MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10400 Montgomery Ave., Kensington  Meeting Date: 09/19/17
Resource: Primary One Resource  Report Date: 09/12/17
Kensington Historic District
Applicant: Douglas Donatelli  Public Notice: 09/05/17
Review: HAWP  Tax Credit: n/a
Case Number: 31/06-17J  Staff: Dan Brucchert
Proposal: Demolition and reconstruction of accessory structure

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

PROPERTY DESCRIPTION
SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: c.1900

The subject property is a two story, Queen Anne house, with clapboard siding, a large wrap-around porch, and a corner turret. No work will be conducted to the house.

To the rear of the property there is a simply detailed, detached garage located in the southwest corner of the lot. The garage only minimally visible from the public right-of-way as it is placed directly behind the house. The garage is one-stall wide, with a front facing gable. There appears to have been a second garage paired with the first, but only the walls of that building remain. The garage has suffered significant deterioration to its features and the building structure.

BACKGROUND
The garage was the topic of preliminary reviews in 2010 and 2012. In both preliminary reviews, the applicant proposed demolishing the garage and constructing a new accessory building in the same location. In both instances, the HPC acknowledged that the structure did not contribute to the historic character of the district and the garage had degraded to the point where their demolition was an appropriate action.

PROPOSAL
The applicants are proposing to demolish the existing garage and to construct a new accessory structure in the location of the extant garage, with a paved patio to the south of the building.
APPLICABLE 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.

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

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-NCPCC, 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.*

**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.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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**

The applicants are proposing to demolish the existing garage and construct a new accessory structure in its place.

**Demolition and New Construction**

The existing garage is a simply detailed, single-bay, front-gabled, building with shiplap siding. The window on the south side is missing and the window on the north side of the building is a severely damaged six-over-six sash window. The garage does little to contribute to the historic character of the streetscape as outlined in the *Vision*. Staff supports the demolition of this structure.

The proposed accessory structure will be approximately 21’ 4” × 25’ 4” (twenty-one feet four inches by twenty-five feet four inches) and will be clad in Hardi shingles, with a hipped roof and a heavy eave supported by brackets. To the north (right) there are a pair of carriage-style doors that provide. The south (left) side has a set of glass, accordion doors to provide access into the space and the adjacent new hardscaping (see below), with a half round dormer. The east (front) elevation has a triple set of four over one windows, with a smaller four lite casement window to the right. The west (rear) elevation has a pair of four-over-one sash windows. There is a central stone chimney that projects above the roof ridge.

Many elements of the accessory structure work to tie the building to a late 19th and early 20th
century architectural vocabulary while making the building recognizable as a modern addition to
the district. The shingle siding is consistent with both the Shingle style and Queen Anne
architecture. The brackets are used extensively in the Stick, Eastlake, and Craftsman styles. In
addition to the building’s style, the scale is also consistent with a detached garage within the
district. Dimensions of the exiting garage were not provided with the application materials;
however, Staff can state that the 21’ 4” × 25’ 4” (twenty-one feet four inches by twenty-five feet
four inches) dimensions of the proposed structure are consistent with a contemporary two-car
garage. Lastly, Staff feels that the detailing, specifically the carriage-style doors, which may be
partially visible from a narrow angle from the public right-of-way are in keeping with a detached
garage. Staff feels that the combination of architectural elements and details and the size of the
building are consistent with Standards 9 and 10 of the Secretary of the Interior’s Standards for
Rehabilitation and supports approval of this proposal.

Hardscaping
Lastly, the applicant is proposing to construct an on-grade patio with a fire pit to the south of the
new accessory structure. This hardscaping element will be completely obscured by the house
and will not be visible from the public right-of-way. The patio measures approximately 18’ 4” ×
21’ 4” (eighteen feet four inches by twenty-one feet four inches) with a round, projecting fire pit
element in the south west corner. The patio will be constructed using bluestone over a concrete
pad. The photos and site plan show that the patio will not impact any of the surrounding trees.
As this element will not be visible from the public right-of-way and does not have an impact on
the surrounding district Staff supports its approval.

STAFF RECOMMENDATIONS
Staff recommends that the Commission approve the HAWP application; 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jaagen@panagonarchitects.com  
Contact Person: Jason A. Flanagan

Tax Account No.: 01020823  
Daytime Phone No.: 301-652-4811

Name of Property Owner: Douglas Donatelli  
Daytime Phone No.: 301-962-5356

Address: 10400 Montgomery Ave, Kensington, MD 20895

Contractor: TBD  
Phone No.: 
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING/PREMISE

House Number: 10400  
Street: Montgomery Ave

Town/City: Kensington  
Nearest Cross Street: Kensington Pkwy

Lot: 8  
Block: 2  
Subdivision: Kensington Park

PART ONE: TYPE OF PERMIT AND USE

1A. CHECK ALL APPLICABLE:  
- Construct  
- Extend  
- Alter/Remodel

1B. Construction Cost Estimate: $100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND ADDITIONS

2A. Type of Savage Disposal:  
- 01 WSSC  
- 02 Septic  
- 03 Other:

2B. Type of Water Supply:  
- 01 WSSC  
- 02 Well  
- 03 Other:

PART THREE: COMPLETE ONLY FOR TEAR-DOWN, 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 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 above. I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature of owner or authorized agent]

Date: 8/11/17

Approved: ____________________________  For Chairperson, Historic Preservation Commission

Disapproved: ____________________________  Date:

Application/Permit No.: ____________________________  Date Filed: ____________________________  Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

811327
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:
      • The main house on the property is a wood framed Victorian home with shingle siding, metal and asphalt shingle roofs.
      • The garage currently located behind the house is a detached structure in major disrepair.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      • The newly proposed structure would replace the existing garage and contain both garage storage space and a home office/retreat with outdoor areas and fireplace. The exterior materials would be in keeping with the Victorian style of the main house and surrounding neighborhood.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. 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, where 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.
LEFT SIDE OF EXISTING SHED IN RELATION TO MAIN HOUSE

FRONT OF EXISTING SHED AND DRIVEWAY BEYOND.
RIGHT SIDE OF EXISTING SHED AND DRIVEWAY WITH MAIN HOUSE BEYOND

FRONT-RIGHT SIDE OF EXISTING SHED
LEFT SIDE OF EXISTING SHED IN RELATION TO MAIN HOUSE

MAIN HOUSE SHOWING EXISTING MATERIALS.
# 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><strong>DOUG DONATELLI</strong></td>
<td><strong>FLANAGAN ARCHITECTS, AIA</strong></td>
</tr>
<tr>
<td><strong>MARY C. DONATELLI</strong></td>
<td><strong>% JASON GAGEN</strong></td>
</tr>
<tr>
<td><strong>10400 MONTGOMERY AVE</strong></td>
<td><strong>8120 WOODMONT AVE #107</strong></td>
</tr>
<tr>
<td><strong>KENSINGTON, MD 20895</strong></td>
<td><strong>BETHESDA, MD 20814</strong></td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td><strong>DENNIS KILCULEN</strong></td>
</tr>
<tr>
<td><strong>ANGELA KILCULEN</strong></td>
</tr>
<tr>
<td><strong>10308 MONTGOMERY AVE</strong></td>
</tr>
<tr>
<td><strong>KENSINGTON, MD 20895</strong></td>
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<tr>
<td><strong>REUVEN VIBERMAN</strong></td>
</tr>
<tr>
<td><strong>10403 FAWCETT ST</strong></td>
</tr>
<tr>
<td><strong>KENSINGTON, MD 20895</strong></td>
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<tr>
<td><strong>ARLENE ANTONICELLI</strong></td>
</tr>
<tr>
<td><strong>SHARON MURPHY</strong></td>
</tr>
<tr>
<td><strong>10312 KENSINGTON PKWY</strong></td>
</tr>
<tr>
<td><strong>KENSINGTON, MD 20895</strong></td>
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