



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: May 8, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic Area

SUBJECT: Work Permit #1114813 –Storm door installation

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: Sarah G. Michael
Address: 7027 Eastern Avenue, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____, Takoma Park

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 Devon Murtha on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1114813
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
for proposed work are submitted with this application. In
be accepted for review. Check all that apply:

- | | | |
|---|--|--------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> |

I hereby certify that I have the authority to make the foregoing a
and accurate and that the construction will comply with plans re
agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sarah G. Michael

Signature of owner or authorized agent

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 11:37 am, May 08, 2025

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

Adjacent and confronting Property Owners mailing addresses

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 Devon.Murtha at 11:37 am, May 08, 2025

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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Montgomery County

Historic Preservation Commission

Karen Buehl

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Montgomery County
Historic Preservation Commission

REVIEWED
By Devon.Murtha at 11:37 am, May 08, 2025

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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 Devon.Murtha at 11:37 am, May 08, 2025

I. Written Description

This request for Retroactive approval is for a storm door installation on 7027 Eastern Avenue, Takoma Park, Maryland 20912. 7027 Eastern Avenue, Takoma Park, Maryland 20912 is a 1935-built Cape Cod with a 2010's front porch addition. The property is within the Takoma Park National Register Historic District. The storm door protects the original door frame and door, and matches the color of the front door and front shutters. It was installed by NOVA Exteriors in April 2024. The need for a HAWP was not apparent until application for the Historic Area Tax Credit, at which time County staff notified the owner of the need for a retroactive HAWP.

II. Site Plan

The storm door was installed on the front door in the middle of the front façade of the home, under the existing front porch.



III. Plans/Elevations

See Section II, above, and attached contract for storm door. above ground level, on the front porch.



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IV. Material Specifications

Please see attached contract from NOVA Exteriors for description of ProVia storm door.

V. Photographs

Pre-Installation:



Post-Installation:



VI. Property Owner Addresses

Please see page 2 of HAWP Application for Property Address
Property Owners mailing addresses. Only three properties ad

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Historic Preservation Commission

Karen B. Smith

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NOVA EXTERIORS

Tailored Approach. Professional Results.

5568 General Washington Dr, Alexandria, VA 22312 Ste A208A (703) 322-1500 Office (703) 750-1764 Fax
www.novaexteriors.com VA. Lic # 2705066721 Class A / MD. Lic# 74408 / DC Lic #410515000580

Customer Information

Sarah Michael

7027 Eastern Ave
Takoma Park MD 20912

(202)230-8241

sarahgmichael@hotmail.com

Date: 04/04/2024

Rep: Peter Vlantis

The Buyer (s) listed above hereby jointly and severally agree to purchase the goods and / or services listed below, in accordance with the prices and Terms described on this EXHIBIT A and the front and reverse of the accompanying Sales Agreement of which this EXHIBIT A is part.

NOVA Exteriors Inc. (herein called "Seller") proposes to furnish, deliver and install for the above Buyer(s) (whether one or more, herein called "Buyer") all materials necessary to improve the premises located at the above address (the "Property ") according to the following specifications.



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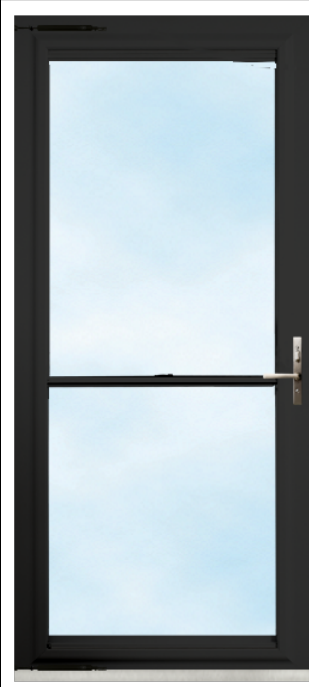
Historic Preservation Commission

Karen Bunkit


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ProVia



Inside View



Outside View

Spectrum 291 Full View

- Custom Opening Size: 36" x 84"
- Coal Black
- Standard Z-Bar
- Pre-Hung
- Satin Nickel Look Piano Hinge
- Hinge on Right (Viewed from Outside)
- 1-1/2" Satin Nickel Bottom Expander
- Satin Nickel Camden Mortise Handleset (DH374) LockB (DH271)
- Assign a Random Key Number
- Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
- Color Matched Dual Closers (DH220-13)
- Clear Glass
- Two Screens with Fiberglass Screen Mesh

Quantity

1

11422200

Location

Revised II

Capping Color

Provia Snow Mist

Additional Details

Front door lead disclosure form is a formality no test or LSP required

I/We have reviewed the spec sheet and I/We approve all selections. Any and all changes will require a new spec sheet and signature.

(Customer's Initials) SM

AC Window Unit

Owner remove (Nova is not responsible for units that do not fit in new window)

Exterior brick mold replacement

\$6.00/LF

Minor Threshold/Frame repair replacement* (Does not include any subfloor work.)

\$165/each

What year was the house built?

1934

Nova Exteriors Inc. to give Lifetime Labor Warranty; Non-Transferable Labor Warranty. (does not include acts of God). Labor warranty is designed to protect our customers from poor or faulty workmanship. Acts of God, normal wear and tear, extreme exposure to elements, and damage from misuse or accidents are not covered under this warranty.

Buyer agrees to pay for the goods, services and installation referred to above in

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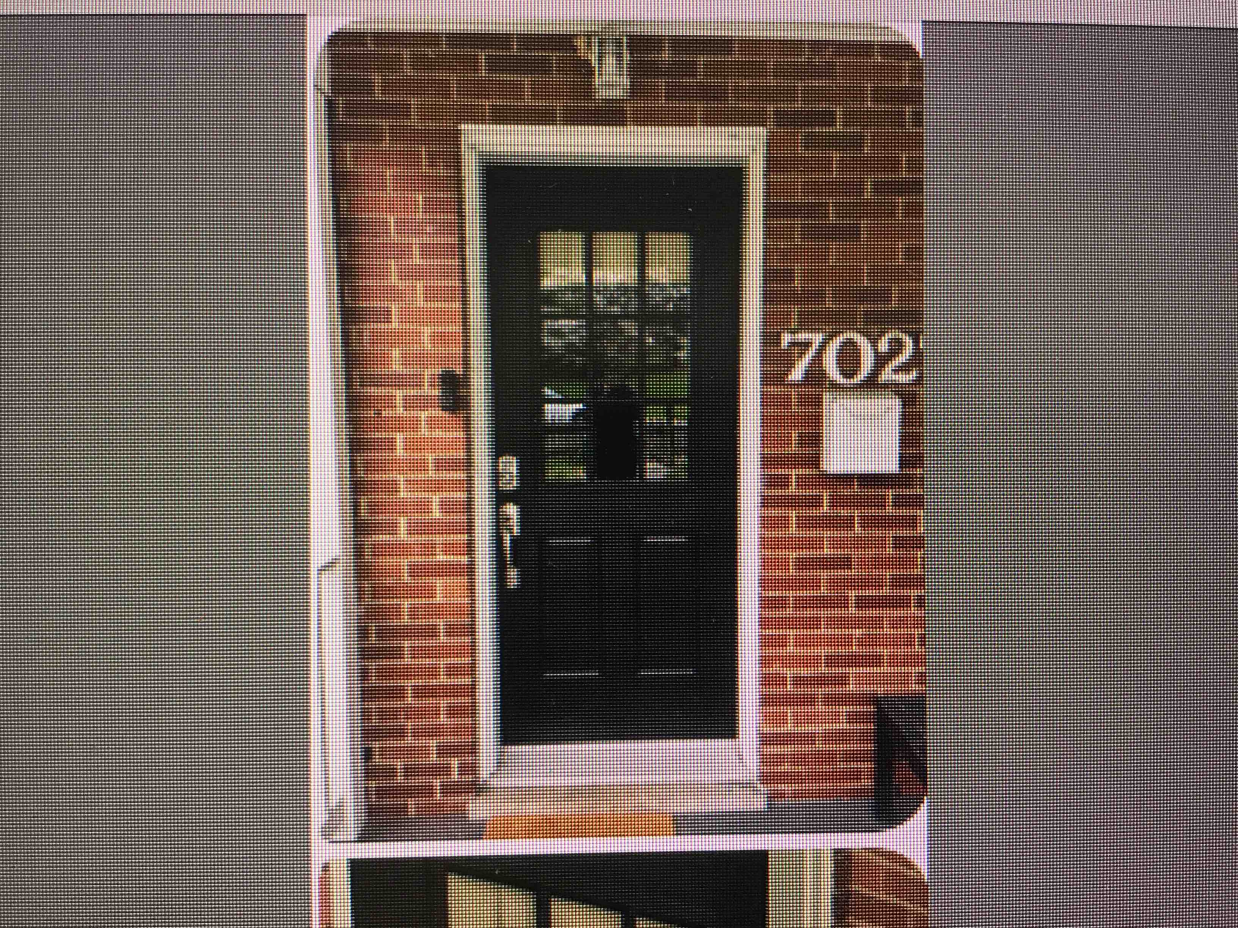
Historic Preservation Commission



REVIEWED

By Devon.Murtha at 11:37 am, May 08, 2025

Image: 1.1



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Karen Buntz

REVIEWED
By Devon.Murtha at 11:38 am, May 08, 2025