



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: November 25, 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 #1140656 – Trim repair and replacement, roof replacement, gutter replacement, and skylight replacement

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: Rebecca Fowler & Andrew Marques; Danny Gomez, Agent
Address: 6914 Westmoreland 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.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

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 Laurel D. Paqualeon _____. The approval memo and stamped drawings follow.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
6914 Westmoreland Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address
Danny Gomez
211 Crabb Avenue
Rockville, MD 20850

Adjacent and confronting Property Owners mailing addresses

Barbara and Arthur Karpas
6916 Westmoreland Avenue
Takoma Park, MD 20912

Catherine Carr
6912 Westmoreland Avenue
Takoma Park, MD 20912

Alison and Drew Kodjak
6913 Westmoreland Avenue
Takoma Park, MD 20912

Brenden Hedblom and Amy Robinson
7001 Westmoreland Avenue
Takoma Park, MD 20912

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

Property is a one-story Craftsman bungalow. It is considered a contributing resource and was built 1922.

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

All work proposed is to fix areas - leaking roof and gutters which do not work properly. We are not proposing any new features other than replacing gutters with 5" inch half-round gutters which are historically more accurate.

We plan to remove and replace the house roof shingles with the same make and color and to replace the asphalt roll shingle on the adjacent garage with the same shingles as the house.

The two skylights in the kitchen towards the back of the house will be replaced with the same size as the current but will have additional energy saving features (none of which would be visible from the street).

The soffit and trim will be lightly sanded and painted and in cases where the wood is rotted, the wood will be replaced with wood using the same size and shape.

Extensive detail on all this work and materials are included in the attached quote from the contractor.

REVIEWED

By Laura DiPasquale at 1:36 pm, Nov 25, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

ROOF SOFFIT TRIM & GUTTER QUOTE

DG Exteriors LLC
 211 Crabb Ave
 Rockville, MD 20850
 service@dgehomes.com
 (240) 883-1265

For: Becky Fowler
 Job Address: 6914 Westmoreland Avenue
 Takoma Park, MD 20912
 beckfowler@gmail.com
 (240) 463-1790

Job Id 2510-7805574-01 Job # 024-308 Estimate # 0121

Estimate Amount \$33,595.40

Estimate Date 10/24/2025 Contractor license # 05-161407

#	Type	Name	(Price / Unit) x Qty	Line Total
1	ACTIVITY	MAIN HOUSE ROOF SYSTEM	(\$17,404.85 / EA) x 1.00	\$17,404.85
Description: Remove and Replace existing asphalt shingles — 21.11 SQ @ \$85.00 — \$1,794.35 Install GAF Timberline HDZ shingles — 21.11 SQ @ \$325.00 — \$6,860.75 Install GAF FeltBuster underlayment — 21.11 SQ @ \$30.00 — \$633.30 Install Ice & Water Shield — 4 SQ @ \$125.00 — \$500.00 OSB 1/2" decking layover — 2,111 SF @ \$1.95 — \$4,110.45 Drip edge (eaves + rakes) — 298 LF @ \$5.00 — \$1,490.00 Replace plumbing pipe boots — 2 EA @ \$85.00 — \$170.00 GAF Cobra Snow Country ridge vent — 91 LF @ \$12.00 — \$1,092.00 Ridge cap shingles — 91 LF @ \$5.00 — \$455.00 Step flashing — 56 LF @ \$8.00 — \$448.00 Apron/headwall flashing — 9 LF @ \$10.00 — \$90.00 Chimney flashing — 1 EA @ \$300.00 — \$300.00 Velux VSS C06 Solar Skylight (includes flashing kit) — 2 EA @ \$980.00 — \$1,960.00 Roof System Discount — 1 LS @ -\$2,500.00 — -\$2,500.00				
2	ACTIVITY	Soft Wash/Power wash (soffit and trim areas)	(\$695.00 / EA) x 1.00	\$695.00
Description: Soft wash power wash services required day before primer sand and paint				
3	ACTIVITY	TRIM (New Wood Prime & Paint)	(\$2,156.00 / EA) x 1.00	\$2,156.00
Description: All deteriorated or rotted wood will be removed and replaced with new wood as needed to maintain the property's existing historic design. This work will preserve the original architectural character and is not a voidable alteration of the historic design. Following a soft/power wash, all wood areas will be primed and lightly sanded prior to application of a high-quality, long-lasting exterior paint for complete restoration. *Rafterrails/brackets will not be removed and replaced through this restoration process* Rakes — 154 LF @ \$14 — \$2,156.00				
4	ACTIVITY	SOFFIT (Prime, light sand & Paint)	(\$3,066.00 / EA) x 1.00	\$3,066.00
Description: All deteriorated or rotted wood will be removed and replaced as needed with new wood to maintain the property's existing historic design. Following a soft/power wash, all wood areas will be primed and lightly sanded prior to painting. High-quality, long-lasting exterior paint will be applied for full restoration. *Rafterrails/brackets will not be removed and replaced through this restoration process* Soffit @ eaves — 144 LF @ \$14.00 — \$2,016.00 Soffit @ rakes — 75 LF @ \$14.00 — \$1,050.00				

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5	ACTIVITY	GUTTER SYSTEM	(\$8,059.00 / EA) x 1.00	\$8,059.00
Description: 5" Half Round Seamless Interior Mount Gutters — 144 LF @ \$30.00 — \$4,320.00 Custom Gutter Screens — 144 LF @ \$6.00 — \$864.00 Downspouts & outlets — 115 LF @ \$25.00 — \$2,875.00				
6	ACTIVITY	DETACHED GARAGE	(\$2,214.55 / EA) x 1.00	\$2,214.55
Description: Remove existing asphalt shingles — 2.63 SQ @ \$85.00 — \$223.55 Install Timberline HDZ shingles — 2.63 SQ @ \$325.00 — \$854.75 FeltBuster underlayment — 2.63 SQ @ \$30.00 — \$78.90 Ice & Water Shield — 0.50 SQ @ \$125.00 — \$62.50 OSB 1/2" decking layover — 263 SF @ \$1.95 — \$512.85 Drip edge — 66 LF @ \$5.00 — \$330.00 GAF Seal a Ridge (ridge cap) 19 LF @ \$8.00 — \$152.00				
			Total	\$33,595.40

Note:

Project Summary / Scope of Work

Replace existing roof shingles due to active leaks. New shingles will match the current make, style, and color. The same shingle system will be installed on the side yard garage, replacing the existing rolled roofing for a consistent appearance.

Remove and replace deteriorated wood on soffits as needed to preserve the original architectural character of the home.

Replace two existing skylights, which are not visible from the front of the property, with new skylights of the same size and improved energy efficiency ratings.

Replace the existing K-style gutter system with new 5-inch half-round seamless interior-mount gutters to enhance historic accuracy and overall curb appeal.

Product Links

GAF Timberline HDZ:

<https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-hdz>

Velux Model# FS C06 2004

<https://pro.veluxusa.com/products/skylights/fs>

Half Round Aluminum Gutters (5in white):

<https://www.guttersupply.com/p/gutters/aluminum/half-round>

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 Rockville, MD 20850
 service@dgehomes.com
 (240) 883-1265

Becky Fowler/2510-7805574-01
 6914 Westmoreland Avenue
 Takoma Park, MD 20912

Attached Images

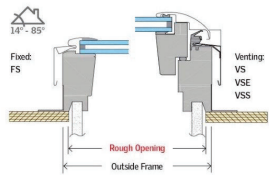
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Deck-Mounted Skylights
 Size Chart and Codes

Model Size	A06	C01	C04	C06	C08	C12	D06	D06	M02	M04	M06	M08	S01	S06
Previous Model Size	056	102	104	106	108	112	150	156	302	304	306	308	601	606
Rough Opening (WxH) ¹	34 1/2 x 45 1/2	21 1/2 x 26 1/2	21 1/2 x 37 1/2	21 1/2 x 45 1/2	21 1/2 x 54 1/2	21 1/2 x 70 1/2	22 1/2 x 22 1/2	22 1/2 x 45 1/2	30 1/2 x 30	30 1/2 x 37 1/2	30 1/2 x 45 1/2	30 1/2 x 54 1/2	44 1/2 x 26 1/2	44 1/2 x 45 1/2
Outside Frame (WxH)	35 1/2 x 46 1/2	21 1/2 x 27 1/2	21 1/2 x 38 1/2	21 1/2 x 46 1/2	21 1/2 x 54 1/2	21 1/2 x 70 1/2	23 1/2 x 23 1/2	23 1/2 x 46 1/2	30 1/2 x 30 1/2	30 1/2 x 38 1/2	30 1/2 x 46 1/2	30 1/2 x 54 1/2	44 1/2 x 27 1/2	44 1/2 x 46 1/2
Daylight Square Feet	Fixed: 336 Vented: —	Fixed: 336 Vented: 227	Fixed: 443 Vented: 350	Fixed: 543 Vented: 438	Fixed: 652 Vented: 534	Fixed: 852 Vented: —	Fixed: 278 Vented: —	Fixed: 594 Vented: —	Fixed: 515 Vented: 411	Fixed: 664 Vented: 548	Fixed: 813 Vented: 686	Fixed: 977 Vented: 836	Fixed: 612 Vented: 557	Fixed: 1236 Vented: 1073
Fits On Center	36"	24"	24"	24"	24"	24"	24"	24"	36"	36"	36"	36"	36" or 24"	36" or 24"

¹ FS Fixed skylight only. ² Not available for VSE Electric venting skylight.



FS - Fixed skylight
 VS - Manual venting skylight
 VSE - Electric venting skylight
 VSS - Solar Powered "Fresh Air" skylight

FS C06 2 0 0 4

Model	Sizes	Interior finish	Cladding	Glazings
FS	A06	0 Stain grade wood	0 Aluminum	04 Clean, Quiet & Safe glass
VS	C01	1 Copper	1 Copper	05 Low E7 Temp
VSE	C04	2 White	9 Special	06 Impact
VSS	C06	9 Special		08 White lam
	C08			10 Snowload
	C12			99 Special
	D06			
	M02			
	M04			
	M06			
	M08			
	S01			
	S06			



Aluminum Half Round Single Bead Gutters

Item # HGH105XA027 | 5 Half Round
 Gutter - 10 ft | HG White Aluminum .027

Product Highlights:

- A classic gutter representing more traditional times that provides architectural appeal
- Versatile gutter system that comes with a number of different mounting brackets for various applications

[See more details](#)



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****Raftertails/brackets will not be removed and replaced**

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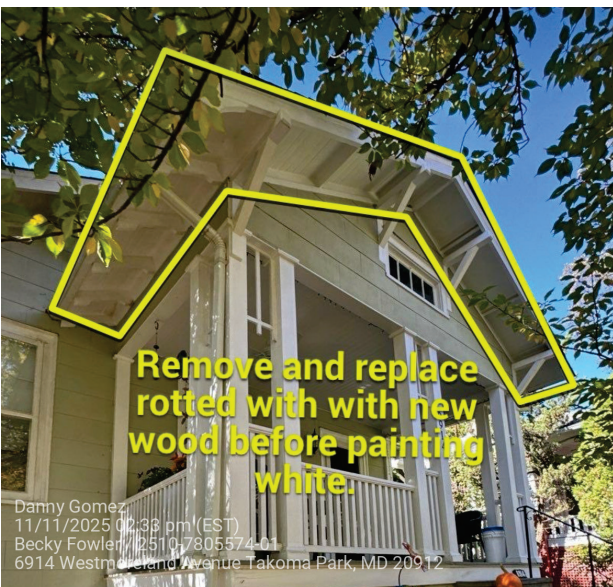
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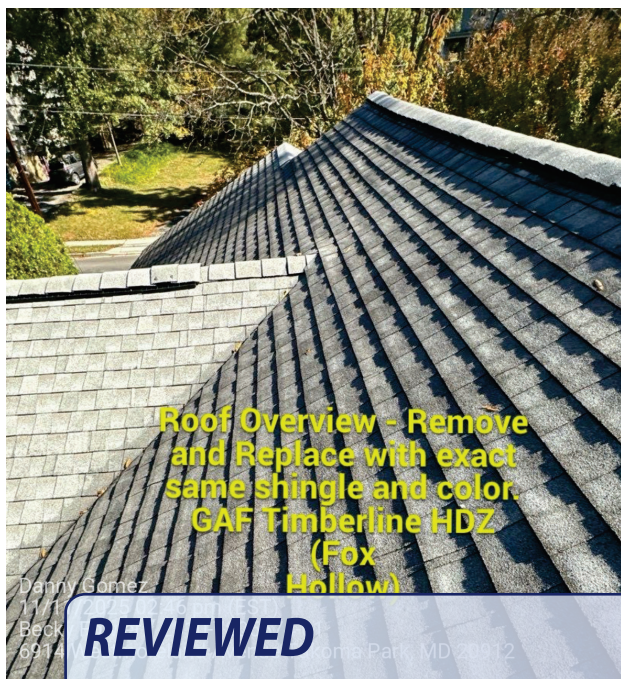


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Aerial view of property, skylights circled

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Skylights
on other side
of ridge



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View of skylights from
neighbors deck

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View of Garage roof

FENCE

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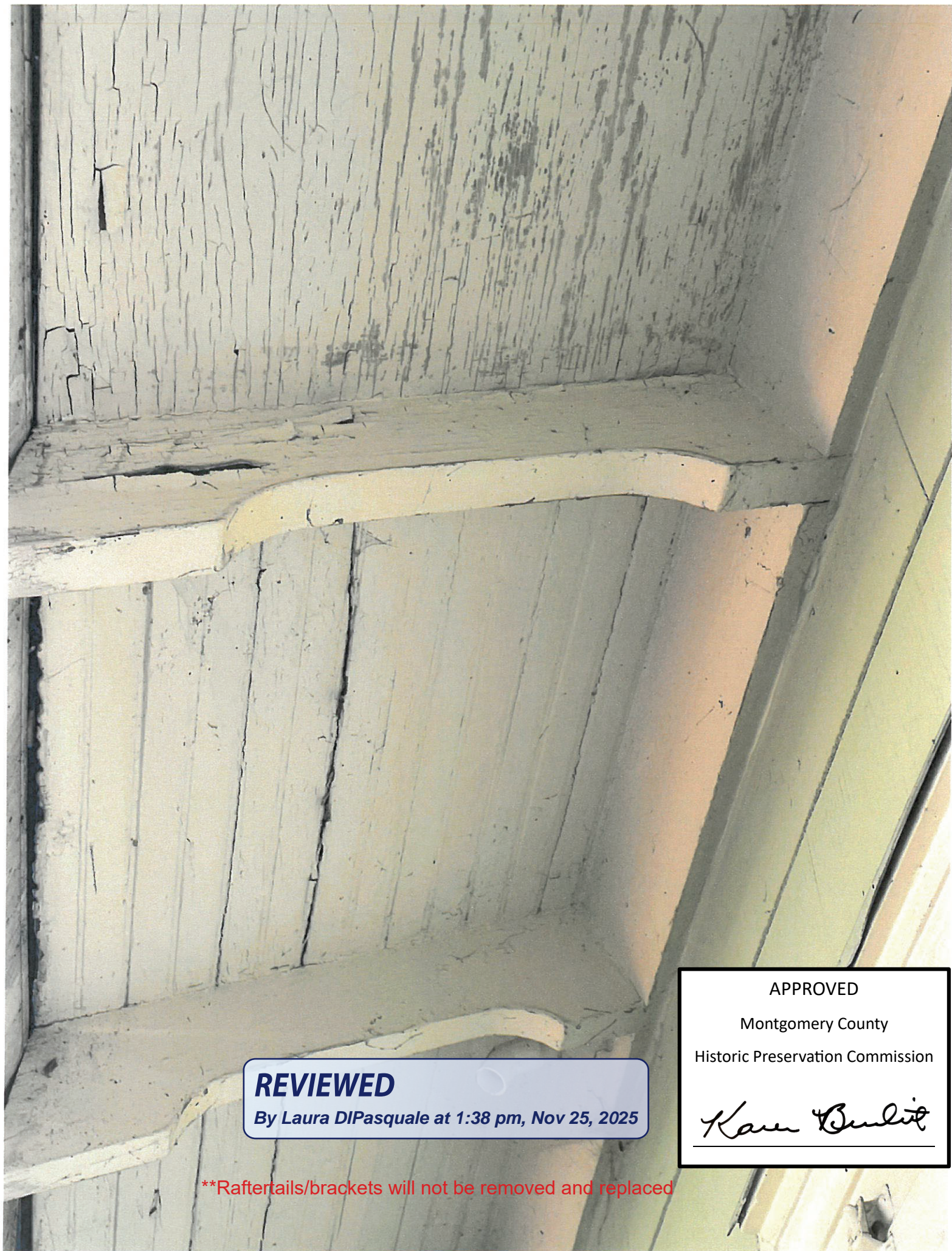
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Fixed Skylight System

Deck-Mounted
FS

The VELUX Fixed Skylight System is perfect for visually expanding areas in a home with daylight and sky views. This skylight features a maintenance-free, pre-finished white interior wood frame for a clean and classic look.

- Deck-mounted
- Pre-finished white interior wood frame
- Aluminum or copper exterior finish

[View FS Technical Resources](#)

[Download FS Sell Sheet](#)

[Download Skylight Measurement Guide](#)

[Download Skylight Measurement Guide \(Spanish\)](#)



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VELUX Skylight System



KLI 312
Shade
Remote



①	Low Profile Daylight
②	Skylight Shades
③	Standard Safety Glass
④	Industry-Leading Warranty
⑤	Roof Pitch

FS Skylight Sizes