

**To:** Historic Preservation Commission  
**From:** Michael Kyne, Planner Coordinator, Historic Preservation  
**Subject:** Staff Item – Revision to HAWP #31/06-20G for 10221 Montgomery Avenue, Kensington (Contributing (Primary One) Resource, Kensington Historic District)  
**Date:** September 9, 2020

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**Background:** The application for accessory structure alterations and shed construction was approved at the May 27, 2020 HPC meeting. The approval included the following alterations to the original detached garage at the northeast (rear/left) side of the historic house:

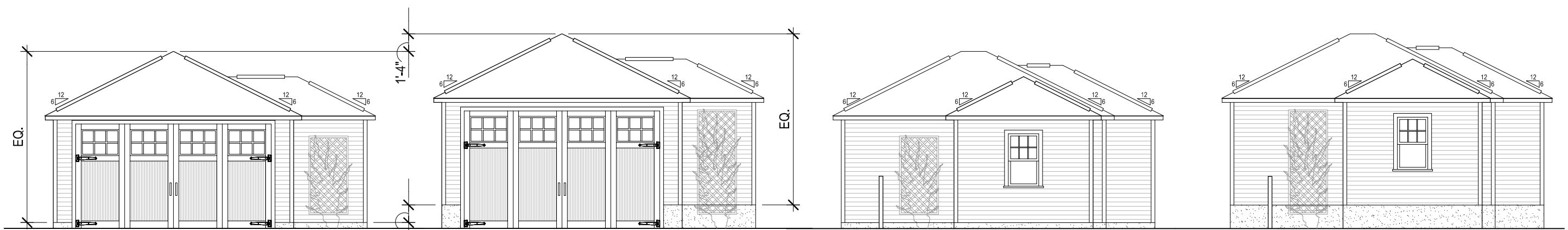
- Replacement of the concrete slab.
- Replacement of the existing sliding garage door with wood bifold carriage-style garage doors.
- Construction of one new addition at the south (right) side of the garage.
  - 5'-7 ¾" x 10'-7".
  - Painted wood siding to match the existing.
  - Painted wood corners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

**Proposal:** The applicants propose to increase the height of the garage by 1'-4" by adding a CMU block foundation (two blocks high at 8" high per block). This revision is being proposed to accommodate two car lifts inside the garage.

**Recommendation:** Staff recommends approval of this Staff Item.

**HPC Decision:**

PROPOSED REVISIONS INCLUDE RAISING ENTIRE WOOD STRUCTURE UP BY (2) 8" CMU BLOCKS @ FOUNDATION TO ACHIEVE GREATER HEAD HEIGHT WHILE PRESERVING EXISTING WALL & ROOF STRUCTURE & SIDING



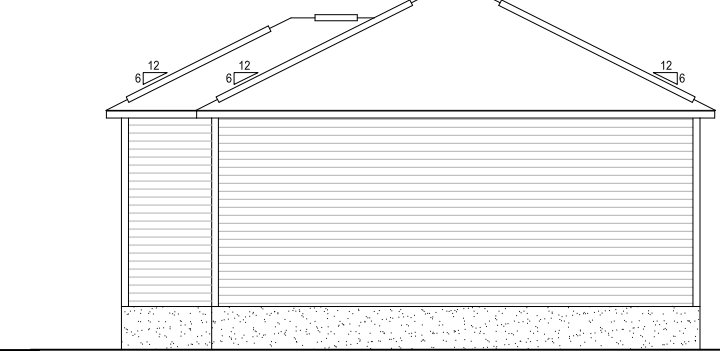
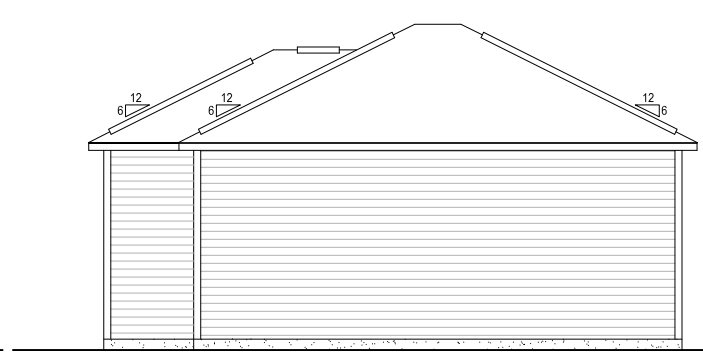
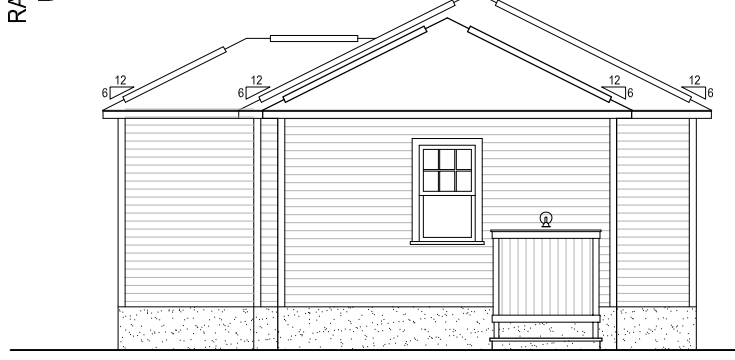
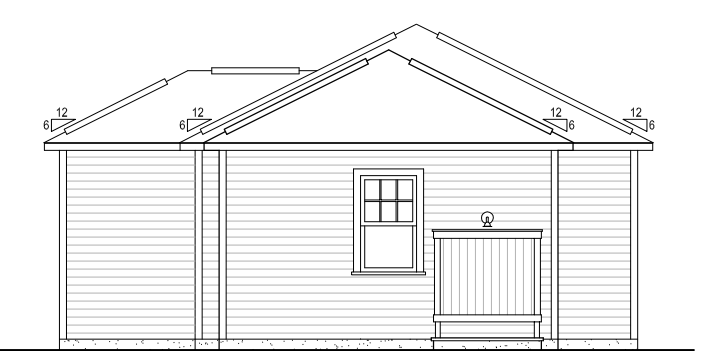
1 APPROVED FRONT ELEVATION  
Scale: 1/8"=1'-0"

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

3 APPROVED RIGHT SIDE ELEVATION  
Scale: 1/8"=1'-0"

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

RAISE ENTIRE STRUCTURE UP BY (2) CMU BLOCKS



5 APPROVED REAR ELEVATION  
Scale: 1/8"=1'-0"

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

7 APPROVED LEFT SIDE ELEVATION  
Scale: 1/8"=1'-0"

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

GRAPHIC SCALE

