

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10221 Montgomery Ave., Kensington	Meeting Date:	02/08/17
Resource:	Primary Resource Kensington Historic District	Report Date:	02/01/17
Applicant:	Lauren Deichman & Bruce Caswell	Public Notice:	01/25/17
Review:	Preliminary	Staff:	Dan Bruechert
Proposal:	Mud room addition and window installation		

RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

PROJECT 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. Each side has a large centrally-located dormer. On the left side of the house, to the rear there is a non-historic, one-story addition with a new entrance.

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 roofline of the mudroom would read as a continuation of roof covering the non-historic family room addition. The new construction would result in the loss of one historic window as the space is enclosed.

The proposal additionally calls for the removal of an attic vent and the installation of a window in its location. Details for the replacement window have not been provided to Staff.

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 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:

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

While this new construction would be visible to the left of the historic building, it is significantly setback from the front of the house and would not detract from the primacy of the historic entrance. Staff would like guidance from the HPC as to whether the new construction complies with Standard 9 of the Secretary of the Interior's Standards. Specifically, is the proposed new construction differentiated enough for the historic? If the HPC finds that the proposed construction is not differentiated enough, what steps could the applicant take that result in construction in this location that is differentiated enough from this historic while still being compatible.

Staff would also like the HPC to provide guidance of the appropriate configuration of a window in the north dormer attic vent. The west roof dormer has a pair of six-over-six sash windows. Is this configuration preferable or would a different configuration be more in keeping with the one-over-one windows found throughout the house?

STAFF RECOMMENDATIONS

Staff recommends that the applicant make any changes recommended by the HPC to bring the project in compliance with the Secretary of the Interior's Standards for Rehabilitation, Montgomery County Code 24A-8, and the relevant Kensington Historic District Guidelines, and return for a HAWP.

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.

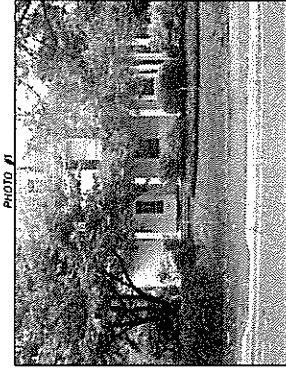
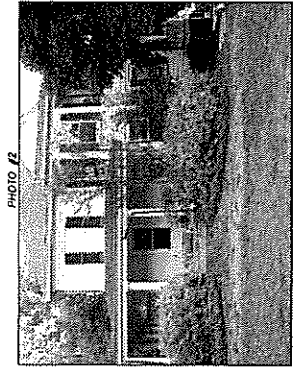
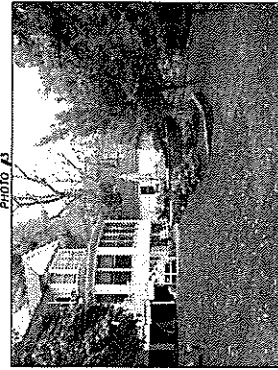
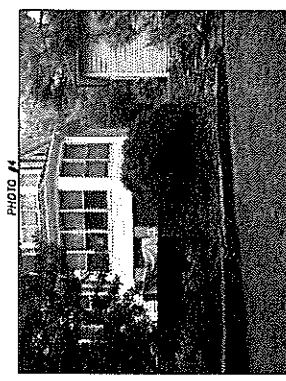
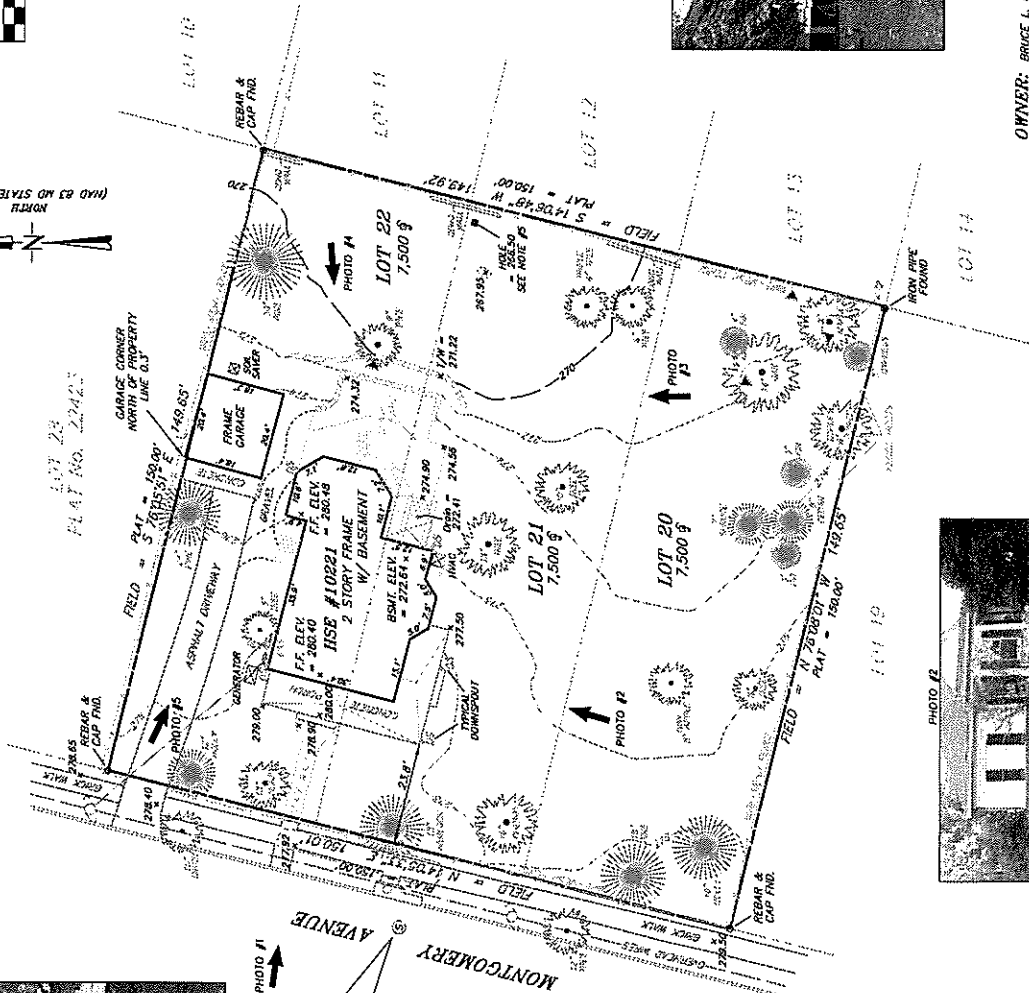
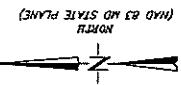
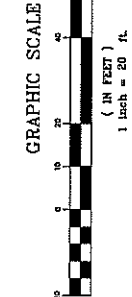
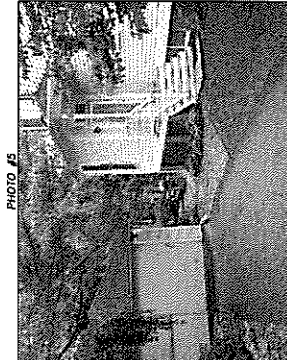
We consider the home an "Eclectic Four Square" - 10221 Montgomery Avenue is a historic home, primary resource. It's had a couple of additions put on over the years. Including manipulation of the North side elevation - where we are proposing an alteration and expanded mudroom. The rear of the home had 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	



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND, SUBTITLE 13, CHAPTER 6, SURVEILLANCE 04.

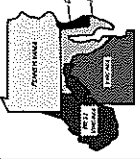
DANIEL P. LAFELLE MD. REG. No. 10049 Expiration/Renewal Date 4/1/2016

NOTES:

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
2. TOPOGRAPHY IS FIELD RUN BY LAFELLE & ASSOCIATES, INC., DATED OCT. 14, 2014. VERTICAL DATUM BASED ON NAVD 83.
3. BOUNDARY INFORMATION IS TAKEN FROM PLAT RECORDED AMONG THE PLAT BOOKS OF MONTGOMERY COUNTY, MARYLAND.
4. HORIZONTAL DATUM PER MAD 83 - MD. STATE PLANE.
5. POSSIBLE REMAINT OF STORM W/LET.

OWNER: BRUCE L. CASWELL & LAUREN C. BEICHMAN
10221 MONTGOMERY AVENUE
KENSINGTON, MARYLAND 20895-1386

LAFELLE & ASSOCIATES
INCORPORATED
LAND SURVEYORS • PLANNERS

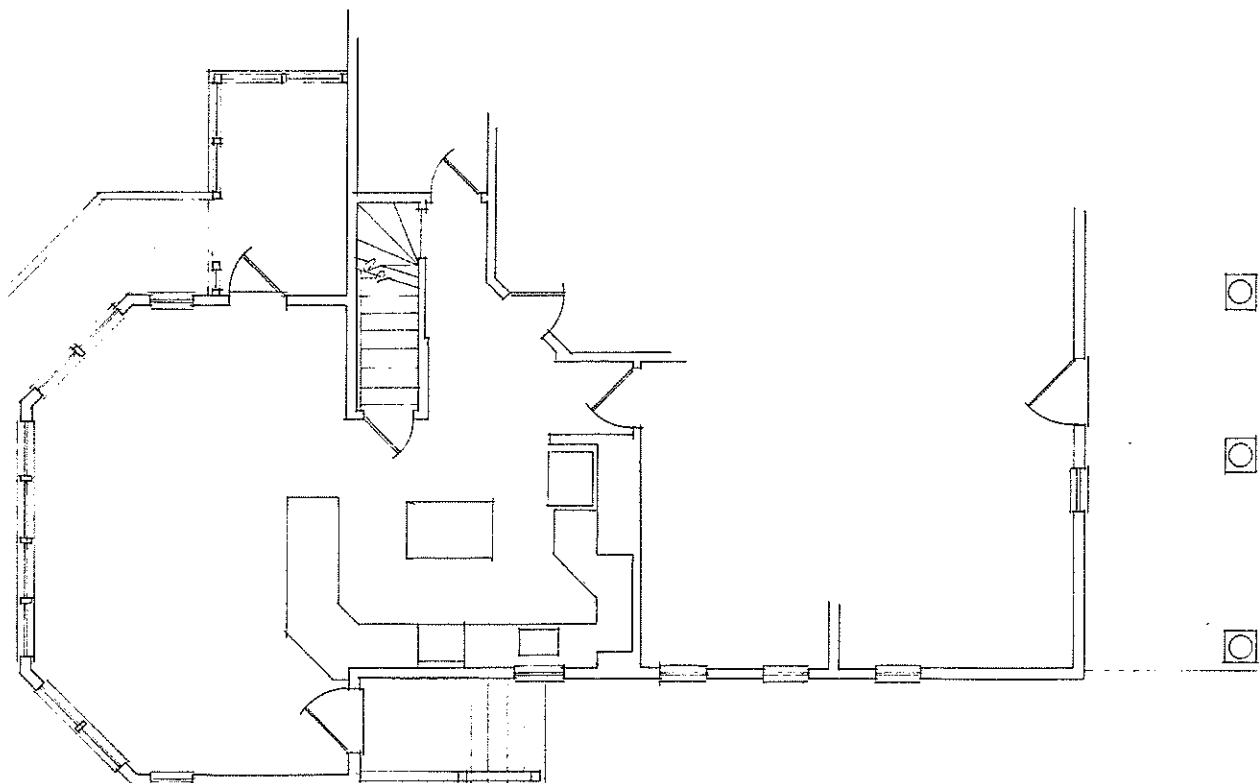


PROVIDING PROFESSIONAL SERVICES
IN THE STATE OF MARYLAND

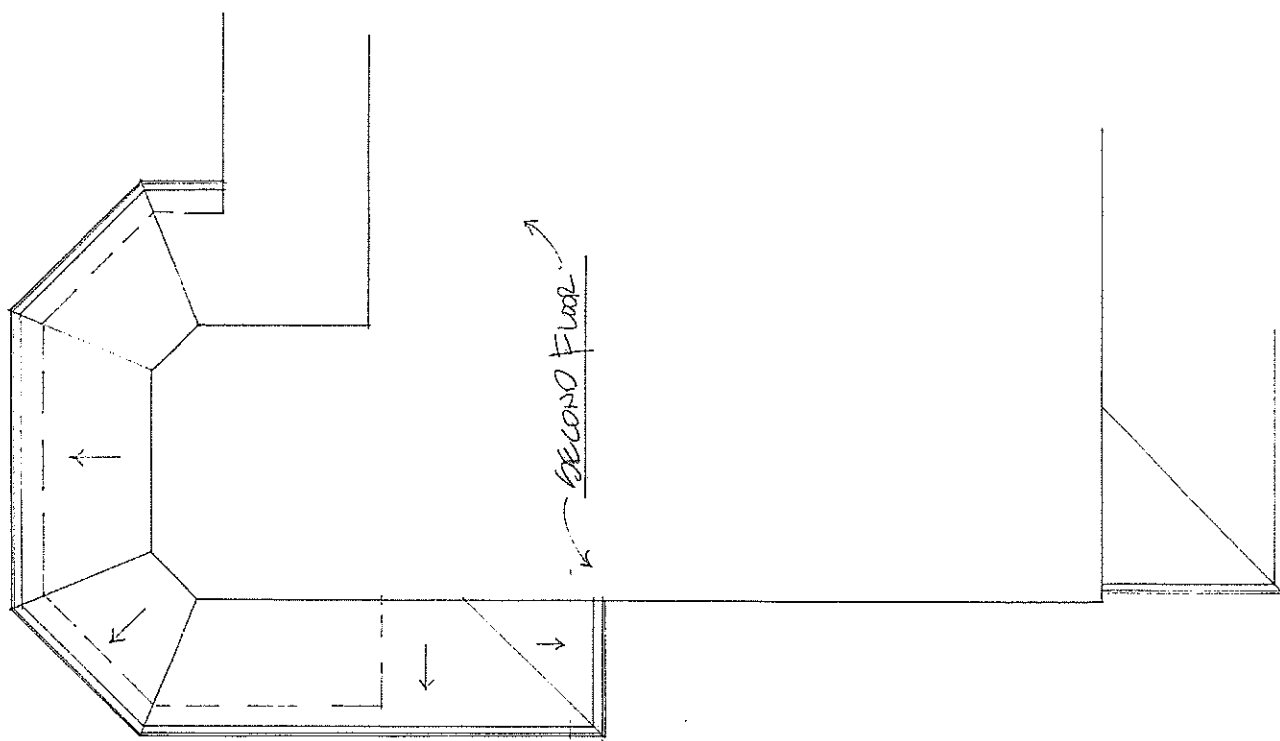
BOUNDARY AND TOPOGRAPHIC SURVEY
PB B ~ Pg 4
LOTS 20, 21 and 22
KENSINGTON PARK
SITUATED AT 10221 MONTGOMERY AVENUE
MONTGOMERY COUNTY, MARYLAND

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

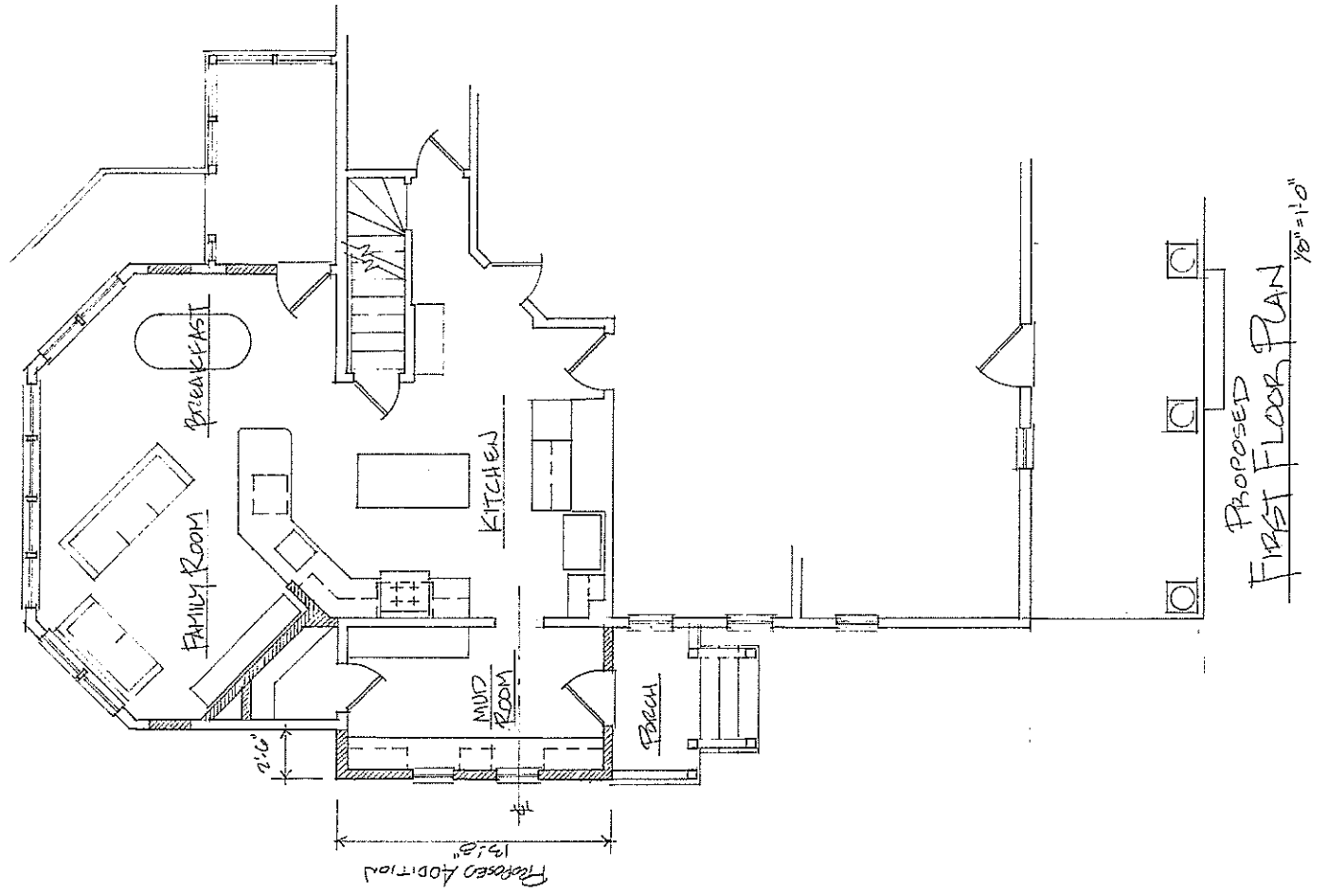
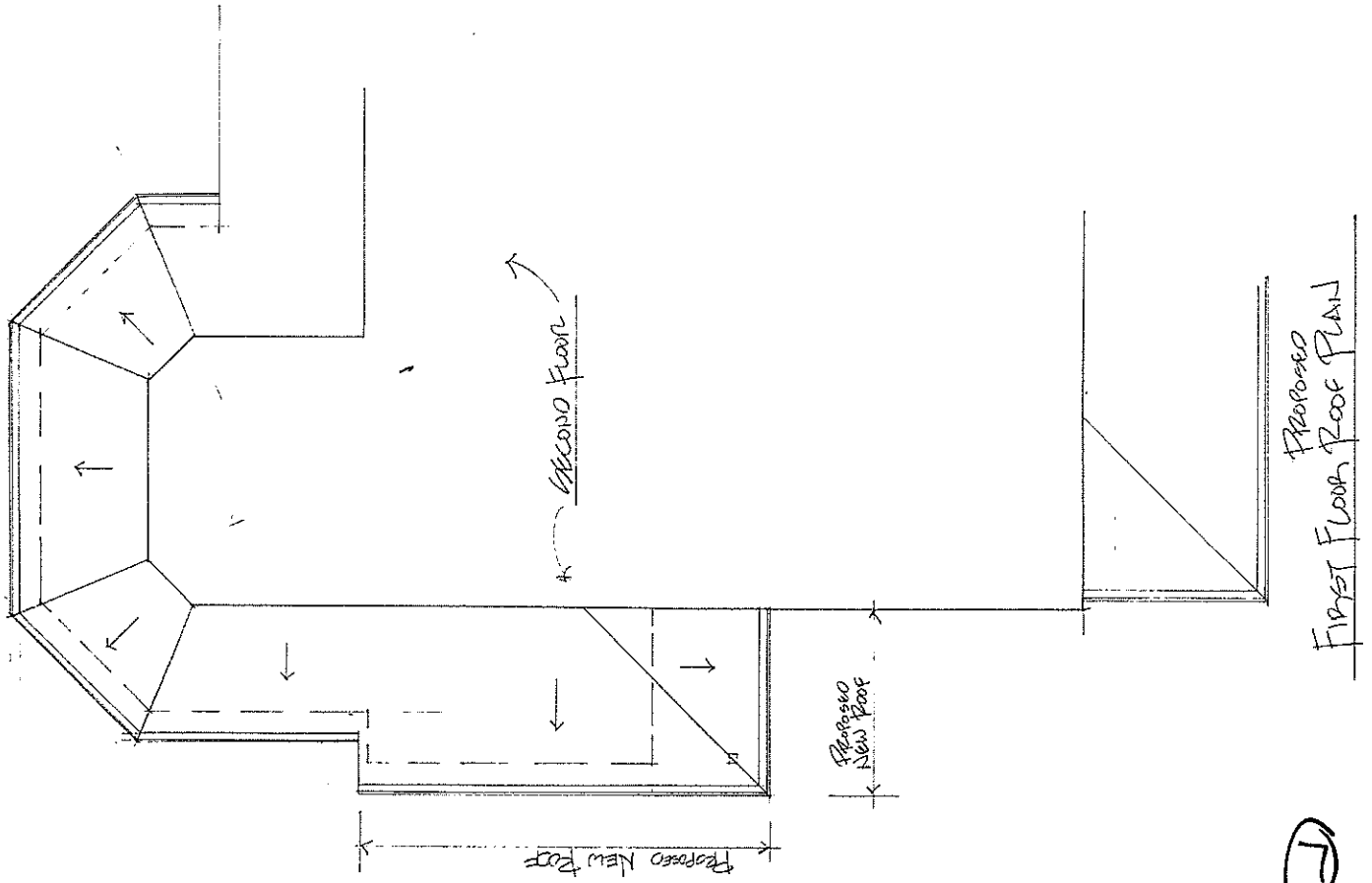
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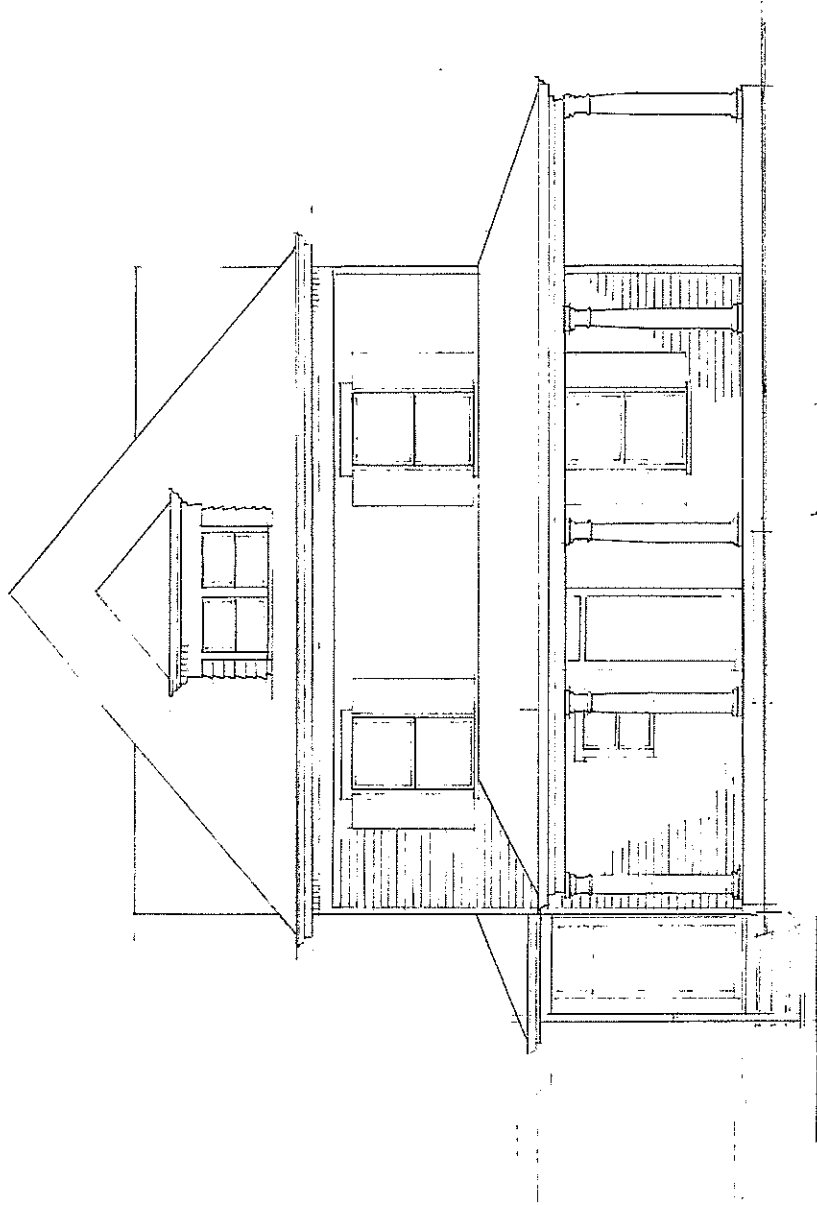


EXISTING
FIRST FLOOR PLAN



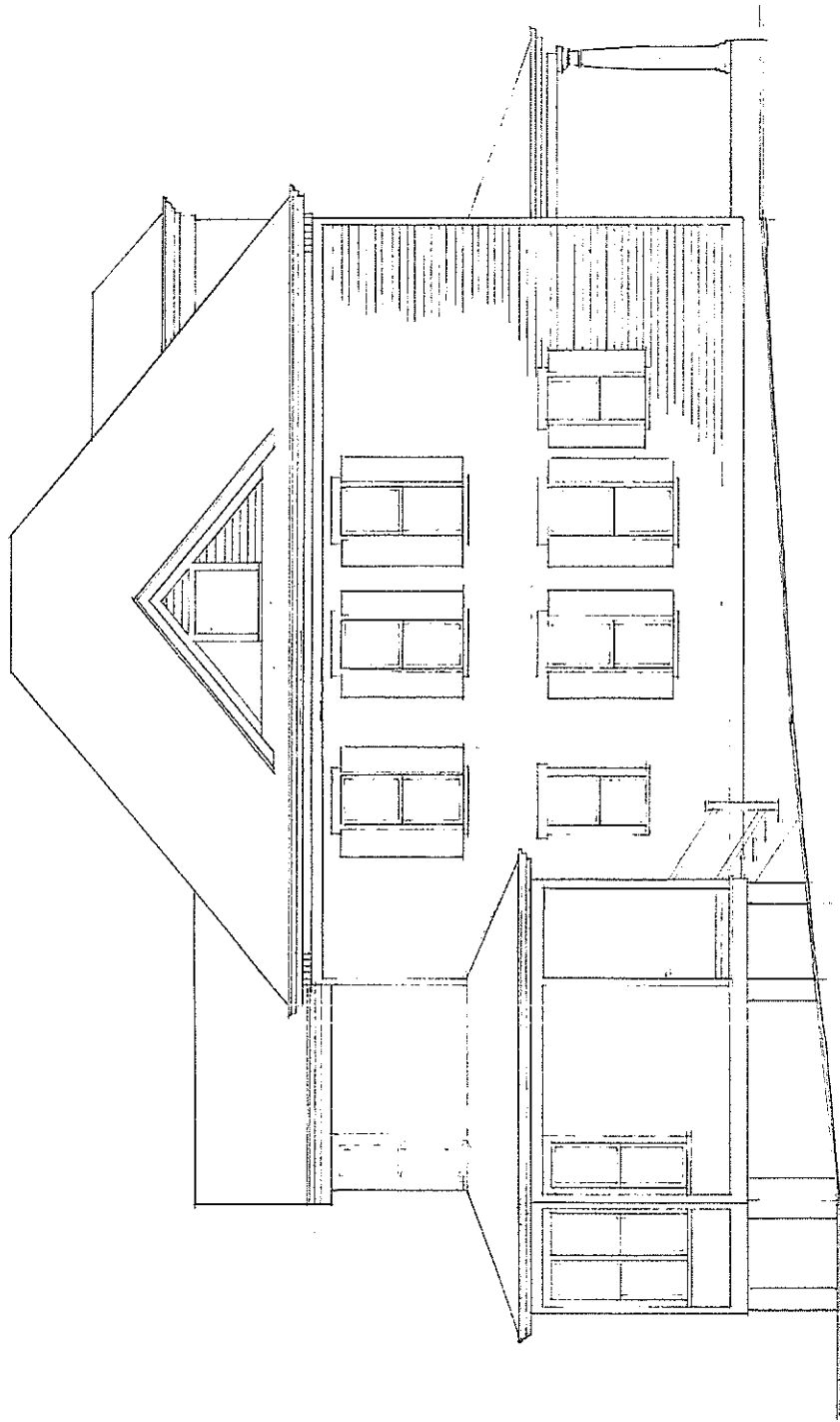
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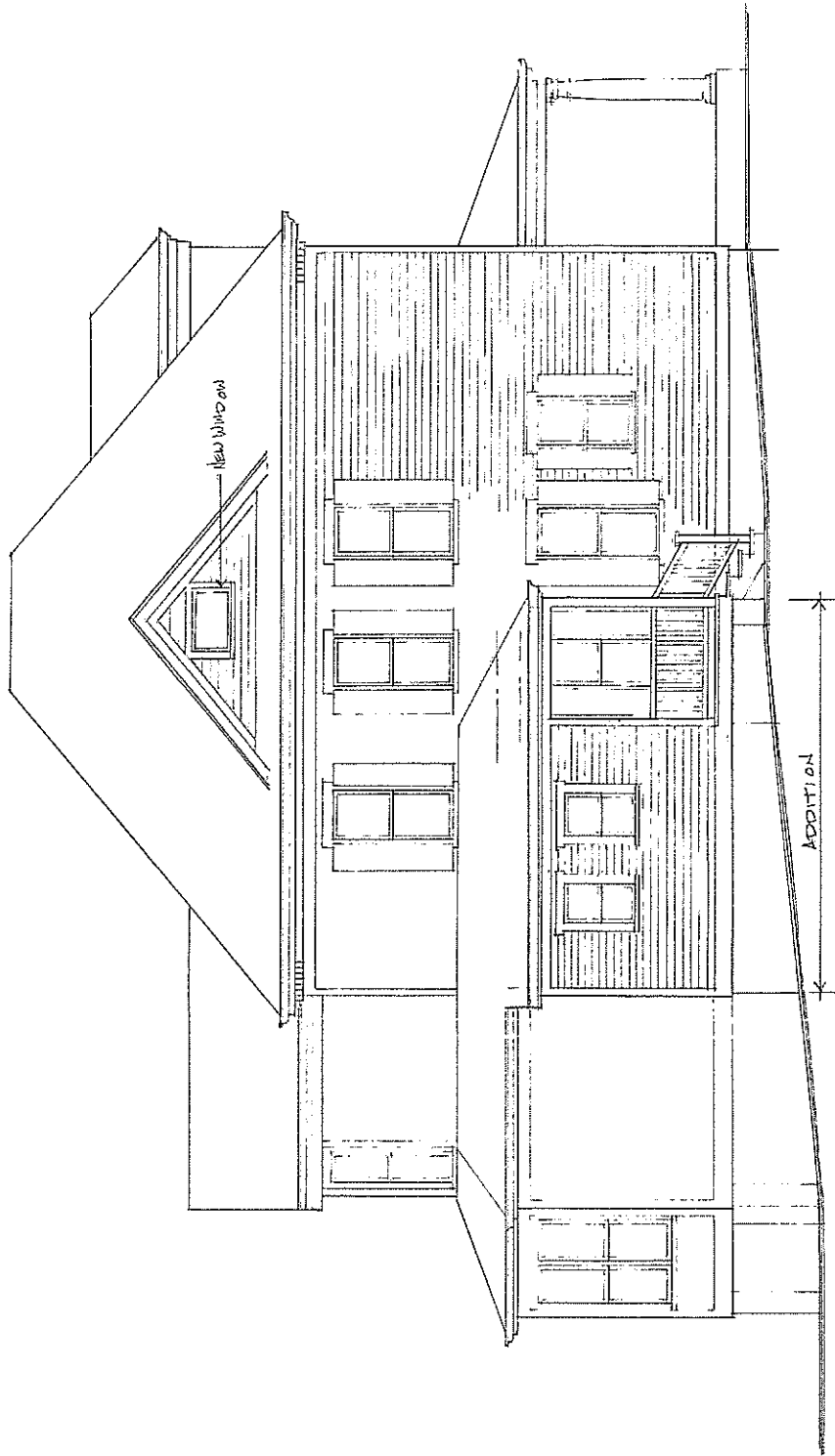


EXISTING
WEST ELEVATION





EXISTING
NORTH ELEVATION

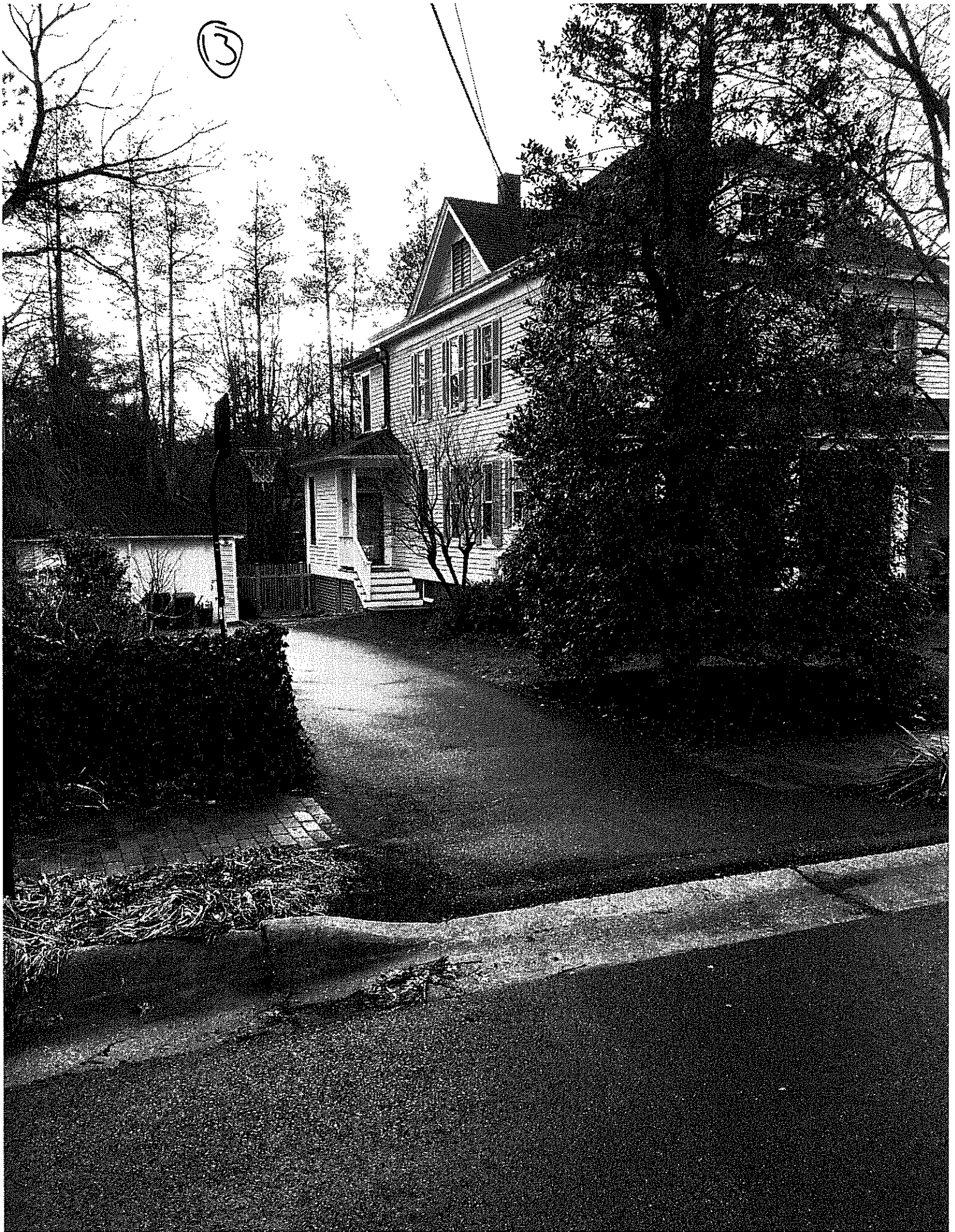


PROPOSED
NORTH ELEVATION



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16

