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

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 RASING 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
2. PROPOSED FRONT ELEVATION
3. APPROVED RIGHT SIDE ELEVATION
4. PROPOSED RIGHT SIDE ELEVATION
5. APPROVED REAR ELEVATION
6. PROPOSED REAR ELEVATION
7. APPROVED LEFT SIDE ELEVATION
8. PROPOSED LEFT SIDE ELEVATION

10221 MONTGOMERY AVENUE
Proposed HAWP Revisions