



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: July 15, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 997059: Garage demolition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 13, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Paul Longo
Address: 10304 Kensington Parkway, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@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#997059
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? Yes/District Name Kensington Historic
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental map of the easement, and documentation from the Easement

Are there any Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.) If YES, include a copy of the approval with this application?
REVIEWED
By Michael Kyne at 11:03 pm, Jul 16, 2022

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

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.

Signature of owner or authorized agent

Date

7

REVIEWED

By Michael Kyne at 11:03 pm, Jul 16, 2022

APPROVED

Montgomery County

Historic Preservation Commission



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

Owner's mailing address
10304 Kensington Parkway
Kensington, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Flinn Park

Johnson's Garden Center
10313 Kensington Parkway
Kensington, MD 20895
301-946-6700

Melanie and Ken Levy
10216 Kensington Parkway
703-342-6368
202-423-4362

Kimberly and Mackie Barch
10303 Montgomery Avenue
609-980-1861

10313 Kensington Parkway
Kensington, MD 20895

10233 Kensington Parkway
Kensington, Md 20895

10312 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 currently in the conceptual phase of a potential two-floor rear addition to the house, though we still have not finalized those plans, which will be subject to a separate Historic Area Work Permit. In considering potential options for the rear addition, this application seeks approval for the potential demolition of the non-historic garage, which is in dangerous disrepair. We may consider building a new out-building to replace it in the rear of the lot, though this is still to be determined. We are first seeking this HAWP for demolition of the old garage.

See below for historical records that suggest a garage was added to the property as early as 1924 (but possibly sometime between 1924 and 1950).

1904 (no garage): http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0614.html

1911 (no garage)
http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0618.html

oct 1924 (no garage)
http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0621.html

oct 1924 (garage)
http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2864-0625.html

1950 (garage)
https://www.loc.gov/resource/g3851gm.g3851gm_g01228195003/?sp=3&r=0.512,0.501,0.121,0.17,0

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Work Item 1: demolish garage

Description of Current Condition:
two-car detached garage at the end of existing driveway. Materials used on garage are wood frame and siding on the exterior, and asphalt sidings on the open gable pitched roof

Proposed Work:
tear down and remove structure

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Historic Preservation Commission



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	*	*	*	*	*		*

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GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by C&S Engineering, dated March, 2022.
- Total lot area: Lot 4 & 5 = 15,900 sq. ft. (0.365 acres)
- Property is located on Tax Map HP503 and W50C 2007 Sheet 2138W03.
- Property is located on Site Survey Map Number 24. Soil type: 3B, Clayey silt loam, HSG "C".
3C, Clayey silt loam, HSG "C".
53A, Clayey silt loam, HSG "C".
- Plot area 27' x 61' S.M.A. Tax Map, Community Parcel Number 240310208D.
- Property is located in the Rock Creek Watershed.
- Water Category - 1, Sewer Category - 1
- Location includes:
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 a Flood Hazard Area.
- If a utility connects.

ZONING DATA

REVIEWED
By Michael Kyne at 11:04 pm, Jul 16, 2022

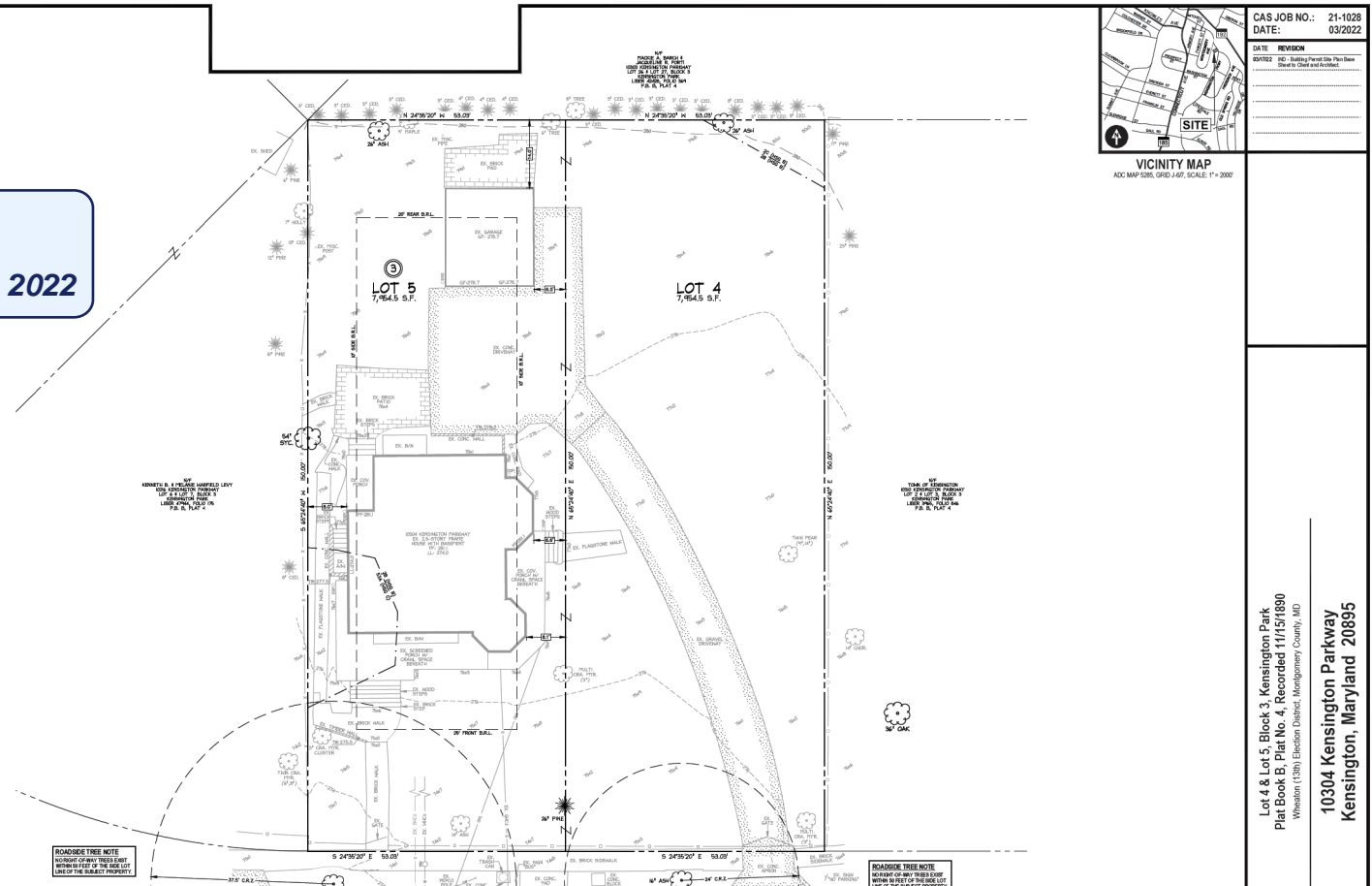
APPROVED
Montgomery County
Historic Preservation Commission

Robert H. Adams

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

DATE: REVISION
REVISION: 02: Update Permit Data, This Sheet
Drawn to Check and Correct

VICINITY MAP
ADC MAP 5285, GRID A 67, SCALE: 1" = 200'



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

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO SUBMITTAL OF THE APPROVED SEDIMENT CONTROL PERMIT.

TYPE OF PERMIT	RECD	NOT RECD	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Planning District	X				
WATERWAYS/LANDS	X				
• Corps of Engineers	X				
• MDC	X				
• MDE Water Quality Certification	X				
MDE Dam Safety	X				
CDPS/DCSM/PAWS Production Plan # 1	X			Approval Date	
CDPS/DCSM/PAWS Production Plan # 2	X				
N.P.D.E.S. - Noise Infringe	X				Draw Filed
FEMA (LOM) - (Letter of Map Revision) - Required Prior Construction	X				
OTHER (please List)					

CONSTRUCTION INSPECTION
CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	ICDP INSPECTOR	OWNER/DEVELOPER
1. Installation for Dry Well conforms to approved plans.	INITIALED	INITIALED
2. Placement of backfill, perforated inlet pipe and observation well conforms to approved plan.		
3. Placement of geotextile and filter media conforms to approved plan.		
4. Connection pipes, including connection to downspout, constructed per approved plans.		
5. Final grading and permanent stabilization conform to approved plan.		
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.

Consultant Signature: Date

ROOFTOP DISCONNECTION
The constructed Rooftop Disconnections meet the conditions specified on the approved plans.

Consultant Signature: Date

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be submitted at all sites. In addition to sediment management, some sites may also be required to submit a record set of plans for the site to be placed on file with the State of Maryland. Any approved modifications or additions to sedimentation practices of the approved drawings or information must be shown on the record set of plans and on the Title Certificate. The record set of plans must be submitted to the State of Maryland, Department of the Environment, in accordance with the requirements of the State of Maryland, Department of the Environment. The record set of plans must be submitted to the State of Maryland, Department of the Environment, in accordance with the requirements of the State of Maryland, Department of the Environment. The record set of plans must be submitted to the State of Maryland, Department of the Environment, in accordance with the requirements of the State of Maryland, Department of the Environment.

Consultant Signature: Date

FIELD CHECK OF RECORD DRAWINGS BY ICDP INSPECTOR: INITIALS DATE

LEGEND

EXISTING FEATURES

- Ex. Storm Drain with Manhole
- Ex. Sewer Mainline and Inlet
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Downspout/Drain (Solid)
- Ex. Two-Axis Tank-End Curbouts
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Blockade Fence
- Ex. Metal or Iron Fence
- Ex. Retaining Wall
- Ex. Soil Line with Soil Type
- Ex. Tree (TYP)
- Ex. Roadside Tree or Ex. Tree (20' 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. Control with Elevation
- Prop. Spot Elevation
- Prop. Retaining Wall
- Prop. Fencing with Flow Direction
- Prop. Downspout Disconnected with Flow Path and Flow Direction
- Prop. Concrete Curbs
- Prop. Roadside Tree
- Prop. Surface Flow Direction
- Prop. Pipe Flow Direction
- Prop. Soil Fill Area
- Prop. Slope Soil Face
- Prop. Orange Construction Fence
- Prop. Roof Flaring Trench
- Prop. Tree Protection Fence
- Combined Tree Protection Fence and Slope Soil Face
- Combined Tree Protection Fence and Roof Flaring Trench
- Prop. Stabilized Construction Entrance
- Gravel Dry Well with the Perforated Pipe Lining, Downspout Lining, Flow Path Direction, and Pipe Inlet Elevation
- Prop. Manhole Inlet Trench

ROADSIDE TREE NOTE
NO MORE THAN 10% OF THE TREE'S EXISTING CANOPY SHALL BE REMOVED TO CLEAR THE LINE OF THE SUBJECT PROPERTY.

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NO MORE THAN 10% OF THE TREE'S EXISTING CANOPY SHALL BE REMOVED TO CLEAR THE LINE OF THE SUBJECT PROPERTY.

FRONT YARD PARKING AREA COVERAGE
50% MINIMUM

Front Yard Area	Total Disturbed Area	Front Yard Area	Total Disturbed Area
15,900 S.F.	6,000 S.F.	15,900 S.F.	6,000 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.	6,000 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.	6,000 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.	6,000 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.	6,000 S.F.

ROADSIDE TREE REQUIREMENTS

Tree Size	Tree Spacing	Tree Type
15,900 S.F.	6,000 S.F.	15,900 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.

FRONT YARD PARKING AREA COVERAGE
50% MINIMUM

Front Yard Area	Total Disturbed Area
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15,900 S.F.	6,000 S.F.

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15,900 S.F.	6,000 S.F.	15,900 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.
15,900 S.F.	6,000 S.F.	15,900 S.F.

TOPSOIL NOTE
TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PER THE PERMIT DRAWINGS AND IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS FOR SOIL PRESERVATION, TOPSOILING, AND RESEEDING.

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.

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 ANY NECESSARY TREE PROTECTION MEASURES AND DETAILS.

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		STP approval of a sediment control or stormwater management plan is the determination of whether minimum sediment control treatment standards and storm water runoff volume and peak flow rates are within the design capacity of the receiving water body or other responsible party for the delivery of the storm water to a water body or another discharge.	
RECORD	DATE	RECORD	DATE	000000	
RECORD	DATE	RECORD	DATE	N/A	
TECHNICAL REVIEW OF STORMWATER MANAGEMENT				SMALL LOT DRAINAGE APPROVAL	STORMWATER MANAGEMENT PLAN NO.
RECORD	DATE	RECORD	DATE	000000	
RECORD	DATE	RECORD	DATE	N/A	
MAY BE APPROVED BY THE PLAN REVIEW BOARD FOR THE PROJECT ONLY IF NECESSARY.				STORMWATER MANAGEMENT PLAN NO.	
MAY BE APPROVED BY THE PLAN REVIEW BOARD FOR THE PROJECT ONLY IF NECESSARY.				STORMWATER MANAGEMENT PLAN NO.	

Lot 4 & Lot 5, Block 3, Kensington Park
Plot Book B, Plat No. 4, Recorded 11/15/18890
Washington 133th Election District, Montgomery County, MD

10304 Kensington Parkway
Kensington, Maryland 20895

C&S ENGINEERING
ANNE ARKELL ARCHITECTS, LLC

OWNER/APPLICANT
Laura Hae
10304 Kensington Parkway
Kensington, MD 20895
(919) 203-3735 Cell
lhae@lhae.com

ARCHITECT
Anne Dekker Architects, LLC
5015 Walnut Lane, 2nd Floor
Bethesda, MD 20814
Anne Dekker
(301) 652-5108 Direct
adekker@annedekkerarchitects.com

CAS ENGINEERING, INC.
4650 Manthorpe Boulevard, N.W., 2nd Floor
Washington, DC 20007
202-383-7200 Phone
info@cas-engineering.com
www.cas-e.com

SCALE: 1" = 15' FEET

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

1 OF 1

APPROVED
 Montgomery County
 Historic Preservation Commission

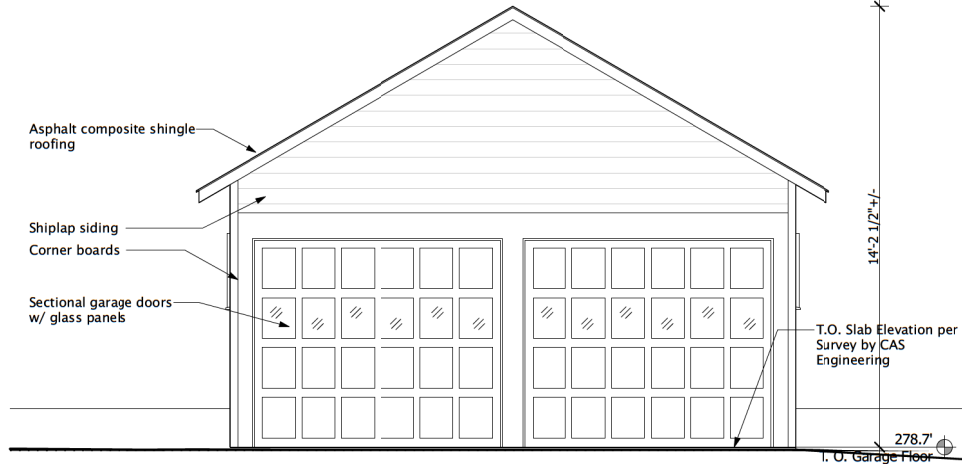
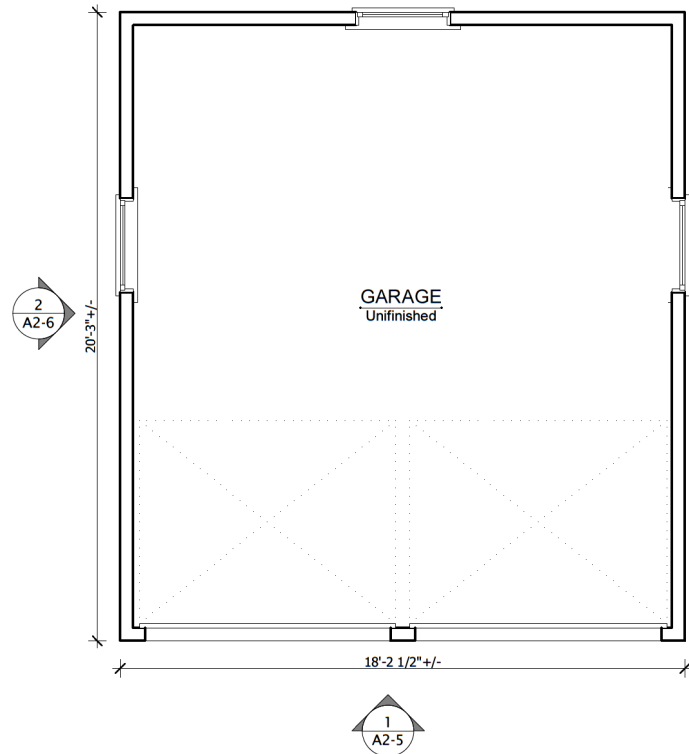


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 By Michael Kyne at 11:04 pm, Jul 16, 2022

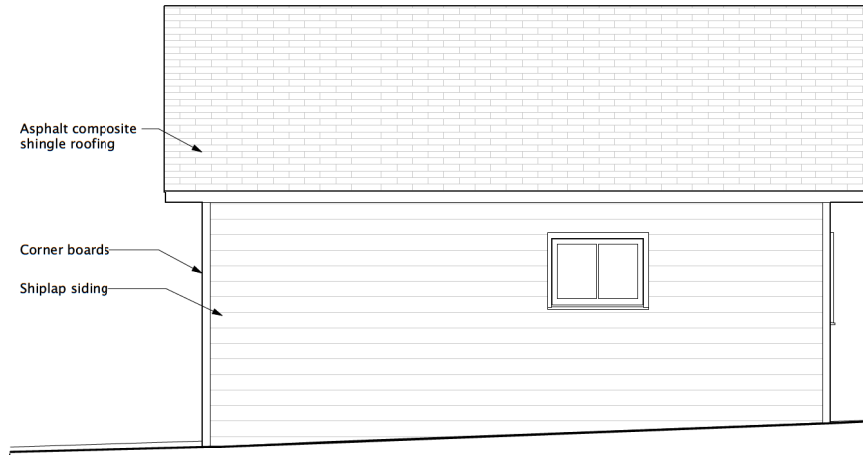
ANNE DECKER
 ARCHITECTS

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

HUR RESIDENCE
 10504 Kensington Parkway Kensington, Maryland, 20895



1 Front Elevation Garage
 1/4" = 1'-0"



2 Right Elevation Garage
 1/4" = 1'-0"

3 Garage Plan
 1/4" = 1'-0"

Existing
 9 June 2022

© 2022 Anne Decker Architects, LLC
 Existing Garage Elevations

A2-5

REVIEWED

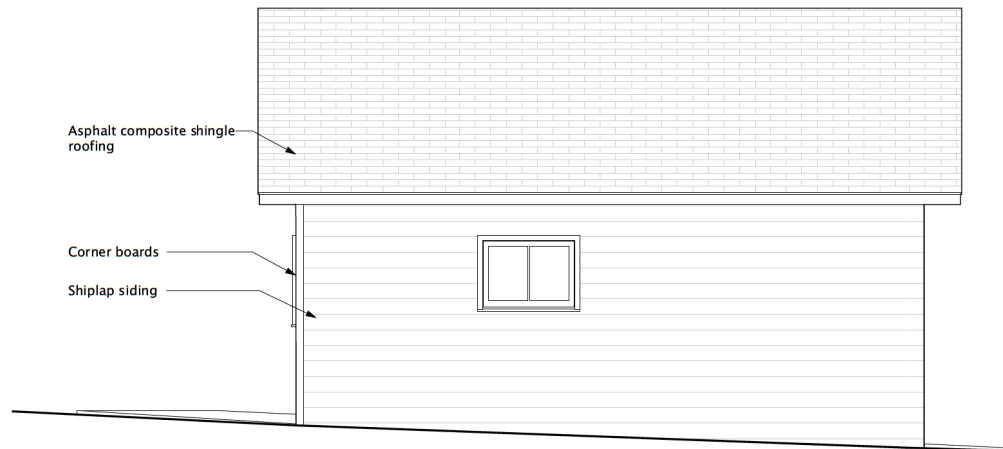
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1 Rear Elevation Garage
1/4" = 1'-0"



2 Left Elevation Garage
1/4" = 1'-0"



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Robert H. Norton



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Robert A. Patton



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Montgomery County
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Robert H. Potter



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By Michael Kyne at 11:03 pm, Jul 16, 2022

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Ronald H. [Signature]



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Montgomery County
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Robert A. [Signature]



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