STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1880-1910) Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: 1898

PROPOSAL

The applicants propose to install a 3’ high two-board wooden fence with three custom wooden gates (one at the front and two at the rear) at the front and rear of the subject property. The front fence will be a total of 111’ long, with a 5’ wide gate. The rear fence will be a total of 191’ long, with two 5’ wide gates. No trees will be impacted by the proposed project.

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.

Montgomery County Code; Chapter 24A-8

(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) (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) & having found that the proposal 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 the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: akilcullen@aol.com  
Contact Person: Angie Kilcullen  
Daytime Phone No.: 301.717.1719

Tax ACCOUNT No.: 01023314

Name of Property Owner: Angie Kilcullen  
Daytime Phone No.: 301.717.1719

Address: 10308 Montgomery Ave, Kensington MD 20895

Street Number: City: State: Zip Code:

Contractor: Clinton Fence Co  
Phone No.: 301.843.1108

Contractor Registration No.: MD 1705

Agent for Owner: Scott Cochran  
Daytime Phone No.: Same

LOCATION OF BUILDING/ 삭제

House Number: 10308  
Street: Montgomery Ave

Town/City: Kensington  
Nearby Cross Street: Kensington Parkway

Lot: 10,2,11  
Block: 2  
Subdivision: 15

Plot:  
Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

☐ 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:

Construction cost estimate: $10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal:  
☐ WSSC  ☐ Septic  ☐ Other:

2B. Type of water supply:  
☐ WSSC  ☐ Well  ☐ 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.

[Signature]  
[Date: 6/19/18]

Approved: _____________________________  
For Chairperson, Historic Preservation Commission

Disapproved: _____________________________  
Signature: 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:

   2 1/2 story Queen Anne Victorian, originally built in 1898, located in Town of Kensington. Barn at rear of property. In 2010 an addition was added at rear (2 story) and side (1 story) with back covered and screened porches. Gravel driveway.

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

   Install new custom built 3' tall wooden (cedar) fence. Style will be "Two Board Estate Fence" (please see sample photos of neighbors fence). 111' of 2"x8" horizontal boards attached to 6"x8" wooden posts across front of property. 191' of 3"x8" horizontal boards attached to 6x8" wooden posts across front of property. Deluxe cedar Federalists post caps on all posts. 3 custom made gates. One at front of property (end of homeowner’s walkway) and 2 in rear of property (backyard). Proposed fence is highlighted in yellow on plat sheet.

2. SITE PLAN
   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
   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 resources and the proposed work.
   b. Elevations (façades), 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 façade 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 façade 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 drip line 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.
Property predates modern day zoning.

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

[Signature]

Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 725-9400
Property predated modern day zoning.

3). Plan/Elevation (Copy#)
3 ft tall wood fence
111 ft wide (Front yard)
191 ft "run" (Back yard)
3 gates total @ 5 ft wide each (1 in front; 2 in back)

PROPOSED FENCE BACK:
191 ft total run
fence; wood;
with 2 gates @
5 ft wide each

PROPOSED FENCE FRONT: 3 ft tall
cedar fence
111 ft, straight
across w/ 5 ft
wide gate*

MONTGOMERY AVENUE

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

[Signature]

Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-2200

or refinancing.
3 ft tall wood fence
3 gates total @ 5 ft wide each (1 in front, 2 in back)
191 ft "run" (back yard)
111 ft wide (front yard)

Proposed Fencing:
- 191 ft run with 3 gates
- 1500 ft Cedar fence
- New addition from 2000 yard
- Drawing by Amiee Kilcal
to show
- New addition
- June 18, 2000
- Plan elected (copy)
- FURNISHED
- Surveyor's Certification
- MERRICK SURVEYING INC.
- 611 Russell Avenue
- Suite #605
- Gaithersburg, MD 20879
- 301-721-9460

Meridian Surveying Inc. is responsible for the survey shown herein. A surveyor's certificate of accuracy is provided as an assurance of the survey's accuracy. The surveyor is not responsible for any errors or omissions. The survey is subject to interpretation of the original data by the property owner.
10308 Montgomery Ave, Kensington MD
proposed fence style...all wood, cedar caps, custom made gates

4. Materials:
- Wooden fence
- Cedar
- Cedar Federalistis
- Post
- Custom made wood gate

Style A

neighbor's gate @ 10213 Montgomery Ave, Kensington, MD

Style B

neighbor's fence @ 10213 Montgomery Ave, Kensington, MD
10308 Montgomery Ave, Kensington MD

view from street, front of house

view from street, gravel drive, side house
10308 Montgomery Ave, Kensington MD

Directly across street, Antonelli/Murphy home
10312 Montgomery Ave

Next door, Donatelli home
10400 Montgomery Avenue
10308 Montgomery Ave, Kensington MD

facing street from front porch

text

facing street from side front yard
10308 Montgomery Ave, Kensington MD

rear yard, Capron family side

rear yard, Donatelli family side
10308 Montgomery Ave, Kensington MD

facing street/driveway/Capron home from back yard
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>10308 Montgomery Ave</td>
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<tr>
<td>Kensington, MD 20895</td>
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<table>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Douglas &amp; Mary Donatelli</td>
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<td>10400 Montgomery Ave</td>
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<td>Sharon Murphy &amp; Arlene Antonicelli</td>
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