



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: April 9, 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 # 1112262 - Vent 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 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: Brian Levy
Address: 7129 Maple Avenue, Takoma Park, MD

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 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1112262 at: 7129 Maple Ave Takoma Park, MD

submitted on: 4/8/2025

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.

e 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 4/9/2025. The approval memo and stamped drawings follow.

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

Building is a 2 story red brick colonial built in 1937, with a rear addition added in 2000.

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

Installation of one (1) 4" bath vent on north facing exterior, per permit set.

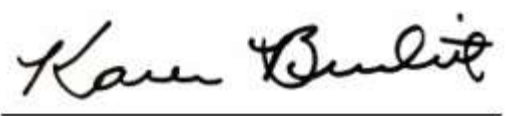


REVIEWED

By Devon.Murtha at 9:49 am, Apr 09, 2025

Work Item 1: <u>Bath fan exterior vent</u>	
Description of Current Condition: No exterior bath vent	Proposed Work: Install 4" exterior bath vent on north wall

Work Item 2: <u>N/A</u>	
Description of Current Condition:	Proposed Work:

<div><div>N/A</div><div>APPROVED</div><div>Montgomery County</div><div>Historic Preservation Commission</div><div></div></div>	Proposed Work:
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By Devon.Murtha at 9:49 am, Apr 09, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



REVIEWED

By Devon.Murtha at 9:49 am, Apr 09, 2025

Parcel/Tax Account #: 01076642

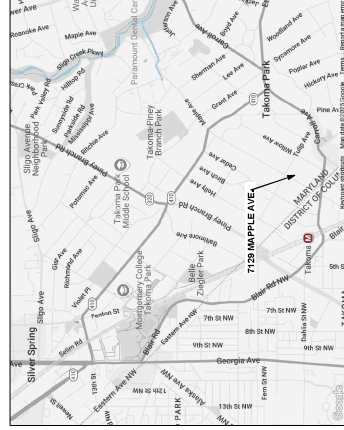
1422 VARNUM ST N.W.
WASHINGTON, DC 20011
202-436-0956

DRAWING LOG:
Schematics: 02/23/25
DD: 03/10/25
Permit (draft): 03/16/25

SC

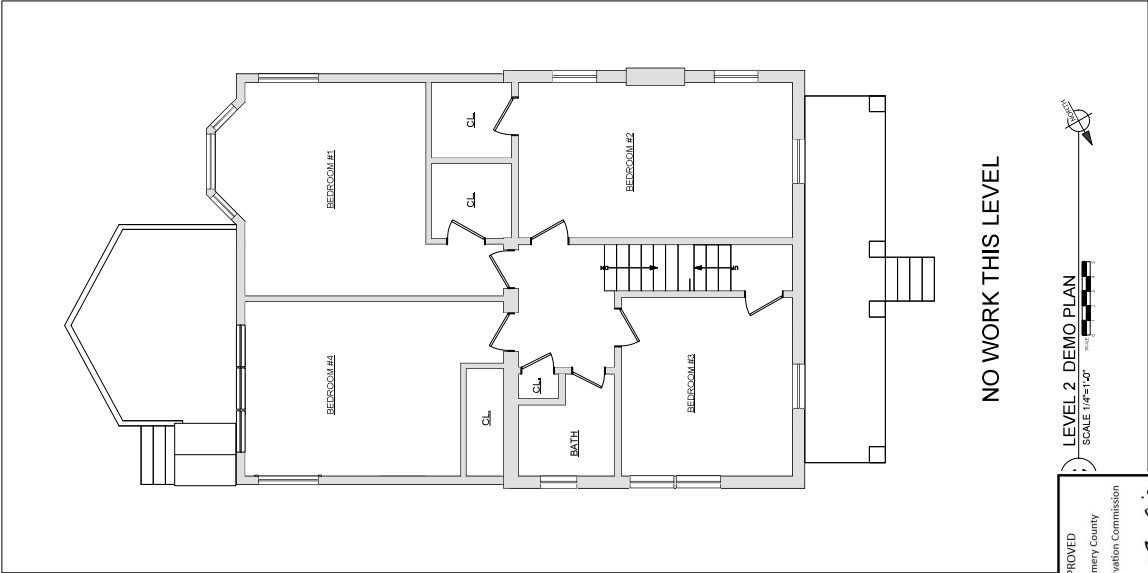
DRAWING INDEX	
CS	COVER
C-1.0	SURVEY & SITE PLAN
C-2.0	GENERAL LAYOUT
A-1.0	ARCHITECTURAL PLANS
MEE-1.0	MEE PLANS

PROJECT INFORMATION	
PROJECT DESCRIPTION	RELOCATE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 8



VICINITY MAP



REVIEWED
By Devon.Murtha at 9:48 am, Apr 09, 2025



NO WORK THIS LEVEL

LEVEL 2 DEMO PLAN

SCALE 1/4"=1'-0"



REVIEWED
By Devon.Murtha at 9:48 am, Apr 6

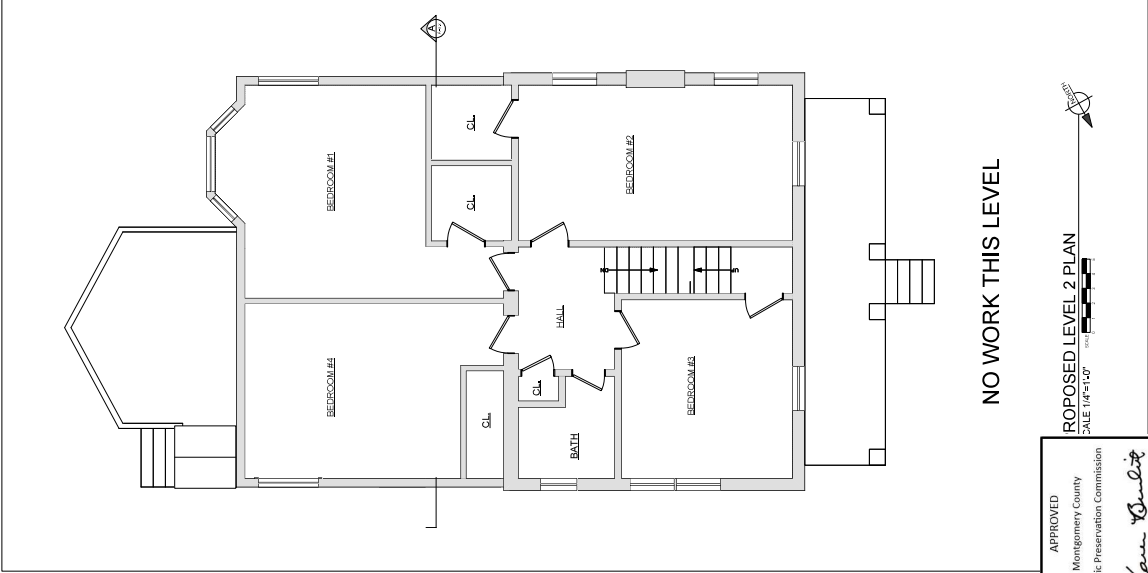
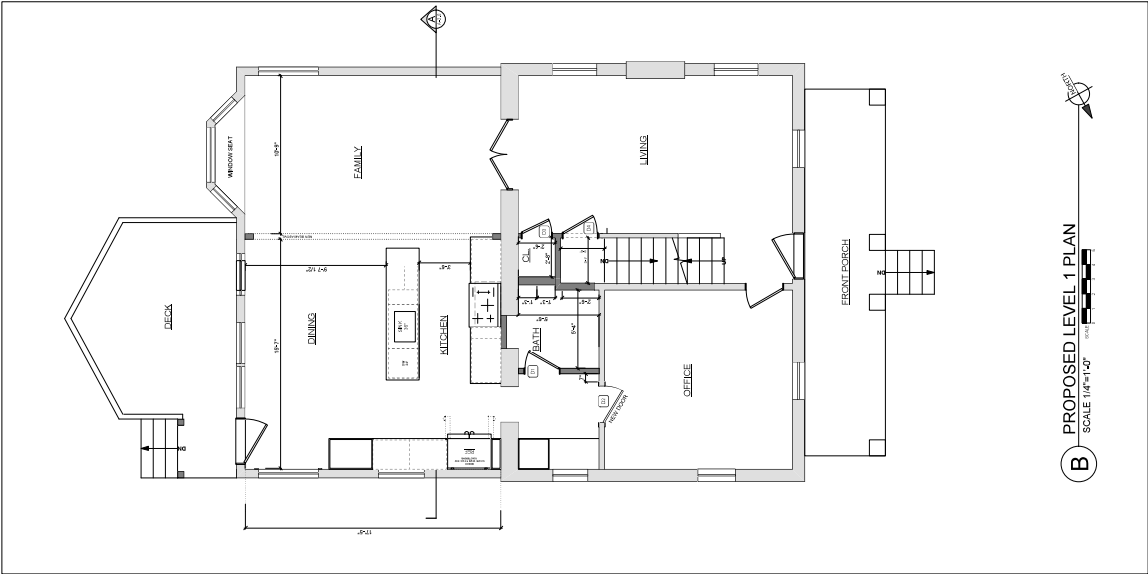
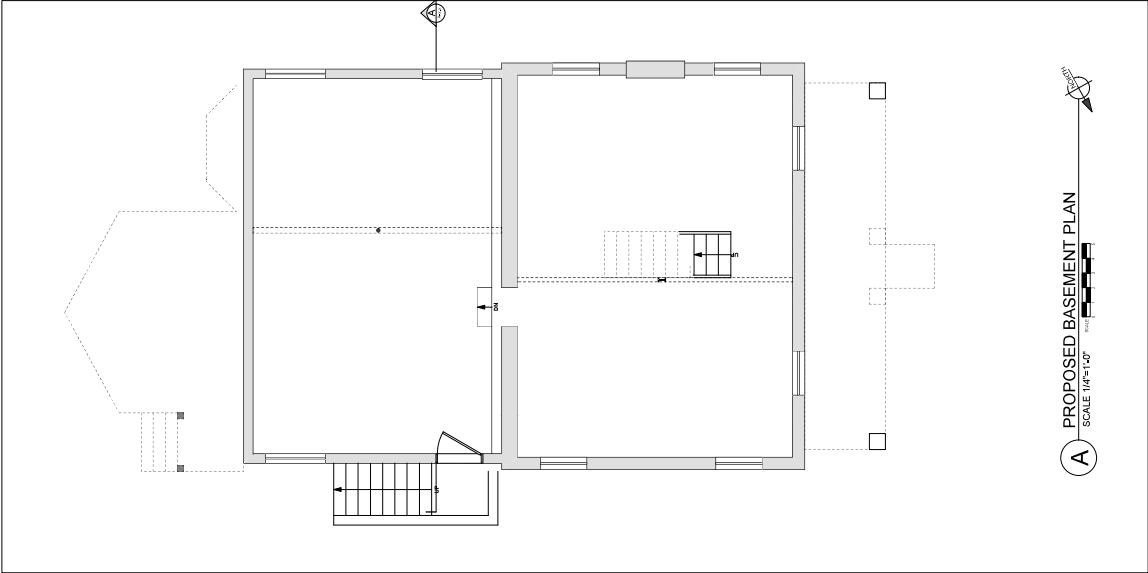
LEVY-BHATTACHARYA
RENOVATION
7129 Maple Ave
Takoma Park, MD 20912

DRAWING LOG:
Schematics: 02/23/25
DD: 03/10/25
Permit (draft): 03/16/25

DATE: **03/16/25**

SHEET INFO:
Proposed
Architectural Plans

SHEET #:
A-1.0



APPROVED
Montgomery County
Historic Preservation Commission
Kan. Bulitt

REVIEWED
By Devon Murtha at 9:49 am, Apr 09, 2025

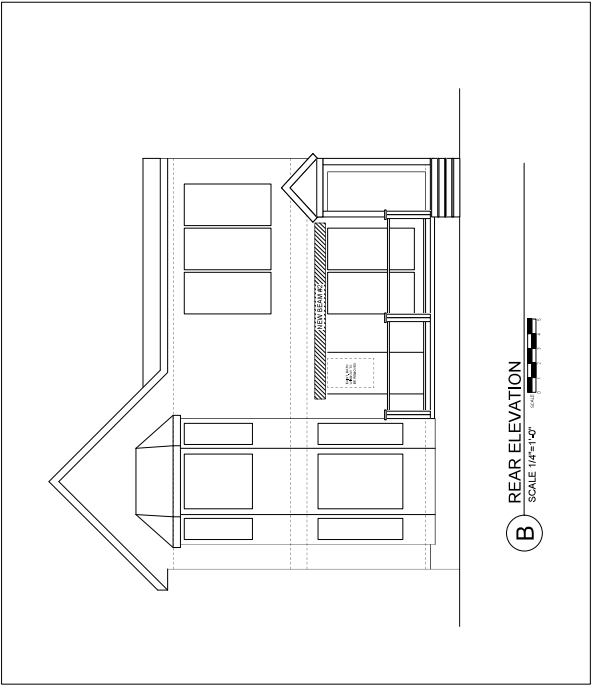
LEVY-BHATTACHARYA
RENOVATION
7129 Maple Ave
Takoma Park, MD 20912

DRAWING LOG:
Schematics: 02/23/25
DD: 03/10/25
Permit (draft): 03/16/25

DATE:
03/16/25

SHEET INFO:
Building Section
Exterior Elevation

SHEET #:
A-2.0



APPROVED
Montgomery County
Historic Preservation Commission
Kan Daulton

REVIEWED
By Devon Murtha at 9:49 am, Apr 08, 2025

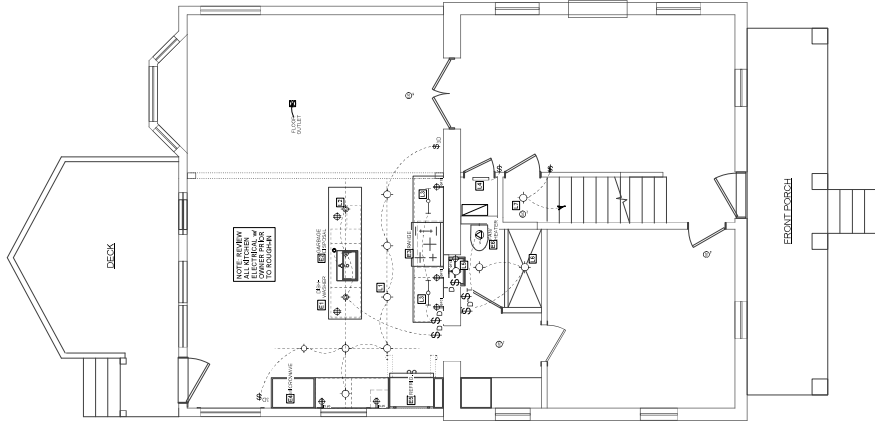
LEVY-BHATTACHARYA
RENOVATION
7129 Maple Ave
Takoma Park, MD 20912

DRAWING LOG:
Schematics: 02/23/25
DD: 03/10/25
Permit (draft): 03/16/25

DATE:
03/16/25

SHEET INFO:
Electrical Plan
Mechanical Plan
Plumbing Plan

SHEET #:
MEP-1.0



A LEVEL 1 ELECTRICAL PLAN
SCALE 1/4"=1'-0"

FIGURE 1. LIGHTING FIXTURE SCHEDULE

NO.	DESCRIPTION	MODEL	QUANTITY
1	RECESSED DOWNLIGHT	4" x 4"	10
2	RECESSED DOWNLIGHT	6" x 6"	5
3	RECESSED DOWNLIGHT	8" x 8"	3
4	RECESSED DOWNLIGHT	10" x 10"	2
5	RECESSED DOWNLIGHT	12" x 12"	1
6	RECESSED DOWNLIGHT	14" x 14"	1
7	RECESSED DOWNLIGHT	16" x 16"	1
8	RECESSED DOWNLIGHT	18" x 18"	1
9	RECESSED DOWNLIGHT	20" x 20"	1
10	RECESSED DOWNLIGHT	22" x 22"	1
11	RECESSED DOWNLIGHT	24" x 24"	1
12	RECESSED DOWNLIGHT	26" x 26"	1
13	RECESSED DOWNLIGHT	28" x 28"	1
14	RECESSED DOWNLIGHT	30" x 30"	1
15	RECESSED DOWNLIGHT	32" x 32"	1

FIGURE 2. LIGHTING FIXTURE SCHEDULE

NO.	DESCRIPTION	MODEL	QUANTITY
1	RECESSED DOWNLIGHT	4" x 4"	10
2	RECESSED DOWNLIGHT	6" x 6"	5
3	RECESSED DOWNLIGHT	8" x 8"	3
4	RECESSED DOWNLIGHT	10" x 10"	2
5	RECESSED DOWNLIGHT	12" x 12"	1
6	RECESSED DOWNLIGHT	14" x 14"	1
7	RECESSED DOWNLIGHT	16" x 16"	1
8	RECESSED DOWNLIGHT	18" x 18"	1
9	RECESSED DOWNLIGHT	20" x 20"	1
10	RECESSED DOWNLIGHT	22" x 22"	1
11	RECESSED DOWNLIGHT	24" x 24"	1
12	RECESSED DOWNLIGHT	26" x 26"	1
13	RECESSED DOWNLIGHT	28" x 28"	1
14	RECESSED DOWNLIGHT	30" x 30"	1
15	RECESSED DOWNLIGHT	32" x 32"	1

FIGURE 3. LIGHTING FIXTURE SCHEDULE

NO.	DESCRIPTION	MODEL	QUANTITY
1	RECESSED DOWNLIGHT	4" x 4"	10
2	RECESSED DOWNLIGHT	6" x 6"	5
3	RECESSED DOWNLIGHT	8" x 8"	3
4	RECESSED DOWNLIGHT	10" x 10"	2
5	RECESSED DOWNLIGHT	12" x 12"	1
6	RECESSED DOWNLIGHT	14" x 14"	1
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15	RECESSED DOWNLIGHT	32" x 32"	1

ELECTRICAL NOTES:

1. SMOKES DETECTORS TO BE INSTALLED PER IBC 903.1.
2. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE 2017 IBC.
3. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE 2017 IBC.
4. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE 2017 IBC.
5. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE 2017 IBC.
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REVIEWED

By Devon.Murtha at 9:49 am, Apr 09, 2025



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

REVIEWED

By Devon.Murtha at 9:49 am, Apr 09, 2025