

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

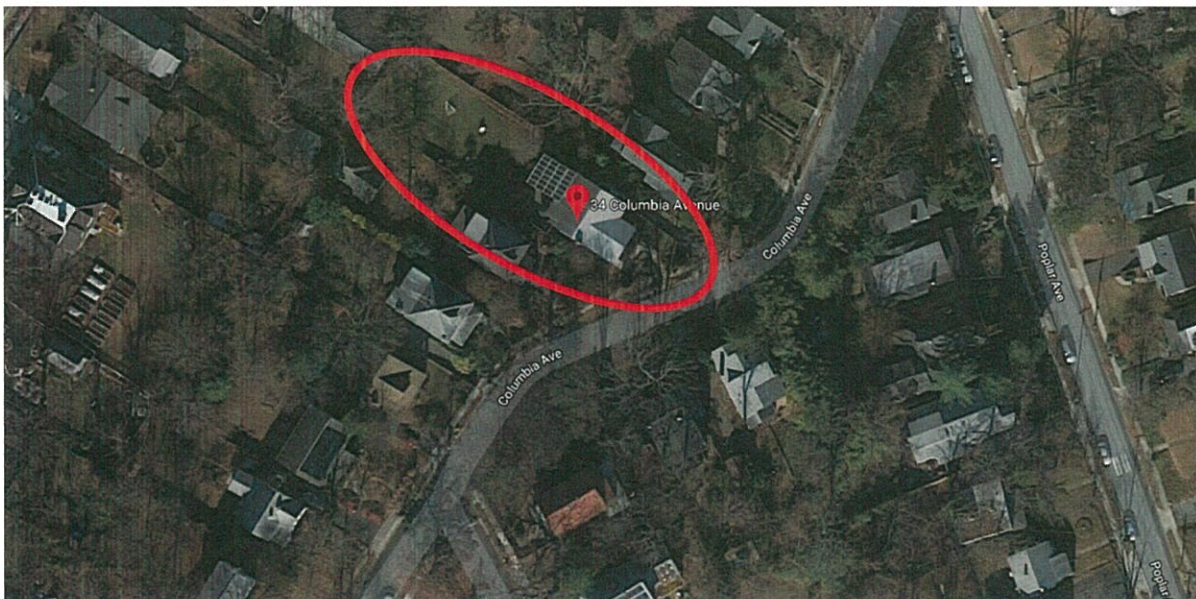
Address:	34 Columbia Ave., Takoma Park	Meeting Date:	5/23/2018
Resource:	Non-Contributing Resource (Takoma Park Historic District)	Report Date:	5/16/2018
Applicant:	Dave and Liesl Groberg (Larry Neal, Agent)	Public Notice:	5/9/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-18LL	Staff:	Michael Kyne
PROPOSAL:	Shed replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: c. 1945-1955



PROPOSAL

The applicants propose to replace the existing shed in the rear/right corner of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standard's for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-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:
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-

of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and

- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." *Standards #2 and #9* most directly apply to the application before the commission:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The applicants propose to remove the existing 8' x 8' non-historic shed from the rear/right corner of the subject property and install a new shed in the same approximate location, with the following specifications:

- 16' x 12' shed.
- Hardie Panel siding.
- Hardie Board trim and soffits.
- Pressure treated wood skirt.
- Front sloping shed roof with Clicklock Standing Seam Metal Roofing System (without ridge caps).
- Double French door on the left elevation.
- Paired 8-lite vinyl windows on the front elevation (installed horizontally for a transom-like appearance).

According to the *Guidelines*, Non-Contributing Resources should receive the most lenient level of design review, and most changes should be approved as a matter of course, except when the proposal could affect the surrounding streetscape or impair the character of the historic district as a whole. Staff fully

supports the applicants' proposal, finding that, due to the location of the proposed shed at the extreme rear of this Non-Contributing Resource, it has no potential to detract from the historic district or surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

Bldg #
~~835564~~
834553



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS-28

HAWP

#835564

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Larry @ klockner.net Contact Person: Larry Neal or Joseph Klockner
+ jos @ klockner.net Daytime Phone No.: 301-270-3033

Tax Account No.:

Name of Property Owner: Dave + Liesl Groberg Daytime Phone No.:

Address: 34 Columbia Ave Takoma Park 20912
Street Number City State Zip Code

Contractor: Jos. Klockner + Company Phone No.: 301-270-3033

Contractor Registration No.:

Agent for Owner: Larry Neal Daytime Phone No.: 301-270-3033

LOCATION OF BUILDING/PREMISE

House Number: 34 Street: Columbia Ave
Town/City: Takoma Park Nearest Cross Street: Sycamore Ave
Lot: 9 Block: 19 Subdivision: B. F. Gilbert
Libert: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reuse
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 10K

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

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 party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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.

Dave Groberg
Signature of owner or authorized agent

4/27/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

835663

**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:

Replace existing shed with new 12x16 shed
No historical features of significance

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

See above - should have no effect

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 in 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, window and door openings, and other fixed features of both the existing resource(s) 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.

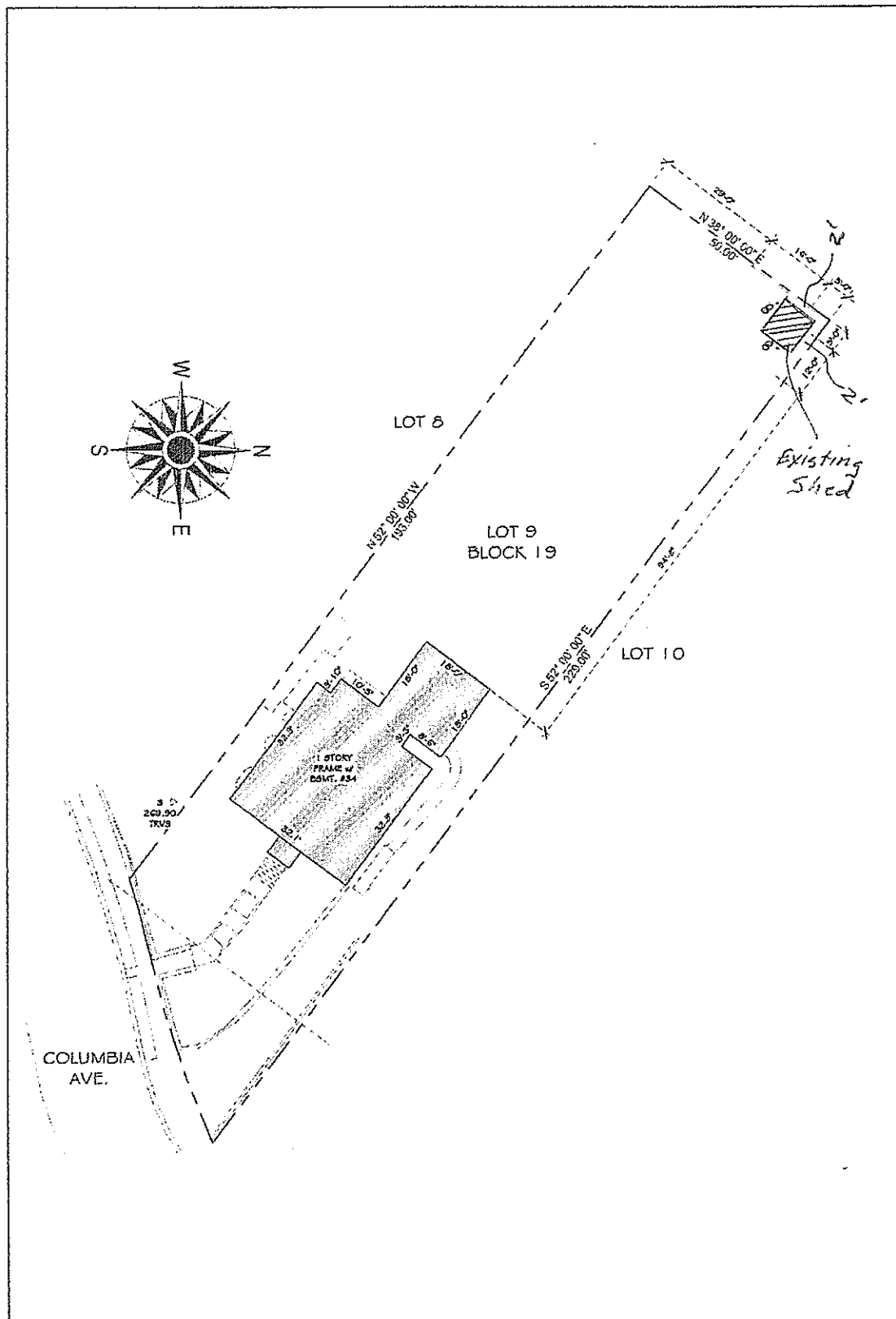
6. **TREE SURVEY**

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 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.

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.



GROBERG RESIDENCE

34 COLUMBIA AVE.,
TAKOMA PARK, MD 20912

Sheet Name:

SURVEY PLAT

Sheet No:

L100

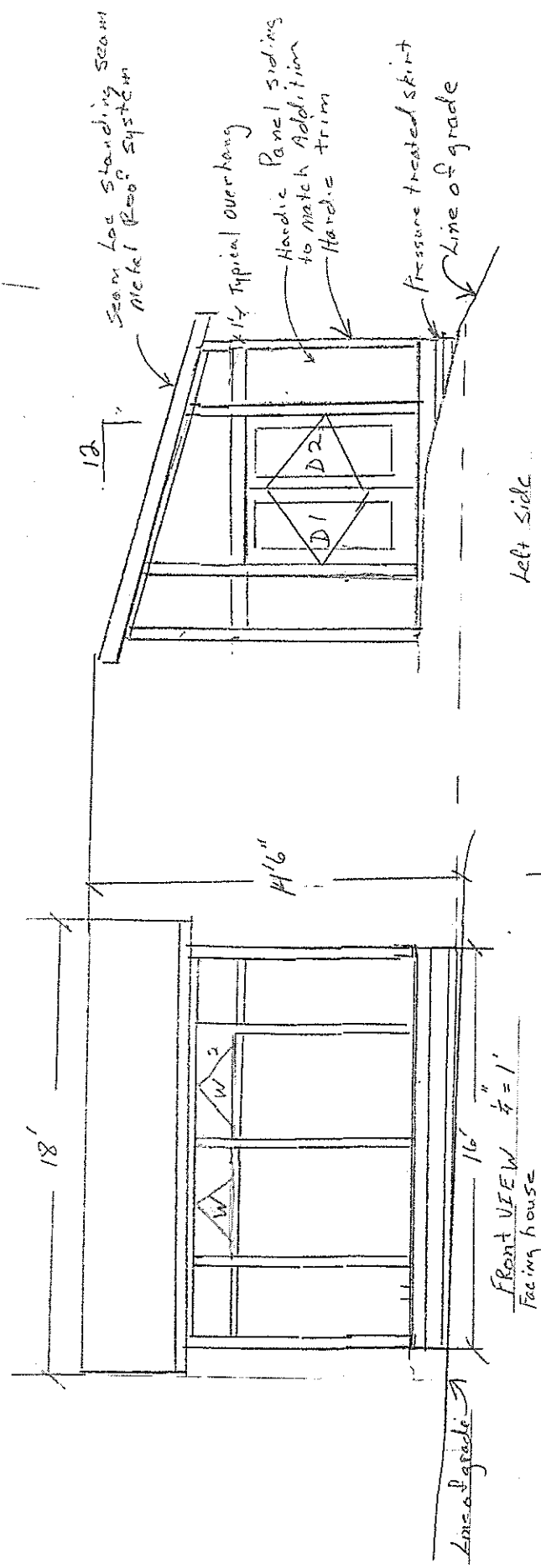
KLOCKNER

Design - Build

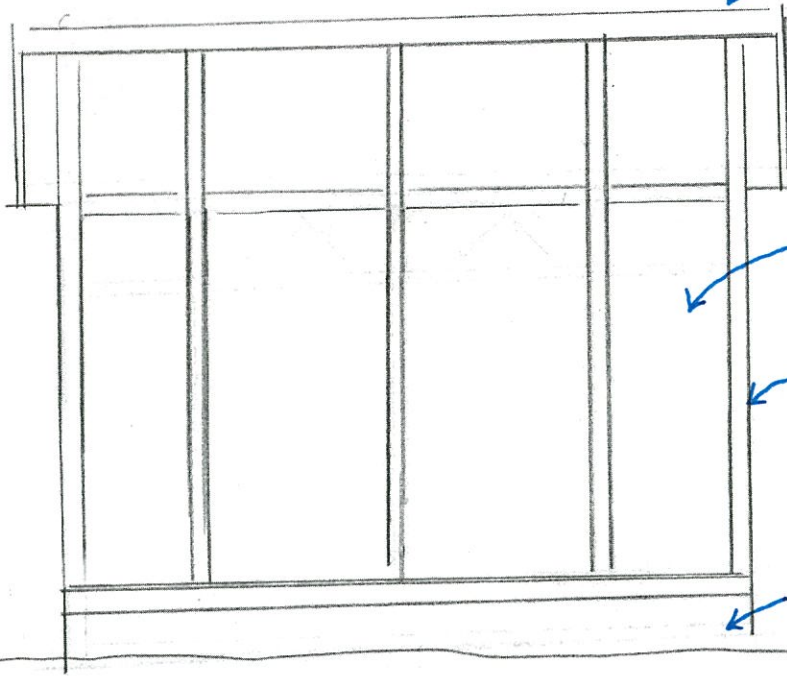
6480 Sligo Mill Road, Takoma Park, MD 20912
Phone: (301) 270-3033 / Fax: (301) 270-1441
Email: mail@klockner.net

Scale: 1" = 30'-0"

Date: 04/16/2018



Seam Loc Standing Seam
Metal Roof System

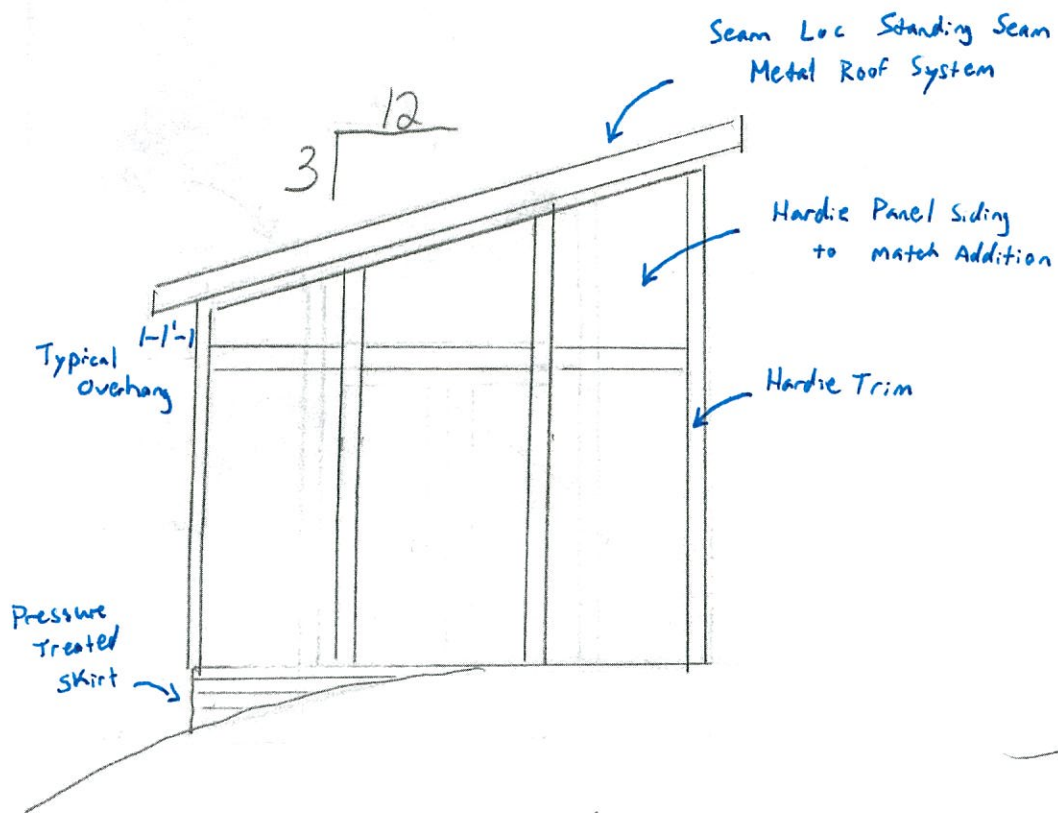


Hardie Panel Siding
to match Addition

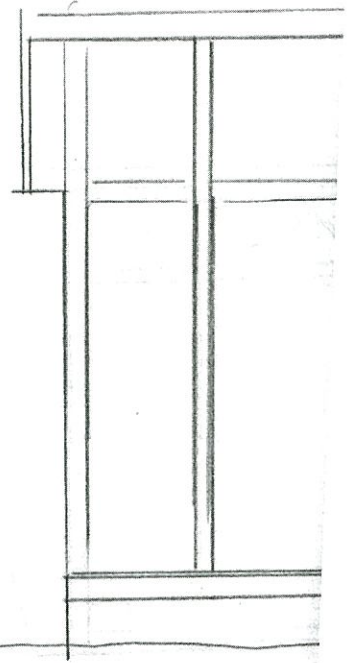
Hardie Trim

Pressure Treated Skirt

Rear



Right side



Groberg
Shed / Specifications
34 Columbia Ave.

Footings

Concrete footers typical 16" x 16" sq. 24" below grade to rest on 2,000 PSI soil

Masonry

12" X 12" CMU columns to level plain for floor framing. Fill solid.

Framing

2x10 Pressure treated perimeter floor beams with infill 2x8 pressure treated infill.

¾ Pressure treated subfloor attached with # 8 galvanized nails.

Walls will consist of 2x4 SPF framing 16" O.C.. ½" CDX plywood covered with Tyvek vapor barrier.

Siding and Trim.

Hardi panel siding / with Hardi board trims and soffits to mimic the existing house rear addition detailing.

Roofing

Metal roofing underlayment with Clicklock Standing seam roofing

<https://www.classicmetalroofingsystems.com/product-info/styles/standing-seam/>

2--Salvaged vinyl windows with awning function.

Double French door with lockset and deadbolt .

Standing Seam Specifications:

ClickLock Standing Seam is a premium steel standing seam roofing system. The narrow 12" panels are perfectly sized for most homes. The tall 1-7/8" seams provide added distinction as well as protection against even the fiercest of downpours. ClickLock features carefully designed trims and flashings with a sleek, clean appearance and no exposed fasteners. Fastening clips allow for the metal's natural expansion and contraction without ripples or buckles.

Pre-Formed Flashings and Accessories:

Combination starter strip / drip edge

Gable edge trim

Color-matched butyl sealant

Roof AquaGuard underlayments

Stainless steel screws

Stainless steel fastening clips

Custom-length panels are 12" wide; Weight is 67 pounds per square

ClickLock panels have a snap-action seam to ensure a weathertight roof. Stainless steel clips and fasteners provided great durability and security.

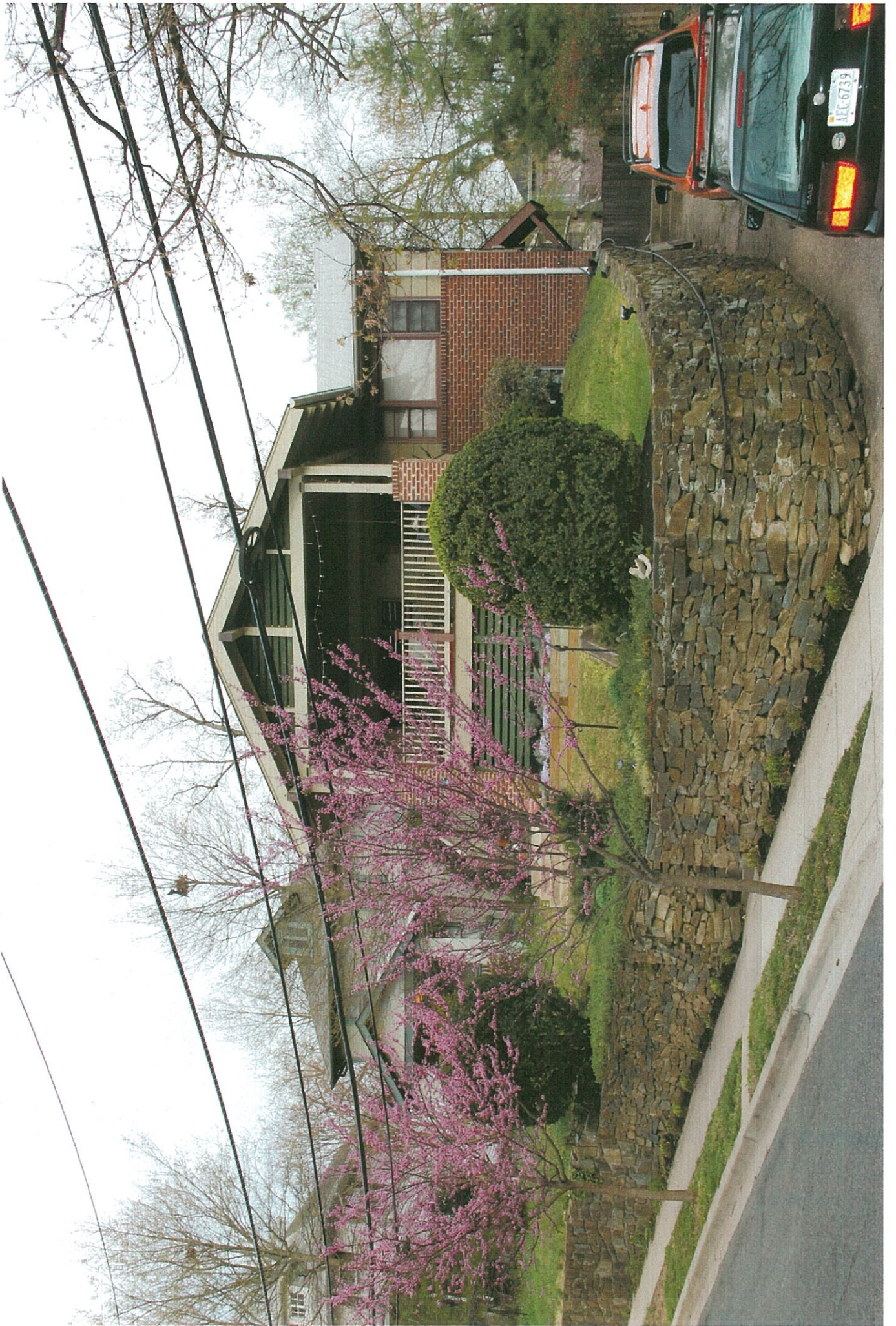
Minimum Roof Pitch: 2:12

Finish: Industry-leading PVDF coating technology

ClickLock is coated with a baked-on protective primer and a Kynar 500® or Hylar 5000® PVDF resin-based coating to provide a high quality finish. Kynar 500® and Hylar 5000® are trade names for polyvinylidene fluoride resin. The backs of the panels are finished with a protective clear coat. The finish includes reflective pigment to enhance the product's energy efficiency.











Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING Rear yard



Detail: EXISTING Rear yard

Applicant: Liesl Groberg

Page:

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

April 20, 2018

To: Property Owner: Groberg, David & Groberg, Liesl

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Name of Agent	Larry Neal (Jos. Klockner & Company)
Email for Agent	larry@klockner.net
Location of Project:	34 Columbia Avenue, Takoma Park MD 20912
Proposed Scope of Work:	Shed

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements. Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or janvz@takomaparkmd.gov

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.

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

Owner's mailing address David + Liesl Groberg 34 Columbia Ave Takoma Park, MD 20912	Owner's Agent's mailing address Larry Neal Klockner + Co 6480 Sligo Mill Rd. Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Jan Stovall 32 Columbia Ave Takoma Park, MD 20912	Steve West + Lisa Hone 36 Columbia Ave Takoma Park, MD 20912
Jake Flock + Anne Fothergill 33 Columbia Ave Takoma Park, MD 20912	INAN Phillips 35 Columbia Ave Takoma Park, MD 20912
	ADAM BODNER + Debra 7125 Carroll Ave Takoma Park, MD 20912