

20 Philadelphia Avenue
Takoma Park

2009 MAWP
37/03-09DD



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 9/10/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #517516 – 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** at the September 9, 2009 HPC meeting.

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: James Thompson
Address: 20 Philadelphia 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
246 777-3000

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: James E. Thompson
Daytime Phone No.: 301-270-2616

Tax Account No.: _____
Name of Property Owner: James E. Thompson Daytime Phone No.: 301-270-2616
Address: 20 Philadelphia Ave Takoma Park Md. 20912
Street Number City Street Zip Code
Contractor: Beller's Structures P.O. Box Burtonsville Md Phone No.: 301-421-9693
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: 301-421-9693

LOCATION OF BUILDING/PREMISE

House Number: James E. Thompson Street: 20 Philadelphia Ave
Town/City: Takoma Park Md 20912 Nearest Cross Street: Carroll Ave Takoma Park
Lot: 10 Block: 3 Subdivision: Hill-Crest mont Co. Md.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2,000
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

3A. Height 8 feet 12 inches
3B. 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.

James E. Thompson Signature of owner or authorized agent 7/29/09 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9/10/09
Application/Permit No.: 517510 Date Filed: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 Philadelphia Avenue, Takoma Park	Meeting Date:	9/9/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/2/09
Applicant:	James E. Thompson	Public Notice:	8/26/09
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-09DD	Staff:	Anne Fothergill
Proposal:	Shed installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1913

PROPOSAL

The applicants propose to install a 10' x 12' wood shed at the rear left corner of the property.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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Lot: 10 Block: 3 Subdivision: Hill-Crest mont Co. Md.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimate: \$ 2,000
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

James E Thompson 7/29/09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 517516 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Shed 10x12

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

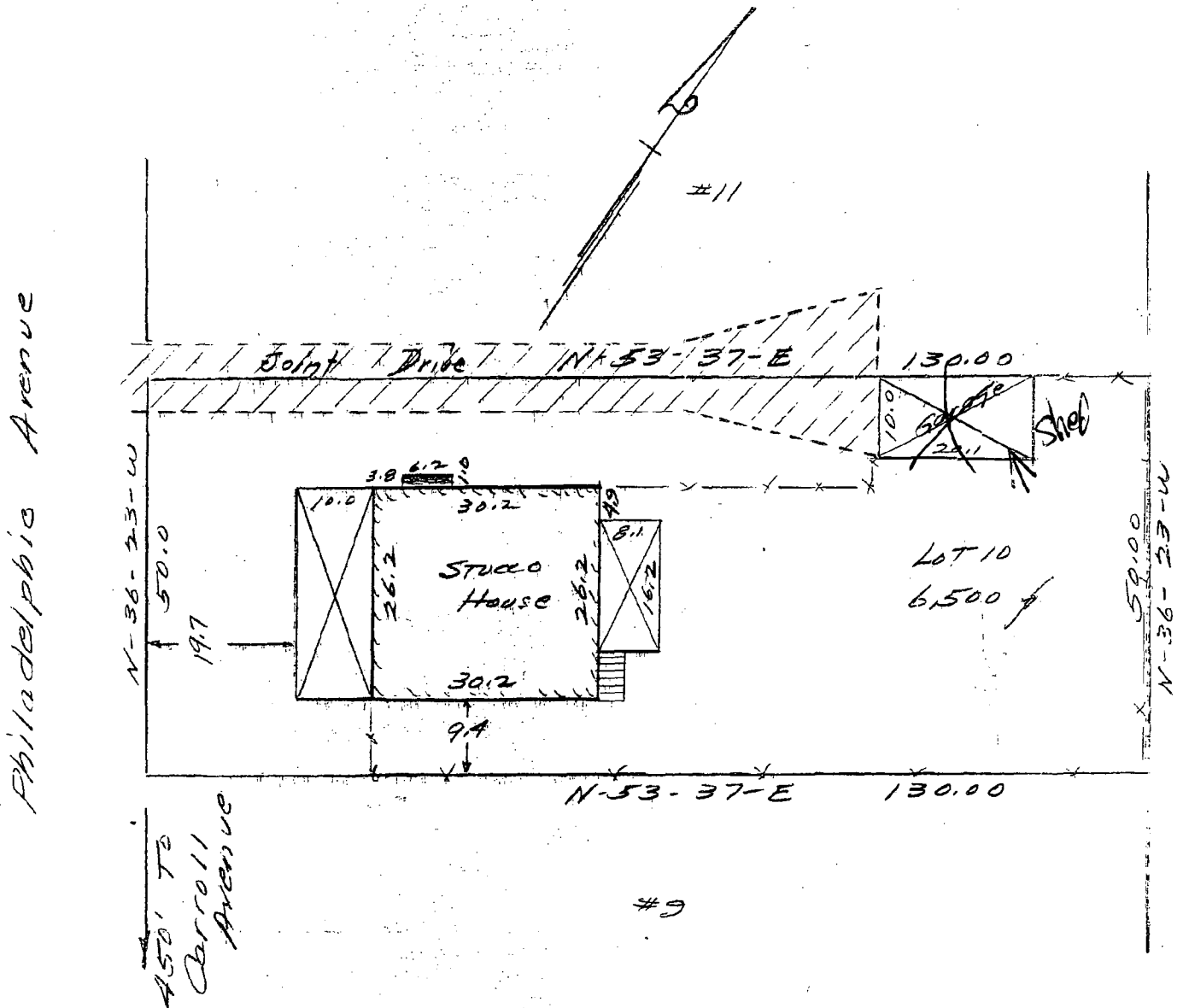
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers

BETHESDA, MARYLAND

ATE 24220 Kurt Berlin
House Location Plat
20 Philadelphia Avenue
Lot 10 Block 3
Hill-Crest, Mont. Co. Md.
Plat Book 2 Plat 140
Scale 1"=20' November 25, 1963



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT MD. REG. NO. 1690 - VA. REG. NO. 441 FRANK B. LANE, REGISTERED SURVEYOR

Frank B. Lane

5

Perry

Beiler's Structures

2009 Price List – Painted Siding

P.O. Box 831, Burtonsville, MD 20866

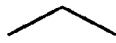

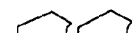
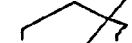
(301) 421-9693

Fax (301) 421-4210

www.BeilersStructures.com

SHEDS

BARN

A-FRAME	HIP ROOF	QUAKER OR CARRIAGE	CAPE	SIZE	MINI BARN (46" wall)	MINI 6' BARN (70" wall)	DUTCH BARN (76" wall)
							
1234.00	1446.00	1234.00	--	6 x 6	1117.00	--	--
1288.00	1519.00	1282.00	--	6 x 8	1146.00	--	--
--	--	--	--	8 x 6	1154.00	--	--
1430.00	1689.00	1459.00	1689.00	8 x 8	1329.00	1601.00	1689.00
1567.00	1855.00	1584.00	1796.00	8 x 10	1364.00	1701.00	1796.00
1660.00	1961.00	1694.00	1944.00	8 x 12	1471.00	1842.00	1944.00
1749.00	2061.00	1806.00	2037.00	8 x 14	1542.00	1926.00	2037.00
1884.00	2222.00	1948.00	2150.00	8 x 16	1642.00	2049.00	2150.00
1884.00	2222.00	1948.00	2197.00	10 x 10	1677.00	2102.00	2197.00
1967.00	2322.00	2061.00	2292.00	10 x 12	1772.00	2197.00	2292.00
2084.00	2462.00	2185.00	2410.00	10 x 14	1862.00	2239.00	2410.00
2150.00	2592.00	2274.00	2516.00	10 x 16	2037.00	2462.00	2516.00
2309.00	2730.00	2410.00	2682.00	10 x 18	2084.00	2557.00	2682.00
2444.00	2883.00	2545.00	2829.00	10 x 20	2209.00	2730.00	2829.00
2669.00	3154.00	2770.00	2952.00	10 x 22	2397.00	2965.00	2952.00
2292.00	2705.00	2369.00	2562.00	12 x 12	1991.00	2504.00	2562.00
2469.00	2911.00	2562.00	2799.00	12 x 14	2197.00	2747.00	2799.00
2634.00	3112.00	2730.00	2942.00	12 x 16	2304.00	2895.00	2942.00
2765.00	3260.00	2864.00	3100.00	12 x 18	2444.00	3048.00	3100.00
2888.00	3408.00	3029.00	3207.00	12 x 20	2545.00	3177.00	3207.00
3077.00	3633.00	3230.00	3455.00	12 x 22	2730.00	3403.00	3455.00
3278.00	3869.00	3467.00	3633.00	12 x 24	2883.00	3573.00	3633.00
3856.00	4553.00	3993.00	4216.00	12 x 28	3302.00	4158.00	4216.00
4466.00	5273.00	4748.00	4861.00	12 x 32	3820.00	4820.00	4861.00
5061.00	5970.00	*5321.00	*5100.00	14 x 24	4188.00	5049.00	5100.00
5885.00	6942.00	*6144.00	*5684.00	14 x 28	4581.00	5629.00	5684.00
6710.00	7913.00	*6968.00	*6270.00	14 x 32	4974.00	6207.00	6270.00

1546.54

MS 8x12

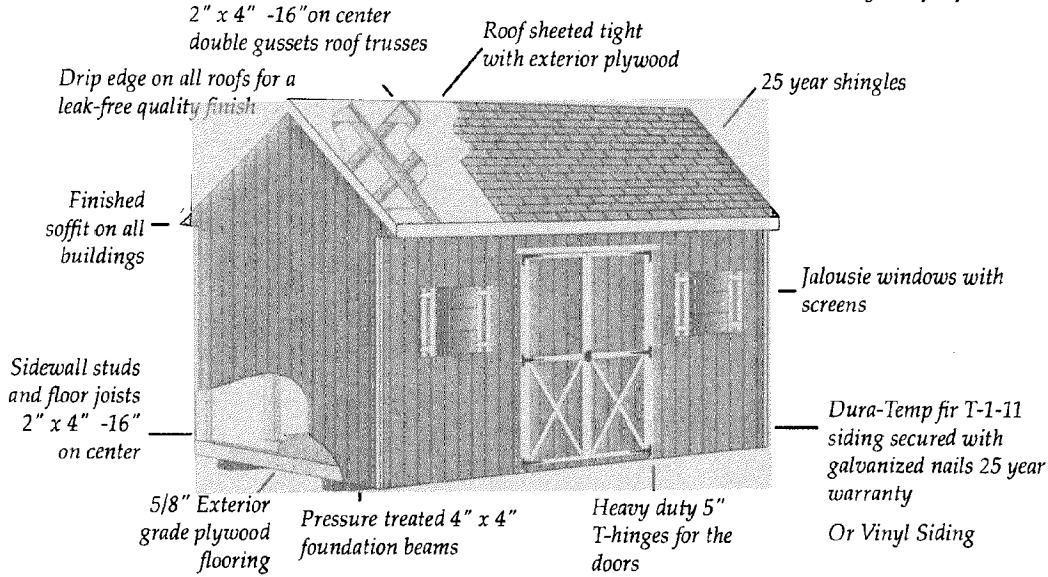
* 14' wide Quaker, Carriage or Cape available only as kit; add on-site assembly charge.

Free delivery within twenty-five miles. Customer responsible for site preparation, accessibility, and building permits. Beiler's Structures will level smaller sheds with blocking material provided by customer.

All buildings fully assembled if site is accessible. Additional prices for Beiler's to reassemble kits (painted sheds):
 Painted 8x10 and smaller: \$300.00
 Painted 8x12 and larger: \$3.50/sq. ft.

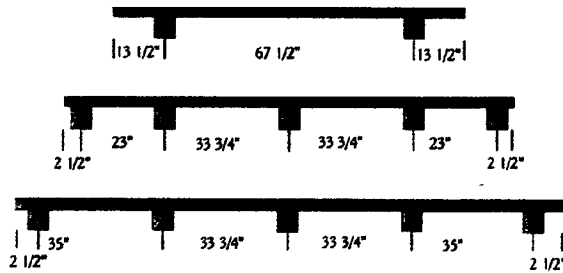
Specifications

5/8" Dura Temp • 2" x 4" on 16" Centers
 Finnaran and Haley Exterior Latex Paint
 All buildings are fully assembled
 and delivered to your prepared site.



- Foundation: 4" x 4" pressure treated lumber
- Floor joists: 2" x 4" - 12" on center
- Flooring: 5/8" exterior grade plywood
- Sidewall Studs: 2" x 4" - 16" on center
- Exterior Siding: 5/8" Dura-Temp siding
- Rafters: 2" x 4" - 16" on center
- Roof Sheathing: 1/2" plywood
- Roofing: 240 lb. self-sealing asphalt shingles
- Doors: Heavy duty and reinforced with 2" x 4" lumber

Pressure Treated Skids

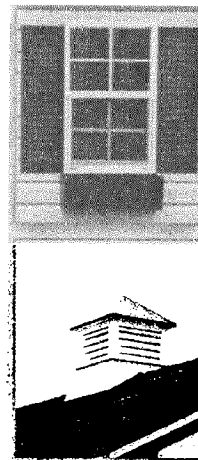
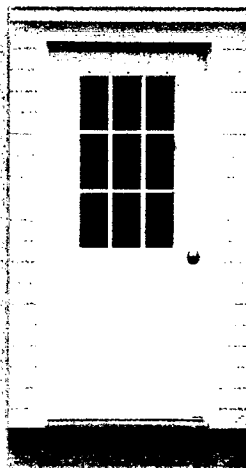


Standard Options for our Sheds



← -Standard size pre-hung doors with arched top windows and keyed locks
 -Available in custom sizes

→ -Standard size pre-hung doors with rectangular windows and keyed locks
 -Available in custom sizes



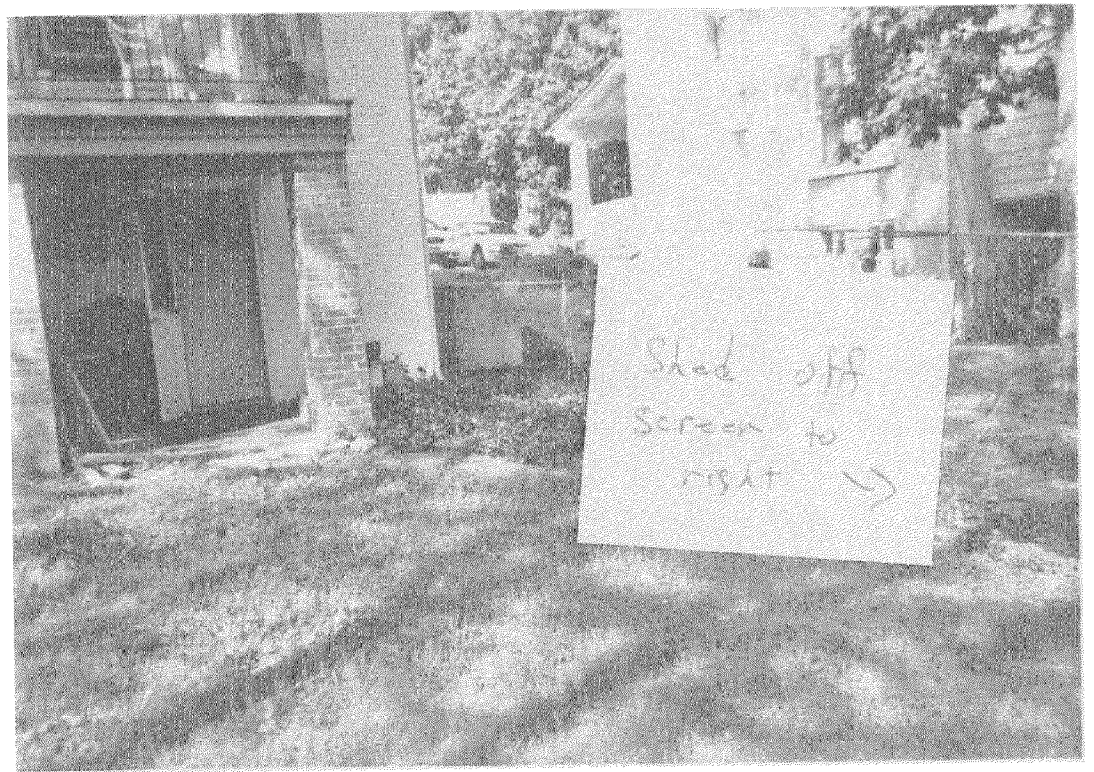
-Poly Window Flower Boxes

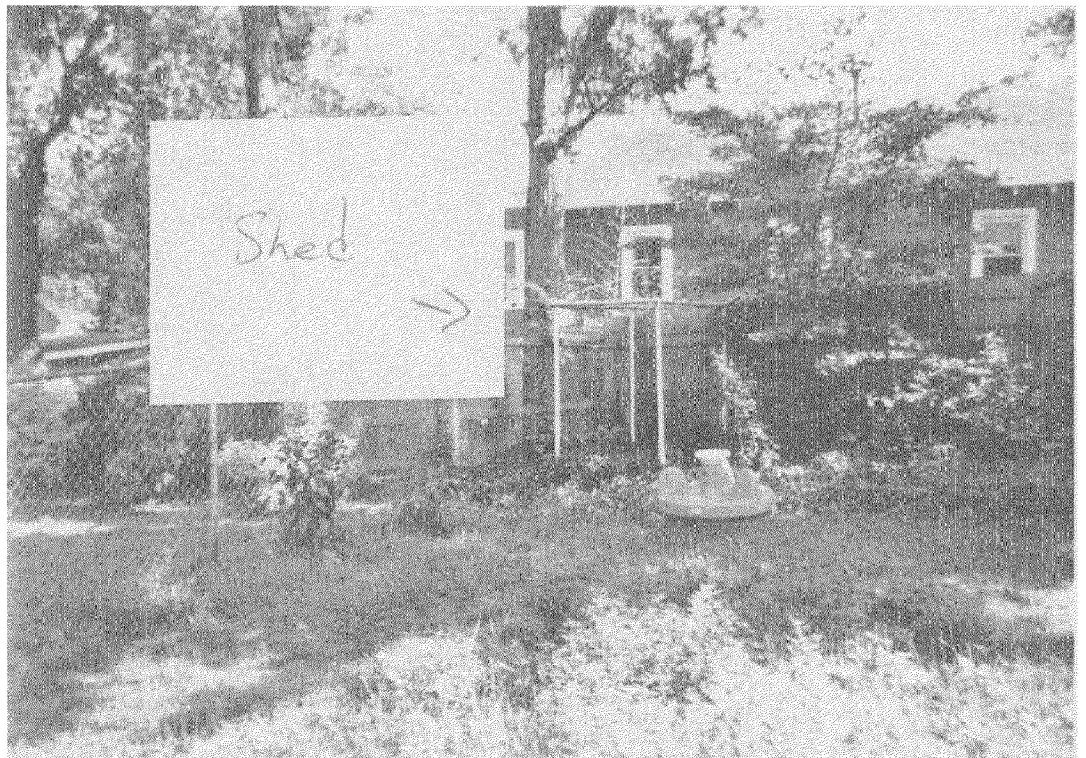
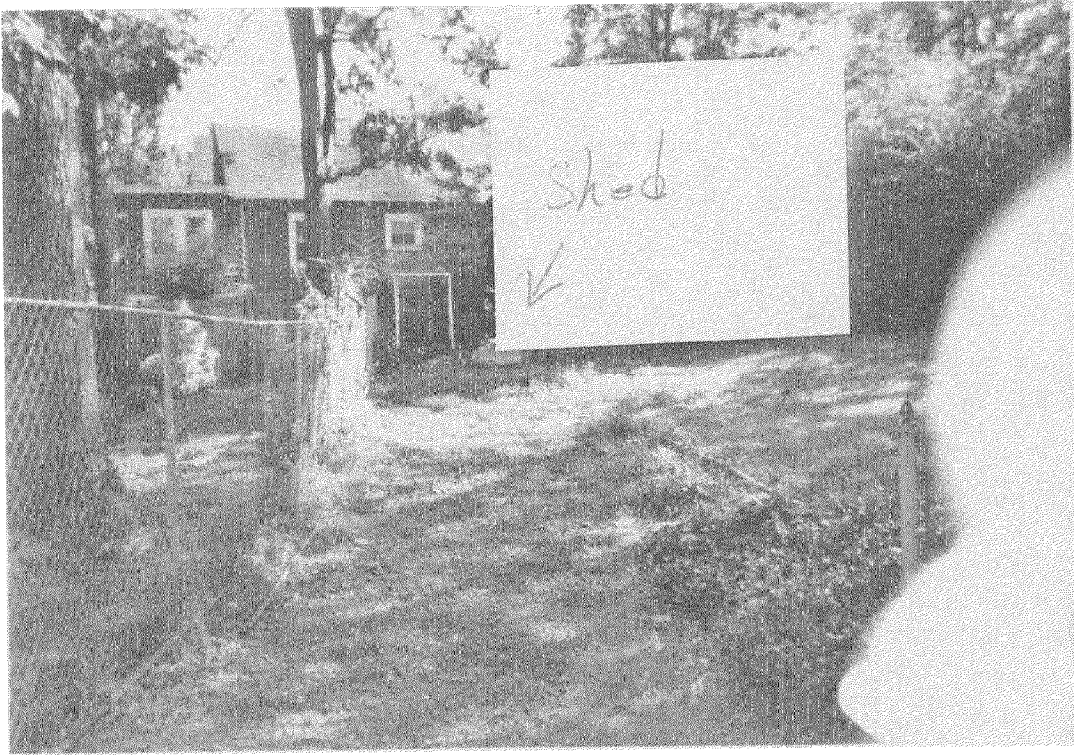
-Vinyl Shutters

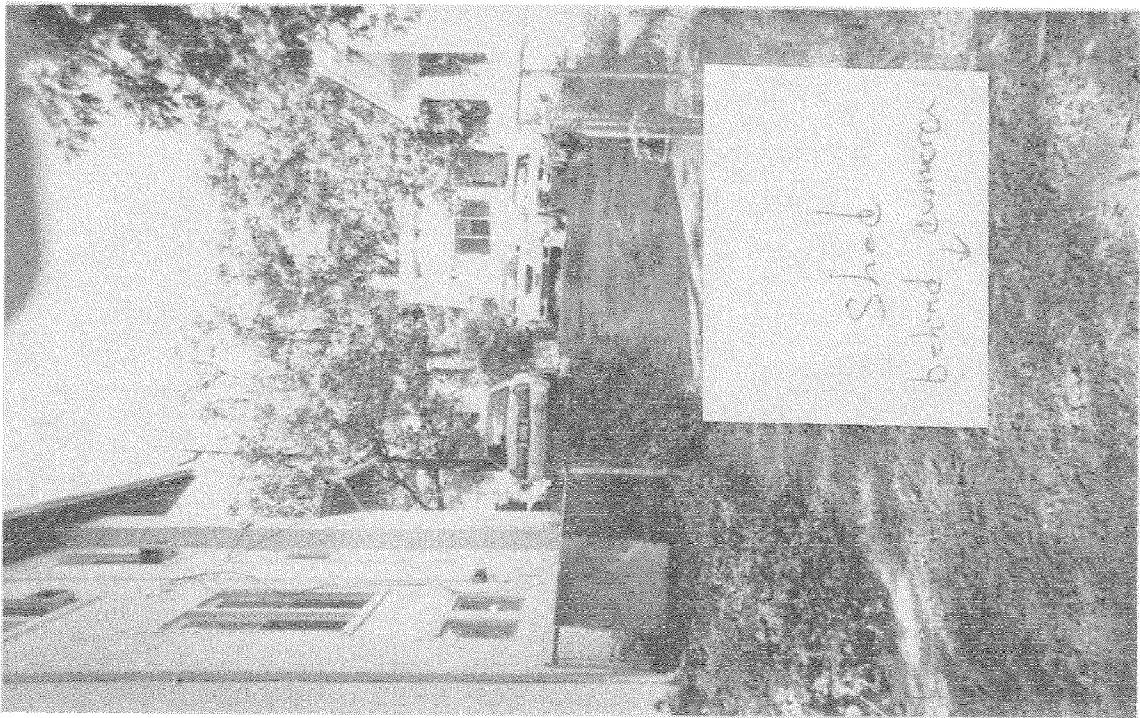
-Cupola

(17)

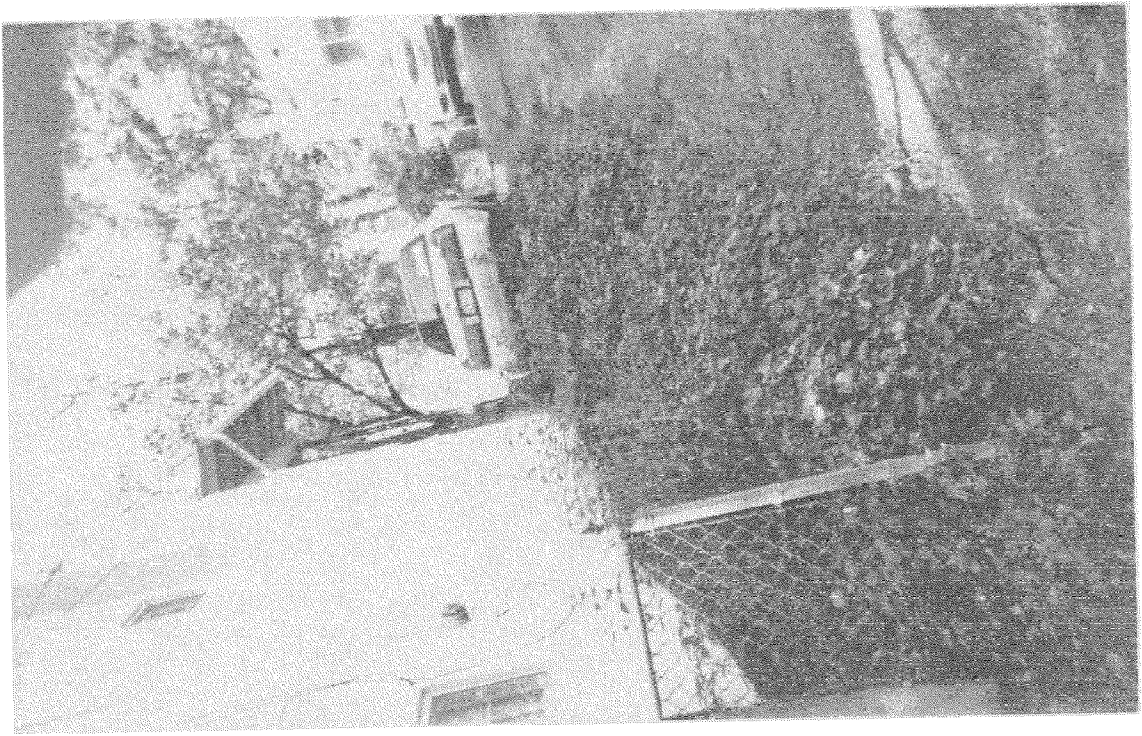
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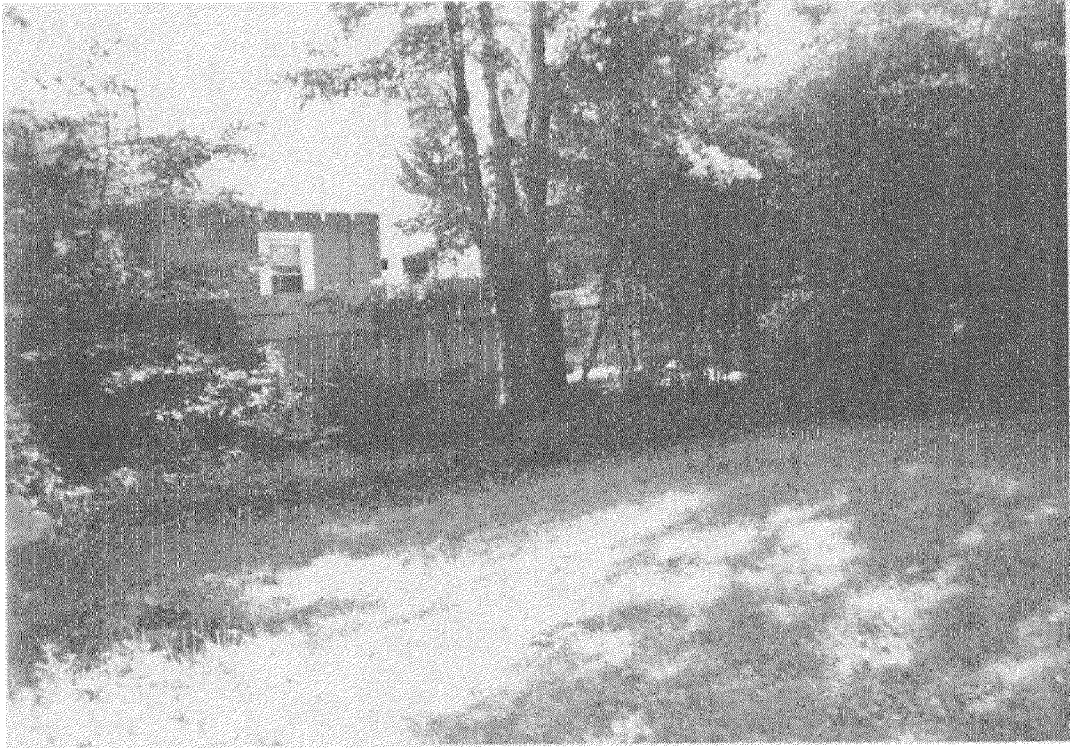






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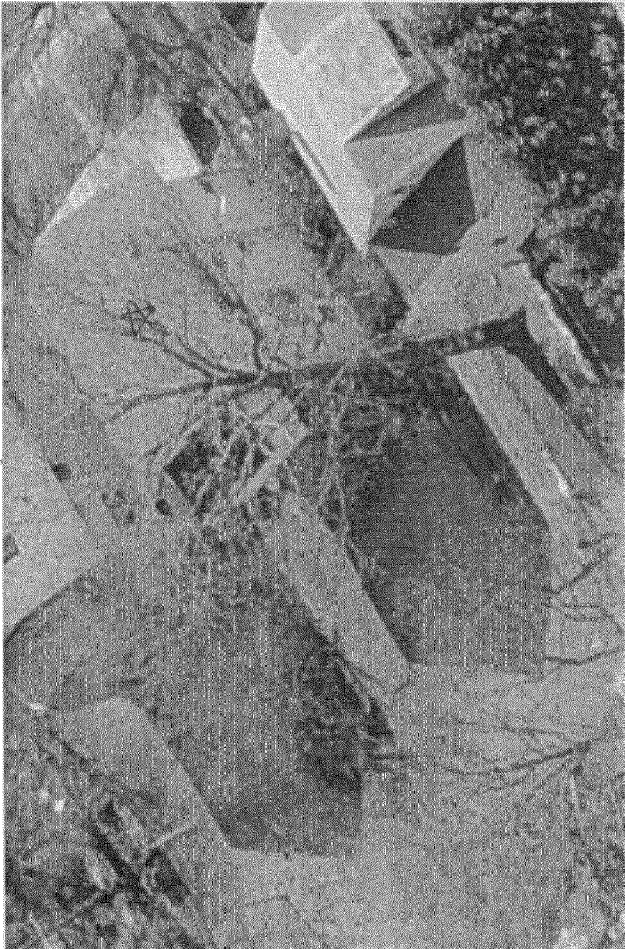


Left a.

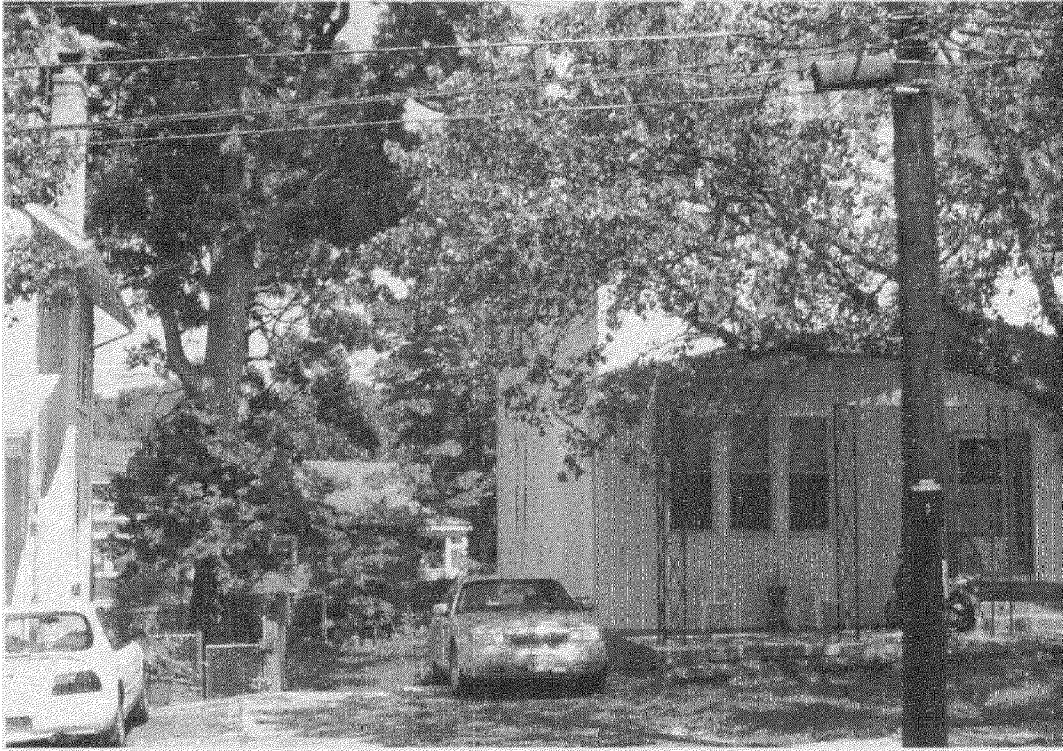


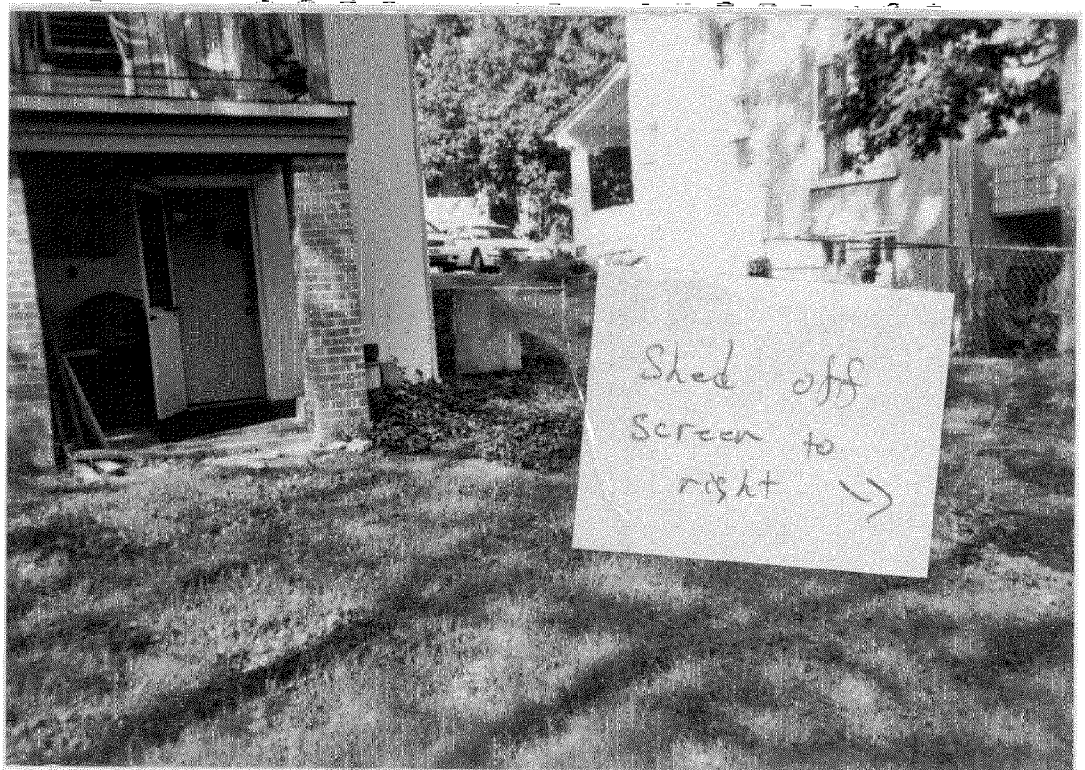
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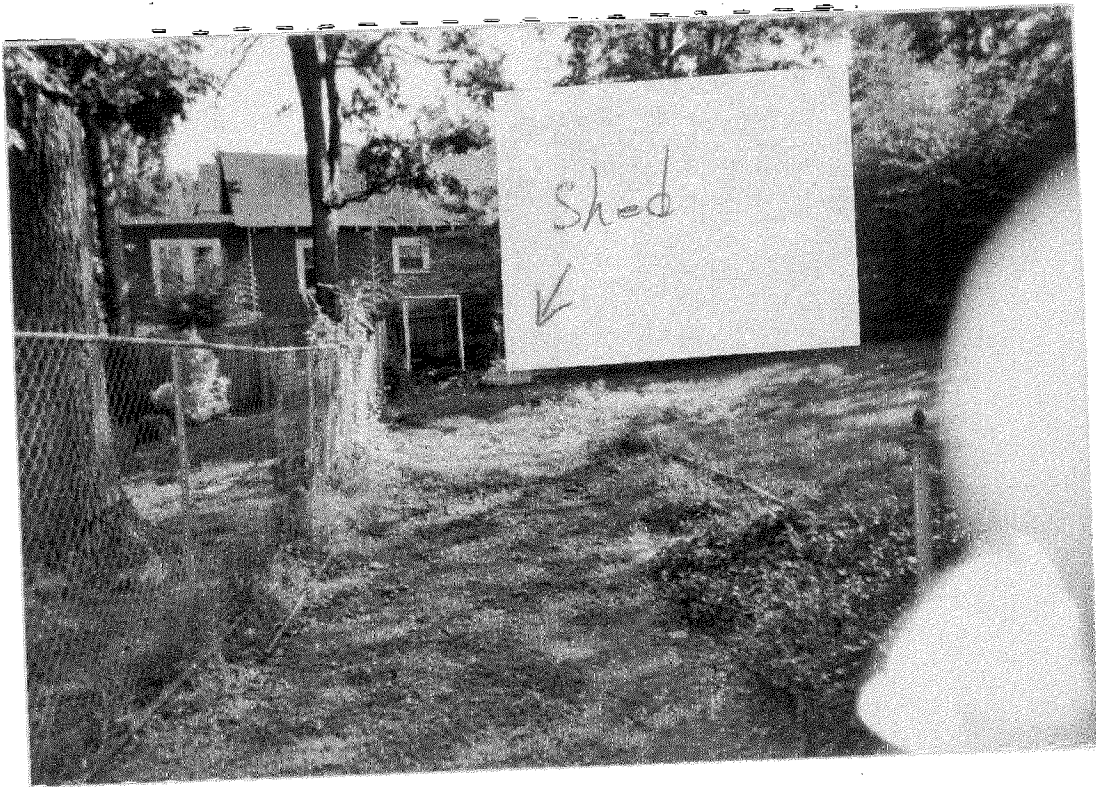
20 philadelphia

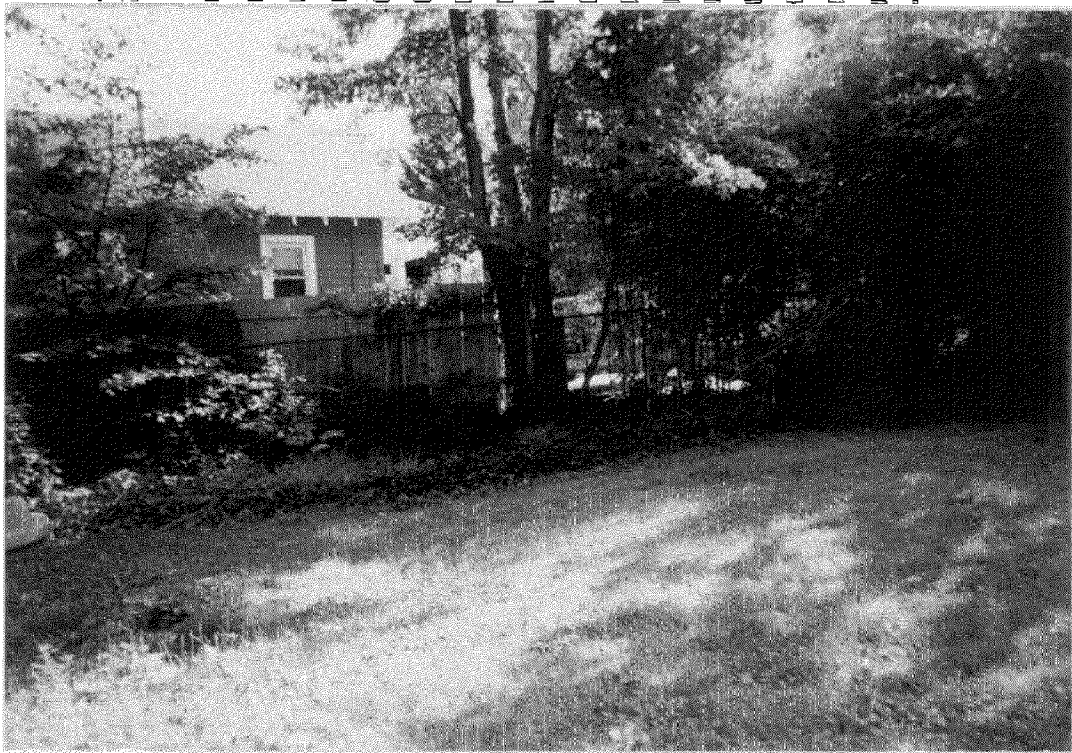


20 philadelphia









Left a.



right a.

