

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|--|-----------------------|---------------|
| Address: | 10234 Carroll Place, Kensington | Meeting Date: | 6/28/17 |
| Resource: | Primary Resource Kensington Historic District | Report Date: | 6/21/17 |
| Applicant: | Nicholas P. Storer | Public Notice: | 6/14/17 |
| Review: | HAWP | Tax Credit: | n/a |
| Case Number: | 31/06-17E | Staff: | Dan Bruechert |
| Proposal: | Shed replacement and relocation | | |

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 house, three bays wide, with a large one-story wrap around porch, and a gable-L roof with a conical turret on the west elevation. All of the roofing is covered with light gray asphalt shingles. There is a large decorative wooden sunflower under the south facing gable. To the north of the main massing of the historic house is a non-historic gable-front addition. The addition has simplified architectural detailing, but utilizes the same clapboard and trim.

The house is highly visible from both the Carroll Place and Montgomery Avenue facades. To the north of the lot, there is a non-historic wooden shed, 10' × 15' (ten feet by fifteen feet) with a front gable roof and an open south side that is covered in ivy and is sagging heavily.

PROPOSAL

The proposal calls for the demolition of the existing shed and the construction of a new 14' × 16' (fourteen feet by sixteen feet) "New England Deluxe: Cape Cod Shed" in a new location on a stone and gravel pad. The new shed will be clad in T1-11 siding with a gray architectural shingle roof. The gable end has a 5' (five foot) pair of doors. The long end of the shed will have a central door with an aluminum single-hung window to either side.

APPLICABLE GUIDELINES

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 21st 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 19th and early 20th 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.

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

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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**Shed Demolition**

The current shed is in poor condition and is largely overgrown by ivy and other ground cover. It is a non-historic element that has degraded to the point where it may become a danger to those around it. Staff supports its removal.

New Shed Construction

The location for the proposed shed is about 15' (fifteen feet) to the west of the placement of the extant shed; at the foot of the driveway. Because of the placement of the house on the site, the proposed shed will be less visible from the south; it will, however, be more visible from the east. By placing the shed in this location, it will read like a detached garage. This placement will not destroy the spatial relationship between the historic house and the surrounding district (Standard 9) and is in keeping with the outbuildings identified as a characteristic of the historic district in the *Vision* for Kensington.

Architectural detailing and size for the proposed shed is minimal and will be subservient to the historic house. The gable roof shape is in keeping with the historic house and the addition and is in keeping with the surrounding Kensington Historic District (per the *Vision*). The gray shingles and siding and white doors with transom windows will blend into the color scheme of the historic house. Lastly, because the proposed shed is to be placed on a stone and gravel pad, its removal will leave the historic environment unimpaired (Standard 10). Staff supports approval

of the proposed shed.

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: nstoror@msn.com Contact Person: Nicholas P Storer
Tax Account No.: 01021565 Daytime Phone No.: 301-946-1573
Name of Property Owner: Nicholas P Storer Daytime Phone No.: 301-946-1573
Address: 10234 Kensington Carroll Place 20895
Contractor: N/A Phone No.:
Contractor Registration No.:
Agent for Owner: N/A Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 10234 Street: Carroll Place
Town/City: Kensington Nearest Cross Street: Montgomery Ave
Lot: P16,15 Block: 2 Subdivision: 0015
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, Wrap/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.
1B. Construction cost estimator: \$ 7200 (includes \$1200 for shed removal)
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other: None
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other: None

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/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 of owner or authorized agent: [Signature] Date: 25 May 2017

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:

1898 single family home in historic district of Kensington. Shed to be removed is corrugated metal, Now very rusted with large holes and unstable walls. Doors hanging off hinges, irreparable, unsafe and unusable

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

Remove existing dilapidated shed. Add attractive new shed at top of driveway to complement existing house and historic district. Will greatly enhance visual appeal of the historic property. This is part of a plan to update landscaping and designed to be harmonious

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.



10234 Carroll Pl
Kensington MD 20895

25 May 2017

Dear Sir/Madam

Please find attached the Historic Area Work Permit Application for a new shed at 10234 Carrol Pl,
Kensington MD. This is in relation to DPS permit application BUILDING-798919

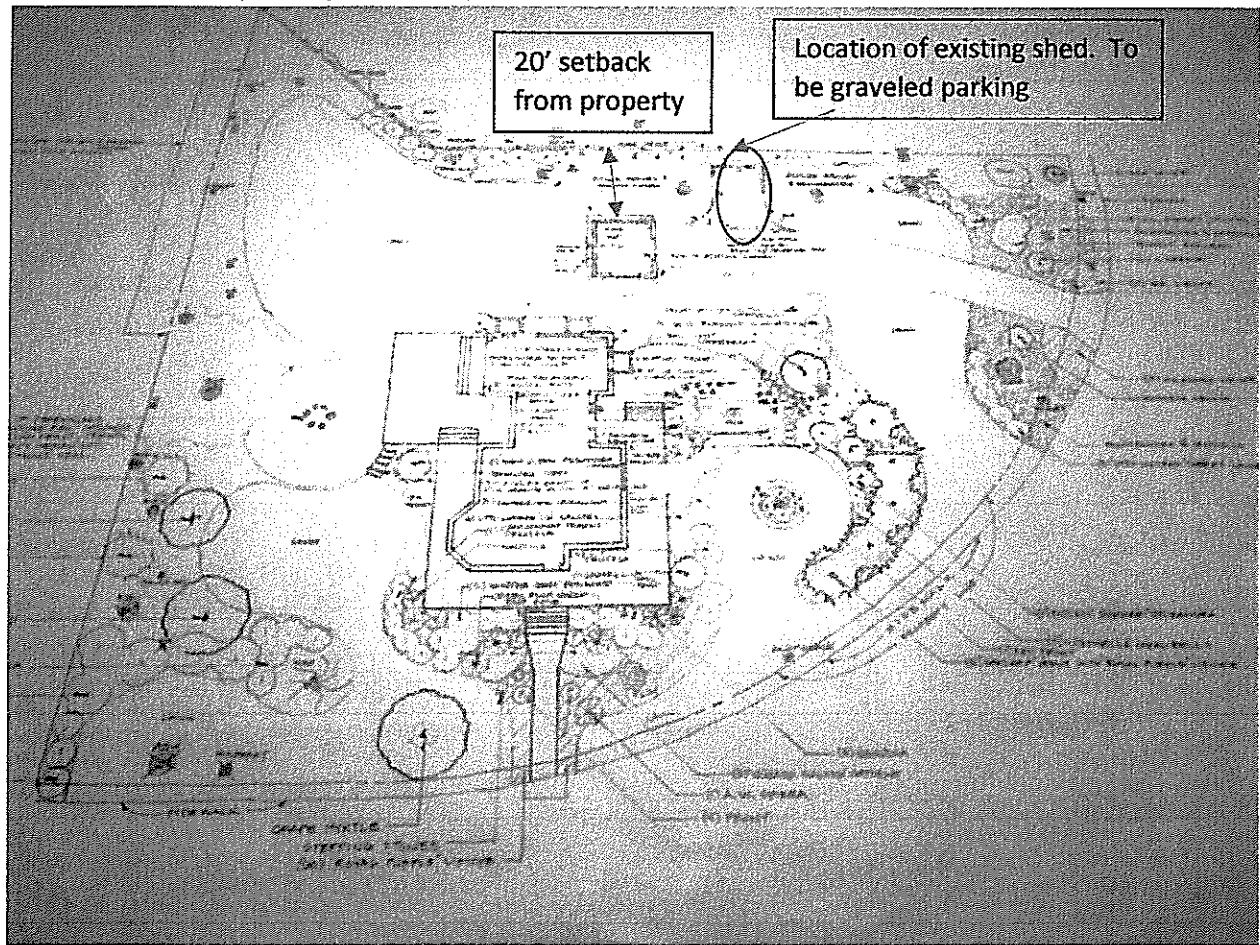
Yours faithfully

Nicholas P Storer

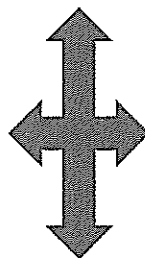


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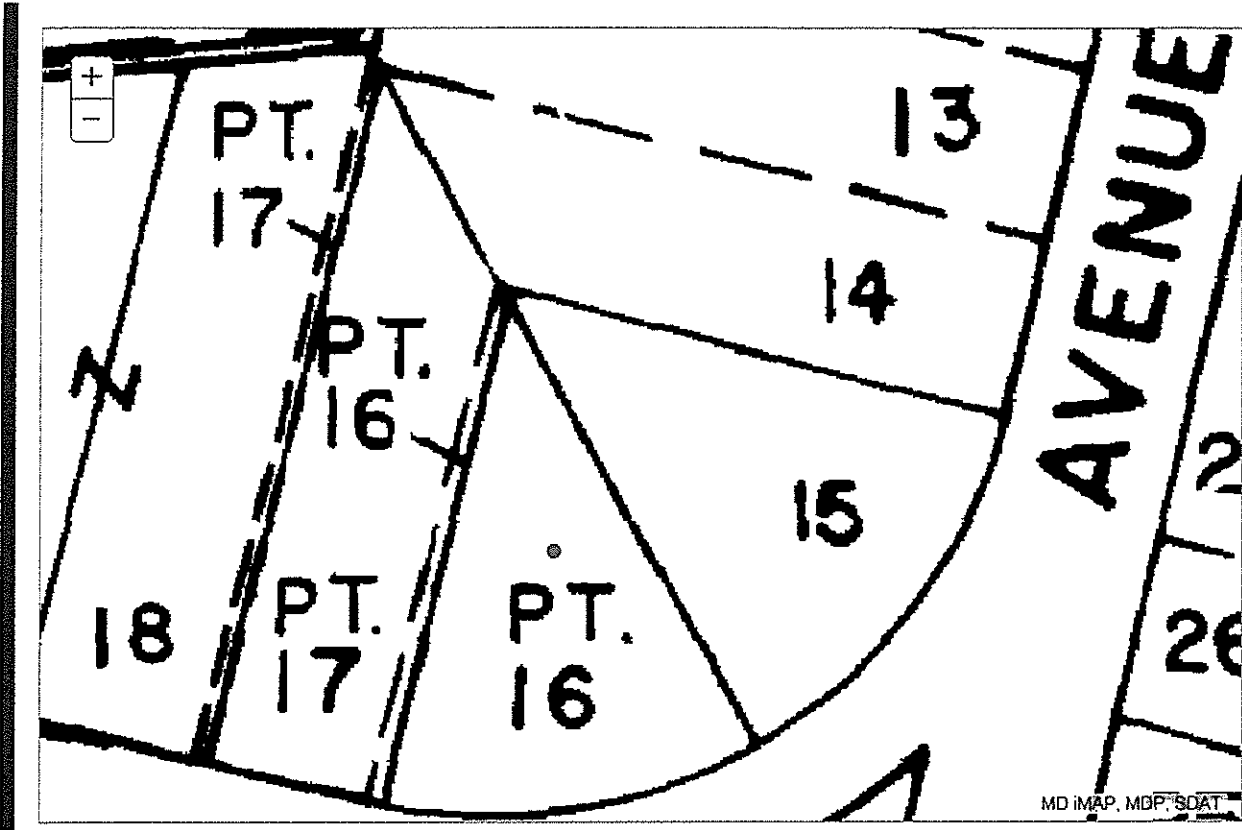
Site Plan – Landscape design indicating location of new shed



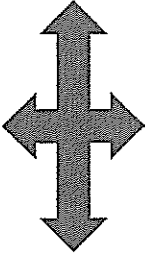
North



Site plan - Plat



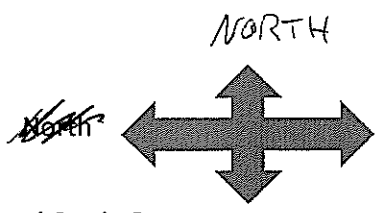
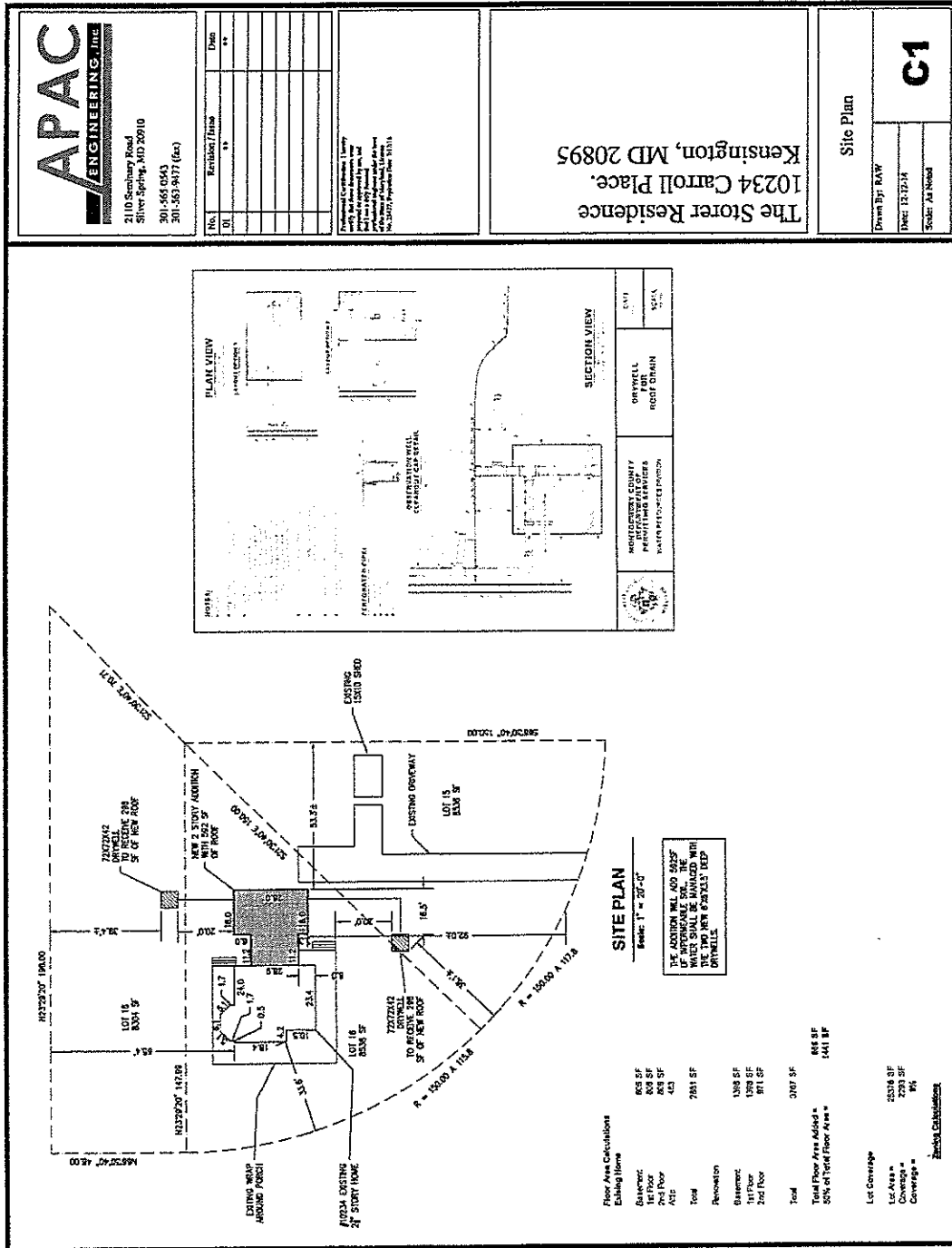
North



Applicant: Nicholas and Carrie Storer

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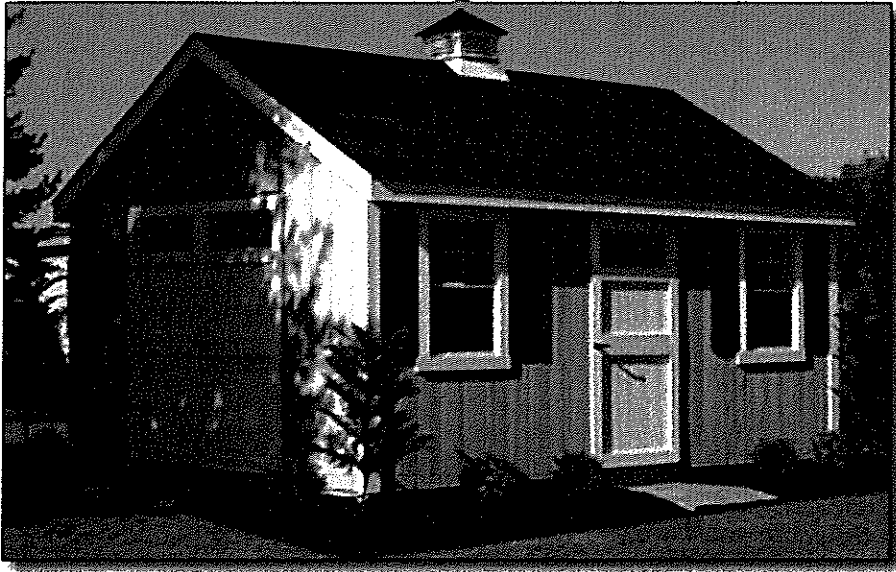
Existing Site Plan



Applicant: Nicholas and Carrie Storer

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New shed design and plans



See "New England Deluxe: Cape Cod Shed" at Lancasterbarns.com

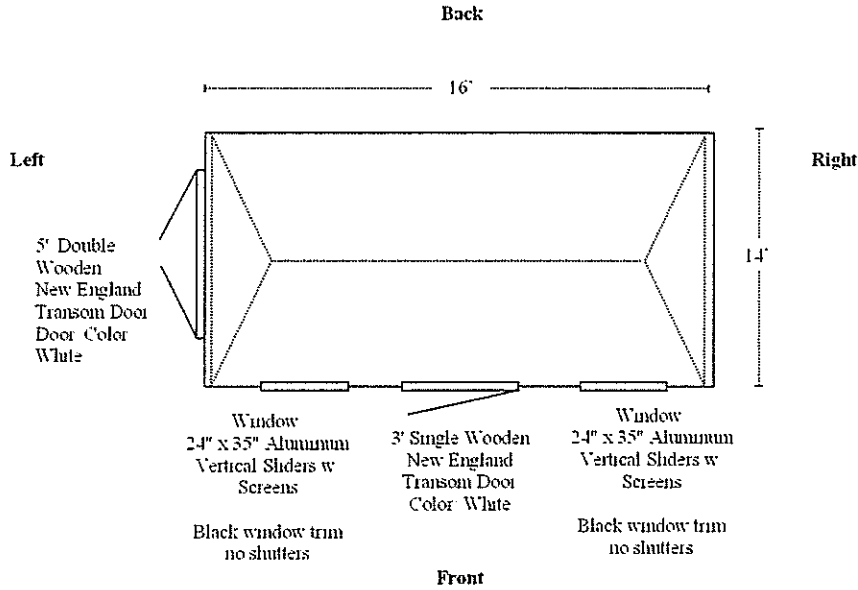
Applicant: Nicholas and Carrie Storer

Lancaster County Barns Sketch

Customer: Storer
Date: 4-28-17

Order #5817
 build on site

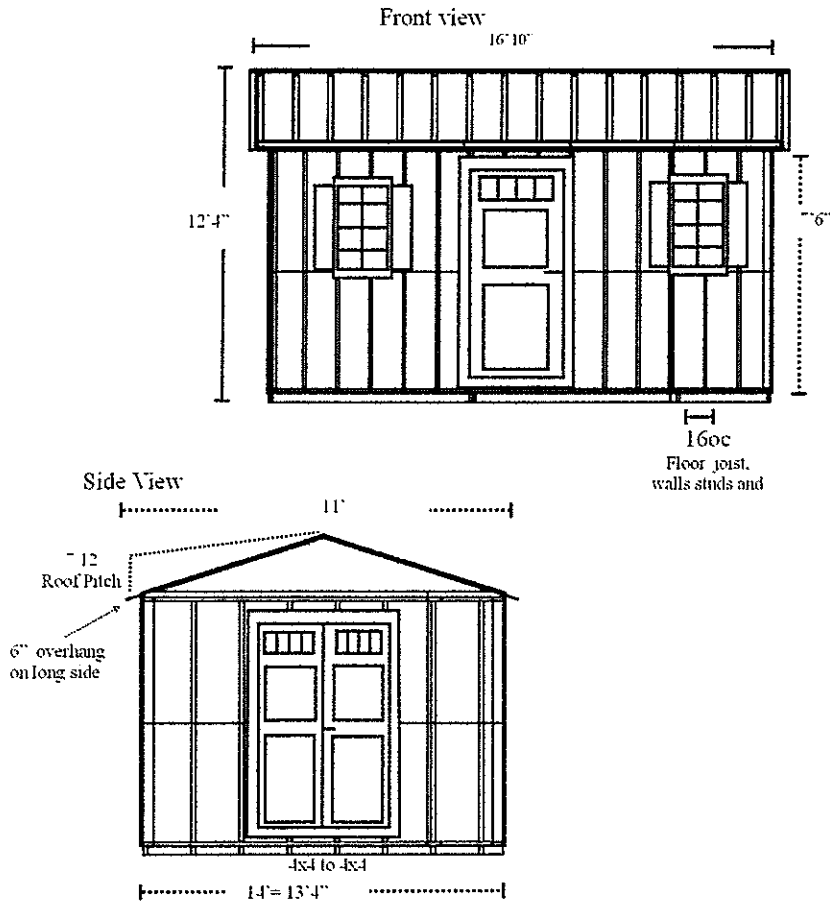
New England Deluxe Cape Cod Shed
 KIT FORM
 Width 14 Foot -x Length 16 Foot
 Siding Type: T1-11 Siding - Duratemp



Shingle Color Charcoal - 30 Year Architectural
 Siding Color: T1-11 - Light Gray
 Trim Color: Black
 2 - Gable End Vents
 7" walls
 pressure treated floor and joists

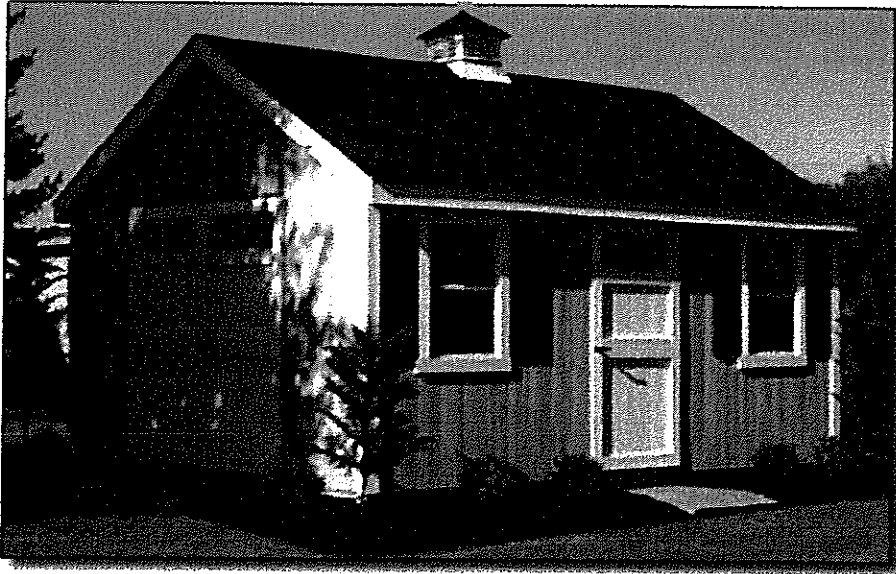
*The drawing is not to scale, for design only;
 locations of windows, doors, loft and shelf, etc.*

NEW ENGLAND DELUXE: CAPE COD T1-11
14' WIDE



Lancaster County Barns Amish-built Storage Sheds are quality constructed with #2 2x4 studs and rafters 16" on center, V600 Plywood flooring, 1/2" plywood subroofing, pressure-treated 4x4 slapping rails and architectural shingles. The siding is 5/8" Duatemp T1-11 painted with quality latex exterior paints. This diagram is not to scale but for overall general sizes and building materials.

New shed design and plans



See "New England Deluxe: Cape Cod Shed" at Lancasterbarns.com

Applicant: Nicholas and Carrie Storer

Photographs of existing resource from public rights of way showing all elevations



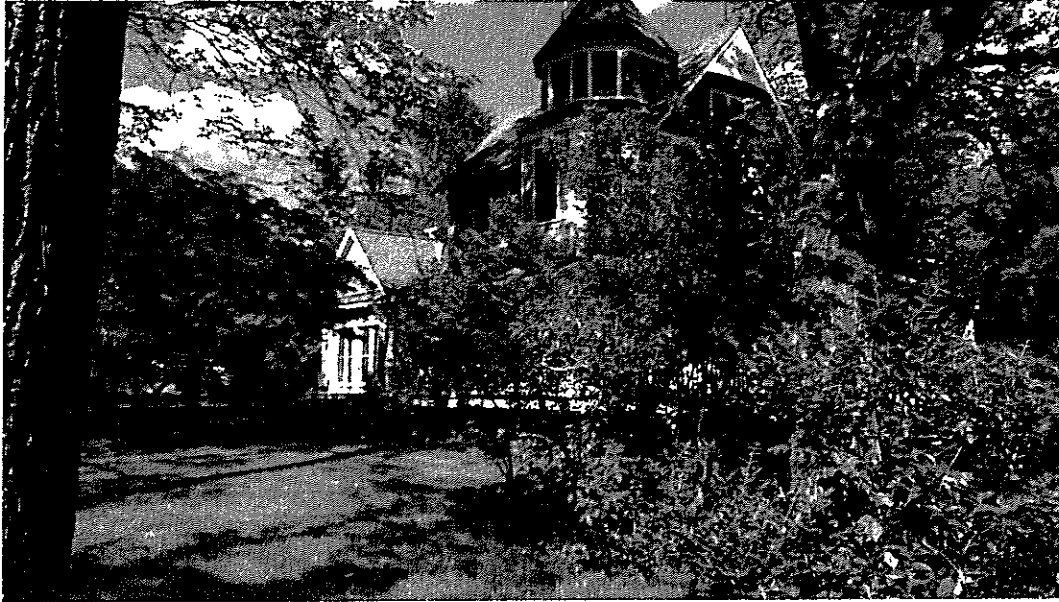
View from Montgomery Avenue showing recent addition. Existing shed is in dark shade on the right. Shed will be to right of addition at top of drive. This is the only elevation from which new shed will be clearly visible.



View from Montgomery Avenue showing historic building. Shed will be partially visible from this view but mostly hidden by trees and planned landscaping

Applicant: Nicholas and Carrie Storer

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View from Carroll Place showing historic property with recent addition at rear. Shed will not be visible



Front elevation of historic property. Shed will not be visible from this side

Applicant: Nicholas and Carrie Storer

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Existing rear of house showing recent addition and historic building. New shed will be located towards left side of this picture at top of driveway

Applicant: Nicholas and Carrie Storer

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

| | |
|--|---|
| Owner's mailing address Nicholas and Carrie Storer 10234 Carroll Place Kensington MD 20895 | Owner's Agent's mailing address |
| Adjacent and confronting Property Owners mailing addresses | |
| Gloria Capon 10304 Montgomery Ave, Kensington, MD 20895 | Mackie Barch 10303 Montgomery Ave Kensington MD 20895 |
| James Sharpe 10226 Carroll PI Kensington, MD 20895 | |
| | |