



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: March 31, 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 #1092583 – Foundation-level window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

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: Bruce Sidwell
Address: 7209 Spruce 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laure D. Magallon. The approval memo and stamped drawings follow.

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

Single family dwelling. 1919 2-story bungalow
classified as contributing resource.

Approximately 2000 sq. ft living space.
On 11000 sq. ft lot.

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

Due to a fire on July 7, 2024, all four basement
windows were destroyed and subsequently boarded-up.
I would like to install up-graded windows
since the old single pane windows were
substandard and insecure.

REVIEWED

By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 1: 4 windows - basement

Description of Current Condition:

4 window openings (24'x24")
are boarded up due to fire.
Photo #1 shows what
original windows looked
like: wood frame, single-pane,
simple hardware,

Proposed Work:

Replace all four windows
with Marvin awning type
double-pane, insulated, crank
out, insulated safety glass.
See photos #2 and #3 of
similar window on second floor.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

Work Item 3: _____

Description of Current Condition:

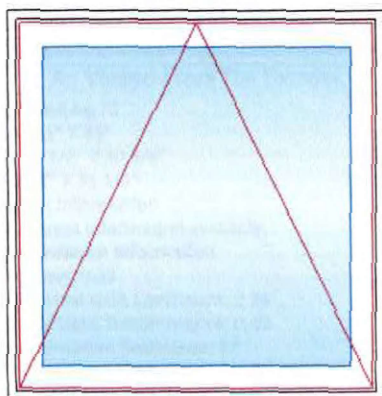
Proposed Work:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Two rear windows	Net Price:		715.00
Qty: 2		Ext. Net Price:	USD	1,430.00

MARVIN 



As Viewed From The Exterior

Stone White Exterior
Stone White Interior
Essential Awning - Roto Operating
Frame Size 31" X 31 1/4"
Rough Opening 31 1/2" X 31 3/4"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Bright View Mesh
Stone White Surround
2" Jamb
Nailing Fin

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

***Note: Unit Availability and Price is Subject to Change

Entered As: FS
MO 31 1/2" X 31 1/2"
FS 31" X 31 1/4"
RO 31 1/2" X 31 3/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 57
CPD Number: MAR-N-377-00508-00001
Performance Grade
Licensee #1038
AAMA/WDMA/CSA 101/I.S.2/A440-17
LC-PG40 1207X902 mm (47.5X35.5 in)
LC-PG40 DP +40/-40
FL13630
Ultrax Fiberglass: AAMA 624-10

REVIEWED

By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

Initials required

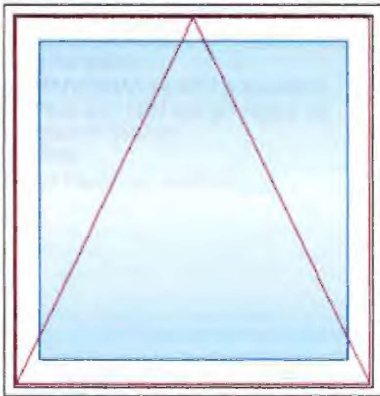
Seller: _____

Buyer: _____

Line #2	Mark Unit: Left side front	Net Price:		715.00
Qty: 1		Ext. Net Price:	USD	715.00

MARVIN 

Stone White Exterior
Stone White Interior
Essential Awning - Roto Operating
Frame Size 30 1/2" X 30 3/4"
Rough Opening 31" X 31 1/4"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Bright View Mesh
Stone White Surround
2" Jamb
Nailing Fin



As Viewed From The Exterior

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Entered As: FS

MO 31" X 31"

FS 30 1/2" X 30 3/4"

RO 31" X 31 1/4"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.49

Condensation Resistance: 57

CPD Number: MAR-N-377-00508-00001

Performance Grade

Licensee #1038

AAMA/WDMA/CSA 101/I.S.2/A440-17

LC-PG40 1207X902 mm (47.5X35.5 in)

LC-PG40 DP +40/-40

FL13630

Ultrix Fiberglass: AAMA 624-10

REVIEWED

By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED

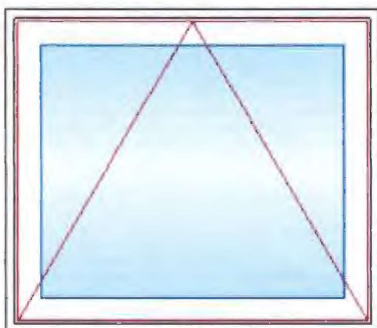
Montgomery County

Historic Preservation Commission

Karen Benoit

Line #3	Mark Unit: Right side front	Net Price:		660.52
Qty: 1		Ext. Net Price:	USD	660.52

MARVIN



As Viewed From The Exterior

Stone White Exterior

Stone White Interior

Essential Awning - Roto Operating

Frame Size 30 1/2" X 25 3/4"

Rough Opening 31" X 26 1/4"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

White Folding Handle

Interior Aluminum Screen

Bright View Mesh

Stone White Surround

2" Jambs

Nailing Fin

***Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Entered As: FS

MO 31" X 26"

FS 30 1/2" X 25 3/4"

RO 31" X 26 1/4"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.49

Condensation Resistance: 57

Right side window

REVIEWED

By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED

Montgomery County
Historic Preservation Commission

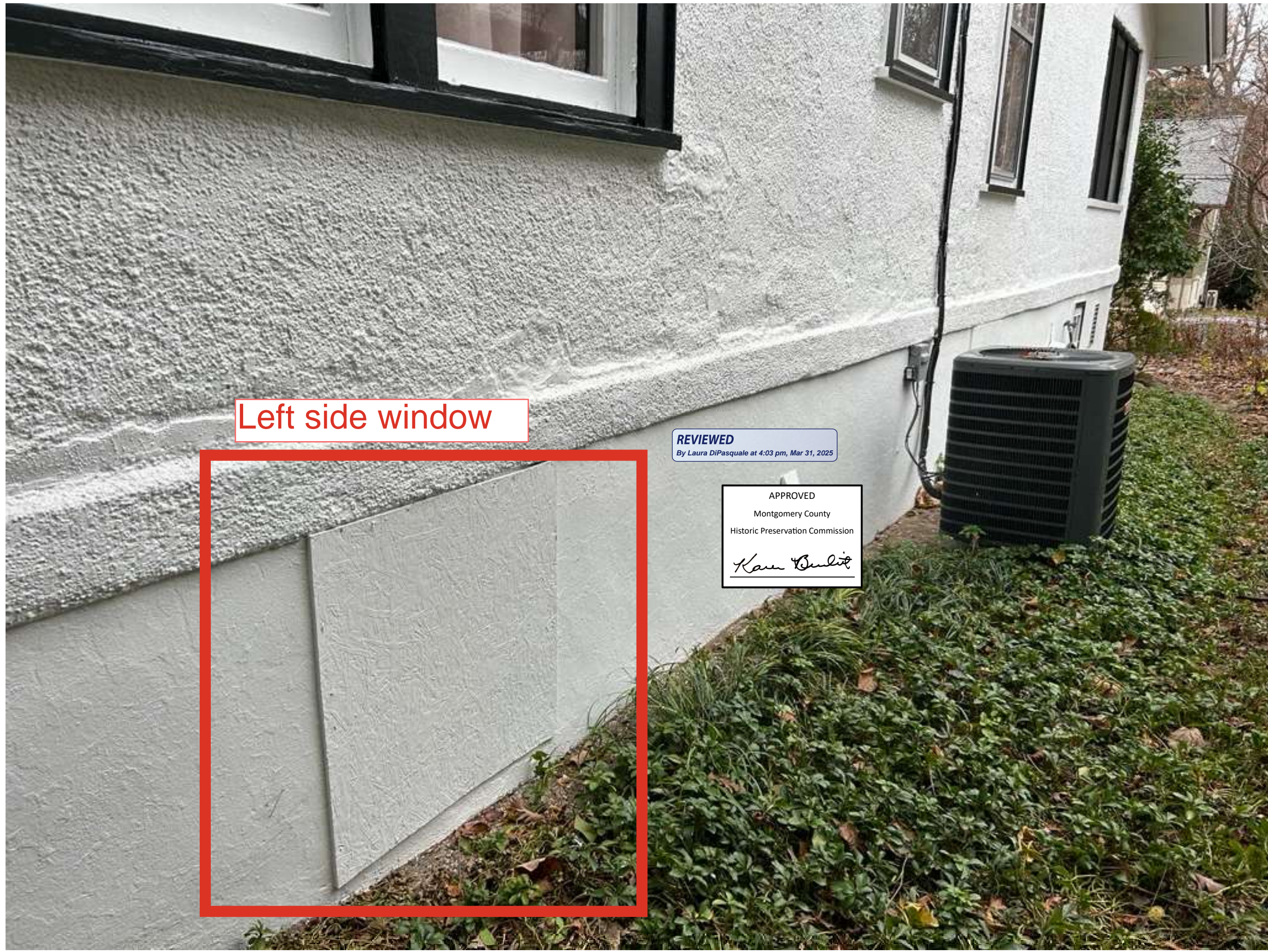
Karen Bulitt

Left side window



REVIEWED
By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulitt





Rear windows (not
visible from ROW

REVIEWED

By Laura DiPasquale at 4:03 pm, Mar 31, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit