

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10221 Montgomery Ave., Kensington	Meeting Date:	1/10/18
Resource:	Primary Resource Kensington Historic District	Report Date:	1/03/18
Applicant:	Lauren Deichman & Bruce Caswell	Public Notice:	12/28/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-18B	Staff:	Dan Bruechert
Proposal:	Tree Removal		

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, 'eclectic foursquare' house, three bays wide, with a large one-story wrap around porch. On the left side of the house, to the rear there is a non-historic, one-story addition with a new entrance. Each elevation has a large centrally-located dormer. The window opening in the north elevation dormer is covered with a wooden louvered vent.

PROPOSAL

The applicant proposes to remove a holly tree from the front yard of the property.

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.

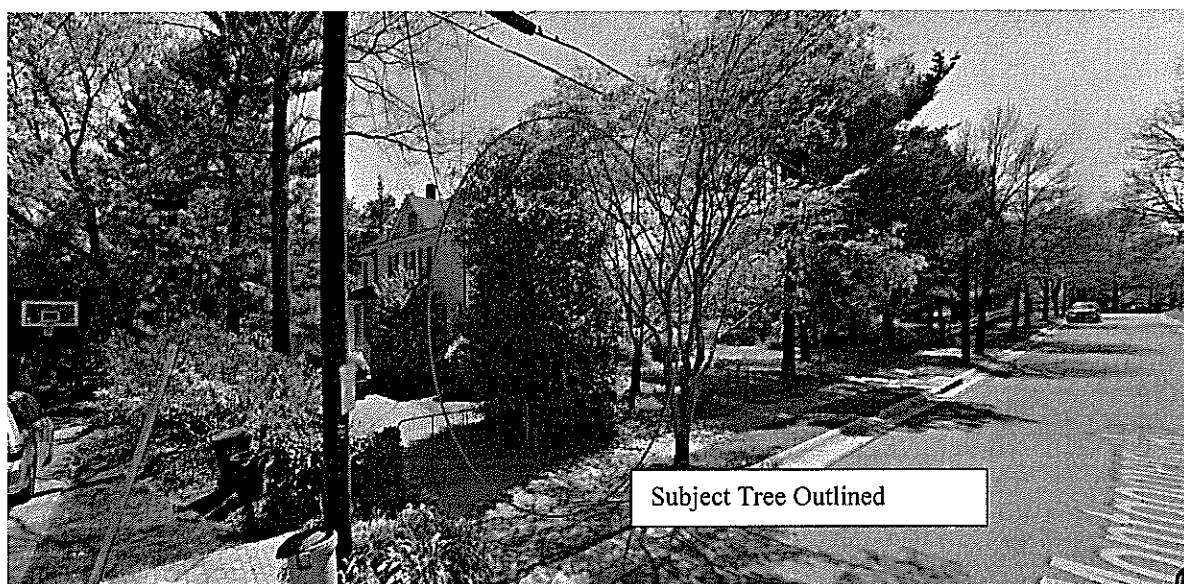
Secretary of the Interior's Standards for Rehabilitation:

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.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.

STAFF DISCUSSION

The applicant proposes to remove a 12” (twelve inch) d.b.h. holly tree from the northwest corner of the property, adjacent to the driveway. The tree is 20’ (twenty feet) tall. Staff supports removal of this tree.



The *Vision* identifies geographic and landscape features as contributing to the character of the Kensington Historic district. These geographic and landscape features include the unique street pattern and the large collection and variety of mature trees. The holly tree proposed for removal does add to the texture of the landscape and surrounding streetscape, however it has become something of a nuisance to the property owners as it blocks their view of the sidewalk and road when exiting the property driveway. This holly also sits under the canopy of a 12” (twelve inch) d.b.h. cherry tree to the south and a 10” (ten inch) d.b.h. tree [species not identified] to the west of the subject property. Staff feels that the canopy of both of these trees will expand to fill in for the holly in a short period of time and will not significantly alter the streetscape of the historic district.

Staff further feels that the loss of this tree will not impact the “open space” and “garden setting” identified in the *Vision*. The property’s existing landscape with its collection of trees encompassing a variety of ages, size, and species meets the goals and objectives of the *Vision* and does not alter the historic character of the property or surrounding district. Staff supports approval of this HAWP.

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: LDeichman@verizon.net Contact Person: Lauren Deichman
 Daytime Phone No.: 301 942 5225
 Tax Account No.: 01024615
 Name of Property Owner: Lauren Deichman 301 942 5225/
Grace Caswell Daytime Phone No.: 240 472 6472
 Address: 10221 Montgomery Ave Kensington MD 20895
Street Number City State Zip Code
 Contractor: Da A Dunlevy Landscapers Phone No.: 301 977 7593
 Contractor Registration No.: MHIC # 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
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Tree removal

1B. Construction cost estimate: \$ _____

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 _____ 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.

Lauren Deichman
 Signature of owner or authorized agent

10/24/2017
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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**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:

20 foot tall Holly tree in the NW corner of the property, at the junction of the right of way and the driveway.

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

Would like to remove for safety reasons. No effect on historic resources.

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**

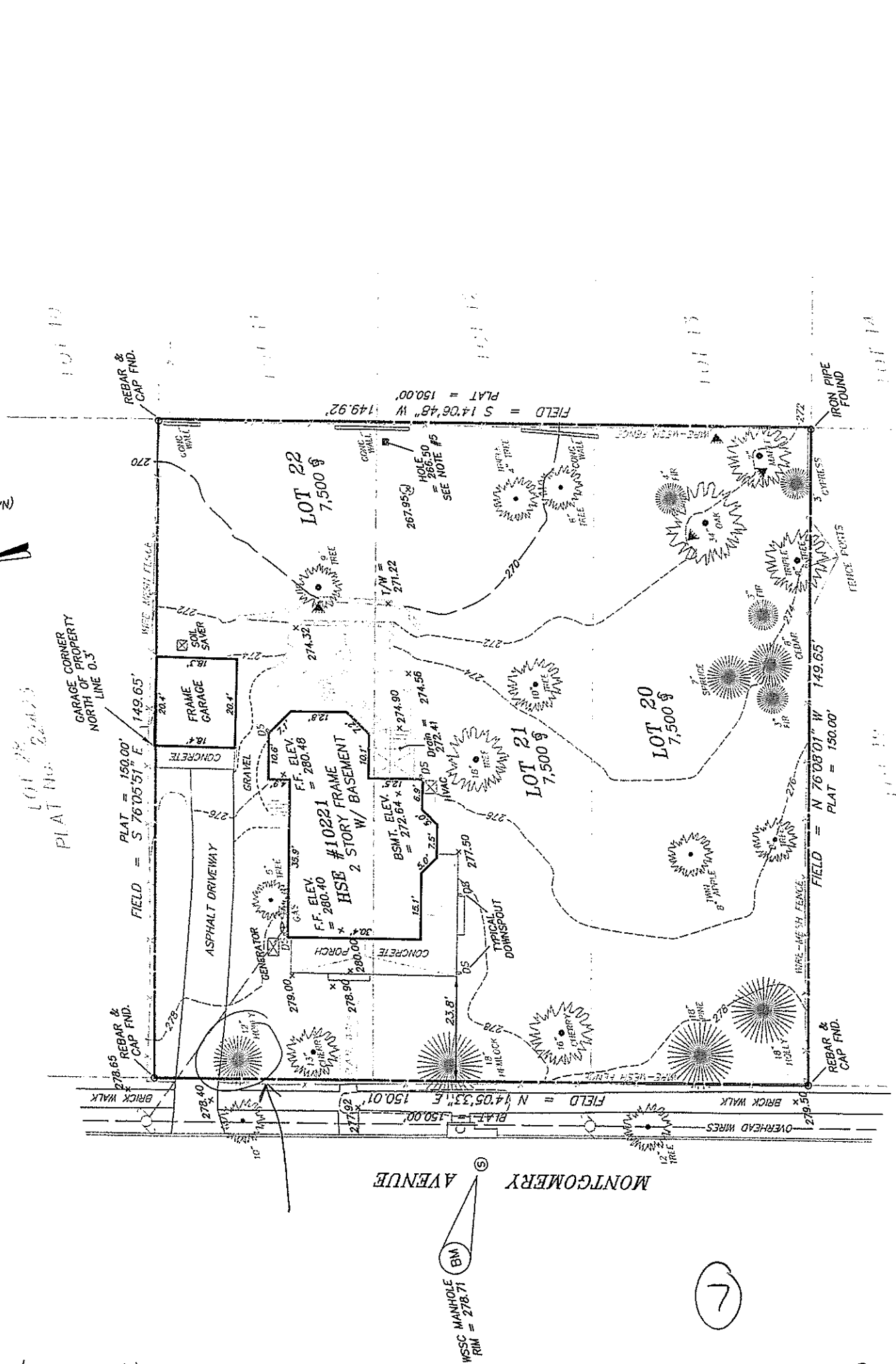
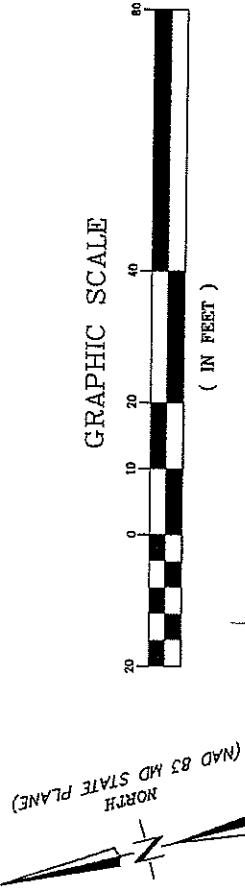
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

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BRUCE L. CASWELL & LAUREN C. DEICHMAN
 10221 MONTGOMERY AVENUE
 KENSINGTON, MARYLAND 20895-3326

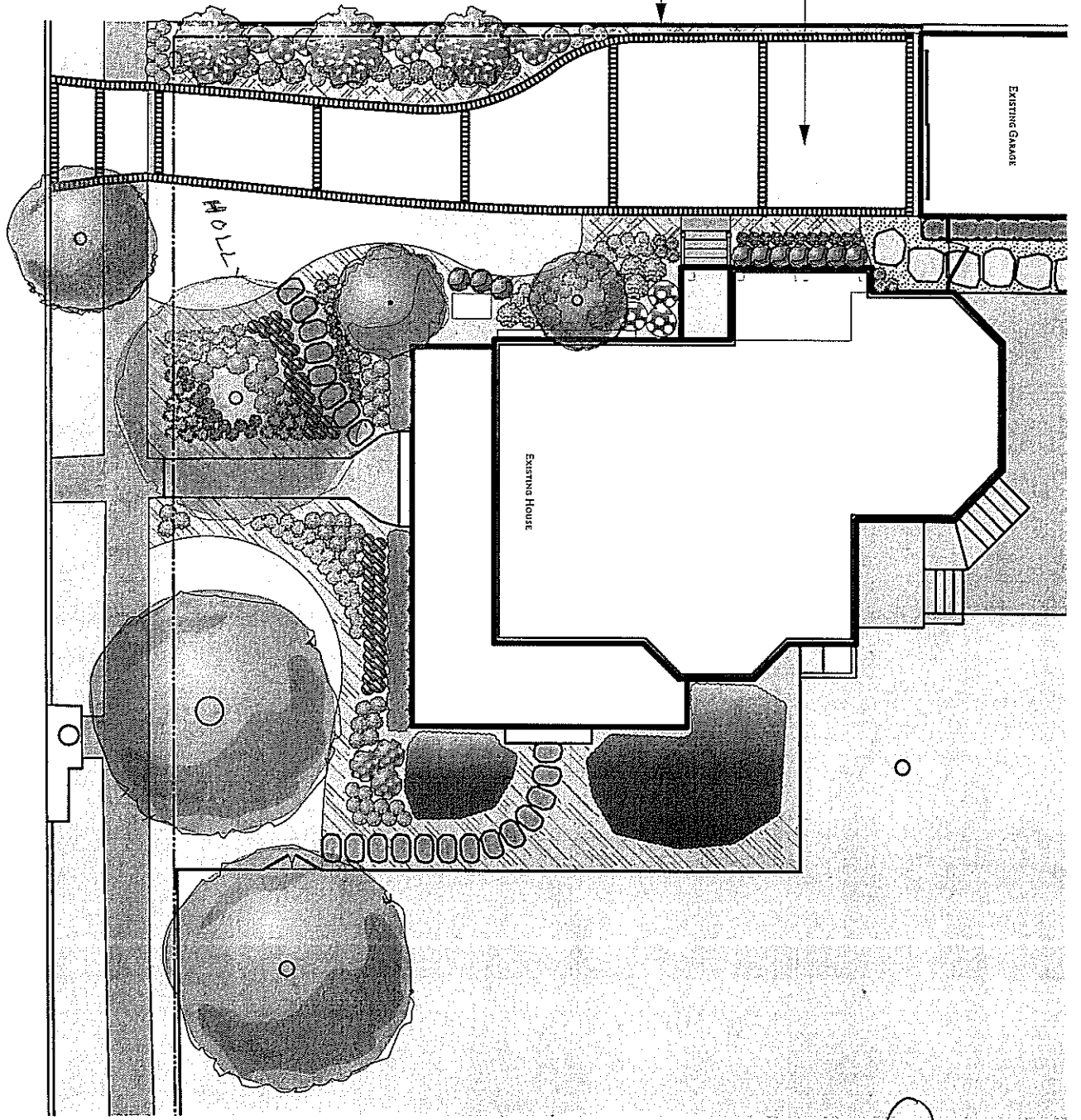
Deichman/Caswell



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

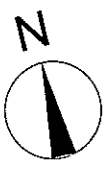
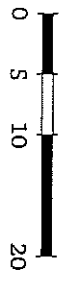
INSTALL NEW 3' TALL WOOD FENCE
 ALONG PROPERTY LINE
 STYLE TO MATCH EXISTING FENCE



Existing Garage

Existing House

HOLE



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

Caswell - Deichman Residence
 10221 Montgomery Ave. | Kensington, MD 20895

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

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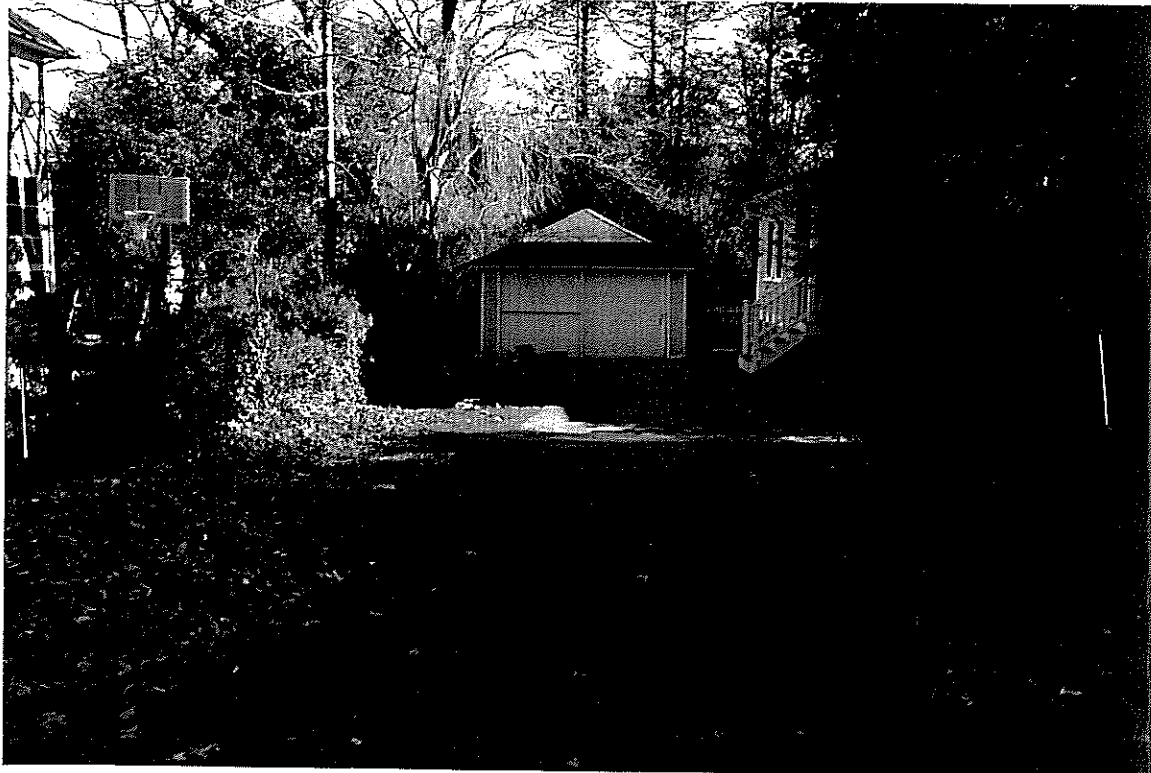
Existing Property Condition Photographs (duplicate as needed)



Holly tree →

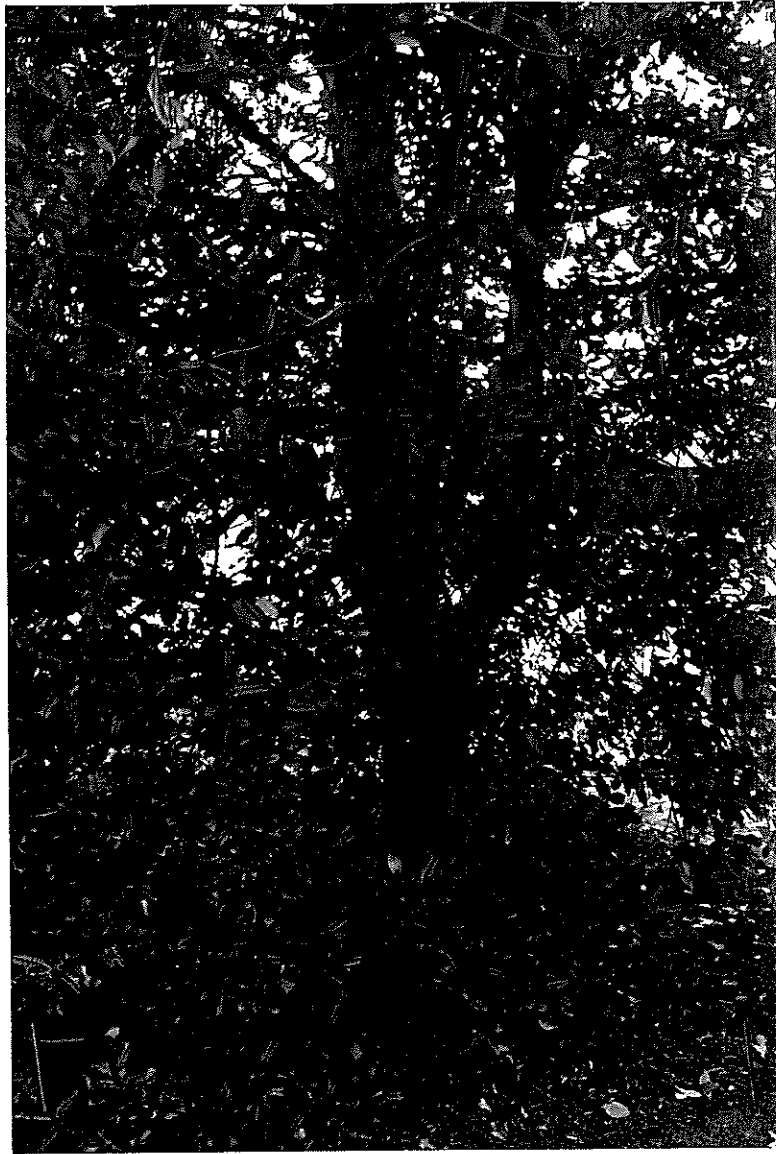
← Children's library

Detail: When the library is open, cars line the streets. It gets very busy,



← tree





Tree is very dense - there is no visibility to the right of way.

(10)



10563 Metropolitan Avenue, Kensington, MD 20895
301-942-6700
www.mulherontreeexperts.com

November 7, 2017

Lauren Deichman
10221 Montgomery Avenue
Kensington, Maryland 20895

RE: 16" Holly – Northwest corner and adjacent to driveway

Dear Lauren,

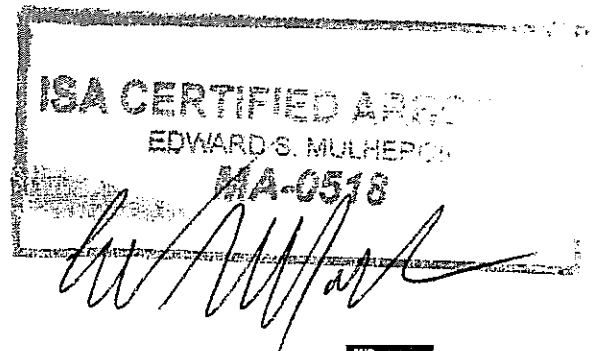
I have evaluated the above referenced tree and determined that even though it is in good health, it should be removed for safety reasons. It is positioned in such a way that the sight line to the South is completely eliminated. This creates a very dangerous scenario for pedestrian traffic when a vehicle is exiting the driveway.

I recommend removing this tree and re-planting a new one in a more suitable location.

Please feel free to call me if you have any questions.

Sincerely,

Edward Mulheron
ISA Certified Arborist MA-0518
MD Tree Expert License #715
ISA Certified Utility Specialist
ISA Certified Tree Risk Assessor #1072
MDA Certified Compost Operator
Certified Treecare Safety Professional #2405



MD TREE EXPERT
LIC. NO. 715

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

Owner's mailing address	Owner's Agent's mailing address
10221 Montgomery Ave. Kensington MD 20895	
Adjacent and confronting Property Owners mailing addresses	
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 Pkwy Kensington MD 20895
Timothy Willard 10210 Kensington Pkwy Kensington MD 20895	