



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

August 19, 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 #1165825 – Fenestration alterations

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 August 19, 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: Kenneth B. Lourie; Monica Pittman, Agent
Address: 15107 Birmingham Drive, Burtonsville

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:

The Isaac Burton Log House is a historic single family detached home on the east side of Birmingham Road in Burtonsville MD,

There is one outbuilding associated with this property. The outbuilding is a stable. The ruins of another outbuilding, a barn are located east of the stable.

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

The scope of work includes replacement of the existing kitchen windows with new windows. The new windows to match the existing windows in quantity, location, width, details and finishes. The new windows to be taller than the existing and will align in elevation with other existing windows on the home's back elevation.

The scope of work includes replacement of; (3) casement windows at the kitchen back elevation, and (2) casement windows at the kitchen side elevation.

Please see supporting drawings and photographs.

REVIEWED

By Laura DiPasquale at 8:24 pm, Aug 19, 2026

APPROVED

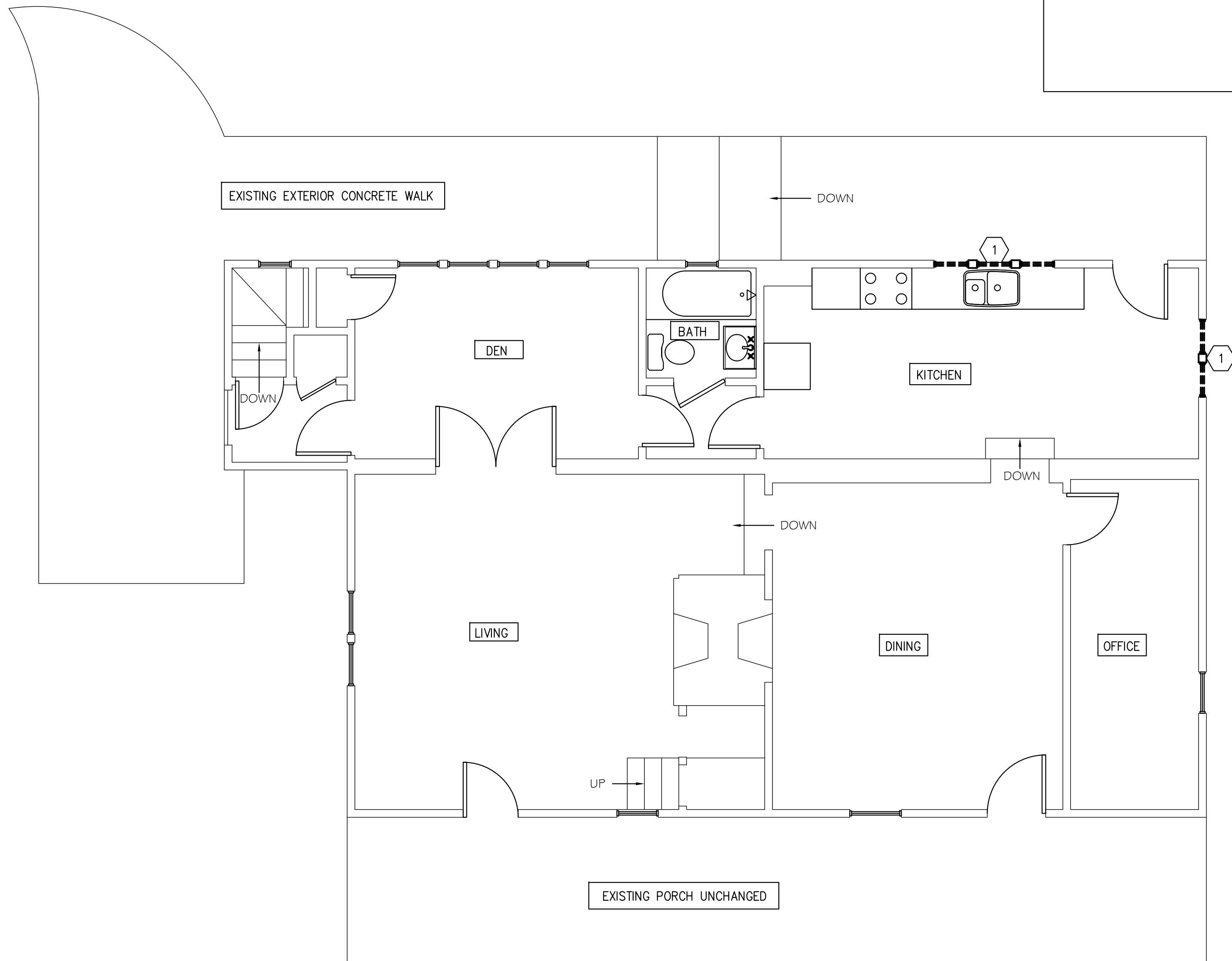
Montgomery County

Historic Preservation Commission



Replace Kitchen Windows Work Item 1: _____	
Description of Current Condition: The existing windows to be replaced are smaller in height than the home's other adjacent windows.	Proposed Work: Replace a total of 5 window's in the home's kitchen with taller window that will match the elevation height of adjacent windows.
REVIEWED By Laura DiPasquale at 8:24 pm, Aug 19, 2026 APPROVED Montgomery County Historic Preservation Commission 	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



1st Floor Existing/Demolition Plan

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

REVIEWED

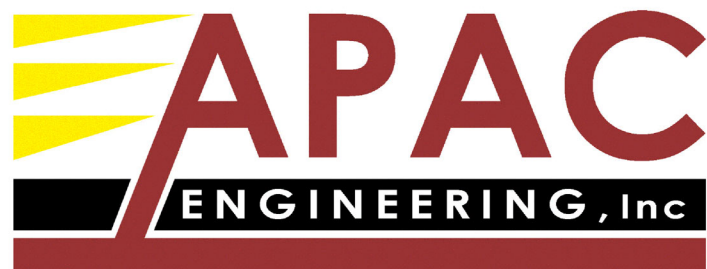
By Laura DiPasquale at 8:27 pm, Aug 19, 2026

APPROVED

Montgomery County
Historic Preservation Commission

[Signature]

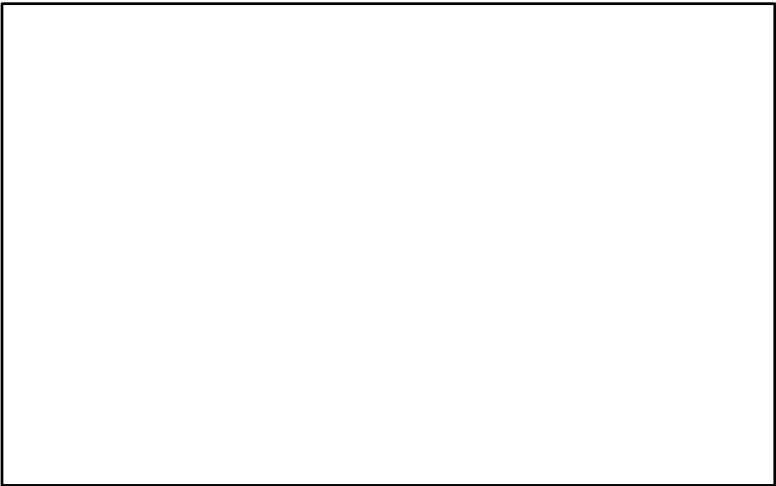
- 1 REMOVE THE EXISTING WINDOWS.
- 2 NOT USED.
- 3 NEW TRIPLE WINDOW (3'-9" TALL). FIELD DETERMINE WIDTH OF THE WINDOWS BASED ON WIDTH OF THE EXISTING ROUGH OPENING IN THE WALL. PLACE A DOUBLE 2X8 HEADER OVER TOP OF THE WALL.
- 4 NEW DOUBLE WINDOW (3'-9" TALL). FIELD DETERMINE WIDTH OF THE WINDOWS BASED ON WIDTH OF THE EXISTING ROUGH OPENING IN THE WALL. PLACE A DOUBLE 2X6 HEADER OVER TOP OF THE WALL.



8555 16th Street #200
Silver Spring, MD 20910

301-565-0543
301-563-9477 (fax)

No.	Revision / Issue	Date
01	Rev1	rdate1



The Lourie Residence
15107 Birmingham Drive
Burtonsville, MD

Demo Plans

Drawn By: RAW

Date: 7-20-26

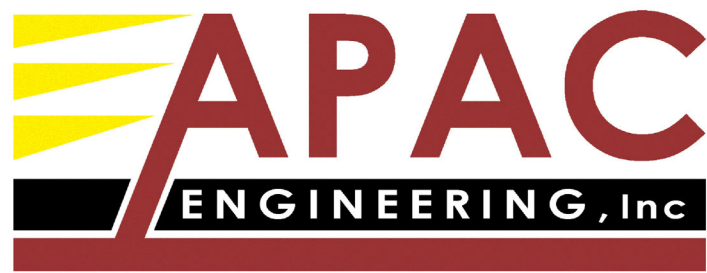
Scale: As Noted

D001

REVIEWED
By Laura DiPasquale at 8:24 pm, Aug 19, 2026

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Montgomery County
Historic Preservation Commission

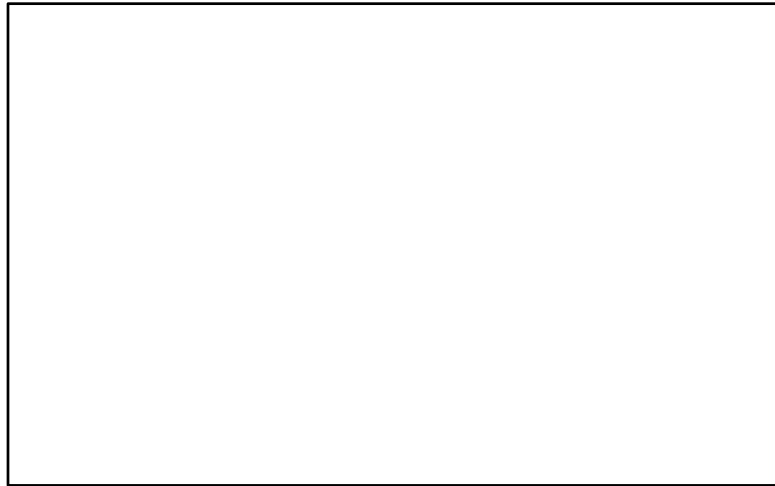
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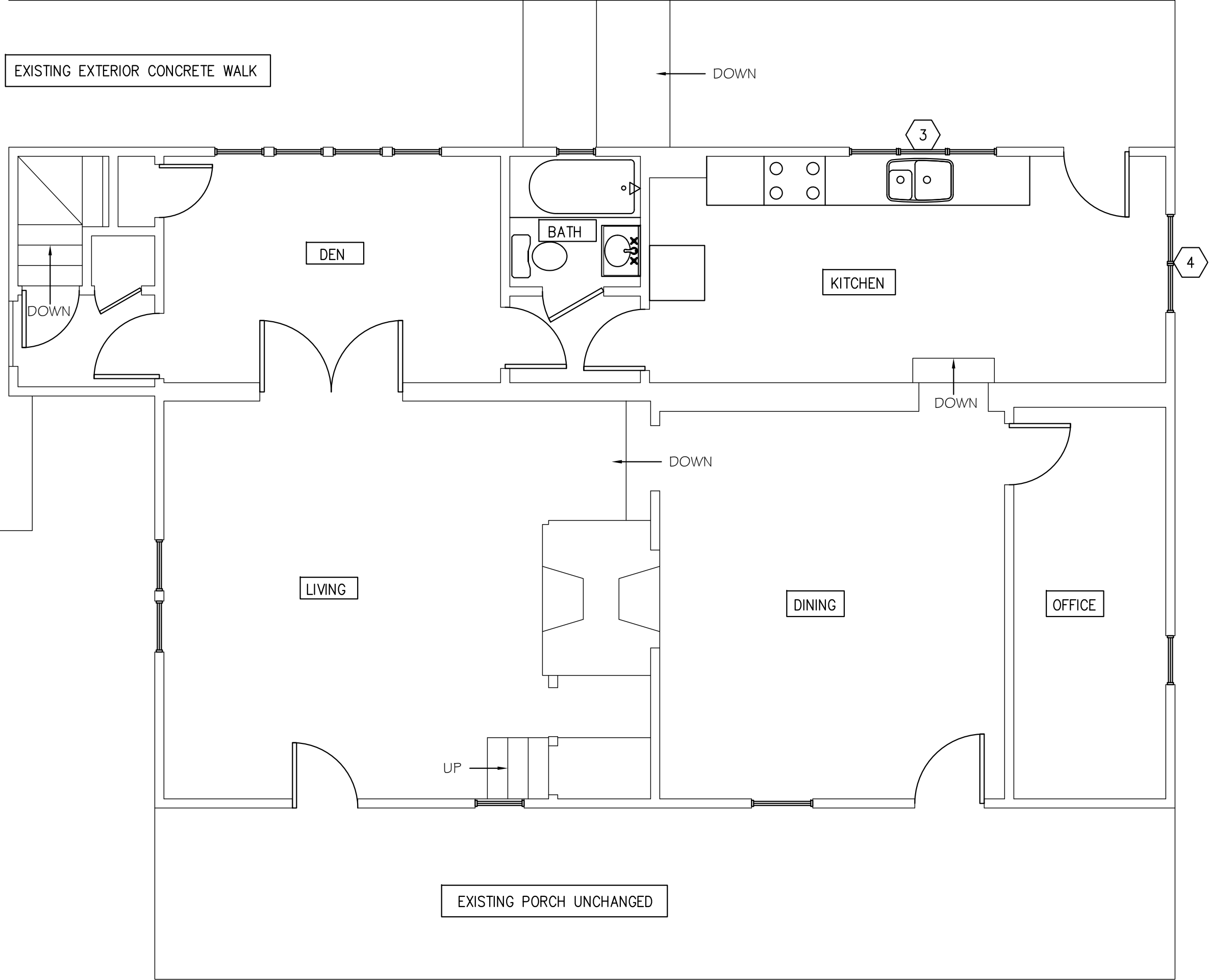
No.	Revision / Issue	Date
01	Rev1	rdate1



The Lourie Residence
15107 Birmingham Drive
Burtonsville, MD

Proposed Plan and Elevations

Drawn By: RAW	A001
Date: 7-20-26	
Scale: As Noted	



Proposed 1st Floor Plan

Scale: 1/4" = 1'-0"

- 1 REMOVE THE EXISTING WINDOWS.
- 2 NOT USED.
- 3 NEW TRIPLE WINDOW (3'-9" TALL). FIELD DETERMINE WIDTH OF THE WINDOWS BASED ON WIDTH OF THE EXISTING ROUGH OPENING IN THE WALL. PLACE A DOUBLE 2X8 HEADER OVER TOP OF THE WALL.
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Rear Elevation

Scale: 1/4" = 1'-0"



Right Elevation

Scale: 1/4" = 1'-0"

Lourie Residence

Exterior Back View

Proposed changes:

- Replace (3) existing windows in the kitchen with (3) new taller windows.
- Align header to sunroom windows, windows to match existing width.
- Match style of adjacent sunroom windows, window trim to match windows on this elevation.



Trim Style this elevation
New window to match
this style and dimension
approx. 1-1/2 wide trim.

Sunroom +-53" tall windows
Kitchen New windows +-45" tall

7/22/26

Monica Pittman Design

4

REVIEWED

By Laura DiPasquale at 8:25 pm, Aug 19, 2026

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Lourie Residence

Side View Exterior:

Proposed change:

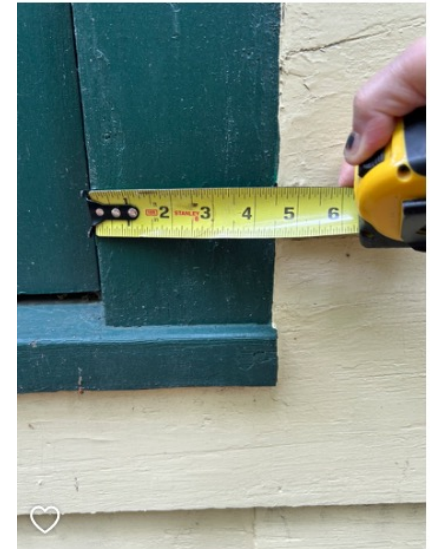
- Side of house elevation, replace (2) existing windows in the kitchen with (2) new taller window. Header to align to back elevation.
- Trim to match windows on this elevation.



Align Header
to windows
at back
elevation

Match width
of existing
windows

Kitchen windows
+~45" tall



Trim Style this elevation
New windows to match
this style and dimension
approx. 4-1/2" wide
overall.
Match sill ht.

7/22/26

Dining Room Monica Pittman Design

6

REVIEWED

By Laura DiPasquale at 8:25 pm, Aug 19, 2026

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Montgomery County
Historic Preservation Commission

Burton House Proposed New Window Style
Installation Photographs for reference.

Note: All Trim and Finishes to match existing



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Burton House Proposed New Window Style
Installation Photographs for reference.

Note: All Trim and Finishes to match existing



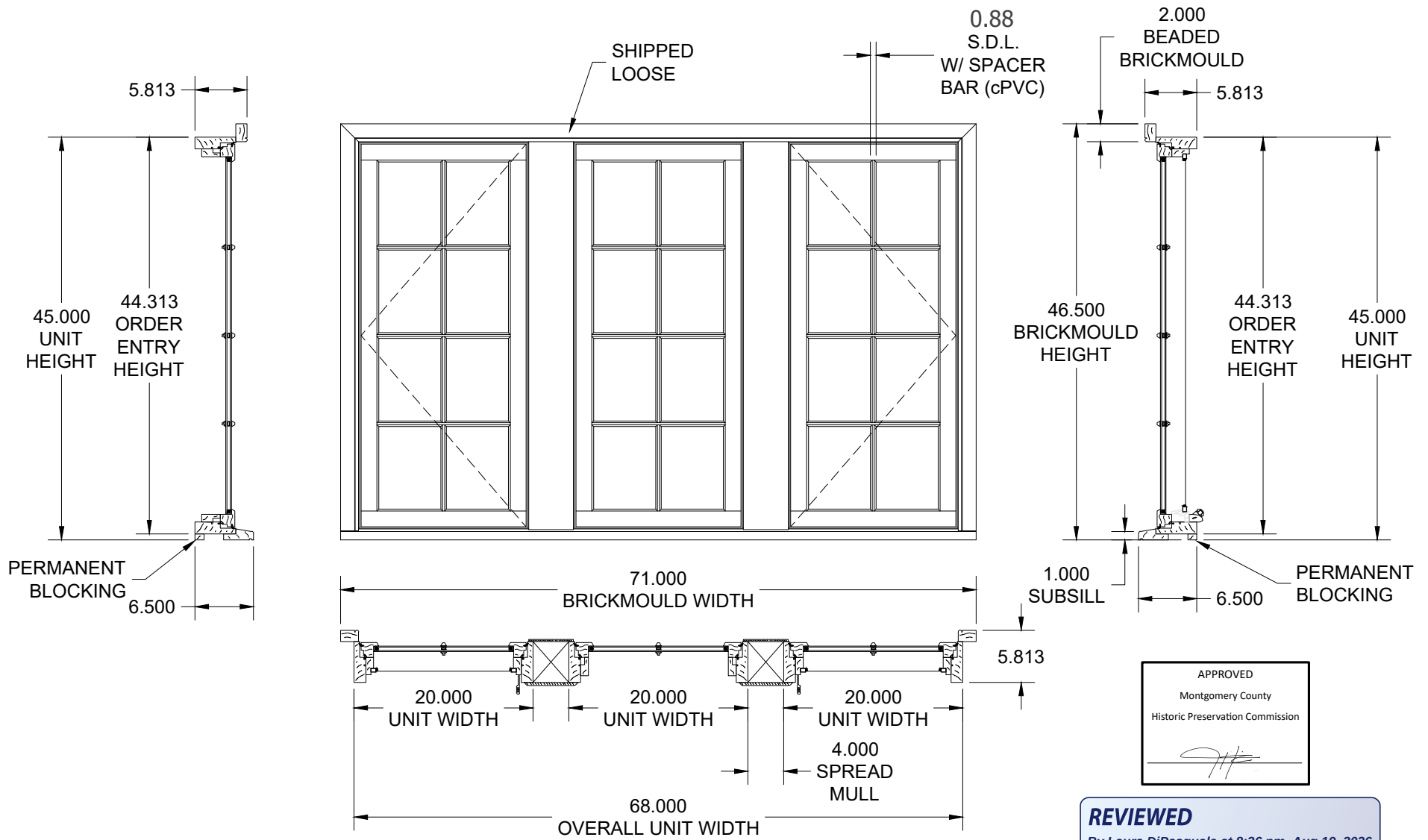
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APPROVED

Montgomery County

Historic Preservation Commission



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Montgomery County
Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 8:26 pm, Aug 19, 2026

BACK ELEVATION

UNIT 1

MY SIGNATURE BELOW INDICATES MY
APPROVAL OF DESIGN AND DIMENSIONS
AS SHOWN.
I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

Note: Trim and details to
match adacent windows
this elevation.

QUOTE #: SQHO000436-1
LINE #: 1
QTY: 1

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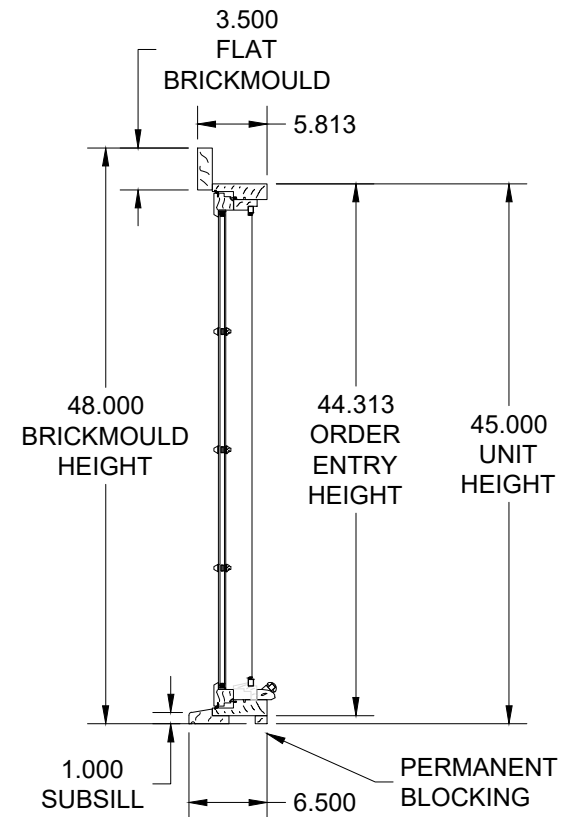
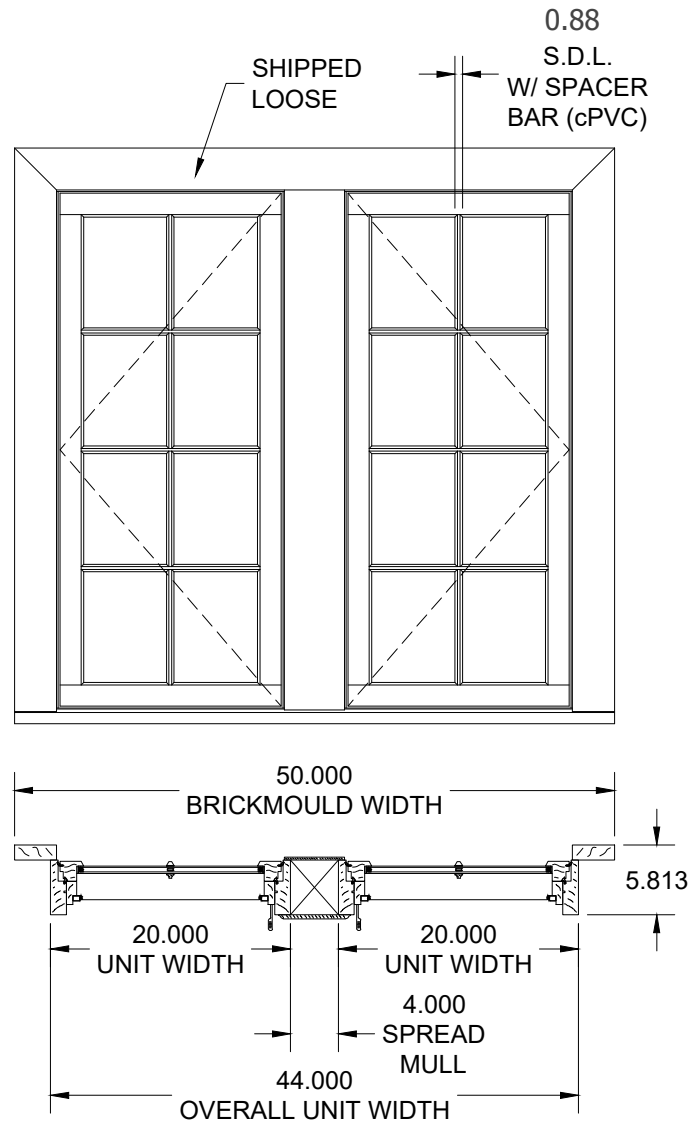
cPVC EXTERIOR GRILLE
BRICKMOULD SHIPPED LOOSE
WOOD TYPE: SAPELE

DESCRIPTION:

LC4000 AND LCP4000 TRIPLE SPREAD MULL

SIZE: A	SCALE: 3/4" = 1'-0"	PROJECT: PDV LOURIE
DRAWN BY: A.F.	DATE: 7.20.26	DWG #: A-4340-A

8.07.26 Update



REVIEWED

By Laura DiPasquale at 8:26 pm, Aug 19, 2026

SIDE ELEVATION UNIT 2

MY SIGNATURE BELOW INDICATES MY
APPROVAL OF DESIGN AND DIMENSIONS
AS SHOWN.
I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

Note: Trim and
details to match
adjacent windows
this elevation.

QUOTE #: SQHO000436-1
LINE #: 1
QTY: 1

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cPVC EXTERIOR GRILLE
BRICKMOULD SHIPPED LOOSE
WOOD TYPE: SAPELE

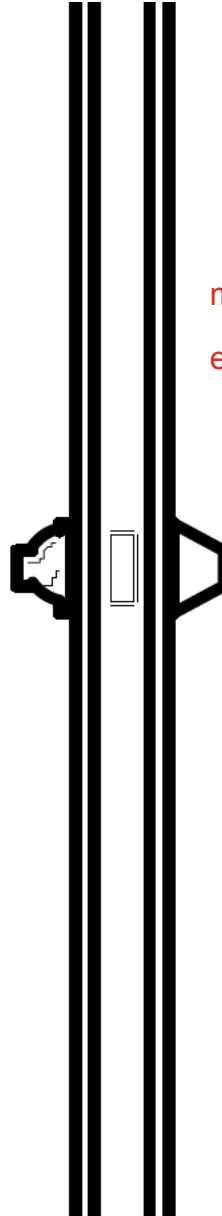
DESCRIPTION:

LC4000 TWIN SPREAD MULL

SIZE: A	SCALE: 3/4" = 1'-0"	PROJECT: PDV LOURIE
DRAWN BY: A.F.	DATE: 7.17.26	DWG #: A-4340-B

8.07.26 Update

MUNTIN PROFILE



muntins (ext and int) 7/8" width

exterior profile is designed to match traditional putty glaze



REVIEWED

By Laura DiPasquale at 8:26 pm, Aug 19, 2026



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/22/2026

Application No: 1165825
AP Type: HISTORIC
Customer No: 1559318

Comments

The scope of work includes replacement of the existing kitchen windows with new windows. The new windows to match existing in quantity, location, width, details and finishes. The new windows to be taller than the existing and will align in elevation with other existing windows on the home's back elevation. The of work scope includes; (3) casement windows at the kitchen back elevation, and (2) casement windows at the kitchen side elevation.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 15107 Birmingham DR
Burtonsville, MD 20866
Othercontact Monica (Primary)
Homeowner Lourie

Historic Area Work Permit Details

Work Type ALTER
Scope of Work The scope of work includes replacement of the existing kitchen windows with new windows. The new windows to match existing in quantity, location, width, details and finishes.