EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10303 Montgomery Avenue, Kensington

Meeting Date: 4/10/2019

Resource: Primary-Two Resource
(Kensington Historic District)

Report Date: 4/3/2019

Applicant: Mackie Barch

Public Notice: 3/27/2019

Review: HAWP

Tax Credit: N/A

Case Number: 31/06-19F

Staff: Michael Kyne

PROPOSAL: Hardscape alterations

STAFF RECOMMENDATION:

☑ Approve

☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-Two Resource within the Kensington Historic District

STYLE: Colonial Revival

DATE: 1898

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace the existing non-historic asphalt driveway with an exposed aggregate driveway in the same footprint.
- Replace the existing non-historic concrete walkways with brick paver walkways in the same footprints.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a 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

(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.

tt (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)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 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 #2;

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@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mackiebarch@gmail.com  Contact Person: Mackie Barch
Daytime Phone No.: 202-270-5404

Tax Account No.: 
Name of Property Owner: Mackie Barch  Daytime Phone No.: 202-270-5404
Address: 10303 Montgomery Ave  Kensington  MD  20895
Street  City  State  Zip Code
Contractor: N/A  Phone No.: N/A
Contractor Registration No.: 
Agent for Owner: N/A  Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE
House Number: 10303  Street: Montgomery Ave
Town/City: Kensington  Nearest Cross Street: Kensington Parkway
Lot: 26  Block: 3  Subdivision: 015
Lot: 26  Block: 3  Parcel:

PART ONE - TYPE OF ALTERATION AND壽 WATER

1A. CHECK ALL APPLICABLE:  
☐ Construct □ Extend ☑ Alter/Remodel  ☐ A/C  □ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed  ☐ Move  ☐ Install  ☐ Wreck/Remove  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family  ☐ Revision  ☐ Repair  ☐ Revocable  ☐ Fence/Wall (complete Section 4)  ☐ Other: Driveway/Walkway Repair

1B. Construction cost estimator: $835,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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 ON WALLS/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.

_________________________  ________________________
Signature of owner or authorized agent  Date

Approved: ______________________  Disapproved: ______________________
For Chairperson, Historic Preservation Commission  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:
      The driveway and walkways are in need of repair, there is no historical features. They are made of asphalt and exposed aggregate concrete.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      The driveway and walks were redone before I owned the home with non-historical elements, asphalt and cement. Due to water damage from downspouts and water from the street, the walkways and driveway are in need of major repair. First, the downspouts need to be ran underground to prevent flooding of our basement and future damage to the new driveway and walkways. We plan on replacing the asphalt with exposed aggregate and the cement walkways with brick pavers, similar as the ones used in the historic district of Kensington.

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 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 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 LABEL.
Proposed Materials
Leftwalk
Leftside Walkway
Right Side Walk
Rightside Walkway
Driveway
Back Patio Area