

2/10-07E 3802 W/REMARKS ON SITE KERN/MLB/2011



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: June 14, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #457268, Rear Shed Installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve at the July 11, 2007 meeting.

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

Applicant: Robert Klotz

Address: 3806 Washington St, Kensington (Kensington Historic District)

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





DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT KLOTZ

Daytime Phone No.: cell 202-468-7312

Tax Account No.: 13-15-1018545

cell 202-468-7312

Name of Property Owner: ROBERT KLOTZ

Daytime Phone No.: H 240-481-9909

Address: 3806 Washington St. Kensington MD 20895  
Street Number City State Zip Code

Contractor: Gibbons Design-Build Inc. Phone No.: 301-775-6829

Contractor Registration No.: MDHIC # 125045 MCBL # BC 8314

Agent for Owner: Don Gibbons Daytime Phone No.: 301-775-6829

**LOCATION OF BUILDING/PREMISE**

House Number: 3806 Street: Washington St.

Town/City: Kensington Nearest Cross Street: Connecticut Ave.

Lot: 27 Block: 13 Subdivision: Kensington Park.

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |  |                                    |  |  |                               |  |
|---|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |  |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |  |

1B. Construction cost estimate: \$ 4000.00

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A

- 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.

Robert Klotz Signature of owner or authorized agent      6/11/07 Date

Approved: X \_\_\_\_\_ For Chairperson Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 7/14/07

Application/Permit No.: 457268 Date Filed: 6/20/07 Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

NO HISTORICAL features. EXISTING house WAS built in  
1996. Non-contributing resource.

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

Construct wooden 8'x12' platform to house an 8'x12'  
shed. The shed will be finished to match house siding  
and roof color. Finished project will not be visible  
from public right of way. Shed to be 96 sq. ft.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

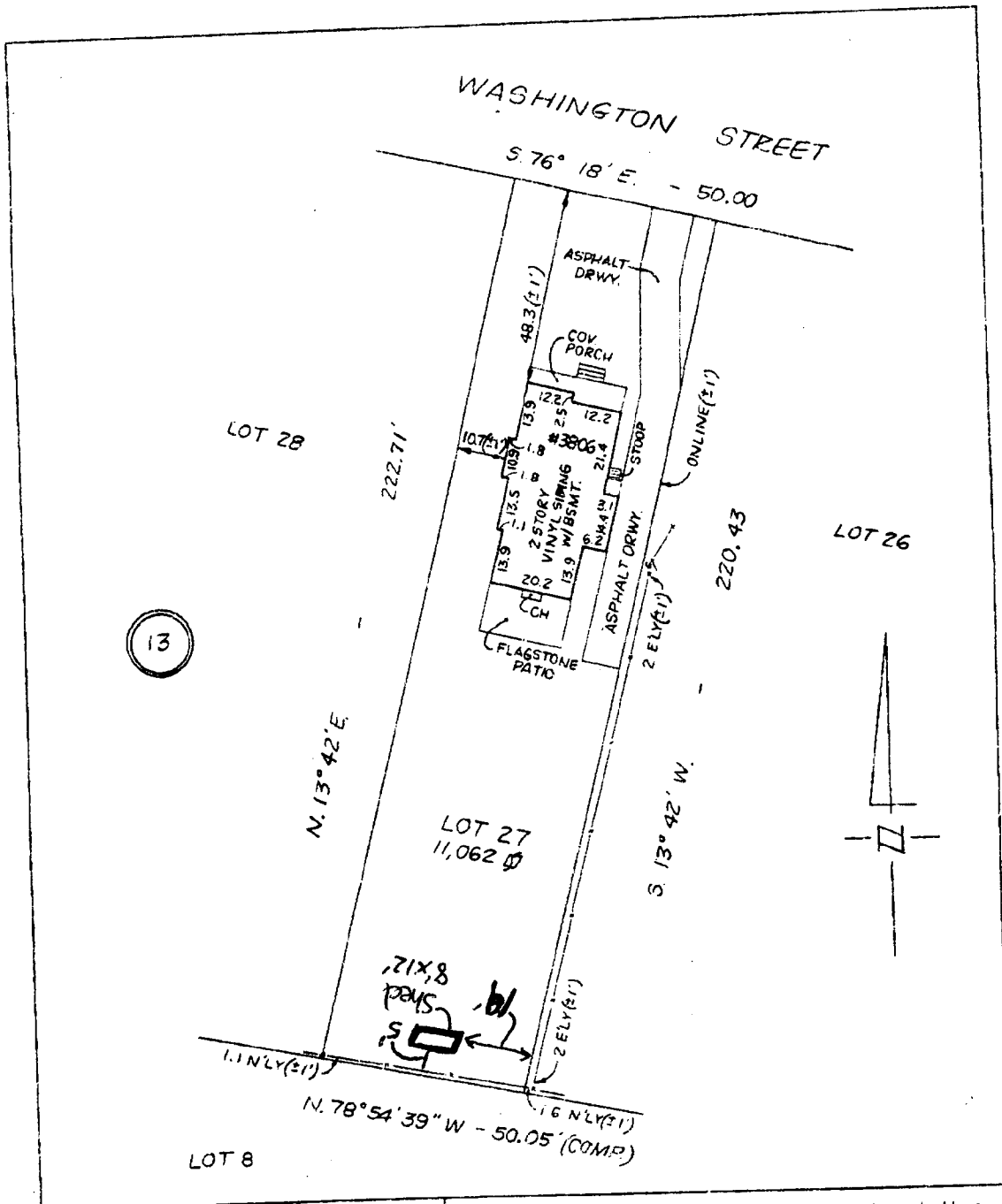
**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.



**Capitol Surveys, Inc.**

10762 Rhode Island Avenue  
Beltville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or financing or refinancing. This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING  
LOT 27 BLOCK 13

**KENSINGTON PARK**

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book B Plat 4 Scale 1" = 30'

CASE: 1180-98 FILE: 58849

DATE: APRIL 24, 1998

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. Lopez, Jr.*  
Edward L. Lopez, Jr.  
Maryland Property Line Surveyor No. 522

# PA Storage Sheds

## Our Products

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Double Wide Garages

Horse Barns

Run-In Sheds

Hay Feeders

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### Storage Sheds :: A-Frame Sheds

## A-Frame Sheds

### Our Best Selling Outdoor Shed!

Attractive and roomy, our A-Frame Sheds are the perfect choice to store lawn equipment, bicycles, outdoor furniture and more. Create the perfect look for your backyard with dozens of custom options and accessories too!



Our Buildings Are Delivered Fully Assembled and Ready for Same Day Use

\*Shown with optional shutters & vinyl siding.  
[View Additional Options](#) | [View Available Colors](#)

**CONSTRUCTION:**

7' side walls, 10' high (base to roof)

**ROOF:**

1/2" wood sheathing, 240 lb. asphalt shingle

**WALLS:**

Wood grain 1/2" residential exterior siding - painted or stained  
Built on 4x4 pressure-treated skids

**FLOOR:**

Joists: Standard 2x4, 16" on center  
5/8" plywood flooring

**SIZE RANGE:**

6x8 - 14x40

**STANDARD FEATURES:**

7' side walls, 10' high (base to roof)

8' Shed: 1 - 48" x 80" Door  
10' & 12' Sheds: 2 - 30" x 80" Doors

*See how our sheds compare to a "Big Box" retailer*

[View Additional Options](#) | [View Available Colors](#)

### Price Estimator

Our Price Estimator is intended to give you a "ball park" estimate to have one of our buildings delivered to your area. It will calculate the price of the structure plus estimated delivery costs (if your location is outside our general delivery area.) Additional costs for transportation permits, escorts, etc. may need to be added depending on the delivery location and the size of the building. Options are NOT included in the estimate. Please call (717) 792-9374 for a quote. Please [Click here](#) to view an options Price List.

Size Zip Code

8 x 12



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### Our Buildings Are Delivered Fully Assembled and Ready for Same Day Use

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PA Storage Sheds, LLC - 4866 West Market Street, York, PA 17404  
Phone: (717) 792-9374 - Fax: (717) 792-9375 - [info@pastoragesheds.com](mailto:info@pastoragesheds.com)

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**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3806 Washington St, Kensington	<b>Meeting Date:</b>	7/11/2007
<b>Resource:</b>	Primary Resource Kensington Historic District	<b>Report Date:</b>	7/4/2007
<b>Applicant:</b>	Robert Klotz (Don Gibbons, Agent)	<b>Public Notice:</b>	6/27/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	31/06-07E	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Shed Installation		

**STAFF RECOMMENDATION:**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource within Kensington Historic District  
**STYLE:** Colonial Revival  
**DATE:** Built within First Period of Significance (1880-1910)

**PROPOSAL:**

Applicant is proposing to construct a wooden 8' x 12' shed on an 8' x 12' platform at the rear of the property, approximately 205' from the front property line. The finished shed will be clad in ½" residential siding sheathed with an asphalt roof. The applicants are proposing to paint the shed to match the colors of their existing house.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*. The pertinent information in these documents is outlined below.



**Montgomery County Code; Chapter 24A-8 Criteria for Issuance**

- (b) The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  - (2) The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

**Secretary of Interior's Standards for Rehabilitation**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 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.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Vision of Kensington: A Long-Range Preservation Plan**

The HPC formally adopted the planning study is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and the *Vision of Kensington: A Long-Range Preservation Plan*;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
355 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240-775-3376

DPS - #8

m

RECEIVED

JUN 13 2007

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT

Contact Person: ROBERT KLOTZ

Daytime Phone No.: cell 202-468-7312

Tax Account No.: 13-15-1018545

Name of Property Owner: ROBERT KLOTZ Daytime Phone No.: cell 202-468-7312  
H 240-481-9909

Address: 3806 Washington St. Kensington MD 20895  
Street Number City State Zip Code

Contractor: Gibbons Design-Build Inc. Phone No.: 301-775-6829

Contractor Registration No.: MDHIC # 125045 MCBCL # BC 8314

Agent for Owner: Don Gibbons Daytime Phone No.: 301-775-6829

**LOCATION OF BUILDING/PREMISE**

House Number: 3806 Street: Washington St.

Town/City: Kensington Nearest Cross Street: Connecticut Ave.

Lot: 27 Block: 13 Subdivision: Kensington Park

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: \_\_\_\_\_

1B. Construction cost estimate: \$ 4000.00

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A

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

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert Klotz  
Signature of owner or authorized agent

6/11/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 457268 Date Filed: 6/20/07 Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(3)

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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NO HISTORICAL FEATURES. EXISTING HOUSE WAS BUILT IN  
1996. NON-CONTRIBUTING RESOURCE.

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

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shed. The shed will be finished to match house siding  
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from public right of way. Shed to be 96 sq. ft.

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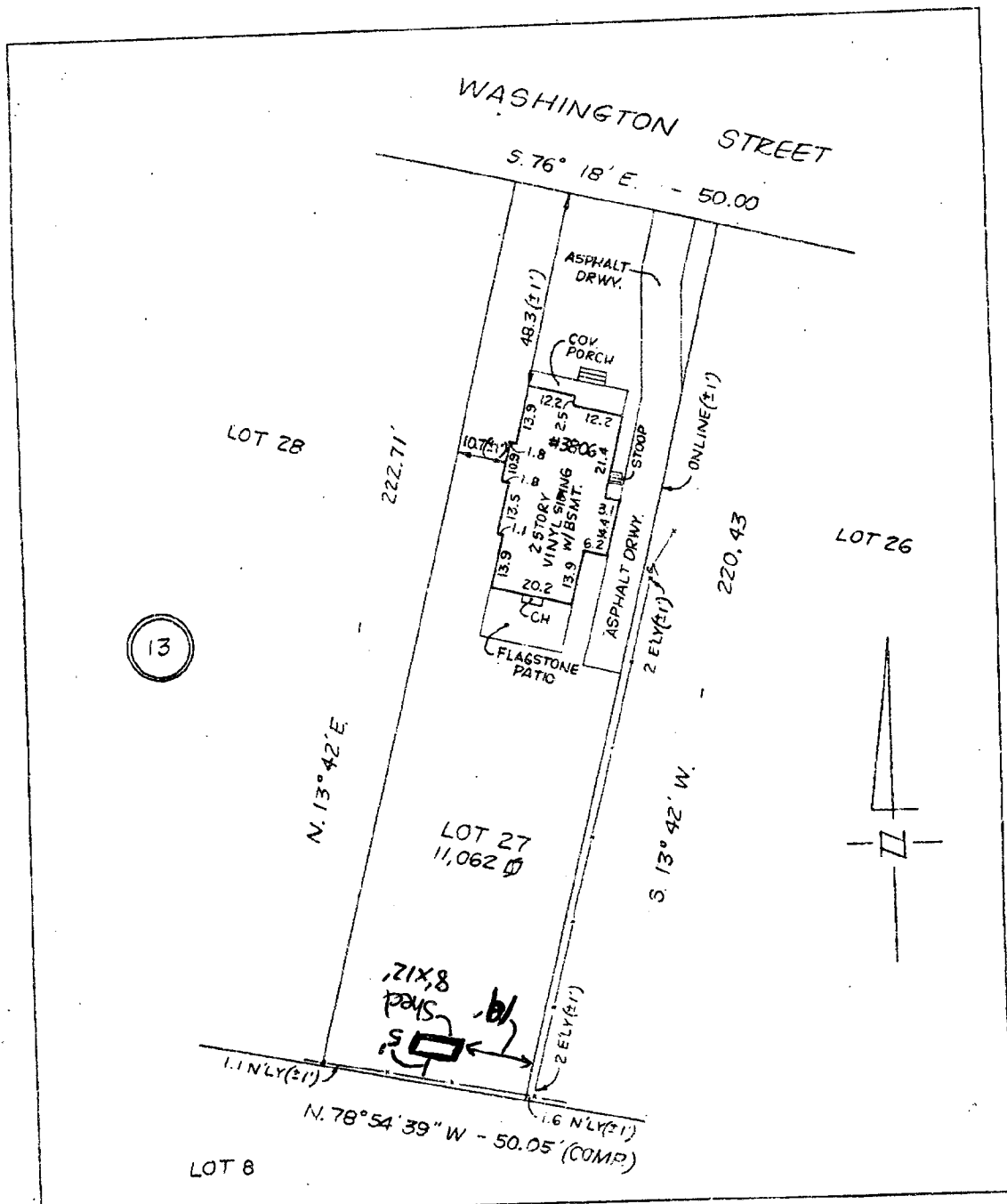
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④

Neighbors to 3806 Washington St. Kensington, MD 20895

- 1) Mr/Mrs. John Gerson  
3808 Washington St.  
Kensington, MD 20895  
(Next door right side)
  
- 2) Mike Grenczynski & Abby Lessack  
3804 Washington St.  
Kensington, MD 20895  
(Next door left side)
  
- 3) Ray Reynolds  
3805 Calvert Pl.  
Kensington, MD 20895  
(Across street)



13

Capitol Surveys, Inc.  
 10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.  
 This property lies within Zone C (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING  
 LOT 27 BLOCK 13  
 KENSINGTON PARK  
 MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. Lopez, Jr.*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor No. 522

Recorded in Plat Book B Plat 4 Scale 1" = 30'  
 CASE: 1180-98 FILE: 58849  
 DATE: APRIL 24, 1998

6

# PA Storage Sheds

*Our Products*

Storage Sheds

- Gazebos
- Pool Houses
- Double Wide Garages
- Horse Barns
- Run-In Sheds
- Hay Feeders
- Directions to Our Facility

## A-Frame Sheds

### Our Best Selling Outdoor Shed!

Attractive and roomy, our A-Frame Sheds are the perfect choice to store lawn equipment, bicycles, outdoor furniture and more. Create the perfect look for your backyard with dozens of custom options and accessories too!

**Our Buildings Are Delivered Fully Assembled and Ready for Same Day Use**

**CONSTRUCTION:**

**ROOF:**

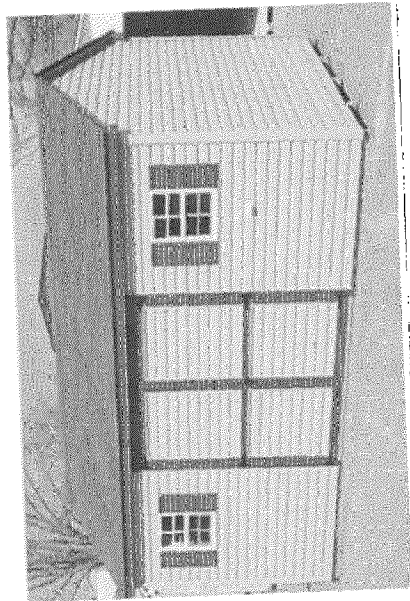
**WALLS:**

**FLOOR:**

**SIZE RANGE:**

**STANDARD FEATURES:**

- 7' side walls, 10' high (base to roof)
- 1/2" wood sheathing, 240 lb. asphalt shingle
- Wood grain 1/2" residential exterior siding - painted or stained
- Built on 4x4 pressure-treated skids
- Joists: Standard 2x4, 16" on center
- 5/8" plywood flooring
- 6x8 - 14x40
- 7' side walls, 10' high (base to roof)



*\*Shown with optional shutters & vinyl siding.  
View Additional Options | View Available Colors*

**Storage Sheds :: A-Frame Sheds**

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①

8' Shed: 1 - 48" x 80" Door  
10' & 12' Sheds: 2 - 30" x 80" Doors

*See how our sheds compare to a "Big Box" retailer* **CLICK HERE** [View Additional Options](#) | [View Available Colors](#)

**Price Estimator**

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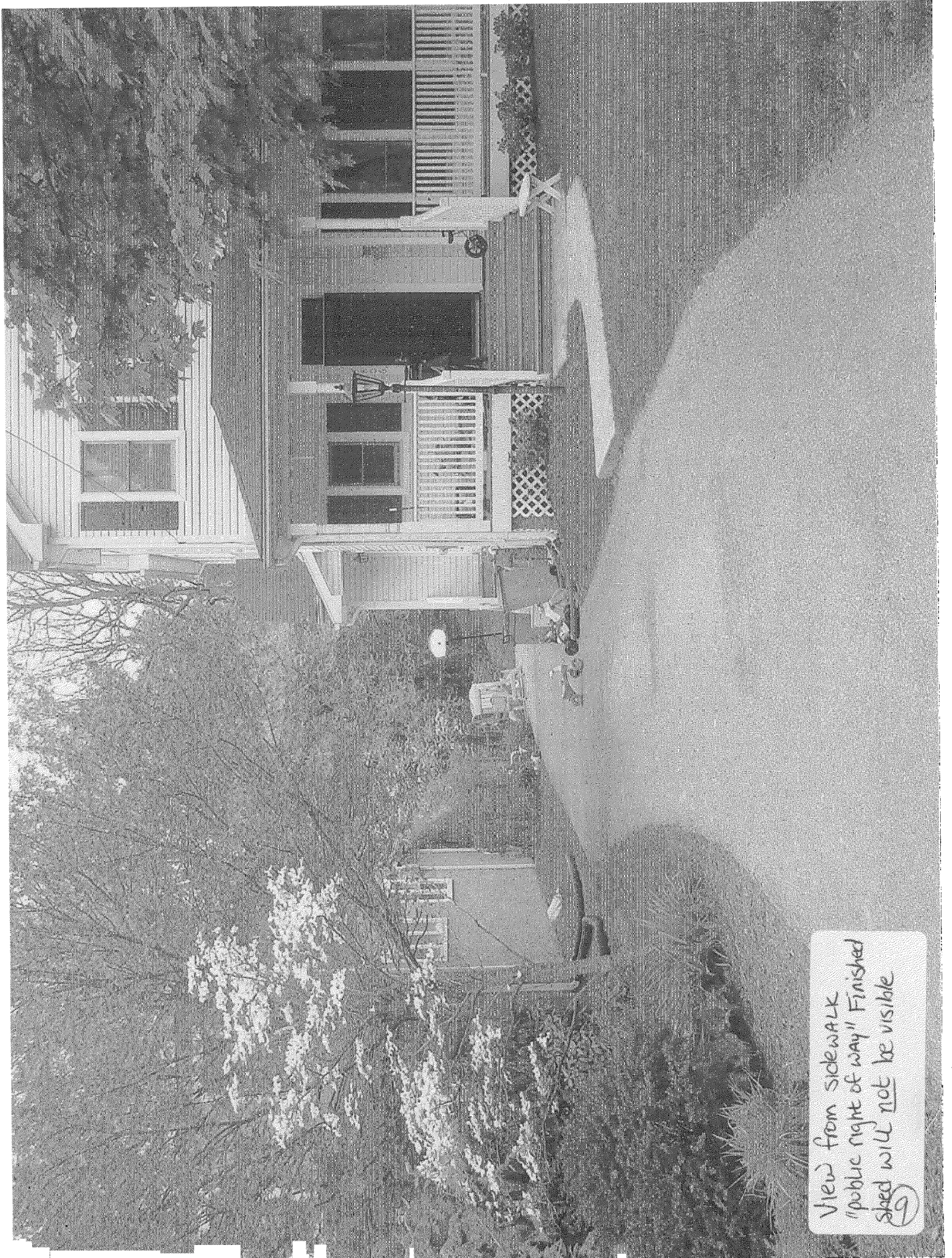
<b>Size</b>	<b>Zip Code</b>
8 x 12	<input type="text"/>

[Storage Sheds](#) | [Gazebos](#) | [Pool Houses](#) | [Garages](#) | [Horse Barns](#) | [Run-In Sheds](#) | [Hay Feeders](#)

**Our Buildings Are Delivered Fully Assembled and Ready for Same Day Use**

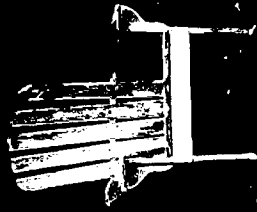
[View Our Warranty](#) | [Terms & Conditions](#) | [PA Storage Sheds Sitemap](#)  
PA Storage Sheds, LLC - 4866 West Market Street, York, PA 17404  
Phone: (717) 792-9374 - Fax: (717) 792-9375 - [info@pastoragesheds.com](mailto:info@pastoragesheds.com)  
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View from sidewalk  
"public right of way" Finished  
speed will not be visible  
(9)





Backyard where Shed  
is to be built

10