



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 7/24/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1122762– Fenestration alterations and new skylight

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 July 23, 2025 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: Fawzia Ahmed and Steven Teles; Eric Saul, Architect.
Address: 7221 Cedar Avenue, 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:

HAWP# ~~1722762~~ 1122762

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Fawzia Ahmed and Steven TelesE-mail: fawziaahmed@gmail.com steveteles@gmail.comAddress: 7221 Cedar AvenueCity: Takoma Park Zip: 20912Daytime Phone: 202-457-1465Tax Account No.: 01067660**AGENT/CONTACT (if applicable):**Name: Eric SaulE-mail: info@saularchitects.comAddress: 8114 Carroll AvenueCity: Takoma Park Zip: 20912Daytime Phone: 301-270-0395

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____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: 7221 Street: Cedar AvenueTown/City: Takoma Park Nearest Cross Street: Birch AvenueLot: 11 Block: 5 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 checked="" type="checkbox"/> Other: <u>Skylight</u> |

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.

Eric Saul6/30/25

Signature of owner or authorized agent

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:

Existing historic house located in Takoma Park historic district. Existing house had a rear addition completed in the past.

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

Skylight and seven new windows

REVIEWED

By Laura DiPasquale at 2:14 pm, Jul 24, 2025

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Montgomery County

Historic Preservation Commission

Karen Buntz

Work Item 1: Skylight

Description of Current Condition:

N/A

Proposed Work:

Adding a new skylight on the roof of the addition.

Work Item 2: Windows

Description of Current Condition:

N/A

Proposed Work:

Addition to have three new windows replace a french door in the master bedroom.

Kitchen to have four new windows; two replacement windows on the rear elevation, and two new windows facing the driveway.

REVIEWED

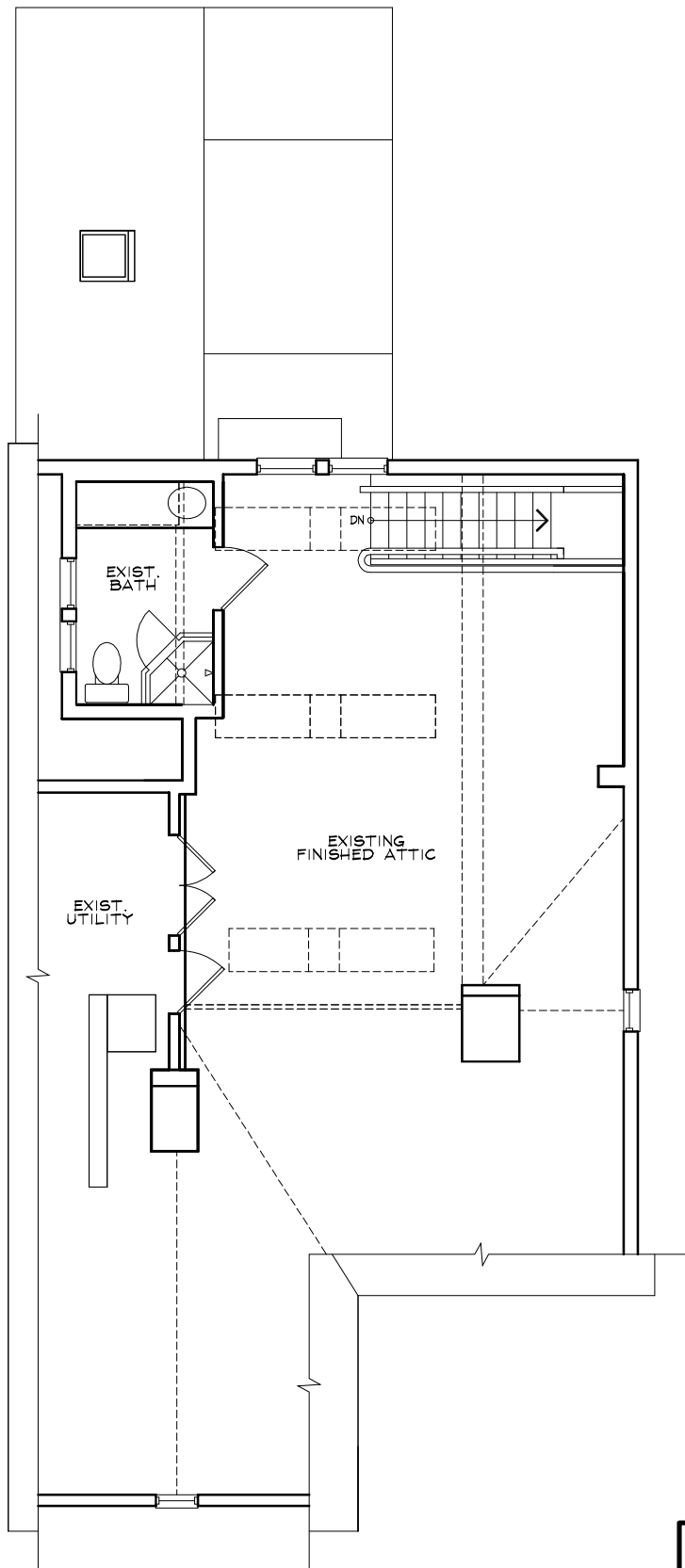
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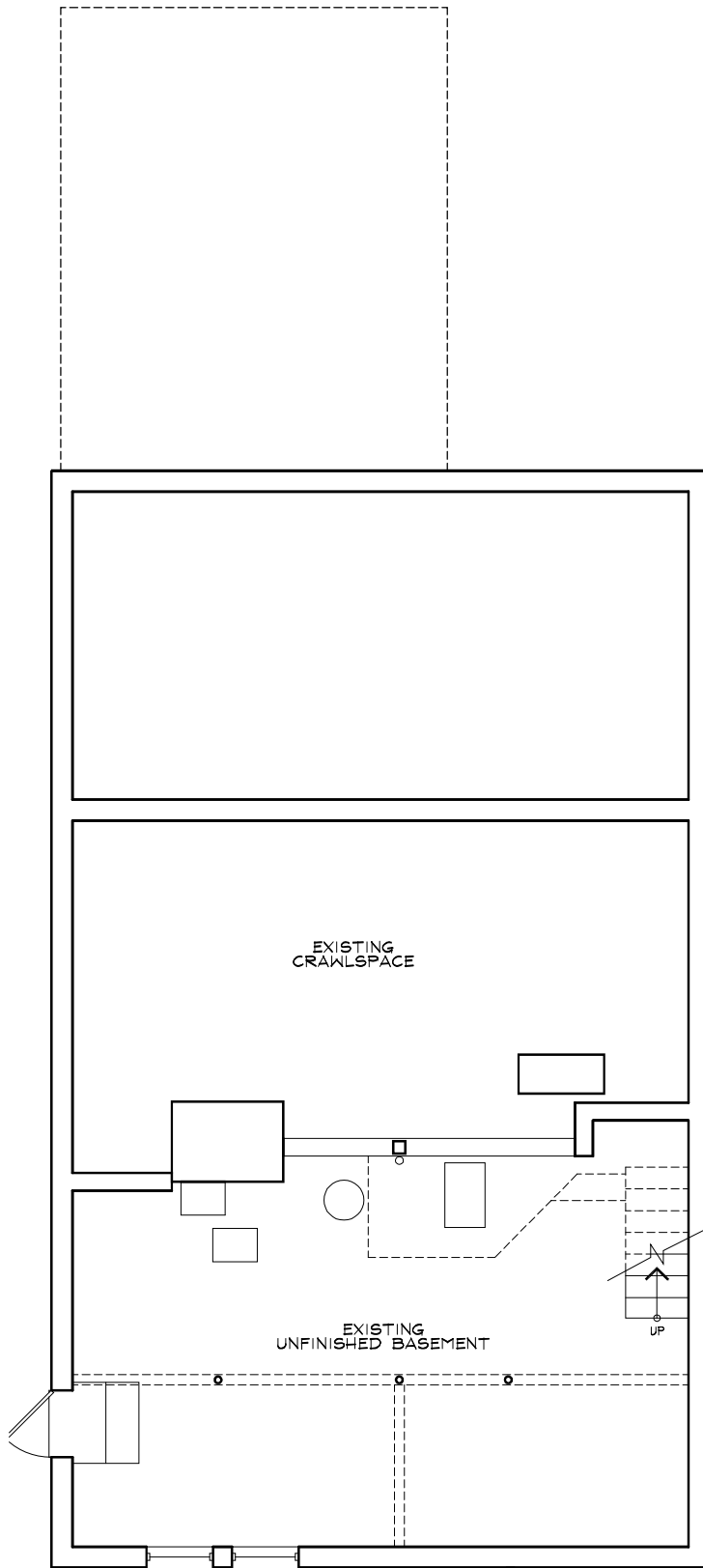
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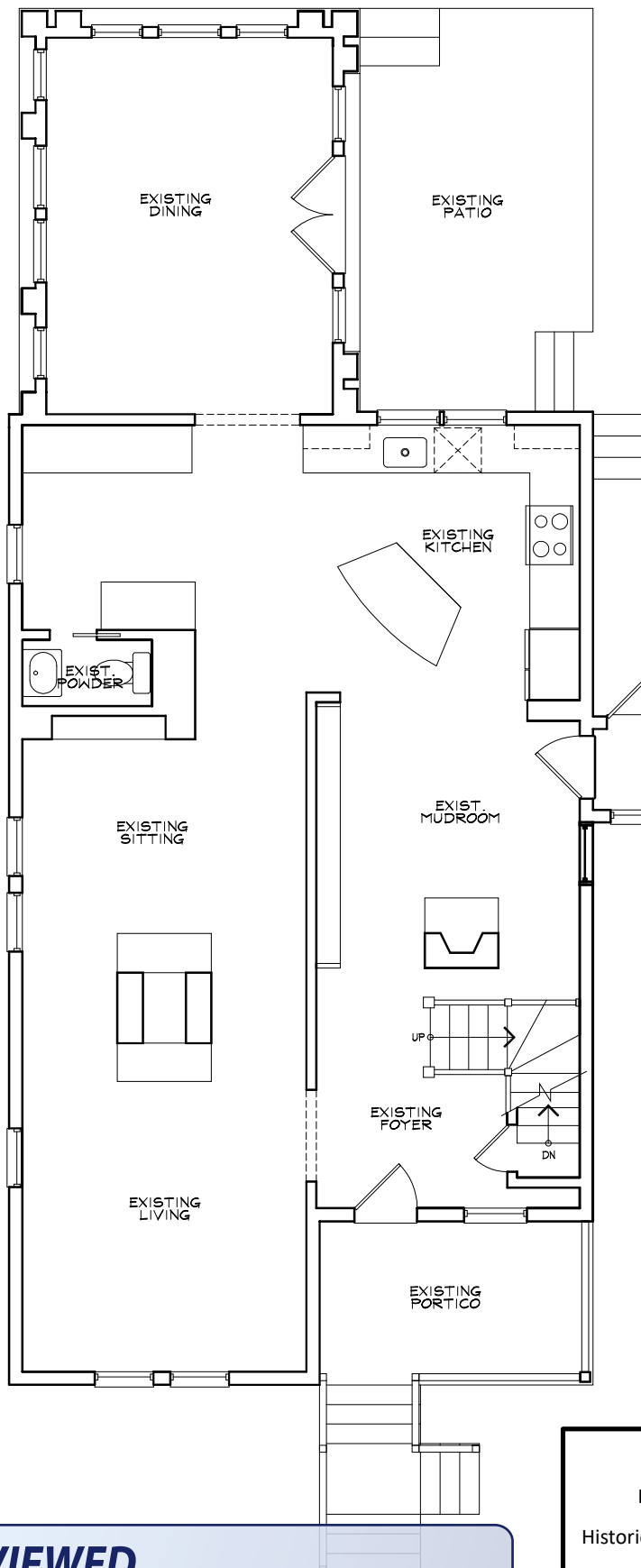
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EXISTING/DEMO BASEMENT PLAN

1/4" = 1'-0"



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2

AI

EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"



2 EXISTING FRONT ELEVATION
A2 1/4" = 1'-0"

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3 EXISTING REAR ELEVATION
 A2 1/4" = 1'-0"

REVIEWED

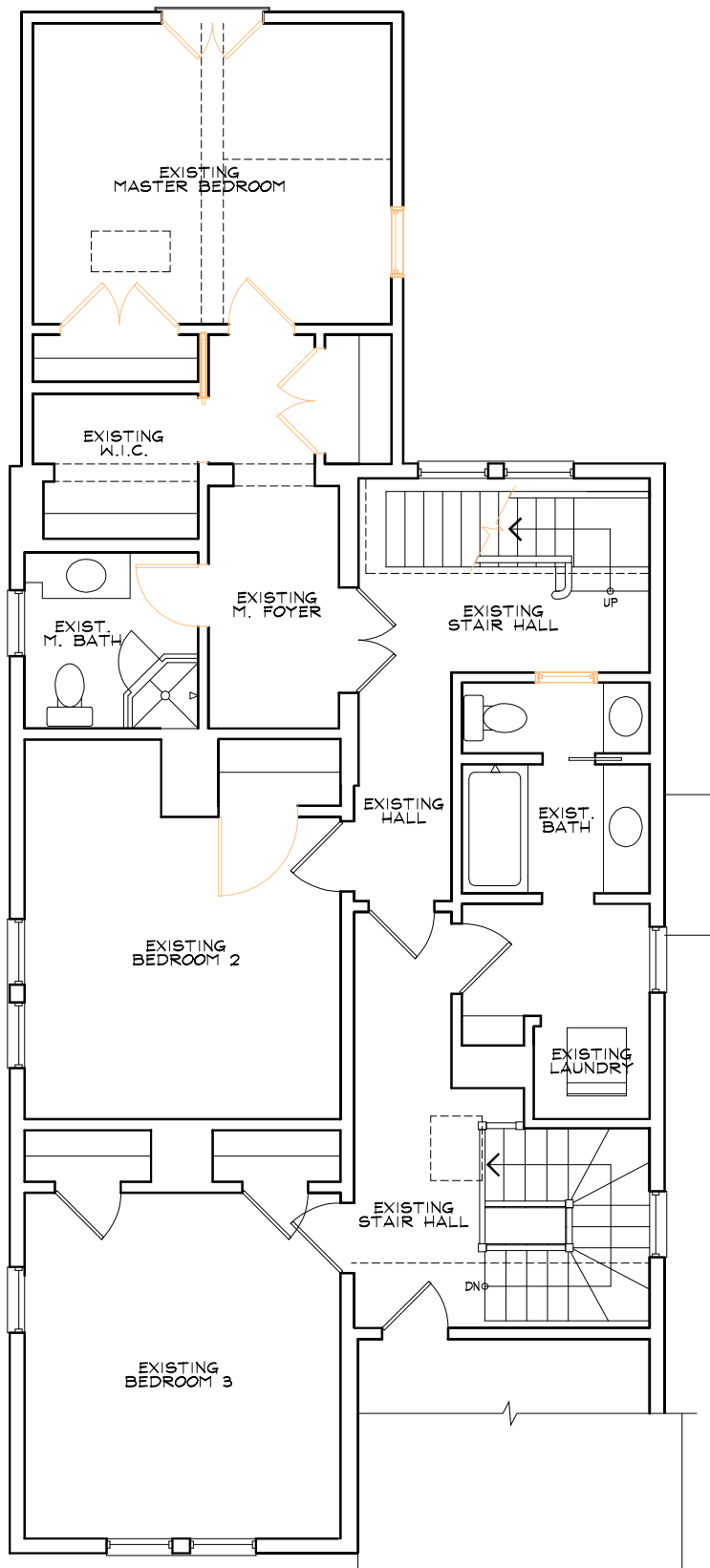
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4 EXISTING SIDE (NORTH) ELEVATION
A2 1/4" = 1'-0"

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By Laura DiPasquale at 2:14 pm, Jul 24, 2025



1
A2 EXISTING SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

REVIEWED

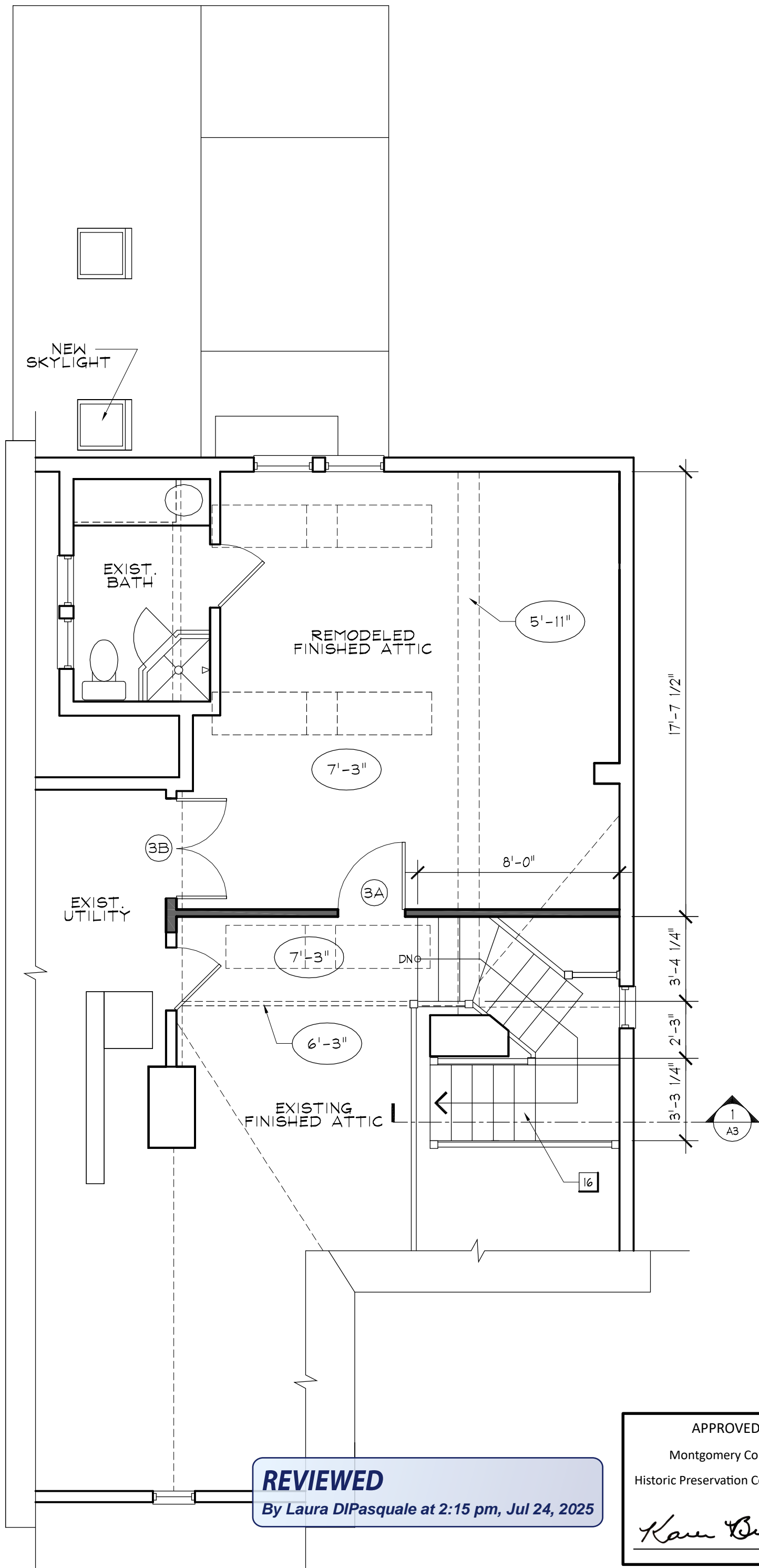
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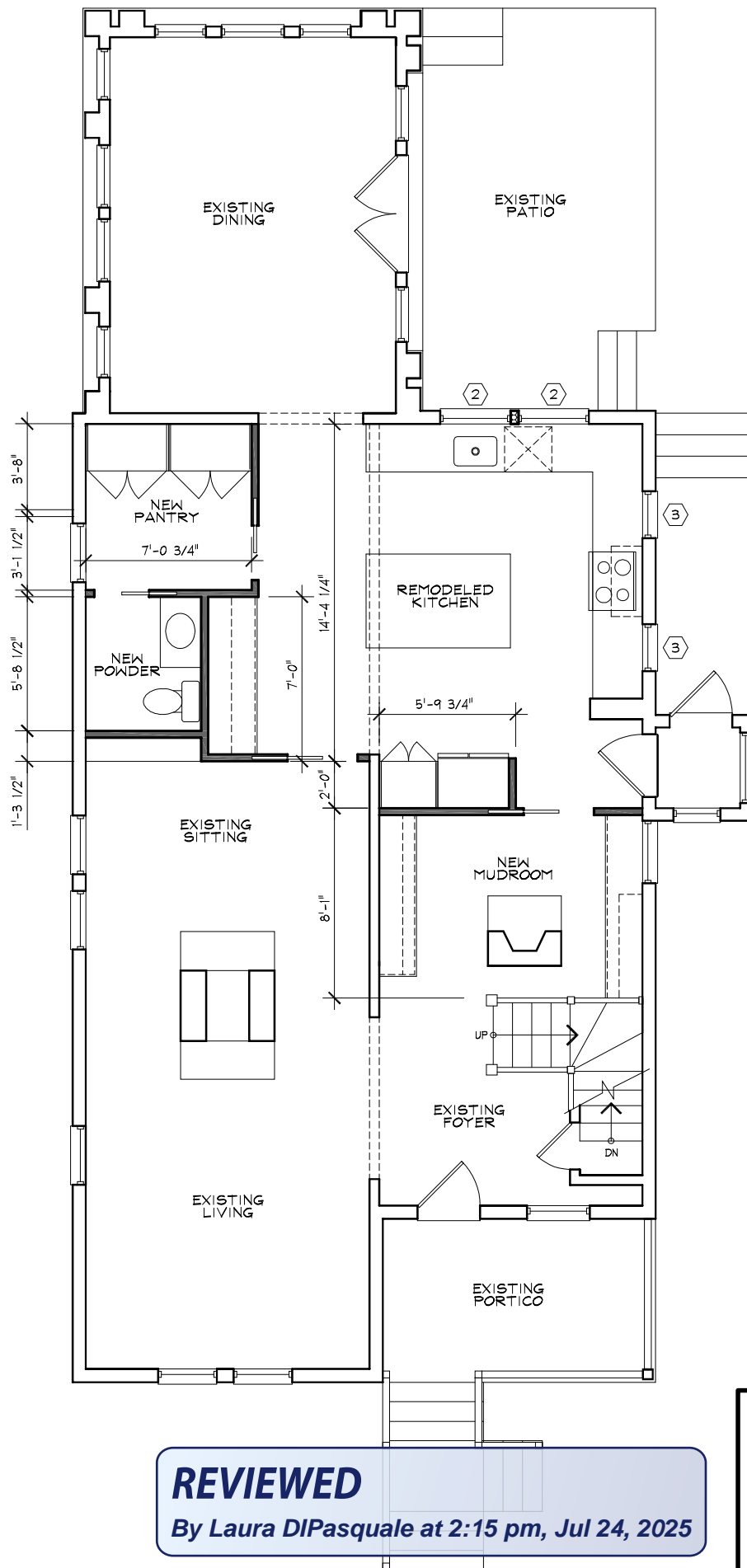
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2
A2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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3 PROPOSED REAR ELEVATION
A2 1/4" = 1'-0"

REVIEWED

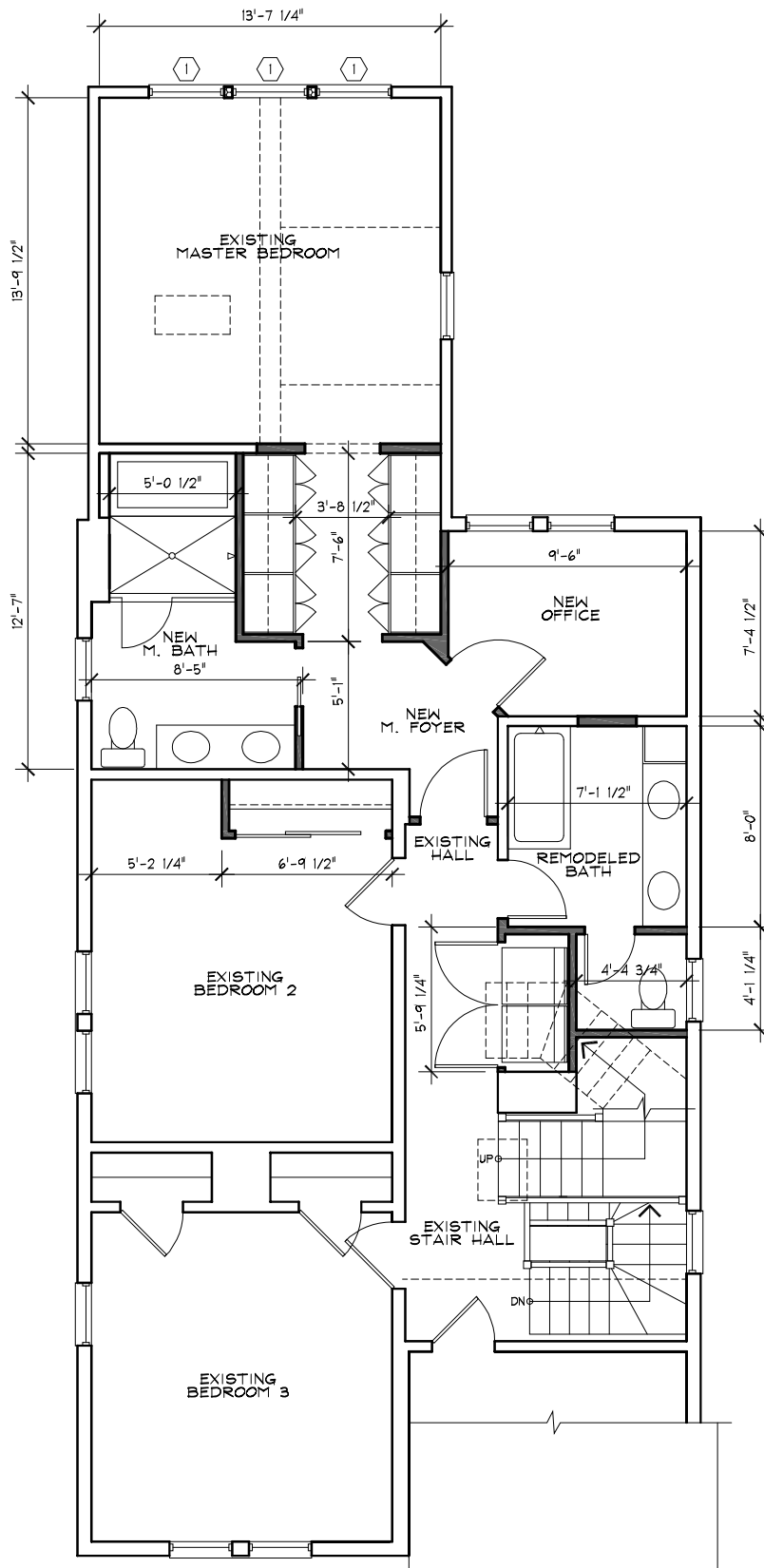
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4 PROPOSED SIDE (NORTH) ELEVATION
A2 1/4" = 1'-0"

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1
A2

PROPOSED SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

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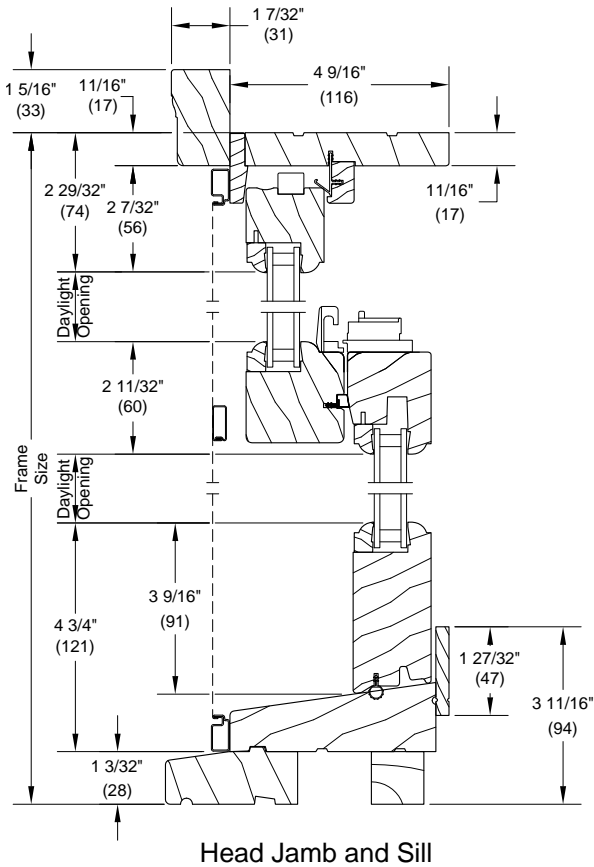
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Section Details: Operating

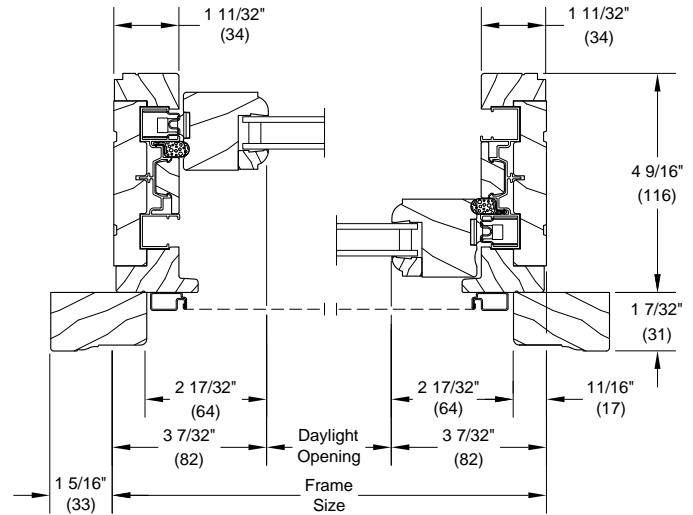
Scale: 3" = 1' 0"

Double Hung

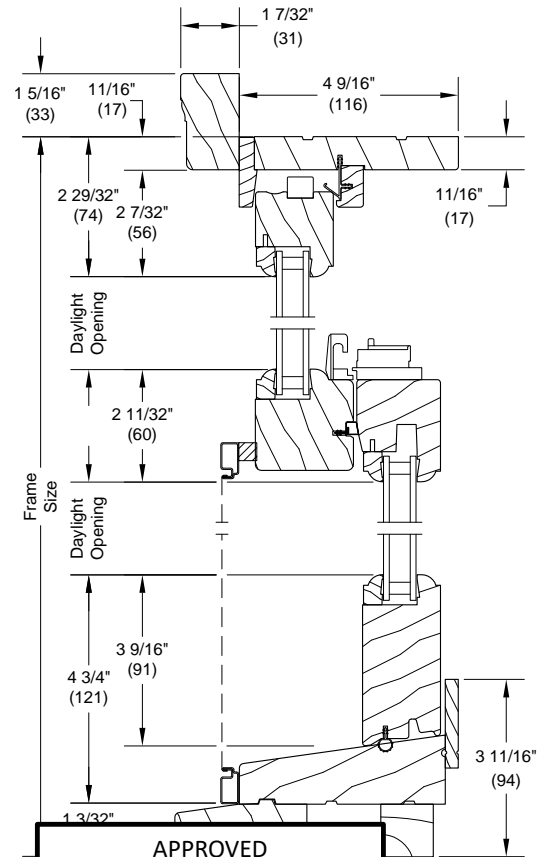


Lower Sash

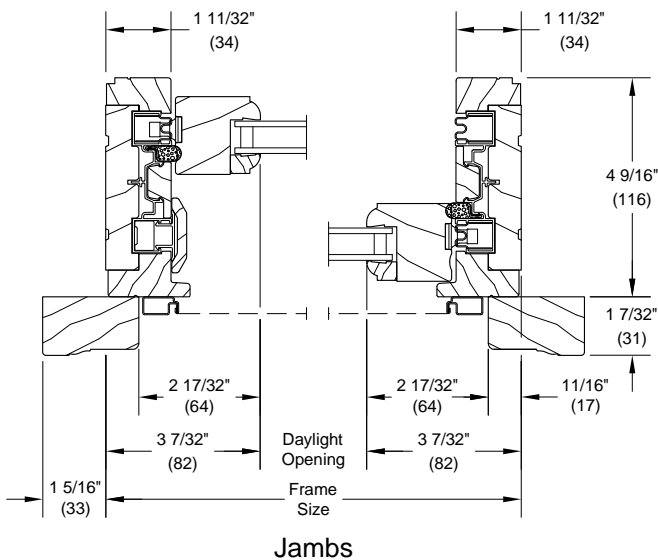
Upper Sash



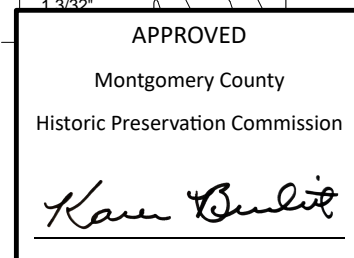
Jambs



Single Hung



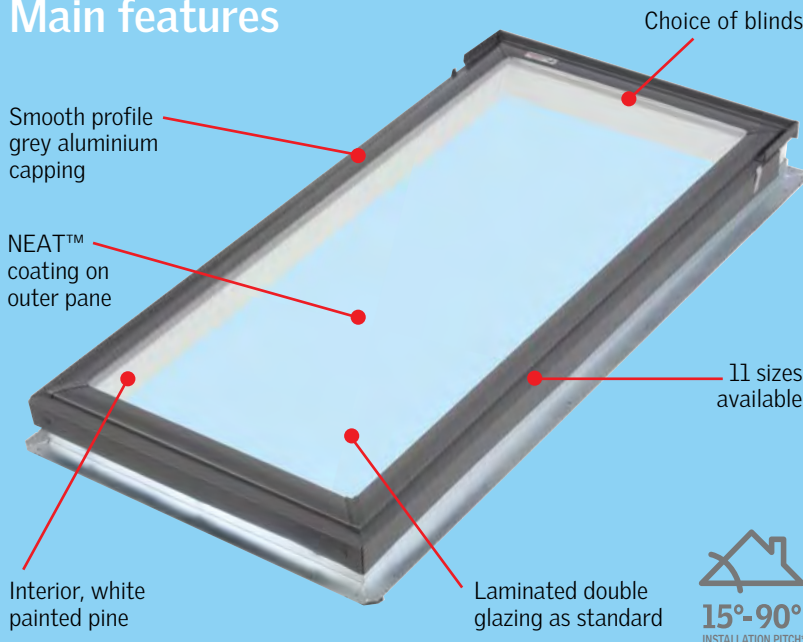
Sill



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FS Fixed Skylight Pitched Roof

Main features



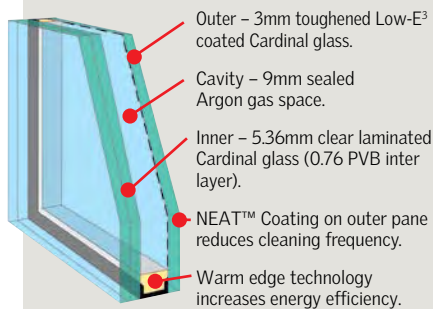
Construction

Quality frame made from Ponderosa pine. Factory treated with a base preservative to reduce mould and mildew. Further treated with a coat of white paint for clean interior finish.

The FS Skylight provides a cost effective solution for creating light-filled rooms where adequate ventilation already exists. Energy efficient glazing and the use of blinds ensures heat transference is minimised.



High Performance Double Glazing



Benefits:

- Radiant heat block: Complete window **approx 75%**
Glass only **approx 70%**
approx 99% **5 stars**
- UV Harmful rays block
- WERS rating
- Double layer of Low-E³ coating.
- 10 year warranty on insulated glass seal.
- Reduced cleaning frequency.

Australian Standard AS1288

Laminated glass (standard with FS) must be used for skylights installed 3m or more above floor level.

NEAT™ Photocatalytic Coating

- Silicone Dioxide/Titanium Dioxide coating reacts with the sun's UV rays to decompose surface organic dirt before rinsing away with the next shower of rain, thereby reducing cleaning frequency.
- The coating also makes the glass surface smoother, so water disperses evenly, sheets off, and evaporates quickly; thereby minimising water spotting on the pane.

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By Laura DIPasquale at 2:15 pm, Jul 24, 2025

* For roofs below 15° pitch, skylights need to be raised to 15° and custom flashed. VELUX can assist with technical advice and drawings.
(NB: build-up not recommended)

10 YEAR WARRANTY
on skylights,
flashings and glazing

3 YEAR WARRANTY
on blinds
and accessories

FS technical performance

Code Mark is a voluntary certification scheme owned by the Commonwealth of Australia that provides legally binding evidence of compliance to the National Construction Code of Australia. One certificate replaces dozens of technical papers.



Australian Standards

VELUX Skylights are tested and approved to the appropriate Australian Standards.

AS4285 SKYLIGHT- Cyclonic and Non-Cyclonic Tests*

Pressure Rating -2.4kPa

AS1288 OVERHEAD GLAZING Laminated inner pane

AS3959 BUSHFIRE Attack Level 40^

NCC BOUNDARY SEPARATION†
Class 1 and Class 10 buildings:
Within 900mm of a boundary wall
Class 2 to Class 9 buildings:
3 metres from a boundary wall^^

VELUX Skylights are deemed non-combustible by CSIRO and thereby comply with NCC boundary separation requirements.

BASIX Selection Guide Timber, Low-E, Double glazed, Argon filled

† CSIRO assessment report available on request. VELUX recommends consultation with relevant authority before work commences.

^ Roof pitch 18°-75°. Skylight only. Custom-made flashing required.
^^ Skylight cannot be closer than 3m unless the boundary is adjoining a road or public place. Consult NCC for further details.

* Not certified for NT DTCM.

Hailstone Test

VELUX Simulated Tests ^{††}ASTM E822-2009.

†† ASTM E822-2009 standard practice for determining resistance of Solar Collector Covers to Hail impact with propelled ice balls.

Energy rating

FS Skylights have been energy rated in accordance with the Skylight Energy Rating Scheme (WERS).

★★★★★ **Maximum 5 stars
Summer Ratings**

5 out of 5 stars for Winter Rating.

5 out of 5 stars for Cool Daylight in Summer.

Technical Values

U-value (W/m²K)

Complete skylight	2.60
Glass only	1.93

Solar Heat Gain Co-efficient

Complete skylight	0.24
Glass only	0.28

Visible Light Transmittance

Complete skylight	0.55
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Luminous Efficacy (Ke = VT/SHGC)

Complete skylight	2.29
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Acoustic performance

32dB#

Figures based on m (H).

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FS Fixed Skylight Pitched Roof

Choice of blinds



Honeycomb blinds

- Adds a decorative effect.
- Colour: White on both sides.
- Materials: Double layered pleats (polyester) form a 'honeycomb' structure. Inner faces of honeycomb structure have aluminium coating. White powder-coated aluminium side channels and top cover.
- Provides near total light reduction.
- Reduce heat by approx 70%.[†]
- Easy to install.

Solar

- Built-in solar panel charges concealed battery pack.
- Operated by wireless wall-mounted keypad (provided).

Manual

- Requires rod control (ZXT 200) for out-of-reach situations.



Blockout blinds

- Colour: White on internal side. Silver coating on external side.
- Materials: Light-tight polyester with heat resistant coating. White powder-coated aluminium side channels and top cover.
- Provides near total light reduction.
- Reduce heat by approx 40%.[†]
- Easy to install.

Solar

- Built-in solar panel charges concealed battery pack.
- Operated by wireless wall-mounted keypad (provided).

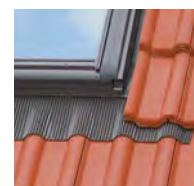
Blinds and control rods sold separately.

Choice of flashing

EDW flashing



EDW flashing is used for skylights installed into tiled roofs and low profiled metal roofs (such as corrugated iron and spandek – not suitable for metal profiles such as Klip-Lok, Trimdek).



EDL flashing



EDL flashing is used for skylights installed into slate or shingle roofs – typically 4-8mm thick.



'L' shaped sections are provided that act as soaker pieces on either side of the skylight.

EKW combination flashing



Designed for installing multiple skylights side-by-side or above-below.



Skylights must be spaced 100mm apart. EKW suitable for same roofs as EDW flashing.

NB: For roofs below 15° pitch, skylights need to be raised to 15° and custom flashed. VELUX can assist with technical advice and drawings. (NB: build-up not recommended in Bushfire areas.)

FS – frame and glazing dimensions

Profile height above batten 100mm

Product/size code ▶	C01	C04	C06	C08	C12	M02	M04	M06	M08	S01	S06
Overall frame size wxh – mm	550x700	550x980	550x1180	550x1400	550x1800	780x780	780x980	780x1180	780x1400	1140x700	1140x1180
Internal glass size wxh – mm	462x611	462x891	462x1091	462x1311	462x1713	692x691					1052x1091
Daylight area (m²)	0.28	0.41	0.50	0.61	0.79	0.48					1.15
Weight in kg	14.7	18.9	22.1	25.3	37.3	21.5					39.4

Skylights can only be used on pitched roofs.
* Weight includes flashing.
† Based on VELUX internal testing with 3076 model Roof Window.

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