

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

<b>Address:</b>	10304 Kensington Parkway, Kensington	<b>Meeting Date:</b>	1/25/2023
<b>Resource:</b>	Primary One Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	1/18/2023
<b>Applicant:</b>	Paul Longo	<b>Public Notice:</b>	1/11/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Permit Number:</b>	1016525	<b>Staff:</b>	Rebeccah Ballo/Michael Kyne
<b>Proposal:</b>	Partial demolition, building addition, and fenestration alterations.		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve the HAWP with four (4) conditions:**

1. Final specifications for the roof material will be submitted to staff for review and approval prior to submission of the building permit. This HAWP approval does not extend to any alterations or replacement materials for the existing roof.
2. A complete window and door schedule will be submitted to staff for review and approval prior to submission of the building permit. All dimensions including headers, jambs, sills, and muntins will be shown in section and keyed to the architectural plans and elevations.
3. The proposed brick and mortar for the addition will be field verified by Staff to determine a compatible match in color, texture, and striking of the mortar joints. A sample board needs to be provided for review before Staff signs off on the final building permits.
4. The HAWP approval does not extend to the planters. These must be submitted under a separate HAWP application with materials, heights, and specifications called out at that time.

**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, building addition, and fenestration alterations.

## **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

***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 presented a Preliminary Consultation to the HPC at the August 17, 2022 meeting.<sup>1</sup> The HPC provided feedback which is included in a write up report attached to this staff report; the HPC recommended a reconsideration of the two-story addition, finding that the roof form and articulation of the proposal was potentially too incompatible with the historic house. Separately, the HPC approved a HAWP for the demolition of a non-original garage at the July 13, 2022 HPC meeting.<sup>2</sup>

For this new HAWP submittal, the applicant proposes to remove an existing one-story bay window and construct a new one-story addition at the rear of the historic house.

#### **Fenestration Alterations**

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. These alterations match those previously shown as part of the Preliminary Consultation. The altered fenestration pattern reuses historic building materials. This portion of the proposal does not alter character defining features of the historic resource, as the overall pattern and rhythm of the openings generally match the patterns that are evident on the existing elevations. Matching the trim details throughout will help the alterations blend with the other architectural detailing, while other visual cues from the siding to the detailing on the new addition will provide the necessary differentiation.

#### **Building Additions**

The main building program consists of the construction of a one-story rear addition with roofdeck and new access doors, construction of a new rear dormer, and construction of a small, second story addition over a new access porch on the southwest corner of the house.

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. Regarding the previous submission, staff had concerns regarding the compatibility of the proposed design, particularly given the openness and wide building spacing of the surrounding streetscape; any proposed addition will

<sup>1</sup> The staff report for the Preliminary Consultation is here: <https://montgomeryplanning.org/wp-content/uploads/2022/08/II.C-10304-Kensington-Parkway-Kensington-1001594-Preliminary-Consultation.pdf>

<sup>2</sup>The staff report for HAWP#997059 is here: <https://montgomeryplanning.org/wp-content/uploads/2022/07/I.C-10304-Kensington-Parkway-Kensington-997059.pdf>

be highly visible from oblique angles along Kensington Parkway. This submission has taken those comments into account and has returned with an addition that is substantially reduced in size and detailed more conservatively than the last proposal.

The new addition measures approximately 18'-6.5" deep and 25'-2" wide; the addition is inset from the historic house by approximately 1'1" on each side. The proposed materials for the addition include wood siding, windows casings, and trim that is similar to, but slightly differentiated from the existing, SDL wood windows and doors, a brick foundation to match the existing, and Indiana limestone steps to grade at the rear. The proposed deck above the one-story addition is to have wood decking and a traditionally detailed wood railing. The proposed gable dormer on the rear slope is to have wood shingle siding to match the historic house and asphalt shingle roofing to match the existing.

The fenestration on the rear elevation, second story, will consist of three new doors—two single-swing doors flanking a central french door. All doors will be painted wood with simulated divided lights and trim to match the existing.

The applicant is also proposing construction of a new gable end dormer in the rear elevation. This dormer is over-sized with a centrally-located full height French door. Per the supplemental narrative submitted by the applicant, the purpose of the door is to let as much air and light into the attic space as possible. A frameless glass panel is proposed to be set within the trim, with the door placed behind the trim, as a safety measure.

Consistent with the staff and HPC recommendations from the Preliminary Consultation, staff finds that the proposed addition takes more cues from the historic house in terms of presenting with more traditional detailing in the rear addition. As noted previously, the historic house has single one-over-one windows, while, as noted, the proposed addition will have ganged multi-lite doors and windows; however, staff finds that the simplified detailing of the trim pieces to match the existing house, as well as the pattern of the windows and doors vis-à-vis the trim pieces present elevations that take the appropriate cues from the existing porches on the façade and side elevation.

As noted in the Preliminary Consultation, 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 new proposal, staff finds that the alterations would not detract from the character-defining features of the historic district, thereby meeting *Standard #2* and *Standard #9*.

The proposed enclosed second story addition on the left (south) elevation will reuse historic windows and have siding and trim details to match the existing. The proposed roof over this small addition will not obscure any character defining features of the house. This addition will be minimally visible from the right of way and presents no compatibility issues or concerns.

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 gable 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 dormer introduces a clearly modern feature with the glass panel and door, these details will be minimally visible. They are also part of an addition that is overall traditionally detailed, modest in scale, and overall compatible in terms of design.



**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve the HAWP application with four (4) conditions:**

1. Final specifications for the roof material will be submitted to staff for review and approval prior to submission of the building permit. This HAWP approval does not extend to any alterations or replacement materials for the existing roof.
2. A complete window and door schedule will be submitted to staff for review and approval prior to submission of the building permit. All dimensions including headers, jambs, sills, and muntins will be shown in section and keyed to the architectural plans and elevations.
3. The proposed brick and mortar for the addition will be field verified by Staff to determine a compatible match in color, texture, and striking of the mortar joints. A sample board needs to be provided for review before Staff signs off on the final building permits.
4. The HAWP approval does not extend to the planters. These must be submitted under a separate HAWP application with materials, heights, and specifications called out at that time.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), and the *Vision of Kensington* 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 meets the *Secretary of the Interior's Standards* #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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.

### **Historic Preservation Commission Preliminary Consultation Report**

Address: 10304 Kensington Parkway, Kensington (Primary One Resource, *Kensington Historic District*)

Permit Numbers: 1001894

Applicant(s): Paul Longo (Anne Decker, Architect)

Proposal: Partial demolition and construction of new two-story addition with roof, deck, other fenestration, and door alterations

Staff Contact: Michael Kyne

HPC Commissioners Providing Comments: Karen Burditt (Vice Chair), Marsha Barnes, Julie Pelletier, James Doman, Jeffrey Hains, Zara Naser, Cristina Radu

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### **Recommendations:**

- The Commission stated that the proposed addition is very detailed, appropriately scaled, in the preferred location, and clearly differentiated from the historic house. However, they found that it called too much attention to itself and was incompatible with the character of the Kensington Historic District. They stated that they could not approve the proposal as a HAWP application.
  - Specific design concerns included the rounded corners, the glass safety railing, the fenestration type and pattern, and the apparent reference to other historic architectural styles (i.e., Art Deco).
- The Commission stated that the addition should take more visual cues from the historic house.
  - Specific suggestions included fewer lite divisions for the doors and windows, a traditional railing, exploring the wall-to-window ratio, adding more space above the windows, and adding a parapet at the roofline.
- Some Commissioners acknowledged that the proposal did not read as a modern addition, and they suggested that a simplified and/or minimalist modern addition may not draw as much attention to itself and compete with the historic house.
- Others suggested that an addition that makes use of more glass and takes visual cues from Edwardian greenhouse additions may be more appropriate.
- Other comments focused on the difficulty of achieving the proposed rounded corner with wood clapboard siding, the difficult transition from the historic house to the addition with the shallow hyphen, the exploration of chamfered corners in places of the proposed rounded corners to visually reference the historic house's turret and bay windows, and making the addition more proportionally compatible by slightly raising or lowering it.
- The Commission stated that the applicant needs to visually clarify the proposal or revise it to be more compatible with the historic house. Specifically, they stated that they need to see the proposed addition in three dimensions to better understand it and its relationship the historic house. They recommended providing photographs of the example referenced by the applicant's architect during the hearing and/or axonometric renderings to better illustrate the proposal.

Return for an additional preliminary consultation

Return for a HAWP in accordance with the Commission's recommendations

Please find additional information you requested attached or per links below.

1. Existing drawings, including the existing elevations are attached.
2. Material specifications:
  - A. Painted wood windows and doors with simulated divided lites, as noted in our application documents. We are typically proposing Loewen Windows, a high quality Canadian manufacturer. They are able to customize each window as needed, for example custom sizes to match an existing window size. Their selection of muntin options, sticking options etc. also typically allows a close match to existing windows. They will also provide a historic sill (2" thick) to match existing, as needed. The size of the windows is shown accurately on the exterior elevations provided you, also provided are desired alignments, headheights to match those in the existing house. But below are some approximate sizes for your consideration:  
First Floor Doors in addition: 2'-8" w x 8'-3" +/- high (to match window head height in the existing house)  
Second Floor Doors in the rear elevation: 2'-8" x 7'-8" +/- (to match existing window head height existing second floor)  
Windows in the existing part of the house are to match existing. For us this means that the size will match exactly (likely custom size, as noted above).
  - B. Asphalt composite shingles: Our drawings call for: To match existing. The roofer will determine and suggest the product already used and will match this exactly. Since we are not doing any work on the side facing or front facing roof, this will only be for the roof of the new dormer in the rear. If the roofer/contractor should determine that the roofing needs to be replaced in its entirety, we will likely select a product that is similar to a historic slate roof look. We will typ. choose a warm to cool grey that has some color variations. A company we have used in the past is Tamko, Heritage Series, Virginia Slate or Slatetone grey. Again, if we are matching existing as closely as possible, and only provide new roofing for the dormer roof, we will match existing exactly, manuf. to be determined.
  - C. Stone: the only place where we are proposing stone is the rear facing steps. The details for these steps will be worked out with the Landscape Architect, but we are proposing and noting on the drawings Indiana Limestone, this can be Indiana Buff limestone, potentially Indiana grey. We all know that this stone is very consistent in appearance, and can be seen throughout the city, but we will request samples at the time of construction regardless and review. Please let us know if you require to see a photo.
  - D. Brick: you are not listing this below, but as noted on the drawings, we are asking to match brick at existing foundation walls. That means we will match the color, size, texture, mortar, etc. We typically ask the mason, who has much more experience in matching existing brick than we do, to propose a manufacturer and product that comes as close as possible to the existing material. We will review samples and approve during construction.
3. The planters are not attached to the building. We were showing these to provide a sense of scale, like we are showing people in our drawings, to provide a sense of scale. Our Clients might decide to work with the Landscape Architect on custom planters, or buy something stock. Again, these are removable and seasonal.
4. Match existing door and window trim: please see attached photo. We will measure existing trim and replicate. We do not have window and door details drawn at this time, but the trim looks to be flat trim, 4 1/2" wide, slightly wider for the head trim, and with a head trim overhang of approx.. 3/4. We will match this for those openings we are creating in the existing part of the house.

5. Wood railing: please see linked images. We are proposing to match these stylistically, copying those details that look original to the house, but we are hoping to make it better than the original in the sense that we might add a little refinement to the details. The existing posts do not have a base trim, we are matching that. Some of the posts show a cap, we think it is the intention to have a post cap on the posts (historically speaking). We are matching the cap. Balusters will be square balusters to match existing. We are hoping to use mahogany for the railing and paint it.
6. Information regarding the removed Sycamore Tree has been provided by Paul. The survey was done by CAS Engineering, at the time the survey was done (date noted on the plan) all existing trees on the property were shown. A survey depicts the state at the time the survey was done, and CAS Engineering will not modify their survey, even if a tree is removed. The original survey was attached to our HAWP submission. When we submit for building permit with the County, we will create a diagrammatic Architectural site plan which will certainly not show the Sycamore tree, since it is removed. We are not applying for a separate Tree Removal permit at this time.
7. New rear dormer: We like to bring as much light and air into the attic as possible, also per request from our Clients. We are proposing a swinging French door (inswing), since a sliding door would be too modern in this application. A window would feel too small. A fixed door does not allow for ventilation. If it is a swinging door, in order to meet code, we have to provide a railing. We have done this in glass in the past, because it tends to disappear more. Attached below is a sample photo of something similar (here with sliding doors). It will be custom made and recessed into the trim, it will be set back from the face of the siding. The top will be close to or aligning with the horizontal muntin. But if you like a different guardrail in this location, to prevent people from falling when the door is open, we can review it at the meeting.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1016525
DATE ASSIGNED

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? X Yes/District Name Kensington Historic District
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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
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.

Paul Longo
Signature of owner or authorized agent
12/20/2022

**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

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 proposing a one-story addition along the rear of the historic home, with the addition less wide than the original house to clearly differentiate from the historic home. The addition will also remove a non-historic and non-permitted bump-out in the kitchen along the rear of the home of unknown vintage, and a small addition on the second story above the rear porch. A non-historic and non-permitted skylight of unknown origin will also be replaced with a shed dormer and french doors in the attic in the rear of the home. This design was significantly altered based on feedback from a preliminary review in summer 2022, and implemented numerous comments from the HPC.

Work Item 1: <u>one-story 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 one-story addition along the rear elevation that comes out from the original home about 17 feet, and includes a new dormer along the roof line at the rear of the home with french doors from the attic. Small second-story addition above the rear porch, and second-story doors that lead out to a deck on the roof of the new one-story 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	1. 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	*	*	*	*	*		*

**GENERAL NOTES**

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated March, 2022.
- Total lot area: Lot 4 & 5 = 15,909 sq. ft. (0.365 acres)
- Property is located on Tax Map HP563 and WSSC 2007 Sheet 213NW03.
- Property is located on Soils Survey Map Number 24. Soil types(s): 2B, Glenalg silt loam, HSG "B"; 2C, Glenalg silt loam, HSG "C"; 53A, Codorus silt loam, HSG "C".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0365D.
- Property is located in the Rock Creek Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include: Water - Sewer - Washington Suburban Sanitary Commission Electric - PEPCO Telephone - Verizon Gas - Washington Gas
- Property is located in the incorporated municipality of the Town of Kensington.
- Property is not located in a Special Protection Area.
- Property is located in the Kensington Historic District.
- If a utility connection is necessary, CAS Engineering to confirm necessary inverts.

**ZONING DATA (LOT 5)**

- Zoning: R-60**  
Minimum Lot Area = 6,000 sq. ft. Front B.R.L. = 25.0 ft. (or established) (1)  
Minimum Lot Width at R.O.W. = 25 ft. Rear B.R.L. = 20 ft.  
Minimum Lot Width at B.R.L. = 60 ft. Side B.R.L. = 10 ft. min. (2)
- (1) Per Montgomery County Code Section 4.4.1.1, the Established Building Line does not apply to an alteration or addition to an existing house.  
(2) Per the Town of Kensington  
(3) Refer to the Kensington Code of Ordinances for additional restrictions, rules and prohibitions prior to beginning house renovation design.



CAS JOB NO.: 21-1028  
DATE: 03/2022

DATE REVISION  
03/17/22 NO. Building Permit Site Plan Base Sheet to Client and Architect

RELATED REQUIRED PERMITS					
TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.					
IT IS THE RESPONSIBILITY OF PERMITEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT.					
TYPE OF PERMIT	REQ'D	NOT REC'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDCPS Floodplain District		X			
WATERWAYS(WETLANDS):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
DPS Roadside Trees Protection Plan*		X		Approval Date	
* Copy of approved plan to be provided to SC inspectors at the pre-construction meeting.					
N.P.D.E.S. - Notice of Intent		X			Date Filed
FEMA LOMR - (Letter of Map Revision) Required Post Construction		X			
OTHERS (Please List):					

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER			
STAGE	MCDCPS INSPECTOR INITIALS/DATE	OWNER/DEVELOPER INITIALS/DATE	
<b>MANDATORY NOTIFICATION:</b> Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDCPS inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the permittee to proceed with the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDCPS approval may result in the permittee being required to reconstruct the approved work. Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDCPS unless a Record Drawing Certification has been allowed instead. Each of the steps listed below must be verified by either the MCDCPS inspector or the Control Developer.			
1. Excavation for Dry Well conforms to approved plans			
2. Placement of backfill, perforated inlet pipe and observation well conforms to approved plans			
3. Placement of geotextiles and filter media conforms to approved plans			
4. Connecting pipes, including connection to downspout, constructed per the approved plans			
5. Final grading and permanent stabilization conforms to approved plans			
TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT:	APPROVED	CONSTRUCTED	

NON-ROOFTOP DISCONNECTION	
*The constructed Non-Rooftop Disconnections meet the conditions specified on the approved plans.*	
Owner/Developer Signature	Date

ROOFTOP DISCONNECTION	
*The constructed Rooftop Disconnections meet the conditions specified on the approved plans.*	
Owner/Developer Signature	Date

RECORD DRAWING CERTIFICATION			
A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on the record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including thereon this signed Record Drawing Certification, must be submitted to the MCDCPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission is required for this project.			
If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded at Book XXXXX, Page XXXX. This Record Drawing will serve as referenced in the Record Document.			
*This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions.*			
Owner/Developer Signature	Date	MCDCPS INSPECTOR INITIALS	DATE

FIELD CHECK OF RECORD DRAWING BY MCDCPS INSPECTOR:			
Owner/Developer Signature	Date	MCDCPS INSPECTOR INITIALS	DATE

**LEGEND**

**EXISTING FEATURES**

- Ex. Storm Drain with Manhole
- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Downspout Piped / Spilled
- 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. Tree (24" DBH < 30" DBH)
- Ex. Tree (30" DBH and greater)

**PROPOSED FEATURES**

- Limit of Disturbance (L.O.D.)
- Prop. Water-House Connection
- Prop. Sewer-House Connection
- Prop. Gas-House Connection
- Prop. Electric-House Connection
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. Retaining Wall
- Prop. 4" PVC Drain Pipe
- Prop. Downspout Disconnect with Flow Path and Flow Direction
- Prop. Drainage Divide
- Prop. Roadside Tree
- Prop. Surface Flow Direction
- Prop. Pipe Flow Direction
- Prop. Silt Fence
- Prop. Super Silt Fence
- Prop. Orange Construction Fence
- Prop. Root Pruning Trench
- Prop. Tree Protection Fence
- Prop. Combined Tree Protection Fence and Super Silt Fence
- Prop. Combined Tree Protection Fence and Root Pruning Trench
- Prop. Stabilized Construction Entrance
- Gravel Dry Well with the Perforated Pipe Layout, Downspout Leader, Pipe Flow Direction, and Pipe Invert Elevation
- Prop. Micro Infiltration Trench

**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.

EXEMPT: YES  NO   
If exempt under Section 55-5 of the code, please check the applicable exemption category below.

Total Property Area	Total Disturbed Area
15,909 S.F.	9,000 S.F.
Shade Trees Required	Shade Trees Proposed
0	0
Fee in Lieu: (Trees Required - Trees Proposed) x \$250	\$ 0,000.00

**Required Number of Shade Trees:**

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET)	NUMBER OF SHADE TREES REQUIRED
1-50 FT.	6,000 SQ. FT. 3
6,001-10,000 SQ. FT.	8,000 SQ. FT. 6
10,001-15,000 SQ. FT.	12,000 SQ. FT. 9
15,001-20,000 SQ. FT.	14,000 SQ. FT. 12
20,001-25,000 SQ. FT.	16,000 SQ. FT. 15

If the square footage of the limits of disturbance is more than 40,000 SF, then the number of shade trees required must be calculated using the following formula: (Number of Square Feet in L.O.D. / 40,000) x 15

**Exemption Categories:**

- 30-50% any activity that is subject to Article II of Chapter 22A
- 30-50% any emergency logging or timber harvesting operation with an approved permit under Article 24 of Chapter 22A
- 30-50% any activity conducted by the County Parks Department
- 30-50% routine or emergency maintenance of an existing stormwater management facility, including an existing culvert, or of a parking area, including the maintenance for enhanced or improved parking
- 30-50% any stream restoration project if the person performing the work has obtained all necessary permits
- 30-50% existing or existing any tree to comply with applicable laws or regulations, including the maintenance for enhanced or improved parking

Check: Specify per Section 55-5 of the Code. This project is exempt from the Montgomery County incorporated municipality of the Town of Kensington, therefore it is not subject to the Tree Canopy Law.

**FRONT YARD PARKING AREA COVERAGE**

R-60: 35% MAXIMUM  
FRONT YARD AREA: XXXX.X SF  
COVERAGE: XX.X% (< 35%)

**ROADSIDE TREE REQUIREMENTS**

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

Street Tree Removal Fee (\$50/Tree)	Additional Required Fee (\$500/Tree)
\$0.00	\$0.00
<b>Total Fees Required \$0.00</b>	

Major Street Trees: Spacing: 50' (45') O.C. min.; Height: 10' min.; Caliper size: 2" or 4" above the ground.  
Minor Street Trees: Spacing: 30' (45') O.C. min.; Height: 8' min.; Caliper size: 1 1/2" or 4" above the ground.  
Street tree species to be approved by Montgomery County Department of Transportation (DC-705.01, 52) Minimum: See: Classifications: DC-705.02(a)

1) 5' from water main  
2) 5' from gas line  
3) 5' from fire hydrant  
4) 10' from the street

For additional planting requirements, please see:  
MC-700.01: Tree Locations, Street Section Roads  
MC-700.02: Tree Locations, Open Section Roads  
MC-702.01: Tree Planting Detail

**TOPSOIL NOTE**

TOPSOIL MUST BE APPLIED TO ALL PEROUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDC STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS.\*

**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. FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.ORG 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

**ROADSIDE TREE NOTE**  
NO RIGHT-OF-WAY TREES EXIST WITHIN 50 FEET OF THE SIDE LOT LINE OF THE SUBJECT PROPERTY.

**ROADSIDE TREE NOTE**  
NO RIGHT-OF-WAY TREES EXIST WITHIN 50 FEET OF THE SIDE LOT LINE OF THE SUBJECT PROPERTY.

**PRELIMINARY BUILDING PERMIT SITE PLAN NOT FOR PERMIT SUBMITTAL**

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**  
Laura Hur  
10304 Kensington Parkway  
Bethesda, MD 20814  
laura@lorfastudio.com

**ARCHITECT**  
Anne Decker Architects, LLC  
5019 Wilson Lane, 2nd Floor  
Bethesda, MD 20814  
Attn: Anne Decker  
(301) 652-0106 Direct  
adecker@anneeckerarchitects.com

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

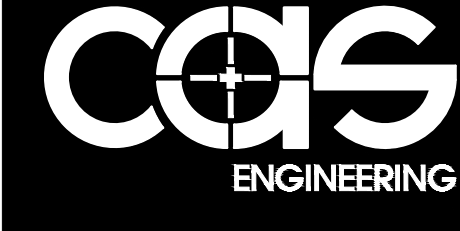
TECHNICAL REVIEW OF SEDIMENT CONTROL		ADMINISTRATIVE REVIEW	
REVIEWED	DATE	REVIEWED	DATE
TECHNICAL REVIEW OF STORMWATER MANAGEMENT		SMALL LOT DRAINAGE APPROVAL	
REVIEWED	DATE	N/A: <input type="checkbox"/> OR	
		000000 SEDIMENT CONTROL PERMIT NO.	
		N/A STORMWATER MANAGEMENT FILE NO.	

MCDCPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.

MCDCPS APPROVAL DOES NOT NEGATE THE NEED FOR A MOSES-ACCESS EXEMPT.

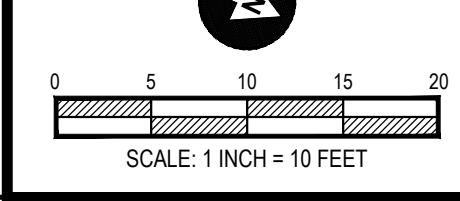
Lot 4 & Lot 5, Block 3, Kensington Park  
Plat Book B, Plat No. 4, Recorded 11/15/1890  
Wheaton (13th) Election District, Montgomery County, MD

10304 Kensington Parkway  
Kensington, Maryland 20895



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

CAS ENGINEERING-DC, LLC  
4536 MacArthur Boulevard NW, 2nd Floor  
Washington, DC 20007  
202-393-7200 Phone  
info@cas-dc.com  
www.cas-dc.com



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





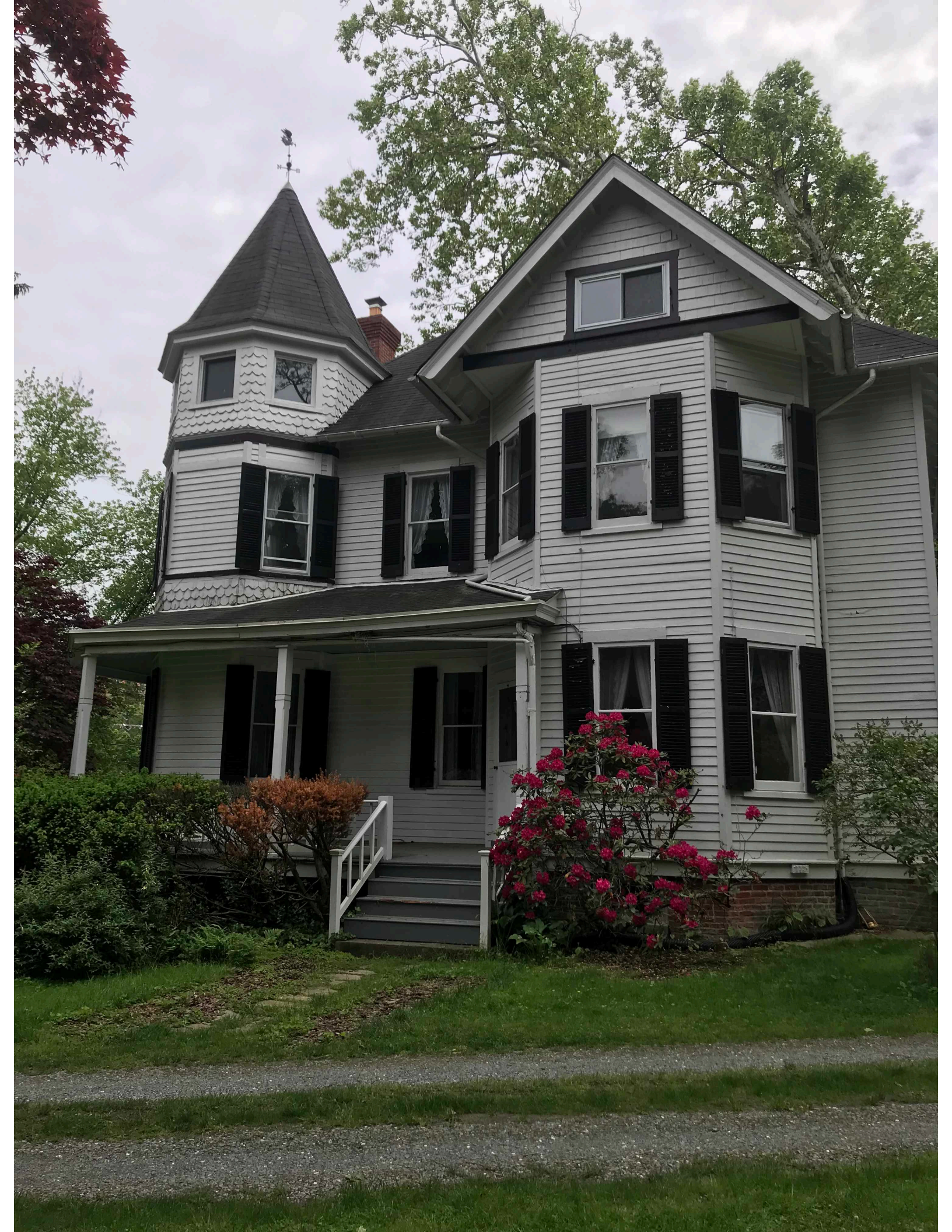














# HUR-LONGO RESIDENCE

10304 Kensington Parkway Kensington, Maryland 20895

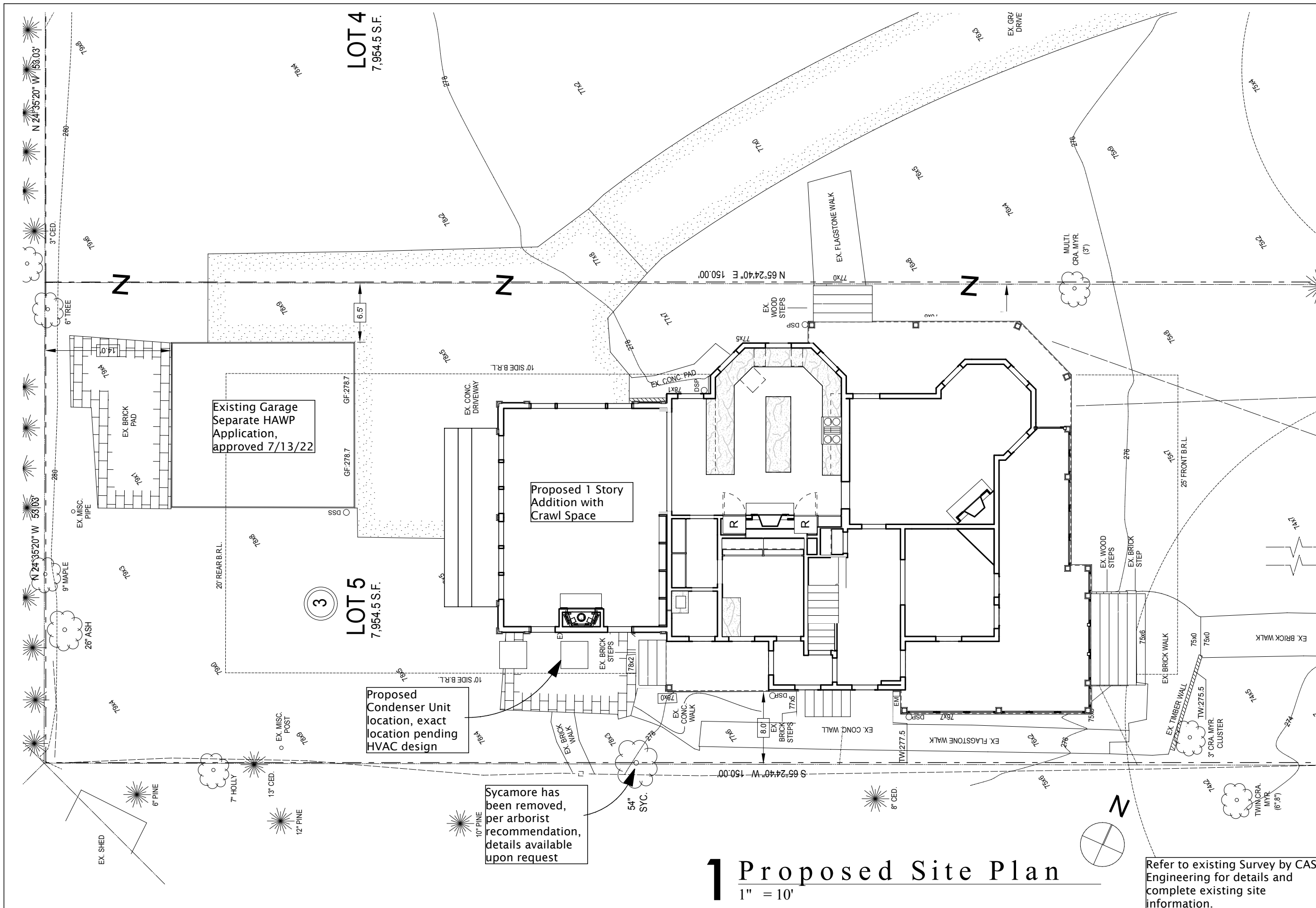
Proposed Addition  
HAWP

20 December 2022

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Site Plan

# T1



# 1 Proposed Site Plan

1" = 10'

Refer to existing Survey by CAS Engineering for details and complete existing site information.

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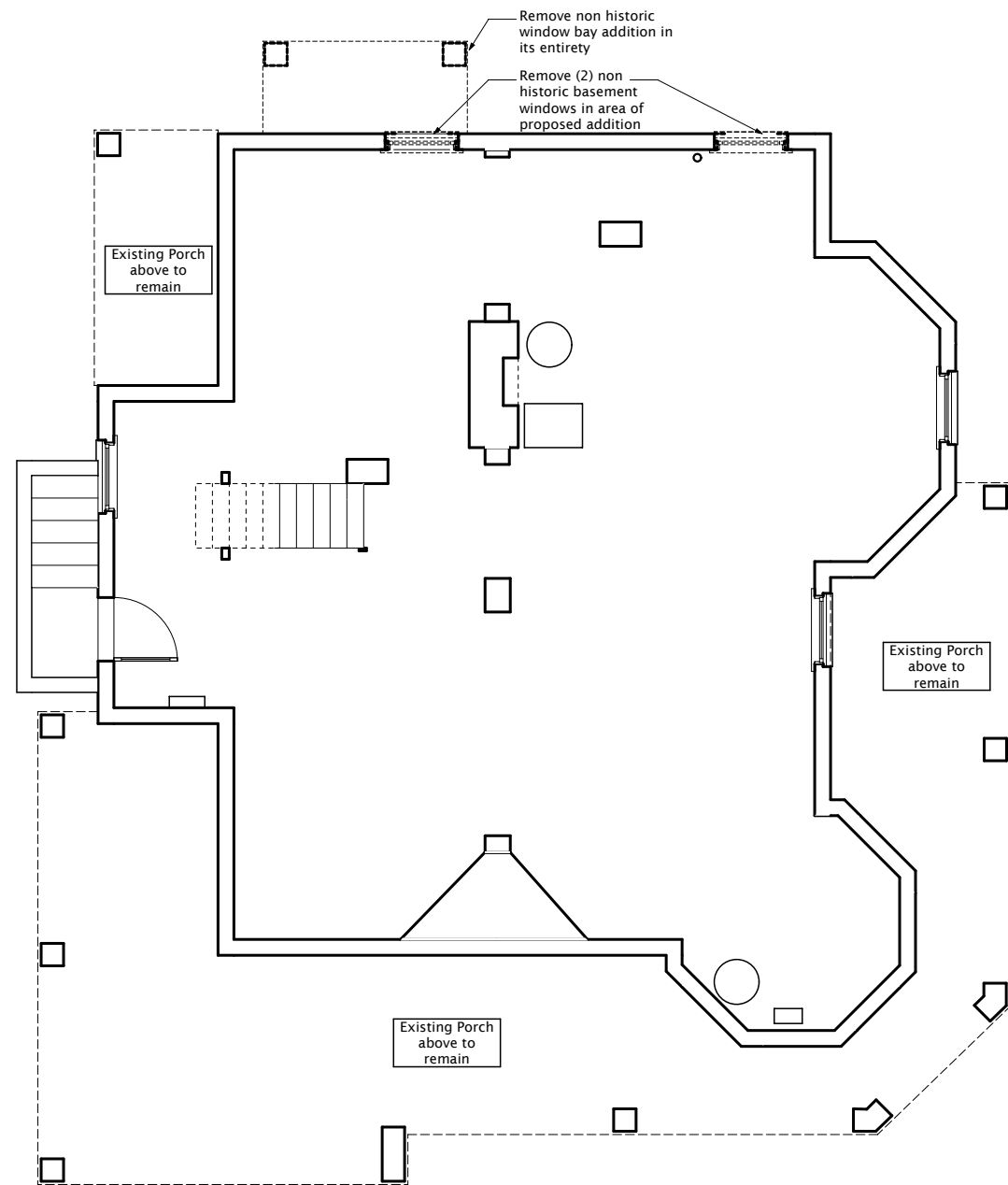
Proposed Addition  
HAWP

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

Basement  
Demolition Plan

**DO**



**1** Basement Demolition Plan  
1/8" = 1'-0"

DEMOLITION KEY:

-  Existing to Remain
-  To Be Demolished

**HUR-LONGO RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

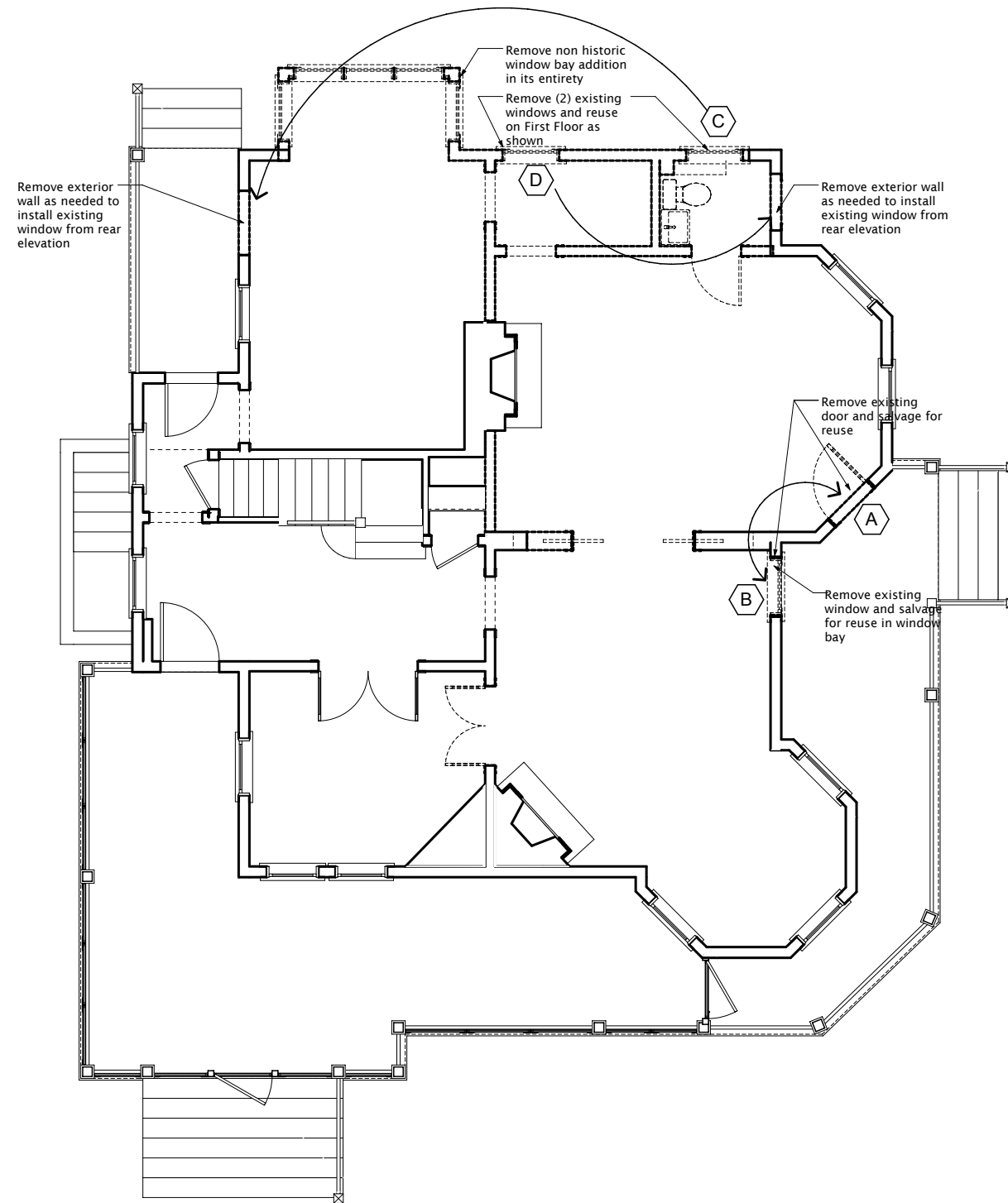
Proposed Addition  
HAWP

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

1st Floor  
Demolition Plan

**D1**



**1 First Floor Demolition**  
1/8" = 1'-0"

DEMOLITION KEY:

-  Existing to Remain
-  To Be Demolished

**HUR-LONGO RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

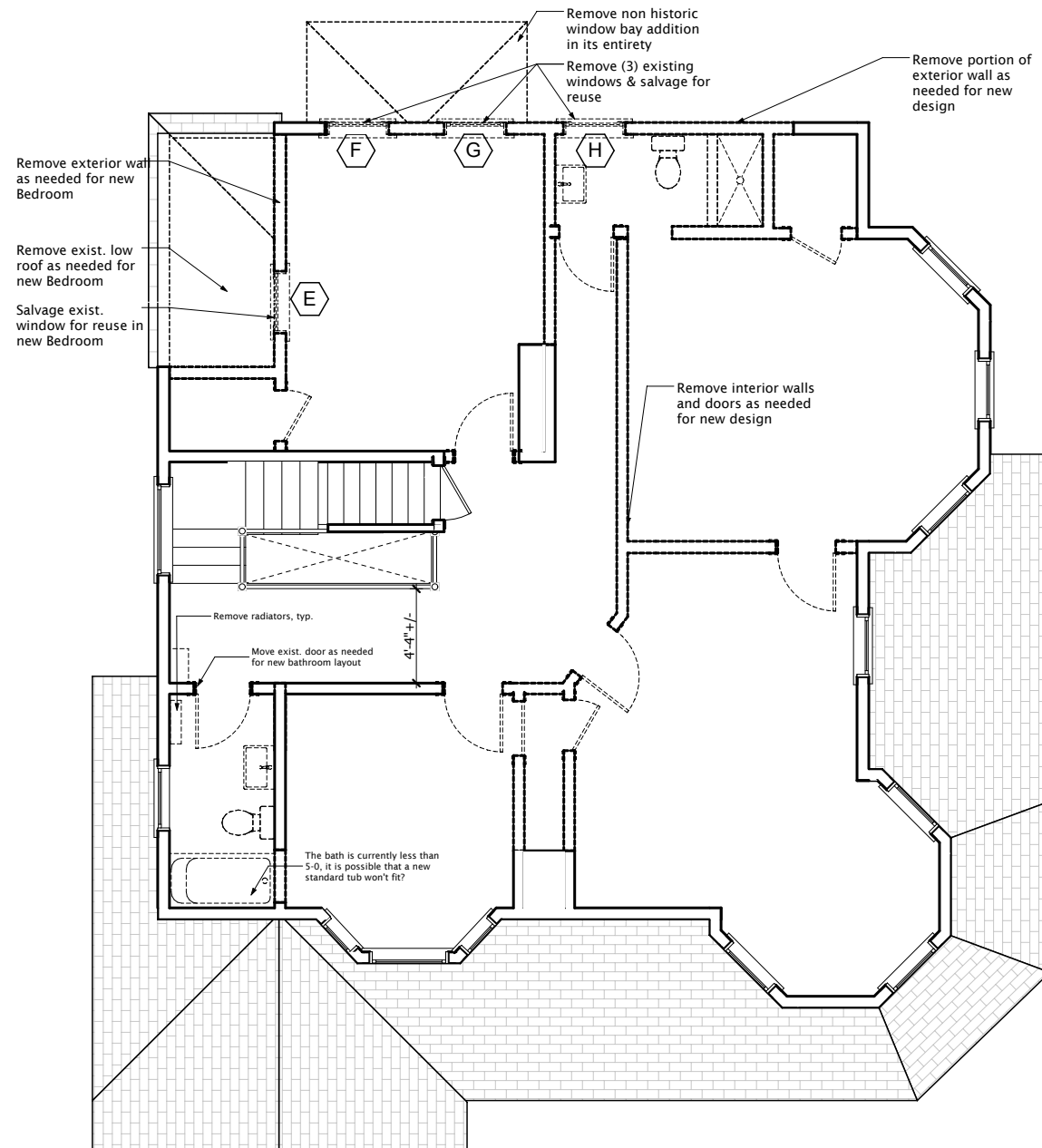
Proposed Addition  
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2nd Floor  
Demolition Plan

**D2**



**1** 2. Floor Demolition Plan  
1/8" = 1'-0"

DEMOLITION KEY:

- Existing to Remain
- To Be Demolished

**HUR-LONGO RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

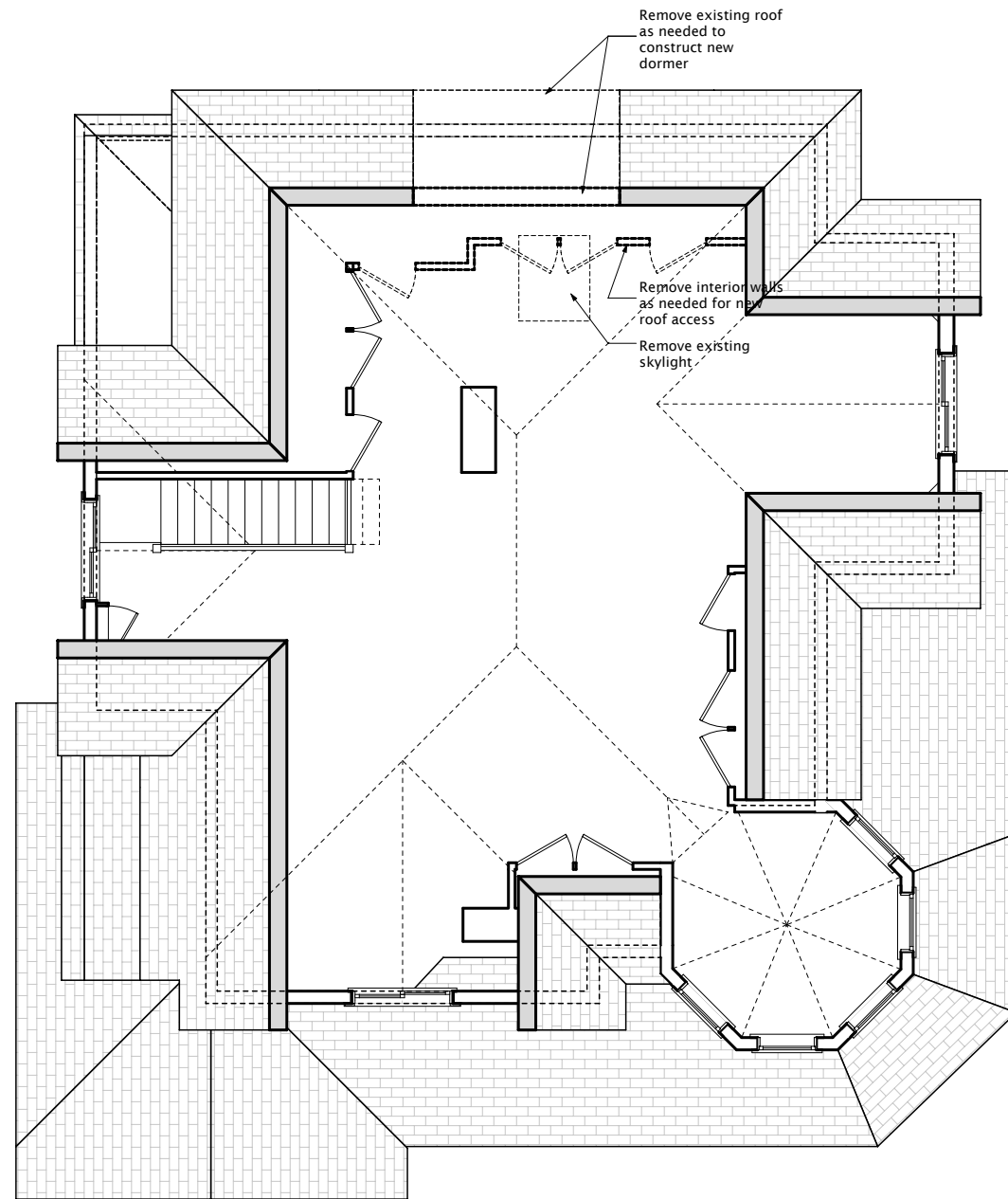
Proposed Addition  
HAWP

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

Attic Floor  
Demolition Plan

**D3**



**1 Attic Demolition Plan**  
1/8" = 1'-0"

DEMOLITION KEY:

-  Existing to Remain
-  To Be Demolished

**HUR-LONGO RESIDENCE**  
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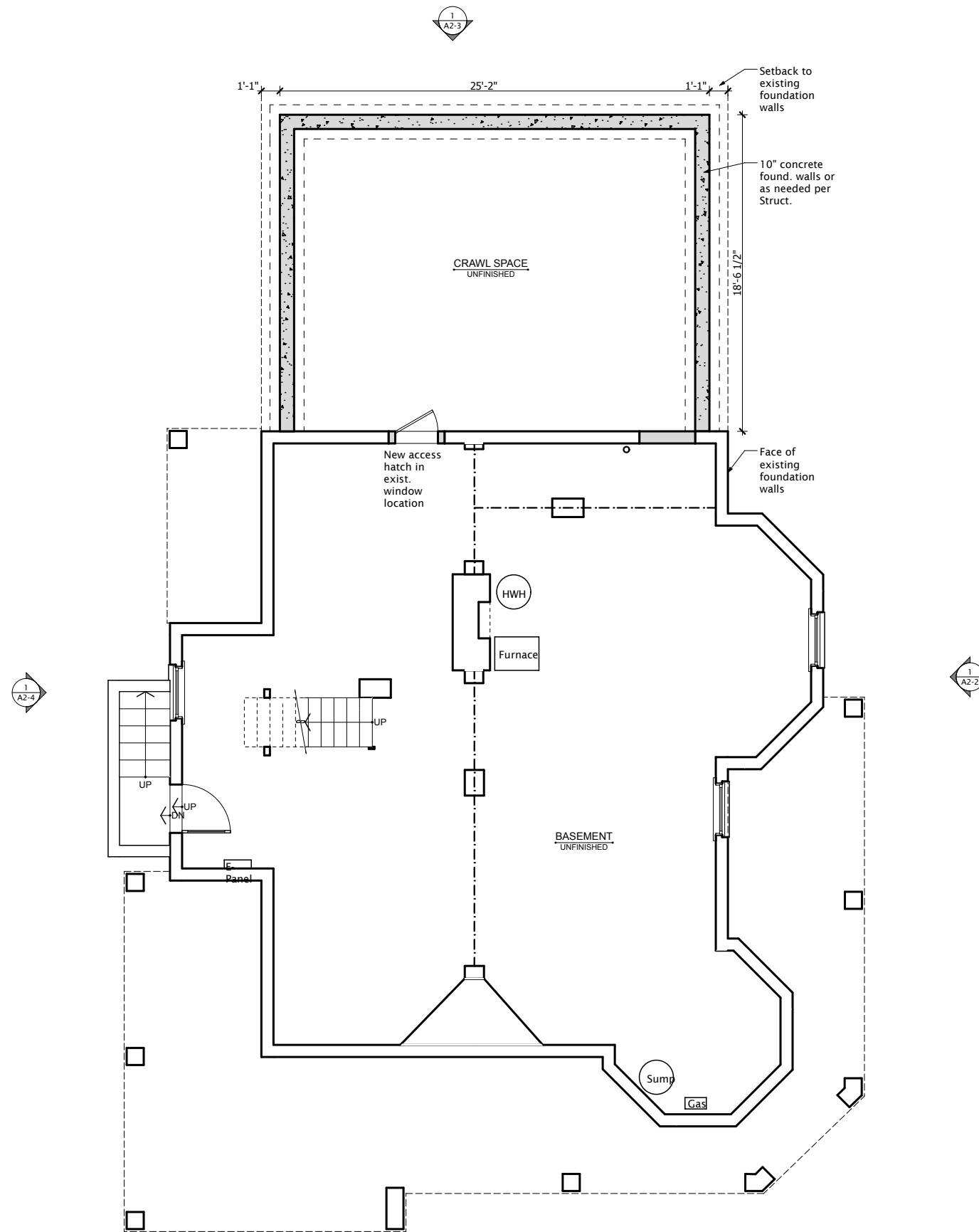
Proposed Addition  
HAWP

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Basement Plan

**A1-0**



**1 Proposed Basement**  
1/8" = 1'-0"

FLOOR PLAN KEY:

- Existing Walls
- New Walls



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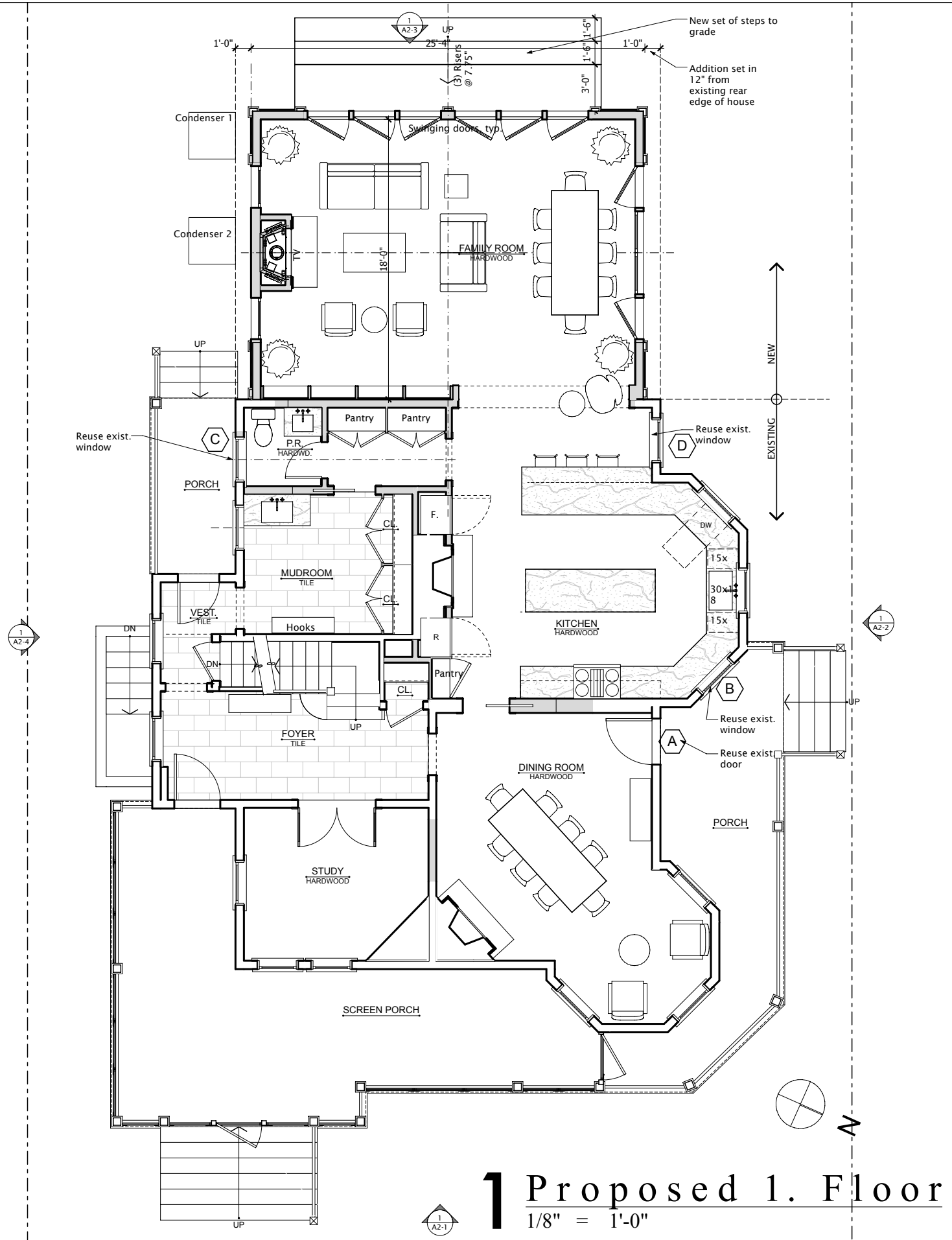
Proposed Addition  
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1st Floor Plan

**A1-1**



**1 Proposed 1. Floor**  
1/8" = 1'-0"

FLOOR PLAN KEY:

	Existing Walls
	New Walls

**HUR-LONGO RESIDENCE**  
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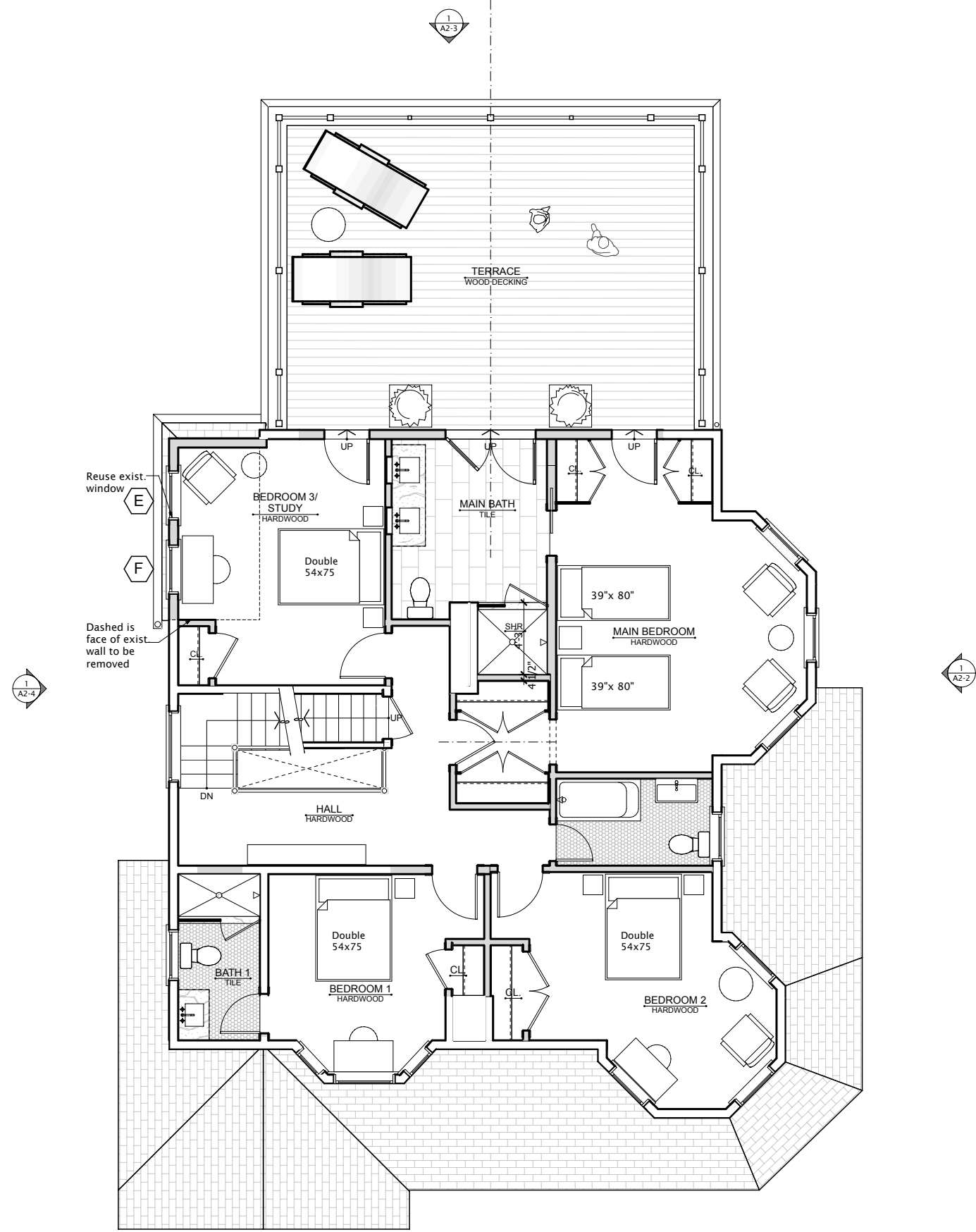
Proposed Addition  
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2nd Floor Plan

**A1-2**



**1 Proposed 2. Floor**  
1/8" = 1'-0"

FLOOR PLAN KEY:

- Existing Walls
- New Walls



HUR-LONGO RESIDENCE

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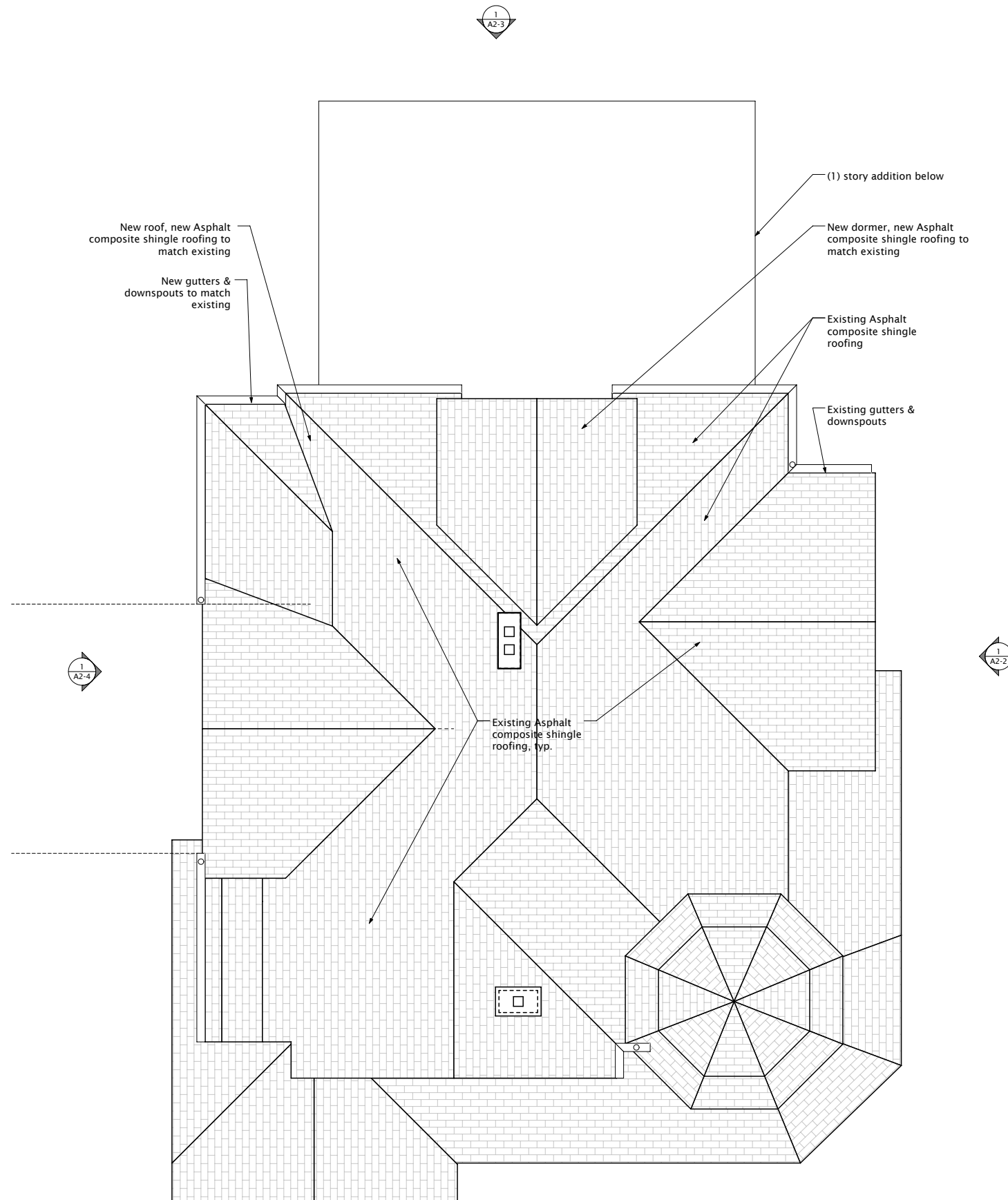
Proposed Addition  
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Roof Plan

A1-4



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

HUR-LONGO RESIDENCE  
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Proposed Addition  
HAWP

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Front Elevation

A2-1



**1** Proposed Front Elevation (Existing)  
1/8" = 1'-0"

HUR-LONGO RESIDENCE

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Proposed Addition  
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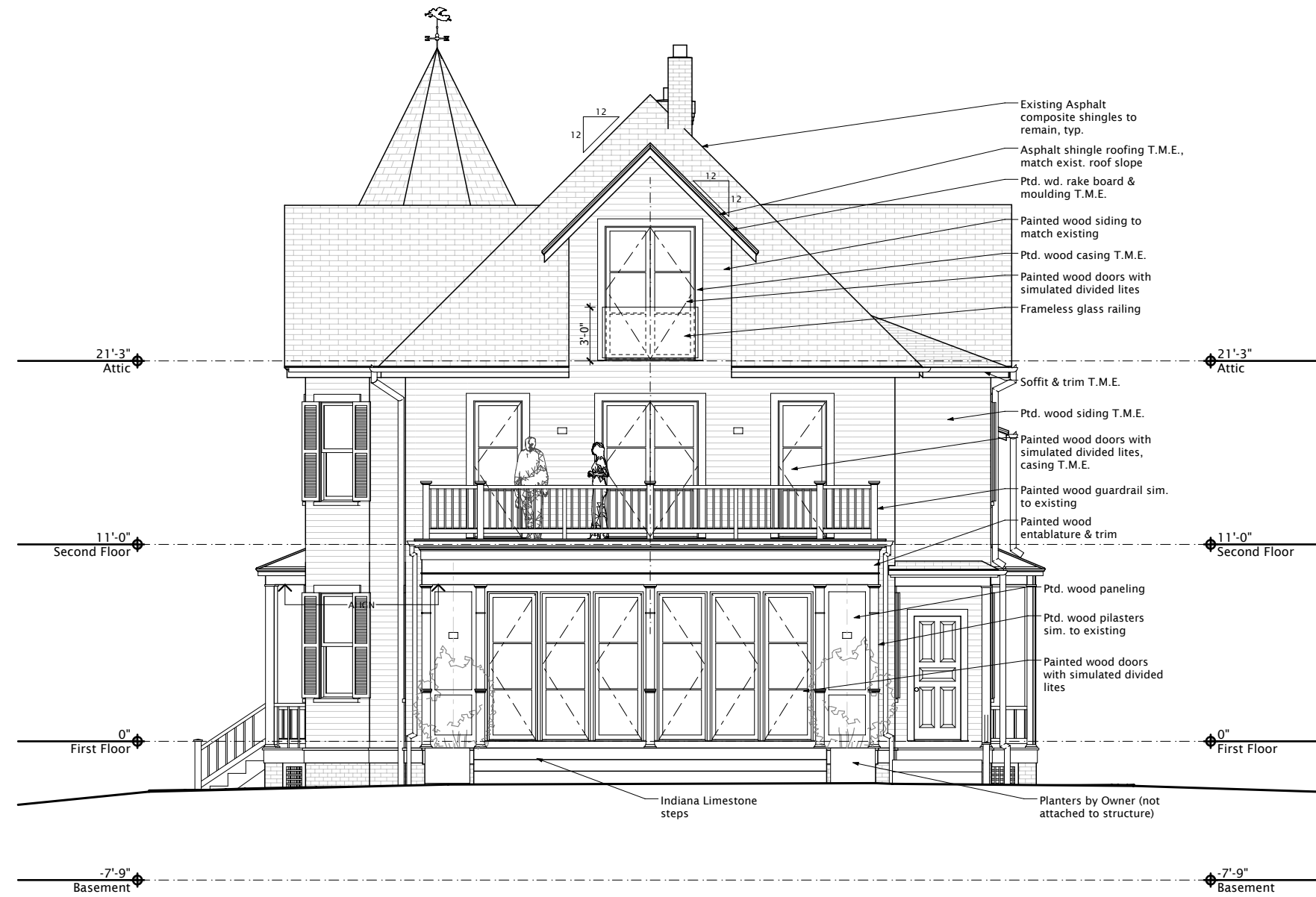
Right Elevation

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

**A2-2**

HUR-LONGO RESIDENCE

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Proposed Addition  
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Rear Elevation

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

**A2-3**

HUR-LONGO RESIDENCE

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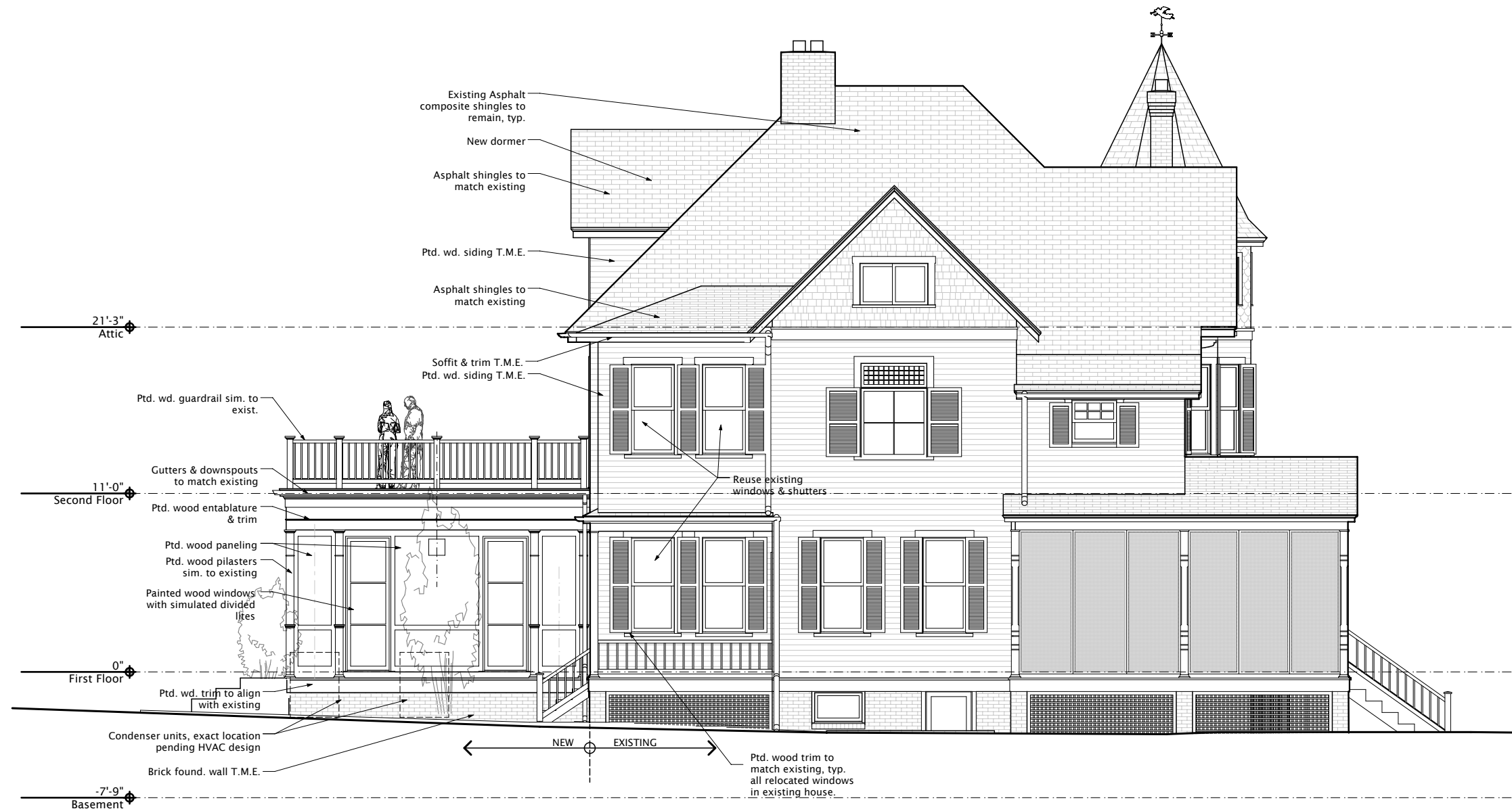
Proposed Addition  
HAWP

20 December 2022

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Left Elevation

A2-4



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





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Ehsan Motazed  
*Acting Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/21/2022

Application No: 1016525  
AP Type: HISTORIC  
Customer No: 1439191

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 10304 Kensington PKWY  
Kensington, MD 20895

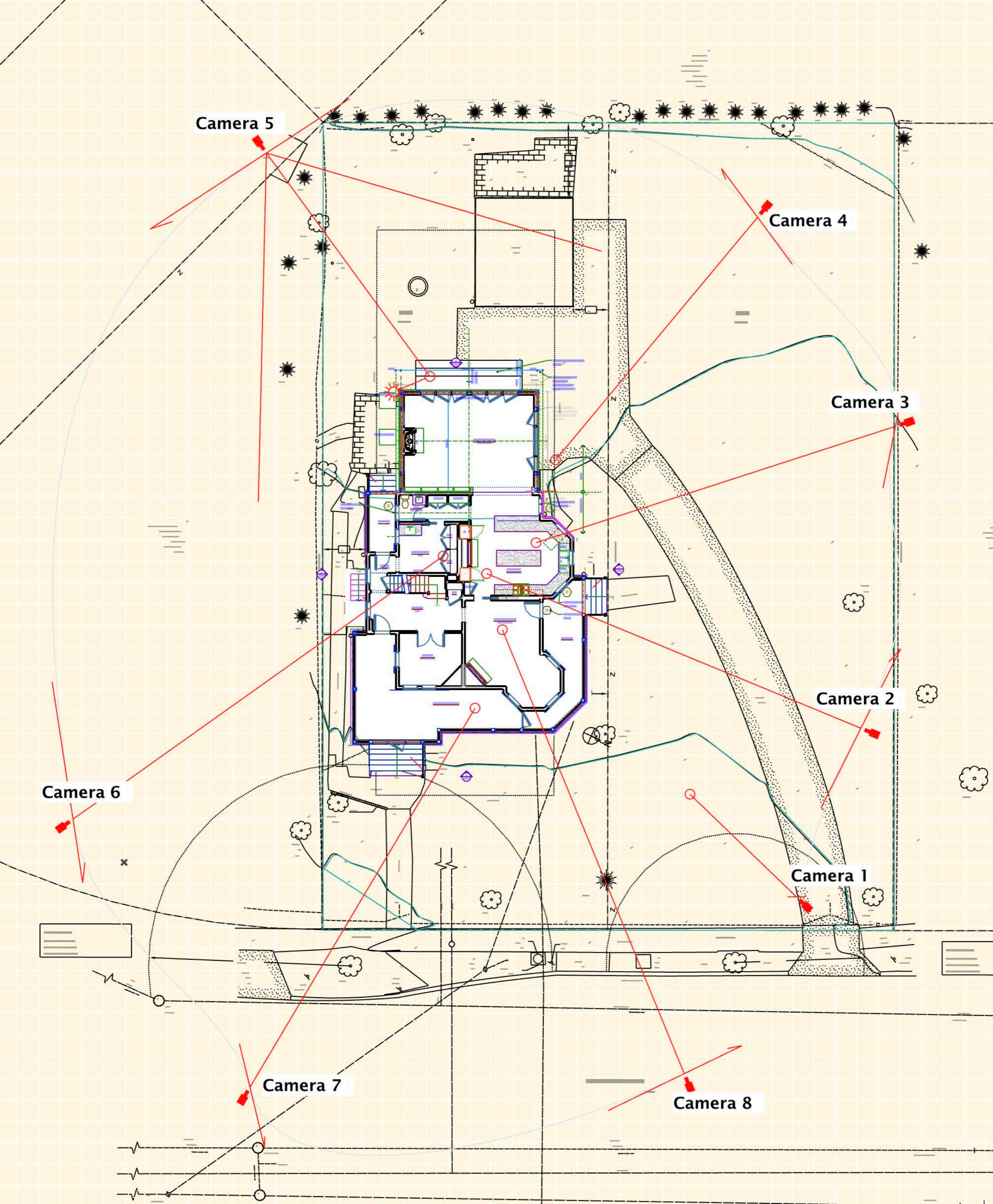
Othercontact Fisher (Primary)

## Historic Area Work Permit Details

Work Type ADD

Scope of Work We are proposing a one story addition at the rear of the Historic Home. Please refer to plans and elevations for details.





Camera 5

Camera 4

Camera 3

Camera 2

Camera 6

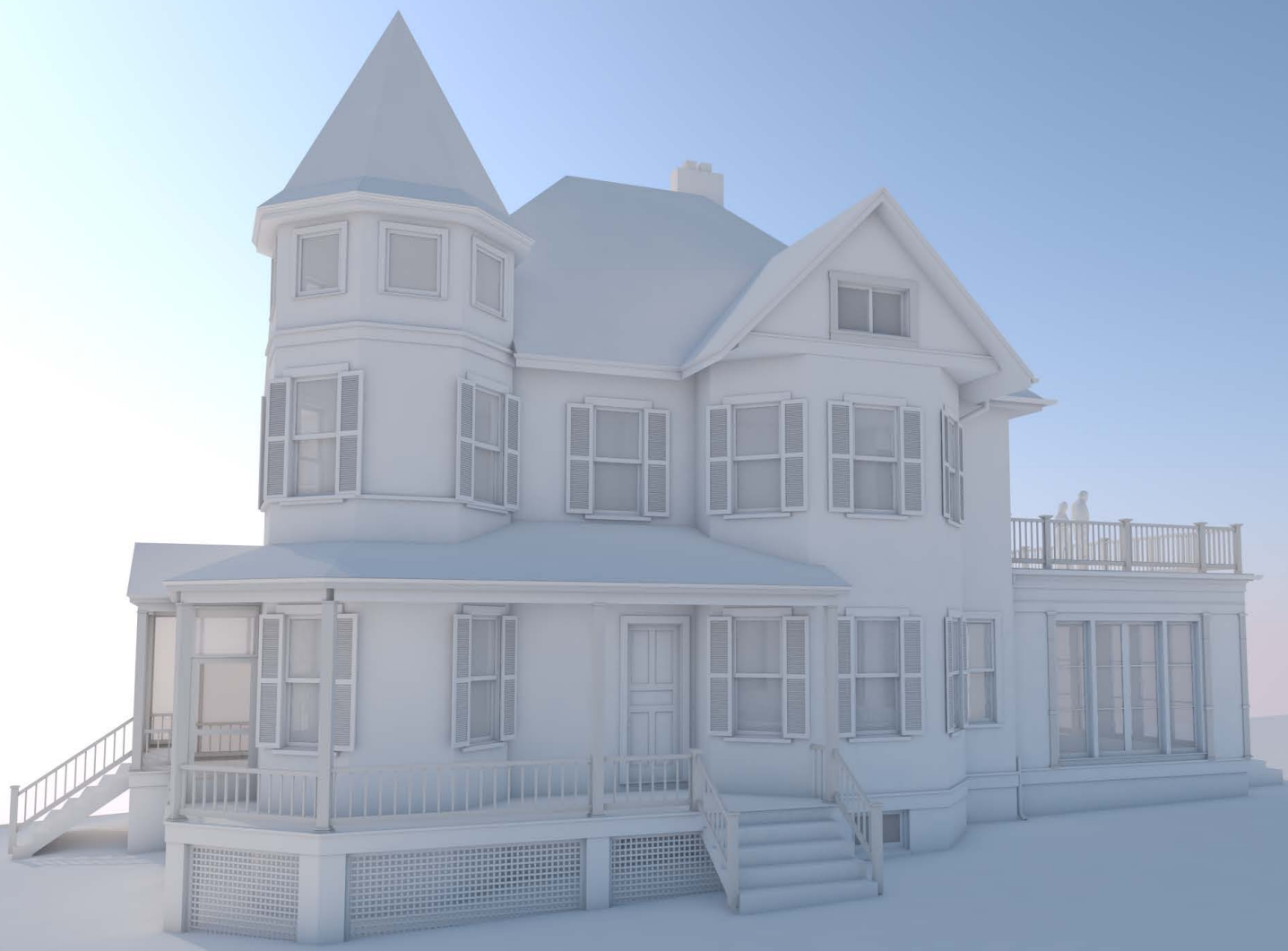
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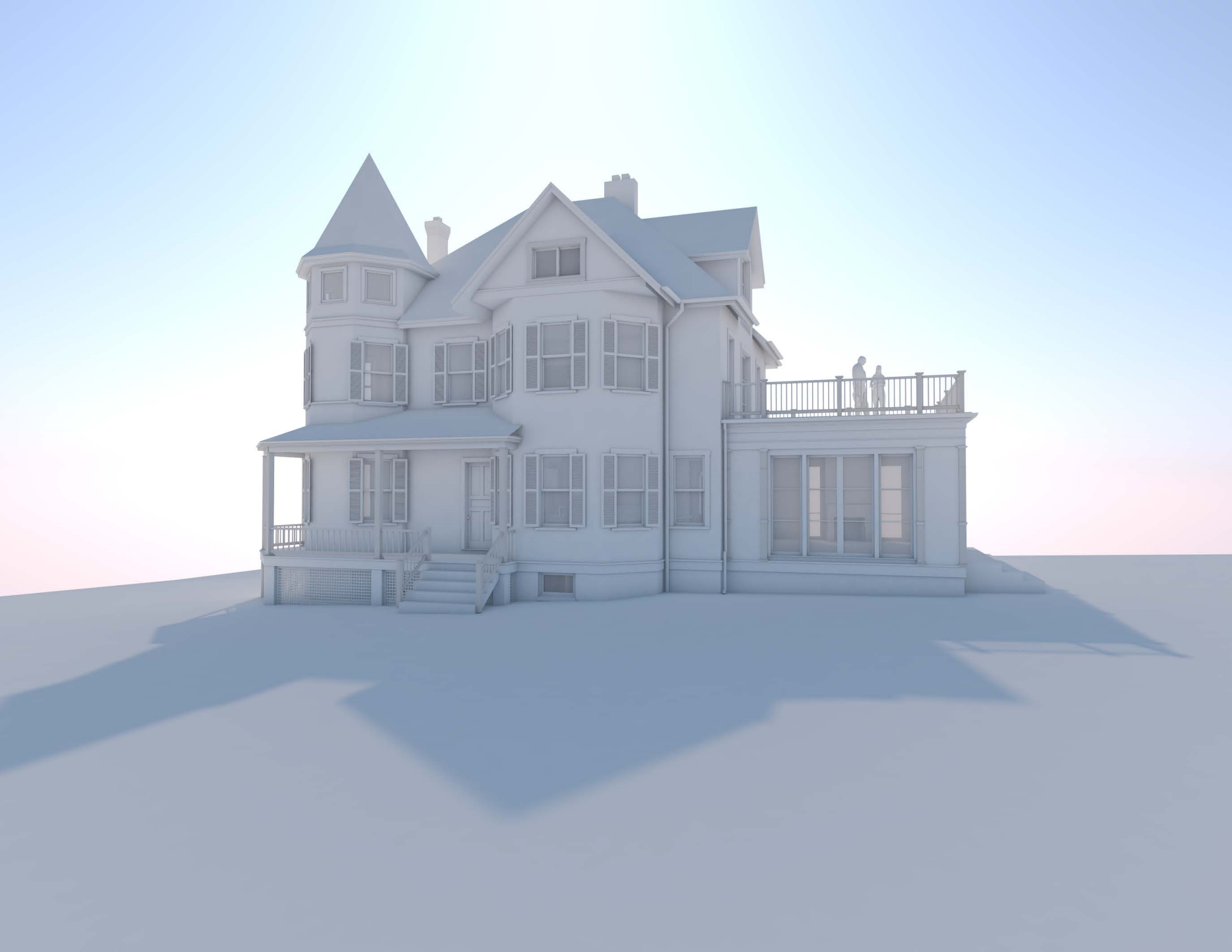
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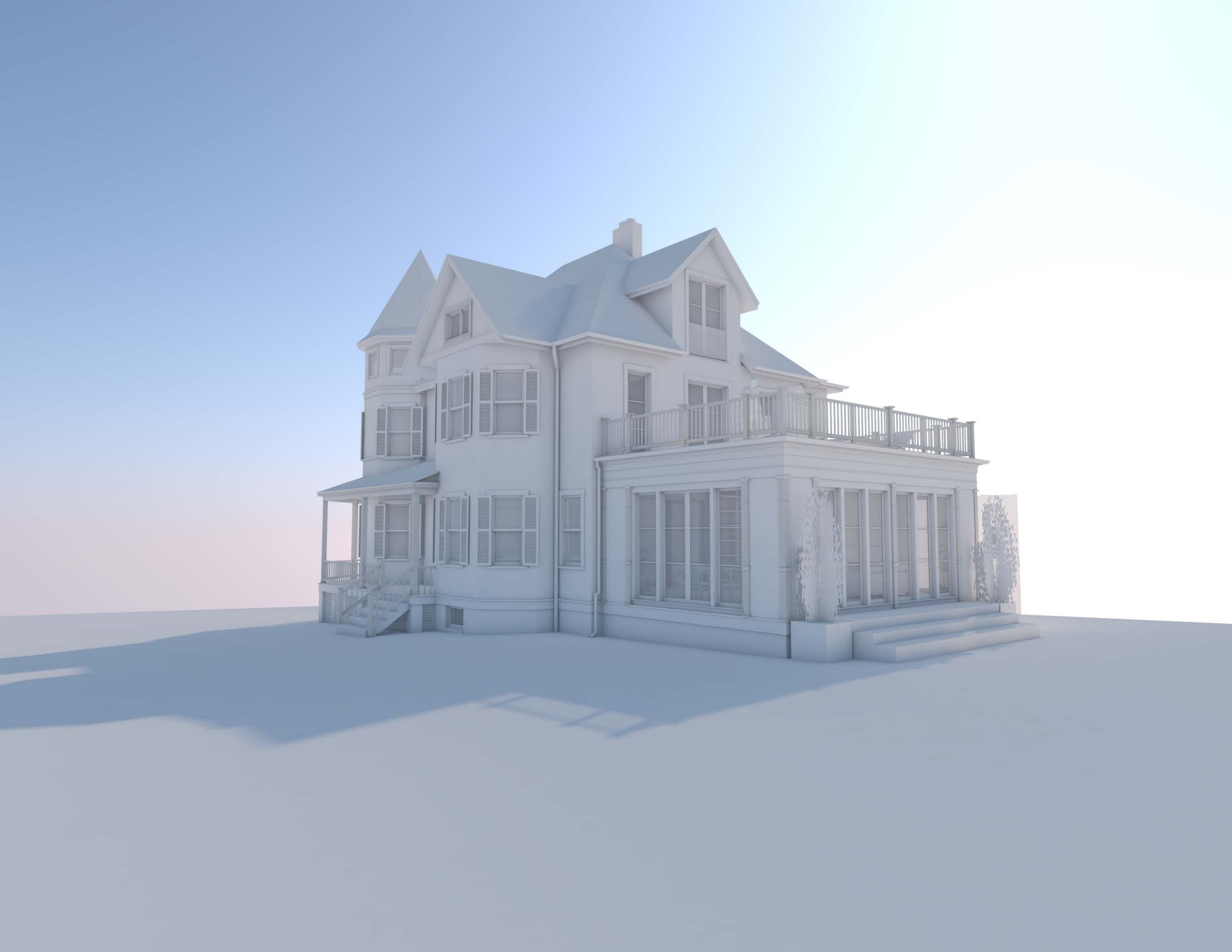
Camera 8





















**HUR RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

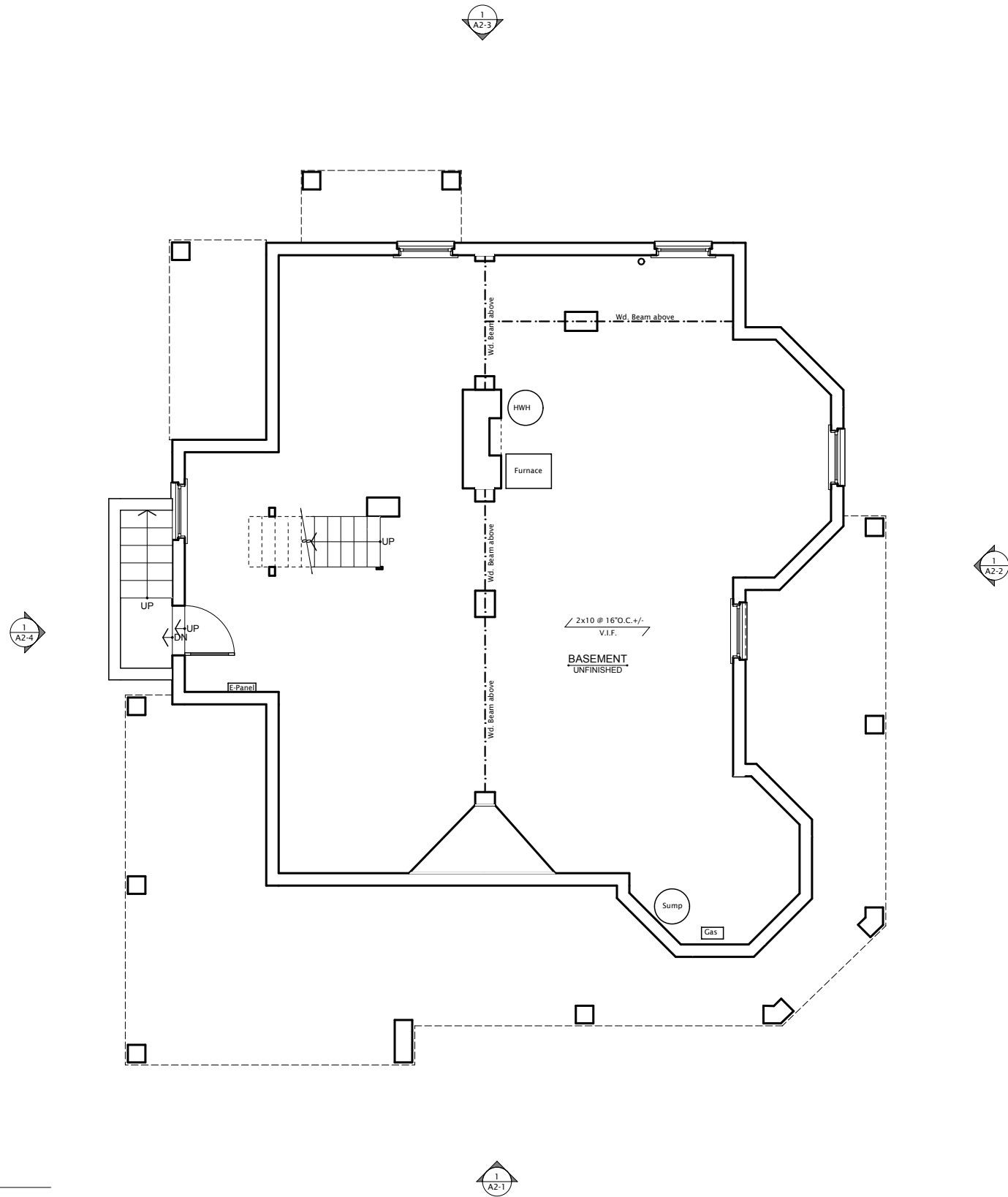
Existing

17 May 2022

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Basement Plan

**A1-0**



**1** Basement  
1/8" = 1'-0"

**HUR RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

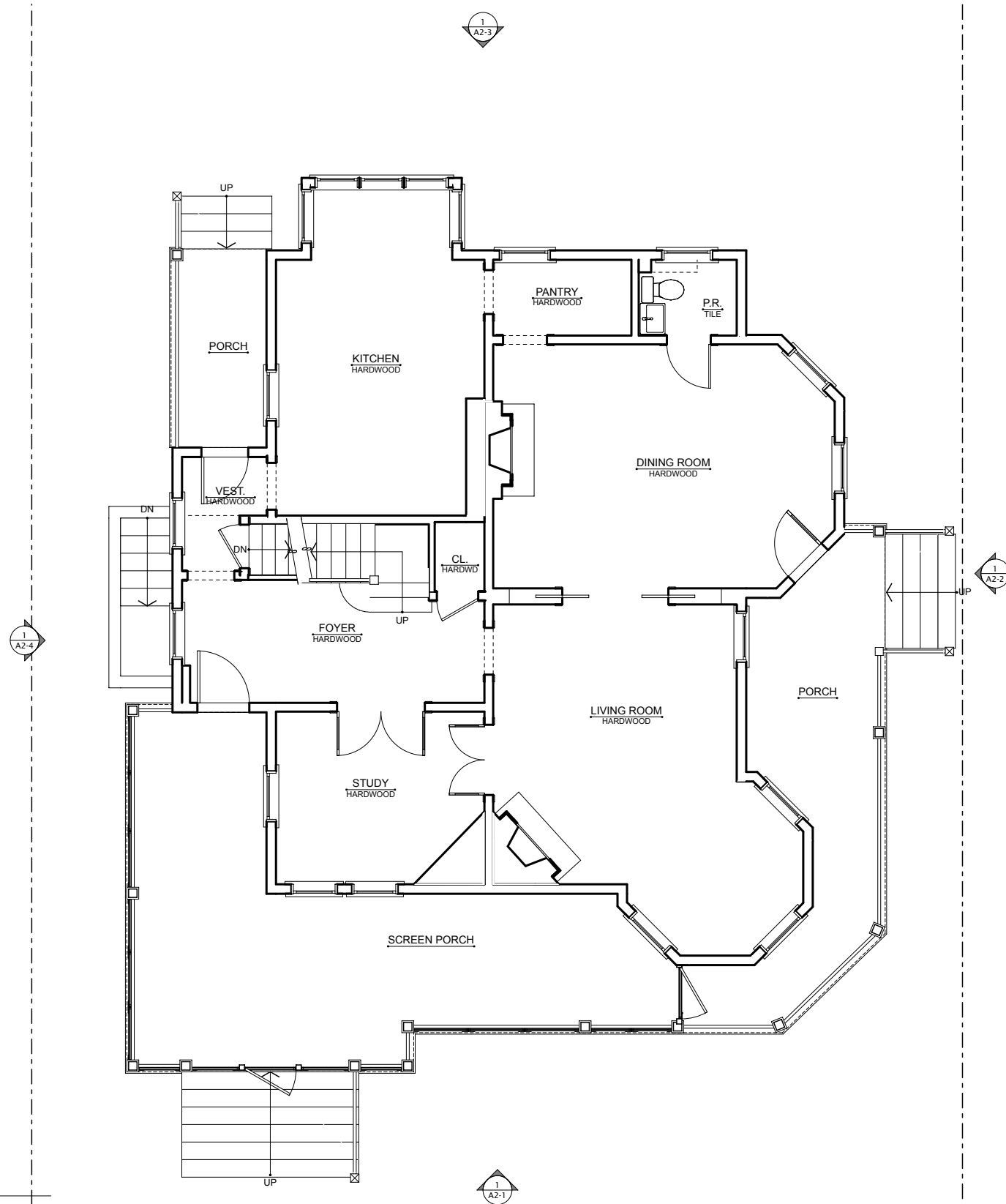
Existing

17 May 2022

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1st Floor Plan

**A1-1**



**1 First Floor**  
1/8" = 1'-0"



**HUR RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

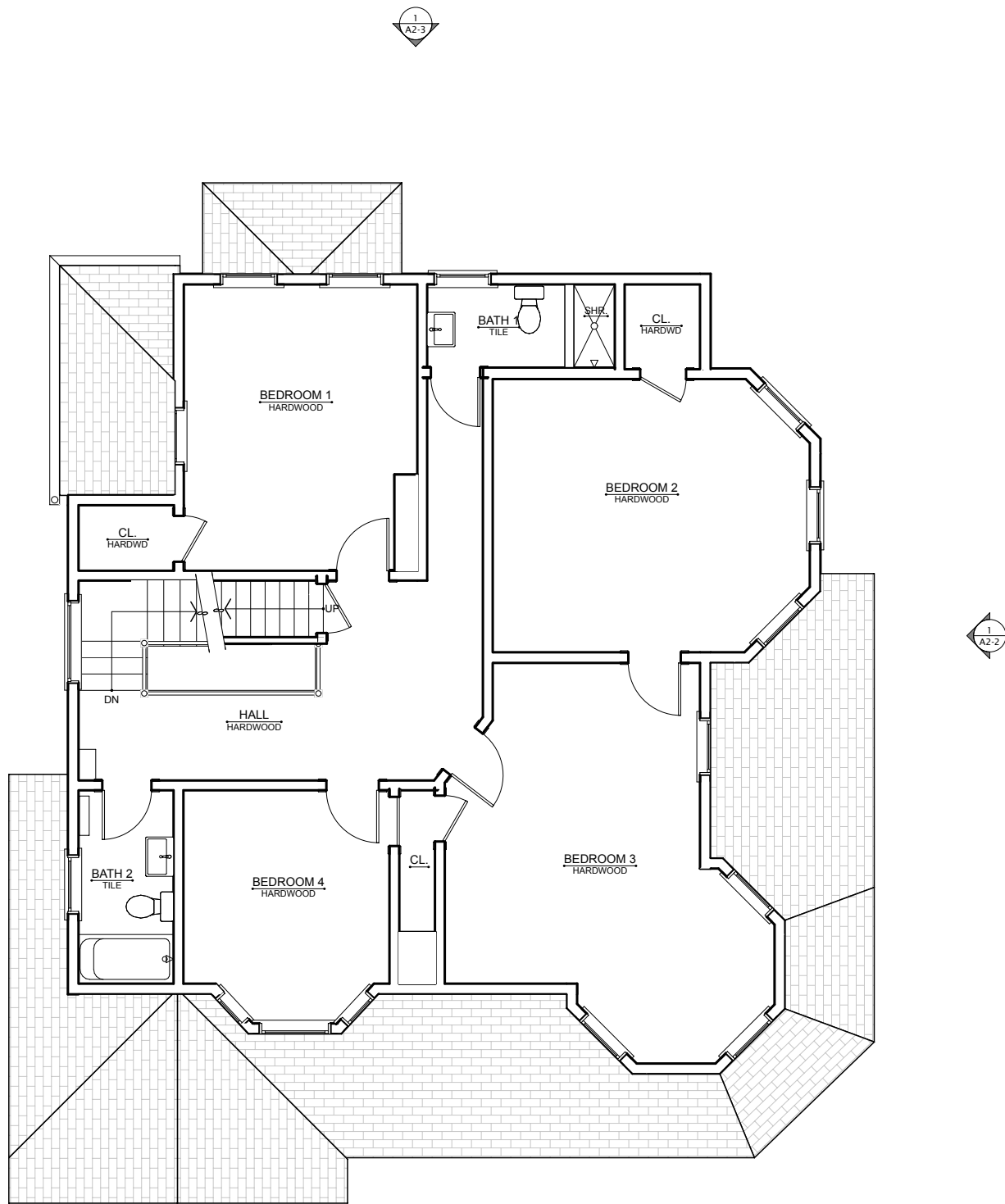
Existing

17 May 2022

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2nd Floor Plan

**A1-2**



**1 Second Floor**  
1/8" = 1'-0"

**HUR RESIDENCE**  
10304 Kensington Parkway Kensington, Maryland 20895

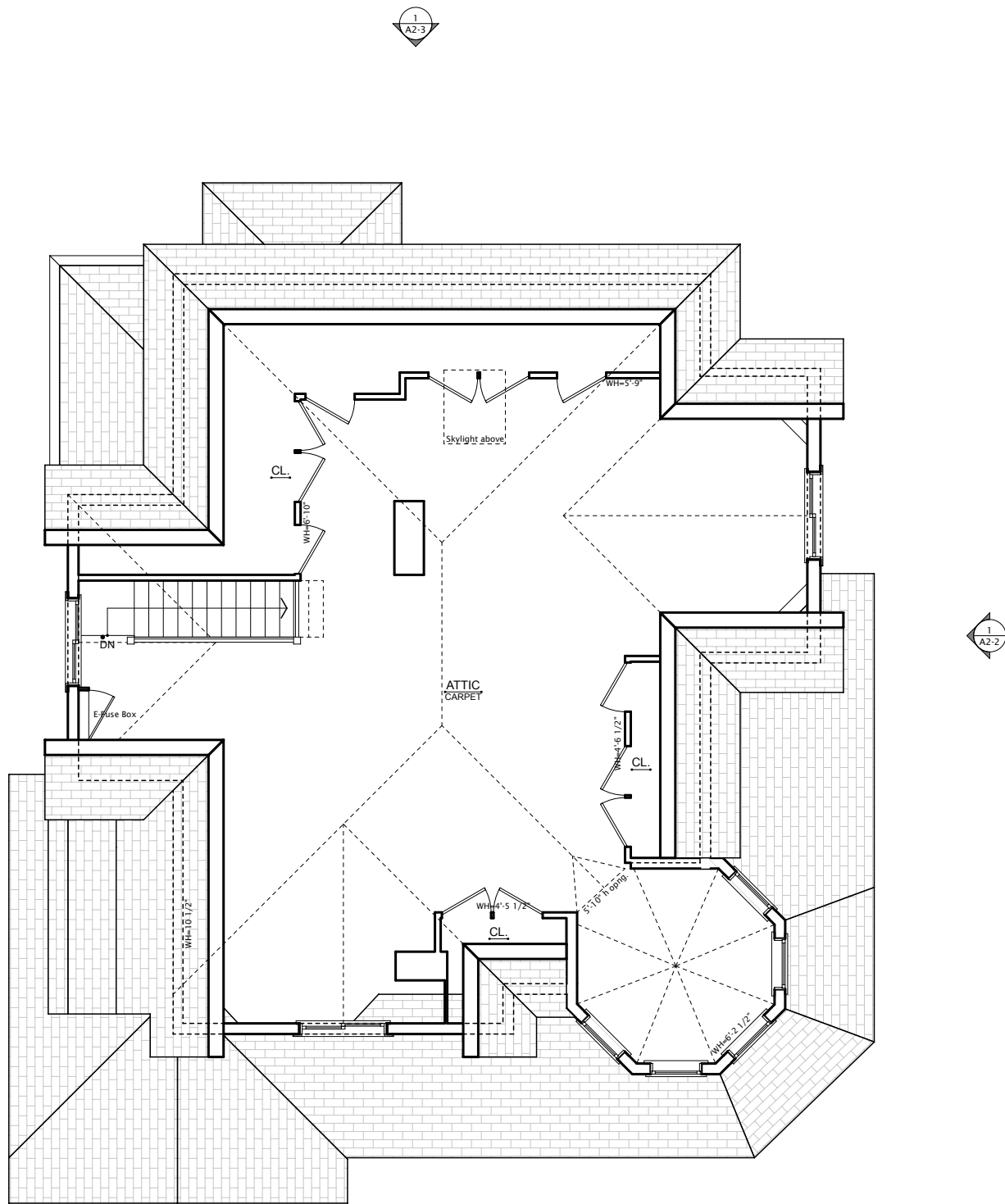
Existing

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Attic Plan

**A1-3**



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

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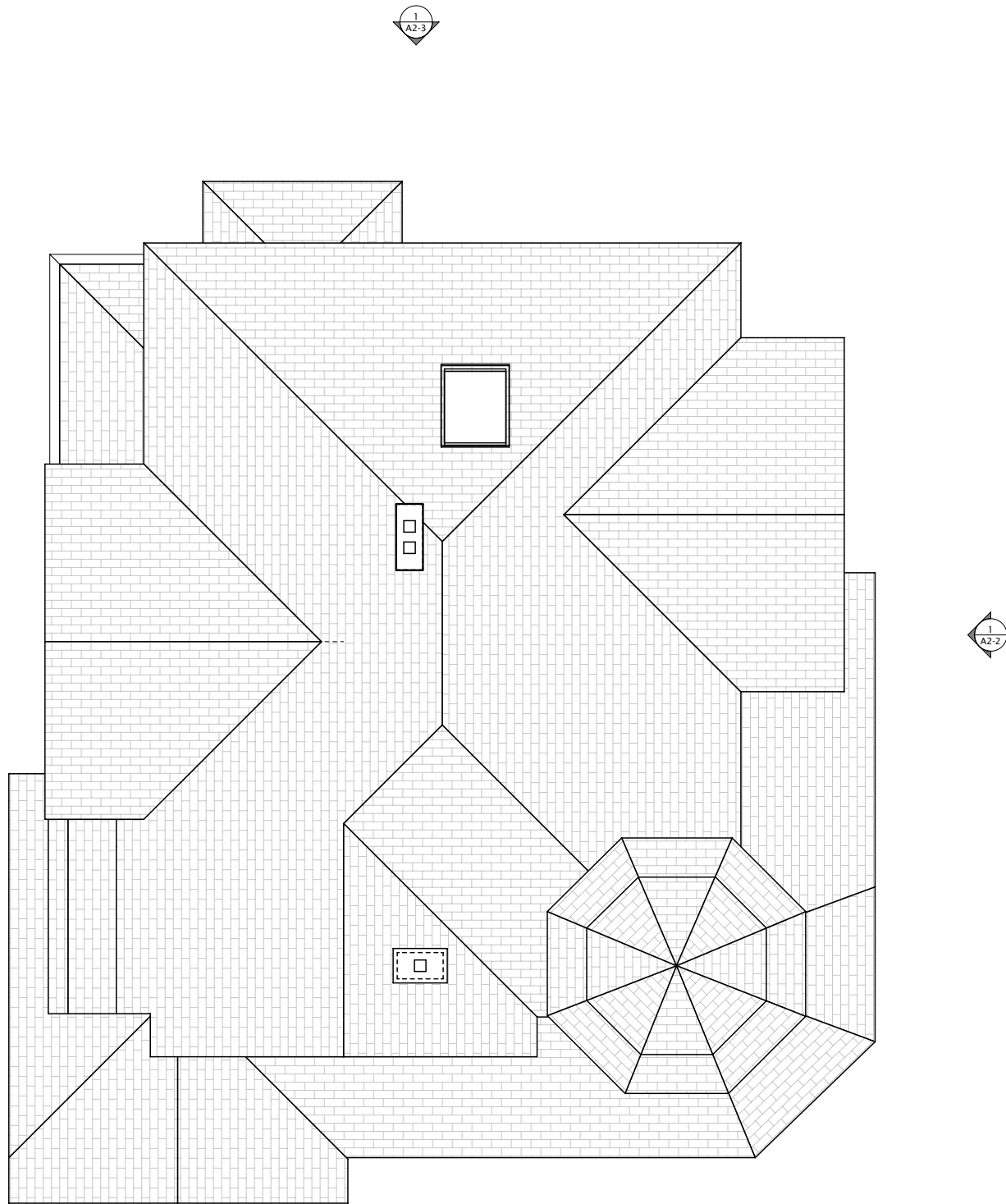
Existing

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Roof Plan

**A1-4**



**1 Roof**  
1/8" = 1'-0"

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Front Elevation

A2-1



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



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Right Elevation

A2-2



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

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Rear Elevation

A2-3



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

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Left Elevation

**A2-4**



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





Gobble















