



HISTORIC PRESERVATION COMMISSION

HAWP #: 1133168 at: 6912 Westmoreland Avenue, Takoma Park

submitted on: 9/15/2025

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 9/22/2025. 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:

Single story bungalow with 4ft wooden fences and gates connecting each house, and 6ft wooden fences enclosing back gardens. Both 4ft fences owned by 6912.

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

Remove existing 4ft wooden fences and gates on either side, and install new shorter 6ft fences and gates.

On 6910 side, fence will connect to existing 6ft shared backyard fence, include a monticello arched top wooden gate to match neighbors gate. The fence will adjoin the porch pillar at the back end of 6912.

On 6914 side, fence will connect to front of their existing metal garage. We request permission to place this fence section approx 5ft forward of back wall of new addition so as to align with the garage per neighbors request.

New fence locations marked in green on site plan, old fence locations in blue.



REVIEWED

By Devon.Murtha at 11:06 am, Sep 22, 2025

Work Item 1: <u>Remove 4ft fence to 6910</u> Replace with 6ft fence to 6910	
Description of Current Condition: 4ft spaced board wooden fence and gate extends 34ft forward from end of house, then forms 10.6ft fence and gate to adjoin wall of 6912. see photo 6912-10_gate.	Proposed Work: Remove entire 4ft fence back to end of house. Replace with 6ft vertical board fencing and gate to match neighbor 6910 fence and gate. About 10.5ft in total, to run between the 2 houses. Gate has monticello arched top to match neighbors. see photo 6912-10_new location

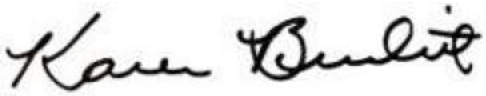
Work Item 2: <u>Remove 4ft fence to 6914</u> Replace with 6ft fence to 6914	
Description of Current Condition: 4ft spaced board wooden fence and gate extends between houses from end of 6914 garage. Odd insert against 6910 garage marks real property line. See photo 6912-14gate, shows current gate and part of fence and metal garage	Proposed Work: Remove 4ft fence. Replace with 6ft vertical board fencing and gate to match neighbor fence. About 10.5ft in total, to run between the 2 houses. Gate has monticello arched top to match neighbors. Issue: this request spares the apple tree, but requires that the 6ft fence be placed approx 5ft forward of current back of house. House was extended in 2005, into backyard. See photo 6912-14gate_back

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission



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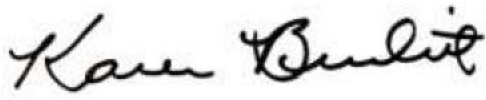
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APPROVED
 Montgomery County
 Historic Preservation Commission


REVIEWED

By Devon.Murtha at 11:06 am, Sep 22, 2025

S. 38° 51' E. - 4 mi.



Karen Buntit

3. Plans

I telephoned Historic Area office prior to submission and was told that the photographs (5) and Material specs (4) were sufficient for this fence change.



REVIEWED

By Devon.Murtha at 11:06 am, Sep 22, 2025



6912-10_new fence location



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Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Devon.Murtha at 11:06 am, Sep 22, 2025

6912-6914_gate

Show planned location of replacement fence



6912-14 old gate, all to be removed, replaced with fence across from end of garage



APPROVED

Montgomery County

Historic Preservation Commission

Karen Boudin

REVIEWED

By Devon.Murtha at 11:06 am, Sep 22, 2025