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 Bruechert

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-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.

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 <u>3 permit</u> <u>sets</u> 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 <u>and</u> not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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SEE REVERSE SIDE FOR INSTRUCTIONS



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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. The garage currently located behind the house
is a detached structure in major disrepair.
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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
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the victorian style of the main house and
SITEPLAN SWIEVENding neighborhood.
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

2.

You must submit 2 copies of plans and elevations in a format no larger than \$1" 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 resourcels) 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

- 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.

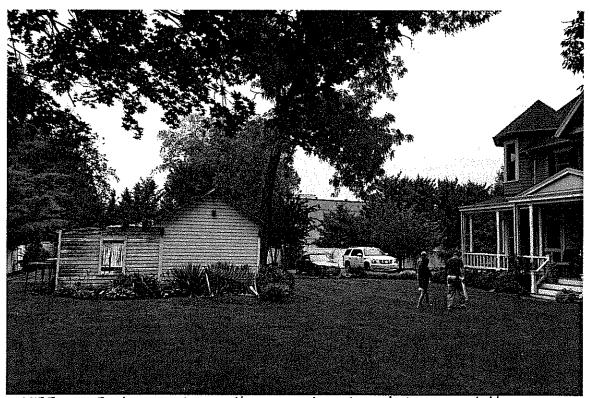
6. TREE SURVEY

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.

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.

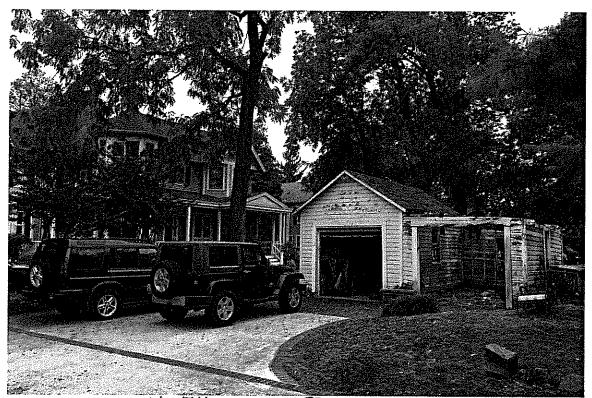


LEFT SIDE OF EXISTING SHED IN RELATION TO MAIN HOUSE



FRONT OF EXISTING SHED AND DRIVEWAY BEYOND.



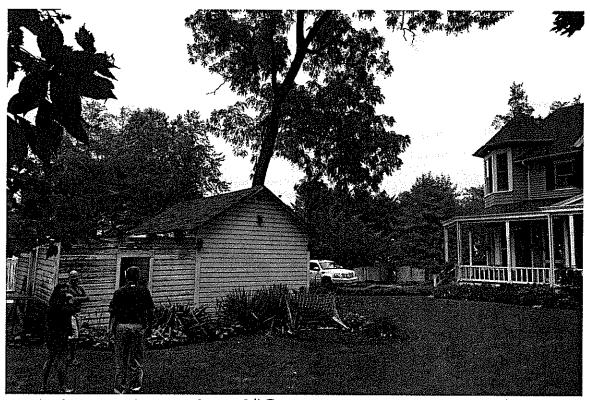


RIGHT SIDE OF EXISTING SHED AND DRIVEWAY WITH MAIN HOUSE BEYOND



FRONT-RIGHT SUDE OF EXISTING SHED





LEFT SIDE OF EXISTING SHED IN RELATION TO MAIN HOUSE



MAIN HOUSE SHOWING EXISTING MATERIALS.



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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

Owner's mailing address

DOUG DONATEU

MARY C. DONATEU

10400 MONTEOMERY AVE

KENSINGTON, MD 20895

Owner's Agent's mailing address
FLANAGAN ARCHITECTS, AIA
TO JASON GAGEN
BIZO WOODMONT AVE #107
BETHESDA, MD 26814

Adjacent and confronting Property Owners mailing addresses

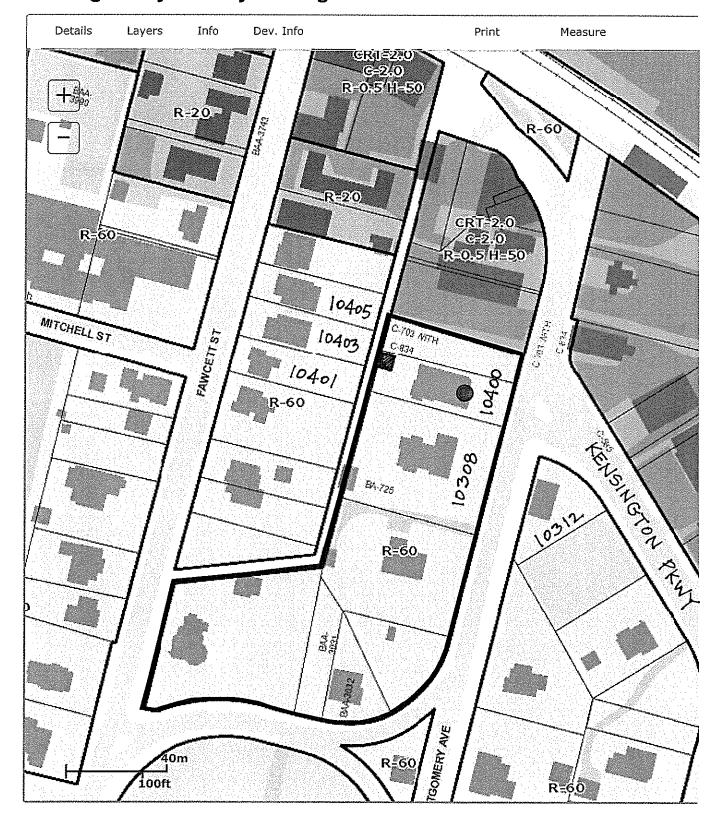
DENNIS KILCULEN ANGELA KILCULEN 10308 MONTBOMERY AVE KENSINGTON, MD 20895 ANNA BELLE DIERDORF VIRGINIA HUMPHREYS 10401 FAWCETT ST KENSINGTON, MD 20895

REUVEN UBERMAN 10403 FAWCETT ST. KENSINGTON, MD20895

ERIK LICHTER
ANN JT REV TRUST
10405 FAWCETTST.
KENSINGTON, MD 20895

ARLENE ANTONICELLI SHARON MURPHY 10312 KENGINGTON PKWY KENGINGTON, MD 20895

Montgomery County Zoning (last amended: March 21, 2017 H-115,H-118)







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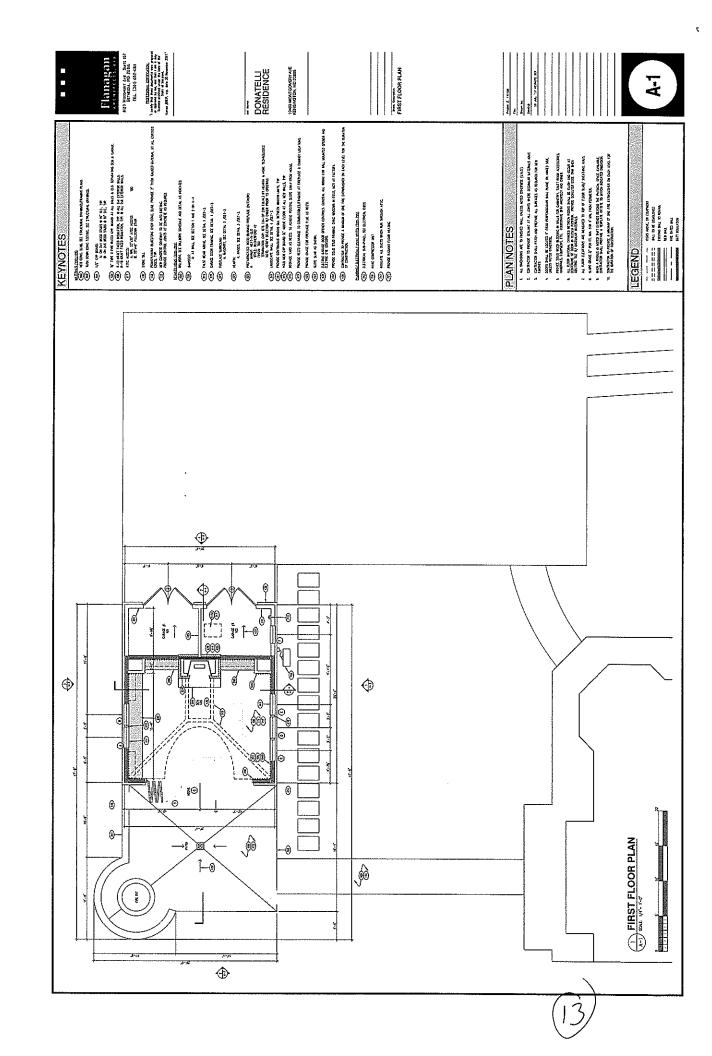
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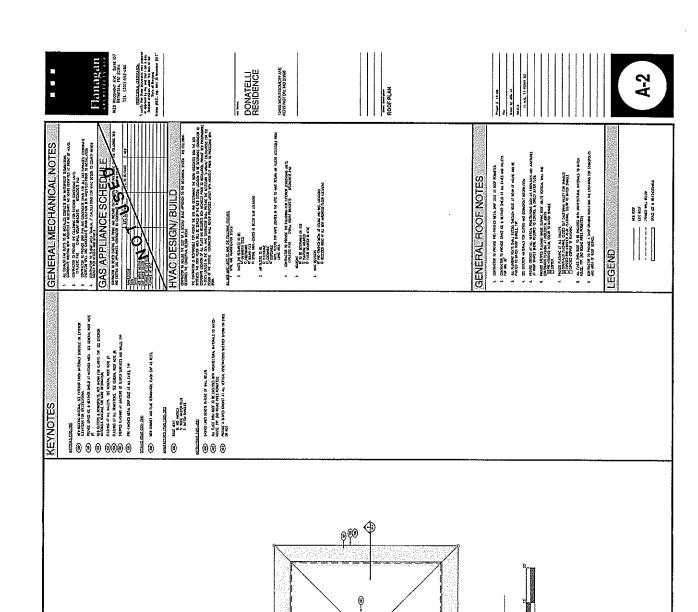
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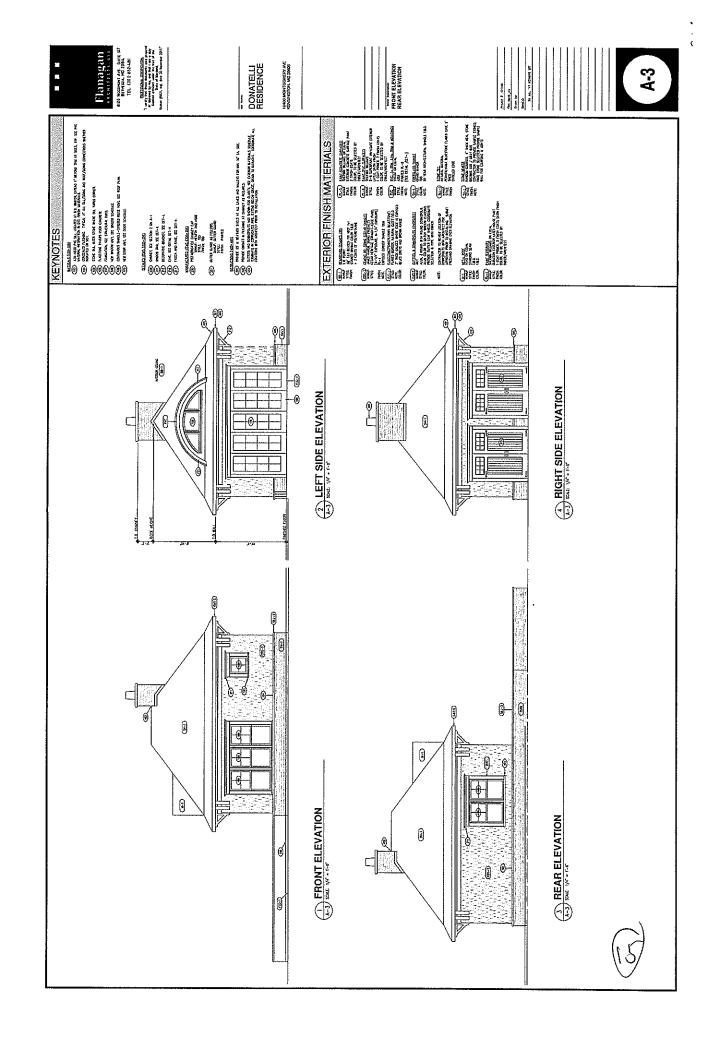
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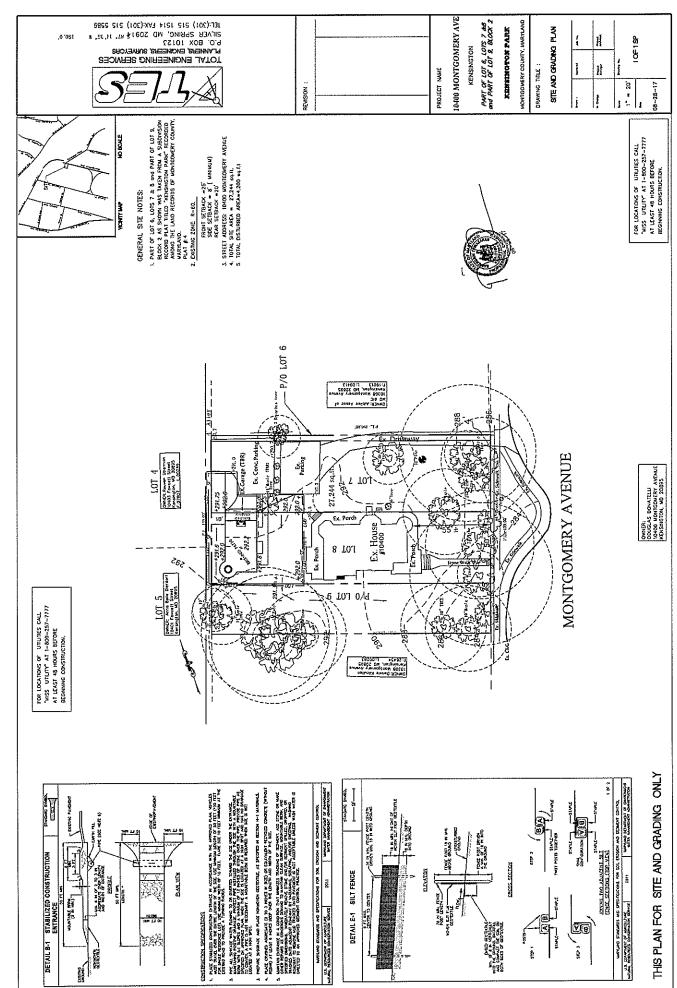
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