



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 #1124800 – Fence installation and retroactive window installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the September 3, 2025 HPC meeting:

1. The existing replacement windows visible from the public right-of-way are not eligible to be replaced in-kind, and new, appropriate, replacement windows must be reviewed under a new HAWP when they are replaced in the future.

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: William Payne
Address: 7420 Carroll 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:

1.5 Story 1923 Bungalow with front porch fronting Carroll Ave. Shared driveway/drivewaydriveway between 7420 and 7422. Our front yard has an Oak and Leyland Cypress growing that will remain in place. Neighbors at 7422 have a 3ft traditional picket fence that we intend to match.

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

Intend to install a 3ft high, open picket fence in the front yard. It would be the width of the house, front yard only, with a gate from the sidewalk to the front entry path.

Fence would be 3ft, traditional pointed top cedar pickets.

Also requesting retroactive approval of windows installed by a prior owner. Windows are identical in size to the originals, in the original locations but of different material and slightly different style than originals.

HPC decision 9/3/2025: The existing replacement windows visible from the public right-of-way are not eligible to be replaced in-kind, and new, appropriate, replacement windows must be reviewed under a new HAWP when they are replaced in the future.

REVIEWED

By Laura DiPasquale at 9:33 am, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Burt

Work Item 1: <u>Fence</u>	
Description of Current Condition: No front yard fence currently	Proposed Work: Intend to install a 3ft high, open picket fence in the front yard. It would be the width of the house, front yard only, with a gate from the sidewalk to the front entry apthpath. Fence would be 3ft, traditional, pointed top cedar pickets.
Work Item 2: <u>Windows (retro)</u>	
Description of Current Condition: House currently has double-hung, double-pane, high efficiency, vinyl windows in the original size/location. See attached photos.	Proposed Work: No proposed work on windows. Windows were replaced by a previous owner. Requesting permission to leave current windows in place as-is. We intend for all future exterior work to be done in accordance with historic preservation standards.
APPROVED Montgomery County Historic Preservation Commission 	
Work Item 3:	
Description of Current Condition:	

REVIEWED

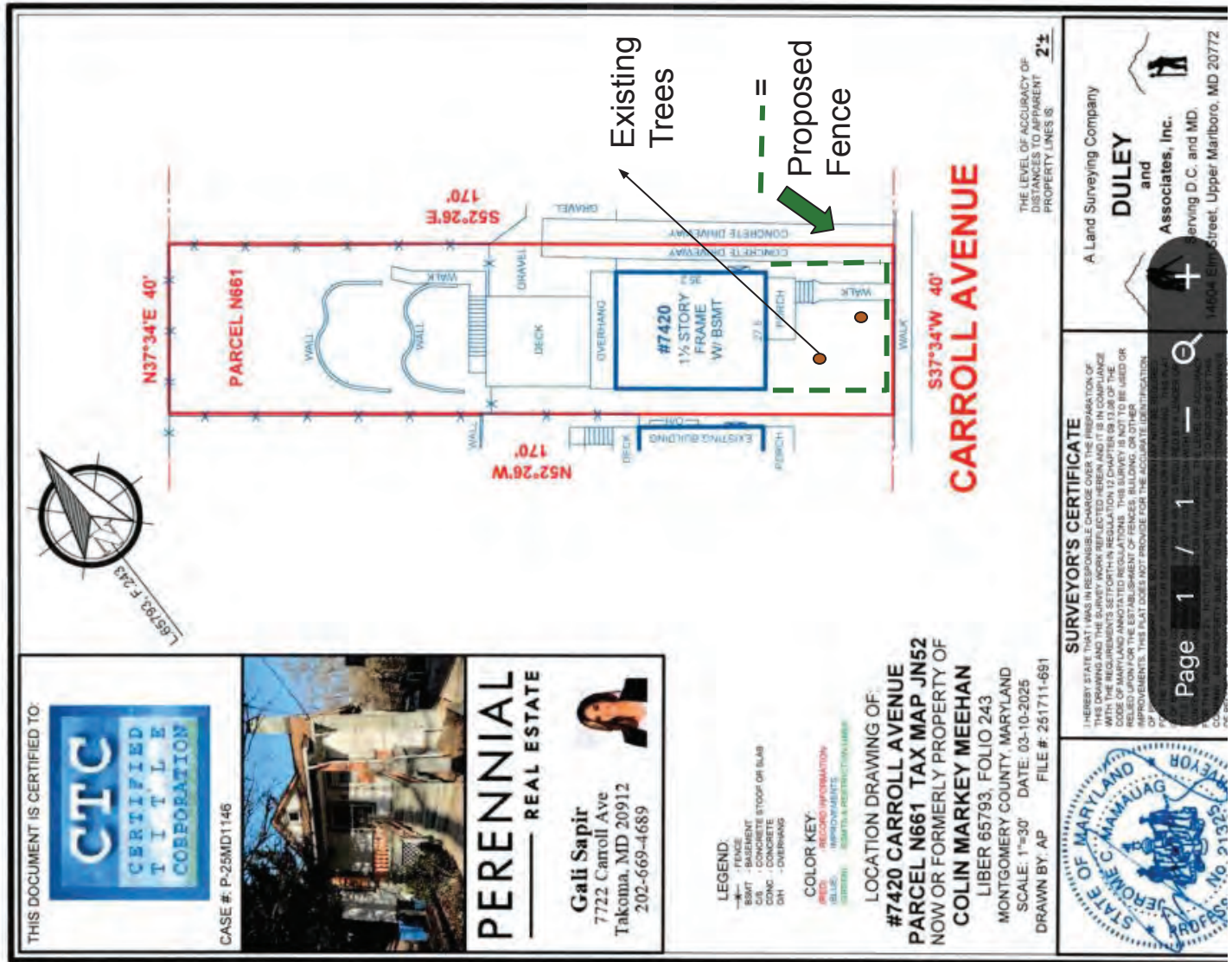
By Laura DIPasquale at 9:33 am, Sep 04, 2025

REVIEWED

By Laura DiPasquale at 9:33 am, Sep 04, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Karen Benoit



7420 Carroll - HAWP Application - Fence Specs

Height: 36" / 3 feet

Material: Cedar

Style: traditional/pointed top pickets

Photo:



REVIEWED

By Laura DiPasquale at 9:33 am, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Burt

May 2022

Windows prior to replacement



REVIEWED

By Laura DiPasquale at 9:33 am, Sep 04, 2025



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

Jan 2025 (Previous owner) windows installed without a HAWP



REVIEWED

By Laura DiPasquale at 9:34 am, Sep 04, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Karen Benoit



HPC decision 9/3/2025: The existing replacement windows visible from the public right-of-way are not eligible to be replaced in-kind, and new, appropriate, replacement windows must be reviewed under a new HAWP when they are replaced in the future.

July 2025 (Current Owner - no changes)



REVIEWED

By Laura DiPasquale at 9:34 am, Sep 04, 2025

APPROVED
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