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

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

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.](image-url)
II.L

BACKGROUND

On February 26, 2020, the HPC approved a HAWP for an addition, deck, and window replacement at the subject address.\(^1\) 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

\(^1\) 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 to schedule a follow-up site visit.
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:

☐ New Construction ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Solar
☐ Demolition ☐ Tree removal/planting
☐ Grading/Excavation ☐ Window/Door
☐ Deck/Porch ☐ Other: Install A/C unit
☐ Fence ☐ Roof
☐ Hardscape/Landscape

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.

Signature of owner or authorized agent ___________ Date 6/24/20
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: Aluminum/ Vinyl
- Sft.: 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 furance, ductwork for historic property located in takoma park.
<table>
<thead>
<tr>
<th>Work Item 1:</th>
<th>Install Ac units</th>
</tr>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
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<td>Proposed Work:</td>
<td>Install Ac units</td>
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<table>
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<tr>
<th>Work Item 2:</th>
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<tbody>
<tr>
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<table>
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<tr>
<th>Work Item 3:</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
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<tr>
<td>Proposed Work:</td>
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</tbody>
</table>
HISTORIC AREA WORK PERMIT APPLICATION
Application Date: 6/24/2020

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 furance, ductwork for historic property located in takoma park.