

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6906 Westmoreland Avenue, Takoma Park	<b>Meeting Date:</b>	7/15/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/8/2020
<b>Applicant:</b>	Adam Gabor & Helena Dagadu	<b>Public Notice:</b>	7/1/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-20WW	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	A/C unit installation		

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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c.1920



Fig. 1: 6906 Westmoreland Ave.

## **BACKGROUND**

On February 26, 2020, the HPC approved a HAWP for an addition, deck, and window replacement at the subject address.<sup>1</sup> That HAWP did not include the location of the new mechanical systems. The applicant seeks approval for the placement of a new HVAC system.

## **PROPOSAL**

The applicant proposes to install a new HVAC system. The exterior unit will be installed in the south (back left) corner of the house. This location is more than 50' (fifty feet) from the right of way and Staff finds it will not impact the character of the house or surrounding district and recommends the HPC approve this HAWP.

## **APPLICABLE GUIDELINES:**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

### **Montgomery County Code; Chapter 24A-8**

- (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; or
- (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 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 relevant *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.

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior

<sup>1</sup> The Staff Report from the hearing can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/02/II.B-6906-Westmoreland-Avenue-Takoma-Park.pdf>.

features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (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 Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation 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 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 917749

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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Hvac Expert Inc  
Address: 5824 Hubbard Drive  
Daytime Phone: 240-762-8944

E-mail: hvacexpertinc@gmail.com  
City: Rockville Zip: 20852  
Tax Account No.: \_\_\_\_\_

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

Name: Oscar  
Address: 5824 Hubbard Dr.  
Daytime Phone: 240-762-8944

E-mail: hvacexpertinc@gmail.com  
City: Rockville Zip: 20852  
Contractor Registration No.: 1368953

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property Takoma Park

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: 6906 Street: Westmoreland Ave  
Town/City: Takoma Park Nearest Cross Street: Walnut Ave  
Lot: 48 Block: A Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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 type="checkbox"/> Window/Door                              |
|   |  | <input checked="" type="checkbox"/> Other: <u>Install AC unit</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.

A. Corliss  
Signature of owner or authorized agent

6/24/20  
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:

Exterior Wall: Alum. nvm / Vinyl

Sqft. 1,608

Heating Type: Warm Air

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

Install ac units and gas furnace , ductwork for historic property located in takoma park.

Work Item 1: Install Ac units

Description of Current Condition:  N/A	Proposed Work:  Install Ac units
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Work Item 2: \_\_\_\_\_

Description of Current Condition:	Proposed Work:
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Work Item 3: \_\_\_\_\_

Description of Current Condition:	Proposed Work:
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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/24/2020

Application No: 917749  
AP Type: HISTORIC  
Customer No: 1368953

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

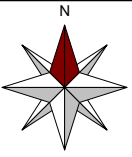
Address 6906 WESTMORELAND AVE  
TAKOMA PARK, MD 20912

Othercontact Hvac Expert Inc (Primary)

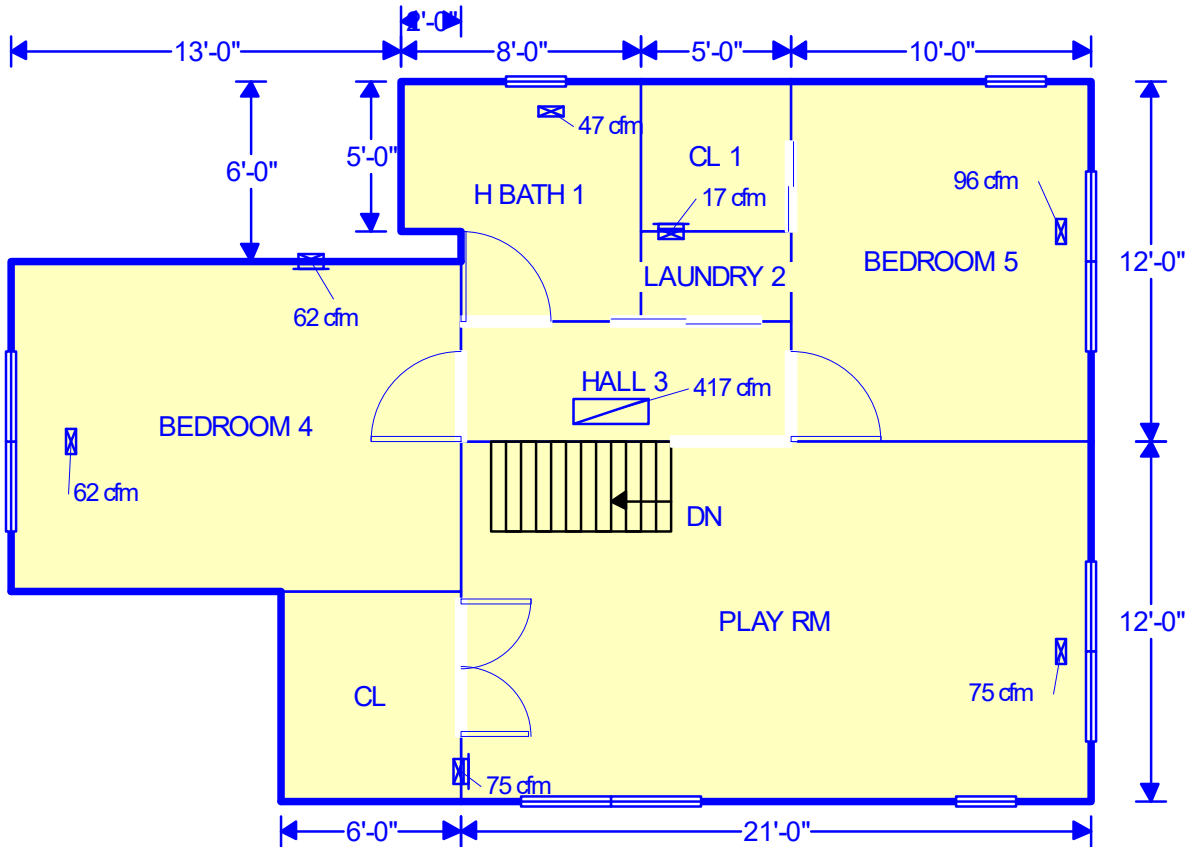
## Historic Area Work Permit Details

Work Type RESREP

Scope of Work Install ac units and gas furnace , ductwork for historic property located in takoma park.



## SECOND FLOOR

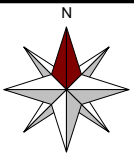


Job #:  
Performed by **RENOVATIONS EXPERT INC** for:

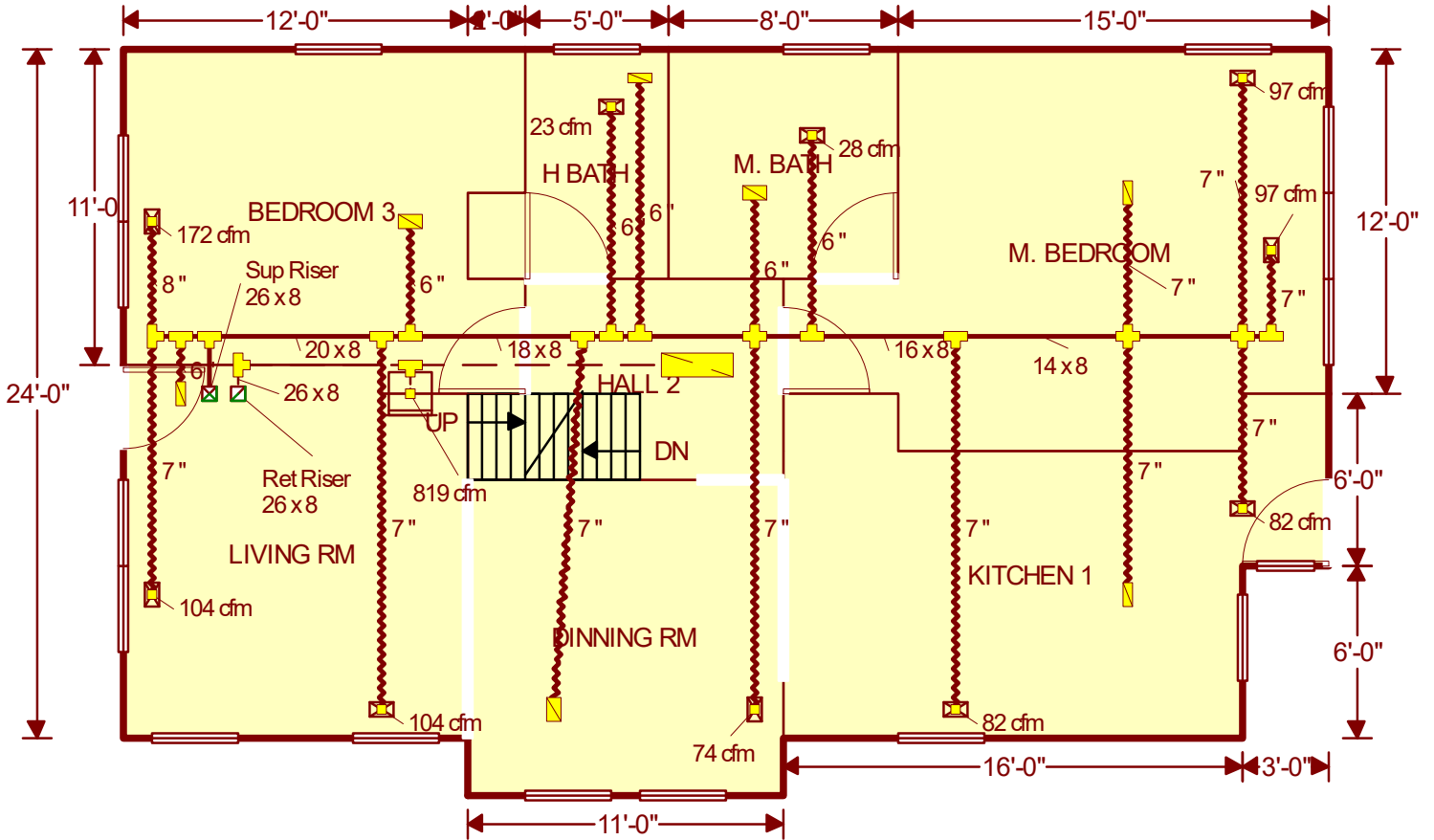
6906 Westmoreland Ave  
Takoma Park, MD 20912

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## FIRST FLOOR

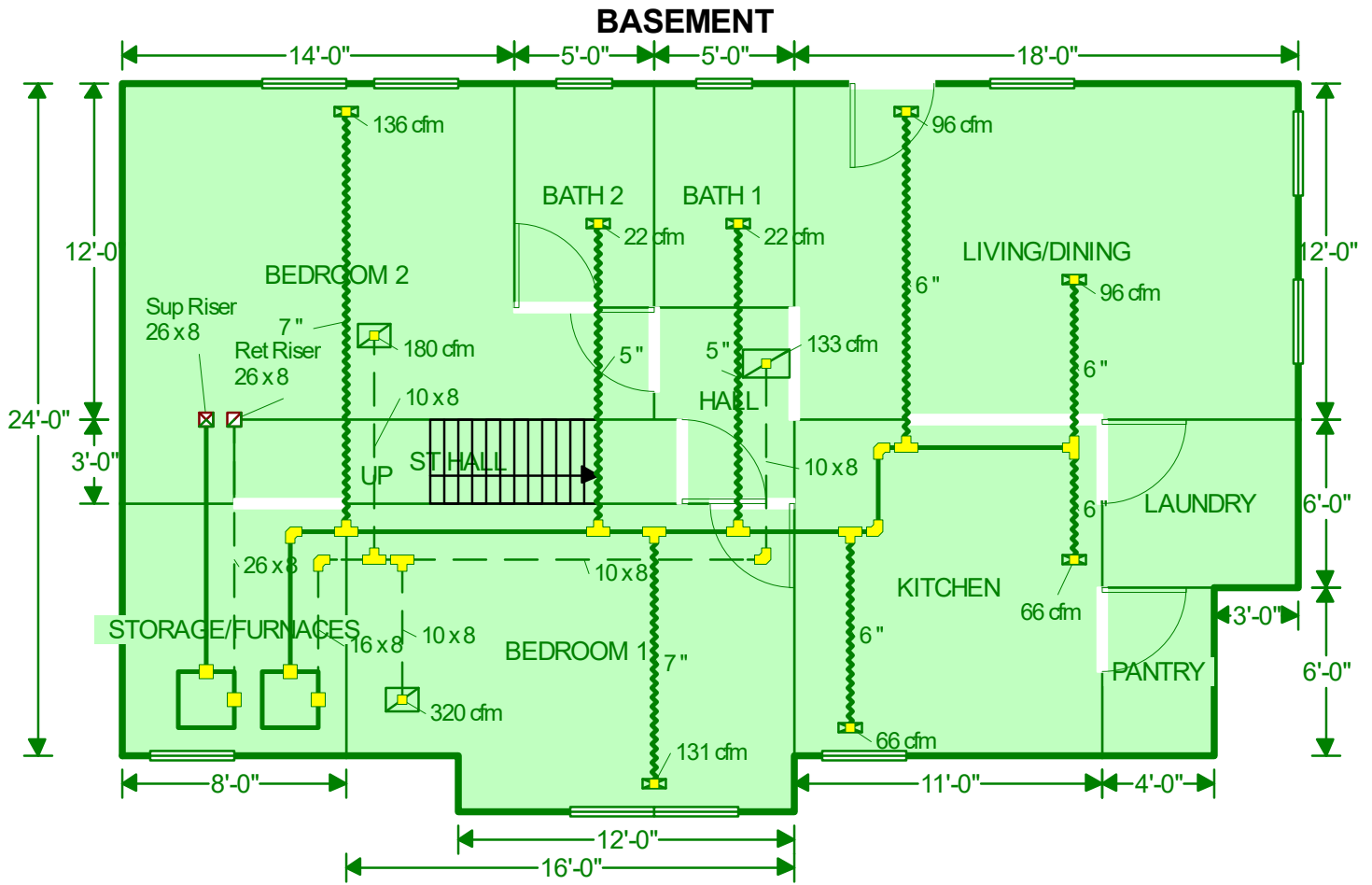
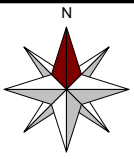


Job #:  
Performed by RENOVATIONS EXPERT INC for:

6906 Westmoreland Ave  
Takoma Park, MD 20912

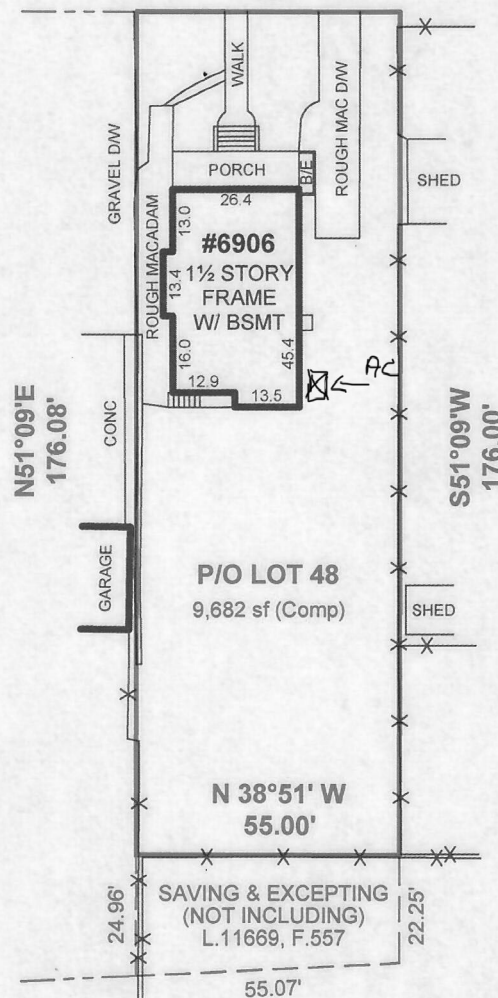
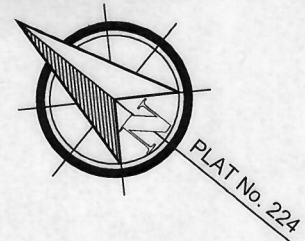
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# WESTMORELAND AVENUE

S38°51'E  
55'



**NOTE:**

ENCROACHMENTS  
MAY EXIST

LOCATION DRAWING OF:

**#6906 WESTMORELAND AVENUE**  
**PART OF LOT 48 BLOCK A**  
**HEBER L. THORNTON'S RESUBDIVISION**  
**TAKOMA PARK**

PLAT No. 224

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=40' DATE: 07-29-2019

DRAWN BY: AP FILE #: 196239-667

**LEGEND:**

- X - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- Ex. - EXISTING
- FR - FRAME
- MAC - MACADAM
- G - GATE
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

**COLOR KEY:**

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

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and  
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## SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

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WILL GIVE YOU A 100%  
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SURVEY FOR ONE  
YEAR FROM THE DATE  
OF THIS SURVEY.

