



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: June 6, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Michael Kyne *MK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #835663: Shed replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 23, 2018 Historic Preservation Commission (HPC) meeting.

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: Dave and Liesl Groberg
Address: 34 Columbia 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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



Bldg #
~~835563~~
834553



DPS-22

HISTORIC PRESERVATION COMMISSION
301/563-3400

HAWP
#835564

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Larry@klockner.net Contact Person: Larry Neal or Joseph Kloc
& 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
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF POLYMER ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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

2A. Height _____ feet _____ inches

2B. 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

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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:

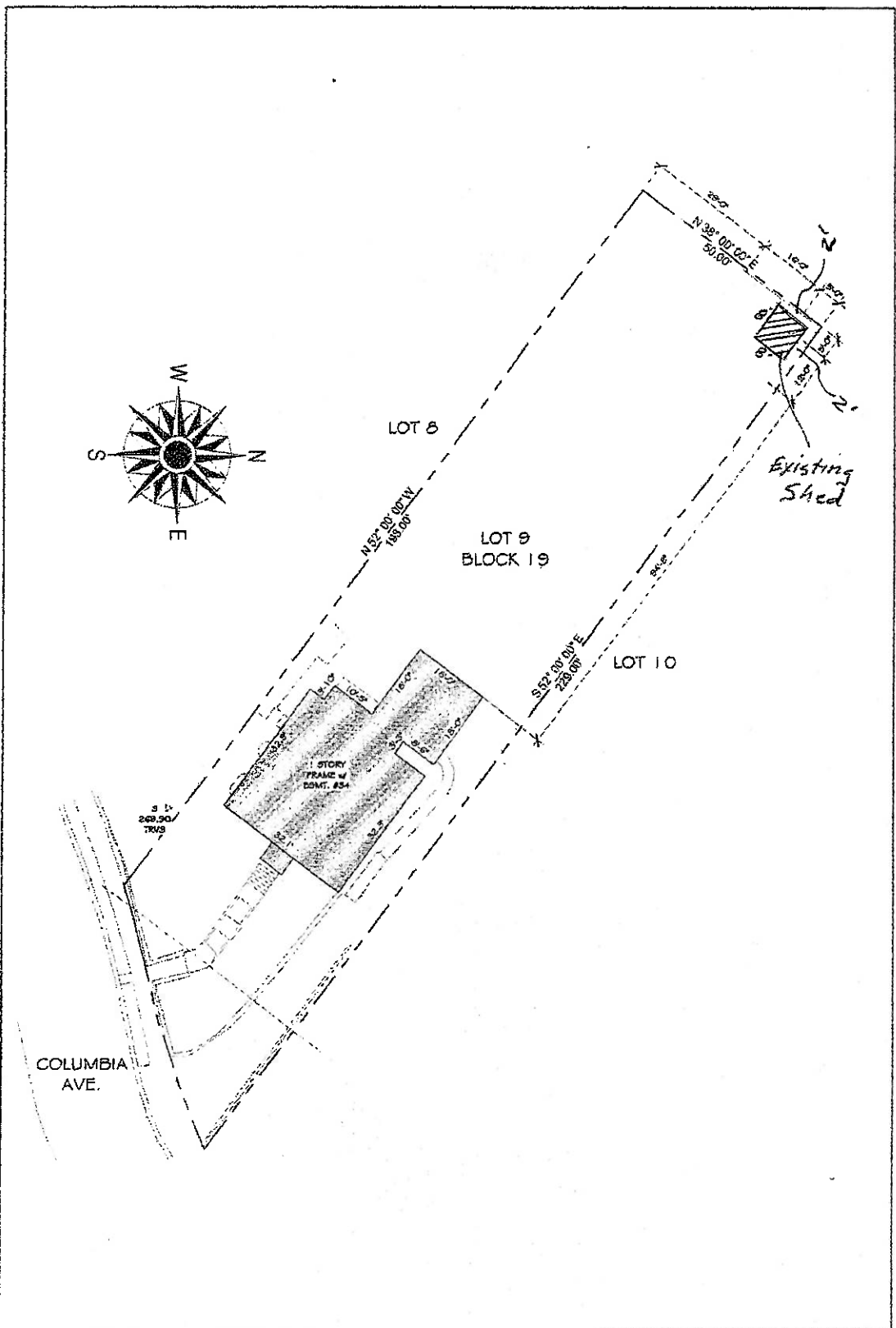
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that 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



GROBERG RESIDENCE

34 COLUMBIA AVE.,
TAKOMA PARK, MD 20912



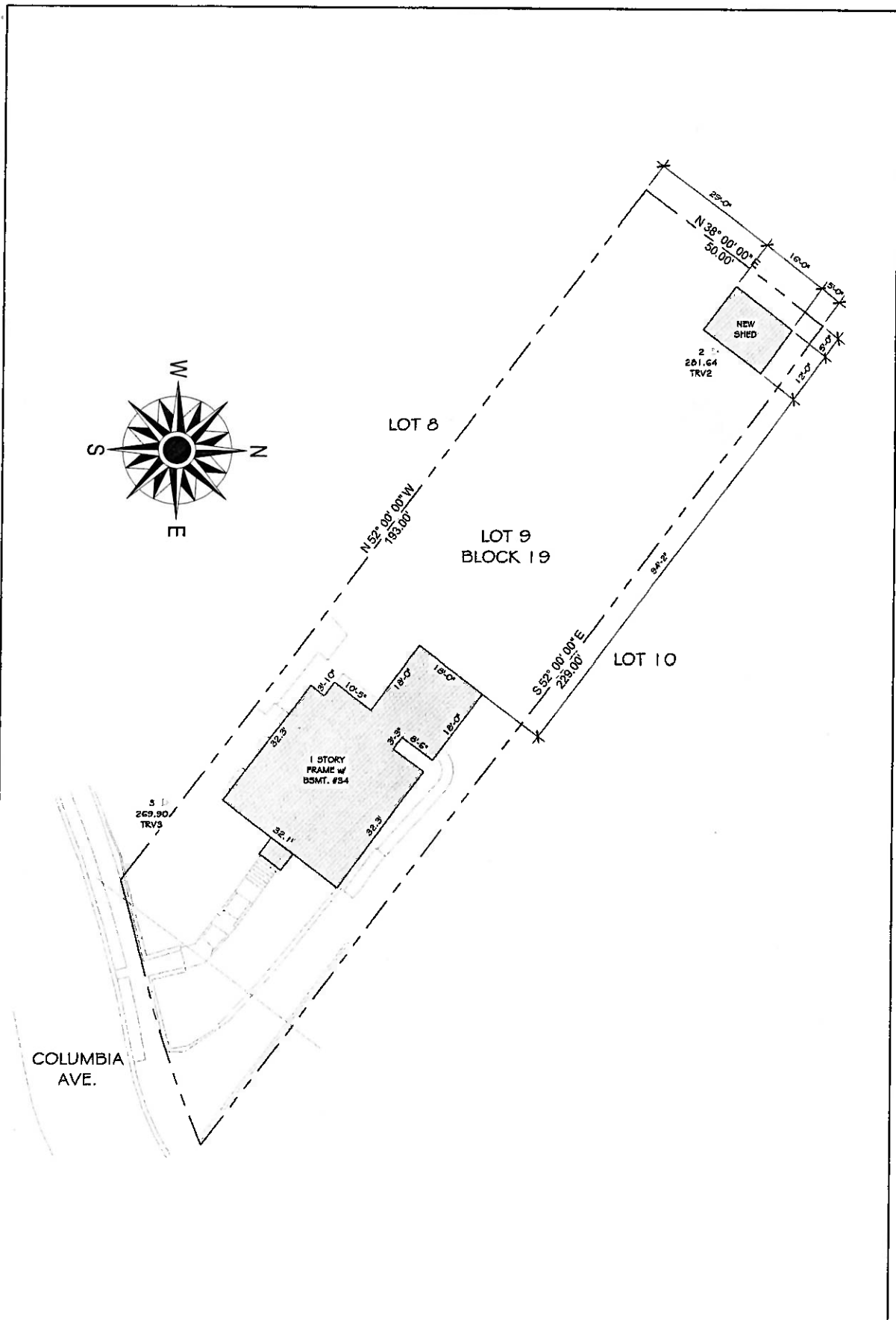
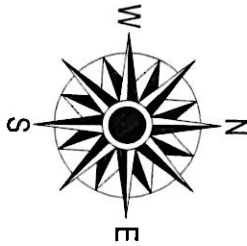
Design - Build

6480 Ship M4 Road, Takoma Park, MD 20912
Phone: (301) 270-3023 / Fax: (301) 270-1441
Email: mail@klockner.net

Sheet Name: SURVEY PLAT	Sheet No: L100
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Scale: 1" = 30'-0"

Date: 04/16/2018



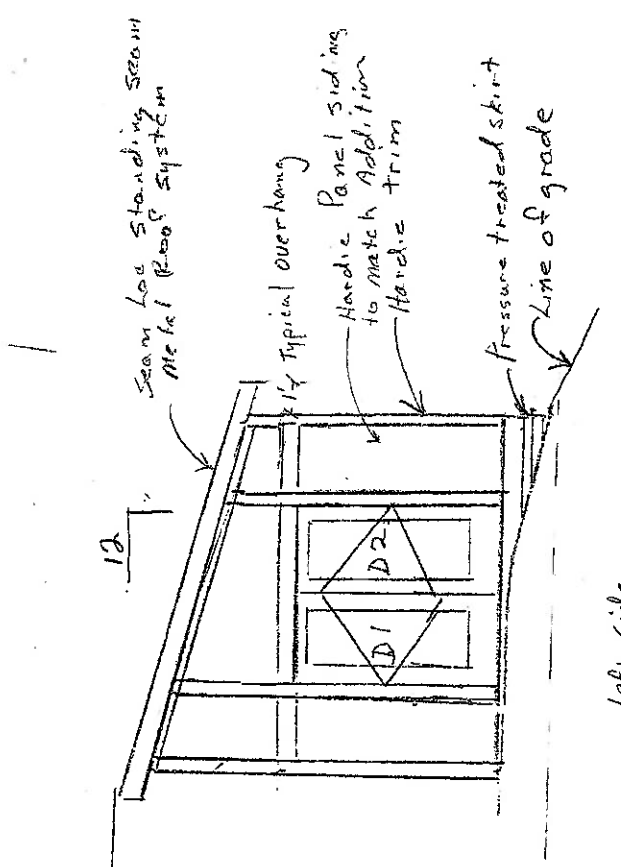
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 TAKOMA PARK, MD 20912

KLOCKNER
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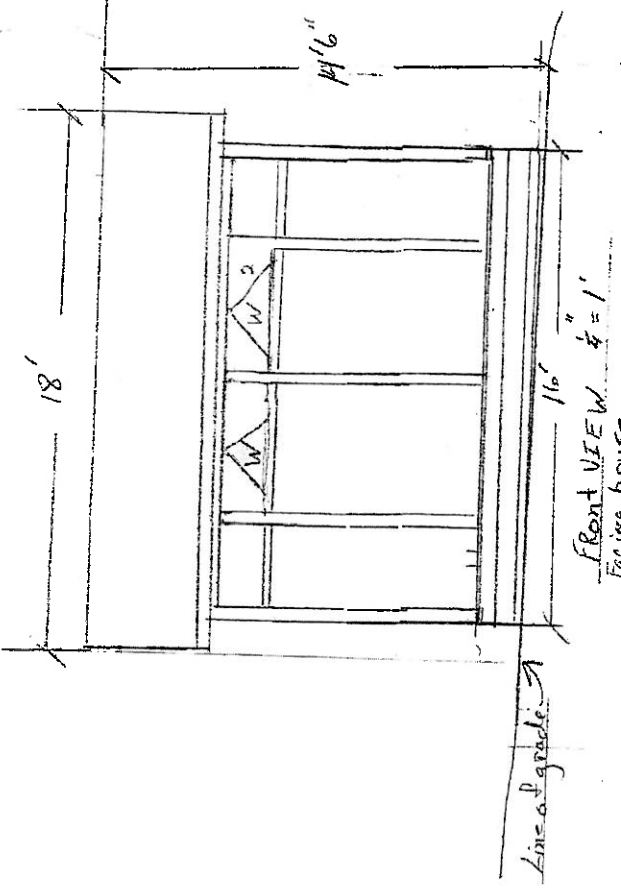
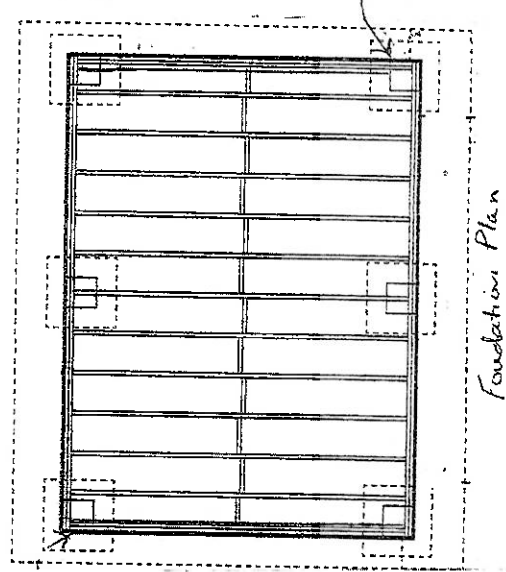
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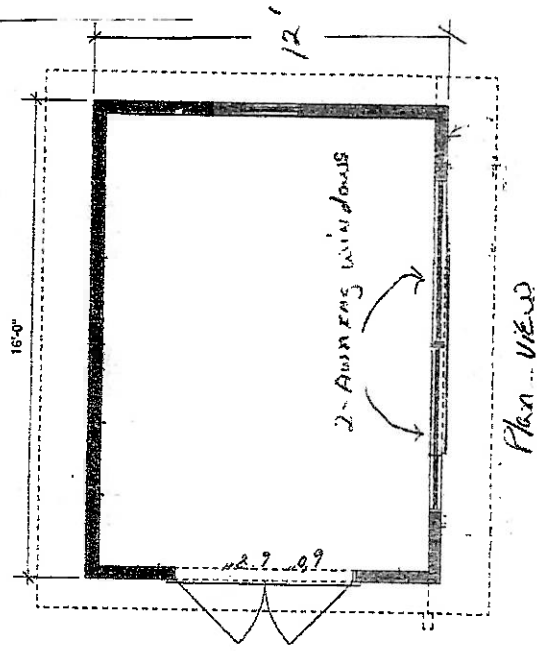
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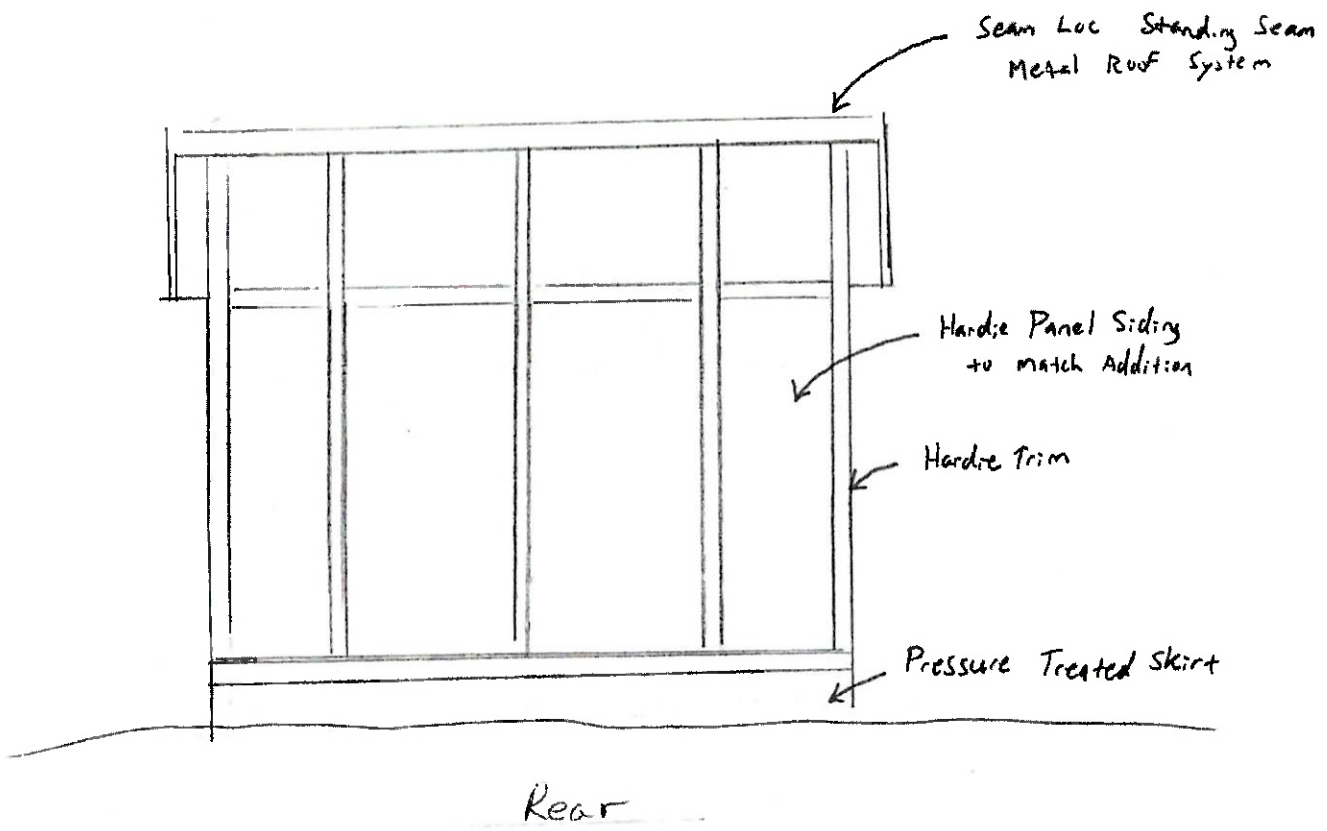
Left Side



Front View Facing house

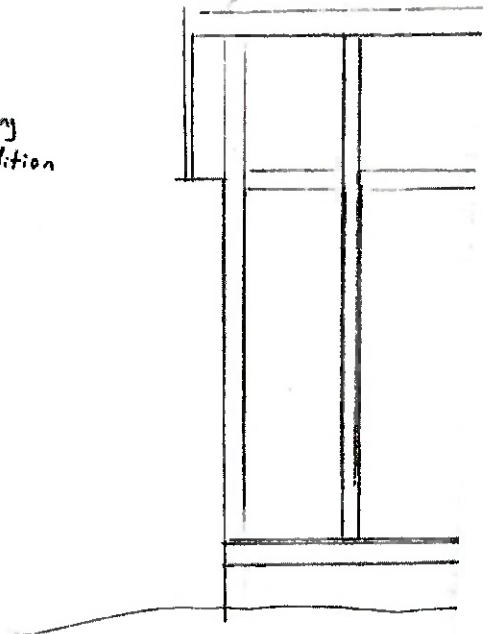
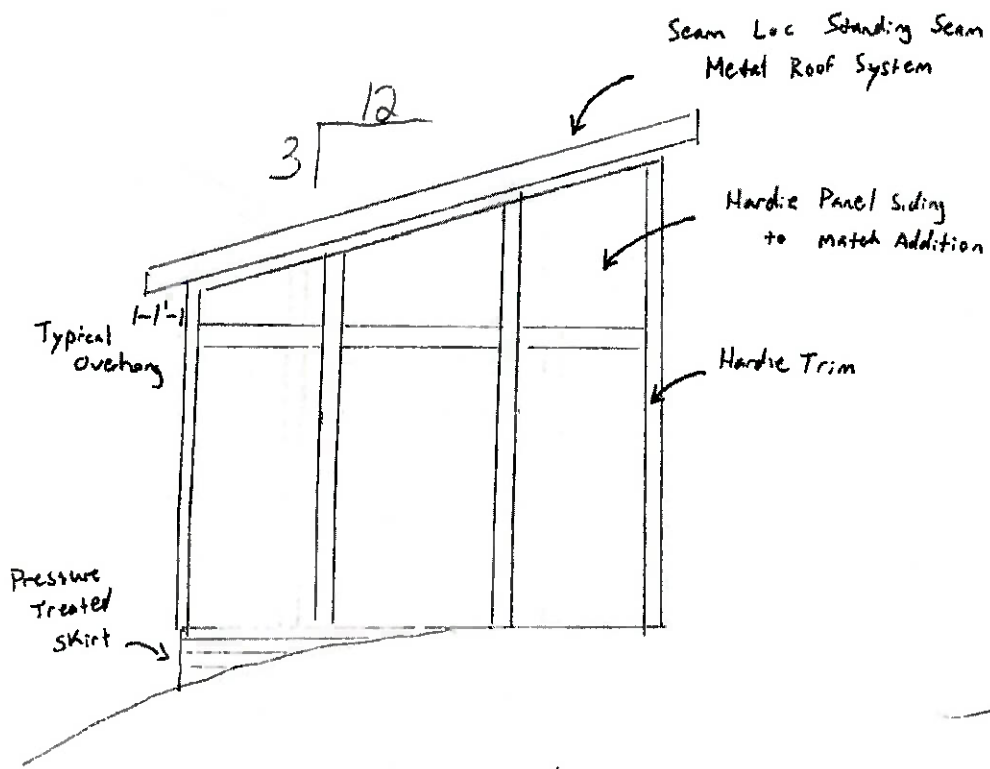


Plan View



APPROVED
M. G. G. 18
Hiking Planning Commission

MK
6.6.18



APPROVED
 Marion County
 Historic Preservation Commission

W/h

MW
 6.6.18

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.

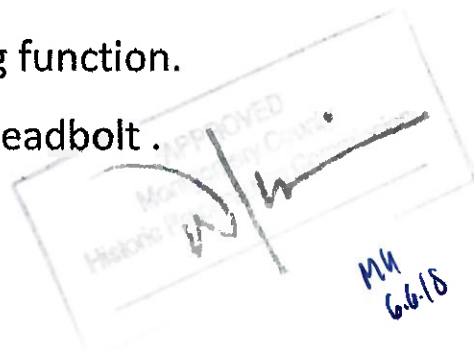
Roofing

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

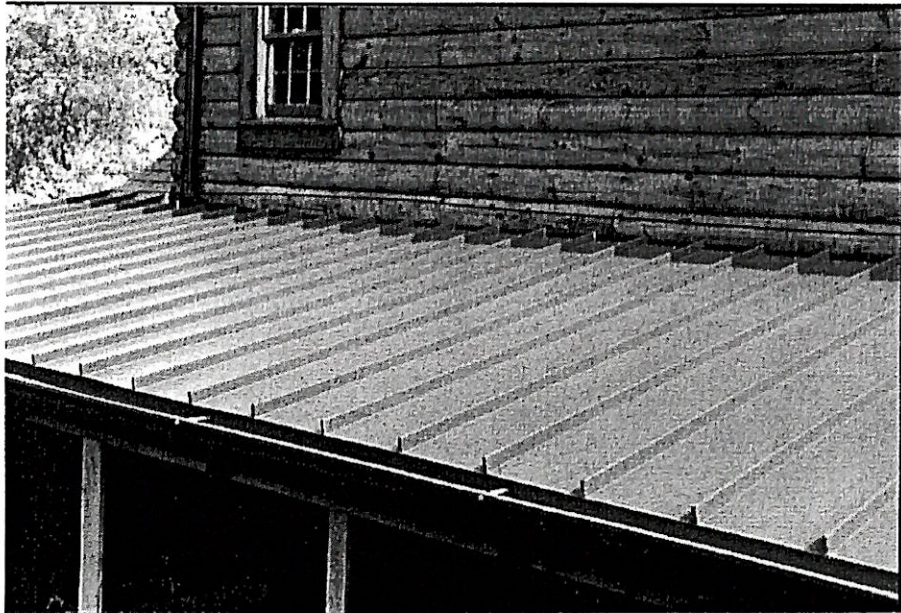
ClickLock panels have a snap-action seam to ensure a weathertight roof. Stainless steel clips and fasteners provided great durability and security.

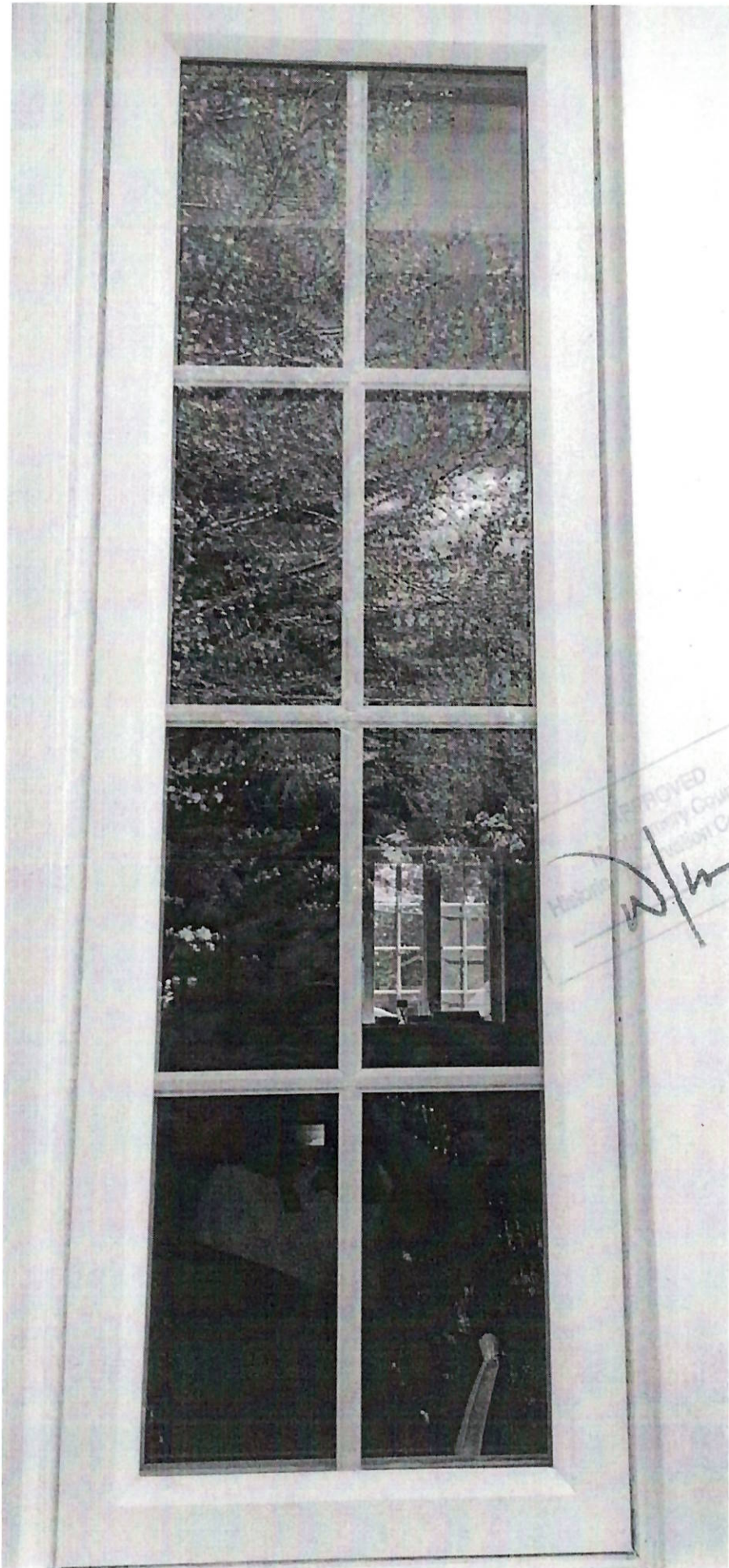
Minimum Roof Pitch: 2:12

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.

APPROVED
Mastercraft Quality
Warranty
MK
6.6.18





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Harrison County
Historical Commission

W/h

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