



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chairman

September 22, 2025

MEMORANDUM

TO: Rabbiah Sabbakahn
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1116058 – Door and 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 with two conditions** at the August 13, 2025 HPC meeting.

1. Replacement windows on the right elevation must be wood, one-over-one sash windows. Detailed specifications must be submitted to Staff prior to installation.
2. The replacement door must be a wood half-light door. Detailed specifications must be submitted to Staff prior to installation.

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: Catie and Brian Rowland
Address: 113 Elm Ave., 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 Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# _____
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: _____

Is the Property _____

Is there a _____

map of _____

Historic Property _____

____ Yes/District Name _____

____ No/Individual Site Name _____

Environmental Easement on the Property? If YES, include a
Easement Holder supporting this application.

REVIEWED

By Dan Bruechert at 1:44 pm, Sep 22, 2025

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



4921 Wyaconda Road | N. Bethesda, MD 20852
1750 Tysons Blvd, Ste 1500, Tysons Corner, VA 22102
DC #410516000169 | MHIC #87 | VA #2701023445 Class A

Prepared For: Brian Rowland
113 Elm Avenue
Takoma Park MD 20912

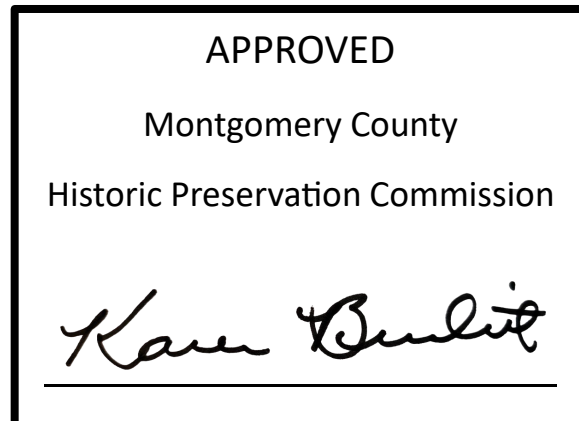
Date:
Phone:

09/16/2025
301-412-5251

Email
Prepared by:

Brian.a.rowland@gmail.com
David Lage

For Office Use Only
Prospect Number:
Sales Number:



REVIEWED

By Dan Bruechert at 1:31 pm, Sep 22, 2025

UNIT SUMMARY

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.

NUMBER OF LINES: 4			TOTAL UNIT QTY: 8		EXT NET PRICE: USD 25,706.48	
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Family Room	Ultimate Wood	Double Hung RO 32 1/2" X 62 1/2" Entered as FS 31 1/2" X 62"	3,469.27	2	6,938.54
2	Rosie's Room	Ultimate Wood	Double Hung RO 22" X 55 1/2" Entered as FS 21" X 55"	2,982.59	2	5,965.18
3	Rosie's Room	Ultimate Wood	Double Hung RO 32 1/2" X 55 1/2" Entered as FS 31 1/2" X 55"	3,200.69	1	3,200.69
4	Primary Bedroom	Ultimate Wood	Double Hung RO 33" X 55 1/2" Entered as FS 32" X 55"	3,200.69	3	9,602.07

APPROVED

Montgomery County

Historic Preservation Commission



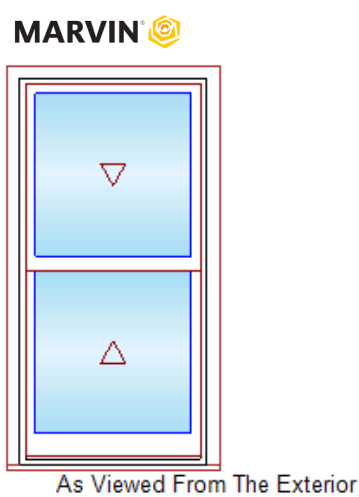
REVIEWED

By Dan Bruechert at 1:31 pm, Sep 22, 2025

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: Family Room	Net Price:		3,469.27
Qty: 2		Ext. Net Price:	USD	6,938.54



Entered As: FS
RO 32 1/2" X 62 1/2"
Egress Information
Width: 27 15/16" Height: 24 3/4"
Net Clear Opening: 4.80 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.5
Condensation Resistance: 56
CPD Number: MAR-N-68-07460-00001

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung
Frame Size w/ Subsill
31 1/2" X 62"
Rough Opening w/ Subsill
32 1/2" X 62 1/2"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
White Jamb Hardware
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Primed Pine BMC
Primed Pine Standard Subsill
No Installation Method



REVIEWED
By Dan Bruechert at 1:31 pm, Sep 22, 2025

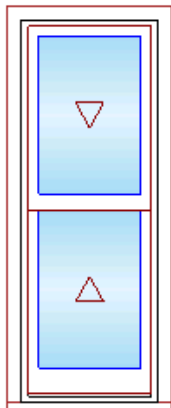
Labor: Qty 1: Insert - Standard insert inside existing wood frame. Includes insulation, shims and standard capping. ** NON-TAXABLE ITEM

Labor: Qty 1: Lead Safe Window - EPA requirement for properties built before 1978 and testing positive for lead paint. ** NON-TAXABLE ITEM
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Rosie's Room	Net Price:		2,982.59
Qty: 2		Ext. Net Price:	USD	5,965.18



Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung
Frame Size w/ Subsill
21" X 55"
Rough Opening w/ Subsill
22" X 55 1/2"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile



As Viewed From The Exterior

Entered As: FS

RO 22" X 55 1/2"

Egress Information

Width: 17 7/16" Height: 21 1/4"

Net Clear Opening: 2.57 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.5

Condensation Resistance: 56

CPD Number: MAR-N-68-07460-00001

Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
White Jamb Hardware
Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Primed Pine BMC
Primed Pine Standard Subill
No Installation Method

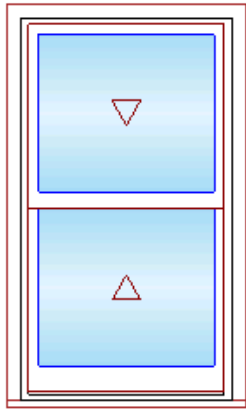
Labor: Qty 1: Insert - Standard insert inside existing wood frame. Includes insulation, shims and standard capping. ** NON-TAXABLE ITEM

Labor: Qty 1: Lead Safe Window - EPA requirement for properties built before 1978 and testing positive for lead paint. ** NON-TAXABLE ITEM

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

Line #3	Mark Unit: Rosie's Room	Net Price:		3,200.69
Qty: 1		Ext. Net Price:	USD	3,200.69

MARVIN 



As Viewed From The Exterior

Entered As: FS

RO 32 1/2" X 55 1/2"

Egress Information

Width: 27 15/16" Height: 21 1/4"

Net Clear Opening: 4.12 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.5

Condensation Resistance: 56

CPD Number: MAR-N-68-07460-00001

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung
Frame Size w/ Subill
31 1/2" X 55"
Rough Opening w/ Subill
32 1/2" X 55 1/2"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
White Jamb Hardware
Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Primed Pine BMC
Primed Pine Standard Subill
No Installation Method

Labor: Qty 1: Insert - Standard insert inside existing wood frame. Includes insulation, shims and standard capping. ** NON-TAXABLE ITEM

REVIEWED

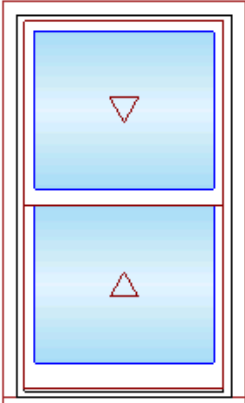
By Dan Bruechert at 1:31 pm, Sep 22, 2025



Labor: Qty 1: Lead Safe Window - EPA requirement for properties built before 1978 and testing positive for lead paint. ** NON-TAXABLE ITEM
*****Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit: Primary Bedroom	Net Price:		3,200.69
Qty: 3		Ext. Net Price:	USD	9,602.07

MARVIN



As Viewed From The Exterior

Entered As: FS
RO 33" X 55 1/2"
Egress Information
Width: 28 7/16" Height: 21 1/4"
Net Clear Opening: 4.20 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.5
Condensation Resistance: 56
CPD Number: MAR-N-68-07460-00001

- Primed Pine Exterior
- Painted Interior Finish - White - Pine Interior
- Ultimate Wood Double Hung
- Frame Size w/ Subsill
- 32" X 55"
- Rough Opening w/ Subsill
- 33" X 55 1/2"
- Top Sash
- Primed Pine Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- White Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine BMC
- Primed Pine Standard Subsill
- No Installation Method

Labor: Qty 1: Insert - Standard insert inside existing wood frame. Includes insulation, shims and standard capping. ** NON-TAXABLE ITEM

Labor: Qty 1: Lead Safe Window - EPA requirement for properties built before 1978 and testing positive for lead paint. ** NON-TAXABLE ITEM
*****Note: Unit Availability and Price is Subject to Change**

Project Total Net Price: USD 27,012.08

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Montgomery County

Historic Preservation Commission



REVIEWED

By Dan Bruechert at 1:31 pm, Sep 22, 2025

Job Name: Rowlan

Quote Date: 08/22/2025

Manufacturer's Estimated Lead Time:

8-9 Weeks

Account Manager: Dave Lage

Dealer

ALCO Products Inc
4921 Wyaconda Rd
North Bethesda, MD 20852

Customer

Pricing Mode: No Pricing

Line	Label	Qty	UOM	Description	Unit	Extended
1	Rowland, Catherine	1		PL220 Door Style, ES101 Configuration		

If this Entry System will be painted in a darker color, TruStile requires a factory installed multipoint lock for warranty coverage
Please be aware that the hinge finish US10B (Oil Rubbed Bronze) varies widely across different hardware suppliers. Remember to click on the magnifying glass next to hinge finish to confirm color matching prior to order.

DOOR

Unit Style = PL220
Dimensions = 31 5/16" x 81 1/2"
Thickness = 1-3/4"
Leaf Count = Single
Handing = RH
Beveling = Bevel Lock Side
Material = Resilient Engineered Wood
Door Construction = TruStile Resilient Entry
Sticking = OS-One Step
Panel = C
Prefinish = Premium Prime
Outboard Glass = Clear, With LoE272 Coating
Inboard Glass = Clear
Glass Spacer Color = Black
Drip Trim = Metal (Pemko 3452)
Drip Trim Finish = Dark Bronze
Drip Trim Parts = Qty: 1 - Drip Cap, Dark Bronze Aluminum w/Black
Insert- 42" - Pemko 3452DPK (15036)
Door Sweep Parts = Qty: 1 - Sweep - Weatherstrip Carrier,49 (15172), Qty: 2 - Sweep Weatherstrip 49" (15180)

*****Door Machining Details*****

Machine Prep = TruStile Standard Configuration
Machine Prep = Hinges, Lock Bore, Deadbolt Bore

Hinges = TruStile Installed
Hinges = Standard Ball Bearing Hinges
Hinges = Brand: TruStile
Hinges = Qty: 3 - Size: 4-1/2" x 4-1/2" - Corners: Square
Hinges = Locations: Hinge 1: 6-3/4", Hinge 2: 37-1/4", Hinge 3: 67-3/4"
Hinges = Thickness: 0.134" - Backset: 1/4"
Hinges = Material: Plated Steel
Hinges = Finish: US10B-Oil Rubbed Bronze
Hinges = Qty:3 - Hinge (11328), Qty:3 - Structural Screw (13118), Qty:24 - Screws (14169)

Lock Bore = Prep For Hardware
Lock Bore = Standard Single Bore
Lock Bore = Location (ToD): 45 1/2" - Location (BoD): 36"
Lock Bore = 2-1/8" Diameter - 2-3/8" On Center Backset - 1" x 2-1/4"

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Deadbolt Bore = Prep For Hardware
 Deadbolt Bore = Standard Deadbolt Bore
 Deadbolt Bore = Location (ToD): 40" - Location (BoD): 41 1/2"
 Deadbolt Bore = 2-1/8" Diameter - 2-3/8" On Center Backset - 1" x 2-1/4" Radius Edge Prep - 3-1/2" Edge Bore Depth

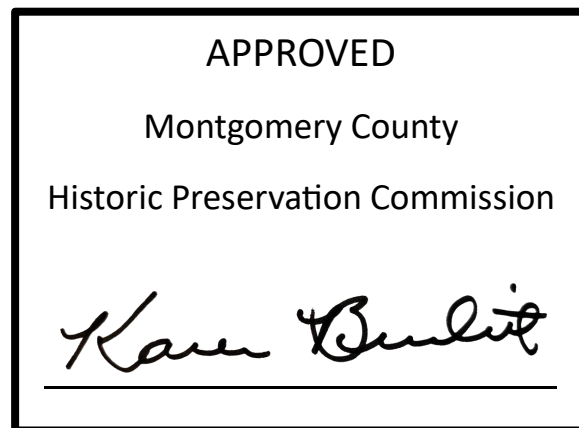
Frame Details

Frame Assembly = Prehung
 Head/Sill Construction = Individually Boxed
 Frame Type = Single Rabbet
 Wall Depth = 6 9/16"
 Material = Solid Accoya
 Prefinish = Premium Prime
 Edge Profile = Square
 Weatherstrip Color = Black
 Weatherstrip Parts = Cut to length (14984)
 Sill Type = Oak Adjustable
 Sill Finish = Bronze Anodized Aluminum
 Sill Depth = 7 5/8"
 Sill Parts = Qty: 1 - 7-5/8" x 1-3/8", Inswing, full composite base, hardwood rail/nosing, bronze alum, 72.5" (15059), Qty: 1 - 7 5/8" x 34 1/2" Sill Cover (15279)

*****Frame Machining Details*****

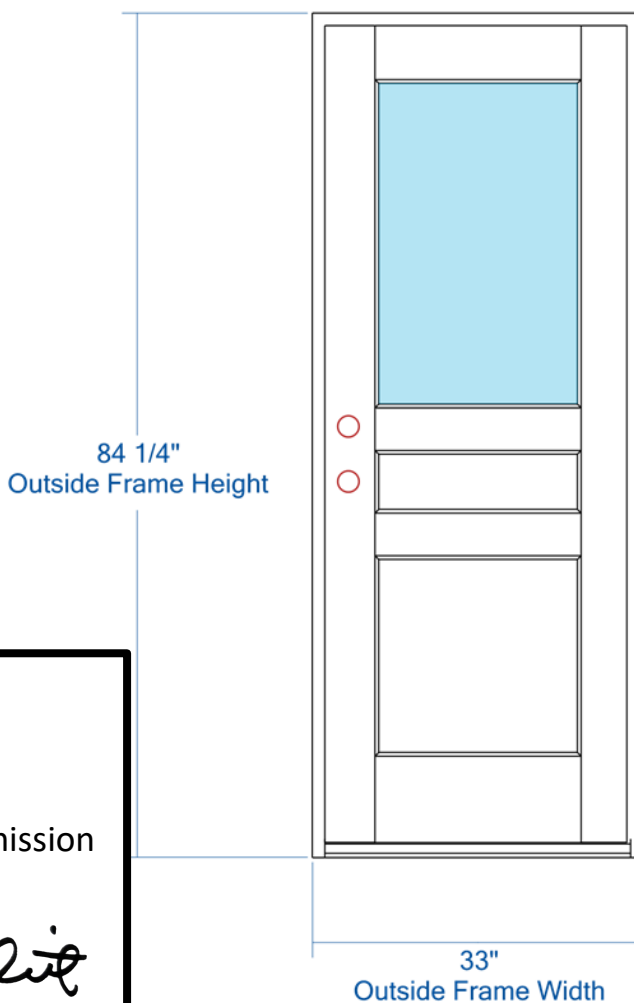
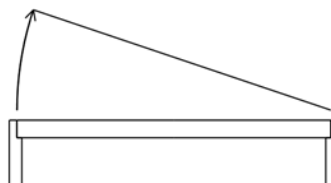
Jamb Leg Prep = Hinge Prep: Standard Hinge
 Jamb Leg Prep = Lock Bore Strike: Prep For Hardware - 2-1/4" Radius Lip Strike
 Jamb Leg Prep = Deadbolt Bore Strike: Prep For Hardware - 2-3/4" x 1-1/8" Radius Corner

Line	Label	Qty	UOM	Description	Unit	Extended
2		1	EA	Manufacturer's Freight for		
Total Units:		0				



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Door Style	Sticking	Panel	Material	Glass	Fire Rating	Grade
ES101			Resilient Engineered Wood	N/A	Non-Rated	Exterior

Quote #: SQAREM000126-1	Line #: 1 - Rowland, Catherine
ALCO Products Inc	Entered By: Dave Lage
Approval (sign here):	Created On: 08/22/2025

Door Detail

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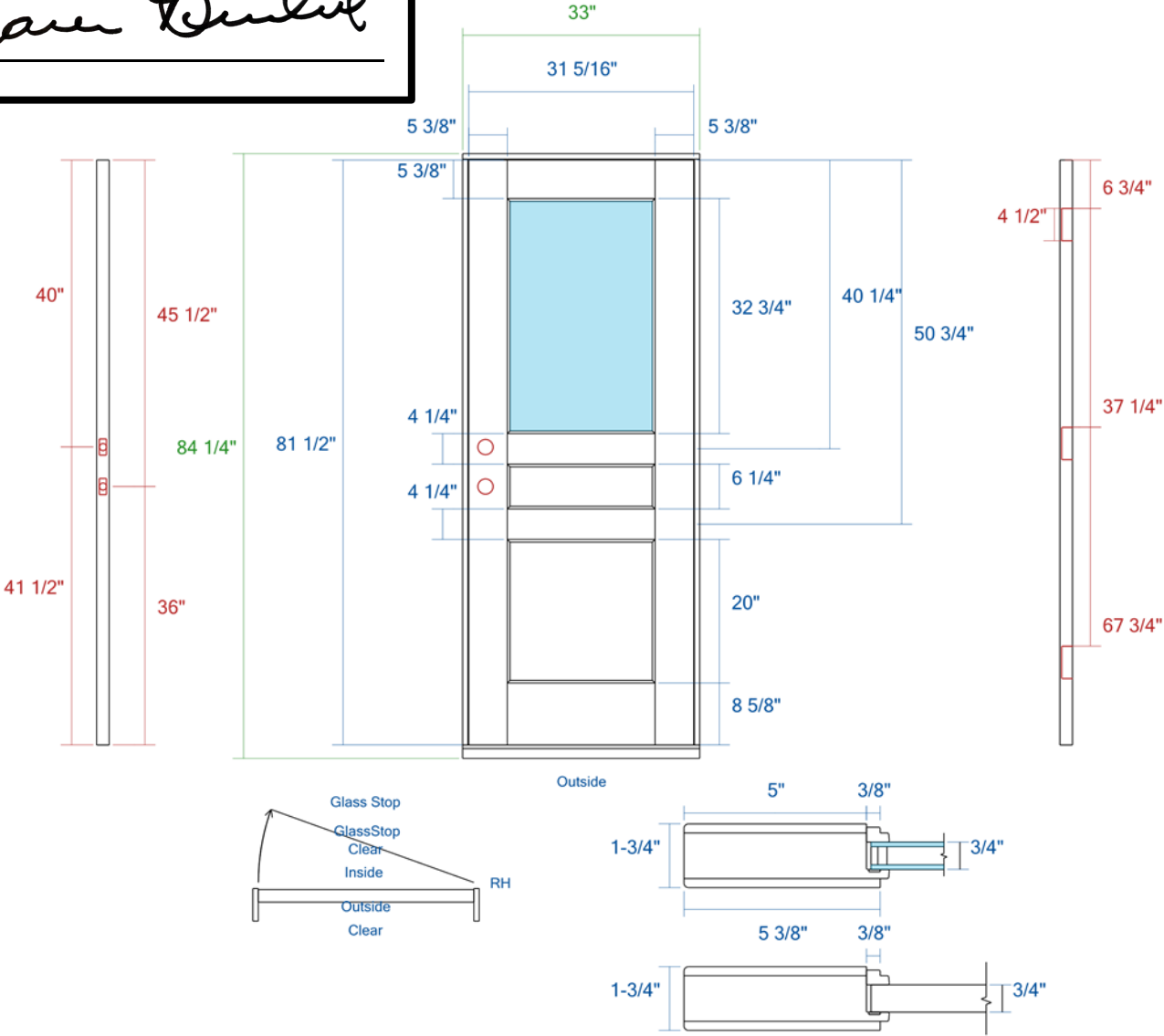
Montgomery County

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Karen Bruechert

REVIEWED

By Dan Bruechert at 1:31 pm, Sep 22, 2025



Door Style	Sticking	Panel	Material	Glass	Fire Rating	Grade
PL220	OS	C	Resilient Engineered Wood	3/4" Insulated Unit	Non-Rated	Exterior
Quote #: SQAREM000126-1				Line #: 1 - Rowland, Catherine		
ALCO Products Inc				Entered By: Dave Lage		
Approval (sign here):				Created On: 08/22/2025		