

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7129 Maple Avenue, Takoma Park	Meeting Date:	9/3/2025
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/27/2025
Applicant:	Brian Levy (Robert Timbers, Agent)	Public Notice:	8/20/2025
Review:	HAWP	Tax Credit:	Yes
Permit No.:	1128802	Staff:	Laura DiPasquale
Proposal:	Window replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the Historic Area Work Permit (HAWP) application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: House: Non-Contributing Resource within the Takoma Park Historic District;
 Carriage House: Outstanding Resource within the Takoma Park Historic District

STYLE: Colonial Revival

DATE: c. 1930s

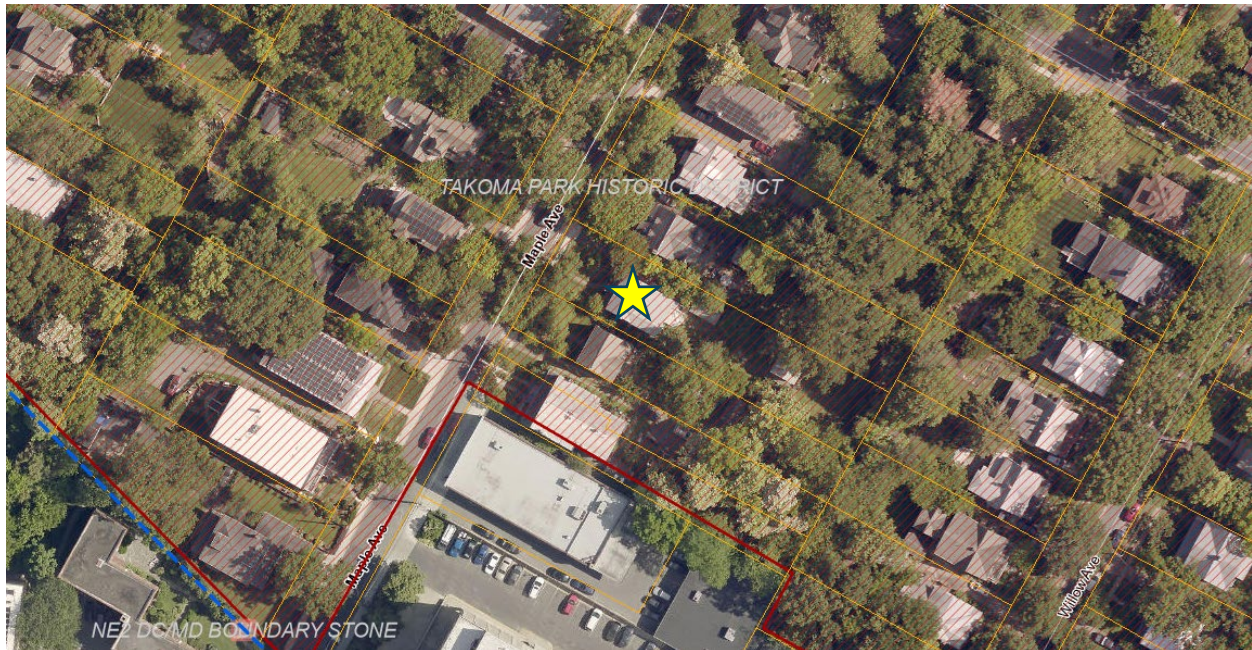


Figure 1: Aerial view of 7129 Maple Avenue within the Takoma Park Historic District. The Non-contributing house and garage are located on the northwestern half of the property. The Outstanding carriage house is located on the southeastern half of the property.



Figure 2: The front (northwest) elevation of 7129 Maple Avenue and the non-contributing garage to the rear.

PROPOSAL

The applicant proposes to remove and replace 13 front and side wood windows with new Marvin Elevate fiberglass-clad six-over-six simulated-divided-lite windows with 7/8" interior and exterior muntins with spacer bars. The existing wood brickmold and nosing is to remain uncapped.

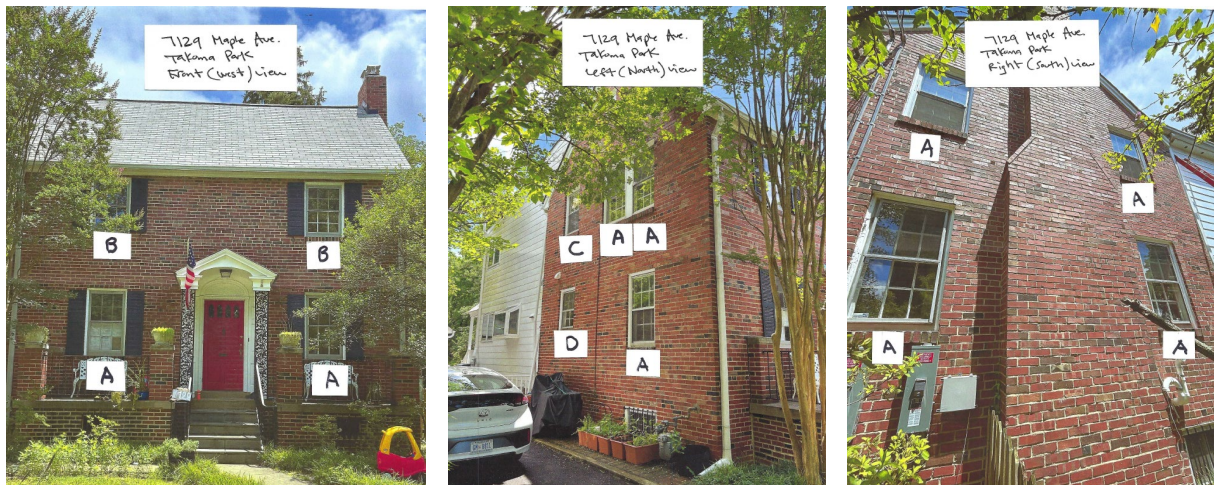


Figure 3: Exterior photographs keyed to the window drawings.

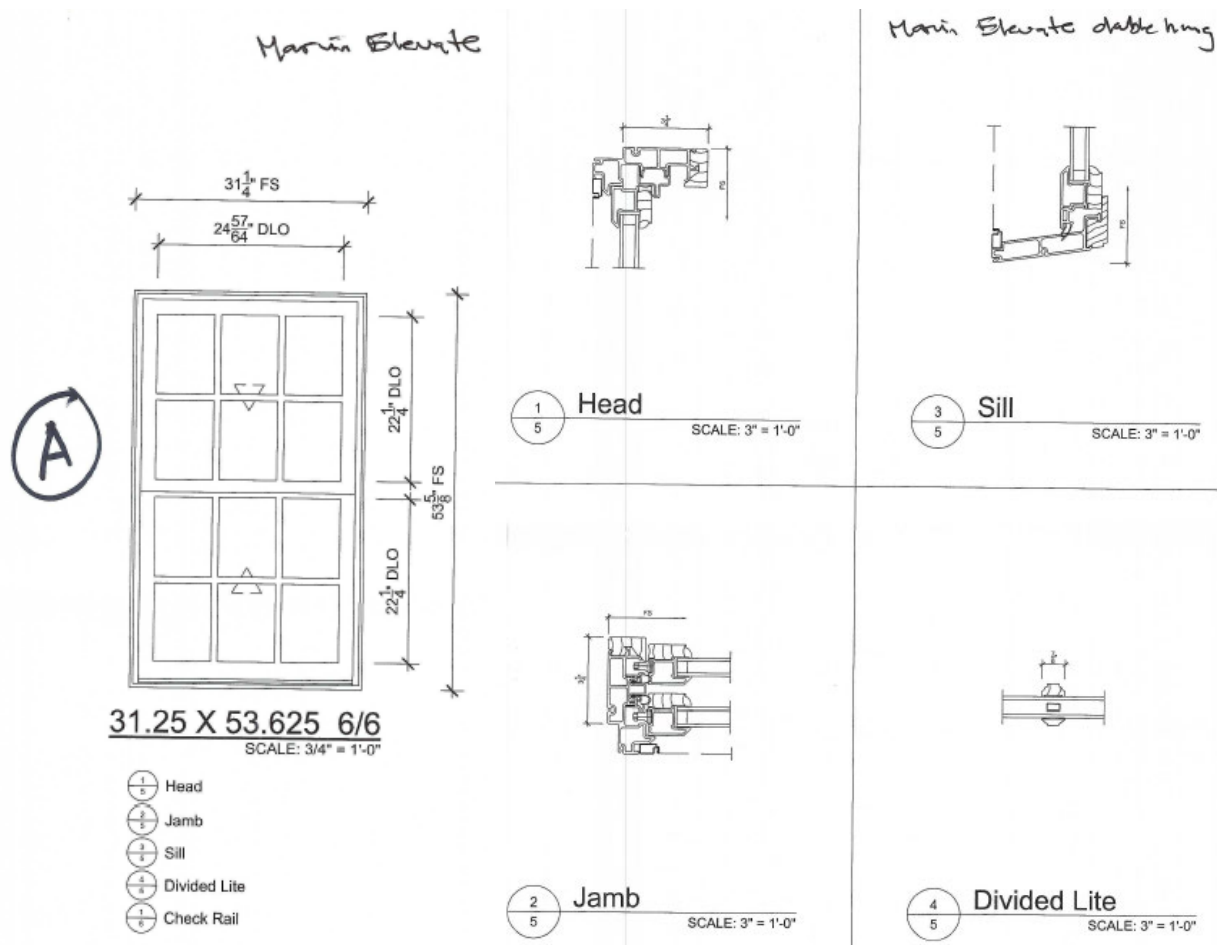


Figure 4: Sample proposed elevation and Marvin window profile details.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which will affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The applicable *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the replacement of 13 windows on this Non-Contributing resource. According to the *Guidelines*, alterations to Non-Contributing resources such as the subject property should be approved as a matter of course with the exception of major alterations that affect the surrounding streetscape and/or landscape and could impair the character of the historic district. Similarly, Chapter 24A-8(d) states that the HPC “shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.” Staff does not find that the replacement of existing windows with new simulated-divided-light windows to match the existing window dimensions and configuration will affect the surrounding streetscape or landscape and impair the character of the historic district in any substantial way.

Staff finds that the use of simulated-divided-light fiberglass windows with traditional configurations in original openings is compatible for use on this Non-Contributing resource, per Chapter 24A-8(b)(2), and notes that the HPC typically approves substitute materials for windows and doors on Non-Contributing resources. A recent example includes the HPC’s approval of vinyl windows for the second-floor addition on the Non-Contributing resource at 7329 Baltimore Avenue, Takoma Park, with HAWP 1121582.

Staff finds that, in accordance with the *Standards*, the proposed work will not destroy the historic materials, features, or spatial relationships that characterize the property and will not be detrimental to the existing streetscape, satisfying *Standards* 2 and 9, and if removed in the future, the essential form and integrity of the resource would be unimpaired, satisfying *Standard* 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (6) and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

The Takoma Park Historic District Guidelines;

and with the *Secretary of the Interior’s Standards for Rehabilitation* # 2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Brian Levy
Address: 7129 Maple Ave.,
Daytime Phone: 202-247-5106

E-mail: levybd@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01076642

AGENT/CONTACT (if applicable):

Name: Robert Timbers - American Energy Master Inc.
Address: BALTIMORE AVE Suite 211
Daytime Phone: 301-785-4260

E-mail: BobTimbers@AmericanEnergyMaster.com
City: COLLEGE PARK Zip: 20740
Contractor Registration No.: 18386

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property applicant address

Is the Property Located within an Historic District? X Yes/District Name City of Takoma Park
No Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7129 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 8 Block: 3 Subdivision: 0025 Parcel: 0000

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:

- | | | |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Robert E Timbers
Signature of owner or authorized agent

8/11/25
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Brian Levy
7129 Maple Ave.
Takoma Park, Md. 20912

Owner's Agent's mailing address

Bob Timbers - Agent
American Energy Master Inc.
7307 Baltimore Ave. Suite 211
College Park, Md. 20740

Adjacent and confronting Property Owners mailing addresses

7127 Maple Ave., Takoma Park, Md. 20912

John Clouse

7131 Maple Ave., Takoma Park, Md. 20912

Chantal Worzala

7112 Maple Ave., Takoma Park, Md. 20912

James Douglas

7116 Maple Ave., Takoma Park, Md. 20912

Roland Halstead

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Single Family 1936 Takoma Park brick home. Trees and shrubs will not interfere with window replacement

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

Remove and cart off original front and side wood windows and storm windows using E.P.A. Lead Safe practices. Furnish and install 13 Marvin Elevate in-like-kind custom sized wood double hung retro-fitting replacement windows with white fiberglass clad exteriors, 6 over 6 grid configurations (matching existing) with 7/8" wide muntin bars and inside-the-glass spacer bars for historic accuracy, full screens. Includes double paned argon filled Low-E glass. Existing wood exterior brick molding and will nosing to remain uncapped.

Work Item 1: Replace front and side windows

Description of Current Condition:

Original 1936 front and side wood windows with storm windows

Proposed Work:

Remove and cart off original front and side wood windows and storm windows using E.P.A. Lead Safe practices. Furnish and install 13 Marvin Elevate in-like-kind custom sized wood double hung retro-fitting replacement windows with white fiberglass clad exteriors, 6 over 6 grid configurations (matching existing) with 7/8" wide muntin bars and inside-the-glass spacer bars for historic accuracy, full screens. Includes double paned argon filled Low-E glass. Existing wood

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

7129 Maple Ave.
Takoma Park
Front (west) view



B

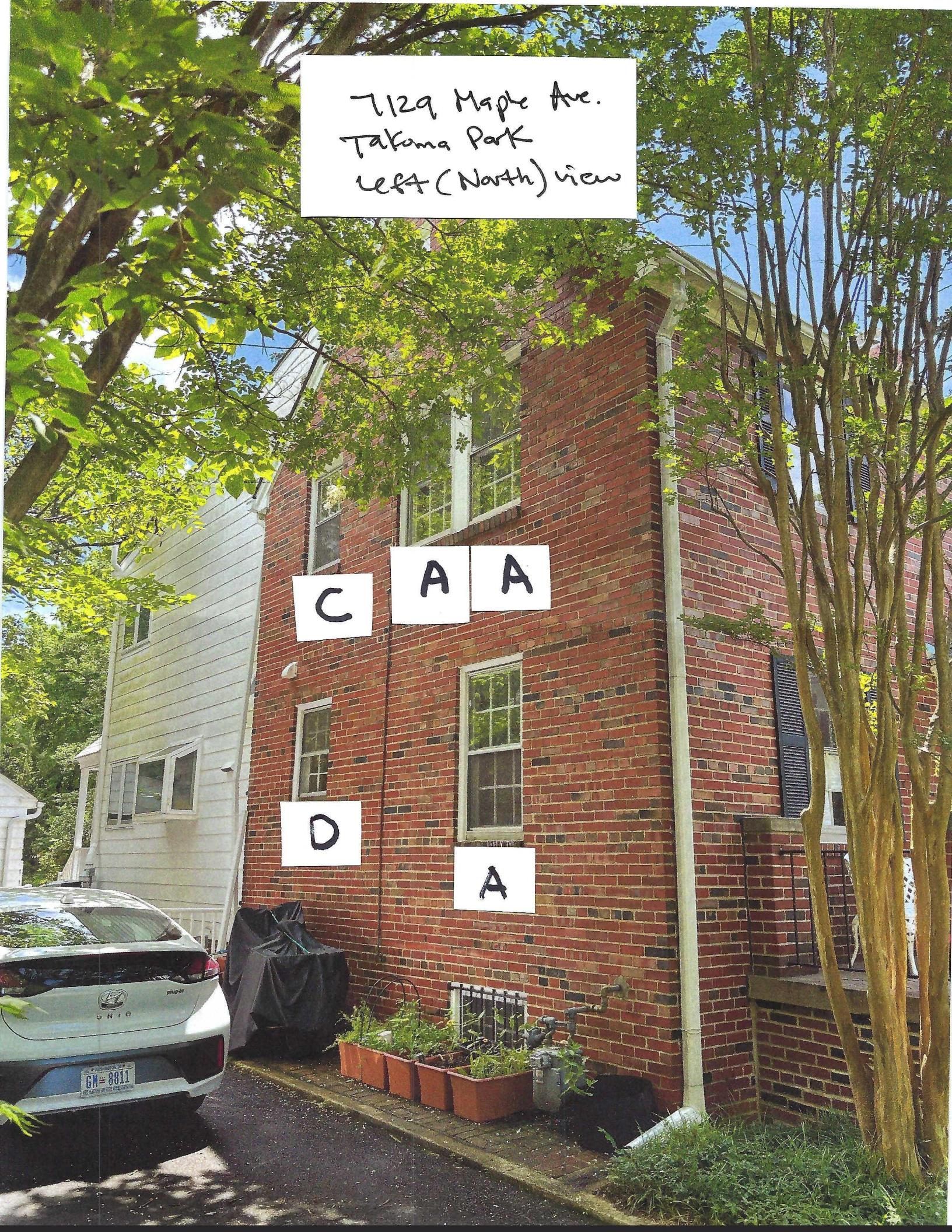
B

A

A

7129

7129 Maple Ave.
Takoma Park
Left (North) view



C

A

A

D

A

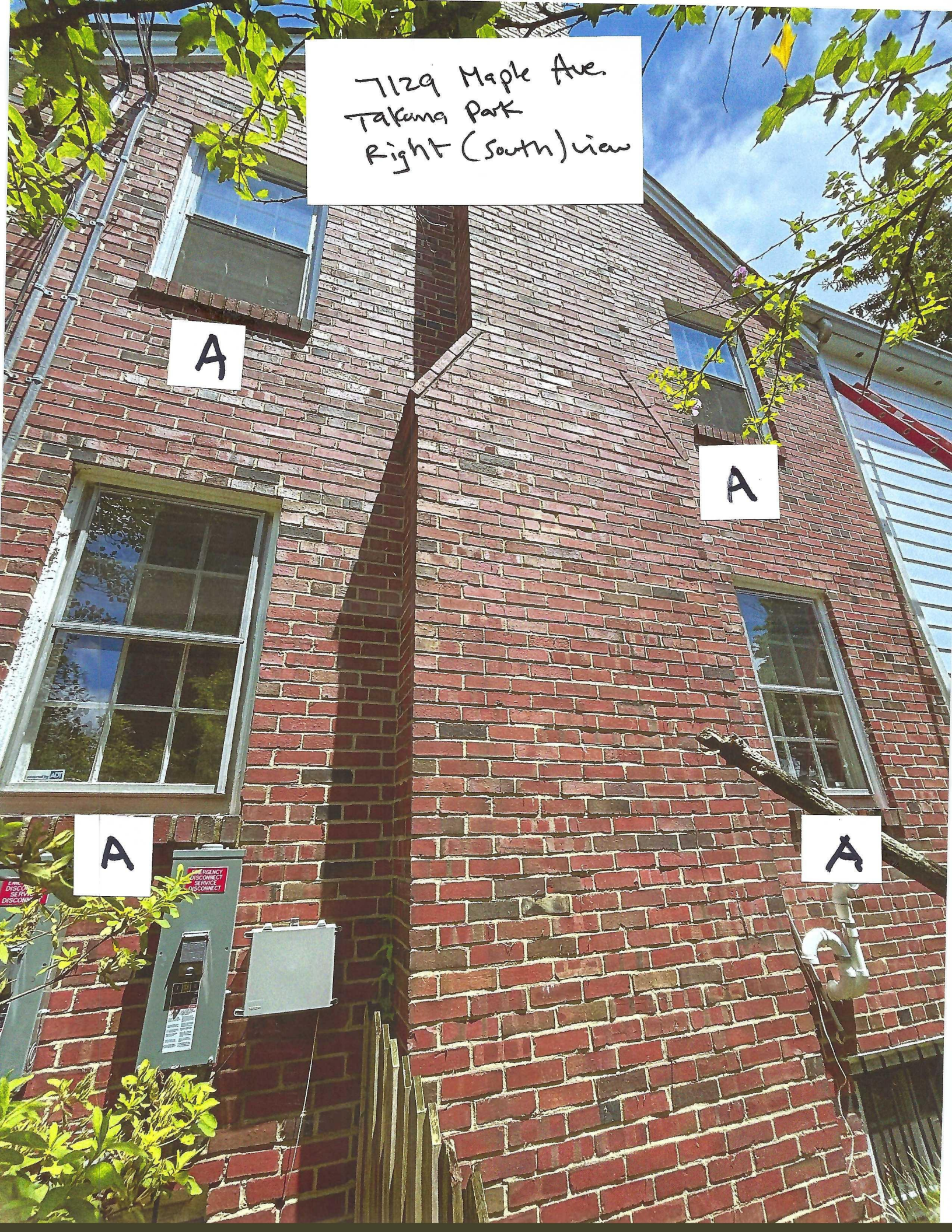
7129 Maple Ave.
Takoma Park
Right (South) view

A

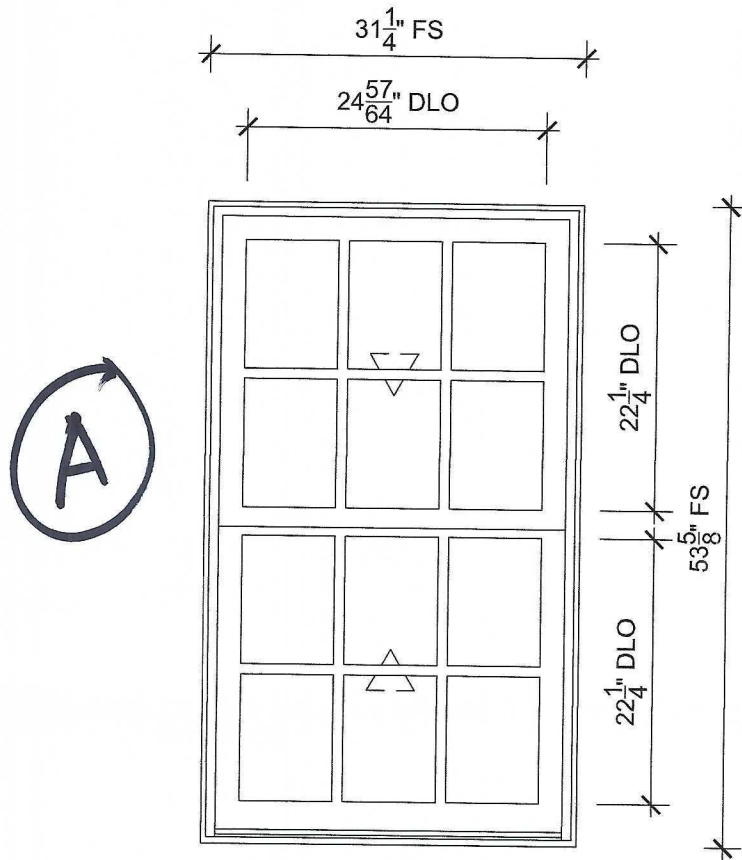
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A

A



Marvin Elevate



31.25 X 53.625 6/6

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

- 1
5 Head
- 2
5 Jamb
- 3
5 Sill
- 4
5 Divided Lite
- 1
6 Check Rail



PROJ/JOB: American Energy Master-Levy-MS / Elevate
 DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
 DRAWN: MIKE SIMPSON
 QUOTE#: Y14HMRC

PK VER: 0004.16.01

CREATED: 07/21/2025

REVISION:

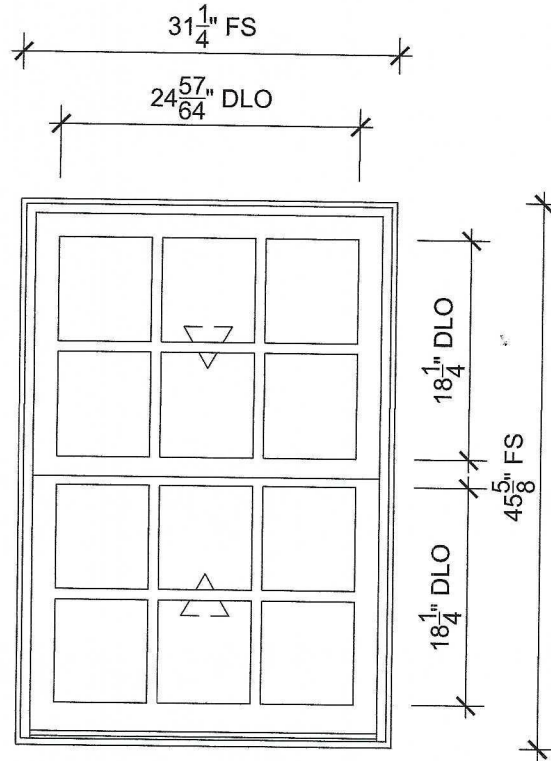
SHEET

1

OF 6

Marvin Elevate

(B)



31.25 X 45.625 6/6
SCALE: 3/4" = 1'-0"

- 1
5 Head
- 2
5 Jamb
- 3
5 Sill
- 4
5 Divided Lite
- 2
6 Check Rail



PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

CREATED: 07/21/2025

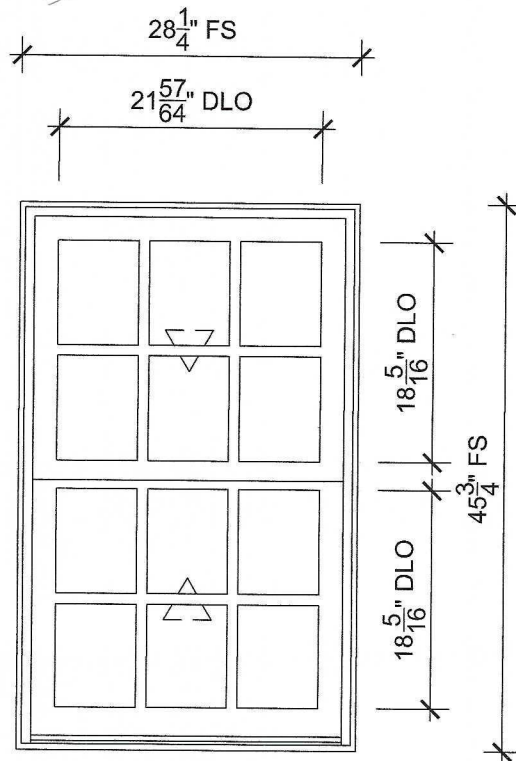
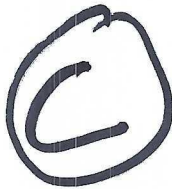
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2

OF 6

Marvin Elevate



28.25 X 45.75 TEMP BOTTOM

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

- 1
5 Head
- 2
5 Jamb
- 3
5 Sill
- 4
5 Divided Lite
- 2
6 Check Rail



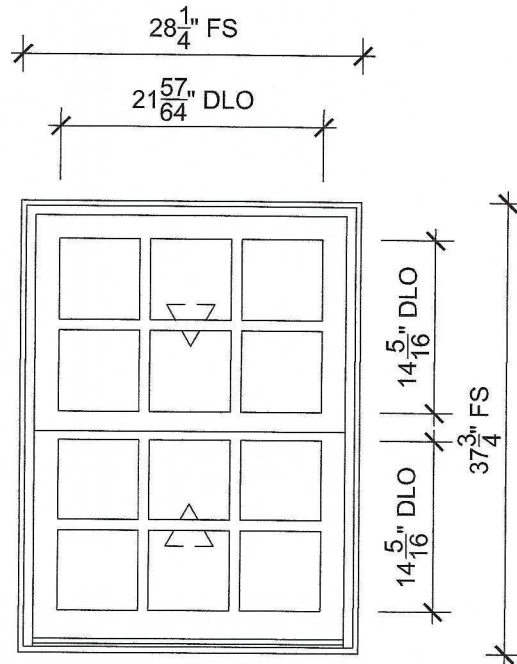
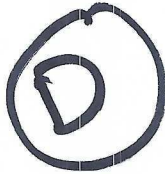
PROJ/JOB: American Energy Master-Levy-MS / Elevate
 DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
 DRAWN: MIKE SIMPSON
 QUOTE#: Y14HMRC

PK VER: 0004.16.01

CREATED: 07/21/2025 REVISION:

SHEET
 3
 OF 6

Marvin Skerte



28.25 X 37.75 6/6
SCALE: 3/4" = 1'-0"

- 1
5 Head
- 2
5 Jamb
- 3
5 Sill
- 4
5 Divided Lite
- 2
6 Check Rail



PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

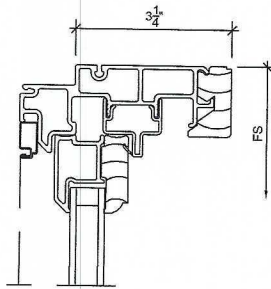
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4

OF 6

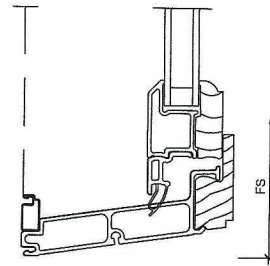
Marvin Elevate double hung



1
5

Head

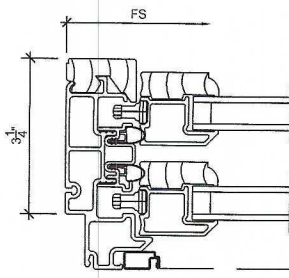
SCALE: 3" = 1'-0"



3
5

Sill

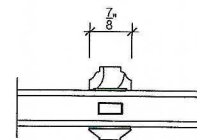
SCALE: 3" = 1'-0"



2
5

Jamb

SCALE: 3" = 1'-0"



4
5

Divided Lite

SCALE: 3" = 1'-0"



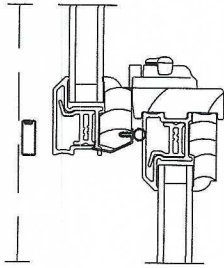
PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

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SHEET
5
OF 6

Marvin Slate double hung



1
6

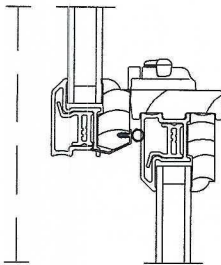
Check Rail

SCALE: 3" = 1'-0"

3
6

NOT USED

SCALE: 3" = 1'-0"



2
6

Check Rail

SCALE: 3" = 1'-0"

4
6

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: American Energy Master-Levy-MS / Elevate
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: MIKE SIMPSON
QUOTE#: Y14HMRC

PK VER: 0004.16.01

CREATED: 07/21/2025

REVISION:

SHEET

6

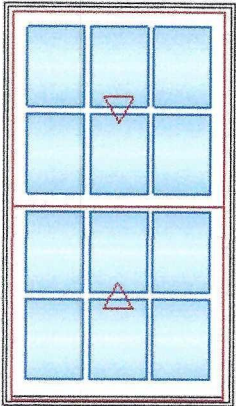
OF 6

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: 31.25 x 53.625 6/6			
Qty: 9				

MARVIN 



As Viewed From The Exterior

FS 31 1/4" X 53 5/8"

Egress Information

Width: 27 19/32" Height: 21 21/64"

Net Clear Opening: 4.09 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Stone White Exterior
White Interior
Elevate Double Hung Insert
Frame Size 31 1/4" X 53 5/8"
Inside Opening 31 5/8" X 53 7/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***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

Initials required

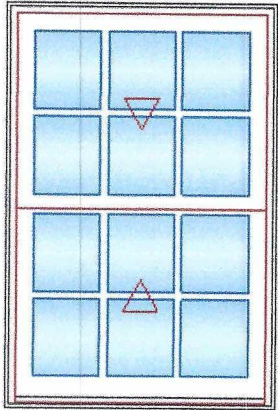
Seller: _____

Buyer: _____

Line #2	Mark Unit: 31.25 x 45.625 6/6			
Qty: 2				

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung Insert
Frame Size 31 1/4" X 45 5/8"
Inside Opening 31 5/8" X 45 7/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG



As Viewed From The Exterior

FS 31 1/4" X 45 5/8"

Egress Information

Width: 27 19/32" Height: 17 21/64"

Net Clear Opening: 3.32 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jamb

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***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

Initials required

Seller: _____

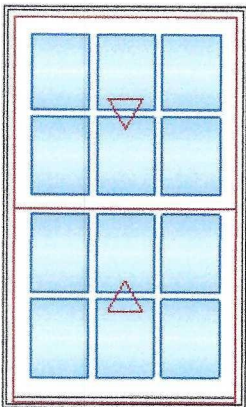
Buyer: _____

Line #3

Mark Unit: 28.25 x 45.75 TEMP BOTTOM

Qty: 1

MARVIN



As Viewed From The Exterior

FS 28 1/4" X 45 3/4"

Egress Information

Width: 24 19/32" Height: 17 25/64"

Net Clear Opening: 2.97 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Stone White Exterior

White Interior

Elevate Double Hung Insert

Frame Size 28 1/4" X 45 3/4"

Inside Opening 28 5/8" X 46"

8 Degree Frame Bevel

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Tempered Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jamb

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***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

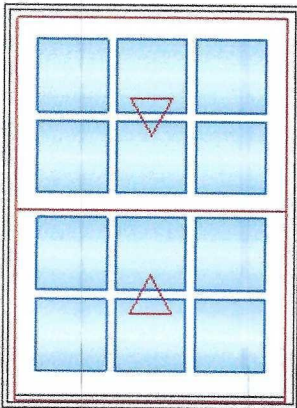
Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: 28.25 x 37.75 6/6			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 28 1/4" X 37 3/4"

Egress Information

Width: 24 19/32" Height: 13 25/64"

Net Clear Opening: 2.29 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

Stone White Exterior

White Interior

Elevate Double Hung Insert

Frame Size 28 1/4" X 37 3/4"

Inside Opening 28 5/8" X 38"

8 Degree Frame Bevel

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

3 1/4" Jambs

Thru Jamb Installation

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Frame Size shown is measured from the exterior of the unit.

***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

Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: Delivery			
Qty: 1				

Labor Tailgate Delivery to Kensington, MD warehouse

Initials required

United States Environmental Protection Agency

This is to certify that



American Energy Master Inc

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires July 12, 2026

NAT-23187-3

Certification #

June 28, 2021

Issued On



A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch