

II - I

Paul Coen

31/6-02M 10531 St. Paul Street
(Kensington Historic District)

HPC



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 6/20/2002

Permit No: 276972
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: STEPHEN G & A A LUKACS
10531 ST PAUL ST
KENSINGTON MD 208950000

HAS PERMISSION TO: DEMOLISH

PERMIT CONDITIONS: WRECK/RAZE-GARAGE/SHED

PREMISE ADDRESS 10531 ST PAUL ST
KENSINGTON MD 20895-

LOT 8 BLOCK N/A PARCEL ZONE
LIBER ELECTION DISTRICT 13 PLATE GRID
FOLIO SUBDIVISION KENSINGTON
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: N

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 6/12/02

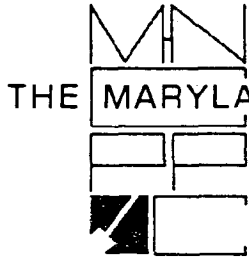
TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kapsch, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 10531 St. Paul Street
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



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

Date: 6/13/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

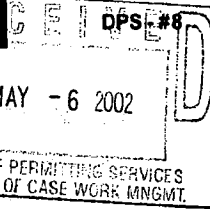
Applicant: Arlene & Stephen Lukacs

Address: 10531 St. Paul Street, Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Arlene Lukacs

Daytime Phone No.: 703 691-5277

Tax Account No.: 01022968

Name of Property Owner: Arlene & Stephen Lukacs Daytime Phone No.: 703 691-5277

Address: 10531 ST. PAUL ST. KENSINGTON MD 20895

Contractor: SAIP (STEPHEN) Phone No.: 301 529-1040

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: 301 529-1040

LOCATION OF BUILDING/PREMISE

House Number: 10531 Street: ST. PAUL ST.

Town/City: KENSINGTON Nearest Cross Street: OPBERON

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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.

[Signature]
Signature of owner or authorized agent

2-10-02
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 6/12/02
Application/Permit No.: 276972 Date Issued: 5/8/02

**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:

Remove garage - no historical significance
to garage house is historical property.

Garage has been run down for years (was
when moved in). It sits at back of
property. It is very narrow.

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

No effect on historical property other than
entire yard will look better.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 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 MAILING LABELS.

4

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|------------------------------|-----------------------|---------------|
| Address: | 10531 St. Paul St. | Meeting Date: | 06/12/02 |
| Applicant: | Arlene & Stephen Lukacs | Report Date: | 06/05/02 |
| Resource: | Kensington Historic District | Public Notice: | 05/29/02 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 31/6-02M | Staff: | Corri Jimenez |
| PROPOSAL: | Demolition of a garage/shed | | |
| RECOMMEND: | Approve | | |

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing
STYLE: Vernacular
DATE: 1931-1941

PROPOSAL

The applicant proposes to:

1. To demolish a non-contributing, vernacular shed/garage

STAFF DISCUSSION

10531 St. Paul Street in the Kensington Historic District is a 2-½ story Queen Anne house, constructed between 1880-1910. Between 1931-1941 [Sanborn Insurance Map, 1931; Klinge Insurance Map, 1941] a vernacular one-car garage was constructed behind the house, which has an attached garden shed. Both the garage and shed are wooden stud-framed buildings with beveled drop siding and are sheathed with brick-designed asphalt shingles. The foundations of the buildings are poured concrete. On the garage, a makeshift door was cut between the studs as well as a small 1/1 window, located in the back of the garage. The garage and leaning shed are in a state of disrepair with unstable conditions. Dry rot is evident over about 50 percent of the wall surfaces and a 3' hole is visible in the garage's roof. Cross bracing is gently holding up the

garage's exterior walls. Large trees are also encroaching on the structures and have added to their deterioration.

The Town of Kensington has asked the property owner to demolish the building because it is an eye-soar to the district. Chris Bruh of the Town of Kensington asked the property owner to demolish it. Staff also spoke with Jim Engle in the town who was concerned, and agreed with the Staff's decision to have it demolished.

Because the structure post-dates the historic district dates of 1880-1930, the outbuilding is non-contributing to the district. However, the structure is over fifty years old and is historic, according to National Register of Historic Places standards. The presence of this outbuilding demonstrates the development of the car in this older historic area, which reflects the need for a garage. Since the conditions are so bad, Staff agrees demolition of the building is necessary. If the property owner wants to construct a new garage, Staff recommends that it be similar in size and design to others in the district.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b) 3 & 6:

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

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.

and with the Secretary of Interior's *Guidelines #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

Figure 4

LOCAL KENSINGTON HISTORIC DISTRICT #31/6

Primary Resources:

1880-1910
(Revival Styles)



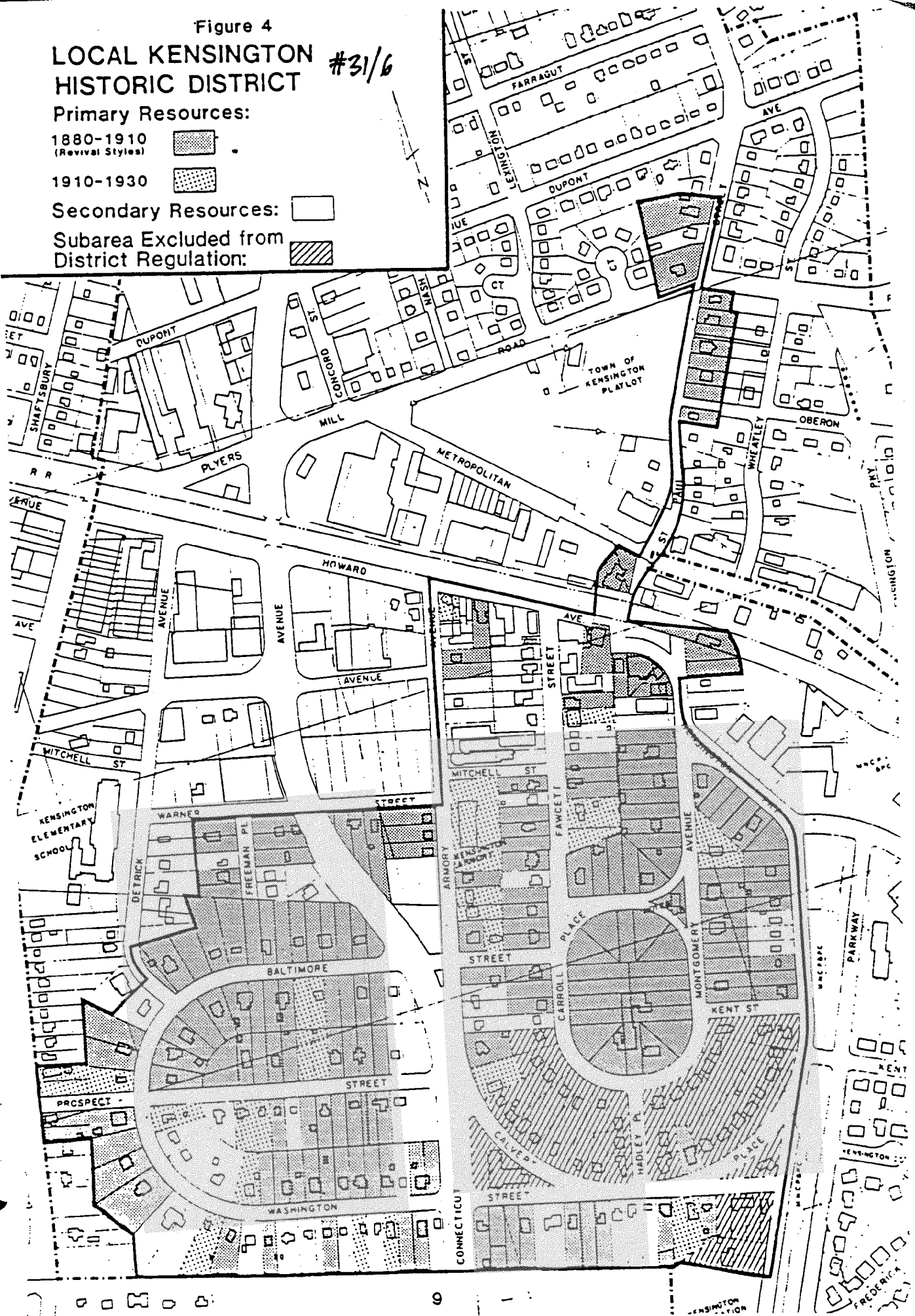
1910-1930



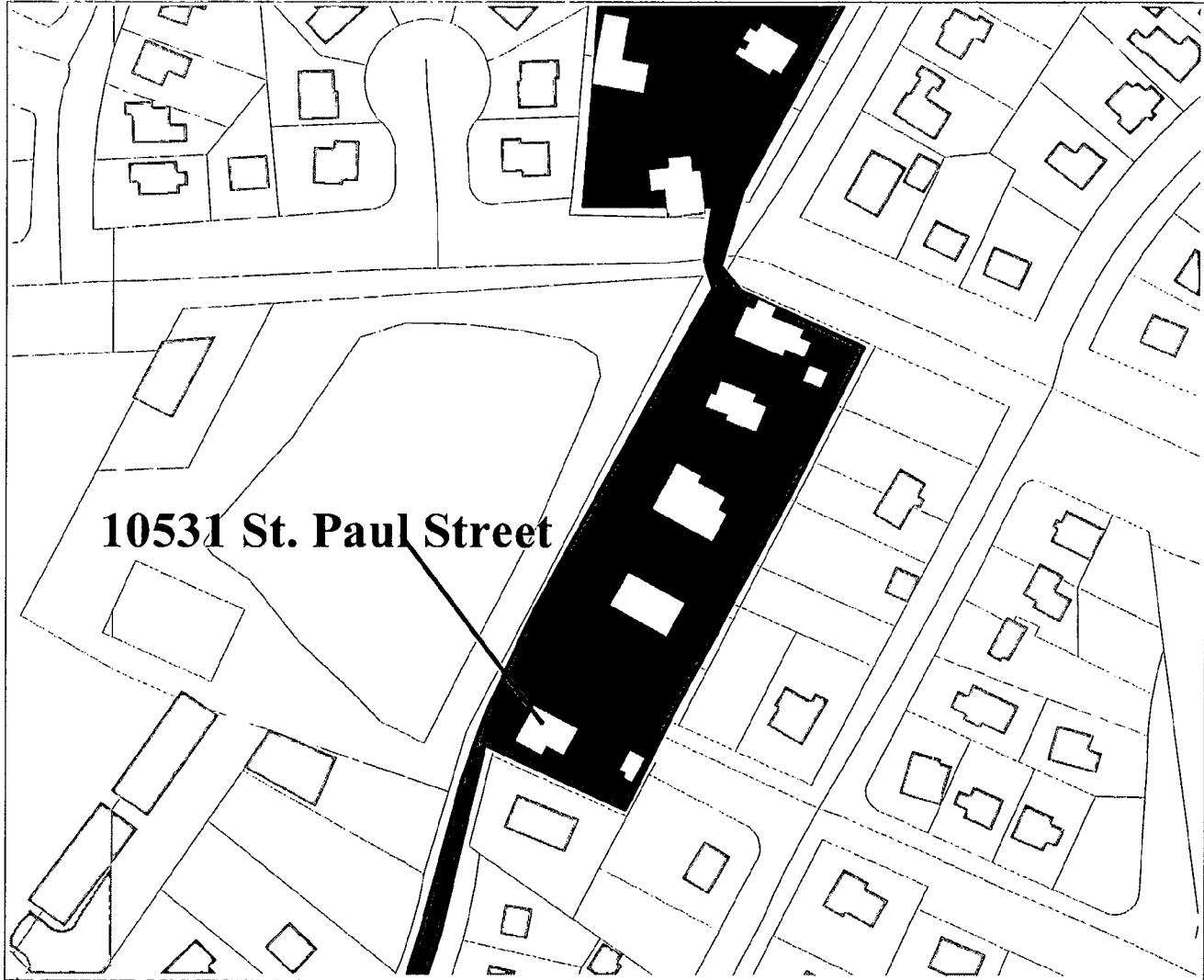
Secondary Resources:



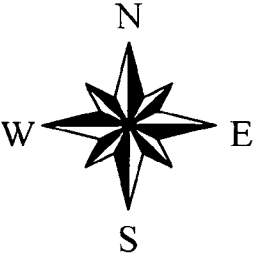
Subarea Excluded from
District Regulation:



Kensington Historic District



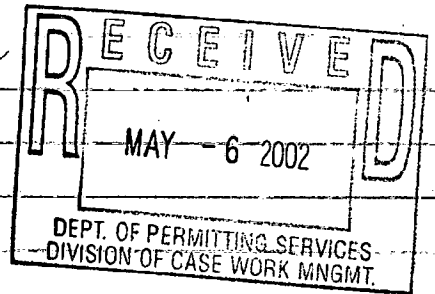
10531 St. Paul Street



0.05 0 0.05 0.1 Miles



Jenny and Doug Smith
10537 St. Paul Street
Kensington MD 20895

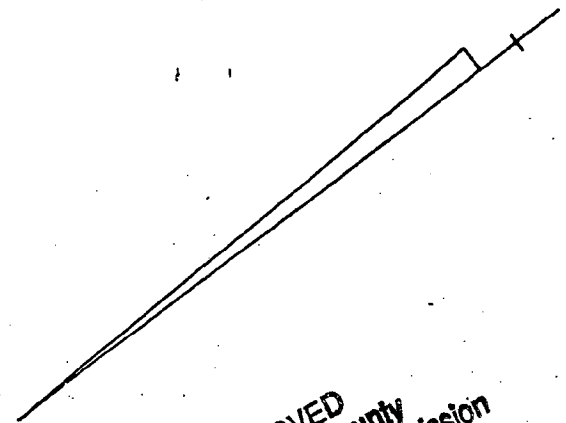
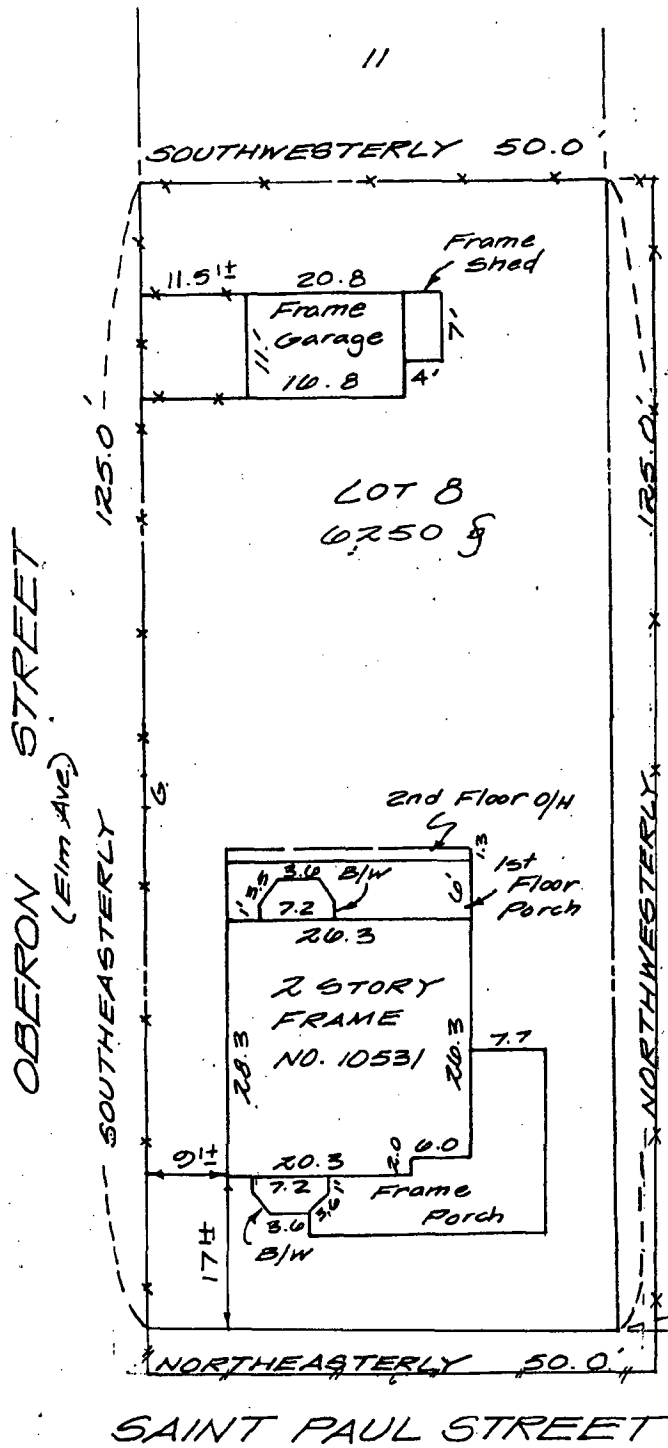


Kay Whipple
10529 St. Paul Street
Kensington MD 20895

Mr and Mrs Dale Minnick
10530 Oberon Street
Kensington, MD 20895

St. Paul Park is across the street

NOTE: This survey for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this survey.



APPROVED
Montgomery County
Historic Preservation Commission
C. J. J. J. 6/12/02

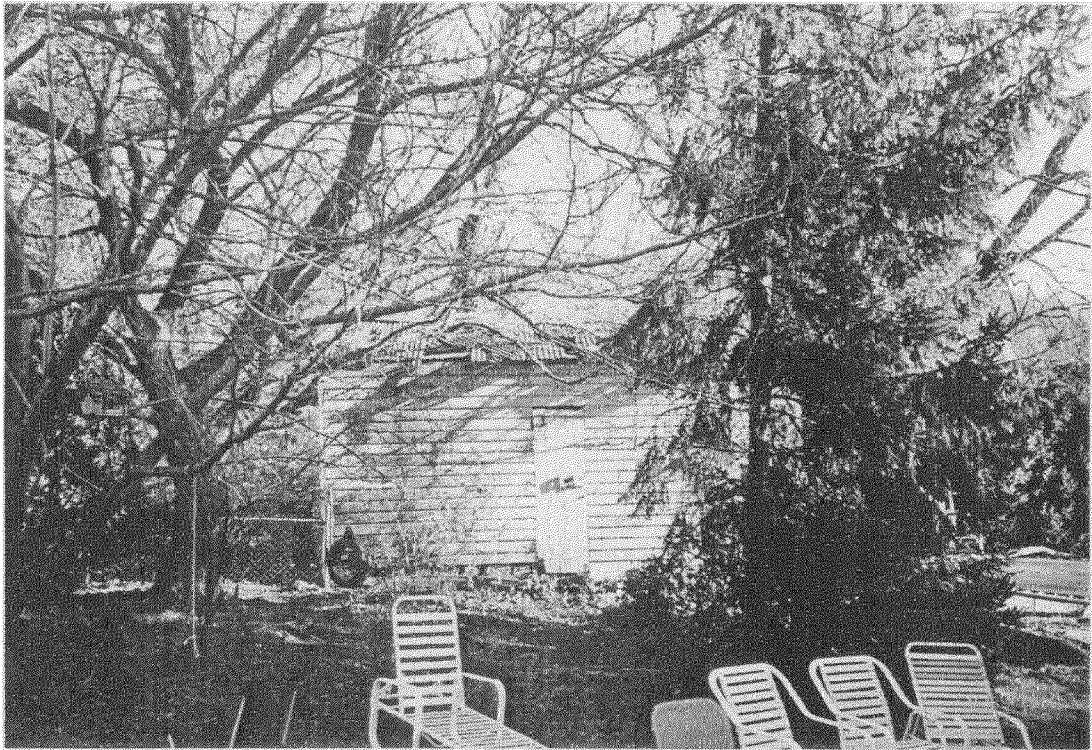
LOCATION OF HOUSE
LOT 8
W.H. WHEATLEY'S SUBDIVISION
OF Part of JOSEPH'S PARK
MONTGOMERY COUNTY, MD.



NOTE: NO PROPERTY CORNERS FOUND

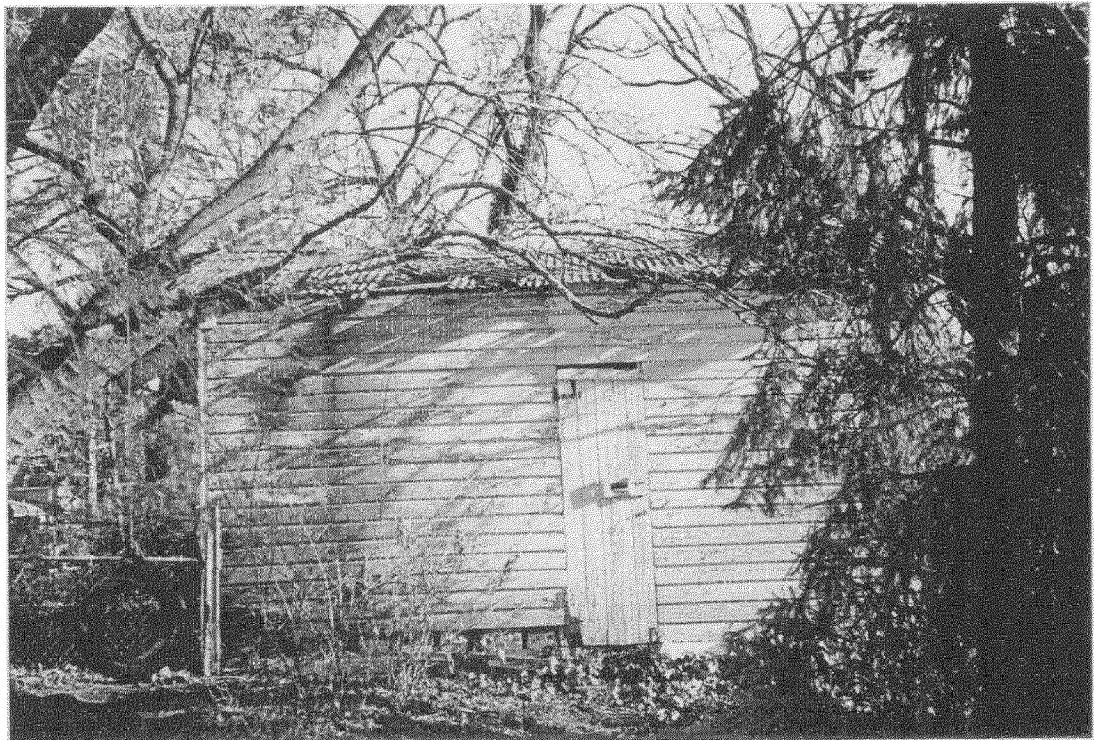
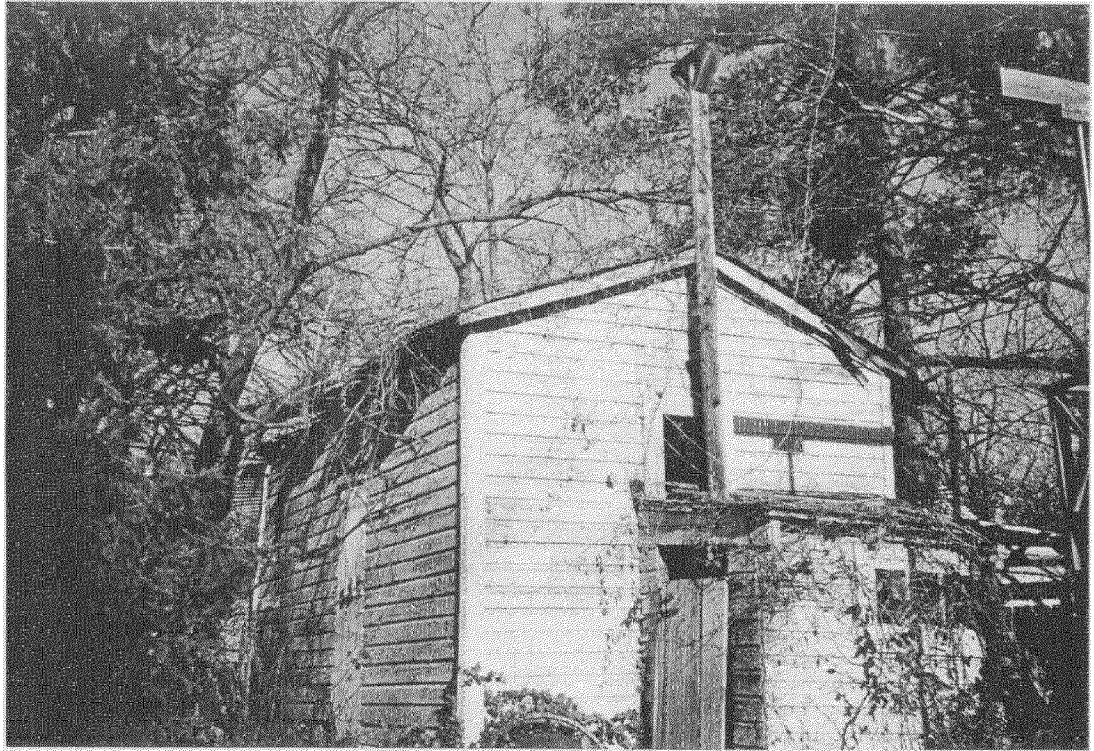
RECERTIFIED 12/5/83

| | | | |
|--|---|---|---|
| SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED. IN PB B AT P. 1 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY MD. <i>Harry A. Blanchard</i> REGISTERED LAND SURVEYOR MD. • 7180 | REFERENCES PLAT BK. <i>B</i> PLAT NO. <i>1</i> | SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 10 EAST CHURCH ST FREDERICK, MD 21701 (301) 662-4500 2 PROFESSIONAL DR - SUITE 216 GAITHERSBURG, MD 20760 948-5100 | |
| | LIBER FOLIO | DATE OF SURVEYS WALL CHECK: HSE. LOC.: <i>5-0-80</i> BOUNDARY: | SCALE: 1" = 20' DRAWN BY: <i>RB</i> JOB NO.: <i>80-4451</i> |

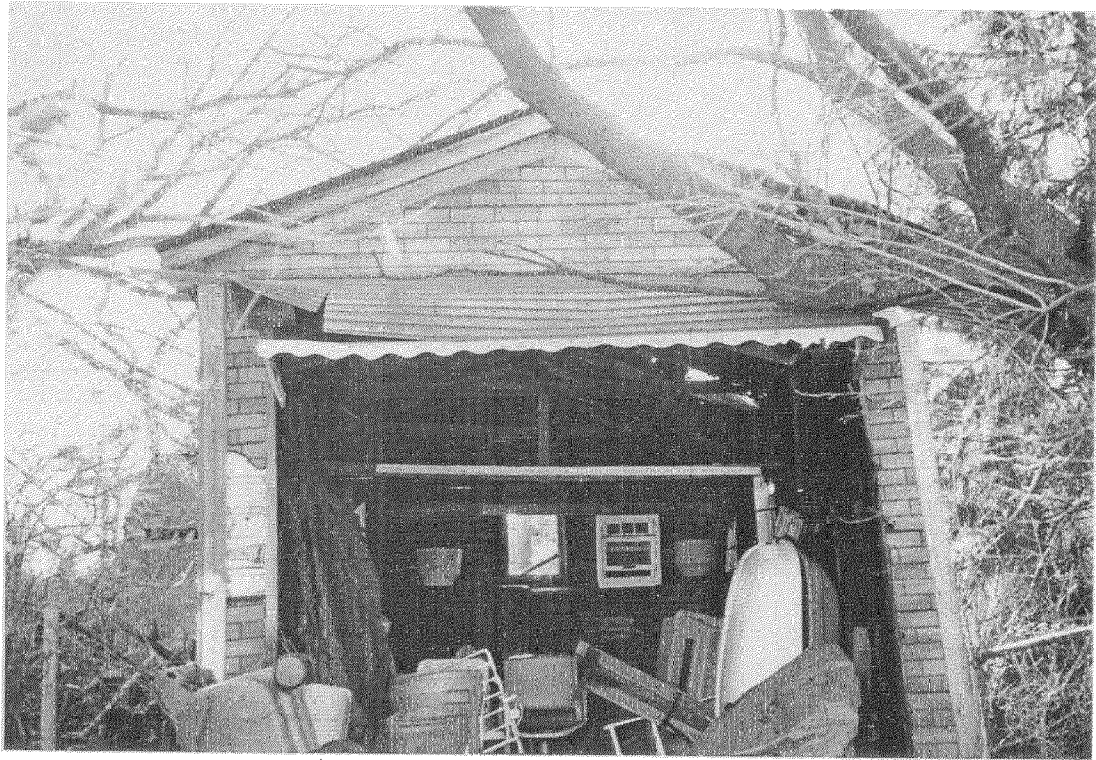


APPROVED
Montgomery County
Historic Preservation Commission

Spencer 6/17/02

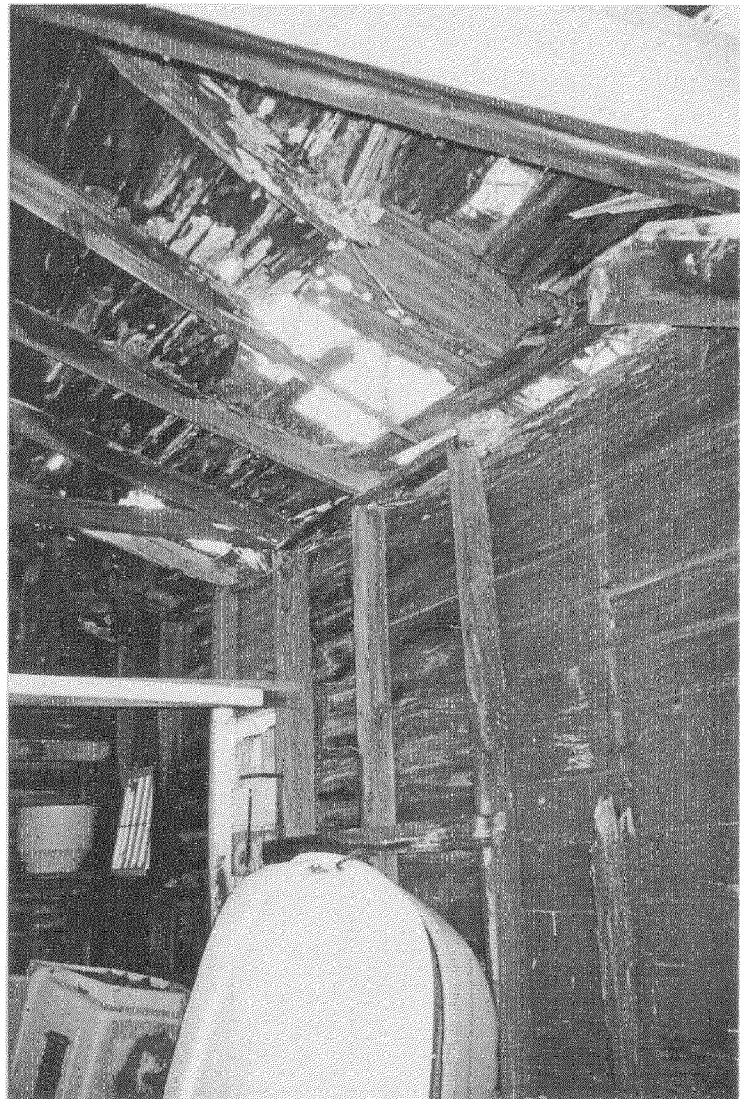


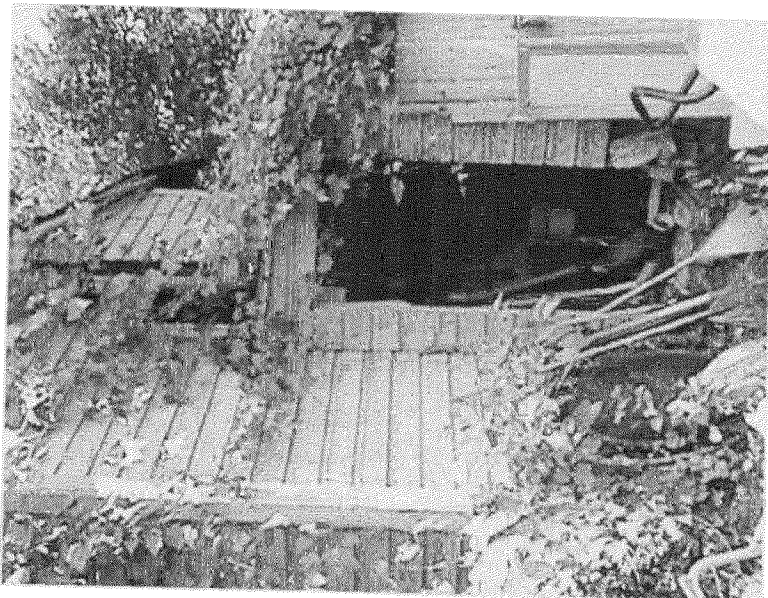
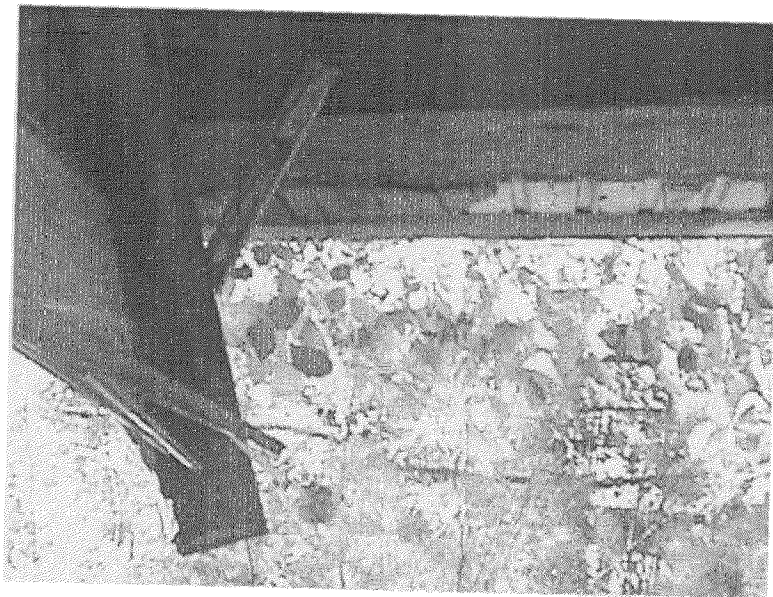
APPROVED
Montgomery County
Historic Preservation Commission
C Jimenez 6/12/02



APPROVED
Montgomery County
Historic Preservation Commission

C. Jimenez 6/12/02



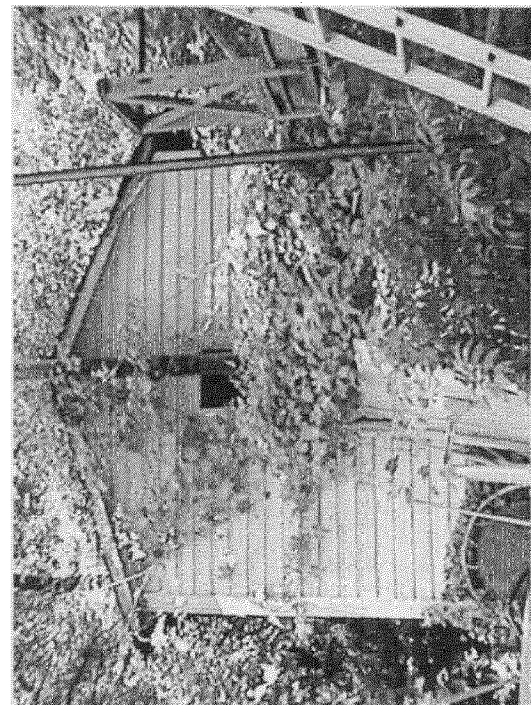
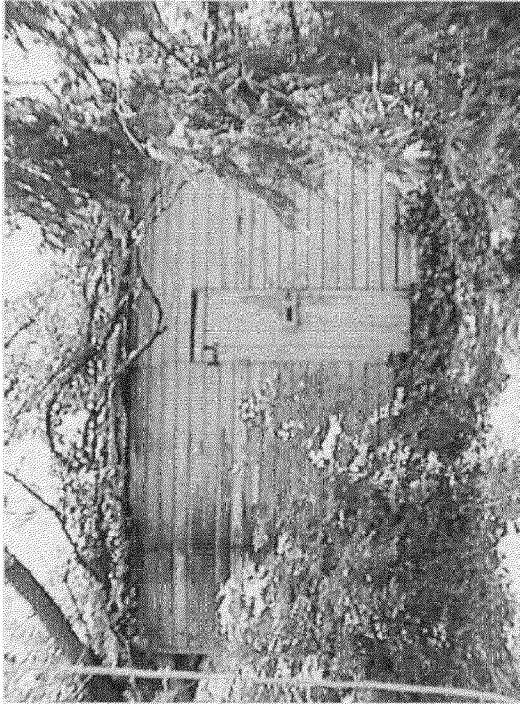


APPROVED
Montgomery County
Historic Preservation Commission

Gimenez 6/12/02

APPROVED
Montgomery County
Historic Preservation Commission

Spencer 6/12/02



*Chris Bruch, Council Member
Infrastructure*

*Leanne Pfautz, Council Member
Budget & Finance*



*Glenn Cowan, Council Member
Traffic & Safety*

*Barbara Scharman, Council Member
Parks & Trees*

Kitty L. Raufaste, Mayor

June 6, 2002

Steven Spurlock.
Chairman
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: HPC Case No. 31/6-02M, 10531 St. Paul Street, Kensington

Dear Chairman Spurlock:

This letter is to inform you that the Mayor and Town Council made a motion to support the HAWP for demolition of the shed at 10531 St. Paul Street, Kensington, at their work session on June 4, 2002.

Sincerely,

Kitty L. Raufaste
Mayor

APPROVED
Montgomery County
Historic Preservation Commission
G Jimenez 6/12/02

Mrs. Arlene A. Lukacs
10531 St. Paul Street
Kensington, MD 20895-2614

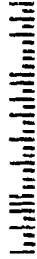


AMOUNT

\$0.57

U.S. POSTAGE
PAID
KENSINGTON, MD
20850
NOV 04 '02
000 26950-05
20850

0000



PHOTOS
201
700
BOND

Dept. of Permitting Services
255 Rockville
2nd Floor
Rockville, MD 20850













