

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9510 Hemswell Place, Potomac	Meeting Date:	6/23/2021
Resource:	Master Plan Site #29/18 <i>Kentsdale</i>	Report Date:	6/16/2021
Applicant:	Jacqueline & George Hinman (Mark Giarraputo, Architect)	Public Notice:	6/9/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	949997 & 955668		
Proposal:	Construction of a swimming pool, pool house, garage, and other alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #29/18, *Kentsdale*
 STYLE: Italian Renaissance
 DATE: 1926

Excerpt from *Places from the Past*:

This architecturally outstanding property includes an Italian Renaissance style mansion (1926) and Spanish Colonial chapel (1961). The property was originally a 1,000-acre country estate for stockbroker and financier Lyman Kendall. From 1931 to 1988, Kentsdale became a religious and educational haven as it became first a convent and then a monastery for two successive Catholic organizations. Washington architect Wolcott Waggaman designed Kentsdale based on the architecture of northern Italian villas. Sheathed in stucco and covered with a terra cotta tile roof, the house is constructed of hollow tile and features a barrel-vaulted portico with carved Corinthian columns and pilasters. Details include sculpted lion heads under an upper loggia, and stone quoins marking the corners of the house.

Historically, Kentsdale represents a prosperous era when cosmopolitan and powerful Washingtonians established country estates in fashionable Montgomery County. Lyman and Elizabeth Kendall already owned houses in New York, Bar Harbor and Miami when they commissioned this mansion. The estate was lauded by the press as an impressive landmark and the Kendalls entertained lavishly. The Kendall's tenure was cut short, however, when Lyman died unexpectedly in 1929, less than three years after the house was built.

In 1931 the property was purchased by the Sisters of Mercy, a Catholic order with a special concern for women and children suffering from poverty and illness, to establish local headquarters and a convent school. The following year, the Sisters of Mercy built a large north addition for use as classrooms. For nearly 30 years, Kentsdale was the place from which the Sisters of Mercy administered the building and staffing of countless orphanages, schools, and

hospitals in the Western Hemisphere.

In 1960 the mansion and 15.5 acres became a monastery and library for another Catholic order, the American Academy of Franciscan Studies, an organization devoted to researching the 500 year history of Franciscan monks in the new world. The next year, the Academy built the Chapel of Our Lady of Guadalupe just north of the house to serve staff and a growing Catholic and Hispanic community. Copied from a 16th century Peruvian building, the chapel is typical of stylized Spanish Colonial architecture. When the Academy sold the mansion in 1988, it was converted back to a private residence.



Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicants propose construction of a swimming pool, pool house, garage, and other alterations at the subject property.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

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.

Secretary of the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 subject property is a c. 1926 Italian Renaissance-style house. There is a c. 1931 addition at the north side of the house and a c. 1961 Spanish Colonial-style chapel building at the north end of the property. There is a loggia connecting the north side addition to the chapel building. The main building, addition, chapel building, and loggia all have similar finishes, with terra cotta tile roofing and stucco cladding. Staff visited the site in May 2021 and determined that the loggia likely dates to c. 1961, as its stucco cladding matches the chapel building in texture and color (see *Figs. 2 & 3* below).

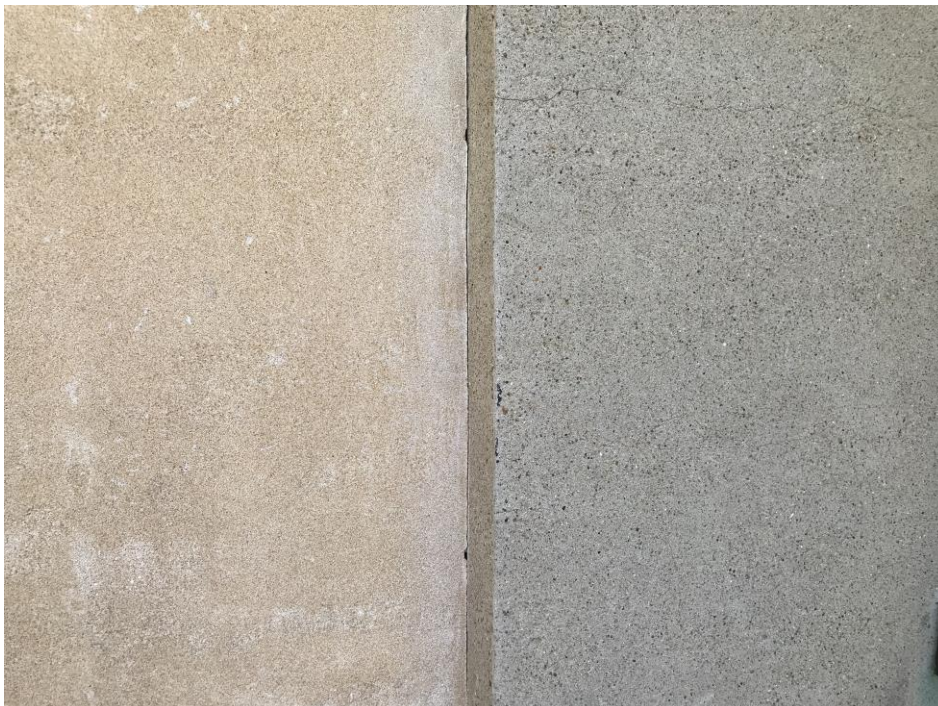


Fig. 2: Loggia stucco cladding (left) and north side addition stucco cladding (right).



Fig. 3: Chapel building stucco cladding (left) and loggia stucco cladding (right).

The current proposal includes two HAWP applications – HAWP #949997 is for the construction of a new swimming pool, and HAWP #955668 is for the construction of a new pool house, garage, and other alterations.

Swimming Pool

The proposed swimming pool will be located at the east side (rear) of the subject property (behind the main house), and it will be approximately 40' x 20'. A flagstone terrace is proposed around the swimming pool. The existing red tile patio at the east side (rear) and south side (right side, as viewed from the public right-of-way of Hemswell Place) of the house is deteriorating and crumbling, and it will be replaced with flagstone to match the proposed terrace around the pool.

Pool House

The proposed new pool house will be located at the southeast (rear/right) side of the subject property. The pool house will be a one-story, stucco-clad building, with red clay tile roofing and bronze gutters and downspouts. The proposed windows will be aluminum-clad wood casement windows. Where applicable, the windows will have permanently-affixed interior and exterior 5/8" muntins and internal spacer bars. Aluminum-clad wood single-lite bifold doors are proposed on the north elevation, and aluminum-clad wood outswing doors are proposed for the storage area at the south side of the building. An outdoor dining area defined by an attached cedar pergola is proposed on the west elevation. The proposed pergola will extend from the proposed pool house to the southeast (rear/right) corner of the historic house.

Garage

The proposed new garage will be located at the northeast side of the subject property, and it will be connected to the northeast corner (rear/left) of the existing c. 1931 addition via an enclosed breezeway/mudroom. The garage will be a two-story (three-car garage with exercise room on the

upper level), stucco-clad building, with stucco base and corner quoins similar to those on the historic house. The proposed garage materials include architectural asphalt shingle roofing, bronze gutters and downspouts, decorative oil-rubbed bronze/wrought iron light fixtures, aluminum-clad wood garage doors, paired aluminum-clad wood entry doors with permanently-affixed interior and exterior 5/8" muntins and internal spacer bars (east elevation), aluminum-clad wood casement windows with permanently-affixed interior and exterior 5/8" muntins and internal spacer bars (east elevation), decorative ironwork window coverings on the second floor of the east and west elevations, and an attached wooden trellis on the west elevation.

The proposed enclosed breezeway/mudroom will be the same approximate length (north to south) as the existing loggia, creating a courtyard between the loggia, chapel, breezeway/mudroom, and garage. A new flagstone walkway is proposed within the courtyard to connect the loggia and an existing sidewalk at the front of the property to the breezeway/mudroom. The breezeway/mudroom will be a one-story, stucco-clad structure, with red clay tile roofing and bronze gutters and downspouts. Other proposed materials include decorative oil-rubbed bronze/wrought iron light fixtures, aluminum-clad wood entry doors and sidelights with permanently-affixed interior and exterior 5/8" muntins and internal spacer bars (east elevation), aluminum-clad wood casement windows with permanently-affixed interior and exterior 5/8" muntins and internal spacer bars (east elevation), and a custom wood door with arched transom and sidelights on the west (front) elevation (SDL with permanently-affixed interior and exterior 5/8" muntins and internal spacer bars).

Other Alterations

The existing gravel driveway at the northernmost end of the subject property (north/left of the chapel building) will be extended to the proposed new garage.

Staff is fully supportive of the applicants' proposal. The proposed swimming pool and terrace are at the rear of the historic house, where they are not visible from the public right-of-way. Although the proposed pool house will project beyond the south (right) side of the historic house, it is compatibly designed, and its scale and massing are appropriate for an accessory structure.

Staff finds that the proposed garage and attached breezeway/mudroom are in the most appropriate and suitable location, given the construction history and site constraints. As previously noted, the garage will be attached to the existing c. 1931 addition via the proposed breezeway/mudroom. This is preferable to relocating the existing driveway and proposed garage, with an attachment to the main house (c. 1926 portion), as this would directly impact the most historically significant structure on the property. Additionally, there is a forest conservation easement at the east side (rear) of the property, which precludes a garage and/or attachment completely behind the c. 1931 addition. Staff also finds that, with the proposed courtyard area between the existing loggia, existing chapel building, proposed garage, and proposed garage breezeway/mudroom, the distance/separation is sufficient to ensure that the new structures will not overwhelm the existing.

In accordance with *Standards #2* and *#9*, staff finds that the proposal will not remove or alter character-defining features of the subject property. Per *Standards #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

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-(b) 1 and 2, having found the proposal is consistent with 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), 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 an electronic set 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.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Studio Z Design Concepts LLC
Address: 8120 Woodmont Ave Suite 950
Daytime Phone: 301-951-4391

E-mail: mark@studiozdc.com
City: Bethesda Zip: 20814
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Mark Giarraputo AIA
Address: 8120 Woodmont Ave Suite 950
Daytime Phone: 301-951-4391

E-mail: mark@studiozdc.com
City: Bethesda Zip: 20814
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 9510 Hemswell Place

Is the Property Located within an Historic District? Yes/District Name No
No/Individual Site Name 9510 Hemswell Pl Potomac

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|----------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

6-8-2021

Signature of owner or authorized agent

Date

8

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two additions and a pool are proposed to be added to this residence. Addition 1 is a pool house. Addition 2 is an attached garage and mud room that is needed to create functionality for the new owners. And 3 is a new in ground pool.

All accessory structures are in the rear of the residence. As seen on the site plan, out croppings of granite and stone have been identified through out the property. Seismic research and borings have proved this and the buildings and pool were located to minimize the need for super high end commercial excavation equipment. All buildings will utilize very shallow footings and the pool will be a minimum depth.

Please note the onerous Tree Save Area on the site plan. All structures and disturbance must be inside this boundary.

The architecture is in keeping with the period of the main existing residence. Materials specified



Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: <u>Pool House</u>	
Description of Current Condition:	Proposed Work: A new detached pool house. This one story building will be used to entertain from and included a living space, dining arbor and bath. The roof is a low pitch so as to not compete with the main residence.
Work Item 2: <u>Detached Garage and Mud Room</u>	
Description of Current Condition:	Proposed Work: The two story building sits behind the main house and old church and is connected to the main house with a mud room that is one story. The mud room/breezeway entrance is located as to center line on the existing colonnade that connects the old church and the existing residence, thus creating a wonderful courtyard that will be beautifully landscaped. The colonnade and church are not original to the property. Our proposed court yard seeks to unify all structures to provide purpose to this part of the property.
Work Item 3: <u>Inground Pool</u>	
Description of Current Condition:	Proposed Work: The in ground concrete pool is proposed to the North of the Pool House and centers on the main residence axis from the front door through to the rear door and rear yard. this creates a dramatic focal point in the landscape. The presence of existing rock will limit the depth of the pool to less than 5'.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description Done	2. Site Plan Done	3. Plans/ Elevations Done	4. Material Specifications Done	5. Photographs Done by HPC	6. Tree Survey Site plan enclosed	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated July, 2005.
- Total lot area: Lot 64 = 73,309 sq. ft. (1.683 acres)
- Property is located on Tax Map GP122 and WSSC 2007 Sheet 212NM05.
- Property is located on Soil Survey Map Number 23.
Soil type(s): 2U8, Glenelg Urban Land Complex, H50 "B",
100, Brinklow Blocktown Chertway Silt Loam, H50 "C".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C3450.
- Property is located in the Cabin John Creek Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PSEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is a Master Plan Historic Individual Site (Kenshale, 29018-000A)
- Property is subject to the terms and conditions of MNCPPC Preliminary Plan 118891190 (Franciscan Property)
- This plan was created without the benefit of a title report.

ZONING DATA

- Zoning: R-200
Minimum Lot Area = 20,000 sq. ft.
Minimum Lot Width at R.W. = 25 ft.
Minimum Lot Width at B.R.L. = 100 ft.
- Front B.R.L. = 40 ft.
Rear B.R.L. = 30 ft.
Side B.R.L. = 12 ft. min., 25 ft. total

LEGEND

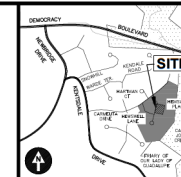
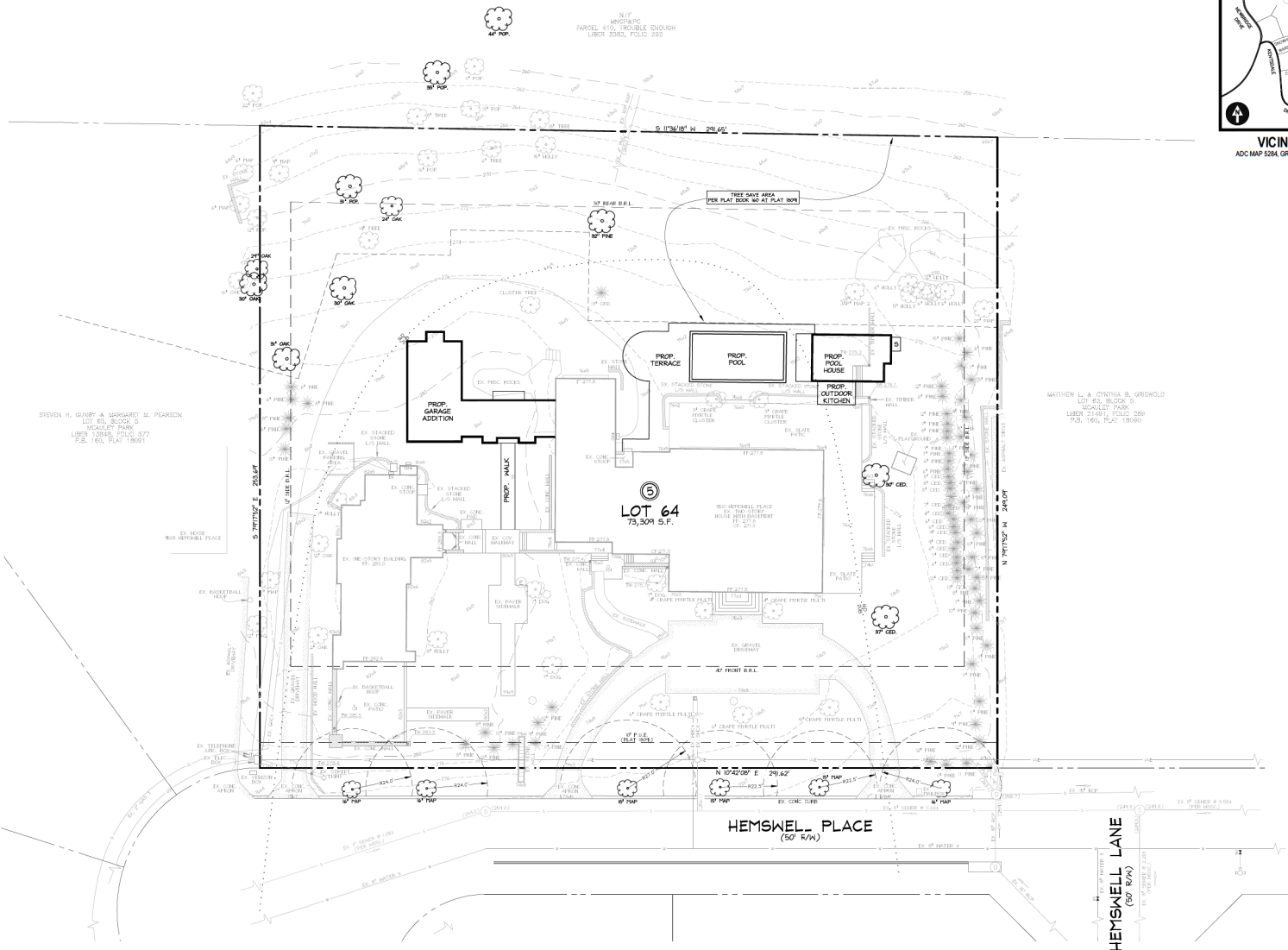
- EXISTING FEATURES**
- Ex. Storm Drain with Manhole
 - Ex. Sewer Line with Cleanout
 - Ex. Sewer Manhole and Invert
 - Ex. Water Line with Valve
 - Ex. Gas Line with Valve
 - Ex. Overhead Utility with Pole
 - Ex. Drain Pipe and Inlet
 - Ex. Downspout/Paved/Spilled
 - Ex. Underground Utility Line
 - Ex. Two-And-Ten-foot Contours
 - Ex. Spot Elevation
 - Ex. Chain Link or Wire Fence
 - Ex. Wood or Stockade Fence
 - Ex. Metal or Iron Fence
 - Ex. Retaining Wall
 - Ex. Soil Line with Soil Types
 - Ex. Tree (>24" DBH)
 - Ex. Roadside Tree or Ex. Significant Tree
 - Ex. Specimen Tree
 - Ex. Irrigation Control Valve (ICV)
 - Ex. Center Drain Inlet (CDI)
 - Ex. Electric Manhole (EMH)
 - Ex. Electric Junc. Box (EJB)
 - Ex. Light Pole

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLANNED BY	BY
WATER	05/22/2005	KAW	05/22/2005	W. F. L. L.	05/22/2005
SEWER	05/22/2005	KAW	05/22/2005	W. F. L. L.	05/22/2005
GAS	05/22/2005	KAW	05/22/2005	W. F. L. L.	05/22/2005
TELEPHONE	05/22/2005	KAW	05/22/2005	W. F. L. L.	05/22/2005
POWER	05/22/2005	KAW	05/22/2005	W. F. L. L.	05/22/2005

MISS UTILITY
FOR LOCATION OF UTILITY, CALL "MISS UTILITY" AT 1-800-724-7777 OR LOG ON TO
WWW.MISS-UTILITY.COM. THE MISS UTILITY SERVICE IS A FREE SERVICE. THE
BENEFITARY USER MUST BE A RESIDENT OF THE DISTRICT OF COLUMBIA. THE
USER OF THE SERVICE MUST BE A RESIDENT OF THE DISTRICT OF COLUMBIA.
THE SERVICE IS NOT AVAILABLE TO NON-RESIDENTS OF THE DISTRICT OF COLUMBIA.
COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA.



VICINITY MAP
ADC MAP 528A, GRID C-8, SCALE: 1" = 200'

CAS JOB NO.: 20-286
DATE: 08/2020

DATE: REVISION
08/02/2020 CAS - Building Permit Site Plan Base
Sheet to Client and Architect
04/02/2021 JAW - Site Plan for PFC Application

Lot 64, Block 5, McAuley Park
Plat Book 160, Plat No. 18091, Recorded 01/1991
Potomac (10th) Election District, Montgomery County, MD

9510 Hemswell Place
Potomac, Maryland 20854



CAS ENGINEERING-MD
11 South Bentz Street
Frederick, Maryland 21701
301-450-4031 Phone
info@casengineering.com
www.cas-engineering.com

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20006
202-355-7200 Phone
info@cas-dc.com
www.cas-dc.com

SCALE 1"=30' < 30 FEET

SHEET TITLE:

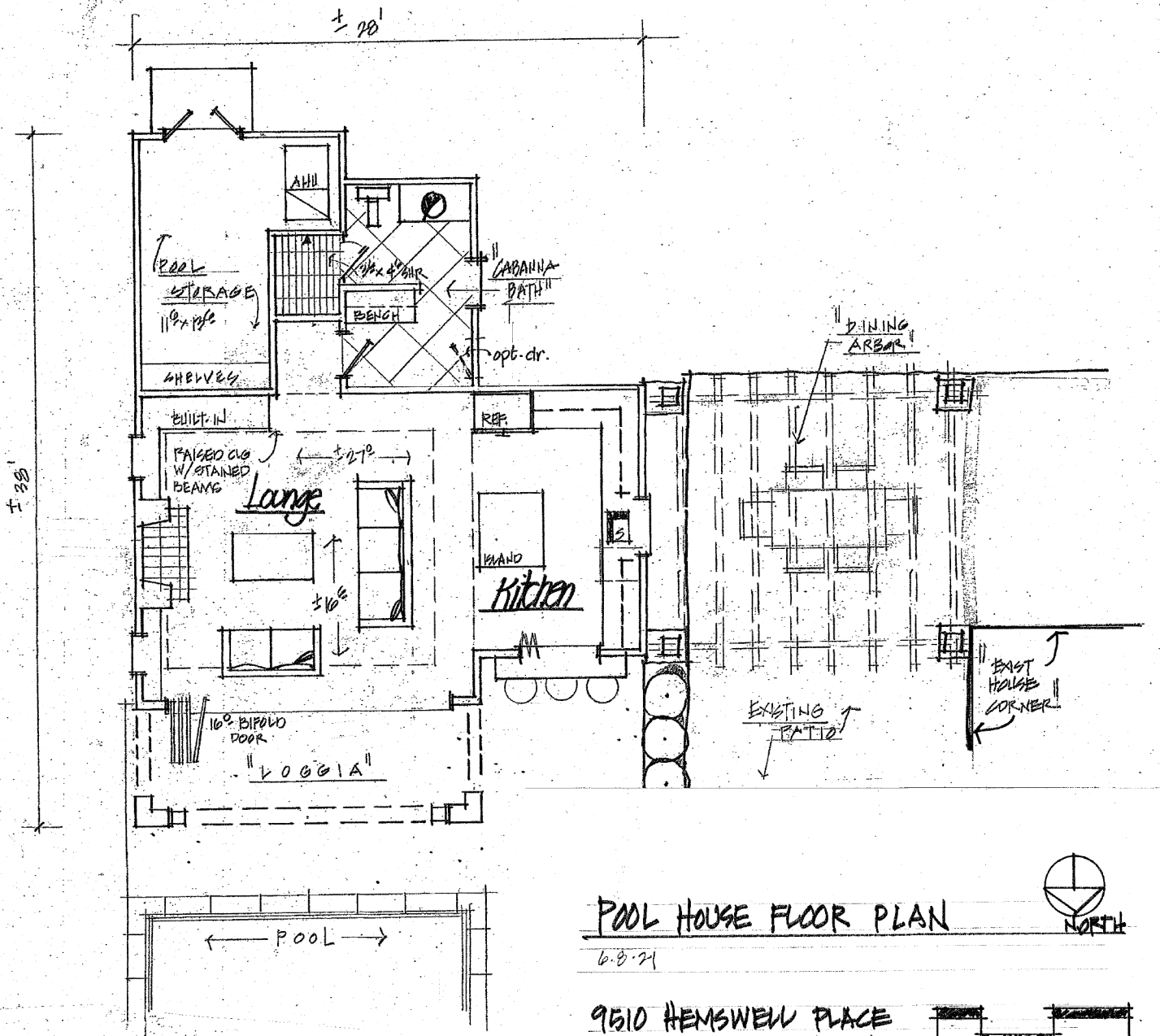
Site Plan

1 OF 1

OWNER/APPLICANT
Jacqueline & George Himman
15 Cherry Hills Farm Drive
Cherry Hills Village, CO 80113
jacquelineh@gmail.com

ARCHITECT
Mark Giarraputo
Studio 2 Design Concepts, Inc. (MD)
812C Woodmont Avenue, Suite 150
Bethesda, MD 20817
301-651-4551, x206 direct
mark@studiod2.com

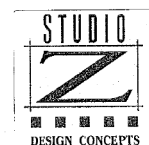
9510 Hemswell Place
Lot 65, Block 5, McAuley Park
Site Plan

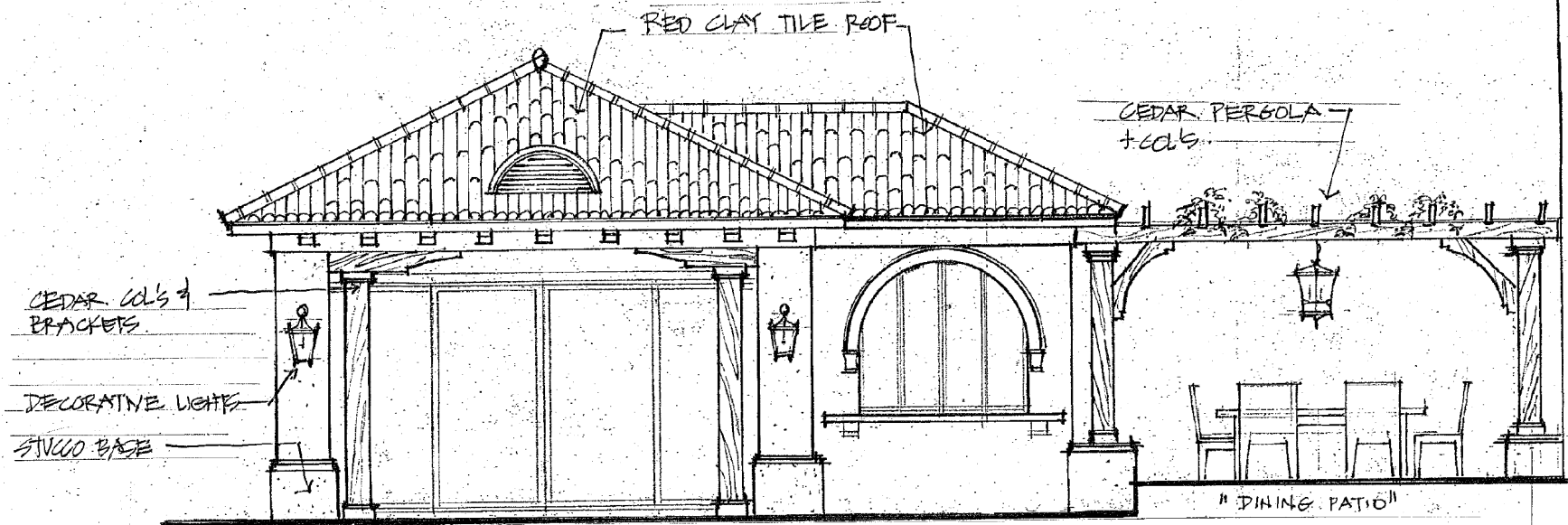


POOL HOUSE FLOOR PLAN

6.8.21

9510 HEMSWELL PLACE
POTOMAC, MARYLAND

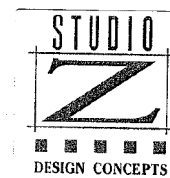


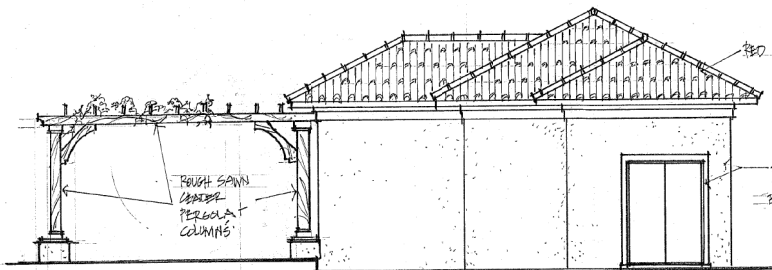


NORTH FACING POOL HOUSE ELEVATION

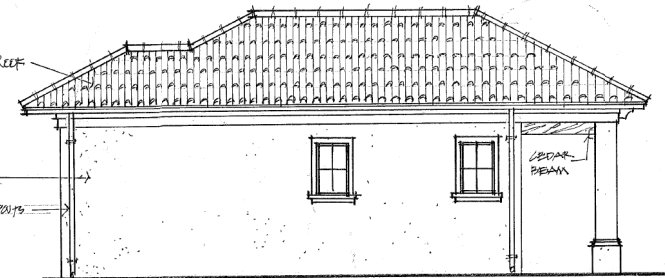
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9910 HEMSWELL PLACE
POTOMAC, MARYLAND.

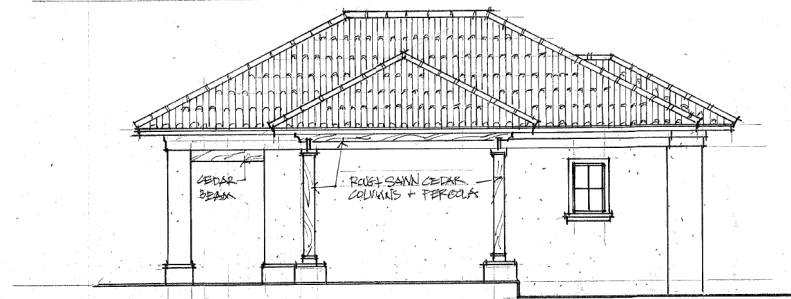




SOUTH FACING POOL HOUSE ELEVATION



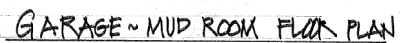
EAST FACING POOL HOUSE ELEVATION



WEST FACING POOL HOUSE ELEVATION

9510 HENSHEW PLACE
POTOMAC, MARYLAND
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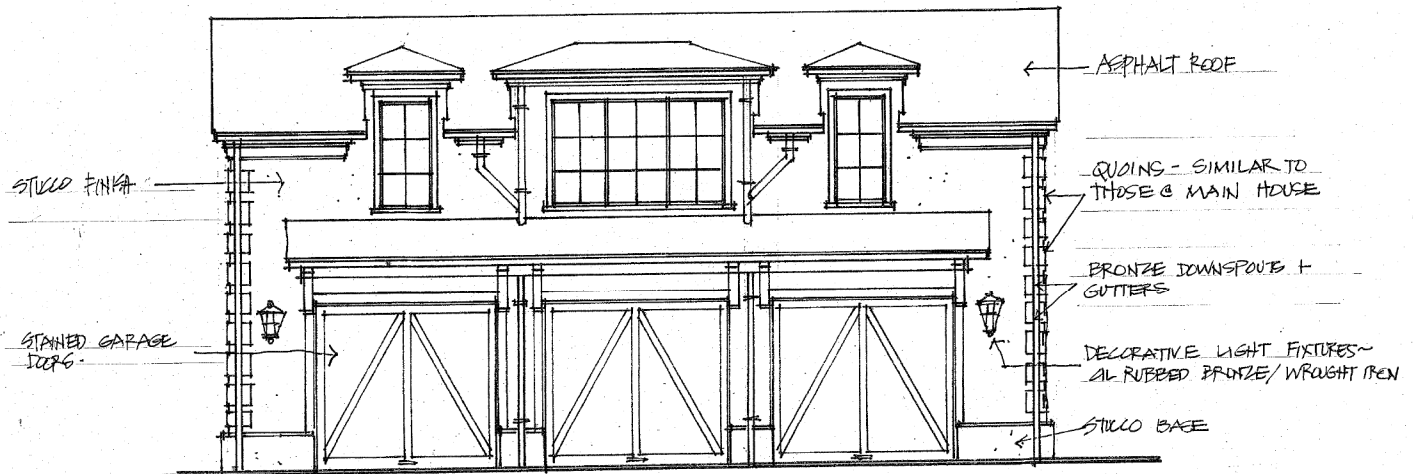




STUDIO
Z
DESIGN CONCEPTS



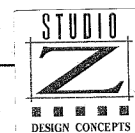
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NORTH FACING GARAGE ELEVATION

6.8.21

9510 HEMSWELL PLACE
POTOMAC, MARYLAND



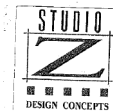


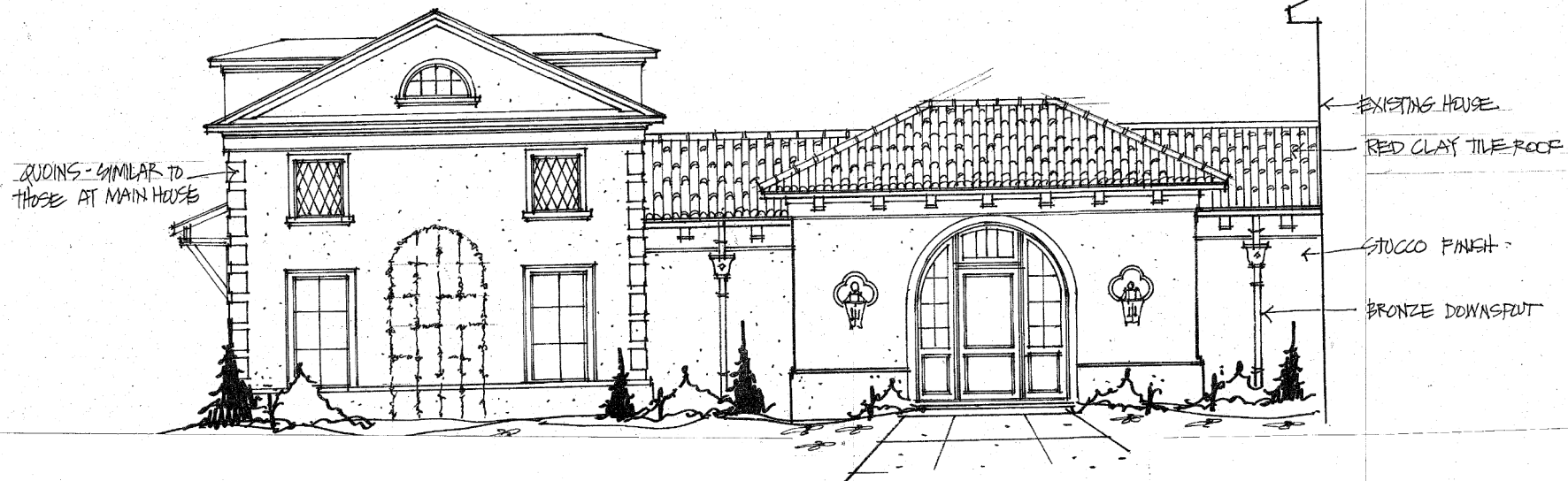
EAST ELEVATION ~ GARAGE & BREEZEWAY/MUD ROOM

9510 HEMSWEN PLACE

POTOMAC, MARYLAND

6.8.21





GARAGE ~ MUD ROOM / BREEZEWAY WEST FACING ELEVATION

0.8.21

9510 HEMSWELL PLACE
POTOMAC, MARYLAND



Kyne, Michael

From: Mark Giarraputo <Mark@studiozdc.com>
Sent: Tuesday, June 15, 2021 4:52 PM
To: Kyne, Michael
Subject: Hemswell Place Spec's

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Michael,
Here are the items you asked for. I will follow with the site plan tomorrow.
Thank you.
Mark

Items as requested:

Exterior Windows and Doors: Anderson E Series Aluminum Clad with 5/8" grilles in simulated divided lights as shown, in bronze color.

Mud Room Entry Door on Cloister side: Painted wood door with simulated divided light windows per designs.

Garage Doors, Clopay or Equal, stained aluminum clad doors, (Note: not visible from street)

Asphalt Roofing: Use Certainteed Patriot in Shadow Black Color, (Note: not visible from street)

Clay Tile Barrel Roofing: match existing color and size on the breezeway and pool building.

Existing driveway to remain gravel and get extended back to new garage location with turn around.

Pool decking and Existing Terrace at back of house to random sized flagstone.

Existing terrace has degraded in condition and must be replaced. (Note: not visible from the street)

Mark L. Giarraputo, AIA.

STUDIO Z DESIGN CONCEPTS, LLC.

8120 WOODMONT AVENUE SUITE 950

BETHESDA, MARYLAND 20814

301.951.4391 EXT 306

MARK@STUDIOZDC.COM

WEB SITE: WWW.STUDIOZDC.COM





FOR STAFF ONLY:
HAWP# 949501
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jacque Hinman
Address: 9510 Hemswell Place
Daytime Phone: 703-629-4916

E-mail: jacquehinman@gmail.com
City: Potomac Zip: 20854
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Ric Wugalter
Address: 7540 Fullerton Ct.
Daytime Phone: _____

E-mail: rwugalter@townandcountrypools.com
City: Springfield Zip: 22153
Contractor Registration No.: 21866

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 9510 Hemswell Place

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9510 Street: Hemswell Place
Town/City: Potomac Nearest Cross Street: Hemswell Lane
Lot: 65 Block: 5 Subdivision: McAuley Park Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: <u>Swimming pool</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Ric Wugalter

4/21/2021

Signature of owner or authorized agent

Date

22

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a single family home with a detached garage, patio and typical residential landscaping.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We are constructing a small in-ground refer-back swimming pool. Permit #949501

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

















HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS





	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*






1. Boundary information and two-hole contour data are based upon surveys performed by CAS Engineering and dated July, 2020.
2. Total lot area: Lot 54 = 73,330.91 s.f. (1.665 acres)
3. Property is located on US Highway 222 WSSC 200' Shad 2124W60'
4. Property is located on Soils F722 and F723
5. Property is located on Soils F722 and F723
6. Soil type(s): 7B1, Gredbank, and Complex, HSG 7B
7. US, Gredbank, and Complex, HSG 7B
8. Flood zone is "C" per F.E.M.A. Firm Maps, Community Management Plan 24031/C3424D
9. Property is located in the Cabin John Creek Watershed.
10. Water Category 1 - Sewer Category - 1
11. Local utilities include:
Water - Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
12. Property is not located in a Special Protection Area
13. Property is a Master Plan Historic Individual Site (Kendall, 2910-1000A)
14. Property is subject to the terms and conditions of MDCPP Preliminary Plan 10000 (Preliminary Plan 10000)
15. This plan was created without the benefit of a title report.

1. **Zoning:** R-200
Minimum Lot Area = 20,000 sq. ft.
Minimum Lot Width at RW = 25 ft.
Minimum Lot Width at B.R.L. = 100 ft.
Front B.R.L. = 40.0 ft.
Rear B.R.L. = 30 ft.
Side B.R.L. = 12 ft. min., 25 ft. total

EXISTING FEATURES

	Ex. Storm Drain with Manhole
	Ex. Sewer Line with Cleanout
	Ex. Sewer Manhole and Invert
	Ex. Water Line with Valve
	Ex. Gas Line with Valve
	Ex. Overhead Utility with Pole
	Ex. Crawl Pits and Inlet
	Ex. Downspout of Pipe/ Spigot
	Ex. Underground Utility (U.U.)
	Ex. Two-And-Ten-foot Contours
	Ex. Spot Elevation
	Ex. Chain Line on Wire Fence
	Ex. Wood or Blockade Fence
	Ex. Metal or Iron Fence
	Ex. Sawing Mark
	Ex. Soil Line with Soil Types

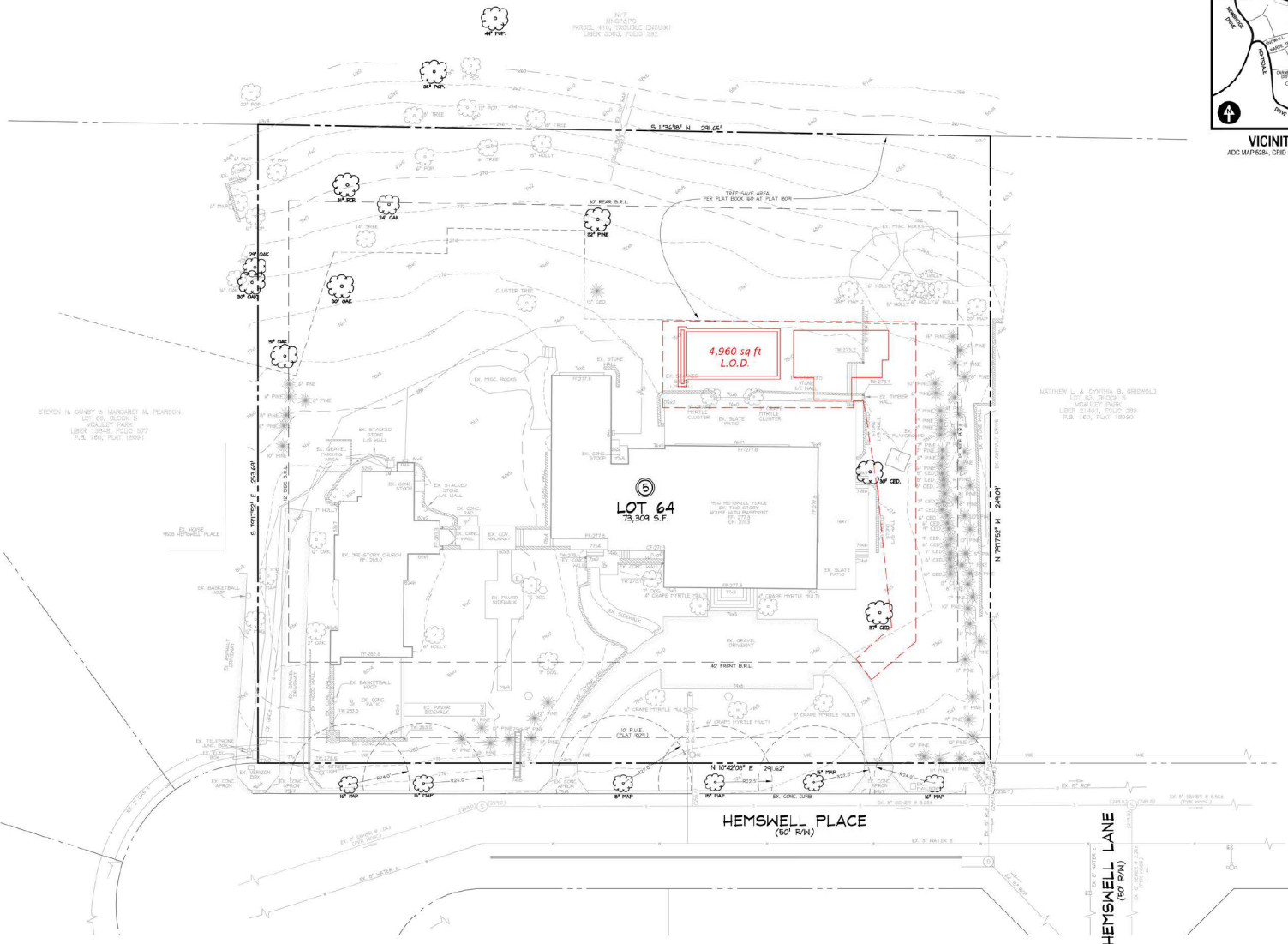
	Ex. Tree 1/4" (E.H.)
	Ex. Roadside Tree or
	Ex. Significant Tree
	Ex. Spotcure Tree

	Ex. Ingration Control Valve (ICV)
	Ex. Center Drain Inlet (CDI)
	Ex. Electric Manhole (E.M.H.)
	Ex. Electric Arc Box (E.B.)
	Ex. Light Pole

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE
FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND
ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
M&T	06/09/2020	KAM	06/22/2020	NO FACILITIES	DMJ
CHASKAT	06/09/2020	KAM	--	--	--
PFCO	06/09/2020	KAM	07/11/2020	26/03/2020	DMJ
CRISMAN/GSI	06/09/2020	KAM	07/29/2020	26/03/2020	DMJ
WGLI/MSI	07/31/2020	DMJ	08/03/2020	26/04/2020	DMJ
B.S.C.					
SEWER CONTRACT DRAWING			06/09/2020	27/29/2020	DMJ
WATER CONTRACT DRAWING			06/09/2020	27/29/2020	DMJ
HOUSE-CONNECTION PLUMBING CARDS			06/09/2020	27/29/2020	DMJ

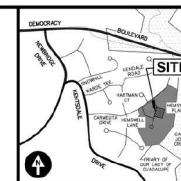
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-237-7777, OR LOG ON TO WWW.MISSUTILITY.AT/IC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



OWNER/APPLICANT
Jacqueline & George Hinman
15 Cherry Hills Farm Drive
Cherry Hills Village, CO 80113
jacquehinman@gmail.com

ARCHITECT
Mark Giarrapulo
Studio Z Design Concepts, Inc. (MG)
8120 Woodmont Avenue, Suite 950
Bethesda, MD 20817
301-951-4391, x308 direct
mark@studiozdc.com

**9510 Hemswell Place
Lot 65, Block 5, McAuley Park
Boundary and Topographic Survey**



VICINITY MAP
ADC MAP 5284 GRID C-8 SCALE: 1" = 200'

CAS JOB NO.:	20-286
DATE:	08/2020

DATE	REVISION
06/07/20	DW - Building Permit Site Plan Base Sheet to Client and Architect.

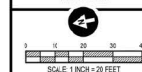
Lot 64, Block 5, McAuley Park
Plat Book 160, Plat No. 18091, Recorded 01/1991
Potomac (11th) Election District, Montgomery County, MD

9510 Hemswell Place
Potomac, Maryland 20854



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SHEET TITLE:
**Boundary and
Topographic Survey**

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