



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

September 4, 2026

MEMORANDUM

TO: Rabbiah Sabbakahn
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit # 1170413 – Storm Window Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

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: John Urciolo
Address: 7300 Carroll Ave., 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 Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by J. Brueckert on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Linda Oliff Rohleder

Name: 7300 Carroll Ave LLC

E-mail: Zoestern17@gmail.com

Address: 6935 Laurel Ave #100

City: Takoma Park MD Zip: 20912

Daytime Phone: 801 1270-4442

Tax Account No.: 01065078

AGENT/CONTACT (if applicable):

Name: John Urciolo (urcidoproperties) E-mail: Zoestern17@gmail.com

Address: 6935 Laurel Ave #100

City: Takoma Park MD Zip: 20912

Daytime Phone: Takoma Park MD 20912

Contractor Registration No.: _____

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 10:42 am, Sep 04, 2026

P # of Historic Property Takoma Park MD

District? ☒ Yes/District Name Takoma Park
☐ No/Individual Site Name _____

st/Environmental Easement on the Property? If YES, include a
from the Easement Holder supporting this application.

Is/Reviews Required as part of this Application?
If YES, include information on these reviews as

Building Number: 7300 Street: Carroll Ave

Town/City: Takoma Park MD 20912 Nearest Cross Street: Grant Ave

Lot: _____ Block: _____ Subdivision: 025 Parcel: 13-01065078

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| ☐ New Construction | ☐ Deck/Porch | ☐ Shed/Garage/Accessory Structure |
| ☐ Addition | ☐ Fence | ☐ Solar |
| ☐ Demolition | ☐ Hardscape/Landscape | ☐ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☒ Window/Door |
| | | ☐ Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date 8/28/24

The prices below include all materials, labor and tax.

	<u>Regular</u>	<u>Sale</u> <u>(Credit card)</u>	<u>With Additional</u> <u>Check or Cash Discount</u>
7009 Carroll Ave.			
4 – 1st floor side-facing black picture storm windows. Includes painted, built-out wood stop molding, black caulking (Paint supplied by others)	\$4,817	\$4,336	\$4,162

7300 Carroll Ave.

5 – Custom sized, custom colored 1 st floor side # 502 storm windows. Includes painted, built-out wood stop molding, clear caulking. (Paint supplied by others)	\$5,781	\$5,203	\$4,994
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522 Butterworth St. N.W.

2 - # Custom sized, white # 502 picture storm windows. Includes painted, built-out wood stop molding, white caulking.

\$1,097

Note: Pricing is

Historic Preservation Commission

time.

Thanks again for your help in making this project go smoothly and look great. I've priced for you and this once and we be

at your project goes we represent, the products and price. You'll only do value.



REVIEWED

By Dan Bruechert at 10:42 am, Sep 04, 2026

7300 Carroll Ave

ZS

From: Zoe Stern zoster@comcast.net
Subject:
Date: August 28, 2026 at 1:59 PM
To: zoe zoe.stern@comcast.net



these
5

Sent from my iPhone

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Historic Preservation Commission

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By Dan Bruechert at 10:42 am, Sep 04, 2026



QUANTAPANEL[®]

INSULATING GLASS SYSTEM

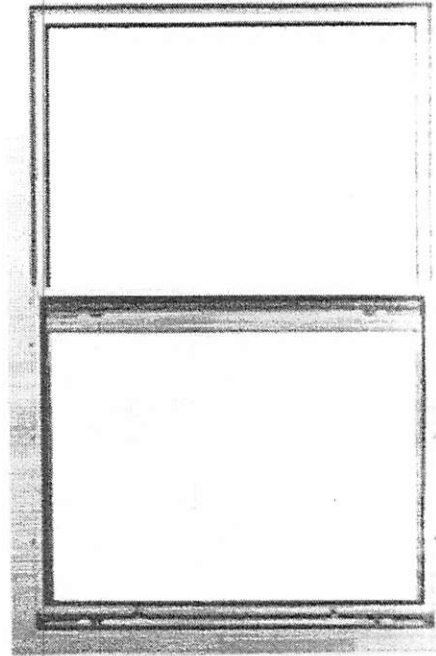
QUANTAPANEL[®] Insulating Glass System 500 Series (Exterior)

The QUANTAPANEL[®] Insulating Glass System (IGS) is an advanced, modern day version of what was once known as a storm window, which, when installed on the exterior of your existing window, delivers equivalent to superior energy savings and comfort enhancement as that delivered by a "state-of-the-art" (i.e., Energy Star) replacement window.

The QUANTAPANEL[®] 500 Series is designed primarily for single family residential properties and multi-family dwellings with less than 5 stories. The functionality of each product is designed to mirror the functionality of the underlying prime window (i.e., double hung, horizontal slider, picture window, etc.). These products have been installed on numerous private and public buildings.

The chart below shows typical performance results that can be realized by installation of a QUANTAPANEL[®] 500 Series IGS on an existing single glazed window.¹

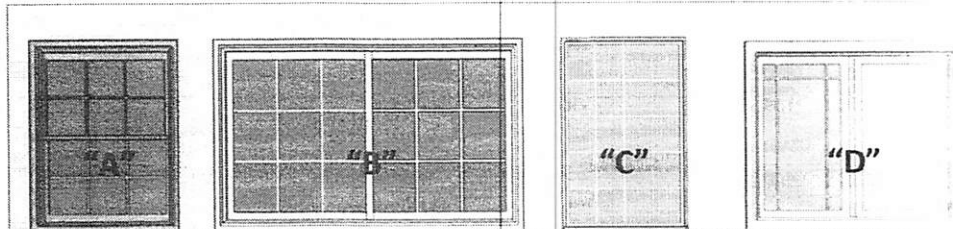
PERFORMANCE	PARAMETER	EXISTING CONDITION	QUANTAPANEL [®] IGS Installed
Insulating	U-Factor (BTU/hr-ft ² F)	1.12 – 0.88	0.36
Solar Heat Gain	SHGC	0.72	0.52
Air Infiltration	(cfm/ft ² glass)	2 – 4	< 0.1
Noise Reduction	STC (Sound Transmission Class)	25	38



PRODUCT OPTIONS/SELECTION

Select the Style to match the underlying prime window.

Pick your color: standard and custom colors are available.



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EXISTING WINDOW	QUANTAPANEL STYLE	DESCRIPTION
Double Hung ("A")	QP- 504DH	2-track with screen.
Double Hung ("B")	QP- 506SL	2-track with screen; 2 or 3 lite.
Picture ("C")	QP-502PW	Removable sash (exterior).
Single Mountable ("D")	QP-608JP	Single mountable panel.

For more performance parameters and whole building results, visit www.quantapanel.com.

Quantapanel Technologies, Inc.

QP500PR0115

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By Dan Bruechert at 10:42 am, Sep 04, 2026

BLIND STOPS

EXISTING WINDOW
FRAME

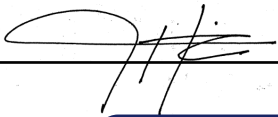
UPPER SASH ASSEMBLY

SCREEN ASSEMBLY

LOWER SASH ASSEMBLY

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REVIEWED

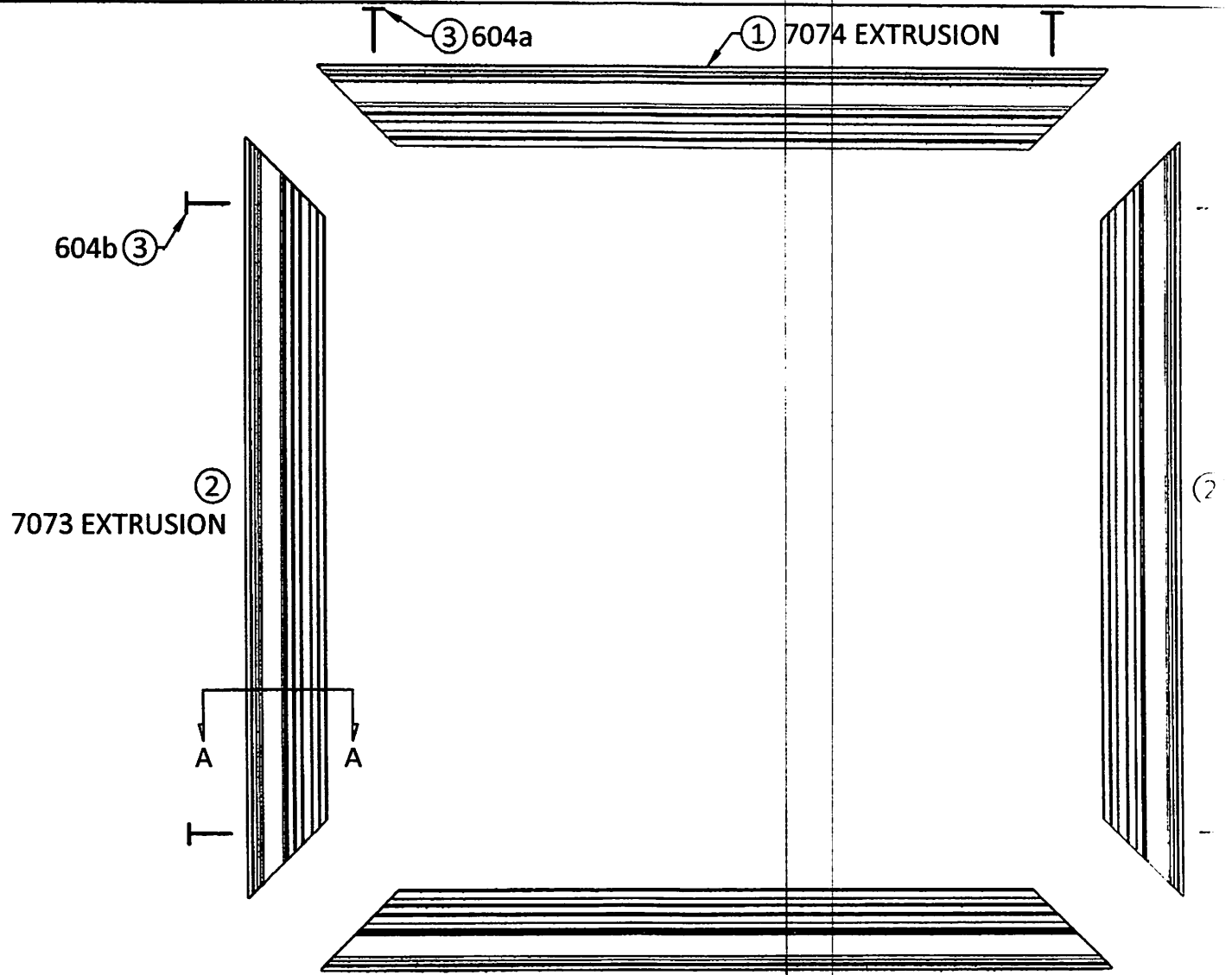
By Dan Bruechert at 10:42 am, Sep 04, 2026

605-DH INSULATING GL
FULL ASSEMBLY

DATE

SCALE

DRAWN BY



#6 x 1/2" STAINLESS STEEL TAP SCREWS

ITEM No.	ITEM	QUANTITY
1	ALUMINUM FRAME EXTRUSION 7074 (AS 3007074)	2
	ALUMINUM FRAME EXTRUSION 7073 (AS 3007073)	2
	#6x 3/4" STAINLESS STEEL TAP SCREWS	8
	ALUMINUM SILL EXPANDER 8180 (OPTIONAL)	1
	0.200" H PILE WEATHERSTRIP WITH CENTER FIN	8

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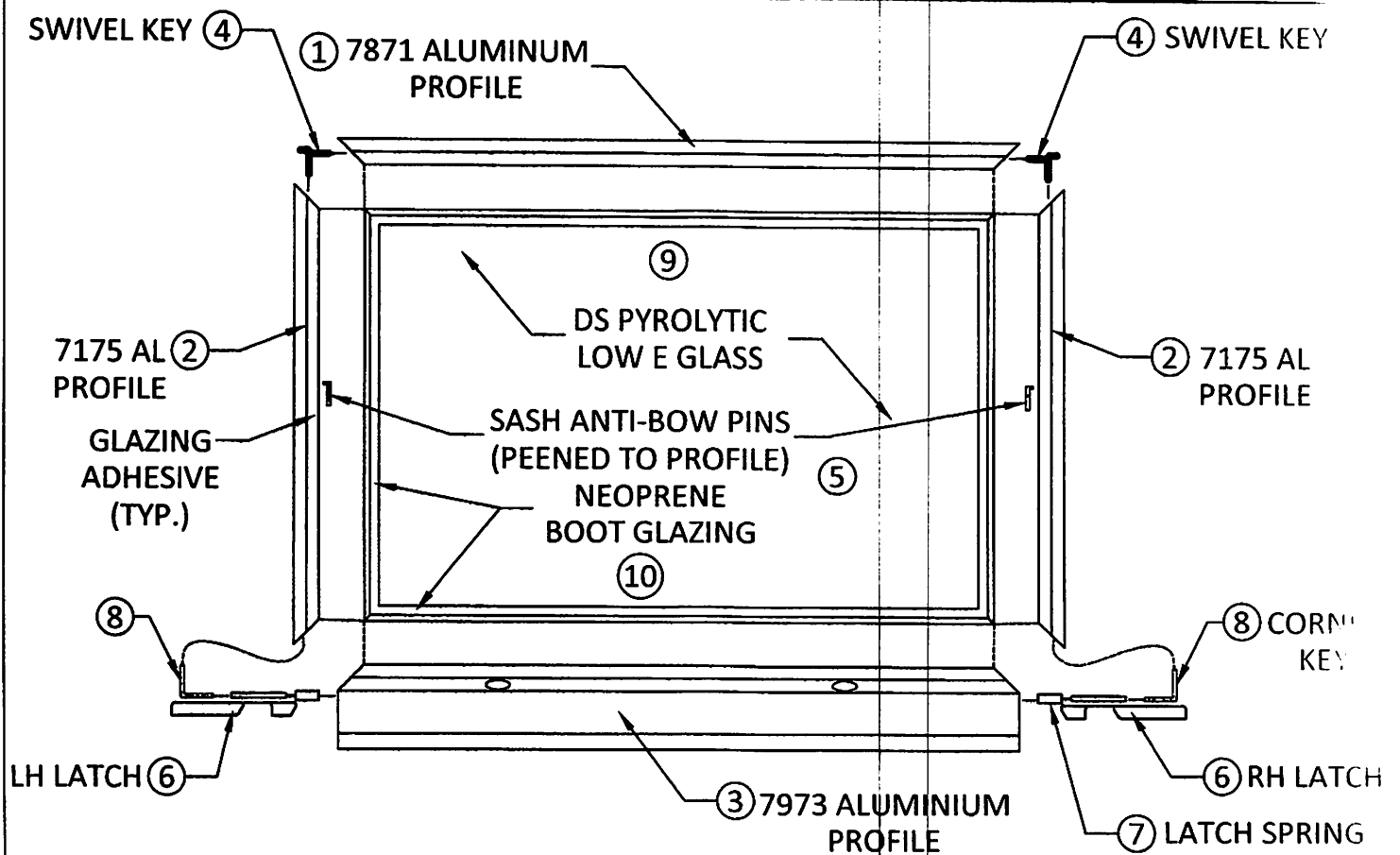
DATE

SCALE

DRAWN BY

REVIEWED

By Dan Bruechert at 10:42 am, Sep 04, 2026



UPPER SASH ASSEMBLY

ITEM No.	ITEM	QUANTITY
1	ALUMINUM SASH EXTRUSION 7871 (AS 3007871)	1
2	ALUMINUM SASH EXTRUSION 7175 (AS 3007175)	2
3	ALUMINUM SASH EXTRUSION 7973 (AS 3007973)	1
4	SWIVEL KEY	2
5	SASH ANTI-BOW PINS	2
6	LATCHES (1 RH, 1 LH)	
7	LATCH SPRINGS	
8	CORNER KEY	
9	DS PYROLYTIC LOW E GLASS	
10	NEOPRENE BOOT GLAZING	

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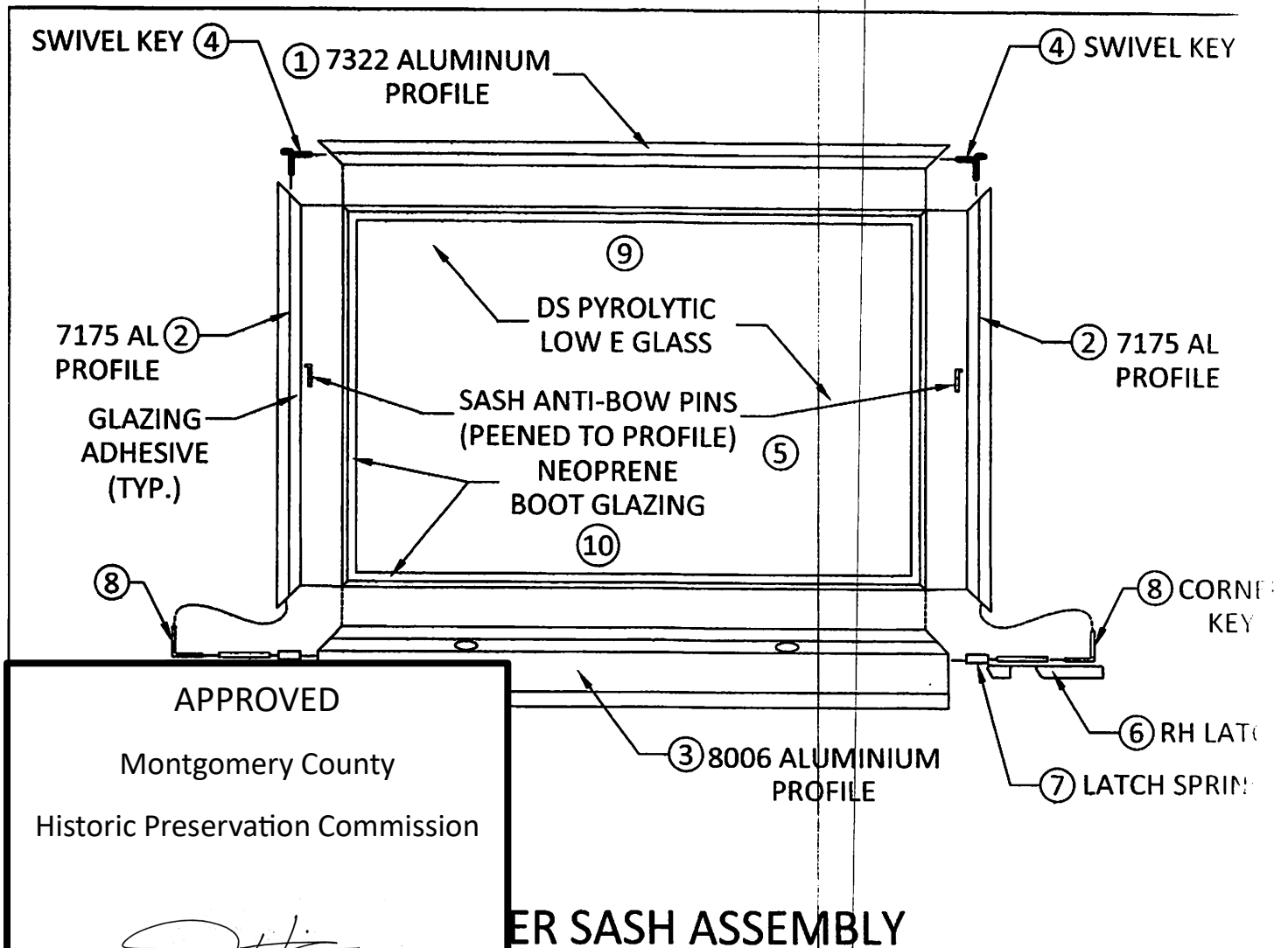
QUANTAPANEL®

504-DH INSULATING GLASS SYSTEM
UPPER SASH ASSEMBLY

NOTES:

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By Dan Bruechert at 10:42 am, Sep 04, 2026



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By Dan Bruechert at 10:42 am, Sep 04, 2026

ITEM	QUANTITY
1 7322 ALUMINUM SASH EXTRUSION 7322 (AS 3007322)	1
2 7175 ALUMINUM SASH EXTRUSION 7175 (AS 3007175)	2
3 8006 ALUMINIUM SASH EXTRUSION 8006 (AS 3008006)	1
4 SWIVEL KEY	2
5 SASH ANTI-BOW PINS	2
6 LATCHES (1 RH, 1 LH)	2
7 LATCH SPRINGS	2
8 CORNER KEY	2
9 DS PYROLYTIC LOW E GLASS	1
10 NEOPRENE BOOT GLAZING	4

QUANTAPANEL®

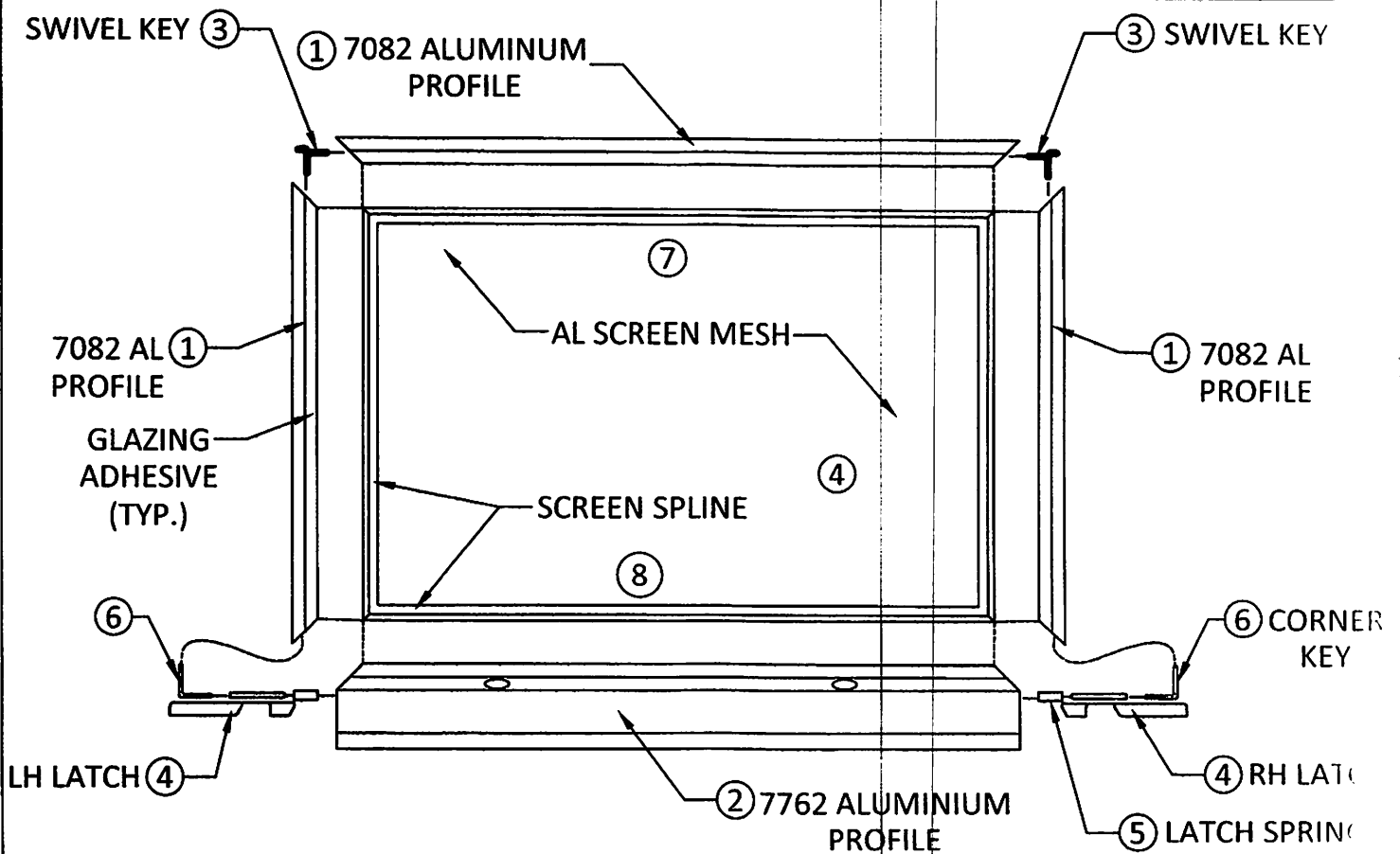
504-DH INSULATING GLASS SYSTEM
LOWER SASH ASSEMBLY

NOTES:

DATE

SCALE

DRAWN BY



SCREEN SASH ASSEMBLY

ITEM No.	ITEM	QUANTITY
1	ALUMINUM SASH EXTRUSION 7082 (AS 3007082)	3
2	ALUMINUM SASH EXTRUSION 7762 (AS 64498)	1
3	SWIVEL KEY	2
4	LATCHES (1 RH, 1 LH)	2
5	LATCH SPRINGS	
6	CORNER KEY	
7	AL SCREEN MESH	
8	SCREEN SPLINE	

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QUANTAPANEL®

504-DH INSULATING GLASS SYSTEM
SCREEN ASSEMBLY

NOTES:

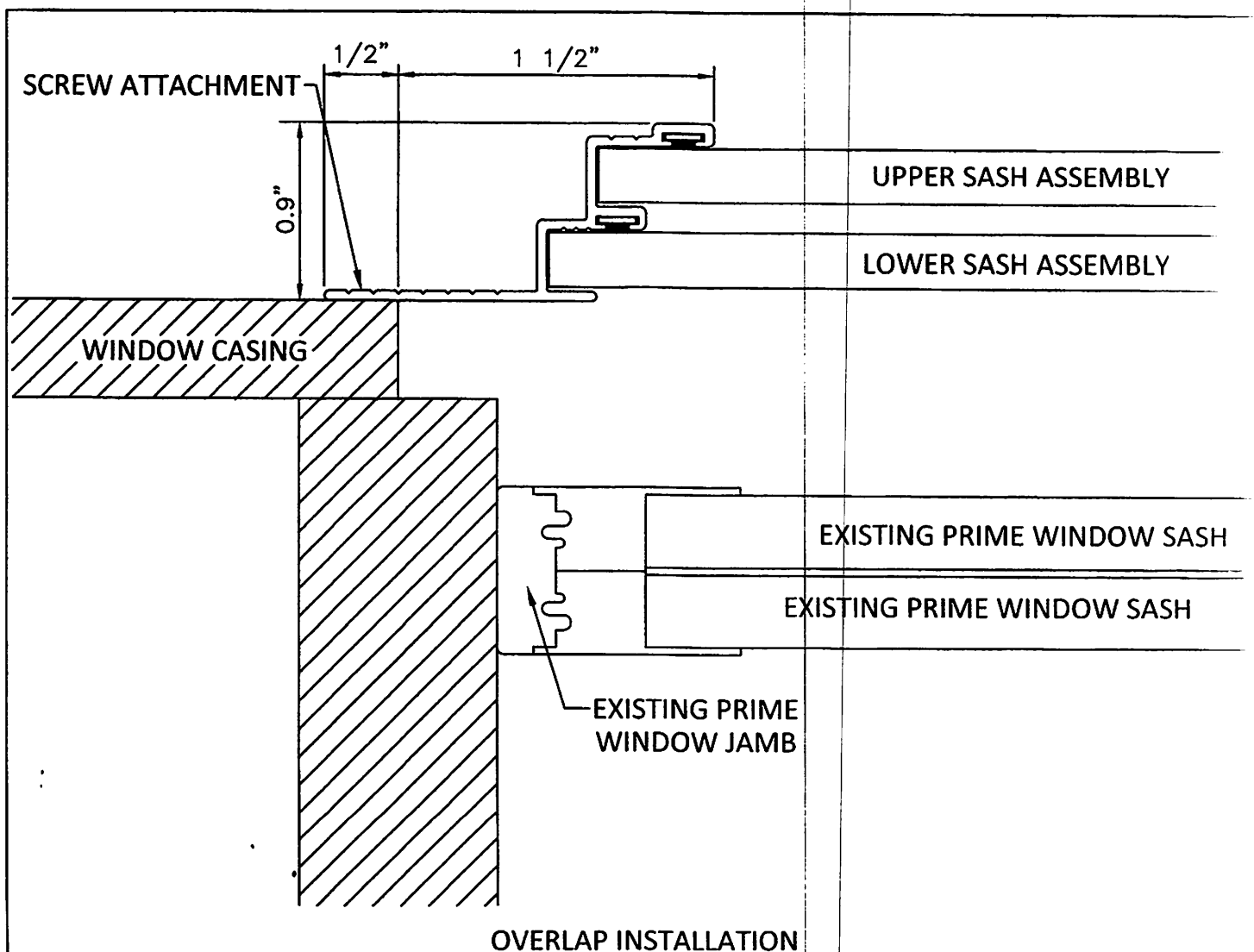
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By Dan Bruechert at 10:42 am, Sep 04, 2026

DATE

SCALE

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QUANTAPANEL®

504-DH INSULATING GLASS SYSTEM
DETAIL - INSTALLED

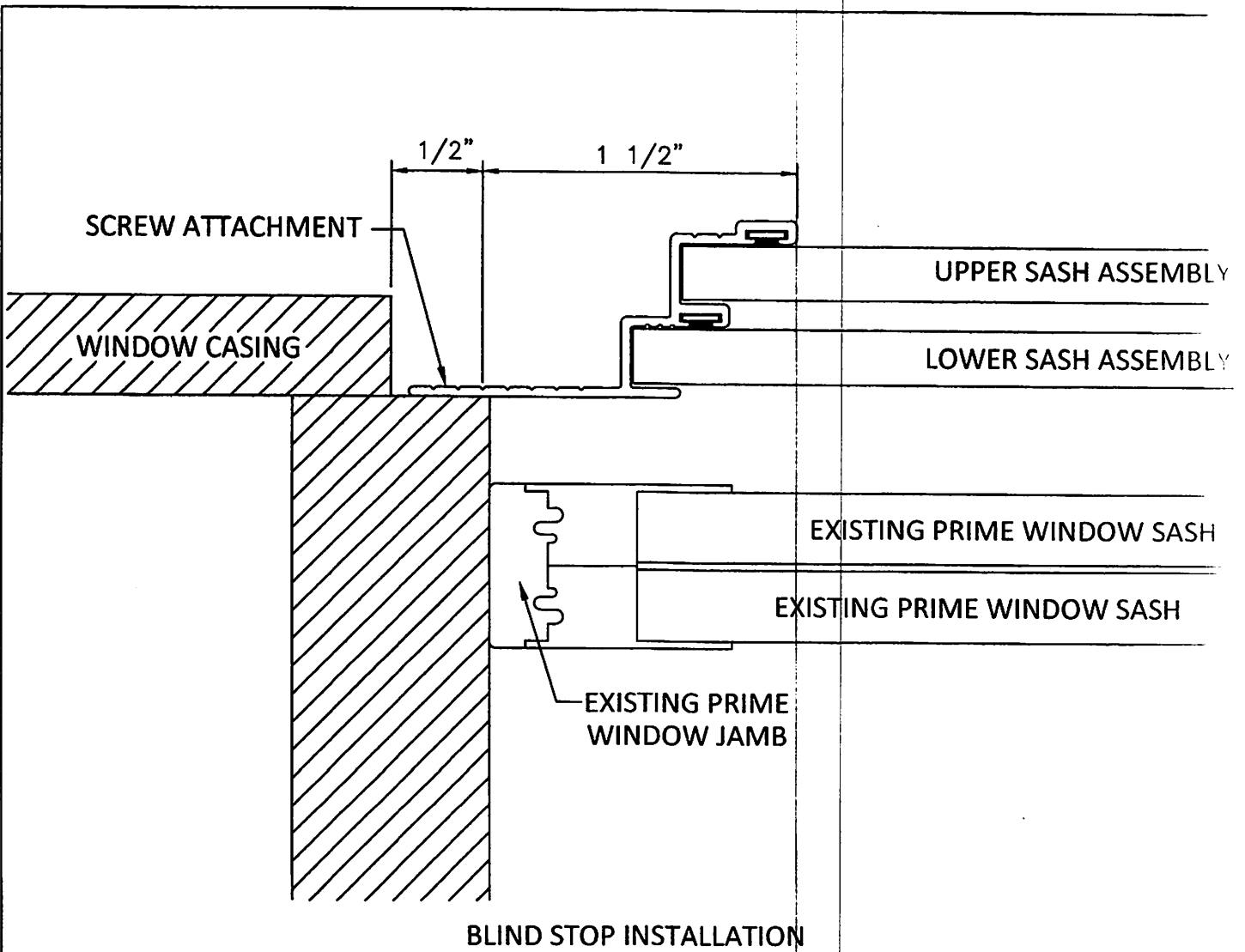
REVIEWED

By Dan Bruechert at 10:42 am, Sep 04, 2026

DATE

SCALE

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Historic Preservation Commission

[Signature]

QUANTAPANEL®

504-DH INSULATING GLASS SYSTEM
DETAIL - INSTALLED

NOTES:

REVIEWED

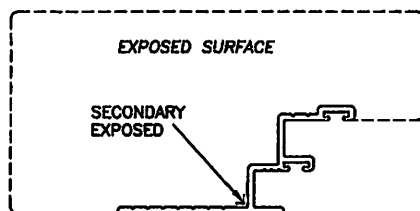
By Dan Bruechert at 10:42 am, Sep 04, 2026

DATE

SCALE

DRAWN BY

CUSTOMER	TRI-STATE	PART NO.	839902	DIE NO.	AS-3007073	DASH	1
DESCRIPTION:	2-T SIDES	TARRIF#		PROPOSAL#	-		
SAPA: 5675 Kennedy Road Mississauga, Ontario L4Z 2H9		DATE	SYM	REVISION			

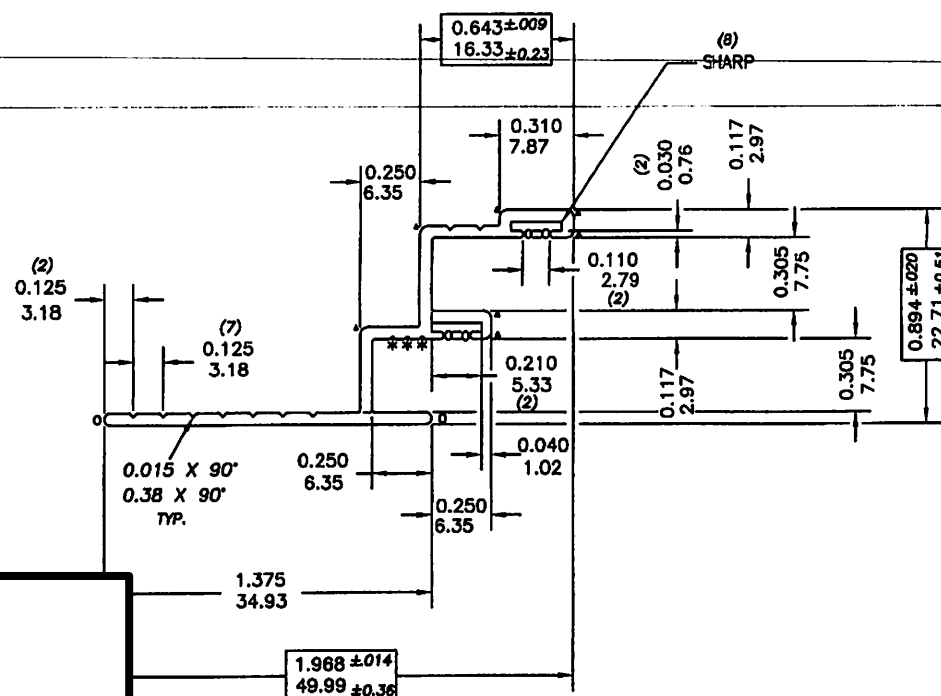


ACTUAL SIZE

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Montgomery County

Historic Preservation Commission

sapa:

UNSPECIFIED WALL

0.050(1)
±0.008(0)

EST. AREA	0.173	IN ²	112	MM ²	OUT PER	—	IN
EST. WT.	0.208	LB/FT.	0.308	KG/M	FACTOR	35	
EST. PER	7.313	IN	188	MM	C.C.D.	2.144	IN
OWN BY	NICK	ALLOY	6063-T5	SCALE	2:1	DATE	5-20-10

ALL CORNERS .016"R (0.41mm) R UNLESS OTHERWISE NOTED.

STANDARD ALUMINUM ASSOCIATION TOLERANCES TO APPLY UNLESS OTHERWISE SPECIFIED

REVIEWED

By Dan Bruechert at 10:42 am, Sep 04, 2026

UNMARKED RADII = RADII TO SURF
BREAK CORNERS = 0.000 (0.00) R.

(o) = FULL R.(8)

(.) = 0.031(0.79) R.(7)

(*) = 0.010(0.25) R. X 0.010(0.25)D. SAPA I.D. MARKS