



# HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive

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Julia O'Malley Chairperson

Date: May 10, 2007

# **MEMORANDUM**

TO:	Reggie Jetter, Acting Director
	Department of Permitting Services
FROM:	Anne Fothergill, Senior Planner
	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 <u>Approved</u> 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.





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DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE 2nd FEOOR ROCKVILLE IND 20050 246 777 0070 RECURN FO

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		Contact Person: <u>Catherine</u> Rasa
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SEE REVERSE SIDE FOR INSTRUCTIONS

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

#### 1. WRITTEN DESCRIPTION OF PROJECT

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	c district
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Amish built pressed, flower boxps, skylights	
Never Knew we were in historic districtor ran't see shed	

### 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 12". 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.

#### 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

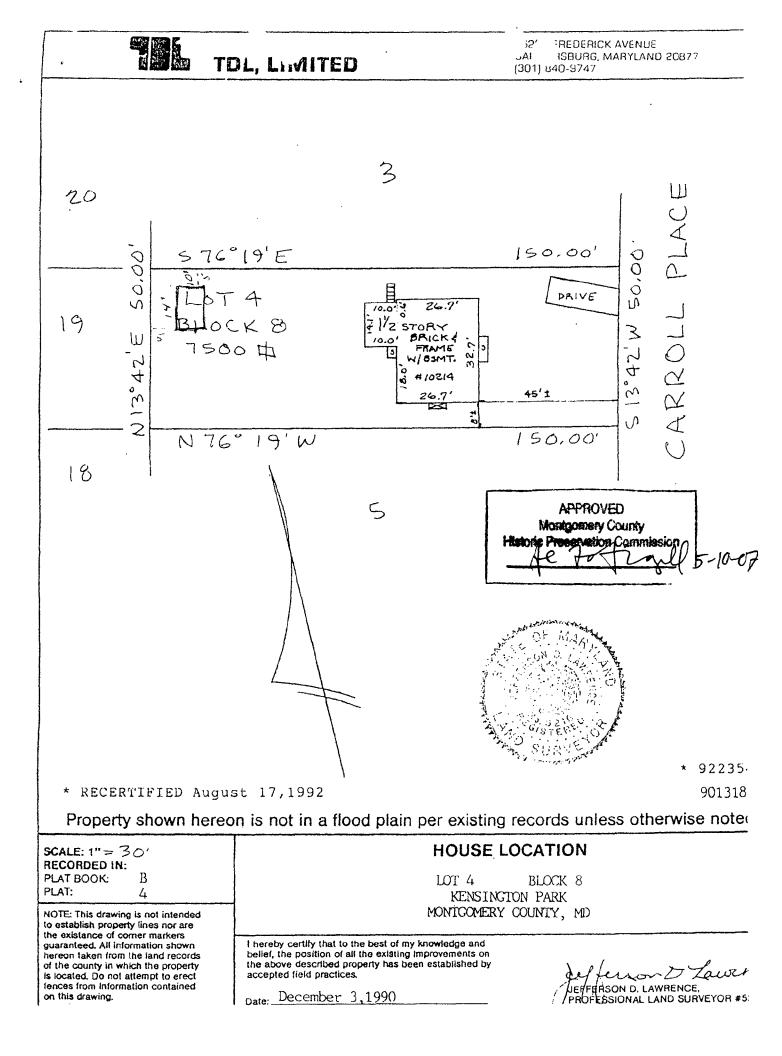
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

#### 6. TREE SURVEY

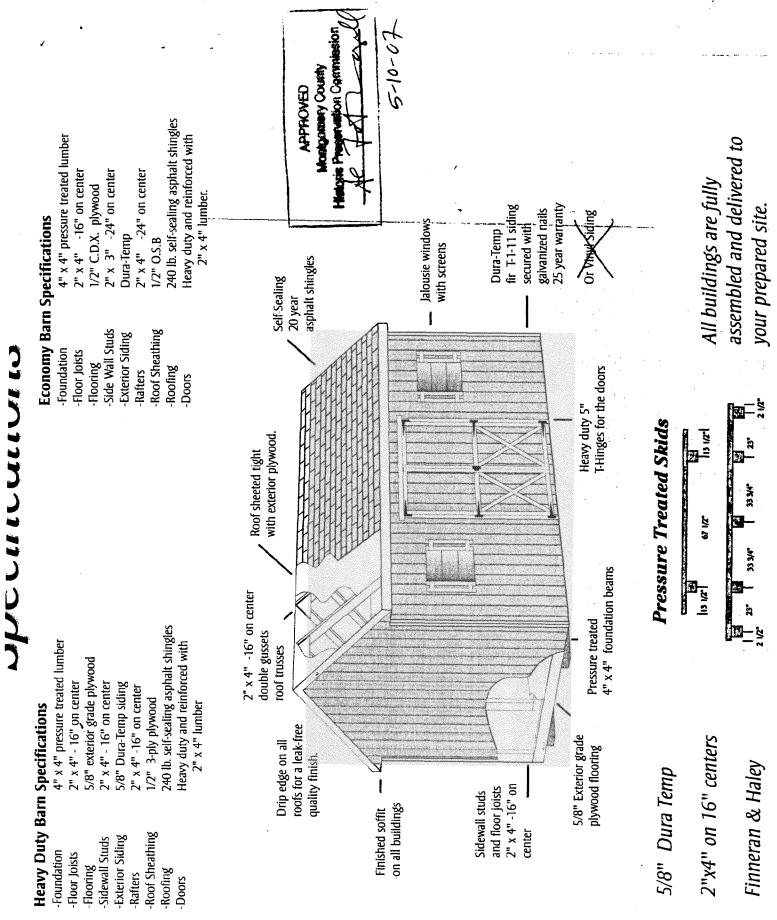
If you are proposing construction adjacent to or within the dripline of any tree 6° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at feast that dimension.

### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY DWNERS

For <u>ALL</u> 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).



ARR APPROVED Montgomery County one Preservetion Commission	Home Office: 568 Gibt	ke (Rte. 198 & 29), Burtonsvil . Box 831, Burtonsville, MD 20 bons Road, Bird-in-Hand, PA <b>I21-9693</b> 1 <b>-476-9570</b>	0866	
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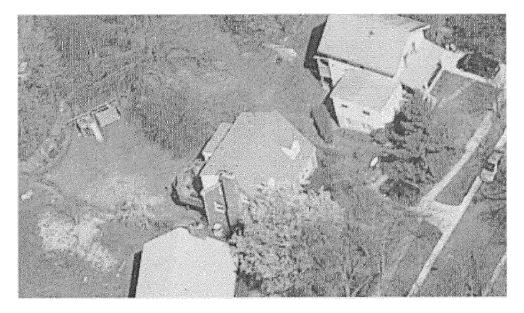
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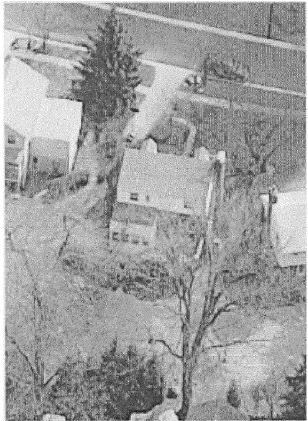
Height 10' plywood T-111 Gizing

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This is a picture of the site, taken from the back deck of the house, looking athe the back of the back yard. Shed will be placed where the existing swingset is.





**Specification** 

# Potting Sheds

Kountry & Storage Sheds

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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	5' Double Doors, Double Window	3' Door, 1 Window
	1 Pr Shutters	1 Pr Shutters	1 Pr Shutters
10'	4' Double Doors, 5 Windows	5' Double Doors, Double Window 1-Pr Shutters	4' Double Doors, 1 Window 1 Pr Shutters
12' - 14'	5" Double Doors, 5 Windows	5' Double Doors, Double Window	5' Double Doors, 1 Window
	1 Pr Shutters	1 Pr Shutters	1 Pr Shutters
16' - 24'	5" Double Doors, 6 Windows	5' Double Doors, Double Window	5' Double Doors, 2 Window
	1 Pr Shutters	1 Pr Shutters	2 Pr Shutters

ORD Beilers' Structures and Lawr ARR Location: 15630 Columbia Pike (Rte. 198 & 29), Mailing Address: P.O. Box 831, Burtonsv Home Office: 568 Gibbons Road, Bird-in-I 301-421-9693 Fax 301-476-9570	Burtonsville, MD 20866 SLP
NAME // ICHAIOLA GSW ADDRESS // ICZIU CONTOLITA CITY, STATE, ZIP // KENS MD 208 HOME PHONE(30) 932 9821 WORK PHONE(202 245 6954 PAGER	DATE <u>3-24-07</u> <u>95</u> COUNTY <u>//6 a</u> MAP PAGE# CELL#
LOADING INSTRUCTIONS DELIVERY DAY SITE PREPARATION Customer prepares level gravel or concrete pad K SPECIAL INSTRUCTIONS SHED	
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	TOTAL BARN COSTS 37.46 ELIVERY IN APPROX. 4-5 WEEKS This is an "estimation only" her, personnel, demand, and equipment will all affect it.
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originals

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		

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

**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

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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.

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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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR ROCKVILLE MD 20850 240/777-0370 Λ

DPS - #8

Daytime Phone No::::::::::::::::::::::::::::::::::::		Contact Person: <u>Catherise</u> Rasa
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Address:       10.214       CARROLL       PL       KENSING TON       MD       20595- Steet       Zo code         Dontractor:       Bciler's       Structures & Lown For niture       Phone No.:       Sold 421 9692         Contractor Registration No:	ax Account No.:	. /=
Address:       10.214       CARROLL       PL       KENSING TON       MD       20595- Steet       Zo code         Dontractor:       Bciler's       Structures & Lown For niture       Phone No.:       Sold 421 9692         Contractor Registration No:	Name of Property Owner: <u>CAHICA in + Richard Res</u>	Daytime Phone No.: SAA (Rich - w 2022459
Contractor: Biller's Structures y Lawn Funiture   Phone No.:	Address: 10.214 CARROLL PL K	ENSINGTON MD 20895- Street To Code
contractor Registration No.:   Agent for Owner.		
OCATION OF BUILDING/PREMISE         tours Number:		
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dt:	Town/City: KENSINGTON Nearest Cros	ss Street: <u>BALTIMORE</u>
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Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck X Shed   Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family   Revision Repair Revocable Fence/Wall (complete Section 4) Other:		HECK ALL APPLICABLE:
§f <sup>e</sup> + a b   Move   Install   Wreck/Raze   Solar   Fireplace   Woodburning Stove   Single Family   Revision   Repair   Revocable   Fence/Wall (complete Section 4)   Other:   10' Y 14' Porrring Shed   18. Construction cost estimate:   Y_600.00      PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS 24. Type of sewage disposal: 01 WSSC 02 Well 03 Other: Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 34. Heightfeetinches 38. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:		
10' X14' Portring Shed       4,600.00         18. Construction cost estimate: \$	Bre fa b □ Move □ Install □ Wreck/Raze □	
1C. If this is a revision of a previously approved active permit, see Permit #	Revision Renair Revocable	Fance AVall (complete Section 4)
1C. If this is a revision of a previously approved active permit, see Permit #	10' X14' Potting Shed 1B. Construction cost estimate: \$4,600,00	
2A. Type of sewage disposal:       01       WSSC       02       Septic       03       Other:	1C. If this is a revision of a previously approved active permit, see Permit #	
2A. Type of sewage disposal:       01       WSSC       02       Septic       03       Other:	PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND	ADDITIONS
2B. Type of water supply:       01 □ WSSC       02 □ Well       03 □ Other:         PART THREE:       COMPLETE ONLY FOR FENCE/RETAINING WALL         3A.       Height		
PART THREE:       COMPLETE ONLY FOR FENCE/RETAINING WALL         3A.       Height		
3A. Height		
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:		
		and the following leasting:
	approved by all agencies listed and I hereby acknowledge and accept this	to be a condition for the issuance of this permit.
approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.	Ca- A- Rain	4-10-14
	Signature of owner or authorized agent	
approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit. <u>     Archarckasa     4-13-07     Date     Date </u>		
Approved:For Chairperson, Historic Preservation Commission	Disapproved: Signature:	Date:

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

#### 1. WRITTEN DESCRIPTION OF PROJECT

8.	Description of existing structure(s) and environmental setting, including their historical features and significance:			
	Back yard w/ old wooden child's swingsoft which will be removed			
	and new shed will pro pur tradefiers in site where swing sof			
	was lapping a Shad is an "Amish made potting shad			
	- cuppier ) pen 12			
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:			
	Amish built portshed flower boxes, skylights			
	[ Never Knew we were in historic district 1 ran't see shed from			
	LIFERED DIEW WE WELE IN HISTORIC USHICTY LATE SPE Shed FISH			

## 2.) <u>SITE PLAN</u>

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- 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.

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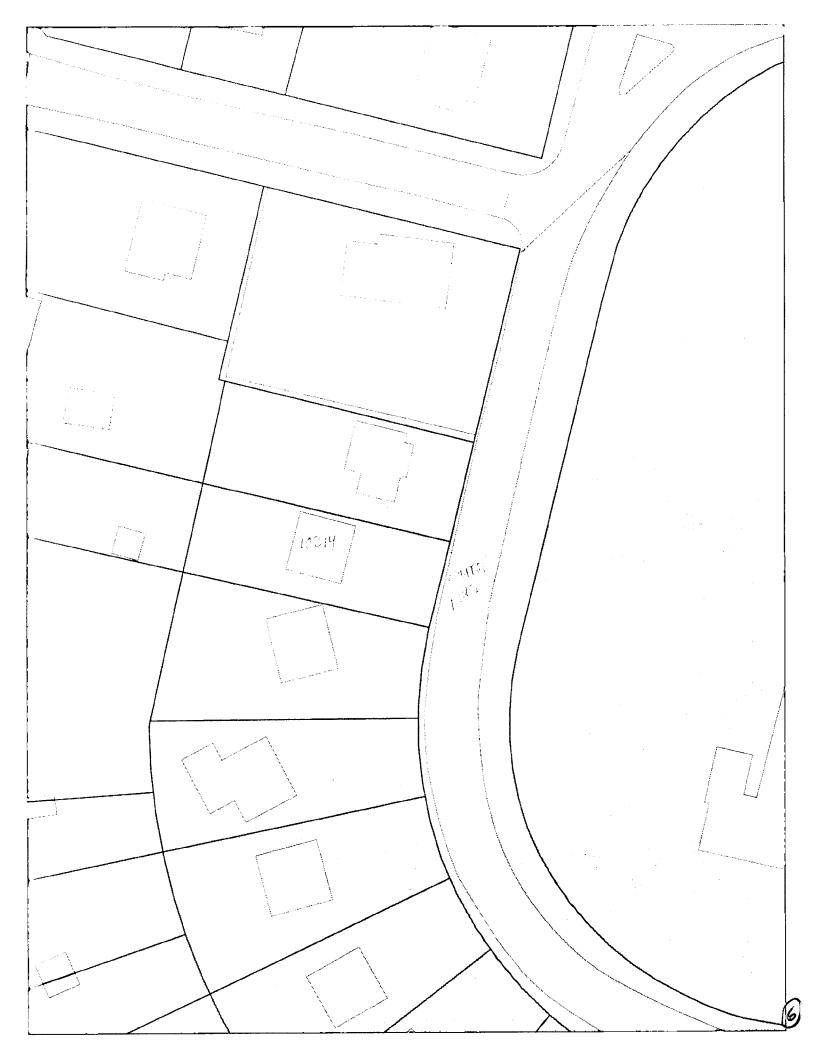
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

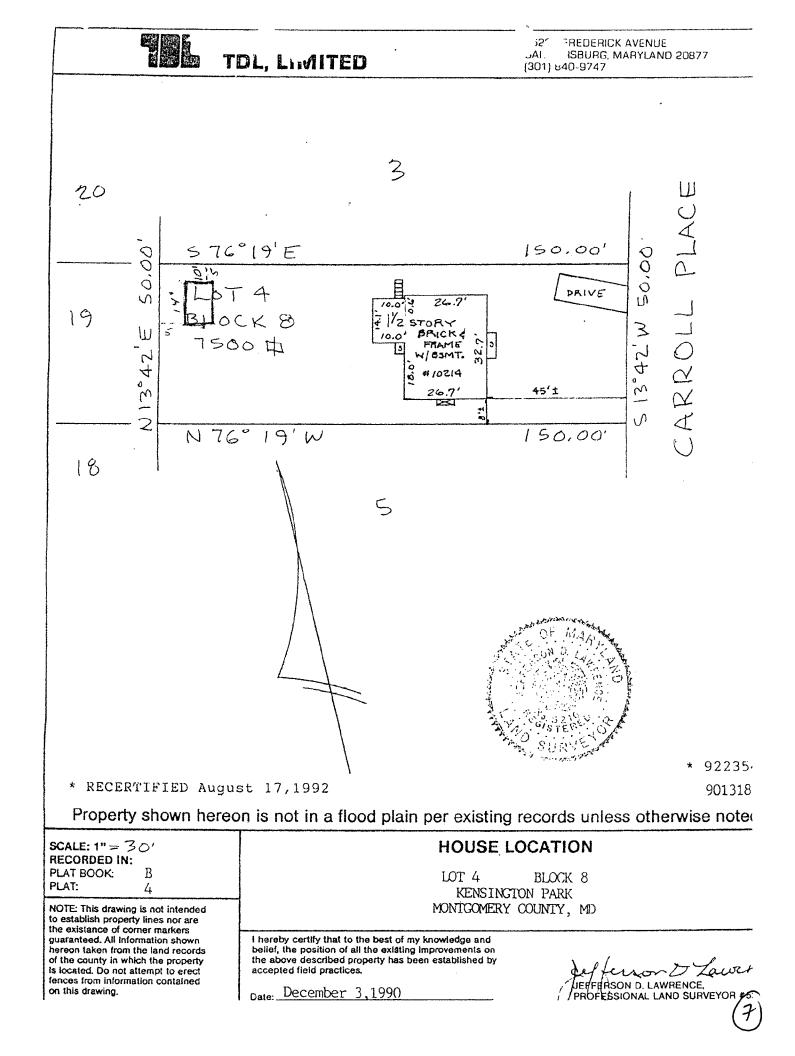
#### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

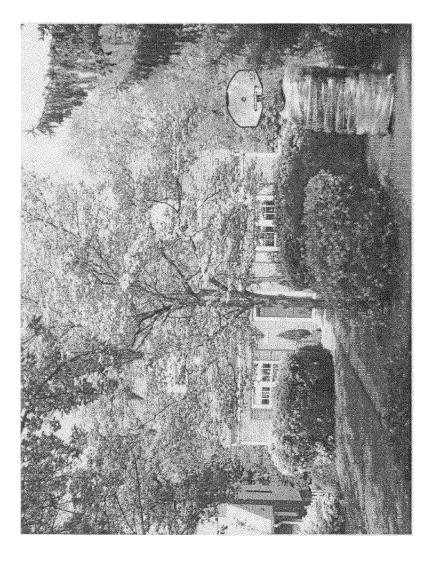
For <u>ALL</u> projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which 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.

ADDRESSES Dwayne Thompson Edward Custle 10211 Armory Ave 10216 Carroll PI Kensington, MD 20895 Kensington, MD 20895 Michael Lawson Thomas Gimer 10209 Connecticut Ave 10212 Carroll Pi Kensington, MD 20895 Kensington, MD 20895 Steven Cohen 10205 Connecticut Ave Kensington, MD 20895 Mont Co Open Space 10231 Carroll Place Kensington, MD 20895 10209 10205 10211 Connec Ave Armory Ave. Connec Ave 10214 \* Carroll Pl 10216 10212 Carroll PI Carrollpi CARROLL PE 10231 Carroll PI

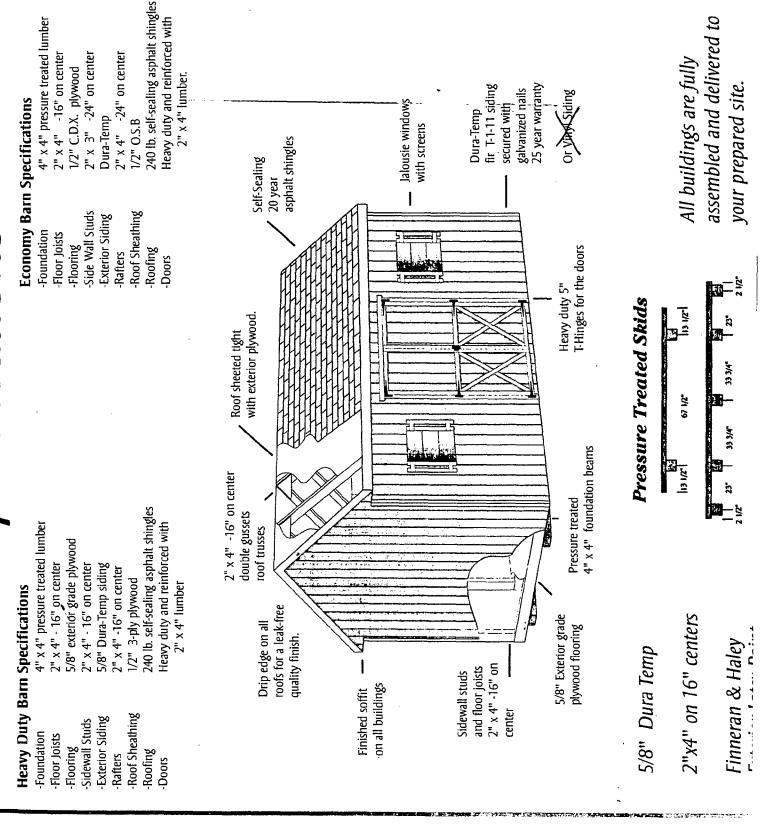








This is a picture of the site, taken from the back deck of the house, looking athe the back of the back yard. Shed will be placed where the existing swingset is. *Upoliiluaiiui iu* 



**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	5' Double Doors, Double Window	3' Door, 1 Window
	1 Pr Shutters	1 Pr Shutters	1 Pr Shutters
10'	4' Double Doors, 5 Windows	•	4' Double Doors, 1 Window 1 Pr Shutters
12' - 14'	5" Double Doors, 5 Windows	5' Double Doors, Double Window	5' Double Doors, 1 Window
	1 Pr Shutters	1 Pr Shutters	1 Pr Shutters
16' - 24'	5" Double Doors, 6 Windows	5' Double Doors, Double Window	5' Double Doors, 2 Window
	1 Pr Shutters	1 Pr Shutters	2 Pr Shutters