



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 9/4/2025

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 #1128802– Window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications 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: Brian Levy; Robert Timbers, Agent
Address: 7129 Maple 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.



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 1936 Takoma Park brick home. Trees and shrubs will not interfere with window replacement

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

Remove and cart off original front and side wood windows and storm windows using E.P.A. Lead Safe practices. Furnish and install 13 Marvin Elevate in-like-kind custom sized wood double hung retro-fitting replacement windows with white fiberglass clad exteriors, 6 over 6 grid configurations (matching existing) with 7/8" wide muntin bars and inside-the-glass spacer bars for historic accuracy, full screens. Includes double paned argon filled Low-E glass. Existing wood exterior brick molding and will nosing to remain uncapped.

REVIEWED

By Laura DiPasquale at 11:46 am, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Boudit

Work Item 1: Replace front and side windows

Description of Current Condition:

Original 1936 front and side wood windows with storm windows

Proposed Work:

Remove and cart off original front and side wood windows and storm windows using E.P.A. Lead Safe practices. Furnish and install 13 Marvin Elevate in-like-kind custom sized wood double hung retro-fitting replacement windows with white fiberglass clad exteriors, 6 over 6 grid configurations (matching existing) with 7/8" wide muntin bars and inside-the-glass spacer bars for historic accuracy, full screens. Includes double paned argon filled Low-E glass. Existing wood

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 3: _____

Description of Current Condition:

Proposed Work:

7129 Maple Ave.
Takoma Park
Front (west) view

B

B

A

A

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7129 Maple Ave.
Takoma Park
Left (North) view

C

A

A

D

A

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7129 Maple Ave.
Takoma Park
Right (South) view

A

A

A

A

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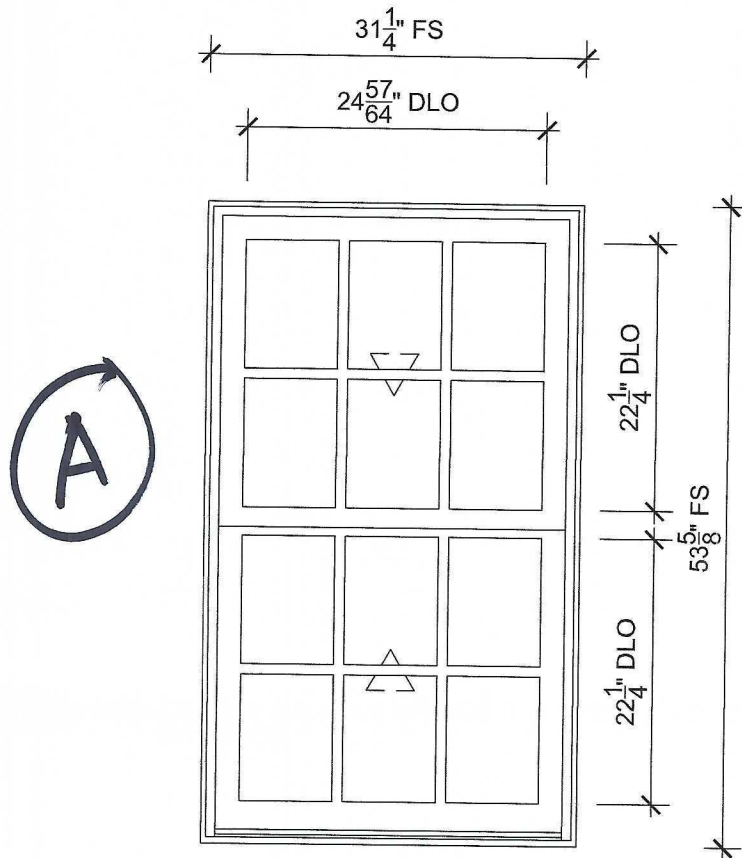
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Karen Benoit

Marvin Elevate



31.25 X 53.625 6/6
SCALE: 3/4" = 1'-0"

- $\frac{1}{5}$ Head
- $\frac{2}{5}$ Jamb
- $\frac{3}{5}$ Sill
- $\frac{4}{5}$ Divided Lite
- $\frac{1}{6}$ Check Rail

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Historic Preservation Commission

Karen Bunkle



PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

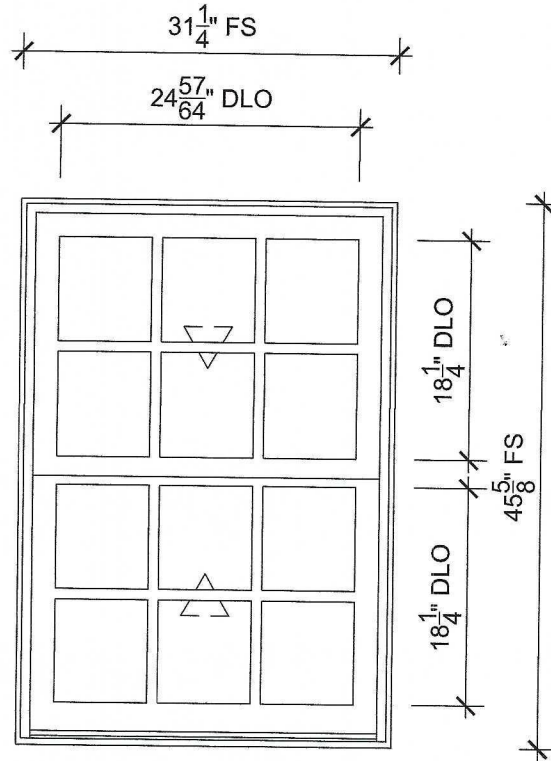
CREATED: 07/21/2025

REVISION:

SHEET
1
OF 6

Marvin Elevate

(B)



31.25 X 45.625 6/6
SCALE: 3/4" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Divided Lite
-  Check Rail

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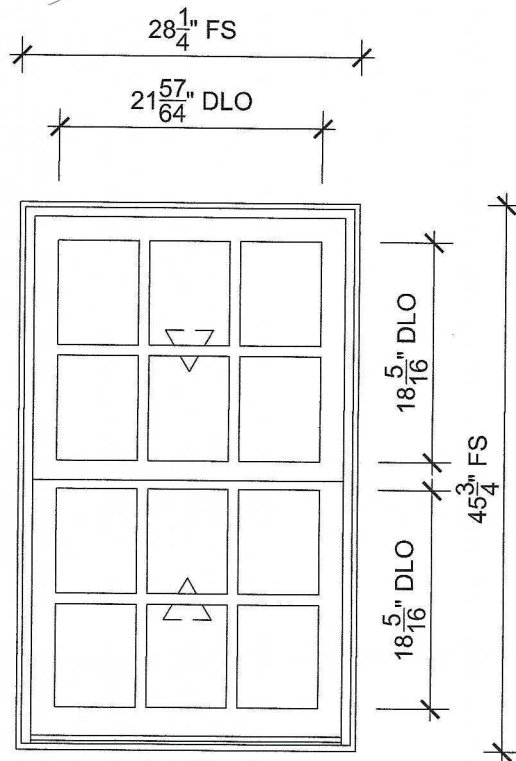
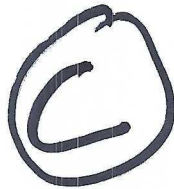
MARVIN 

PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC PK VER: 0004.16.01

CREATED: 07/21/2025 REVISION:

SHEET
2
OF 6

Marvin Elevate



28.25 X 45.75 TEMP BOTTOM

SCALE: 3/4" = 1'-0"

- 1
5 Head
- 2
5 Jamb
- 3
5 Sill
- 4
5 Divided Lite
- 2
6 Check Rail

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PROJ/JOB: American Energy Master-Levy-MS / Elevate
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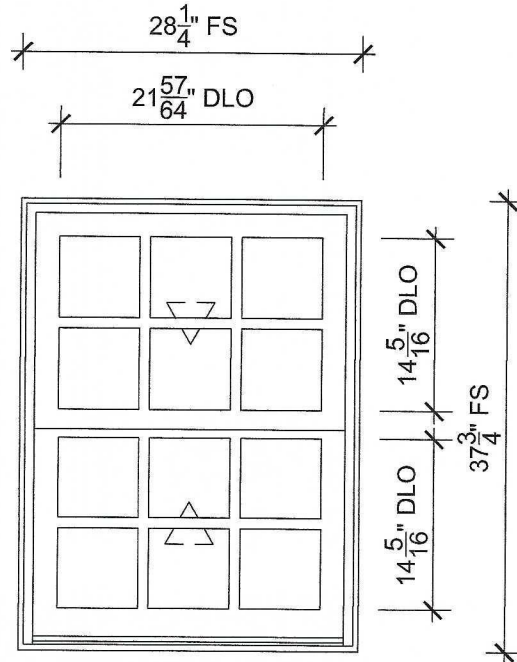
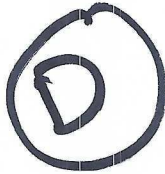
REVISION:

SHEET

3

OF 6

Marvin Skerte



28.25 X 37.75 6/6
SCALE: 3/4" = 1'-0"

- $\frac{1}{5}$ Head
- $\frac{2}{5}$ Jamb
- $\frac{3}{5}$ Sill
- $\frac{4}{5}$ Divided Lite
- $\frac{2}{6}$ Check Rail

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PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

CREATED: 07/21/2025

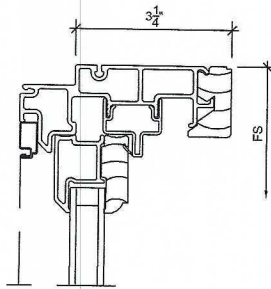
REVISION:

SHEET

4

OF 6

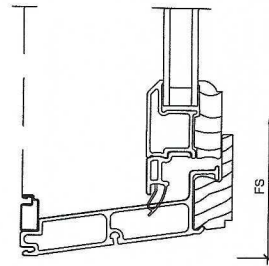
Marvin Elevate double hung



1
5

Head

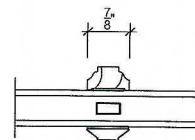
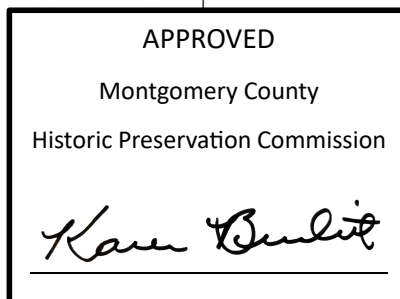
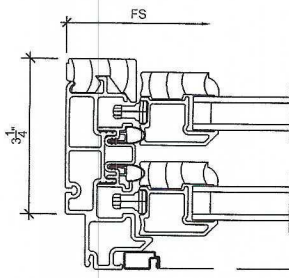
SCALE: 3" = 1'-0"



3
5

Sill

SCALE: 3" = 1'-0"



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2
5

Jamb

SCALE: 3" = 1'-0"

4
5

Divided Lite

SCALE: 3" = 1'-0"



PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

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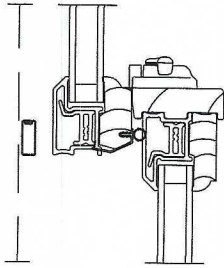
REVISION:

SHEET

5

OF 6

Marvin Slate double hung



1
6

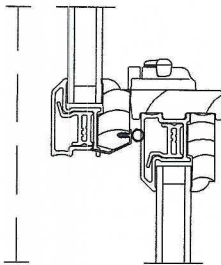
Check Rail

SCALE: 3" = 1'-0"

3
6

NOT USED

SCALE: 3" = 1'-0"



2
6

Check Rail

SCALE: 3" = 1'-0"

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4
6

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

CREATED: 07/21/2025

REVISION:

SHEET

6

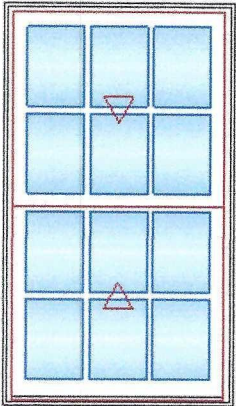
OF 6

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: 31.25 x 53.625 6/6			
Qty: 9				

MARVIN 



As Viewed From The Exterior

FS 31 1/4" X 53 5/8"

Egress Information

Width: 27 19/32" Height: 21 21/64"

Net Clear Opening: 4.09 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Stone White Exterior
White Interior
Elevate Double Hung Insert
Frame Size 31 1/4" X 53 5/8"
Inside Opening 31 5/8" X 53 7/8"

8 Degree Frame Bevel

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jamb

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

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

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Initials required

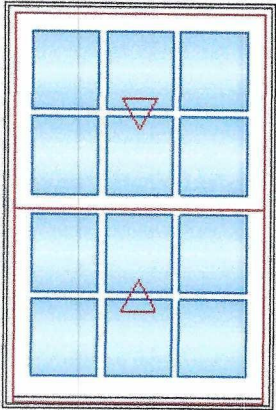
Seller: _____

Buyer: _____

Line #2	Mark Unit: 31.25 x 45.625 6/6			
Qty: 2				

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung Insert
Frame Size 31 1/4" X 45 5/8"
Inside Opening 31 5/8" X 45 7/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG



As Viewed From The Exterior

FS 31 1/4" X 45 5/8"

Egress Information

Width: 27 19/32" Height: 17 21/64"

Net Clear Opening: 3.32 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jamb

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

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

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Initials required

Seller: _____

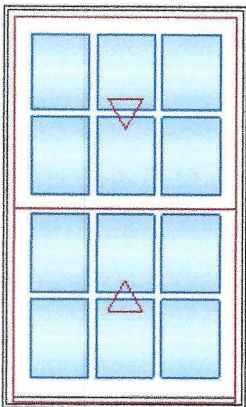
Buyer: _____

Line #3

Mark Unit: 28.25 x 45.75 TEMP BOTTOM

Qty: 1

MARVIN



As Viewed From The Exterior

FS 28 1/4" X 45 3/4"

Egress Information

Width: 24 19/32" Height: 17 25/64"

Net Clear Opening: 2.97 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Stone White Exterior

White Interior

Elevate Double Hung Insert

Frame Size 28 1/4" X 45 3/4"

Inside Opening 28 5/8" X 46"

8 Degree Frame Bevel

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Tempered Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jamb

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

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

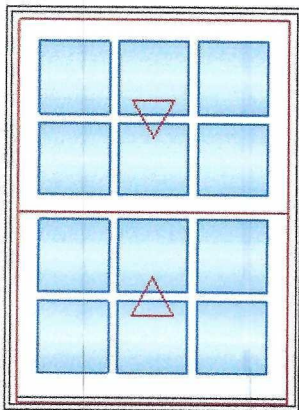
Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: 28.25 x 37.75 6/6			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 28 1/4" X 37 3/4"

Egress Information

Width: 24 19/32" Height: 13 25/64"

Net Clear Opening: 2.29 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Stone White Exterior
White Interior
Elevate Double Hung Insert
Frame Size 28 1/4" X 37 3/4"
Inside Opening 28 5/8" X 38"
8 Degree Frame Bevel

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jambs

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

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

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Historic Preservation Commission



Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: Delivery			
Qty: 1				

Labor Tailgate Delivery to Kensington, MD warehouse

Initials required