

8 Sherman Ave, Takoma Park HistDist
Garage Demolition

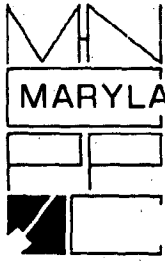
Abi —

Please create a
red HAWP-type

file for this and
file in cabinet.

No case #_n — just
note garage demo instead.

G.



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

December 18, 2003

MEMORANDUM

TO: Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Supervisor *GW*
MNCPPC

SUBJECT: Demolition of Garage at 8 Sherman Avenue

The Historic Preservation Commission has given me authority to approve the demolition of a garage at 8 Sherman Avenue in Takoma Park. The garage has collapsed and cannot be repaired.

This memo serves at the historic preservation approval for demolition of the garage at 8 Sherman Avenue.

An future construction of a new garage will be need to be approved through the Historic Area Work Permit process before any building permit would be issued.

Please call me at (301)563-3400 if you have questions on this matter.

8 Sherman Avenue
Takoma Park, Maryland 20912
13 December 2003

Ms. Gwen Wright, Supervisor
Historic Preservation Office
Maryland - National Capital Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Re: Emergency Garage Demolition
8 Sherman Avenue, Takoma Park, MD

Dear Ms. Wright:

In response to our conversation earlier this week regarding the garage at 8 Sherman Avenue, I am sending this letter with the attached photographs for emergency consideration by the Historic Preservation Commission at its meeting on Wednesday, December 17, 2003.

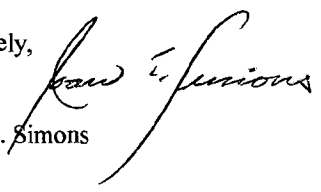
The structure is in imminent danger of complete collapse and poses a safety hazard; therefore, it is requested that the HPC approve its immediate demolition. As the attached photos indicate, the rear, floor and roof have collapsed. The two sides have slipped from the block base and have partially collapsed. They are tied to a tree with a come-along to prevent a fall into the adjacent property. The front facade is listing and is cracked.

To my knowledge, the two-car garage was built in 1928 (assessment data 1923) at the same time as the arts and crafts bungalow. The building consists of a cast stone block base about five and one-half feet high at the rear with a dirt floor. The exterior of the principle level was painted stucco to match the house with wood trim and metal cap. There were two groups of three wood doors each with four lites at the front facing Sherman Avenue. There were two six-over-six wood double-hung windows at the rear. The side facades were blank. The original roof was a flat bituminous one with a wood beadboard base. The structure consisted of wood floors, joists and roof beams with one central 6"x6" wood post. On the interior, the walls consisted of exposed studs and horizontal beadboard. Metal lath and stucco were attached to the beadboard to form the exterior walls.

My husband Albert Nunez and I hope to retain the foundation so that a new structure can be built on the original footprint. If possible, we also want to reconstruct the front facade reusing the six doors and the blank side which is visible from Carroll and Sherman avenues. Some modifications will be made to the other two facades and the use will change; however, the intention is to make the structure appear as it has over the years from the public rights-of-way. *This construction would be subject to a future HAWP.*

Thank you for a prompt response to this matter of safety.

Sincerely,


Joan E. Simons

Attachments: Photos

List of Adjacent and Confronting Property Owners

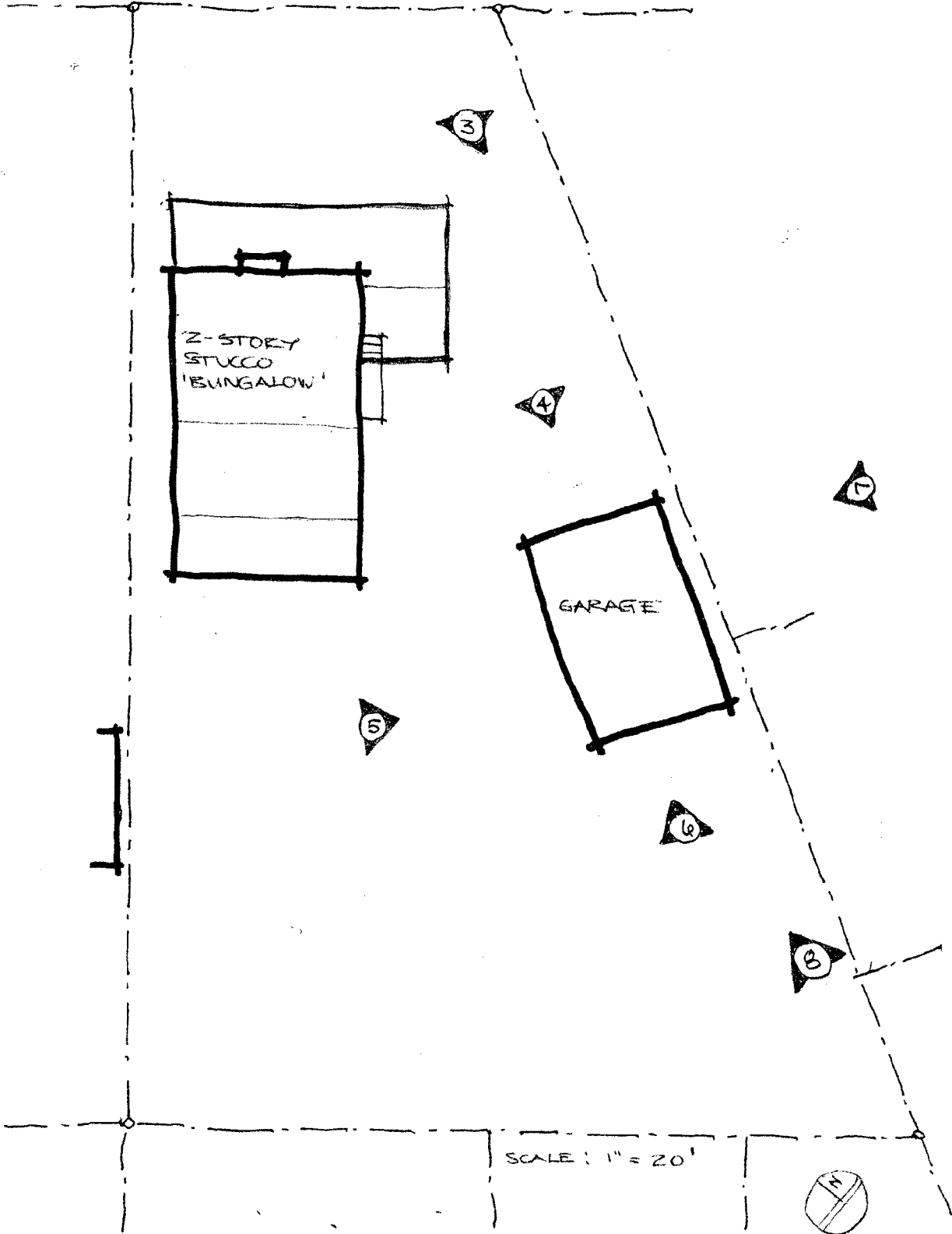
cc. Linda S. Perlman

**1928 (ASSESSMENT DATA 1923) TWO-CAR GARAGE
8 SHERMAN AVENUE, TAKOMA PARK, MARYLAND**

PHOTOS
DECEMBER 12, 2003

2

1



SCALE : 1" = 20'





① HOUSE AND GARAGE FROM ACROSS SHERMAN AVENUE NEAR CARROLL AVENUE



② N/NE FRONT FACADE OF HOUSE AND TWO-CAR GARAGE



3

N/NE FRONT FACADE OF TWO-CAR GARAGE



4

N/NE FRONT FACADE OF TWO-CAR GARAGE



5

W/NW SIDE OF TWO-CAR GARAGE



6

S/SW REAR OF TWO-CAR GARAGE



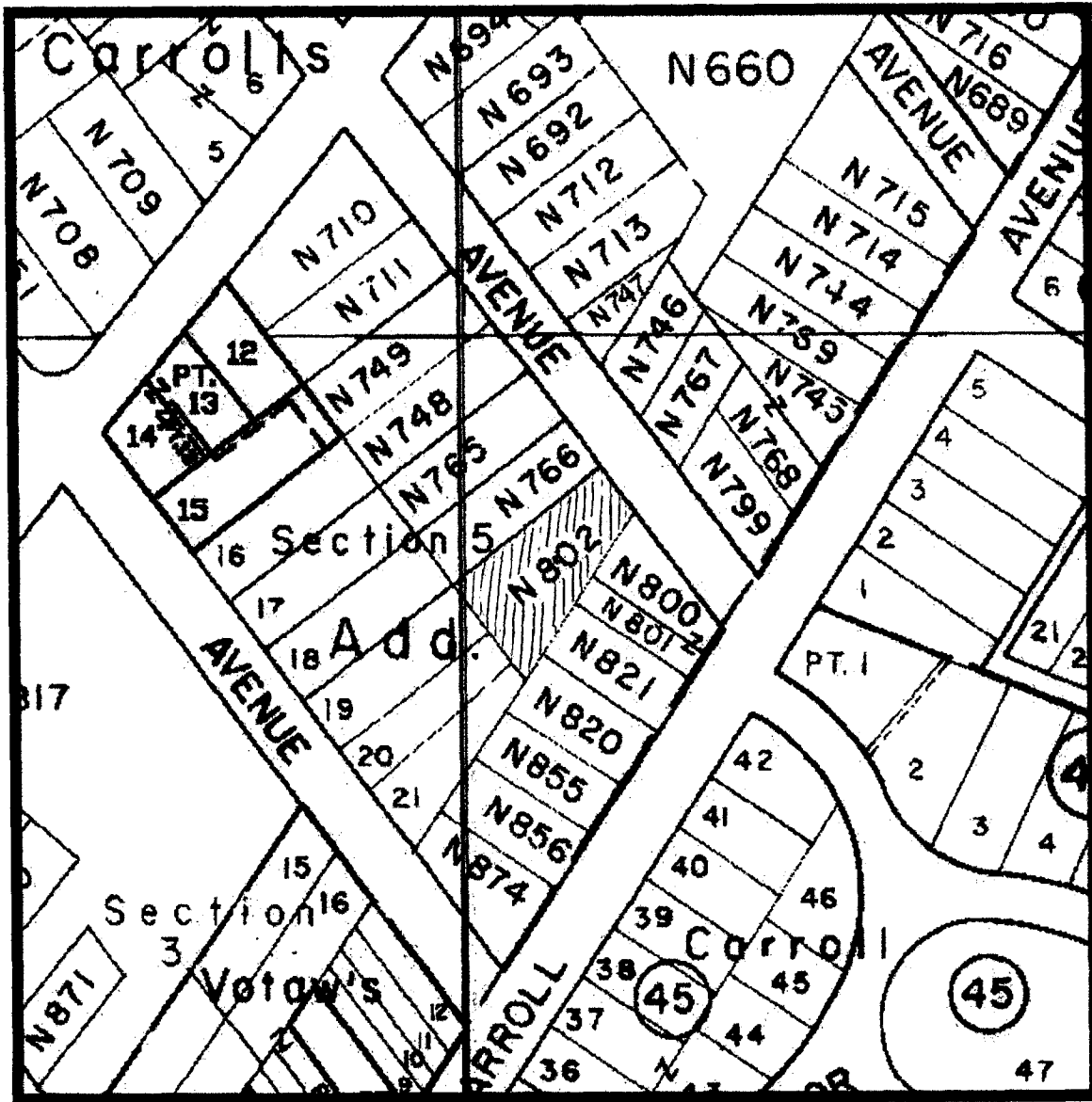
⑦

E/SE SIDE OF TWO-CAR GARAGE



⑧

VIEW OF THE HOUSE THROUGH THE GARAGE CHAOS FROM THE REAR OF THE GARDEN



Albert Nunez, Jr. and Joan E. Simons
 8 Sherman Avenue
 Takoma Park, MD 20912 (Parcel N802)

**LIST OF ADJACENT AND CONFRONTING PROPERTY OWNERS FOR
8 SHERMAN AVENUE
TAKOMA PARK, MD 20912 (PARCEL N802)**

HARRY TR HAYMAN
11444 OAK LEAF ROAD
SILVER SPRING, MD 20901

7348 CARROLL AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01078548
JN52 N800 & N801

RAYMOND M. MCGUIRE
7344 CARROLL AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01072085
JN52 N821

KATHLEEN F. MCDONALD
7342 CARROLL AVENUE
TAKOMA PARK, MD 20912-4516

District - 13 Account Number - 01075534
JN52 N820

NANCY J. RICKS
5 LEE AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01074995
JN52 21

KATHLEEN J. GREEN
7 LEE AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01076711
JN52 20

BRIAN D. MAHAN, ET AL
9 LEE AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01070007
JN52 19

CRISPIN D. & L. B. FRANCISCO
2661 EVERGREEN ROAD
ODENTON, MD 21113

11 LEE AVENUE
TAKOMA PARK 20912

District - 13 Account Number - 01068584
JN52 18

FRANK K. & K. M. GALLANT
10 SHERMAN AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01059374
JN52 N766

**DAMON A. SILVERS &
ELISSA M. MCBRIDE**
9 SHERMAN AVENUE
TAKOMA PARK, MD 20912-5743

District - 13 Account Number - 01069874
JN52 N746

KATHLEEN R. ANDERSON
7 SHERMAN AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01062064
JN52 N767

FANCY MOSES
7400 CARROLL AVENUE
TAKOMA PARK, MD 20912

District - 13 Account Number - 01065648
JN52 N799