



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: September 4, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1126876 – 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** at the September 3, 2025 HPC meeting.

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: George Martin
Address: 310 Tulip 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.





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 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 v
for proposed work are submitted with this application. Inco
be accepted for review. Check all that apply:

- | | |
|---|--|
| ☐ New Construction | ☐ Deck/Porch |
| ☐ Addition | ☐ Fence |
| ☐ Demolition | ☐ Hardscape/Landscape |
| ☐ Grading/Excavation | ☐ Roof |

- ☐
-
- ☐
-
- ☐
-
- ☐
-
- ☐

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.

Signature of owner or authorized agent



REVIEWED

Date

By Devon.Murtha at 11:22 am, Sep 04, 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 11:22 am, Sep 04, 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:

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04, 2025

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	*	*	*	*	*		*



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Karen Bunkit

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04, 2025

Structure #1

Ave

United States • MD • Montgomery Co. • Takoma Park

North ↑

Feedback



Photo 5: West side showing 10 clerestory, 2 restroom windows facing Child Dev. Cntr. play area

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Karen B. Smith

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04

Elevation of Fellowship Hall
showing 5 pairs of gym clerestory
windows / 2 restroom windows
west wall

Photo # 3

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Montgomery County

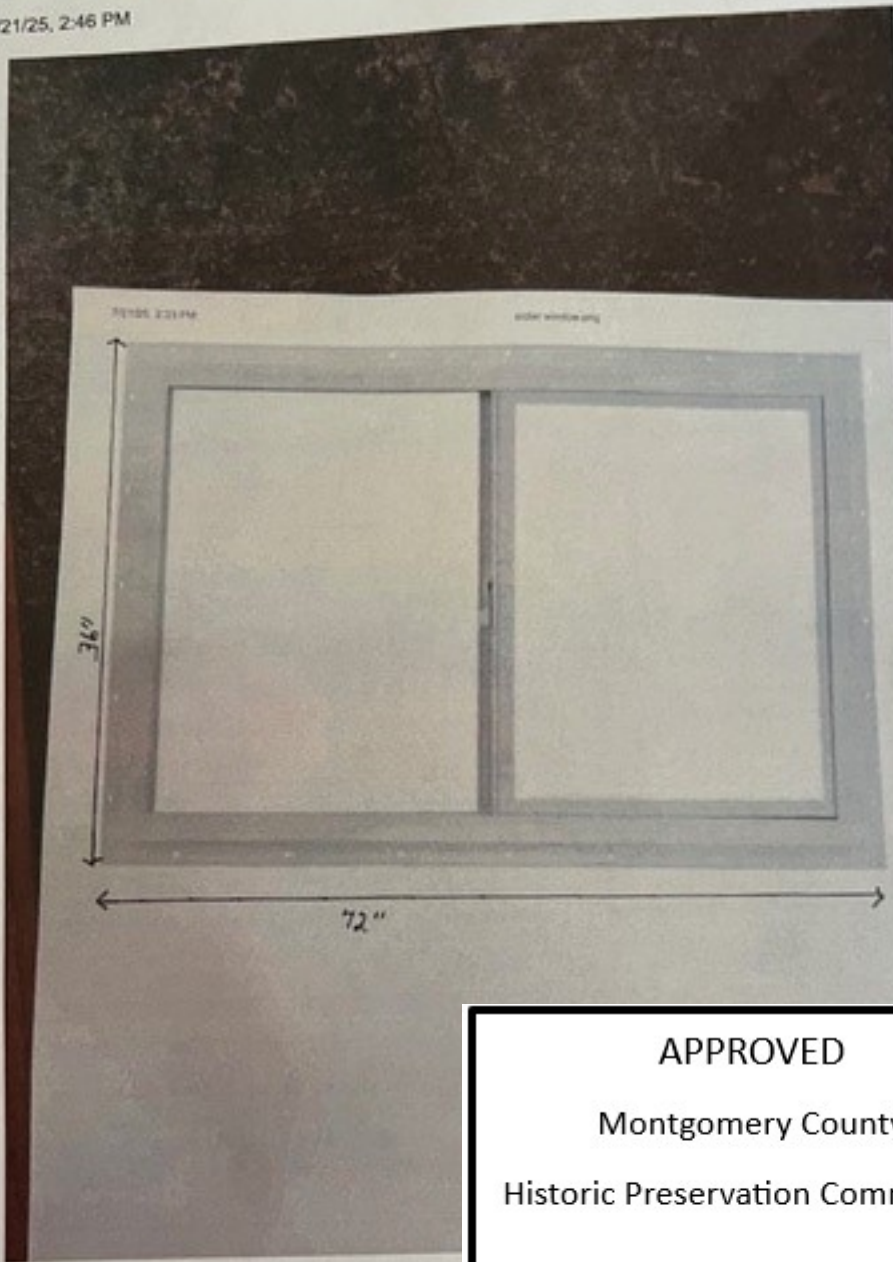
Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04, 2025

7/21/25, 2:46 PM



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Montgomery County

Historic Preservation Commission

Karen B. Burt

Slider Window -

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04, 2025



Photo 2: 310 Tulip Avenue Fellowship Hall curb view of main entrance and east side of building; bamboo, obscures neighbor'... [more](#)

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkle

REVIEWED

by Devon.Murtha at 11:30 am, Sep 04, 202



Photo 6: East side of gym building elevation showing 2 of 10 clerestory windows with 8 others obscured.

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Montgomery County

Historic Preservation Commission

Karen Bunkit

REVIEWED 



By Devon.Murtha at 11:30 am, Sep 04,

Picture 1-B South ↑

TULIP AVE

DAY CARE
play Area

Fellowship
in

North ↓

FIRST FLOOR PLAN
LEVEL 2.1

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Montgomery County

Historic Preservation Commission

Karen B. Bunt

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04, 2025



Photo 8: jalousie window inside restroom.

Wednesday • Jun 11, 2025 • 5:14 PM

[Adjust](#)

 IMG_1190

Apple iPhone 13

HEIF



Wide Camera — 26 mm $f1.6$

12 MP • 3024 × 4032 • 2.9 MB

ISO 50

26 mm

0 ev

$f1.6$

1/723 s

[Add a location...](#)

REVIEWED

By Devon.Murtha at 11:30 am, Sep 04, 2025



Photo 7: Court yard play area toward Tulip ave, looking south. Hall on left, church on right.

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

REVIEWED

By Devon.Murtha at 11:31 am, Sep



Photo 4; 310 tulip avenue, Fellowship hall curb view; main entrance, facing south

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Karen Bunkit

REVIEWED

By Devon.Murtha at 11:31 am, Sep 04,

5

4

3

2

DEWALT

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Historic Preservation Commission

Karen Bunkle

REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

REVIEWED

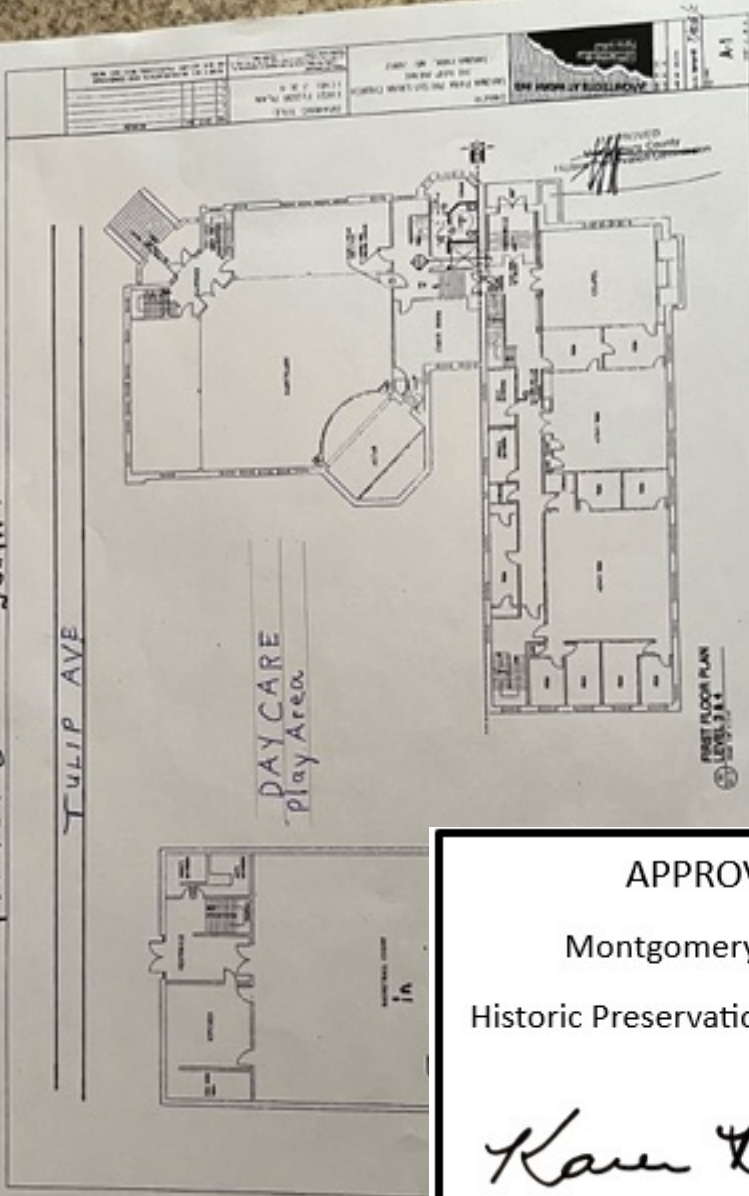
By Devon.Murtha at 11:31 am, Sep 04, 2025

Picture 1-B South ↑

TULIP AVE

DAY CARE
play Area

North ↓



APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit

REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



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Montgomery County

Historic Preservation Commission

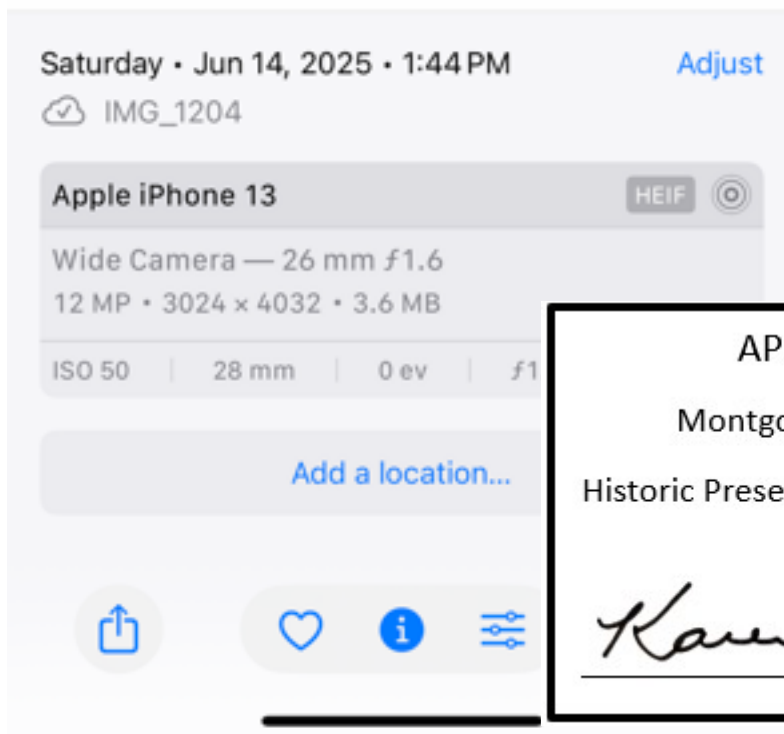
Karen Boudin

REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025

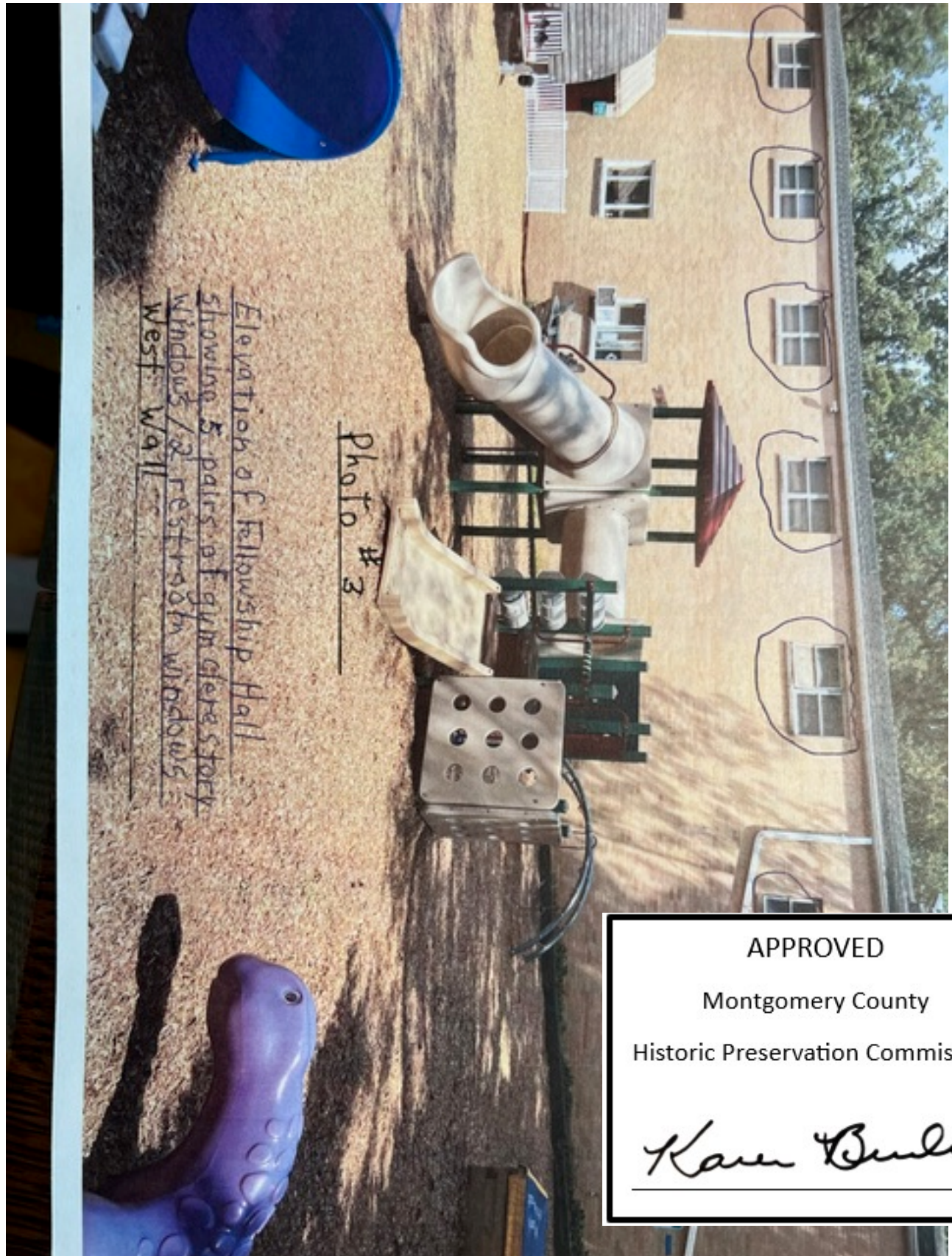


Photo 2: 310 Tulip Avenue Fellowship Hall curb view of main entrance and east side of building; bamboo, obscures neighbor'... [more](#)



REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



APPROVED

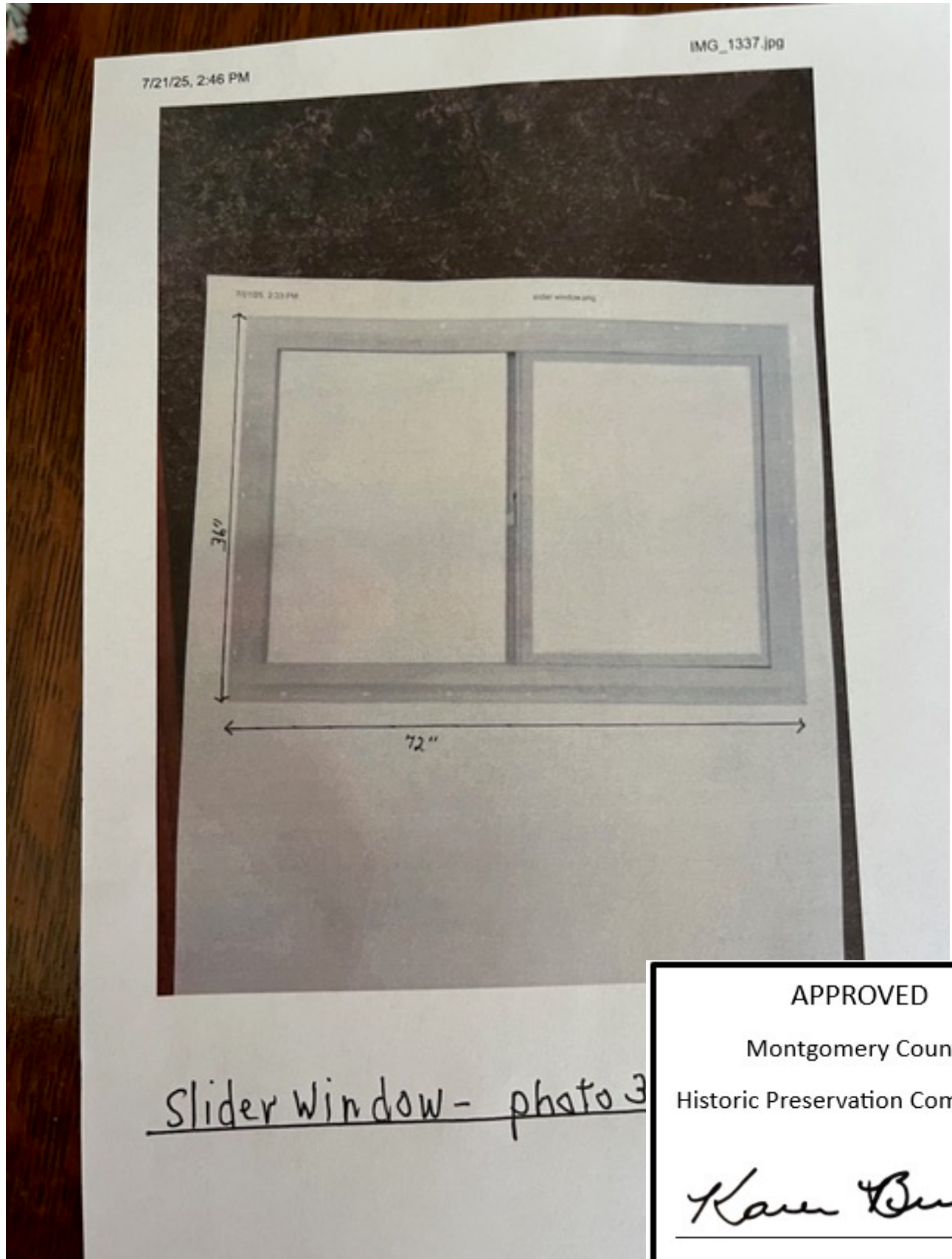
Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



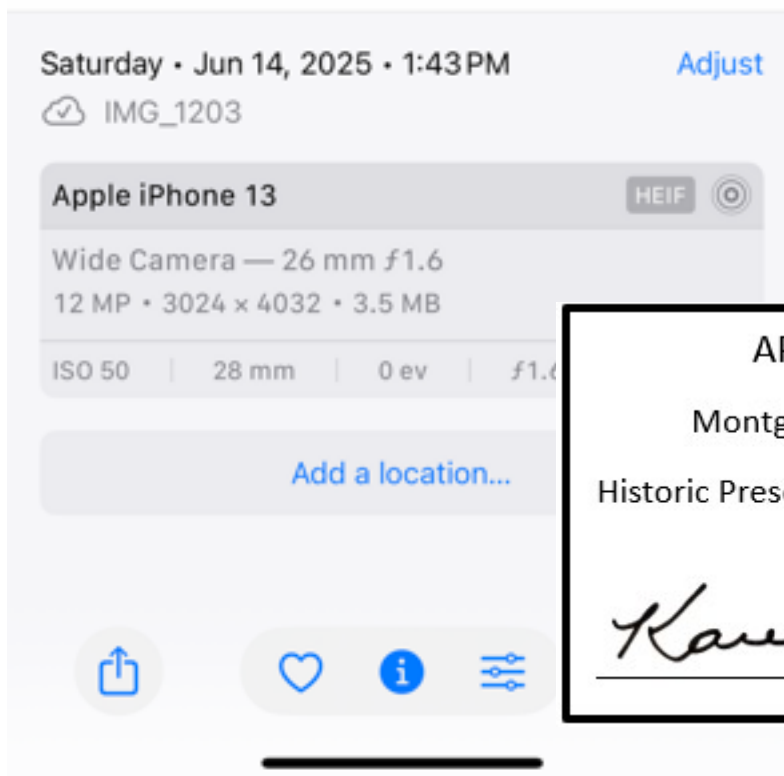
Proposed windows are the Thompson 7900 series vinyl sliders without grids.

REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



Photo 4; 310 tulip avenue, Fellowship hall curb view; main entrance, facing south

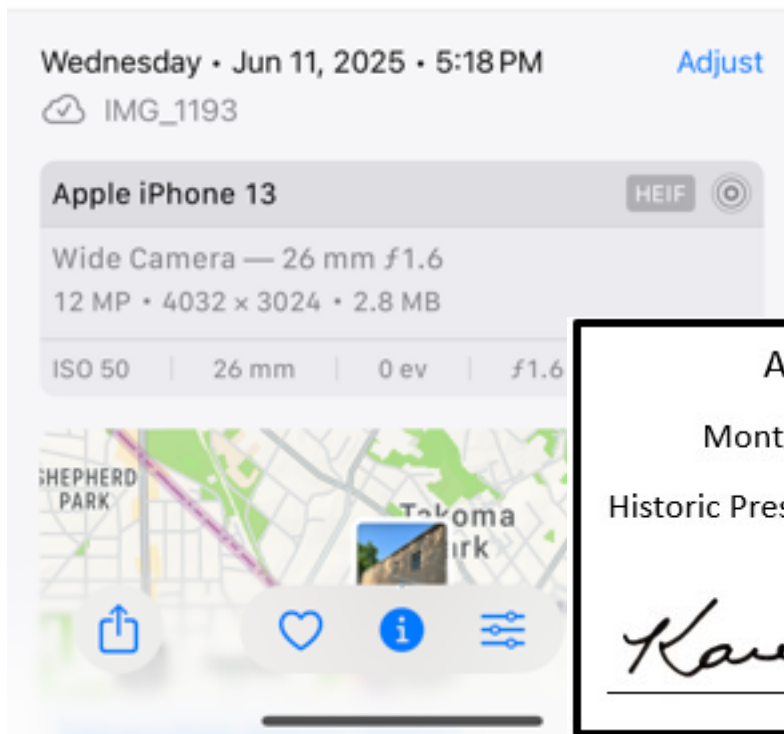


REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



Photo 5: West side showing 10 clerestory, 2 restroom windows facing Child Dev. Cntr. play area

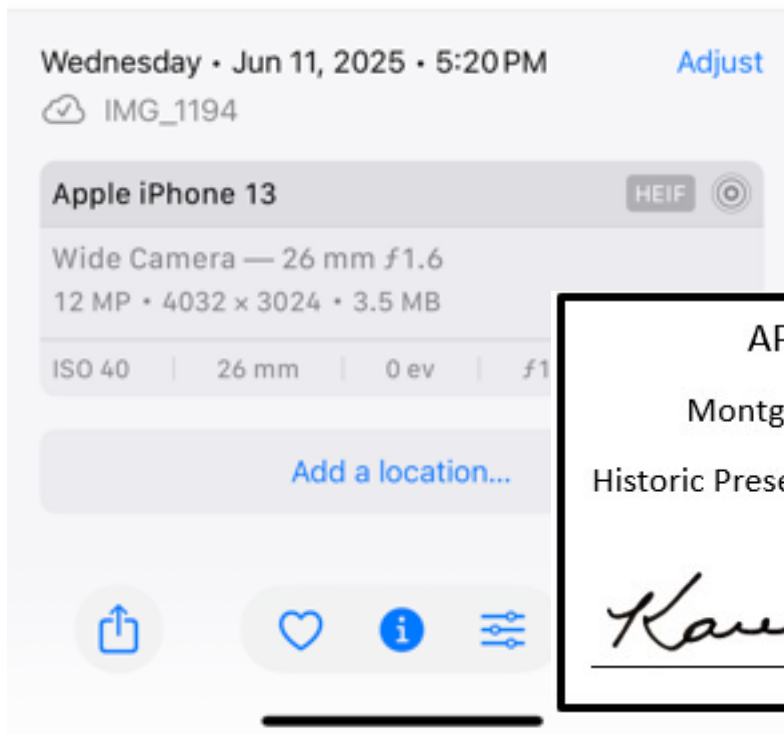


REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



Photo 6: East side of gym building elevation showing 2 of 10 clerestory windows with 8 others obscured.

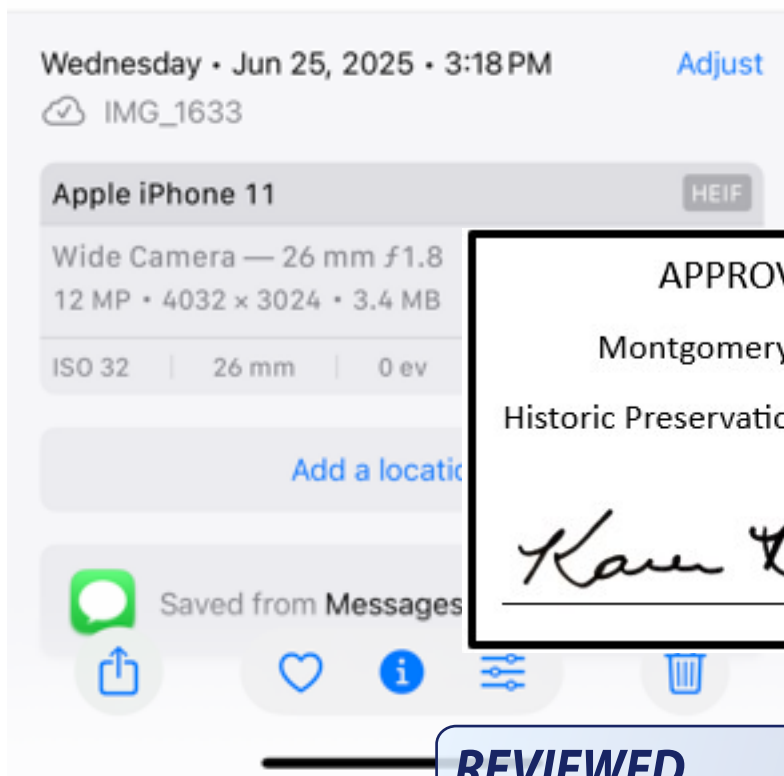


REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



Photo 7: Court yard play area toward Tulip ave, looking south. Hall on left, church on right.

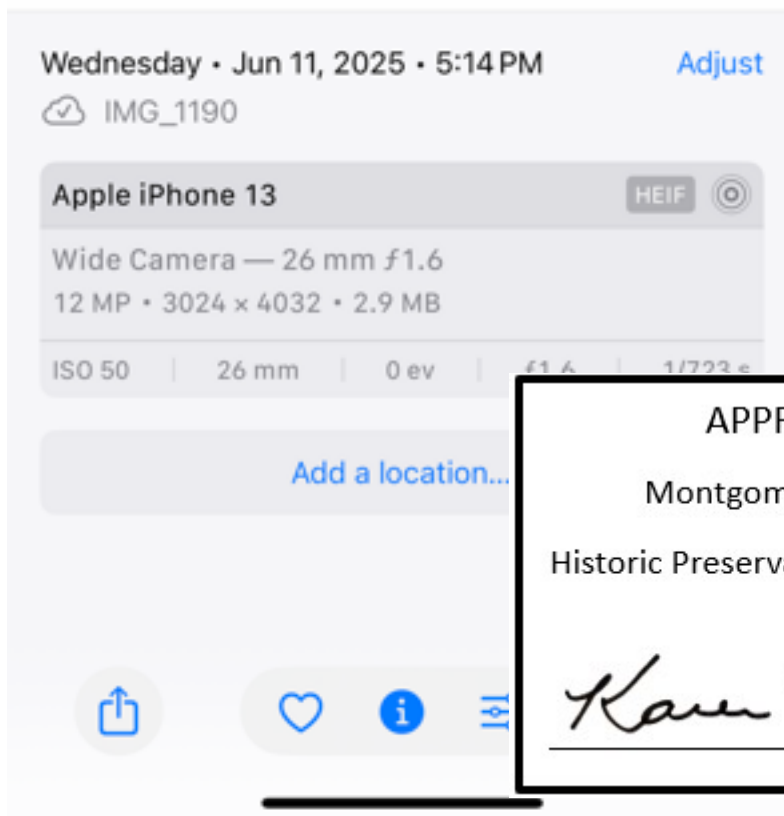


REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025



Photo 8: jalousie window inside restroom.



REVIEWED

By Devon Murtha at 11:31 am Sep 04, 2025



Ultimate Windows

Product	U-Factor	SHGC	VT	STC	Condensation Resistance
7900 Picture (No Grids)	0.18	0.24	0.42	N/A	70
7900 Picture (w/Grids)	0.18	0.22	0.37	N/A	70
7900 Double Hung (No Grids)	0.2	0.23	0.39	N/A	69
7900 Double Hung (w/Grids)	0.2	0.21	0.35	N/A	69
7900 Double Slider (No Grids)	0.2	0.23	0.39	N/A	70
7900 Double Slider (w/Grids)	0.2	0.21	0.35	N/A	70

Premium Windows

Product	U-Factor	SHGC	VT	STC	Condensation Resistance
7900 Double Hung (No Grids)	0.3	0.27	0.51	28	57
7900 Double Hung (w/Grids)	0.3	0.24	0.45	28	57
7900 Double Hung w/SS (No Grids)	0.3	0.28	0.5	34	55
7900 Double Hung w/SS (w/Grids)	0.3	0.25	0.45	34	55
7900 Picture (No Grids)	0.28	0.28	0.54	25	62
7900 Picture (w/Grids)	0.28	0.26	0.48	25	62
7900 Picture w/SS (No Grids)	0.28	0.3	0.54	32	61
7900 Picture w/SS (w/Grids)	0.28	0.27	0.48	32	61
7900 Double Slider (No Grids)	0.29	0.27	0.5	28	60
7900 Double Slider (w/Grids)	0.29	0.24	0.45	28	60
7900 Double Slider w/SS (No Grids)	0.3	0.28	0.5	34	58
7900 Double Slider w/SS (w/Grids)	0.3	0.25	0.45	34	58
7900 Awning (No Grids)	0.27	0.26	0.47	28	58
7900 Awning (w/Grids)	0.27	0.24	0.43	28	58
7900 Awning w/SS (No Grids)	0.27	0.26	0.47	35	58
7900 Awning w/SS (w/Grids)	0.27	0.24	0.42	35	58
7800 Casement (No Grids)	0.27	0.26	0.47	28	62
7800 Casement (w/Grids)	0.27	0.24	0.42	28	62
7800 Casement w/SS (No Grids)	0.27	0.26	0.47	35	62
7800 Casement w/SS (w/Grids)	0.27	0.24	0.42	35	62
7900 Shaped w/SS (No Grids)	0.28	0.3	0.54	32	61
7900 Shaped w/SS (w/Grids)	0.28	0.27	0.48	32	61

Plus Windows

Product	U-Factor	SHGC	VT	STC	Condensation Resistance
7800 Double Hung (No Grids)	0.3	0.28	0.53	N/A	59
7800 Double Hung (w/Grids)	0.3	0.25	0.48	N/A	
7800 Picture (No Grids)	0.29	0.3	0.57	27	
7800 Picture (w/Grids)	0.29	0.27	0.51	27	
7800 Shaped (No Grids)	0.29	0.3	0.57	27	
7800 Shaped (w/Grids)	0.29	0.27	0.51	27	
7800 Garden Window	0.55	0.29	N/A	N/A	

Classic Windows

Product	U-Factor	SHGC	VT	STC
7800 Single Hung (No Grids)	0.3	0.28	0.54	28
7800 Single Hung (w/Grids)	0.3	0.26	0.48	28
7800 Single Slider (No Grids)	0.3	0.28	0.54	28
7800 Single Slider (w/Grids)	0.3	0.26	0.48	28

U-Factor

Refers to the rate at which a window conducts non-solar heat flow, or how quickly it passes heat. The lower the U-Factor, the more energy-efficient the window.



Solar Heat Gain Coefficient (SHGC)

Refers to the amount of heat that passes through a window. SHGC values are expressed as a number between 0 and 1; the lower the rating, the less solar heat in transmits.



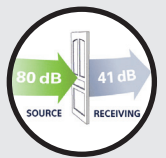
Visible Transmittance (VT)

Indicates the amount of visible light transmitted through a window and is measured on a scale of 0 to 1. The higher the VT, the more light is transmitted. While higher ratings are ideal, energy efficiency may be traded off for a window that allows higher visible light transmittance.



Sound Transmission Class (STC)

The rating of how well a building partition attenuates airborne sound.



REVIEWED

By Devon.Murtha at 11:31 am, Sep 04, 2025

*Please note that any bay, bow, or garden windows with have varying performance due to a mixture of window styles in the unit.
**Shaped windows also have varying performance ratings depending on the size and profile of frames.

An independent 3rd party testing firm assessed our Sound Shield glass using ASTM E90 standards. Actual sound dampening performance may vary by a variety of factors including age and composition of building materials and the distance and severity of a noise source. All test results were obtained under replicable laboratory conditions. Thompson Creek makes no explicit or implicit guarantees regarding a minimum sound-dampening performance in the home.



THOMPSON CREEK WINDOW COMPANY®

Window Features and Benefits



SOUND DAMPENING

Absorbs outside noises, creating a quieter living space.



SOLAR PROTECTION

Filters out UV rays to keep your home cooler.



ENERGY EFFICIENCY

Stay comfortable for less. Keep more of your conditioned air inside.



LOW MAINTENANCE

Our windows are made with the highest quality vinyl and glass so they're durable and hassle free.



WIND & RAIN

Our windows are manufactured to withstand Category 4 hurricane wind speeds and rainfall.



SUPERIOR STRENGTH

Our honeycombed frame design provides superior strength, insulation and energy efficiency.



SECURITY

Reinforced meeting rails allow the sashes to interlock so they cannot be separated or forced open from the outside.



EASY TO USE

Concealed tilt latches allow for easy operation, making it easier than ever to clean the outside of the window from the inside.



LOCAL MARYLAND FACTORY

Our windows are custom manufactured, installed and serviced from our family owned and operated factory.



INSTALLED BY EXPERTS

Our Certified Installation teams make sure every job is done right.

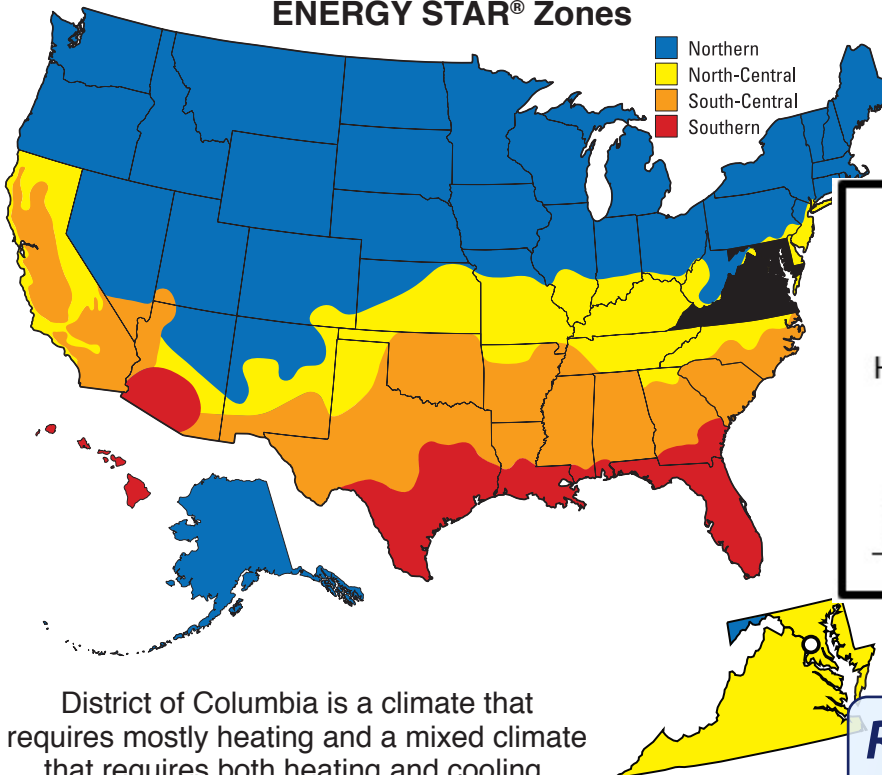


WARRANTY

Our goal is 100% customer satisfaction. All of our products and services are backed with a Thompson Creek No-Hassle Warranty & Buyer Protection Guarantee.

ENERGY STAR® Zones

- Northern
- North-Central
- South-Central
- Southern



District of Columbia is a climate that requires mostly heating and a mixed climate that requires both heating and cooling.

U-factor	SHGC	Air Leakage
Windows: $U \leq 0.27$ Windows: $U = 0.28$ Windows: $U = 0.29$ Windows: $U = 0.30$ Skylights: $U \leq 0.50$	Windows: Any Windows: $SHGC \geq 0.32$ Windows: $SHGC \geq 0.37$ Windows: $SHGC \geq 0.42$ Skylights: Any	Windows: $AL \leq 0.30$ Skylights: $AL \leq 0.30$

For superior energy performance, select windows with a U-factor of 0.25 or less. If air conditioning is not a concern, look for a higher Solar Heat Gain Coefficient (SHGC) to help offset cooling costs.



look for SHGC values of 0.25 or less.

U-factor	SHGC	Air Leakage
Windows: $U \leq 0.40$ Skylights: $U \leq 0.60$	Windows: $SHGC \leq 0.25$ Skylights: $SHGC \leq 0.28$	Windows: $AL \leq 0.30$ Skylights: $AL \leq 0.30$

REVIEWED For superior energy performance, select windows with a SHGC of 0.25 or less. Low U-factor is useful during cold days when heating is needed and is also helpful during hot days when it is important to keep the heat out.
By Devon.Murtha at 11:31 am, Sep 04, 2025