



2009 HWP
31/5-09A

2418 Forest Glen Rd.
Forest Glen H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 7/9/09

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 #514284

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 July 8, 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: David Brett-Major
Address: 2418 Forest Glen Road, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once 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
240.777.6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

dmbrettmajor@gmail.com
brettmajor@aol.com

Contact Person: David Brett-Major
Daytime Phone No.: 301-563-3315

Tax Account No.: 161300978326

Name of Property Owner: David Brett-Major Daytime Phone No.: 301-563-3315

Address: 2418 Forest Glen Road Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Sheds USA / HIP Sheds Phone No.: 866-616-264-0761

Contractor Registration No.: _____

Agent for Owner: ref 1016268 Daytime Phone No.: as above noted

LOCATION OF BUILDING/PREMISE

House Number: 2418 Forest Glen Road ^{S113} Street: Forest Glen Road

Town/City: Silver Spring Nearest Cross Street: Hollow Glen

Lot: _____ Block: _____ Subdivision: Forest Glen

Liber: 11842 Folio: 282 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 5,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS *NA*

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 *NA*

3A. Height _____ feet _____ 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.

David Brett-Major
Signature of owner or authorized agent

15 Jun 2009
Date

Approved: ✓ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7/9/09

Application/Permit No.: 514284 Date Filed: 6/18/09 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:

In rear of yard, area currently has no structure, rear on yard
is old vinyl shed which is in disrepair. Historic structure is
front part of house, former clergy house for St. John's
Parish.

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

Remove dilapidated shed.
install new shed, vinyl in historic with historic's correct vinyl
siding.
Anticipate positive impact in historic.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

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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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Russell Travers
2400 Forest Glen Road
Silver Spring 20910

Scott Troy
2420 Forest Glen Rd
Silver Spring MD 20910

Across St = St. John's Parish
Rectory - 10103 Georgia Ave
Silver Spring MD

CONSUMER INFORMATION NOTES:

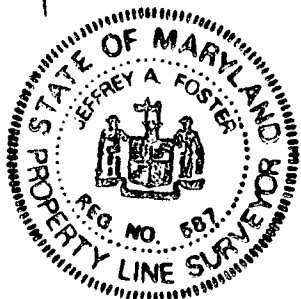
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

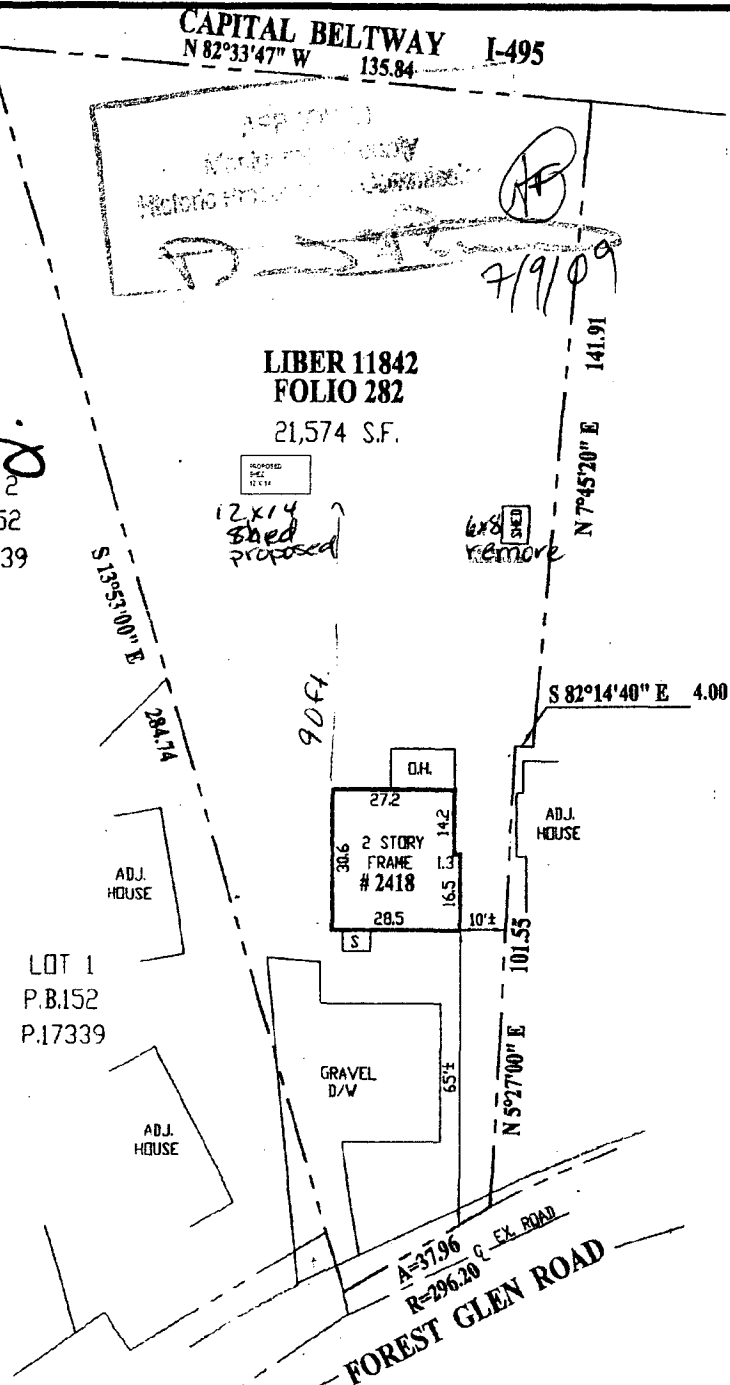
1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.
3. NO PROPERTY CORNERS CONFIRMED.

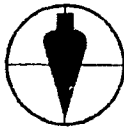
David by SPJ
SPJ

LOT 2
 P.B.152
 P.17339



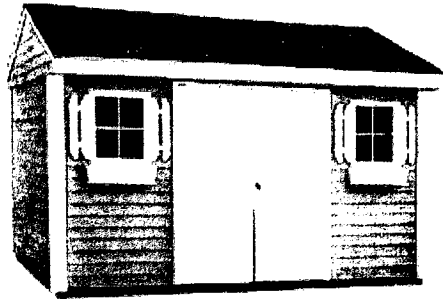
LOCATION DRAWING
W.T. SCHMIDT & L.KAESER PROPERTY
LIBER 11842 FOLIO 282
 MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE		REFERENCES		 <p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p>	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687		PLAT BK. PLAT NO. LIBER 11842 FOLIO 282			

SHEDS USA

Delivered | Built | Guaranteed



YOUR NEW SHED

Shed Siding - Vinyl [\[Edit\]](#)
 Shed Model - Classic [\[Edit\]](#)
 Shed Size - 12 ft. (W) x 14 ft. (L) [\[Edit\]](#)
 Wall height - 7 ft. [\[Edit\]](#)
 Roof Style - Extended Peak [\[Edit\]](#)
 Shingle Color - Brown [\[Edit\]](#)

UPGRADE OPTIONS

54" Wide Unbreakable Double Door
 Tough Floor Special PT Plywood Upgrade
 Ramp 4' foot long
 Gable Vents (pair)

SIDING > SHED MODEL > SIZE > ROOF STYLE > SHINGLES > UPGRADES

End

>> Update

CALL US 866-616-2685

Door Options

- 54" Wide Unbreakable Double Door

Flooring Options

- Tough Floor Special PT Plywood Upgrade 12x14

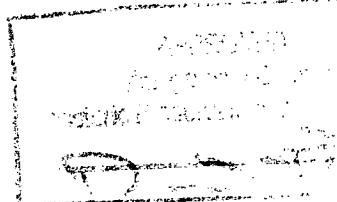
Ramp Options

- Ramp 4' foot long

Vents Options

- Gable Vents (pair)

Call Us 866-616-2685



AP

7/9/09

Shed to be removed

Brett-Major
2418 Forest Glen Rd
Silver Spring, MD 20910



New Shed Site
Wood pile will be
removed to make space
for the new shed

Brett-Major
2418 Forest Glen Rd.
Silver Spring, MD 20910



 **Update**

[Home](#) | [Shed Products](#) | [Shed Testimonials](#) | [Shed Photo Gallery](#) | [Contact Us](#)

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www.shedsusa.com

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2418 Forest Glen Road, Silver Spring	Meeting Date:	7/8/09
Resource:	Contributing Resource Forest Glen Historic District	Report Date:	7/1/09
Applicant:	David Brett-Major	Public Notice:	6/24/09
Review:	HAWP	Tax Credit:	No
Case Number:	31/8-09A	Staff:	Anne Fothergill
Proposal:	Shed replacement		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

The condition of approval is:

1. The siding material will not be vinyl but will be wood or cement fiberboard; final material selection to be reviewed and approved at the staff level.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Forest Glen Historic District
STYLE: Colonial Revival
DATE: 1913

PROPOSAL

The applicant is proposing to remove the existing non-historic shed and install a new 12' x 14' shed with vinyl siding located 90 feet behind the house.

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 **with one condition listed on page one** 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.



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DPS - #8

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SITE

Contractor Registration No.: _____

Agent for Owner: raf 1016268 Daytime Phone No.: as above noted

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[Signature]
Signature of owner or authorized agent

18 Jun 2009
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 514284 Date Filed: 6/18/09 Date Issued: _____

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2400 Forest Glen Road
Silver Spring 20910

Seth Troy
2420 Forest Glen Rd
Silver Spring, MD 20910

Across St = St. John's Parish
Rectory - 10103 Georgia Ave
Silver Spring, MD

4

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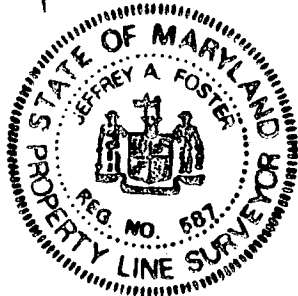
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2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.
3. NO PROPERTY CORNERS CONFIRMED.

Revised by S.P.J.
S.P.J.

LOT 2
 P.B.152
 P.17339

LOT 1
 P.B.152
 P.17339



LOCATION DRAWING

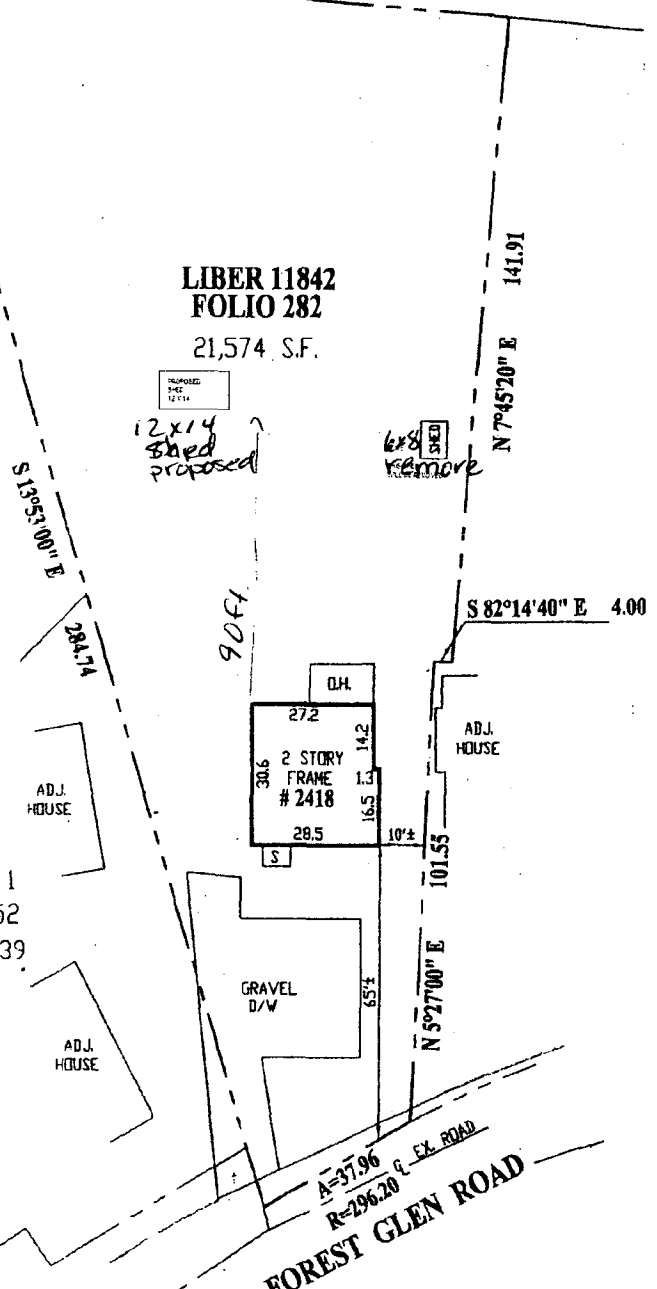
W.T. SCHMIDT & L.KAESER PROPERTY
LIBER 11842 FOLIO 282
 MONTGOMERY COUNTY, MARYLAND

CAPITAL BELTWAY I-495
 N 82°33'47" W 135.84

**LIBER 11842
 FOLIO 282**
 21,574 S.F.

12x14 Shed proposed

6x8 shed remove



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK.	
PLAT NO.	
LIBER	11842
FOLIO	282



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 218
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS	SCALE: 1" = 40'
WALL CHECK:	DRAWN BY: E.M.G.
HSE. LOC.: 12-15-00	JOB NO.: 2000-5393

We respectfully request that the Historic Preservation Commission grant a permit for the replacement of a small garden shed at 2418 Forest Glen Road in Silver Spring. We spent a great deal of time considering the best materials for the shed, and the optimal location for its placement, and feel the character of the shed is in keeping with the property and is similar to other structures in the neighborhood.

SELECTION OF MATERIALS

The selection of synthetic siding for our shed was made because of its durability, its resistance to rodents and woodboring insects, and its ability to withstand extreme moisture.

Our property has heavy vegetation, and although we are delighted to have so much green space, it is not without drawbacks. The site remains very moist throughout the year. Furthermore, because of the wildlife and vegetation, our yard is attractive to rodents and woodboring insects. Since we moved into the house seven years ago, a wooden deck rotted from moisture and the supports broke at ground level, the creosote-soaked wooden railroad ties which served as landscape steps became infested with insects (including termites). Seeing a termite swarm one spring frightened us into taking many measures to protect the integrity of our little wooden house.

Other materials were investigated, but their inferior ability to withstand the particular conditions of this site made them less desirable.

The siding options for garden sheds are limited. Options include aluminum, vinyl, cedar, and pine.

We considered cedar as a siding option; however, cedar swells in humidity, cracks, and eventually allows pest infestation. Pine does not survive the moisture, insects, and rodents. Even with regular painting and insecticide application, it has been our experience that wooden structures do not withstand the particular conditions of our area for very long.

Cement fiber siding was investigated as an option. Commercial outlets do not carry this option for small garden sheds, this material is not available through commercial outlets. It is notoriously difficult to work with, and so is more common on large structures such as houses and large garages, not small garden sheds.

Of the available options for siding, vinyl was selected as the most durable and aesthetically pleasing material.

AESTHETICS

The style of shed we chose has a clean look with two windows and a shingled roof. Although the structure is utilitarian in function, its external features are attractive and fit with the style of the property.

CONGRUENCE WITH SIMILAR NEIGHBORHOOD STRUCTURES

We inspected other houses in the neighborhood for outbuildings. Many houses have garages with a similar look and are constructed using synthetic siding. The

neighboring house has a potting shed, but it is older and not congruent with the style of new sheds in the neighborhood.

COMPATIBILITY WITH PURPOSE AND USE OF THE BUILDING

This is a small garden shed which will replace the current garden shed. We are replacing a vinyl garden shed with a newer, more attractive vinyl garden shed.

The shed will be located 90 feet from the house. It will not be attached to the house.

The shed is designed to be a temporary structure. We do not plan to pour a concrete pad, there will be no electricity supplying the shed, and no plumbing is involved.

We desire the structure to be aesthetically pleasing; however, our personal preference for materials is relaxed in favor of durability of the structure and consequently its ability to protect the house from rodent and insect infestation.

SITE SELECTION

The location for the shed was selected because it was the site of another structure. Remains of a previous structure include a gravel pad lined with railroad ties (which are rotten and will be removed). No vegetation grows on the gravel pad, and the depth of the gravel is such that removal is not practical.

We appreciate your consideration of this petition to replace our current garden shed. Our property has unique qualities that we considered in making our decision. We hope this letter elucidates our decision regarding choice of materials and location.

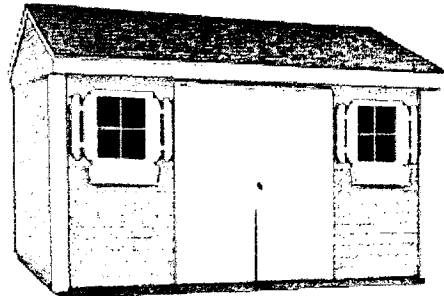
Sincerely,
Sherry and David Brett-Major

2418 Forest Glen Rd.
Silver Spring, MD 20910

SHEDS USA

Delivered Built Guaranteed

QUESTIONS?
ASK US ONLINE!



YOUR NEW SHED

Shed Siding - Vinyl [\[Edit\]](#)
 Shed Model - Classic [\[Edit\]](#)
 Shed Size - 12 ft. (W) x 14 ft. (L) [\[Edit\]](#)
 Wall height - 7 ft. [\[Edit\]](#)
 Roof Style - Extended Peak [\[Edit\]](#)
 Shingle Color - Brown [\[Edit\]](#)

UPGRADE OPTIONS
 54" Wide Unbreakable Double Door
 Tough Floor Special PT Plywood Upgrade
 Ramp 4' foot long
 Gable Vents (pair)

SIDING > SHED MODEL > SIZE > ROOF STYLE > SHINGLES > UPGRADES

End

Update

CALL US 866-616-2685

Door Options

- 54" Wide Unbreakable Double Door

Flooring Options

- Tough Floor Special PT Plywood Upgrade 12x14

Ramp Options

- Ramp 4' foot long

Vents Options

- Gable Vents (pair)

Call Us 866-616-2685

Shed to be removed

Brett-Major
2418 Forest Glen Rd
Silver Spring, MD 20910



New Shed Site
Wood pile will be
removed to make space
for the new shed

Brett-Major
2418 Forest Glen Rd.
Silver Spring, MD 20910





