

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10221 Montgomery Ave., Kensington	<b>Meeting Date:</b>	03/22/17
<b>Resource:</b>	Primary Resource Kensington Historic District	<b>Report Date:</b>	03/15/17
<b>Applicant:</b>	Lauren Deichman & Bruce Caswell	<b>Public Notice:</b>	03/08/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/06-17B	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Mud room addition and dormer window installation		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Primary resource to the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1898

The subject property is a wood-clad, two story, 'eclectic foursquare' house, three bays wide, with a large one-story wrap around porch. On the left side of the house, to the rear there is a non-historic, one-story addition with a new entrance. Each elevation has a large centrally-located dormer. The window opening in the north elevation dormer is covered with a wooden louvered vent.

**BACKGROUND**

On February 22, 2017, the applicants had a Preliminary Review with the Historic Preservation Commission. Both Staff and the HPC were supportive of the proposed addition, finding that the placement would be minimally visible from the public right of way and would not detract from the historic character of the property or the surrounding district. The HPC was supportive of the proposal to remove the louvered vent and replace it with a window; with mixed opinions on the new window configuration.

**PROPOSAL**

The proposal calls for the construction of a Hardiplank-clad mud room that will project forward from the non-historic addition. The room will add an additional 2'6" (two feet, six inches) of width to the addition and will bring the new construction 7' (seven feet) closer to the street. The asphalt-shingled roofline of the mudroom would read as a continuation of roof covering the non-

historic family room addition to the rear.

The proposed construction will result in the loss of one historic window as the space is enclosed. That window opening will be extended to the ground and become a pass-through from the proposed mudroom to the remainder of the house. The mudroom will have two one-over-one lite sash windows installed. The windows will be smaller than the historic one-over-one sash windows found throughout the house.

The proposal additionally calls for the removal of an attic vent and the installation of a window in its location. The proposed wood window will shrink the opening and install a one-lite, casement window that will match the dimensions and appearance of the window found in the dormer on the opposite side of the house.

### **APPLICABLE GUIDELINES**

#### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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

#### ***Kensington Historic District Design Guidelines***

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21<sup>st</sup> century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington's built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

*The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.*

***Secretary of the Interior's Standards for Rehabilitation:***

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

**Mudroom Addition**

The proposed mudroom is modest in scale and its placement at the left, rear corner of the house will have only a minimal visual impact on the historic building and the surrounding district. The placement and size of this new construction will not alter the rhythm between buildings in the district as an identified goal detailed in the *Vision*.

With continuous siding, along with a consistent roof shape and pitch, the new construction will appear as a continuation of the extant non-historic addition at the rear, rather than an additional period of construction. While one historic window opening on the side of the house will be removed and converted into a doorway, the remainder of the historic house will retain its integrity (see Standard 10). Additionally, the size and scale of the addition differentiate the addition from the two-story historic house while maintaining a compatible scale and massing of construction, consistent with Standards 9. The one-over-one windows are consistent with the windows in the historic house, however, the two new windows are smaller than those in the

historic house which will successfully differentiate them from historic features and materials (Standard 9).

### **Window**

During the Preliminary Review, both the HPC and the applicant came to the conclusion that the vented opening was historically, more than likely, a window. The HPC expressed support for changing this vent into a window.

The proposed window will be minimally visible from the public right of way and is in keeping with the historic character of the house. Additionally, there is a precedent for a window of this size and type found in the dormer on the opposite side of the house. Construction this window in this location is in keeping with Chapter 24A (24A-8(b)(1) & 24A-8(b)(2)). This change also does not contravene any of the guidance provided in the *Vision* for Kensington or the Standards.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JLango@renovationstudio.biz Contact Person: Jodi Lango  
 Daytime Phone No.: 240.374.2525  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Lauren Deichman Daytime Phone No.: \_\_\_\_\_  
 Address: 10221 Montgomery Ave Kensington MD 20895  
Street Number City State Zip Code  
 Contractor: Renovation Studio Phone No.: 2403742525  
 Contractor Registration No.: #92710  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 10221 Montgomery Street: Montgomery Ave  
 Town/City: Kensington Nearest Cross Street: Carroll  
 Lot: 20-22 Block: 3 Subdivision: 15  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ 150,000  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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/assessmant

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.

Jodi Lango 1/16/17  
 Signature of owner or authorized agent Date

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

789806

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**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:

10221 Montgomery Ave is a historic home  
that has had a few additions  
put on over the years.  
See attached

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

See attached

**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.
- 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.

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

Owner's mailing address	Owner's Agent's mailing address
Lauren & Bruce Deichman Caswell 10221 MONTGOMERY AVE. KEESWINGTON, MD 20895	Jodi Lango 3932 WASHINGTON ST KEESWINGTON MD 20895
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Wendy Miller 10225 MONTGOMERY AVE. KEESWINGTON	Katherine Wood Richard Youle 10213 MONTGOMERY
Susan & Stephen Palmer 10208 KEES. PARKWAY	Lew & Joann Price 10206 KEES. PARKWAY

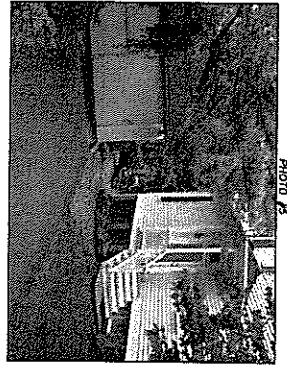


PHOTO #5

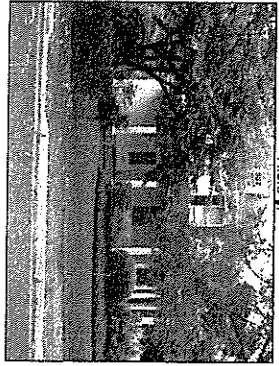
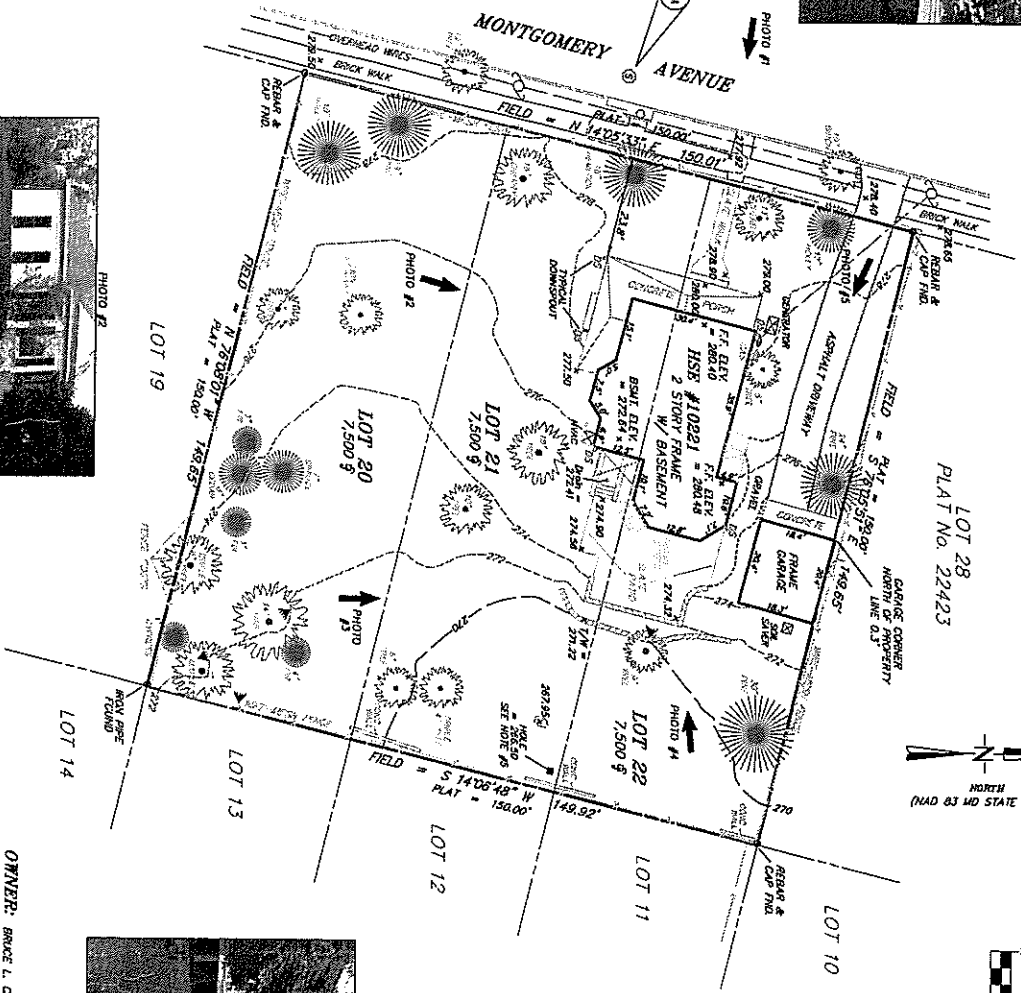


PHOTO #1



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH CODE TITLE 5, SUBTITLE 13, CHAPTER 6 & ARTICLE 24.

DANIEL P. LAVELLE MD REG. NO. 10218

Expiration/Renewed Date 4/1/2016

**NOTES:**

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
2. TOPOGRAPHY IS FIELD RUN BY LAVELLE & ASSOCIATES, INC. DATED OCT. 14, 2014. VERTICAL DATUM BASED ON NAVD 83.
3. BOUNDARY INFORMATION IS TAKEN FROM PLAT RECORDED AROUND IN PLAT BOOK B AT PLAT NO. 4.
4. HORIZONTAL DATUM PER MD 83 - MD STATE PLANE.
5. POSSIBLE REMAINDER OF STRIP ALLEYS.

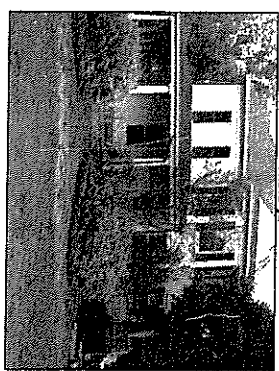


PHOTO #2

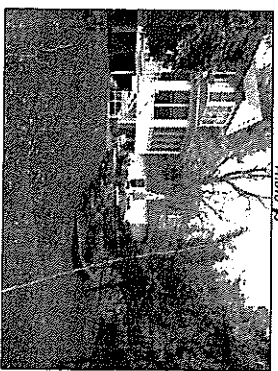
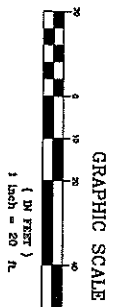
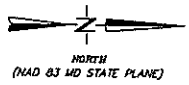


PHOTO #3

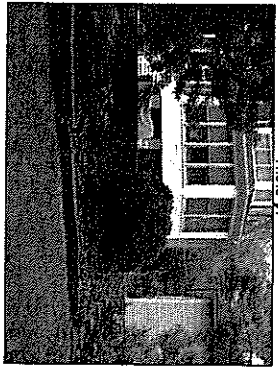
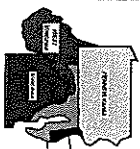


PHOTO #4

**LAVELLE & ASSOCIATES INCORPORATED**

LAND SURVEYORS • PLANNERS

PROVIDING PROFESSIONAL SERVICES IN MD, VA, AND DC & PA



5125 NORTON LANE - FREENOW, VAH40 2100  
OFFICE (202) 855-9222 FAX (202) 855-9156  
TEL: (757) 435-7525

**OWNER:** GRACE L. CASWELL & LUREN C. DECHMAN  
10221 MONTGOMERY AVENUE  
KENSINGTON, MARYLAND 20895-1306

**KENSINGTON PARK**

BOUNDARY AND TOPOGRAPHIC SURVEY  
P.B. B ~ Pg. 4  
LOTS 20, 21 and 22  
SITUATED AT #10221 MONTGOMERY AVENUE  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20'  
OCT. 14, 2014.

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January 16, 2017

HPC Preliminary  
Deichman-Caswell Residence  
10221 Montgomery Avenue - Kensington  
Architect: Steve Breslin  
Contractor: Renovation Studio  
Owners: Lauren Deichman and Bruce Caswell

We are submitting the attached documents and plans for a preliminary review by HPC Staff and the Commission. We welcome your guidance and feedback.

Scope of Work: Alteration and expansion of small, existing, non-historic addition on the North side of the home.

**1. Written Description of Project**

**A. Description of existing structure(s) and environmental setting, including their historical features and significance.**

We consider the home an "Eclectic Four Square" - 10221 Montgomery Avenue is a historic home, primary resource. It's had a couple of additions put on over the years. Including manipulation of the North side elevation - where we are proposing an alteration and expanded mudroom. The rear of the home had a family room addition put on many years ago, by previous owners. The new, modest roofline, will tie into the non-historic roofline.

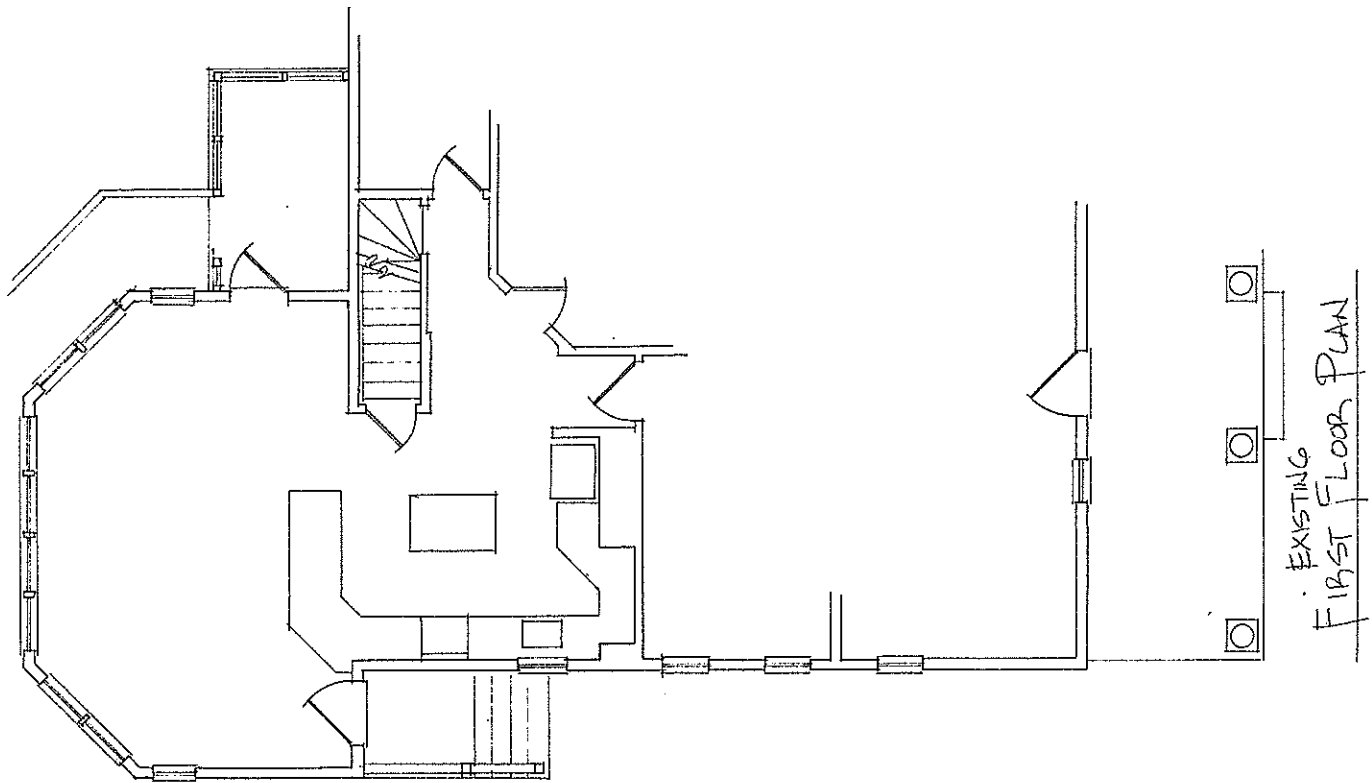
**B. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

We are proposing a very modest re-working and slight expansion of an existing, non-historic addition. The space will be utilized as a mudroom for this family of 5. The reconfiguration adds only 2'6" in width, and approximately 7' in length to the existing, non-historic addition. As you can see, the roofline is very complimentary, and seamless. It's on the side of the house, with a limited vantage point from the street. From the West elevation, it looks very similar in scale and size to the non-historic addition presently there. The architect has mimicked the roofline and front facade in a manner that looks more balanced and compliments the house even more. One smaller window, on the North elevation, will be removed/covered for the addition, but it is on the side and not very visible from the streetscape.

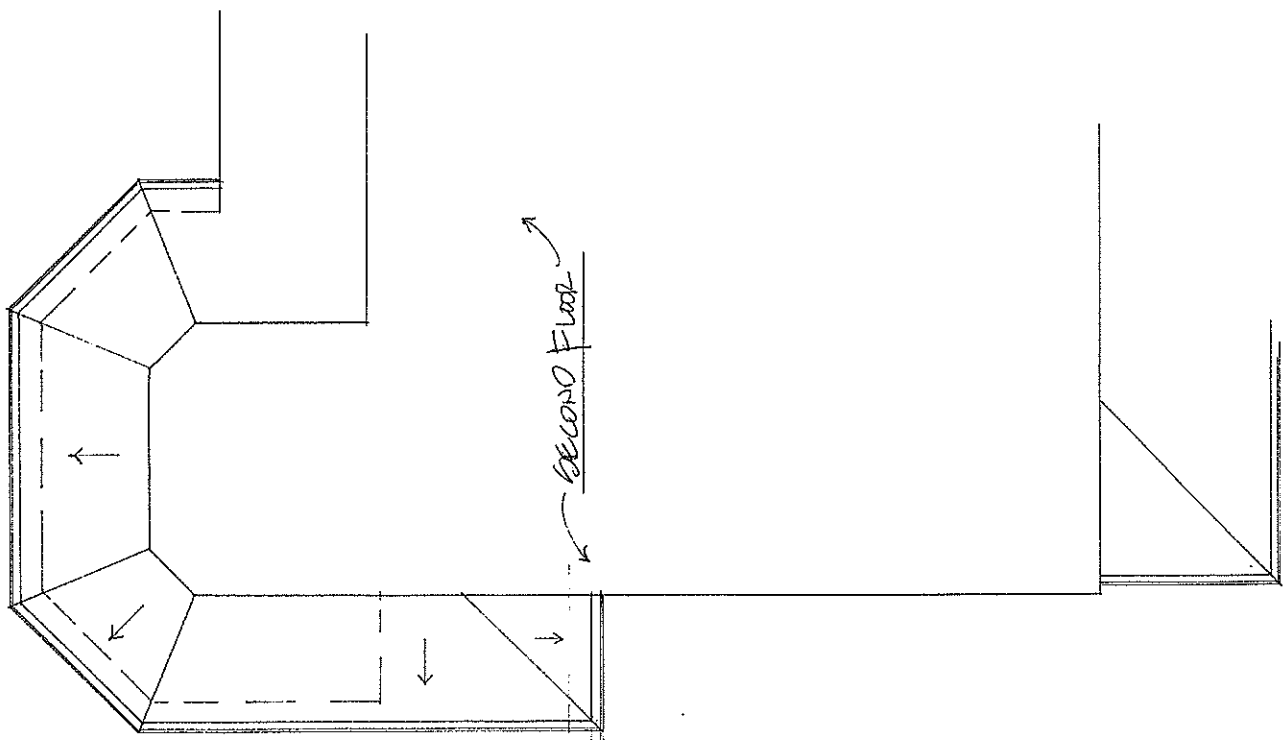
**Materials:**

-Hardie Board siding	-Brick piers as foundation
-PVC trimboards	-Roof - architectural shingles to match main roof
-Wood windows - Pella architect or Andersen. No mullions	



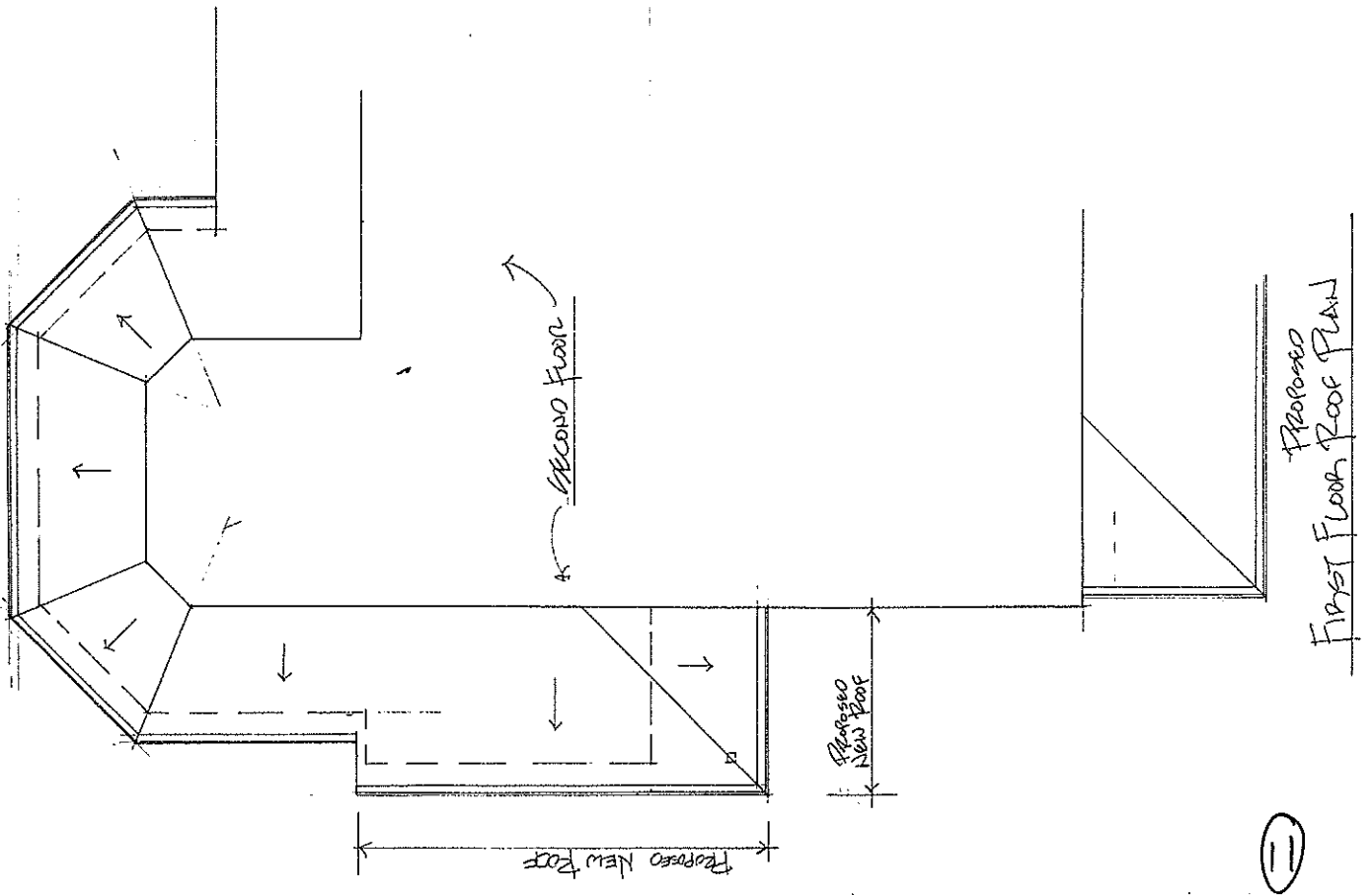
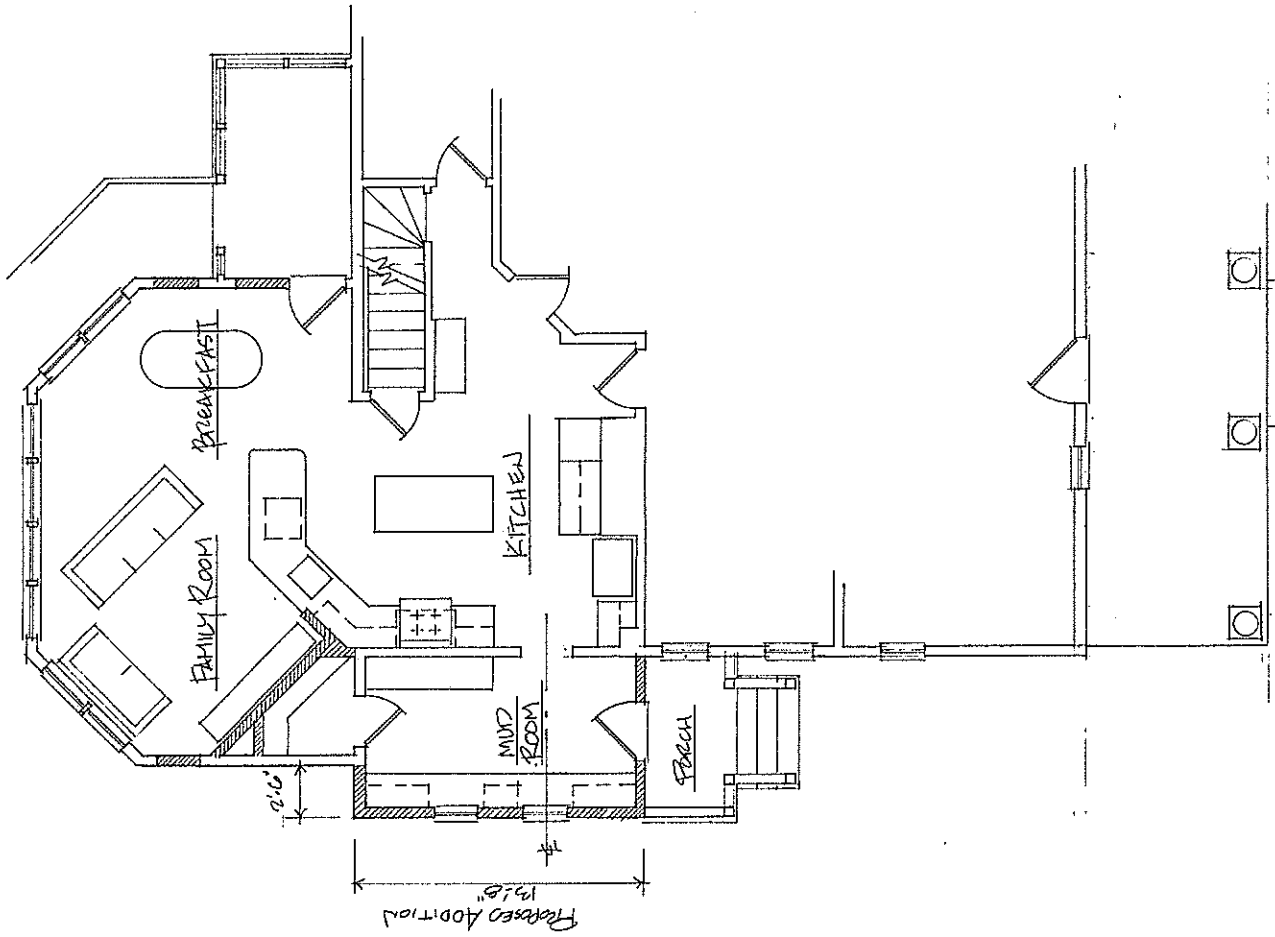


EXISTING  
FIRST FLOOR PLAN

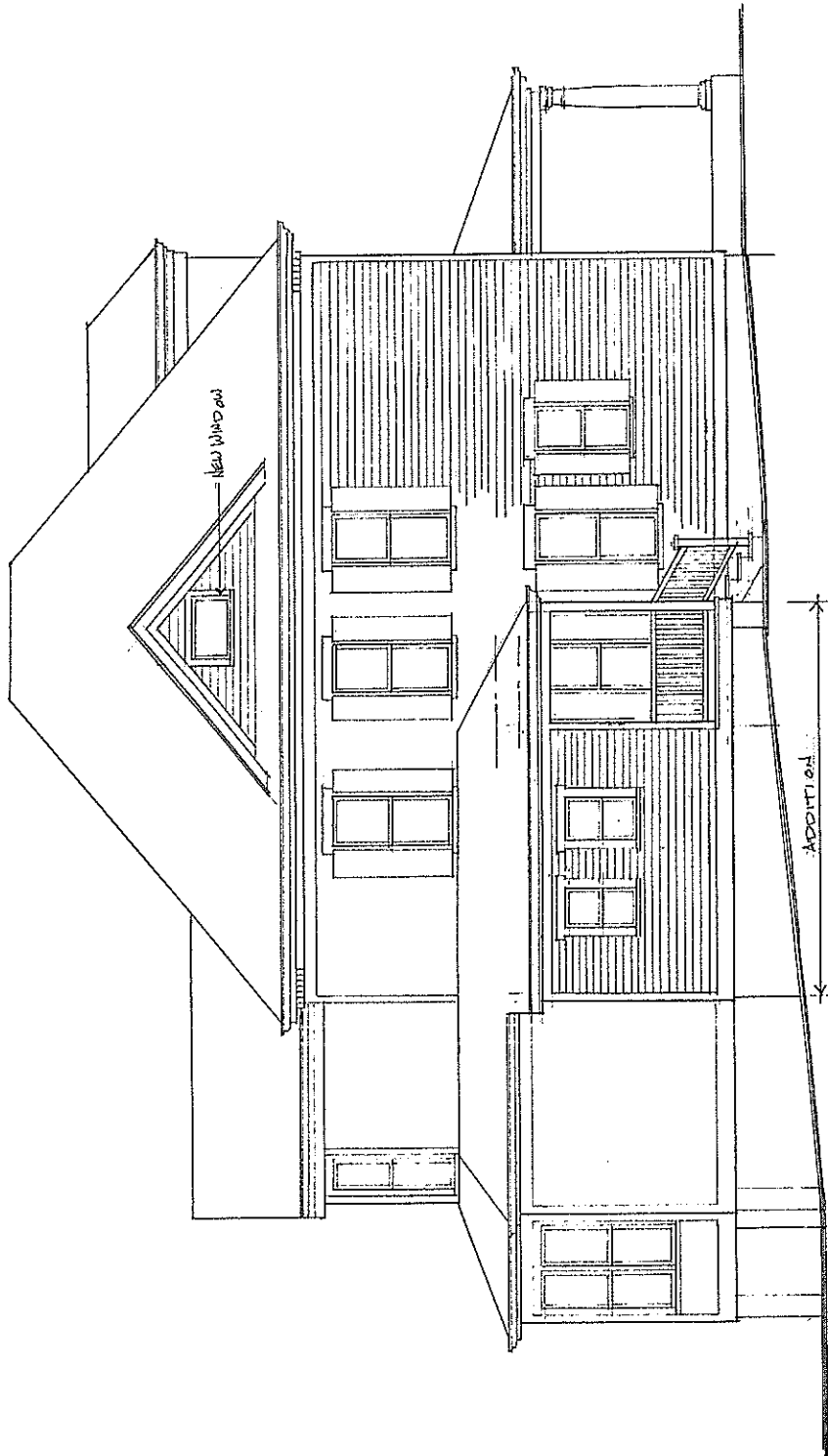


SECOND FLOOR

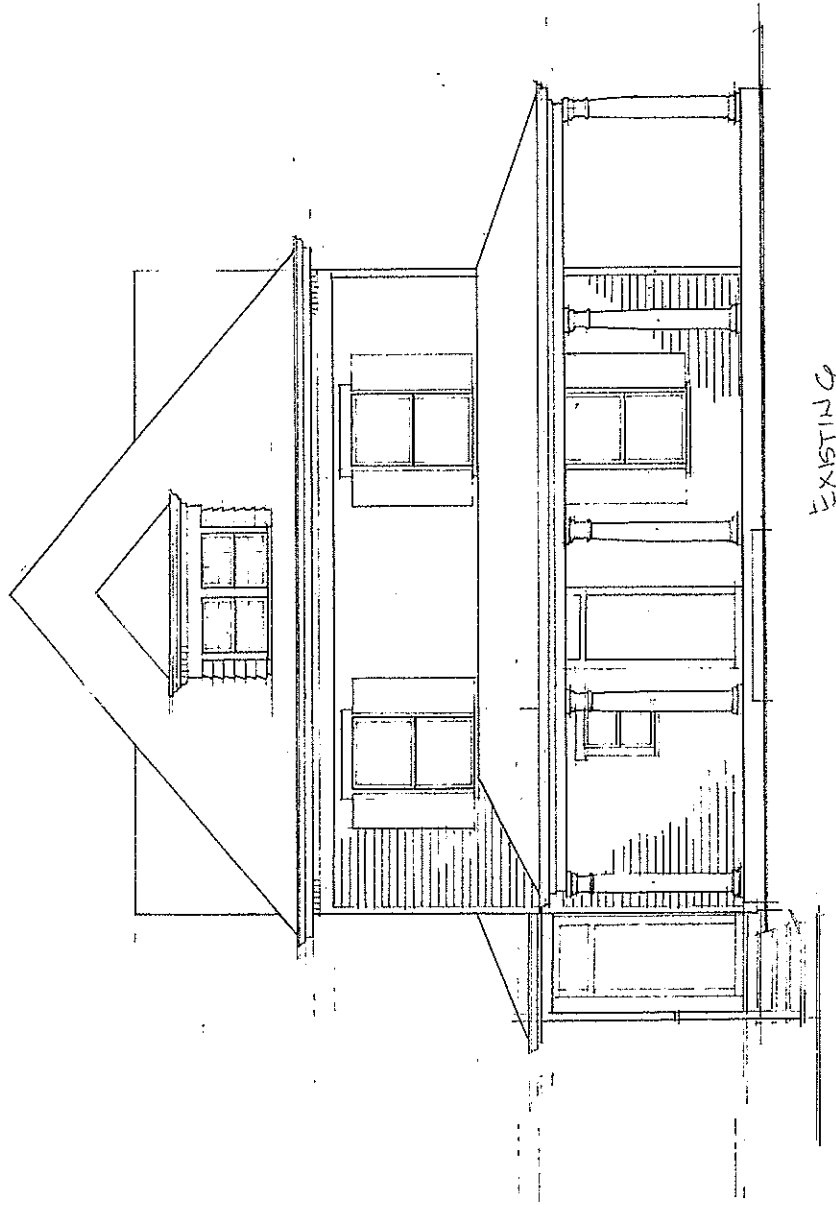
EXISTING  
FIRST FLOOR ROOF PLAN



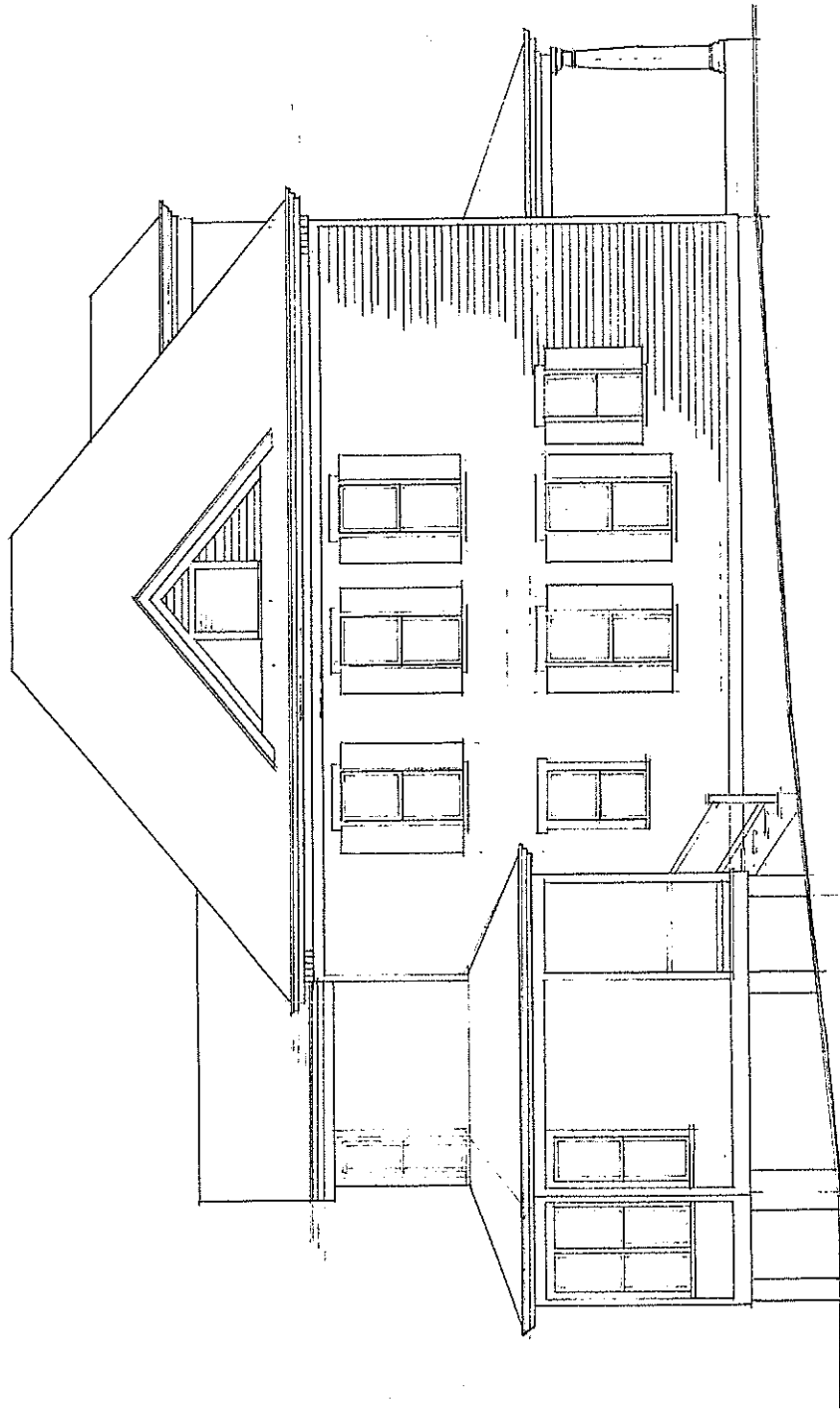
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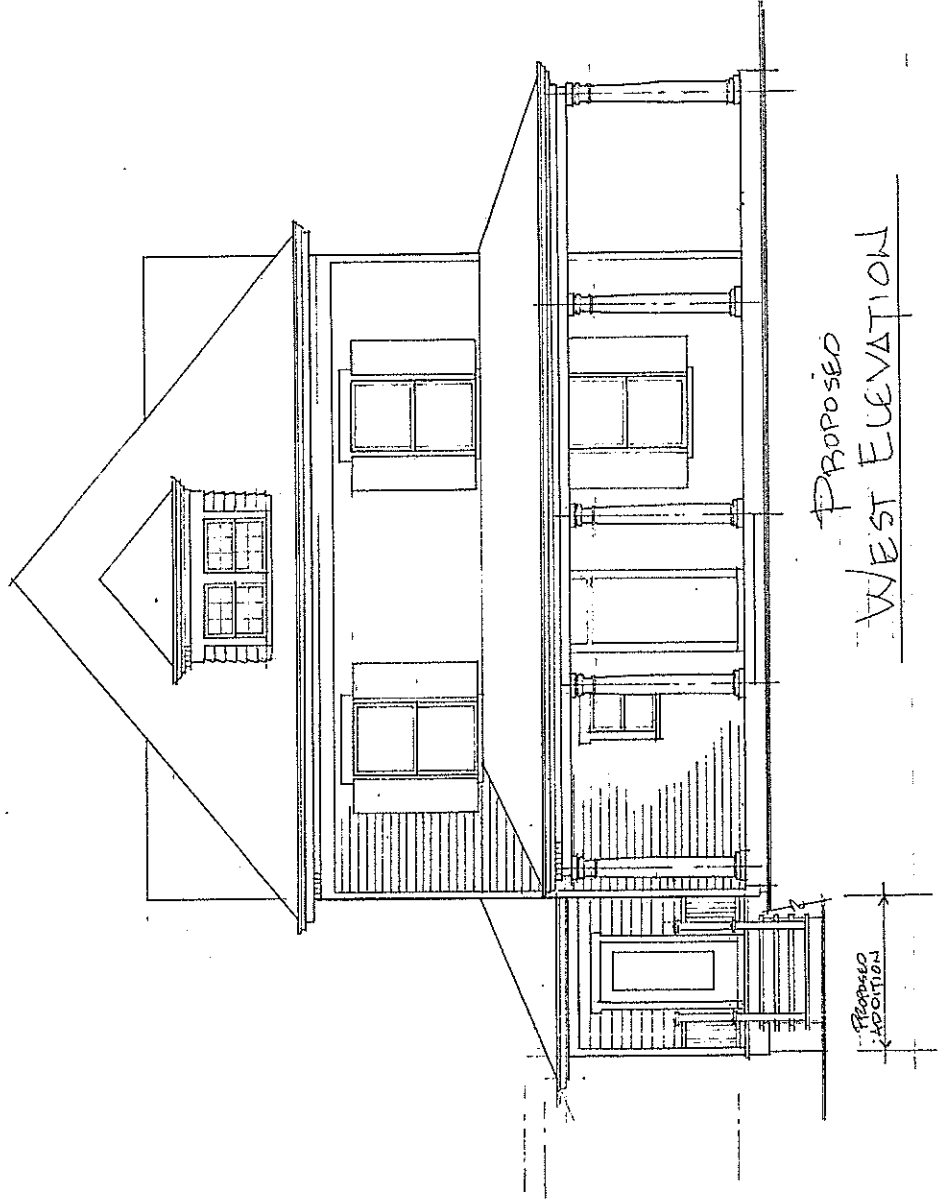
PROPOSED  
NORTH ELEVATION



EXISTING  
= WEST ELEVATION



EXISTING  
NORTH ELEVATION



PROPOSED  
WEST ELEVATION

Proposed  
ADDITION

15