EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 20 Montgomery Ave., Takoma Park  Meeting Date: 11/15/17
Resource: Contributing Resource  Report Date: 11/08/17
Takoma Park Historic District
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
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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: sturke@gmmail.com
Contact Person: Rachel

Daytime Phone No.: 202-294-5421

Tax Account No.: T02-794-5421/22

Name of Property Owner: Rachel Sturke

Address: 20 Montgomery Ave Tacoma Park / 7020912

Contractor: Self

Contractor's Registration No.: NA

Agent for Owner: NA

Location of Building Pre-Axis:

House Number: 20

Street: Montgomery Ave

Town/City: Tacoma Park

H Street: Hickory

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

PART ONE: PRELIMINARY INFORMATION AND USE

1A. CHECK ALL APPLICABLE

x Construct x Extend x Alter/Renovate

x Move x Install x Wreck/Removal

x Revision x Repair x Reconnect

1B. Construction cost estimate: $500

1C. If this is a renewal of a previously approved permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITONS

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

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

PART THREE: COMPLETION DATE FOR ENCLOSURES/WALL

3A. Height: feet inches

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

1. On party line/property line 2. Entirely on land of owner 3. 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: [Signature]

Date: 10/9/17

Approved: For Charleston, Historic Preservation Commission

Disapproved: Signature: Date:

Application Permit No.: Data Filed: Data Issued: 816286

SEE REVERSE SIDE FOR INSTRUCTIONS
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 on a lot that my neighbors removed and that I am going to put in my back yard. It supersedes it. I will be intact of a chain link fence next to a swing set and where a sandbox once was. All neighbors on all sides hate sheds already.

   b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

   ...will be minimal impact as it will sit in the back yard in front of an ugly fence. It is a small shed also sat in the yard across from me for 20 years... all neighbors approve

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

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

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

   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows and door openings, and other fixed features of both the existing resources and the proposed work.
   b. 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 elevations 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
   a. 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.
   b. 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 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 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.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Josh Stebbins</td>
<td></td>
</tr>
<tr>
<td>Rachel Stone</td>
<td></td>
</tr>
<tr>
<td>200 Montgomery Ave</td>
<td>To Kema Park Md 20912</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane Curran</td>
</tr>
<tr>
<td>Fred Heffer</td>
</tr>
<tr>
<td>22 Montgomery Ave</td>
</tr>
<tr>
<td>To Kema Park Md 20912</td>
</tr>
</tbody>
</table>

| Julian Mulvey                                              |
| Margie Avard                                               |
| 18 Montgomery Ave                                         |
| To Kema Park Md 20912                                     |

| Teresa Smith                                               |
| 7 Jockey Ave                                              |
| To Kema Park Md 20912                                     |
My neighbors' shed

My house 20 Montgomery

Old picture from Google Maps
My Neighbor's Shed

Old picture from Google Maps
my neighbors shed being torn down
CONSUMER INFORMATION NOTE:

1. This plan is a record of a surveyor's work as it is required by a court or a title 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-lending.
4. Building line and/or flood data information is taken from available sources and is subject to interpretation of originator.
5. No Topo Report furnished.

Notes:

1. Setback distances or shown to the principal structure from property lines are approximate. The parcel of land and boundaries shown on this plan will be taken in by me greater than plus or minus 2 feet. No property owners confirmed.
2. Fences, if shown, have been located by approximate methods.

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

MONTGOMERY AVENUE
(NORTH PARCELS)

SURVEYOR'S CERTIFICATE

THE PRESENTED SURVEY DATA HAS BEEN
BASING UPON THE WORK OF A FIELD SURVEYOR.
ADJACENT TO THE SHED ON PLAN OF RECORD. DIFFERENCES SHOWN HAVE BEEN FROM METERS BASED
HIGH MARKINGS FROM PROPERTY ADJACENT PROPERTY ADJACENT PLANS OR FROM LICENSE OF LINE OF SURVEY. SURVEYOR.

SHOEMACK \& ASSOCIATES
SURVEYORS - ENGINEERS
23000 Olney-Layton Road, Suite 110
Olney, Maryland 20832
301/748-6280, Fax 301/748-1788

REPORT NO. 72-000-0012

LOT NO.

DATE OF LOCATIONS: 16-07-2012

SCALE: 1" = 50'

DRAWN BY: D.S.L.

MON - 15' x 13'
Sed 15' x 13'
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 Mulvey, Margie Owens
2) 22 Montgomery: Diane Curran, Fred Hoefner
3) 7 Hickory: Teressa Smith
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
Shed

Julian Mulvey <julian@dmlmessage.com>
To: Josh Stebbins <josh.stebbins@sierraclub.org>
Cc: "margieomero@gMail.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

[Quoted text hidden]
Josh Stebbins <josh.stebbins@sierraclub.org>

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

---

Hi Diane and Ferd --

[Quoted text hidden]
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 pulling in the shed?

Thanks so much!

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

Josh Stebbins has spoken with me and it is okay to place the shed as mentioned.
Teresa Marie

[Quoted text hidden]