



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: December 7, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1014413 - Fence Replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

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: James Engel and Maureen Conley  
Address: 10220 Carroll Place, 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 Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1014413 DATE ASSIGNED

APPLICANT:

Name: James Engel & Maureen Conley Address: 10220 Carroll Pl Daytime Phone: 3019155635

E-mail: j\_engel01@yahoo.com City: Kensington Zip: 20895 Tax Account No.: 13-03534990

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 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: 10220 Street: Carroll Place Town/City: Kensington Nearest Cross Street: Baltimore Lot: 29 Block: 8 Subdivision: 15 Parcel: 0000

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:

- Checklist of work types: 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: Maureen G Conley Date: 11/29/2022

Fence Permit 1014377 - Paid Successfully

From: DPS-NoReply@App.MontgomeryCountyMD.gov (dps-noreply@app.montgomerycountymd.gov)  
To: j\_engel01@yahoo.com; j\_engel01@yahoo.com; #dps.eservicesrci@montgomerycountymd.gov  
Date: Tuesday, November 29, 2022 at 12:25 PM EST

**This is an automated e-mail regarding a credit card transaction. Please do NOT reply to this e-mail.**

Dear DPS Customer:

Thank you for using DPS' apply online service! Please review the following transaction for your Fence Permit (1014377) application:

Submitted by: j\_engel01@yahoo.com  
Payer: James ENGEL (as shown on the receipt but may not be the credit card holder)  
Total Amount: \$77.87  
Paid on: 11/29/2022  
Authorization/Confirmation: 05066D  
Transaction ID: 291122010-5B973C8F-F26E-43E6-82BA-14C2DC00DDF6  
Attached Receipt: Fence Permit 1014377 Receipt for Payment # 1570591.pdf

Department of Permitting Services  
Montgomery County, Maryland  
2425 Reedie Drive, 7th Floor  
Wheaton, MD 20902

**Notes:**

You received this email because you are the credit card holder who paid for the above transaction or listed as one of the applicants for the above permit. If you did **NOT** agree with this transaction or to be an applicant for this application, please contact MC311 in Montgomery County or (240)777-0311 outside Montgomery County immediately.

 Fence Permit 1014377 Receipt for Payment # 1570591.pdf  
71.5kB

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

Structure is a 2 1/2 story frame vernacular style Victorian-era home circa 1897 on its original 16,500 sf double lot. Home retains much of its original exterior material and massing, including wrap around front porch, cross-gable form, prominent front gable and ornamental wood fish scale shingle. The gables are covered in wood "fish scale" shingle, with prominent eaves. The second story is sided with wood shingle. The first story is sided with simple wood lap siding. Corner boards, water table, and the bandboard break between 1st and 2nd floor are wood. The defining characteristics of this historic resource are prominent gables, wrap around porch, and the varying textures created by the exterior siding (fish scale, plain shingle, lap siding.) and the "1 house per 2 lots" spacing common to Primary Historic Resources in the Kensington Historic District. A modest 1 story family room addition with 2 small porches was added in 2005. Hardscaping including a stone patio, stone retaining walls, and a wood garden shed were also added between 2005 and 2010 with HPC approval. The front porch floor, rails, posts were rebuilt when the aluminum siding was removed and exterior restored in 2007.

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

1. Replace existing fence constructed by previous owner prior to 1998. Existing fence and gates facing Baltimore Street and Carroll Place are galvanized double loop wire. Existing fence facing adjacent properties is a combination of galvanized double loop wire "2 by 4" galvanized welded wire. Fence is supported at gates and corners by galvanized pipe. Fence is supported elsewhere by U-post. Most of the corner support posts are not anchored in concrete. There are two 4 foot wide walkway gates and one 10 foot wide driveway gate. Refer to site plan.

Proposed fence as follows:

Generally, replace existing fencing with like kind. Galvanized wire fence on on street frontages will be double loop wire, 4 feet high. Galvanized wire fence facing adjacent properties will be a combination of double loop wire and single loop wire, 4 feet high. Walkway gates will be 4 feet wide. Driveway gate will be 10 feet wide (in two 5' swinging panels). Corner and gate posts will be 2" diameter, set in concrete. Line posts will be 1.5", set in concrete. Line post spacing will be approximately 10' apart.

2. Repaint house, re-seal porch/deck floors; repair any damage/rot with like-kind to match existing materials as closely as possible. Paint colors and pattern will be duplicated. They were based on a historic color palette. Surface preparation will involve hand-washing (no power washing), scraping/sanding loose and heavy paint, caulk trim, prime with alkyd primer on bare surfaces.



**REVIEWED**

*By Winnie Cargill at 1:03 pm, Dec 07, 2022*

Work Item 1: Replace fence

Description of Current Condition:  
Fence is collapsing and largely unanchored.



Proposed Work:  
Refer to description of work proposed.

**REVIEWED**  
*By Winnie Cargill at 1:03 pm, Dec 07, 2022*

Work Item 2: Repaint house

Description of Current Condition:  
Typical paint failure due to poor preparation during previous paintings. Some areas of minor rot, mainly on front porch. Porch floors, rails, posts, and ceiling were rebuilt with HPC and MHT approval in 2007.

Proposed Work:  
Refer to description of work proposed. Scope of work has already been approved by MHT.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

3 Rhododendron catawbienses  
32 Erigeron 'Lynnhaven Carpet'  
60 Phlox subulata  
120 Sisyrinchium angustifolium  
60 Salvia lyrata  
2 Hydrangea decumaria to spill over upper wall  
4 Bignonia capreolata to spill over lower wall  
(250 SF)

4 Cephalaxus prostrata  
3 Hydrangea arborescens  
7 Clethra alnifolia 'Compacta'  
Ground layer:  
64 Heuchera 'Autumn Bride'  
32 Porteranthus trifoliatum  
100 Pycnanthemum muticum  
416 Carex cheerokeensis  
(~1400 SF)

1 Quercus rubra  
6 Hydrangea quercifolia 'Snow Queen'  
1 Transplanted Hydrangea quercifolia  
Ground layer:  
60 Chasmanthium latifolium  
150 Paspalum aureum  
36 Aster divaricatus  
(~700 SF)

Install ~6' x 8' Blue Thumb 'Serenity Pond'

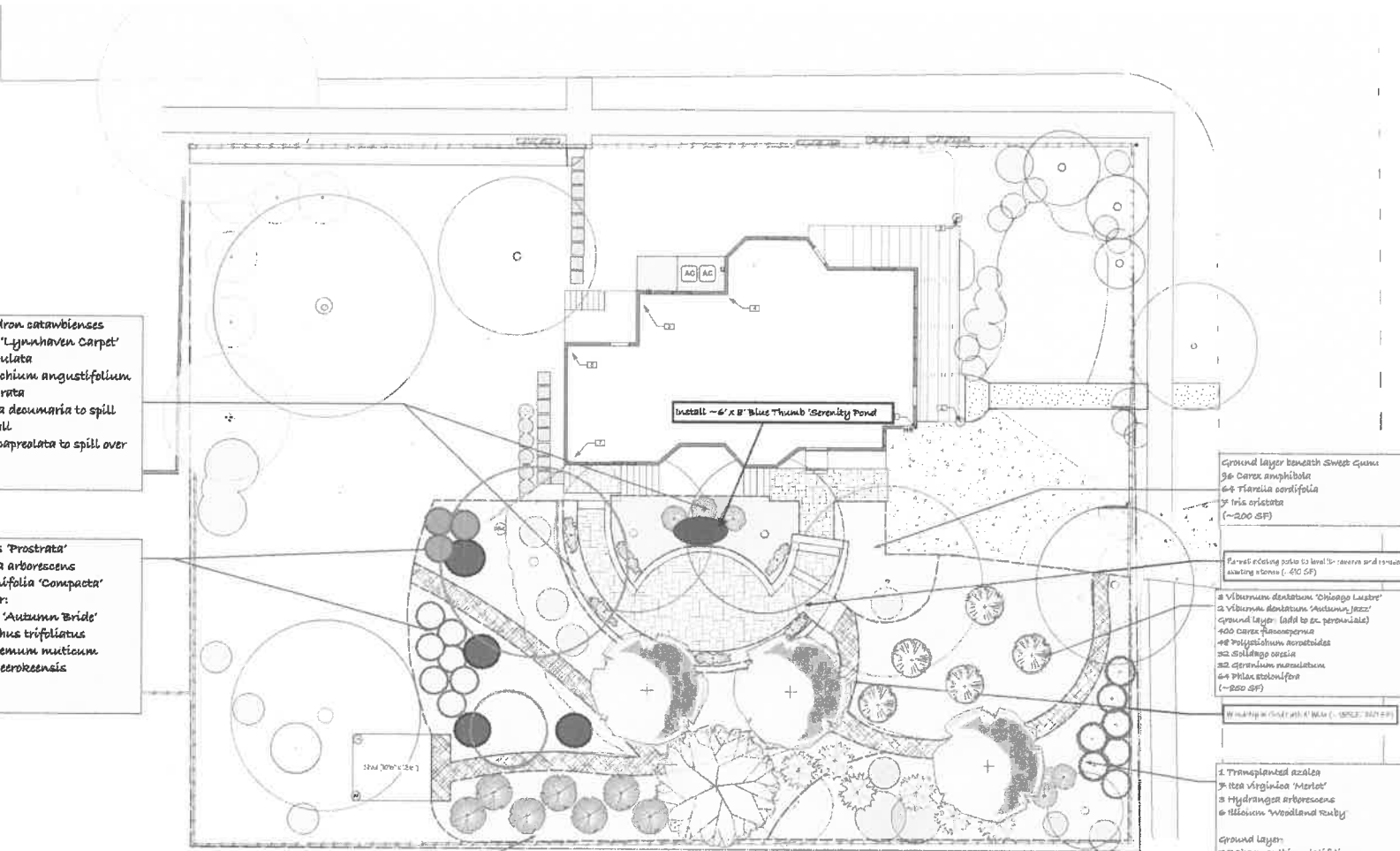
Ground layer beneath Sweet Gum  
36 Carex amphibia  
64 Tiarella cordifolia  
7 Iris oristata  
(~200 SF)

Plant existing trees to level to screen and screen existing stone (. 450 SF)

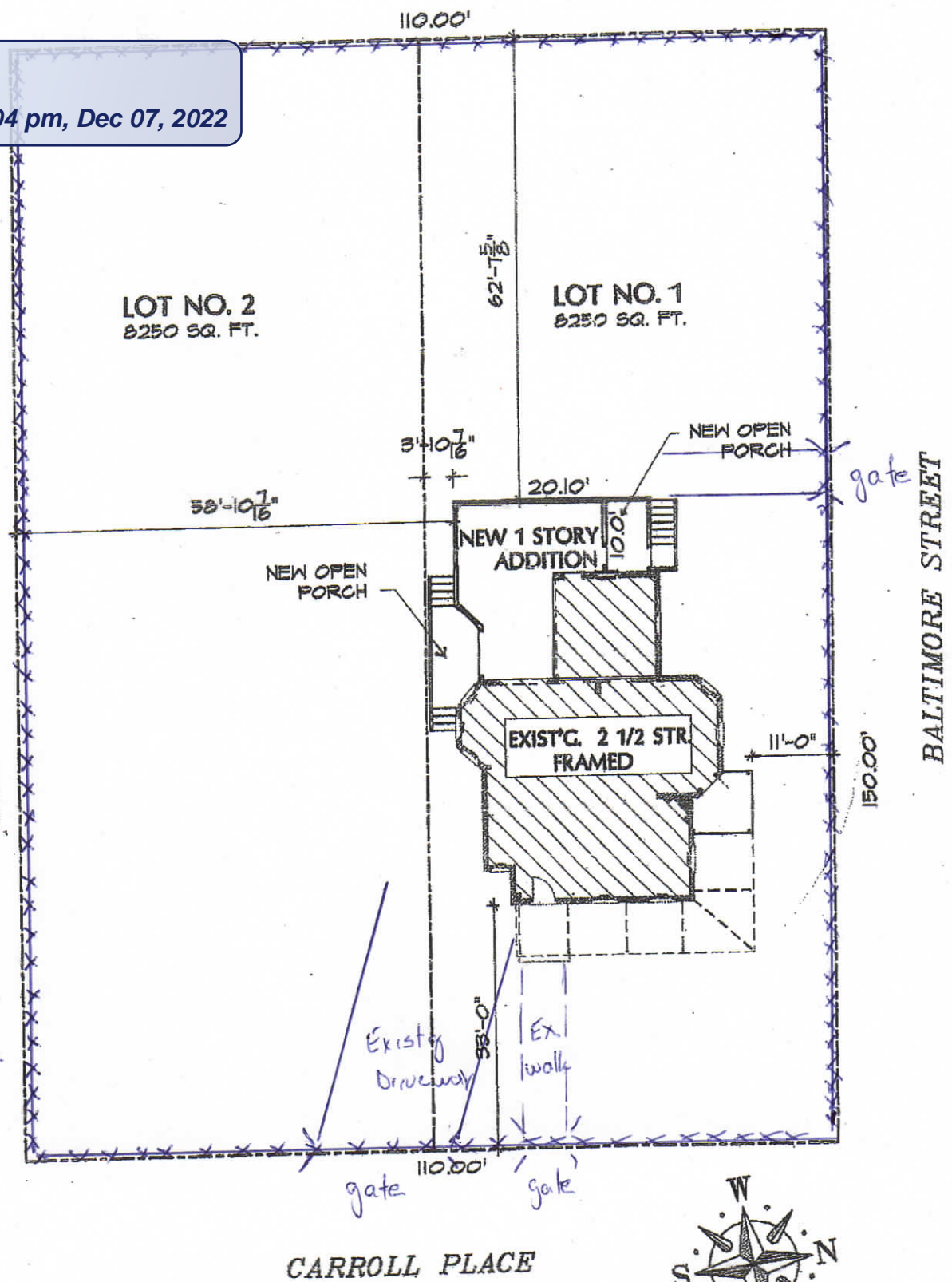
3 Viburnum dentatum 'Chicago Lace'  
2 Viburnum dentatum 'Anselm Jazz'  
Ground layer: (add to ex. perennials)  
400 Carex flaccosperma  
48 Pycnanthemum acrotopoides  
32 Solidago canadensis  
32 Spermidium racematum  
64 Phlox subulata  
(~900 SF)

Woolly Elm (5-6' tall) 4' W.D. (. 150 SF) 30/21 2/19

1 Transplanted azalea  
3 Itea virginica 'Merlot'  
3 Hydrangea arborescens  
6 Ilex 'Woodland Ruby'  
Ground layer:  
75 Chasmanthium latifolium  
150 Paspalum aureum  
36 Aster divaricatus  
(~900 SF)



**REVIEWED**  
By Winnie Cargill at 1:04 pm, Dec 07, 2022



Fence to be located just inside property lines as indicated

CARROLL PLACE  
Site Plan showing fence location, existing / Proposed

GENERAL NOTES:



LOT NO. 3

LOT NO. 2  
8250 SQ. FT.

LOT NO. 1  
8250 SQ. FT.

110.00'

62'-7<sup>5</sup>/<sub>8</sub>"

3'-10<sup>7</sup>/<sub>16</sub>"

55'-10<sup>7</sup>/<sub>16</sub>"

20.10'

10.0'

Exist'g Gate

BALTIMORE STREET

150.00'

150.00'

EXIST'G. 2 1/2 STR. FRAMED

11'-0"

53'-0"

110.00'

Exist'g Driveway Gate  
CARROLL PLACE

Exist'g Gate



Key:



Existing fence  
to be replaced.

GENERAL NOTES:

LOT NO. 1 BLOCK A

10220 Carroll Pl Kensington 20895



East Elevation (Carroll Pl)



North Elevation (Baltimore St)

10220 Carroll Pl Kensington 20895



West Elevation



South Elevation

10220 Carroll Pl Kensington 20895



Typical fence existing Carroll Pl, Driveway gate

10220 Carroll Pl Kensington 20895



Typical fence between 10220 Carroll Pl and 10216 Carroll Pl

10220 Carroll Pl Kensington 20895



Typical fence between 10220 Carroll Pl and 10216 Carroll Pl

10220 Carroll Pl Kensington 20895



Typical fence between 10220 Carroll Pl and 3806 Baltimore St

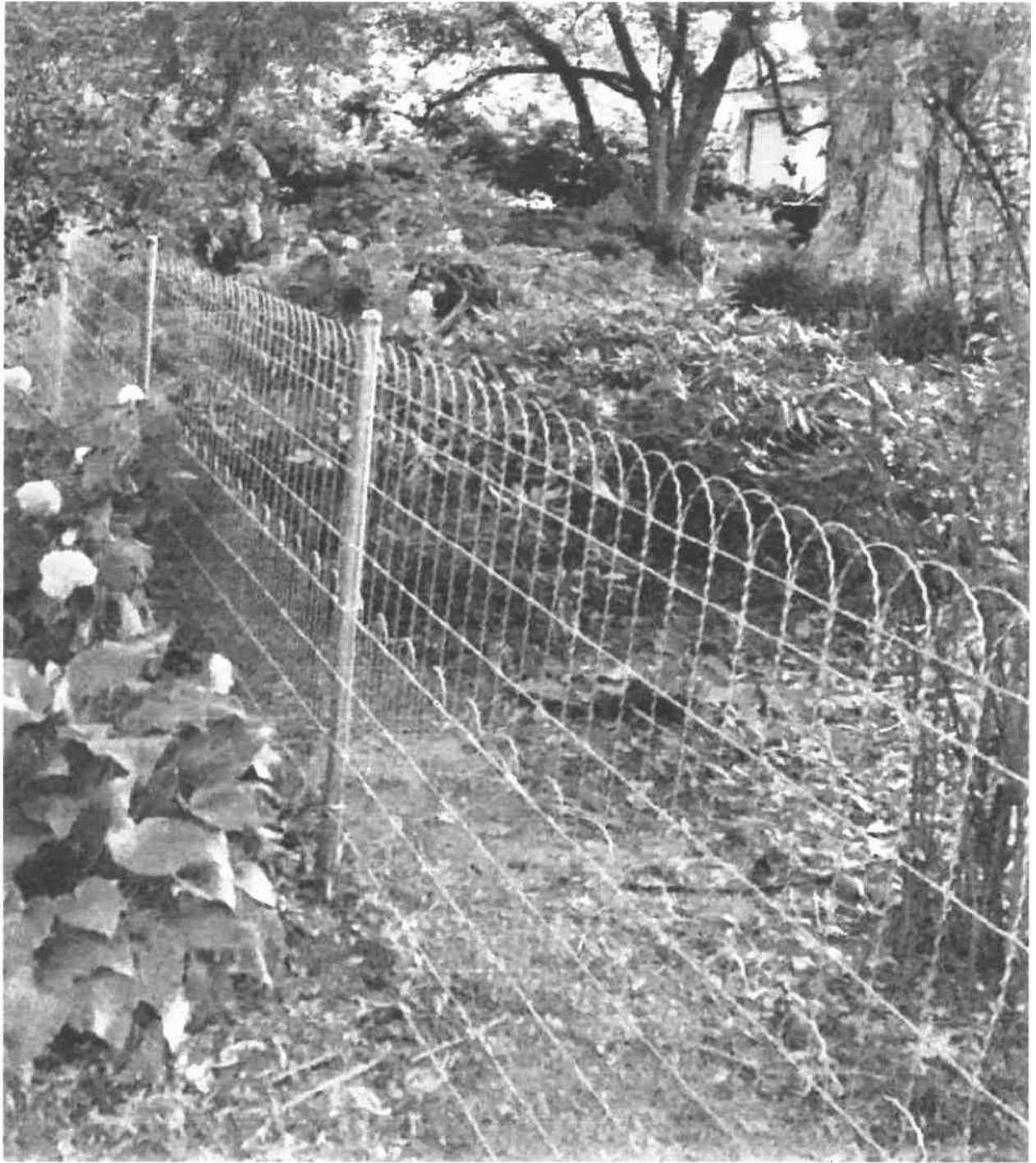


Typical walkway gate existing, Baltimore St



Failing retaining wall and fence, photo taken from 3806 Baltimore St driveway





Example - Double Loop Wire with  
1.5" line posts



Example - Gates