



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 10, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1071413 - Wood Shed Construction

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: Cayla Schellin
Address: 9904 Colesville Road, Silver Spring

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 Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1071413 at: 9904 Colesville Road, Silver Spring

submitted on: 5/23/2024

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 Christopher J. Berger on 6/10/2024. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1071413
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

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

APPROVED

Montgomery County

Historic Preservation Commission



Street: _____

Nearest Cross Street: _____

Subdivision: _____ Parcel: _____

See checklist on Page 4 to verify that all supporting items with this application. Incomplete Applications will not

be accepted for review. Check all that apply:

New Construction

Deck/Porch

Shed/Garage/Accessory Structure

Solar

REVIEWED

Fence

Tree removal/planting

Demolition

Hardscape/Landscape

Window/Door

By Chris Berger at 3:34 pm, Jun 10, 2024

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.

Chris Berger

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

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Historic Preservation Commission



REVIEWED

By Chris Berger at 3:34 pm, Jun 10, 2024

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 Chris Berger at 3:34 pm, Jun 10, 2024

Work Item 1: _____

Description of Current Condition:	Proposed Work:
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Work Item 2: _____

Description of Current Condition:	Proposed Work:
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Montgomery County
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Work Item 3: _____

Description of Current Condition:	Proposed Work:
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REVIEWED
By Chris Berger at 3:34 pm, Jun 10, 2024

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/	*	*	*	*	*		*
		*	*	*	*		*

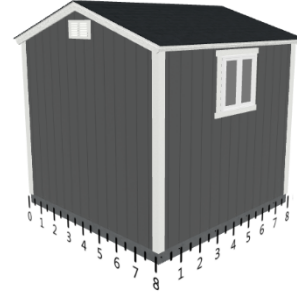
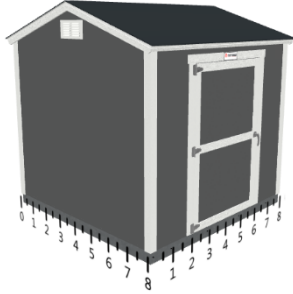
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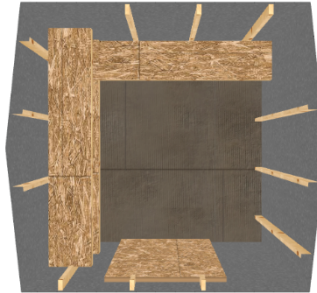
Jote Menkir
9904 Colesville Road
Silver Spring MD 20901
Q-2661387



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Historic Preservation Commission

Wall D



Wall C

Wall B

REVIEWED

By Chris Berger at 3:34 pm, Jun 10, 2024

Base Details/Permit Details

Building Size & Style

Premier Ranch - 8' wide by 8' long

Door

4' x 6'2" Single Shed Door, Left Hinge Placement

Paint Selection

Base: Knight's Armor, Trim: Delicate White

Roof Selection

Charcoal 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Windows

2'x2' Insulated Horizontal Sliding Window

Floor and Foundation

4 Ea Shed Anchor into Dirt - Auger or MR88

Interior

24 Lin Ft Shelving - 16" deep

Vents

2 Ea 16"x8" Wall Vent - White

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?

Yes

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:

Customer Signature: _____

Date: 5/1/2024

2B11F72BB69E48F...

BUILDING DATA:
 1. OCCUPANCY TYPE: VB
 2. OCCUPANCY GROUP: U
 3. USE: STORAGE SHED
 4. FIRE SPRINKLERS: NONE
 5. HEIGHT: 10'-0"

GOVERNING CODES:
 2022 CBC, 2022 CFC, 2022 CMC, 2022 DEC, 2022 CPC,
 2022 CFC, 2022 CA ENERGY CODE, 2022 BUILDING
 EFFICIENCY STANDARDS, 2022 CBBC

NO ELECTRICAL UNDER THIS PERMIT

ORDERED BY:

titleforward

O: 267-908-8999
 www.titleforward.com



PROPERTY ADDRESS: 9904 COLESVILLE ROAD

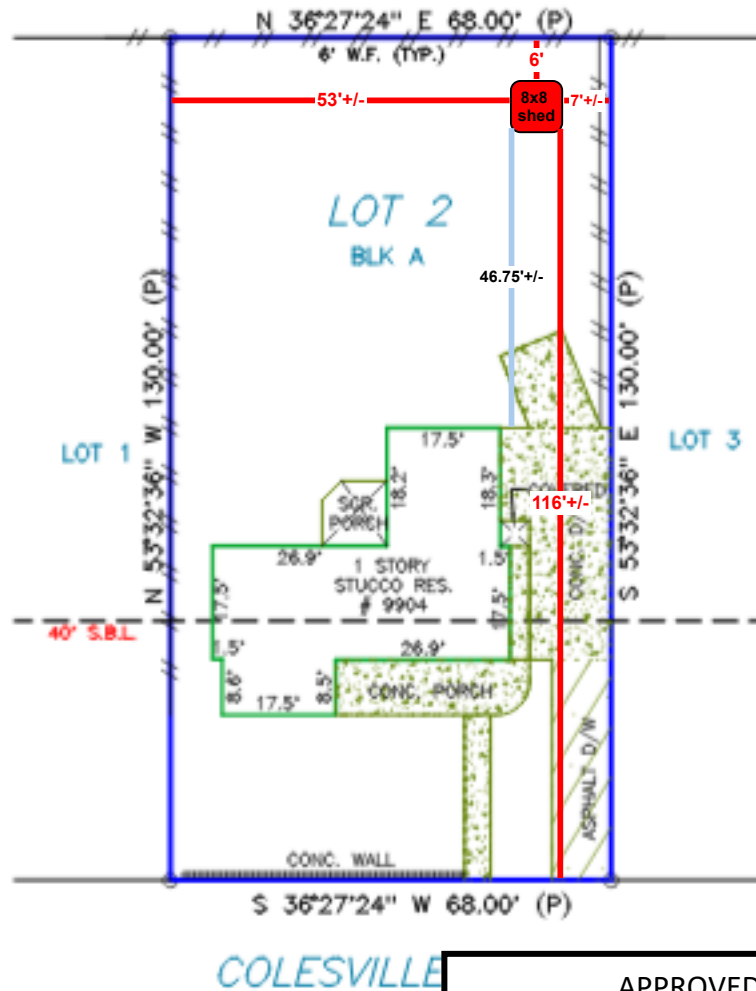
SILVER SPRING, MARYLAND 20901

SURVEY NUMBER: 1604.1546

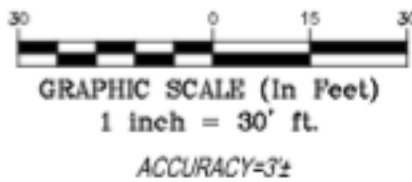
FIELD WORK DATE: 4/12/2016

REVISION HISTORY: (REV'D 4/13/2016)

1604.1546
 LOCATION DRAWING
 LOT 2, BLOCK A
 FAIRWAY
 MONTGOMERY COUNTY, MARYLAND
 04-12-2016 SCALE 1"=30'



PLEASE NOTE
 This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits.



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REVIEWED
 By Chris Berger at 3:34 pm, Jun 10, 2024

POINTS OF INTEREST:
 RESIDENCE APPEARS TO EXTEND OVER BUILDING SET BACK LINE.

CLIENT NUMBER: RFMD-16670 DATE: 4/13/2016

BUYER: Jote B. Menkir

SELLER: JULIAN B. GOULD

CERTIFIED TO:
 JOTE B. MENKIR; TITLE FORWARD; FIRST AMERICAN TITLE INSURANCE COMPANY

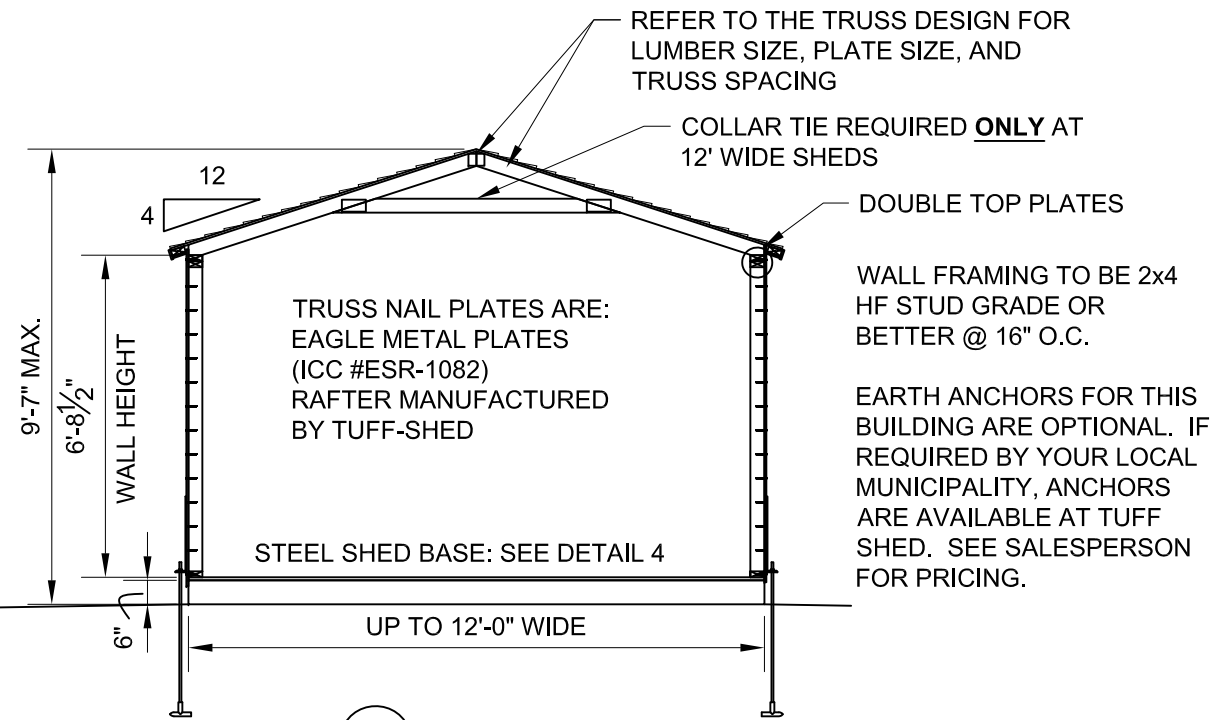
A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.



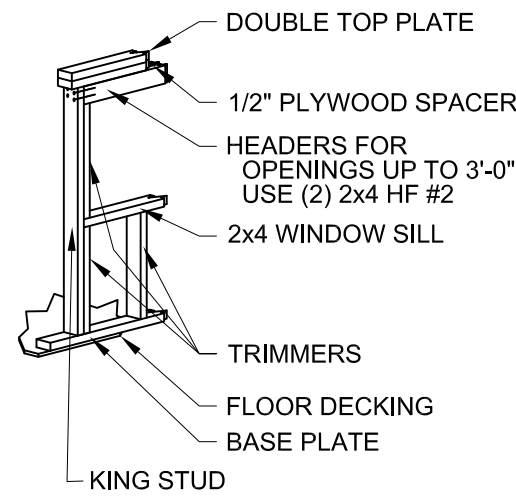
THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

Owner:	Jote Menkir	Parcel#:	Lot Size:	Drawn:	Purpose of site plan: To construct an 8x8 shed, not to be lived in or for commercial use.	
Address:	9904 Colesville Road Silver Spring, MD 20901	Scale:	Date:	Rev:		
		1" : 30' 0"	05/23/2024	A		

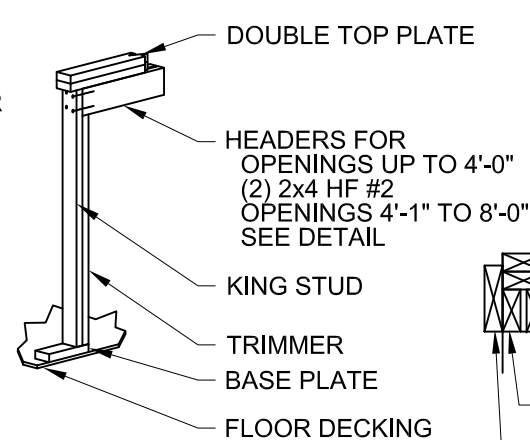
PR SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER SERIES



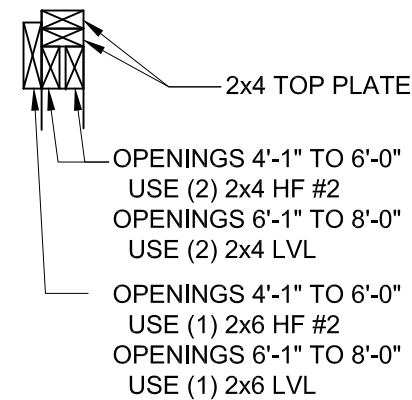
1 BUILDING SECTION
SCALE: N.T.S.



FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS



FOR OPENINGS UP TO 8'-0" ON PREMIER SERIES SIDE WALLS



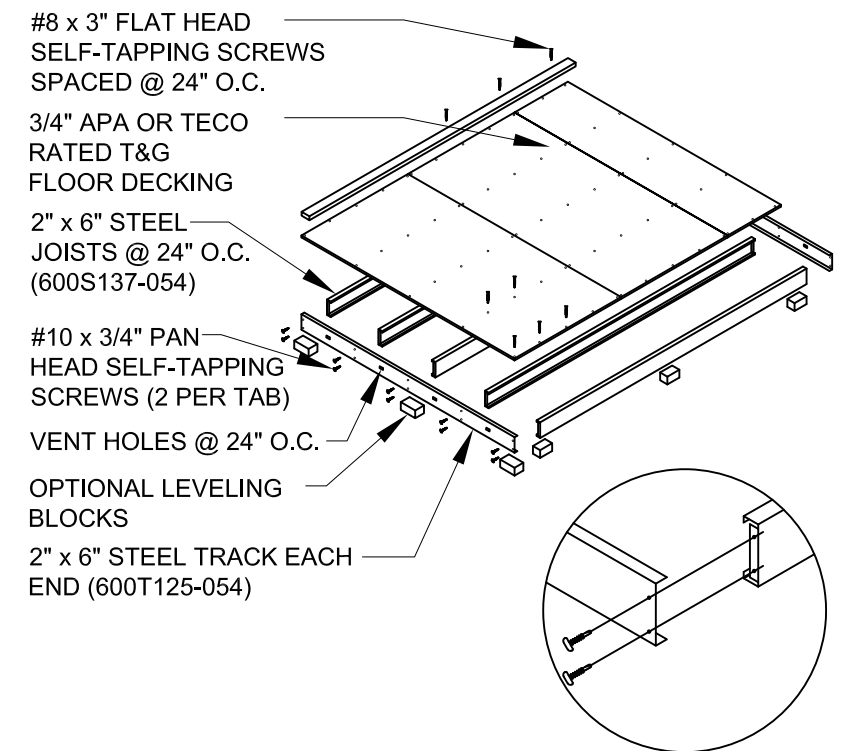
FOR OPENINGS **UP TO 8'-0"** WIDE

NOTES:

- BUILDING CODE:** 2018 IBC AND 2018 IRC
- DESIGN LOADING:**
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 30 PSF NO REDUCTION
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

- ROOF:**
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**
ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



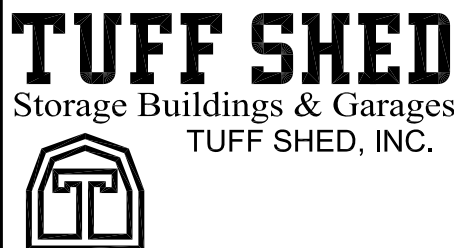
- STEEL SHED FOUNDATION:**
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

4 SHED BASE DETAIL
SCALE: N.T.S.



Order #. _____
Customer: _____
Site Address: _____
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____
Drawn By: SJ
Date: 1/2/19
Checked By: _____
Date: _____

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

DRAWINGS BY:
TUFF SHED, INC.

IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2018 IBC & IRC - 115C

DRAWING NO.
PR-01

REV. LEVEL 01

SHEET **1**

PAGE 1 OF 1

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By Chris Berger at 3:34 pm, Jun 10, 2024