

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

<b>Address:</b>	10221 Montgomery Ave., Kensington	<b>Meeting Date:</b>	11/15/2017
<b>Resource:</b>	Primary One (Outstanding) Resource Kensington Historic District	<b>Report Date:</b>	11/8/2017
<b>Applicant:</b>	Lauren Deichman	<b>Public Notice:</b>	11/1/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	31/06-17M	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Hardscape alterations and fence installation		

**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary One (Outstanding) Resource within the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** 1898

**PROPOSAL:**

The applicant proposes to replace the existing asphalt driveway at the left side of the property with a concrete driveway with brick border in the same approximate location. The width of the proposed new driveway will expand as it nears the existing garage, going from approximately half the width of the garage to the full width of the garage (or from approximately 9' wide to approximately 18' wide). The applicant also proposes to install a 3' tall cedar square picket fence along the left property line, matching the style of an existing fence at the rear of the property. The proposed alterations are consistent with the character of the surrounding properties and the historic district.

**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
- 11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from the public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

## Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (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) & (d) having found that the proposal is consistent with the Kensington Historic District Guidelines, and therefore 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;

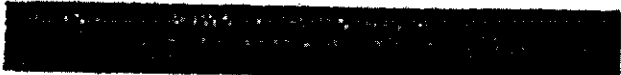
and with the Secretary of the Interior's Standards for Rehabilitation;

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 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;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@mncppc-mc.org](mailto:michael.kyne@mncppc-mc.org) to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LDeichman@verizon.net Contact Person: Lauren Deichman  
 Daytime Phone No.: 301 942 5225  
 Tax Account No.: 01024615  
 Name of Property Owner: Lauren Deichman Daytime Phone No.: 301 942 5225 / 240 472 6472  
 Address: 10221 Montgomery Ave. Kensington MD 20895  
Street Number City State Zip Code  
 Contractor: D+A Dunlevy Landscapers Phone No.: 301 977 7593  
 Contractor Registration No.: MWIC # 20983  
 Agent for Owner: Blake Dunlevy Daytime Phone No.: 301 977 7593

**LOCATION OF BUILDING/PREMISE**

House Number: 10221 Street: Montgomery Ave  
 Town/City: Kensington Nearest Cross Street: Carroll Place  
 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: Driveway  
 1B. Construction cost estimate: \$ 40,000  
 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.

Lauren Deichman 10/15/2017  
 Signature of owner or authorized agent Date

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

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(4)

**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:

Existing asphalt driveway is of no particular significance. Narrow footprint obscures the facade of historic garage structure.

There are no trees at issue.

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

Removal of existing driveway. Install new concrete driveway with brick border, per attached plan. 3 ft. tall cedar square picket fence to be installed along property line from sidewalk to garage, matching back yard fence in style.

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**

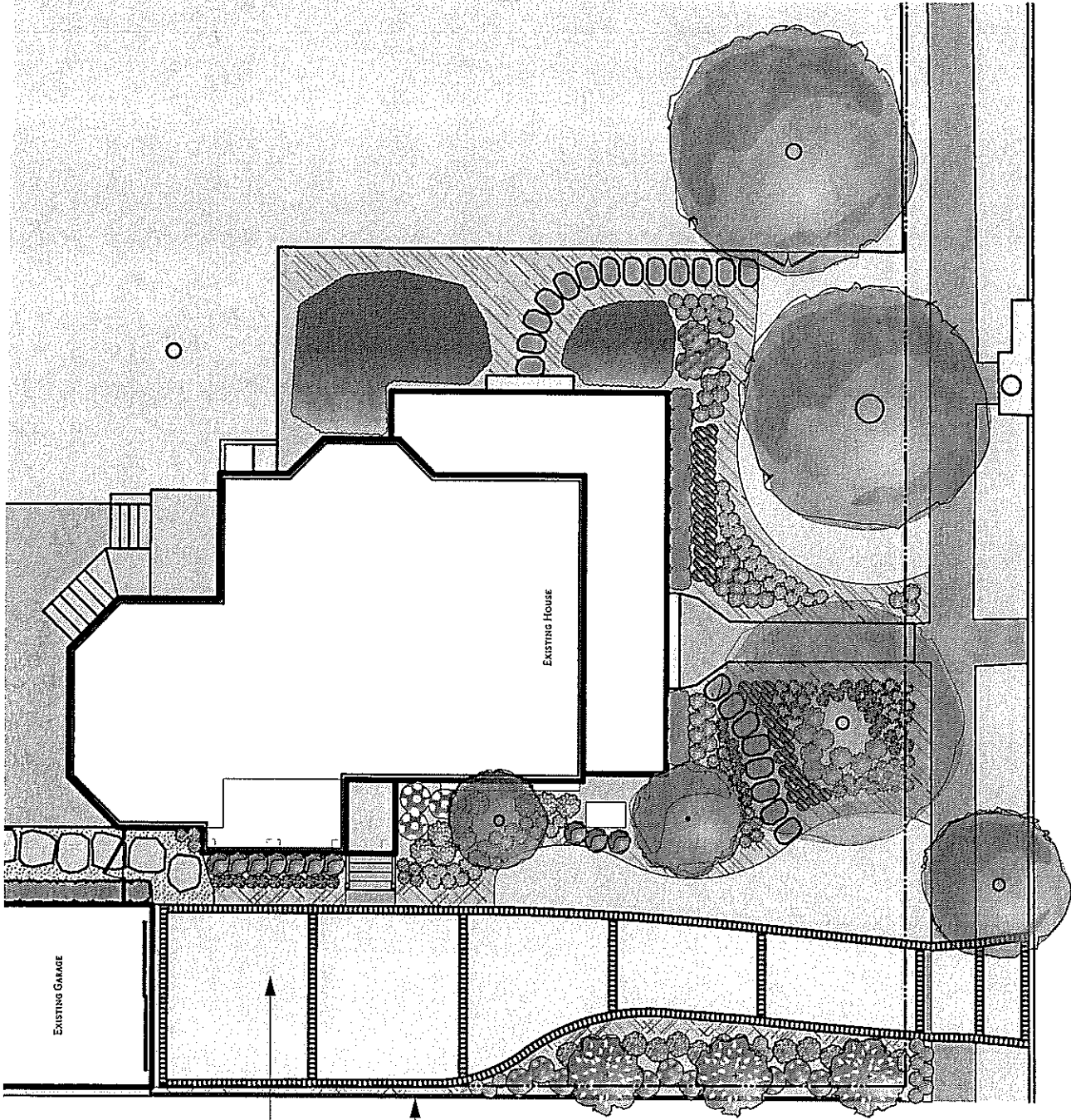
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

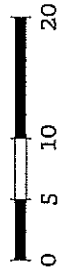
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





REMOVE EXISTING ASPHALT DRIVEWAY  
 REPLACE WITH NEW CONCRETE DRIVEWAY  
 WITH BRICK BORDER AND BANDING

INSTALL NEW 3' TALL WOOD FENCE  
 ALONG PROPERTY LINE  
 STYLE TO MATCH EXISTING FENCE



This being the property of D & A Dunlevy Landscapers, Inc. the drawings are not to be reproduced or used in any way without the written consent of D & A Dunlevy Landscapers, Inc. The drawings are not to be used for any other purpose without the written consent of D & A Dunlevy Landscapers, Inc. The drawings are not to be used for any other purpose without the written consent of D & A Dunlevy Landscapers, Inc.

Date: 10/17/17 Approved by: \_\_\_\_\_  
 Scale: 1/16" = 1'-0" Revision: \_\_\_\_\_  
 Designed by: KB

Caswell - Deichman Residence

10221 Montgomery Ave. | Kensington, MD 20895

**D & A Dunlevy Landscapers, Inc.**  
 P.O. Box 70 | Barnesville, Maryland 20838  
 Tel: 301.977.7593 | Fax: 301.977.9052  
 www.dadunlevy.com

Deichman/Caswell

2.4 (7)



Existing driveway from public right of way.



rear  
yard  
fencing.

same view, close up.





Reverse view.



Front of the house.

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

<b>Owner's mailing address</b> 10221 Montgomery Ave. Kensington MD 20895	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Wendy Miller 10225 Montgomery Ave. Kensington MD 20895	Katherine Wood & Richard Youle 10213 Montgomery Ave. Kensington MD 20895
Susan & Stephen Palmer 10208 Kensington Pkwy Kensington MD 20895	Lew & Joann Price 10206 Kensington Parkway Kensington MD 20895
Timothy Willard 10210 Kensington Pkwy Kensington MD 20895	