

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10221 Montgomery Avenue, Kensington	Meeting Date:	5/27/2020
Resource:	Contributing (Primary One) Resource Kensington Historic District	Report Date:	5/20/2020
Applicant:	Bruce Caswell and Lauren Deichman (Lauren Clark, Agent)	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-20G	Staff:	Michael Kyne
PROPOSAL:	Accessory structure alterations and shed construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-One Resource within the Kensington Historic District
DATE: c. 1898

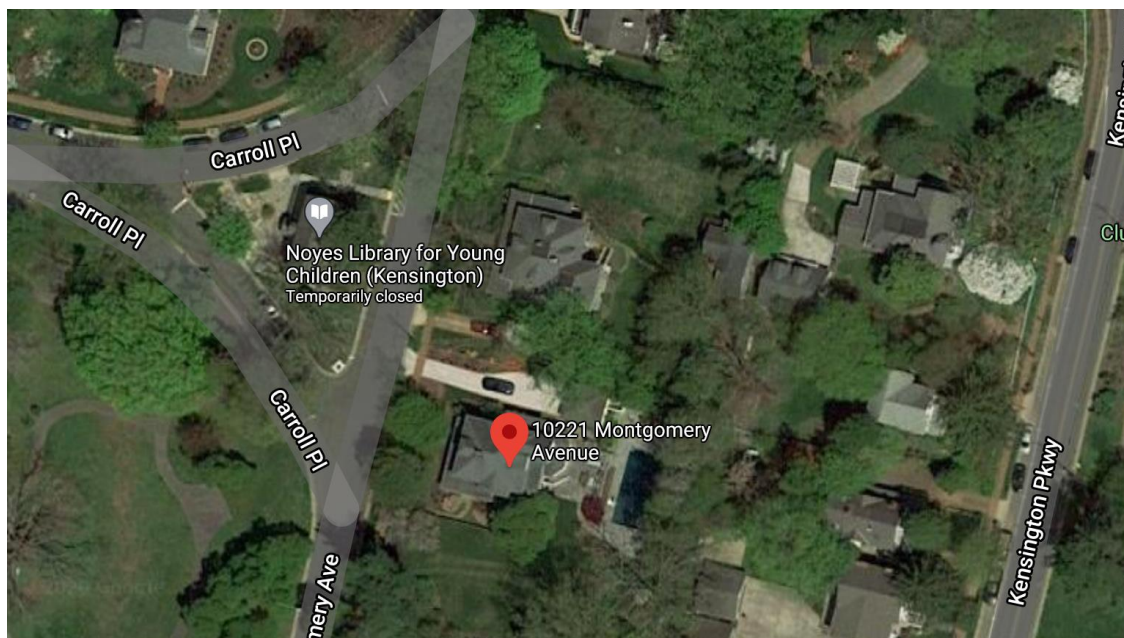


Fig. 1: Subject property.

PROPOSAL

The applicants propose to alter the original garage and construct a new shed at the subject property.

APPLICABLE 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 *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (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.

Vision of Kensington

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the *Vision* to determine the appropriateness of a proposal. 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 and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- 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 that 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.

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 ensure 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.
- (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.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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:

The applicants propose to make the following alterations to the original detached garage at the northeast (rear/left) side of the historic house:

- Replace the concrete slab.
- Replace the existing sliding garage door with wood bifold carriage-style garage doors.
- Construct one new addition at the south (right) side of the garage.
 - 5'-7 ¾" x 10'-7".
 - Painted wood siding to match the existing.
 - Painted wood corners to match the existing.
 - Asphalt shingle roofing to match the existing.
 - An existing window on the south (right) elevation will be reused.
- Construct one new addition at the east (rear) of the garage.
 - 3'-9" x 14'- ½".
 - Painted wood siding to match the existing.
 - Painted wood corners to match the existing.
 - Asphalt shingle roofing to match the existing.
 - An existing window on the east (rear) elevation will be reused.
- Install wood lattice on the west (front) and south (right) elevations of the garage.

In addition, the applicants propose to construct a new shed in the southeast (rear/right) corner of the subject property. The proposed shed will have the following specifications:

- One-story.
- 10' x 12'.
- Fiber cement siding (7" exposure) and trim.
- Hipped roof with asphalt shingle roofing.
- Parged concrete foundation.
- One multi-lite aluminum-clad patio door on the west (front) elevation.
- One six-over-one aluminum-clad double-hung window on the north (left) elevation.

Staff supports the applicants' proposal, finding the proposed alterations compatible with the historic house and surrounding historic district. In accordance with *Standards #2* and *#9*, the proposed alterations will not remove or alter character-defining features of the resource. In accordance with *Standard #10*, the proposed new additions to the original garage will be constructed in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found the proposal is consistent with the *Amendment to the Master Plan for Historic Preservation: Kensington Historic District*, the *Vision of Kensington: A Long-Range Preservation Plan*, and the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, outlined above.

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, #9, and #10.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lclark@gtmarchitects.com Contact Person: Lauren Clark
 Daytime Phone No.: 240-333-2028
 Tax Account No.: 01024615
 Name of Property Owner: Bruce Caswell & Lauren Deichman Daytime Phone No.: 301-529-8099
 Address: 10221 Montgomery Ave Kensington MD 20895
Street Number City State Zip Code
 Contractor: TBD Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

LOCATION OF BUILDING/PREMISE

House Number: 10221 Street: Montgomery Ave
 Town/City: Kensington Nearest Cross Street: Kent Street
 Lot: 20 Block: 3 Subdivision: Lts 21&22 Kensington Park
 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 ☒ Slab ☒ Room Addition ☐ Porch ☐ Deck ☒ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 35,000

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.

Signature of owner or authorized agent

05/06/20

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

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:

Existing one-story two-car frame garage circa 1898 with hipped asphalt shingle roof,
wood lap siding, wood double hung windows, wood sliding garage doors, and concrete slab

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

Replace concrete slab; replace sliding garage door with wood bi-fold real carriage door
(remove existing steel post and provide new beam to span entire opening); construct
additions at right side and rear of garage; install car lift inside garage; construct new
frame shed on concrete slab at rear of property

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 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.

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

Owner's mailing address Bruce Caswell & Lauren Deichman 10221 Montgomery Avenue Kensington, MD 20895	Owner's Agent's mailing address Lauren Clark GTM Architects 7735 Old Georgetown Rd, Ste 700 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
Wendy Miller 10225 Montgomery Avenue Kensington, MD 20895	Elizabeth Pierce 10212 Kensington Parkway Kensington, MD 20895
Timothy Willard & Cynthia Tracy 10210 Kensington Parkway Kensington, MD 20895	Susan & SJ Palmer 10208 Kensington Parkway Kensington, MD 20895
Richard Youle & Katherine Wood 10213 Montgomery Avenue Kensington, MD 20895	



SCOPE OF WORK: REPLACE GARAGE DOOR; ADDITIONS TO RIGHT SIDE & REAR OF GARAGE; BUILD NEW SHED



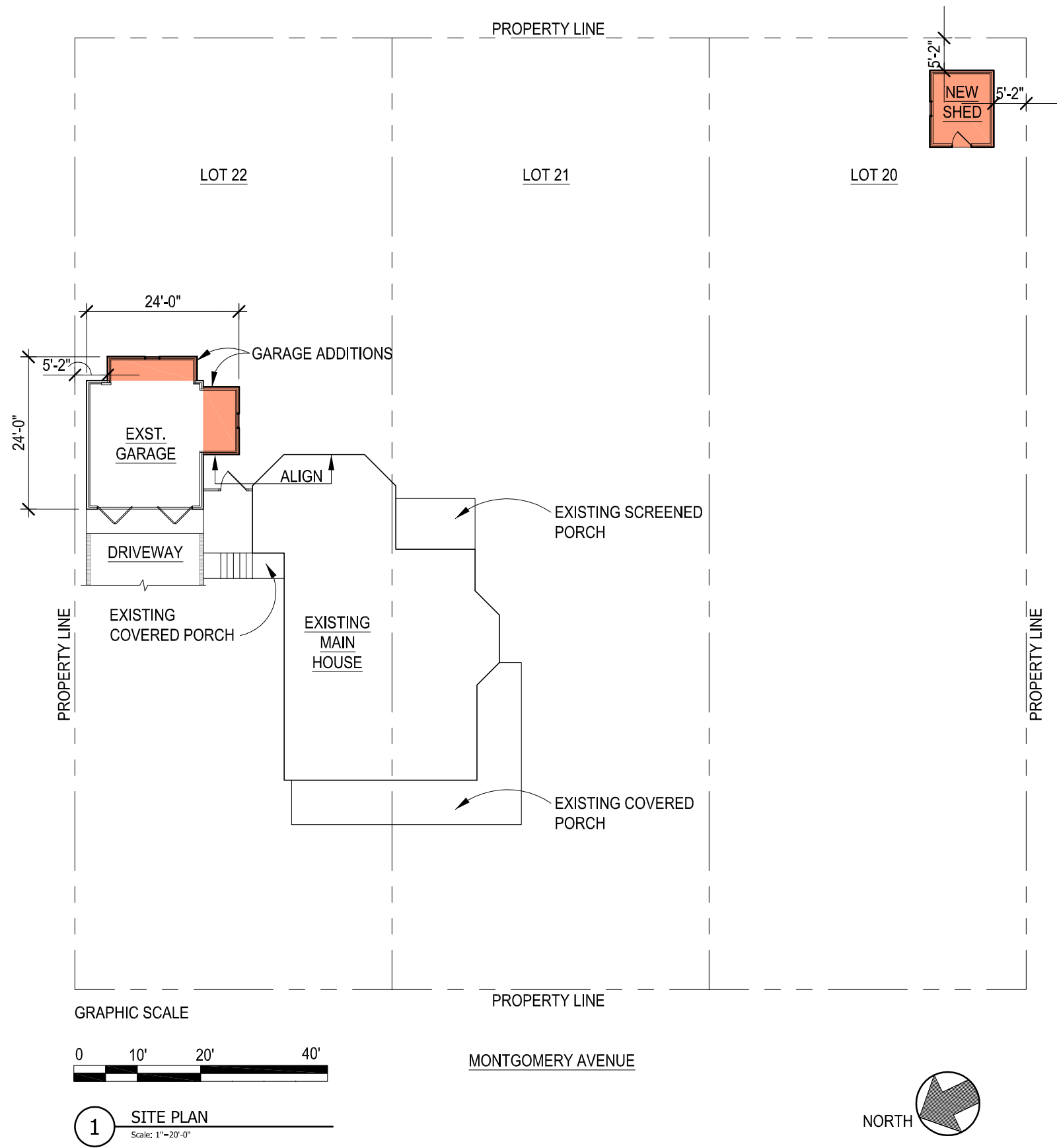
EXISTING CONDITIONS PHOTOS

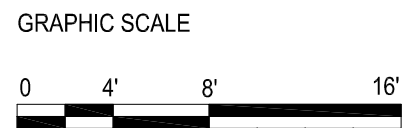
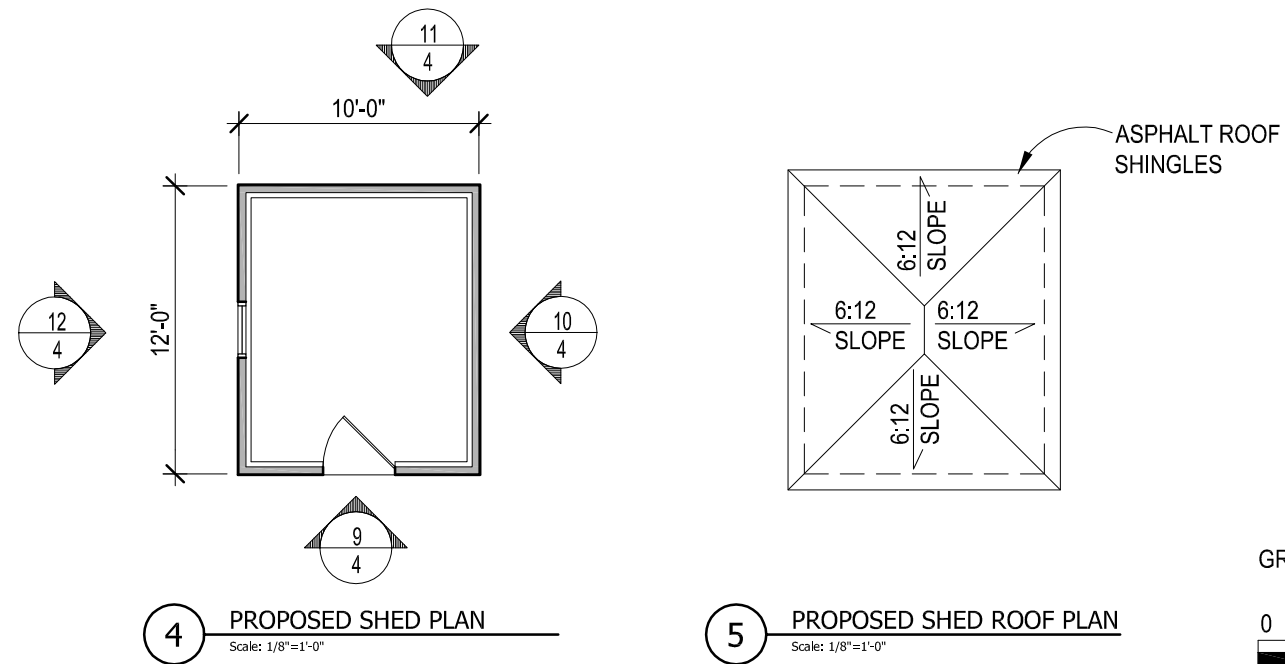
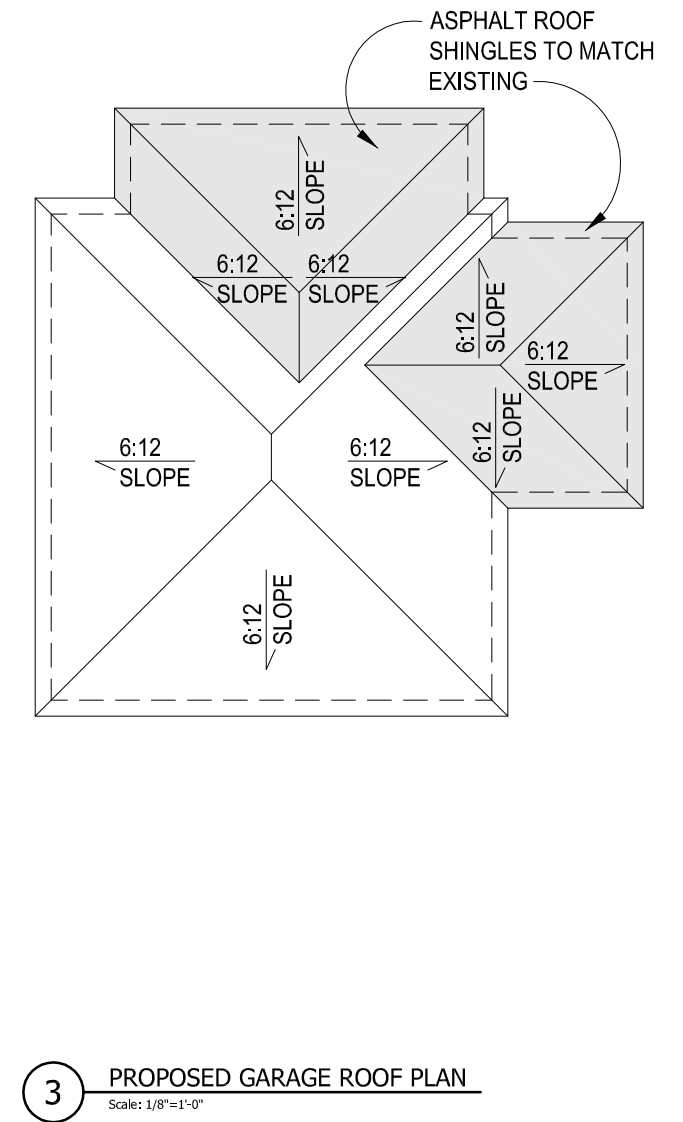
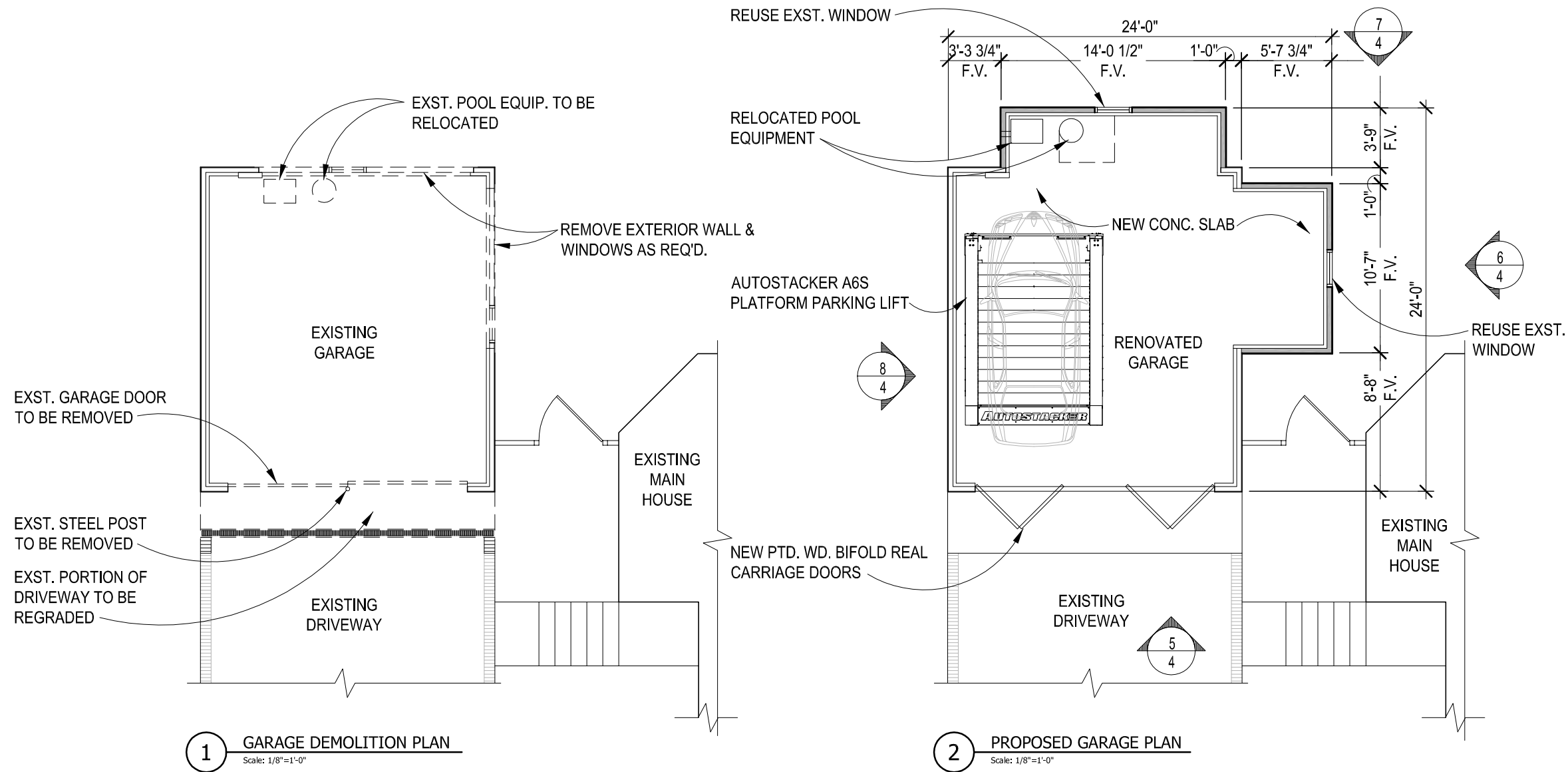
LOT COVERAGE

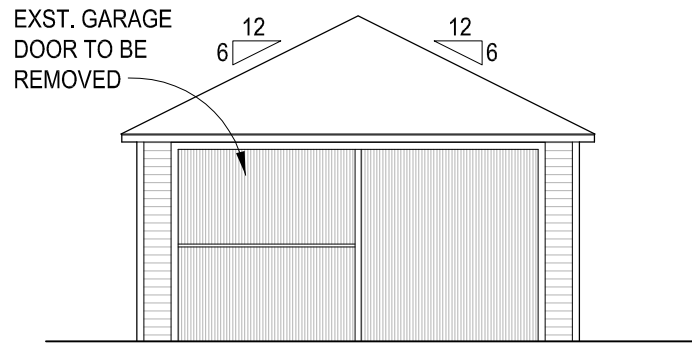
PROPERTY AREA: 22,500 SF
ZONE: R-60
MAX LOT COVERAGE ALLOWED: 20% (4,500 SF)

SQUARE FOOTAGE
EXISTING MAIN HOUSE: 1,957 SF
EXISTING GARAGE: 372 SF
GARAGE ADDITIONS: 113 SF
NEW SHED: 120 SF
TOTAL: 2,562 SF

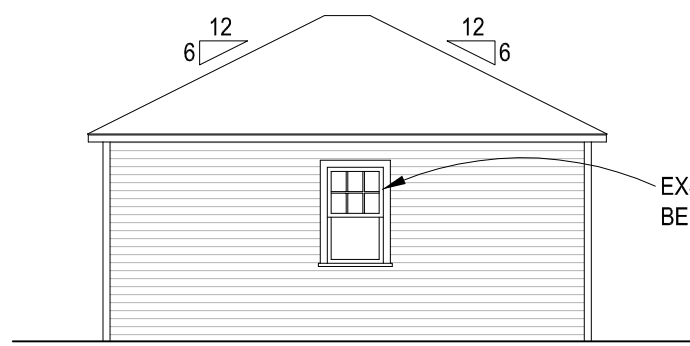
PROPOSED LOT COVERAGE: 11.4%



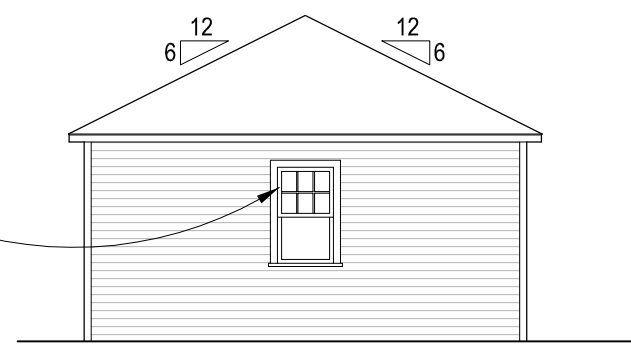




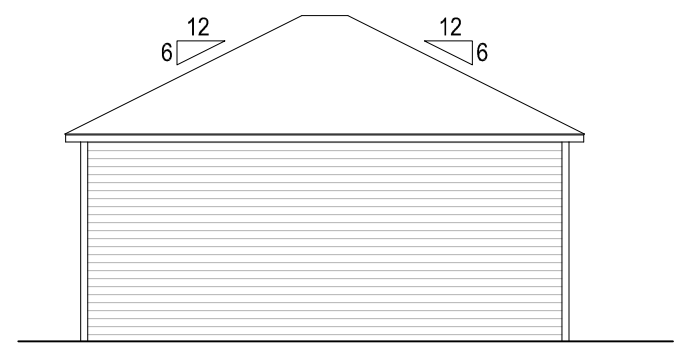
1 EXISTING FRONT GARAGE ELEVATION
Scale: 1/8"=1'-0"



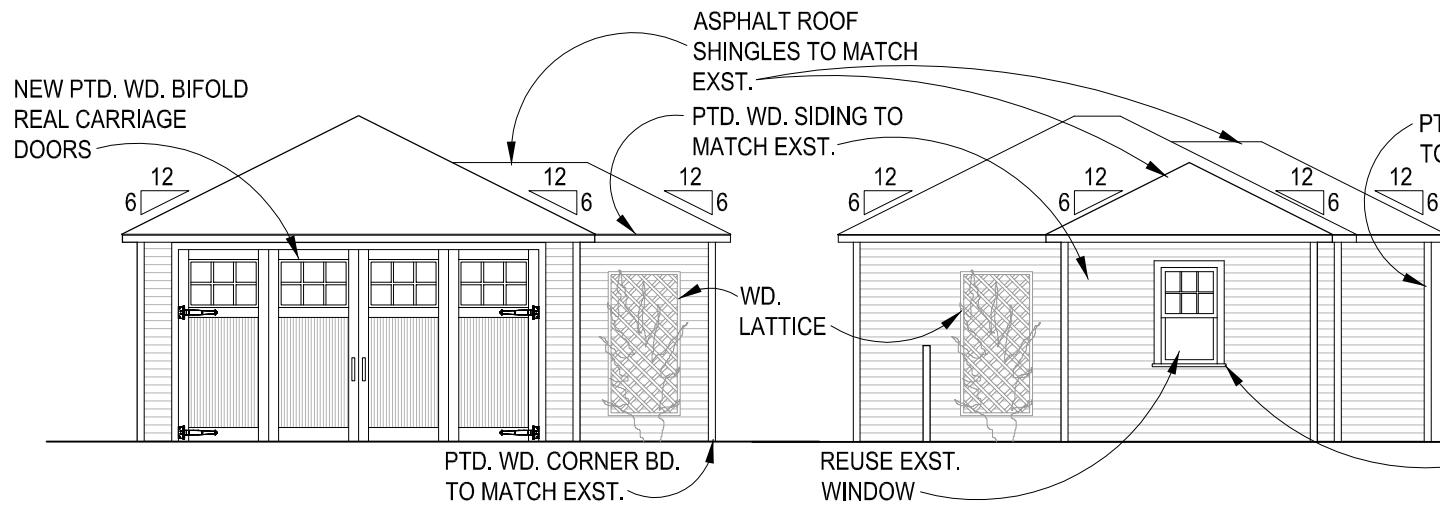
2 EXISTING RIGHT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



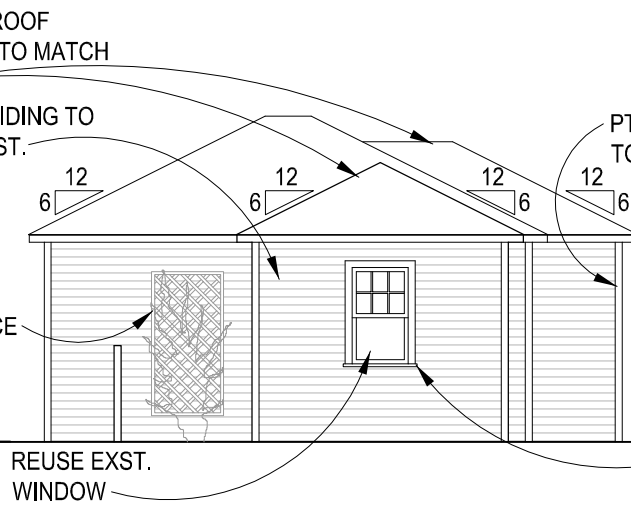
3 EXISTING REAR GARAGE ELEVATION
Scale: 1/8"=1'-0"



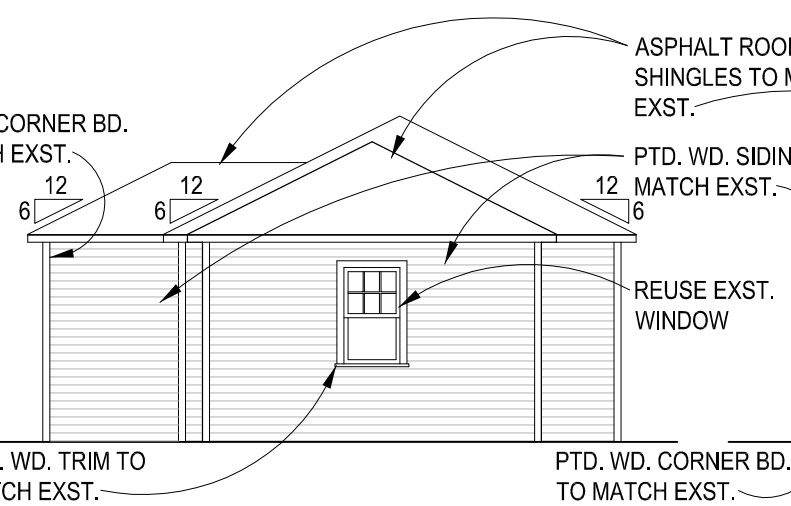
4 EXISTING LEFT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



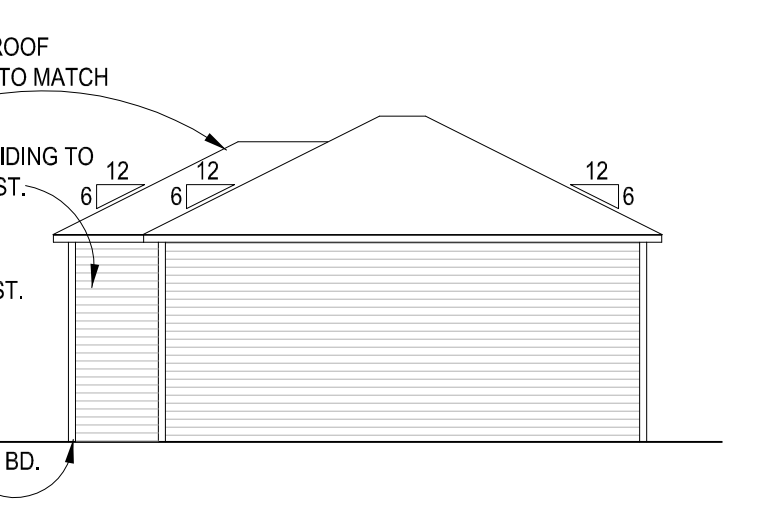
5 PROPOSED FRONT GARAGE ELEVATION
Scale: 1/8"=1'-0"



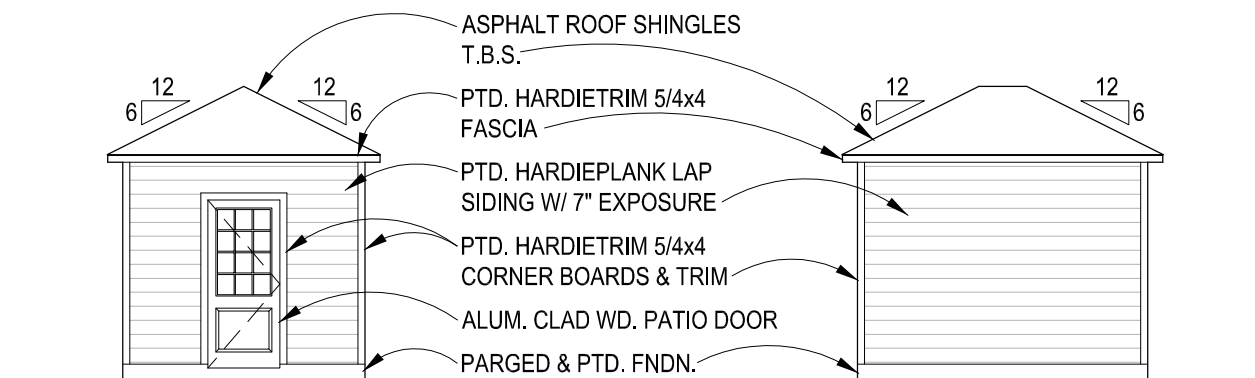
6 PROPOSED RIGHT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



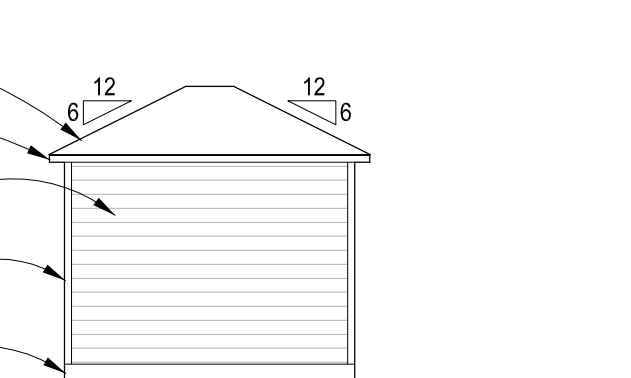
7 PROPOSED REAR GARAGE ELEVATION
Scale: 1/8"=1'-0"



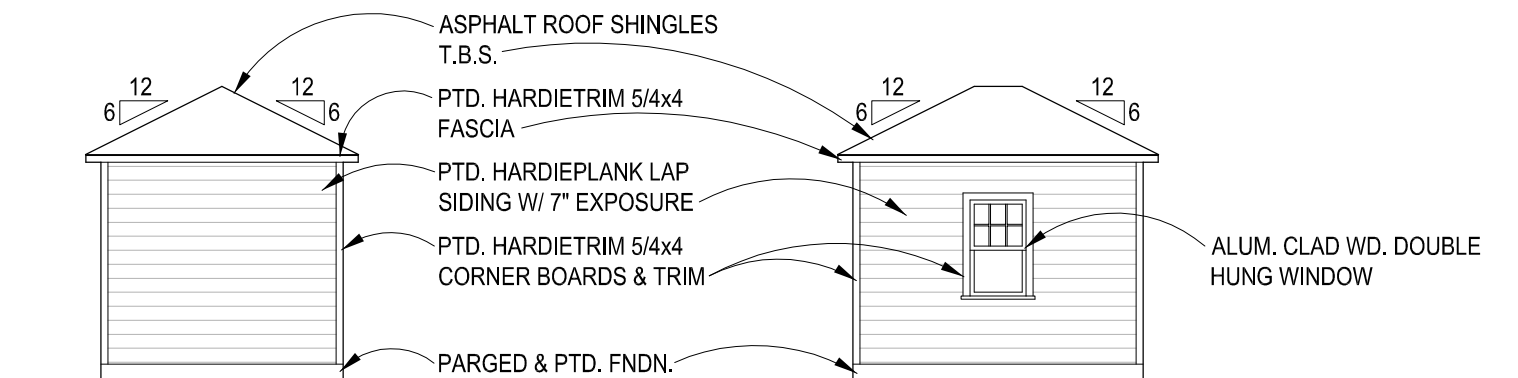
8 PROPOSED LEFT SIDE GARAGE ELEVATION
Scale: 1/8"=1'-0"



9 PROPOSED FRONT SHED ELEVATION
Scale: 1/8"=1'-0"



10 PROPOSED RIGHTSIDE SHED ELEVATION
Scale: 1/8"=1'-0"



11 PROPOSED REAR SHED ELEVATION
Scale: 1/8"=1'-0"

12 PROPOSED LEFT SIDE SHED ELEVATION
Scale: 1/8"=1'-0"

GRAPHIC SCALE

