

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10234 Carroll Ave., Kensington	Meeting Date:	2/7/2024
Resource:	Primary One Resource Kensington Historic District	Report Date:	1/31/2024
Applicant:	Nicholas & Carrie Storer	Public Notice:	1/24/2024
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1052716	Staff:	Dan Bruechert
Proposal:	Swimming Pool, Pool House, and Associated Hardscaping and Fencing		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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



Figure 1: The subject property is located to the northwest of the Noyes Children's Library.

PROPOSAL

The applicant proposes to construct a pool, pool house, and associated hardscaping and code-required fencing at the subject property.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

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

[Vision of Kensington: A Long-Range Preservation Plan](#)

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

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation, and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, 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 unstate conditions or health hazards be remedied; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interest of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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 located on a large parcel composed of three lots to the north of Warner Circle and faces the Noyes Children’s Library and Warner Mansion. The applicant proposes to install a swimming pool, a pool house, and associated hardscaping and fencing. Staff finds the proposal will not have a significant impact on the character of the site or surrounding district and recommends the HPC approve the HAWP.

Swimming Pool

To the north of the existing house, the applicant proposes to install a pool measuring 10’ × 24’ (ten feet wide by twenty-four feet long). View of the pool from the south will be obscured by the existing house and the view of the pool from the east is blocked by an existing shed (see *Figure 2*, below). Staff finds the pool will be a below-grade feature that will not be visible from the right of way and recommends the HPC approve the swimming pool under 24A-8(b)(2) and (d); and Standards 2, 9 and 10.

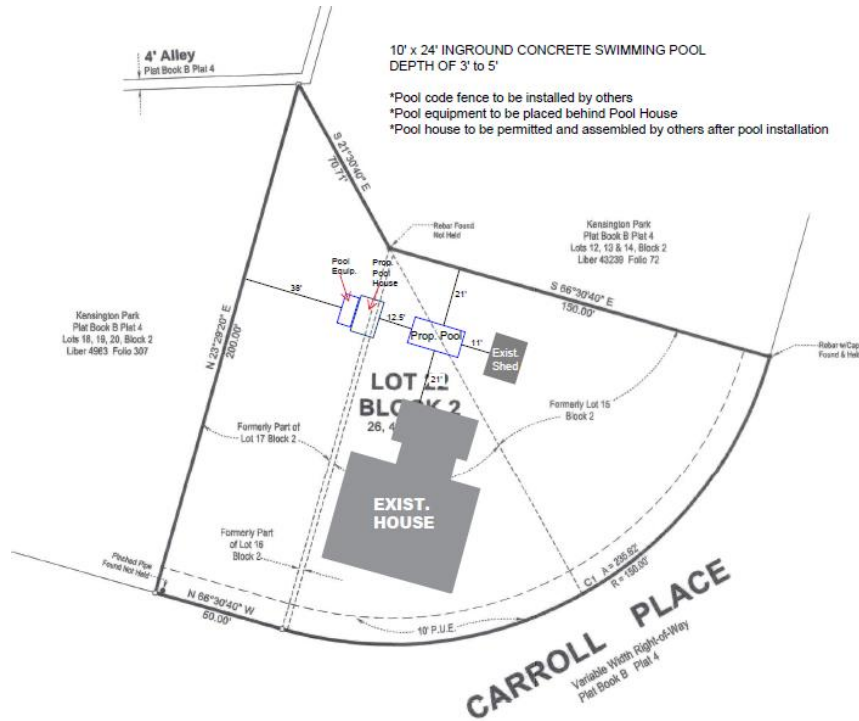


Figure 2: The pool will be placed behind the house.

Pool House

To the west of the pool, the applicant proposes to construct a “Pool House/Summer House” that will measure 14’ x 9’ x 9/5’ (fourteen feet wide by nine feet deep, and nine-and-a-half feet tall) and be installed on a concrete slab foundation. The pool equipment will be located on the west side of the pool house. The pool house will be sided in wood German siding, with a side-hipped cedar shingle roof, and wood multi-light French doors. The pool house also has two, fixed nine-light wood windows placed on either side of doors. The pool house will be visible from Carroll Place to the south.

Staff finds the size of the proposed accessory structure will not overwhelm the size of the house or very large lot. Staff additionally finds the style of the house, which draws from a traditional architectural vocabulary is compatible with the character of the Kensington Historic District’s Queen Anne and revival styles. Finally, Staff finds the exterior materials, including wood siding, wood windows and doors, and wood roofing are all compatible with the character of the site and the surrounding historic district. Staff recommends the HPC approve the pool house under 24A-8(b)(2) and (d); and Standards 2, 9, and 10.



Figure 3: Photo of the proposed shed.

Hardscaping and Fencing

The final change proposed as part of this HAWP is the hardscaping surrounding the pool and code-required fencing. The applicant proposes to create a patio using 2' × 2' (two-foot square) porcelain pavers that will surround the pool and extend from the pool house to the existing shed. Surrounding the newly created pool area, the applicant proposes to install a picket-style fence, 5' (five feet) tall, with an 8' (eight-foot) tall arbor on the east side entrance.

Staff finds the proposed porcelain pavers are a compatible material and the amount of paving will not overwhelm the character of the site or surrounding district. Additionally, Staff finds the proposed wood picket fence is an appropriate style, material and height for the character of the site and surrounding district. Staff additionally finds the height of the arbor will not detract from the character of the site and surrounding district. Staff recommends the HPC approve the hardscaping and fencing under 24A-8(b)(2) and (d); and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (4), (6), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the Kensington Historic 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Carrie Storer
Address: 10234 Carroll Place
Daytime Phone: 240-477-2234

E-mail: cdstorer20@gmail.com
City: Kensington Zip: 20895
Tax Account No.: 01021565

AGENT/CONTACT (if applicable):

Name: Jessica Jones
Address: 8260 Preston Ct., Unit 1
Daytime Phone: 410-207-5973

E-mail: midatlanticpermits@anthonysylvan.com
City: Jessup Zip: 20794
Contractor Registration No.: 95872

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 31/06

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10234 Street: Carroll Place
Town/City: Kensington Nearest Cross Street: Montgomery Avenue
Lot: 22 Block: 2 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" 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 type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>IN-GROUND SWIMMING POOL</u> |

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.

Jessica Jones _____ Date 12/6/2023
Signature of owner or authorized agent

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

Owner's mailing address 10234 Carroll Place, Kensington, MD 20895	Owner's Agent's mailing address 8260 Preston Ct, Unit 1 Jessup, MD 20794
Adjacent and confronting Property Owners mailing addresses	
James Sharp 10226 Carroll Place, Kensington, MD 20895	Wendy Miller 10225 Montgomery Ave, Kensington, MD 20895
Gloria Capron 10304 Montgomery Ave, Kensington, MD 20895	Barch Mackie 10303 Montgomery Ave, Kensington, MD 20895
10237 Carroll Place, Kensington MD 20895	10231 Carroll Place 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:

Single family home on lot 22 (recently combined lots 15, 16, & 17) on corner of Carroll Place and Montgomery Ave., with paved driveway onto Montgomery Ave.

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

Installation of in-ground concrete swimming pool (10' x 20' cwith depth of 3' to 5'). Pool will have a surface area of 200sf. Proposed pool will be located in rear yard, in open area and will not require removal of any trees. Equipment access via existing driveway. Natural wood fence to be installed to pool code.

Installation of "Pool House"/Shed; 9'L x 14'W x 9.5'H to be placed approx. 12' from pool's edge on concrete pad.

Work Item 1: Swimming Pool

Description of Current Condition:
N/A

Proposed Work:
Installation of inground swimming pool in rear yard

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	*	*	*	*	*		*

OWNER'S CERTIFICATION

We, Nicholas P. Storer and Carrie D. Storer, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines;

further, we grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among The Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations).

There are no leases, liens, mortgages, suits, or trusts affecting the subject property, except for a deed of trust recorded in the Land Records of Montgomery County, Maryland in Book 52879 Page 466 and the party in interest thereto hereby assents to this subdivision by signing below.

Nicholas P. Storer
Nicholas P. Storer, Owner

Date: 7/30/2023

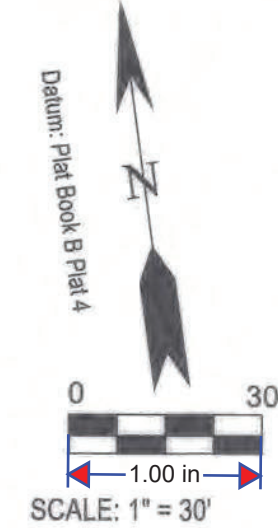
Carrie D. Storer
Carrie D. Storer, Owner

Date: 7/30/23

Mohamed Rahaman
Mohamed Rahaman, Vice President
United Bank, As Successor in Interest
to the aforementioned Deed of Trust

Date: 7/26/2023

PLAT NO.



VICINITY MAP
1" = 2,000'

NOTES

- This property is zoned R-60.
- This property is served by public water and sewer services only.
- This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.
- Tax Map Grid HP 343; WSSC 200 Sheet Number 213 NW 04.
- This subdivision is exempt from Forest Conservation Plan submittal requirements per FCP Exemption No. 42023111E
- This plat is in conformance with the requirements of chapter 50 of the Montgomery County Code (Subdivision Regulations), being a consolidation of parts of lots and a single lot into a single lot as provided for in Section 50.7.1.C.1.

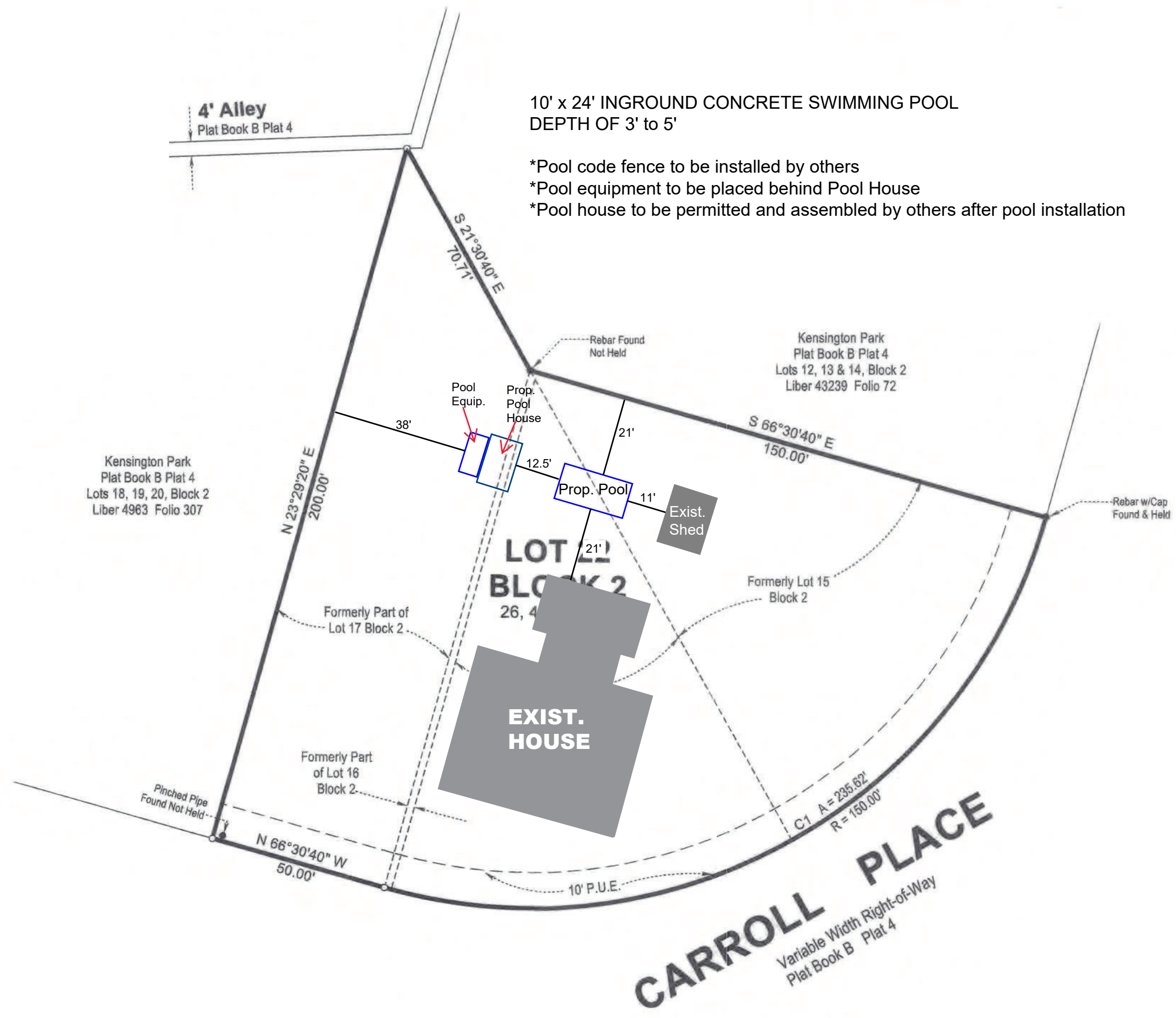
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge, information and belief the information shown hereon is correct; that it is a resubdivision of all the real property conveyed from Jay M. Henn, Married, and Judy Hanks, formerly known on title as Judy Hanks-Henn, Unmarried, to Nicholas P. Storer and Carrie D. Storer, Husband and Wife by Deed, dated May 15, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48673 Folio 479.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 26,421 Square Feet. There is no area being dedicated to public use by this plat.

Date: 7/21/2023
John R. Witmer
John R. Witmer
Professional Land Surveyor
MD Reg. No. 10668
Two year MDLLR Professional Land Surveyor's
License Renewal Date: 11/29/2023



Area Tabulation

Lot 22, Block 2	26,421 SF
Public dedication	0 SF
Total Area	26,421

Curve Table

CURVE	RADIUS	ARC	CHORD BEARING	CHORD DIST	DELTA	TANGENT
C1	150.00'	235.62'	S68°29'20"W	212.13'	90°00'00"	150.00'

220230960

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 8-9-2023

BY: *Rabih Salhab*

DIRECTOR

PLAT NO. _____

DATE: _____

SHEET TITLE
SUBDIVISION RECORD PLAT

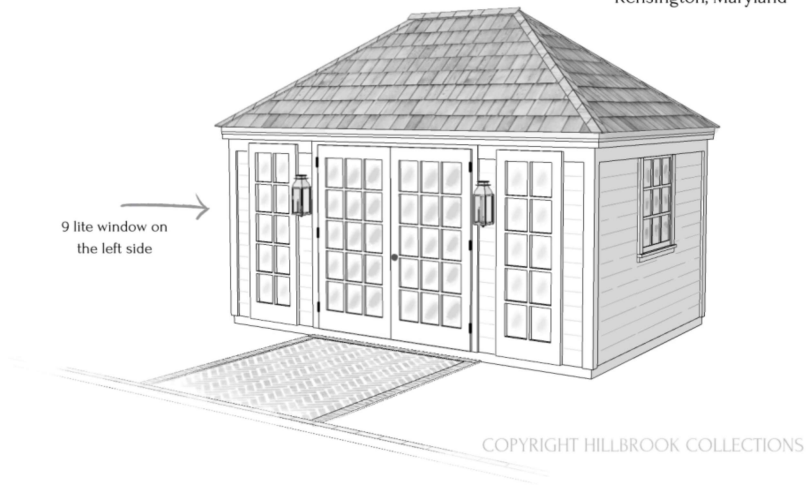
PROJECT
**Lot 22, Block 2
KENSINGTON PARK**
Being a Resubdivision of Lot 15 & Parts of Lots 16, & 17, Block 2
13th (WHEATON) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail dick@witmerassociatesllc.com

SCALE 1" = 30'	DATE Jul 2023	WALLC PROJECT NO. 96233M	SHEET NO. 1 of 1
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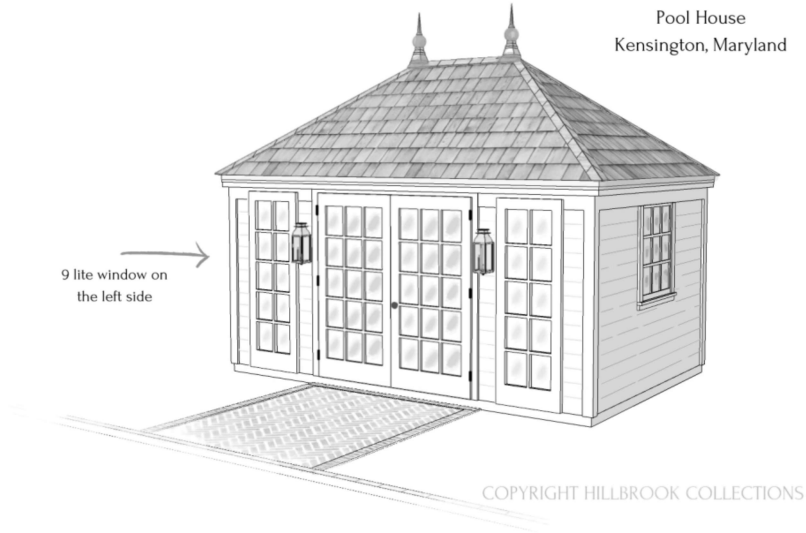
Hillbrook Collections

Carrier Storer
Alison 9'x14'
Pool House
Kensington, Maryland



Hillbrook Collections

Carrier Storer
Alison 9'x14'
Pool House
Kensington, Maryland



Please let us know if you have something else in mind!

Photos for Reference





Preparing for your Hillbrook House



Proper Foundation

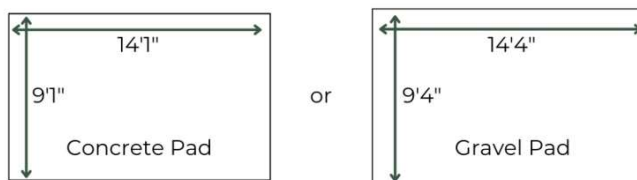
You should have a well-constructed and level pad ready. Both gravel and concrete work well. You don't want this pretty building on a bad pad!

We recommend that you get going on this as soon as possible by calling a trusted local professional.

Foundation Dimensions

Please add an extra ½ inch on each side for a concrete pad or an extra 2 inches on each side for a gravel pad.

For example, for a 9' x 14' Garden House, we recommend:



Whether concrete or gravel, the pad should be 4" thick.

Clear Access

Prior to the arrival of your Garden House, it is important to ensure clear access to your site. We require an additional 2 feet of access space beyond the dimensions of your Garden House (e.g., 11 feet of access for a 9' x 14' Garden House).

Design Details

We will go over paint colors, electrical configurations (if applicable), and more before we start. If you know what paint colors you'd like, please let us know!

Thank you - we are so excited!



Hillbrook Collections

Carrie Stoler Kensington, MD

Spec Sheet 9' x 14' Garden House

DOORS:

(2) 36" X 74" 15 Lite Doors (2) placed on the front 14' side
1 3/4" thick
Made from Spanish Cedar with tempered glass

WINDOWS:

(2) 28 1/2" x 35 1/2" 9 lite windows -one on right side, one on left side
1 3/4" thick
All made from Spanish Cedar with tempered glass

SIDING:

German Style Eastern White Pine Siding
6" wide x 1" thick
3/4" x 5 1/8" face coverage

ROOF:

Cedar Roof

STANDARD FLOOR:

Fir 3" tongue and groove

UNDERNEATH FLOORING:

4" x 4" Pressure Treated Piles (5)
2" x 4" Pressure Treated Frame
2" x 4" Pressure Treated slats placed 16" apart



Hillbrook Collections

INSIDE FRAMING

2" x 4" framing placed 16" apart
2" x 8" rafters
2" x 4" lathes
Finished with Pine 8" Shiplap

The siding is nailed to the framing and glued.

INSULATION

Knauf Insulation Ecoroll
R-13 Kraft Roll
3.5" thick
15" wide

ELECTRIC

240 volt connection
60 amp

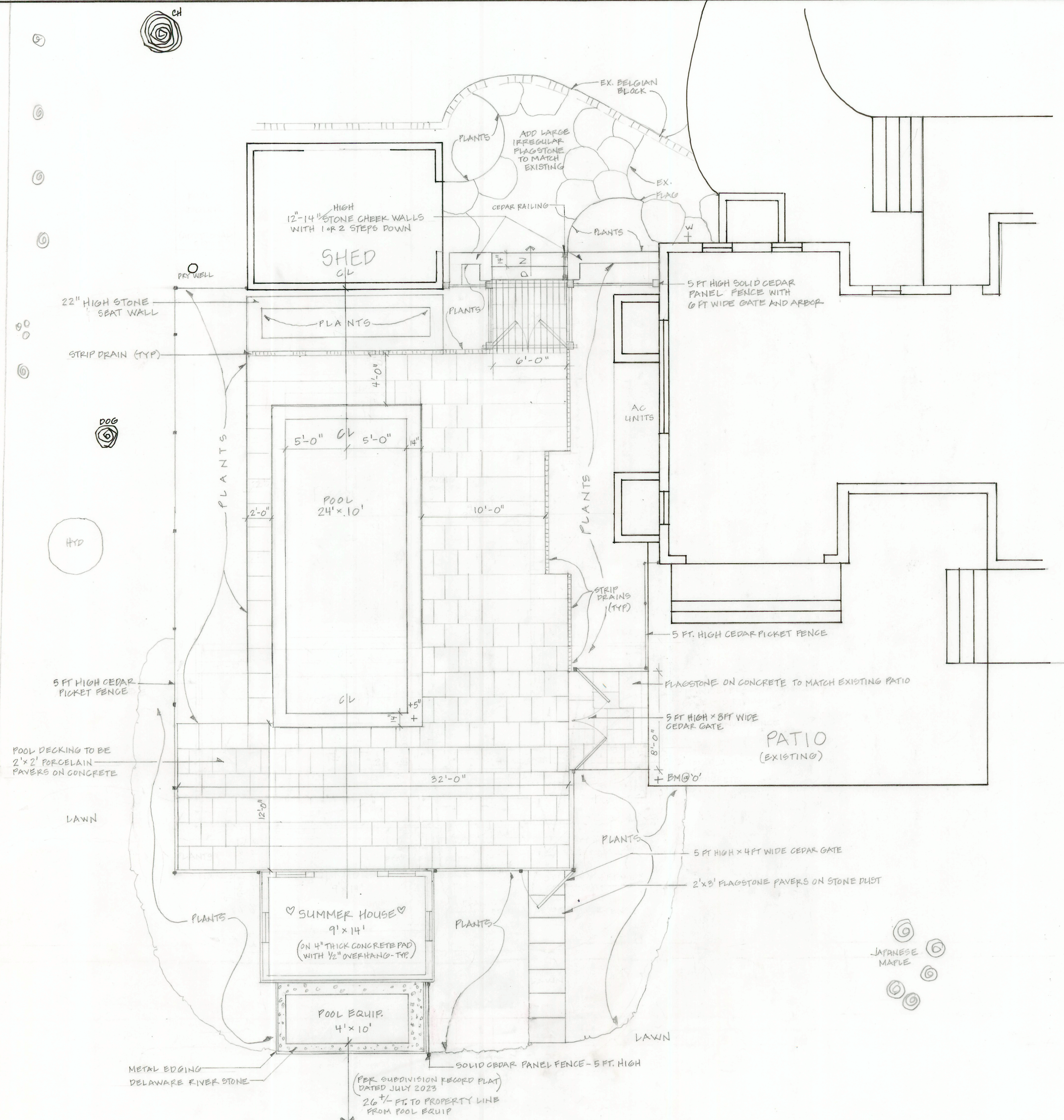
PAINT

Benjamin Moore

HARDWARE

Solid Brass

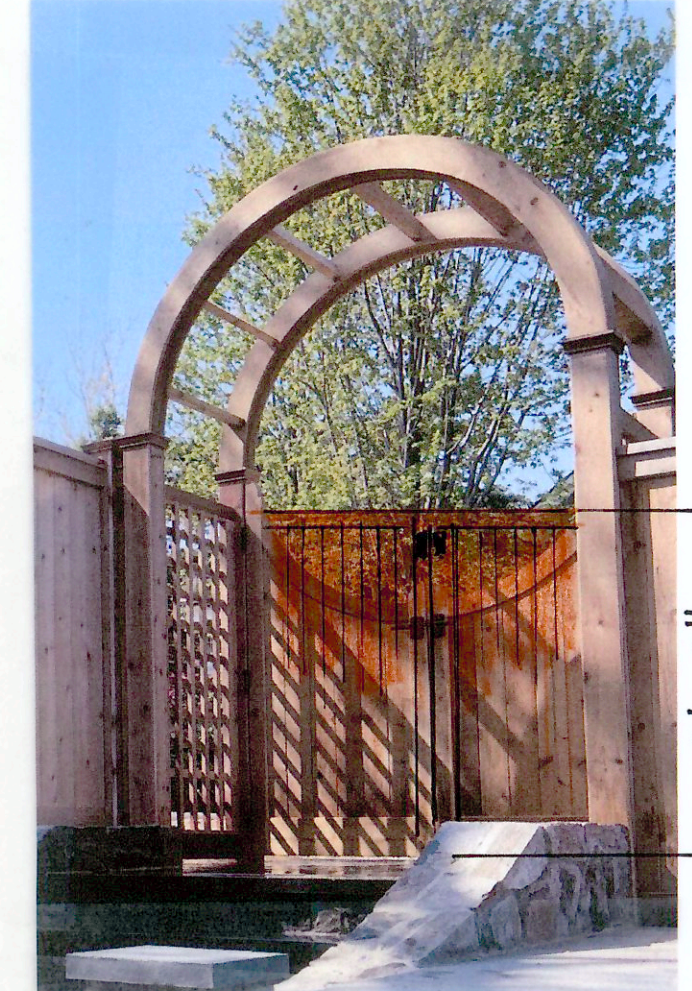
<https://www.youtube.com/watch?v=FjqBA1PwZak>



Porcelain Pavers 2'x2' Units



Waterfall Color



Arbor Entry with 5ft. high Solid Panel Gate and Fencing



Picket Style Fencing and Gate 5ft. high

NOTES:

- All Fencing, Gates and Arbor to be constructed of Cedar
- Stair Railing to be (2) 4" Cedar Posts with single top rail (no pickets)
- No trees will be removed in area of Pool Project

DRAWING NO.

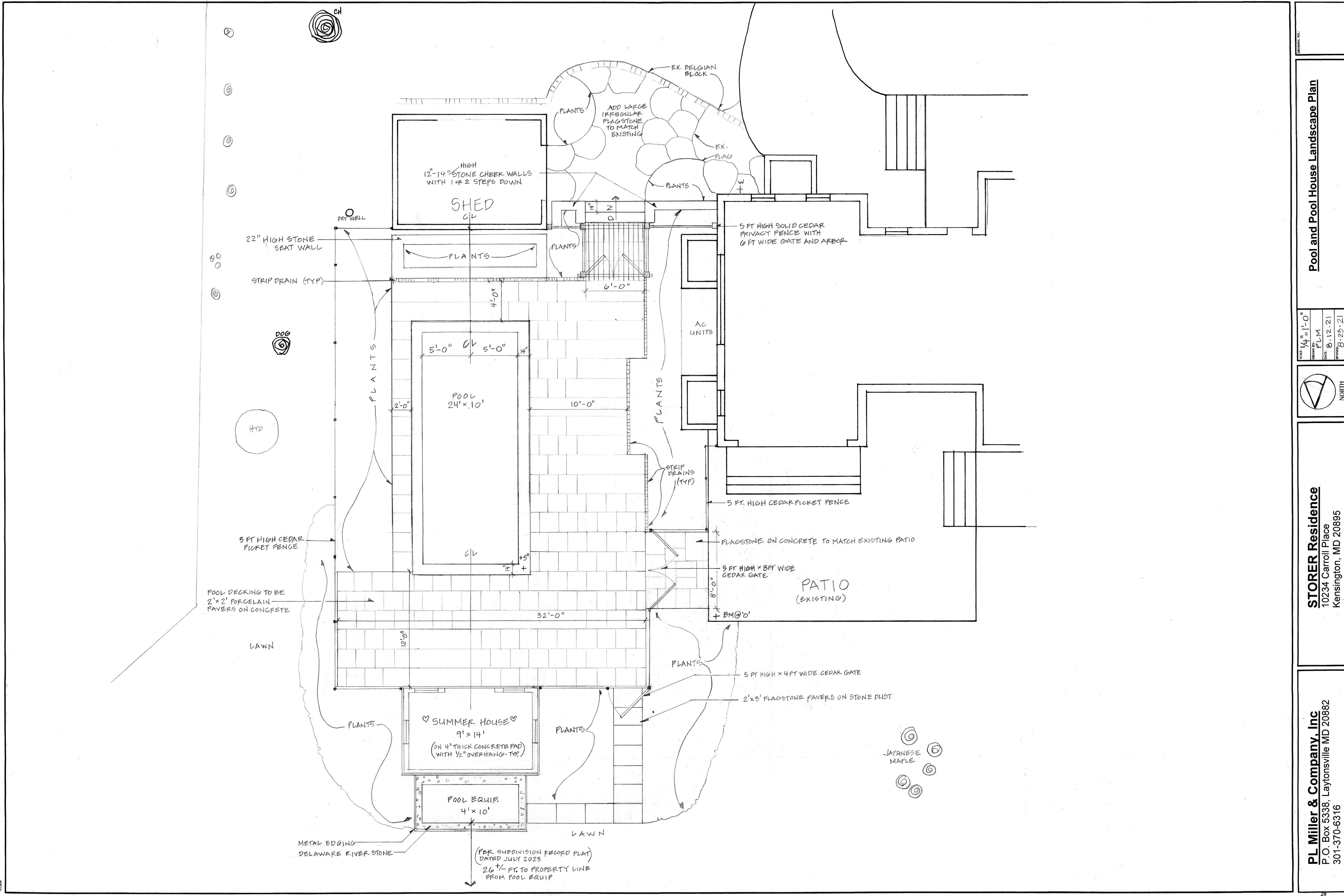
Pool and Pool House Landscape Plan

DATE: 3-29-22 11-13-23 1-8-24
 SCALE: 1/4" = 1'-0"
 DESIGNED BY: TLM
 DRAWN BY: B.12.21
 REVISED: 8-29-21 6-6-22 11-17-23

NORTH

STORER Residence
 10234 Carroll Place
 Kensington, MD 20895

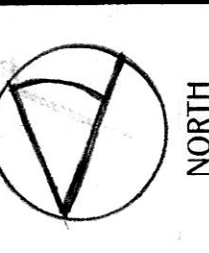
PL Miller & Company, Inc
 P.O. Box 5338, Laytonsville MD 20882
 301-370-6316



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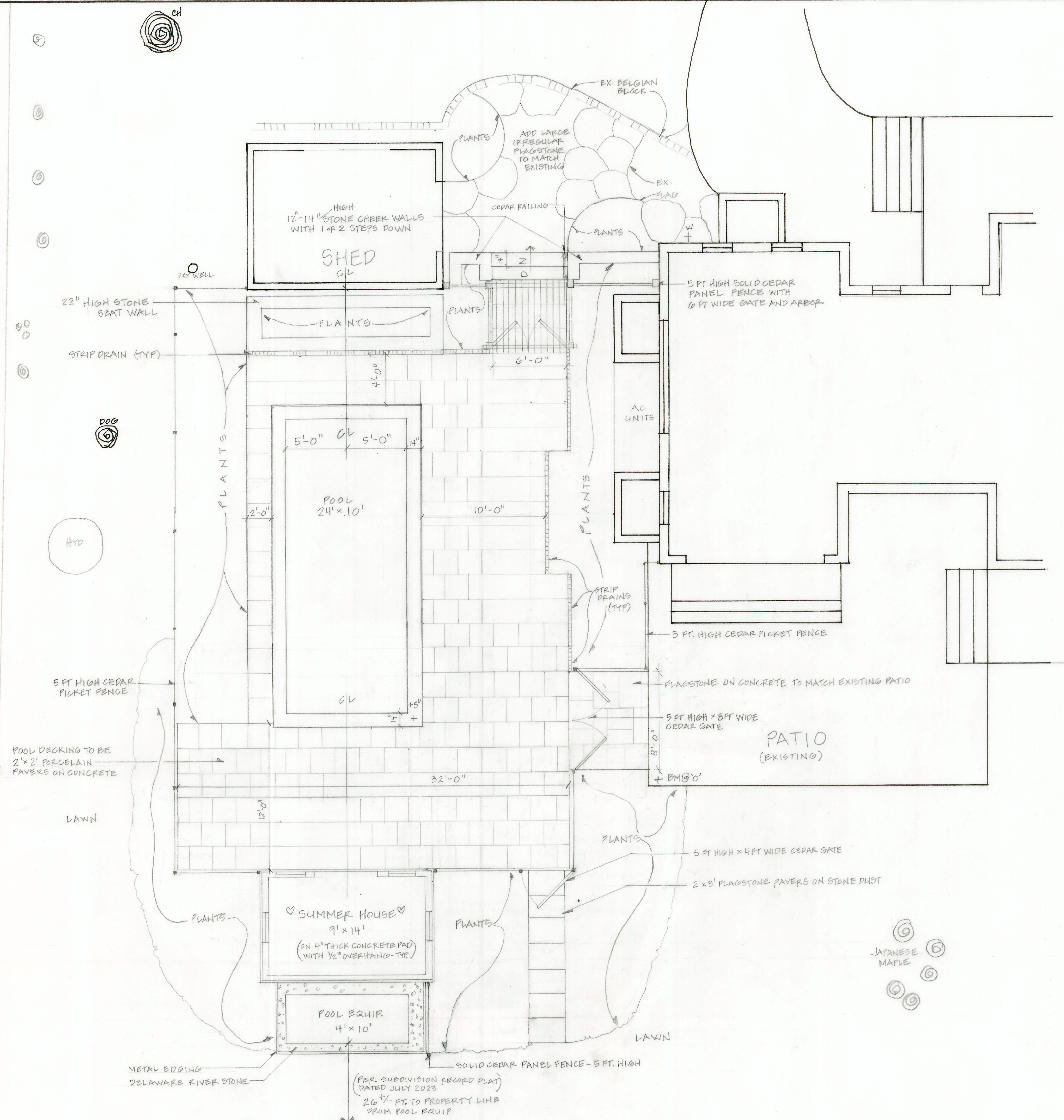
Pool and Pool House Landscape Plan

SCALE: 1/4" = 1'-0"
 DRAWN BY: P.L.M.
 DATE: 8-12-21
 REVISIONS: 8-23-21
 8-6-22
 11.13.23
 11.17.23



STORER Residence
 10234 Carroll Place
 Kensington, MD 20895

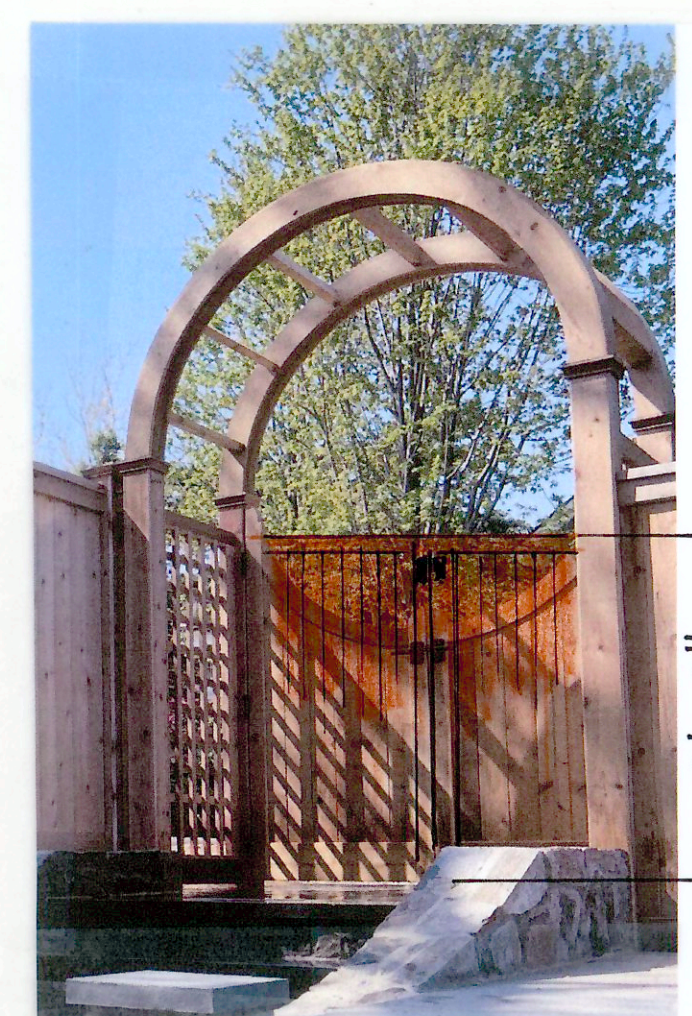
PL Miller & Company, Inc
 P.O. Box 5338, Laytonsville MD 20882
 301-370-6316



Porcelain Pavers 2'x2' Units



Waterfall Color



Arbor Entry with 5ft. high Solid Panel Gate and Fencing



Picket Style Fencing and Gate 5ft. high

NOTES:

- All Fencing, Gates and Arbor to be constructed of Cedar
- Stair Railing to be (2) 4" Cedar Posts with single top rail (no pickets)
- No trees will be removed in area of Pool Project

DRAWING NO.

Pool and Pool House Landscape Plan

DATE: 3-29-22 11-13-23 1-8-24
 SCALE: 1/4" = 1'-0"
 DRAWN BY: TLM
 DATE: 8-12-21
 REVISED: 8-29-21 11-17-23 6-6-22

STORER Residence
 10234 Carroll Place
 Kensington, MD 20895

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 P.O. Box 5338, Laytonsville MD 20882
 301-370-6316