

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	25 Montgomery Ave., Takoma Park	<b>Meeting Date:</b>	10/28/2020
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/21/2020
<b>Applicant:</b>	Steven Edminster	<b>Public Notice:</b>	10/14/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-20UUUU	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Accessory Structure Demolition and Construction (Retroactive)		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Victorian Revival  
**DATE:** 1989



*Figure 1: 25 Montgomery Ave. is at the corner of Montgomery and Hickory Aves.*

## **BACKGROUND**

The proposed accessory structure is largely complete, though the applicant proposes to relocate the structure to comply with minimal zoning requirements. In July 2020, the Department of Permitting Services inspected the site and determined that work was being carried out without permits. The applicant was informed that both an accessory structure permit and a HAWP were required. On October 2, 2020, the applicant submitted materials for consideration for a preliminary consultation.

On October 28, 2020, the HPC held a preliminary consultation for the project to construct an accessory structure to the rear of the subject property.<sup>1</sup> Feedback from the HPC was generally uniform, finding that an accessory structure the size of the one proposed was appropriate, but that the proposal needed to be modified by installing a gable roof, street-facing vehicular door, and painting the exterior. The applicant has made revisions to the proposal, submitted the required documentation, and seeks approval from the HPC.

## **PROPOSAL**

The applicant proposes to demolish a non-historic accessory structure and construct a new accessory structure on the site. While much of the work has been undertaken, like all retro-active actions, the HPC is to treat the proposal as though no work has occurred.

## **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 Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***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.

Non-Contributing/Out-of-Period 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-

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<sup>1</sup> The Staff Report and application materials for the October 28, 2020 HPC meeting can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/10/II.A-25-Montgomery-Avenue-Takoma-Park.pdf>, the recording of the hearing can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=ba4854d9-1a21-11eb-a4b6-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=ba4854d9-1a21-11eb-a4b6-0050569183fa).

Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

## New Construction

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may or may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported.

In Takoma Park there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

- Use of outbuildings (e.g. detached garages)

## *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 ensure 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
- (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.)

## *Secretary of the Interior's Standards for Rehabilitation:*

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **STAFF DISCUSSION**

The subject property is at the intersection of Hickory Ave. and Montgomery Ave. Though it has a Montgomery Ave. address, the house is oriented towards Hickory. In the southwest corner of the lot, there is a small garden shed. The shed is a pre-fabricated front gable shed with vertical wood siding that

appears to have been constructed within the last ten years or so and has no historical character. The applicant proposes to demolish this structure. Staff finds that the existing shed does not contribute to the historic character of the site or surrounding district and would recommend the HPC approve its removal as a HAWP.

The applicant proposes to construct a new accessory structure on the property. The structure is under construction on the site, though work has been halted. The proposal will move the structure 5' (five feet) to the east, away from the property line, to meet minimum zoning requirements. The proposed structure measures 10.5' × 19' (ten and a half feet by nineteen feet) and is clad in unpainted cedar siding and a shed roof. The applicant has revised the design from the presentation at the Preliminary Consultation by changing the roof form to a gable (14' at ridge height), installing a pair of wooden carriage-style doors on the street-facing elevation, and proposing to paint the exterior siding. These changes are all consistent with the feedback from the HPC at the Preliminary consultation.

Due to the corner lot configuration and limited yard space, Staff finds that the only location an accessory structure could be placed is in the proposed location.

Staff finds a reasoned consideration of the proposed structure as a whole (e.g. size, form, design, materials, etc.) is required to determine if the proposal is compatible with the surrounding district as a whole.

The size of the proposed building is approximately the size of a small one-car garage. Garages of this size are found throughout the historic district. The size of these structures is often disguised by their placement toward the rear of the lot. Staff finds that while the structure looks large, its size is not outside what would be considered for a new garage in the district. The 14' (fourteen-foot) height is two feet taller than the shed roof proposal, however, the HPC determined that a compatible form was more important than a lower roof height. At the preliminary consultation hearing, the applicant stated that the interior of the structure needed to be a minimum of 10' for its purpose as recreation space. As with the length and width, the height of the proposed structure is within the range of acceptability, but this in itself is not determinative of compatibility.





Figure 2: 1959 Sanborn Map showing the area before a number of infill construction projects.

Staff will next discuss form. Takoma Park is an eclectic District, with a range of architectural forms that contribute to the collective character of the neighborhood. The *Guidelines* support unique designs that are sensitive to and compatible with the “fabric of the community.” While this proposed accessory structure is approximately the size of a small garage, the form is quite different. Simply detailed, one-bay, front gable garages are ubiquitous features within the district and tend to blend into the streetscape. This would be the most compatible form to blend in with the surrounding streetscape. Staff finds that the proposed changes in roof form (discussed above) and the proposed pair of carriage-style doors on the street-facing elevation will create a form that is much more consistent with a detached garage. Staff finds the proposal is now compatible with the surrounding streetscape.

Regarding materials, Staff finds that the proposed wood siding and architectural shingle roof are both materials that are compatible with the house and surrounding district. Staff finds that as a new accessory structure to a Non-Contributing resource, vinyl windows and doors are acceptable. The raw cedar siding, however, is out of character and appears visually jarring. Over time the finish will dull and turn gray, however, Staff finds that an aged finish is still out of character. The applicant proposes painting the structure so that it matches the palette of the house. This revision was recommended by the HPC at the Preliminary Consultation. Staff supports this change and will allow the structure to better blend in with the surrounding streetscape.





Figure 3: Screenshot from Google StreetView showing the condition before the proposed structure.

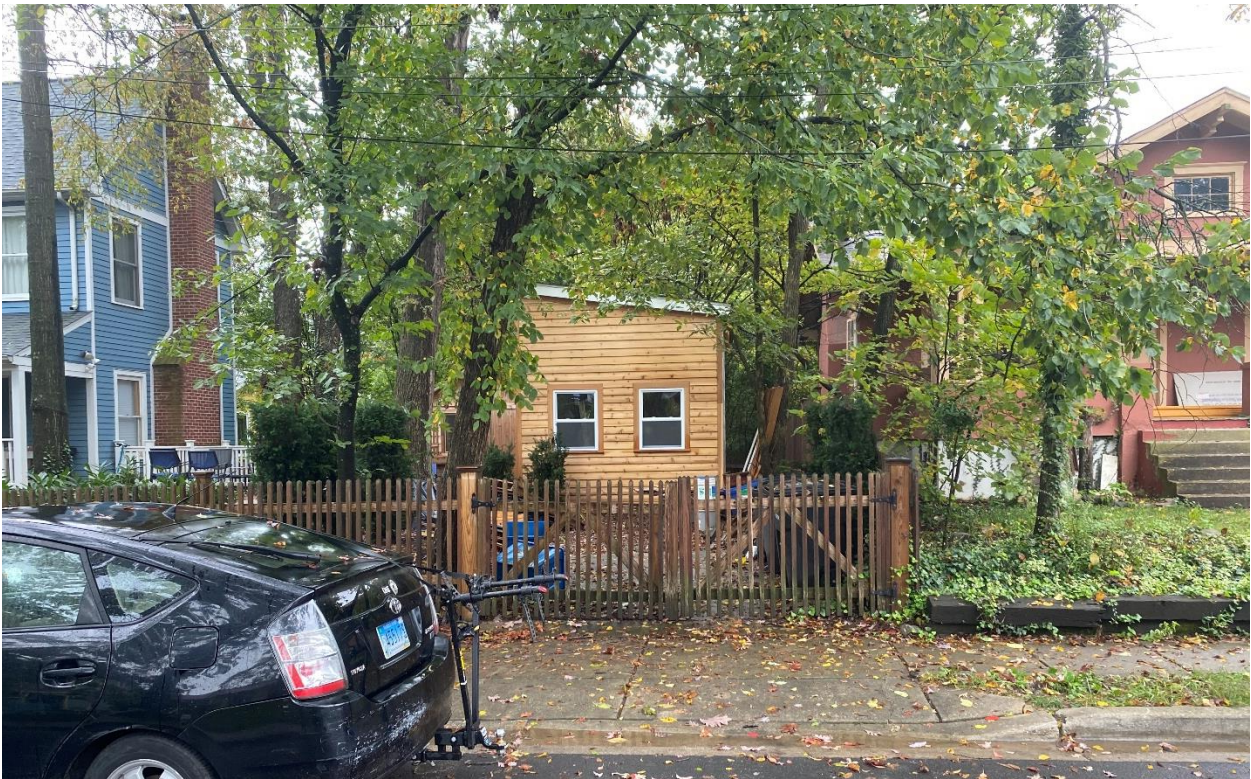


Figure 4: Elevation of the proposed structure with the rear of the house (left) and the neighboring property (right).

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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, 9, and 10;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:  
HAWP# 928827  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Steven Edminster

E-mail: sedminster2002@yahoo.com

Address: 25 Montgomery Ave

City: Takoma Park Zip: 20912

Daytime Phone: 301-875-9859

Tax Account No.: 02840910

## AGENT/CONTACT (if applicable):

Name: N/A

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 25 Montgomery Ave, Takoma Park

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: N/A Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Deck/Porch          | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                                      |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                      |
| <input type="checkbox"/> Grading/Excavation    | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                                |
|  |  | <input type="checkbox"/> Other: _____                               |

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

Steven Edminster

10-2-2020

Signature of owner or authorized agent

Date

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

The property is located on a corner lot at the intersection of Montgomery Avenue and Hickory Avenue. The house was built in 1989 and is a non-contributing property to the Takoma Park historic district.

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

We are asking for approval to replace an older shed, which has no historical significance, with a new shed in the back yard of our property. We apologize that we started, but have now halted, work on the project as we were at first not aware of permitting requirements. When we learned of our error, we applied for a permit with the Department of Permitting Services, which also referred us to the City of Takoma Park and to the Historic Society. We applied and received approval from Takoma Park for our Tree Protection Plan based on our input and a Tree Survey done by the city's arborist. We are seeking approval to remove the older shed and complete the new shed. The new shed's dimensions are 10.5' by 19'. It is to be constructed out of wood, set on a foundation of concrete footings, and have asphalt shingle roofing in the style of the house. To comply with Montgomery County zoning setback requirements it would be located 10' from the property line with our Montgomery Avenue neighbor and 5' from our back property line.

The shed would be built in a lean-to style with cedar siding, which matches well with the pitch and look of the covered porches on our house. If it would make a difference, we would be happy to paint the shed the same color as our house, although the natural look of the unpainted cedar looks very nice too. I am attaching a site plan, design drawing of the shed, pictures, and a copy of the Tree Protection Plan approval letter with this application.

Work Item 1: Remove old shed

Description of Current Condition:

The old shed currently is standing next to the new shed that we have started building and would like to keep. We are proposing to remove it from our property. The old shed is a pre-fab shed that we constructed several years ago to replace another pre-fab shed (lowes or home depot) that the previous owner placed on the property, also without formal approval we have since learned.

Proposed Work:

We will dismantle and remove the old shed.

Work Item 2: Move and complete the new shed

Description of Current Condition:

Because there was a shed on our property when we bought it that was situated just several feet from our property line, we erroneously thought we could replace it with a new one in the same location. As such the new shed we started to build does not comply with Montgomery County setback requirements.

Proposed Work:

Move the new shed 5 feet further away from the property line on the Montgomery Avenue side to comply with the county requirement that there be 10 feet of setback. To accomplish this, we plan to dig and set 5 new concrete footings taking the precautions agreed to in our tree protection plan. Then we plan to complete the new shed in its new location, which will include finishing exterior siding and interior finish work.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



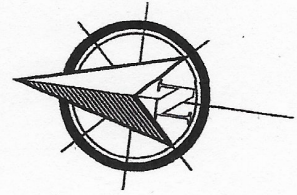




## HICKORY AVENUE

S07°15'E

50'

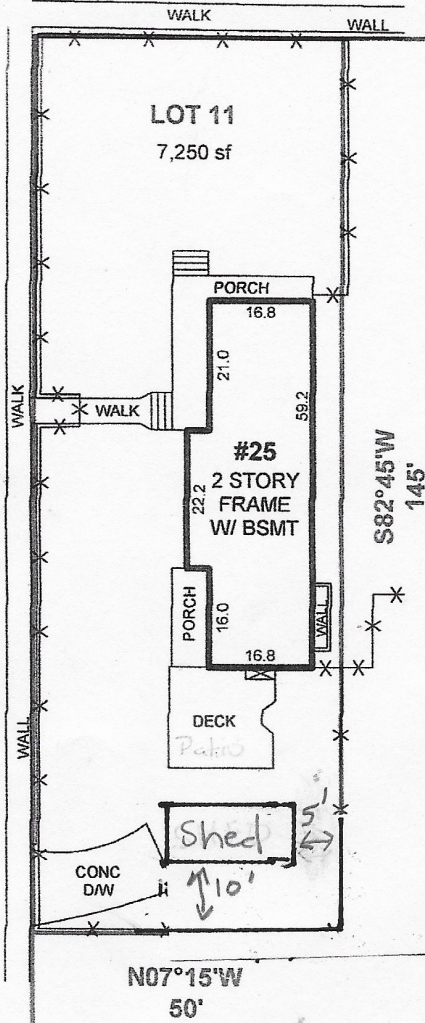


MONTGOMERY AVENUE

N82°45'E  
145'

LOT 11

7,250 sf



permit #921221

2002  
site plan

shed dimensions are  
 10' x 19'  
 setback on Montgomery Avenue is 10'  
 setback on side is 5'

## LOCATION DRAWING OF:

#25 MONTGOMERY AVENUE  
LOT 11 BLOCK 17B.F. GILBERT'S ADDITION TO  
"TAKOMA PARK"  
PLAT BOOK A, PLAT 2  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' DATE: 9-22-17

DRAWN BY: AP FILE #: 177500-200

## LEGEND:

- \* - FENCE
- BE - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- FR - FRAME
- MAC - MACADAM
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT.

## COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company

**DULEY**and  
**Associates, Inc.**

Serving D.C. and MD.



14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

## SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT 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 REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTIONS AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE

## DULEY &amp; ASSOC.

WILL GIVE YOU A 100%  
FULL CREDIT TOWARDS

UPGRADING THIS

SURVEY TO

"BOUNDARY/STAKE"

SURVEY FOR ONE

YEAR FROM THE DATE



November 10, 2020

Historic Preservation Commission  
Montgomery County  
Permit Application #928827

Re: Follow-up to October 28, 2020 preliminary consultation

Dear Madam/Sir:

I am writing to submit revised plans for our application to construct a new shed based on our October 28 preliminary consultation with the Commission as well as the HAWP staff's request for additional information made in its staff report. My understanding from our preliminary consultation was that the commissioners unanimously supported our shed proposal with the following modifications:

- 1) Convert the existing lean-to roof into a gabled roof;
- 2) Redo the street-facing façade of the shed to remove the existing windows and replace them with carriage-house style double garage doors with a single small square window above to make the shed look more like other one-car garages in the neighborhood;
- 3) Paint the shed exterior a dark color such as the blue/grey color of our house to make it fit in better with the streetscape.

We agree to all of these proposed changes as reflected in our new plans we are resubmitting today. With respect to the additional information requested in the HAWP staff report, we are submitting the following:

- 1) A site plan (scale 1" = 30') showing the proposed shed location on our property and including the side and front lines of the neighboring house at 23 Montgomery Avenue. Please note that the 25' (feet) setback from the street of our proposed is on the same setback line as the front of the porch of the 23 Montgomery Avenue house.
- 2) To scale elevation plans (1" = 4') for all four sides of the proposed shed. Please note that the front of the shed facing the street is level with the ground. As the ground gradually slopes away from the street, the floor on the back side of the shed would be 9" above grade. Accordingly, the total height of the shed with the change to a gabled roof would be 14' in the front and 14' 9" in back. In accordance with the City of Takoma Park's tree protection plan requirements, the shed will sit on hand-dug 8" concrete pilings. These will not be visible on the shed's street-facing side as they are below grade. The floor foundation will be constructed of 2"x6" lumber joists, which will be below grade on the street-facing side of the shed.
- 3) Material specifications:
  - a. Doors and window on front of shed facing the street (north): The doors will be 8' (w) by 7' (h) carriage house style double garage doors that open outwards.

There will be a single 2' by 2' window centered above the doors and between the top of the doors and peak of the gabled roof. These doors and window have yet to be selected and may be vinyl or wood. The trim will be painted white while the doors will be painted the same blue/grey color as the rest of the shed and house.

- b. Doors and windows on side of shed facing west: There will be a set of French doors (72" (w) by 80" (h) opening onto our patio per the elevation plan provided. We also propose two windows (32" w by 40" h) on this side of the shed spaced per the elevation plan provided. Both the doors and the windows are vinyl and will be painted white.
- c. Windows on the side of the shed facing east: There will be 4 windows (30" w by 24" h) evenly spaced on this side per the elevation plan. These windows are vinyl and will be painted white.
- d. Siding: We plan to use the same cedar siding used on the main house and will paint it the same blue/grey color as the main house. Trim will be painted white as has been done for the main house.
- e. Roof: We plan to use asphalt shingles similar to the type and color used on our main house.

We hope that these drawings as well as the additional information provided in this letter provide you what you need to make a determination on our application. Do not hesitate to ask, however, if you need anything more.

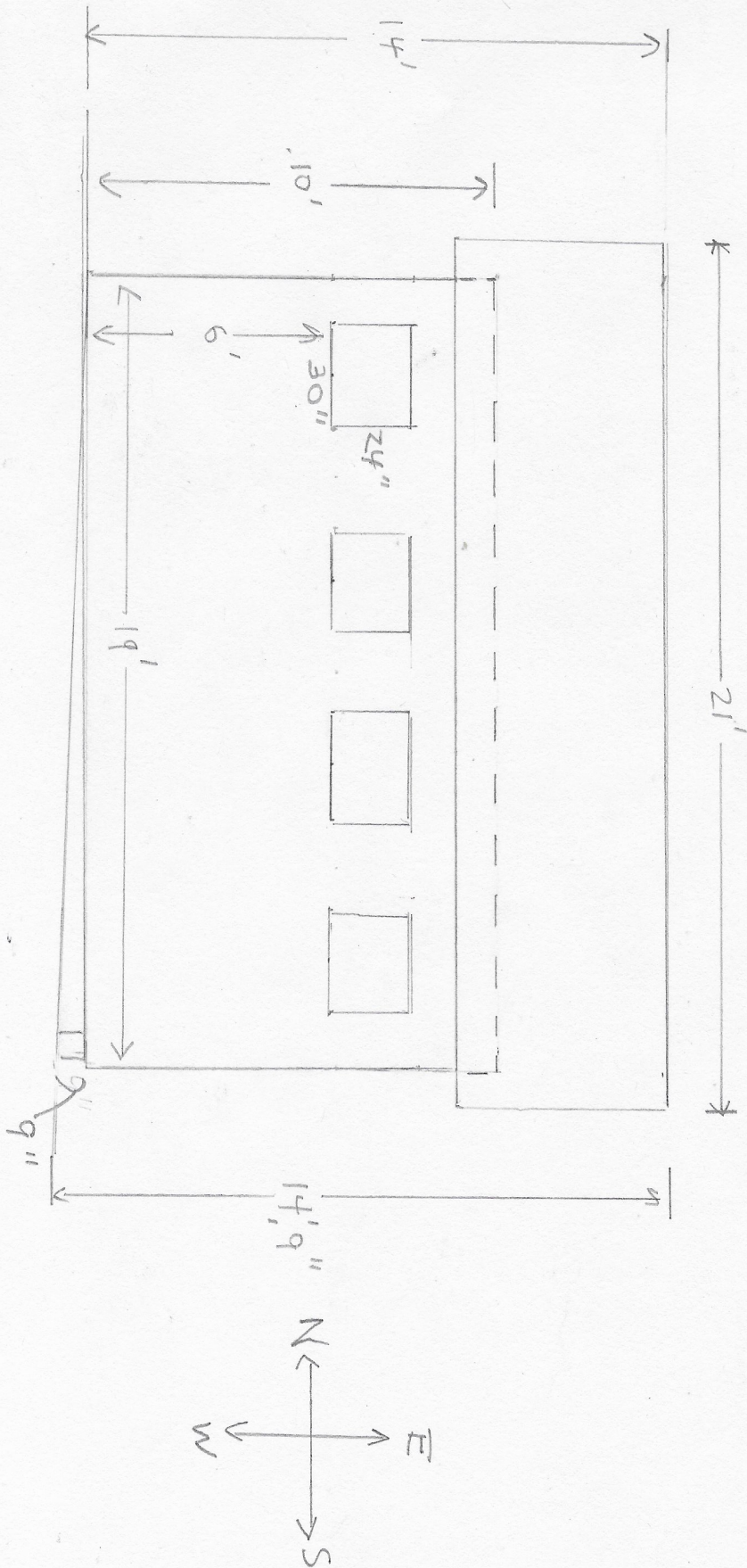
Sincerely,

*Steven Edminster*

Steve Edminster  
25 Montgomery Avenue  
Takoma Park, MD 20912  
301-875-9859



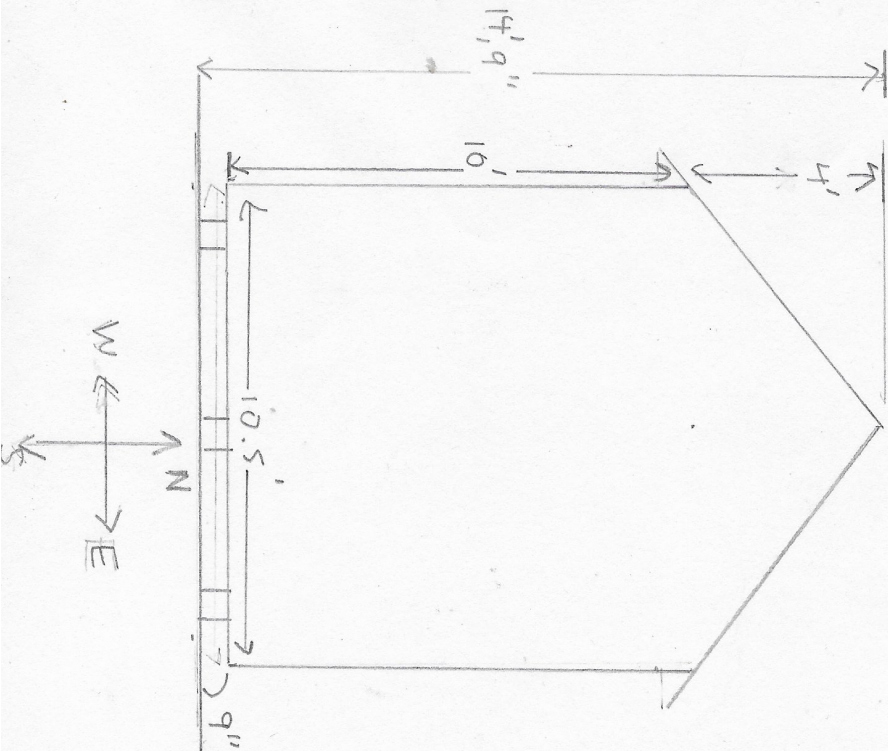
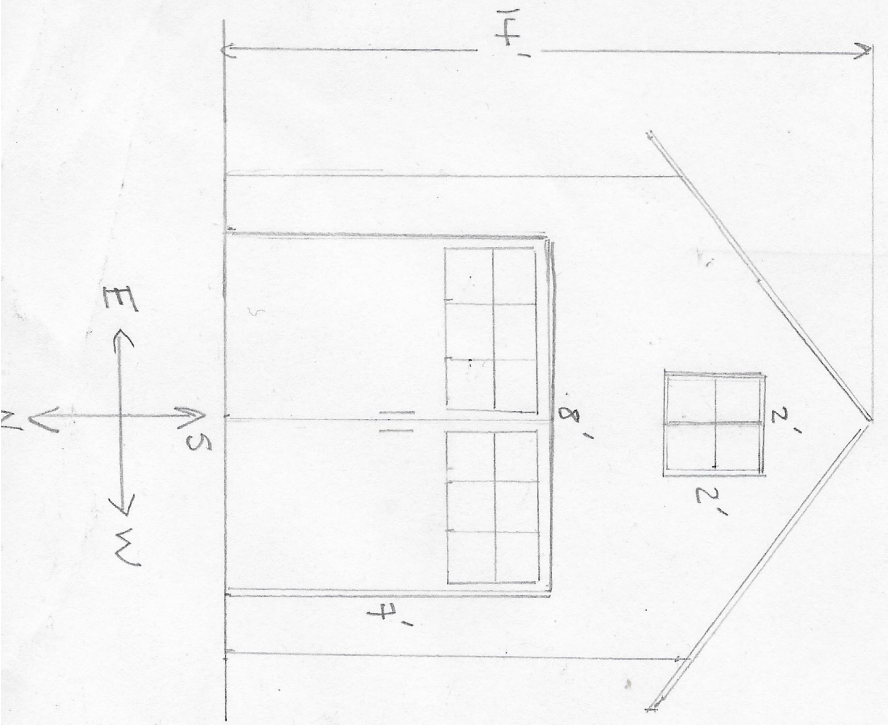
Steve Edminster  
 25 Montgomery Avenue  
 Takoma Park MD 20912  
 Permit # 928827  
 Side elevation, View of shed facing east  
 Scale 1" = 4' (feet)





Steve Edmister  
 15 Montgomery Avenue  
 Takoma Park MD 20912  
 Permit #928827

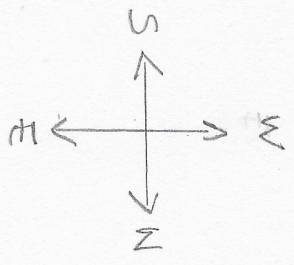
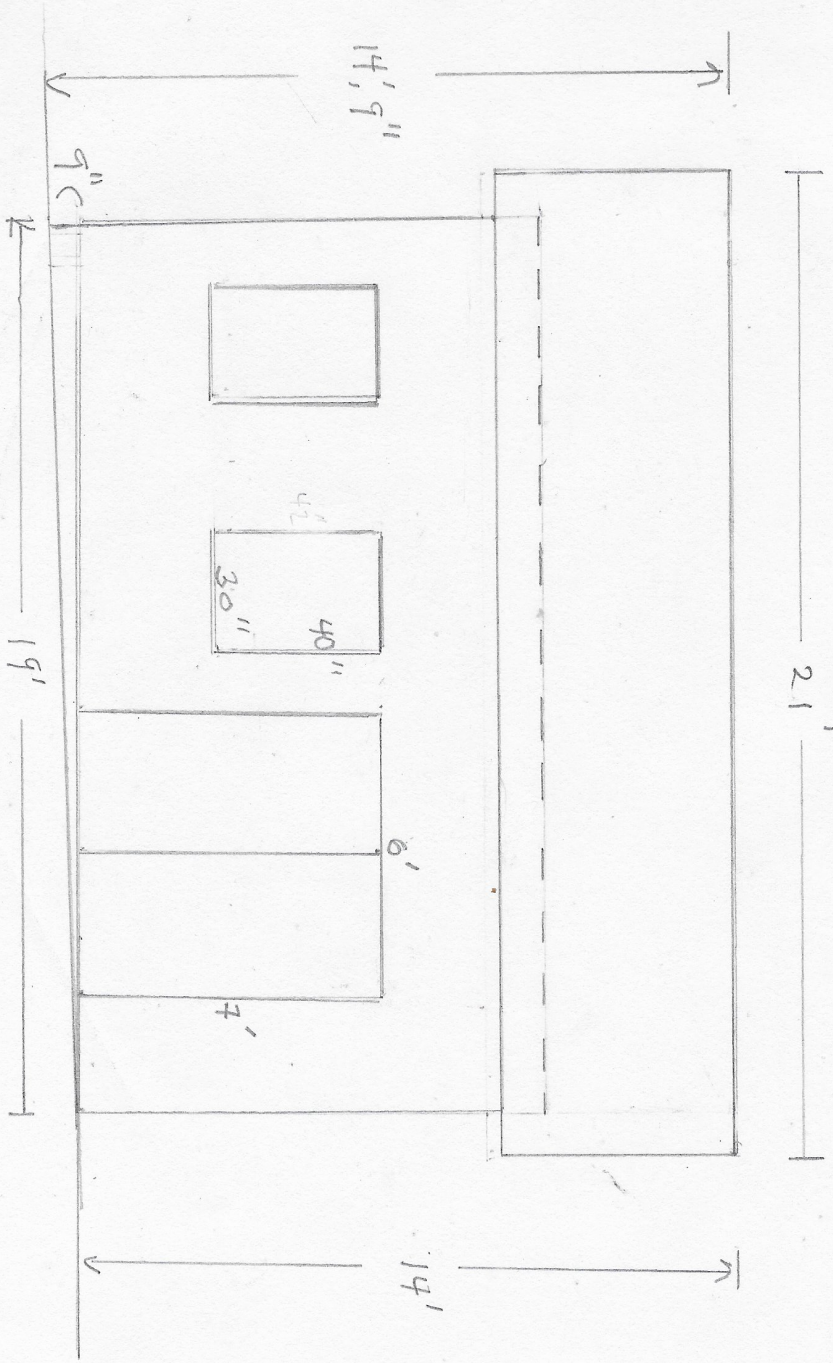
Front and back elevation drawing of proposed shed  
 Scale: 1" = 4' (feet)





Steve Edminster  
25 Montgomery Avenue  
Takoma Park MD 20912  
Permit # 928827

side elevation view of proposed shed (facing west)





Steve Edminster  
 25 Montgomery Ave  
 Takoma Park MD 20912  
 Permit # 928824  
 Site plan drawing that includes our proposed shed  
 Scale 1" = 30' (feet)

