

10549 St. Paul Street, Kensington
(HPC Case # 316-10 E)
Kensington Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: September 23, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #548353; alterations to foundation and installation of areaway

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the September 22, 2010 meeting:

1. *The applicant will install a brick veneer on the above grade sections of the foundation. The proposed brick veneer will be installed in accordance with the HPC approved plans.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Amy Lindsey

Address: 10549 St. Paul Street, Kensington

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 complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
246-777-6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: DAVID MERRICK
Daytime Phone No.: 301-946-2356

Tax Account No.: _____
Name of Property Owner: AMY LINDSEY Daytime Phone No.: 301-379-6216
Address: 10549 ST PAUL ST KENSINGTON MD 20895
Street Number City State Zip Code
Contractor: MERRICK DESIGN & BUILD INC Phone No.: 301-946-2356
Contractor Registration No.: MHIC 38984
Agent for Owner: DAVID MERRICK Daytime Phone No.: 301-448-0280

LOCATION OF BUILDING/PREMISE
House Number: 10549 ST PAUL ST Street _____
Town/City: KENSINGTON Nearest Cross Street: PLYERS MILL RD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: FOUNDATION
1B. Construction cost estimate: \$ 50,000
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 _____ 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 Merrick Signature of owner or authorized agent 9/2/10 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/23/10
Application/Permit No.: _____ 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:

ORIGINAL ST PAUL CHURCH BUILT 1888

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

NO CHANGES TO ARCHITECTURAL DETAILS

NEW FOUNDATION

NEW EGRESS STAIRWELL

NEW FINISHED BASEMENT

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 effected 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).

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 MARLING LABELS.

Historic Area Work Permit Application

Project Info:
Amy Lindsey
 10549 St Paul St
 Kensington, MD
 20895

Merrick Design and Build Inc
 3923 Plyers Mill Road
 Kensington, MD 20895
 301-946-2356
 301-946-2898 FAX
 dmerrick@mdbi.us
 License Info
 MD MHIC 38984
 DC 253 21854-50004406

Issue Dates
 Preliminary
 Existing 8/31/10
 HWAP 9/7/10

Printed 9/23/2010

Sheet
A 1



Rear Elevation
 A later addition is constructed on a brick foundation, exposure of the brick ranges from 30" to 40" in height.

APPROVED
 Montgomery County
 Historic Preservation Commission
 9/23/10



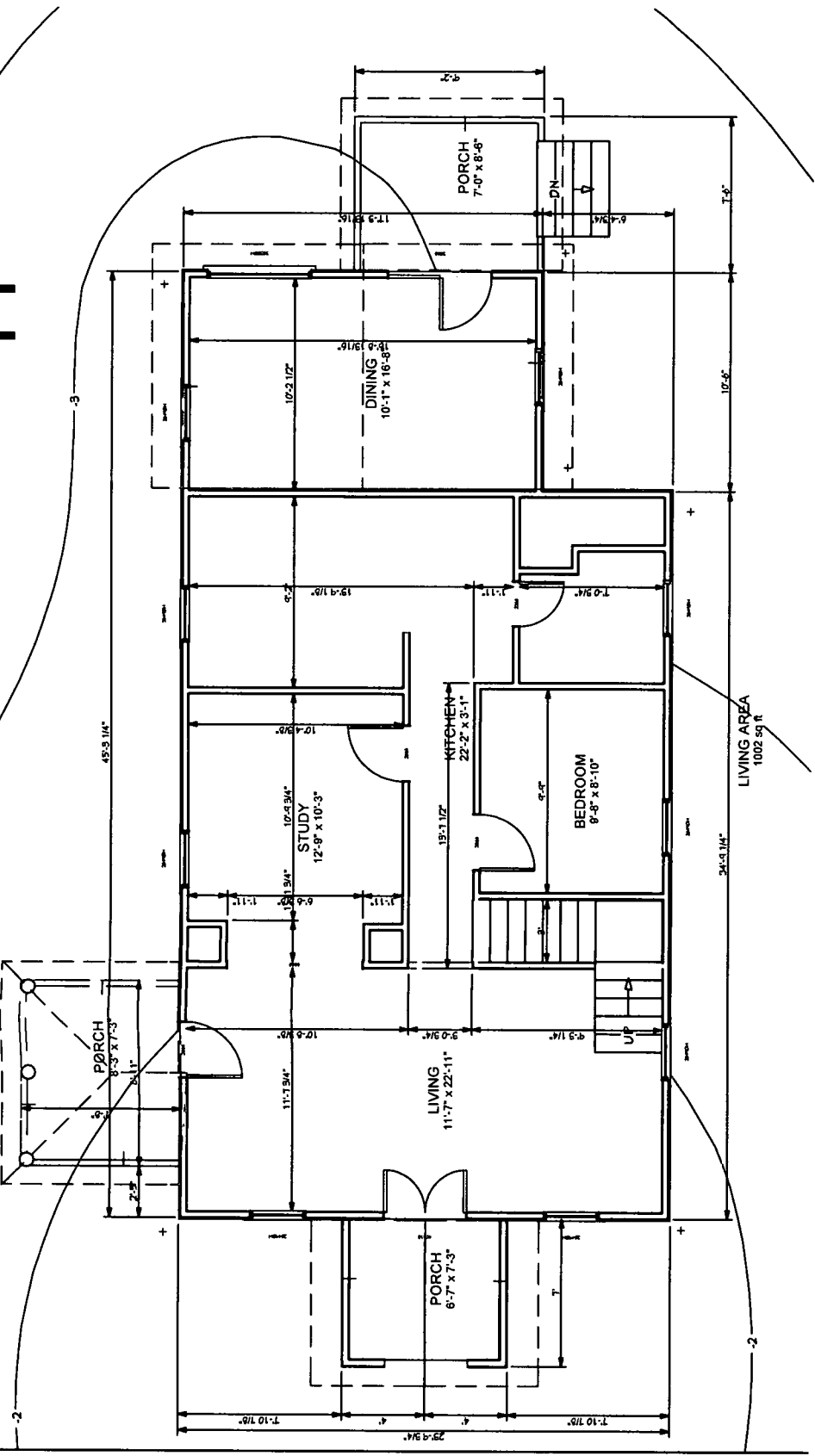
Foundation
 The original foundation is built of local rubble stone, mostly quartzite with very large mortar joints. Exposure ranges from 6" to 20". There is no footing and the foundation does not go down to current frost level protection requirements.



Project Description
 Replace the existing foundation with a new foundation. No changes will be made to the wood frame structure, trim or other architectural details.

Historic Description
 The original structure was built in 1888 as the original St Pauls UM Church and served in that function until 1930.

Front Elevation
 The exposed Front Porch foundation is brick, exposure of the stone foundation behind the landscaping is about 10". The front Elevation is the only side of the structure visible from the street.



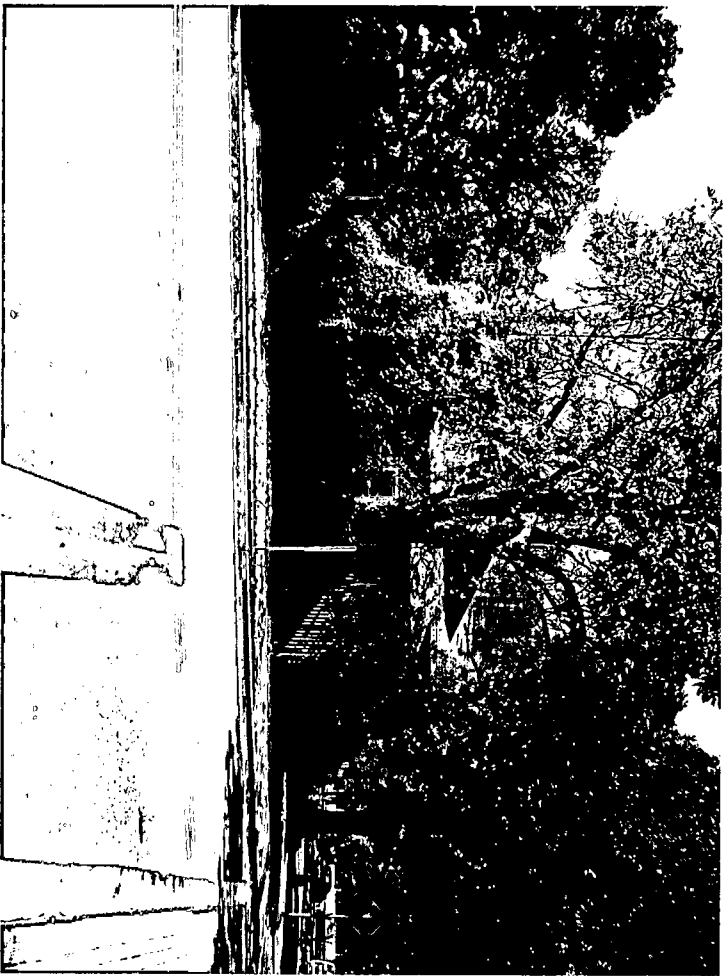
Design plans are provided for the use of our customers or their agents in the completion of this project only. Plans remain the property of Merrick Design and Build Inc. and can not be used without permission of Merrick.

C:\Merrick Plan Files\Lindsey Bsmnt\Lindsey Layout 11 x 17 layout



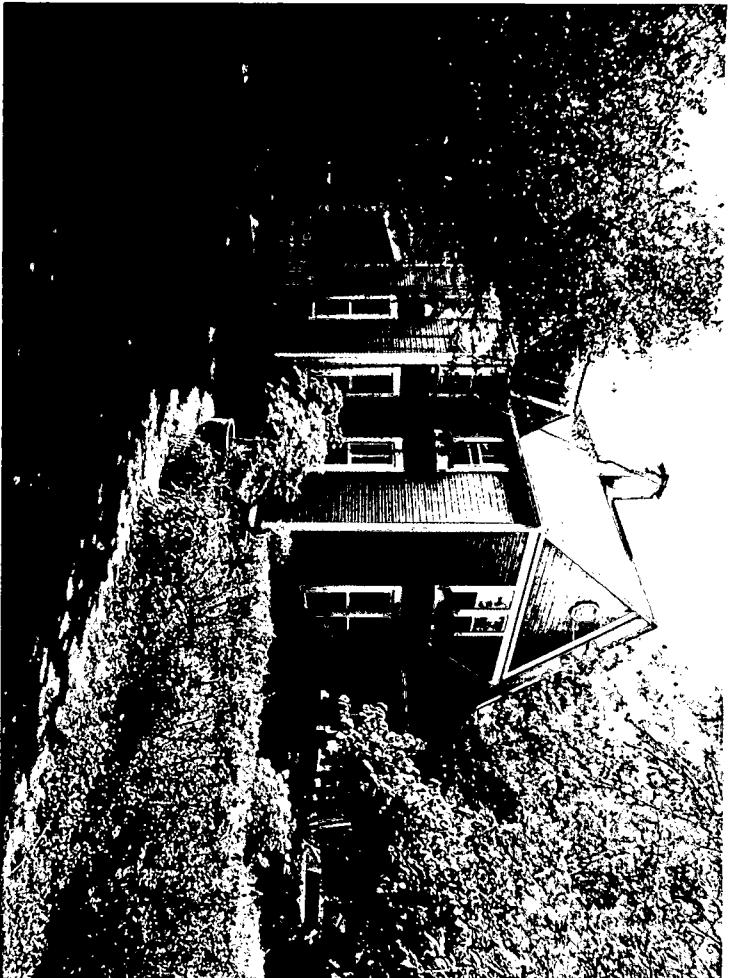
View from Right Side

A large hedge separates the properties and conceals most of the Right Side Elevation from the street view.



View from Left Side

A stockade fence along busy Plyers Mill Road blocks most of the view, the foundation is not seen at all.



House on Right Side - 10547 St Paul

Similar era and construction, this house has a brick foundation



View from Rear

The rear yard is adjacent to a small park owner by the Town of Kensington, an accessory structure and shrubbery block the rear view.

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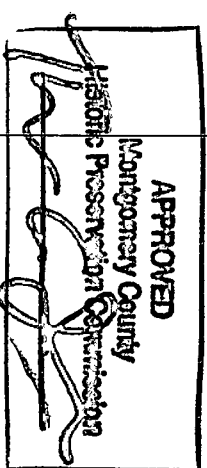
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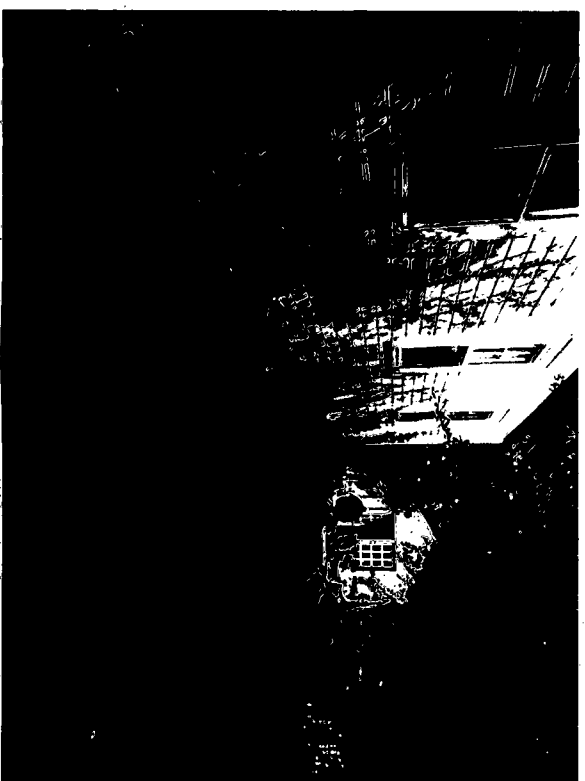
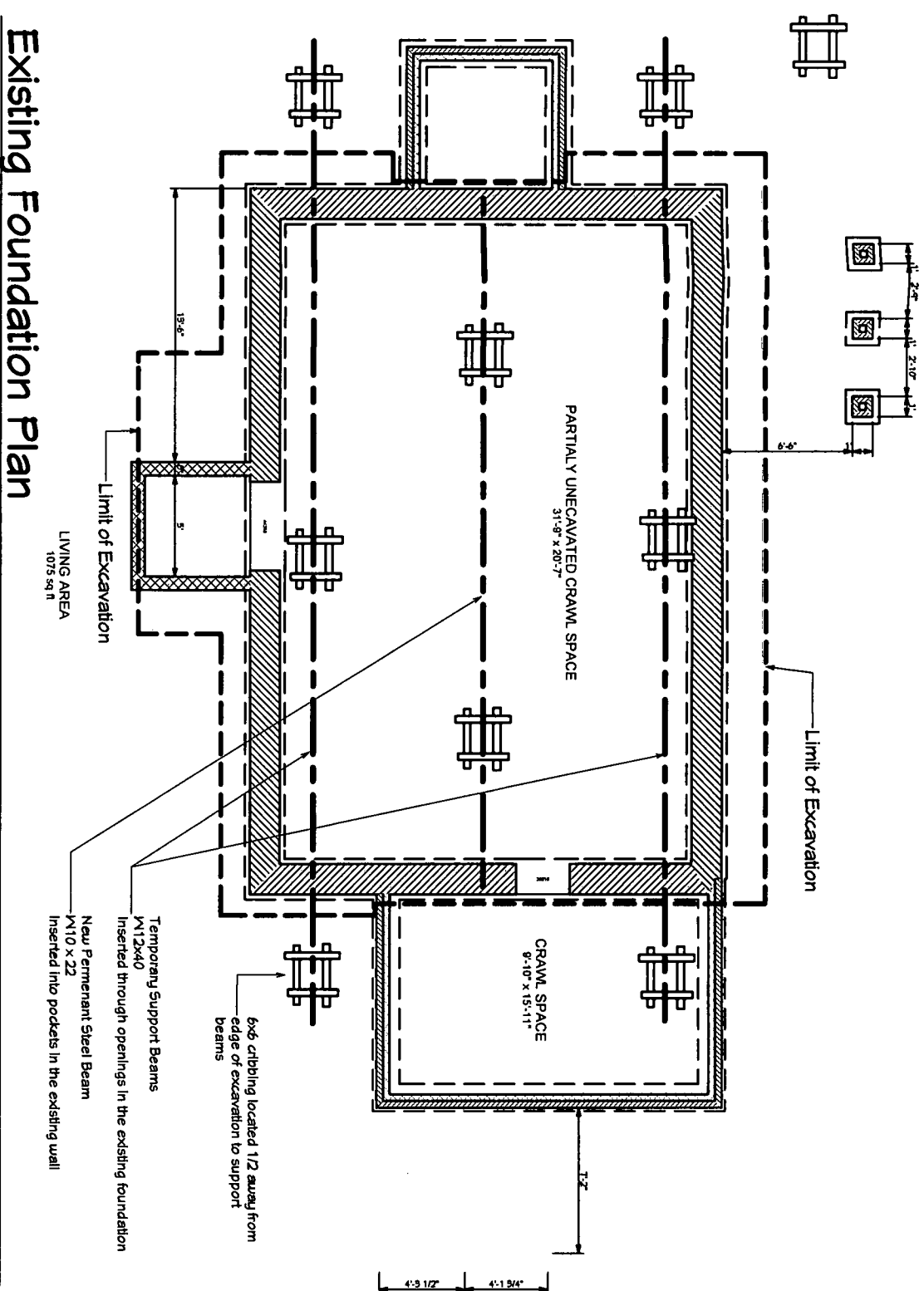
Crawl Space

Space was excavated for mechanical equipment, the soil is being eroded due to moisture coming in from the foundation.



Crawl Space

Mud slides are a constant problem in the crawlspace.

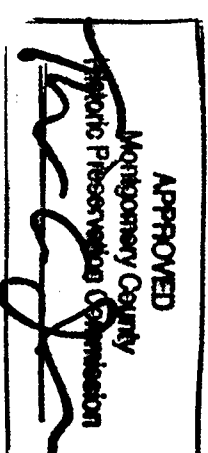


Right Side Yard

Bulkhead door provides access to the crawlspace, the foundation for this bulkhead is constructed of brick.

Work Plan

The existing foundation will be temporarily supported on steel beams and cribbing. The existing foundation will be removed, the new basement will be excavated, new footings and foundation walls will be constructed, landscaping will be restored.



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Foundation Construction Details and Materials

The existing foundation wall is rubble stone constructed with a variety of local stone, mostly quartzite with very large mortar joints. Quartzite is a poor material for foundation wall construction. The new wall will be 10" CMU below grade with 4" veneer and 6" CMU above grade.

The addition on the rear and the front stoop of this house have brick foundations. The existing bulkhead has a brick foundation and these bricks can be salvaged.

The house next door has a brick foundation.

Proposed Foundation Option 1

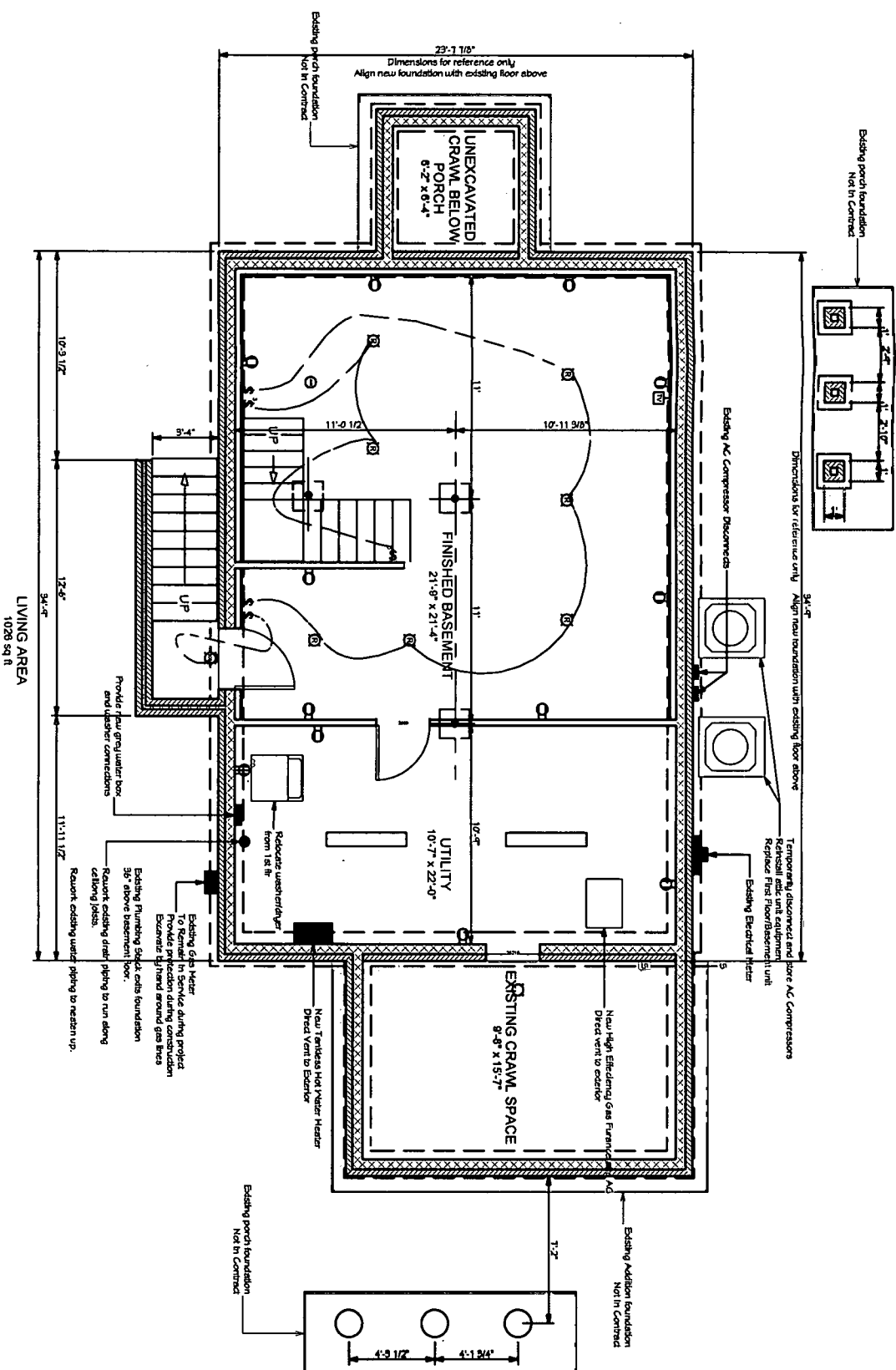
The new 4" veneer will be constructed of the old red brick salvaged from the bulkhead foundation, this will provide a continuous foundation material for the structure and match the other houses on the street.

Proposed Option 2

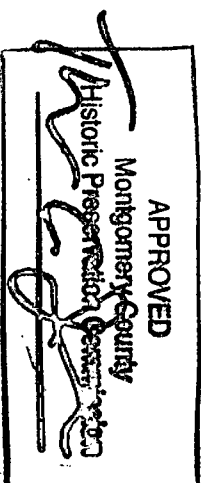
The new 4" veneer will be constructed of salvaged stone from the original foundation. Quartzite does not split into pieces that can be used in a veneer wall, it just breaks apart into smaller rocks. If we use the original material to build our new wall the stone work will have lots of small rocks and large mortar joints.

Almost none of the foundation is visible from the front and sides, the a larger exposure in the rear is already brick. A brick veneer is the best selection structurally and will provide a nicer looking wall with a continuous foundation material and will be built from material salvaged from the original structure.

Proposed Basement Plan



Scale 1/8" = 1' - 0"



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1054q St Paul St
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548353

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10549 Saint Paul Street, Kensington	Meeting Date:	9/22/10
Resource:	Primary-One (Outstanding) Resource Kensington Historic District	Report Date:	9/20/10
Applicant:	Amy Lindsey	Public Notice:	9/20/10
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/6-10E	Staff:	Josh Silver
Proposal:	Alterations to foundation and installation of areaway		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-One (**Outstanding**) Resource within the Kensington Historic District
STYLE: Stick
DATE: 1885 and 1924

PROPOSAL

The applicant is proposing to temporarily support the existing foundation in order to excavate the basement and install new footings. The existing rubble stone (quartzite) foundation will be replaced with a 10" thick CMU wall below grade. The proposed wall be 6" thick above grade and contain a 4" thick brick veneer.

The proposed work also includes the installation of a below grade areaway on the right side elevation.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A

- (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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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246-777-6370

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HISTORIC PRESERVATION COMMISSION
301/563-3400

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Daytime Phone No.: 301-946-2356

Tax Account No.: _____

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Street Number City Street Zip Code

Contractor: MERRICK DESIGN & BUILD INC Phone No.: 301-946-2356

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Agent for Owner: DAVID MERRICK Daytime Phone No.: 301-448-0280

LOCATION OF BUILDING/PREMISE

House Number: 10549 ST PAUL ST Street

Town/City: KENSINGTON Nearest Cross Street: PLYERS MILL RD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input 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 checked="" type="checkbox"/> Other: <u>FOUNDATION</u> | | | |

1B. Construction cost estimate: \$ 50,000

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: _____

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3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

[Signature]
Signature of owner or authorized agent

9/2/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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

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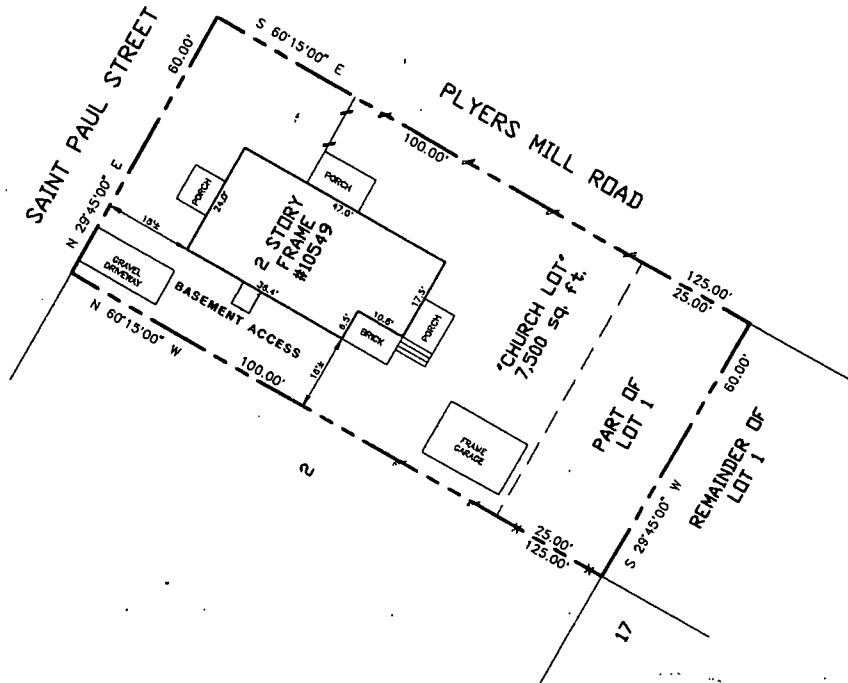
HAWP Application: Mailing Addresses for Notifying
[Owner, Owners Agent and Confronting Property Owners]

Owner's mailing address: Amy Lindsey 10549 St Paul St Kensington, MD 20895	Owner's Agent's mailing address: David Merrick Merrick Design & Build 3923 Plyers Mill RD Kensington, MD 20895
Adjacent and confronting Property Owners mailing address	
Mark Wilson 10547 St Paul St Kensington, MD 20895	Across Street –Front St. Paul's Park Town of Kensington
Reed & Judith Shnider 10600 St Paul St Kensington, MD 20895	Rear Yard Park Town of Kensington
Daniel & Mary Cipolar 10601 St Paul St Kensington, MD 20895	

HOUSE LOCATION

REVISED PLOT OF
W.H. WHEATLEYS SUBDIVISION OF
 PART OF
 'JOSEPHS PARK'
 CHURCH LOT & PART OF LOT 1
 MONTGOMERY COUNTY, MARYLAND

NORTH



PROPERTY ADDRESS: 10549 SAINT PAUL STREET

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200C AS REVISED 08-05-1991.

CERTIFICATE
 I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

DAVID R. GARDY
 DAVID R. GARDY
 Reg. LAND SURVEYOR, VA. NO.1751 & MD. NO.388

REFERENCES	
PLAT BK.	B
PLAT NO.	1
LIBER	
FOLIO	

CMS
 CENTRAL MARYLAND SURVEYORS
 4318 NORTHVIEW DRIVE (301) 262-2500 FAX (301) 262-8878 BOWIE, MD 20716

DATE:	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: JPK
HSE. LOC.: 01-04-95	JOB NO.: 3908-94
BOUNDARY:	

- NOTES: 1) This location for title purposes only, no title report furnished, not to be used for determining property lines, building fences or other improvements.
 2) Property corner markers NOT found, or guaranteed by this location.
 3) B.R.L. information, if shown was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
 4) Building line and/or Flood Zone information is subject to the interpretation of the originator.
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.

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6

Historic Area Work Permit Application

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 Kensington, MD 20895

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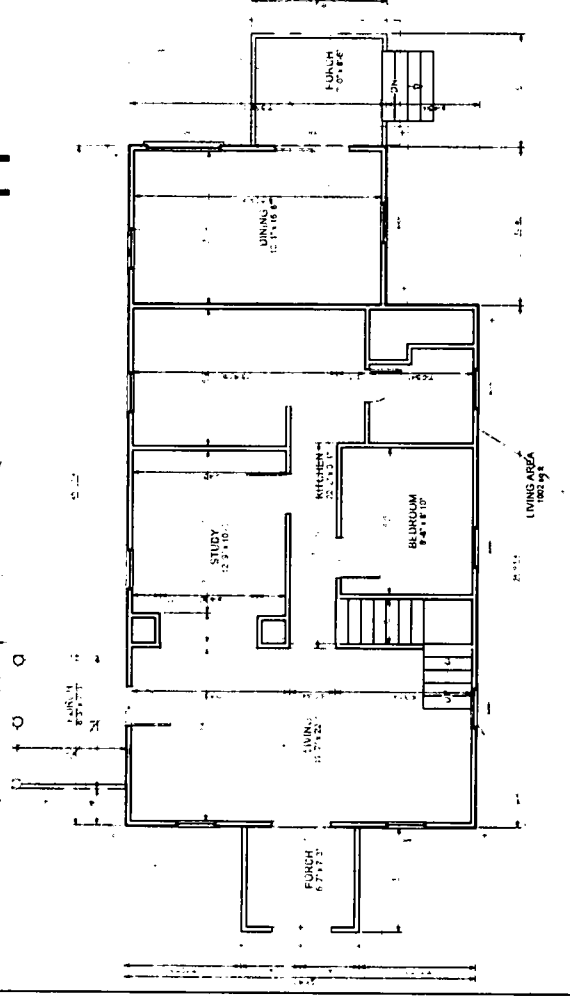
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A 1



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Foundation
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301-946-2356
301-946-2898 FAX
dmerrick@mdbi.us

License Info
MD MHIC 38984
DC 253 21854
50004406

Issue Dates
Preliminary
Existing 8/31/10
HWAP 9/7/10

Printed 9/7/2010

Sheet

A 2



House on Right Side - 10547 St Paul

Similar era and construction, this house has a brick foundation



View from Rear

The rear yard is adjacent to a small park owner by the Town of Kensington, an accessory structure and shrubbery block the rear view.



View from Right Side

A large hedge separates the properties and conceals most of the Right Side Elevation from the street view.



View from Left Side

A stockade fence along busy Plyers Mill Road blocks most of the view, the foundation is not seen at all.

Project Info.
Amy Lindsey
 10549 St Paul St
 Kensington, MD
 20895

Merrick Design and Build Inc

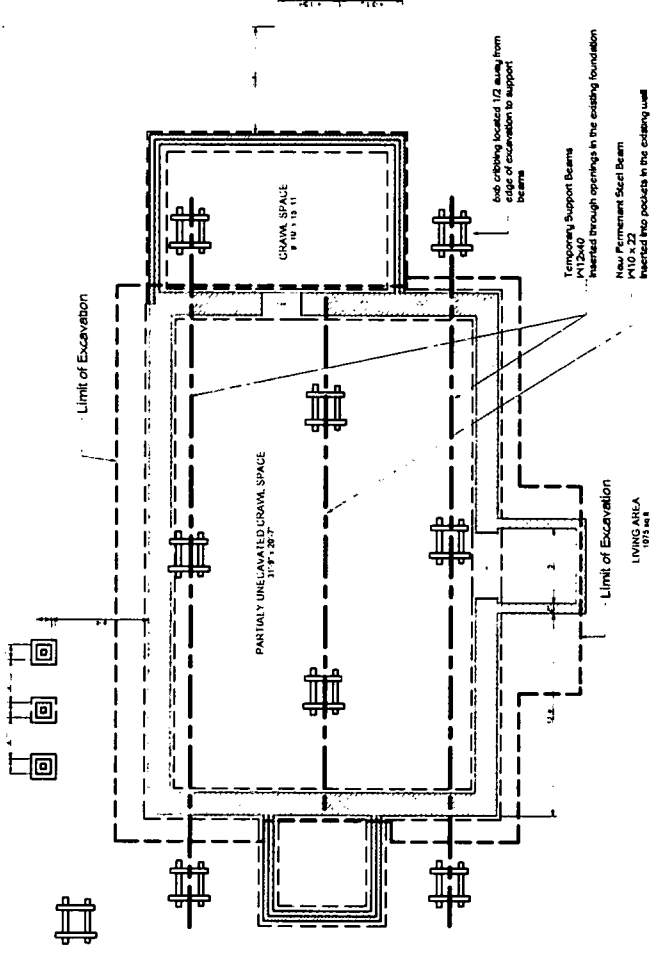
3923 Plyers Mill Road
 Kensington, MD 20895
 301-946-2356
 301-946-2898 FAX
 dmerrick@mdbi.us
 License Info
 MD MHIC 38984
 DC 253 21854
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A 3

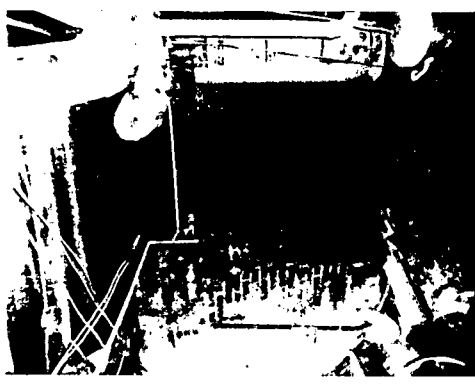


Work Plan
 The existing foundation will be temporarily supported on steel beams and cribbing. The existing foundation will be removed, the new basement will be excavated, new footings and foundation walls will be constructed, landscaping will be restored.

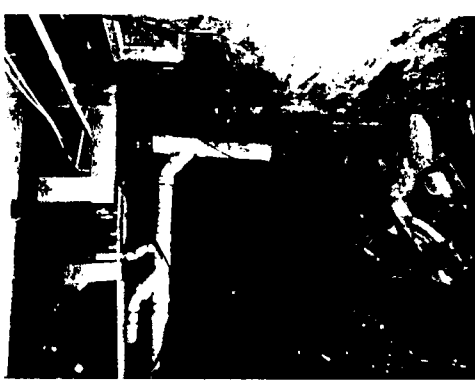
Existing Foundation Plan



Right Side Yard
 Bulkhead door provides access to the crawl space, the foundation for this bulkhead is constructed of brick.



Crawl Space
 Space was excavated for mechanical equipment, the soil is being eroded due to moisture coming in from the foundation.



Crawl Space
 Mud slides are a constant problem in the crawl space.

Foundation Construction Details and Materials

The existing foundation wall is rubble stone constructed with a variety of local stone, mostly quartzite with very large mortar joints. Quartzite is a poor material for foundation wall construction. The new wall will be 10" CMU below grade with 4" veneer and 6" CMU above grade.

The addition on the rear and the front stoop of this house have brick foundations. The existing bulkhead has a brick foundation and these bricks can be salvaged.

The house next door has a brick foundation

Proposed Foundation Option 1

The new 4" veneer will be constructed of the old red brick salvaged from the bulkhead foundation, this will provide a continuous foundation material for the structure and match the other houses on the street.

Proposed Option 2

The new 4" veneer will be constructed of salvaged stone from the original foundation. Quartzite does not split into pieces that can be used in a veneer wall, it just breaks apart into smaller rocks. If we use the original material to build our new wall the stone work will have lots of small rocks and large mortar joints.

Almost none of the foundation is visible from the front and sides, the a larger exposure in the rear is already brick. A brick veneer is the best selection structurally and will provide a nicer looking wall with a continuous foundation material and will be built from material salvaged from the original structure.

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 Kensington, MD
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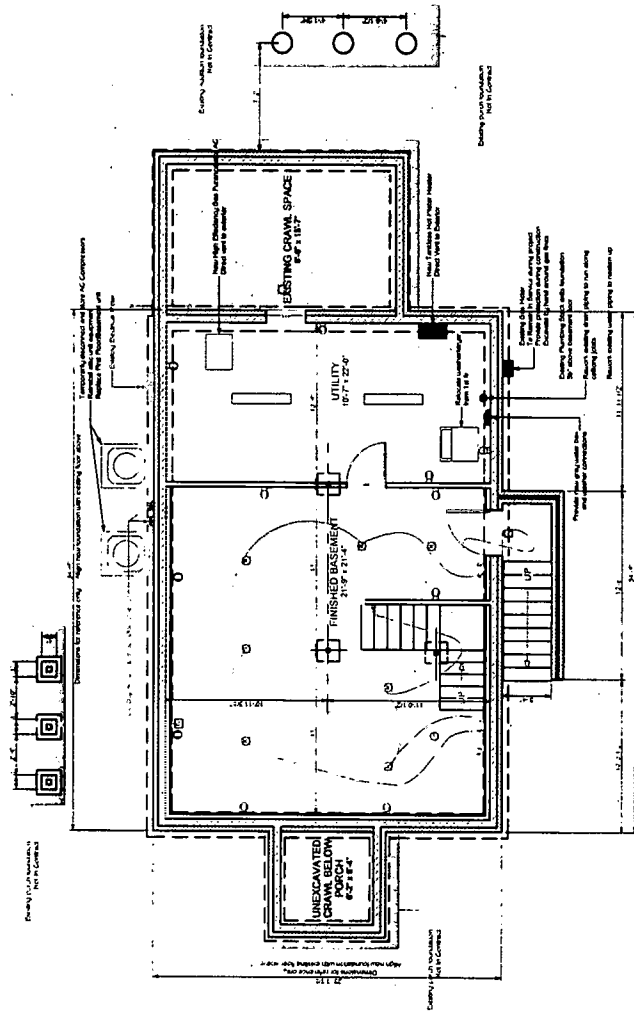
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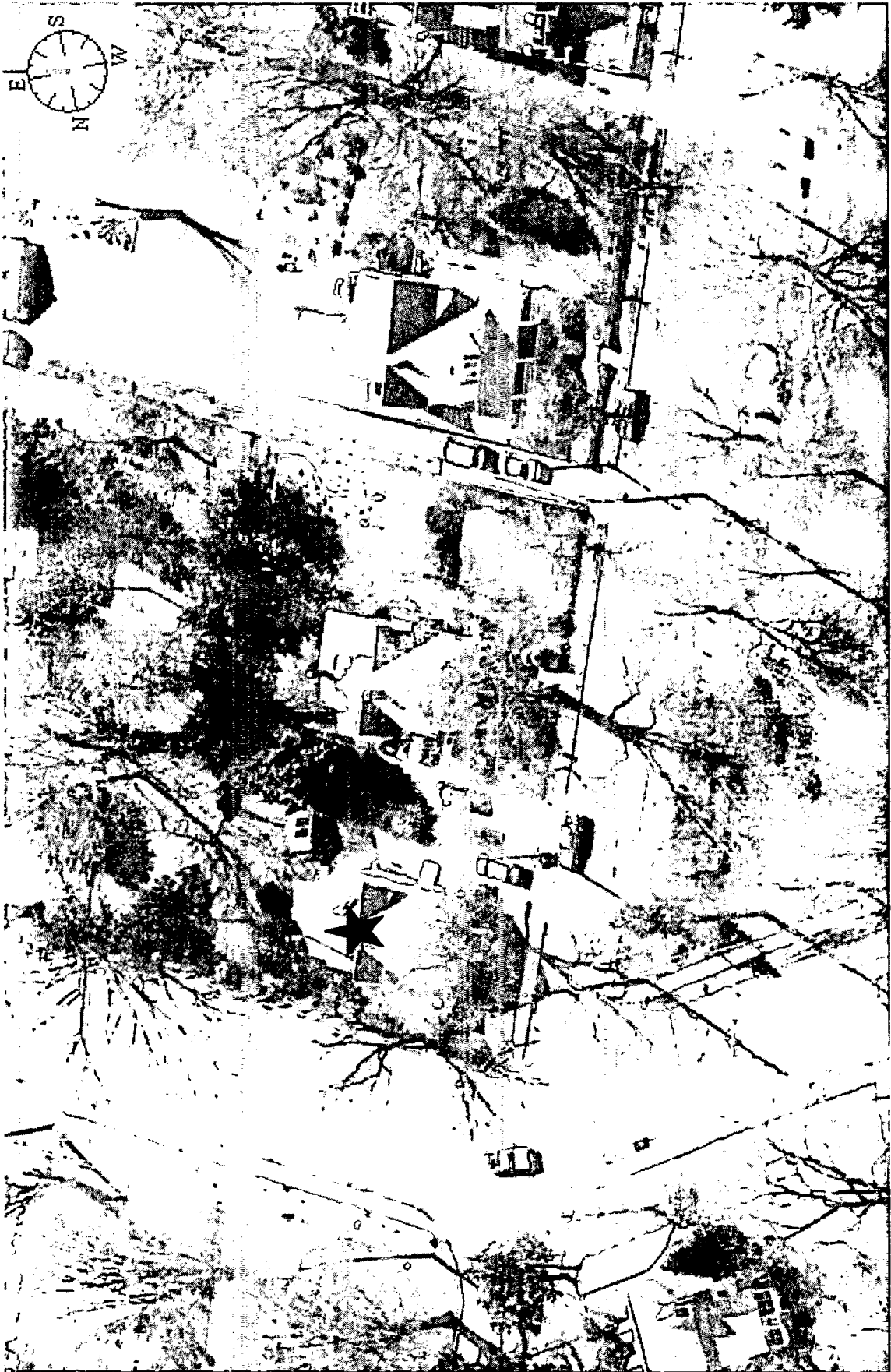
Sheet

A 4



Proposed Basement Plan

Scale 1/8" = 1' - 0"



Amy Lindsey

I acknowledge receiving notice of the September 22, 2010 public hearing of the Montgomery County Historical Preservation Commission and the proposed plans associated with the Lindsey property, 10549 Saint Paul St, Kensington, MD 20895.

Reed Shuler

signature

9/20/10

date

Name:

Address:

Amy Lindsey
10549 Saint Paul Street
Kensington, MD 20895
September 20, 2010

Dear Neighbor:

I am providing you with written notice of renovations proposed for my house. Enclosed are the plans detailing these proposed changes, which include excavation of my crawlspace area, construction of a basement, and installation of an external entrance. An application has been filed with the Montgomery County Historic Preservation Commission and a public hearing will be held this Wednesday, September 22, 2010. A copy of the agenda is included with the renovation plans. The changes to my property are prompted by issues with instability of the current cellar, exacerbated by August rains. I apologize for the short notice for the hearing but this renovation is being heard on an expedited basis, due to the emergency nature of the situation. Please feel free to attend the hearing or provide written comment on this application.

Sincerely,

Amy Lindsey

I acknowledge receiving notice of the September 22, 2010 public hearing of the Montgomery County Historical Preservation Commission and the proposed plans associated with the Lindsey property, 10549 Saint Paul St, Kensington, MD 20895.


signature

9-20-10
date

Name: THERESA A. WILSON
Address: 10547 ST. PAUL ST.
KENSINGTON, MD
20895



Amy Lindsey <amyv1066@gmail.com>

Lindsey residence HPC hearing notification


2 messages

Amy <amyv1066@gmail.com>**Wed, Sep 22, 2010 at 2:37 PM**

To: susan.engels@tok.md.gov

Susan,

Can you please send me an email that indicates that you have received these documents? Thank you,
Amy Lindsey

3 attachments **notice.docx**
17K **9-22-10AGN.pdf**
18K **I.L - 10549 Saint Paul, Kensington.pdf**
745K

Susan Engels <susan.engels@tok.md.gov>**Wed, Sep 22, 2010 at 2:46 PM**

To: Amy <amyv1066@gmail.com>

Yes, I received it.

Thank you.

From: Amy [mailto:amyv1066@gmail.com]
Sent: Wednesday, September 22, 2010 2:38 PM
To: susan.engels@tok.md.gov
Subject: Lindsey residence HPC hearing notification

Susan,

Can you please send me an email that indicates that you have received these documents? Thank you,
Amy Lindsey

Amy Lindsey
10549 Saint Paul Street
Kensington, MD 20895
September 20, 2010

Dear Neighbor:

I am providing you with written notice of renovations proposed for my house. Enclosed are the plans detailing these proposed changes, which include excavation of my crawlspace area, construction of a basement, and installation of an external entrance. An application has been filed with the Montgomery County Historic Preservation Commission and a public hearing will be held this Wednesday, September 22, 2010. A copy of the agenda is included with the renovation plans. The changes to my property are prompted by issues with instability of the current cellar, exacerbated by August rains. I apologize for the short notice for the hearing but this renovation is being heard on an expedited basis, due to the emergency nature of the situation. Please feel free to attend the hearing or provide written comment on this application.

Sincerely,

Amy Lindsey

I acknowledge receiving notice of the September 22, 2010 public hearing of the Montgomery County Historical Preservation Commission and the proposed plans associated with the Lindsey property, 10549 Saint Paul St, Kensington, MD 20895.

Pan Cypolar
signature

9/20/10
date

Name:

Address:

**3948 Washington St.
Kensington, Md. 20895**

Julie O'Malley, Chairperson
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910
May 28, 2004

re: 4010 Prospect Street, Lots 58 and 59, Kensington, Md.

Dear Chairman and Members of the Historic Preservation Commission:

We are writing to express our strongly held views on the fate of the property at 4010 Prospect Street, Lots 58 and 59, in Kensington. Development of this property will affect the character of our Historic District by virtue its high visibility at the western border and entry point into the Town and its historic district, and we believe that actions taken there should be regarded with a high level of scrutiny.

The previous owner of lots 58 and 59, Mr. Cosgrove, has twice attempted to carve out a separate, buildable lot since July 2003. At that time, he applied to the MNCPPC to subdivide lots 58 and 59 to create two new lots that would be oriented to Prospect Street instead of Summit Avenue. Lots 58 and 59 have existed as a single property since 1894, with the two 50' wide lots fronting on Summit Avenue. This layout is typical of the pattern established in the original 1894 plan for Kensington, when the Town was incorporated as a garden park suburb along a railroad line to Washington. The recently proposed subdivision, if approved, would have resulted in an attempt by Mr. Cosgrove to sandwich a new house, facing Prospect Street, between two of the oldest houses in the historic district. Twenty [20] residents signified their opposition to this proposal in the form of a letter to the MNCPPC. MNCPPC staff subsequently recommended against the proposed subdivision.

More recently, Mr. Cosgrove applied for a Historic Area Work Permit (HAWP) to demolish a two-story addition on the south side of the house. The addition, which dates back to around 1930, protrudes over the lot line onto lot 59. At the February 11, 2004 meeting of the Historic Preservation Commission, Mr. Cosgrove stated his intent to demolish this addition in order to create a buildable lot (Lot 59), which he intends to sell for potential development so that he can obtain monies to improve the remaining historic structure, which he states is near collapse. However, he acknowledged that he has no formal plans for improvement of the historic structure. It is notable that the proposed demolition of the 1930 addition would result in the removal of the only bathrooms in the house and would leave a small kitchen on the second floor. One of the Commissioners noted that, in spite of the owner's stated intent to improve the historic