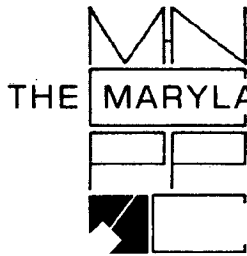


31/6-92F 10535 St. Paul Street
Kensington Historic District



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

November 9, 1992

Mr. Carey Hoobler
Ellison Corporation
10907 Jarboe Avenue
Silver Spring, MD 20910

Dear Mr. Hoobler:

I am writing in response to your submission of revised drawings of the new house to be constructed at 10535 St. Paul Street, Kensington.


In the staff's judgment, the drawings reflect both the the overall character and more specific recommendations of members of the Historic Preservation Commission. Their comments were made at the meeting of August 12, 1992, at which you received approval for the new construction, with design details delegated to staff review.

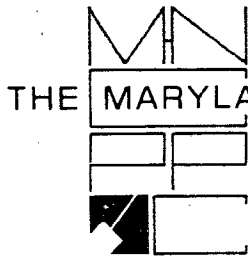
The Commission's specific comments were: changing the roof to a jerkinhead at front and rear; adding a side gable similar to that shown on the May 27, 1992, submission; wrapping the porch to the Oberon Street elevation to a point below the new gable; adding new windows to the side elevation, particularly at the first story; and substituting a square or rectangular window for the circular window. It was also understood that a masonry chimney would be built and that the clapboard would be painted.

I must reiterate one point which we discussed earlier: your use of clapboard rather than pickets on the front side of the side porch. Given the corner location and limited use of the narrow balcony, privacy cannot be considered a serious concern. If constructed as shown, the porch will appear as if it has been boarded up on the side facing St. Paul Street. Please build the porch with a uniform picket railing on all three sides.

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

Sincerely,


Nancy Witherell
Historic Preservation
Planner



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

August 14, 1992

Mr. Eugene Jurasinski
10537 St. Paul Street
Kensington, MD 20895

Dear Mr. Jurasinski:

I am responding to the August 10, 1992, letter to you from Mayor Jack Jones, copied to me. The letter was attached to a recommendation from Paul Wolfe, an arborist retained by the Town of Kensington to inspect two large Silver Maples near the sidewalk--one closer to the front path and one near the corner of Oberon Street.

Mr. Wolfe's inspection, which included boring small holes in the trunks to determine the extent of the decay, revealed that the trees exceed the threshold determined by the tree care industry to indicate a hazardous condition. In an instance where a tree in a historic district is dead or presents a hazard due to poor health and decay, a HAWP approved by the Historic Preservation Commission is not required for its removal. Therefore, you may remove the two Silver Maples without obtaining a HAWP from the HPC.

The Town of Kensington has allowed you 30 days from August 10, 1992, to have the trees removed. Accordingly, it is understood by this office that the trees will not appear on the landscaping and tree preservation plan for 10535 St. Paul Street to be submitted by you at the HPC's direction at a future meeting.

Sincerely,

Gwen L. Marcus
Historic Preservation
Coordinator

attachments

cc: Mayor Jones
Pat Weikel
Ray Shulman



August 10, 1992

Mr. Gene Jurasinski
10537 St. Paul St.
Kensington, MD 20895

Dear Gene:

I am sorry that it has taken so long to get back to you on your trees, but as you know I have been busy doing other things for the Town.

Mr. Wolfe's letter is attached and it clearly summarizes the safety hazard and liability of these trees. I know you would rather not do anything with the referenced trees, but I feel very strongly that speedy removal of these trees is necessary, therefore you must proceed immediately (within 30 days) to have these trees removed. Should you fail to comply with this request, I will instruct the Town Administrator to take immediate action to remove referenced trees and bill you accordingly.

With reference to the Historical Preservation Commission, you do not need to contact this office because I will forward a copy of this letter to them.

Please coordinate with the Town staff as to the types of trees that would be desirable for replacement.

I do hope we will continue to be neighbors and friends.

Sincerely,

Jack Jones
Mayor

encl.

cc. Gwen Marcus, HPC
Town Council



The Plant Health Specialists
**INTEGRATED
PLANT CARE**

8-7-92
7th

2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130

July 31, 1992

Ms. Pat Weikel
Town of Kensington
3710 Mitchell St.
Kensington, MD 20897

Dear Ms. Weikel,

As requested, I recently examined two large silver maples (*Acer saccharinum*) trees located in the right front of 10537 St. Paul St. in the Town of Kensington. Having completed the survey, I wish to submit my findings to you for review.

Silver maples, as a species, grow very rapidly and it is not uncommon for the trees to obtain a height of 65' within 30 years. Because they grow so rapidly, the wood is not very strong and, once a wound is made in the trunk, the tree is not strong enough to ward off the accompanying rot and decay. These invading fungi move rapidly through the heartwood and, over a period of years, compromise the structure of the tree. Consequently, silver maples are very prone to losing major limbs in wind, ice and snow storms. Until Bradford pears became popular in the late '70's, arborists received more calls following a wind, ice or heavy snow storm regarding silver maple damage than any other tree.

The silver maple closest to the sidewalk leading to the homeowners front door has a massive decayed area approximately 3-6' above grade level. When probing this area, I found the decay to be quite extensive and felt it warranted further investigation. I drilled several small holes around the circumference of the tree to determine the extent of both the decay and solid wood supporting the tree. Using engineering strength loss formulas developed for the tree care industry, I determined there was a 45% strength loss in this tree. Any figure over 30% is considered hazardous. Given the condition of the tree coupled with the 10% lean over the street, I recommend the tree be taken down immediately.

The adjacent silver maple closer to the corner of Oberon St. also has structural deficiencies. There is a major pocket of decay in the main limb that overhangs the street and the trunk is also heavily decayed at a point 10' from the ground. The extent of decay is similar to the previous tree and there is no viable reason for this tree to remain. I recommend it, too, should be removed.



Member
National
Arborist
Association

If you should have any questions regarding this report or desire additional information, please call. We look forward to being of continued service.

Sincerely,

A handwritten signature in cursive script that reads "Paul L. Wolfe, II".

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
495-4570

****WEDNESDAY****
AUGUST 12, 1992

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. **IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

- I. **HPC WORKSESSION** - 7:00 p.m. in Third Floor Conference Room
- II. **HISTORIC AREA WORK PERMITS** - 7:30 p.m.
 - A. Cheryl Johnson and Clarence Ellison for alterations at 8806 Hawkins Lane, Chevy Chase (HPC Case No. 35/54-92B) (Hawkins Lane Historic District)
 - B. Jeanie Ahearn for alterations at 3920 Baltimore Street, Kensington (HPC Case No. 31/6-92E) (Kensington Historic District)
 - C. Eugene Jurasinski/Carey E. Hoobler for new construction at 10535 St. Paul Street, Kensington (HPC Case No. 31/6-92F) (Kensington Historic District)
- III. **PRELIMINARY CONSULTATION**
 - A. Michael and Lou Knecht for alterations at 3919 Washington Street, Kensington (Kensington Historic District)
- IV. **SUBDIVISIONS**
 - A. #1-88023, Fertile Meadows, which involves Master Plan Site #14/59, Fertile Meadows.
- V. **APPROVAL OF MINUTES**
 - A. July 8, 1992
- VI. **OTHER BUSINESS**
 - A. Commission Items
 - B. Staff Items
- VII. **ADJOURNMENT**

HPC CASE NO. 31/6-92F
10535 ST. PAUL STREET

Required/Provided Table

Standard	Required by Montgomery County	Required by Town of Kensington	Provided
Lot Area	6000 s.f	n.a.	6250 s.f.
Setbacks			
Front	25'	25'	39'
Side (Int.)	8'	10'	10'
Side (St.)	15'	n.a.	16'
Rear	20'	20'	32'
Height	35'	n.a.	27.5'
Coverage	35%	n.a.	23%
Parking	2 spaces	n.a.	2 spaces

HOUSES - NEW BY CAREY HOOBLER

CHEVY CHASE

4406 STANFORD

Style

VICTORIAN - NEW ORLEANS

7508 LYNN

COLONIAL - WMSBURG

7607 MAPLE

COLONIAL - REVIVAL - DUTCH GABLE

KENSINGTON

10539 WHEATLEY

VICTORIAN - PRINCESS ANNE

10541 WHEATLEY

FARM HOUSE

CAPITOL VIEW

10202 MEREDITH

VICTORIAN - PRINCESS ANNE

FOREST GLEN

2400 FOREST GLEN

VICTORIAN - VENACULAR EARLY 20

LINDEN

2203 MONTGOMERY

FOLK VICTORIAN

2209 MONTGOMERY

FOLK COLONIAL

SLIAD PARK

HILLS 6 SUSSEX

FUNK VICTORIAN FARM HOUSE

TRKOMA PARK

610 PUTOMAC

FARM HOUSE

8104 FLOWER

VENACULAR EARLY 20TH

8106 FLOWER

?

We, the following residents of the north side of the Town of Kensington have no opposition to a new home to be constructed on the lot at the corner of Saint Paul and Oberon Streets - Lot 7, Wheatleys Subdivision, despite its location inside the Historic District, as long as it is in accordance with current zoning regulations and of a design consistent with the character of the neighboring properties within its block.

Our lack of opposition is in support of our neighbors, Eugene and Charlotte Jurasinski, in exercising their right to sell their property. Property which is a recorded, buildable lot for which they have been assessed as such and have paid taxes for since their purchase in April of 1986.

We are in opposition of any further efforts to frustrate, hinder or thwart this sale for the Jurasinski's through arbitrary restrictions designed to make the project economically unfeasible for the purchaser to close the sale -- just because there are some individuals who want all vacant land currently in the Town to remain vacant.

The HPC and the MNCPPC need to realize that their lack of opposition to inappropriate commercial development, particularly on the north side, have served as a far more adverse impact on our Town as a whole than any individual new home.

Nelson A Velasco	10521 ST Paul ST Kensington	
Name	Address	Date
Marianne G. Velasco	10521 St. Paul St. Kensington, MD	
Name	Address	Date
Steve M. Durdin	10608 St. Paul st.	20895 8/1/92
Name	Address	Date
Paul	10549 St. Paul St Kensington	20895 8/1/92
Name	Address	Date
J. Parkhill	10603 St. PAUL ST.	08 07 92
Name	Address	Date
Shirley M. Mewis	10605 St. Paul	8-2-92
Name	Address	Date
Jeffrey D. Gorton	3515 PLYERS MILL CT. Kensington	20895 8-2-92
Name	Address	Date
Fred Rorden	3519 PLYERS MILL CT.	933-5235
Name	Address	Date
John W. Jones	10543 ST PAUL ST	20896 92
Name	Address	Date
Jacqueline B. Jones	10543 St. Paul St.	8-2-92
Name	Address	Date
Mr. M. G. A. Ball	3511 PLYERS MILL CT	8-3-92
Name	Address	Date
CONSTANCE Murphy	10605 ST PAUL ST KENS MD	8-3-92
Name	Address	Date

and south

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<i>Lal Arkin</i>	<i>10601 St. Paul St. Kensington</i>	<i>8/4/92</i>
Name	Address	Date
<i>Thomas & Melinda Villard</i>	<i>3511 Dupont Ave</i>	<i>8/4/92</i>
Name	Address	Date
<i>Daniel Stone</i>	<i>10529 St Paul St</i>	<i>8/4/92</i>
Name	Address	Date
<i>Robert E. Ingram</i>	<i>3707 Farragut Ave Kensington</i>	<i>8/5/92</i>
Name	Address	Date
<i>John E. Thompson</i>	<i>10412 MANNABEE STREET</i>	<i>9 Aug 92</i>
Name	Address	Date
<i>Josephine Merritt</i>	<i>3421 PLYERS MIL RD</i>	<i>9 Aug 92</i>
Name	Address	Date
<i>James D. Deles</i>	<i>3611 Dupont Ave.</i>	<i>8/8/92</i>
Name	Address	Date
<i>Carole Deles</i>	<i>3611 Dupont Ave</i>	<i>8/8/92</i>
Name	Address	Date
<i>W. W. W.</i>	<i>10005 FREDERICK AVE</i>	<i>8/10/92</i>
Name	Address	Date
<i>Jeanette Plank</i>	<i>10005 Frederick Ave</i>	<i>8/10/92</i>
Name	Address	Date
<i>R. Scott Maffingly</i>	<i>3918 Prospect St.</i>	<i>8/10/92</i>
Name	Address	Date
<i>Donna Maffingly</i>	<i>3918 Prospect St.</i>	<i>8/10/92</i>
Name	Address	Date

and south

We, the following residents of the north side of the Town of Kensington have no opposition to a new home to be constructed on the lot at the corner of Saint Paul and Oberon Streets - Lot 7, Wheatleys Subdivision, despite its location inside the Historic District, as long as it is in accordance with current zoning regulations and of a design consistent with the character of the neighboring properties within its block.

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Name	Address	Date
Ruth Simpson	10600 St. Paul St.	8/4/92
Barbara Bean	3501 Dupont Ave Kensington	8/14/92
Elychett H Stone	10529 Saint Paul	8/5/92
Minkie Van Story	3601 Dupont Ave	8/6/92.
Ralph Gifford	3603 Dupont Ave	8/6/92
Shirley Kennedy	3603 Dupont Ave	8/6/92
J.C. McLurdy	10311 DETROIT AVE	8-12-92
Margaret A. McLurdy	10311 Detroit Ave.	8-12-72
Caitlin H. Hoffman	10610 Saint Paul St.	8/12/92
Harold Linder	10605 Lexington St	8/12/92
Maureen E. Spain	10721 Lexington St. (as long as HPC approves design)	8/12/92
Anne Fayen	3700 Dupont Ave Kensington MD.	

TO: Montgomery County Preservation Commission
Gwen L. Marcus, Historic Preservation Coordinator

FROM: Kennedy, ~~Robert L. Kennedy~~, Esquire, 10547 St. Paul Street, Kensington, MD.

RE: Historic Area Work Permit--Carey Hoobler Plans for New Construction Located at 10535 St. Paul Street (lot 7) Kensington (HPC Case No. 31/6-92D)* (Kensington Historic District)

DATE: May 26, 1992

*Discussion of this HPC Case is currently set for discussion through a Preliminary Consultation on Wednesday, May 27, 1992 at 7:30 p.m.

I. It is Improper to Allow Any New Home Construction At 10535 St. Paul Street

A. The North Side of the Railroad Tracks Is The Oldest Section in the Kensington Historic District

Development of the Town of Kensington began when a railway station was built at the then highway crossing at Howard Avenue and St. Paul Street during the 1870's. During that time, Kensington was expansive farm land consisting of roughly 220 acres owned by the Knowles family. A community developed when the Knowles family farm was divided into a number of "substantial" and "large" lots. (See the Montgomery County Story, "Knowles Station and the Town of Kensington 1870-1963" by W.L. Townsend, Nov. 1963, pp. land 2.)

The first business opened in Kensington in the 1880s on the north side of the railroad tracks. This same site has been used continuously as a business and is today the home of Mizell's Lumber.

In 1888, William Wheatley recorded deeds for "large" lots in the subdivision located at the very same section of St. Paul Street that is now being considered in HPC Case No. 31/6-92D. Prior to 1900, homes were built on this block of St. Paul Street; all are homes that stand today as some of the oldest homes in historic Kensington. By 1890, nearly all of the homes here were built north of the railway tracks, making this part of Kensington the oldest and most historically significant. (See The Montgomery County Story, "Knowles Station and the Town of Kensington 1870-1963" by W.L. Townsend, Nov. 1963, p. 2).

B. St. Paul Street Contains Notable Historical Buildings

In addition to the first general store that was built in the 1880s on St. Paul Street (now Mizell's

Lumber located 1 block from the proposed construction), St. Paul Street is the home of the very first church to be established in Kensington, St. Paul's Methodist Church. The lot on the corner of St. Paul Street and Plyers Mill Road was formally dedicated in 1886. The church still stands today as a private residence at 10549 St. Paul Street and remains relatively unchanged since its erection. Importantly, this residence is only three homes away from the proposed new construction at 10535 St. Paul Street.

Lastly, the north side of the railroad tracks running along the portion of St. Paul Street in HPC Case No. 31/6-92D is included within the formal Historic District but has yet to be placed on the National Register. To the extent the construction of new homes on this historic street interferes with or diminishes the historic nature and character of St. Paul Street, it is more unlikely that the north side of the tracks will ever be granted recognition on the National Register.

C. Kensington Was Developed With the "Open Space" Concept as a "Garden Setting" Community

"Much of the charm of this mid-victorian village in the midst of booming Montgomery County remains, in its large, comfortable homes on their ample lots, with their well-kept lawns and gardens, and in its shady, tree lined streets and brick sidewalks." (From The Montgomery County Story, "Knowles Station and the Town of Kensington 1870-1963, by W.L. Townsend, 2/1964, pp. 8 -9, emphasis added.) Local newspaper reports during the time of the development of homes on former farm land emphasize the fact that Kensington was developed to be an oasis from the busy life centered in the District of Columbia. It was developed with an "Open Space" concept that was designed to be a refuge for the "country-loving Washingtonians." (See "Up the Metropolitan Road Happily Named Charming Places on the Line," The Evening Star, Washington, D.C., July 27, 1889, p. 7. Kensington was intentionally developed as a community situated in a garden setting. The community was "dotted over with attractive residences of people who have established charming country homes with spacious surroundings of lawn, park, forest and farm. (See same as prior 1889 Evening Star source.) (See also "Model Montgomery Farm...A Noble Estate," The Sentinel, Rockville, Md., June 16, 1882 and June 23, 1882.)

"The result, in the worst case scenario often realized in urban neighborhoods, is the destruction of the character of the neighborhood." (See The Land History of a Subdivision: Rock Creek Highlands - Byeforde, Kensington, Md.," by S.J. Richardson, July 1983, p. 20 (property of the Kensington Historical Society.) If history provides the springboard from which we plan our future, we must be careful to preserve this "open space" "garden setting" characteristic of one of the oldest streets in Kensington, St. Paul Street. It is indeed ironic that this May 1992 the Maryland-National Capital Park and Planning Commission notified historic district residents that a

plan was being developed to preserve the historic character of Kensington, including the "open space" nature of the community. See Letter of May 1992 from Gwen Marcus, Historic Preservation Coordinator, Md.-NCPD Commission.

II. The Nature of the Home Proposed For Construction At 10535 St. Paul Street Violates the Historic Character And "Open Space" "Garden Setting" Atmosphere of Kensington

According to the "Front Elevation" on the "Site Plan" proposed for 10535 St. Paul Street, the total width of the home (for the front side facing St. Paul Street) is 30 feet. According to the same document, the distance between the south/right side of the proposed home and Oberon Street is 13 feet. The document fails to list the distance between 10537 St. Paul (the next door house) and 10535 St. Paul. However, assuming that the distances given (30' and 13') are correct, there could be no more than roughly 25 feet between the proposed home and 10537 St. Paul, its next door neighbor. This space allotment is at least of one-half the distance provided between every other victorian on that block of St. Paul Street. For example, the distance between 10547 St. Paul and 10543 St. Paul (note that because of the large size of the lots on this block of St. Paul the house numbers do not run consecutively) is roughly 65 feet. Between 10549 and 10547 St. Paul is roughly 55 feet. The distance between 10543 St. Paul and 10537 St. Paul is roughly 70 feet. And, the distance between 10537 St. Paul and the corner at Oberon Street, in which space the proposed home would be built, at roughly 70 feet. The 25 foot space provided if the proposed home is built is far less than the 65 to 70 foot space between homes on the 10537 to 10547 block of St. Paul. In reality, the 30 foot wide proposed home would cause two things to happen: (1) it would eliminate the feeling of "open space" on the block and (2) it would make the south side of the block look lopsided with large houses and feel "building congested." It is difficult to deny that if the proposed home is built, the precedent is set for every other home in the historic district with an open side yard to fill that space with a home. Consider the ramifications of that precedent on the historical character of Kensington.

III. The Historic Area Work Permit Application (and Attached Documents) Submitted By Carey Hoobler Are Misleading and Incomplete

For example: 1. The "site plan" states that the proposed home at 10535 St. Paul will be 2 1/2 stories; however, according to Hoobler's floor plan there is a full 3 room, 1 full bath third floor. In addition, the design of the eaves of the proposed home are considerably higher than every other home on that block (the other homes have first story eaves) making them 1 story and a half homes. (See A Field Guide to American Houses, pp. 263 - 287, by V. and L. McAlister.)

2. The "side elevations" do not provide the height of the proposed home.

3. No "foot print" is provided to describe adequately the dimensions of the proposed home, including the distance from the proposed home to its next door neighbor, and distances to all other homes and streets on that block.

4. No mention is made of a sidewalk on Oberon Street. However, if one is poured, no more than 9 feet would be between the home and sidewalk (allowing for a 3 foot wide sidewalk and a 1 foot grass strip between the sidewalk and Oberson Street).

5. At least 3, and quite probably more, old, large, established trees will have to be removed to clear a path for new construction. How many trees and their sizes is not itemized by Carey Hoobler. In short, without more detailed accurate information from Carey Hoobler, the HPC should postpone any decision on the propriety of building a home at 10535 St. Paul.

We request that the HPC send to us notice of any future meetings or decisions regarding HPC Case No. 31/6-92D.

Respectfully Submitted,



Sherrie and Lionel Kennedy

10547 St. Paul Street

Kensington, Md. 20895

The Deale Family
3501 Oberon St.
Kensington, MD 20895

May 27, 1992

Gwen Marcus
Montgomery County Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Gwen Marcus:

This letter concerns the proposed new construction at 10535 St. Paul Street (Lot 7) and the re-subdivision of lots 12, 13, and 14 in W.H. Wheatley's Subdivision of Part of Joseph's Park in the town of Kensington.

Our family lives on and owns the property adjacent to the properties you are now reviewing for development. My wife and I have reviewed the Historic Area Work Permit Application by the developer Carey Hoobler for construction on Lot 7 and would like to make the following comments.

First, we believe all the houses that reside in the Kensington Historic District are primary resources which should not be distracted from or dwarfed by new structures. The plans that Mr. Hoobler have submitted do not reflect this premise. The proposed house appears to be more massive than any of the current historic houses on the block. Not only is the footprint larger, but further, the primary roof's eaves are all at second story level. Most of the adjacent historic homes have main roof eaves on the first story. Being placed at the end of a block of four historic homes, the proposed new house would create an unbalanced look to the entire historic area. If the County assumes that Historic Districts are important to the character of our neighborhoods then they will strive to prevent larger and more modern structures to overwhelm them.

Second, my wife and I would like to go on record that we oppose the development of Lot 7 and the re-subdivision and construction on Lots 12, 13, and 14. Whether there may or may not be a legal case to stop the proposed construction, it is clear to us that such development is a very sad plan that will eventually ruin the finest historic properties on the north side of Kensington. The combined lots of 10537 and 10543 St. Paul Street represent a hand full of the last original residential green spaces left of our town's north side. When Lot 7 is built upon, the precedence will be set and the remaining parcels will soon follow.

(2)

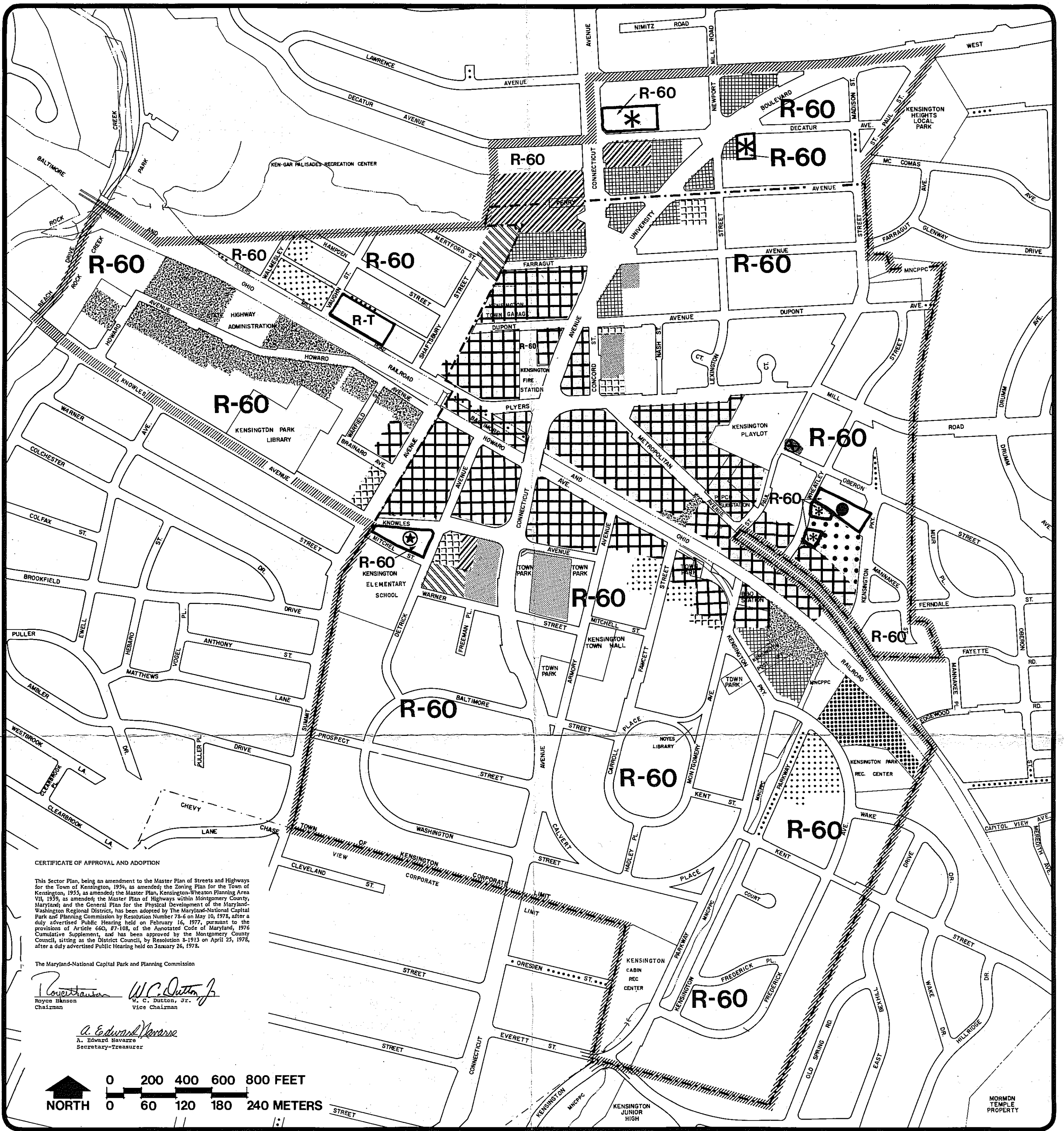
Finally, we would like to thank the Montgomery County Historic Preservation Commission for their strong support in prior Historic Area Work Permit Applications within the Town of Kensington. We know that you have often gone out on a limb to uphold our town's residential character and we are very grateful.

Sincerely,

A handwritten signature in cursive script that reads "Val & Martha Deale". The signature is written in dark ink and is positioned to the right of the typed word "Sincerely,".

Val and Martha Deale

cc: Malcolm Shaneman, Re-subdivision Office
Jack Jones, Mayor Town of Kensington
Town Council, Town of Kensington



**ZONING PLAN
RESIDENTIAL**

- R-60 One Family
- R-T Townhouse
- R-30 Low Density Apartment
- R-20 Med. Density Apartment

- R-10 High Density Apartment
- R-H High Rise Apartment
- INDUSTRIAL**
- I-1 Light Industrial

COMMERCIAL

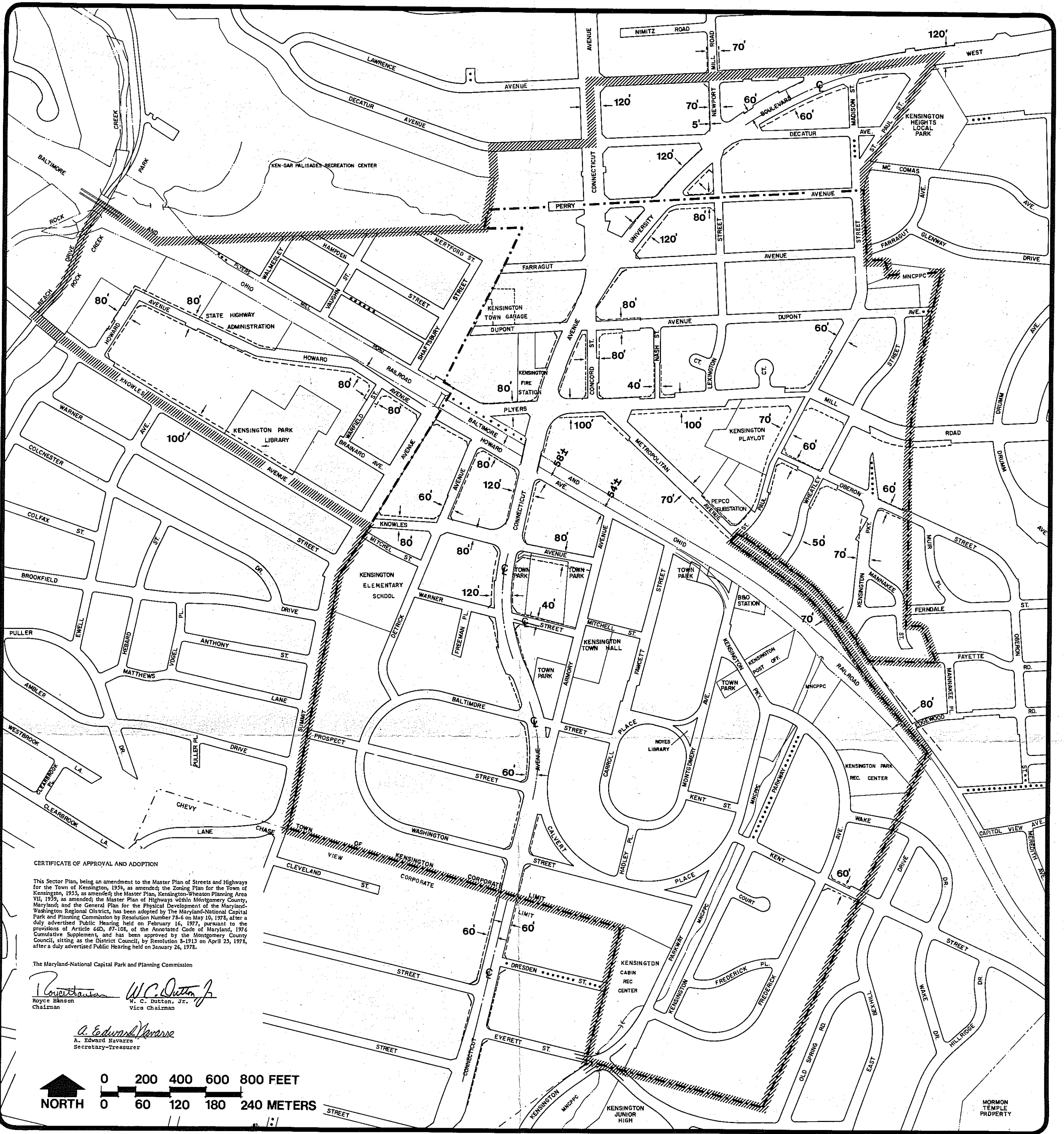
- O-M Office Building Moderate Intensity
- C-T Commercial Transition
- C-O High Density Office
- C-1 Local Commercial
- C-2 General Commercial

- SUITABLE FOR TOWNHOUSE (R-T) ZONING
- SUITABLE FOR MULTI-FAMILY (R-30) ZONING
- SUITABLE FOR EITHER TOWNHOUSE (R-T) OR COMMERCIAL TRANSITIONAL (C-T) ZONING
- SUITABLE FOR COMMERCIAL TRANSITIONAL (C-T) ZONING



MAY 1978

SECTOR PLAN
KW
PLANNING AREA



CERTIFICATE OF APPROVAL AND ADOPTION

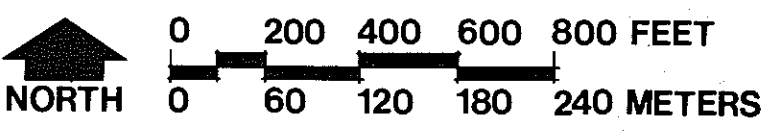
This Sector Plan, being an amendment to the Master Plan of Streets and Highways for the Town of Kensington, 1939, as amended; the Zoning Plan for the Town of Kensington, 1955, as amended; the Master Plan, Kensington-Wheaton Planning Area VII, 1959, as amended; the Master Plan of Highways within Montgomery County, Maryland; and the General Plan for the Physical Development of the Maryland-National Capital Park and Planning Commission by Resolution Number 78-6 on May 10, 1978, after a duly advertised Public Hearing held on February 16, 1977, pursuant to the provisions of Article 66D, §7-108, of the Annotated Code of Maryland, 1976 Cumulative Supplement, and has been approved by the Montgomery County Council, sitting as the District Council, by Resolution 8-1913 on April 23, 1978, after a duly advertised Public Hearing held on January 26, 1978.

The Maryland-National Capital Park and Planning Commission

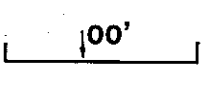
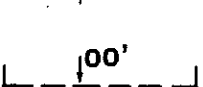

Boyce Hanson
Boyce Hanson
Chairman

W. C. Dutton, Jr.
W. C. Dutton, Jr.
Vice Chairman

A. Edward Navarro
A. Edward Navarro
Secretary-Treasurer



STREET AND HIGHWAY PLAN

-  Existing Street Right-Of-Way
-  Proposed Street Right-Of-Way
-  Dedicated Street Not Constructed

KENSINGTON

 SECTOR PLAN BOUNDARY
 TOWN OF KENSINGTON BOUNDARY



MAY 1978

FIGURE





MEMO

TO: Gwen Marcus, Historic Preservation Commission
Coordinator Urban Design Division
Maryland National Capital Park & Planning Commission

PROM: Town of Kensington
Date: May 19, 1992
RE: 10535 St. Paul Street

As a condition for granting historic area work permit for 10535 St. Paul Street the Town of Kensington request the following:

- a. That the retaining wall along Oberon Street be removed.
- b. That a sidewalk and driveway apron be installed where the retaining wall is being removed.
- c. The Town will require the sidewalk and driveway apron to meet the Montgomery County Department of Transportation standards.
- d. That the stormwater management plan will be required.
- c. That the landscape plans will be reviewed by the Town landscape planner.

⑦ VACANT COMM LOT - SAINT PAUL ST - BEHOLD PEPOO - NEXT BLOCK (S)



⑧ BUSINESSES END OF ST PAUL ST BEFORE RR TRACKS - HISTORIC METEEL LUMBER

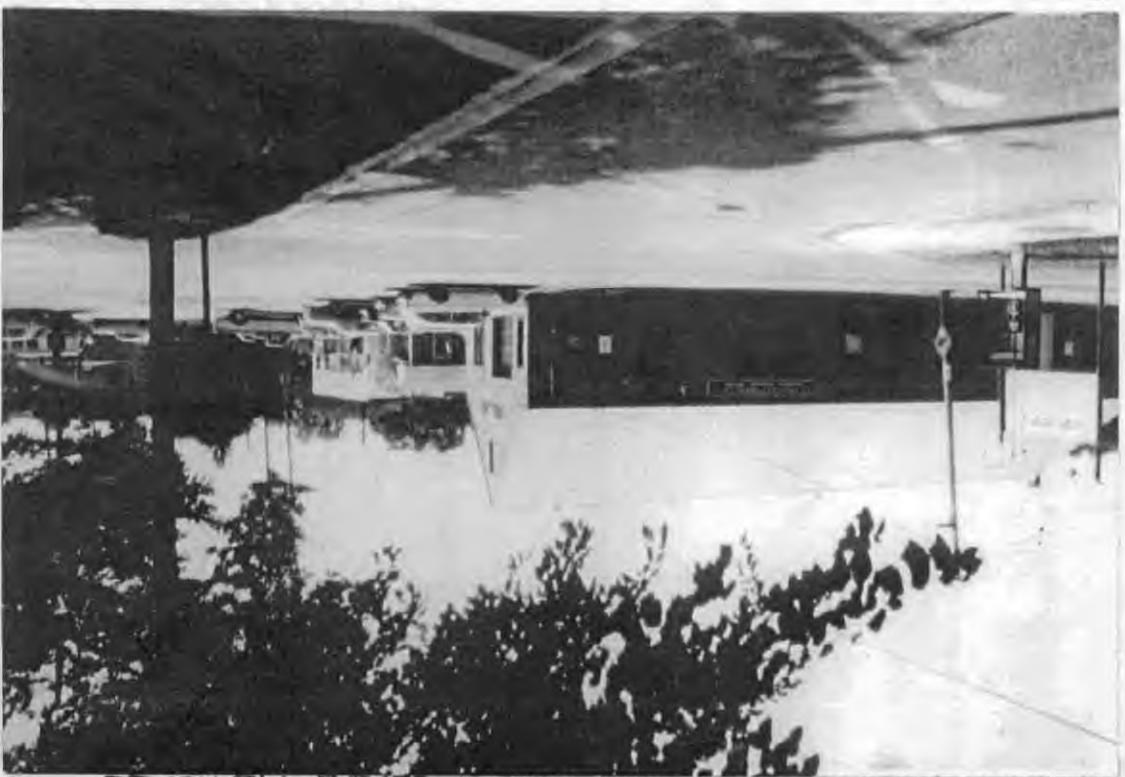


⑩ BLOCK ON METROPOLITAN BETWEEN SAINT PAUL & WHEATLEY





(10) ST PAUL & HERBOLZHEIM - HERIT (LOOKING FROM)



(9) BUSINESSES AT END OF SAINT PAUL ST HERBOLZHEIM RR TRACKS



(12) HERBOLZHEIM AND HERBOLZHEIM (LOOKING FROM) HERBOLZHEIM TOWARDS HERBOLZHEIM

① 10537 SAINT PAUL STREET - FRONT PRIMARY RESOURCE



③ TOWN PARK - REAR SELF STORAGE - OFFICE BLDG. ACROSS ST



⑤ WARNER KLUMBING - ST PAUL STREET NEXT BLOCK ⑤





⑥ VACANT LOTT NEXT TO WALKER - ST PAUL ST - NEXT BLOCK



④ HERB POLYMER PLACE LOTT TH - TOWN PARK - ACROSS STREET



③ 16537 SAINT PAUL STREET - SIDE - PRIMARY RESURGE

19 METROPOLITAN - PLYERS HILL - CONCORD



20 3417 OBERON STREET - NEXT BLOCK



23 10541-10545 Wheatley Street - Same block - behind & across street



20 3418 OBERON STREET - NEXT BLOCK



21 10541 Wheatley Street - Same block - behind



24 7837 Wheatley Street - built by Percy Hoobler



(13) METROPOLITAN BETWEEN WHEATLEY & KENSINGTON PKWY



(15) MERT CONCRETE - METROPOLITAN - NEAR KENSINGTON PARKWAY



(17) METROPOLITAN PLACE - COMMERCIAL TOWNHOMES - FRONT - METROPOLITAN



14 MERIT CONCRETE - METROPOLITAN AND WHEATLEY



16 PEPCO - METROPOLITAN & SAINT PAUL ST



18 METROPOLITAN TOWARDS PLYERS HILL & CONCORD ST



31 Plyens Mill Road towards Concord & Connecticut Ave



33 Plyens Mill Court - between St Paul Street & Kensington



35 10704 Saint Paul Street



33) 3514 Plyens Mill Road - View of 10537 St Paul St in distance



34) 10707 Saint Paul Street - two blocks away



35) 10613 Saint Paul Street



35) 10535 Wheatley Street - Next block behind towards Metropolitan



37) Rear of 10410 Kensington Pkwy - facing Wheatley Street



39) Garage to 10531 Saint Paul Street - In Historic District



616) 10520 Wheatley Street - Next block behind towards Metropolitan



619) 10516 Wheatley St - Next block behind towards Metropolitan



620) 10525 Saint Paul Street - Next block towards Metropolitan



(43) University Blvd - outside town



(45) 3707-3705 Farragut



(47) 3509 Dupont Avenue



44 University Blvd - outside Town towards Lexington



46 3603 3601 Farrut



48 3510 Dupont Avenue



37 Concord and Plyers Mill Rd



39 Concord Street - Looking at Connecticut Avenue



41 Concord Street facing Dupont - closed to traffic





43 University Blvd and Farngut



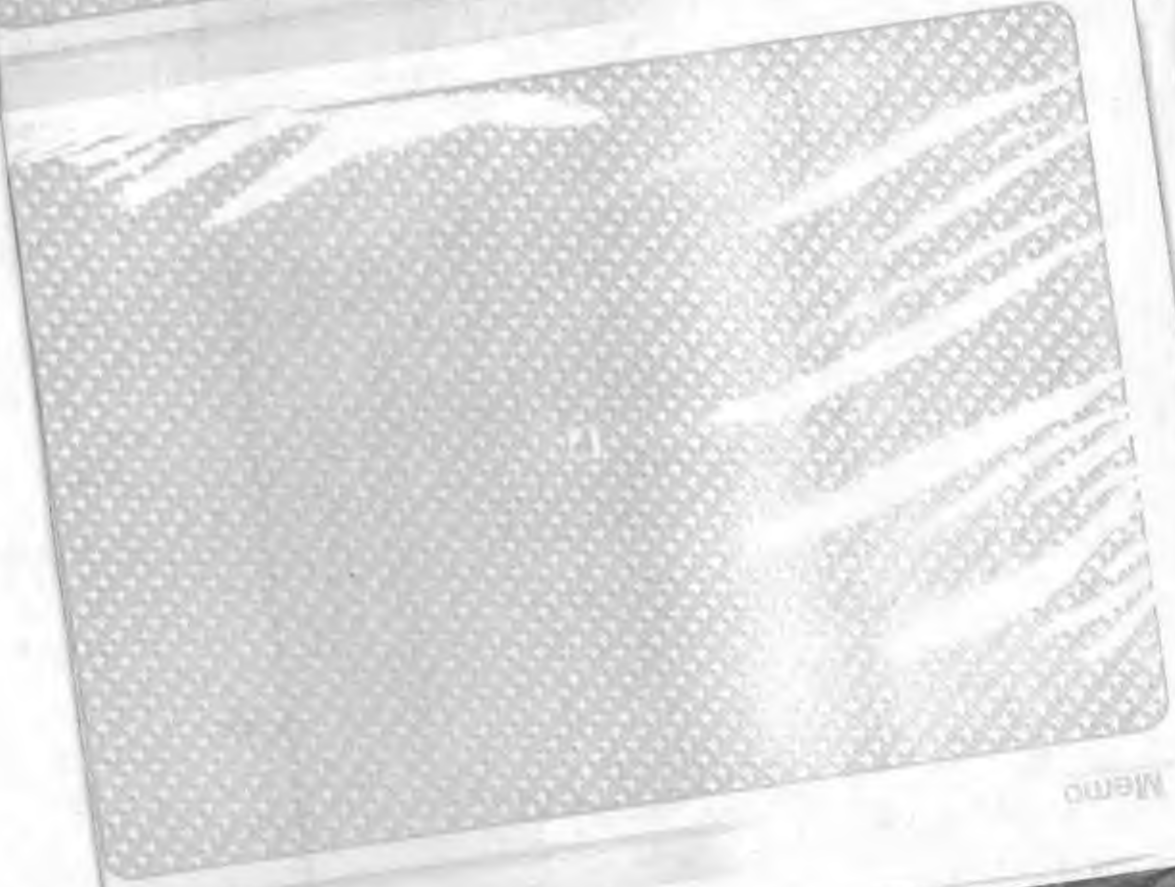
44 Connecticut Avenue from Concord Street



45 Concord Street looking towards Plyens Hill Road



Memo

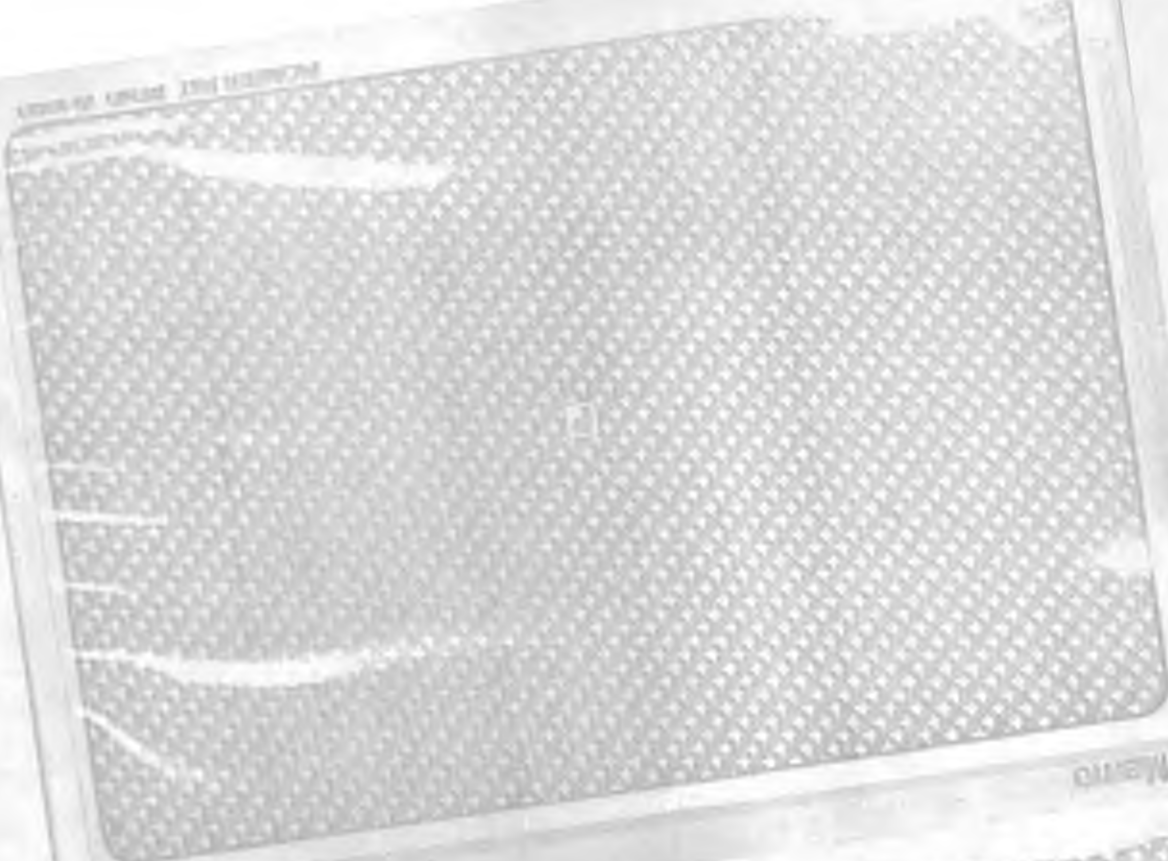


Memo



219 3606 Vermont Avenue
Baltimore Street - within Kensington & National Historic District

AROUND THE WORLD IN 80 DAYS



Memo



Memo



57 North towards Pipers Hill - Historic District from Deck of P.R.

49) 3606 Dupont Avenue



51) 10605 - 10608 Lexington Street



53) 2400 Forest Glen Dr. - Built by N.A. ...



William S. Decker, Jr.

(50) 3612 Dupont Avenue

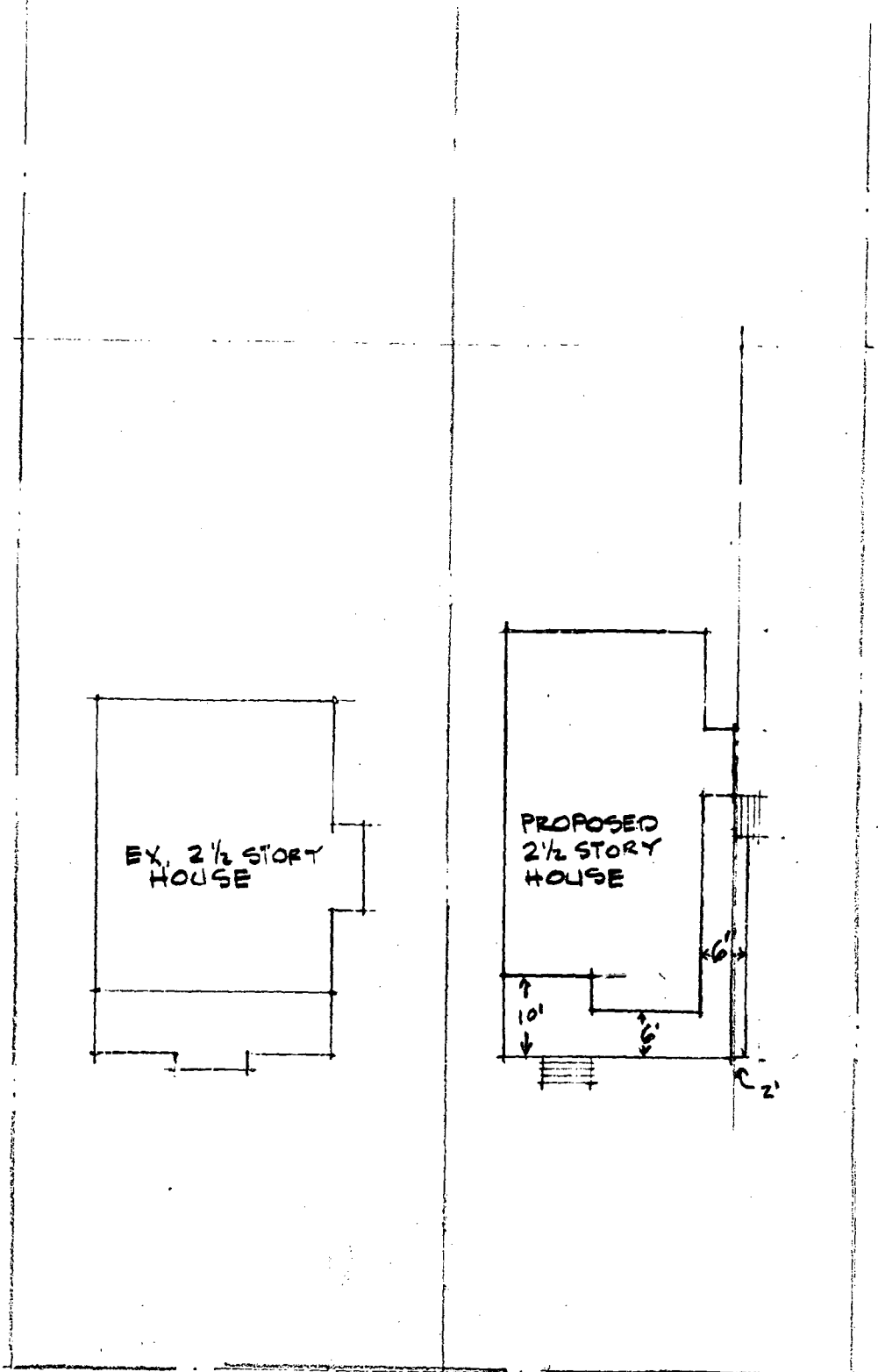


(51) 10222 Meredith Avenue - Built by Carey Hoobler



(54) 7657 Maple Avenue - Built by Carey Hoobler





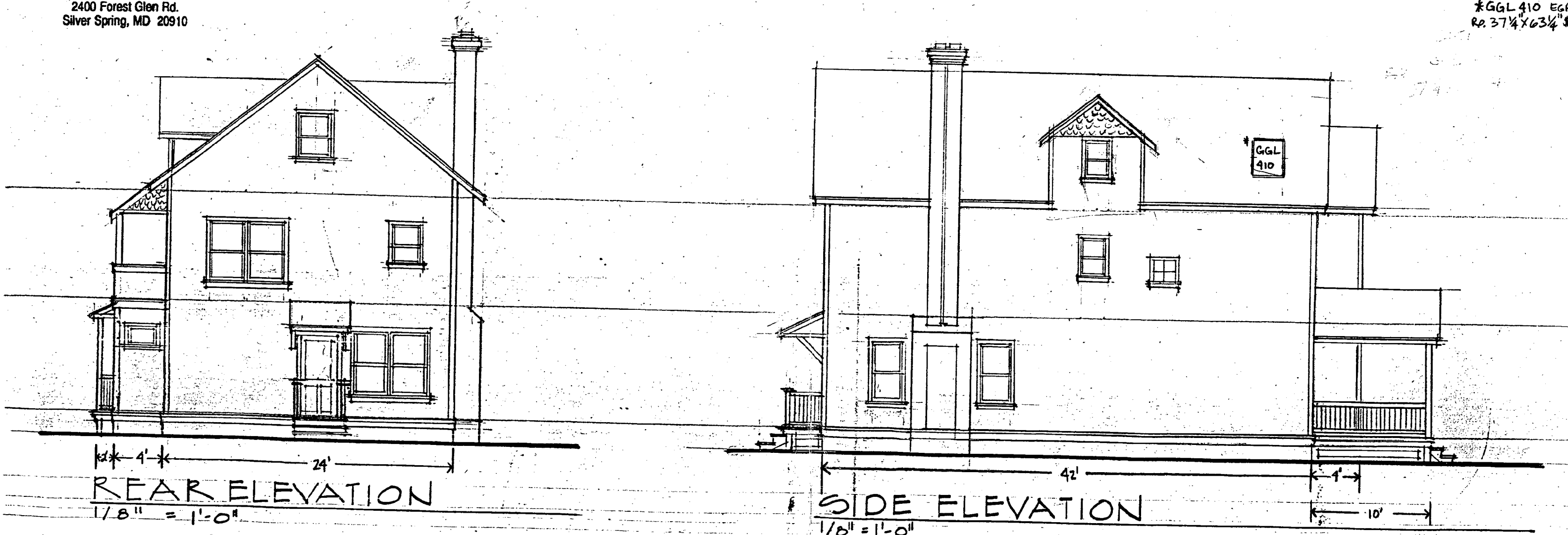
ST PAUL STREET

SITE PLAN

1" = 20'-0"

ELLISON CORPORATION
2400 Forest Glen Rd.
Silver Spring, MD 20910

*GGL 410 EGR
R. 37 1/4" X 63 1/4" &



GGL
410

scale of
print how elev.

ELLISON CORPORATION
2400 Forest Glen Rd.
Silver Spring, MD 20910



FRONT ELEVATION

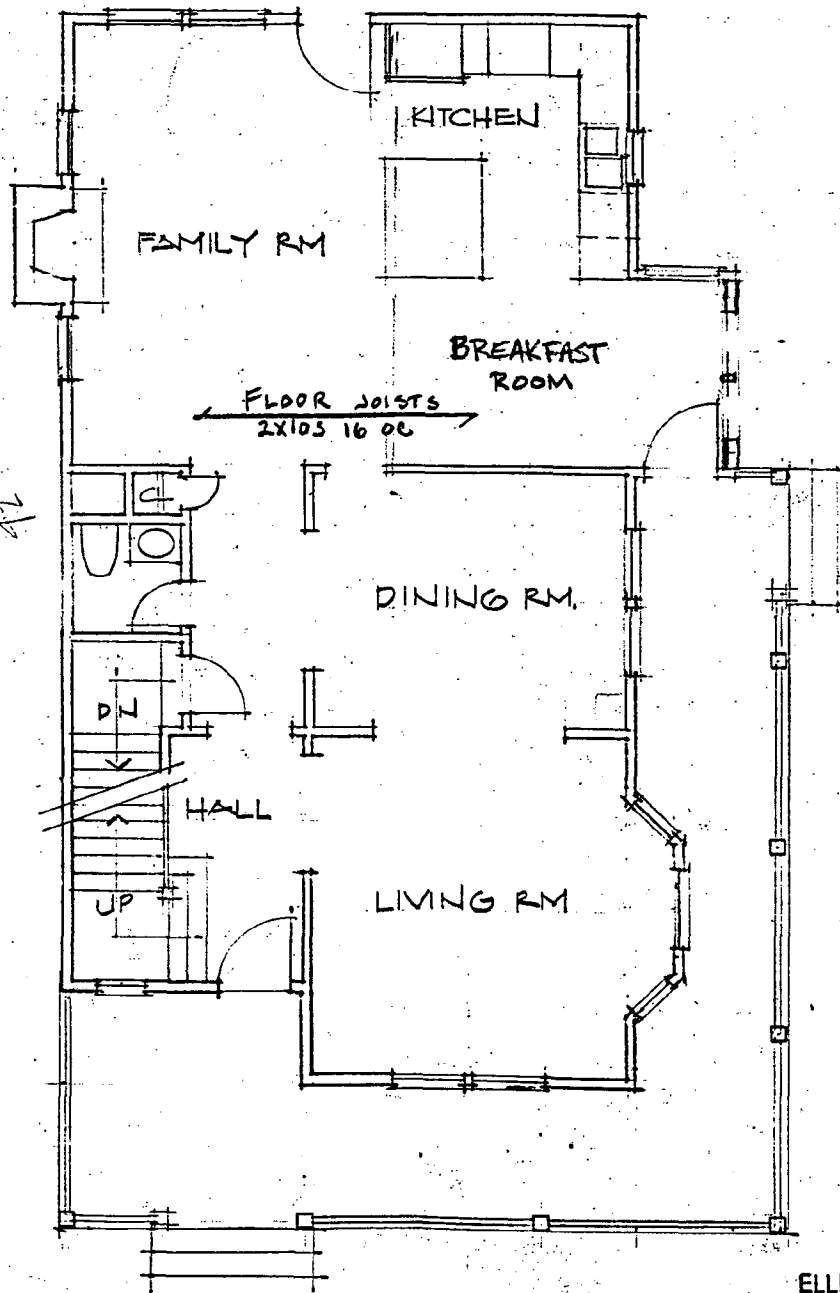
1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"

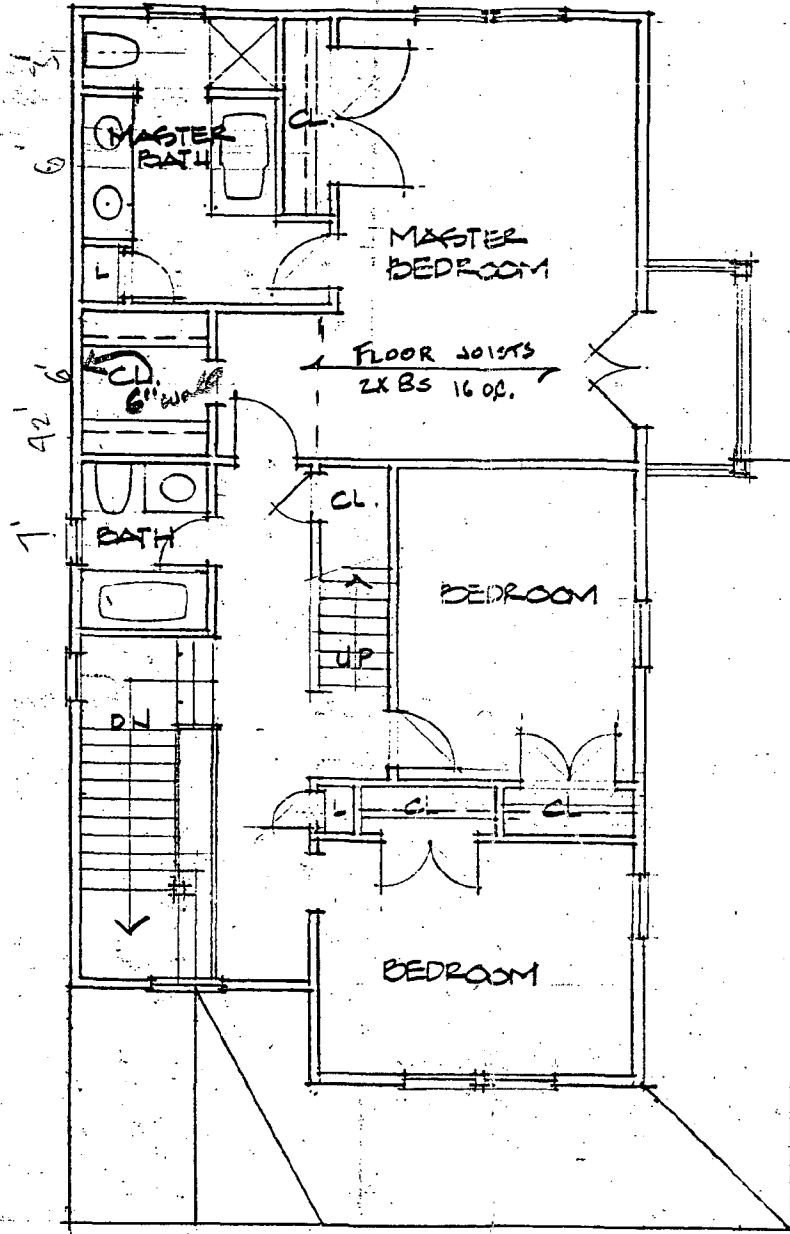
just you set back line
projects 2' (3' allowed)



ELLISON CORPORATION
 2400 Forest Glen Rd.
 Silver Spring, MD 20910

FIRST FLOOR

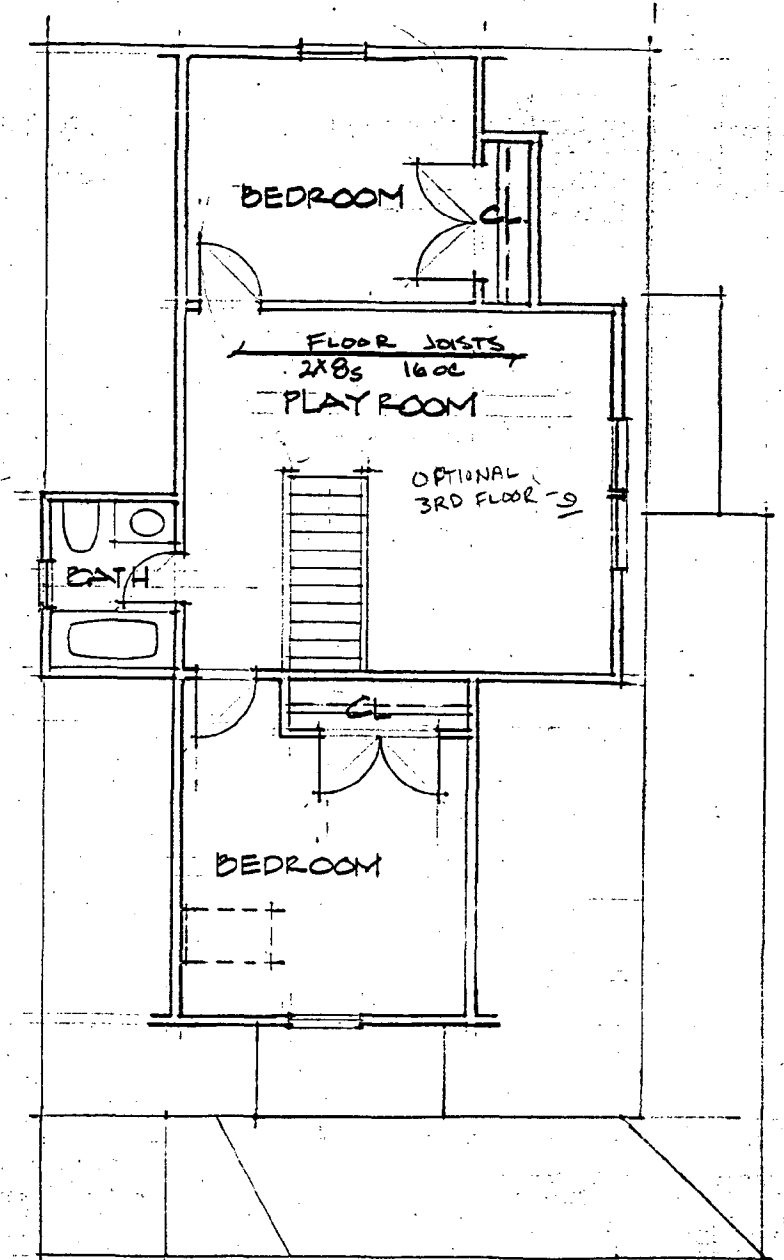
1/8" = 1'-0"



ELLISON CORPORATION
 2400 Forest Glen Rd.
 Silver Spring, MD 20910

SECOND FLOOR

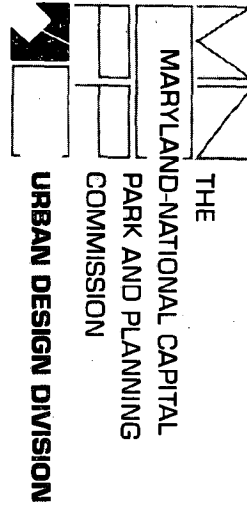
1/8" = 1'-0"



OPTIONAL THIRD FLOOR

1/8" = 1'-0"

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



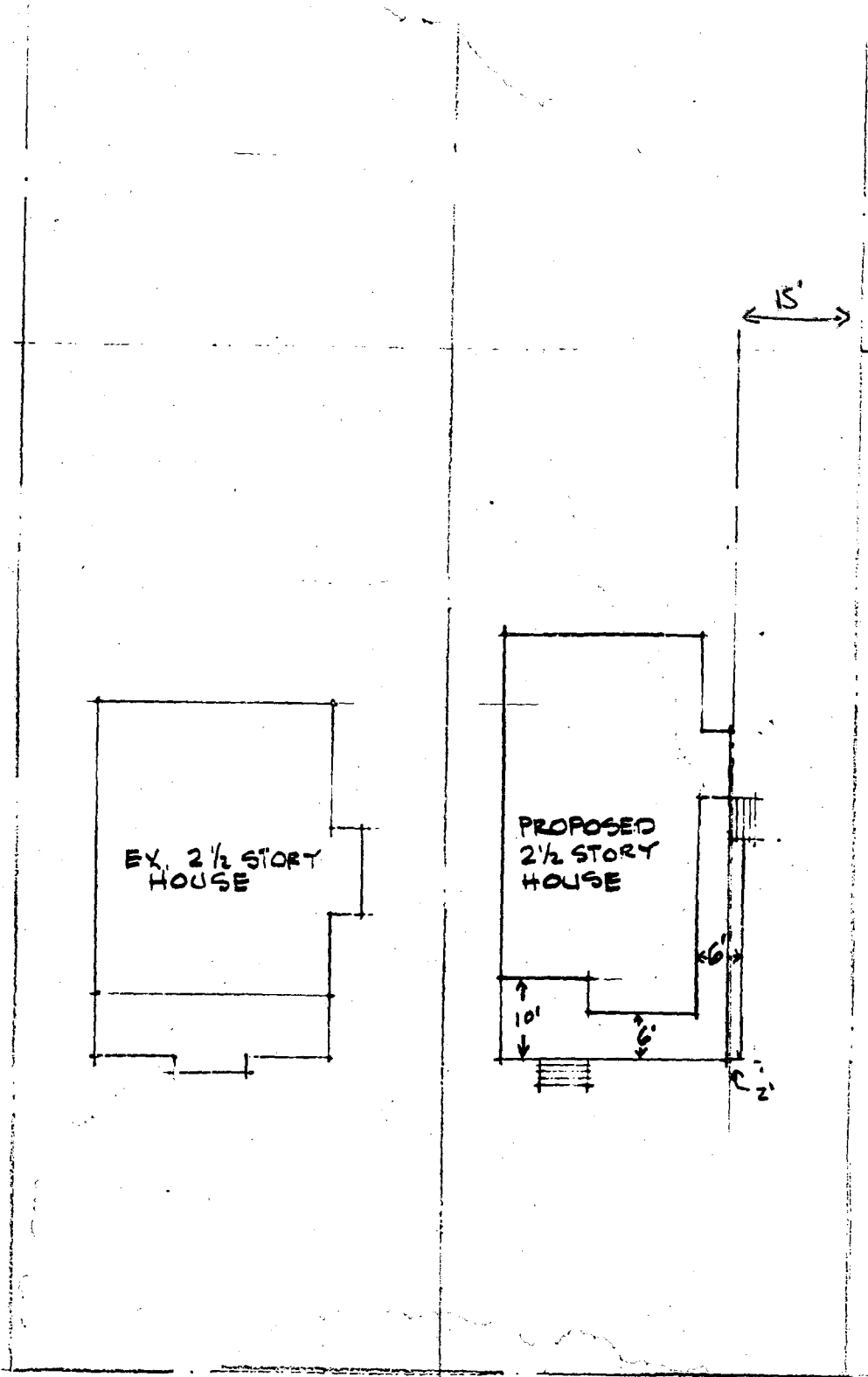
10535 St. Paul Street

Kensington

3/1/6

preliminary consultation:

5/27/92



EX. 2 1/2 STORY HOUSE

PROPOSED 2 1/2 STORY HOUSE

ODERON STREET

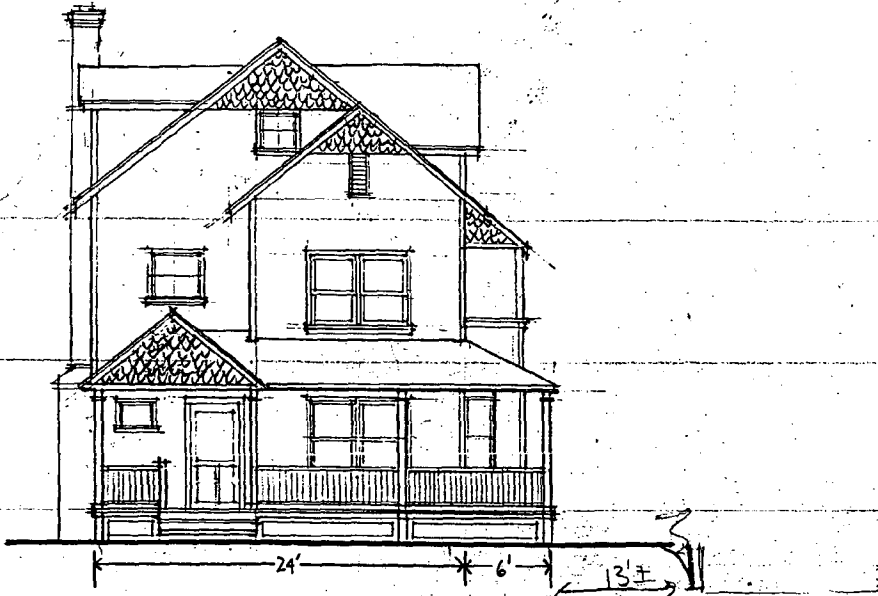
ST PAUL STREET

SITE PLAN

1" = 20'-0"

ELLISON CORPORATION
2400 Forest Glen Rd.
Silver Spring, MD 20910

50
P.
25



FRONT ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"

→ ←
Just you, setback line
projects 2' (3' allowance)

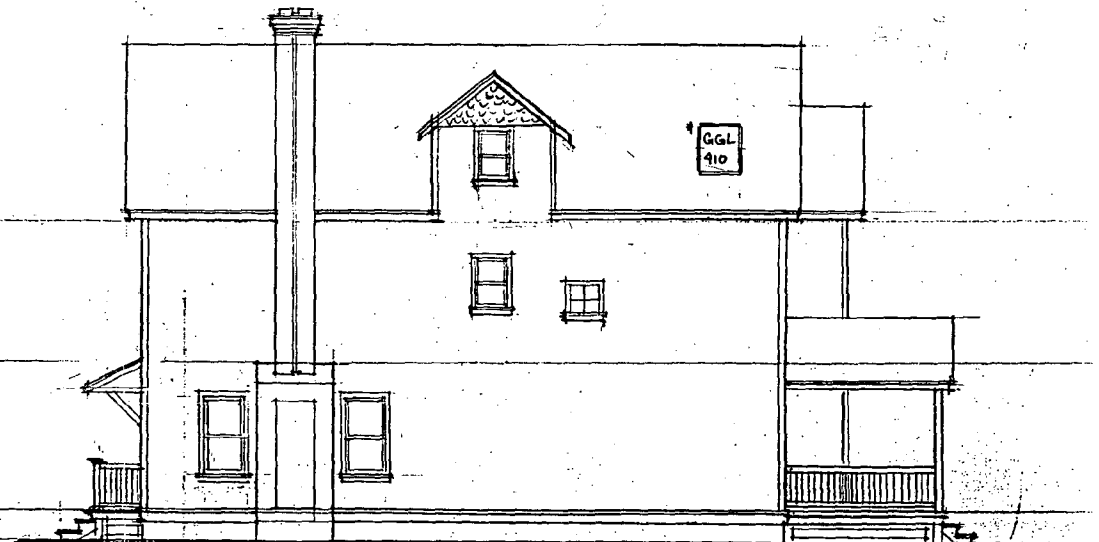
52

ELLISON CORPORATION
2400 Forest Glen Rd.
Silver Spring, MD 20910

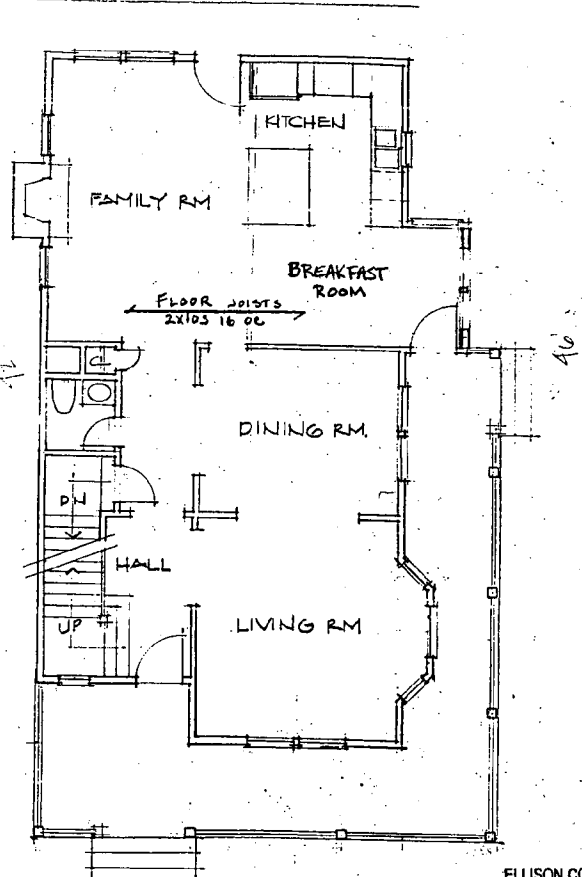
*GGL 410
R. 37 1/4 X 63



REAR ELEVATION
1/8" = 1'-0"



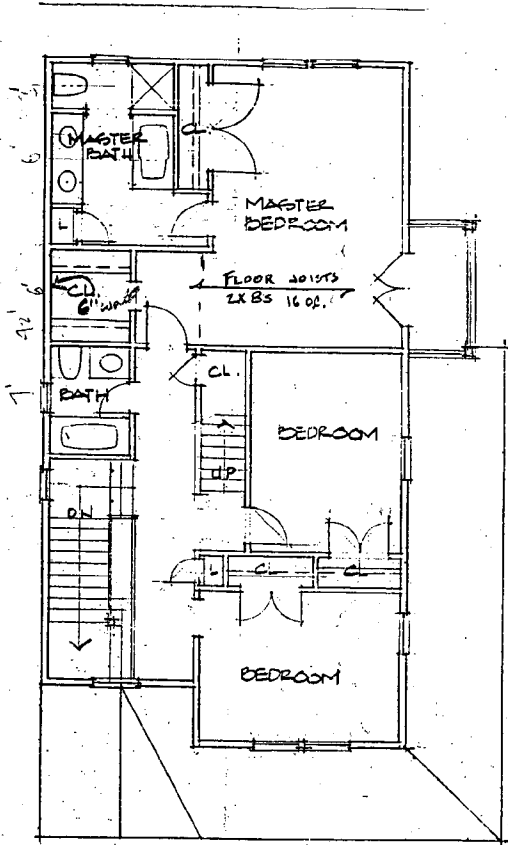
SIDE ELEVATION
1/8" = 1'-0"



ELLISON CORPORATION
 2400 Forest Glen Rd.
 Silver Spring, MD 20910

FIRST FLOOR

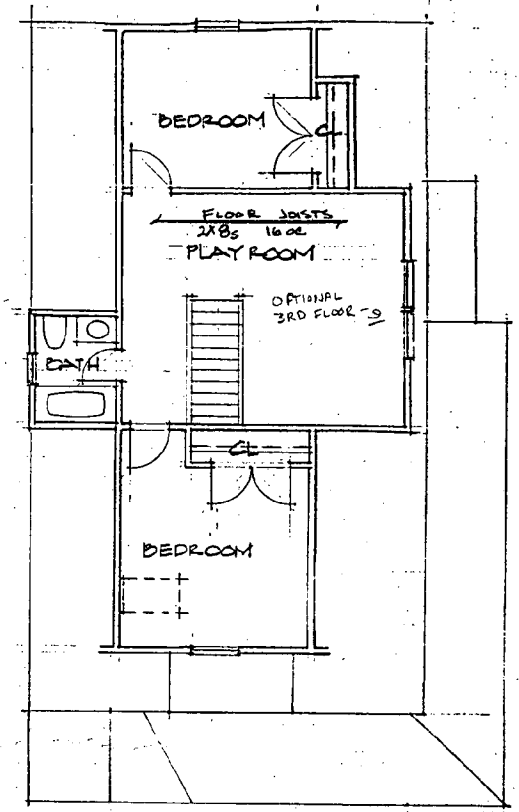
1/8" = 1'-0"



ELLISON CORPORATION
 2400 Forest Glen Rd.
 Silver Spring, MD 20910

SECOND FLOOR

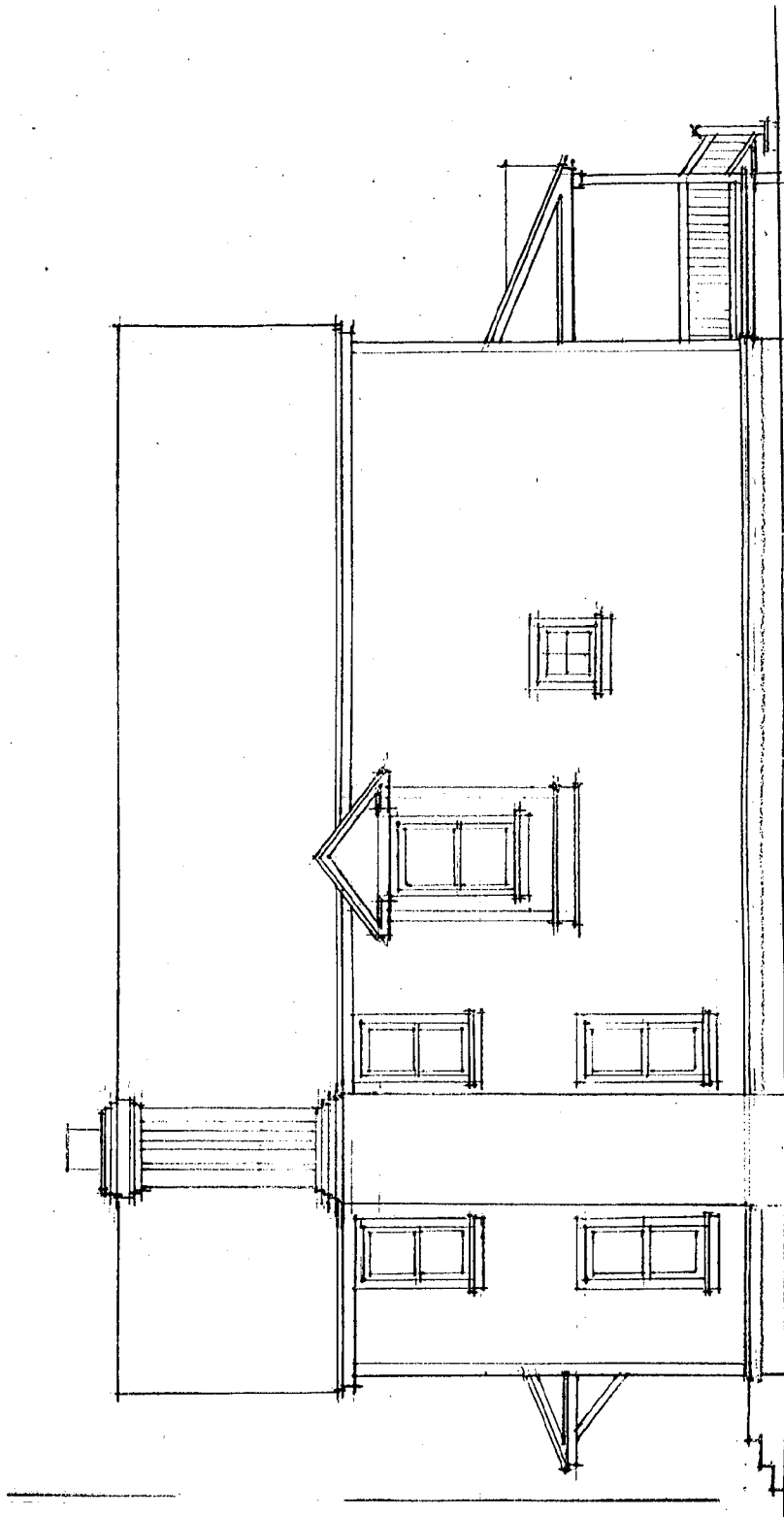
1/8" = 1'-0"



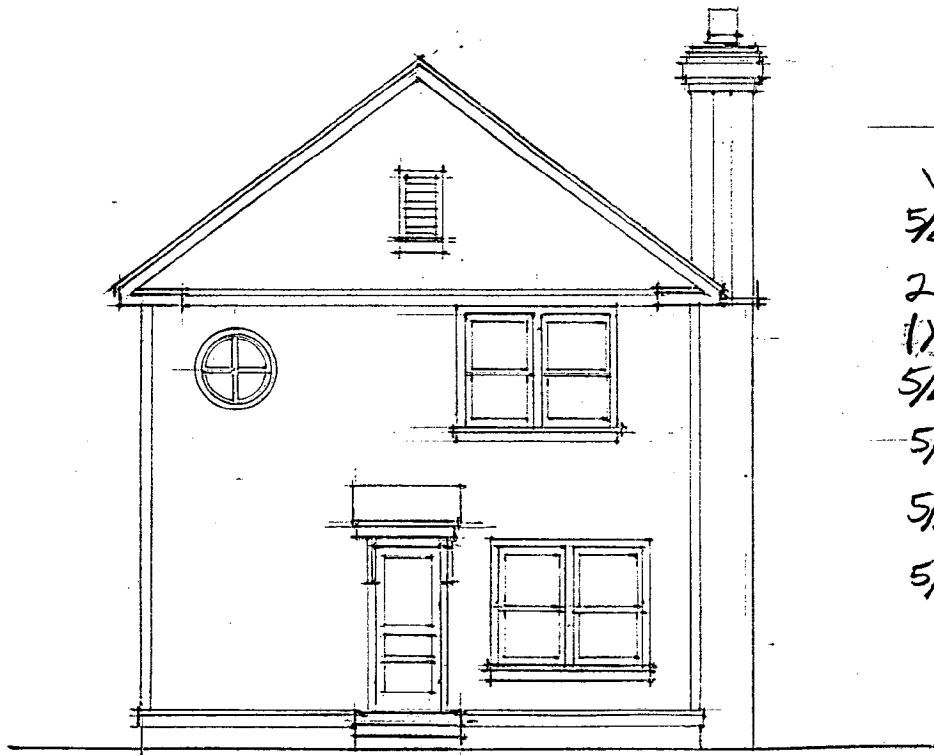
OPTIONAL
THIRD FLOOR

1/8" = 1'-0"

PRELIMINARY DESIGN



SIDE YARD



REAR

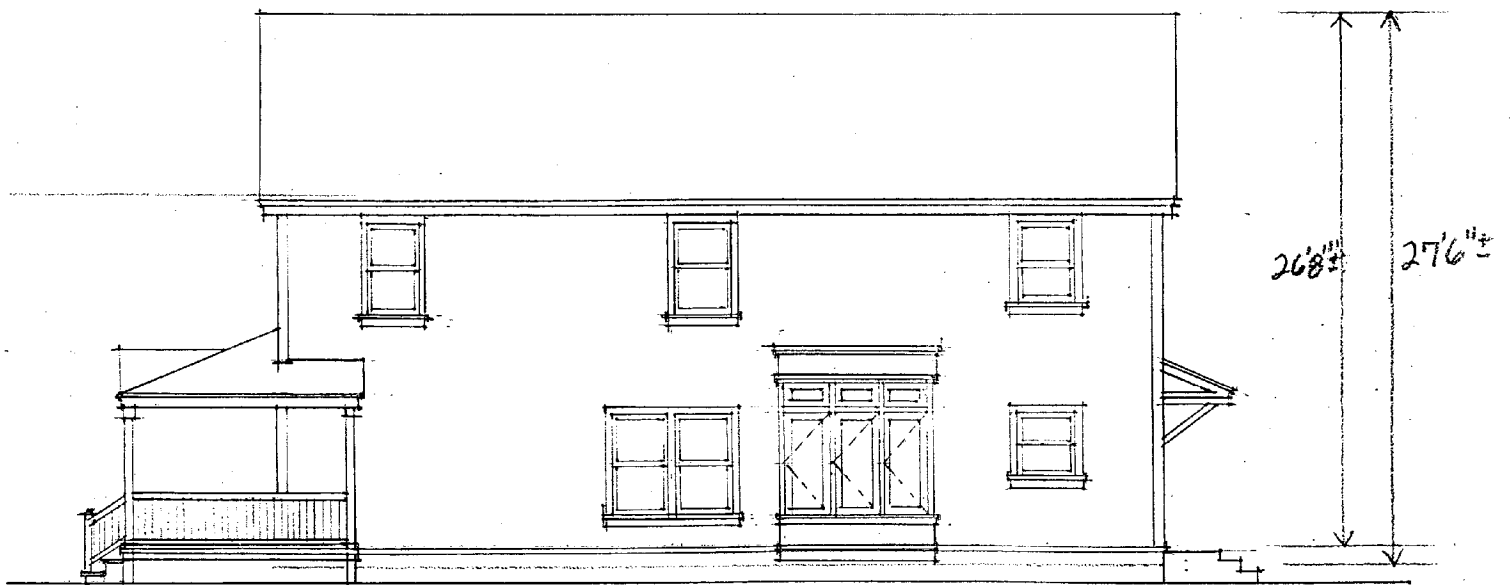
ROOF
CERTAINTED HORIZON SHANGL

CORNICE
5/4X PAINTED PINE

SIDING
PAINTED/STAINED CEDAR STK
6" EXPOSURE BEVEL SIDING

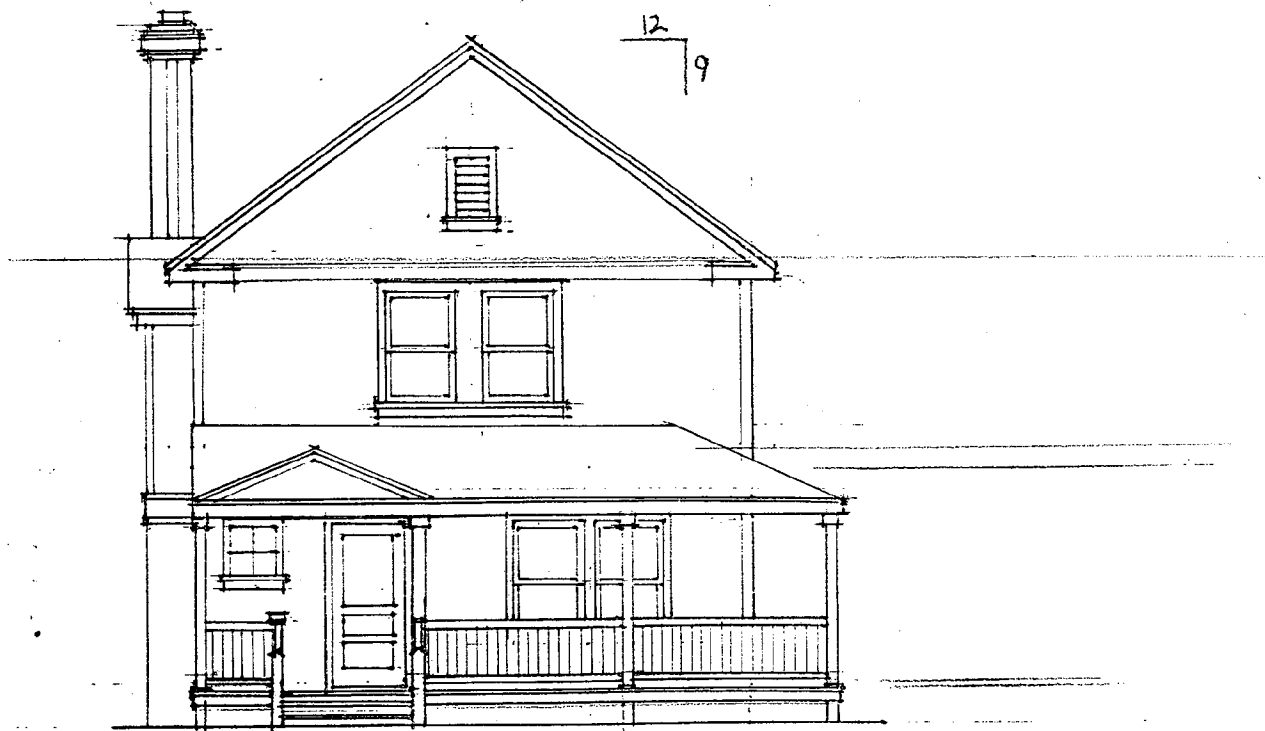
WINDOWS
PAINTED WOOD 1/2 D.H.

WM 210 RAKE MLD
5/4X6 RAKE FRIEZE
2X6 RAKE BD+RETURN
1X8 FASCIA
5/4X8 GABLE BOTTOM BAN
5/4X4 CORNER BOARDS
5/4X8/10 BAND W/DRIP CAP
5/4X4 EXT WINDOW/DOOR
CASIN'

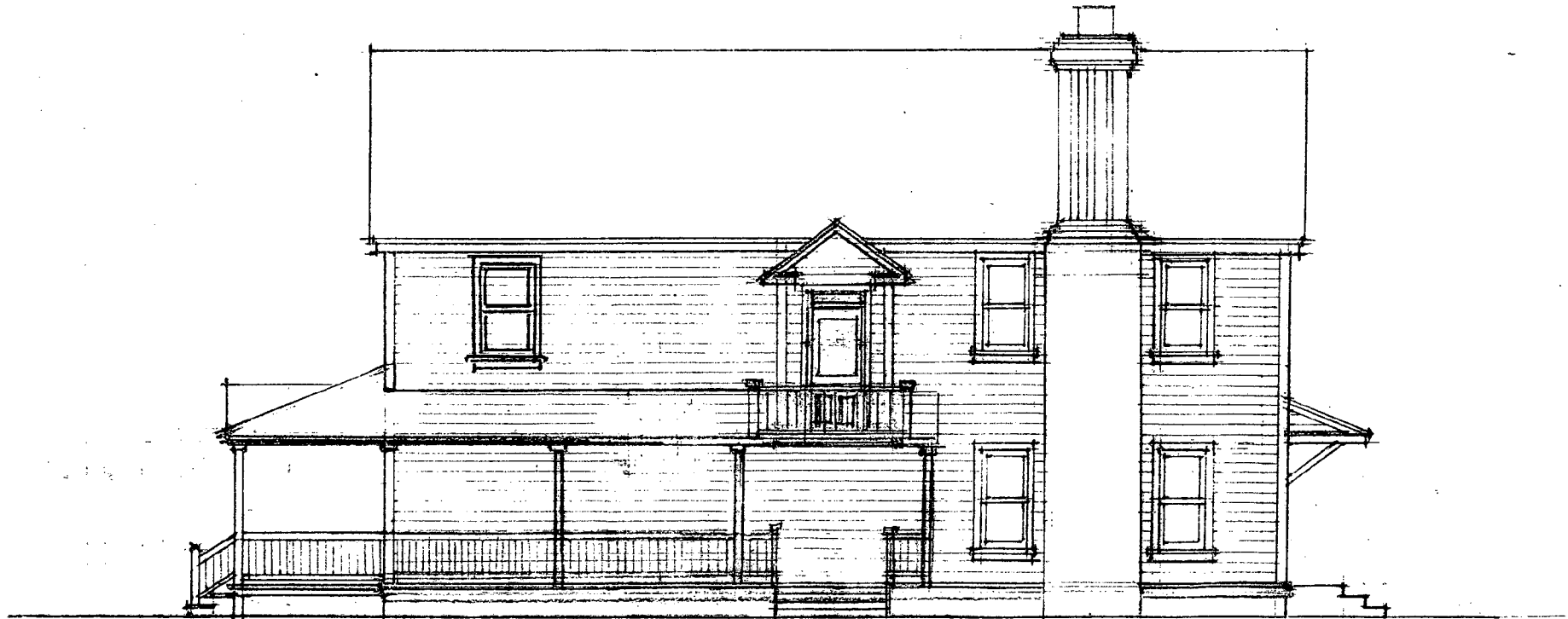


OBERON

9207090062



FRONT



OPPOSITE HAND FOR
SOUTH ELEVATION
OBERON STREET

REVISION 8-12-92
Cavey Hoobler

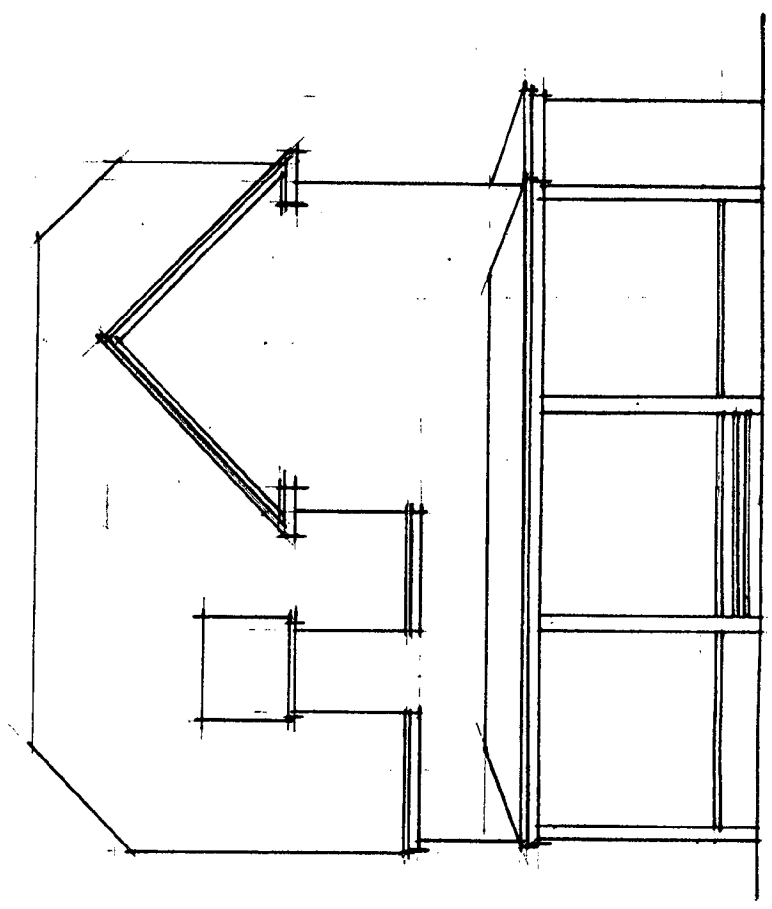
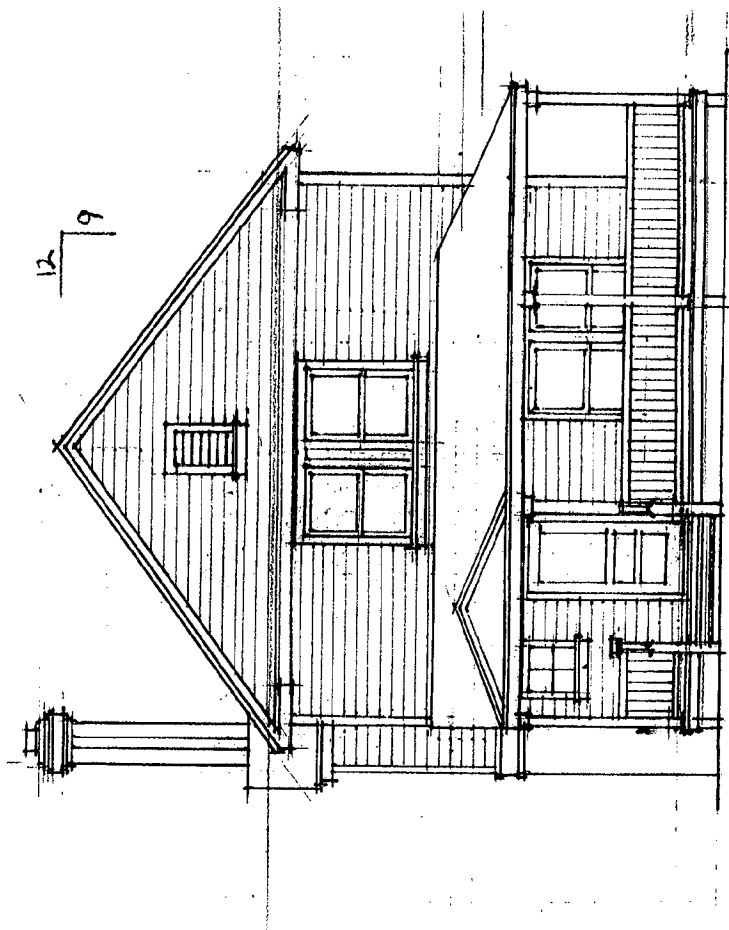


Photo Manifest, Submitted to HPC on 8/12/92

- 1) Front of 10537 Saint Paul Street - the primary resource
- 2) Side and back of 10537 Saint Paul Street - the primary resource
- 3) Town Park across street from primary resource and Historic District showing back of Self-Storage, Metropolitan Place office townhomes and office building on Plyers Mill Road
- 4) Southern view of park showing Metropolitan Place office townhomes and side of Warner plumbing
- 5) Warner Plumbing on Saint Paul Street - next block up from primary resource, but visible from primary resource
- 6) Vacant commercial lot next to Warner plumbing on Saint Paul Street (going towards Metropolitan Avenue)
- 7) Commercial lot presently with old house which is deteriorating next to vacant lot - on Saint Paul Street going towards Metropolitan Avenue
- 8) Looking from Saint Paul Street across Metropolitan Avenue to end of Saint Paul Street (next to railroad tracks) commercial buildings on left side
- 9) Businesses on right side of end of Saint Paul Street next to railroad tracks where Mizell Lumber (in historic district) is located
- 10) Looking from intersection of Saint Paul Street and Metropolitan Avenue towards Wheatley Street
- 11) Commercial block on Metropolitan between Saint Paul Street and Wheatley Street
- 12) Looking from end of Wheatley Street towards Metropolitan Avenue
- 13) Commercial area on Metropolitan between Wheatley Street and Kensington Parkway
- 14) Merit Concrete on Metropolitan near Wheatley Street
- 15) Merit Concrete on Metropolitan near Kensington Parkway
- 16) PEPCO building on corner of Saint Paul Street and Metropolitan
- 17) Front entrance to Metropolitan Place office townhome complex off Metropolitan and backing to Town Park
- 18) Looking down Metropolitan towards intersection at Concord Street and Plyers Mill Road
- 19) Intersection of Metropolitan, Plyers Mill and Concord - 7/11, Baskin Robbins, used car lot
- 20) 3418 Oberon Street - next block from primary resource
- 21) 3417 Oberon Street - next block from primary resource
- 22) 10541 Wheatley Street - same block of primary resource
- 23) 10547 - 10545 Wheatley Street - behind and across street from primary resource

- 24) 10539 Wheatley Street - behind and across street from primary resource (built by Carey Hoobler)
- 25) 10535 Wheatley Street - next block towards Metropolitan and next to office building (back of building faces Wheatley Street and residences across street)
- 26) 10520 Wheatley Street
- 27) Rear of 10410 Kensington Parkway - office building - back faces Wheatley Street and residences across street
- 28) 10516 Wheatley Street - next block towards Metropolitan
- 29) Garage in back of 10531 Saint Paul Street, located within Historic District, facing Oberon Street
- 30) 10525 Saint Paul Street - next block towards Metropolitan - across street from commercial
- 31) 3605 Plyers Mill Road towards Concord Street and Connecticut Avenue
- 32) 3514 Plyers Mill Road - View of 10537 Saint Paul Street (primary resource and historic district can be seen in the distance behind the Town Park)
- 33) Plyers Mill Court - off Plyers Mill Road - between Saint Paul Street and Wheatley Street
- 34) 10707 Saint Paul Street - two blocks from Historic District
- 35) 10704 Saint Paul Street
- 36) 10613 Saint Paul Street
- 37) Concord Street and Plyers Mill Road - showing Bogley Real Estate and Sunoco
- 38) Concord Street looking towards Plyers Mill Road - Grease and Go and Concord Office Building
- 39) Concord Street - looking across Connecticut Avenue to Roy Rogers and Pizza Hut
- 40) Connecticut Avenue from Concord Street - Gene's costumes, Auto Body shop, Precision Tune
- 41) Concord Street facing Dupont Avenue - parking lots of office buildings and Pizza Hut (Dupont Avenue closed to traffic)
- 42) University Boulevard and Farragut - Citizens Savings Bank
- 43) University Boulevard shopping (outside Town limits)
- 44) University Boulevard - outside Town limits towards intersection at Lexington
- 45) 3707 - 3705 Farragut
- 46) 3603 - 3601 Farragut
- 47) 3509 Dupont Avenue
- 48) 3510 Dupont Avenue

- 49) 3606 Dupont Avenue
- 50) 3612 Dupont Avenue
- 51) 10605 - 10608 Lexington Street (front of one house facing back of another)
- 52) 10202 Meredith Avenue (built by Carey Hoobler)
- 53) 2400 Forest Glen Road (built by Carey Hoobler)
- 54) 7607 Maple Avenue, Chevy Chase (built by Carey Hoobler)
- 55) Baltimore Street - new construction within Kensington & National Historic District
- 56) Looking north from deck of primary resource to Historic District



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 (Contract/Purchaser) _____ TELEPHONE NO. _____
(Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10925 Street ST. PAUL ST

Town/City ROCKVILLE Election District 1301

Nearest Cross Street DRYDEN

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 150

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? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

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

APPROVED + _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 11.9.92

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:)

NEW SFD detached - 2 1/2 story two- of century
"househouse" design with front facing gable roof - frame
construction with beveled wood siding and brick chimney.
8' deep front porch full ~~length~~ width of front of house
and wraps front corner of house. Wood windows with
5/4 x 4 pine exterior cornice boards. Variegated / textured / dimensional
asphalt roof shingles on 9-12 roof pitch. Total height
from finish first floor to roof peak is 26'8".

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10535 St. Paul Street Meeting Date: 8/12/92
Resource: Kensington Historic District Review: HAWP/Alt.
Case Number: 31/6-92F Tax Credit: No
Public Notice: 7/29/92 Report Date: 8/5/92
Applicants: E. Jurasinski/C. Hoobler Staff: Nancy Witherell

The applicants appeared before the Commission for a Preliminary Consultation on May 27, 1992, with a proposal for the construction of a house on Lot 7, also known as 10535 St. Paul Street, at the intersection of Oberon Street, in the Kensington Historic District.

At that meeting, Commissioners reviewed a proposal for a Queen Anne-style house 2-1/2 stories in height, with a wrap-around front and side porch, dormer and bay projections, and a shingled gable front.

Comments from the Commissioners generally stressed the need to reduce the size of the house, particularly the height at the roofline as well as the depth of the house on the lot. One Commissioner was opposed to any construction on the lot and another expressed reservations about building on the site. Five Commissioners liked the proposal in general, particularly the wrap-around porch, while urging that the height be reduced several feet. Although the staff had recommended that the style of the house be simplified to conform with the other houses on the block except the adjacent house at 10537 St. Paul Street (which is unique to the block), most Commissioners appeared to approve of the proposed design.

The applicants responded by lowering the height approximately 2'3"; simplifying the design both in massing and in ornament with the removal of the front bay, dormers, and shingles; eliminating part of the wrap-around porch; and by simplifying the roof form to a simple gable form. The length of the house was not shortened.

The footprint was pulled an additional three feet away from the side lotline shared with the house at 10537 St. Paul Street. This has resulted in a narrowing of the porch on the Oberon Street elevation. A review of the two schemes, as shown in the attachments, is the most effective means of comparison. Note that a 15' setback from Oberon Street is required, although

porches may project an additional 3' into the setback area. Because the house--on a 50' lot--was shifted 3' to the south (toward Oberon Street), the maximum width of the side porch can be only 4', which includes the 3' projection. As a result of this zoning requirement and the applicants' simplification of the massing, the proposed house is more rectilinear and less picturesque than the previous proposal.

The height was reduced through three changes: the loss of 1 foot by changing the pitch of the roof from 10/12 to 9/12, the removal of the pony walls in the third floor (and the removal of the two bedrooms, playroom, and bath on that floor), and the removal of 3 1/2" in the ceiling height of the second floor. The proposed height is 27'6" from grade (see figures on the south elevation sheet); for comparison, the height of the adjacent pink house is 31'9", on a grade approximately one foot higher.

STAFF DISCUSSION

The staff recommends, as it did at the May 27, 1992, meeting, that the Commission support the concept of new construction on this lot. Although the four houses on the block now sit on a total of 7 lots (the vacant lots serving as side yards, as shown on the attached historic district map), the character of the block is one of a fairly uniform row of rectilinear, porch-fronted houses with gable fronts toward the street. The corner lot on the other end of the block is built upon. Given the width of Oberon Street, and the distance between the proposed house and the one across Oberon Street (10531 St. Paul Street), the new house would be appropriately spaced on the block. Another factor to consider is the openness created by the presence of the large park across St. Paul Street. The houses on the block address the park as much as they relate to each other.

As the staff noted in the previous report, the side view of the pink house would be partially blocked, and a generous side yard and large tree would be lost. In general, the staff concurs with the principle that vacant lots in Kensington should be viewed as side yards, given the historical development of the community. However, the staff also supports the principle that every application should be reviewed by the HPC on a case-by-case basis, as a unique situation.

In this instance, despite the loss of the side yard, the staff considers Lot 7 to be better suited to new construction than any other lot on St. Paul Street, specifically because of its corner location which provides a generous streetscape rhythm. This factor, as well as the open space created by the park across the street, are the most significant factors in the staff's recommendation for approval of construction on this site.

The proposed house's setback from St. Paul Street is also well-considered. The front yard setback requires 25'. The pink house is set back almost 40', to the front edge of the porch; the new

house is designed to equal the set back of the pink house.

As for the design of the proposed house, the staff judges the size and scale of the house to be appropriate to the block. Unfortunately, the simplification of the elevations and plan, requested in part by both the staff and the Commissioners, has led to a proposal that does not present the same appeal as the previous scheme. In responding to the request for more space between the proposed house and the pink house, the wrap-around porch has been sacrificed.

STAFF RECOMMENDATION

The staff suggests that the HPC approve the proposal with the following parameters established as conditions:

1) Find a way to restore the full wrap-around porch, a feature seen by the Commissioners as a positive addition to the house, particularly on its corner lot; or redesign the porch so that it faces St. Paul Street only. Either way, a strong porch element is needed; the other houses on the block all have emphatic porches. The removal of the front projecting bay has simplified the front facade, possibly more than was suggested by the HPC in May; perhaps the redesign of the porch can be combined with a restudy of the elements of the front facade.

2) Add some picturesque interest to the side (south) elevation facing Oberon Street by either flipping the plan or by adding some projecting features to the south elevation. The Commissioners generally favored the previous proposal, which featured a more complex south elevation. The staff recognizes that the elimination of living space on the third floor has led to the elimination of roof dormers and gables. Nevertheless, the staff recommends a further attempt to add interest to this street elevation.

In addition, there are several public improvement matters to be resolved with the Town of Kensington, stated in the attached memorandum from the Town of Kensington, dated May 19, 1992. The staff recognizes that the retaining wall leans a bit and is not architecturally significant. Nevertheless, removal of the wall and construction of a sidewalk on the Oberon Street side of the lot would change the character of the site, differentiate the north side of Oberon Street from the south side, remove green-space next to the street, and alter the grading of the lot. The retaining wall is therefore significant to the site, particularly to this last feature. Regrading the edge of the site would change the character of the landscaping and of the trees near the edge of the lot.

The staff recommends that the applicants work with the Town of Kensington to resolve these issues prior to further review of the project by the HPC.

In addition, a grading plan should be submitted if the retaining wall is to be removed. Further, the applicants will need to provide information to the HPC about provisions for off-street parking and curb cuts.

The staff recommends that the Commissioners give the applicants further guidance concerning these conditions and, providing these conditions be met, that the project be approved as consistent with Chapter 24A, particularly criterion 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of 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, particularly Standard #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



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 EUGENE JURASINSKI TELEPHONE NO. 301 608-3186
 (Contract/Purchaser) CAREN E HOOPER (Include Area Code)
 ADDRESS 2900 FOREST GLEN RD SIL SPR MD 20910
 CONTRACTOR AS ABOVE CITY STATE AS ABOVE ZIP AS ABOVE
 TELEPHONE NO. 2657
 PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10535 Street ST PAUL ST
 Town/City KENSINGTON Election District 13
 Nearest Cross Street OBERON ST
 Lot 7 Block _____ Subdivision Wheatley Subdi of Kons.
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other New SFD

1B. CONSTRUCTION COSTS ESTIMATE \$ 150

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? IT IS IN DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADDITIONS

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:
 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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 7/9/92 (5)

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:)

NEW SFD detached - 2 1/2 story two of century "house house" design with front facing gable roof - frame construction with beveled wood siding and brick chimney. 8' deep front porch full ~~length~~ width of front of house and wraps front corner of house. Wood windows with 5/4 x 4 pine exterior cornice boards. Variegated/textured/dimensional asphalt roof shingles on 9-12 roof pitch total height from finish first floor to roof peak is 26'8".

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

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:

The 10500 block of St Paul Street, Kensington has four houses of simple late Victorian style 2-2½ stories in height. Across the street is a park area with commercial buildings in the distance beyond. The houses vary in retention of historical detail and house ~~massing~~ ^{massing} but maintain a charming streetscape with varying ~~house~~ house sizes and yard sizes. Landscaping is attractive and mature. Corner lot houses ~~are~~ ^{have} narrow ~~lots~~ ^{setbacks} on the secondary frontage streets.

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

2½ story Vernacular-Victorian massing - house mass is 24' wide with a 4' porch on the secondary frontage street (Oberon) and ~~an 8' deep porch~~ ^{an 8' deep porch} on the primary frontage street (St Paul). The attic level has ~~attic gable dormers~~. There is a second floor balcony integral to the "side" porch and bay below. House is well fenestrated on all elevations and designed to be streetworthy on both street elevations. The housing type and size is relative to the existing houses. The placement on the lot is representation of the other corner lots. One large good tree would have to come down. Construction would allow for the removal of the deteriorating ^{corner} block wall along Oberon Street.

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:

24' wide 2 1/2 story vernacular Victorian style, scale + massing similar to the mean of existing houses. Details to be not gingersbreadly. Landscaping to be azaleas and ornamental trees (deciduous), wood siding + (both painted) deep + wide porches.

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

enhance the existing houses by use of compatible design and good materials and workmanship. Turning 20th century styling.

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

proposed dwelling is similar to existing homes on block in character and size and would be compatible with the existing neighborhood.

3. Project Plan:

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

- the scale, north arrow, and date;
- dimensions and heights of all existing and proposed structures;
- brief description and age of all structures (e.g., 2 story, frame house c.1900);
- 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
- 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 Stephen G. + A.A. Lukacs
 Address 10531 St Paul Street (Lots)
 City/Zip Kensington, MD 20895
2. Name M/M JURASINSKI
 Address 10537 St Paul St
 City/Zip Kens MD 20895

- 3. Name Keus Town Park
Address _____
City/Zip _____

- 4. Name _____
Address _____
City/Zip _____

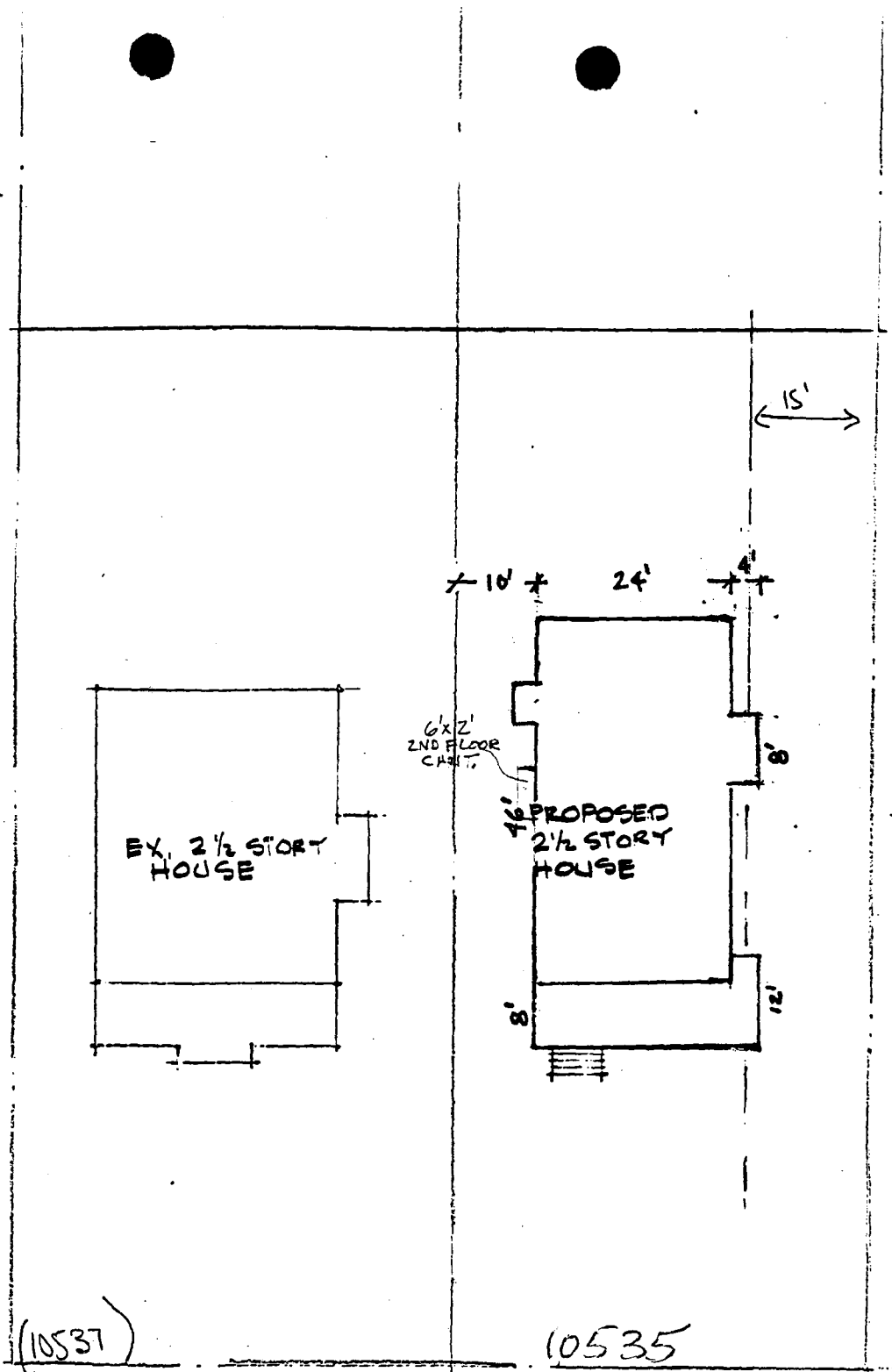
- 5. Name _____
Address _____
City/Zip _____

- 6. Name _____
Address _____
City/Zip _____

- 7. Name _____
Address _____
City/Zip _____

- 8. Name _____
Address _____
City/Zip _____

1757E



(10537)

10535

ST PAUL STREET

OBERON STREET

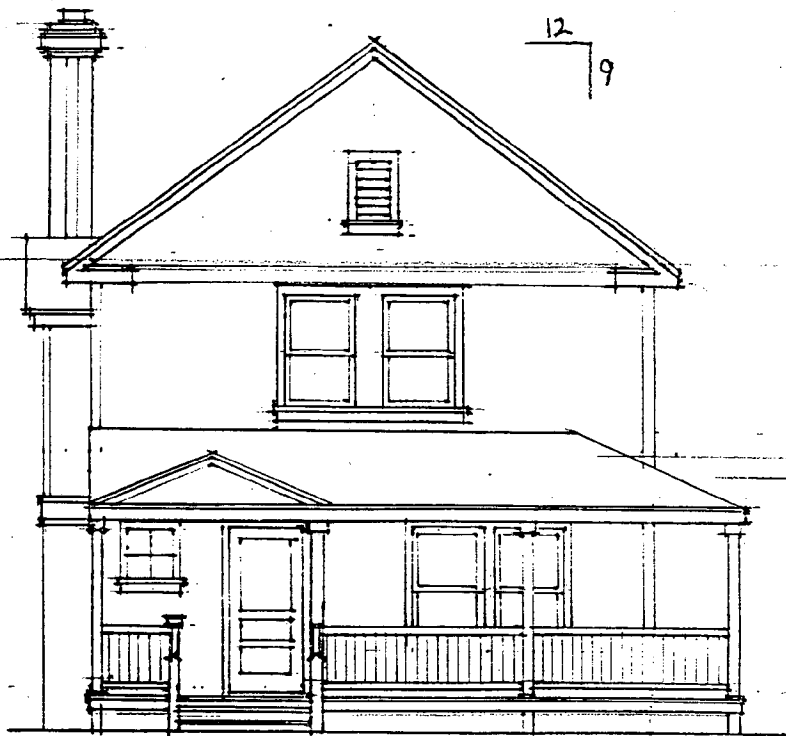
SITE PLAN

1" = 20'-0"

REVISED 7/9/92
C247

9207090062

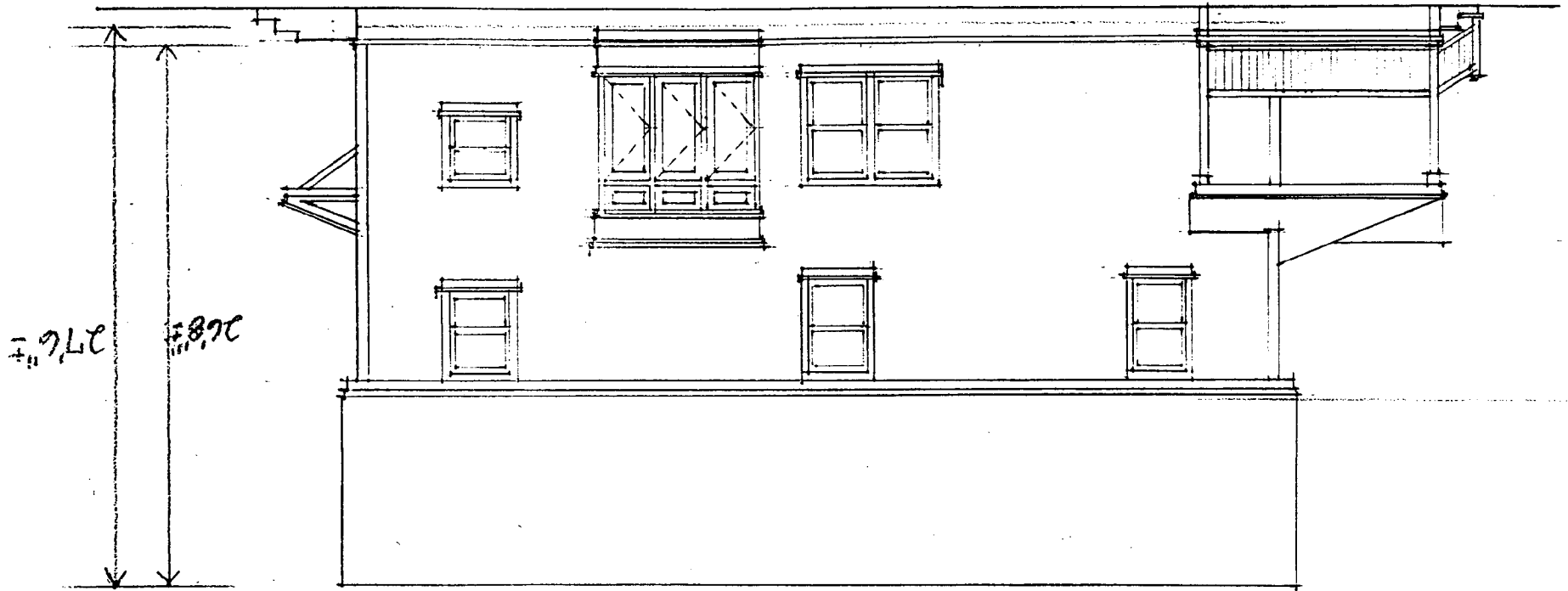
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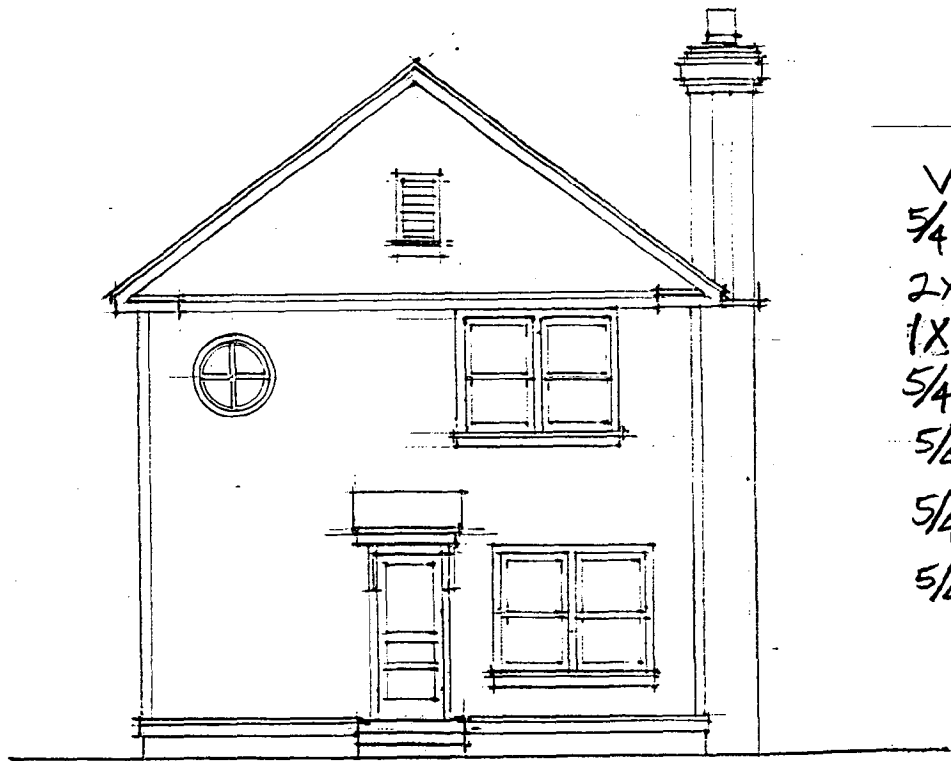


FRONT (WEST ELEVATION)

9207090062

OBERSAN (SOUTH ELEVATION)





REAR (EAST ELEVATION)

ROOF CERTAINTED HOR
 CORNICE 5/4X PAINTED PIN
 SIDING PAINTED/STAINED C
 6" EXPOSURE B
 WINDOWS PAINTED WOOD !

WM 210 RAK
 5/4X6 RAKE FI
 2X6 RAKE B
 1X8 FASCIA
 5/4X8 GABLE B
 5/4X4 CORNER B.
 5/4X8/10 BAND
 5/4X4 EXT WIN:

ROOF
CERTAINTED HORIZON SHINGLE

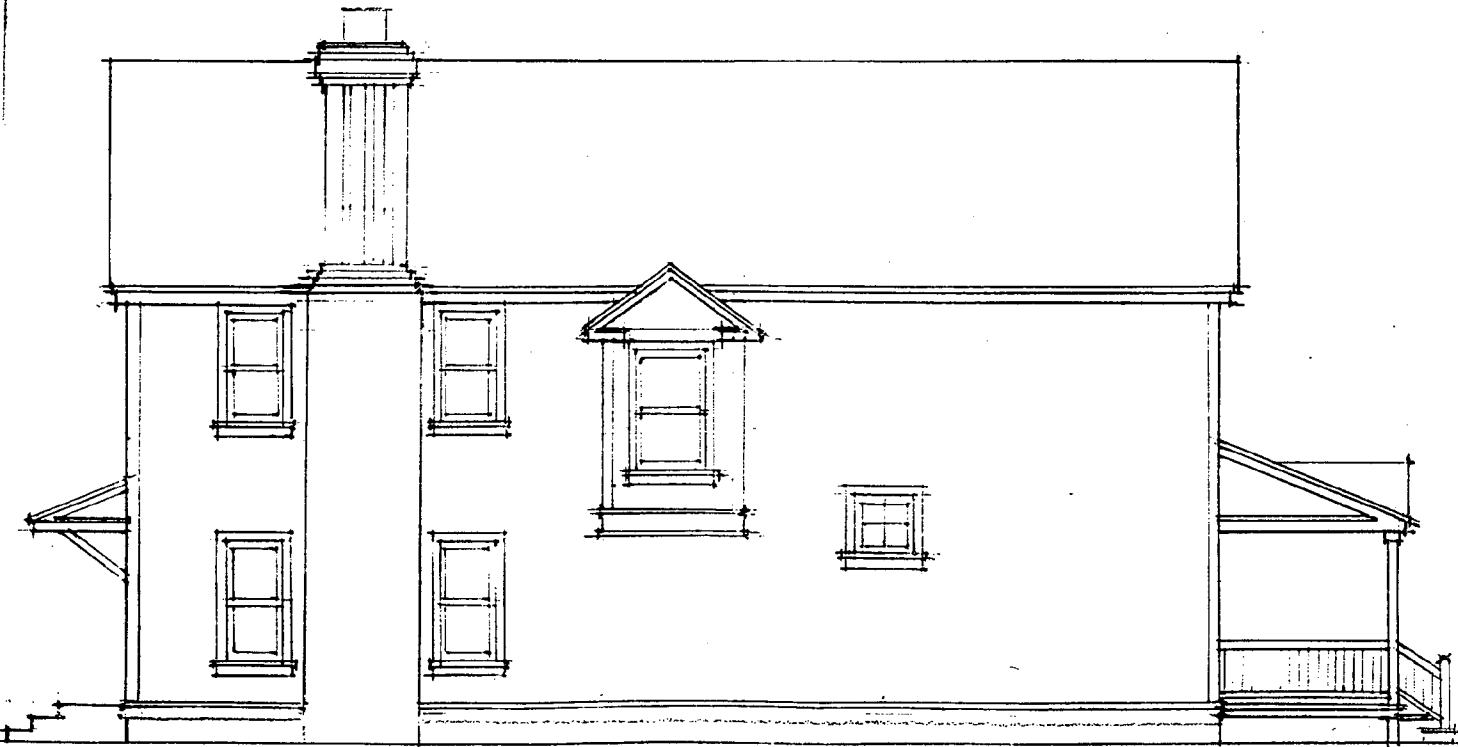
CORNICE
5/4X PAINTED PINE

SIDING
PAINTED/STAINED CEDAR STK
6" EXPOSURE BEVEL SIDING

WINDOWS
PAINTED WOOD 1/2 D.H.

(NORTH ELEVATION)

WM 210 RAKE MLD
5/4X6 RAKE FRIEZE
2X6 RAKE BD+RETURNS
1X8 FASCIA
5/4X8 GABLE BOTTOM BAND
5/4X4 CORNER BOARDS
5/4X8/10 BAND W/DRIP CAP
5/4X4 EXT WINDOW/DOOR CASING



LOT 7

PAUL ST

STOP

ST PAUL ST

6





(10537 St Paul) LOT 6

81



105 31 St Paul

101



10543 St Paul

STREET "SCAPE"

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



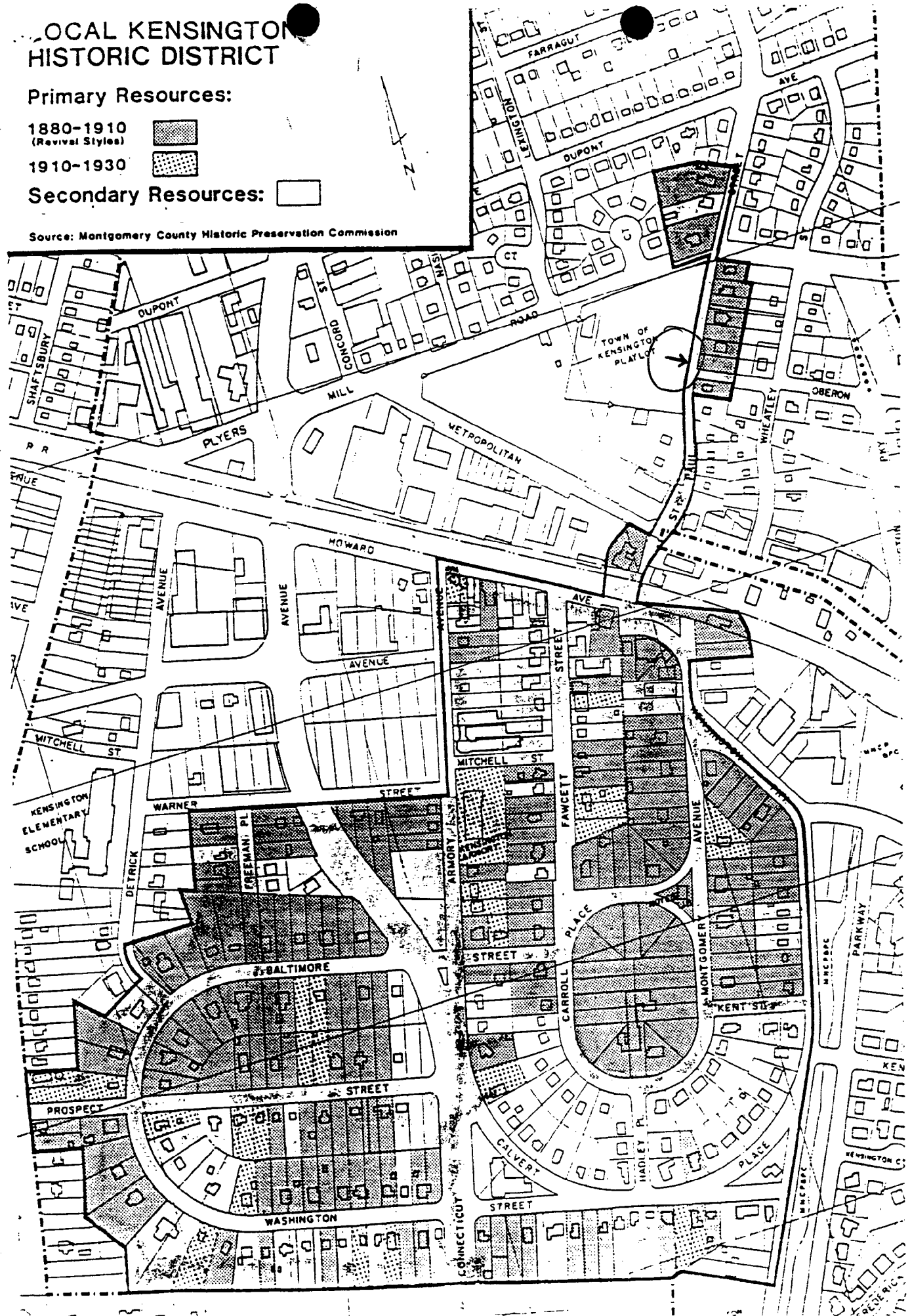
1910-1930



Secondary Resources:



Source: Montgomery County Historic Preservation Commission



PRELIMINARY
CONSULTATION
SUBMISSION

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10535 St. Paul Street Meeting Date: 5/27/92
Resource: Kensington Historic District Review: Prelim. Consultation
Case Number: N/A Tax Credit Eligible: No
Public Notice: 5/13/92 Staff: Nancy Witherell
Applicant: Carey Hoobler Report Date: 5/20/92

The applicant proposes the construction of a new single-family house on a corner lot at the intersection of St. Paul and Oberon Streets in the Kensington Historic District. The lot is the standard 50 wide', and is adjacent to a late Queen Anne-style house on St. Paul Street. The lot now serves as the side yard for this house, known as 10537 St. Paul Street and designated a Primary Resource in the historic district. The lot is generally unwooded, but one significant tree would be lost if a house were built on the lot.

Across St. Paul Street is a park, providing a significant amount of open green space, as well as a view of the large-scale industrial and commercial buildings along the railroad tracks. The block contains 2- to 2 1/2-story houses with front porches. The frame houses, best described as designed in a style that illustrates the transition from the Queen Anne style to the Colonial Revival style, are simply massed, with ornament consisting of gable returns and front porches with round columns and square balusters.

The proposed house, shown at this preliminary stage in undetailed plans and elevations, would be 32' wide, including the 6' width of the side porch. The house would extend 2' beyond the building line along Oberon Street, as noted on the site plan. The front porch would extend as far forward as the adjacent house, which does not extend as far forward as the other houses on St. Paul Street.

The massing of the proposed house is late Queen Anne-style in character; it's rectangular in basic form, but with some irregular projections. At three stories in height, the house is taller than the norm for that block. The house is also intended to be Queen Anne-style in flavor, with clapboard and fishscale shingles, and dormers. It most closely resembles the adjacent house (10537 St. Paul Street) in scale and complexity; it is less similar to the more modest houses on the rest of the block.

STAFF DISCUSSION

Three questions to be addressed at this preliminary review are: 1) Could a house be built on this lot without compromising the character of the historic district?; 2) If so, what would be the appropriate scale and location on the lot?; and, 3) If so, what would be the most appropriate massing and ornament?

1) Staff finds that a house could be built on this lot, principally because of its location on the corner and across the street from the park, both of which provide atypical open space. In addition, although there are vacant lots used as side yards on the block, the rhythm of the streetscape is a definite progression of relatively rectilinear houses with front porches lined up facing the park across the street. The addition of a house on the end of this block would not unduly crowd the other houses.

The loss of the vacant lot does have costs, however. In addition to the loss of a generous side yard, a significant tree and the view of the side elevation of 10537 St. Paul Street would be lost.

2) The staff finds that the house is appropriately sited on the lot. The goal would be to keep it as far away from the adjacent house without the side yard toward Oberon Street appearing too narrow. The wrap-around porch facing the outside corner of the lot helps to both narrow the appearance of the house and widen the appearance of the side yard. The house is both taller and deeper than is typical for the block; the staff recommends that the house not be approved at this size. The applicant should significantly reduce the height of the house.


3) The staff finds that simpler detailing would be most appropriate--remove the fishscale shingles and use gable returns, for example. The staff also recommends that reducing the massing of the roof as well as its actual dimensions would help to reduce its scale relative to its neighbors. The use of clipped (jerkinhead) gables, for example, could be explored, even though they are not as common in the historic district. The staff recommends that the projections, particularly on the side elevation facing Oberon Street, be retained, even if the trim is simplified. These projections would provide needed rhythm on this elevation.


The Town of Kensington has recommended conditions for the issuance of a HAWP for this project. The staff concurs with these conditions, which are attached to this report.


Figure 3

LOCAL KENSINGTON HISTORIC DISTRICT

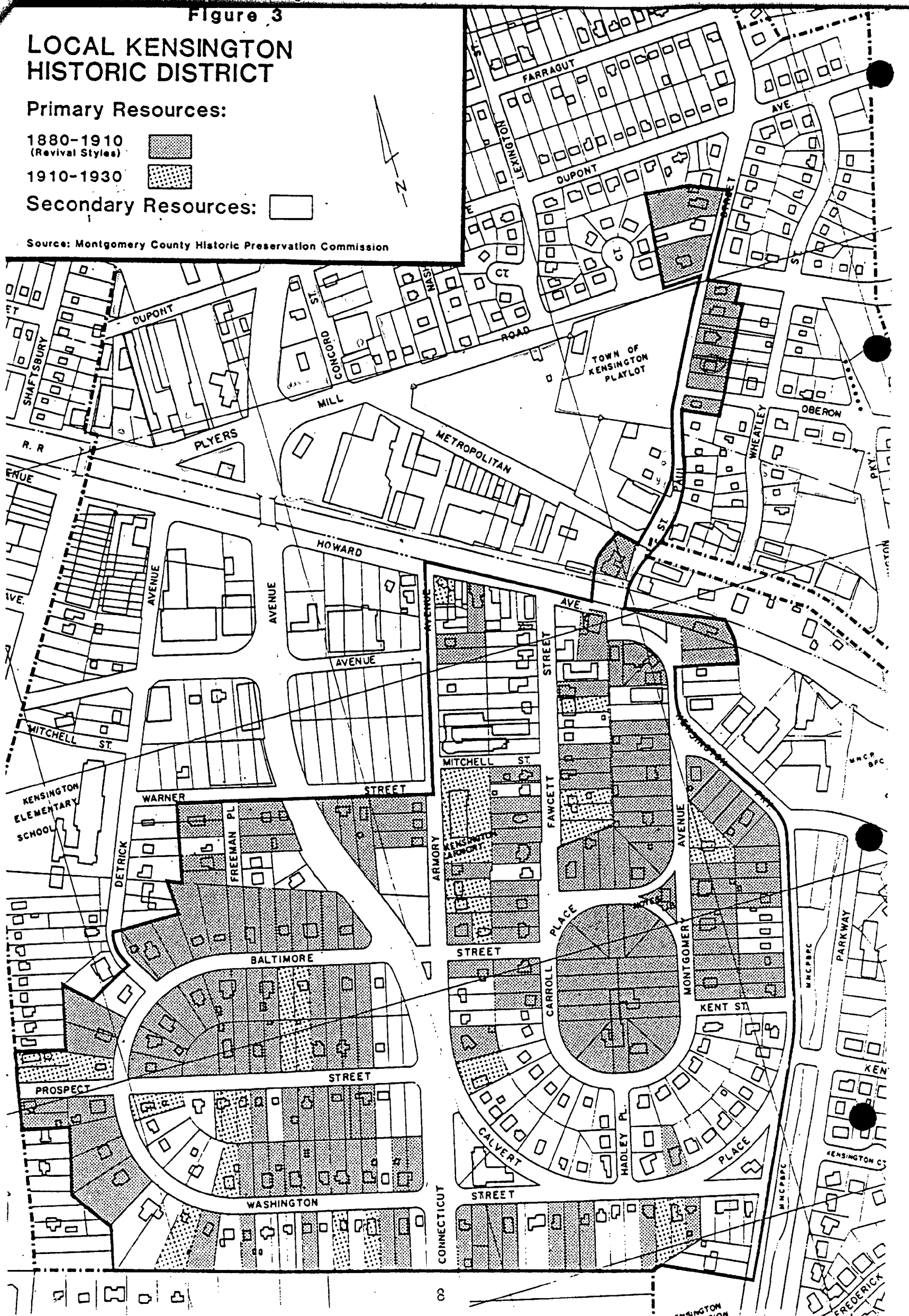
Primary Resources:

1880-1910 (Revival Styles) 

1910-1930 

Secondary Resources: 

Source: Montgomery County Historic Preservation Commission



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
495-4570

****WEDNESDAY****
AUGUST 12, 1992

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: **THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

- I. **HPC WORKSESSION** - 7:00 p.m. in Third Floor Conference Room
- II. **HISTORIC AREA WORK PERMITS** - 7:30 p.m.
 - A. Cheryl Johnson and Clarence Ellison for alterations at 8806 Hawkins Lane, Chevy Chase (HPC Case No. 35/54-92B) (Hawkins Lane Historic District)
 - B. Jeanie Ahearn for alterations at 3920 Baltimore Street, Kensington (HPC Case No. 31/6-92E) (Kensington Historic District)
 - C. Eugene Jurasinski/Carey E. Hoobler for new construction at 10535 St. Paul Street, Kensington (HPC Case No. 31/6-92F) (Kensington Historic District)
- III. **PRELIMINARY CONSULTATION**
 - A. Michael and Lou Knecht for alterations at 3919 Washington Street, Kensington (Kensington Historic District)
- IV. **SUBDIVISIONS**
 - A. #1-88023, Fertile Meadows, which involves Master Plan. Site #14/59, Fertile Meadows.
- V. **APPROVAL OF MINUTES**
 - A. July 8, 1992
- VI. **OTHER BUSINESS**
 - A. Commission Items
 - B. Staff Items
- VII. **ADJOURNMENT**

	RE-2 ¹	RE-2C ¹	RE-1 ¹	R-200	R-150 ³	R-90	R-60	R-40 ²	R-4plex	RMH 200
(a) Setback from street. No main building shall be nearer to any street than the distance shown; except, that if most of the lots on one side of a street and in the same block are occupied by buildings with a front yard setback greater than this requirement, no building hereafter erected within 300 feet of any existing building shall project beyond the line previously established by such existing buildings:	50	50	50	40	40	30	25	25		40
In the case of a corner lot, if the adjoining lot on one of the streets either does not front on that street or is in a nonresidential zone, the setback from that street shall be at least:	20	20	20	15	15	15	15	15		15
(b) Setback from adjoining lot. No main building shall be nearer to any property line than the following:										
(1) Side:										
–One side:	17	17	17	12	12	8	8	10 ⁴		12
–Sum of both sides:	35	35	35	25	25	25	18			25
(2) Rear:	35	35	35	30	30	25	20	20		30
59-C-1.324. Building Setbacks. R-Fourplex zone (minimum, in feet).										
–From tract boundary									(As	
–From any street:									re-	
–From adjoining lot:									quired	
–Side:									in ad-	
–Rear:									joining	
–Between buildings:									zone.)	50
59-C-1.325. Maximum Distance of Lot From a Public Street (in Feet):										200

The Deale Family
3501 Oberon Street
Kensington, Maryland 20895

August 12, 1992

Montgomery County Historic Preservation Commission
Gwen Marcus, Historic Preservation Coordinator
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: HPC Case No. 31/6-92D (Kensington Historic District)

Dear Commissioner:

This letter concerns the proposed new construction at 10535 St. Paul Street (Lot 7) and the resubdivision of lots 12, 13, and 14 in the W. H. Wheatley Subdivision of part of Joseph's Park in the Town of Kensington. Our family lives on and owns the property adjacent to the properties now being considered for development. We have reviewed the Historic Area Work Permit Application by developer Carey Hoobler for construction on Lot 7 and would like to make the following comments.

First, we would like to go on record that we oppose the development of Lot 7. It is clear to us that such development is a sad plan that will eventually ruin the character of the finest examples of historic properties on the north side of Kensington. The combined lots of 10535 and 10537 St. Paul Street is representative of a handful of the last original residential green spaces left in this part of Kensington's Historic District.

Second, we believe that all the houses that reside in the Kensington Historic District are primary resources which should not be distracted from or dwarfed by new structures. The plans that have been submitted by Mr. Hoobler do not reflect this premise. Not only is the footprint larger than the adjacent houses, the proposed house is ten feet longer than the house at 10537 St. Paul Street which happens to be the largest house on this block. The Commission had asked the developer to shorten the house at a hearing on May 27, 1992 but the current proposed house is actually over three feet longer than the prior plan. The added length of this house would block the view across the back yards of all other historic properties in the neighborhood. This goes against the original design concept of an open space Victorian garden setting on which Kensington was built.

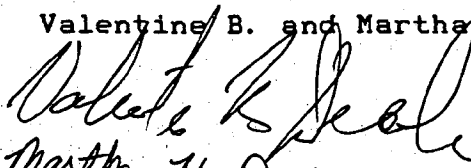
Third, the architecture of the proposed new house must be considered. The roofline of the proposed house is at the second story level whereas the primary rooflines of the surrounding historic buildings are all below the top of the second story windows. The historic homes all have a large number of long, narrow windows. However, the proposed house has a smaller number of windows whose shapes and sizes are inconsistent with the adjacent historic properties. Further, a round window is proposed for the rear of the house which is out of character with the turn of the century architecture of the surrounding homes. The proposed plan calls for "paint/stain siding". While we are pleased the developer is using wood siding in keeping with the adjacent properties, the more appropriate treatment of the wood siding is paint akin to the neighboring structure.

We would like to support the Historic Preservation Commission's recommendation of May 27, 1992 not to allow resubdivision for development, parts of lots 12, 13, and 14 on the same block. We feel that the Montgomery County Codes preventing building across lot lines should be upheld in this case. We realize it will be difficult to block construction of Lot 7 because it is a platted lot. However, there is no question another house squeezed behind the platted lot will overwhelm the few historic properties on St. Paul Street.

We would like to acknowledge the Montgomery County Historic Preservation Commission for their prior decisions on Historic Area Work Permit Applications within the Town of Kensington and thank the Commission for its attempts to maintain the open space concept within the Victorian garden setting of Kensington's Historic District.

Sincerely,

Valentine B. and Martha H. Deale


Martha H. Deale

Proposed Building Materials - 10535 Saint Paul Street

Roof

Certanteed horizon shingle
(Dimensional with varigated tabs and heavy "shadowlines")
Roll-vent roof vent
(Shingle over roof cap vent)

Siding

6" exposure cedar bevel siding, lapped
Select tight knot rough-sawn
Painted or stained

Windows

1/1 Wood double-hungs with 5/4 x 4 exterior casing

Doors

Painted wood one lite over 2 raised panels running vertically or horizontally

Cornice

Rake mould	WM210	painted
Rake board and return	2 x 6	painted
Rake frieze	5/4 x 6	painted
Rake soffit	3/8 AC plywood	painted
Fascia	1 x 8	painted
Soffit	3/8 AC plywood	painted
Gable bottom band with drip cap	5/4 x 8	painted
Corner boards	5/4 x 4	painted
Water table band with drip cap	5/4 x 8 or 10	painted

Porch columns

Knock-down 4 x 4 with camfered corners
1 x 8 base with 1-3/8 ogee cap
1 x 6 capital with 1-1/8 ogee

Porch rail

Fir top and bottom rails
1-1/4" x 1-1/4" square pickets
1-3/8" ogee cap under top rail

Proposed Building Materials - 10535 Saint Paul Street

Roof

Certanteed horizon shingle
(Dimensional with varigated tabs and heavy "shadowlines")
Roll-vent roof vent
(Shingle over roof cap vent)

Siding

6" exposure cedar bevel siding, lapped
Select tight knot rough-sawn
Painted or stained

Windows

1/1 Wood double-hungs with 5/4 x 4 exterior casing

Doors

Painted wood one lite over 2 raised panels running vertically or horizontally

Cornice

Rake mould	WM210	painted
Rake board and return	2 x 6	painted
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Rake soffit	3/8 AC plywood	painted
Fascia	1 x 8	painted
Soffit	3/8 AC plywood	painted
Gable bottom band with drip cap	5/4 x 8	painted
Corner boards	5/4 x 4	painted
Water table band with drip cap	5/4 x 8 or 10	painted

Porch columns

Knock-down 4 x 4 with camfered corners
1 x 8 base with 1-3/8 ogee cap
1 x 6 capital with 1-1/8 ogee

Porch rail

Fir top and bottom rails
1-1/4" x 1-1/4" square pickets
1-3/8" ogee cap under top rail

Proposed Building Materials - 10535 Saint Paul Street

Roof

Certanteed horizon shingle
(Dimensional with varigated tabs and heavy "shadowlines")
Roll-vent roof vent
(Shingle over roof cap vent)

Siding

6" exposure cedar bevel siding, lapped
Select tight knot rough-sawn
Painted or stained

Windows

1/1 Wood double-hungs with 5/4 x 4 exterior casing

Doors

Painted wood one lite over 2 raised panels running vertically or horizontally

Cornice

Rake mould	WM210	painted
Rake board and return	2 x 6	painted
Rake frieze	5/4 x 6	painted
Rake soffit	3/8 AC plywood	painted
Fascia	1 x 8	painted
Soffit	3/8 AC plywood	painted
Gable bottom band with drip cap	5/4 x 8	painted
Corner boards	5/4 x 4	painted
Water table band with drip cap	5/4 x 8 or 10	painted

Porch columns

Knock-down 4 x 4 with camfered corners
1 x 8 base with 1-3/8 ogee cap
1 x 6 capital with 1-1/8 ogee

Porch rail

Fir top and bottom rails
1-1/4" x 1-1/4" square pickets
1-3/8" ogee cap under top rail

**TOWN OF KENSINGTON, MARYLAND
APPLICATION FOR BUILDING PERMIT**

PERMIT # _____
DATE ISSUED _____
FEE PAID \$ _____
DEPOSIT PAID \$ _____

Applicant: Complete all items below

LOCATION OF BUILDING OR PREMISE:

HOUSE # 10535 STREET ST PAUL ST
LOT 7 BLOCK JOSEPH'S PARK HISTORICAL DISTRICT: (YES) NO

OWNER

NAME EUGENE JURASINSKI
ADDRESS 10537 ST PAUL ST TELEPHONE _____

CONTRACTOR

NAME ELLISON CORP.
ADDRESS 10707 JARBOR AVE SIL SPR TELEPHONE 681-1411
STATE LICENSE # 14099 MONTG. COUNTY LICENSE # 2657
20901

EXISTING USE: _____ PROPOSED USE: _____

TYPE OF PROPOSED WORK: (CHECK ALL THAT APPLY)

<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> GARAGE
<input type="checkbox"/> ADDITION	<input type="checkbox"/> FENCE	<input type="checkbox"/> SIGN
<input type="checkbox"/> ALTERATION & REPAIR	<input type="checkbox"/> SHED	<input checked="" type="checkbox"/> OTHER (SPECIFY)
<input type="checkbox"/> RAZE BUILDING	<input type="checkbox"/> AWNING	<u>CURB CUT</u>

DESCRIPTION OF PROPOSED WORK:
REMOVE RETAINING WALL ALONG OBERON ST PROPERTY LINE
FILL IN EXISTING DRIVEWAY - RELOCATE AS SHOWN
ON ATTACHED DRIVEWAY PLAN - SEE 23-C STANDARD
RESIDENTIAL DRIVEWAY MCDOT. + ATTACHED
SITE PLAN + DETAIL SHEET

ESTIMATED START DATE: NOV 1992 COMPLETION DATE: MAY 1993
ESTIMATED COST OF WORK \$ 2500.00 MONTG. CTY. PERMIT # NONE REQ'D.
(attach photocopy)

WILL ANY WORK EXTEND BEYOND THE EXISTING FOUNDATION BOUNDARY LINES? YES / NO
(If yes, attach house location survey showing proposed work with all setbacks) N/A

LIST BELOW DOCUMENTS TO BE MADE PART OF THIS APPLICATION:
(Plans, specifications, survey site plan, sediment control, etc.)
SEE ABOVE

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL CONFORM TO THE REGULATIONS IN THE BUILDING CODE, ZONING ORDINANCE, ANY ATTACHED SPECIAL CONDITIONS, AND OTHER PROVISIONS OF THE CODES OF THE TOWN OF KENSINGTON, MONTGOMERY COUNTY AND THE STATE OF MARYLAND.

Signature C E Hoobler for Ellison Corp Date 9/21/92

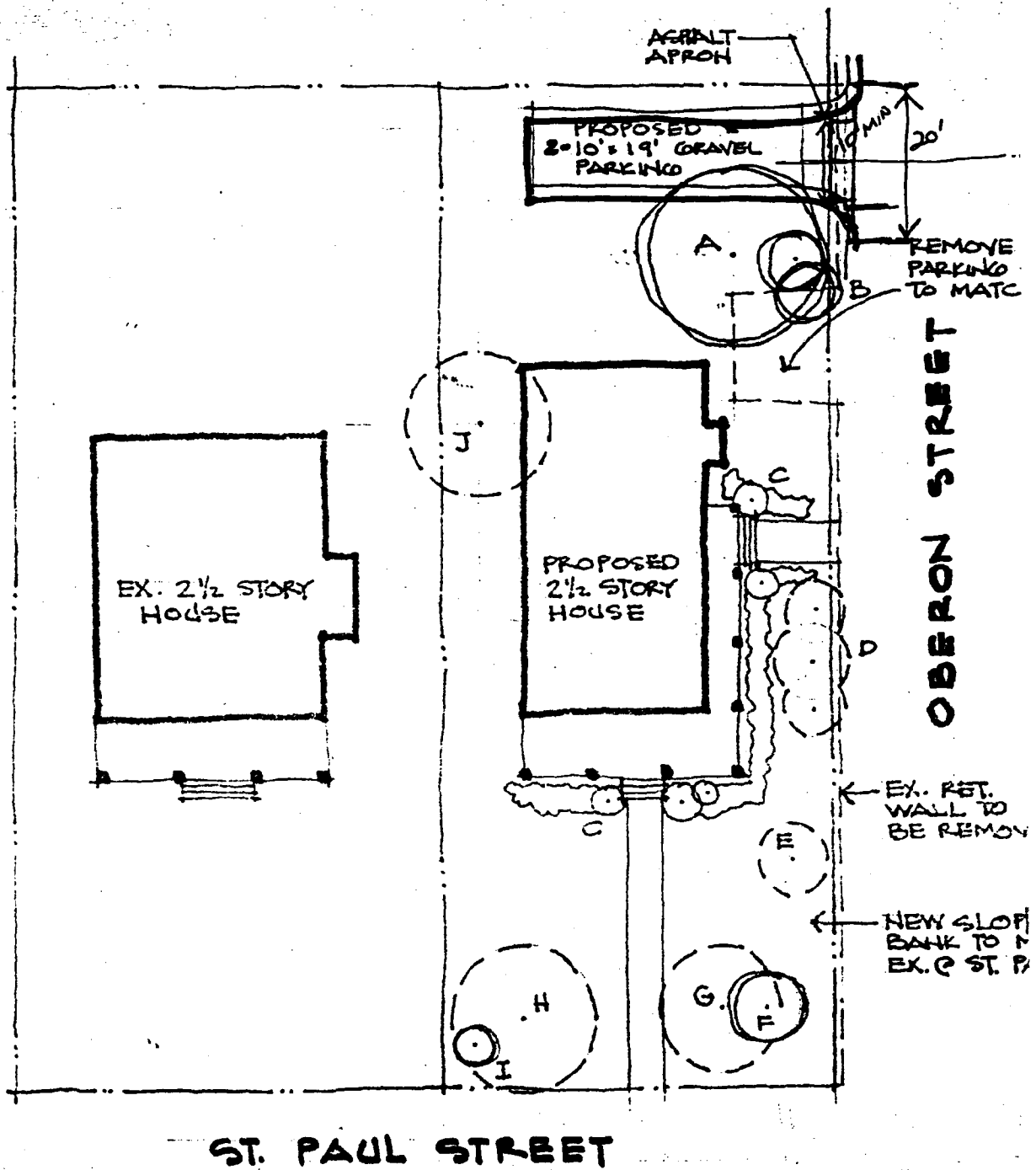
Name (Print) C E HOOBLER FOR ELLISON CORP.

Mavor Approval _____ Date _____ Building Inspector Approval _____ Date _____

GENERAL INFORMATION:

1. THE TOWN WILL REVIEW THIS APPLICATION WITHIN FIVE BUSINESS DAYS. UPON COMPLETION OF THE REVIEW, THE APPLICANT MAY BE NOTIFIED OF ADDITIONAL REQUIREMENTS SUCH AS DEPOSITS, BONDS, FEES, INSURANCE, LIMITATIONS ON WORK, ADDITIONAL PLANS, ETC.
2. THIS PERMIT SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT STARTED WITHIN SIX MONTHS FROM THE DATE ISSUED, OR IF THE AUTHORIZED WORK IS SUSPENDED FOR A PERIOD OF SIX MONTHS AFTER WORK HAS COMMENCED. ONCE ISSUED, THE PERMIT FEE IS NOT REFUNDABLE.
3. ANY FALSE OR MISLEADING INFORMATION IN THIS APPLICATION MAY RESULT IN THE REJECTION OF THIS APPLICATION AND/OR REVOCATION OF THE BUILDING PERMIT.
4. TOWN BUILDING PERMITS ARE REVOCABLE AT ANYTIME FOR VIOLATIONS OF LAW OR ANY SPECIAL CONDITIONS OF THE PERMIT.
5. THE BUILDING PERMIT MUST BE DISPLAYED AT THE ADDRESS OF WORK AT ALL TIMES UNTIL SUCH WORK IS COMPLETED.
6. THE PERMITEE IS REQUIRED TO NOTIFY AND RECEIVE PROPER CLEARANCE FROM ALL UTILITIES BEFORE COMMENCING ANY UNDERGROUND CONSTRUCTION.
7. THE PERMITEE IS REQUIRED TO ABIDE BY ALL LOCAL NOISE ORDINANCES AT ALL TIMES.
8. NO DIRT OR CONSTRUCTION DEBRIS WILL BE PERMITTED ON PUBLIC STREETS OR SIDEWALKS AT ANY TIME.
9. TO COMMENCE WORK PRIOR TO ISSUANCE OF A PERMIT IS A VIOLATION OF THE LAW.

SPECIAL CONDITIONS OF THIS PERMIT:



SITE PLAN

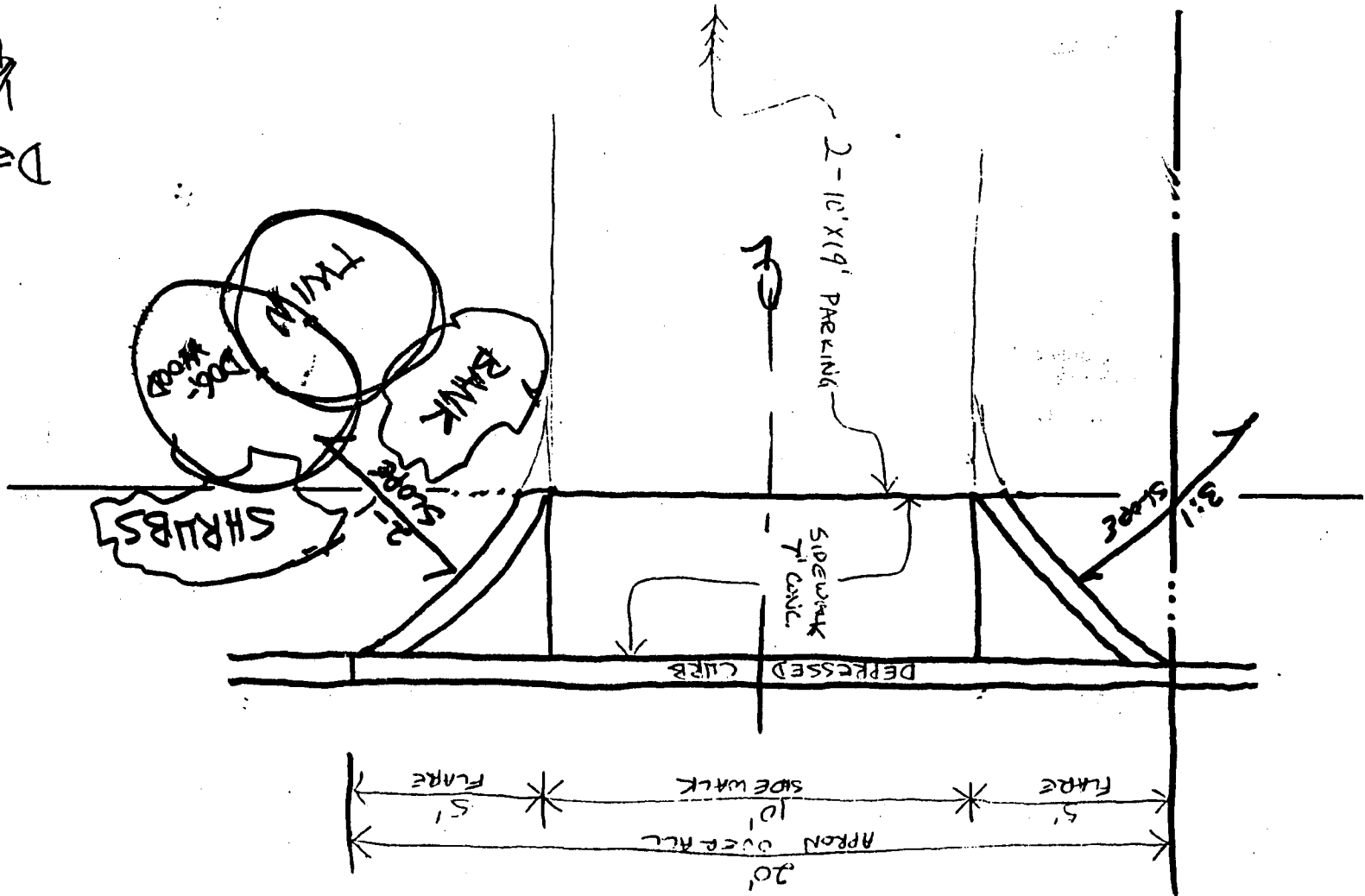
1" = 20'-0"

NOTES:

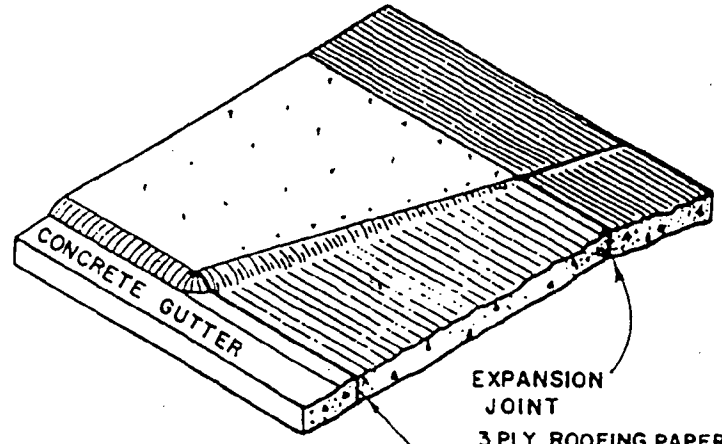
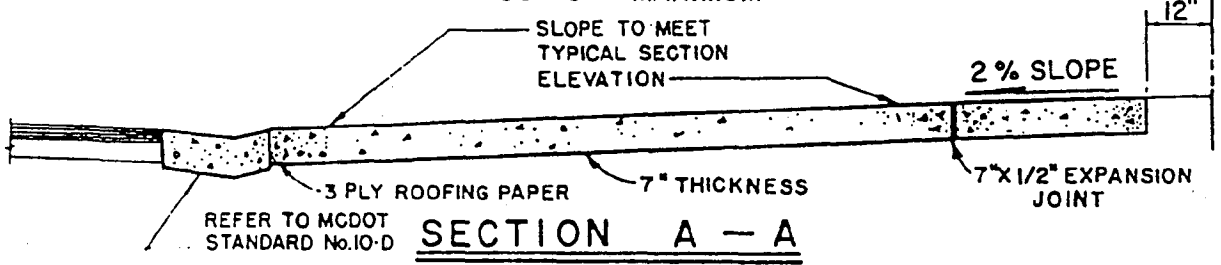
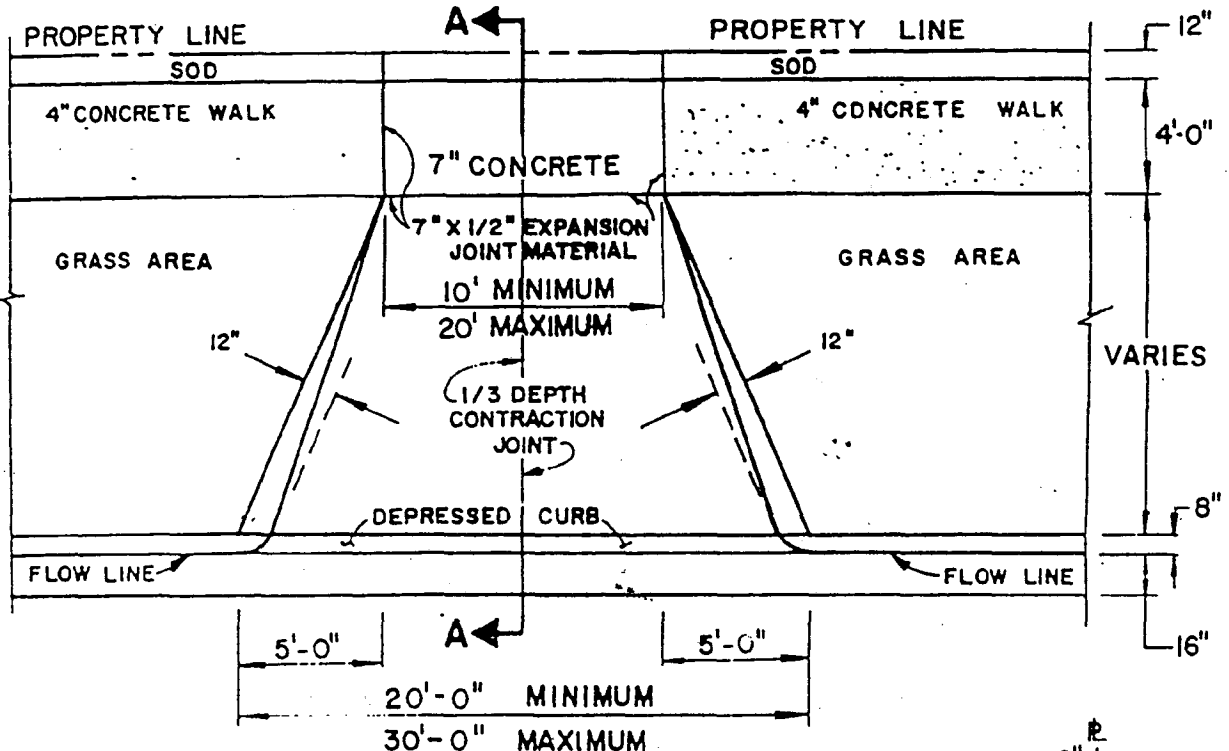
1. LOT GRADES TO REMAIN ESSENTIALLY AS EXISTING.
2. WATER TO DRAIN FROM HOUSE.

1/4" = 1'

DETAIL SHEET



OBERON ST.



ISOMETRIC
VIEW

- GENERAL NOTES**
1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIAL AND METHODS OF CONSTRUCTION.
 2. DRIVEWAY TO BE MAINTAINED BY PROPERTY OWNER.

REVISED
MAY 1, 1980
JULY 28, 1982
JULY 16, 1987

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD
RESIDENTIAL DRIVEWAY

STANDARD NO. 23.C

APPROVED: 1/22/80

Richard C. Morrison
CHIEF, DIV. OF TRANS. ENG.

Donald H. Cobby
DIRECTOR



FAX COVER PAGE

DATE: 9/22

TO: Carey Hoobly

FROM: Pat Weikel

JOB REFERENCE: 10537 St. Paul

DESCRIPTION: C. Bruch, Building Inspector's
Memo

COMMENTS: _____

PAGES INCLUDING COVER PAGE 3

TOWN OF KENSINGTON FAX # 949-4925

ALL PAGES WILL BE CONSIDERED TRANSMITTED UNLESS OTHERWISE NOTIFIED.

TRANSMITTED BY: PW

TIME TRANSMITTED: 3:05 PM

MEMORANDUM

TO: APPLICANT FILE

FROM: CHRIS A. BRUCH
TOWN BUILDING INSPECTOR

DATE: 9-21-92

RE: 10937 SAINT PAUL STREET (ADJACENT LOT)
(Applicant Address)

SUBJECT: RELOCATE DRIVEWAY AND REMOVE RETAINING WALL REVIEW COMMENTS
=====

NOTE: THIS APPLICATION AND COMMENTS RELATE SOLELY TO A PROPOSED DRIVEWAY RELOCATION AND RETAINING WALL DEMOLITION AT THE ABOVE REFERENCED ADDRESS. THE PROPOSED HOUSE SHOWN ON THE ATTACHED DRAWINGS AND MATTERS RELATED THERETO ARE NOT PART OF THIS APPLICATION OR REVIEW.

1. APPLICANT SHOULD POST BOND FOR DRIVEWAY, CURB/GUTTER AND PUBLIC SPACE DEMO/RESTORATION.
2. DRIVEWAY APRON TO BE CONCRETE PER MCDOT DETAIL
3. CURB/GUTTER TO BE CONCRETE TO MATCH EXISTING.
4. PROPOSED APRON SHALL NOT EXTEND BEYOND EXISTING EASTERN LOT LINE.
5. ALL SUBGRADE/PRE-POUR INSPECTIONS TO BE PERFORMED BY MCDOT AND COORDINATED BY APPLICANT NOT TCK (EVIDENCE OF MCDOT INSPECTION AND ACCEPTANCE IS A NECESSARY CONDITION FOR BOND RELEASE).
6. DAMAGE TO EXISTING ROADWAY RESULTANT FROM THIS WORK SHALL BE ~~BE~~ REPAIRED (PERMANENTLY) BY APPLICANT AT APPLICANT'S SOLE EXPENSE.

7. PROPOSED SLOPE OF EARTH ON OBERON TO MATCH EXISTING ON SAINT PAUL ST. (SLOPE NOT TO EXCEED MAXIMUM ALLOWABLE BY MCDER/E)
8. DISTURBED EARTH TO BE STABILIZED AT ALL TIMES IN ACCORDANCE WITH MCDER AND MDEPA RECOMMENDATIONS.
9. RE: UTILITY POLE - APPLICANT TO COORDINATE RE-GRADING ACTIVITIES WITH UTILITY CO.
10. APPLICANT TO PLANT AND ESTABLISH PERMANENT VEGETATION/ GROUND COVER WITHIN 3 (THREE) WEEKS OF COMMENCEMENT OF WORK.
11. SHOULD THIS PROPERTY BE IMPROVED AT A LATER DATE, ESCROW FUNDS SHOULD BE HELD FOR POSSIBLE SIDEWALK CONSTRUCTION ON OBERON STREET.

RESUBMIT APPLICATION WITH BOND AND AGREEMENT OF AFOREMENTIONED CONDITIONS.