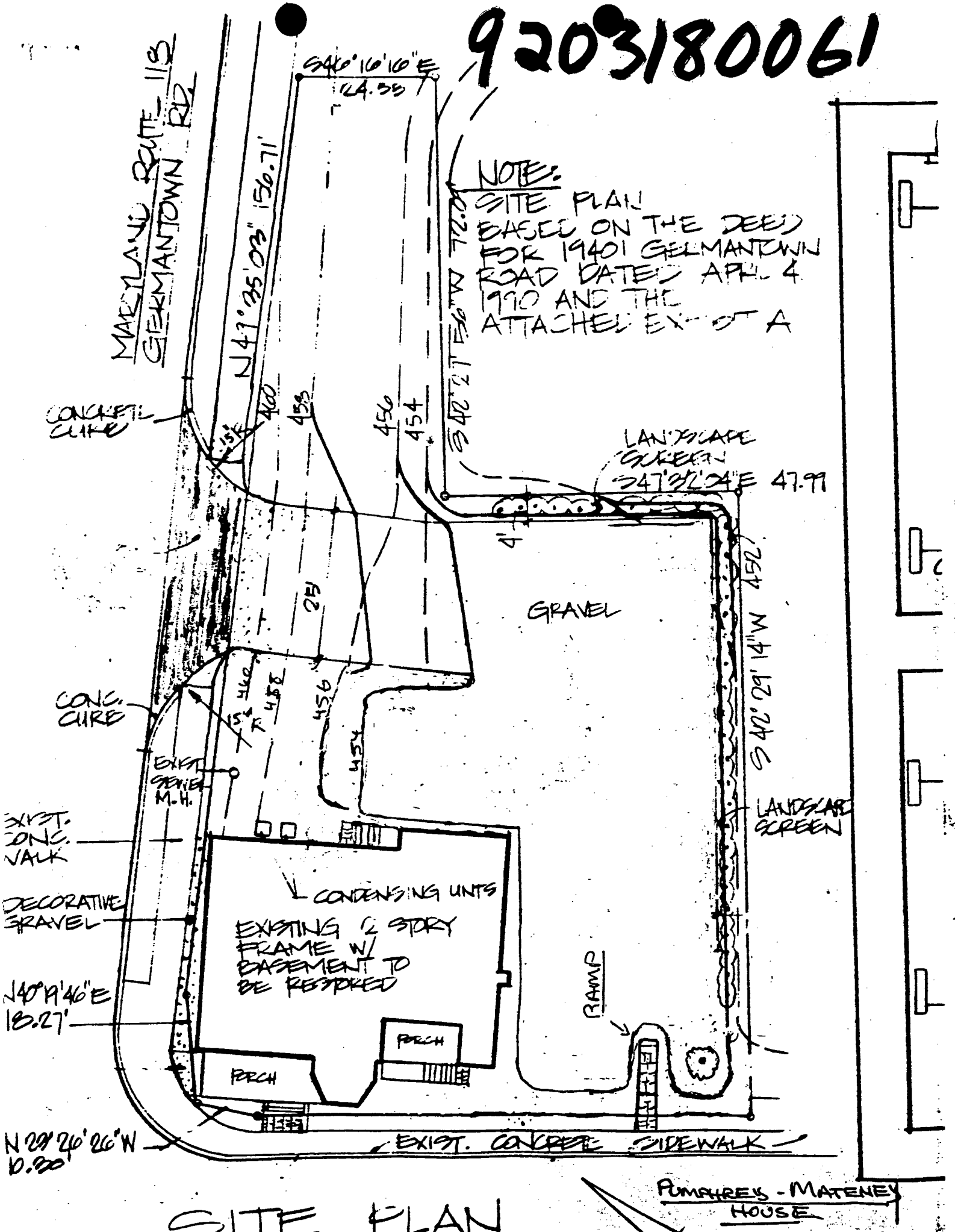
Pumphrey's House

9203180061



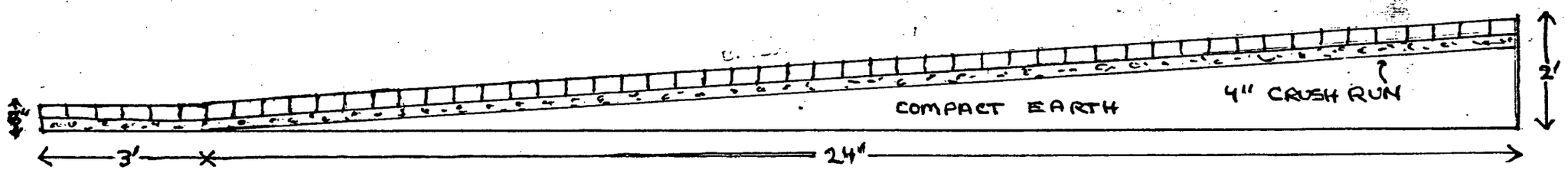
SITE PLAN

9203180061



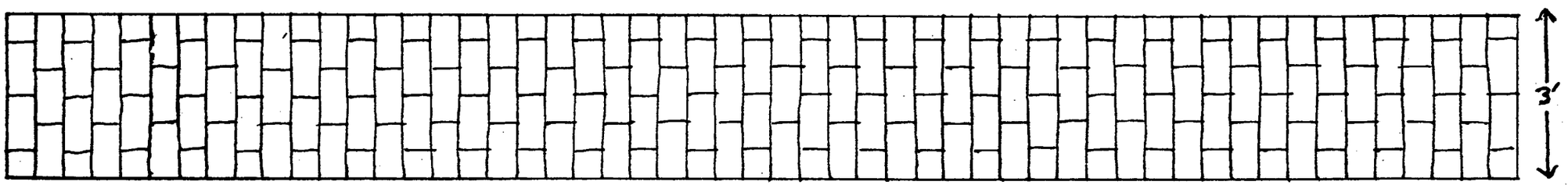
SITE PLAN

Brick Ramp
Pumphrey – Mateney House



LEVEL PLATFORM AT GROUND LEVEL

SIDE VIEW



TOP VIEW

SLOPE 9" RISE TO 12' RUN

3/92 RWA

9203180061

87[illegible] Georgia Avenue • Silver Spring, Maryland 2[illegible]0-3760

THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

URBAN DESIGN DIVISION

19401 Germantown Road
#1/13-S-92A
Pumphrey / Mowery House
HAWP: 9/8/92

87[redacted]eorgia Avenue • Silver Spring, Maryland 2[redacted]0-3760

THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

URBAN DESIGN DIVISION

19401 Germantown Road

Pumphrey/Watkins House

4/92