Address:	10304 Kensington Parkway, Kensington	Meeting Date:	12/20/2023
Resource:	Primary Resource	Report Date:	12/13/2023
. . .	Kensington Historic District	Public Notice:	12/6/2023
Applicant:	Laura Hur	Tax Credit:	No
Review:	HAWP	Tax Creun.	INO
		Staff:	John Liebertz
Permit Number	: 1051371		
PROPOSAL:	Construction of accessory building		

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

STAFF RECOMMENDATION

Staff recommends that Historic Preservation Commission (HPC) <u>approve with four (4) conditions</u> the HAWP application with final review and approval of all details delegated to staff:

- 1. The applicant shall submit the material of the foundation/pad.
- 2. The applicant shall submit the material, dimensions, and specification for all trim (including the cornice, window trim, windowsills, corner boards, etc.).
- 3. The applicant shall submit specifications for all proposed lighting.
- 4. The applicant shall provide an arborist report regarding any required tree protection for the installation of a new concrete or gravel pad. Of particular concern is the 26" and 9" Norway Maples to the southwest of the proposed accessory building.

ARCHITECTURAL DESCRIPTION



SIGNIFICANCE: Primary Resource within the Kensington Historic District

STYLE: Queen Anne

DATE: Ca. 1898

Figure 1: The subject property at 10304 Kensington Parkway (noted by the yellow star) is located near the intersection of Kensington Parkway and Frederick Avenue. The red line is the boundary of the Historic District.

PROPOSAL

The applicant proposes to the construct a prefabricated accessory building (12'x22'x12'6) in the rear of the property to the southwest of the historic house. The three-bay, wood-frame, accessory building rests on a gravel or concrete pad. The walls are clad with wood siding and support a hipped, wood-shingle, roof. On the façade, a central double-leaf, three-light, single-panel, wood door is flanked by paired three-light, wood windows set over a single-panel. The design of the windows mimics the appearance of the central door. On the side elevation, there are single twelve-light, wood window. There is no fenestration on the rear elevation. All landscaping and hardscaping will be included in a separate HAWP application.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment), Vision of Kensington: A Long-Range Preservation Plan (Vision), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

The Amendment notes:

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting 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, set backs 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: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 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 Primary Resource in the Kensington Master Plan Historic District. The site features a Queen Anne-styled dwelling constructed ca. 1898. The house is located on the west side of Kensington Parkway at the northeast boundary of the historic district. The properties on the opposite side of Kensington Parkway are outside the district. There have been several relevant permits approved by the Historic Preservation Commission (HPC). In 2002, the HPC approved the demolition of the extant garage. The Commission agreed with staff's assessment that the garage was a non-historic resource that failed to contribute to the character defining features of the property or surrounding district.¹ In January 2023, the HPC permitted partial demolition and construction of a rear addition.²

¹ For more information see, <u>https://montgomeryplanning.org/wp-content/uploads/2022/07/I.C-10304-Kensington-Parkway-Kensington-997059.pdf</u>,

² For more information see, <u>https://montgomeryplanning.org/wp-content/uploads/2023/01/II.A.-10304-Kensington-Parkway-Kensington-1016525.pdf</u>.

Proposed Accessory Building - Location, Scale, and Form

Staff finds that the location, scale, and form of the proposed accessory building meets the applicable guidelines and recommends approval. In comparison to the existing garage (to be demolished), the proposed building would be located further southwest towards the rear of the property. The existing garage is 14' from the rear property line while the proposed accessory building would be 5'2 from the rear property line (*Figure 2*). Visibility of the accessory building from the public rights-of-way would be further limited. The proposed, hipped-roof building (12'x 22'x 12'6) is smaller than the existing, front-gable garage (20'3 x 18'2 x 14'2). In addition, its scale and form allow the historic resource to retain its primacy within the built environment. Therefore, there would be no adverse effect to the historic resource or the surrounding district.

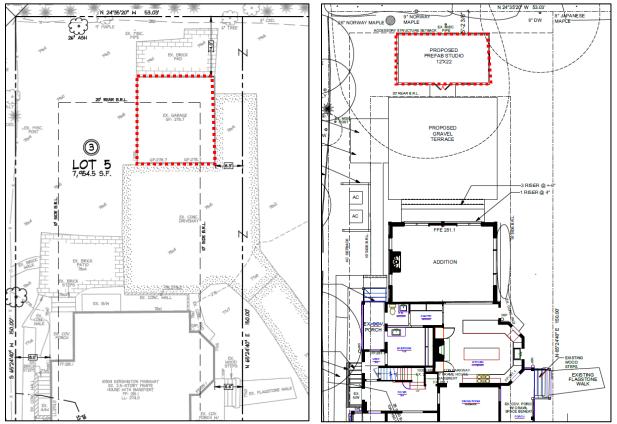


Figure 2: Site plan for the demolition of the existing garage reviewed in 2022 (left) and the site plan for the subject proposed accessory building (right). The locations of the existing garage and proposed accessory building are outlined in red.

Proposed Accessory Building – Design and Materials

Staff finds that the design and materials of the proposed accessory building meets the applicable guidelines and recommends approval with conditions. The design of the building and its use of traditional materials (wood siding, wood windows, cedar roofing, etc.) allows it to be sympathetic to and compatible with the ornate Queen Anne dwelling. The HPC regularly approves the use of all proposed materials within the Kensington Historic District.

Staff requests that the applicant submit additional information regarding several materials. First, the application fails to note the material of the pad. The manufacturer notes that the building should be placed

on a concrete or gravel pad (either option is compatible with the applicable design guidelines). Second, the drawings are unclear on the operability/functionality of the windows on the front and side elevations of the building, but these details are not determinative of compatibility for the building. Third, the application should note the material, dimensions, and include specifications for all trim. Lastly, if lighting is proposed (there is none shown on the elevations, only the illustrative drawings, the applicant should submit all lighting specifications.

Proposed Accessory Building – Trees

Staff requests additional information about the protection of a 26" Norway Maple and 9" Norway Maple near the proposed accessory building (*Figure 3*). The material of the pad is presently unknown. Concrete slabs for accessory buildings are often between 4 and 6 inches thick, which could adversely affect the health of the trees. Staff requests an arborist report that provides an analysis of the proposed project and offers recommendations (if needed) to protect the subject trees. These recommendations would be reviewed and approved by staff who could require mitigation (planting of new trees) if deemed appropriate.

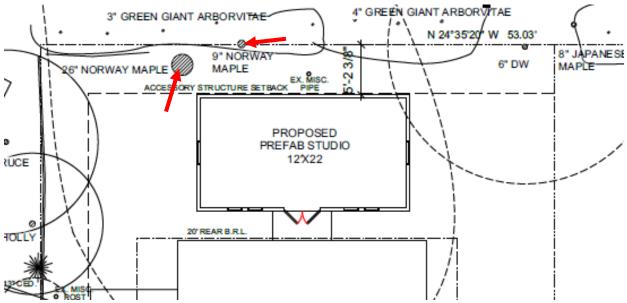


Figure 3: The location of existing trees in relation to the proposed accessory building. The red arrow points to the two subject trees.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and* #10, and *Vision of Kensington*.

STAFF RECOMMENDATION

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

- 1. The applicant shall submit the material of the foundation/pad.
- 2. The applicant shall submit the material, dimensions, and specification for all trim (including the cornice, window trim, windowsills, corner boards, etc.).
- 3. The applicant shall submit specifications for all proposed lighting.

4. The applicant shall provide an arborist report regarding any required tree protection for the installation of a new concrete or gravel pad. Of particular concern is the 26" and 9" Norway Maples to the southwest of the proposed accessory building.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Vision of Kensington*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10.

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.

		For Staff only: HAWP#			
A LOOMERY COL		DATE ASSIGNED			
HISTOR	PPLICATION FOR IC AREA WORK F RIC PRESERVATION COMMIS 301.563.3400	PERMIT			
Name:	E-mail:				
Address:	City:	Zip:			
Daytime Phone:	Тах Ассо	unt No.:			
AGENT/CONTACT (if applicable)	:				
Name:	E-mail:				
Address:	City:	Zip:			
Daytime Phone:	Daytime Phone: Contractor Registration No.:				
LOCATION OF BUILDING/PREMI	SE: MIHP # of Historic Property				
Is the Property Located within an	Historic District?Yes/Distric	t Name			
Is there an Historic Preservation/L map of the easement, and docum	and Trust/Environmental Ease	ual Site Name ment on the Property? If YES, include a Ider supporting this application.			
Are other Planning and/or Hearing (Conditional Use, Variance, Record supplemental information.		Required as part of this Application? rmation on these reviews as			
Building Number:	Street:				
Town/City:	Nearest Cross Street: _				
Lot: Block:	Subdivision: P	arcel:			
TYPE OF WORK PROPOSED: See for proposed work are submitt be accepted for review. Check a	ed with this application. Inco				
New Construction	Deck/Porch	Solar			
Addition	Fence	Tree removal/planting			
Demolition Grading/Excavation	Hardscape/Landscape Roof	Window/Door Other:			
		oplication, that the application is correct viewed and approved by all necessary			
		ion for the issuance of this permit.			
\bigvee Signature of owner or	r authorized agent	Date			

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address				
A diagont and confronting	Program (1) 11				
	Property Owners mailing addresses				

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

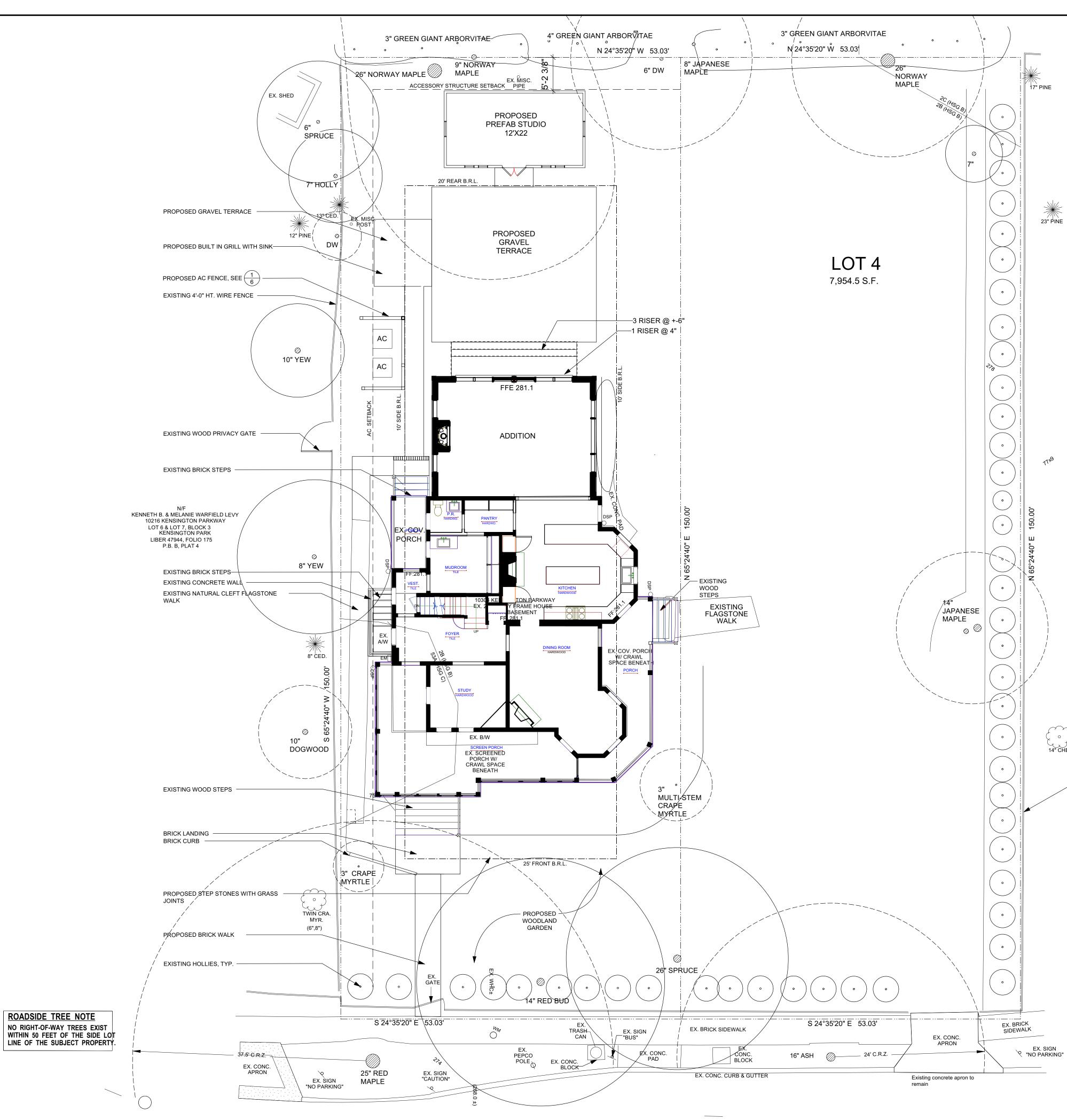
Description of Work Proposed: Please give an overview of the work to be undertaken:

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

Work Item 3:		
Description of Current Condition:	Proposed Work:	

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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

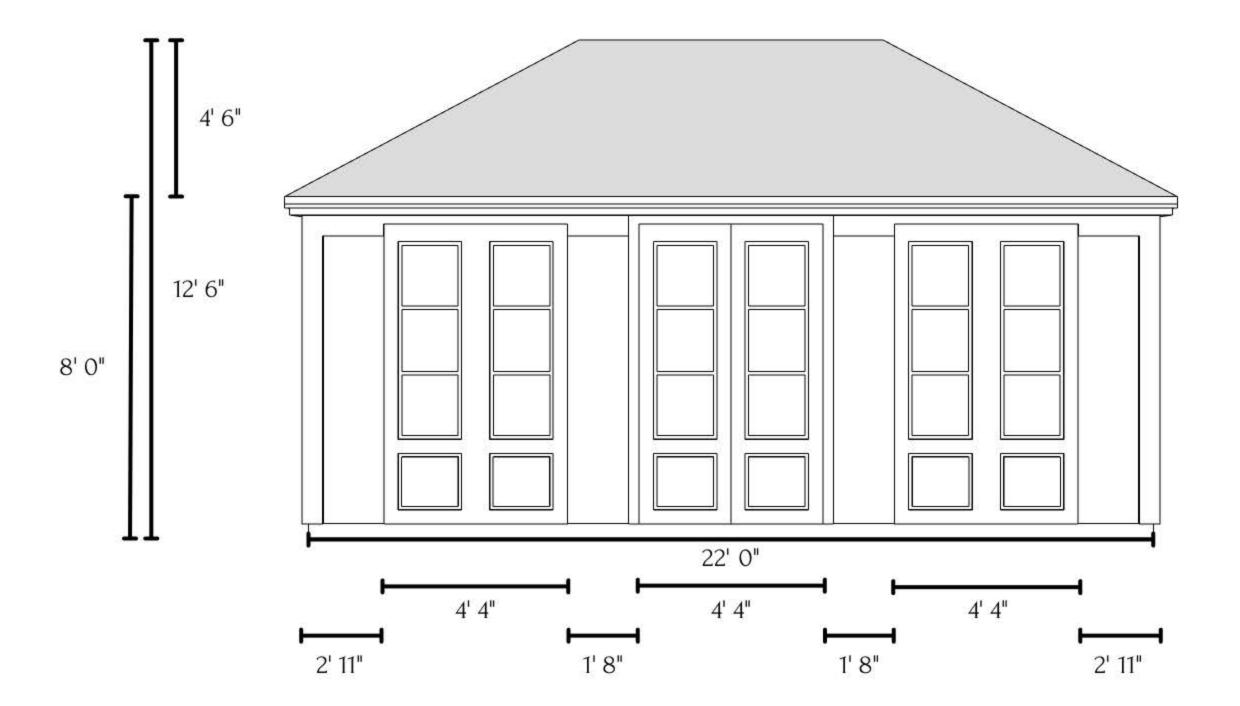




		LILA FENDRICK landscape architecture & garden design 6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700
N/F TOWN OF KENSINGTON 10310 KENSINGTON PARKWAY LGT 2 & LOT 3 & BLOCK 3 LEER 3965. FOLIO 346 P.B. B, PLAT 4		HUR-LONGO RESIDENCE 10304 KENSINGTON PARKWAY KENSINGTON, MD 20895
CHER. EXISTING 3'-0" HT. CHAIN		No. Date Revision Notes
EXISTING 3-0" HT. CHAIN LINK FENCE 36" OAK		Topographic Survey by CAS, 10/20/23
ROADSIDE TREE NOTE	KEYImage: Colspan="2">EXISTING TREESImage: Colspan="2">PROPERTY LINE+(99.5)PROPOSED ELEVATION+99.5PROPOSED ELEVATIONImage: Colspan="2">(100)Image: Colspan="2">EXISTING CONTOURImage: Colspan="2">PROPOSED CONTOURImage: Colspan="2">G GAS LINEImage: Colspan="2">W WATER LINEImage: Colspan="2">SEWER LINEImage: Colspan="2">OHL OVERHEAD LINEImage: Colspan="2">SEWER MAN HOLEImage: Colspan="2">Image: Colspan="2">OHLImage: Colspan="2">OHLImage: Colspan="2">OHLImage: Colspan="2">OHLImage: Colspan="2">OHLImage: Colspan="2">OHLImage: Colspan="2">OHLImage: Colspan="2">OHL	General Notes 1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/itic 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. the excavator is responsible for compliance with the requirements of the local jurisdiction. 2. All subsurface pipes to be rigid PVC pipe.
G" NO RIGHT-OF-WAY TREES EXIST WITHIN 50 FEET OF THE SIDE LOT LINE OF THE SUBJECT PROPERTY.	↓ LIGHT POLE ↓ ↓	Sheet Title Site Plan Date 11/21/2023 Scale 1/8"=1'-0" Sheet No. 2



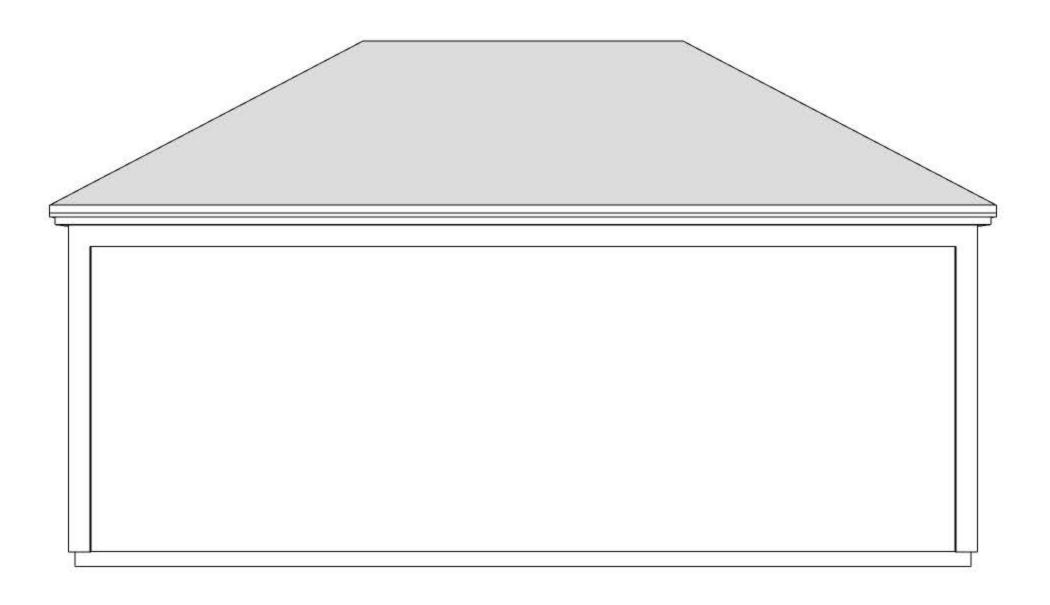
Hillbrook Collections



Laura Hur Home Office Front View

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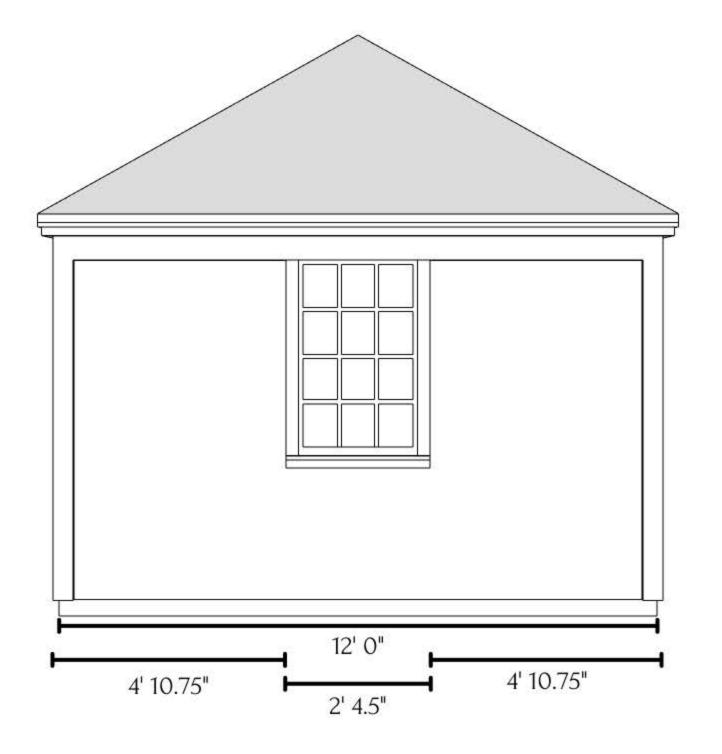
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Laura Hur Home Office Back View

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Hillbrook Collections



Laura Hur Home Office Side View

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