MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10221 Montgomery Ave., Kensington
Resource: Primary Resource
Kensington Historic District
Applicant: Lauren Deichman & Bruce Caswell
Review: HAWP
Case Number: 31/06-18B
Proposal: Tree Removal

Meeting Date: 1/10/18
Report Date: 1/03/18
Public Notice: 12/28/17
Tax Credit: n/a
Staff: Dan Bruechert

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Deichman@verizon.net
Contact Person: Lauren Deichman
Daytime Phone No.: 301 942 5225

Tax Account No.: 01024415

Name of Property Owner: Lauren Deichman
Contact Person: Bruce Caswell
Daytime Phone No.: 240 472 1647

Address: 10221 Montgomery Ave Kensington MD 20895

Contractor: DeA Dunlevy Landscapers
Contractor Registration No.: MDIC 720983

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

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. CHECK ALL APPLICABLE
- ☐ Construct ☐ Extend ☐ Add/Remodel
- ☐ Move ☐ Install ☐ Window/Roof
- ☐ Revision ☐ Repair ☐ Add/Remodel
- ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
- ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
- ☐ Fence/Wall (complete Section 4) ☐ Other: Tree removal

1B. Construction cost estimate: $ 10,000

1C. If this is a revision of a previously approved active permit, see Permit # 12345

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND REMOVAL ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: None

2B. Type of water supply: 01 WSSC 02 Well 03 Other: 10,000 gal.

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 6 feet

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- ☐ On property 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.

[Signature]
Lauren Deichman
10/24/2017

Approved: For Chairperson, Historic Preservation Commission
Disapproved: ____________________________ Date: ____________________________

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   30 feet tall Holly tree on the NE corner of the property, at the junction of the right of way and the driveway.

   General description of project and its effect on the historic resources(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 (facade(s)), 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 elevation 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 abut the parcel in question, as well as the owner(s) of lots 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.
Existing Property Condition Photographs (duplicate as needed)

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

Applicant: Deichman/Caswell
Tree is very dense - there is no visibility to the right of way.
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,

[Signature]
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
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>10221 Montgomery Ave.</td>
<td></td>
</tr>
<tr>
<td>Kensington MD 20895</td>
<td>10213 Montgomery Ave.</td>
</tr>
<tr>
<td></td>
<td>Kensington MD 20895</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wendy Miller</td>
</tr>
<tr>
<td>10225 Montgomery Ave.</td>
</tr>
<tr>
<td>Kensington MD 20895</td>
</tr>
<tr>
<td>Katherine Wood + Richard Youle</td>
</tr>
<tr>
<td>10213 Montgomery Ave.</td>
</tr>
<tr>
<td>Kensington MD 20895</td>
</tr>
<tr>
<td>Susan &amp; Stephen Palmer</td>
</tr>
<tr>
<td>10208 Kensington Pkwy</td>
</tr>
<tr>
<td>Kensington MD 20895</td>
</tr>
<tr>
<td>Lew &amp; Joann Price</td>
</tr>
<tr>
<td>10206 Kensington Pkwy</td>
</tr>
<tr>
<td>Kensington MD 20895</td>
</tr>
<tr>
<td>Timothy Willard</td>
</tr>
<tr>
<td>10210 Kensington Pkwy</td>
</tr>
<tr>
<td>Kensington MD 20895</td>
</tr>
</tbody>
</table>