



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Jeffrey Hains**  
*Chair*

April 10, 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 #1151947– Partial demolition, construction of rear addition and deck,  
and fenestration alterations

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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 April 8, 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: Remington and Gretta Stone (Eric Saul, Architect)  
Address: 7303 Takoma 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](mailto: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:

The existing house is a stucco-covered colonial house with a slate roof. There are no significant trees in the rear yard. The primary structure was built in 1923.

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

New 2 story additon plus basement and deck proposed on the rear of the existing structure to include a new kitchen on the fiorsst floor, a new finished basement rec room, and a Master bedroom suite on the 2nd floor. Also included are two new windows on the north side of the original house.

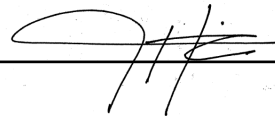
**REVIEWED**

*By Laura DiPasquale at 12:34 pm, Apr 10, 2026*

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Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

Work Item 1: Rear Addition

Description of Current Condition:  
existing two story addition with a sunroom on the 1st floor and unfinished basement below

Proposed Work:  
New 2 story addition plus basement

Work Item 2: Deck

Description of Current Condition:  
Existing two-tiered deck.

Proposed Work:  
New larger two-tiered deck

Work Item 3: Windows

Description of Current Condition:  
Existing north side wall of main house

Proposed Work:  
New window in existing living room and new window on the bay window of the existing dining room

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By Laura DIPasquale at 12:34 pm, Apr 10, 2026

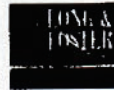
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Montgomery County  
Historic Preservation Commission



THIS DOCUMENT IS CERTIFIED TO:

# SETTLEMENT *Ink*

4719 Chestnut Street, Bethesda, MD 20814  
Settlements for Maryland- District of Columbia - Virginia  
Main Line: 301-907-8800 - Fax Line: 301-907-8200



## Long & Foster

The Total Homeownership Experience

**Anna Mackler**

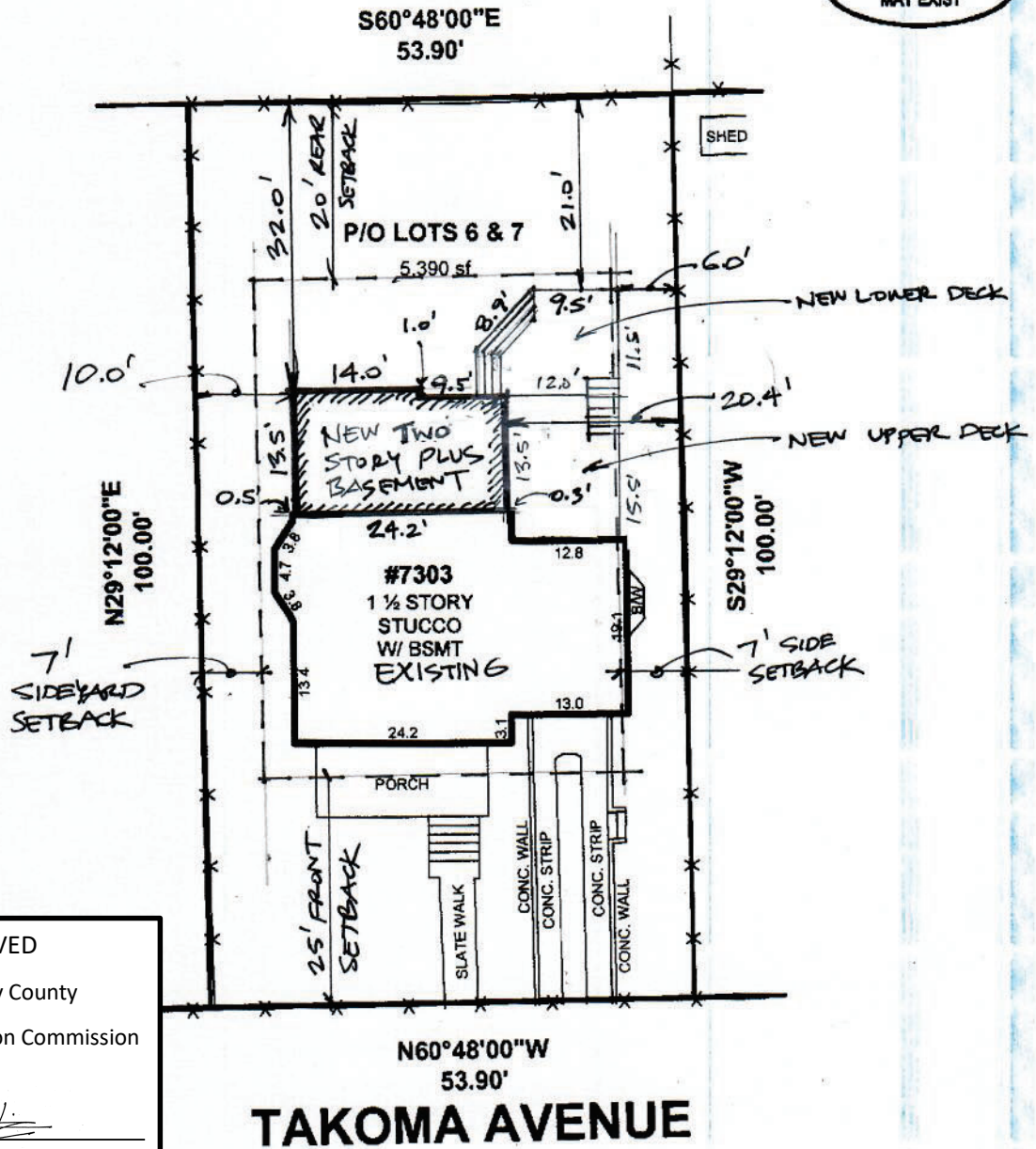
7700 Old Georgetown Rd #120  
Bethesda, Maryland 20814  
Office: 240-497-1607  
Direct: 240-497-1700



CASE #: LNF180416



**NOTE:**  
ENCROACHMENTS  
MAY EXIST



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By Laura DiPasquale at 12:34 pm, Apr 10, 2026

PART OF LOTS 6 & 7 BLOCK 11  
N/F PROPERTY OF

LEGEND:

- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- B/W - BAY WINDOW
- TR - TRANCE

A Land Surveying Company

**DULEY**  
and  
Associates, Inc.

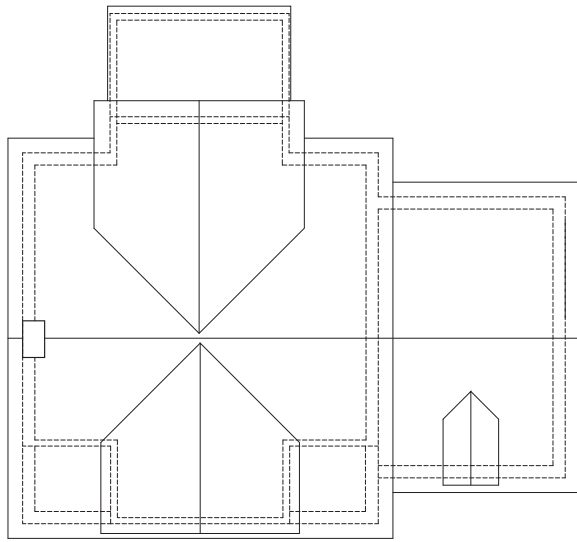


REVIEWED

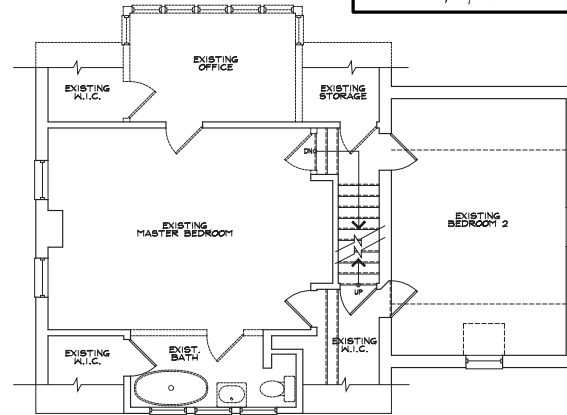
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MUNICIPAL STAMPS

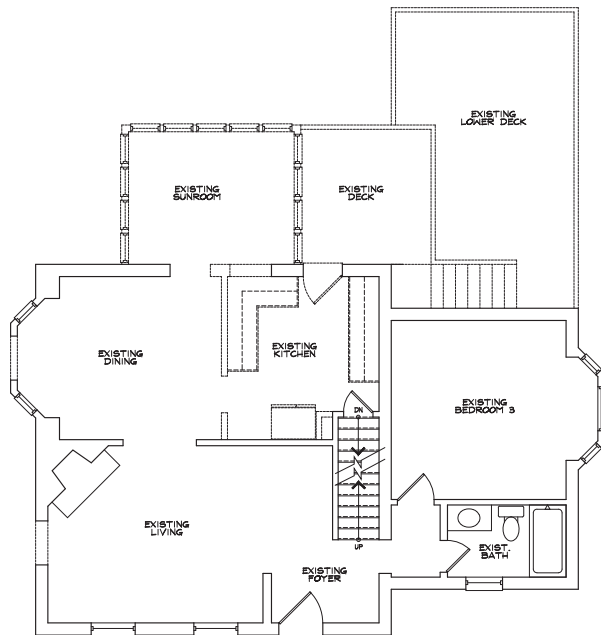
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Historic Preservation Commission



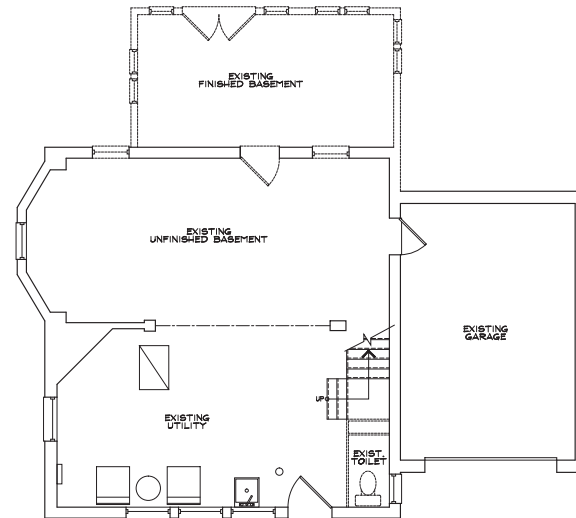
4 EXISTING/DEMO ROOF PLAN  
AI 1/4" = 1'-0"



3 EXISTING/DEMO SECOND FLOOR PLAN  
AI 1/4" = 1'-0"



2 EXISTING/DEMO FIRST FLOOR PLAN  
AI 1/4" = 1'-0"



1 EXISTING/DEMO BASEMENT PLAN  
AI 1/4" = 1'-0"

DEMOLITION KEYNOTES:

- ① EXISTING WINDOW TO BE REMOVED
- ② EXISTING BAY WINDOW TO BE REMOVED
- ③ BEARING WALL TO BE REMOVED - SEE FRAMING PLANS FOR NEW BEAM
- ④ EXISTING DOOR TO BE REMOVED
- ⑤ DEMO EXISTING BRICK WALL FOR NEW WINDOW
- ⑥ DEMO EXISTING EXTERIOR DECK AND STEPS
- ⑦ COMPLETE DEMO OF EXISTING ADDITION: DEMO EXISTING KITCHEN, DINING ROOM, SECOND FLOOR BEDROOM, SECOND FLOOR HALLS TO BE REMOVED AND REPLACED WITH NEW JOISTS PER NEW FRAMING PLANS. EXISTING EXTERIOR MASONRY WALLS TO REMAIN INTACT
- ⑧ COMPLETE DEMO OF EXISTING BATHROOMS: REMOVE ALL CABINETS, PLUMBING FIXTURES, HARDWARE, FINISHES AND FLOORING. CAP ALL PLUMBING AND EXPOSE ALL MECHANICAL AND ELECTRICAL.
- ⑨ DEMO NON-LOAD BEARING WALL
- ⑩ DEMO EXISTING FRONT PORCH INCLUDING FOUNDATION
- ⑪ EXISTING CLOSET TO BE DEMOLISHED
- ⑫ DEMO EXISTING ROOFING AND RAILING
- ⑬ DEMO EXISTING AREAWAY

GENERAL DEMO NOTES

1. DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
2. EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
3. SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
4. EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
5. ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT AND STORED ITEMS TO BE RE-USED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
6. ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

FLOOR PLAN LEGEND

	EXISTING HALL TO REMAIN
	NEW INT. 2X4 STUD WALL, U.O.
	NEW EXT. 2X4 STUD FURRED WALL
	R-13 MIN. INSULATION
	NEW EXTERIOR 2X4 STUD WALL: R-30 MIN. SPRAY FOAM INSULATION
	NEW 6" CONC. MASONRY WALL
	NEW BRICK MASONRY WALL OR PIER
	EXISTING HALL TO BE REMOVED
	EXISTING ITEM TO BE REMOVED
	8'-0" CEILING HEIGHT INDICATOR

SAUL ARCHITECTS  
8184 CARROLL AVENUE | TAKOMA PARK, MD 20912  
P: 301-707-0093  
F: 301-707-0094  
WWW.SAULARCHITECTS.COM

REVISIONS

STONE RESIDENCE  
ADDITION AND RENOVATION  
7303 TAKOMA AVENUE | TAKOMA PARK, MD 20912



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14248, EXPIRATION DATE: JUNE 30, 2027.

PROJECT NUMBER: 21068

DATE	PURPOSE
03.01.26	30% SUBMITTAL
03.24.26	MEETING 2
03.18.26	MARK SUBMITTAL

EXISTING/DEMO  
FLOOR PLANS

AI

REVIEWED

By Laura DiPasquale at 12:34 pm, Apr 10, 2026

MUNICIPAL STAMPS

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Montgomery County  
Historic Preservation Commission

FLOOR PLAN KEYNOTES:

- 1 NEW TOILET
- 2 NEW 84" VANITY SINK
- 3 NEW CUSTOM TILED SHOWER W/ GLASS ENCLOSURE AND TILED SOAP NICH
- 4 NEW 36" VANITY
- 5 NEW TILE FLOORING - SELECTED BY OWNER
- 6 NEW CASSED OPENING
- 7 NEW HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - ADD BLOCKING UNDER FLOOR AS NEEDED
- 8 NEW KITCHEN CABINETS PER SEPARATE KITCHEN DESIGN DRAWINGS
- 9 NEW 36" HIGH DECK GUARDRAIL
- 10 PT DECKING BOARDS
- 11 5' PRE-FINISHED GUTTER TO MATCH EXISTING HOUSE
- 12 DOWNSPOUT - MATCH EXISTING HOUSE
- 13 NEW 30 YEAR ARCHITECTURAL ROOF SHINGLE - COLOR SELECTED BY OWNER
- 14 NEW BUILT-IN
- 15 CUSTOM CLOSET ORGANIZING
- 16 NEW RIDGE VENT
- 17 NEW 6X6 PT POST (TYP.)
- 18 NEW 4.5" SQ. COLUMN WRAP (6X6 PT POST INSIDE)
- 19 POURED CONCRETE PORCH. OPTION TO COVER IN STONE
- 20 CLOSET/PANTRY SHELIVING TO BE DESIGNED OR SELECTED BY OWNER
- 21 NEW PEDESTAL SINK

SAUL ARCHITECTS  
8784 CANTON AVENUE | TAKOMA PARK, MD 20912  
P: 301-270-0393  
F: 301-270-0394  
WWW.SAULARCHITECTS.COM

REVISIONS

STONE RESIDENCE  
ADDITION AND RENOVATION  
7303 TAKOMA AVENUE | TAKOMA PARK, MD 20912  
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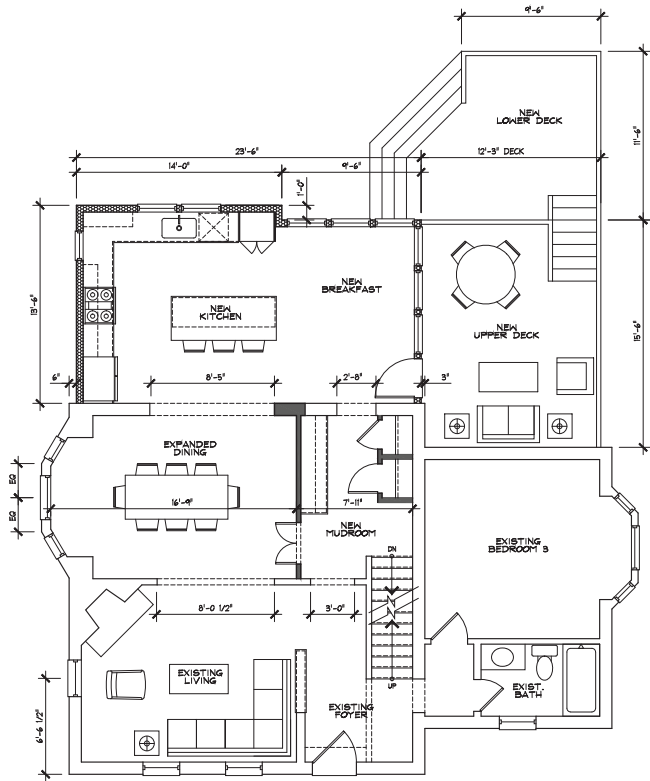
PROFESSIONAL CERTIFICATION:  
I, ERIC SAUL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14248, EXPIRATION DATE: JUNE 30, 2027.

PROJECT NUMBER: 21088

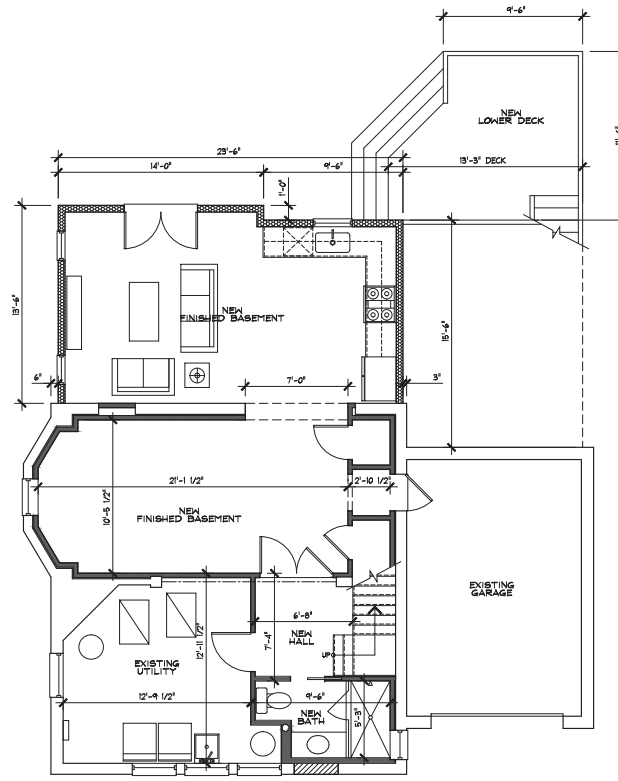
DATE	PURPOSE
03.01.25	SUBMITTING 1
03.07.25	REVISIONS 1
03.18.25	MARK SUBMITTAL

PROPOSED BASEMENT AND FIRST FLOOR PLANS

A1.1



2 PROPOSED FIRST FLOOR PLAN  
A1.1 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN  
A1.3 1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
3. DOORS TO BE LOCATED 4" FROM HALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

FLOOR PLAN LEGEND

- EXISTING HALL TO REMAIN
- NEW INT. 2X4 STUD WALL, U.N.O.
- NEW EXT. 2X4 STUD FURRED WALL R-13 MIN. INSULATION
- NEW EXTERIOR 2X4 STUD WALL; R-30 MIN. SPRAY FOAM INSULATION
- NEW 8" CONC. MASONRY WALL
- NEW BRICK MASONRY HALL OR PIER
- EXISTING HALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- 8'-0" CEILING HEIGHT INDICATOR



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MUNICIPAL STAMPS



3 EXISTING NORTH SIDE ELEVATION  
 A2.1 1/4" = 1'-0"



2 EXISTING SOUTH SIDE ELEVATION  
 A2.1 1/4" = 1'-0"



1 EXISTING REAR ELEVATION  
 A2.1 1/4" = 1'-0"

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 814 CARROLL AVENUE | TAKOMA PARK, MD 20912  
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 info@saularchitects.com  
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REVISIONS

**STONE RESIDENCE**  
 ADDITION AND RENOVATION  
 7303 TAKOMA AVENUE | TAKOMA PARK, MD 20912

PROJECT NUMBER: 21068

PRINTING LOG

DATE PURPOSE

01.01.26 SUBMITTING

03.09.26 SUBMITTING 2

03.18.26 MARK SUBMITTAL

EXISTING  
 EXTERIOR  
 ELEVATIONS

A2.1

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 By Laura DiPasquale at 12:34 pm, Apr 10, 2026

MUNICIPAL STAMPS

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REVISIONS

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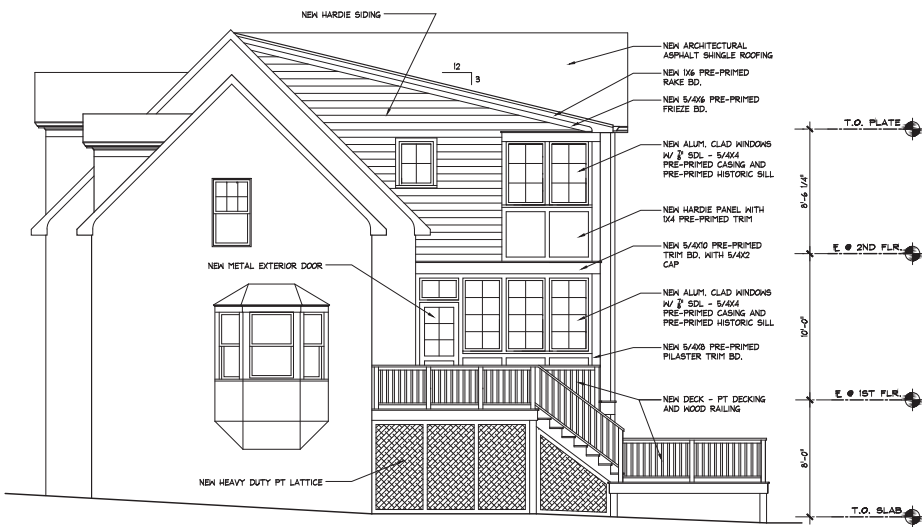
DATE	PURPOSE
03/01/25	SUBMITTING 1
03/09/25	MEETING 2
03/18/24	HAPP SUBMITTAL

EXTERIOR ELEVATIONS

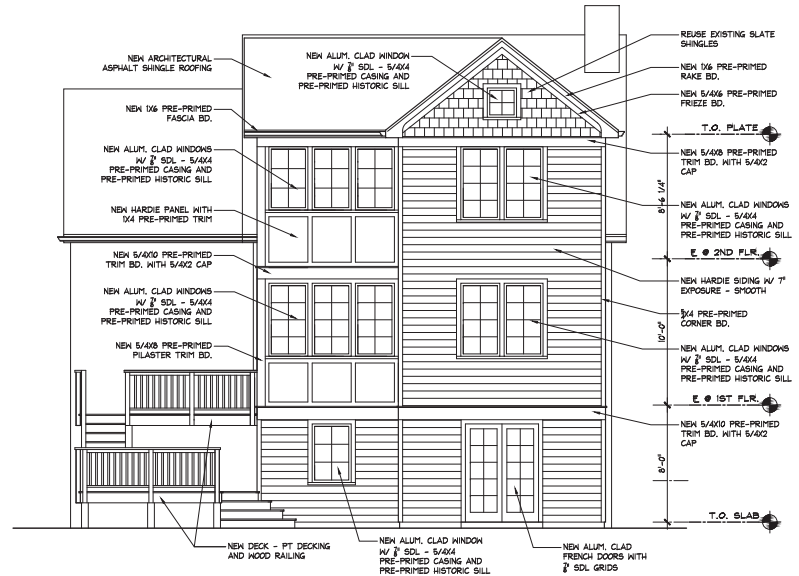
A2



3 PROPOSED NORTH SIDE ELEVATION  
 A2 1/4" = 1'-0"



2 PROPOSED SOUTH SIDE ELEVATION  
 A2 1/4" = 1'-0"



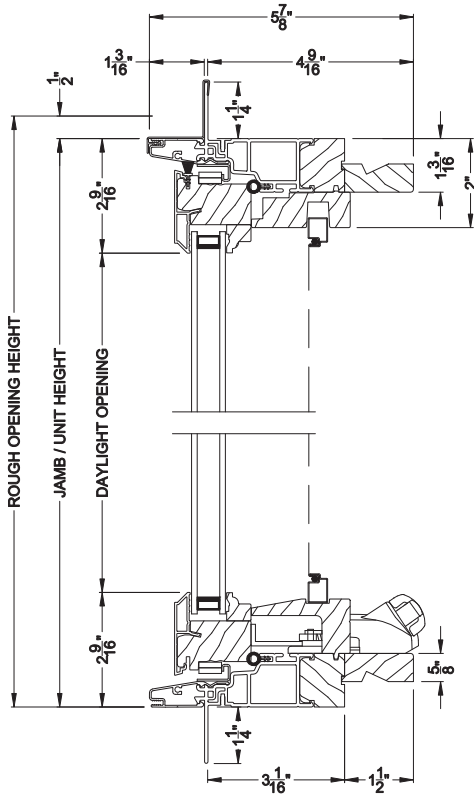
1 PROPOSED REAR ELEVATION  
 A2 1/4" = 1'-0"

# Weather Shield®

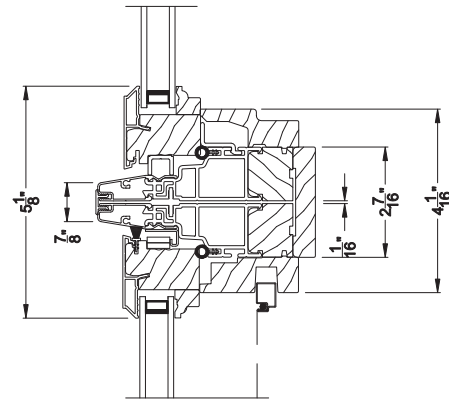
## Signature Series™

# Casement Windows

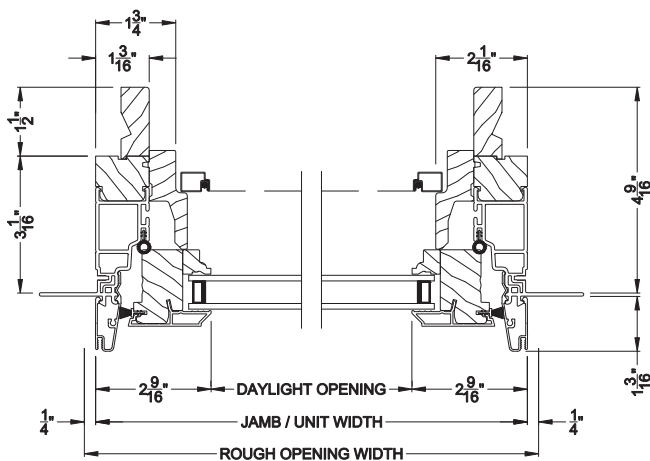
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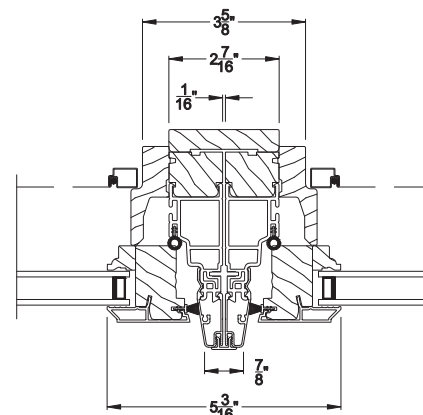
**SIGNATURE CASEMENT WINDOW (8219)**  
Vertical Section



**SIGNATURE CASEMENT WINDOW**  
Horizontal Stack Section - Transom Stack over Casement



**SIGNATURE CASEMENT WINDOW (8219)**  
Horizontal Section



**SIGNATURE CASEMENT WINDOW**

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Historic Preservation Commission

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By Laura DiPasquale at 12:34 pm, Apr 10, 2026

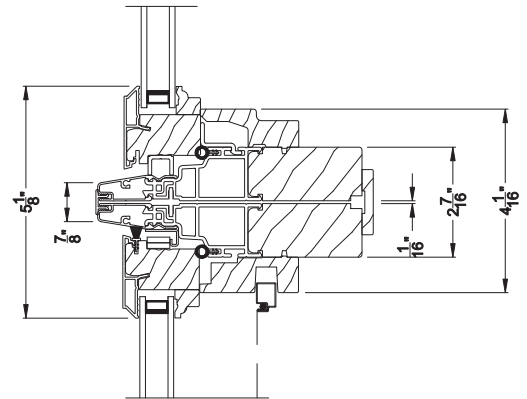
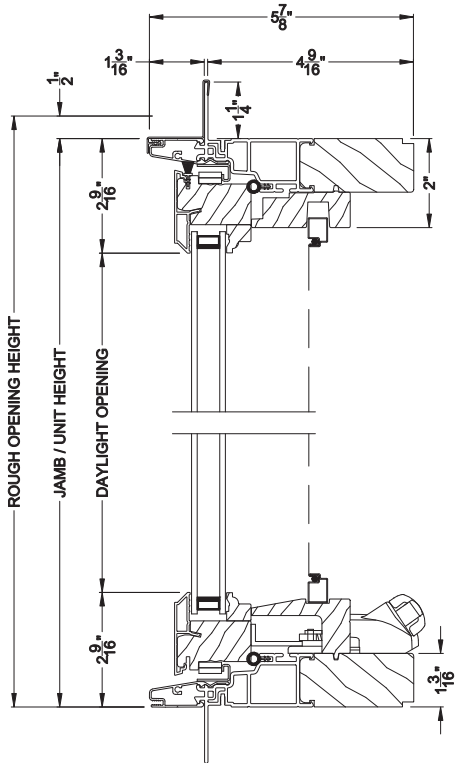
out notice.

# Weather Shield®

## Signature Series™

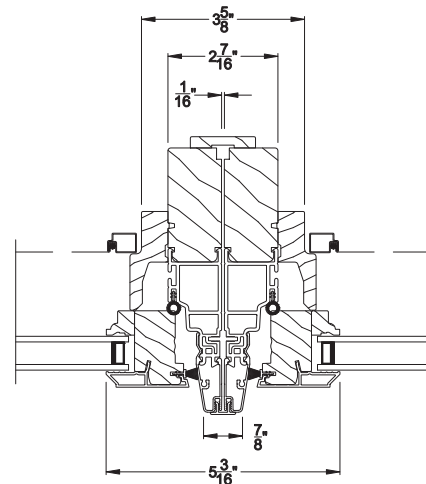
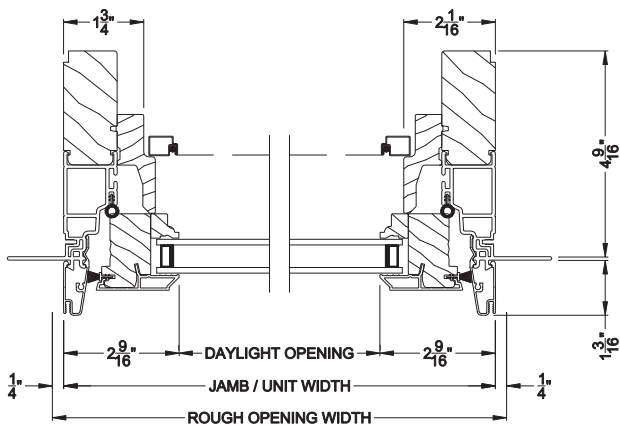
# Casement Windows

## CROSS SECTION DETAILS



**SIGNATURE CASEMENT WINDOW**  
Horizontal Stack Section - Transom Stack over Casement

**SIGNATURE CASEMENT WINDOW (8219)**  
Vertical Section - 5/4 Jamb



**SIGNATURE CASEMENT WINDOW (8219)**  
Horizontal Section - 5/4 Jamb

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SIGNATURE CASEMENT WINDOW

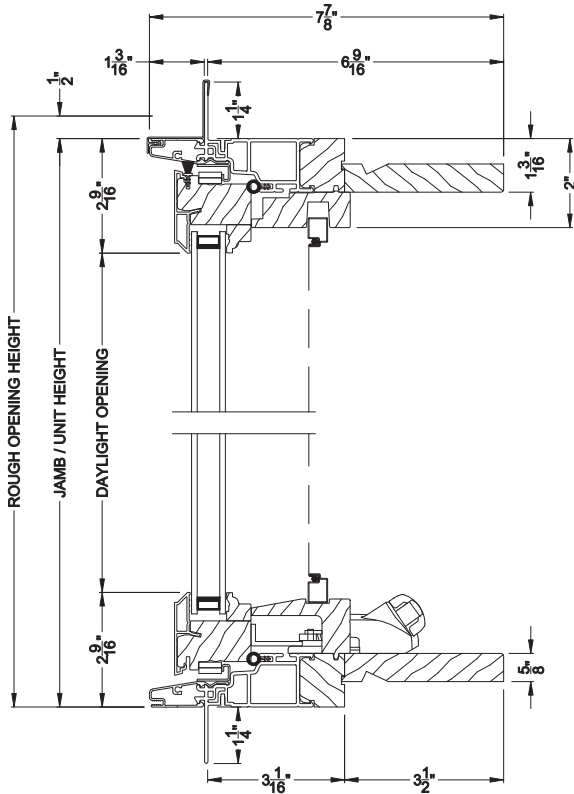
Notice.

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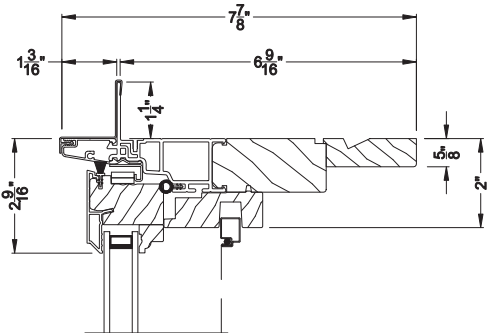
## Signature Series™

# Casement Windows

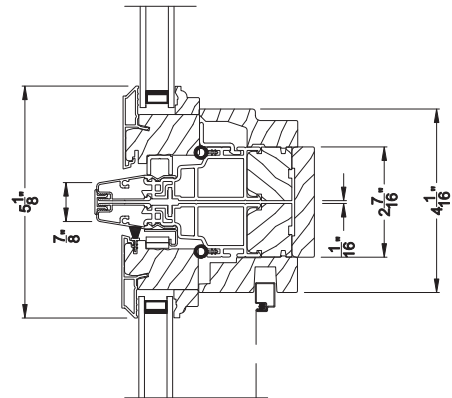
## CROSS SECTION DETAILS



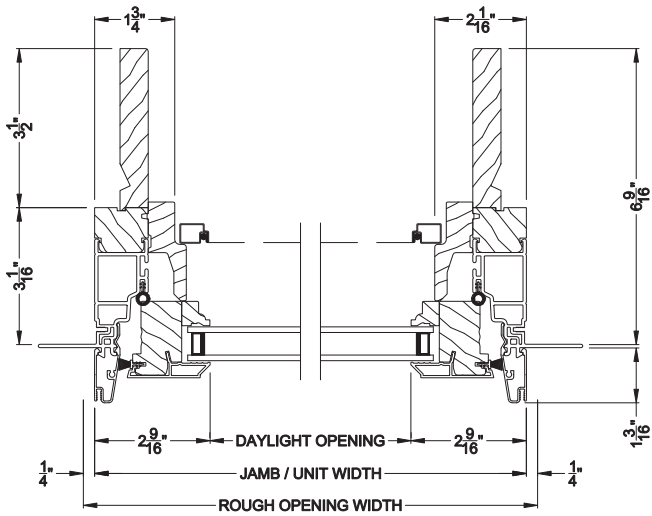
**SIGNATURE CASEMENT WINDOW (8219)**  
Vertical Section - 6-9/16" jamb



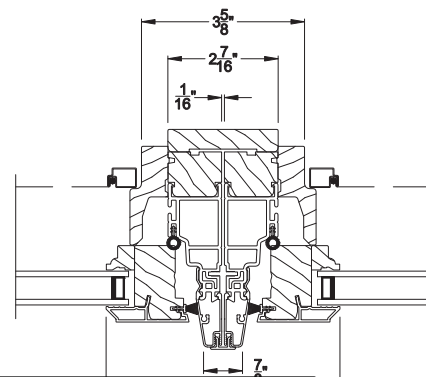
**SIGNATURE CASEMENT WINDOW**  
Vertical Section - 5/4 jamb option with extension



**SIGNATURE CASEMENT WINDOW**  
Horizontal Stack Section - Transom Stack over Casement



**SIGNATURE CASEMENT WINDOW (8219)**  
Horizontal Section - 6-9/16" jamb



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By Laura DiPasquale at 12:34 pm, Apr 10, 2026

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Historic Preservation Commission

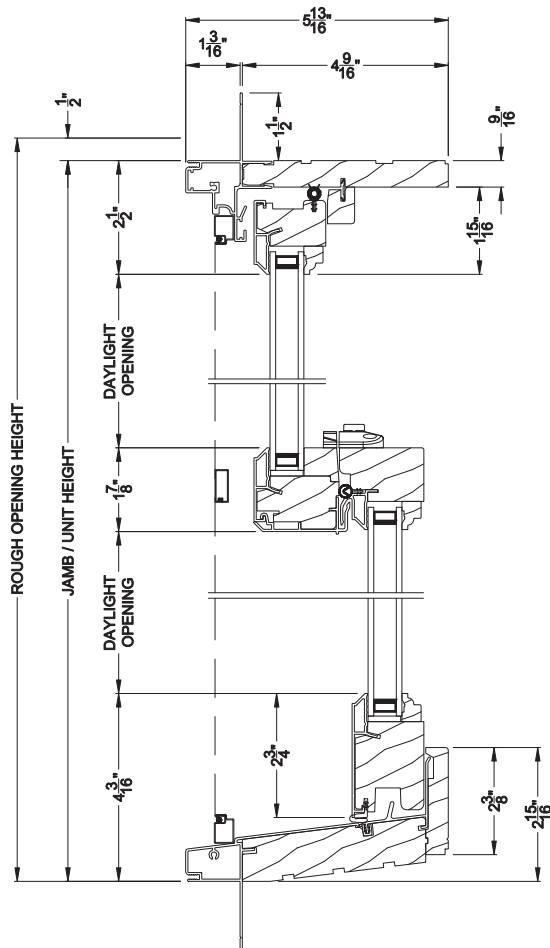
WINDOW

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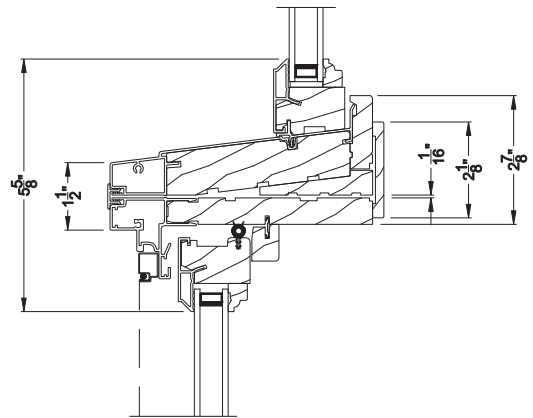
## Signature Series™

# Double Hung Windows

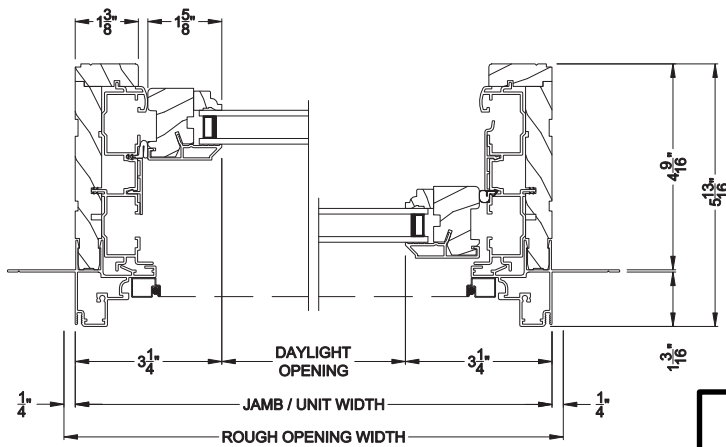
## CROSS SECTION DETAILS



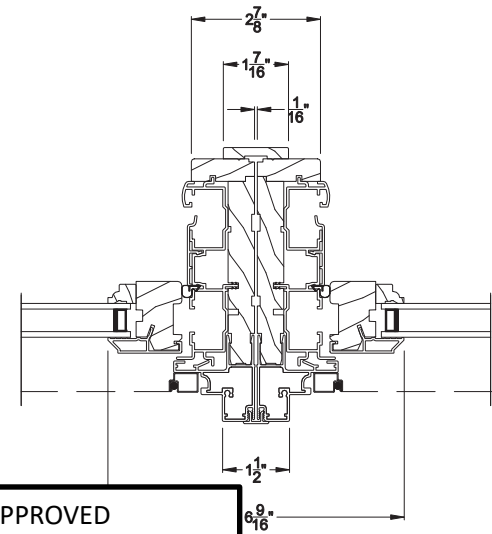
**SIGNATURE DOUBLE HUNG WINDOW (8122)**  
Vertical Section



**SIGNATURE DOUBLE HUNG WINDOW**  
Horizontal Stack Section - Transom Stack over DH



**SIGNATURE DOUBLE HUNG WINDOW (8122)**  
Horizontal Section



**SIGNATURE DOUBLE HUNG WINDOW**  
Horizontal Section - Double Hung Window over DH

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Montgomery County  
Historic Preservation Commission

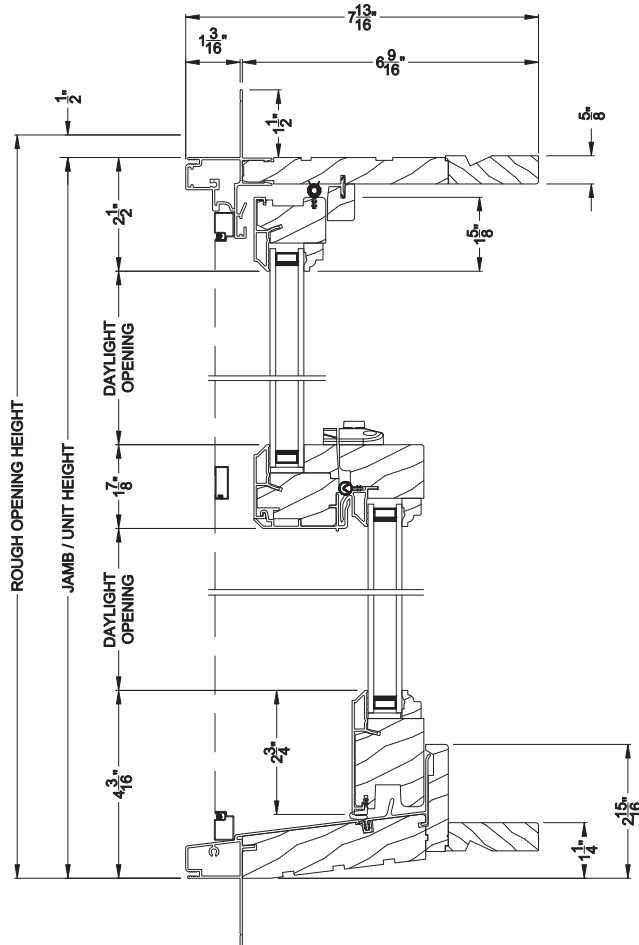
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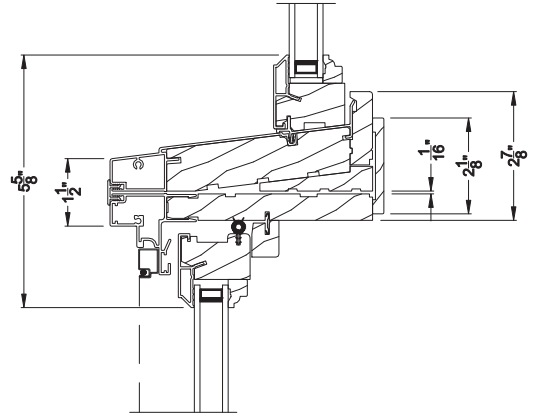
## Signature Series™

# Double Hung Windows

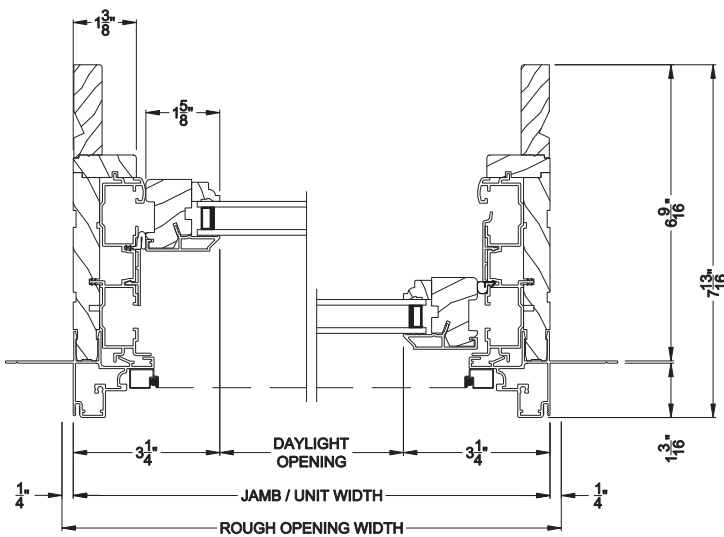
## CROSS SECTION DETAILS



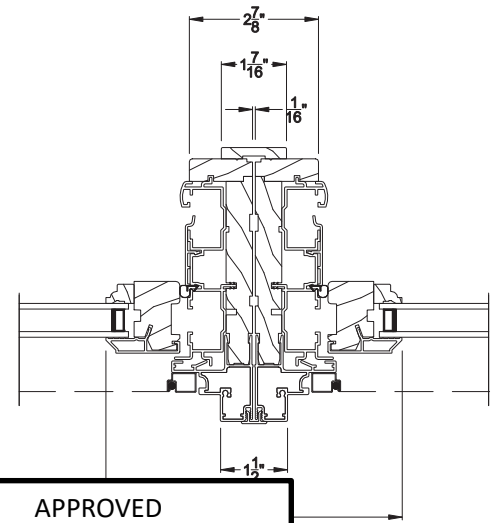
**SIGNATURE DOUBLE HUNG WINDOW (8122)**  
Vertical Section - 6-9/16" jamb



**SIGNATURE DOUBLE HUNG WINDOW**  
Horizontal Stack Section - Transom Stack over DH



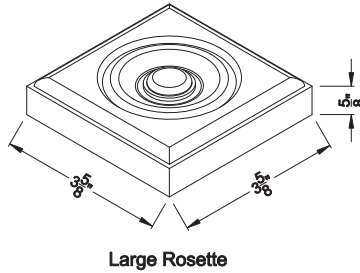
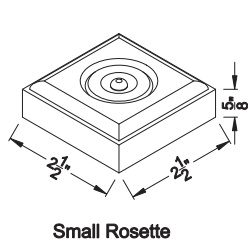
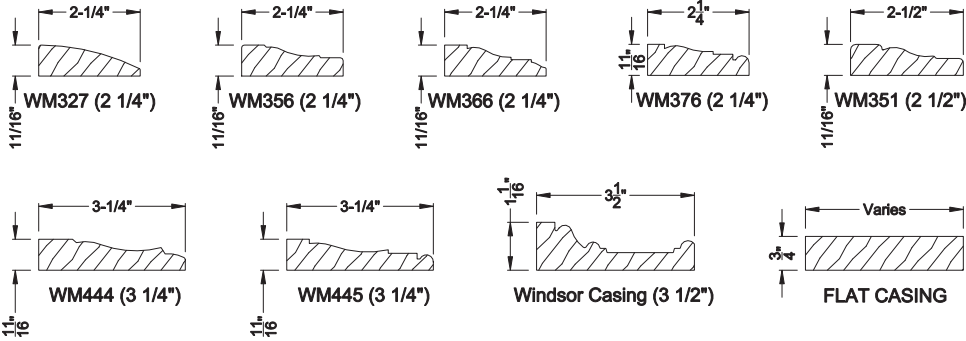
**REVIEWED** SIGNATURE DOUBLE HUNG WINDOW (8122)  
Horizontal Section - 6-9/16" jamb  
By Laura DiPasquale at 12:34 pm, Apr 10, 2026



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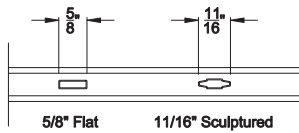
**SIGNATURE DOUBLE HUNG WINDOW**

### Interior Wood Trim Options

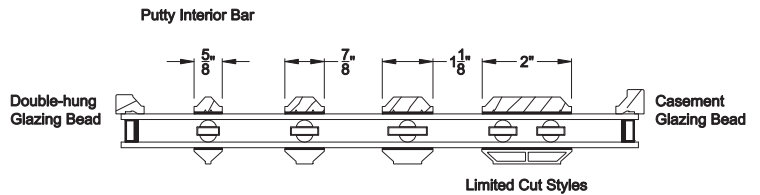
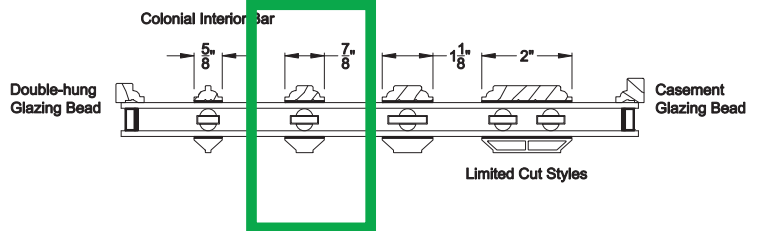


### Divided Lite Options

#### Grilles Between the Glass



#### Simulated Divided Lites



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 By Laura DiPasquale at 12:34 pm, Apr 10, 2026

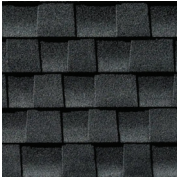
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Home / Building Materials / Roofing / Roof Shingles

Internet # 100658133 Model # 0601900 Store SKU # 775940

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**Best Seller**



**GAF**  
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)

★★★★★ (4.8 / 10146)

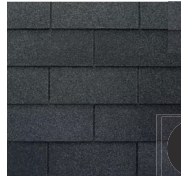
**BULK PRICE** \$43.47 /bundle (\$1.30/piece)  
Buy 36 or more \$39.12



**GAF**  
Pro-Start 120 lin. ft. Eave and Rake Roofing Starter Strip Shingles

★★★★★ (4.7 / 213)

\$54.97 /bundle (92¢/piece)



**GAF**  
Royal 3-Tab Bundles

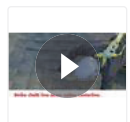
★★★★★

**BULK PRICE** \$ / Buy 4:

446

### GAF Timberline Natural Shadow Weathered Wood Algae Resistant Architectural Shingles (33.3 sq. ft. per Bundle)

★★★★★ (1240) Questions & Answers (416)



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Home / Building Materials / Gutter Systems / Gutters

Internet # 100013979 Model # 2600200192 Store SKU # 576902

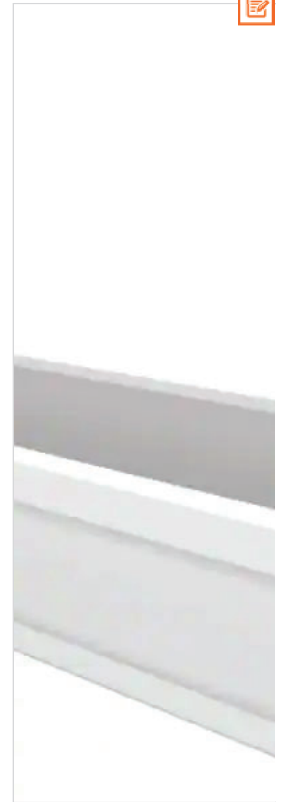
Top Rated

1.6k

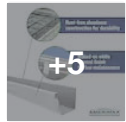
Amerimax Home Products

### 5 in. x 16 ft. White Aluminum K-Style Gutter

★★★★★ (200) Questions & Answers (75)



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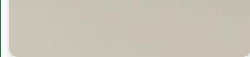



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By *Laura DiPasquale* at 12:34 pm, Apr 10, 2026





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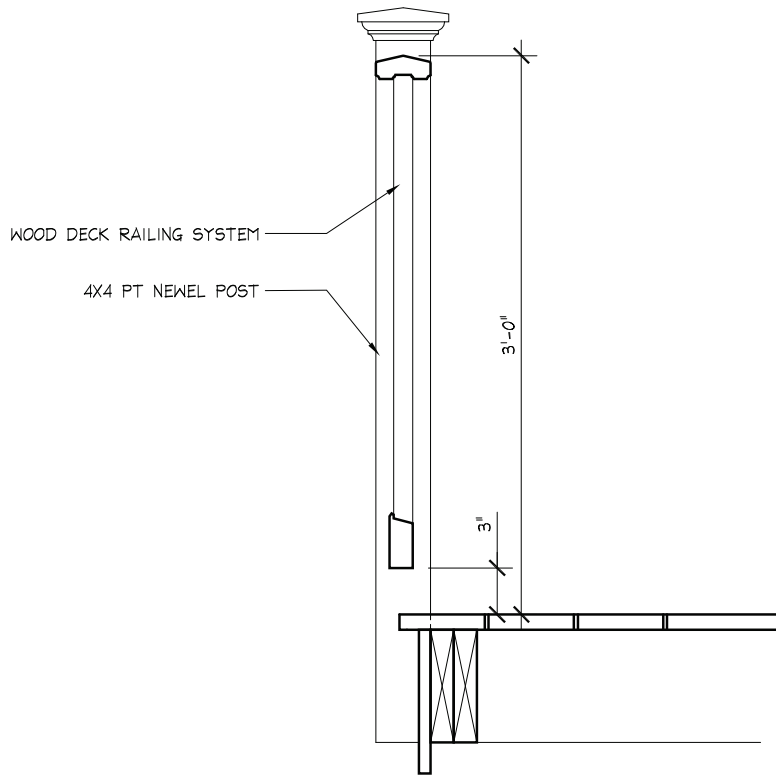
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3
TYP. DECK RAILING DETAIL  
A3.2
1 1/2" = 1'-0"

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