



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: March 25, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1149238 – Construction of accessory structure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the March 11, 2026 HPC meeting. The condition is that

1. The applicant must submit complete materials specifications for review prior to issuance of final approval documents, including specifications for the proposed windows.

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: Andrew and Alison Kodjak; Eric Saul (architect)
Address: 6913 Westmoreland Ave, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



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

Outstanding resource on a very large lot in the Takoma Park Historic District. Slightly wooded rear yard on a long sloping site.

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

Proposed is a new 197 square foot shed in the rear yard at the end of the driveway.



REVIEWED

By Devon.Murtha at 4:41 pm, Mar 25, 2026

Work Item 1: New Shed

Description of Current Condition:
No existing structure.

Proposed Work:

New 197 sf shed with doors and windows per the attached drawings

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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By Devon Murtha at 4:41 pm, Mar 25, 2026



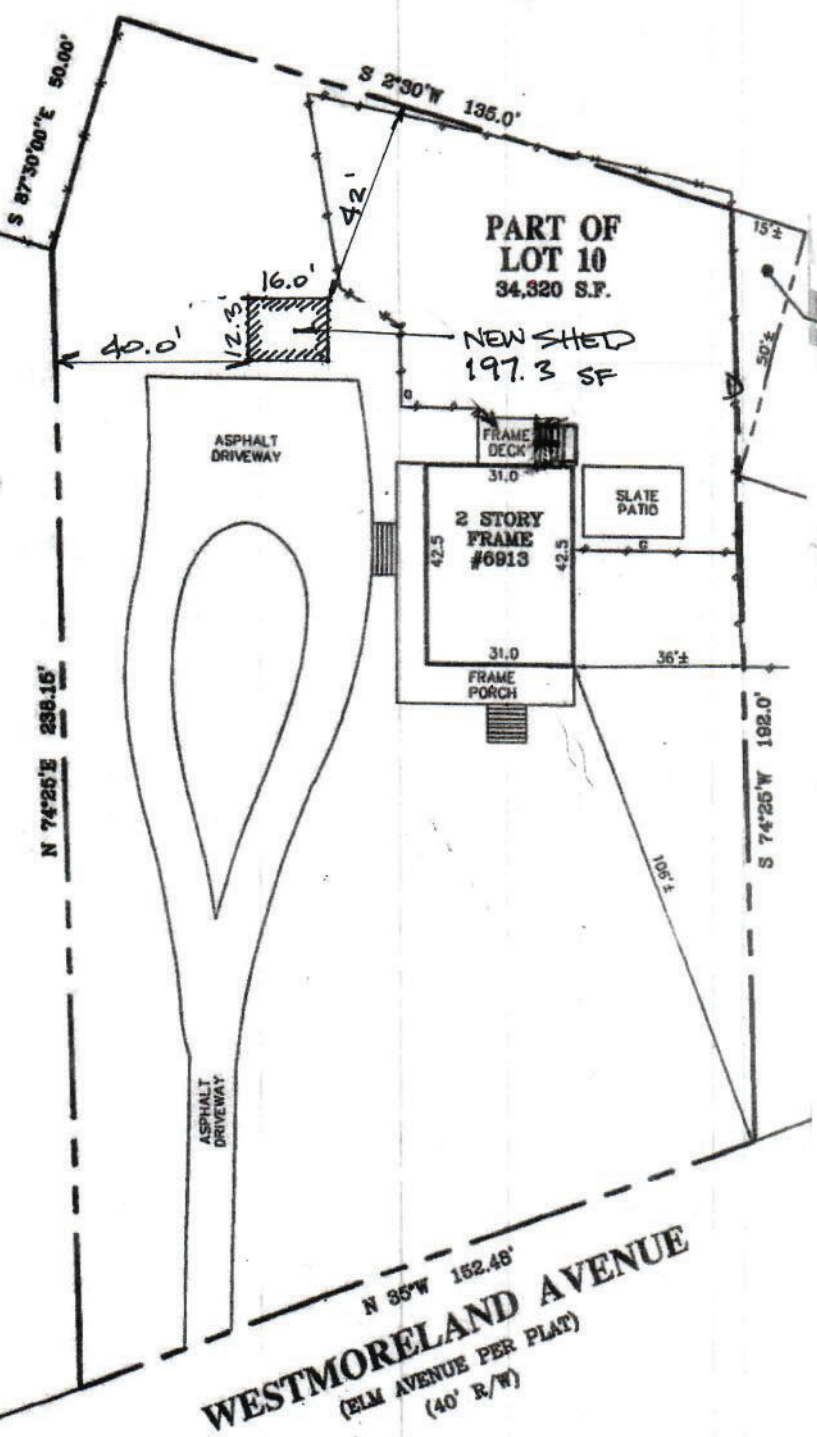
Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
2. Fences, if shown, have been located by approximate methods.
3. No property corners confirmed.

LOT 9

N 74°25'E 238.15'

ASPHALT DRIVEWAY



REMAINDER LOT 10



LOCATION DRAWING
PART OF LOT 10, BLOCK F
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

WESTMORELAND AVENUE
(ELM AVENUE PER PLAT)
(40' R/W)
N 35°W 152.48'

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[Signature]

SURVEYOR'S CERTIFICATE		REFERENCES
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD, EXISTING		PLAT BK. A



SNIDER & ASSOCIATES
LAN
20270 Go
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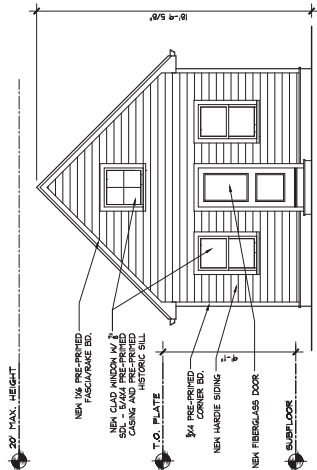
PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly qualified Architect, do hereby certify that these documents were prepared or approved by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Maryland, License No. 1484, Expiration Date June 30, 2027.

PROJECT NUMBER: 26002
PRINTING LOG
DATE: 03.19.25
PURPOSE: PREPARED FOR PERMIT REVIEW
DRAWN BY: JRM/AMM
CHECKED BY: JRM/AMM
DATE: 03.19.25
PRINTED BY: JRM/AMM

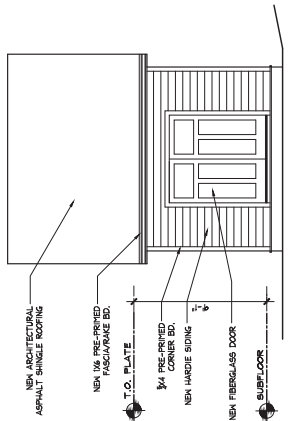
PROPOSED SHED
FLOOR PLANS
AND ELEVATIONS

A1

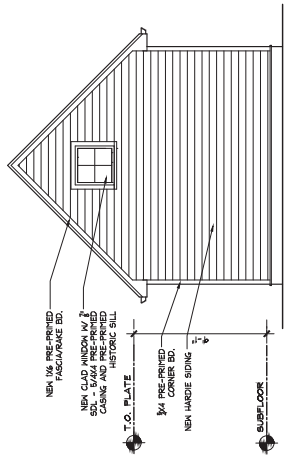
MUNICIPAL STAMPS



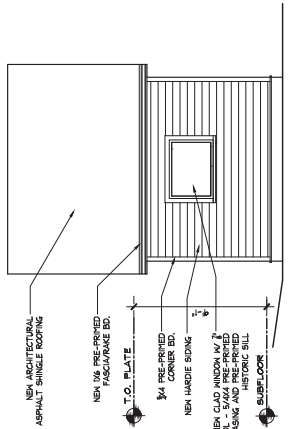
6 PROPOSED FRONT ELEVATION
A1 1/4" = 1'-0"



5 PROPOSED SOUTH SIDE ELEVATION
A1 1/4" = 1'-0"

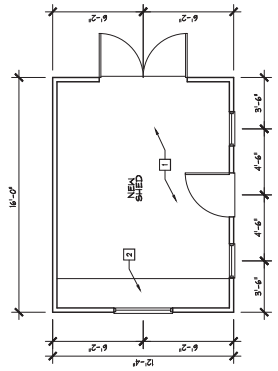


4 PROPOSED REAR ELEVATION
A1 1/4" = 1'-0"



3 PROPOSED NORTH SIDE ELEVATION
A1 1/4" = 1'-0"

FLOOR PLAN KEYNOTES:
1 LAUNRY VINT. FLOORING - SELECTED BY OWNER
2 BUILT-IN BENCH AND STORAGE
3 30\"/>



1 PROPOSED FIRST FLOOR PLAN
A1 1/4" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE FINISH, UNLESS OTHERWISE NOTED.
2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, UNLESS OTHERWISE NOTED.
3. DOORS TO BE LOCATED 4\"/>

FLOOR PLAN LEGEND	
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	NEW INT. 2X4 STUD WALL, U.N.G.
[Symbol]	NEW EXT. 2X4 STUD WALL, U.N.G.
[Symbol]	NEW 8\"/>
[Symbol]	NEW 8\"/>
[Symbol]	NEW BRICK MASONRY WALL OR PIER
[Symbol]	EXISTING WALL TO BE REMOVED
[Symbol]	EXISTING ITEM TO BE REMOVED
[Symbol]	CEILING HEIGHT INDICATOR

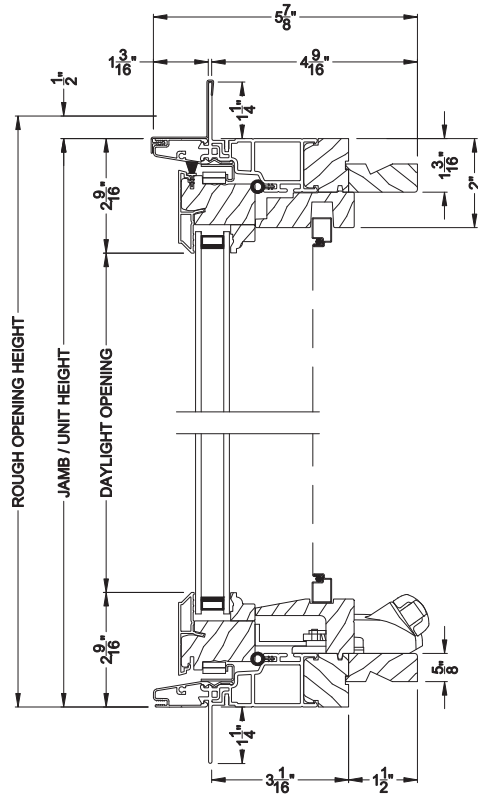
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Weather Shield®

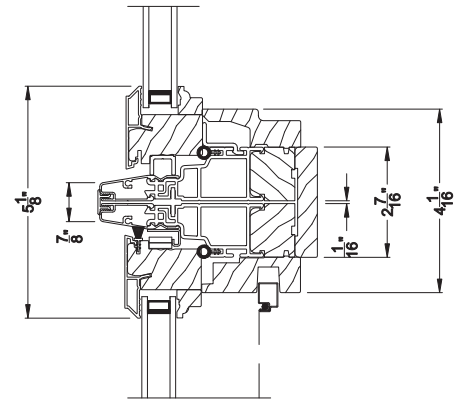
Signature Series™

Casement Windows

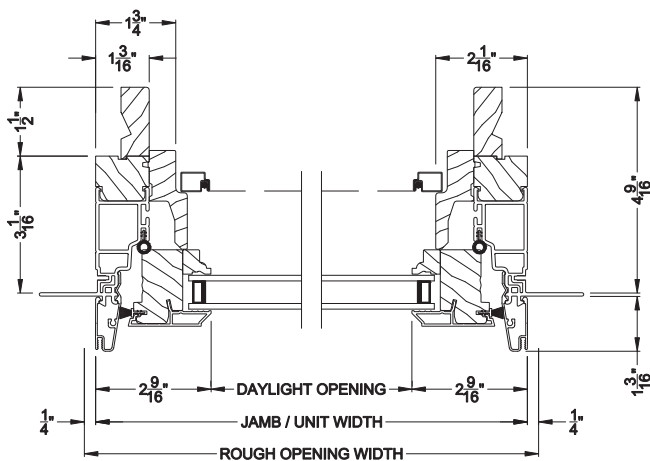
CROSS SECTION DETAILS



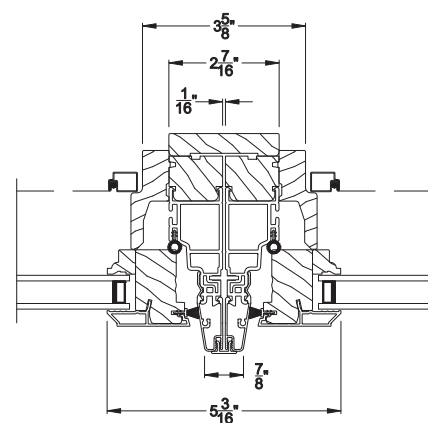
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

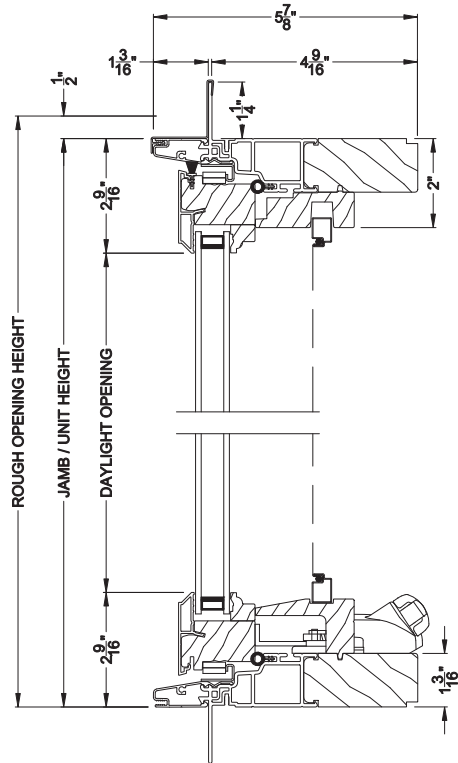
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

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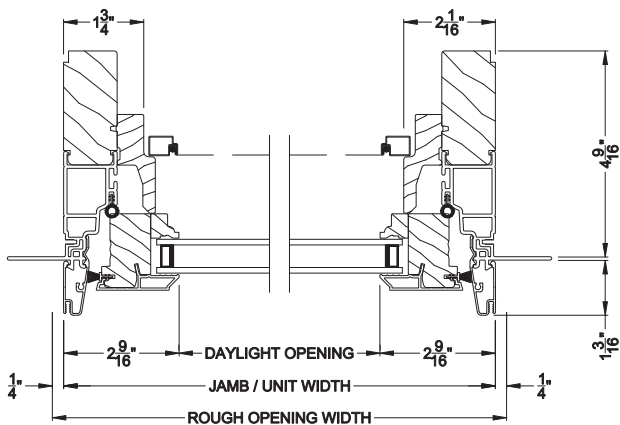
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Casement Windows

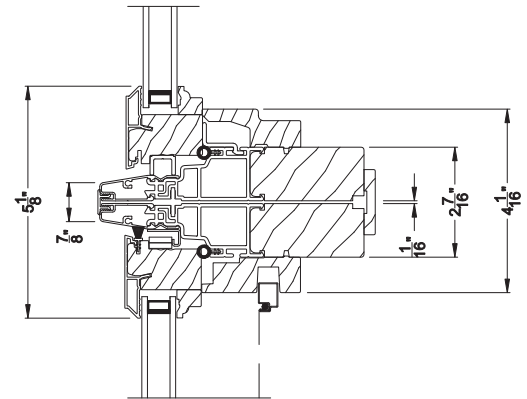
CROSS SECTION DETAILS



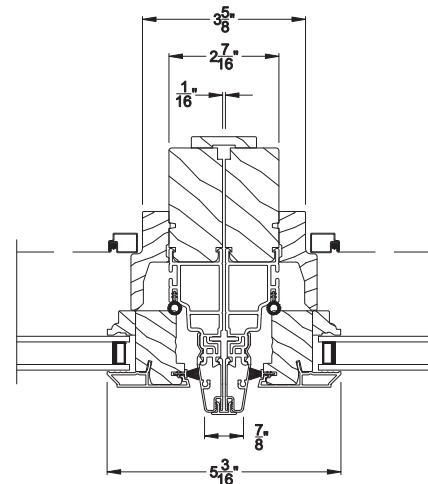
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section - 5/4 Jamb



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section - 5/4 Jamb



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

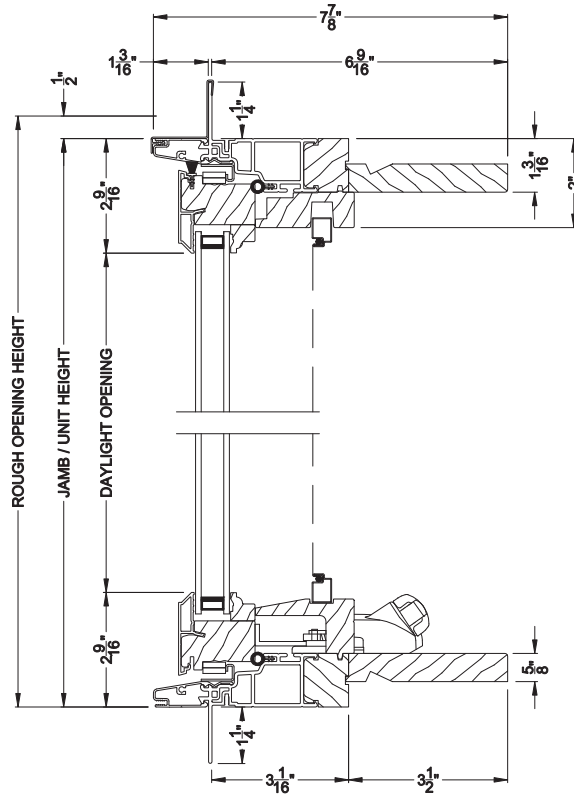
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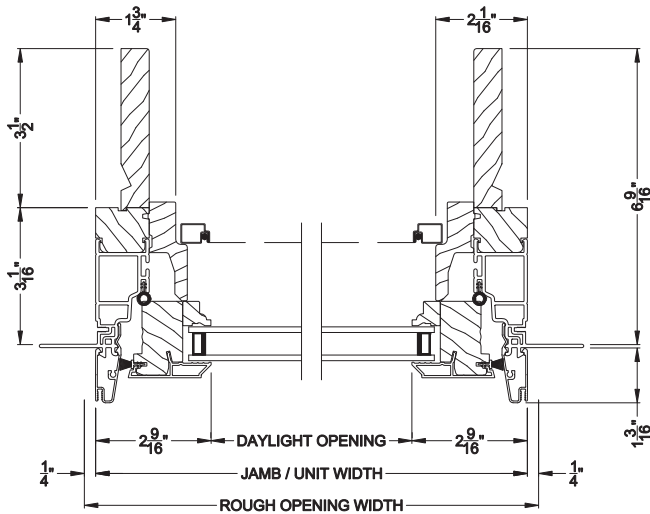
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Casement Windows

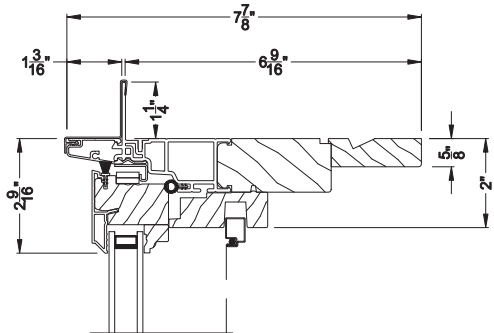
CROSS SECTION DETAILS



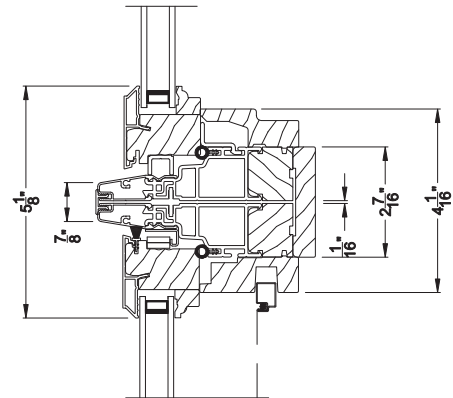
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section - 6-9/16" jamb



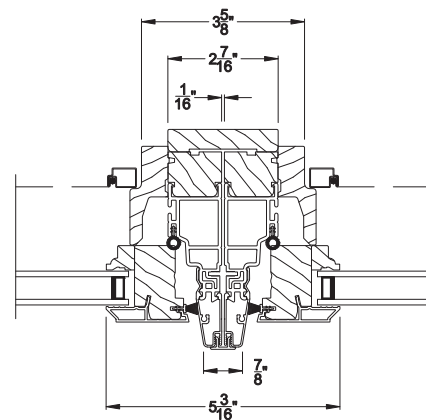
SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section - 6-9/16" jamb



SIGNATURE CASEMENT WINDOW
Vertical Section - 5/4 jamb option with extension



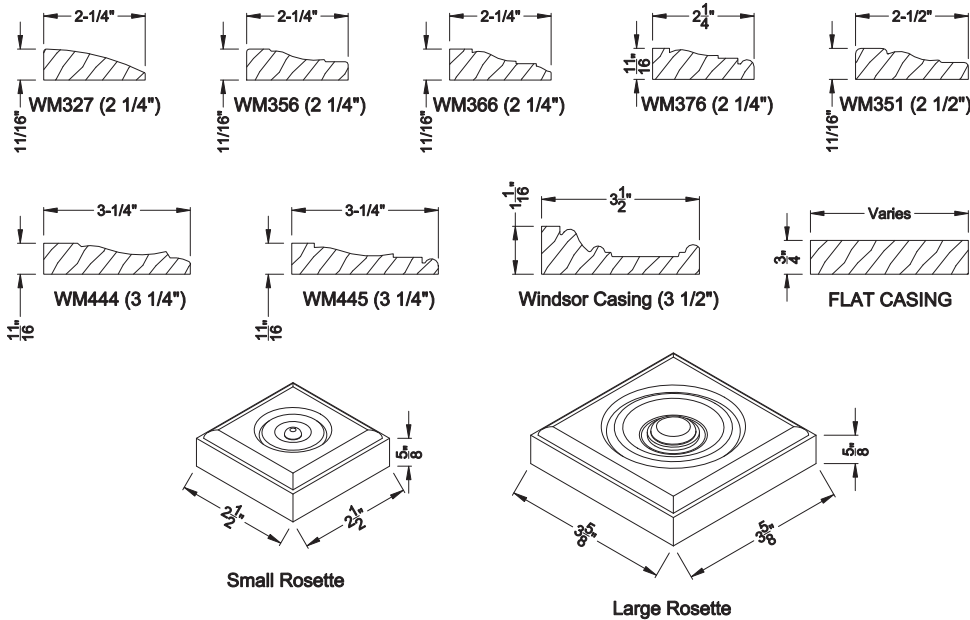
SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

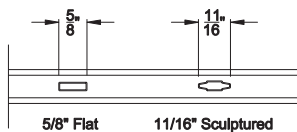
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Interior Wood Trim Options

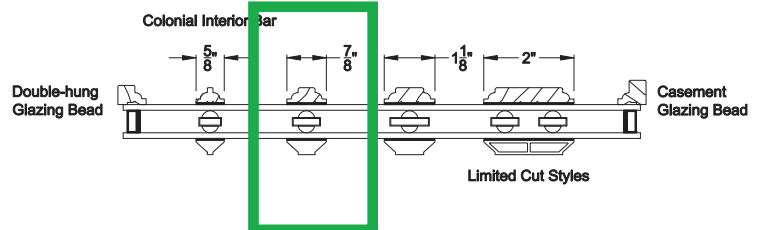


Divided Lite Options

Grilles Between the Glass

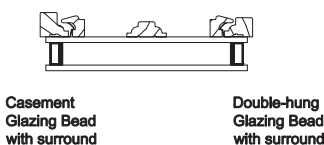


Simulated Divided Lites

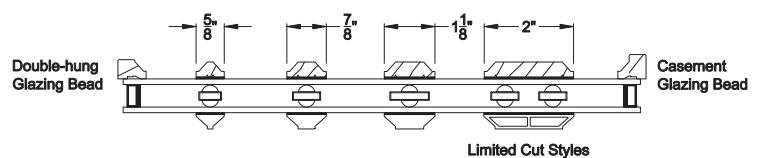


Wood Perimeter Grill

Colonial Bar



Putty Interior Bar



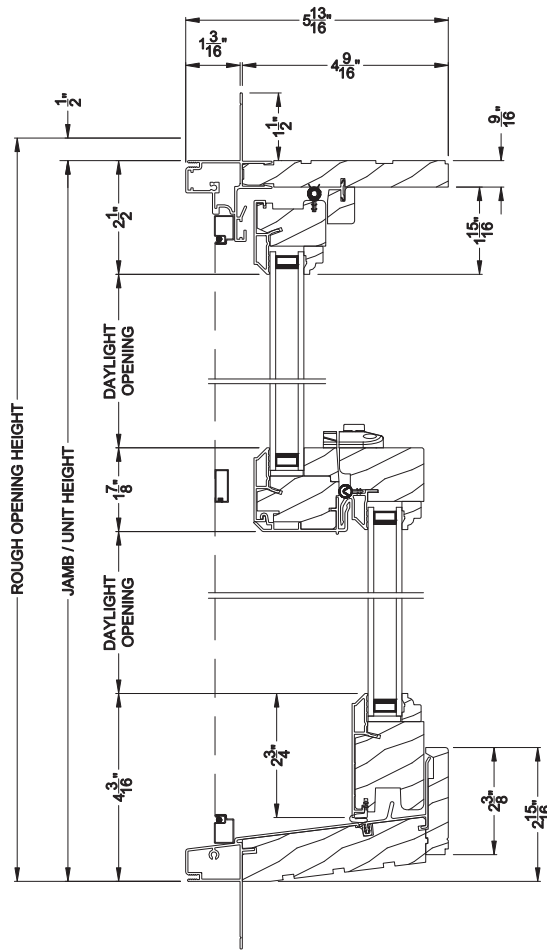
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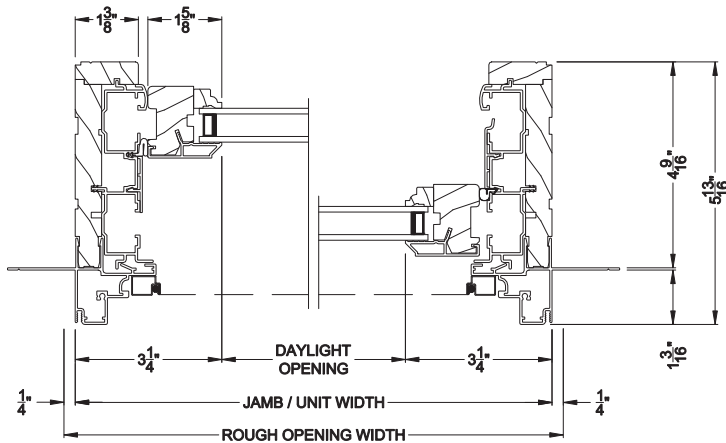
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Double Hung Windows

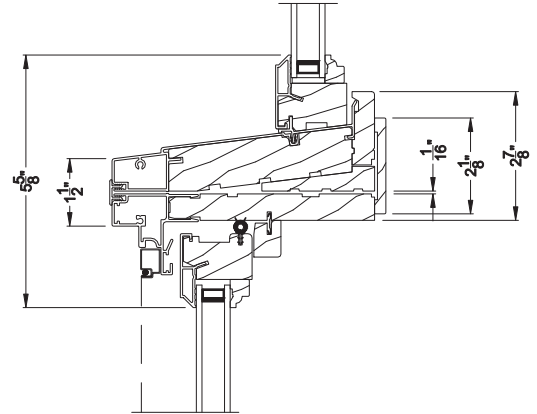
CROSS SECTION DETAILS



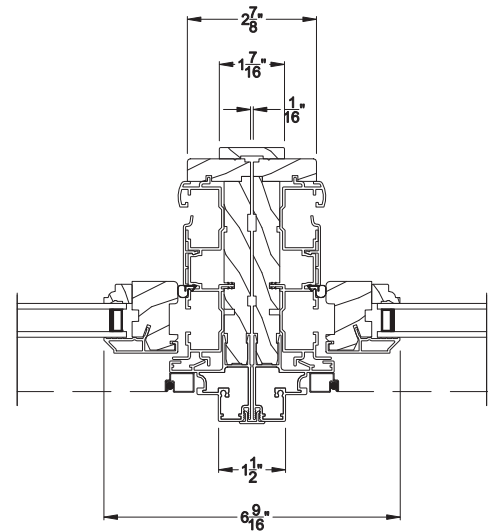
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

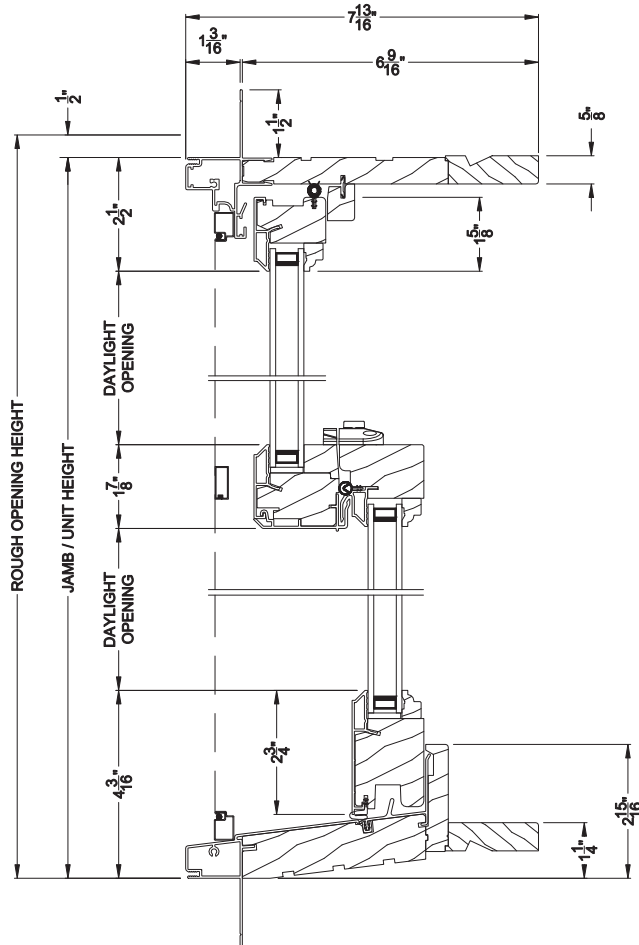
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

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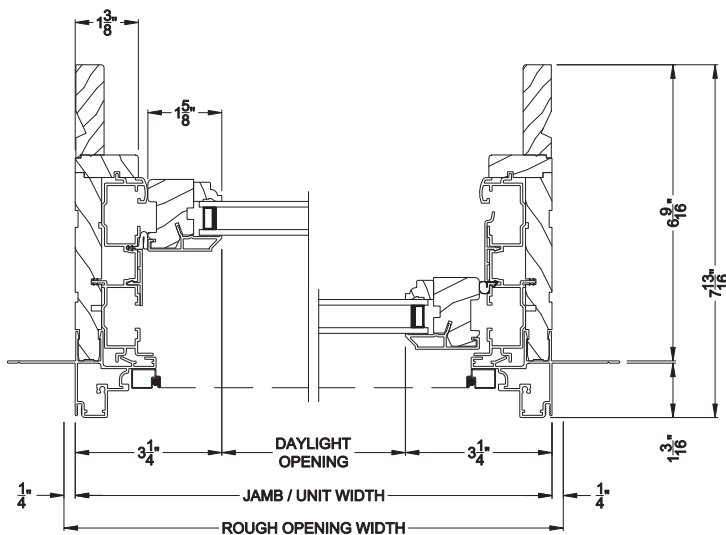
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Double Hung Windows

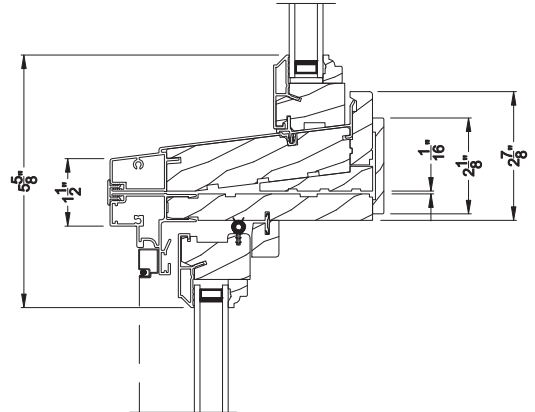
CROSS SECTION DETAILS



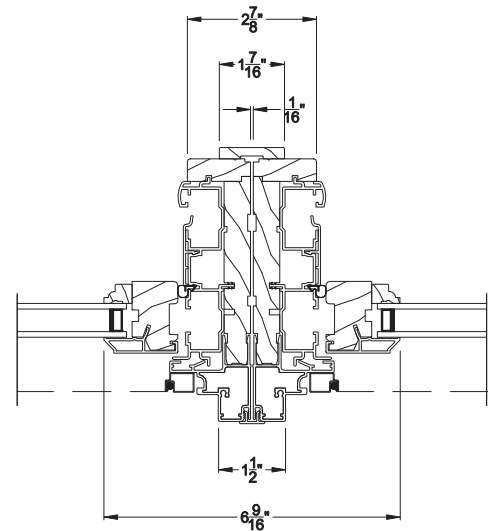
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



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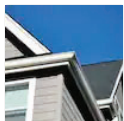
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★★★★★ (200) Questions & Answers (75)



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By Devon.Murtha at 4:41 pm, Mar 25, 2026

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Product Depth (in.): **5 in**



Product Length (in.): **192 in**



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✓ Select



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SeamerMate 10 oz. Sealant

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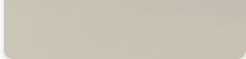
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Smooth



Beaded Select Cedarmill®



Beaded Smooth



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Collection®**

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Internet # 203114640 Model # 27141 Store SKU # 266388 Store SO SKU #476575



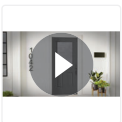
Feedback

1.4k

Masonite

36 in. x 80 in. Craftsman 6 Lite Left Hand Inswing Primed White Smooth Fiberglass Prehung Front Door w/ Brickmold

★★★★★ (264) Questions & Answers (154)



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By Devon.Murtha at 4:41 pm, Mar 25, 2026



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Door Hanging: **Left-Hand/Inswing**

Left-Hand/Inswing

[Right-Hand/Inswing](#)



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