



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: September 3, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #957109: Door replacement

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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 July 14, 2021 HPC 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: David Bend  
Address: 7417 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 957109
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/No/

Is the property on an Historic Preservation/Land Trust/Environmental map? include a map and documentation from the easement.

REVIEWED
By Michael Kyne at 5:56 pm, Sep 03, 2021

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Are other Planning and/or Hearing Examiner Approvals /Resolutions (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: Street:
Town/City: Nearest Cross Street:
Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date 6

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

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Montgomery County

Historic Preservation Commission



Robert A. Hottel

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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 By Michael Kyne at 5:56 pm, Sep 03, 2021

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 Historic Preservation Commission



Work Item 3: _____	
Description of Current Condition:	Proposed Work:



**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**REVIEWED**  
By Michael Kyne at 5:56 pm, Sep 03, 2021

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Historic Preservation Commission

  
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Front Door

- Exact Dimensions existing and replacement door (replacement door is exact dimensions of current door)

<b>002</b>	<b>ENTRY DOOR</b>	<b>EA</b>	<b>( 1 )</b>	<b>49.93</b>	<b>\$7,288.41</b>	<b>\$7,288.41</b>
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\*\*\* Unit \*\*\*

Unit 1.1: WXD1270TRD (Assy 1)

Unit 1.2: WXD3070TRD (Assy 2)

Unit 1.3: WXD1270TRD (Assy 3)

Heritage Rectangle Exterior Swinging Door

\*\*\* Unit \*\*\*

Unit 1.1, 1.3: Wood Sash, Heritage, Fixed - Sash Set Sidelite, Inswing, Sidelite Hinging, Full Lite Panel Style, Beveled Sticking

Unit 1.2: Wood Sash, Heritage, Inswing, Left Hinging, Full Lite Panel Style, Beveled Sticking

\*\*\* Glass \*\*\*

Unit 1.1, 1.2, 1.3: Solar Low-E Glass

Unit 1.1, 1.2, 1.3: Tempered Glass

\*\*\* Lite Divisions \*\*\*

Unit 1.1: Performance Divided Lites, Colonial, 1W5H, 5/8" Bars, Beveled Bars - Exterior

Unit 1.2: Performance Divided Lites, Colonial, Align Horizontal Bars, 3W5H, 5/8" Bars, Beveled Bars - Exterior

Unit 1.3: Performance Divided Lites, Colonial, Align Horizontal Bars, 1W5H, 5/8" Bars, Beveled Bars - Exterior

\*\*\* Hardware-Accessories \*\*\*

Unit 1.2: Single Point Prep Door Hardware, 45 mm Backset, Standard Lock Height, Antique Brass Hinges

\*\*\* Species-Finish-Color \*\*\*

Unit 1.1, 1.2, 1.3: K-Kron2 Exterior Sash, Primed Latex Exterior Frame, Ultra Pure White Exterior Sash, Colored Prefinish Interior Sash, Colored Prefinish Interior Frame, Bright White Interior

\*\*\* Casing-Jambs-Trim \*\*\*

Unit 1.1, 1.2, 1.3: 5 1/2" Flat Casing, 10-1/16" Clips Installation Clips, 5-5/16" Jambs

Selected hardware prep does not contain the hardware 'guts'. To select 'guts only', choose the appropriate door hardware and select 'guts only' under the handle type.  
Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.



**Rough Opening:  
69 5/8" X 87 3/4"**

**Frame Size:  
69 1/8" X 87 1/4"**

**Unit Dimension:  
80" X 92 11/16"**

**REVIEWED**  
By Michael Kyne at 5:56 pm, Sep 03, 2021

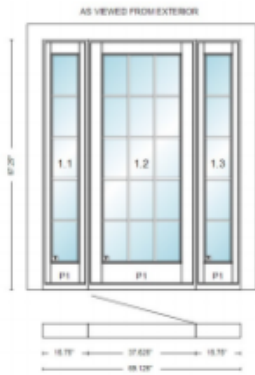
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Montgomery County  
Historic Preservation Commission

*[Handwritten Signature]*

Line Number 002-1  
 Label ENTRY DOOR  
 Number of Units in Assembly 3  
 Units 1.1, 1.3: Product Name Heritage Rectangle Exterior Swinging Door (WXD1270TRD)  
 Unit 1.2: Product Name Heritage Rectangle Exterior Swinging Door (WXD3070TRD)  
 Configured in PK Version 668

Unit 3 Glass	\$5.07
Unit 3 Sill	\$147.61
Unit 3 Exterior Finish	\$199.90
Unit 3 Interior Finish	\$258.56
Unit 3 Extension Jamb	\$33.19
Unit 3 Lite Finish	\$47.44
Mull 1 Vertical Mull Charge	\$110.09
Mull 2 Vertical Mull Charge	\$110.09
Exterior Casing	\$287.54
Back Band	\$69.89
Sill Horns	\$56.49
Installation Clips	\$49.97

Scaled To Fit



\*\*\* Notes \*\*\*  
 Manufacturer Note: Selected hardware prep does not contain the hardware 'guts'. To select 'guts only', choose the appropriate door hardware and select 'guts only' under the handle type.  
 Manufacturer Note: Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2\"/>

\*\*\* Overall Dimensions \*\*\*

Overall Frame Width	69 1/8"
Overall Frame Height	87 1/4"
Overall Rough Opening Width	69 5/8"
Overall Rough Opening Height	87 3/4"
Overall Unit Dimension Width	80"
Overall Unit Dimension Height	92 11/16"

Quantity (1)  
 Cubic Feet 49.93  
 Unit Price \$7,288.41  
 Extended Price \$7,288.41

\*\*\* Pricing Details \*\*\*

Unit 1 PDL	\$114.07
Unit 1 Frame	\$477.29
Unit 1 Panel	\$489.61
Unit 1 Glass	\$5.07
Unit 1 Sill	\$147.61
Unit 1 Exterior Finish	\$199.90
Unit 1 Interior Finish	\$258.56
Unit 1 Extension Jamb	\$33.19
Unit 1 Lite Finish	\$47.44
Unit 2 PDL	\$342.22
Unit 2 Frame	\$742.38
Unit 2 Panel	\$894.47
Unit 2 Glass	\$14.20
Unit 2 Sill	\$236.26
Unit 2 Hardware	\$25.86
Unit 2 Exterior Finish	\$249.90
Unit 2 Interior Finish	\$304.19
Unit 2 Extension Jamb	\$94.48
Unit 2 Lite Finish	\$142.32
Unit 3 PDL	\$114.07
Unit 3 Frame	\$477.29
Unit 3 Panel	\$489.61

\*\*\* Dimensions \*\*\*

Units 1.1, 1.3: Call Width	1-2
Unit 1.2: Call Width	3-0
Units 1.1, 1.2, 1.3: Call Height	7-0
Units 1.1, 1.3: Individual Frame Width	15 3/4"
Unit 1.2: Individual Frame Width	37 5/8"
Units 1.1, 1.2, 1.3: Individual Frame Height	87 1/4"
Units 1.1, 1.3: Slab Width	14"
Unit 1.2: Slab Width	35 13/16"
Units 1.1, 1.2, 1.3: Slab Height	87 1/4"
Units 1.1, 1.3: Glass Width	15 3/4"
Unit 1.2: Glass Width	37 5/8"
Units 1.1, 1.2, 1.3: Glass Height	87 1/4"

**REVIEWED**  
 By Michael Kyne at 5:56 pm, Sep 03, 2021

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 Montgomery County  
 Historic Preservation Commission

- Conditions assessment - the front door and corresponding jam have tested positive for lead and are deteriorating. Because our home has settled substantially over the last 100 years, the door does not fit the jam and rubs considerably (see photos below). And because our home expands and contracts based on season it is not possible to have the door fit consistently throughout the year. As a highly used friction surface it is of significant concern. Particularly because we have a

child in the home at an age that the Montgomery County of Public Health has determined to be of particular concern (<age of 5).Our family has not been using the door for the past several months as a precaution and we would like to resume normal operation of our home. We have intentionally selected this model to be in design alignment with the window replacements that were approved by the historic commission at the July 29, 2020 meeting.



**REVIEWED**  
*By Michael Kyne at 5:56 pm, Sep 03, 2021*

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Montgomery County  
Historic Preservation Commission  






**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

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Montgomery County  
Historic Preservation Commission

*Ronald W. Adams*



Side Door

- Exact Dimensions existing and replacement door (replacement door is exact dimensions of current door)

**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

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\*\*\* Unit \*\*\*  
WXDTRD (Assy 1)

Heritage Rectangle Exterior Swinging Door

\*\*\* Unit \*\*\*  
Unit 1.1: Wood Sash, Unit Notes = Slab to be 2w x 2h (7/8 SDL) over 3 horizontal panels; using Kolbe standard stiles and rails; see attached photo, Heritage, Inswing, Left Hinging, Custom Panel Style w/ Glass, Custom Panel Style = 1 lite over 3 horizontal raised panels, standard stiles and rails, Solar low E temp, clear, 4.625" crossrails at 40", 29.1725" and 18.3675", Beveled Sticking, Raised Panel, No raised moulding, No Grooves, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction

\*\*\* Glass \*\*\*  
Unit 1.1: Dual Glazed, 7/8", Solar Low-E Glass, Mill Finish Spacer, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

\*\*\* Lite Divisions \*\*\*  
Unit 1.1: Performance Divided Lites, Special, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

\*\*\* Hardware-Accessories \*\*\*  
Unit 1.1: No Lock - No Prep Door Hardware, Adjustable Hinges, Antique Brass Hinges, No Screen - No Prep

\*\*\* Species-Finish-Color \*\*\*  
Unit 1.1: Pine Species, KP2 Primed Exterior Sash, KP2 Primed Exterior Frame, KP2 Primed Interior Sash, KP2 Primed Interior Frame, Black Weatherstrip

\*\*\* Casing-Jamb-Trim \*\*\*  
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, 6" on Each Side Extended Horns, 6-5/16" Clips Installation Clips, 4-9/16" Jamb

Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening. Extended Horns are not included in the Overall Unit Dimension Width.



Rough Opening:  
30 5/16" X 81 23/32"

Frame Size:  
29 13/16" X 81 7/32"

Unit Dimension:  
29 13/16" X 81 7/32"

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By Michael Kyne at 5:56 pm, Sep 03, 2021

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Historic Preservation Commission  
*[Signature]*

Line Item	Location	Product
		000000 - 000000 - Replace
		Kolbe
		Heritage Rectangle Exterior
		Swinging Door
		Slab to be
		horizontal
		standard stiles and rails
		Species All Pine
		Exterior Frame Finish KP2 Prim
		Exterior Sash Finish KP2 Prim
		Interior Frame Finish KP2 Prim
		Interior Sash Finish KP2 Prim
		Weatherstrip Color Black
		Door Hardware No Lock - No
		Hinge Type Adjustable Hinges
		Hinge Color Antique Brass
		Jamb Depth 4 9/16"
		Operation Inswing
		Hinging (As Door Pulls Towards
		You) Left
		Sash Material Wood
		Glass Thickness Double Glazed
		Fractional Glass Thickness 7/8"
		Glass Solar Low-E
		Glass Spacer Mill Finish
		High Altitude No
		Narrow Margins for Cutlite No
		Glass Preserve / Neat+ Coating No
		Preserve or Neat+ Coating
		Glazing Bead Beveled
		Glass Type Clear
		Obscure / Opaque Glass None
		Tempered
		*** Lite Divisions ***
		Lite Division Performance Divided
		Lites
		Bar Profile - Exterior Beveled
		Bar Profile - Interior Beveled
		Bar Size 7/8"
		Internal Spacers Champagne

- Conditions assessment - the side door and corresponding jam have tested positive for lead and are deteriorating. Because our home has settled substantially over the last 100 years, the door does not fit the jam and rubs considerably (see photos below). And because our home expands and contracts based on season it is not possible to have the door fit consistently throughout the year. As a highly used friction surface it is of significant concern. Particularly because we have a child in the home at an age that the Montgomery County of Public Health has determined to be of particular concern (<age of 5). Our family has not been using the door for the past several months as a precaution and we would like to resume normal operation of our home. We have intentionally selected this model to be in design alignment with the window replacements that were approved by the historic commission at the July 29, 2020 meeting.

**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

APPROVED

Montgomery County

Historic Preservation Commission



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**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. Adams*





**REVIEWED**  
By Michael Kyne at 5:56 pm, Sep 03, 2021

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Montgomery County  
Historic Preservation Commission  
*Ronald W. ...*



**REVIEWED**  
By Michael Kyne at 5:56 pm, Sep 03, 2021

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Montgomery County  
Historic Preservation Commission

*Ronald H. [Signature]*





**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission

*Robert H. Adams*





**REVIEWED**

*By Michael Kyne at 5:56 pm, Sep 03, 2021*

APPROVED

Montgomery County

Historic Preservation Commission

*Robert H. [Signature]*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/21/2021

Application No: 957109  
AP Type: HISTORIC  
Customer No: 1410168

### Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Location 7417 7417 Maple Avenue AVE 7417 Maple Avenu Takoma Park, MD 20912  
Homeowner David (Primary)

### Historic Area Work Permit Details

Work Type ALTER  
Scope of Work Replace two existing doors with replica doors not containing lead paint

**REVIEWED**  
By Michael Kyne at 5:56 pm, Sep 03, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  


# City of Takoma Park

## Housing and Community Development Department

Main Office 301-891-7119  
Fax 301-270-4568  
www.takomaparkmd.gov



7500 Maple Avenue  
Takoma Park, MD 20912

### MUNICIPALITY LETTER

June 21, 2021

**To:** David Bend and Erin Mohan / dave.d.bend@gmail.com / 415.336.2278  
7417 Maple Avenue  
Takoma Park, MD 20912

**To:** Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

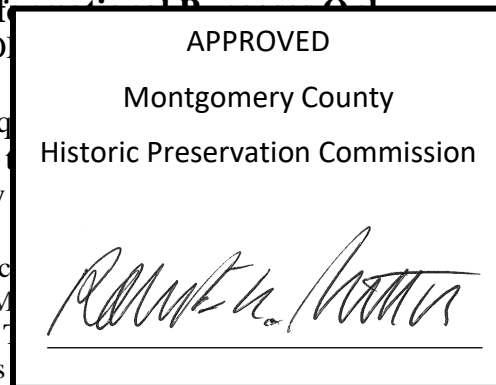
**From:** Planning and Development Services Division

**THIS IS NOT A PERMIT – For Information Only**  
VALID FOR ONE YEAR FROM DATE OF ISSUANCE

**REVIEWED**

By Michael Kyne at 5:56 pm, Sep 03, 2021

**Representative/email:** David Bend / dave.d.bend@gmail.com  
**Location of Project:** 7417 Maple Avenue Takoma Park, MD  
**Proposed Scope of Work:** Replacing front and side door. The existing doors were tested positive for lead and are deteriorating. Replica doors will be installed with the same dimensions of the existing doors.



The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.



# City Of Takoma Park



## The City of Takoma Park permits for the following issues:

### Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or [janvz@takomaparkmd.gov](mailto:janvz@takomaparkmd.gov)

### Stormwater Management:

If you plan to develop or redevelop property, you may be required to submit a stormwater management measures to control or manage runoff. All residential or institutional development in the City of Takoma Park requires a Stormwater Management Permit regardless of the size of the land disturbance. Stormwater Management Permits do not require a separate permit if the project does not disturb more than 5,000 square feet of land. For more information: <https://takomaparkmd.gov/government/public-works/permits/stormwater/>. The City Engineer should be contacted to determine if a permit is required. Call 301-891-7620.

**REVIEWED**

**By Michael Kyne at 5:56 pm, Sep 03, 2021**



### City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

**Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.**