



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: May 14, 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 #1153935 – roof and skylight replacement and retroactive railing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 13, 2025 HPC meeting.

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: Ronald Whalen; Danny Gomez (Agent)
Address: 6912 Westmoreland Avenue, 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:

Property is a one-story Craftsman bungalow, contributing resource, circa 1923, located within the BF Gilbert Historic District.

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

Remove and replace the existing asphalt shingle roof in-kind with matching architectural shingles in Pewter Gray. Install 1/2 in. OSB overlay over existing spaced plank decking as required by code for a continuous nailable surface. Replace existing skylight with same brand and comparable size/model in same location. Replace flashings, drip edge, underlayment, and roof accessories as needed. Prep and repaint existing trim, soffit, fascia, porch railings, and window trim to match existing colors. No changes to roofline, trim profiles, or historic character.



REVIEWED

By Devon.Murtha at 1:52 pm, May 14, 2026

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED

Montgomery County
Preservation Commission



APPROVED

Montgomery County
Historic Preservation Commission



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ROOF REPLACEMENT, POWER WASH AND PAINT



DG Exteriors LLC

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

Estimate Amount

#	Type	Name	(Price / Unit) x Qty	Line Total
1	ACTIVITY	Full Roof Replacement	(\$23,320.00 / EA) x 1.00	\$23,320.00
		Description: Remove and dispose existing asphalt shingles — 28 SQ @ \$80.00 — \$2,240.00		
		Install ½" OSB roof decking layover over existing plank decking — 28 SQ @ \$193.00 — \$5,404.00		
		Install GAF Timberline HDZ architectural shingles — 28 SQ @ \$305.00 — \$8,540.00		
		Install GAF FeltBuster synthetic underlayment — 28 SQ @ \$28.00 — \$784.00		
		Install Ice & Water Shield leak barrier — 6 SQ @ \$115.00 — \$690.00		
		Drip edge (eaves and rakes) — 248 LF @ \$4.50 — \$1,116.00		
		Starter strip shingles — 248 LF @ \$3.25 — \$806.00		
		GAF Cobra Snow Country ridge vent — 70 LF @ \$11.00 — \$770.00		
		Ridge cap shingles — 231 LF @ \$4.75 — \$1,097.25		
		Detach and reset existing gutter guards along eaves — 140 LF @ \$7.00 — \$980.00		
		Velux skylight Replacement CO6 — 1 EA — \$950		
		Replace plumbing pipe boots — 2 EA @ \$80.00 — \$160.00		
		Step flashing replacement — 23 LF @ \$7.50 — \$172.50		
		Valley metal flashing — 119 LF @ \$8.50 — \$1,011.50		
		Job site protection, tarping, magnetic nail sweep, and debris removal — 1 LS — \$1,050.00		
		Permit, delivery, logistics, and project management — 1 LS — \$558.75		
2	ACTIVITY	Exterior Power Wash - Full Home	(\$1,550.00 / EA) x 1.00	\$1,550.00
		Description: Complete exterior cleaning of the home including soft washing of all siding to remove algae, mildew, and organic buildup. This includes cleaning of all soffit, fascia, exterior window frames and glass (approximately 15 windows), front porch area including ceiling, railings, and steps, as well as pressure washing of all concrete surfaces including the front porch slab, steps, and base perimeter around the home. All gutters and gutter faces will be cleaned, with gutter guards carefully detached and reset as needed to ensure proper cleaning. Includes site setup, protection of landscaping, and full cleanup upon completion.		

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3	ACTIVITY	Exterior Painting - Windows, Soffit, Porch, & Trim	(\$7,300.00 / EA) x 1.00	\$7,300.00
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Description: EXTERIOR PAINTING – WINDOWS, SOFFIT, PORCH & TRIM

Complete preparation and painting of all exterior wood trim including window trim (approximately 15 windows), soffit, fascia, and front porch areas. Work includes scraping, sanding, caulking, sealing joints, and priming all exposed or repaired surfaces. Finish includes application of high-quality exterior paint with two coats to ensure durability and uniform appearance. Front porch trim, railings, and steps will be painted with a color matched to the existing porch finish. Includes front entry door and surrounding trim, as well as final detail work, touch-ups, and cleanup.

Total

Note:

All work included in this proposal is intended to preserve the existing historical character and appearance of the property in accordance with Takoma Park Historic Preservation guidelines. No changes are being made that would alter the architectural style, visible design, or historical nature of the home. The existing asphalt roofing system will be removed and replaced with new architectural asphalt shingles in a similar style and color, and the existing skylight will be removed and replaced with the same brand and comparable model to maintain the original appearance and roofline consistency.



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Attached Images

IMG_1090.jpeg

Deck-Mounted Skylights
Size Chart and Codes

Model Size	A06	C06	C04	C06	C08	C12	C20	D06	M02	M04	M06	M08	M10	M16
Previous Model Size	016	202	204	206	208	212	210	210	302	304	306	308	402	506
Rough Opening (WxH)	34 1/2 x 45 1/2	24 x 36 1/2	24 x 37 1/2	24 x 45 1/2	24 x 48 1/2	24 x 54 1/2	24 x 57 1/2	24 x 61 1/2	30 1/2 x 37 1/2	30 1/2 x 45 1/2	30 1/2 x 54 1/2	30 1/2 x 57 1/2	44 1/2 x 54 1/2	44 1/2 x 61 1/2
Outside Frame (WxH)	35 1/2 x 46 1/2	25 1/2 x 37 1/2	25 1/2 x 38 1/2	25 1/2 x 46 1/2	25 1/2 x 49 1/2	25 1/2 x 55 1/2	25 1/2 x 58 1/2	25 1/2 x 62 1/2	31 1/2 x 38 1/2	31 1/2 x 46 1/2	31 1/2 x 55 1/2	31 1/2 x 58 1/2	45 1/2 x 55 1/2	45 1/2 x 62 1/2
Daylight Square Feet	Fixed: 336 Vent: 227	Fixed: 336 Vent: 227	Fixed: 443 Vent: 300	Fixed: 543 Vent: 438	Fixed: 652 Vent: 534	Fixed: 852 Vent: 638	Fixed: 1052 Vent: 838	Fixed: 1252 Vent: 1038	Fixed: 1452 Vent: 1238	Fixed: 1652 Vent: 1438	Fixed: 1852 Vent: 1638	Fixed: 2052 Vent: 1838	Fixed: 2252 Vent: 2038	Fixed: 2452 Vent: 2238
Fit to Center	36"	36"	36"	36"	36"	36"	36"	36"	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 forced "Fresh Air" skylight

FS C06 2004

Model	Sizes	Interior finish	Cladding	Glazings
FS	006	0 Skum grade wood	0 Aluminum	04 Clear, Quiet & Safe glass
VS	001	0 Skum grade wood	1 Copper	05 Low E7 Temp
VSE	004	0 Skum grade wood	2 White	06 Impact
VSS	005	0 Skum grade wood	9 Special	07 White/Land
	012			08 Snowhead
	016			99 Special
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Existing upper window trim, soffit, and fascia to be prepped and repainted in matching white finish. Existing gutter system to remain unchanged.

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Existing upper window trim, soffit, and fascia to be prepped and repainted in matching white finish. Existing gutter system to remain unchanged.

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

Ronald Whalen/2603-8366412-01
6912 Westmoreland Avenue
Takoma Park, MD 20912

Attached Images

IMG_1253.jpeg



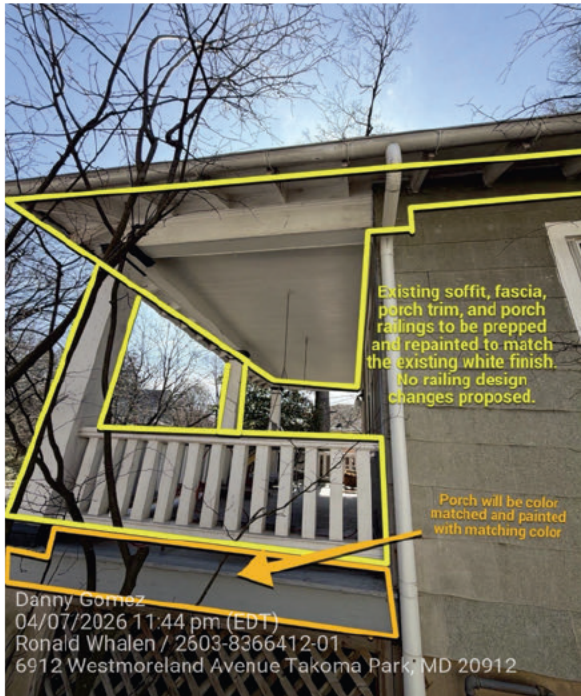
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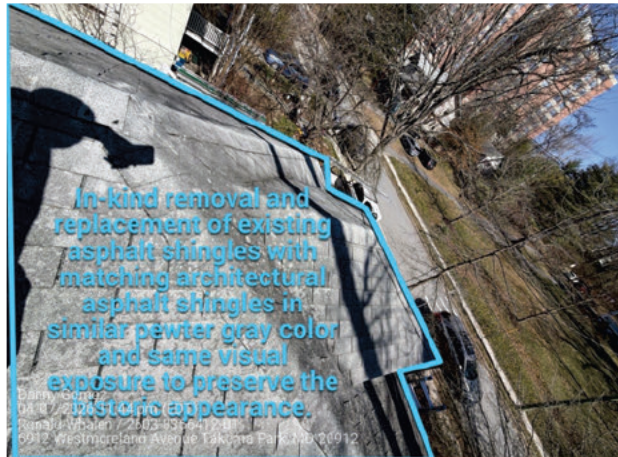
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Attached Images

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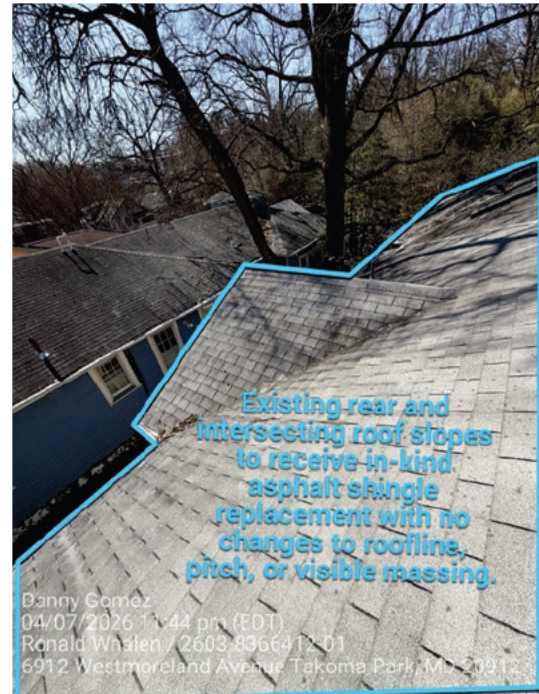
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DG Exteriors – Historic Area Work Permit Exhibit Packet (Renewed)

Property: 6912 Westmoreland Ave, Takoma Park, MD 20912

Exhibit A	Front Elevation
Exhibit B	Main Roof Plane
Exhibit C	Dormer Roof + Trim
Exhibit D	Dormer Returns / Fascia
Exhibit E	Porch Columns + Railings
Exhibit F	Side Elevations

Exhibit A – Existing front elevation to remain unchanged. Proposed work consists of in-kind asphalt roof replacement and repainting only.

Exhibit B – Main roof planes to receive in-kind asphalt shingle replacement in matching Pewter Gray.

Exhibit C – Dormer roof slope, trim, and fascia to remain unchanged and be repainted to match.

Exhibit D – Dormer returns, soffit, and fascia to remain in place with no profile changes.

Exhibit E – Existing porch columns, railings, trim, and skirt lattice to remain and be repainted.

Exhibit F – Side elevation trim, soffit, fascia, and window surrounds to remain unchanged.



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