



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: July 18, 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 #1076683 - Shed Installation

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: 15 Columbia Avenue, 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 Chris Berger at 301-495-4571 or chris.berger@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 Christopher J. Berger on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Cayla Schellin w/ Tuff Shed E-mail: PT_640@tuffshed.com Address: 2801 W Patapsco Ave, Suite C City: Baltimore Zip: 21227 Daytime Phone: 443 992 4782 Tax Account No.: 84-1108665

AGENT/CONTACT (if applicable):

Name: Same as above E-mail: City: Zip: Daytime Phone: Contractor Registration No.: 136680

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 37-3

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

Is there a 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.

REVIEWED

By Chris Berger at 11:56 am, Jul 18, 2024

Examiner Approvals /Reviews Required as part of this Application? (lat, etc.?) If YES, include information on these reviews as

APPROVED Montgomery County Historic Preservation Commission [Signature]

Street: Columbia Avenue Nearest Cross Street: Hickory Avenue Subdivision: 0025 Parcel: N/A

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.

Signature of owner or authorized agent: Cayla Schellin, permit tech Date: 6/28/2024

REVIEWED

By Chris Berger at 11:56 am, Jul 18, 2024

APPROVED

Montgomery County
Historic Preservation Commission



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

Owner's mailing address 15 Columbia Avenue, Takoma Park, MD 20912	Owner's Agent's mailing address 2801 W Patapsco Ave, Suite C, Baltimore, MD 21227
Adjacent and confronting Property Owners mailing addresses	
13 Columbia Avenue, Takoma Park, MD 20912	19 Columbia Avenue, Takoma Park, MD 20912 20912
8 Columbia Avenue, Takoma Park, MD 20912	11 Columbia Avenue, Takoma Park, MD 20912
21 Columbia Avenue Takoma Park, MD 20912	20 Columbia Avenue 14 Montgomery Ave Takoma Park, MD 20912

Work Item 1: 12'X16' wood shed

Description of Current Condition:

empty grass area of
right back corner of
backyard

Proposed Work:

To ~~add~~ Construct a 12x16
wooden prefabricated storage shed.
Features windows, color is dark
gray.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Chris Berger at 11:56 am, Jul 18, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Proposed Work:

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

This property is part of the Takoma Park Historic District, the ~~so~~ surrounding houses are all a part of this district. Residential area. The house was built in 1960. Two story. Lots of trees. ~~Some~~ Some surrounding house appear more historic in aesthetics, with large porches.

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

Installation of 12x16 wooden prefabricated Shed. Will be anchored into ground.

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By Chris Berger at 11:56 am, Jul 18, 2024

APPROVED

Montgomery County

Historic Preservation Commission



**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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APPROVED

Montgomery County

Historic Preservation Commission



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

GOVERNING CODES:
 2022 CMR, 2022 CMR, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CPD, 2022 CA ENERGY CODE, 2022 BUILDING EFFICIENCY STANDARDS, 2022 CGBC

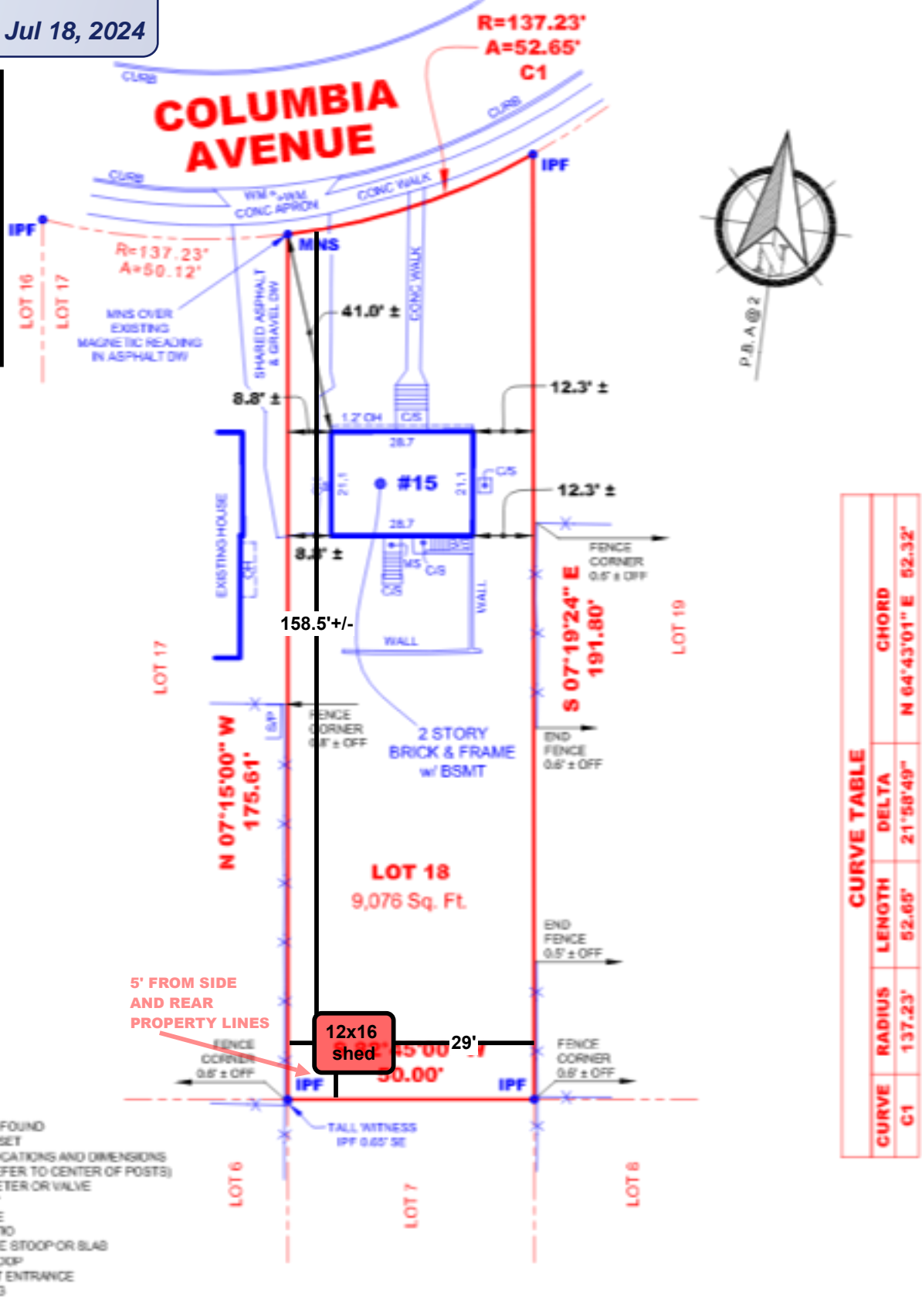
NO ELECTRICAL UNDER THIS PERMIT

REVIEWED

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 Historic Preservation Commission

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	137.23'	52.65'	21°58'49"	N 64°43'01" E 52.32'

BOUNDARY SURVEY OF:
#15 COLUMBIA AVENUE
LOT 18 BLOCK 18
B.F. Gilbert's Addition to TAKOMA PARK
 PLAT BOOK A, PAGE 2
 LIBER 61512, FOLIO 101
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' DATE: 03-02-2021
 DRAWN BY: JCW FILE #: 211157 - 900

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
 Phone: 1-888-88-DULEY Fax: 1-888-55-DULEY
 For survey order/approval forms, prices & more visit us at www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.05 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENT OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.

LICENSE EXPIRATION DATE: 12-23-2021

Owner: Jeff Dorn and Airi Maeno	Parcel#: _____	Lot Size: _____	Drawn: Cayla Schellin	Purpose of site plan: To construct a 12x16 wooden shed, not to be lived in or for commercial use.
Address: 15 Columbia Ave, Takoma Park, MD 20912	Scale: 1"=30'0"	Date: 06/12/2024	Rev: A	





A Maeno
209 Spring Ave
Takoma Park MD 20912
Q-2695656

REVIEWED
By Chris Berger at 11:56 am, Jul 18, 2024



Wall D

Wall A

Wall C



Wall B

Base Details/Permit Details

- Building Size & Style**
Premier Pro Studio - 12' wide by 16' long
- Paint Selection**
Base: Black Magic, Trim: Black Magic, Accent (Doors): Black Magic
- Roof Selection**
Weathered Wood Dimensional Premium Shingle
- Drip Edge**
Brown
- Is a permit required for this job?**
Yes
- Who is pulling the permit?**
Tuff Shed

Optional Details

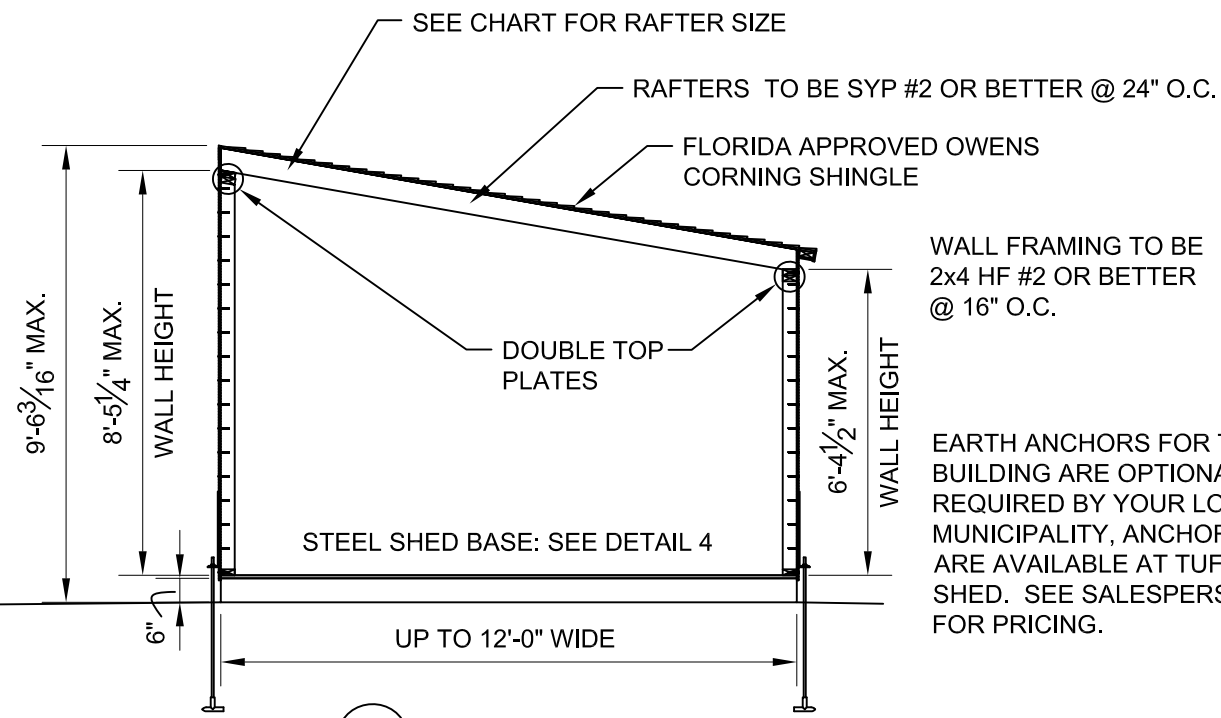
- Doors**
6-Panel Residential Door (Left Hand Inswing),
- Transoms**
6 Ea Transom Window (29"x8")
- Roof**
289 Sq Ft Roof - 2/12 Roof Pitch Upgrade
- Floor and Foundation**
6 Ea Shed Anchor into Dirt - Auger or MR88
- Interior**
32 Lin Ft Shelving - 24" deep
- Vents**
2 Ea 12"x12" Wall Vent - Brown

Jobsite/Installer Details

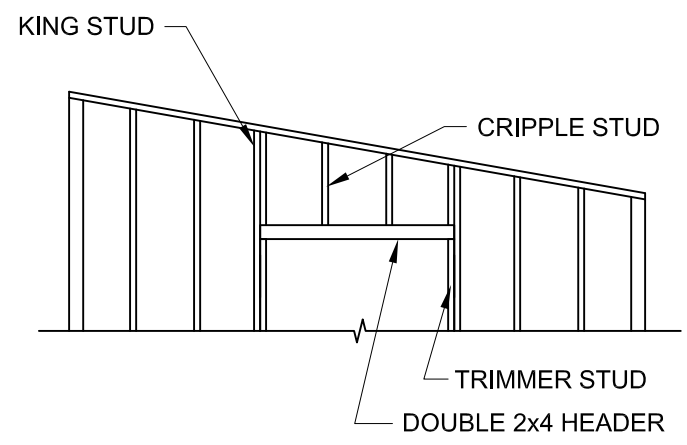
- Do you plan to insulate this building after Tuff Shed installs it?**
Yes
- Is there a power outlet within 100 feet of installation location?**
Yes
- The building location must be level to properly install the building. How level is the install location?**
Within 4" of level
- Will there be 18" of unobstructed 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

Customer Signature: _____ Date: 5/30/2024
DocuSigned by: F08655EBD69744F...

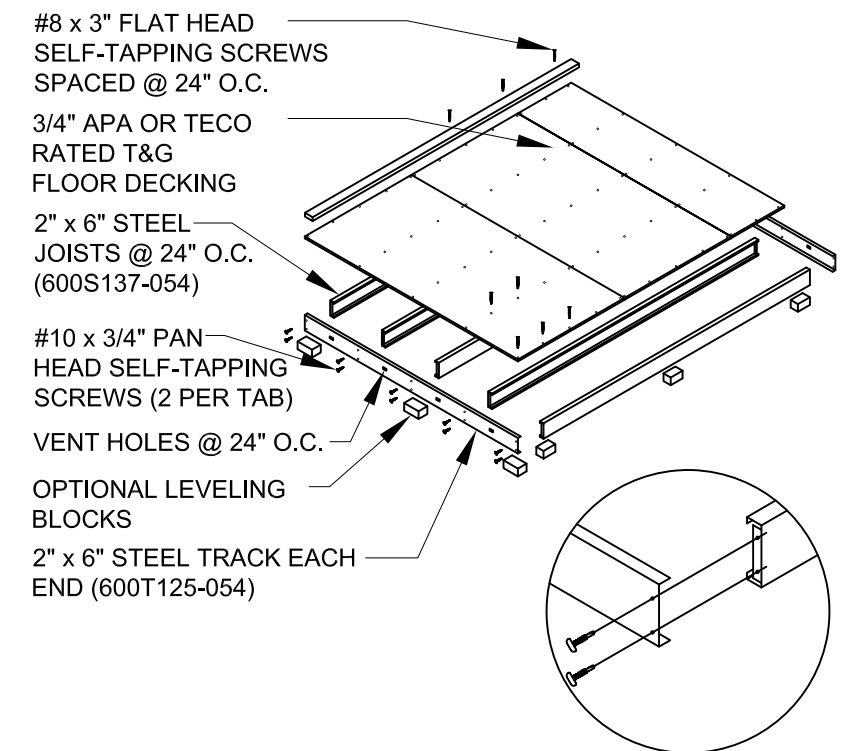
PLT SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER SERIES



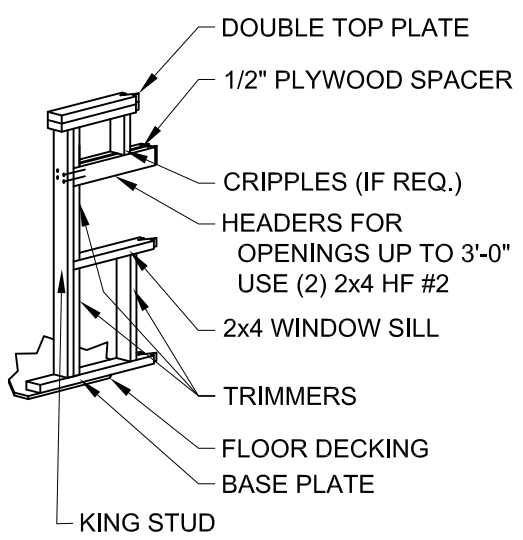
1 BUILDING SECTION
SCALE: N.T.S.



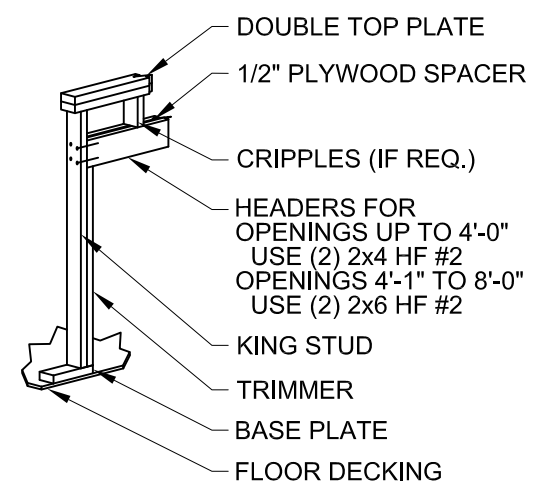
3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



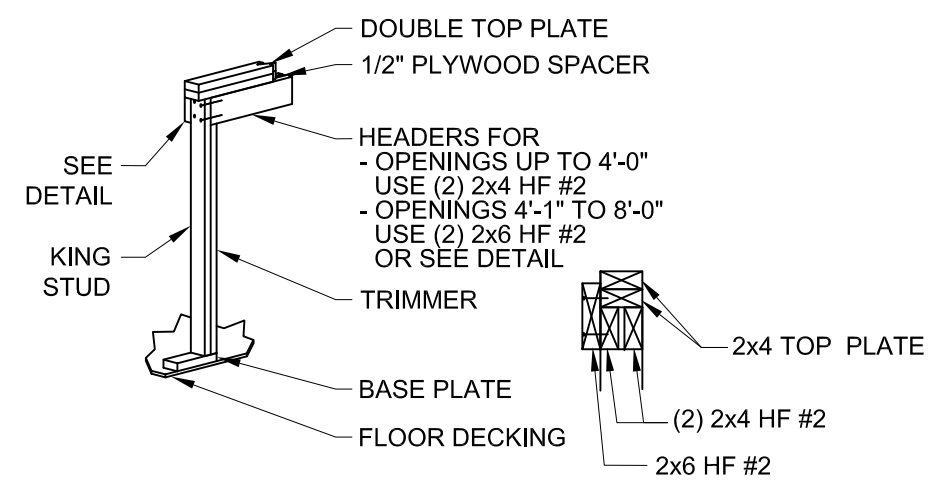
1. STEEL SHED FOUNDATION:
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. 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.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. 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.

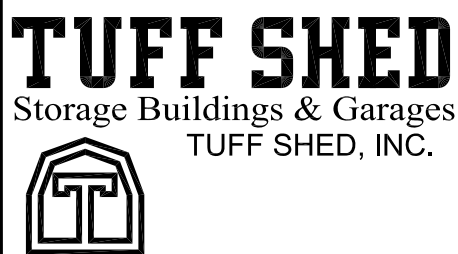


2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS (TALL SIDE WALL)
SCALE: N.T.S.



2C DOOR HEADER DETAIL FOR LOAD BEARING WALLS (SHORT SIDE WALL)
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: 2/28/19
Checked By: _____
Date: _____
Scale: N.T.S.

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.



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. PLT-01
REV. LEVEL 01
SHEET 1
PAGE 1 OF 2

PLT SHED UP TO 12' X 24' PREMIER SERIES

NOTES:

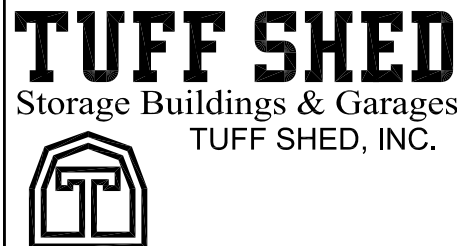
1. BUILDING CODE: 2018 IBC AND 2018 IRC
2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 30 PSF NO REDUCTION
ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION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



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

P.O. #	
Drawn By: SJ	
Date: 2/28/19	
Checked By:	
Date:	
Scale: N.T.S.	

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DENVER, COLORADO 80210
(303) 753-TUFF

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TITLE	BUILDING NOTES
NOTES - 2018 IBC & IRC - 115C	

DRAWING NO.	PLT-01
REV. LEVEL	01
SHEET	2
PAGE	2 OF 2