



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 14, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services
FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic
SUBJECT: Historic Area Work Permit #1033385 - Conforming Outbuilding

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Maurice Belanger
Address: 7421 Cedar Ave., Takoma Park

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 Winnie Cargill at 301.495.2108 or winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1033385
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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: 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Ligia Panzarotto

Signature of owner or authorized agent

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

REVIEWED

By Winnie Cargill at 11:54 am, Jun 14, 2023



Work Item 1: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Winnie Cargill at 11:54 am, Jun 14, 2023

APPROVED
Montgomery County
Historic Preservation Commission


Work Item 2: _____

Description of Current Condition:

Proposed Work:

Proposed Work:

Work Item 3: _____

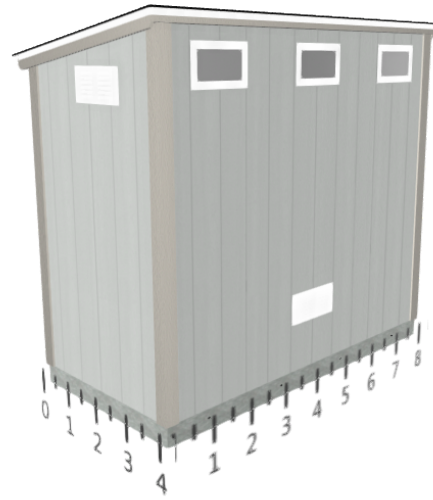
Description of Current Condition:

Proposed Work:



REVIEWED
By Winnie Cargill at 11:55 am, Jun 14, 2023

Maurice Belanger
7421 Cedar Ave
Takoma Park MD 20912
Q-2139653



Wall D



Wall B

Base Details

- Building Size & Style**
Premier Lean-To - 4' wide by 8' long
- Paint Selection**
Base: Solitary State, Trim: Ghost
Writer
Customer to apply 2nd coat
- Roof Selection**
Golden Cedar 3 Tab
- Drip Edge**
White
- Is a permit required for this job?**
Yes
- Who is pulling the permit?**
Tuff Shed

Options Details

- Doors**
3' x 6' Double Shed Door (6')
- Transoms**
3 Ea Transom Window (16"x8")
- Floor and Foundation**
4 Ea Shed Anchor into Dirt - Flag Anchor
- Vents**
3 Ea 16"x8" Wall Vent - White
- Miscellaneous**

Jobsite/Installer Details

- Do you plan to insulate this building after Tuff Shed installs it?**
No
- Is there a power outlet within 100 feet of installation location?**
Yes
- The building location must be level to properly install the building. How level is the install location?**
Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**
No
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**
Yes
- Substrate Shed will be installed on?**
Grass

DocuSigned by:
Signature: Maurice Belanger Date: 6/2/2023
40439539F4E04BF...

PETTY ESTATE
 TAKOMA PARK
 Montgomery County, Maryland
 Scale: 1" = 30'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey:

Date: June 6, 1991

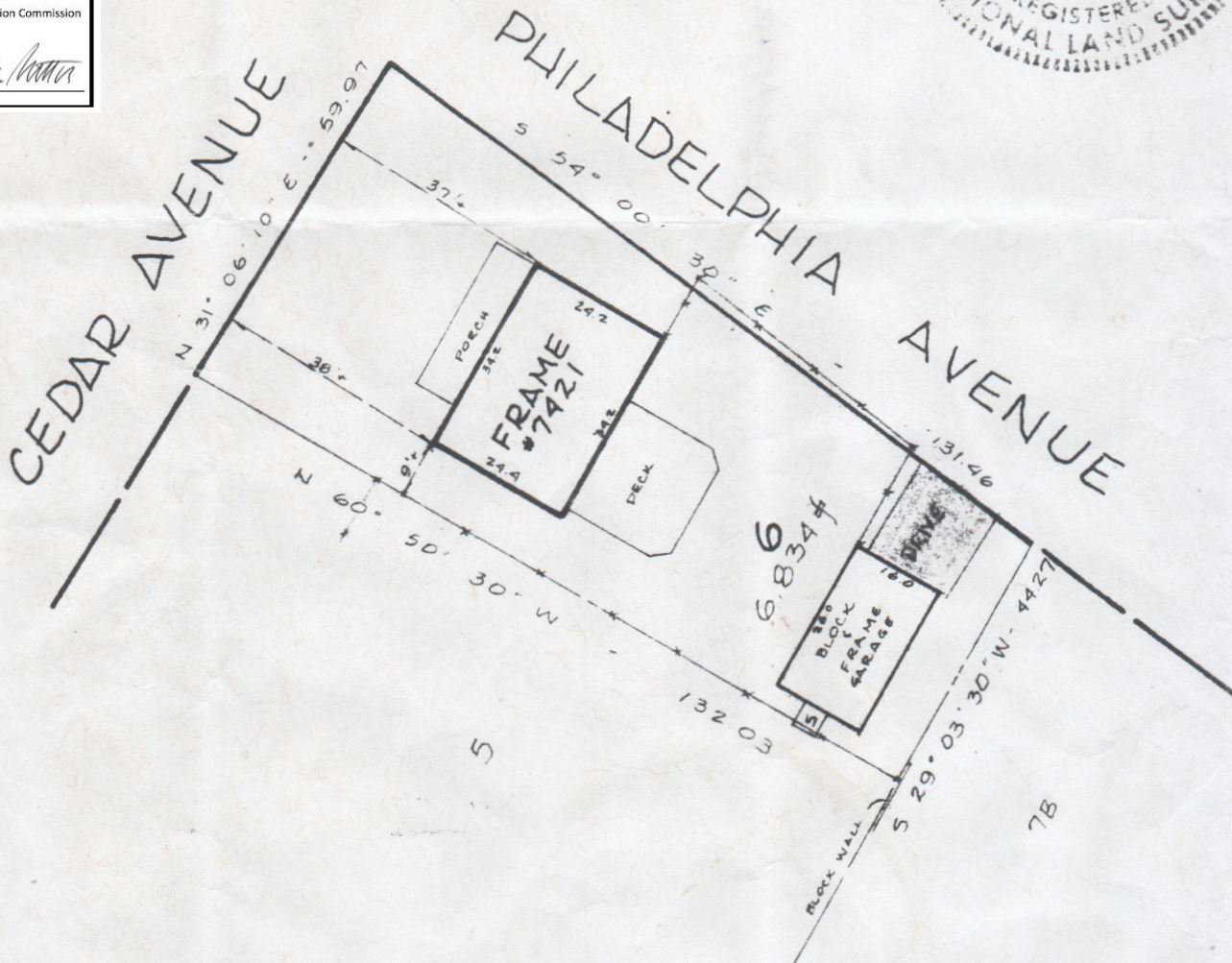
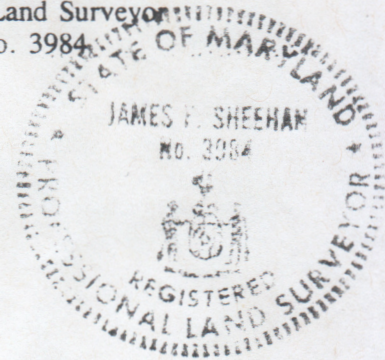
Plat Book 4
 Plat No 391

Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 Phone 588-3110

By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 Md. No. 3984

REVIEWED

By Winnie Cargill at 11:55 am, Jun 14, 2023



The building hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Housing and Urban Development and Federal Insurance Administration.

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TAKOMA PARK
Montgomery County, Maryland
Scale: 1" = 30'

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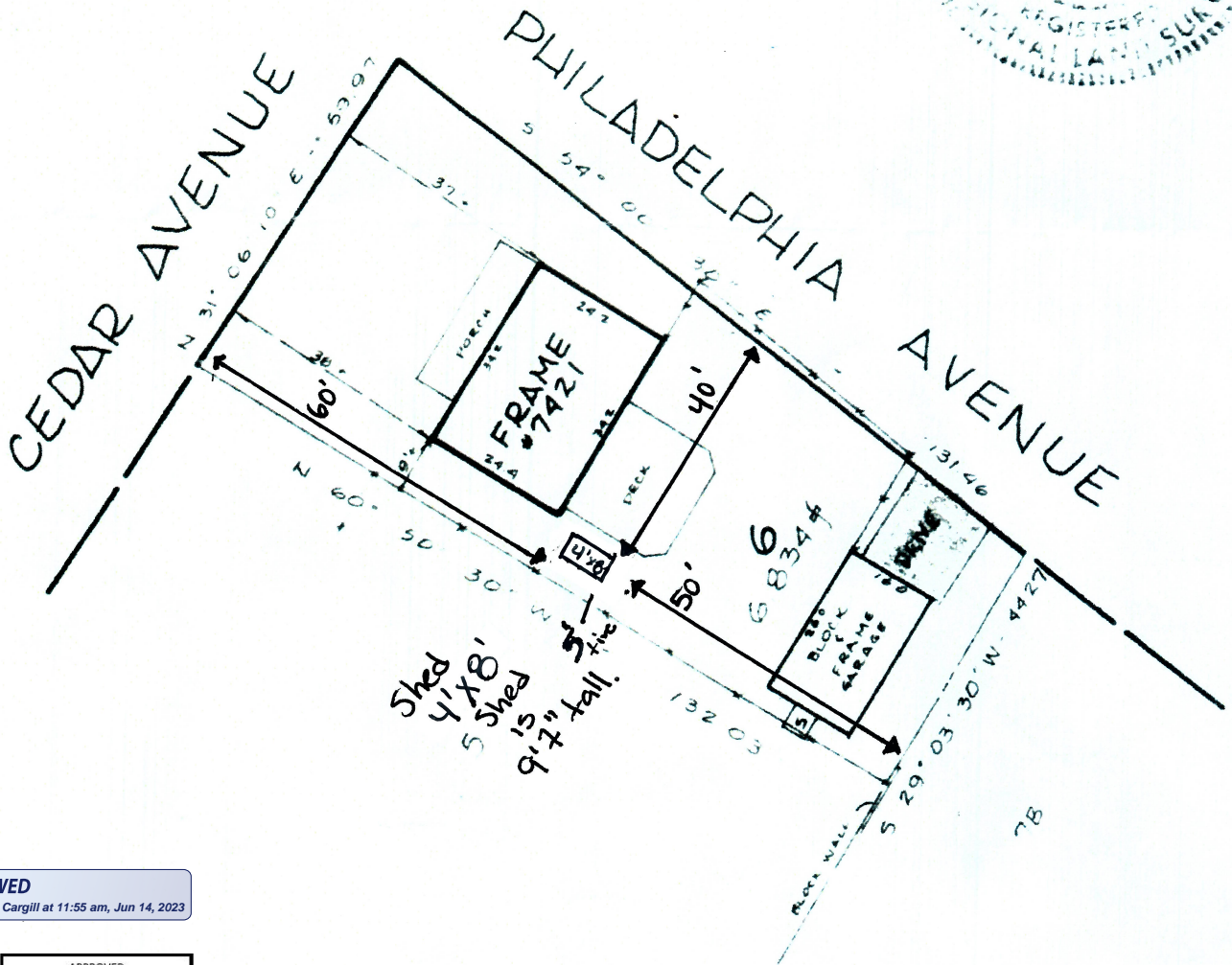
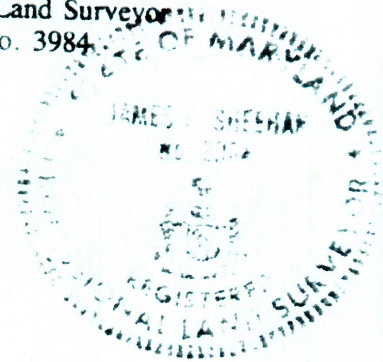
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Land Planning Consultants
Phone 588-3110

By: James F. Sheehan

James F. Sheehan
Professional Land Surveyor
Md. No. 3984



REVIEWED
By Winnie Cargill at 11:55 am, Jun 14, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. [Signature]

The building hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Housing and Urban Development and Federal Insurance Administration



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/5/2023

Application No: 1033385
AP Type: HISTORIC
Customer No: 1428986

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7421 CEDAR AVE
TAKOMA PARK, MD 20912

Othercontact Tuff Shed Inc (Primary)

Historic Area Work Permit Details

Work Type CONST

Scope of Work To install a prefabricated shed 4'x8'. Shed to be not taller than 9'7". For storage purposes. No land will be disturbed.