

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10304 Kensington Parkway, Kensington	<b>Meeting Date:</b>	7/13/2022
<b>Resource:</b>	Contributing (Primary One) Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	7/6/2022
<b>Applicant:</b>	Paul Longo	<b>Public Notice:</b>	6/29/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	997059	<b>Staff:</b>	Michael Kyne
<b>Proposal:</b>	Garage demolition		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary-One Resource within the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1898



*Fig. 1: Subject property.*

**PROPOSAL**

The applicant proposes to remove the non-original garage at the rear of 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.

#### ***Master Plan Amendment***

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> 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.

#### ***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 21<sup>st</sup> century."

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study (August, 1992), 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

Regarding outbuildings, the *Vision* states:

The suburban nature of Kensington and the easy accessibility to the train and trolley did not warrant the construction of many barns and carriage houses. There are only five carriage houses in the historic district. Warner's house, now the Circle Manor Nursing Home, has the largest carriage house in the district. The house at 3947 also has a carriage house that is typical of the other carriage houses in the district in height and distance from the main house. Although many lots have never been built upon, the majority of outbuildings in Kensington are limited to small sheds and garages.

In the 1910s and 1920s, the storage of the automobile was of growing importance to owners, and houses began to be accompanied by a new building type -- the garage. Intended to provide the utilitarian function of protecting an automobile, its architectural development was primarily patterned on the horse and carriage stable. In the first decades of the 20th century, the separate housing of automobiles coincided with the affluent ambiance in Kensington.

***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.)

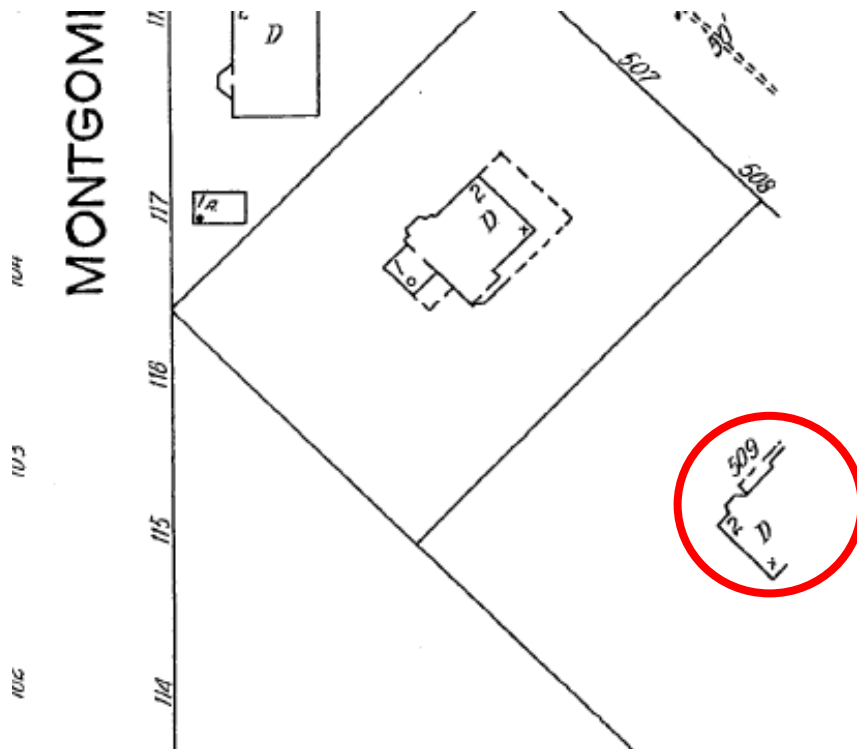
### ***Secretary of Interior's Standards for Rehabilitation***

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.

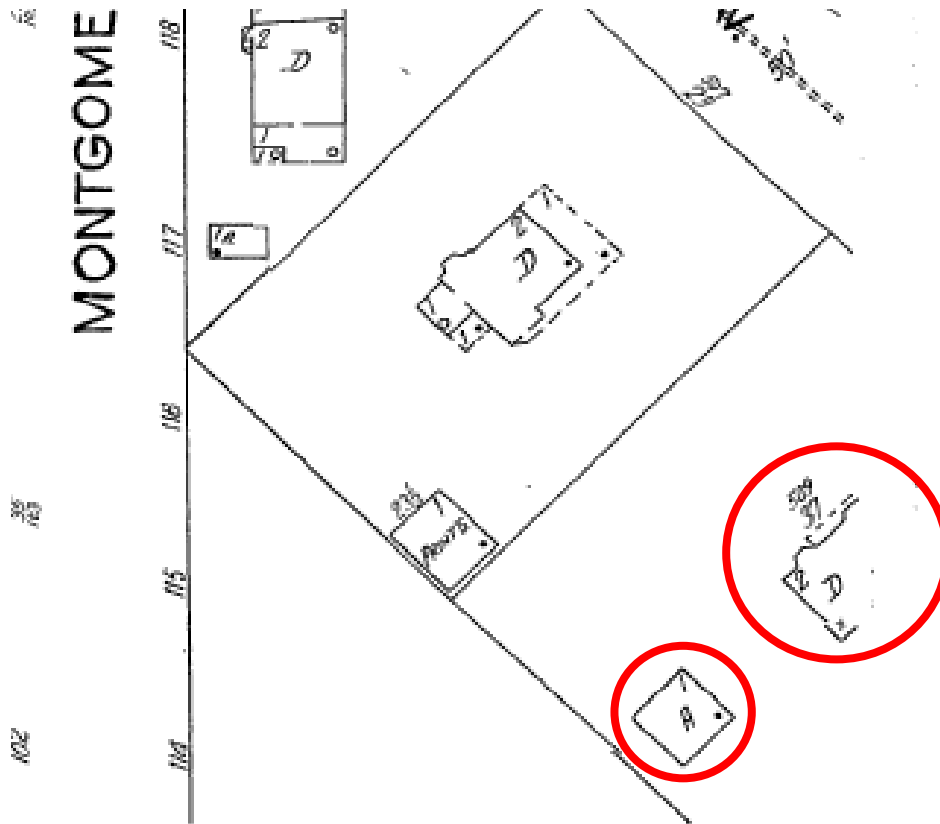
### **STAFF DISCUSSION**

The subject property is a c. 1898 Queen Anne-style Contributing (Primary One) Resource within the Kensington Historic District. The property is located on the west side of Kensington Parkway at the northeast boundary of the historic district. The confronting properties on the east side of Kensington Parkway are outside the historic district. There is a non-original (c. 1924-33; see *Figures 2 & 3* below) two-car garage at the rear of the property, which is accessed via a gravel driveway at the north (right, as viewed from the public right-of-way of Kensington Parkway) side of the property.



**Fig. 2: 1924 Sanborn Fire Insurance Map, with the subject property house (partial) circled in red.**





**Fig. 3: 1933 Sanborn Fire Insurance Map, with the subject property house (partial) and garage circled in red.**

The applicant proposes to remove the non-original garage at the rear of the subject property. The garage is a two-bay, front gable, wood-frame building, with wood shiplap siding, asphalt shingle roofing, and exposed rafter tails. The application notes that the garage is in disrepair (some of which is evident in the submitted photographs, particularly deteriorated siding on the right side), and the garage is being removed to remedy dangerous conditions and provide space for a potential future rear addition to the historic house.

Staff fully supports the applicant's proposal. While the historic house is a high style structure, which is specifically called out as an example of the Queen Anne style in the *Vision*, the garage is a rather simple utilitarian building. The historic house was constructed in the 1890s, coinciding with the development of Kensington as a Victorian summer retreat, the construction of the Kensington Railroad Station, and the extension of the streetcar line from Chevy Chase. Per the *Vision*, there were few carriage houses in Kensington when the town was initially developed, due to the proximity and accessibility of the train and trolley. In the 1910s-20s, garages began to be constructed in Kensington, providing the utilitarian function of protection and separate housing for automobiles. It was within this context that the subject property garage was constructed between 1924-33.

Staff finds that the garage to be removed is not contemporary to the period of construction of the historic house and, as a purely functional building, it is not a character-defining feature of the subject property that is integral to conveying its historic significance or relationship to the surrounding streetscape. Accordingly, staff finds that the proposed garage demolition will not remove or alter character-defining features of the subject property or surrounding streetscape, per *Standards #2 and #9*.

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 and #9, 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 and #9.

and with the general condition that the applicant shall present the 3 electronic 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP#997059  
DATE ASSIGNED

APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

APPLICANT:

Name: Paul Longo  
Address: 10304 Kensington Pkwy  
Daytime Phone: 2406015905

E-mail: longop@gmail.com  
City: Kensington Zip: 20895  
Tax Account No.: 01025962

AGENT/CONTACT (if applicable):

Name:  
Address:  
Daytime Phone:

E-mail:  
City: Zip:  
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Kensington Historic  
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: 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 type="checkbox"/> Addition              | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" 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.

Signature of owner or authorized agent

Date

7

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

<b>Owner's mailing address</b> 10304 Kensington Parkway Kensington, MD 20895	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Flinn Park	Johnson's Garden Center 10313 Kensington Parkway Kensington, MD 20895 301-946-6700
Melanie and Ken Levy 10216 Kensington Parkway 703-342-6368 202-423-4362	Kimberly and Mackie Barch 10303 Montgomery Avenue 609-980-1861
10313 Kensington Parkway Kensington, MD 20895  10233 Kensington Parkway Kensington, Md 20895	10312 Kensington Parkway Kensington, MD 20895

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

Per the document "M: 31-6," the application to the National Register of Historic Places for the town of Kensington from 1978, 10304 Kensington Parkway was built in 1898 and was further described as a "large, two-story frame house of Queen Anne design with octagonal, conical-roofed, three-story tower set in the NW corner. The main house roof is a steep hip-roof, that breaks into overhanging gables at the N and SW corners. A one-story, open Victorian porch wraps around the front (north) and west side of the building. Decorative features include polygonal bays, brackets, fret-work, and patterned shingles."

The property has a non-historic detached garage at the end of the driveway behind the home: a wood framed structure with horizontal wood siding, open gable pitched roof, sitting on a concrete slab.

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

We are currently in the conceptual phase of a potential two-floor rear addition to the house, though we still have not finalized those plans, which will be subject to a separate Historic Area Work Permit. In considering potential options for the rear addition, this application seeks approval for the potential demolition of the non-historic garage, which is in dangerous disrepair. We may consider building a new out-building to replace it in the rear of the lot, though this is still to be determined. We are first seeking this HAWP for demolition of the old garage.

See below for historical records that suggest a garage was added to the property as early as 1924 (but possibly sometime between 1924 and 1950).

1904 (no garage): [http://mdhistory.msa.maryland.gov/msa\\_sc2907/scm/html/msa\\_scm2864-0614.html](http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0614.html)

1911 (no garage)  
[http://mdhistory.msa.maryland.gov/msa\\_sc2907/scm/html/msa\\_scm2864-0618.html](http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0618.html)

oct 1924 (no garage)  
[http://mdhistory.msa.maryland.gov/msa\\_sc2907/scm/html/msa\\_scm2864-0621.html](http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0621.html)

oct 1924 (garage)  
[http://mdhistory.msa.maryland.gov/msa\\_sc2907/scm/html/msa\\_scm2864-0625.html](http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0625.html)

1950 (garage)  
[https://www.loc.gov/resource/g3851gm.g3851gm\\_g01228195003/?sp=3&r=0.512,0.501,0.121,0.17,0](https://www.loc.gov/resource/g3851gm.g3851gm_g01228195003/?sp=3&r=0.512,0.501,0.121,0.17,0)

Work Item 1: <u>demolish garage</u>	
Description of Current Condition: two-car detached garage at the end of existing driveway. Materials used on garage are wood frame and siding on the exterior, and asphalt sidings on the open gable pitched roof	Proposed Work: tear down and remove structure
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	*	*	*	*	*		*



7. Boundary information and lot-foot contour data are based upon surveys performed by C&S Engineering, dated March, 2022.
8. Total lot area: Lot 4 & 5 = 15,900 sq. ft. (0.365 acres)
9. Property is located on Tax Map #P560 and WSGC 2007 Section 21NMM03.
10. Zoning is located in Site Survey Map Number 24.  
    Lot boundary: S.E. 1/4, General all town, HSG 2T,  
                J.C. General all town, HSG 2T,  
                J.C. General all town, HSG 2T,  
                HSA, Central business district
11. Flood zone "X" per F.E.M.A. Risk Maps, Community Panel Number 260310CB050.
12. Water Category - 1, Sewer Category - 1
13. Local utilities include:  
    Water - Western Washington Suburban Sanitary Commission  
    Electric - PSECO  
    Telephone / Fiber  
    Gas - Washington Gas
14. Property is located in the Incorporated municipality of the Town of Kennington.
15. Property is not located in a Special Protection Area.
16. Property is located in the Kennington Historic District.
17. If a utility connection is necessary, C&S Engineering to confirm necessary inventory.

1. **Zoning: R-40**  
Minimum Lot Area = 6,000 sq. ft.  
Minimum Lot Width at FRW = 25 ft.  
Minimum Lot Width at B.R.L. = 60 ft.  
Front B.R.L. = 25.0 ft. (or established) (1)  
Rear B.R.L. = 20 ft.  
Side B.R.L. = 10 ft. min. (2)

(1) Per Montgomery County Code Section 4.4.1 A.1, the Established Building Line does not apply to an alteration or addition to an existing house.

(2) Per Town of Kensington

(3) Refer to the Kensington Code of Ordinances for additional restrictions, rules and prohibitions prior to obtaining any required permits.



DATE	REVISION
05/17/22	INC - Building Permit Site Plan Base Sheet to Client and Architect.

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**Lot 4 & Lot 5, Block 3, Kensington Park  
Flat Book B, Plat No. 4, Recorded 11/15/1890  
Wheaton (13th) Election District, Montgomery County, MD**

**10304 Kensington Parkway  
Kensington, Maryland 20895**

#### TREE CANOPY REQUIREMENTS

FRONT YARD PARKING  
AREA COVERAGE  
R-40: 35% MAXIMUM

6

IS WITHIN THE LIMITS OF  
IN ACCORDANCE WITH  
REPARATION, TOPGOLING,

THE APPROPRIATE AND  
BASED UPON  
TEST OF OUR ABILITY.

1-800-253-7777, OR LOO  
OF ANY WORK IN THIS  
CITY COMPANIES WITH  
EXCLUSION ARE HERE  
S PRIOR TO OBTAINING  
COMPLIANCE WITH  
BY COUNTY.

<b>TECHNICAL REVIEW OF SEGMENT CONTROL</b>		<b>ADMINISTRATIVE REVIEW</b>		<p>SPS required for all sediment control or stormwater management plan is for non-urbanized conditions with a maximum of 10% impervious cover. The sediment control plan must be designed to meet the design storm event and the design flow rate. The design flow rate must be based on the design storm event and the design flow rate. The design flow rate must be based on the design storm event and the design flow rate.</p>
#C40000	DATE	#C40000	DATE	
<b>TECHNICAL REVIEW OF STORMWATER MANAGEMENT</b>		<b>SMALL LOT DRAINAGE APPROVAL</b>		000000 SEGMENT CONTROL PERMIT NO.
#C40000	DATE	#C40000	DATE	N/A STORMWATER MANAGEMENT FILE NO.

ANNE DECKER  
ARCHITECTS

5019 Wilson Lane, Bethesda, MD 20814  
(P) 301.652.0106 (F) 301.652.0125

HUR RESIDENCE  
10304 Kensington Parkway Kensington, Maryland 20895

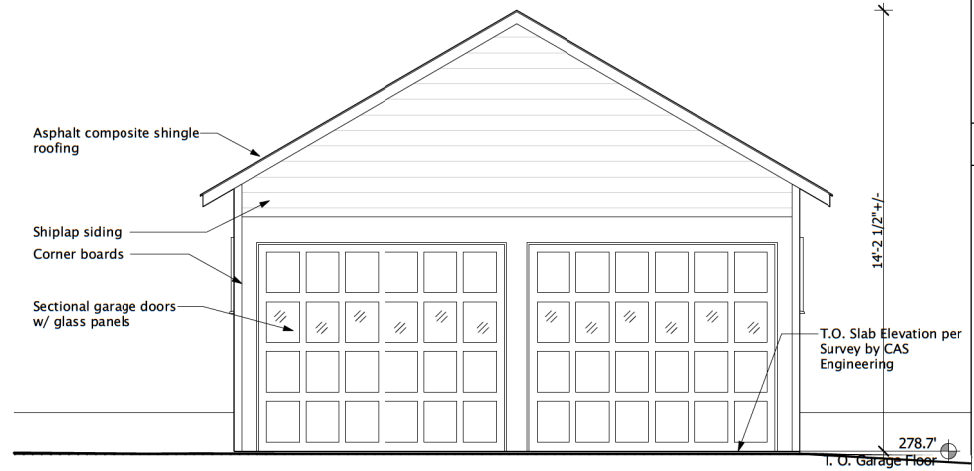
Existing

9 June 2022

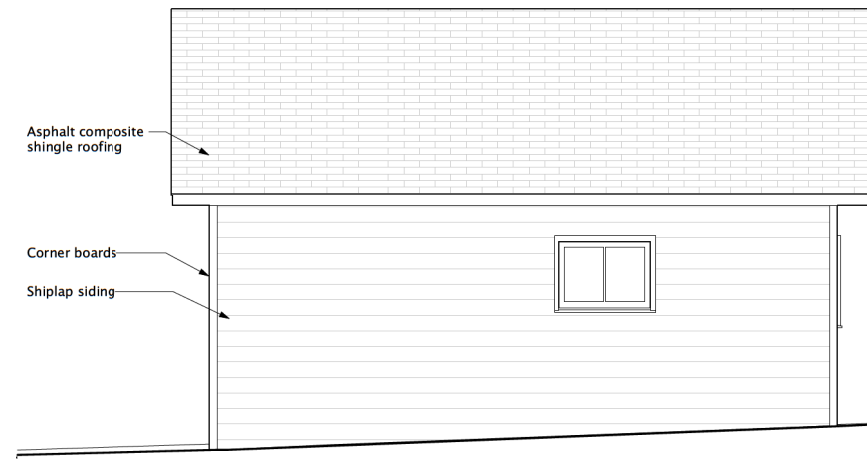
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Existing Garage  
Elevations

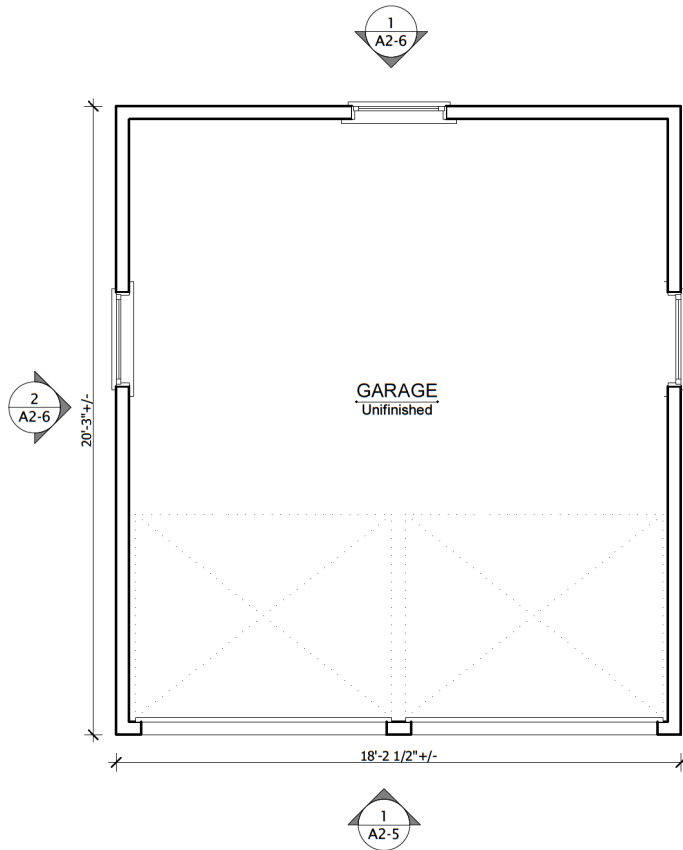
A2-5



**1** Front Elevation Garage  
1/4" = 1'-0"



**2** Right Elevation Garage  
1/4" = 1'-0"



**3** Garage Plan  
1/4" = 1'-0"

ANNE DECKER  
ARCHITECTS

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(P) 301.652.0106 (F) 301.652.0125

HUR RESIDENCE  
10304 Kensington Parkway Kensington, Maryland 20895

Existing

9 June 2022

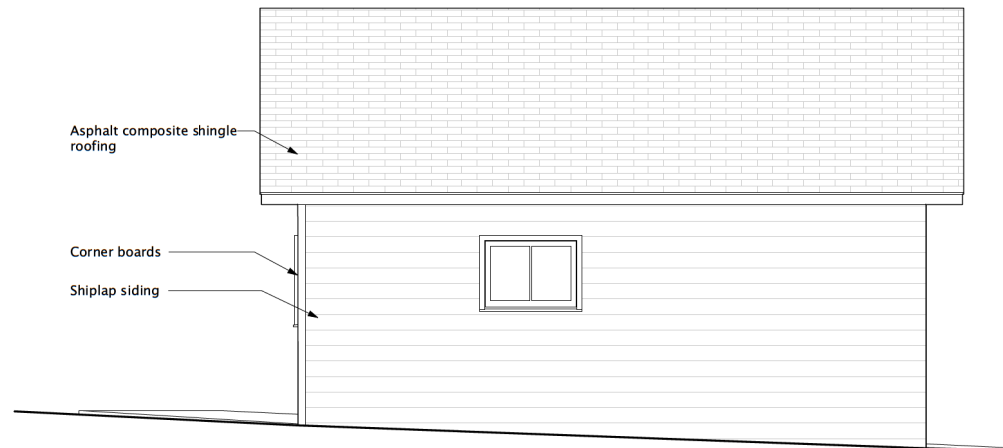
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Existing Garage  
Elevations

A2-6



**1** Rear Elevation Garage  
1/4" = 1'-0"



**2** Left Elevation Garage  
1/4" = 1'-0"























