EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10606 St. Paul St., Kensington
Meeting Date: 11/15/2017

Resource: Secondary (Non-Contributing) Resource
Report Date: 11/8/2017
Kensington Historic District
Public Notice: 11/1/2017

Applicant: Bridget Collins
Tax Credit: N/A

Review: HAWP
Staff: Michael Kyne

Case Number: 31/06-17K

PROPOSAL: Accessory structure demolition

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (Non-Contributing) Resource within the Kensington Historic District
STYLE: Vernacular
DATE: c. 1901

PROPOSAL:

The applicant proposes to remove a fully collapsed garage from the rear of the subject property. Although its date of construction is unknown, the garage is depicted in atlases and insurance maps from at least as early as 1931 (see Circle ___); however, the subject property is a Non-Contributing Resource in an outlying part of the historic district, and, because the garage is fully collapsed, any historic integrity or significance that it may have possessed has been lost.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

4. Removal of accessory buildings that are not original to the site or otherwise historically significant.

Montgomery County Code; Chapter 24A-8

(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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Kensington Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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 michael.kyne@mnppp-me.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Bridget Collins
Contact Person: Bridget Collins
Daytime Phone No.: 301-946-2279

Tax Account No.: 0102-5530

Name of Property Owner: Bridget Collins
Daytime Phone No.: Same

Address: 10606 St. Paul St., Kensington
City: Nearest Cross Street:

Street Number: 20845
Zip Code: Flyers Mill Road

Contractor: Stuart Contractors LLC
Phone No.: 301-717-5494

Contractor Registration No.: MHIC 129420

Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING PREMISE
House Number: 10606 Street: St. Paul
Town/City: Kensington Nearest Cross Street: Flyers Mill Road

Lot: JA 3 Block: 47 Subdivision: 
Folio: Parcel: 

PART ONE - TYPE OF WORK, LOCATION, AND USE

1A. CHECK ALL APPLICABLE
- Construct
- Extend
- Alter/ Renovate
- Add Clubhouse
- Strip
- Trim/Plan
- Solar
- Retaining Wall
- Woodburning Stove
- Single Family

1B. Construction cost estimate: $ 

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

PART TWO - COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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. Indicates 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/assessment

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.

Bridget Collins
Signature of owner or authorized agent

10/10/17

For Chairperson, Historic Preservation Commission

Approved: 
Disapproved: Signature: Date: 
Application/permit No.: Data Filed: Date Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   Remove Remains of Garage per
   County Citation 2236218813

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

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.

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.
LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:
1880-1910
(Revival Styles)
1910-1930

Secondary Resources: 

Source: Montgomery County Historic Preservation Commission

[Map of Kensington Historic District with highlighted "SUBJECT PROPERTY"]
### HAWP Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>10606 Saint Paul Street</td>
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<tr>
<td>Kensington, MD 20895</td>
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