

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10304 Kensington Parkway, Kensington	Meeting Date:	8/17/2022
Resource:	Primary One Resource Kensington Historic District	Report Date:	8/10/2022
Applicant:	Paul Longo	Public Notice:	8/3/2022
Review:	Preliminary Consultation	Tax Credit:	N/A
Permit Number:	1001594	Staff:	Michael Kyne
Proposal:	Partial demolition and construction of new two-story addition with roof, deck, other fenestration, and door alterations		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

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



Fig. 1: Subject property located west of the intersection of Kensington Parkway and Frederick Avenue.

PROPOSAL

The applicant proposes partial demolition and construction of new two-story addition with roof, deck, other fenestration, and door alterations at 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 19th and early 20th 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 21st 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

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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:

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. 1898 Queen Anne-style 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.

The applicant proposes to remove an existing one-story bay window and construct a new two-story addition at the rear of the historic house. Four of the windows to be removed from the rear elevation to accommodate the new addition will be reused and installed elsewhere on the historic house, with two being added to the rearmost section on both side elevations. On the right elevation, a first floor door in the two-story polygonal bay will also be swapped with a nearby window to accommodate interior changes. The trim of all relocated windows and doors will match the existing. On the rear roof slope of the historic house, an existing skylight is proposed to be removed, and a new shed dormer is to be constructed to provide access to a rooftop deck on the proposed new addition.

Regarding design, the proposed addition is to be cube-shaped, with a flat roof, curved edges, and ganged multi-lite windows and doors. A hyphen with minimum 12” inset on each side will provide differentiation between the addition and historic house. The proposed materials for the addition include wood siding, windows casings, and trim to match the existing, SDL wood windows and doors, a parged concrete foundation, and Indiana limestone steps to grade at the rear. The proposed rooftop deck is to have wood decking and a frameless glass safety railing. The proposed shed dormer on the rear slope is to have wood shingle siding to match the historic house gables and asphalt shingle roofing to match the existing.

Staff finds that the proposed addition is in the preferred location at the rear of the historic house, where it is generally less visible from the public right-of-way. The proposed addition is also appropriately differentiated and deferential to the historic house, being smaller, inset, and much lower than the historic house. Staff also finds the proposed materials to be generally compatible and appropriate. However, staff has concerns regarding the compatibility of the proposed design, particularly given the openness and wide building spacing of the surrounding streetscape, which will make the proposed addition highly visible from oblique angles along Kensington Parkway.

While staff supports creative building design, staff finds that the proposed addition should take more cues from the historic house. Specifically, staff has concerns regarding the style and pattern of the proposed fenestration, especially on the side elevations. The historic house has single one-over-one windows, while, as noted, the proposed addition will have ganged multi-lite doors and windows. As designed, the proposed addition’s fenestration has the potential to draw attention to itself, competing with and detracting from the historic house. Staff recommends that the proposed fenestration be simplified, with single single-lite or one-over-one stacked windows.

Staff also has concerns regarding the proposed addition’s cube-shaped design, flat roof, curved edges, and the proposed glass rooftop safety railing, which are all characteristic of contemporary design. These aspects of the proposal will clearly differentiate the addition from the historic house, in accordance with *Standards #3* and *#9*, which respectively address changes that create a false sense of history and the differentiation of new work. However, the location, scale and massing, materials, and methods of construction of the proposed addition will already differentiate it from the historic house, and the contemporary design may be too incompatible with the subject property and surrounding streetscape.

While a contemporary addition may be appropriate in historic districts that exhibit a great deal of eclecticism, new residential construction and additions in the Kensington Historic District have typically been more consistent with the established architectural styles and material palette. As noted in the *Amendment*, the Kensington Historic District is a collection of Victorian-era architectural buildings, which share a uniformity and cohesiveness that convey a strong sense of time and place reflective of a Victorian garden suburb. With this, staff finds that the proposed addition could detract from the character-defining features of the historic district, contrary to *Standard #2*. This is also contrary to *Standard #9*, which, aside from issues of differentiation, also addresses the compatibility of architectural features.

Staff has no concerns with the proposal to reuse and relocate the windows from the rear of the historic house and to swap the window and door on the right-side polygonal bay. As proposed, these fenestration alterations are generally consistent with the established pattern and will not significantly detract from the character of the historic house. Staff also has no concerns regarding the removal of the skylight and construction of a shed dormer on the rear roof slope of the historic house. The skylight is not at all visible from the public right-of-way, and, while the proposed shed dormer introduces a new form and a gable dormer would be more consistent with existing features, it will be minimally visible.

Questions for the HPC:

- Does the HPC concur with staff's concerns regarding the style and pattern of the proposed addition's fenestration, finding that they have the potential to draw attention to the addition, competing with and detracting from the historic house? If so, does the Commission agree with staff's recommendation that the proposed fenestration should be simplified, with single single-lite or one-over-one stacked windows?
- Does the Commission agree that, while it clearly differentiates the proposed addition from the historic house, the contemporary design of the proposed addition may be too incompatible with the subject property and surrounding streetscape?
- Are there any additional concerns or recommended revisions to make the proposal more compatible with the subject property and surrounding streetscape, in accordance with the purposes of Chapter 24A-8 and the *Standards*?

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.



FOR STAFF ONLY:
HAWP# 1001594
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 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 checked="" 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.

Paul Longo

07/24/2022

Signature of owner or authorized agent

Date

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

Owner's mailing address 10304 Kensington Parkway Kensington, MD 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
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

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 adding a two-floor rear addition to the house, with the rear addition coming in at least 12 inches on both sides to delineate the new construction from the original historical home. The two-floor addition is designed as a cube-shaped volume, with wood siding, curved edges, a set of French doors and large windows along the rear elevation, and a shed gable on attic rear elevation that leads out to a small outdoor deck area on the roof of the addition.

Work Item 1: <u>two-floor rear addition</u>	
Description of Current Condition: current condition matches that of description of property as described in document "M: 31-6," the application to the National Register of Historic Places for the town of Kensington from 1978.	Proposed Work: construct two-story rear addition along the rear elevation that comes out from the original home about 17 feet, and includes a new shed gable along the roof line at the rear of the home, with French doors that open to an outdoor deck on the roof of the new addition
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	*	*	*	*	*		*

8. Boundary information and lot-and-block contour data are based upon surveys performed by CAS Engineering, dated 02/10/2015, at 10:35 a.m.
9. Total lot area: Lot 4 & 5 = 15,509 sq. ft. (0.365 acres)
10. Property is located on Tax Map HPS93 and W93C 207 Street 21MM03.
11. Property is located on Solis Survey Map Number 24.
a. Lot 1 (HPS) 2C, 3C, 4C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 13C, 14C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 24C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 34C, 35C, 36C, 37C, 38C, 39C, 40C, 41C, 42C, 43C, 44C, 45C, 46C, 47C, 48C, 49C, 50C, 51C, 52C, 53C, 54C, 55C, 56C, 57C, 58C, 59C, 60C, 61C, 62C, 63C, 64C, 65C, 66C, 67C, 68C, 69C, 70C, 71C, 72C, 73C, 74C, 75C, 76C, 77C, 78C, 79C, 80C, 81C, 82C, 83C, 84C, 85C, 86C, 87C, 88C, 89C, 90C, 91C, 92C, 93C, 94C, 95C, 96C, 97C, 98C, 99C, 100C, 101C, 102C, 103C, 104C, 105C, 106C, 107C, 108C, 109C, 110C, 111C, 112C, 113C, 114C, 115C, 116C, 117C, 118C, 119C, 120C, 121C, 122C, 123C, 124C, 125C, 126C, 127C, 128C, 129C, 130C, 131C, 132C, 133C, 134C, 135C, 136C, 137C, 138C, 139C, 140C, 141C, 142C, 143C, 144C, 145C, 146C, 147C, 148C, 149C, 150C, 151C, 152C, 153C, 154C, 155C, 156C, 157C, 158C, 159C, 160C, 161C, 162C, 163C, 164C, 165C, 166C, 167C, 168C, 169C, 170C, 171C, 172C, 173C, 174C, 175C, 176C, 177C, 178C, 179C, 180C, 181C, 182C, 183C, 184C, 185C, 186C, 187C, 188C, 189C, 190C, 191C, 192C, 193C, 194C, 195C, 196C, 197C, 198C, 199C, 200C, 201C, 202C, 203C, 204C, 205C, 206C, 207C, 208C, 209C, 210C, 211C, 212C, 213C, 214C, 215C, 216C, 217C, 218C, 219C, 220C, 221C, 222C, 223C, 224C, 225C, 226C, 227C, 228C, 229C, 230C, 231C, 232C, 233C, 234C, 235C, 236C, 237C, 238C, 239C, 240C, 241C, 242C, 243C, 244C, 245C, 246C, 247C, 248C, 249C, 250C, 251C, 252C, 253C, 254C, 255C, 256C, 257C, 258C, 259C, 260C, 261C, 262C, 263C, 264C, 265C, 266C, 267C, 268C, 269C, 270C, 271C, 272C, 273C, 274C, 275C, 276C, 277C, 278C, 279C, 280C, 281C, 282C, 283C, 284C, 285C, 286C, 287C, 288C, 289C, 290C, 291C, 292C, 293C, 294C, 295C, 296C, 297C, 298C, 299C, 300C, 301C, 302C, 303C, 304C, 305C, 306C, 307C, 308C, 309C, 310C, 311C, 312C, 313C, 314C, 315C, 316C, 317C, 318C, 319C, 320C, 321C, 322C, 323C, 324C, 325C, 326C, 327C, 328C, 329C, 330C, 331C, 332C, 333C, 334C, 335C, 336C, 337C, 338C, 339C, 340C, 341C, 342C, 343C, 344C, 345C, 346C, 347C, 348C, 349C, 350C, 351C, 352C, 353C, 354C, 355C, 356C, 357C, 358C, 359C, 360C, 361C, 362C, 363C, 364C, 365C, 366C, 367C, 368C, 369C, 370C, 371C, 372C, 373C, 374C, 375C, 376C, 377C, 378C, 379C, 380C, 381C, 382C, 383C, 384C, 385C, 386C, 387C, 388C, 389C, 390C, 391C, 392C, 393C, 394C, 395C, 396C, 397C, 398C, 399C, 400C, 401C, 402C, 403C, 404C, 405C, 406C, 407C, 408C, 409C, 410C, 411C, 412C, 413C, 414C, 415C, 416C, 417C, 418C, 419C, 420C, 421C, 422C, 423C, 424C, 425C, 426C, 427C, 428C, 429C, 430C, 431C, 432C, 433C, 434C, 435C, 436C, 437C, 438C, 439C, 440C, 441C, 442C, 443C, 444C, 445C, 446C, 447C, 448C, 449C, 450C, 451C, 452C, 453C, 454C, 455C, 456C, 457C, 458C, 459C, 460C, 461C, 462C, 463C, 464C, 465C, 466C, 467C, 468C, 469C, 470C, 471C, 472C, 473C, 474C, 475C, 476C, 477C, 478C, 479C, 480C, 481C, 482C, 483C, 484C, 485C, 486C, 487C, 488C, 489C, 490C, 491C, 492C, 493C, 494C, 495C, 496C, 497C, 498C, 499C, 500C, 501C, 502C, 503C, 504C, 505C, 506C, 507C, 508C, 509C, 510C, 511C, 512C, 513C, 514C, 515C, 516C, 517C, 518C, 519C, 520C, 521C, 522C, 523C, 524C, 525C, 526C, 527C, 528C, 529C, 530C, 531C, 532C, 533C, 534C, 535C, 536C, 537C, 538C, 539C, 540C, 541C, 542C, 543C, 544C, 545C, 546C, 547C, 548C, 549C, 550C, 551C, 552C, 553C, 554C, 555C, 556C, 557C, 558C, 559C, 560C, 561C, 562C, 563C, 564C, 565C, 566C, 567C, 568C, 569C, 570C, 571C, 572C, 573C, 574C, 575C, 576C, 577C, 578C, 579C, 580C, 581C, 582C, 583C, 584C, 585C, 586C, 587C, 588C, 589C, 590C, 591C, 592C, 593C, 594C, 595C, 596C, 597C, 598C, 599C, 600C, 601C, 602C, 603C, 604C, 605C, 606C, 607C, 608C, 609C, 610C, 611C, 612C, 613C, 614C, 615C, 616C, 617C, 618C, 619C, 620C, 621C, 622C, 623C, 624C, 625C, 626C, 627C, 628C, 629C, 630C, 631C, 632C, 633C, 634C, 635C, 636C, 637C, 638C, 639C, 640C, 641C, 642C, 643C, 644C, 645C, 646C, 647C, 648C, 649C, 650C, 651C, 652C, 653C, 654C, 655C, 656C, 657C, 658C, 659C, 660C, 661C, 662C, 663C, 664C, 665C, 666C, 667C, 668C, 669C, 670C, 671C, 672C, 673C, 674C, 675C,

1. **Zoning:** R-40
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at R/W = 25 ft.
Minimum Lot Width at B.R.L. = 60 ft.

Front B.R.L. = 25.0 ft. (or established)
Rear B.R.L. = 20 ft.
Side B.R.L. = 10 ft. min.

2. 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.

3. Per Town of Kensington

4. Refer to the Kensington Code of Ordinances for additional restrictions, rules and prohibitions prior to submitting landscape vegetation design.



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

--	--

**Lot 4 & Lot 5, Block 3, Kensington Park
Plat 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
TO BE COMPLETED BY THE CONSULTANT AND
PLACED ON THE FIRST SHEET OF THE SEDIMENT
CONTROL/STORMWATER MANAGEMENT PLAN SET
FOR ALL PROJECTS.

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

S

GAS WITHIN THE LIMITS OF
ION IN ACCORDANCE WITH
PREPARATION, TOPSOILING,

--	--

TECHNICAL REVIEW OF SEDIMENT CONTROL	
---	--

ADMINISTRATIVE REVIEW	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
-----------------------	--

PS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or store/runoff onto any adjacent property without the property owner's permission. It does not relieve the



Copyright 2006

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

Copyright © 2010 John Wiley & Sons, Ltd.

--	--

GROUP'S APPROVAL OF THE PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.

WOOPS APPROVAL DOES NOT NEGATE
THE NEED FOR A WOOPS ACCESS PERMIT.

1 OF 1

**THIS PLAN IS FOR ZONING, SEDIMENT CONTROL,
AND STORMWATER MANAGEMENT APPROVAL ONLY.
SEE THE RIGHT-OF-WAY IMPROVEMENTS AND
ROADSIDE TREE PLAN FOR TREE PLANTING,
TREE REMOVAL, AND/OR ANY NECESSARY TREE
PROTECTION MEASURES AND DETAILS.**

OWNER/APPLICANT	ARCHITECT
Laura Hur 10304 Kensington Parkway Kensington, MD 20895 (910) 200-7375 Cell laura@toristudio.com	Anne Decker Architects, LLC 5019 Wilson Lane, 2nd Floor Bethesda, MD 20814 Attn: Anne Decker (301) 652-0106 Direct adecker@annedeckerarchitects.com

10304 Kensington Parkway
Lot 4 & Lot 5, Block 3, Kensington
Building Permit Site Plan,
Stormwater Management Plan,
and Sediment Control Plan
Sediment Control Permit #: 000000

[illegible]

CALS
ENGINEERING

CAS ENGINEERING-MD
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 Phone
info@casengineering.com
www.casengineering.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-383-7200 Phone
info@cas-dc.com
www.cas-dc.com

SCALE: 1 INCH = 10 FEET

SHEET TITLE:
**Building Permit Site Plan,
SWM Plan, and
Sediment Control Plan**

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

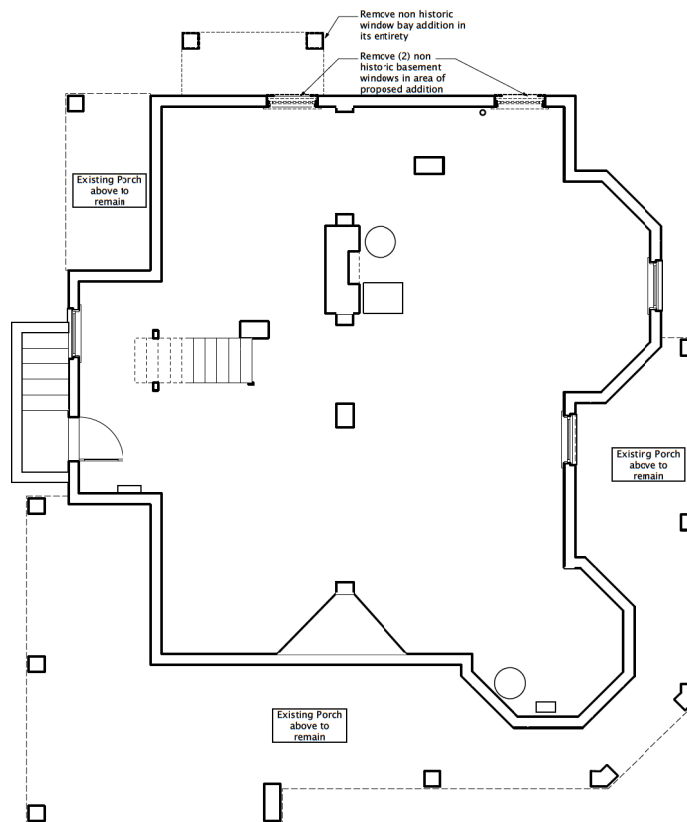
Proposed Addition
HAWP

26 July 2022

© 2022 Anne Decker Architects, LLC

Basement
Demolition Plan

D0



1 Basement Demolition Plan

1/8" = 1'-0"

DEMOLITION KEY:

- Existing to Remain
- To Be Demolished

ANNE DECKER
ARCHITECTS

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

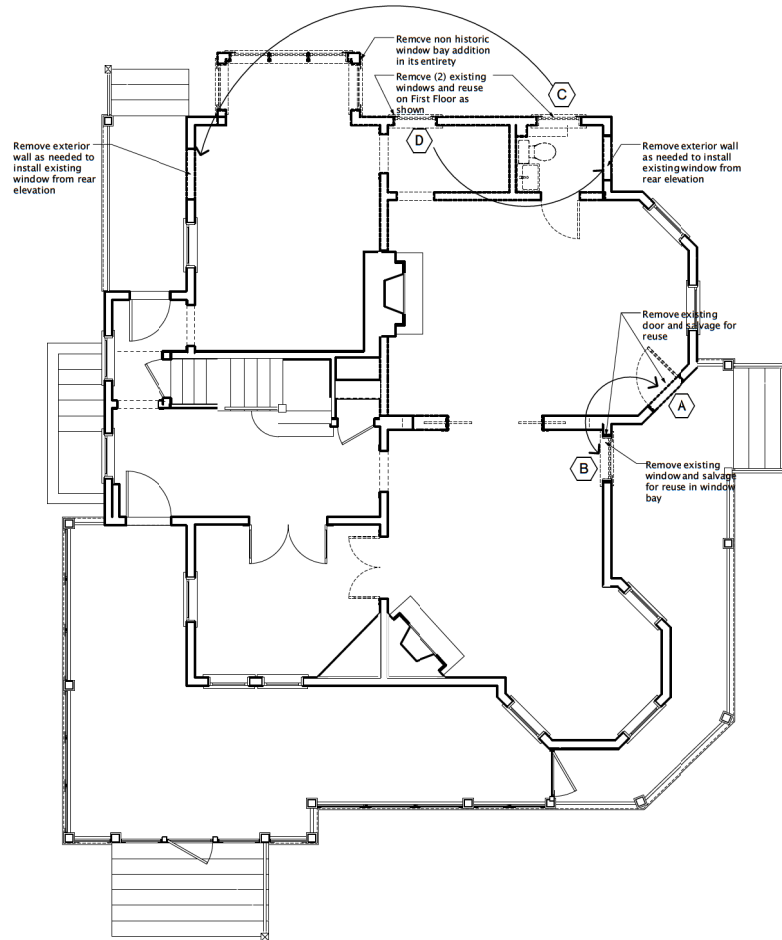
HUR RESIDENCE
10304 Kensington Parkway Kensington, Maryland 20895

Proposed Addition
HAWP
26 July 2022

© 2022 Anne Decker Architects, LLC

1st Floor
Demolition Plan

D1



1 First Floor Demolition

1/8" = 1'-0"

DEMOLITION KEY:

- Existing to Remain
- To Be Demolished

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

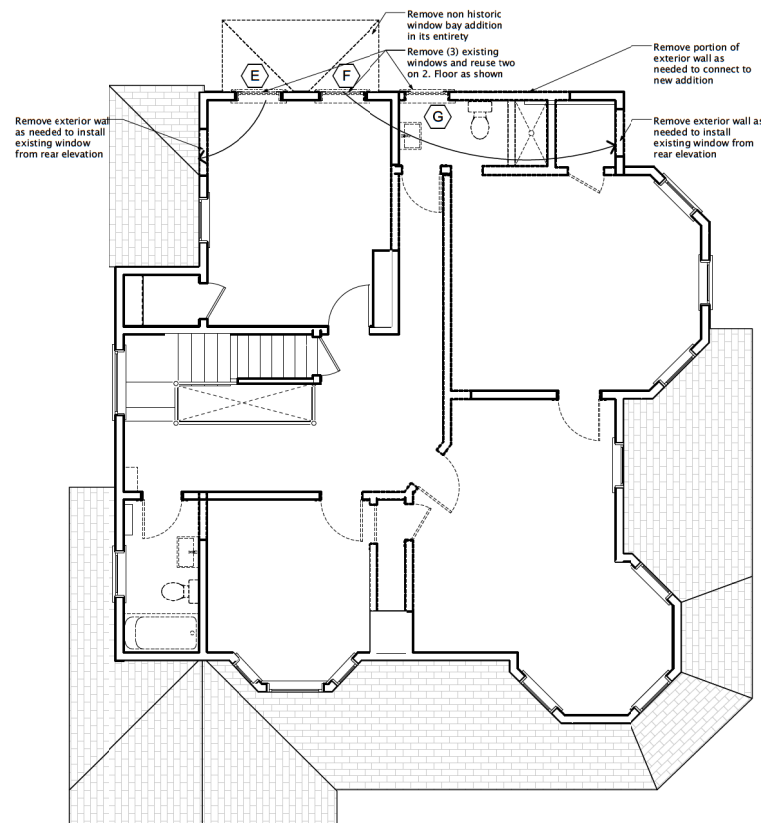
Proposed Addition
HAWP

26 July 2022

© 2022 Anne Decker Architects, LLC

2nd Floor
Demolition Plan

D2



1 2. Floor Demolition Plan

1/8" = 1'-0"

DEMOLITION KEY:

- Existing to Remain
- To Be Demolished

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

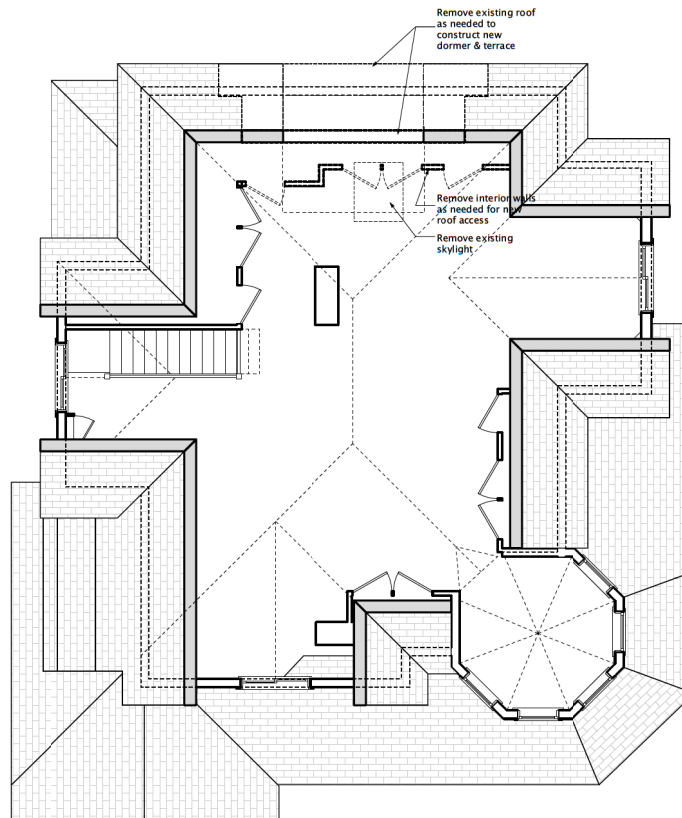
Proposed Addition
HAWP

26 July 2022

© 2022 Anne Decker Architects, LLC

Attic Floor
Demolition Plan

D3

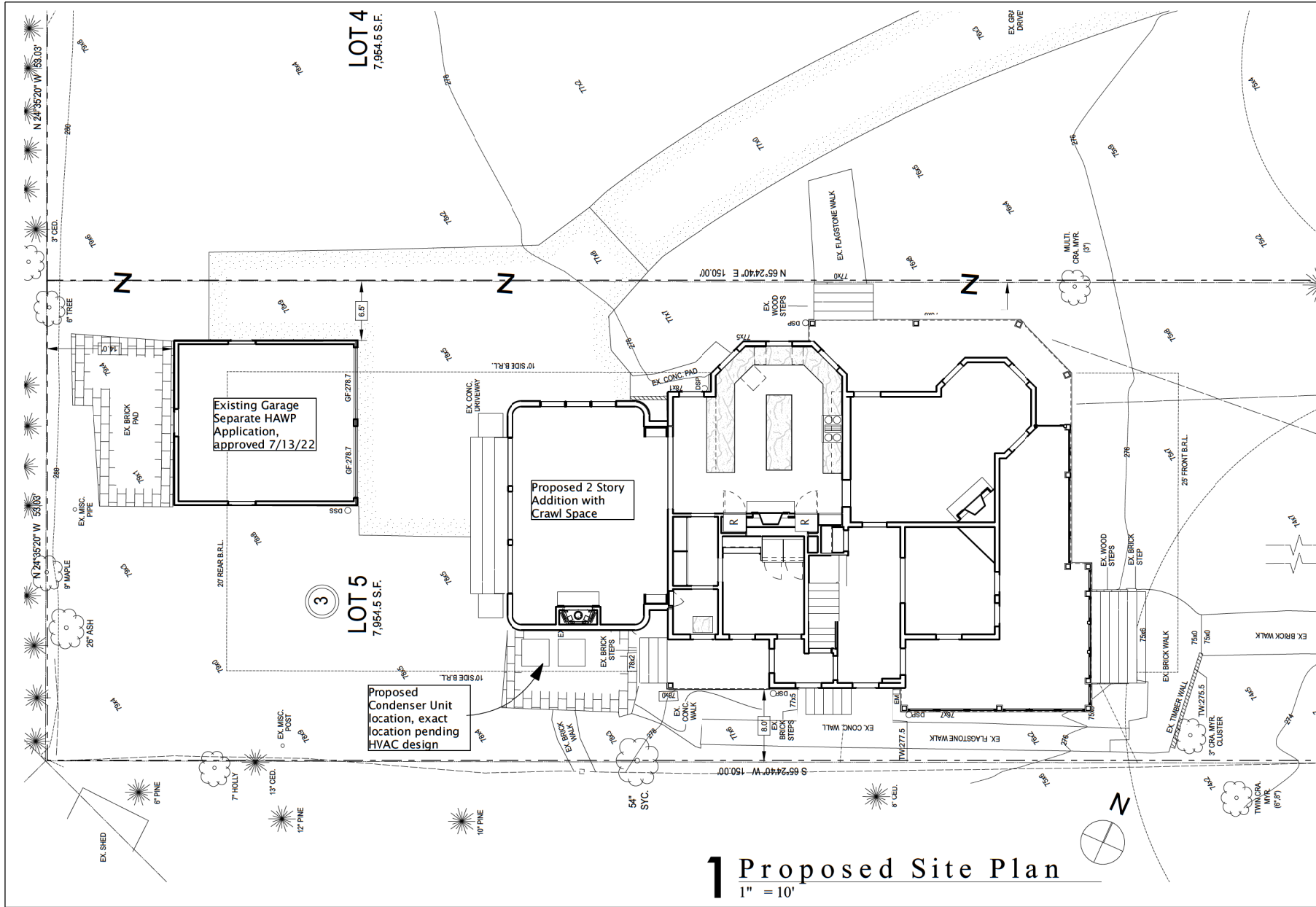


1 Attic Demolition Plan

1/8" = 1'-0"

DEMOLITION KEY:

- Existing to Remain
- To Be Demolished



1 Proposed Site Plan
1" = 10'

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

Proposed Addition
HAWP

26 July 2022

© 2022 Anne Decker Architects, LLC

Site Plan

A1-0

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

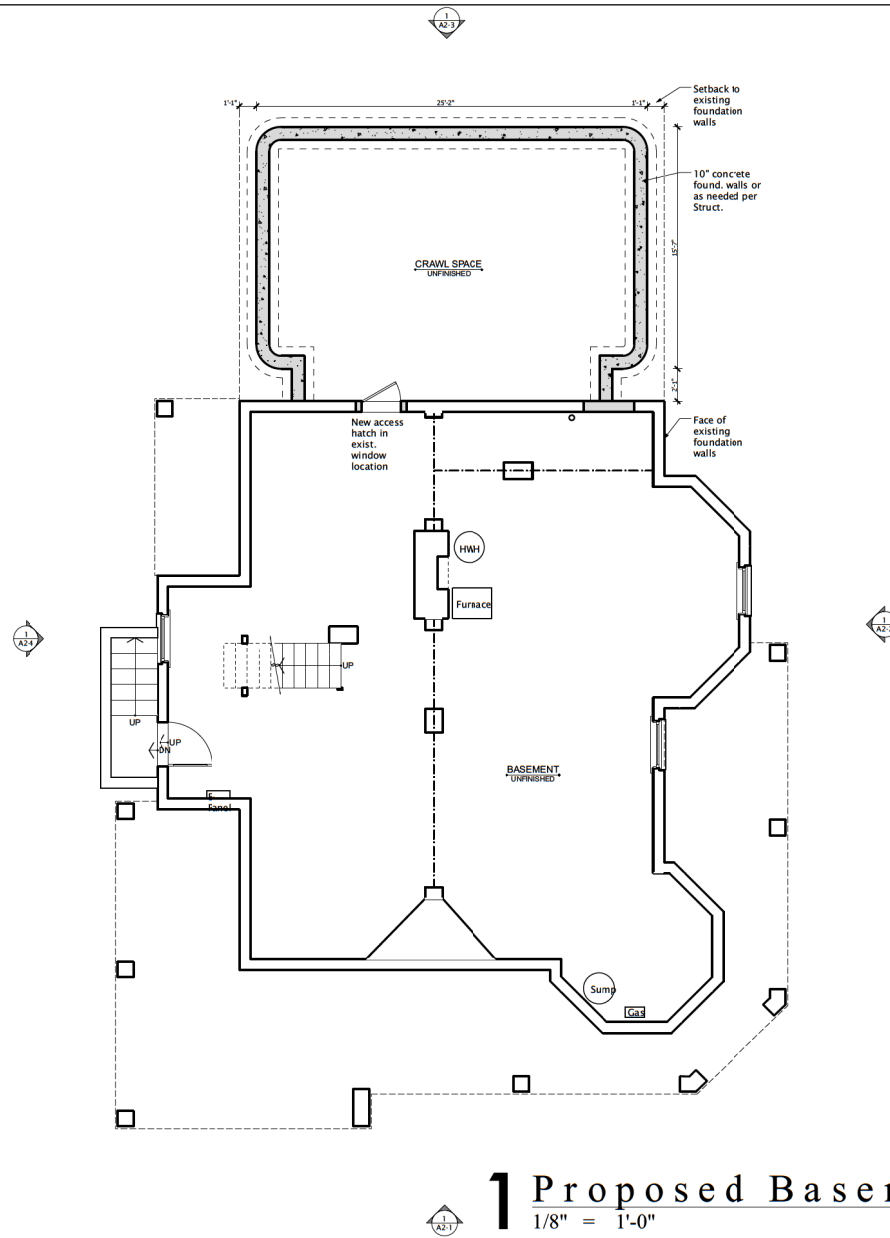
Proposed Addition
HAWP

26 July 2022

© 2022 Anne Decker Architects, LLC

Basement Plan

A1-1



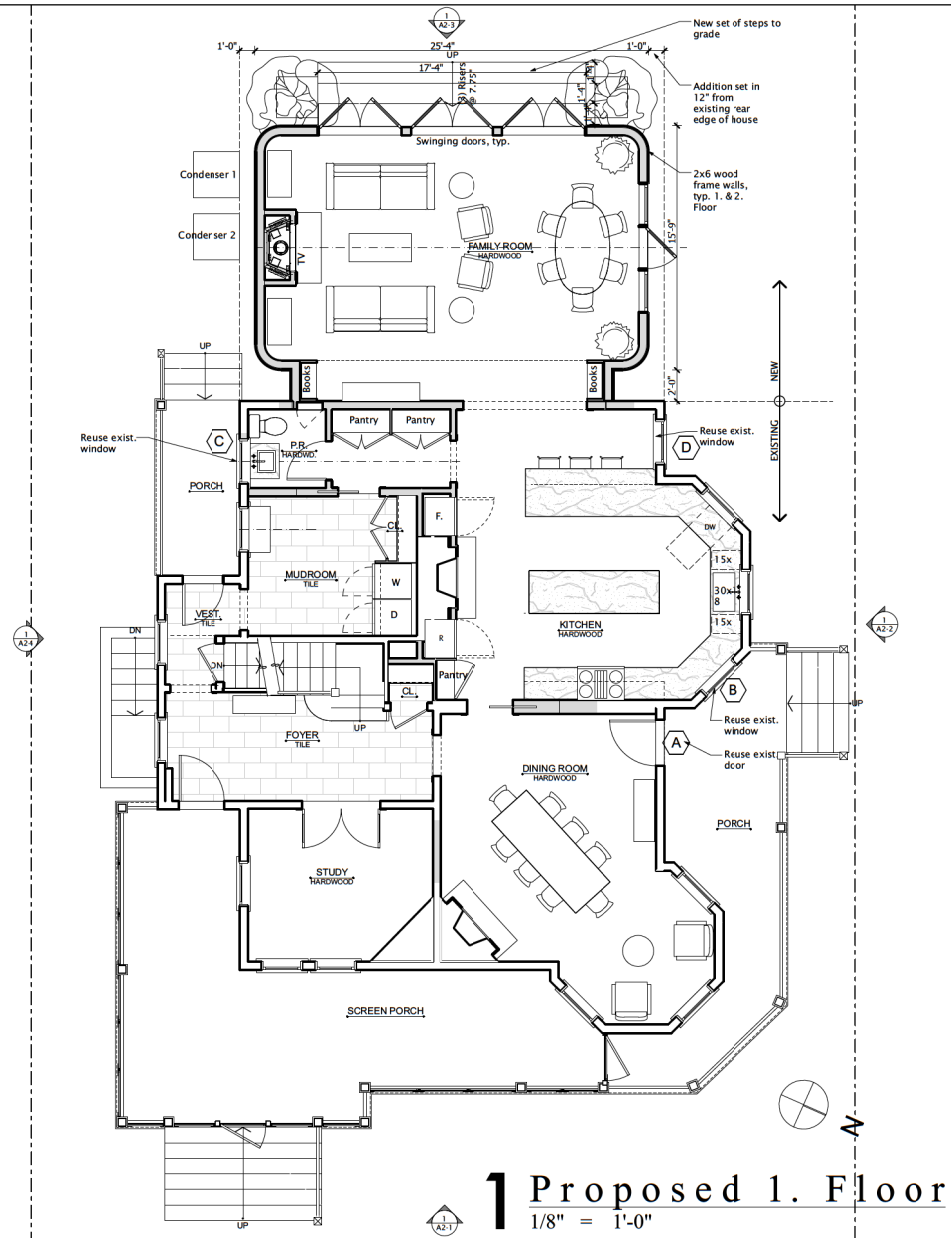
10304 Kensington Parkway Kensington, Maryland 20895

26 July 2022

© 2022 Anne Decker Architects, LLC

1st Floor Plan

A1-2



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

Proposed Addition
HAWP

26 July 2022

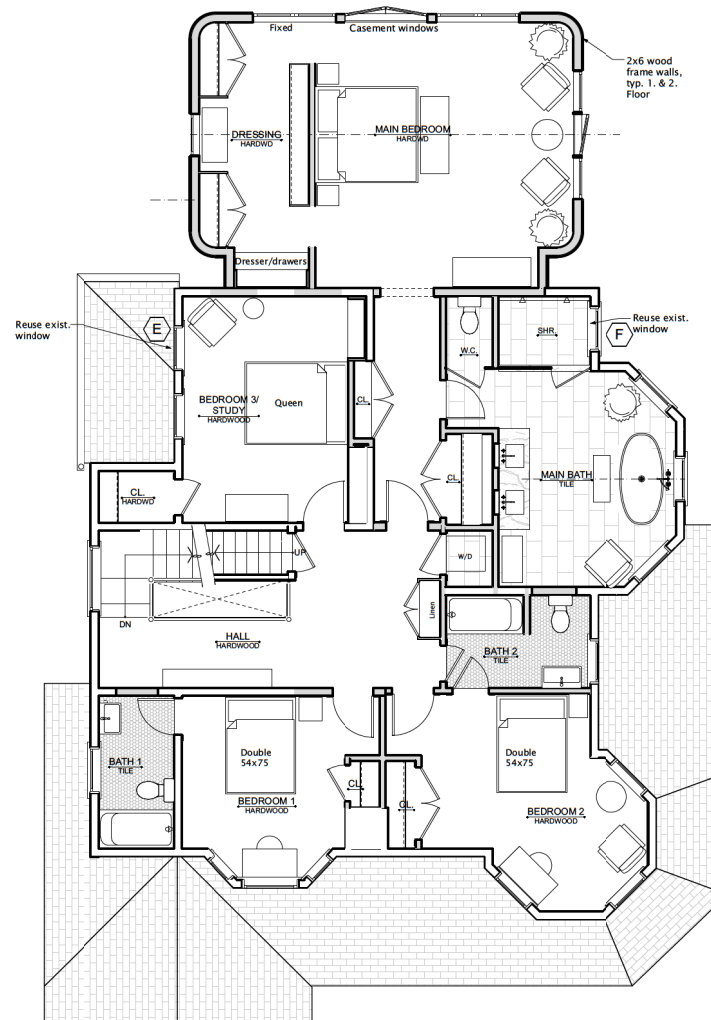
© 2022 Anne Decker Architects, LLC

2nd Floor Plan

A1-3

1 Proposed 2. Floor

1/8" = 1'-0"



FLOOR PLAN KEY:

- Existing Walls
- New Walls

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

Proposed Addition
HAWP

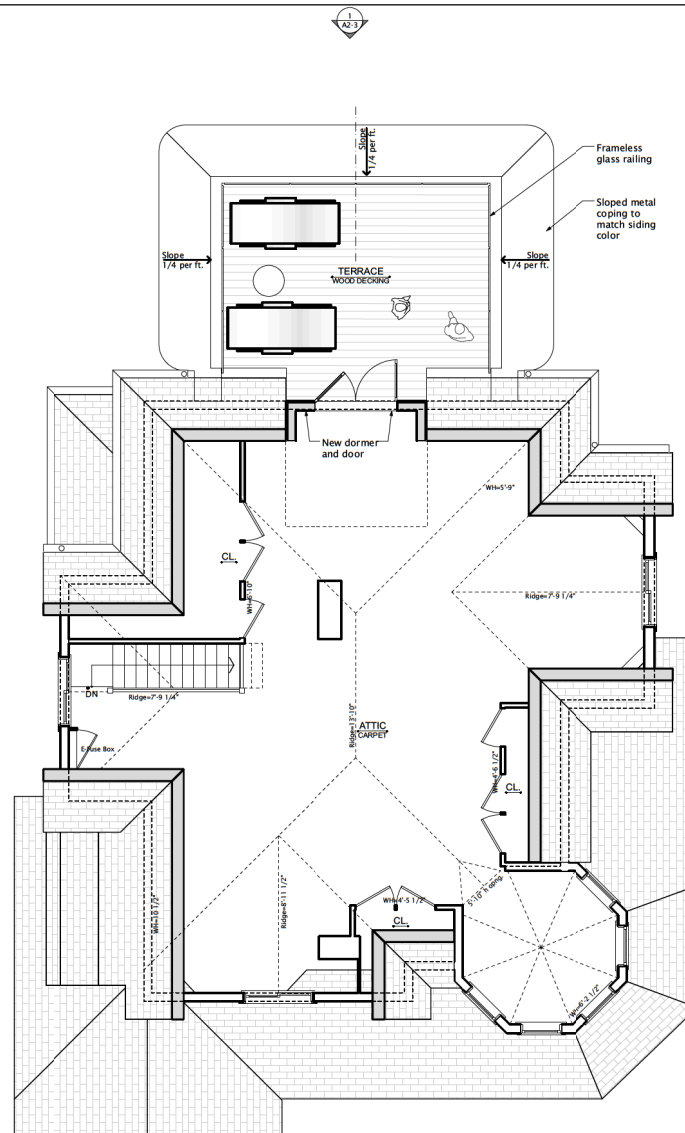
26 July 2022

© 2022 Anne Decker Architects, LLC

Attic Plan

A1-4

1 Proposed Attic
1/8" = 1'-0"



FLOOR PLAN KEY:

- Existing Walls
- New Walls

ANNE DECKER
ARCHITECTS

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

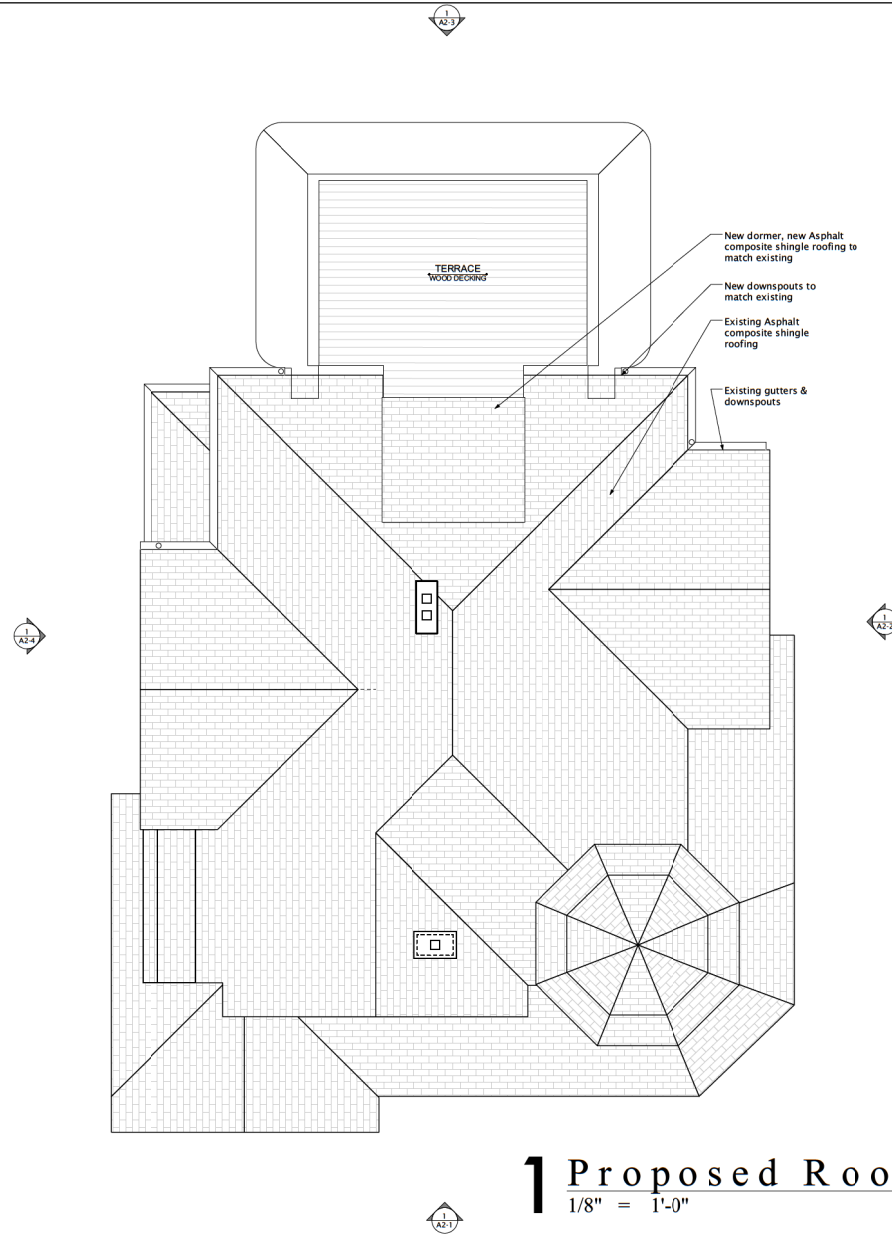
HUR RESIDENCE
10304 Kensington Parkway Kensington, Maryland 20895

Proposed Addition
HAWP
26 July 2022

© 2022 Anne Decker Architects, LLC

Roof Plan

A1-5



1 Proposed Roof Plan
1/8" = 1'-0"

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

Proposed Addition
HAWP

26 July 2022

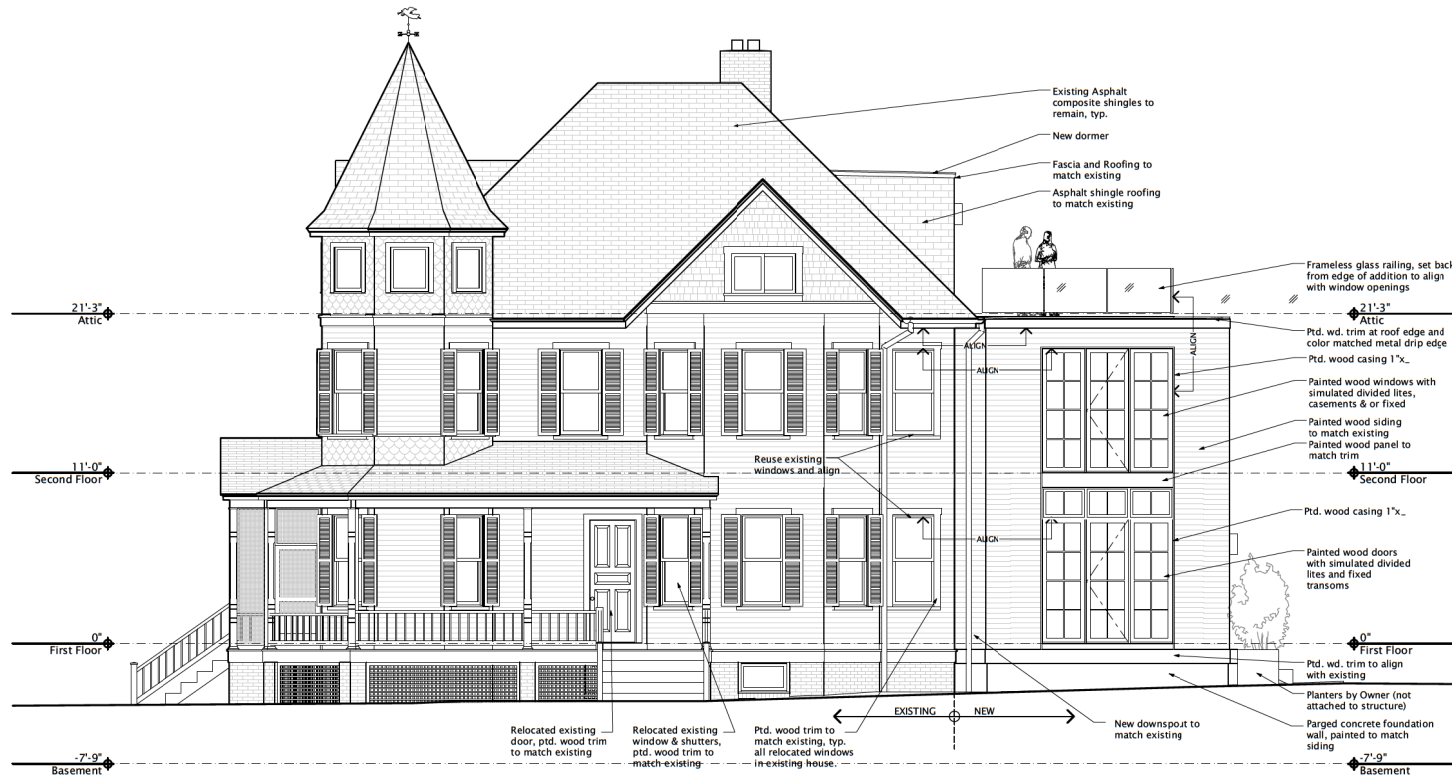
© 2022 Anne Decker Architects, LLC

Front Elevation

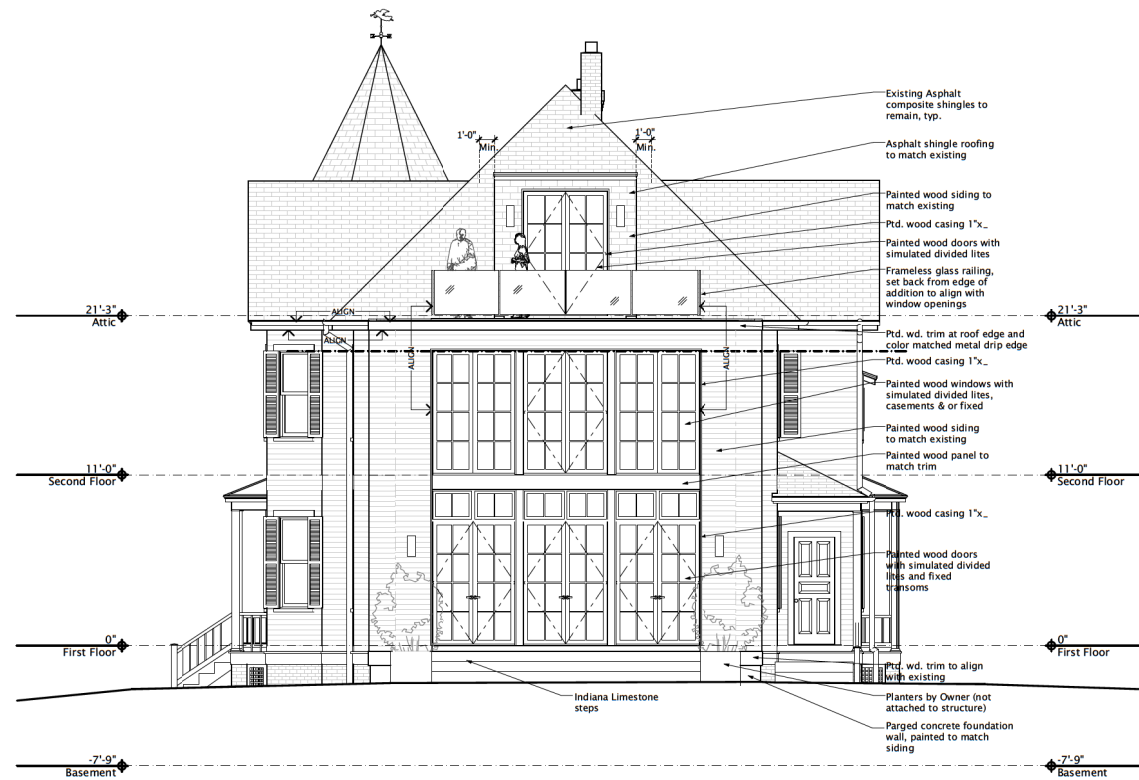
A2-1



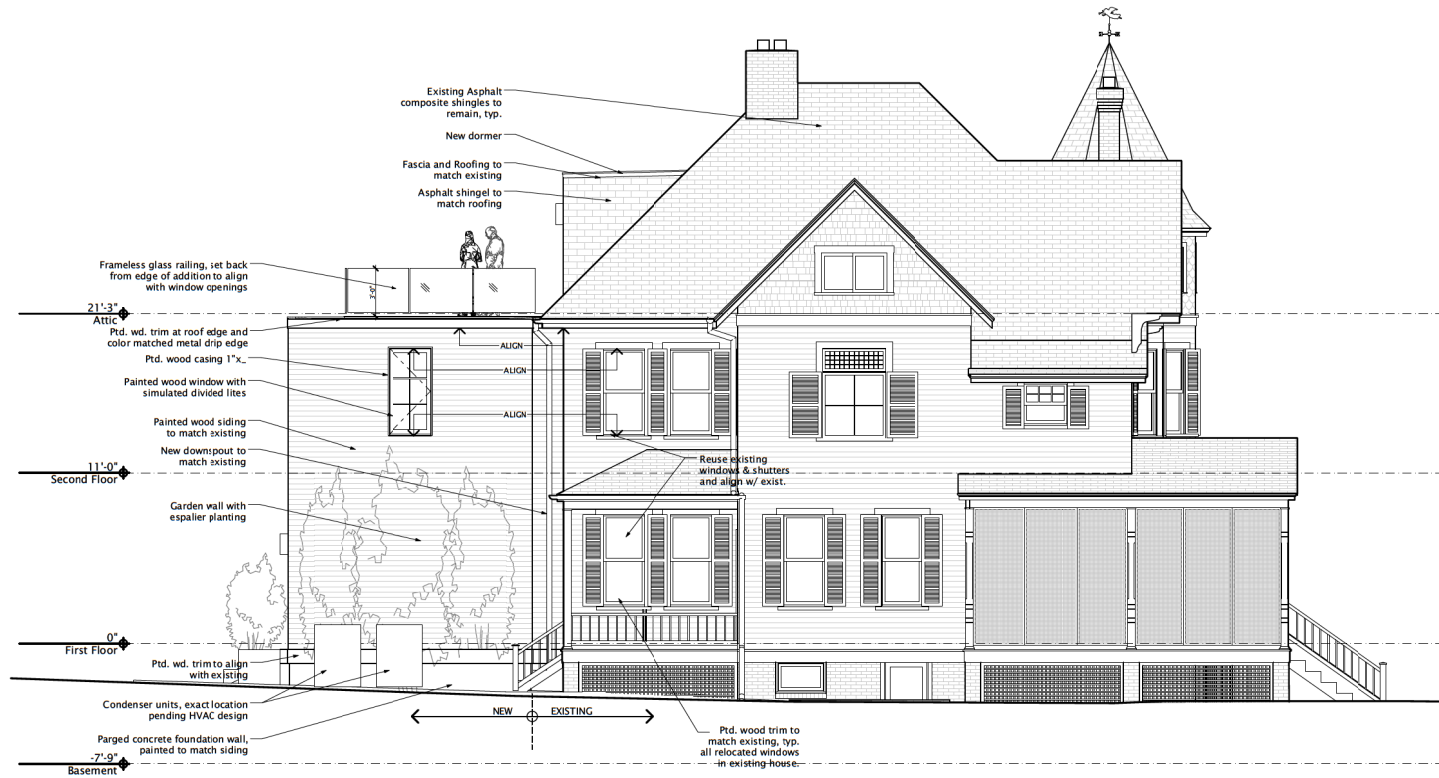
1 Existing Front Elevation
1/8" = 1'-0"



1 Proposed Right Elevation
1/8" = 1'-0"



1 Proposed Rear Elevation
1/8" = 1'-0"



1 Proposed Left Elevation
1/8" = 1'-0"







