



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 27, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1150529 – Fence replacement and alterations, and 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 March 25, 2026 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: Kathy Milton and Steve Fabry (Rick Leonard, Architect)
Address: 7314 Willow 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:

1920's 30's Category 2 Bungalow

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

1

Replacing 3 basement windows which are inoperable, frames rotting, allowing mice to enter house.

WINDOWS WILL BE REPLACED WITH MARVIN ELEVATE AWNING
WINDOWS - 3 LITE S/DL TO MATCH EXISTING MUNTIN PATTERN.

WINDOWS ARE NOT VISIBLE FROM STREET

2

REPLACE GATES AND FENCE BOARDS - BOTH SIDES OF HOUSE
BETWEEN HOUSE AND SIDE FENCE DUE TO AGE/ DETERIORATION.
FENCE BOARDS TO BE SIMILAR - STR CEDAR. GATES -
SEE ATTACHED SKETCH.

REVIEWED
By Laura DiPasquale at 1:45 pm, Mar 27, 2026

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0004.19.01 (Current)
 availability and pricing subject to change.

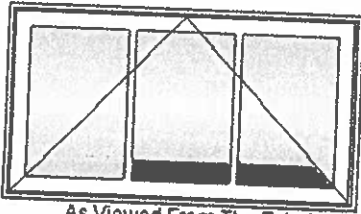
Heritage
 7314 Willow Ave
 Quote Number: EMHPEGL

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:	Net Price:	1,036.81
Qty: 2		Ext. Net Price:	2,073.62
		USD	

MARVIN 



As Viewed From The Exterior

- Stone White Exterior
- White Interior
- Elevate Awning - Roto Operating
- Frame Size 41" X 22"
- Rough Opening 42" X 22 1/2"
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Silver Stainless Steel Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Silver
- Rectangular - Special Cut 3W1H
- Stone White Ext - White Int
- White Folding Handle
- Interior Aluminum Screen
- Bright View Mesh
- White Surround
- 4 9/16" Jamb
- Nailing Fin
- ***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

Entered As: FS
 MO 41 1/2" X 22 1/4"
 FS 41" X 22"
 RO 42" X 22 1/2"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 57
 CPD Number: MAR-N-251-01240-00001
Performance Grade
 Licensee #899
 AAMA/WDMA/CSA 101/I.S.2/A440-17
 LC-PG50 1219X1197 mm (48X47.1 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9686
 Utrex Fiberglass: AAMA 624

Initials required

Seller: _____

Buyer: _____

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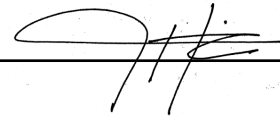
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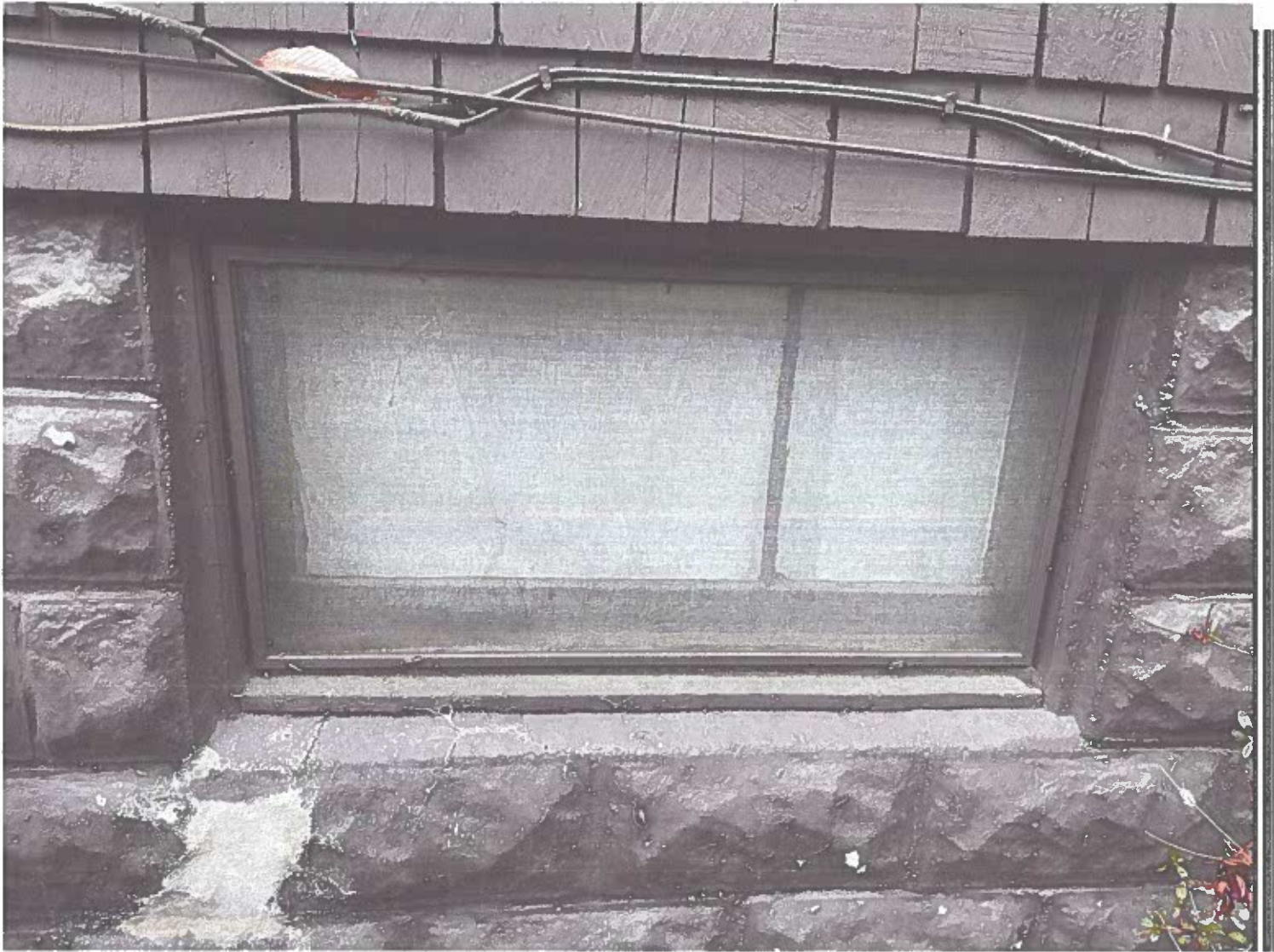
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SOUTH SIDE BASEMENT WINDOWS
7314 WINDOW A/B.



NORTH SIDE WINDOW
MISSING 1 MUNTIN

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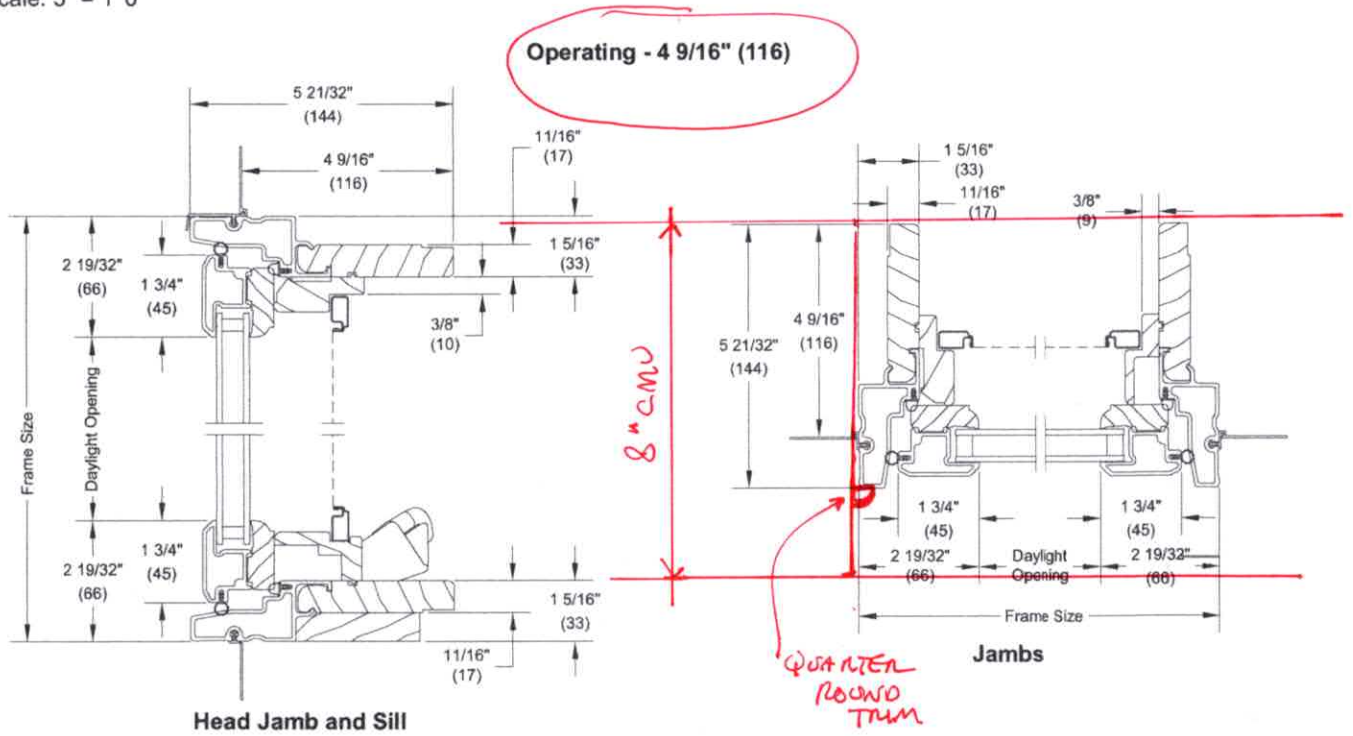
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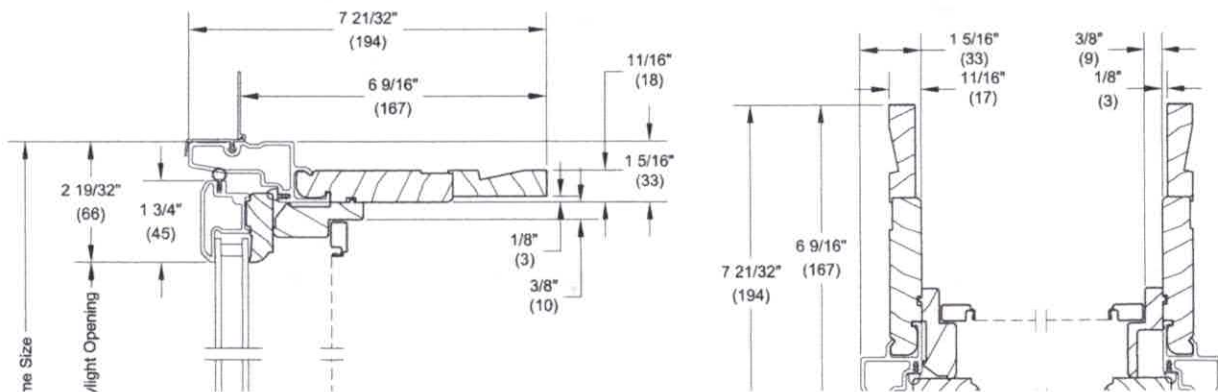
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Section Details: Operating - Casement / Awning

Scale: 3" = 1' 0"



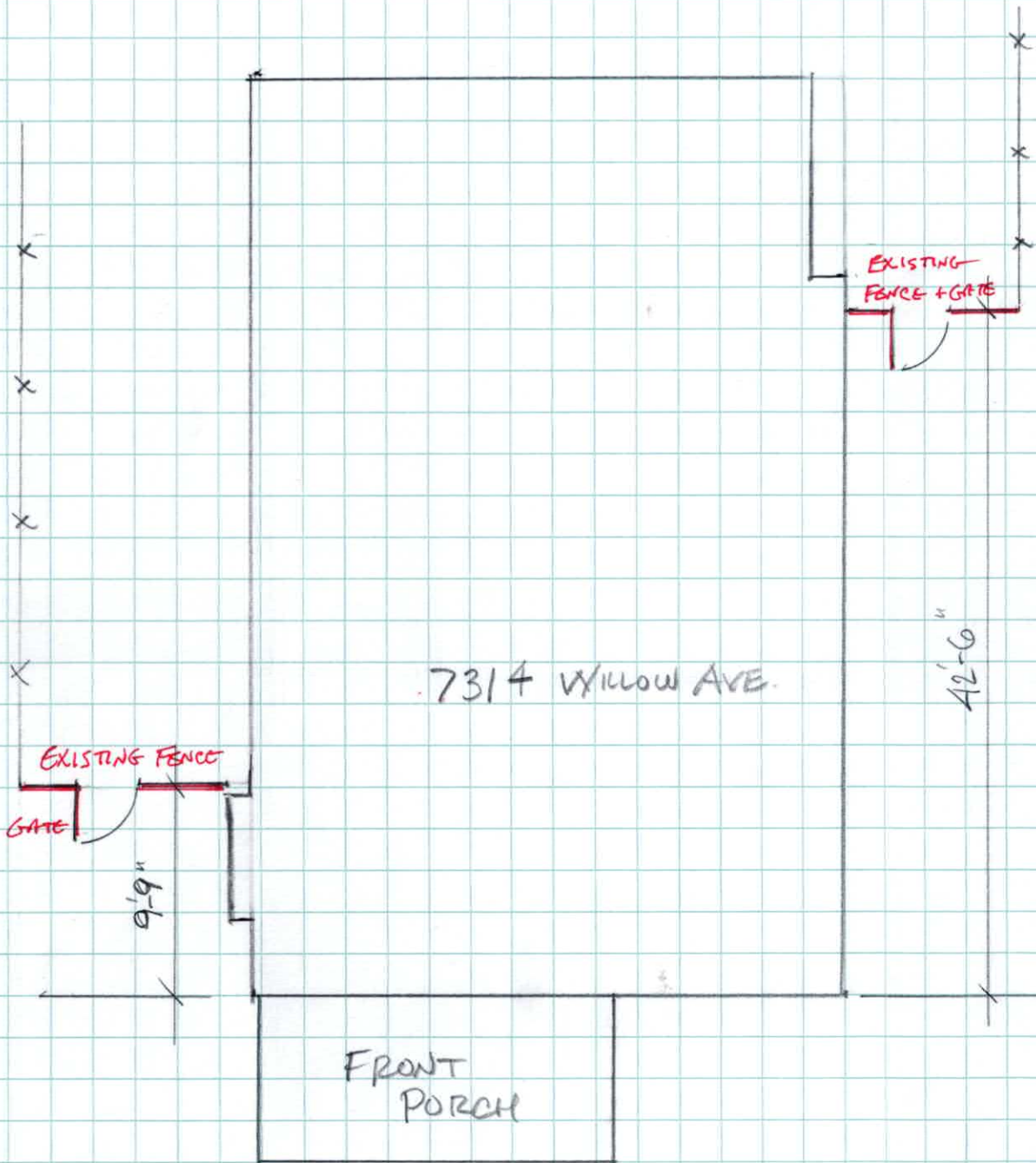
Operating - 6 9/16" (167)



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7314 WILLOW AVE.

42'-6"

9'-9"

FRONT PORCH

EXISTING FENCE
GATE

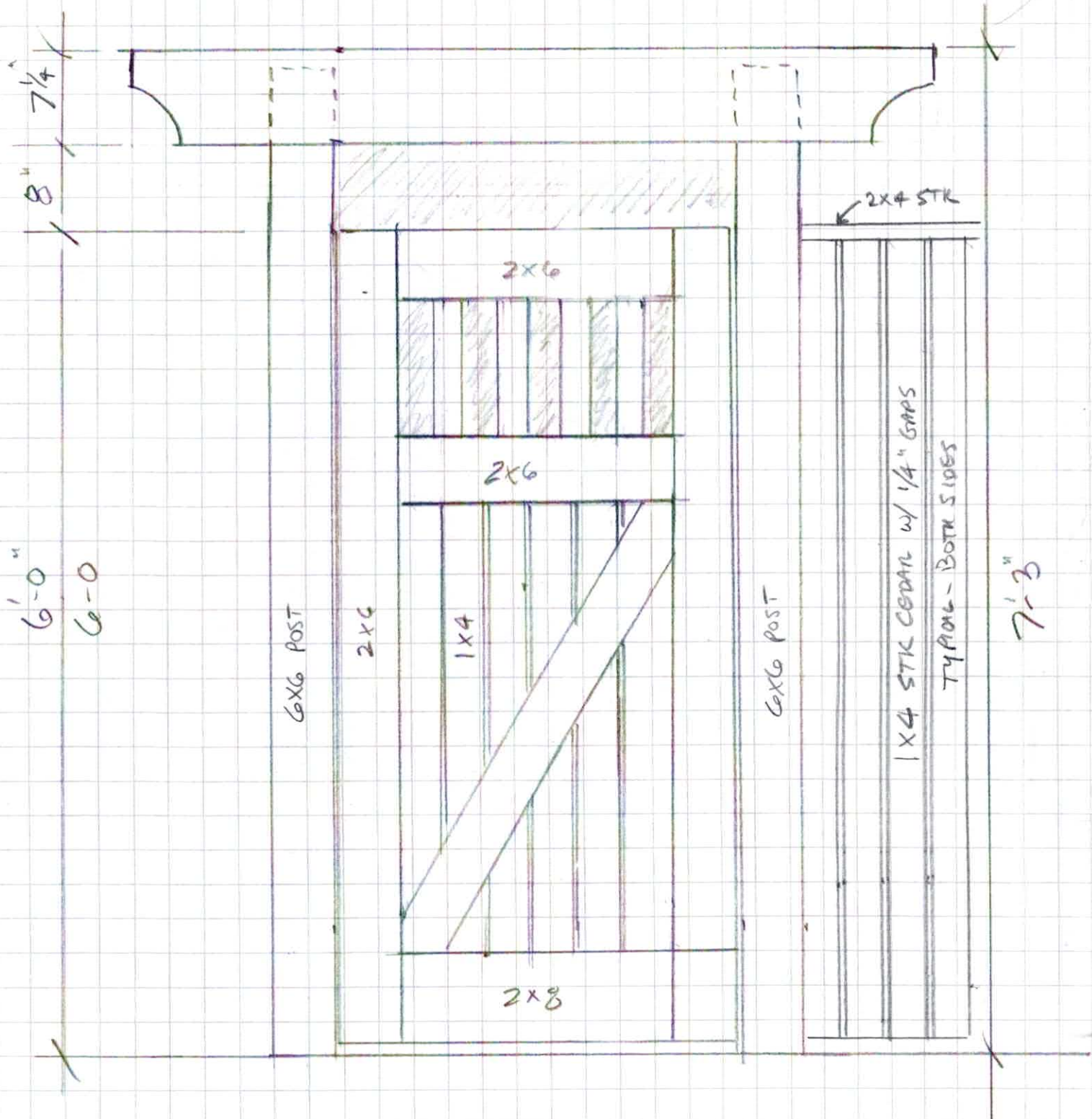
EXISTING FENCE + GATE

SCALE: 1/8" = 1'-0"

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[Signature]

GATE + FENCE ELEVATION

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A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be the initials of a representative of the Historic Preservation Commission.

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