

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

<b>Address:</b>	10310 Freeman Place, Kensington	<b>Meeting Date:</b>	7/27/2022
<b>Resource:</b>	Primary One Resource Kensington Historic District	<b>Report Date:</b>	7/20/2022
<b>Applicant:</b>	Dnaiel Martin	<b>Public Notice:</b>	7/13/2022
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Case Number:</b>	998841	<b>Tax Credit:</b>	n/a
<b>Proposal:</b>	Accessory Structure/Shed Construction		

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**RECOMMENDATION**

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

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Primary One Resource to the Kensington Historic District  
**STYLE:** Colonial Revival/Queen Anne  
**DATE:** c. 1895



*Figure 1: The property is at the corner of Warner St. and Freeman Pl.*

## **PROPOSAL**

The applicant proposes to construct a shed in the southwest corner of the lot.

Note: The demolition of two non-historic sheds was approved at the Staff-level, so that the applicant could prepare the site for the construction of the new shed.

## **APPLICABLE GUIDELINES**

### ***Kensington Historic District 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 *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (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: A Long-Range Preservation Plan***

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "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." (page 1). The plan provides a specific physical description of the district as it is; 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 of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- 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 19<sup>th</sup> and early 20<sup>th</sup> century houses 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 Historic Resources Preservation***

(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 insure 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;

(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 the Interior's Standards for Rehabilitation:***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 large American Foursquare house with clapboard siding on a corner lot. In the southwest (left-rear) corner of the lot, there are two non-historic sheds. Staff previously approved the demolition of these two sheds at the Staff-level, allowed under the executive regulations for 24A. In the southwest corner of the lot, 5' (five feet) off the rear and side property line, the applicant proposes to construct a new shed. The proposed shed measures 10' × 14' (ten feet by fourteen feet), with an architectural shingled gambrel roof, T1-11 siding, and a pair of wood doors flanked by four-over-four sash windows. Additional four-over-four windows will be installed on the gambrel ends. The Town of Kensington has reviewed and preliminarily approved a town shed permit for the proposal.

Staff finds the location proposed for the shed is appropriate. As a corner property, there is not a location where the shed will not be at all visible from the public right-of-way, but this location is far enough from the street that it will not visually compete with the significant historical features. Staff additionally finds the design and materials are acceptable for the district; the engineered wood siding will weather and can be painted to protect its surface and the architectural roof can be replaced with asphalt shingles. Staff finds that the shed will not detract from the character of the resource and can be removed in the future, returning the property to its existing appearance.

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (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, is consistent with the *Vision of Kensington*, 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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

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: \_\_\_\_\_ 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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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

Adjacent and Confronting Properties:

Kensington, MD 20895

10314 Freeman Place

3906 Warner Street

3915 Warner Street

3913 Warner Street

3911 Warner Street

3824 Warner Street

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

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

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

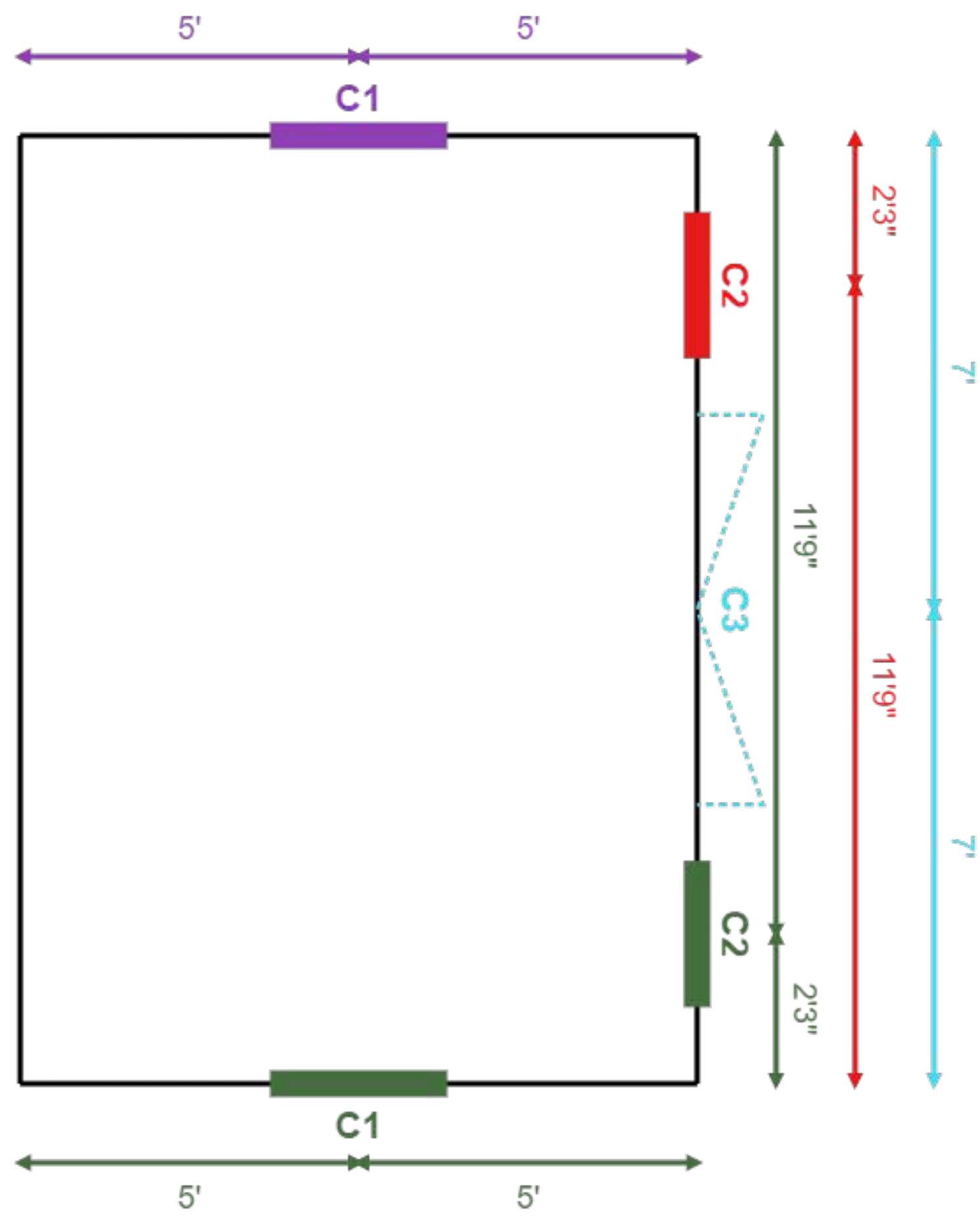
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

# Painted Classic Dutch Barn

10x14

## SYMBOL LEGEND

- C1: 24x 36 Window with Trim
- C2: 18 x 36 Window with Trim
- C3: Standard Door - 5' Double



## Your request for a quote has been received!

1 message

**Sunrise Structures** <no-reply@creativeoutdoorsheds.com>  
 Reply-To: info.sunrisestructures@gmail.com  
 To: fleischkase@gmail.com

Sun, Jun 26, 2022 at 10:35 PM






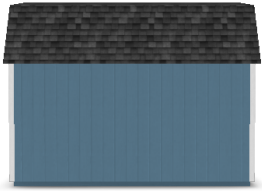
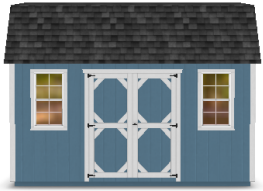
## Thank you for your request

Hi Daniel Martin,

Just to let you know — we've received your Request a Quote #4732, and it is now being processed:

### [Order #265] (June 26, 2022)

Product	Quantity
<p>Painted Classic Dutch Barn</p> <p>Shareable Link: <a href="#">Model URL</a> <i>*Click the model URL to check its customized specs</i></p> <p>2D Floor Plan: <a href="#">2D Floor Plan</a></p> <p><a href="#">Structure details</a></p> <p>Layout: Default</p> <p>Size: 10x14</p> <p>Siding &amp; Trim: Duratemp, Belmont Blue Siding, White Trim</p> <p>Roof: Shingle (Architecture), Slate</p> <p><a href="#">Exteriors</a></p> <p>Front:</p> <ul style="list-style-type: none"> <li>One Vent Louver Archtop 12x16</li> <li>One 24x 36 Window with Trim (Top: 6'5", Bottom: 4'9", Left: 5', Right: 5')</li> </ul> <p>Back:</p> <ul style="list-style-type: none"> <li>One Vent Louver Archtop 12x16</li> <li>One 24x 36 Window with Trim (Top: 6'5", Bottom: 4'9", Left: 5', Right: 5')</li> </ul> <p>Right:</p> <ul style="list-style-type: none"> <li>One 18 x 36 Window with Trim (Top: 2'3", Bottom: 4'9", Left: 2'3", Right: 11'9")</li> <li>One 18 x 36 Window with Trim (Top: 2'3", Bottom: 4'9", Left: 11'9", Right: 2'3")</li> </ul>	1
<p><b>Note:</b></p> <p>Mike — This is a slight update to my original design after talking with Matt. Matt also believes the shed can be brought in whole...with a little prep work.</p>	11

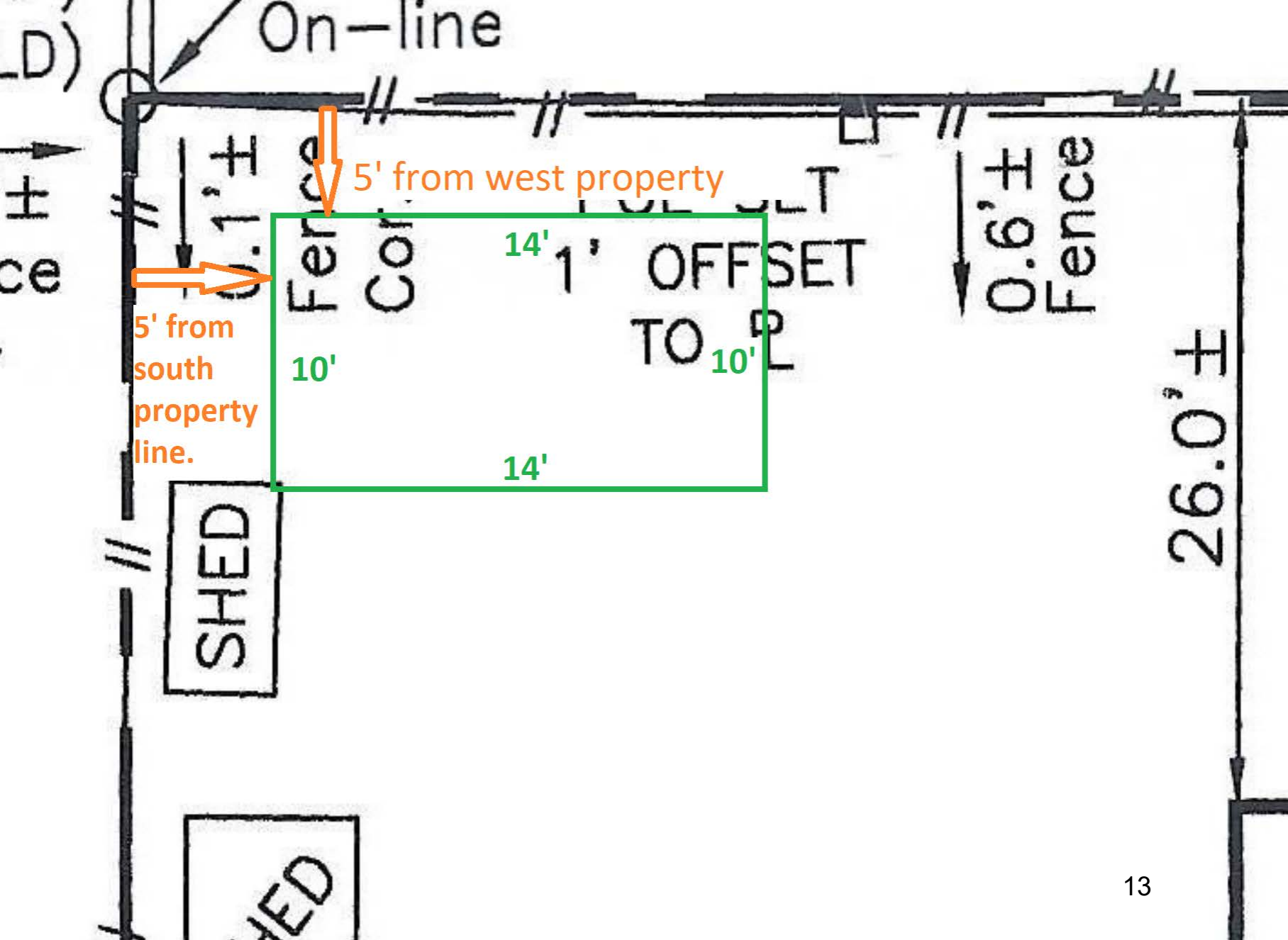
Product	Quantity
<ul style="list-style-type: none"> <li>One Standard Door - 5' Double (Top: 3'11", Bottom: 3'1", Left: 7", Right: 7')</li> </ul> <p><u>Images</u></p> <div>    </div> <div> <p>Perspective</p> <p>Front</p> <p>Back</p> </div> <div>   </div> <div> <p>Left</p> <p>Right</p> </div>	
<p><b>Note:</b> Mike – This is a slight update to my original design after talking with Matt. Matt also believes the shed can be brought in whole...with a little prep work.</p>	

Contact information

Daniel Martin
10310 Freeman Place
Kensington, MD 20895
410-241-4198
fleischkase@gmail.com

Shipping address

Daniel Martin
10310 Freeman Place
Kensington, MD 20895





**Town of Kensington**

3710 Mitchell Street

Kensington, MD 20895

301-949-2424 (Office) 301-949-4925 (Fax)

Town@tok.md.gov



**Attention Department of Permitting Services (DPS)**

**TOWN OF KENSINGTON APPLICATION**

Please be advised that the following applicant has applied for a Shed Permit with the Town of Kensington, and they must send all approved County Permits to the Town to complete the Permitting process.

APPLICATION #	<u>20220054</u>	HAS BEEN RELEASED
THE OWNER	<u>MARTIN JR DANIEL EARL JOY MELISSA ANN</u>	AT
SITE ADDRESS	<u>10310 FREEMAN PL</u>	
HAVING PAID	<u>\$50.00</u>	
PROJECT	<u>Shed 10' x 14'</u>	
DATED	<u>07/05/2022</u>	<u>Alex Marini</u>

The Staff signature only releases the permit for DPS review and does not represent an approval of the permit application by the Town. All County permits must be submitted before Town review and approval.

**\*\*This form does not represent an approved Town of Kensington Permit, and serves only as notification to Montgomery County\*\***