



10306 Fairview Street, Kensington
(APC Case # 31/08-09 #)
Kensington Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: July 10, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #514075, 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 July 8, 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: Nicolas Gagarin

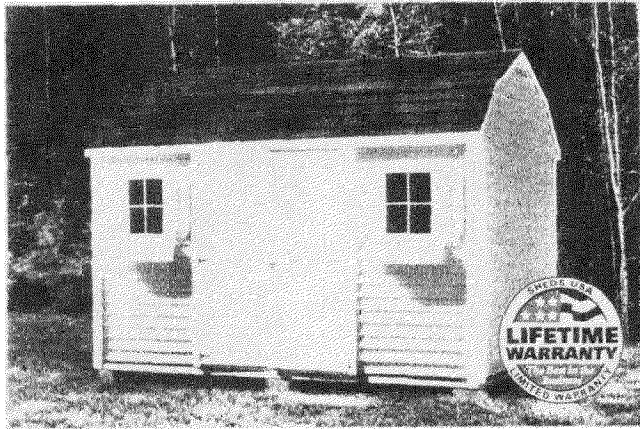
Address: 10306 Fawcett Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



8x12 Classic Gambrel Shed
 Black roof white walls

8' x 7" tall



8' x 12' Classic, light gray vinyl siding, gambrel roof, black shingles

Why Vinyl?

Combine enduring beauty with lifetime durability, add in maintenance free and you have our best seller!

- Unbreakable 40" wide double doors with 100 lb. capacity
- Lifetime maintenance free vinyl siding
- Lifetime maintenance free roof shingles
- Lifetime maintenance free roof gutters
- Lifetime maintenance free roof eaves
- Lifetime maintenance free roof fascia
- Lifetime maintenance free roof soffits
- Lifetime maintenance free roof trim
- Lifetime maintenance free roof gutters
- Lifetime maintenance free roof eaves
- Lifetime maintenance free roof fascia
- Lifetime maintenance free roof soffits
- Lifetime maintenance free roof trim

Sheds USA Lifetime Warranty

Free Delivery & Installation

Model	Options	Price	Price
THE HIDEAWAY	Standard	\$1,299	\$1,299
	6' Wall	\$1,399	\$1,399
	7' Wall	\$1,499	\$1,499
	8' Wall	\$1,599	\$1,599
THE CLASSIC	Standard	\$1,399	\$1,399
	6' Wall	\$1,499	\$1,499
	7' Wall	\$1,599	\$1,599
	8' Wall	\$1,699	\$1,699
THE HORIZON	Standard	\$1,499	\$1,499
	6' Wall	\$1,599	\$1,599
	7' Wall	\$1,699	\$1,699
	8' Wall	\$1,799	\$1,799

FREE Siding Color LIGHT GRAY DARK GRAY TAN CLAY

FREE Roof Style [Diagrams of various roof styles]

FREE Shingle Color WHITE GRAY [Diagrams of shingle colors]

Choose Your Options

WALL HEIGHT

- 6' Wall
- 7' Wall

20% More Storage!

FLOOR UPGRADES

Great Deal!

Tough Floor II

- Upgrade to 2" x 6" floor joists
- Upgrade to 2" x 8" floor joists

Just \$169

DOOR UPGRADES

Exchange Standard 40" Wide Unbreakable Double Door

OPTIONS VALUE PACKAGES

Save Big!

- The Organizer
- The Tractor Package
- The Works

MORE OPTIONS

- Gable Vents
- Ramp
- Shell
- Storage Loft
- Work Bench
- Upgrade to Functional Sash Window w/ Screen
- Anchor Kit

Low monthly payments available with credit approval or The Home Depot Consumer Credit Card. See store for details.

Johnnie Williams



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

F8 F8 DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nicolas GAGARIN
Daytime Phone No.: 301-929-0964

Tax Account No.: _____
Name of Property Owner: Nicolas GAGARIN Daytime Phone No.: 301-929-0964
Address: 3504 Littledale Rd Kensington MD 20895
Street Number City State Zip Code
Contractor: HOME DEPOT Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10306 Street: FAWCETT ST.
Town/City: KENSINGTON Nearest Cross Street: _____
Lot: 10360 Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: (Replace) 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: 7/10/09
1B. Construction cost estimate: \$ 3,500.00
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
Not applicable for shed

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: [Signature] Date: 16 June 2009

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7/10/09
Application/Permit No.: 514075 Date Filed: 6/17/09 Date Issued: _____

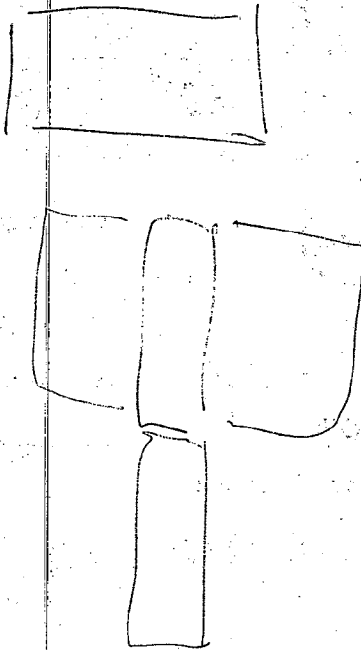
→ 87 87 Georgia Ave

20910

Main auditorium

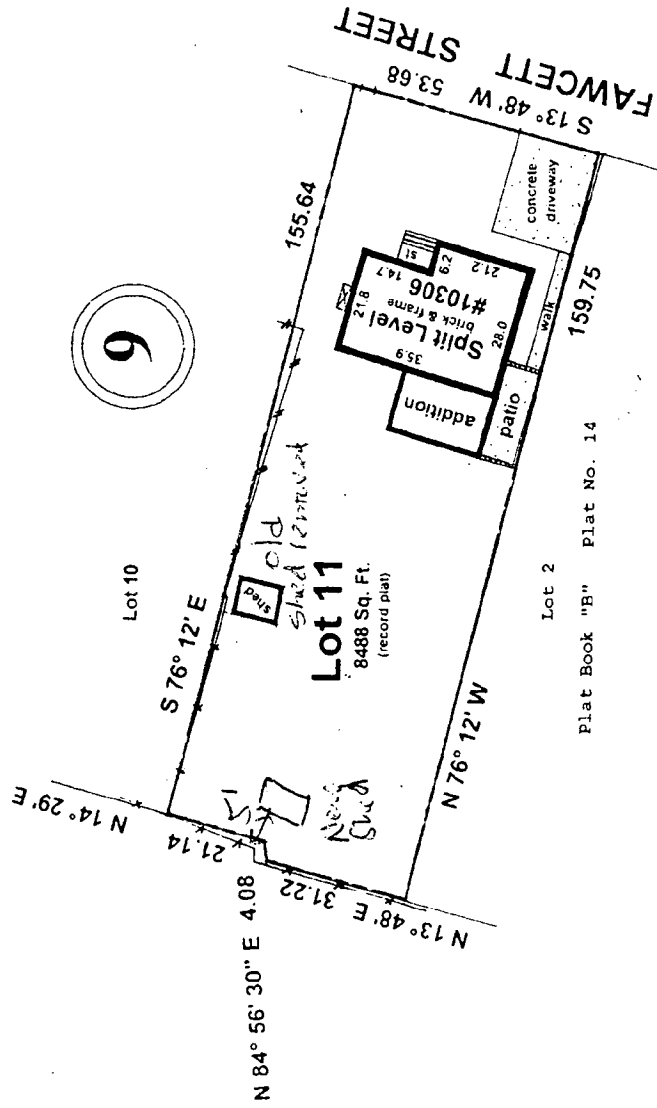
July 8th 7:30 PM

Kevin Manavalla



LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
COLUMBIA, MARYLAND 21046-1721
PHONE: 410-290-8099 TOLL FREE: 888-290-1920
FAX: 410-290-8299 TOLL FREE 888-290-1922



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10306 Fawcett Street, Kensington	Meeting Date:	7/8/09
Resource:	Secondary Resource (Non-Contributing) Kensington Historic District	Report Date:	7/1/09
Applicant:	Nicolas Gagarin	Public Notice:	6/24/09
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-09F	Staff:	Josh Silver
Proposal:	Shed installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (**Non-Contributing**) Resource within the Kensington Historic District
STYLE: Modern
DATE: 1956

PROPOSAL

The applicant is proposing to install an 8' x 12', 1 –story, wood framed shed in the rear yard of the subject property. Material specifications include vinyl siding and an asphalt shingle roof. The proposed shed will not be visible from the street and will be obscured by existing vegetation and trees on the property. The proposed work will have no impact on the streetscape of the historic district.

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 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
241-777-4000

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Nicolas GAGARIN

Daytime Phone No.: 301-929-0964

7. Tax Account No.: _____

Name of Property Owner: Nicolas GAGARIN Daytime Phone No.: 301-929-0964

Address: 3504 Littledale Rd Kensington MD 20895
Street Number City State Zip Code

Contractor: HOME DEPOT Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10306 Street: FAWCETT ST.

Town/City: KENSINGTON Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- ^(Replace) 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: \$ 3500.00

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
- Not applicable for shed.*

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.

Nicolas Gagarin
Signature of owner or authorized agent

16 June 2009
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 514075 Date Filed: 6/17/09 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:

Old Shed fell apart. Replacing old shed with
a new one and moving it to the back of the
yard.

Old shed was made of metal. New shed is made
of wood.

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

This project has no effect on the historic
resources.

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

JEFFREY BUGLER
10302 FAWCETT ST.
KENSINGTON, MD 20895
(301) 946-0353

→ Carol + Jim Sloop
10226 Carroll Place
Kensington, MD 20895

- HIP Shed company
866 264-0761

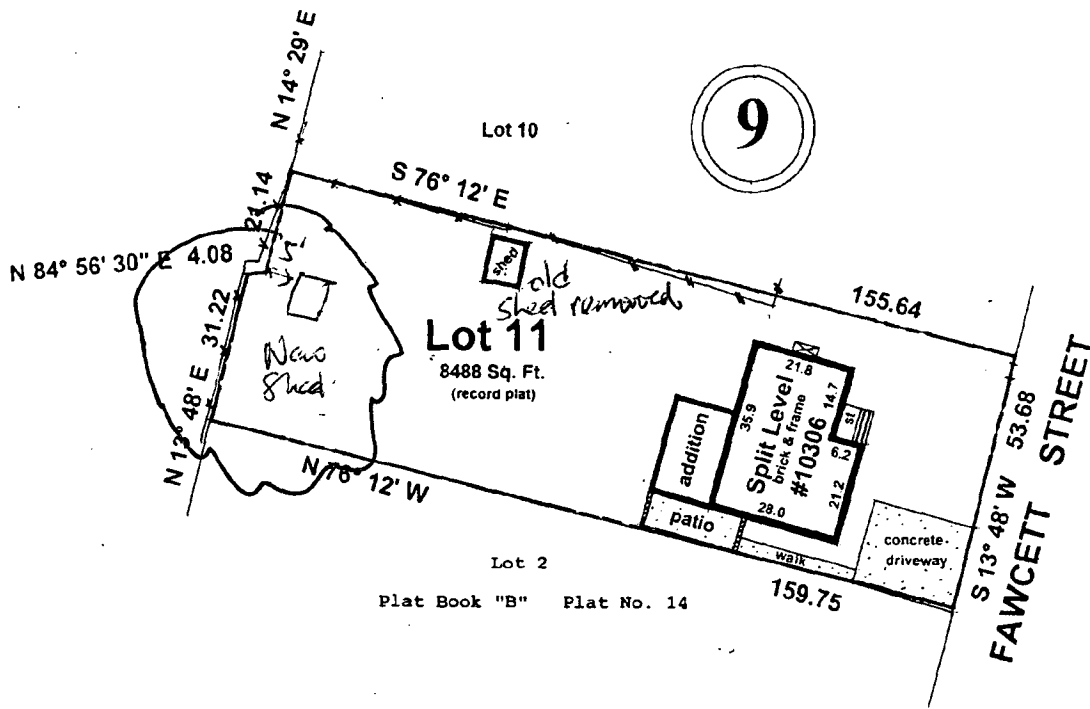
Kyle Richards
10310 Fawcett St
Kensington, MD 20895

Carlton + Cindy Conant
10309 ARMORY AVE
Kensington MD 20895
301 933 8056

10307 ARMORY AVE

LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
 COLUMBIA, MARYLAND 21046-1721
 PHONE: 410-290-8099 TOLL FREE: 888-290-1920
 FAX: 410-290-8299 TOLL FREE 888-290-1922



Location Survey of:	LOT: 11	BLOCK: 9
#10306 Fawcett Street	PLAT BK: 53	PLAT#: 4188
Kensington Park Montgomery Co., MD	DATE: 5-31-07	SCALE: 1"= 30'
	CASE NUMBER:	070437
	FILE NUMBER:	LT-2071677



- NOTES:
1. This 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.
 2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 3. This 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 re-financing.
 4. Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
 5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
 6. This plat is not to be used for the issuance of permits.
 7. No title report furnished.

CERTIFICATION : I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers
 GRADEN A. ROGERS - M.D. PROP. L.S. LIC. NO. 119

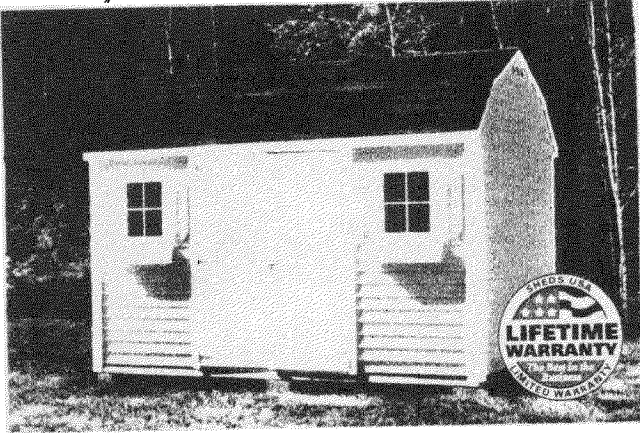
6

8x12 Classic Gambrel Shed
 Black roof white walls

8' x 7" tall

Vinyl

8' x 12' Classic, light gray vinyl siding, gambrel roof, black shingles



Why Vinyl?

Combine enduring beauty with lifetime durability, add in maintenance free and you have our best seller!

- Includes an **unbreakable** 40" double door with keyed lock entry
- Maintenance free for many years to come
- Includes 20' x 12' double door with **FREE** 2" x 4" trim & skirting
- Includes 20' x 12' double door with **FREE** 2" x 4" trim & skirting
- Includes 20' x 12' double door with **FREE** 2" x 4" trim & skirting
- Includes **Sheds USA Lifetime Warranty**

Free Delivery & Installation

Model	Wall Height	Price	Price
THE HIDEAWAY	6' Wall	\$1,756	\$1,469
	6' Wall	\$1,951	\$2,097
	6' Wall	\$1,891	\$2,208
	6' Wall	\$2,252	\$2,550
	6' Wall	\$2,095	\$1,672
THE CLASSIC	6' Wall	\$1,756	\$1,967
	6' Wall	\$1,951	\$1,967
	6' Wall	\$1,951	\$1,967
	6' Wall	\$1,951	\$1,967
	6' Wall	\$1,951	\$1,967
THE HORIZON	6' Wall	\$2,324	\$1,908
	6' Wall	\$2,240	\$1,940
	6' Wall	\$2,324	\$2,066
	6' Wall	\$2,304	\$2,042
	6' Wall	\$2,304	\$1,975
THE HORIZON	6' Wall	\$2,304	\$1,975
	6' Wall	\$2,304	\$1,975
	6' Wall	\$2,304	\$1,975
	6' Wall	\$2,304	\$1,975
	6' Wall	\$2,304	\$1,975

Choose Your Features

FREE Siding Color
 LIGHT GRAY, DARK GRAY, TANNED, TAN, CLAY

FREE Roof Style
 GAMBREL, PEAK, FLAT

FREE Shingle Color
 WHITE/GRAY, DARK GRAY

Choose Your Options

WALL HEIGHT
 6' Wall, 7' Wall

20% More Storage!

FLOOR UPGRADES

Great Deal! **Tough Floor II**

Just **\$169**

DOOR UPGRADES

Exchange Standard 40" Wide Unbreakable Double Door:

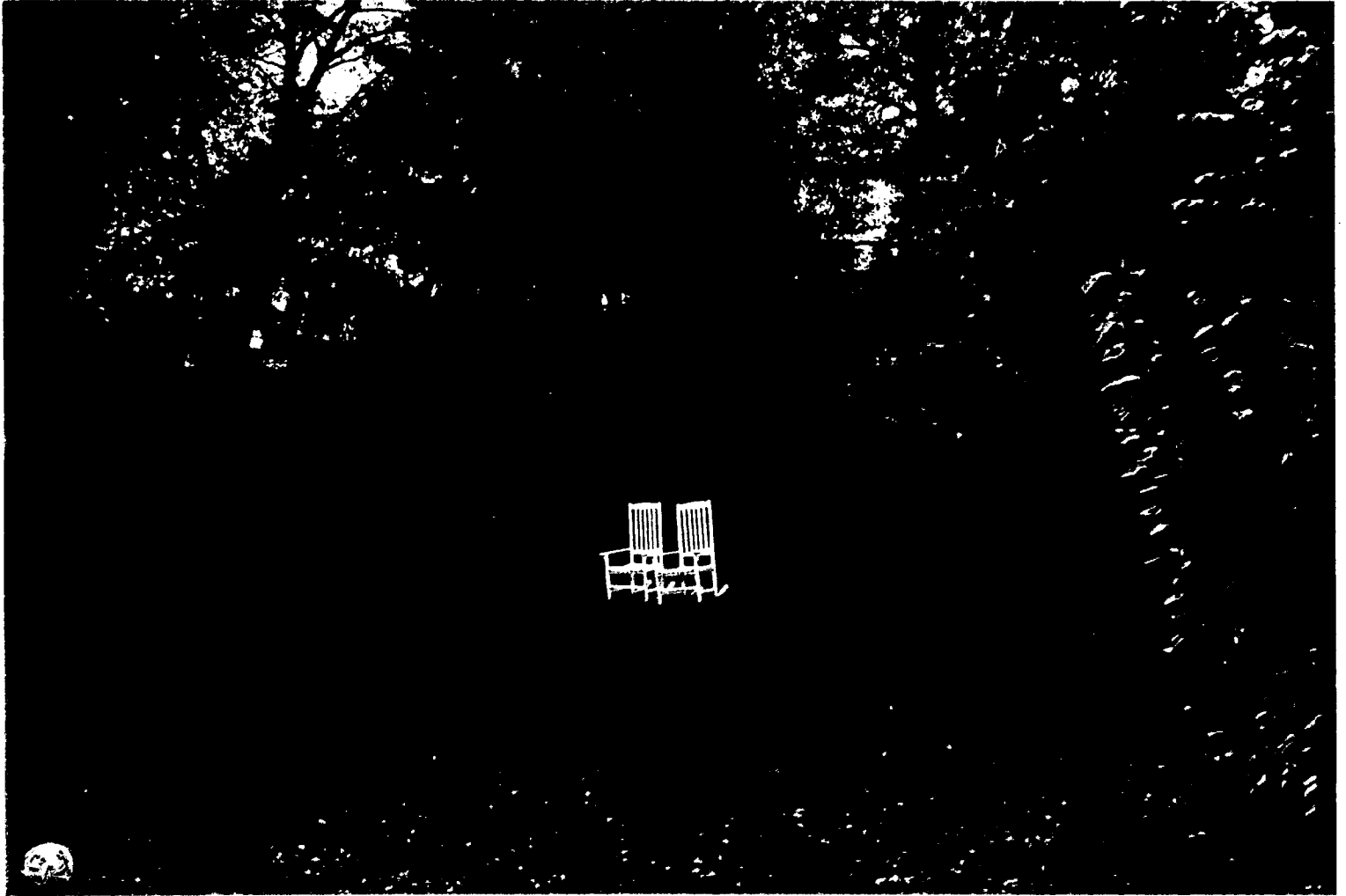
OPTIONS VALUE PACKAGES

- The Organizer: \$1,999
- The Tractor Package: \$1,999
- The Works: \$1,999

MORE OPTIONS

- Gable Vents: \$14
- Ramp: \$14
- Shell: \$14
- Storage Loft: \$14
- Work Bench: \$14
- Upgrade to Functional Sash Window(s) w/ Screen: \$14
- Anchor Kit: \$14

Low monthly payments available with credit approval on The Home Depot Consumer Credit Card. See store for details.



View of backyard from house
Proposed shed will be behind tree
and out of the view of all neighbors.

⑧

**10306 Fawcett Street, Kensington
Kensington Historic District**

