

#37/3-94J 6912 Westmoreland Avenue
Takoma Park Historic District

6/8/94

APC 5/11/94

37/3-945

6912 Westmead Avenue
Takama Park Bishopric District













MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

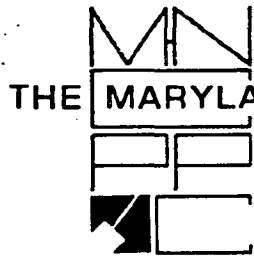
FROM: Patricia Parker, Preservation Planner *PP*
Design, Zoning and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application
6912 Westmoreland Avenue
Takoma Park, Maryland

At its June 8, 1994 meeting, the Historic Preservation Commission reconsidered the application of Bradley H. Blower to demolish a shed at the above address. The HPC voted unanimously to approve the HAWP.

Therefore, I have enclosed a copy of the previous application which was denied and returned to your office. Please make a change in the record reflecting the approval of this HAWP.

Thank you.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

DATE: June 9, 1994

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 6912 Street Westmoreland Avenue

Town/City Takoma Park, MD Election District 3rd ward

Nearest Cross Street Walnut Ave - a block away

Lot 45 Block A Subdivision "L. Thornton" Re-subdivision of Lots Numbered

Liber 11533 Folio 369 Parcel 15, 16, 17, 18, 19 + 20, B.F. Gilbert's Addition to Takoma Park, 13-25-1057331

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
<u>Wreck/Raze</u>	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other <u>utility shed</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 150 to rent container to haul away

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? house in historic district / shed behind house

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Russell H. Blinn _____ Date 4/22/94
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date June 9, 1994

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 6912 Street Westmoreland Avenue

Town/City Takoma Park, MD Election District 3rd ward

Nearest Cross Street Walnut Ave - a block away

Lot 45 Block A Subdivision "L. Thornton Reed subdivision of Lots Numbered 15, 16, 17, 18, 19 + 20, B.F. Gilbert's Addition to Takoma Park"

Liber 11533 Folio 369 Parcel 13-25-1057331

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Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 4/22/94

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED th Signature Albert B. Randall Date June 9, 1994

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

MEMORANDUM

TO: Robert Hubbard, Acting Chief
 Division of Development Services and Regulation
 Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
 Design, Zoning, and Preservation Division
 M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: June 9, 1994

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

- 1.) The new tree proposed should be identified and located on a site plan for staff review.
- 2.) The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within 2 weeks after completion.

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Bradley A. Blumer

Address: 6912 Westmoreland Avenue; Takoma Park, Md.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Structure is a utility shed approximately 10.3' x 18.3' x 8' (height). It is 7.6' behind my home and is mostly obscured by trees and the house. Utility shed is rotted, partially termites-infested and waterlogged after rains. It is also partially overgrown with honeysuckle. Structure has settled unevenly (it leans) and will probably collapse on its own within a few years.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

* Intend to raze utility shed, regrade ground to aid drainage of backyard and plant a tree in the spot for privacy. Shed is only partially visible from road. Although it may be older structure (it is made of wood), in current shape it has no historic value.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Minimal work after razing shed. Will
grade surface and plant a tree.

- b. the relationship of this design to the existing resource(s):

Separated from house. Has little to no aesthetic
value.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Betty Fowler / Andy Marques (adjacent property)
 Address 6914 Westmoreland Avenue
 City/Zip Talcoma Park, MD 20912
 Agree that shed should be torn down.
2. Name _____
 Address _____
 City/Zip _____

3. Name _____
Address _____
City/Zip _____

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

DATE: May 12, 1994

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: May 12, 1994

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

 Approved Denied

 Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Bradley H. Blower

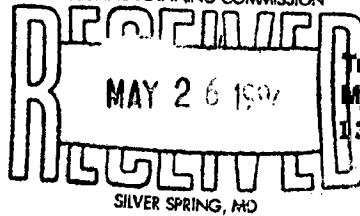
Address: 6912 Westmeadow Avenue
Takoma Park, Md. 20912



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FAX TRANSMITTAL SHEET

NEIGHBORHOOD DESIGN & ZONING
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



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- ▶ Office Supplies
- ▶ Notary
- ▶ Business Cards and Stationery
- ▶ Rubber Stamps/Name Badges
- ▶ Telephone Imaging/Voicemail
- ▶ Passport Photos
- ▶ Etc., Etc., Etc.

If there are any problems with this transmission, please call

Phone: (202)347-3996 Fax: (202)347-3811

Urgent

Confidential

Date: 5/26 Time: 2:00 PM

To: Pat Parker

Fax No.: (301) 495-1307

From: Brad Blower

Phone No.: (202) 616-2228

of Pages (including this sheet): 2

Message: Pat,

Please call me if this is not what you required. Otherwise, I will see you on June 8.

Thanks.

Brad

This facsimile may contain PRIVILEGED AND/OR CONFIDENTIAL INFORMATION intended only for the use of the addressee. If you are not the addressee, or the person responsible for delivering it to the person addressed, you may not copy or deliver this to anyone else. You are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you received this facsimile by mistake, please immediately notify us by telephone. Thank you.

* - Services Available at Most Locations.

May 26, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912
(h) (301) 270-1627
(w) (202) 616-2228

BY FACSIMILE -- (301) 495-1307

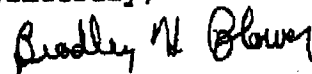
Patricia Parker
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Parker:

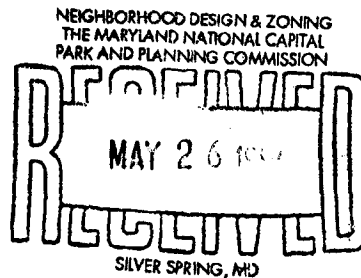
As we agreed this morning, I am formally waiving my right to file an appeal of the Montgomery County Historic Preservation Commission's May 11th denial of my application to raze a shed behind my house. I am waiving that right with the understanding that the Commission will reconsider my application at their June 8, 1994 meeting. I also understand that if the Commission decides to deny my application on June 8th, I will have 45 days from the day the Commission issues a final decision to file an appeal.

Of course, I hope there will be no need for an appeal after the June 8th meeting. I plan to attend the June 8th meeting and look forward to meeting you and the commissioners.

Sincerely,



Bradley H. Blower



5/13/94

Pat,

After speaking with
you, I immediately
wrote this letter.

I hope you will
do everything within
your power to get
this on the May 25th
agenda.

Thank you.

Brad

May 13, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912
(h) (301) 270-1627
(w) (202) 616-2228

Patricia Parker
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Parker:

I am writing this letter to ask the Montgomery County Historical Commission to reconsider at their May 25, 1994 meeting their denial of my application to raze a termite-infested utility shed in my backyard. There are several independent grounds that warrant reconsideration of the Commission's denial:

1) I did not have the chance to explain and answer questions concerning the utility shed because the Commission's staff representative, Nancy Wetherall, in several conversations over the telephone lead me to believe attendance was unnecessary and that approval of my application was pro forma. I have only lived in Takoma Park for 10 months and this is my first time applying to the Commission. My impression that attendance was not required was further confirmed a few days before the meeting when I received a staff recommendation in the mail that my application be approved by the Commission. Now that I understand the Commission's concerns and that attendance is encouraged, I hope to attend the May 25, 1994 meeting to address questions concerning my application. As it stands now, I feel I was deprived of that opportunity either by misinformation or misunderstanding.

Further, you were unable to reach me prior to the Commission's meeting because my telephone number was not on my application. I unintentionally did not include it on the application, but assumed because Ms. Wetherall had called me several times to discuss the application that your office had my telephone number.

2) The shed is a public hazard. The shed is termite-infested and leans to one side. Three landscape architects have independently examined the shed and without solicitation told me that the shed should be knocked down because it could fall on my home (only seven feet away) or fall on my neighbor's utility shed (only a few feet away). The three architects also told me that the shed was irretrievably damaged and inhibited storm water drainage in my back yard. I am truly concerned that if the shed is not razed, one of the many children on my street may be hurt by its collapse. I am also considered that leaving the shed in

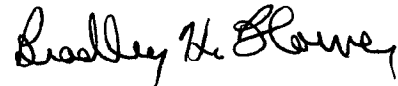
the backyard will exacerbate existing drainage problems and damage my property.

3) The shed does not comply with local ordinances. Because the shed is termite-infested, is within a year or two of collapse and waterlogged it should probably be condemned. Further, I do not believe current housing codes permit a structure to be within seven feet of a building for obvious safety reasons.

4) The Commission appears not to have considered its own staff's recommendation that razing the shed will enhance the space of the area. The staff's recommendation is supported by the independent conclusions of the three landscape architects. Further, because I plan to grade the land and plant a tree, razing the shed will aesthetically enhance the area.

If the Commission does not reconsider their vote, I do plan to appeal, not only to the Board of Appeals, but also to local zoning and building authorities. Please forward a copy of my letter to the Commissioners for their review. I appreciate your assistance and hope to address the Commission's concerns in person on May 25, 1994.

Sincerely,



Bradley H. Blower

May 13, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912
(h) (301) 270-1627
(w) (202) 616-2228

Patricia Parker
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Parker:

I am writing this letter to ask the Montgomery County Historical Commission to reconsider at their May 25, 1994 meeting their denial of my application to raze a termite-infested utility shed in my backyard. There are five independent grounds that warrant reconsideration of the Commission's denial:

1) I did not have the chance to explain and answer questions concerning the utility shed because the Commission's staff representative, Nancy Wetherell, in several conversations over the telephone lead me to believe attendance was unnecessary and that approval of my application was pro forma. I have only lived in Takoma Park for 10 months and this is my first time applying to the Commission. My impression that attendance was not required was further confirmed a few days before the meeting when I received a staff recommendation in the mail that my application be approved by the Commission. Now that I understand the Commission's concerns and that attendance is encouraged, I hope to attend the May 25, 1994 meeting to address questions concerning my application. As it stands now, I feel I was deprived of that opportunity either by misinformation or misunderstanding.

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the backyard will exacerbate existing drainage problems and damage my property.

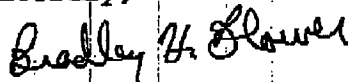
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4) The Commission appears not to have considered its own staff's recommendation that razing the shed will enhance the space of the area. The staff's recommendation is supported by the independent conclusions of the three landscape architects. Further, because I plan to grade the land and plant a tree, razing the shed will aesthetically enhance the area.

5) The shed is only partially visible from the street. It does nothing to aesthetically enhance the street front.

If the Commission does not reconsider their vote, I do plan to appeal, not only to the Board of Appeals, but also to local zoning and building authorities. Please forward a copy of my letter to the Commissioners for their review. I appreciate your assistance and hope to address the Commission's concerns in person on May 25, 1994.

Sincerely,



Bradley H. Blower

May 26, 1994

Mr. Bradley H. Blower
6912 Westmoreland Avenue
Takoma Park, Maryland 20912

Dear Mr. Blower:

Enclosed is the Decision and Opinion of the Historic Preservation Commission with regard to your Historic Area Work Permit application for alterations to the property at 6912 Westmoreland Avenue, Takoma Park, a contributing structure in the Takoma Park Historic District.

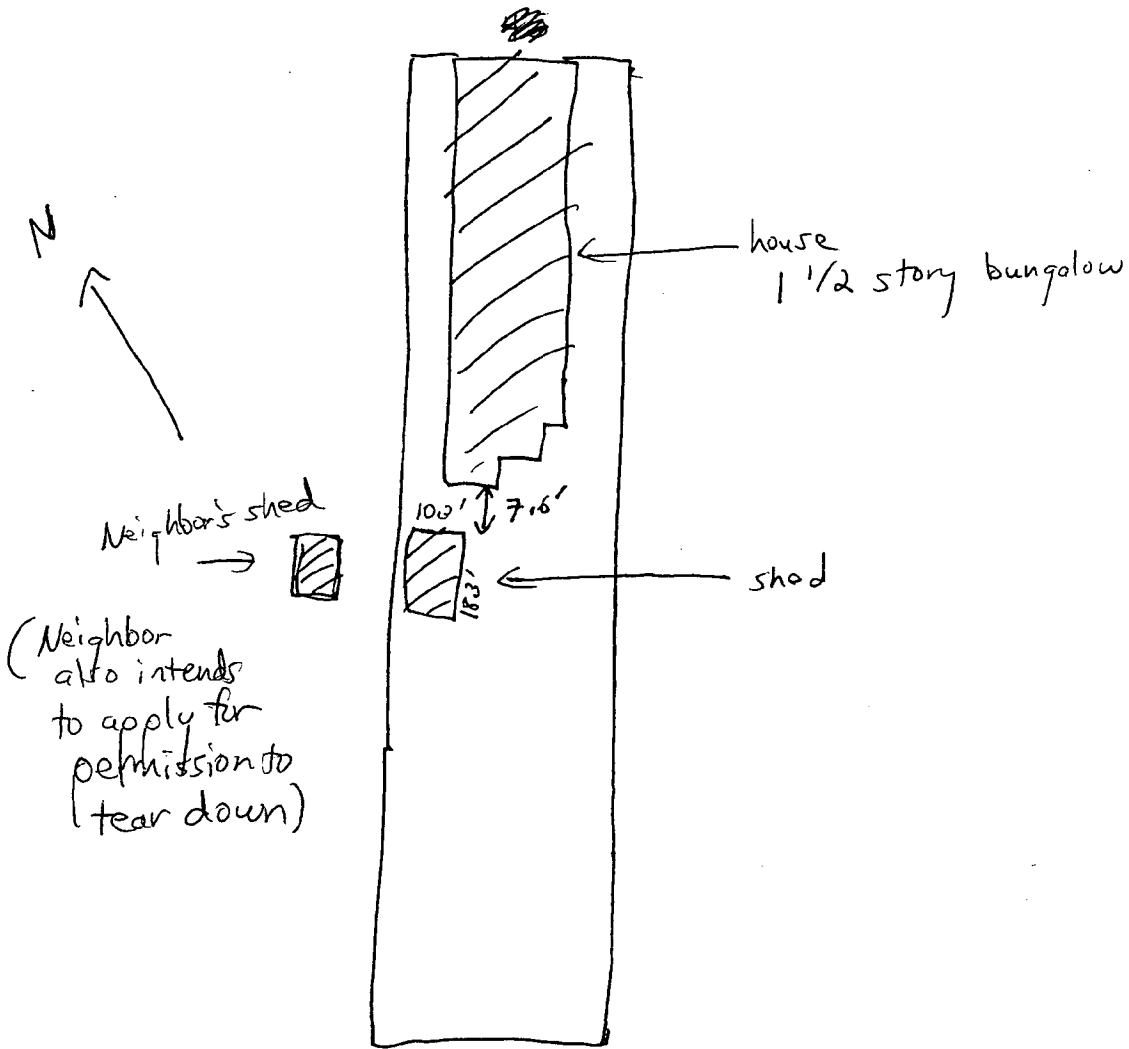
At the Commission's meeting of May 11, 1994, the Commission voted to deny your application. You were informed that if you wished to appeal the Commission's decision, you could do so within 30 days of the date of the decision (May 25, 1994). This information is stated in the last paragraph of the Decision. In addition, I am enclosing a copy of the County Ordinance, as well as your copy of the HAWP application form. The Department of Environmental Protection has been informed that your HAWP application was denied.

If you have any questions, please call Patricia Parker at 495-4570.

Sincerely,

Gwen Marcus
Historic Preservation
Coordinator

Wartmoreland



Attached pictures

- ① Back of shed
- ② Front of shed (covered by honeysuckle and poison ivy)
- ③ Inside of shed - rotted wood, mud floor interior, plants overtaking inside



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) _____ (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)
REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

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Town/City Takoma Park, MD Election District 3rd ward

Nearest Cross Street Walnut Ave - a block away

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Liber 11533 Folio 369 Parcel 13-25-1057331

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Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other utility shed

1B. CONSTRUCTION COSTS ESTIMATE \$ 150 to rent container to haul away

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1E. IS THIS PROPERTY A HISTORICAL SITE? house in historic district / shed behind house

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1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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.

Bradley H. Glavel _____ 4/22/94 _____
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Will raze utility shed behind house which has rotted, is termite infested and has settled unevenly. Will grade land to aid drainage and plant a tree

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

June 15, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912
(w)(202)616-2228

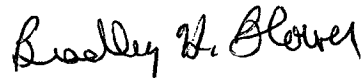
Patricia Parker
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Pat:

Enclosed is my intended site plan for the space currently occupied by the shed. Subject to consultation with a landscape architect, I intend to plant an old fashioned lilac tree as indicated in the enclosed plan. As we discussed on the phone this week, I have been informed by the Department of Environmental Protection that I do not need to apply for a permit to raze the shed because it is smaller than their minimum threshold for a permit.

Again thank you for your assistance.

Sincerely,



Bradley H. Blower

Enclosure

Site plan for planting tree

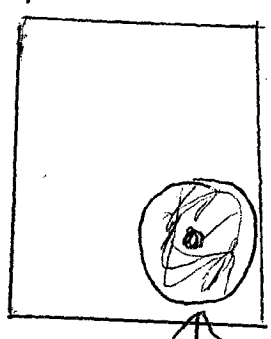
6912 Westmound Avenue
Takoma Park, MD

Bradley H. Blower

House
1 1/2 Story
Bungalow



Property
Line
with
Neighbor



← Boundaries of foundation
of razed shed

old fashioned lilac tree

April 22, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912

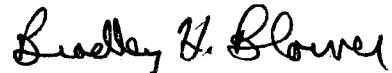
Nancy Witherell
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Witherell:

Enclosed are an original and a duplicate of my application to raze a utility shed in my backyard. The structure is decrepit and will probably collapse on itself in the next few years. I would prefer to knock it down and then grade the ground for better drainage and plant a tree.

I appreciate your assistance in speeding the process along. Thank you.

Sincerely,



Bradley H. Blower

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6912 Westmoreland Avenue Meeting Date: 06/8/94
Resource: Takoma Park Historic District HAWP: Demolition
Case Number: 37/3-94J RECONSIDERATION Tax Credit: No
Public Notice: 05/25/94 Report Date: 06/01/94
Applicant: Bradley H. Blower Staff: Patricia Parker
PROPOSAL: Shed Demolition RECOMMEND: Approval w/
condition

BACKGROUND

The applicant requests that the HPC reconsider his application to demolish a 10' x 18' shed in the Takoma Park Historic District. The HPC determined that, due to the receipt of additional information about the condition of the shed and the opportunity for Commissioners to make a site visit to view the interior and exterior, further discussion was warranted. Further, that another opportunity would exist for the applicant to appear before the Commission to fully discuss all issues pertaining to the proposed changes.

The shed, approximately 8' in height, is located at the rear of a one and one-half story bungalow, a contributing resource, in the District. It is covered with undesirable growth on the interior and exterior, and is slanting from its concrete foundation. The applicant reports rotten wood timbers and termite infestation.

The applicant reports that because of the location of the shed, it inhibits adequate storm water drainage (See pages A-B - the May 13, 1994 letter). The shed is located approximately seven feet from the main house and very close to the property line. It is partially visible from the street.

If demolition is approved, the applicant proposes to grade the surface and plant a tree.

STAFF DISCUSSION

Staff, in its previous report (See attached Staff Report 05/04/94), recommended that the shed be demolished because:

1) The structure is only partially visible from the public right-of-way.

2) The shed is not a notable structure.

3) The location of the shed is very close to the main house; demolition would provide open space. In its place, the applicant proposes to plant a tree. The Takoma Park Historic District Guidelines support open space.

Staff continues to support these arguments for razing the shed. The shed is located at the terminus of a paved driveway, behind the house - far back from the street. Therefore, the streetscape is only marginally affected. Again, the Master Plan for Historic Preservation specific to Takoma Park states that "... alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to ... architectural features are discouraged but may be considered and approved on a case-by-case basis."

STAFF RECOMMENDATION

Therefore, with the following condition, staff again recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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;

and with the 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;

and with the following condition:

1. The new tree proposed should be identified and located on a site plan for staff review;

and with the general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.

and with the Takoma Park Historic Preservation Review Guidelines.

May 13, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912
(h) (301) 270-1627
(w) (202) 616-2228

Patricia Parker
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Parker:

I am writing this letter to ask the Montgomery County Historical Commission to reconsider at their May 25, 1994 meeting their denial of my application to raze a termite-infested utility shed in my backyard. There are several independent grounds that warrant reconsideration of the Commission's denial:

1) I did not have the chance to explain and answer questions concerning the utility shed because the Commission's staff representative, Nancy Wetherall, in several conversations over the telephone lead me to believe attendance was unnecessary and that approval of my application was pro forma. I have only lived in Takoma Park for 10 months and this is my first time applying to the Commission. My impression that attendance was not required was further confirmed a few days before the meeting when I received a staff recommendation in the mail that my application be approved by the Commission. Now that I understand the Commission's concerns and that attendance is encouraged, I hope to attend the May 25, 1994 meeting to address questions concerning my application. As it stands now, I feel I was deprived of that opportunity either by misinformation or misunderstanding.

Further, you were unable to reach me prior to the Commission's meeting because my telephone number was not on my application. I unintentionally did not include it on the application, but assumed because Ms. Wetherall had called me several times to discuss the application that your office had my telephone number.

2) The shed is a public hazard. The shed is termite-infested and leans to one side. Three landscape architects have independently examined the shed and without solicitation told me that the shed should be knocked down because it could fall on my home (only seven feet away) or fall on my neighbor's utility shed (only a few feet away). The three architects also told me that the shed was irretrievably damaged and inhibited storm water drainage in my back yard. I am truly concerned that if the shed is not razed, one of the many children on my street may be hurt by its collapse. I am also considered that leaving the shed in

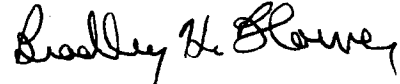
the backyard will exacerbate existing drainage problems and damage my property.

3) The shed does not comply with local ordinances. Because the shed is termite-infested, is within a year or two of collapse and waterlogged it should probably be condemned. Further, I do not believe current housing codes permit a structure to be within seven feet of a building for obvious safety reasons.

4) The Commission appears not to have considered its own staff's recommendation that razing the shed will enhance the space of the area. The staff's recommendation is supported by the independent conclusions of the three landscape architects. Further, because I plan to grade the land and plant a tree, razing the shed will aesthetically enhance the area.

If the Commission does not reconsider their vote, I do plan to appeal, not only to the Board of Appeals, but also to local zoning and building authorities. Please forward a copy of my letter to the Commissioners for their review. I appreciate your assistance and hope to address the Commission's concerns in person on May 25, 1994.

Sincerely,



Bradley H. Blower

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6912 Westmoreland Avenue Meeting Date: 05/11/94
Resource: Takoma Park Historic District HAWP: Demolition
Case Number: 37/3-94J Tax Credit: No
Public Notice: 04/27/94 Report Date: 05/04/94
Applicant: Bradley H. Blower Staff: Patricia Parker
PROPOSAL: Shed Demolition RECOMMEND: Approval w/
condition

BACKGROUND

The applicant seeks HPC approval to demolish a 10' x 18' shed in the Takoma Park Historic District. The shed, approximately 8' in height, is located at the rear of a one and one-half story bungalow, a contributing resource, in the District. It is covered with undesirable growth on the interior and exterior, and is slanting from its concrete foundation. The applicant reports rotten wood timbers. The shed is located approximately seven feet from the main house and very close to the property line. It is partially visible from the street.

If demolition is approved, the applicant proposes to grade the surface and plant a tree.

STAFF DISCUSSION

The shed, which is proposed to be demolished, appears to be of frame construction on a concrete foundation with painted clapboard siding. The structure is gently leaning away from its foundation. It is apparent that the shed has not received ordinary maintenance to remove undesirable growth and stabilize it.

This application to demolish an ancillary building of a contributing resource causes staff some concern. The Secretary of the Interior's Standards clearly state that the historic character of a property shall be maintained and preserved. Further, the Standards, which are used as guidelines by the HPC, state that deteriorated historic features shall be repaired rather than replaced.

Other secondary buildings within the district have features that are more notable than this structure. It should be clear that demolition of notable outbuildings/ancillary structures would not be recommended. However, HAWP review is accomplished on

a case-by-case basis - any decision in this case should not be construed as a precedent.

This structure is only partially visible from the public right-of-way. The Guidelines within the Master Plan for Historic Preservation specific to Takoma Park state that "...minor alterations to areas that do not directly front on a public right-of-way should be allowed; and ...alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to ... architectural features are discouraged but may be considered and approved on a case-by-case basis."

For staff, the most compelling argument to support demolition rests not with the condition of the shed - but its location. Demolition of a shed not notable within the District and which is located so close to the main house, is supportable in that it will provide open space to collectively embellish the District.

The tree to be planted should be carefully selected to achieve specific landscape objectives and it should not be planted too close to the house. Close planting to the house could cause damage to the foundation.

STAFF RECOMMENDATION

Therefore, with the following condition, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)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;

and with the 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;

and with the following condition:

1. The new tree proposed should be identified and located on a site plan for staff review;

and with the Takoma Park Historic Preservation Review Guidelines.

April 22, 1994

6912 Westmoreland Avenue
Takoma Park, MD 20912

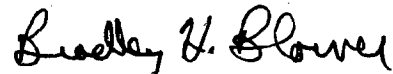
Nancy Witherell
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Witherell:

Enclosed are an original and a duplicate of my application to raze a utility shed in my backyard. The structure is decrepit and will probably collapse on itself in the next few years. I would prefer to knock it down and then grade the ground for better drainage and plant a tree.

I appreciate your assistance in speeding the process along.
Thank you.

Sincerely,



Bradley H. Blower

①



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code) _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 6912 Street Westmoreland Avenue

Town/City Takoma Park, MD Election District 3rd ward

Nearest Cross Street Walnut Ave - a block away

Lot 45 Block A Subdivision "L. Thornton" Resubdivision of Lots Numbered
15, 16, 17, 18, 19 + 20, B.F. Gilbert's Addition to
Liber. 11533 Folio 369 Parcel 13-25-105 7331
Takoma Park 11

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
<u>Wreck/Raze</u>	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other <u>utility shed</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 150 to rent container to haul away

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? house in historic district / shed behind house

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/AODITIONS

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Bradley H. Blower _____ 4/22/74 _____
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

2

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Structure is a utility shed approximately 10.3' x 18.3' x 8' (height). It is 7.6' behind my home and is mostly obscured by trees and the house. Utility shed is rotted, partially termites-infested and waterlogged after rains. It is also partially overgrown with honeysuckle. Structure has settled unevenly (it leans) and will probably collapse on its own within a few years.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Intend to raze utility shed, regrade ground to aid drainage of backyard and plant a tree in the spot for privacy. Shed is only partially visible from road. Although it may be older structure (it is made of wood), in current shape it has no historic value.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Minimal work after razing shed. Will
grade surface and plant a tree.

- b. the relationship of this design to the existing resource(s):

Separated from house. Has little to no aesthetic
value.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

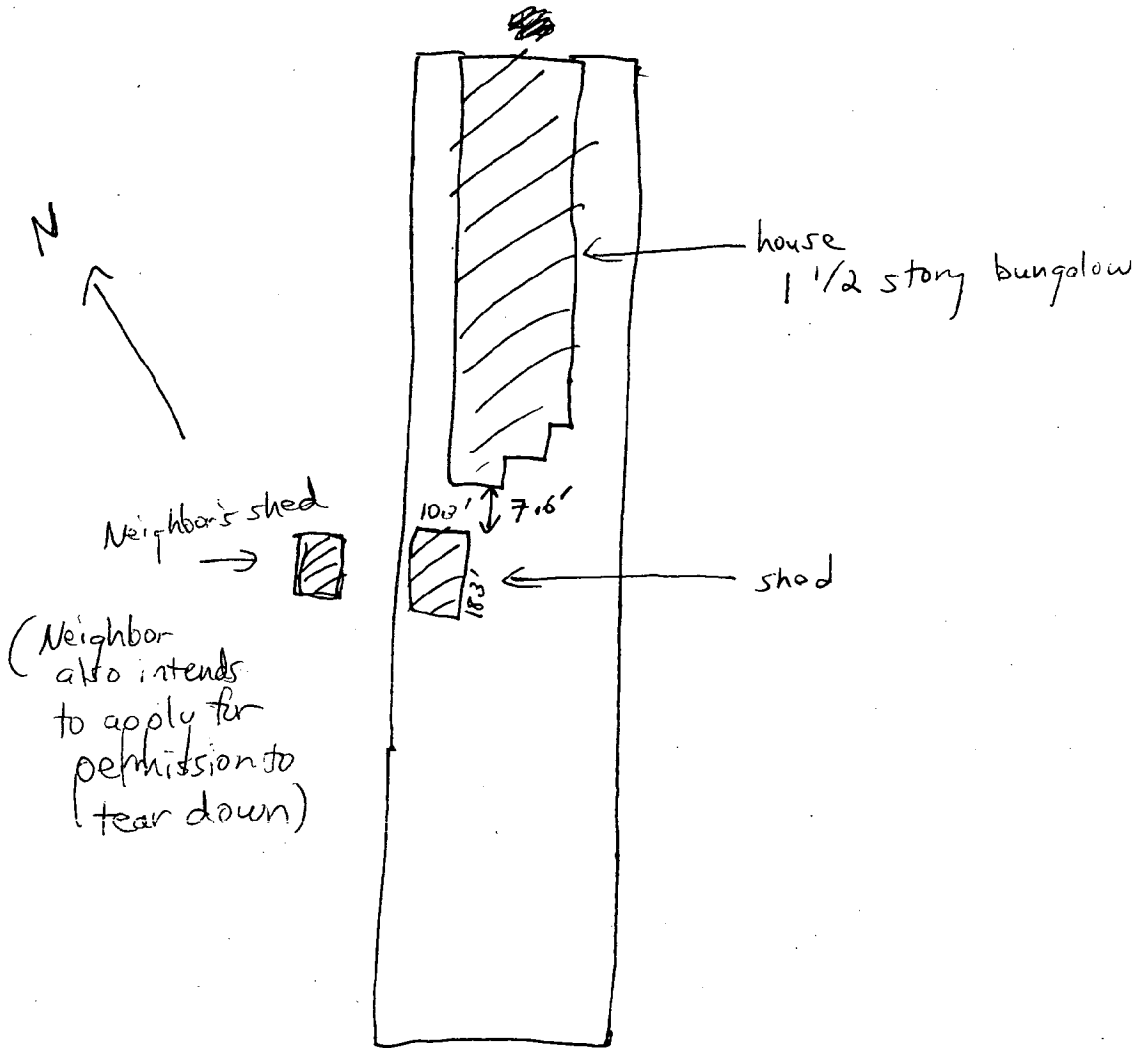
Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Becky Fowler / Andy Marques (adjacent property)
 Address 6914 Westmoreland Avenue
 City/Zip Talcoma Park, MD 20912
 Agree that shed should be torn down.
2. Name _____
 Address _____
 City/Zip _____

Wartmoreland



Attached pictures

- ① Back of shed
- ② Front of shed (covered by honeysuckle and poison ivy)
- ③ Inside of shed - rotted wood, mud floor interior, plants overgrowing inside



7

