



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

Date: February 19, 2025

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Devon Murtha  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1101064 REVISION –Exhaust fan installation

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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 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: Susan Salek (owner), Chris King (agent)  
Address: 7014 Poplar Avenue, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.







## HISTORIC PRESERVATION COMMISSION

HAWP #: 1101064 at: 7014 Poplar Avenue, Takoma Park, MD

submitted on: 2/11/2025

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 Devon Murtha on 2/18/2025. The approval memo and stamped drawings follow.



**REVIEWED**

By Devon.Murtha at 1:57 pm, Feb 18, 2025

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Buntz*

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

E-mail: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: CHRIS KING

E-mail: cking@casedesign.com

Address: 4701 SANGAMORE RD, P40

City: BETHESDA Zip: 20816

Daytime Phone: 301-320-9893

Contractor Registration No.: WHIC #1176

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 7014 POPLAR AVE, TP; MIHP 37-03

Is the Property Located within an Historic District? ☒ Yes/District Name 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: 30 Block: 20 Subdivision: 0025 Parcel: n/a

**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  
☐ Addition  
☐ Demolition  
☐ Grading/Excavation

- ☐ Deck/Porch  
☐ Fence  
☐ Hardscape/Landscape  
☐ Roof

- ☐ Shed/Garage/Accessory Structure  
☐ Solar  
☐ Tree removal/planting  
☐ Window/Door  
☒ Other: GABLE

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.

*Devon Murtha*  
Signature of owner or authorized agent

2/10/25  
Date



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

1 STORY SINGLE FAMILY DWELLING W/ STEPS TO THE FRONT PORCH. BUILDING HAS SIDING. A PARKING PAD SITS AT RIGHT OF PROPERTY, FROM THE STREET, THE PROPERTY SLOPES UP AWAY. MATURE TREES LINE BACK OF PROPERTY. SINGLE FAMILY DWELLINGS ARE ON EITHER SIDE.



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

INTERIOR WORK: BATH REMODEL

- PULL & RESET SINK, TOILET, VANITY LIGHT, MED. CAB.
- PULL & REPLACE TILE WAINSCOT & TUB/SHOWER SURROUND
- TUB TO SHOWER CONVERSION

EXTERIOR WORK: EXHAUST BATH FAN THROUGH GARAGE END AT EXISTING LOUVERED VENT.



**REVIEWED**

By Devon.Murtha at 1:57 pm, Feb 18, 2025



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

**Owner's mailing address**

SUSAN SALEK  
2014 POPLAR AVE  
TAKOMA PARK, MD 20912

**Owner's Agent's mailing address**

OASE ARCHITECTS + DESIGN  
1701 SANGAMORE RD, PAD  
BETHESDA, MD 20816

**Adjacent and confronting Property Owners mailing addresses**

Manju Gantam

7012 POPLAR AVE  
TAKOMA PARK, MD 20912

Beth Pitcher

7016 POPLAR AVE  
TAKOMA PARK, 20912

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Bunkit*

**REVIEWED**

By Devon.Murtha at 1:57 pm, Feb 18, 2025



Work Item 1: EXHAUST THRU GABLE VENT

Description of Current Condition:

THE EXISTING PAN IS CURRENTLY  
EXHAUSTING INTO THE  
ATTIC SPACE.

Proposed Work:

REPLACE EXHAUST PAN & DUCTING TO  
VENT TO EXTERIOR THRU EXISTING  
END GABLE LOUVERED VENT.  
HOOD TO BE EVERBILT WIDEMOUTH  
DRYER VENT MODEL BPMH4WM D6.  
OR EQUIVALENT. NO CHANGE TO  
ROOF OR SIDING.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Buelit*

ent Condition:

Proposed Work:

**REVIEWED**

By Devon.Murtha at 1:57 pm, Feb 18, 2025

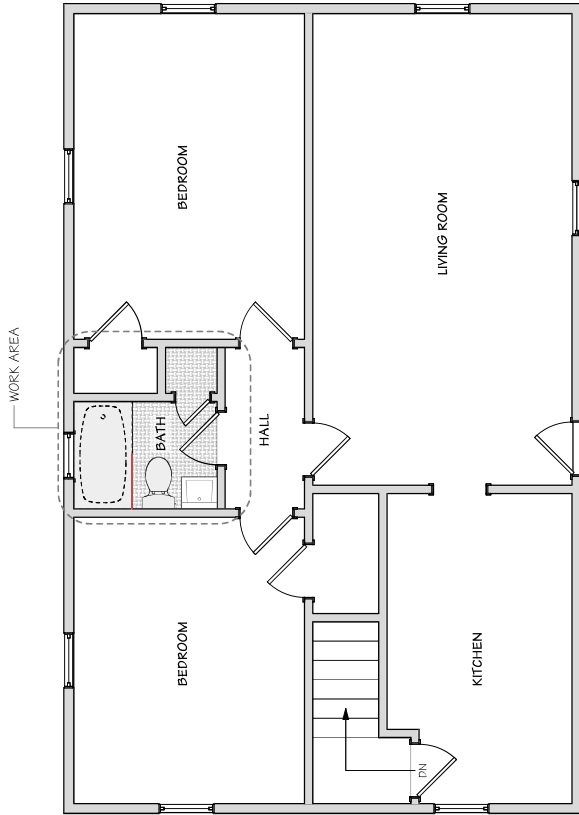






LEGEND - PLAN	
EXISTING	Brick
	Wood Framing
DEMOLITION	Walls
	Other
NEW	Brick
	CMU
Rough Carpentry	Interior Bulkhead
	Interior Kneewall

NOTE: NO CHANGES OUTSIDE DESIGNATED WORK AREA



APPROVED

Montgomery County  
Historic Preservation Commission

*Karen Bulleit*

1 Existing 1st Floor Plan

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

20 ft

15

10

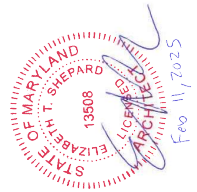
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REVIEWED

By Devon.Murtha at 1:57 pm, Feb 18, 2025



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER IN THE STATE OF MARYLAND, LICENSE No. 13508, EXPIRATION DATE: 06/23/2025

Permit

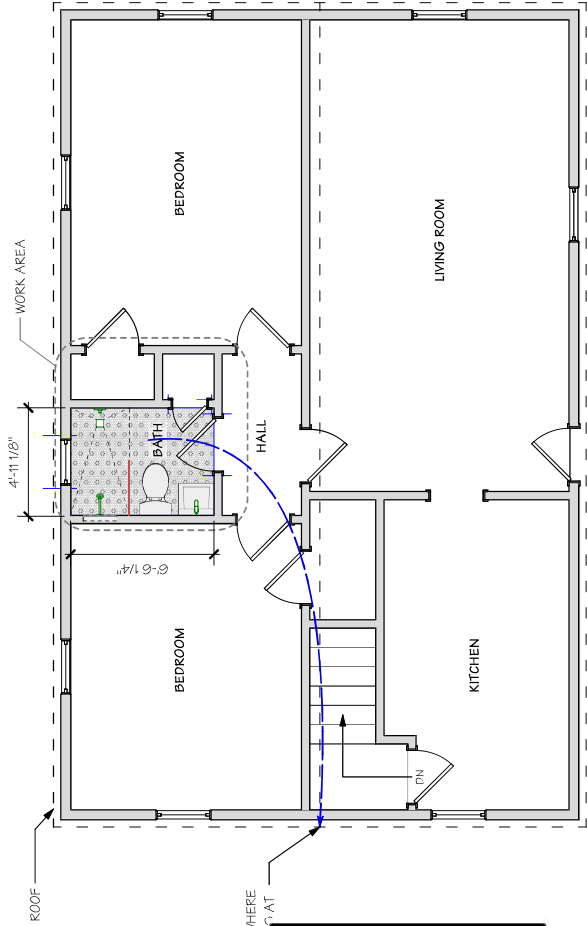
A.01 3 Sheets		2/11/2025 Scale: 1/4" = 1'-0"	
12.19.24 - Contract		11.25.24 - Schemes	
12.04.24 - Walk-thru		12.19.24 - Contract	
Drawing Log			
Susan Salek Hall Bath Remodel 7014 Poplar Ave. Takoma Park, MD 20912 Existing First Floor Plan			
Project No: 30-41-0150		Design: CFS	
Development: CFS		Management: CFS	
193 N. Washington St. Montreal, QC H2Y 1K9 (514) 703-6660 1701 Park Avenue Falls Church, VA 22046 (703) 223-3165		193 N. Washington St. Montreal, QC H2Y 1K9 (514) 703-6660 1701 Park Avenue Falls Church, VA 22046 (703) 223-3165	

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/KOPELINSKY, INC. SOLELY FOR ITS USE AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF CASE DESIGN/KOPELINSKY, INC.



LEGEND - PLAN	
EXISTING	Brick
	Wood Framing
	Demolition
DEMOLITION	Walls
	Windows
	Doors
NEW	Brick
	CMU
	Rough Carpentry
NEW	Interior Bulkhead
	Interior Partition
	Interior Casework

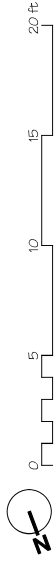
NOTE: NO CHANGES OUTSIDE DESIGNATED WORK AREA



GABLE END IN ATTIC WHERE EXISTING STRUCTURE IS AT

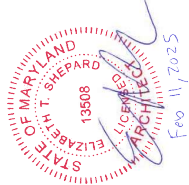
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Dunlop*

**REVIEWED**  
By Devon.Murtha at 1:57 pm, Feb 18, 2025



Scale: Permit: 2/1/25/2025

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Permit

Sheets: 06	A.02 3
Scale: 1/4" = 1'-0"	2/11/2025

Drawing Log	11.25.24 - Schemes 12.04.24 - Walk-thru 12.19.24 - Contract
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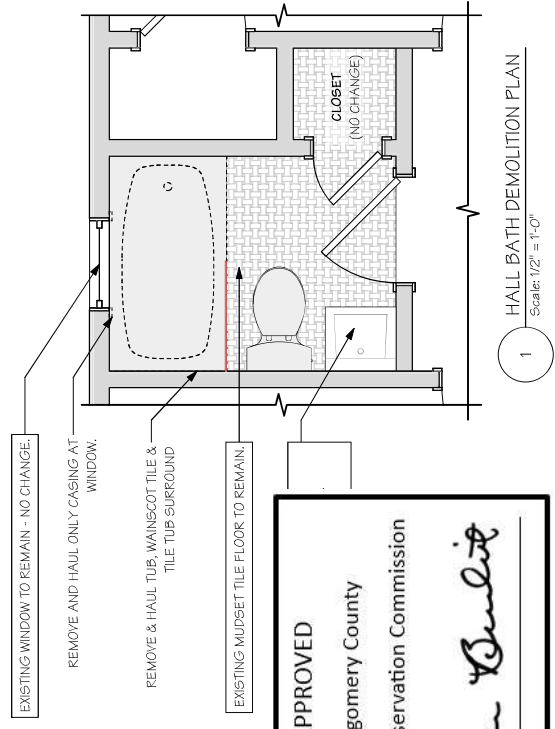
Susan Salek Hall Bath Remodel 7014 Poplar Ave. Takoma Park, MD 20912 Proposed First Floor Plan
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Project No: 30-41-0150	Design: CFS
Development: CFS	Management: CFS

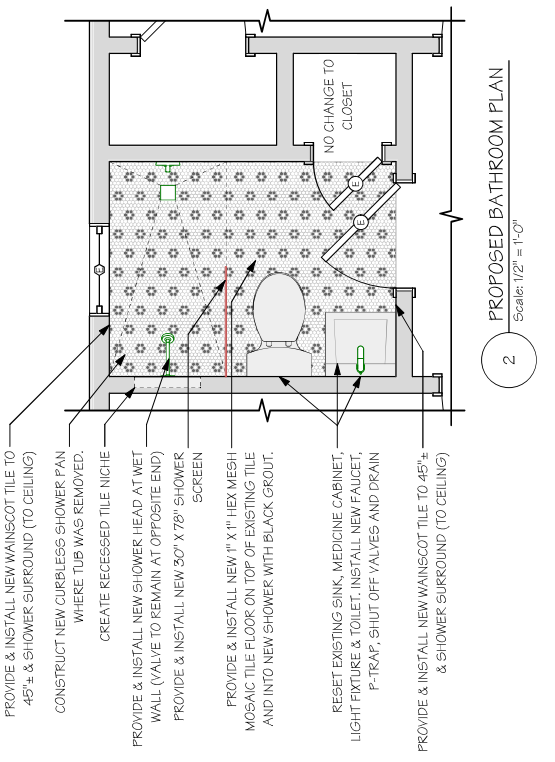
119 N. Washington St. Alexandria, VA 22314 (703) 660-4663 FAX: (703) 660-4663 1701 Park Avenue Falls Church, VA 22046 (703) 222-3395 FALLS CHURCH (703) 222-3395	<b>CASE</b>	1701 Park Avenue Falls Church, VA 22046 (703) 222-3395 FALLS CHURCH (703) 222-3395
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LEGEND - PLAN	
EXISTING	Brick
DEMOLITION	Wood Framing
NEW	Brick
Brick	CMU
Rough Carpentry	Interior Bulkhead
Interior Bulkhead	Insulation Casework



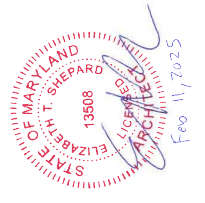
1 HALL BATH DEMOLITION PLAN  
Scale: 1/2" = 1'-0"



2 PROPOSED BATHROOM PLAN  
Scale: 1/2" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bulbit*

**REVIEWED**  
By Devon.Murtha at 1:57 pm, Feb 18, 2025



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Permit

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11.25.24 - Schemes		12.04.24 - Walk-thru	
12.19.24 - Contract			
Drawing Log			
Susan Salek Hall Bath Remodel 7014 Poplar Ave. Takoma Park, MD 20912 Demo & Proposed Bathroom Plans 1/2"			
Project No: 30-41-0150		Design: CFS	
Development: CFS		Management: CFS	
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119 N.			



**SMOKE ALARMS TO BE INSTALLED IN  
ACCORDANCE WITH SECTION R314.3 (1-3) AND  
R314.4**

**-EACH SLEEPING ROOM**

**CRAFT SELLING IN ROOM 101**

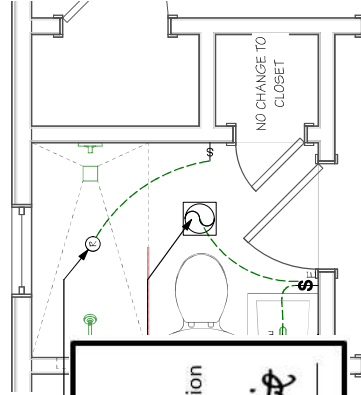
CARBON MONOXIDE ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTION R315.1  
-INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR IN DWELLING UNITS THAT HAVE ATTACHED GARAGES WITH AN OPENING TO THE DWELLING UNIT.

#### R404.1 Lighting equipment (Mandatory)

A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps.

### High-Efficacy Lamps (definition)

1. 60 lumens per watt for lamps over 40 watts;
2. 50 lumens per watt for lamps over 15 watts; and
3. 40 lumens per watt for lamps 15 watts or less.



PROVIDE & INSTALL (1) NEW 6" LED  
WAFFER LIGHT ON SEPARATE SWITCH.

APPROVED

Montgomery County

Historic Preservation Commission

Karen Boudin

# REVIEWED

PROPOSED ELECTRICAL PLAN  
Scale: 1/2" = 4'-0"

**By Devon.Murtha at 1:57 pm, Feb 18, 2025**



Date Received: 09/08/2009

**Panasonic Bathroom Exhaust Fan Model FV-051 1VF1**  
WhisperFit DC, Pick-A-Flow 50,80,110 CFM ENERGY STAR  
Bathroom Exhaust Fan w/Flex-Z Fast Install Bracket



## SPECIFICATIONS

Model No.	Air direction	Voltage (V)	Frequency (Hz)	Duct diameter (inches)	Air velocity at 0.1 WFG (CFM)	Noise (sones)	Speed (rpm)	Power (W)	Weight lb.(kg)
FV-0511VF1	Exhaust	120	60	4	50	-0.3	756	4.2	9.5(4.3)
FV-0511VF1					80	<0.3	821	6.2	
					110	0.8	957	11.0	

HVI Certified performance based on HVI Procedures 915, 916, and 920.



**HALO**  
LTB 6 in. Selectable CCT (3000K-5000K) Integrated LED, White  
Recessed Light, Dimmable Retrofit Trim

**Details** Model # LTB6089FS351EWHDMR

Actual Color Temperature (K)	3000, 4000, 5000		Color Rendering Index (CRI)	90
Color Temperature	Daylight		Color Finish	White
Color/Finish Family	White		Commercial/Residential	Residential
Damp/Wet Rating	Wet Rated		Dimmable Capability	Dimmable
Features Included	No Additional Features No Additional Accessories		IC Rating	IC Rated
Light Bulb Type Included	Integrated LED		Indoor/Outdoor	Indoor/Outdoor
Material	Polycarbonate		Lenses	800
Pack Size	1		New Construction or Remodel	New Construction, Remodel
Returnable	90-Day		Product Weight (lb.)	1.31 lb
Voltage (V)	120 V		Trim Style	Ballie
Wattage (W)	8.6 W		Watt Equivalence	65

**Susan Salek**  
Hall Bath Remodel  
Ave. Takoma Park  
Electrical Pla

7014 Poplar Ave. Takoma Park, MD 20912

Drawings Log

5.24 - Schemes

05.24 - Schemes  
04.24 - Walk-thru

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Permit



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