

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 20 Montgomery Ave., Takoma Park **Meeting Date:** 11/15/17

Resource: Contributing Resource
Takoma Park Historic District **Report Date:** 11/08/17

Review: HAWP **Public Notice:** 11/01/17

Case Number: 37/03-17VVV **Tax Credit:** None

Applicant: Rachael Sturke **Staff:** Dan Bruechert

Proposal: Shed Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing building to the Takoma Park Historic District

STYLE: Vernacular

DATE: 1888

PROPOSAL:

The applicant is proposing to install a shed at the rear corner of her property. The shed is 10' × 15' (ten feet by fifteen feet) and 11' (eleven feet) tall. This shed is being relocated from the property across the street (25 Montgomery Ave.). While Staff has been unable to determine the approval date of the shed when it was installed at 25 Montgomery Ave., its design, materials, and placement are consistent with the character of the Takoma Park Historic District and Staff recommends approval.

STAFF RECOMMENDATION:

X Approval

_____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 insure conformity with the purposes and requirements of this chapter, if it finds that:

- x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

- x 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
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

rsturke@gmail.com

Contact Person: Rachel

Contact Email: josh.stebbins@suracbs.org

Daytime Phone No.: 202 294 5422

Tax Account No.:

Name of Property Owner: Rachel Sturke

Josh Stebbins

Daytime Phone No.: 702 794 5421/22

Address: 20 Montgomery Ave Takoma Park MD 20912

Street Number

City

State

Zip Code

Contractor: Self build

Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA

Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: Montgomery Ave

Town/City: Takoma Park MD

Nearest Cross Street: Hickory

Lot: 10 Block: 18 Subdivision: BF Gilbert's Addition

Lot: _____ Folio: _____ Parc: _____

PART ONE: TYPE OF PERMIT (ACTION AND USE)

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 500

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: NA

2B. Type of water supply: 01 WSSC 02 Well 03 Other: NA

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: feet: inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On property line/property line Entirely on land of owner On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

10/9/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

816286

(3)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

This is for a shed that my neighbor removed and that I am going to put in my back yard if approved it will be in front of a chain link fence next to a swing set and where a sand box once was. All neighbors on all sides have sheds already.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This will be minimal impact as it will sit in my back yard in front of an ugly fence. It is 10x18ft it has also sat in the yard across from me for the last 25 years.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, septic tanks, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

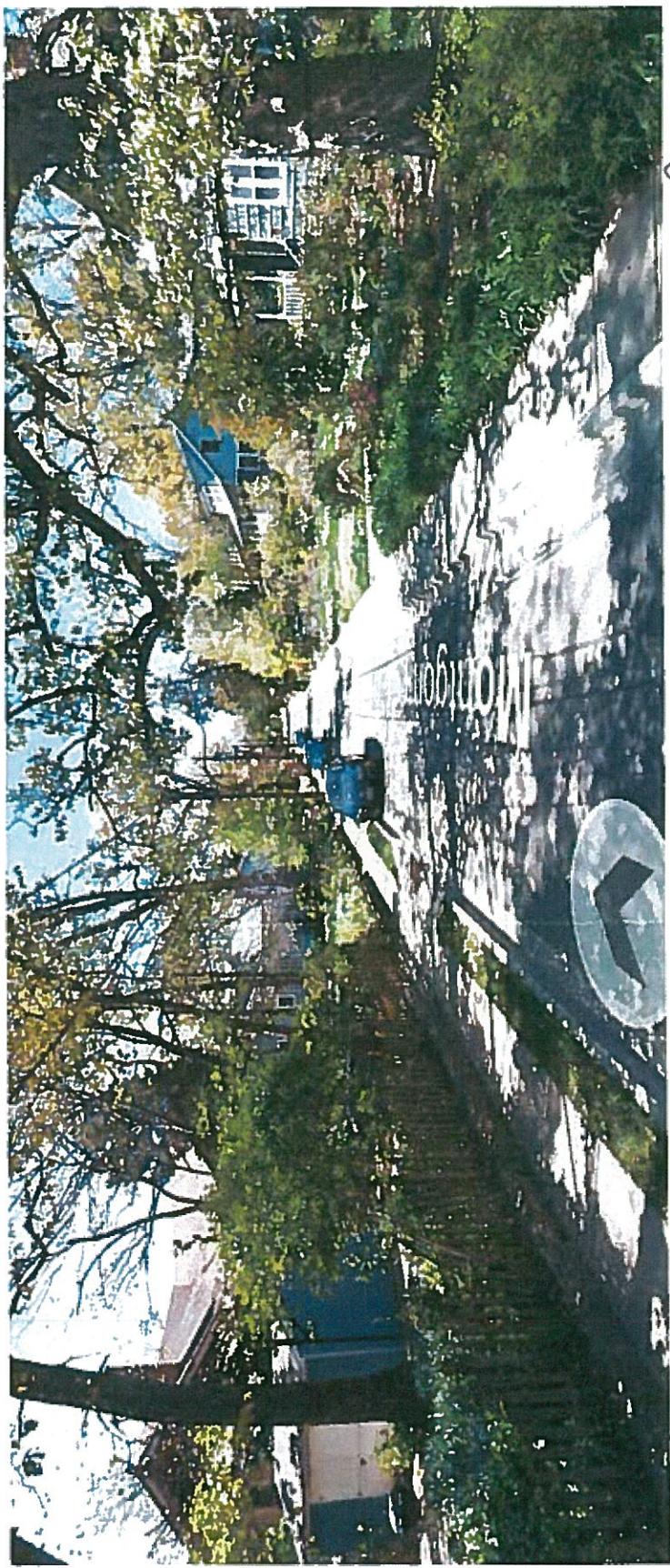
All abutting neighbors have approved.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(4)

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

Owner's mailing address Josh Stebbins Rachel Sturke 20 Montgomery Ave Takoma Park MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Diane Curran Ferd Hefner 22 Montgomery Ave Takoma Park MD 20912	
Julian Mulvey Margie Omerd 18 Montgomery Ave Takoma Park MD 20912	
Teresa Smith 7 Hickory Ave Takoma Park MD 20912	



↑
My house
20 Montgomer

↓
My neighbour's shed

Old picture from Google Maps

(c)



f
My Neighbour's Shed

Old picture from google maps

⑦

My neighbor's shed being taken down
Current pic live



(2)

117 MURKINS HOUSE W/0 A SNEE



(9)



(1)



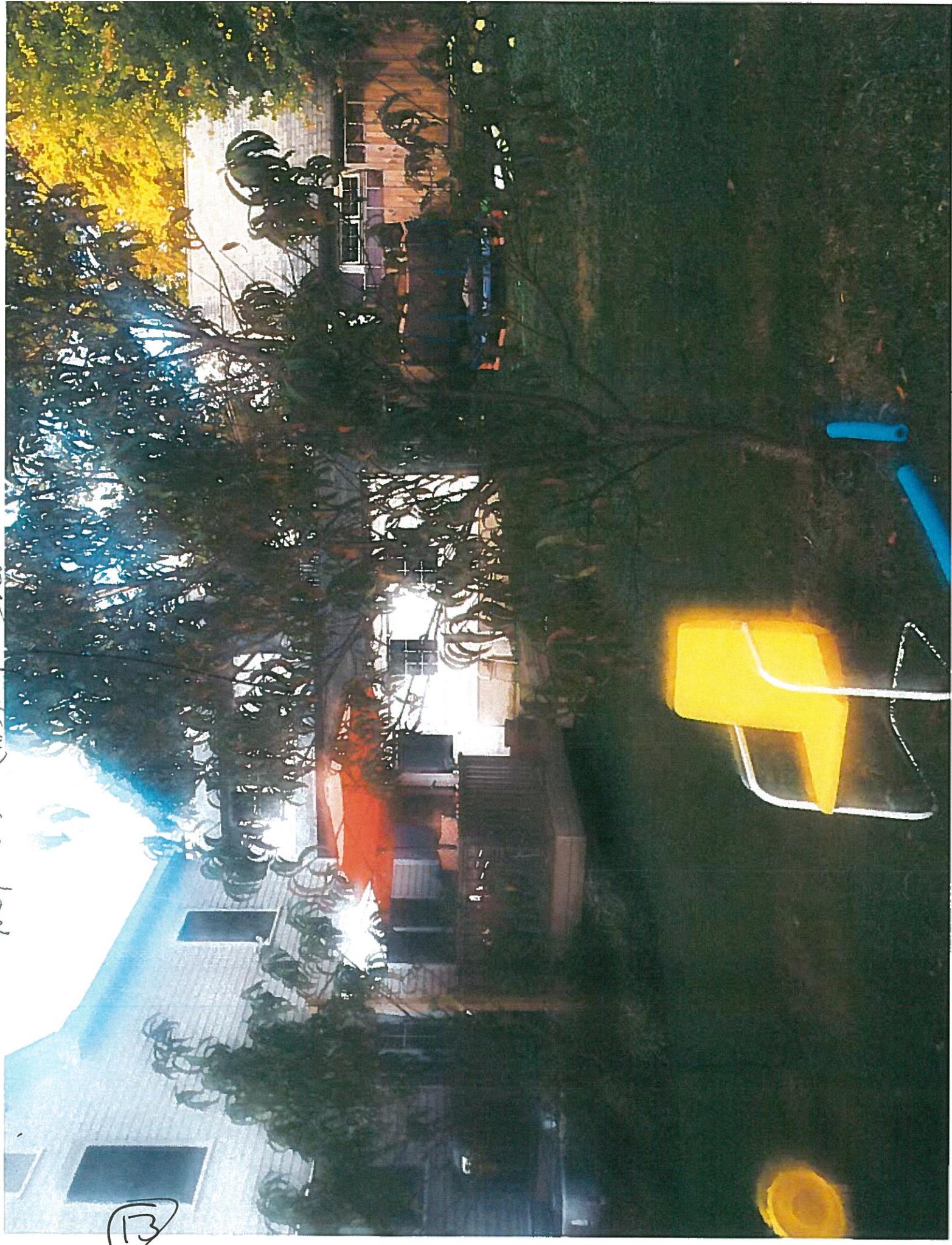
REVIEW OF THE LITERATURE



(12)

NX490005 XMAS 2000

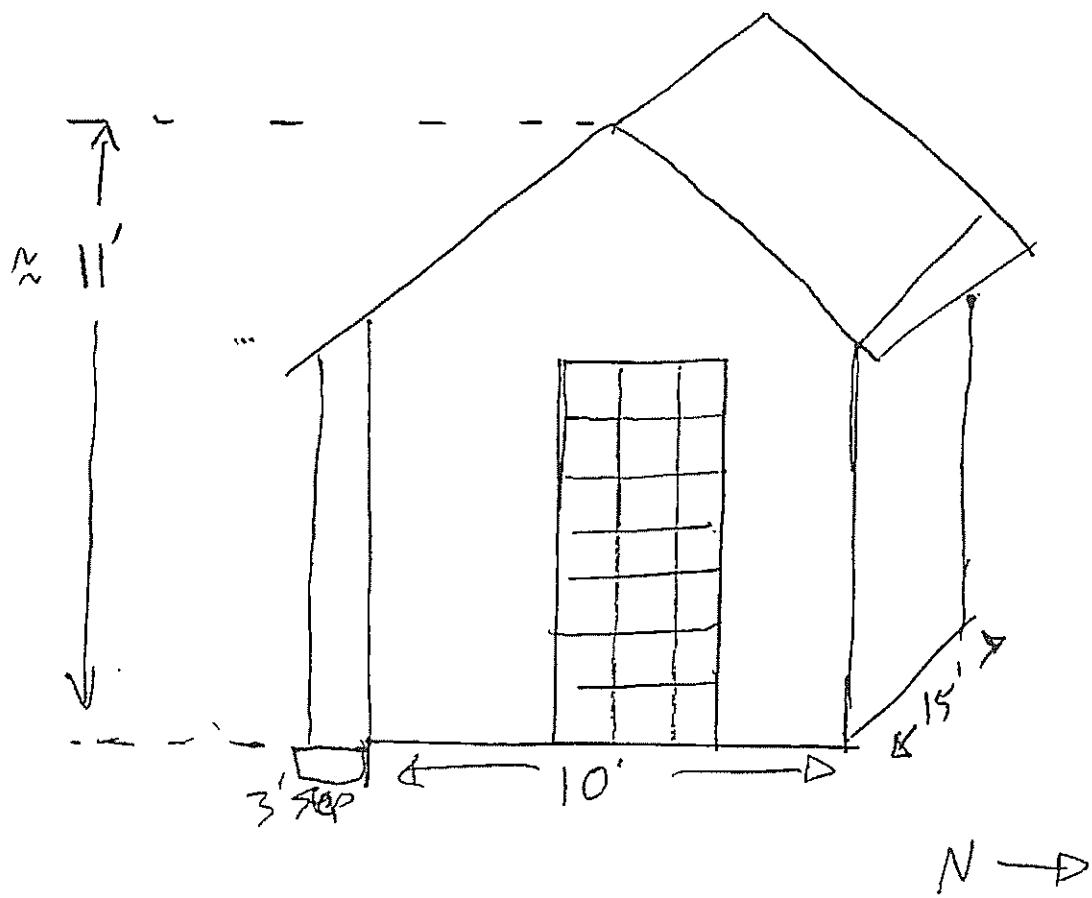
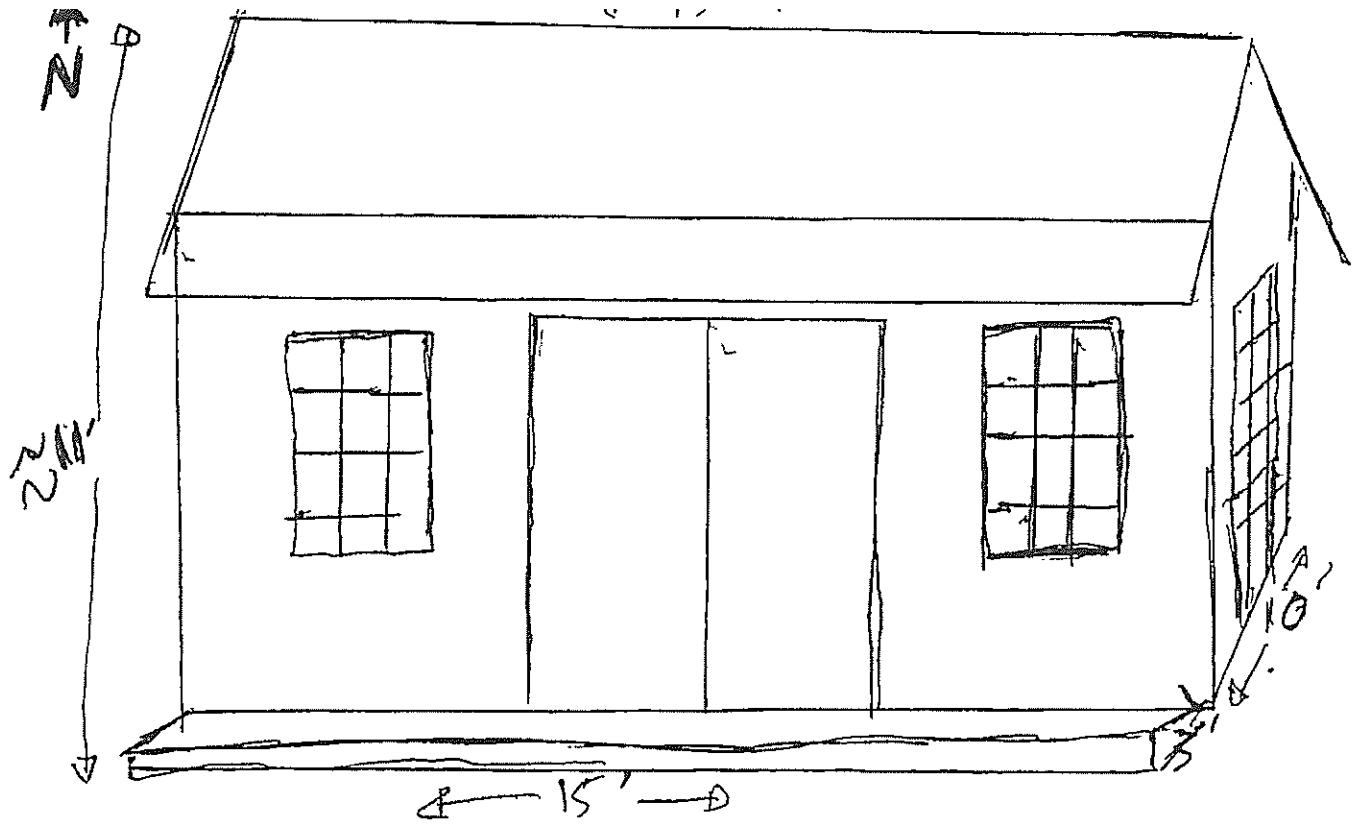
(13)



INJURIOUS EXISTING SITES



(14)



(15)

Sheo 15' x 13'

CONSUMER INFORMATION NOTES:					
1.	This plan is a benefit to a consumer buyer as it is required by a lender or a life insurance company or its agent in connection with contemplated transfer, financing or re-financing.				
2.	This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.				
3.	This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.				
4.	Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.				
5.	No Title Report furnished.				

Notes:

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

LOCATION DRAWING
LOT 10, BLOCK 18
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES	SURVEYOR & ASSOCIATES
<p>The information set forth herein has been based upon the results of a field inspection pursuant to the deed or plat of record recording structures shown have been field located based upon measurements from property markers found or from evidence of time of apparent construction.</p> <p><i>O. B. L. A. Tates</i></p> <p>MARYLAND PROPERTY LINE SURVEYOR REG. NO. 107 Expir: 04-02-2015</p>		<p>PLAT BIG. A PLAT NO. 2</p>	<p>LAND PLANNING CONSULTANTS 2100 Georgetown Lane, Suite 200 301/680-2160, Fax 301/680-1166</p>
USER	DATE OF LOCATIONS	SCALE	<p>DATE: 08-26-13 HSE. LOC.: Job No.: 08-05-057</p> <p>DRAWN BY: D.J.L.</p>
FOLIO		' = 30'	

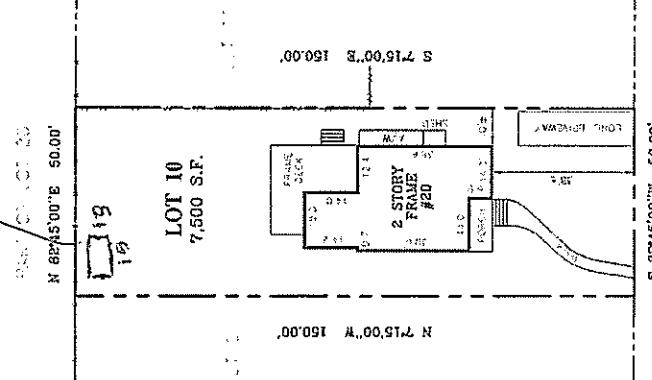
Shed 15' x 13'

CONSUMER INFORMATION NOTES:

- This plan is a benefit to a consumer lender as it is required by a lender or a life insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
- No Title Report furnished.

Notes:

- Seabank dimensions as shown to the property line. Structure from property line to rear of lot is not included. This distance is to be taken to be no greater than plus or minus 2 feet. No property corners confirmed.
- Fences, if shown, have been located by approximate methods.



MONTGOMERY AVENUE
(WIDTH VARIES)

LOCATION DRAWING
LOT 10, BLOCK 18
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

REFERENCES	PLAT BK. A PLAT NO. 2	DATE OF LOCATIONS	SCALE: 1" = 30'
SNIDER & ASSOCIATES SURVEYS - ENGINEERS LAND PLANNING CONSULTANTS 2020 Colleter Lane, Suite 110 Gaithersburg, Maryland 20878 301/948-3100, Fax 301/948-1228	LIBER FOLIO	HSE: 05-28-13 HSE: 05-28-13	Job No.: DB-05057 DIAL

PROPERTY SURVEYOR REG. NO. 587

Expires: 04-06-2015

(17)

Materials

I am using my neighbor's shed that has been across the street for decades. I will improve the outside so it matches my house - their house was blue, my house is green with shingles & clapboards. I will put shingles and/or clap boards on it. The doors will continue to be french doors. I will use multi-lite french doors and I will put in windows to make it match the general aesthetic as shown in the picture I drew.

Property Owner Addresses: All Consent

- 1) 18 Montgomery: Julian Malvey, Margie Omoro
- 2) 22 Montgomery: Dianne Curran, Fred Hoefner
- 3) 7 Hickory : Tessa Smith



Josh Stebbins <josh.stebbins@sierraclub.org>

Shed

Josh Stebbins <josh.stebbins@sierraclub.org>

Mon, Oct 9, 2017 at 3:15 PM

To: Julian Mulvey <julian@dmlmessage.com>, "margieomero@gmAli.com" <margieomero@gmail.com>

Cc: Rachel Sturke <rsturke@gmail.com>

Hi Jules and Margie –

I have to apply for a bunch of permits for that shed from the neighbors. If I can get it in tomorrow am, they might permit me Wednesday.

Can you send me an email confirming you are ok with me putting in the shed?

Thanks so much!

Josh

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Josh Stebbins <josh.stebbins@sierraclub.org>

Shed

Julian Mulvey <julian@dmlmessage.com>
To: Josh Stebbins <josh.stebbins@sierraclub.org>
Cc: "margieomero@gmAll.com" <margieomero@gmail.com>, Rachel Sturke <rsturke@gmail.com>

Mon, Oct 9, 2017 at 3:24 PM

Dear Mr Stebbins,

Re: a new shed in your back yard at 20 Montgomery Ave.

We think it will make a fine addition to your yard and will add to the cultural value of the neighborhood. We look forward to it being completed. Good luck!

With best regards,

Julian Mulvey & Margie Omero
18 Montgomery Ave
Takoma Park, md 20912

Devine Mulvey Longabaugh
1436 U St., NW #401
Washington, DC 20009

202.337.9600

www.dmlmessage.com
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(20)



Josh Stebbins <josh.stebbins@sierraclub.org>

Shed

Josh Stebbins <josh.stebbins@sierraclub.org>

Mon, Oct 9, 2017 at 3:20 PM

To: Diane Curran <dcurran@harmoncurran.com>, Diane <diane.j.curran@gmail.com>, "ferd hoefner--personal" <fhoefner@gmail.com> <fhoefner@gmail.com>

Cc: Rachel Sturke <rsturke@gmail.com>

Hi Diane and Ferd -

I hope you are well!!!

I wanted to fill you in on the pieces of shed next to my house/between Jules's and Margie's house and my house.

Our neighbors across the street took their shed down this past Friday and when I saw it I thought I would take it. My plan is to put it up in the corner of my yard next to Jules's and Margie's fence and in front of the metal chain link fence, so on the opposite side of our yard from your house.

Do you have any concerns about that? I'd like to be able to tell the permit people everyone is ok with it.

Thanks so much

Josh

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Josh Stebbins <josh.stebbins@sierraclub.org>

Shed

Diane Curran <dcurran@harmoncurran.com>

Mon, Oct 9, 2017 at 7:05 PM

To: Josh Stebbins <josh.stebbins@sierraclub.org>, Diane <diane.j.curran@gmail.com>, "ferd hoefner--personal (fhoefner@gmail.com)" <fhoefner@gmail.com>

Cc: Rachel Sturke <rsturke@gmail.com>

Hi Josh – We do not object to your proposed shed, which you have described as approximately 10 x 15 feet, to be built at the back corner of your yard next to Julian Mulvey and Margie Omero's house.

Best wishes.

Diane Curran and Ferd Hoefner
22 Montgomery Avenue
240-393-9285

From: Josh Stebbins [mailto:josh.stebbins@sierraclub.org]
Sent: Monday, October 09, 2017 3:21 PM
To: Diane Curran <dcurran@harmoncurran.com>; Diane <diane.j.curran@gmail.com>; ferd hoefner--personal <fhoefner@gmail.com> <fhoefner@gmail.com>
Cc: Rachel Sturke <rsturke@gmail.com>
Subject: Shed

Hi Diane and Ferd --

[Quoted text hidden]

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Josh Stebbins <josh.stebbins@sierraclub.org>

Shed

Josh Stebbins <josh.stebbins@sierraclub.org>
To: Teresa Smith <tamarie@gmail.com>
Cc: Rachel Sturke <rslurke@gmail.com>

Mon, Oct 9, 2017 at 3:24 PM

Hi Teresa --

I hope you are having a nice trip.

I learned that I need to get a permit to actually put the neighbor's shed up in our backyard. If I can get the permit in tomorrow am, they might permit me by Wednesday.

Can you send me an email confirming you are ok with me putting in the shed?

Thanks so much!

Josh

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Josh Stebbins <josh.stebbins@sierraclub.org>

Shed

Teresa Smith <tamarie@gmail.com>
To: Josh Stebbins <josh.stebbins@sierraclub.org>

Mon, Oct 9, 2017 at 9:05 PM

Josh Stebbins has spoken with me and it is okay to place the shed as mentioned.
Teresa Marie
[Quoted text hidden]

(24)