

10531 Saint Paul Street, Kensington
APR Case 31/06-09D
Kensington Historic District

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10531 Saint Paul Street, Kensington	Meeting Date:	6/24/09
Resource:	Primary-One Resource Kensington Historic District	Report Date:	6/17/09
Applicant:	Stephen and Arlene Lukacs	Public Notice:	6/10/09
Review:	HAWP (RETROACTIVE)	Tax Credit:	None
Case Number:	31/6-09D	Staff:	Josh Silver
Proposal:	Shed installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-One Resource within the Kensington Historic District
STYLE: Folk Victorian
DATE: 1898

PROPOSAL

The applicants are proposing to install a 8' x 10', 1 -story shed in the rear yard of the property. Material specifications for the proposed shed include T1-11 wooden siding, asphalt shingles and one wooden door and window.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 FLOOR 2nd FLOOR PGD/VALL (DD 2005)
301.563.3400

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Stephen Lukacs
Daytime Phone No.: 301 529-1040

Tax Account No.: 01022968
Name of Property Owner: Stephen & Arlene Lukacs Daytime Phone No.: _____
Address: 10531 Saint Paul St Kensington 20895
Street Number City Street Zip Code
Contractor: Self Phone No.: 301 529-1040
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10531 Street: Saint Paul St
Town/City: Kensington Nearest Cross Street: Oberon St
Lot: 8 Block: - Subdivision: Wheatleys Sub 5521-385
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1500.
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 of owner or authorized agent _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 512895 Date Filed: 6/2/09 Date Issued: _____

3

**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:

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

Construct a 8'x10' 1 story wooden shed w/ asphalt shingles.
Shed will contain a wooden door and window.
Located in the rear yard of the property on a corner lot

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

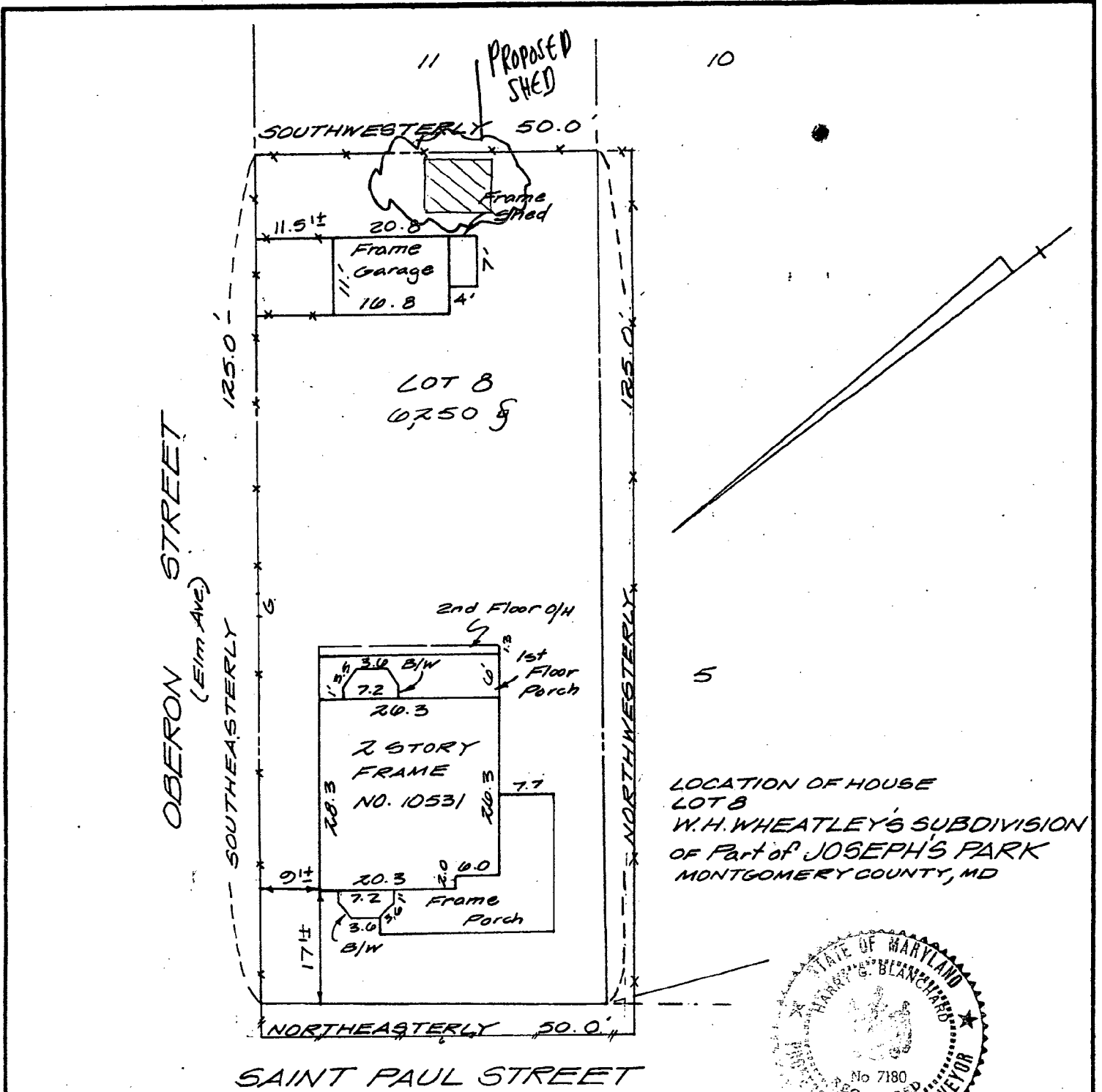
List of Adjoining and confronting neighbors:

Katherine Whipple
10529 St. Paul Street
Kensington, MD 20895

Stephanie Cooke
10530 Wheatley Street
Kensington, MD 20895

Douglas Smith
10537 St. Paul Street
Kensington, MD 20895

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



NOTE: NO PROPERTY CORNERS FOUND

RECERTIFIED 12/5/83

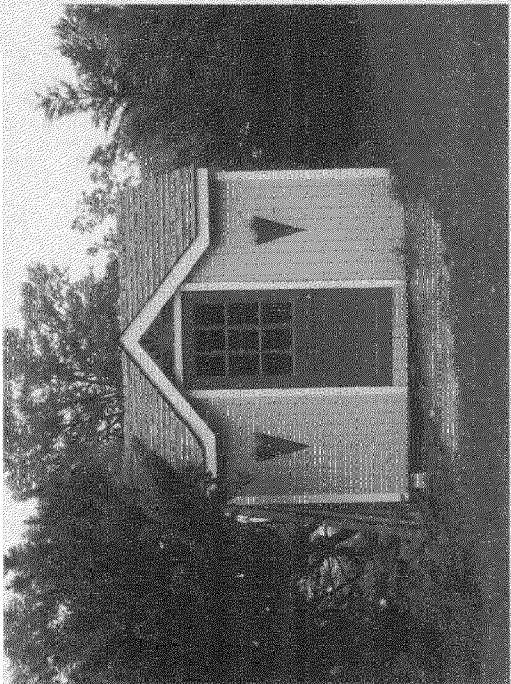
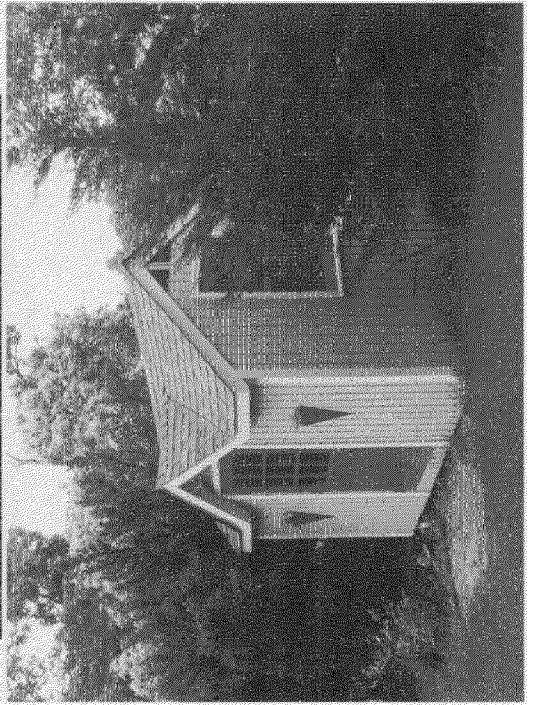
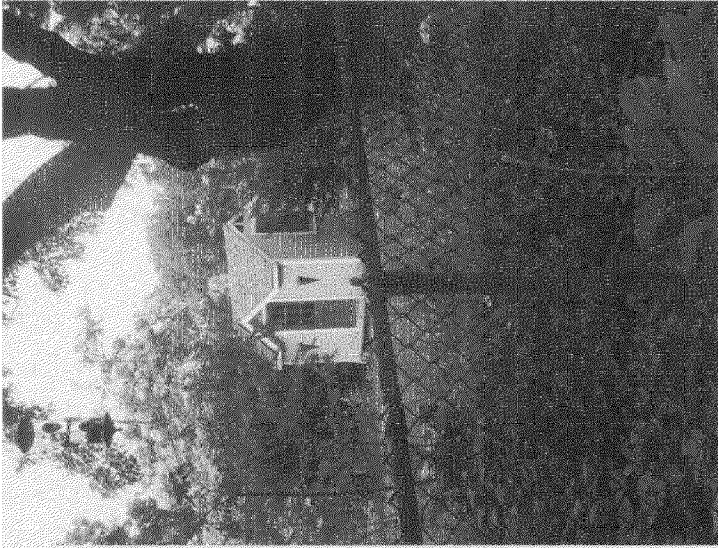
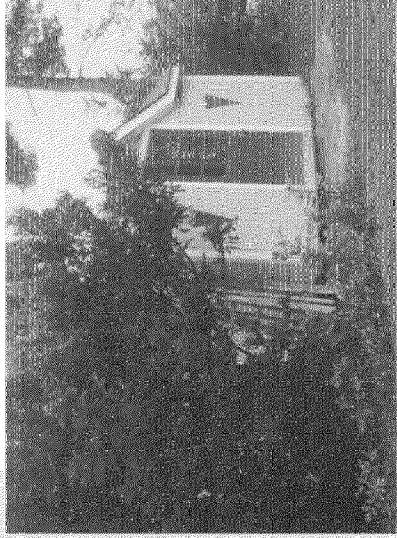
SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED. IN PB B AT P. 1 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY MD. <i>Harry S. Blanchard</i> REGISTERED LAND SURVEYOR MD. # 7180	REFERENCES PLAT BK. <i>B</i> 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: <i>1" = 20' (1)</i> DRAWN BY: <i>RB (6)</i> JOB NO.: <i>80-4451</i>

10531 Saint Paul Street, Kensington
Kensington Historic District



10531 Saint Paul Street, Kensington
Kensington Historic District







Montgomery County Department of Permitting Services

255 Rockville Pike, 2nd Floor

Rockville, MD 20850

240-777-6300 Fax: 240-777-6262

<http://permittingservices.montgomerycountymd.gov>



SHED GUIDELINES

A building permit is required to install or construct any shed in Montgomery County. Sheds, located in residential zones, are permitted only on lots with an established principal use. Since a shed is an accessory structure, it must not be attached to or have direct access from the principal structure. Regardless of its size, a shed must comply with the zoning ordinance for accessory structure setbacks and location. For setback information, call 240-777-6240.

On November 8, 2005, the County Council approved a special appropriation to the FY06 Operating Budget for the Department of Permitting Services for the creation of site plan enforcement inspection and review process. This special appropriation was needed to ensure that the Department of Permitting Services has sufficient resources to conduct height and setback inspections related to building permits for properties in zones that require site plan approval by the MNCPPC.

These guidelines do not apply to "sheds" which are attached to the principal structure. When they are attached, they are considered "additions" to the principal structure and are reviewed and inspected under different procedures.

Sheds must be anchored to resist wind loads (min. 15 lb/ft² lateral load) as required by the building code or using other hardware installed in accordance with the manufacturers specifications.

Sheds require inspections to ensure compliance with code requirements. Single-story sheds with a floor area of 200 square feet or less require no structural review, but a final inspection is required to verify location and anchorage.

Multi-story sheds and those with a floor area greater than 200 square feet must have footings and floors designed in accordance with the International Residential Code for One- and Two-Family Dwellings, 2003 edition, as amended and may require footing, framing, and final inspections. Wood floor systems must be designed to carry 40 lb/ft² live load. To request an inspection, call 240-777-6210 and have the address and permit number available.

Submittal guidelines for residential sheds permits

~~Single-story sheds with a floor area of 200 square feet or less require a completed building permit application and two copies of a site plan. The site plan should be drawn to scale (1"=30', 1"=20') showing the size and location of the proposed shed, and all existing structures on the site, distances from lot lines, and drawn in accordance with an accurate boundary line survey. The permit fee is \$110.00 + 10% automation fee (MNCPPC zone) OR \$68.00 + 10% automation fee (DPS zone). No construction plans are required.~~

Sheds with a floor area greater than 200 square feet and multi-story sheds require a completed building permit application, two copies of a site plan (see above requirements), and two sets of construction plans drawn to scale (min. 1/4"=1') with sufficient clarity and detailed dimensions to show the nature and character of the work to be performed. The permit fee is \$275.00 + 10% automation fee (MNCPPC zone) OR \$170.00 + 10% automation fee (DPS zone).



Montgomery County Department of Permitting Services
 255 Rockville Pike, 2nd Floor, Rockville, MD 20850
 240-777-6300 Fax: 240-777-6262
<http://permittingservices.montgomerycountymd.gov>



HOME IMPROVEMENT SUBMITTAL GUIDE/FEE'S – EFFECTIVE 07/01/08

TYPES	SITE PLAN* (2 COPIES)	CONSTRUCTION DRAWINGS* (2 COPIES)	BROCHURE * (2 COPIES)	ENERGY WORKSHEET & INFORMATION (2 COPIES)	DRAINAGE PLANS (2 COPIES)	ELEVATIONS	MNCPPC SITE PLAN ZONE MINIMUM FEE* ▼ ◆ J J	MNCPPC SITE* PLAN ZONE* MINIMUM FEE* (Well & Septic) J	DPS SITE PLAN ZONE MINIMUM FEE* ▼ ◆ J J	DPS SITE* PLAN ZONE* MINIMUM FEE* (Well & Septic) J	
Addition – Attached SFD/TH	X	X ¹		X	X ⁹	X ⁶	\$341.00	\$374.00	\$209.00	\$242.00	
Addition – Detached SFD	X	X ¹		X	X ⁹	X ⁶	\$341.00	\$374.00	\$209.00	\$242.00	
Interior Alteration		X					\$341.00	\$374.00	\$209.00	\$242.00	
Basement Renovation		X ⁶					\$341.00	\$374.00	\$209.00	\$242.00	
Bay Window	X	X				X ⁶	\$341.00	\$374.00	\$209.00	\$242.00	
Attached Carport	X	X			X ⁹		\$341.00	\$374.00	\$209.00	\$242.00	
Deck - less than 500 sq. ft.	X	X ⁷					\$203.50		\$121.00		
Deck	X	X ⁷					\$341.00		\$209.00		
Driveway Application (LD)	X						\$148.50 (Min. Filing Fee or 14.93% of Est. of Work)				
Dumpster in Street/ROW (LD)							\$192.50 (Min. Filing Fee or 14.93% of Est. of Work)				
Electrical Permit							\$99.00 (Minimum Filing Fee)				
Mechanical Permit							\$71.50 (Minimum Filing Fee)				
Fence	X						\$85.80		\$51.70		
Fireplace (Masonry)	X	X	X				\$341.00	\$374.00	\$209.00	\$242.00	
Fire Alarm/Sprinkler							\$170.50				
Garage	X	X			X ⁹	X ⁶	\$132.00		\$83.60		
Gazebo	X	X					\$132.00		\$83.60		
Hot Tub	X		X ²				\$132.00		\$83.60		
Patio/Slab (w/footings)	X	X ³					\$341.00	\$374.00	\$209.00	\$242.00	
Porch	X	X			X ⁹	X ⁶	\$341.00	\$374.00	\$209.00	\$242.00	
Breezeway	X	X				X ⁶	\$341.00	\$374.00	\$209.00	\$242.00	
Retaining Wall	X	X ³					\$203.50		\$121.00		
Roof (structural)		X ^{4&5}				X ⁶	\$341.00	\$374.00	\$209.00	\$242.00	
Swimming Pool (including fence, if applicable)	X	X					Above ground = \$275.00 In-ground = \$528.00		Above ground = \$170.50 In-ground = \$324.50		
Shed (1 sq. ft. to 200 sq. ft.)	X						\$132.00		\$83.60		
Shed (201 sq. ft. or greater)	X	X					\$341.00 or \$0.38885/Sq.Ft.		\$209.00 or \$0.24299/Sq.Ft.		
Small Land Disturbance (LD)							≤10,000-sqft = \$693.00 ≥10,001-sqft to ≤20,000-sqft = \$1,391.50				
WORK WITHOUT A PERMIT								\$121.00			
Well Permit							\$176.00				

ALL FEES SHOWN INCLUDE A 10% AUTOMATION ENHANCEMENT FEE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: June 25, 2009

MEMORANDUM

TO: Carlá Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #512895, shed installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 24, 2009 meeting.

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

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

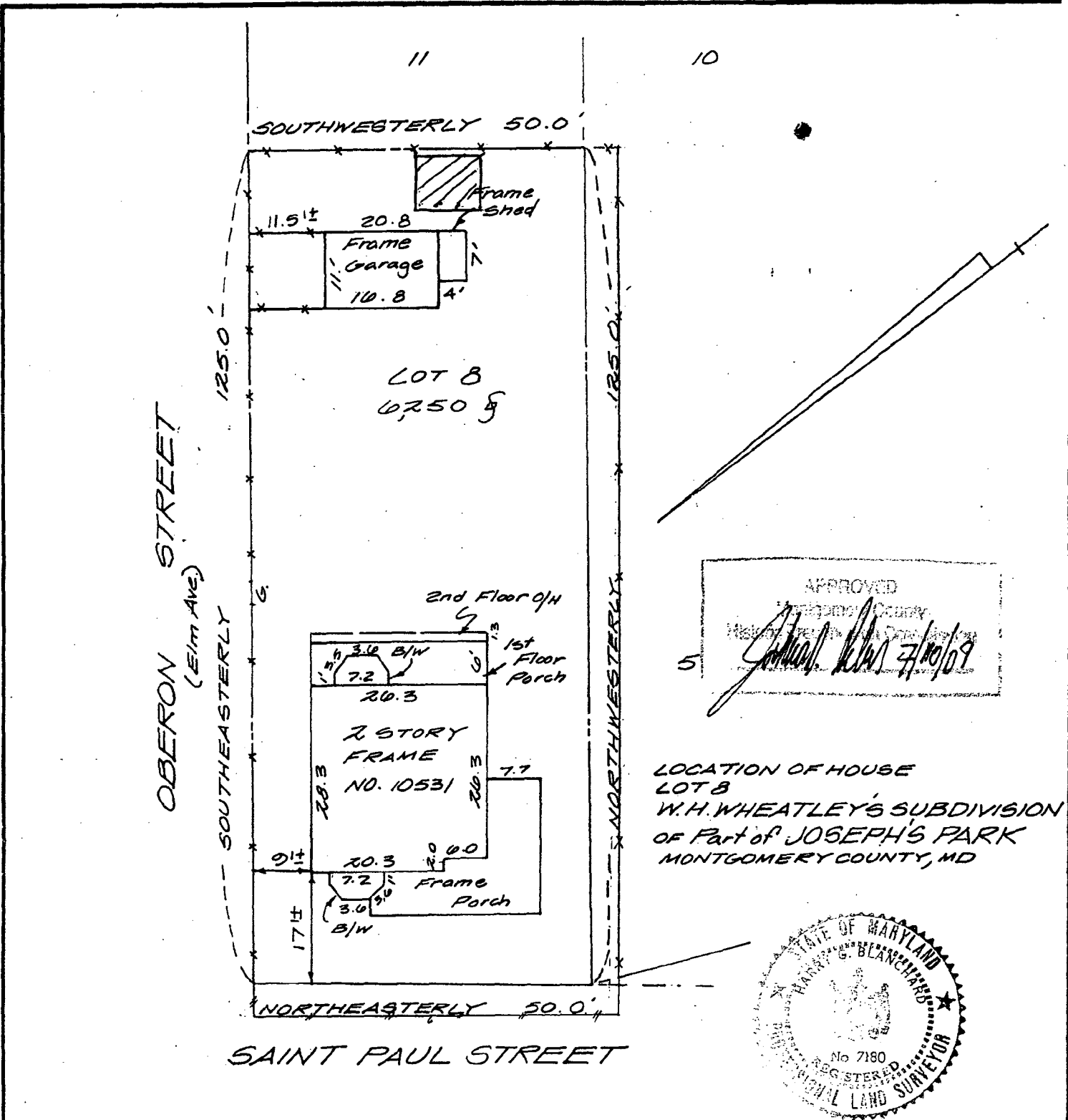
Applicant: Stephen and Arlene Lukacs

Address: 10531 Saint Paul Street, Kensington

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



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



APPROVED
[Signature] 7/10/09

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 12/5/03

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 S. Blanchard</i> REGISTERED LAND SURVEYOR MD. • 7180	REFERENCES PLAT BK. B PLAT NO. 1	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 10 EAST CHURCH ST FREDERICK, MD 21701 (301) 662-4500	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 5-0-80 BOUNDARY:	2 PROFESSIONAL DR - SUITE 216 GAITHERSBURG, MD 20760 948-5100 SCALE: 1" = 20' DRAWN BY: RB JOB NO.: 80-4451



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Stephen Lukacs
Daytime Phone No.: 301 529-1040

Tax Account No.: 01022968
Name of Property Owner: Stephen & Arlene Lukacs Daytime Phone No.: _____
Address: 10531 Saint Paul St Kensington 20895
Street Number City State Zip Code

Contractor: self Phone No.: 301 529-1040

Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: 7/1

LOCATION OF BUILDING/PREMISE

House Number: 10531 Street: Saint Paul ST
Town/City: Kensington Nearest Cross Street: Oberon ST
Lot: 8 Block: - Subdivision: Wheatleys Sub 5521-385
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move 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: \$ 1500.

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: _____

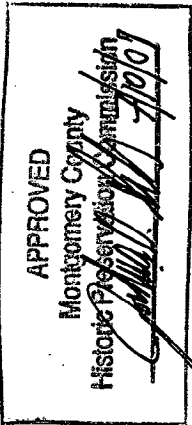
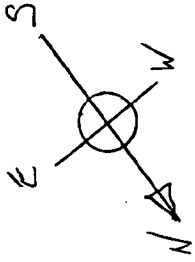
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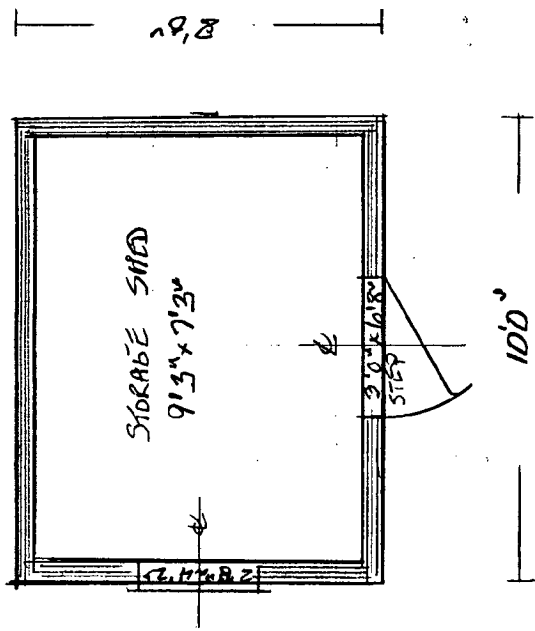
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: _____ Date: _____
Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/10/09
Application/Permit No.: 512895 Date Filed: 6/2/09 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

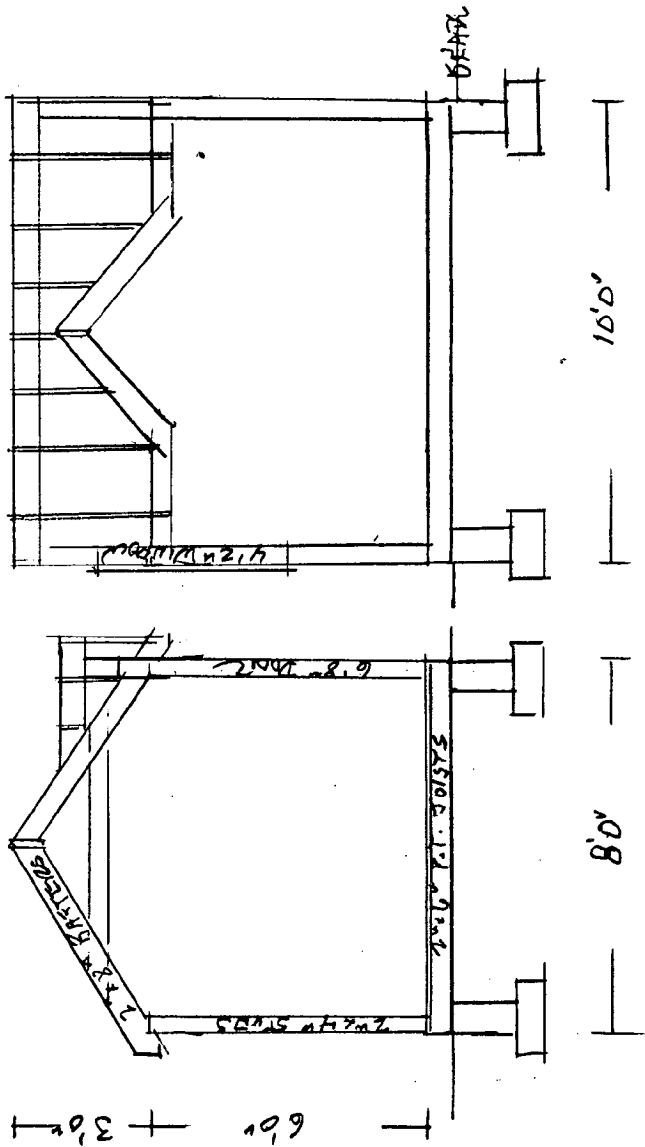


PLAN VIEW



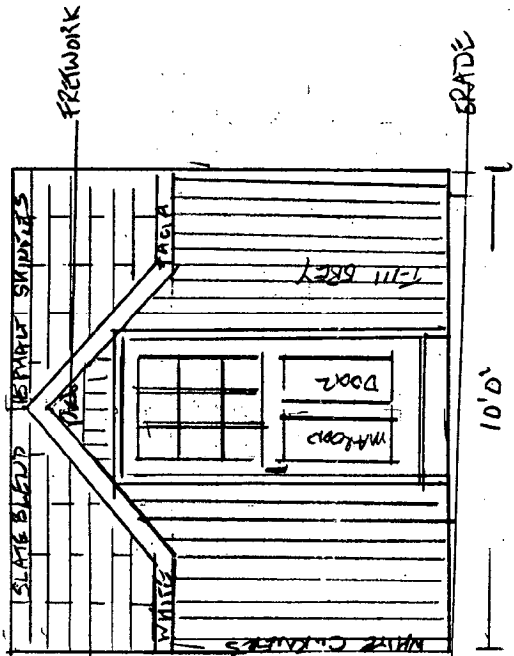
INTERIOR SECTIONS

FRONT - NW

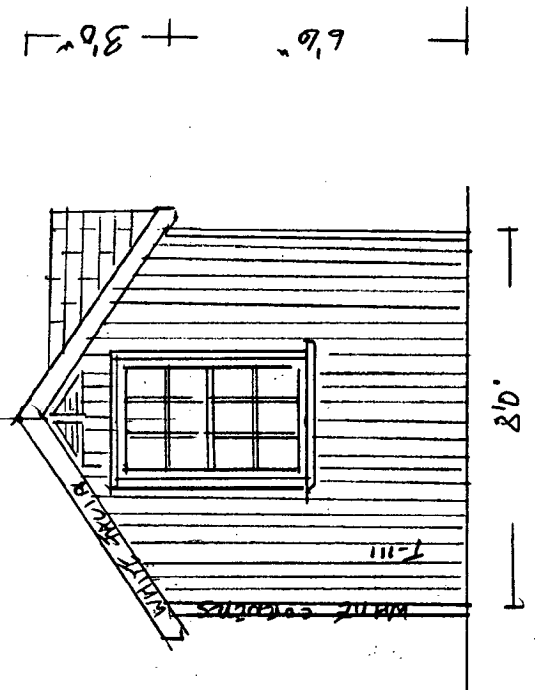


EXTERIOR ELEVATIONS

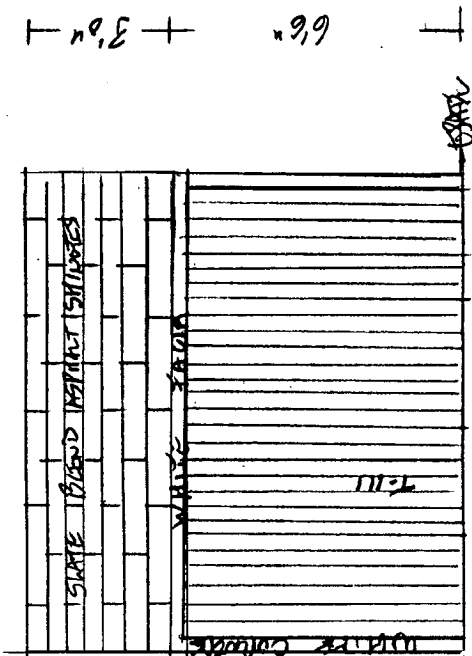
FRONT - NW



SIDE - NE



FRONT - SE



SIDE - SW

