

10214. COASTAL PLACE
KONINGSSTON

2/6-04 A



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: May 10, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #450686, 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 May 09, 2007 meeting.

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: Catherine and Richard Rasa
Address: 10214 Carroll Place, 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.



**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:

Back yard w/ old wooden child's swingset which will be removed
and new shed will be put together in site where swing set
was (approx) a shed is an Amish made potting shed

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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[Never knew we were in historic district, can't see shed from
front of house.]

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.
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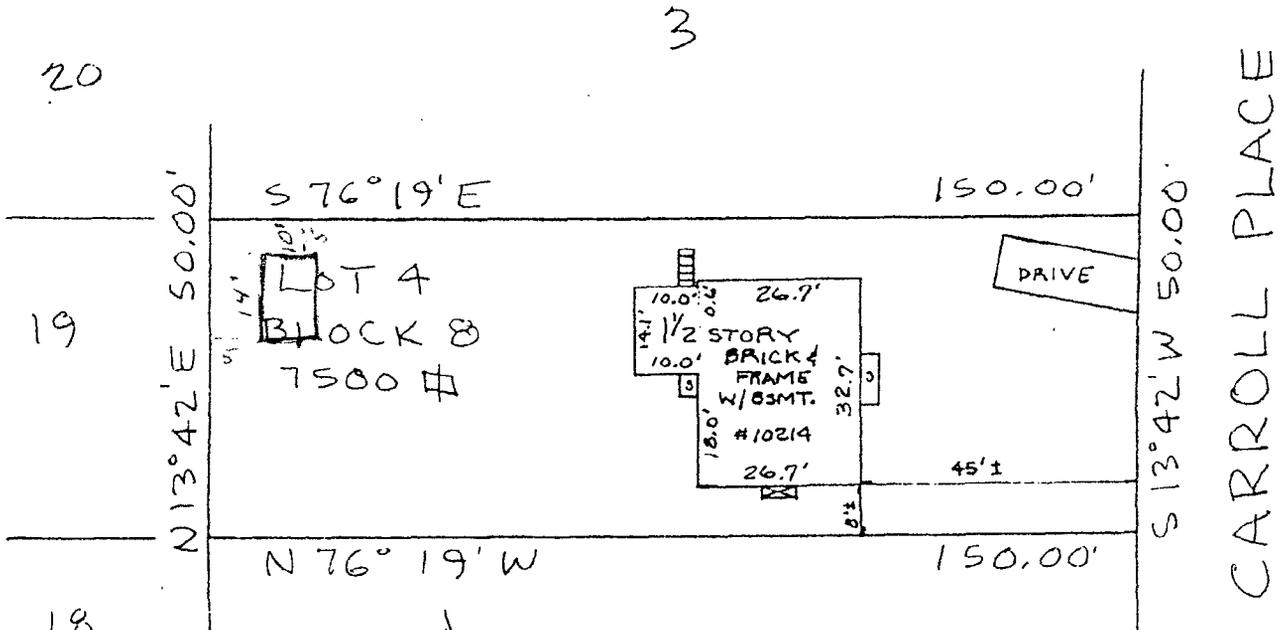
6. TREE SURVEY

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).

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APPROVED
 Montgomery County
 Historic Preservation Commission
A. J. ... 5-10-07



* 92235.
 901318

* RECERTIFIED August 17, 1992
 Property shown hereon is not in a flood plain per existing records unless otherwise noted

SCALE: 1" = 30'
 RECORDED IN:
 PLAT BOOK: B
 PLAT: 4

HOUSE LOCATION

LOT 4 BLOCK 8
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5:

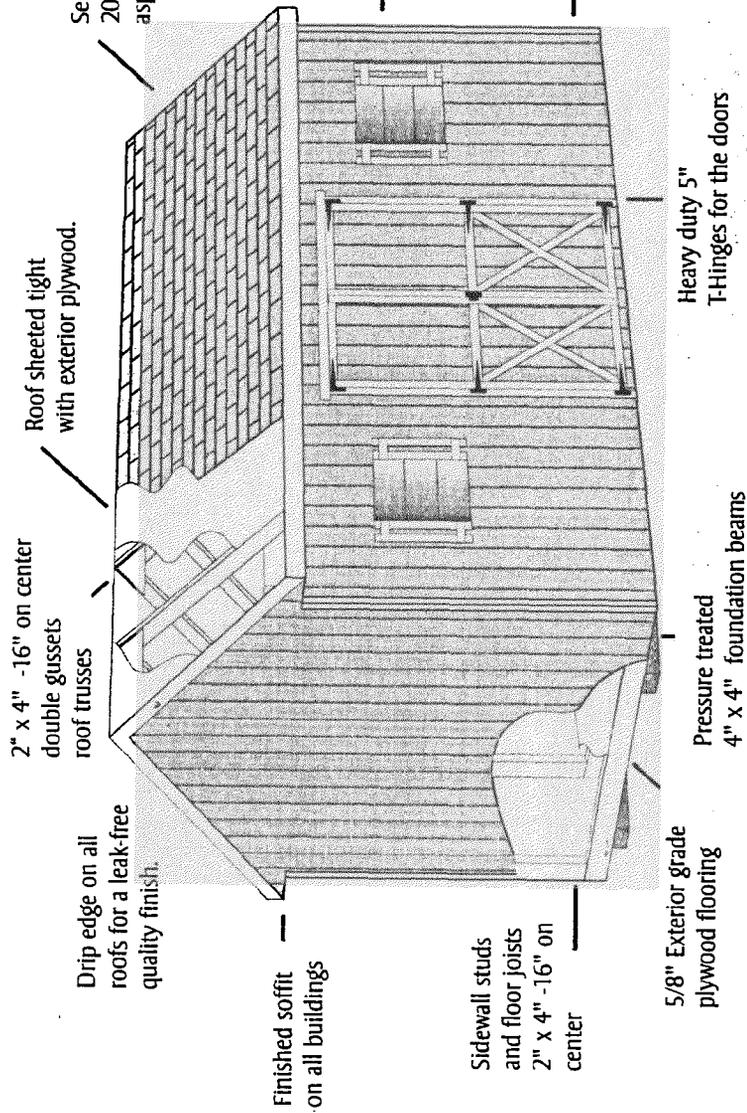
Date: December 3, 1990

Heavy Duty Barn Specifications

- Foundation 4" x 4" pressure treated lumber
- Floor Joists 2" x 4" - 16" on center
- Flooring 5/8" exterior grade plywood
- Sidewall Studs 2" x 4" - 16" on center
- Exterior Siding 5/8" Dura-Temp siding
- Rafters 2" x 4" - 16" on center
- Roof Sheathing 1/2" 3-ply plywood
- Roofing 240 lb. self-sealing asphalt shingles
- Doors Heavy duty and reinforced with 2" x 4" lumber

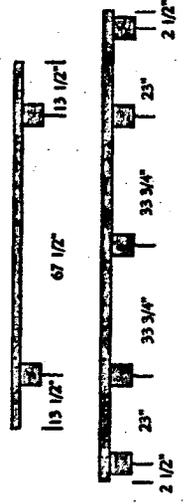
Economy Barn Specifications

- Foundation 4" x 4" pressure treated lumber
- Floor Joists 2" x 4" - 16" on center
- Flooring 1/2" C.D.X. plywood
- Side Wall Studs 2" x 3" - 24" on center
- Exterior Siding Dura-Temp
- Rafters 2" x 4" - 24" on center
- Roof Sheathing 1/2" O.S.B
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APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
5-10-07

Pressure Treated Skids



5/8" Dura Temp
2" x 4" on 16" centers

All buildings are fully assembled and delivered to your prepared site.

Finneran & Haley

ADDRESSES

Edward Castle
 10211 Armory Ave
 Kensington, MD 20895

Dwayne Thompson
 10216 Carroll PI
 Kensington, MD 20895

Thomas Gimer
 10209 Connecticut Ave
 Kensington, MD 20895

Michael Lawson
 10212 Carroll PI
 Kensington, MD 20895

Steven Cohen
 10205 Connecticut Ave
 Kensington, MD 20895

Mant Co Open Space
 10231 Carroll Place
 Kensington, MD 20895

10205 - Connec Ave	10209 Connec Ave	10211 Armory Ave.
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CARROLL PL

	10231 Carroll PI
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Height 10'
plywood T-111
siding



This is a picture of the site, taken from the back deck of the house, looking at the back of the back yard.

Shed will be placed where the existing swingset is.



Specification**Potting Sheds****Kountry & Storage Sheds**

Foundation	Pressure Treated 4x4's	Pressure Treated 4x4's
Sub-Flooring	2x4 Floor Joists - 12" O.C.	2x4 Floor Joist - 12" O.C.
Flooring	5/8" Ext Grade Plywood	5/8" Ext Grade Plywood
Wall Framing	Duratemp - 2x4 - 16" O.C.	Duratemp - 2x4 - 16" O.C.
Roof Framing	Rafters - 16" O.C.	Rafters - 16" O.C.
Siding	5/8" Duratemp	5/8" Duratemp
Roof Deck	1/2" Plywood	1/2" Plywood
Roofing Surface	30 yr. Architectural Asphalt Shingle	30 yr. Architectural Asphalt Shingle
Vents	Two 12x14 Vents	Two 12x14 Vents
Siding Finish	Choice of 16 Colors	Choice of 16 Colors
Hardware	Antique	Antique
Interior	8' PT Potting Bench Tool Rack	
Skylight	4x8 Laminated Glass Skylight	

Standard Door and Window Combinations

Shed Length	Potting	Kountry	Storage
8'	3' Door, 3 Windows 1 Pr Shutters	5' Double Doors, Double Window 1 Pr Shutters	3' Door, 1 Window 1 Pr Shutters
10'	4' Double Doors, 5 Windows 1 Pr Shutters	5' Double Doors, Double Window 1 Pr Shutters	4' Double Doors, 1 Window 1 Pr Shutters
12' - 14'	5' Double Doors, 5 Windows 1 Pr Shutters	5' Double Doors, Double Window 1 Pr Shutters	5' Double Doors, 1 Window 1 Pr Shutters
16' - 24'	5' Double Doors, 6 Windows 1 Pr Shutters	5' Double Doors, Double Window 1 Pr Shutters	5' Double Doors, 2 Window 2 Pr Shutters

originals

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10214 Carroll Place, Kensington	Meeting Date:	5/9/2007
Resource:	Secondary Resource Kensington Historic District	Report Date:	5/2/2007
Applicant:	Catherine and Richard Rasa	Public Notice:	4/25/2007
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-07A	Staff:	Anne Fothergill

PROPOSAL: Shed installation

RECOMMENDATION: Approve

STAFF RECOMMENDATION

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
 DATE: 1954

PROPOSAL

The applicants propose to remove a swingset and install a 10' deep x 14' wide x 10' tall potting shed at the rear right of their property. The shed has T-111 siding, skylights, and an asphalt shingle roof. The shed will not be visible from the street.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

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

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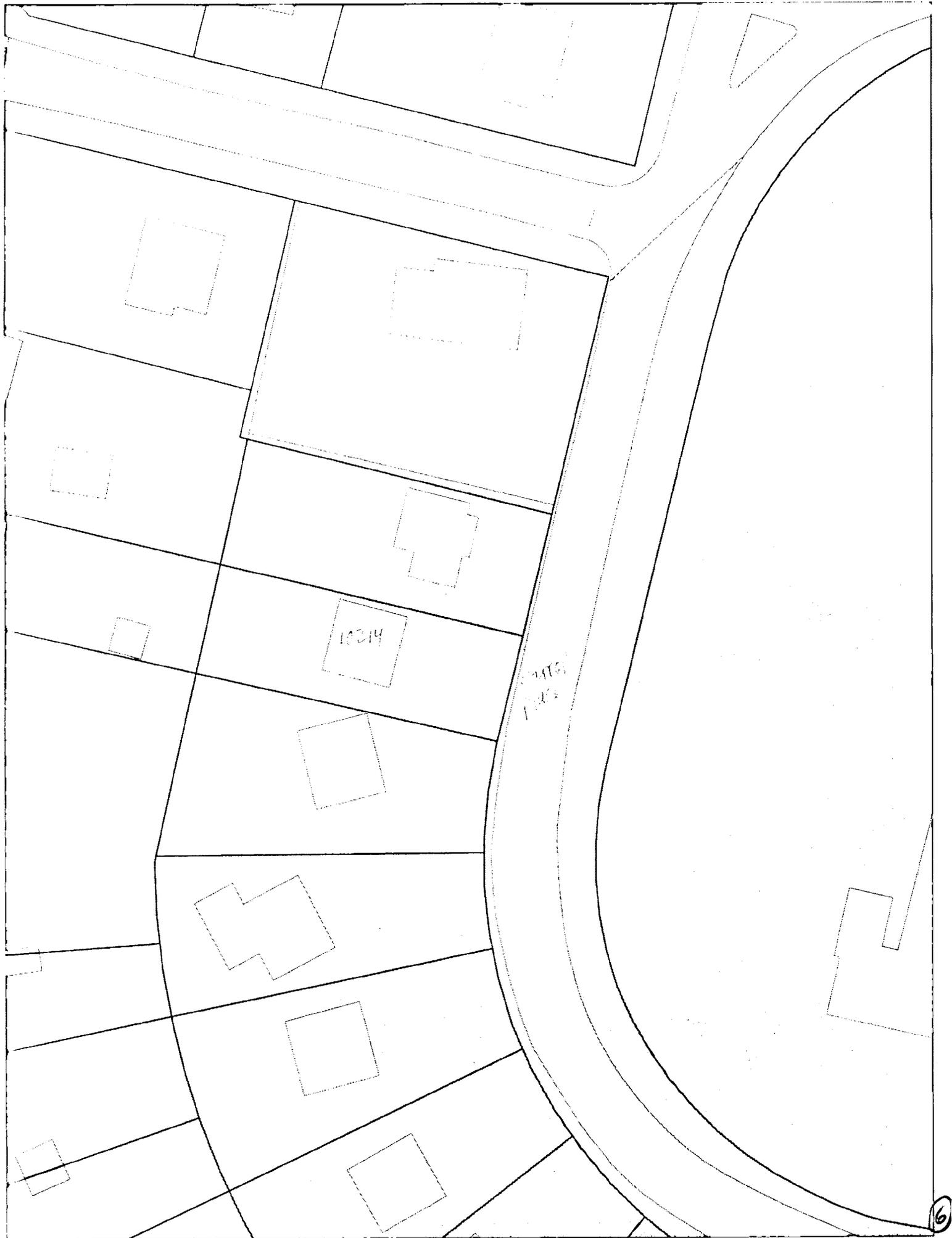
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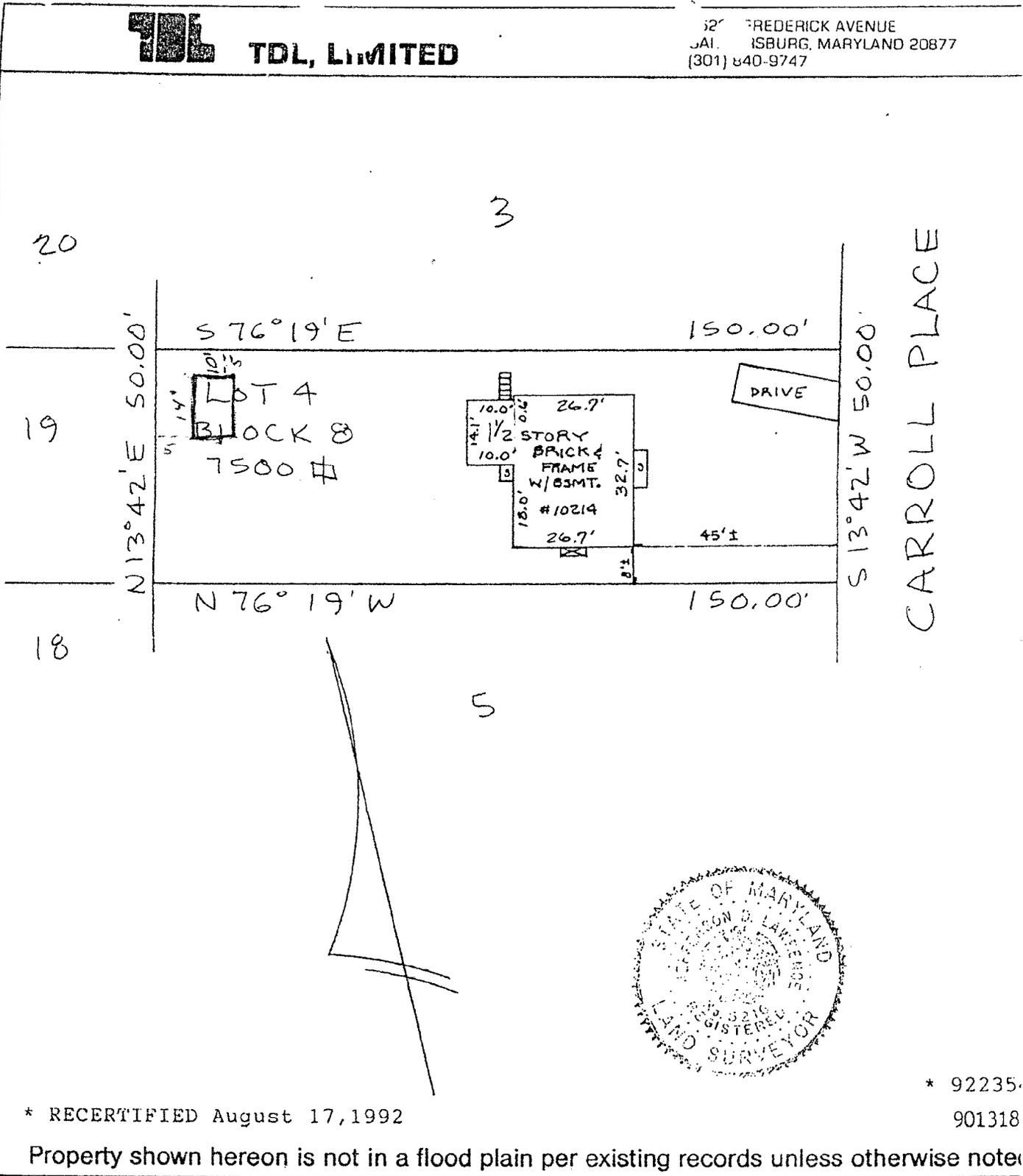
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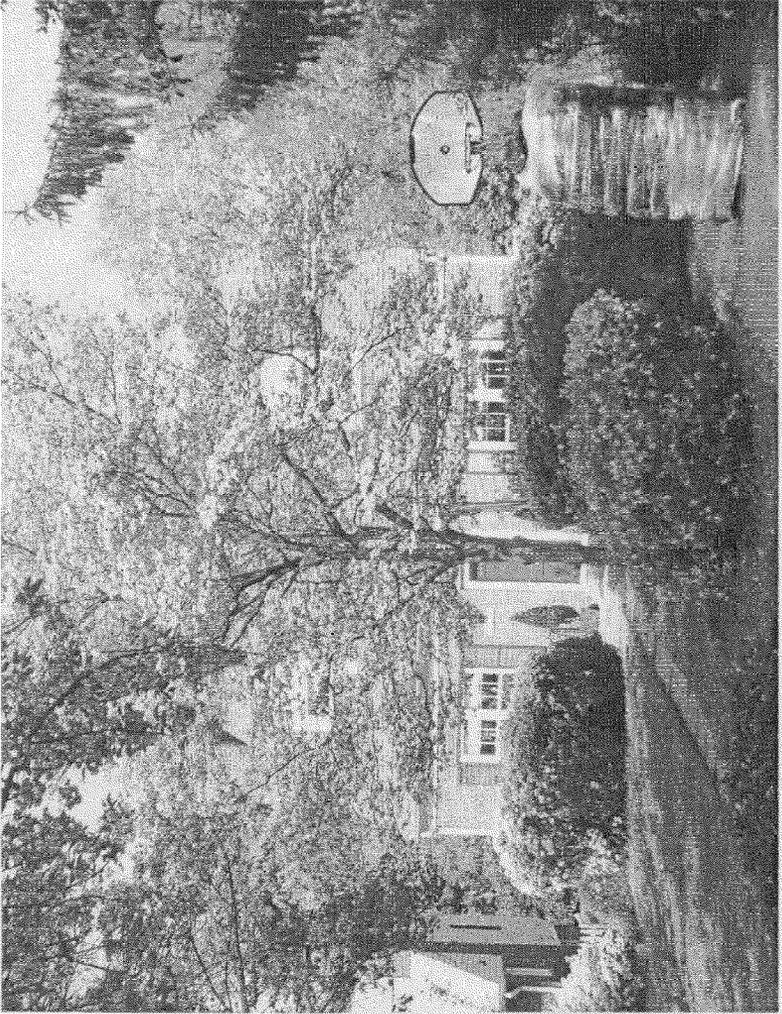
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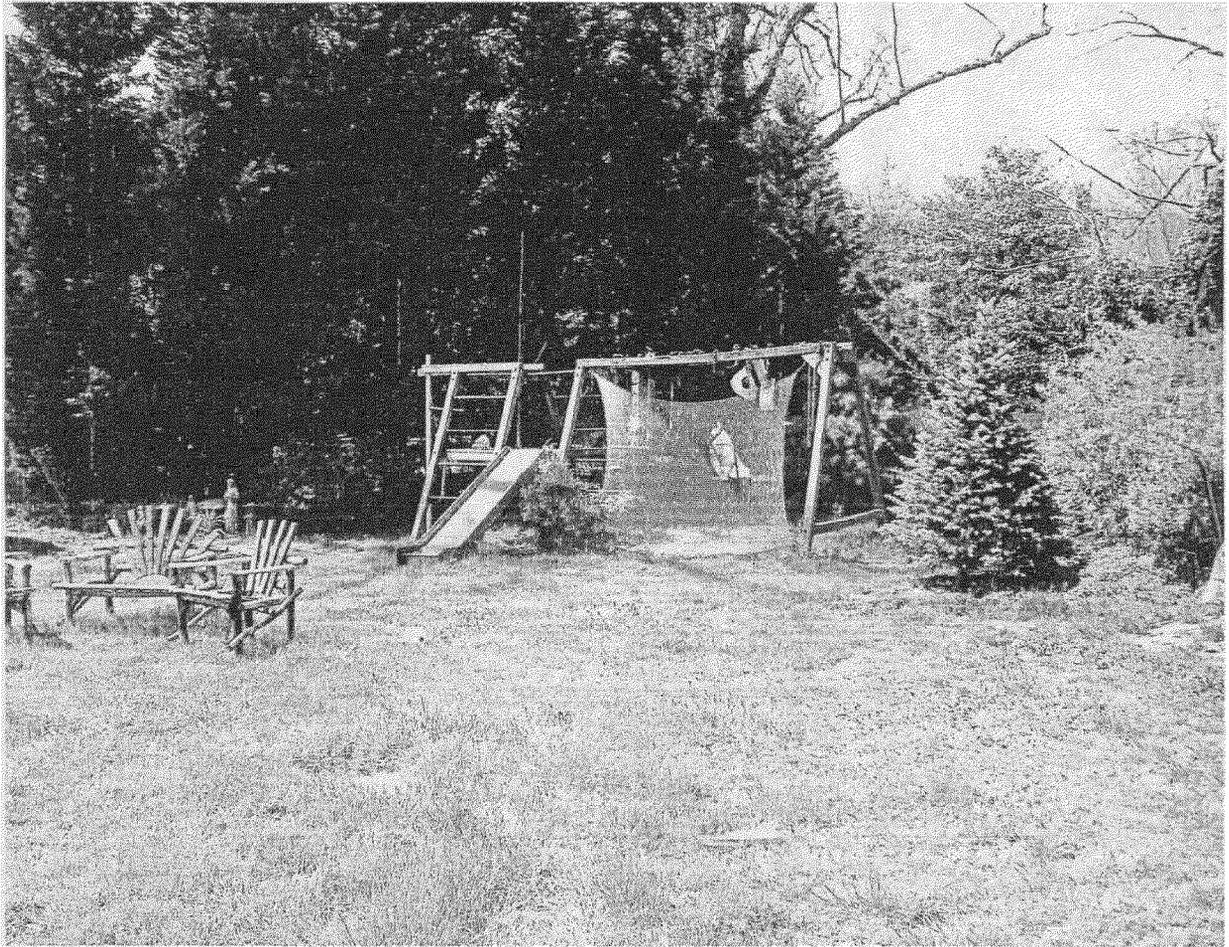
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 PROFESSIONAL LAND SURVEYOR #5

7





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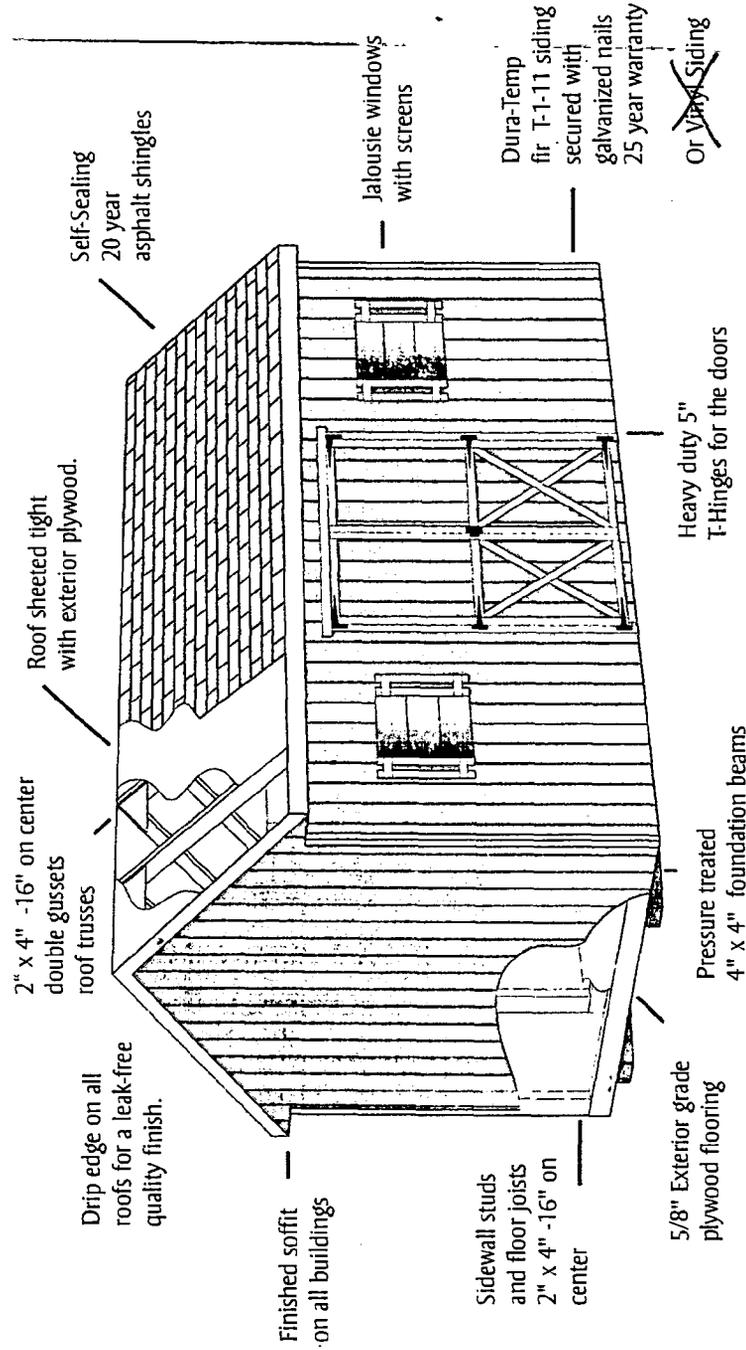
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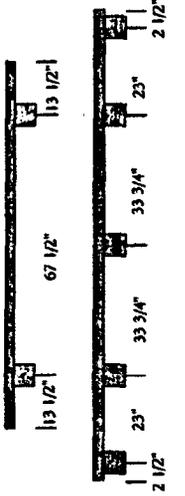


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Finneran & Haley

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