



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: March 17, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1093162 – Front door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with four (4) conditions** at the December 4, 2024 HPC meeting:

1. The design of the new doors may be approved as proposed, or may approximate the appearance of the original doors, if feasible, with longer upper panels (with or without glass) above, and shorter lower panels with applied moulding below, as deemed appropriate by staff.
2. The new doors may be constructed of wood or a painted alternative material deemed appropriate by staff.
3. The new doors may be installed using a pre-hung unit, provided the unit is sized to fit the opening without any additional framing that will build down the opening and without altering the plane of the door leaves or relationship to the transom bar.
4. The applicants must submit specifications (such as door shop drawings or manufacturer's cut sheets and annotated photographs) showing the dimensions of the existing opening and dimensions and profiles of the proposed doors, confirming how the proposed doors will be installed within the opening for final approval.

The HPC staff has reviewed and stamped the attached submission materials.

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: Sadiq Ansari
Address: 15021 Rocking Spring Drive, Rockville





HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1093162
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

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/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as 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

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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

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 Laura DiPasquale at 10:18 am, Mar 17, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 1: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Laura DiPasquale at 10:18 am, Mar 17, 2025

Description of Current Condition:

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

Work Item 3: _____

Description of Current Condition:

Proposed Work:



Doors to be replaced

REVIEWED

By Laura DiPasquale at 10:18 am, Mar 17, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Karen Benoit



Paul DonVito, Salesperson
1247 Wisconsin Ave., NW-Suite 201
Washington, DC 20007
Phone: 877-286-1881
Fax: 888-933-9765

Remit Payment: Architectural Window Corp.,
30 Grandview St., Manchester, CT 06040

Door Replacement Contract

February 6, 2025

MD 2025-001

Jessica Landman / Sadiq Ansari
15021 Rocking Spring Dr.
Rockville, MD

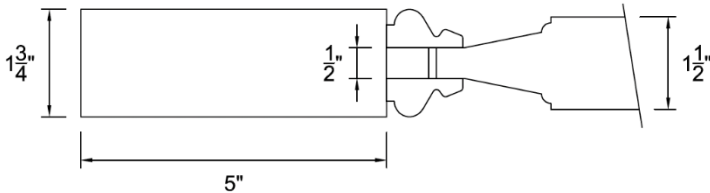
Job Site: 15021 Rocking Spring Dr.

Architectural Window Corporation shall perform the following services for the above customer. Furnish, paint and install only the scheduled door(s).

FRENCH DOOR REPLACEMENT SLABS - TOTAL = (1) Left and (1) Right door slabs

Dallas Millwork French door slabs, LHS/RHS, sapele mahogany, 1-3/4" thick slabs, 1 taller panel over 1 smaller panel, custom sticking-interior and exterior, aluminum sill, standard 4x4 BB HD hinges.

With an add on of this panel-mould profile:



Qty	Description	Each	Total
1	Front Door 2 slabs (24" Wide each) 48" X 82-1/2" (opening) Approx. 2/3 single panel above and 1/3 single panel below / mortise prep	\$8,405.00	\$8,405.00
1	Door Paint: Paint historic door to include primer and two coats finish latex paint. Door unit	\$ 900.00	\$900.00

REVIEWED

By Laura DiPasquale at 10:18 am, Mar 17, 2025



Door Installation: Remove existing front door and install new historic door unit to include removal and disposal of existing door. Installation to include caulking and touch-up paint as needed plus installation of standard cylinder style locksets plus hardware such as kick plate, etc. All hardware (lockset, deadbolt, kick plate, etc) to be purchased separately by customer.

1	Door unit	\$2,750.00	\$2,750.00
NOTES – (1) More significant wood replacement on masonry and/or frame could incur an additional charge.			
(2) Door unit replacement does not include interior casing or interior jamb extenders unless expressly added.			

Interior Jamb Extenders and Casing: Slab only replacement typically does not require new jamb extenders or casing. If jamb extenders or casing are required additional costs would be incurred.

Estimated Permit Fee			\$350.00
		Subtotal	\$12,405.00
		Materials Tax (6%)	\$ 504.30
		Job Total	\$12,909.30
Deposit due upon signing	\$4,300.00		
Amount due upon delivery	\$4,300.00		
Amount due upon completion	\$4,309.30		

Architectural Window Corporation (“Contractor”) will provide the drawings & present them (if required) to the State of Maryland Historic Preservation Office to obtain approvals for the windows and/or doors per historic specs. Permit costs are not included. If historic approval cannot be obtained and/or a suitable and mutually agreed upon alternative cannot be found, this contract will be cancelled, and the deposit returned to the Customer.

All orders shall be put into production upon receipt of the initial deposit and signed contract, or, when required, after obtaining historic approval. **Approximate lead-time for manufacturer is 16-18 weeks. Customer is entitled to a fully executed copy of this contract at the time of execution.** The Customer understands and accepts that these dates are subject to change due to manufacturer production issues; the availability of Contractor’s installers; DC Historic Preservation Office approval; Customer’s design sign off; and the Customer’s ability to provide full access to the Contractor to perform work. The Customer may cancel this Contract until midnight of the third business day after the day on which the Customer has signed this Contract. After the third business day, if the Customer cancels Contract before delivery for any reason, Contractor shall be entitled to retain the deposit as liquidated damages, and not as a penalty. **The Contractor shall not be held responsible for any delays due to unforeseen circumstances such as manufacturing delays, weather, public restrictions, health emergencies, including pandemics, and acts of God.**

The Contractor shall be responsible for protecting property of the Owner by utilizing drop clothes and plastic to protect flooring/carpeting where work is being performed. Contractor shall at the end of each day, clean areas at exterior perimeters of buildings and vacuum clean areas in apartments after completion of work. At public halls, Contractor shall be responsible for protecting walls where windows are kept just before installation.

Owner shall be responsible for removing all window curtains, shades, blinds, valances, and any personal belongings in and around the window area before the installer arrives and shall be responsible for reinstalling such items after the job is completed.

REVIEWED

By Laura DiPasquale at 10:18 am, Mar 17, 2025

Architectural Window Corporation

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit

Contractor guarantees installation and workmanship for a period of (1) one year from date of substantial completion of installation. Dallas Millwork shall warranty the window(s)/door(s) for a period of (1) one year and the glass for a period of (10) ten years from date of manufacture.

Customer agrees to make all payments in accordance with the terms stipulated above. All sums when due shall bear interest at the rate of 1.5 percent per month from the due date until paid or the maximum legal rate permitted by law, whichever is greater, and all costs of collection, including a reasonable attorney's fee, shall be paid by Customer. Contractor maintains the right to cease all work without notice and remove installed work should the customer fail to make all payments in a timely fashion.

Contractor is not responsible for special and/or consequential damages due to the renovation process. Contractor is not responsible for damage to its work by other parties and any repair work necessitated by such damage is extra work, which may require an adjustment in the contract sum. The owner and contractor waive all rights against each other for damages caused by losses to the extent covered by property insurance or other insurance applicable to the work. Windows/doors will be finished industry standard to avoid unrealistic expectations. **If concealed or unknown physical conditions are encountered at the site that differs from the conditions written in the contract, additional charges will be applicable.**

**** This agreement shall be interpreted pursuant to the laws of the State of Maryland.**

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES

Salesperson, Architectural Window Corporation

Customer

Date _____

Date _____

REVIEWED

By Laura DiPasquale at 10:18 am, Mar 17, 2025

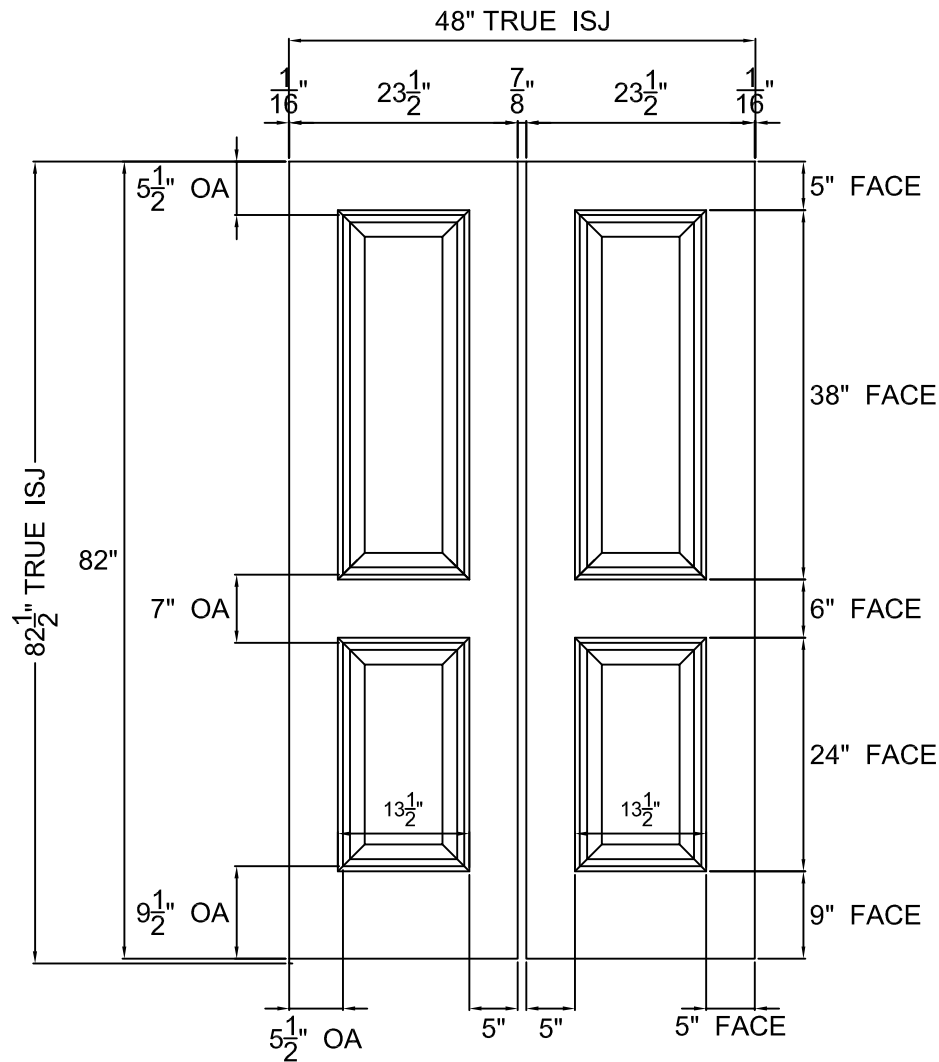
APPROVED

Montgomery County

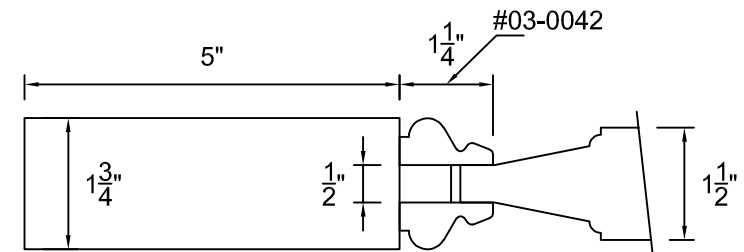
Historic Preservation Commission

Karen Benoit

FRAME ELEVATION



FRAME DETAIL



APPROVED
Montgomery County
Historic Preservation Commission

Karen B. Smith

REVIEWED

By Laura DiPasquale at 10:18 am, Mar 17, 2025

DallasMillwork.com



770-943-3909
Fax: 770-943-3900

CUSTOMER: AWC-Washington

ADDRESS: 15021 Rocking Spring Dr.

DWG#: ER2262501

P.O.#:

DATE: 2/26/25

REV#

REV DATE:.

Signature: _____

Date: _____

By signing this document, I acknowledge that I have reviewed all details and confirm that they are accurate and represent the requested specifications. I understand that Dallas Millwork, Inc. will proceed with the fabrication of the work as specified by the attached drawings. Any changes or modifications after signing may result in additional costs or delays. I authorize Dallas Millwork, Inc. to execute the work as per the approved drawings.