

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10308 Montgomery Ave., Kensington	Meeting Date:	07/11/2018
Resource:	Primary One (1880-1910) Resource (Kensington Historic District)	Report Date:	07/05/2018
Applicant:	Angie Kilcullen	Public Notice:	06/27/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-18H	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1880-1910) Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: 1898

PROPOSAL

The applicants propose to install a 3' high two-board wooden fence with three custom wooden gates (one at the front and two at the rear) at the front and rear of the subject property. The front fence will be a total of 111' long, with a 5' wide gate. The rear fence will be a total of 191' long, with two 5' wide gates. No trees will be impacted by the proposed project.

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:

10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

Montgomery County Code; Chapter 24A-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) (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) & having found that the proposal 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: AKilcullen@aol.com Contact Person: Angie Kilcullen
 Tax Account No.: 01023314 Daytime Phone No.: 301.717.1719
 Name of Property Owner: Angie Kilcullen Daytime Phone No.: 301.717.1719
 Address: 10308 Montgomery Ave Kensington MD 20895
Street Number City State Zip Code
 Contractor: Clinton Fence Co Phone No.: 301.843.1108
 Contractor Registration No.: MD 1705
 Agent for Owner: Scott Cochran Daytime Phone No.: same as

LOCATION OF BUILDING/PREMISE

House Number: 10308 Street: Montgomery Ave
 Town/City: Kensington Nearest Cross Street: Kensington Parkway
 Lot: 29, 10, 11 Block: 2 Subdivision: 15
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF BUILDING ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | | <input type="checkbox"/> Other: _____ | | |

1B. Construction cost estimate: \$ 10,000

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 3 feet 0 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] 6/19/18
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ 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:

2 1/2 story Queen Anne Victorian, originally built in 1898, located in Town of Kensington. Barn at rear of property. In 2010 an addition was added at rear (2 story) and side (1 story) with back covered and screened porches. Gravel driveway.

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

Install new custom built 3' tall wooden (cedar) fence. Style will be "Two Board Estate Fence" (please see sample photos of neighbors fence). 111' of 2"x8" horizontal boards attached to 6"x6" wooden posts across front of property. 191' of 2"x8" horizontal boards attached to 6"x6" wooden posts across front of property. Deluxe cedar Federalists post caps on all posts. 3 custom made gates. One at front of property (end of homeowner's walkway) and 2 in rear of property (backyard). Proposed fence is highlighted in yellow on plat sheet.

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

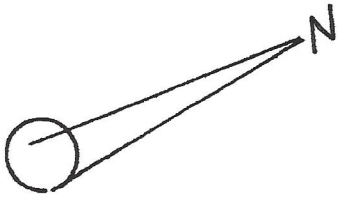
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

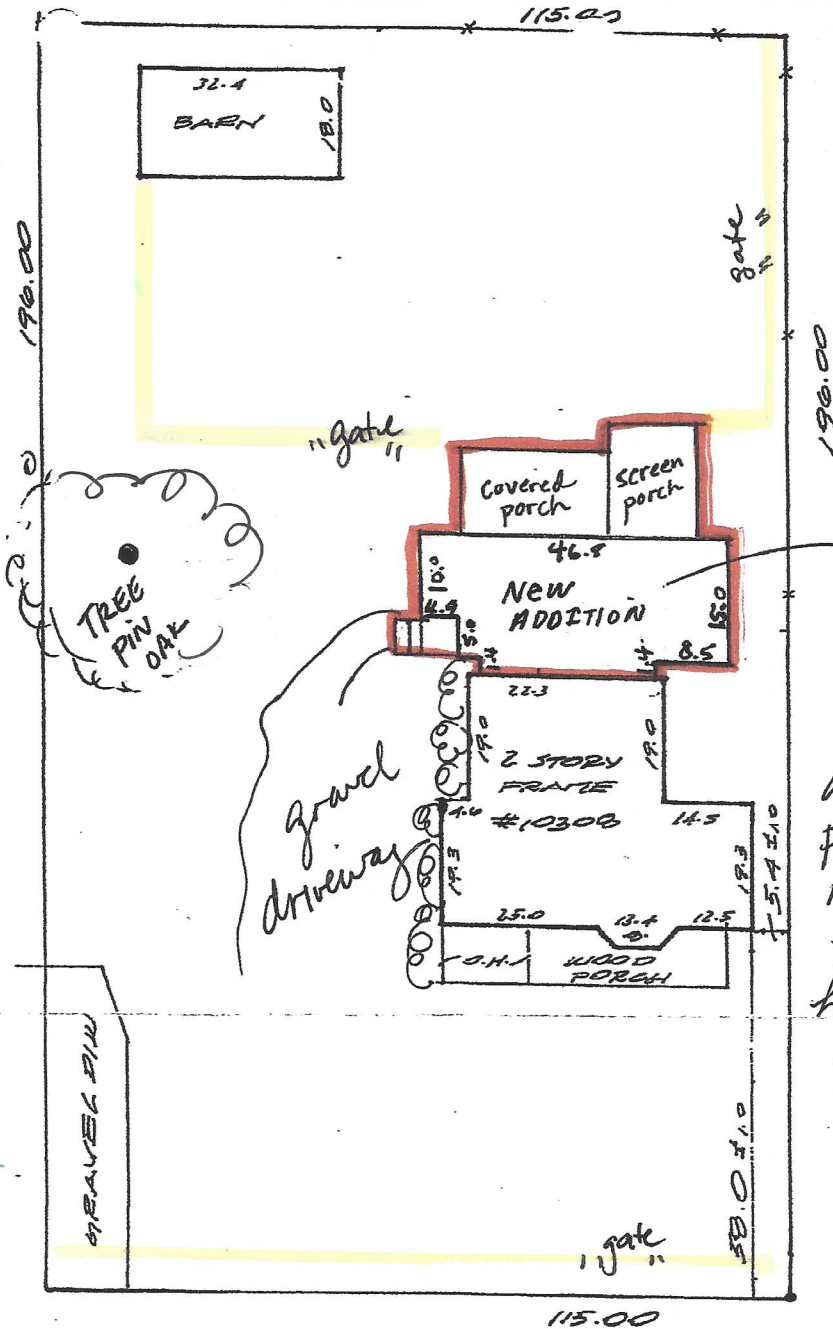
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

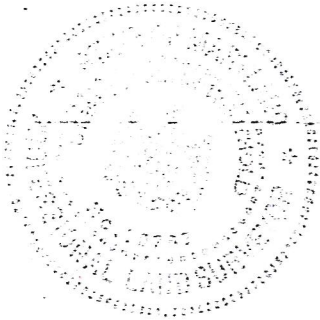


*proposed fence in yellow

12



New addition in 2010 (this is an altered site plan; added new addition to original) highlighted in orange



MONTGOMERY AVENUE

Property predates modern day zoning.

2) site plan

*proposed fence in yellow highlighted

m:z.p.

Surveyor's Certification

NOT FURNISHED

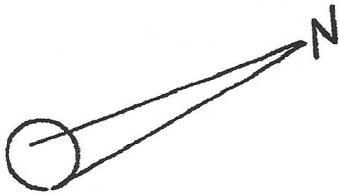
I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen V. Henchold

required by a lender... established or improvements. This boundary lines, but securing financing

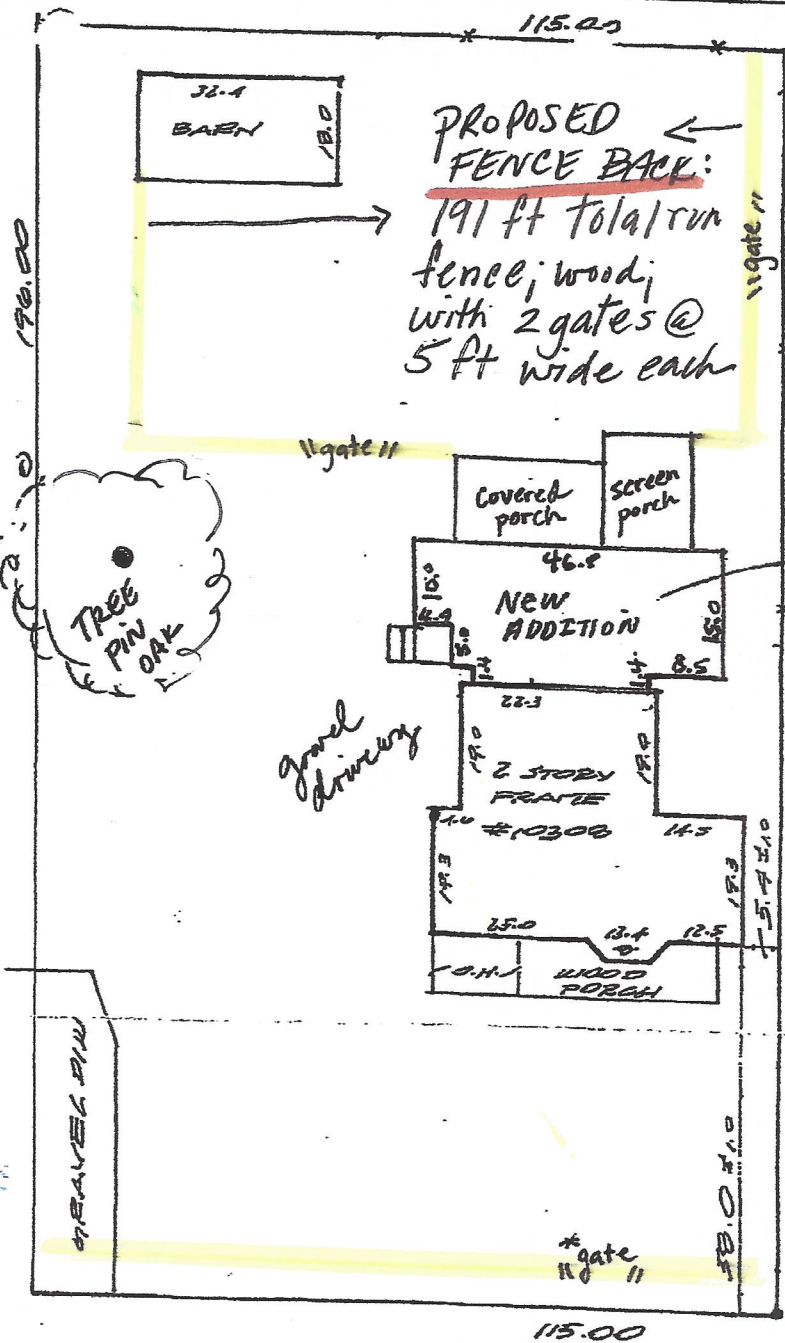
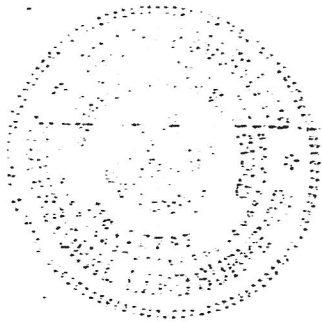


Meridian Surveys, Inc. 811 Russell Avenue Suite #303 Gaithersburg, MD 20879 (301) 721-9400



proposed fencing
in front/back
yards

12



* this plat
drawing
was
altered
on
June 18, 2018
by Angie
Kilcullen
to show
New Addition
from 2010 (year)

PROPOSED
FENCE
FRONT:
→ 3 ft. tall
cedar fence
111 ft. straight
across w/ 5 ft
wide gate*

Property predates modern day zoning.

MONTGOMERY AVENUE

3) Plan / Elevation (Copy #2)
3 ft tall wood fence
111 ft wide (Front yard)
191 ft "run" (Back yard)
3 gates total @ 5 ft
wide each (1 in
front; 2 in back)

Dm: 2-P-

RT FURNISHED

Surveyor's Certification

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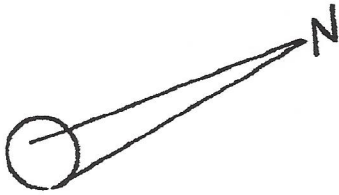
Stephen V. Lenthold

required by a lender
templated transfer,
re establishment or
improvements. This
boundary lines, but
securing financing



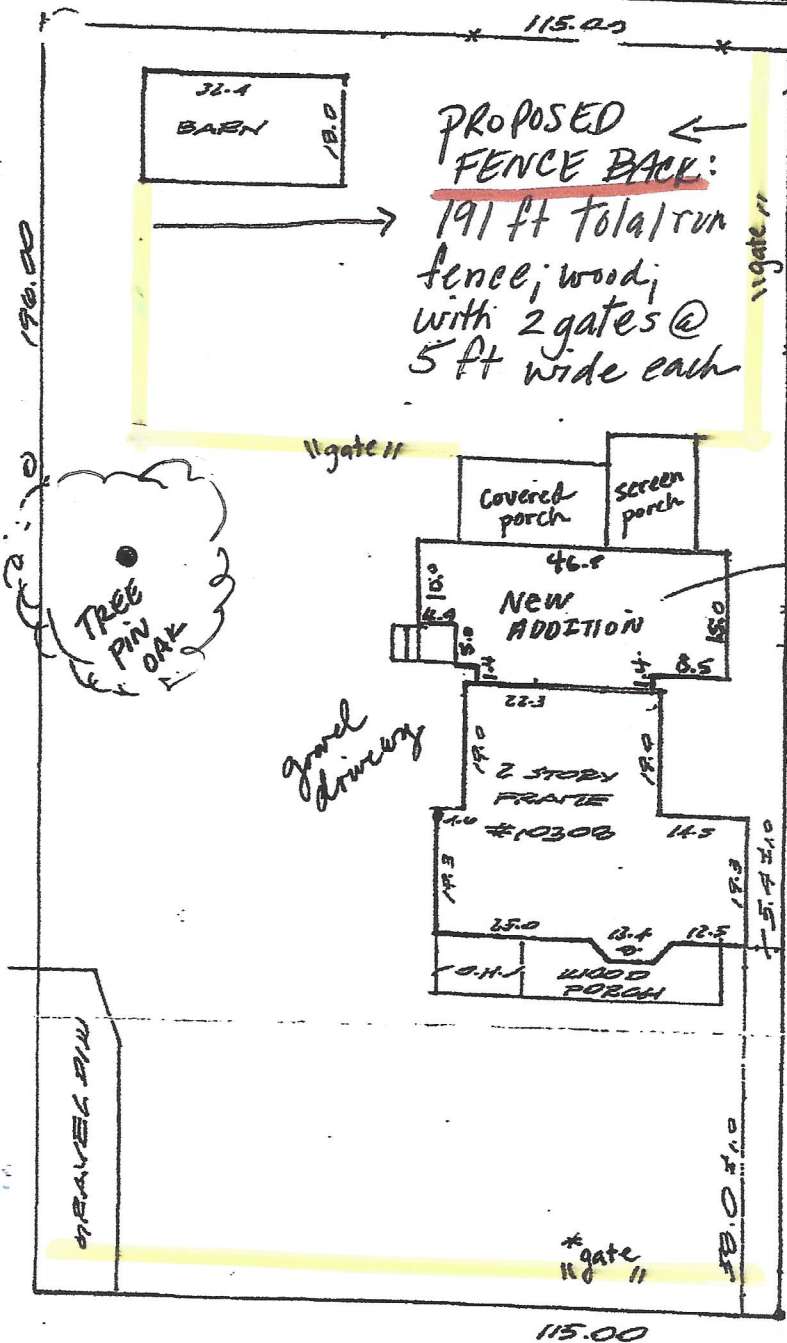
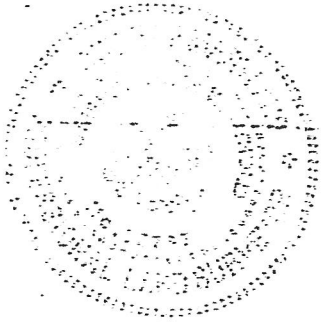
Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-6100

or refinancing.



proposed fencing
in front/back
yards

12



* this plat
drawing
was
altered
on
June 18, 2018
by Angie
Kilcollen
to show
New Addition
from 2010 (year)

PROPOSED
FENCE
FRONT:
→ 3 ft. tall
cedar fence
111 ft. straight
across w/ 5 ft
wide gate*

Property predates modern day zoning.

MONTGOMERY AVENUE

3) Plan/Elevation (copy #1)

- 3 ft tall wood fence
- 111 ft wide (Front yard)
- 191 ft "run" (Back yard)
- 3 gates total @ 5 ft wide each (1 in front; 2 in back)

Im: 2-P-

T FURNISHED

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or refinancing.

10308 Montgomery Ave, Kensington MD

proposed fence style...all wood, cedar caps, custom made gates

4) Materials:

WOODEN FENCE

CEDAR

CEDAR FEDERALISIS
POST

CUSTOM MADE WOOD
GATES



← style of gate

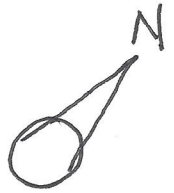
neighbor's gate @ 10213 Montgomery Ave, Kensington, MD



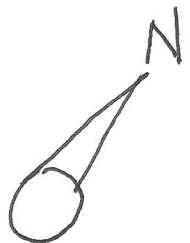
← style of fence + posts + caps

neighbor's fence @ 10213 Montgomery Ave, Kensington, MD

10308 Montgomery Ave, Kensington MD

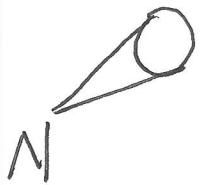


view from street, front of house



view from street, gravel drive, side house

10308 Montgomery Ave, Kensington MD



Directly across street, Antonelli/Murphy home
10312 Montgomery Ave



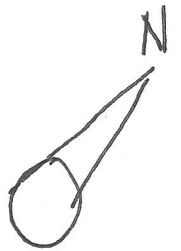
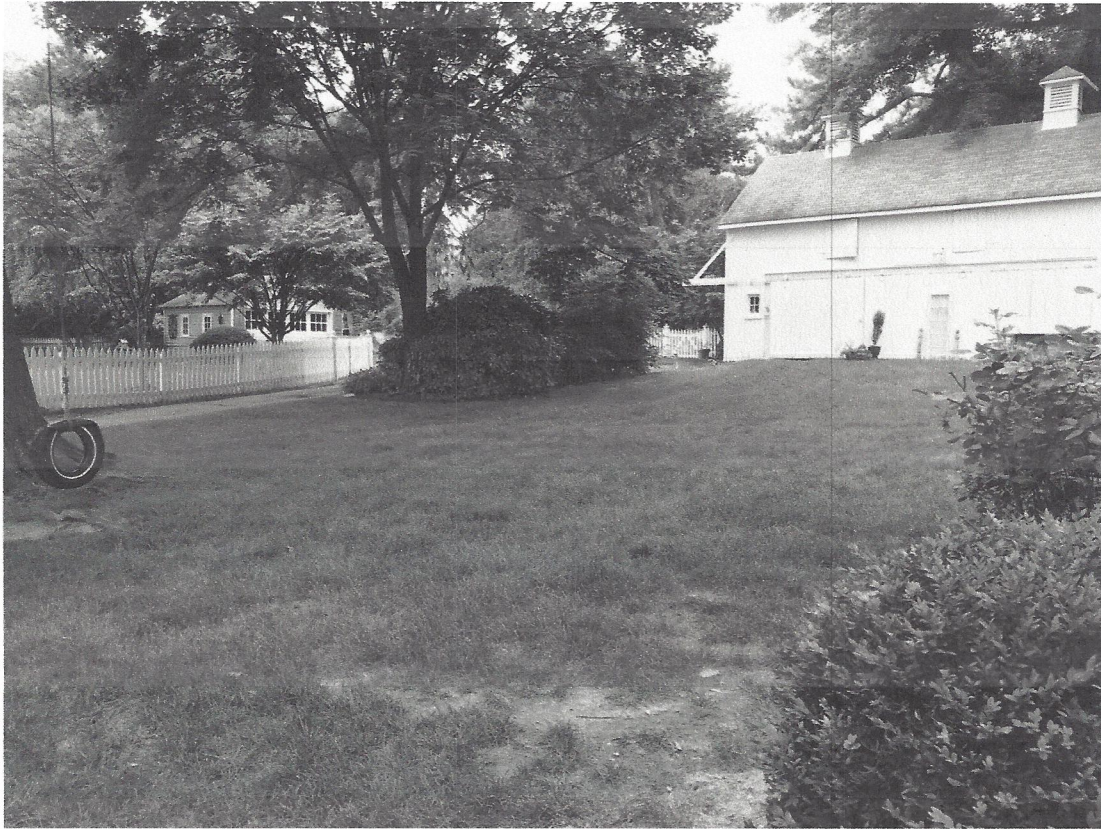
Next door, Donatelli home
10400 Montgomery Avenue



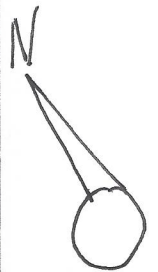
facing street from front porch



facing street from side front yard



rear yard, Capron family side



rear yard, Donatelli family side

10308 Montgomery Ave, Kensington MD



facing street/driveway/Capron home
from back yard

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

10308 Montgomery Ave
 Kensington, MD
 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Douglas & Mary Donatelli
 10400 Montgomery Ave
 Kensington, MD 20895

Jeffrey & Egloria Capron
 10304 Montgomery Avenue
 Kensington, MD 20895

Sharon Murphy &
 Arlene Antonicelli
 10312 Kensington Pkwy
 Kensington, MD 20895

Michael & Debra McCurry
 10313 Fawcett Street
 Kensington, MD 20895

Charles Stuart
 10319 Fawcett Street
 Kensington, MD 20895

Dierdorf & Humphreys
 10401 Fawcett Street
 Kensington, MD 20895