



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: April 12, 2019

### MEMORANDUM

TO: Diane Schwartz Jones  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #868164: Hardscape and landscape alterations

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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** at the March 27, 2019 Historic Preservation Commission 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: Myles Perkins (Kelley Okleson, Agent)  
Address: 3928 Baltimore Street, Kensington

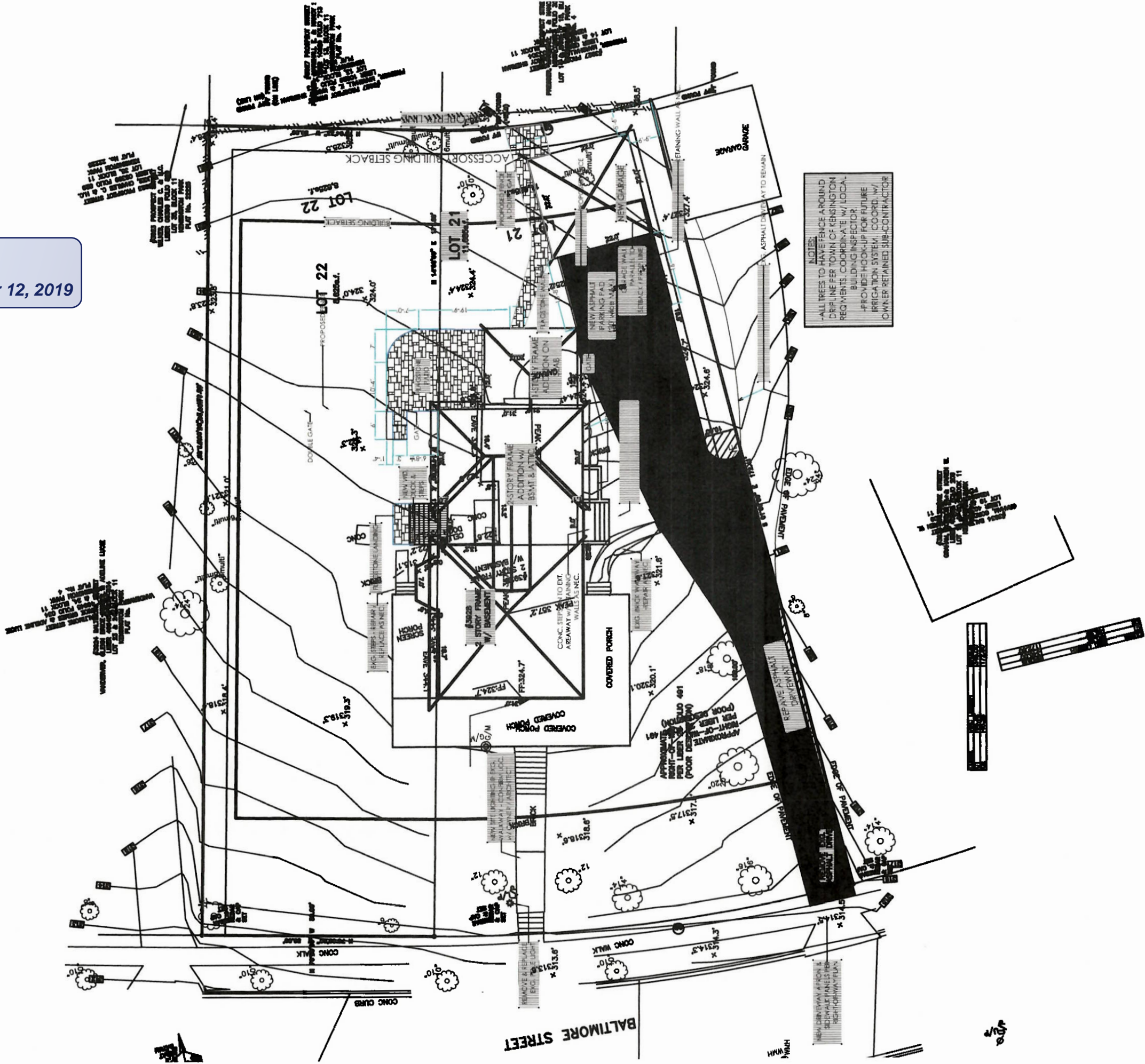
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



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 Montgomery County  
 Historic Preservation Commission



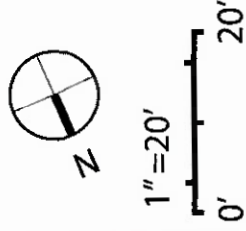
**REVIEWED**  
 By Michael.Kyne at 3:49 pm, Apr 12, 2019

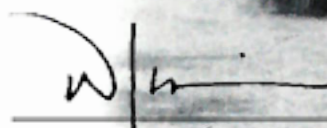


NOTES:  
 -ALL TREES TO HAVE FENCE AROUND  
 DRIP LINE PER TOWN OF KENSINGTON  
 REQUIREMENTS. COORDINATE W/ LOCAL  
 BUILDING INSPECTOR.  
 -PROVIDE HOOR-UP FOR FUTURE  
 IRRIGATION SYSTEM. COORD. W/  
 OWNER RETAINED SUB-CONTRACTOR

Existing Site Survey  
 3928 Baltimore Street  
 Kensington, MD 20895  
 Perkins Residence

**Groundsmith  
 Collective**



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Montgomery County  
Historic Preservation Commission  


**REVIEWED**

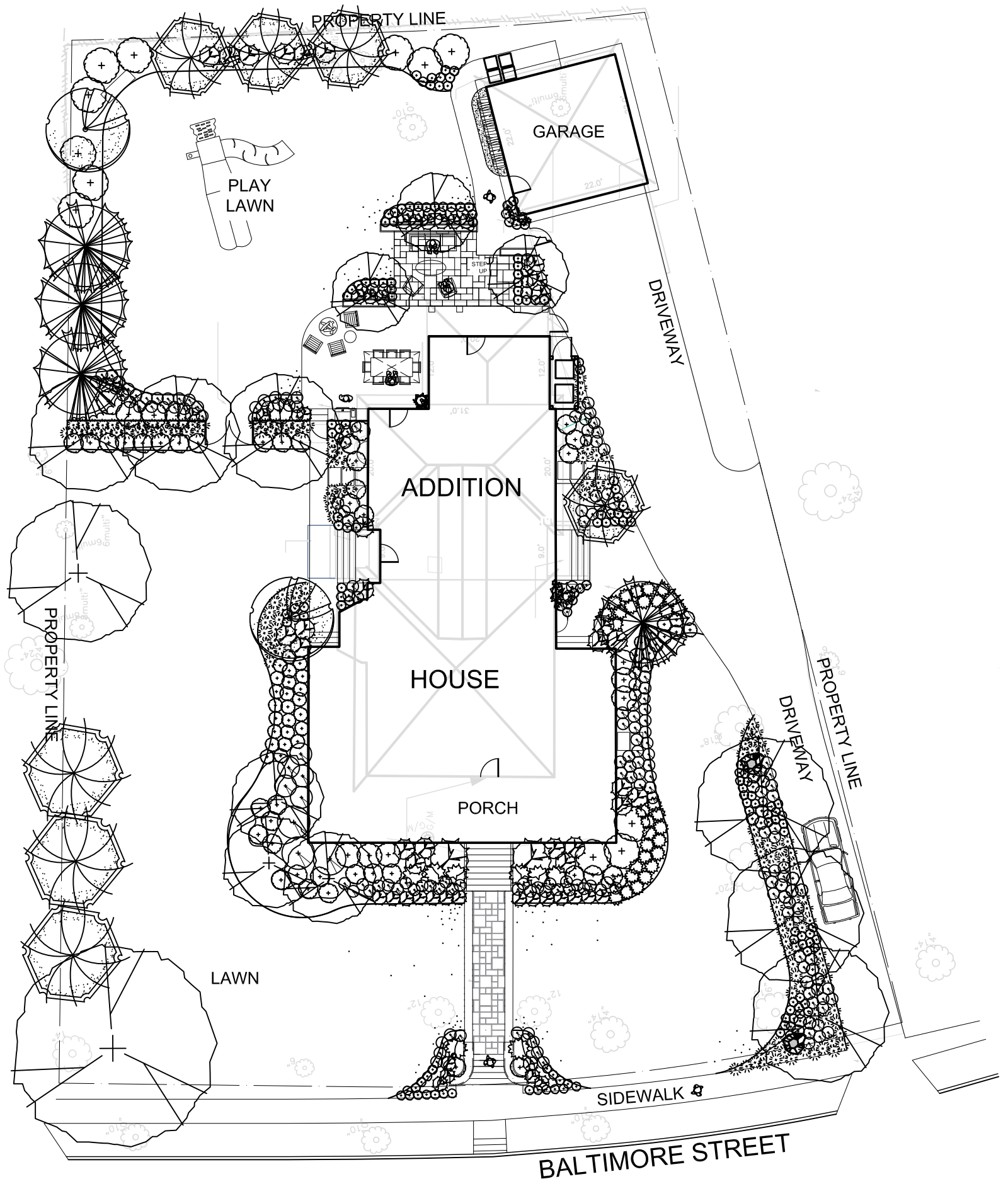
By Michael Kyne at 3:49 pm, Apr 12, 2019



Historic & Existing Conditions  
3928 Baltimore Street  
Kensington, MD 20895  
Perkins Residence



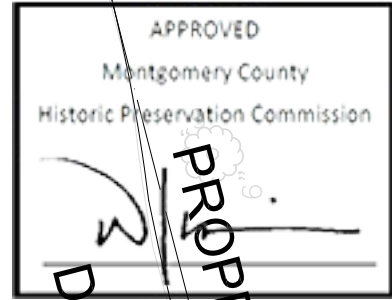
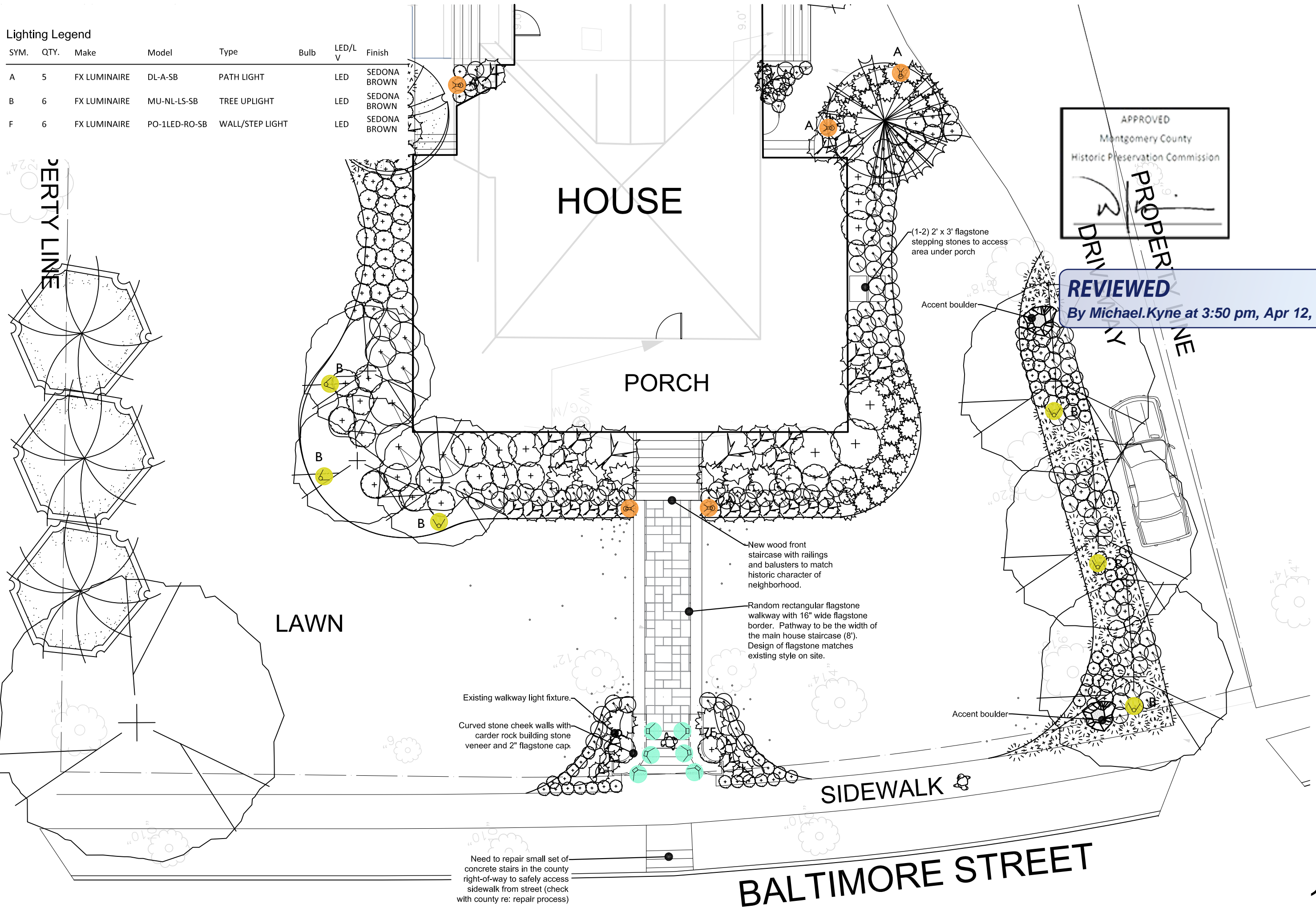
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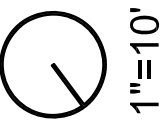
Lighting Legend

SYM.	QTY.	Make	Model	Type	Bulb	LED/L V	Finish
A	5	FX LUMINAIRE	DL-A-SB	PATH LIGHT	LED		SEDONA BROWN
B	6	FX LUMINAIRE	MU-NL-LS-SB	TREE UPLIGHT	LED		SEDONA BROWN
F	6	FX LUMINAIRE	PO-1LED-RO-SB	WALL/STEP LIGHT	LED		SEDONA BROWN

PROPERTY LINE



**REVIEWED**  
By Michael.Kyne at 3:50 pm, Apr 12, 2019



**HARDSCAPE + LIGHTING | FRONT**  
3928 Baltimore Street  
Kensington, MD 20895  
Perkins Residence

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BALTIMORE STREET

Need to repair small set of concrete stairs in the county right-of-way to safely access sidewalk from street (check with county re: repair process)

Existing walkway light fixture.  
Curved stone cheek walls with carder rock building stone veneer and 2" flagstone cap.

Random rectangular flagstone walkway with 16" wide flagstone border. Pathway to be the width of the main house staircase (8'). Design of flagstone matches existing style on site.

New wood front staircase with railings and balusters to match historic character of neighborhood.

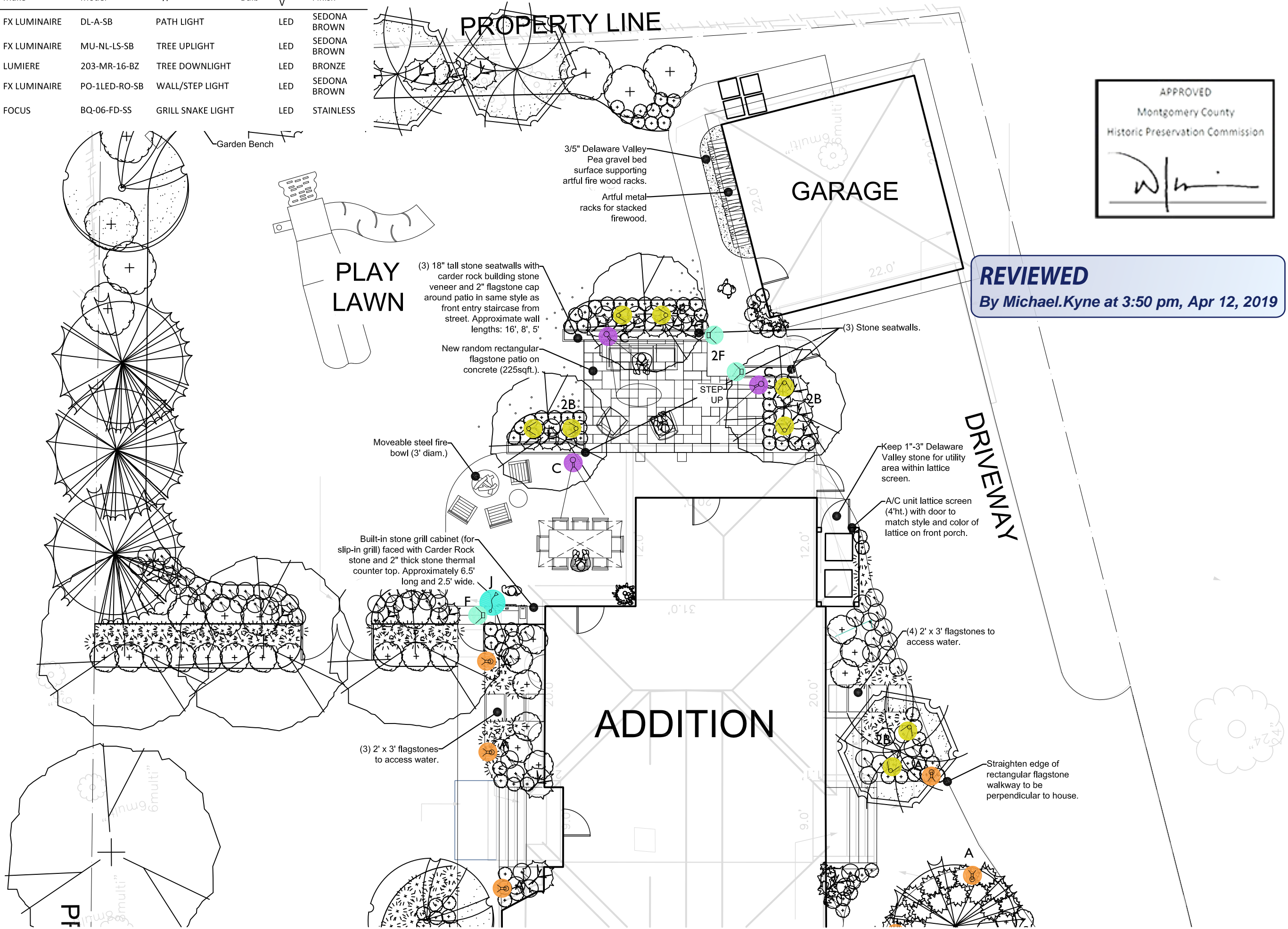
(1-2) 2' x 3' flagstone stepping stones to access area under porch

Accent boulder

Accent boulder

Lighting Legend

SYM.	QTY.	Make	Model	Type	Bulb	LED/L V	Finish
A	3	FX LUMINAIRE	DL-A-SB	PATH LIGHT	LED		SEDONA BROWN
B	8	FX LUMINAIRE	MU-NL-LS-SB	TREE UPLIGHT	LED		SEDONA BROWN
C	4	LUMIERE	203-MR-16-BZ	TREE DOWNLIGHT	LED		BRONZE
F	7	FX LUMINAIRE	PO-1LED-RO-SB	WALL/STEP LIGHT	LED		SEDONA BROWN
J	1	FOCUS	BQ-06-FD-SS	GRILL SNAKE LIGHT	LED		STAINLESS



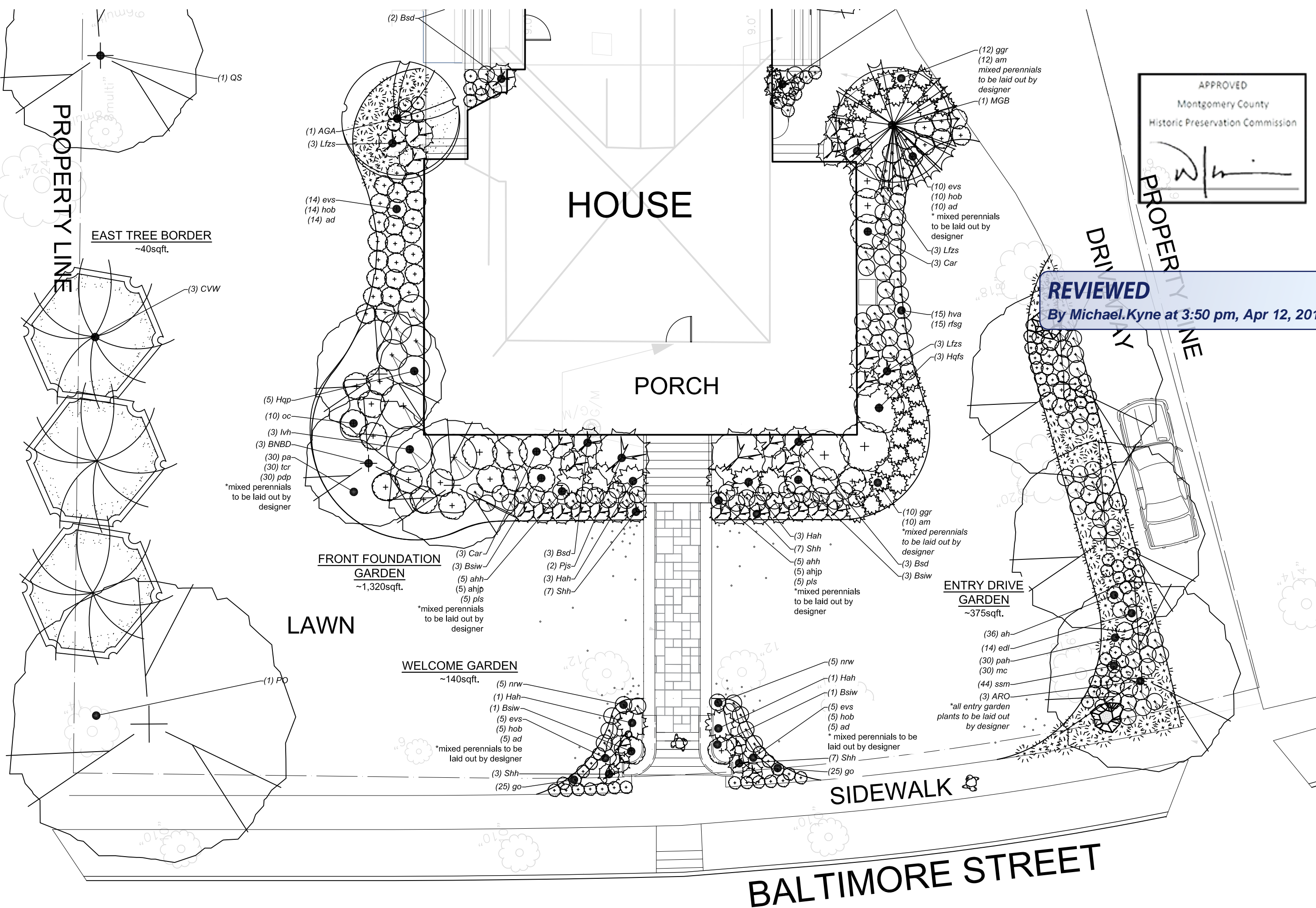
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By Michael.Kyne at 3:50 pm, Apr 12, 2019

**HARDSCAPING + LIGHTING | BACK**  
3928 Baltimore Street  
Kensington, MD 20895  
Perkins Residence

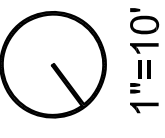
**1 Groundsmith Collective**

Page 3 of 9  
3.11.2019  
Landscape Design  
by Kelley Okleson

1"=10'



**REVIEWED**  
 By Michael.Kyne at 3:50 pm, Apr 12, 2019



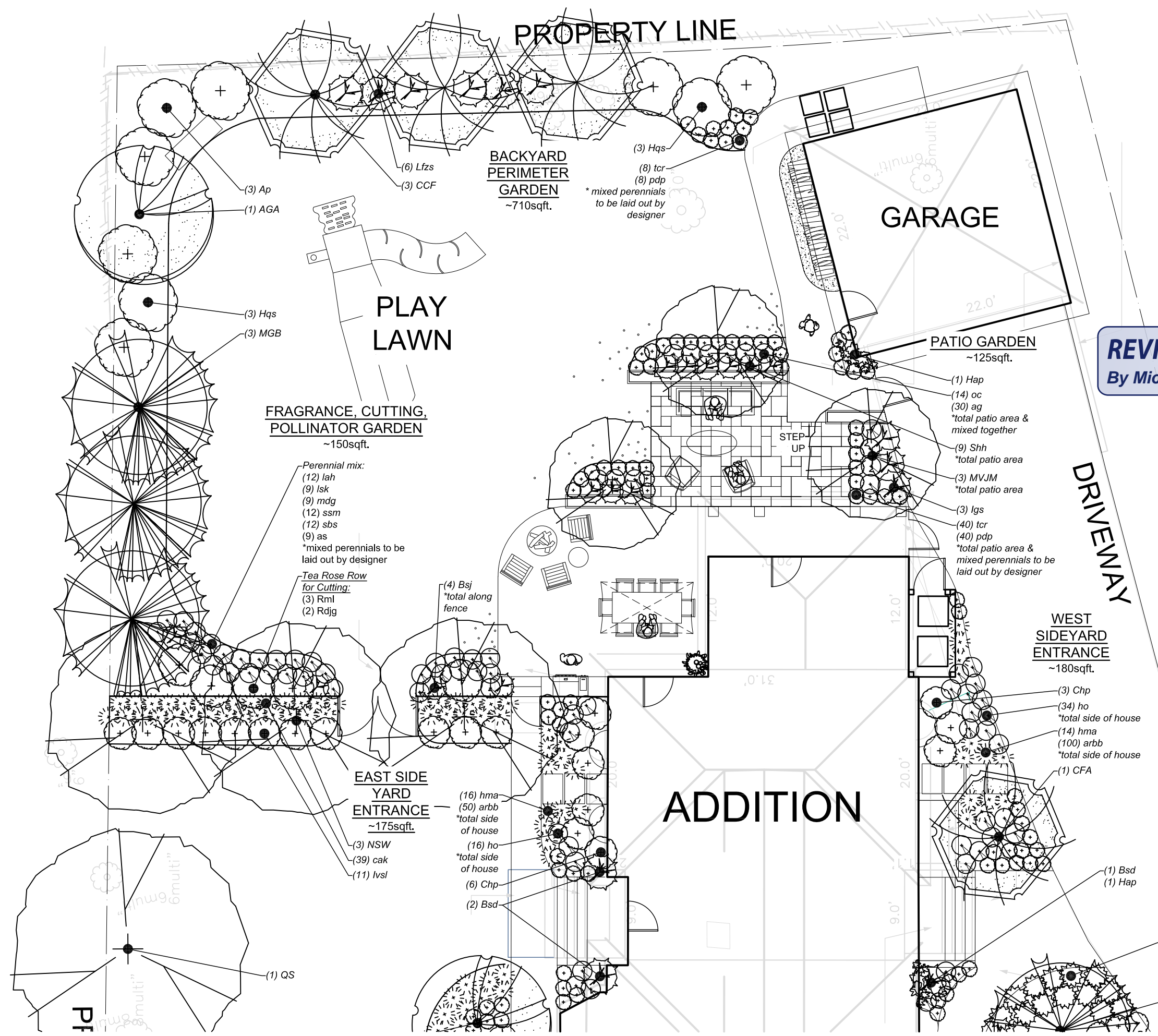
**PLANTING | FRONT**  
 3928 Baltimore Street  
 Kensington, MD 20895  
 Perkins Residence

**12 Groundsmith Collective**

**BALTIMORE STREET**



**REVIEWED**  
 By Michael.Kyne at 3:50 pm, Apr 12, 2019



**PLANTING | BACK**  
 3928 Baltimore Street  
 Kensington, MD 20895  
 Perkins Residence

**Groundsmith Collective**



PROPERTY LINE



**REVIEWED**

By Michael.Kyne at 3:50 pm, Apr 12, 2019

HOUSE

PORCH

LAWN

SIDEWALK

DRIVEWAY

PROPERTY LINE

BALTIMORE STREET

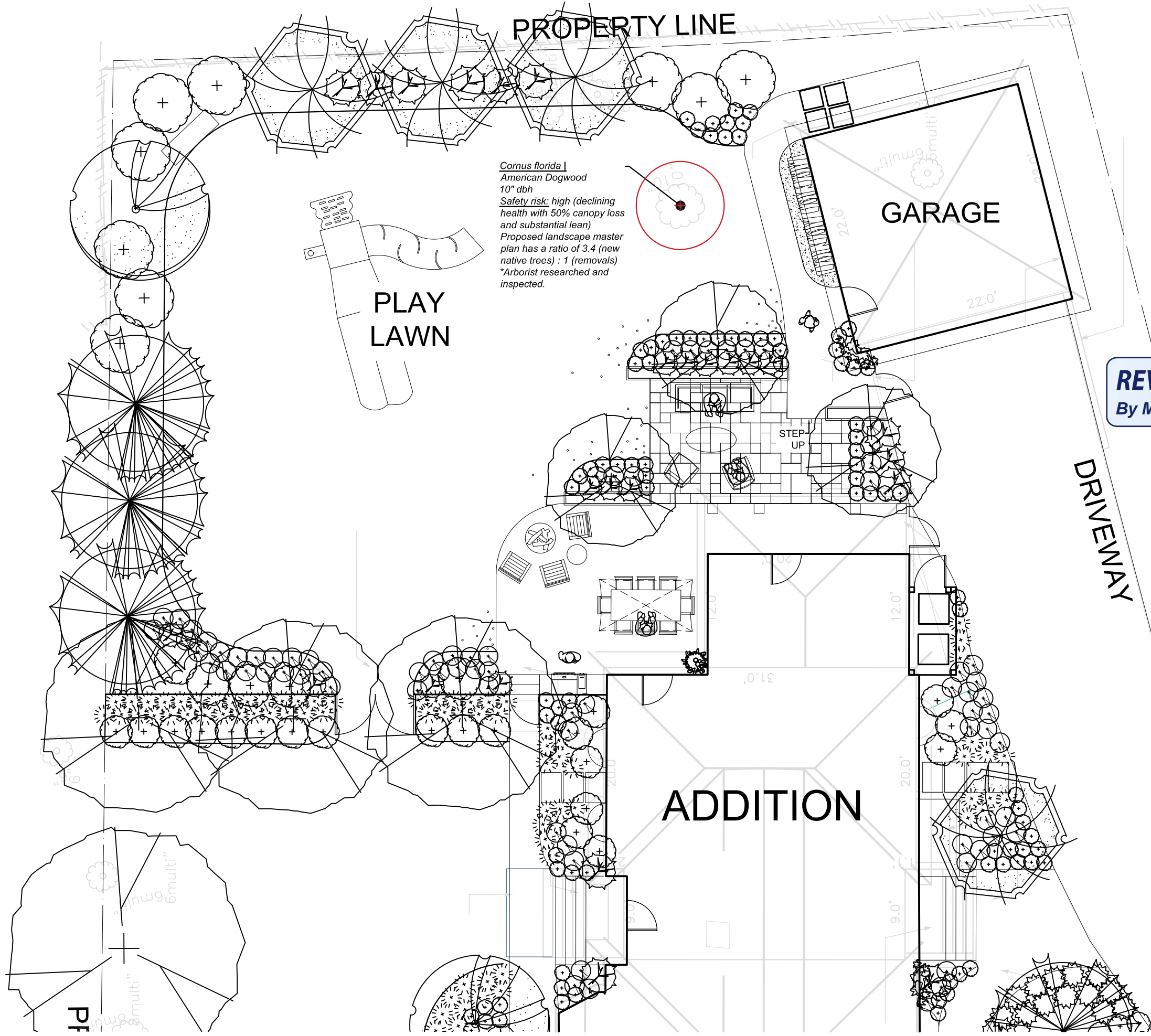
Ginkgo biloba  
Female Ginkgo Tree  
18" dbh  
Habitat rating: very low (branching structure not ideal for nesting)  
Pollinator rating: zero (wind pollinated only)  
safety risk: high (slippery fruit)  
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)  
\*Arborist researched and inspected.

Ginkgo biloba  
Female Ginkgo Tree  
20" dbh  
Habitat rating: very low (branching structure not ideal for nesting)  
Pollinator rating: zero (wind pollinated only)  
safety risk: high (slippery fruit)  
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)  
\*Arborist researched and inspected.

Holly Trees  
Comments: trees were removed by mistake during construction of new addition. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)

Ginkgo biloba  
Female Ginkgo Tree  
16" dbh & 14" dbh  
Habitat rating: very low (branching structure not ideal for nesting)  
Pollinator rating: zero (wind pollinated only)  
safety risk: high (slippery fruit)  
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)  
\*Arborist researched and inspected.

Ginkgo biloba  
Female Ginkgo Tree  
16" dbh  
Habitat rating: very low (branching structure not ideal for nesting)  
Pollinator rating: zero (wind pollinated only)  
safety risk: high (slippery fruit)  
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)  
\*Arborist researched and inspected.



*Cornus florida*  
 American Dogwood  
 10" dbh  
 Safety risk: high (declining health with 50% canopy loss and substantial lean)  
 Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)  
 \*Arborist researched and inspected.

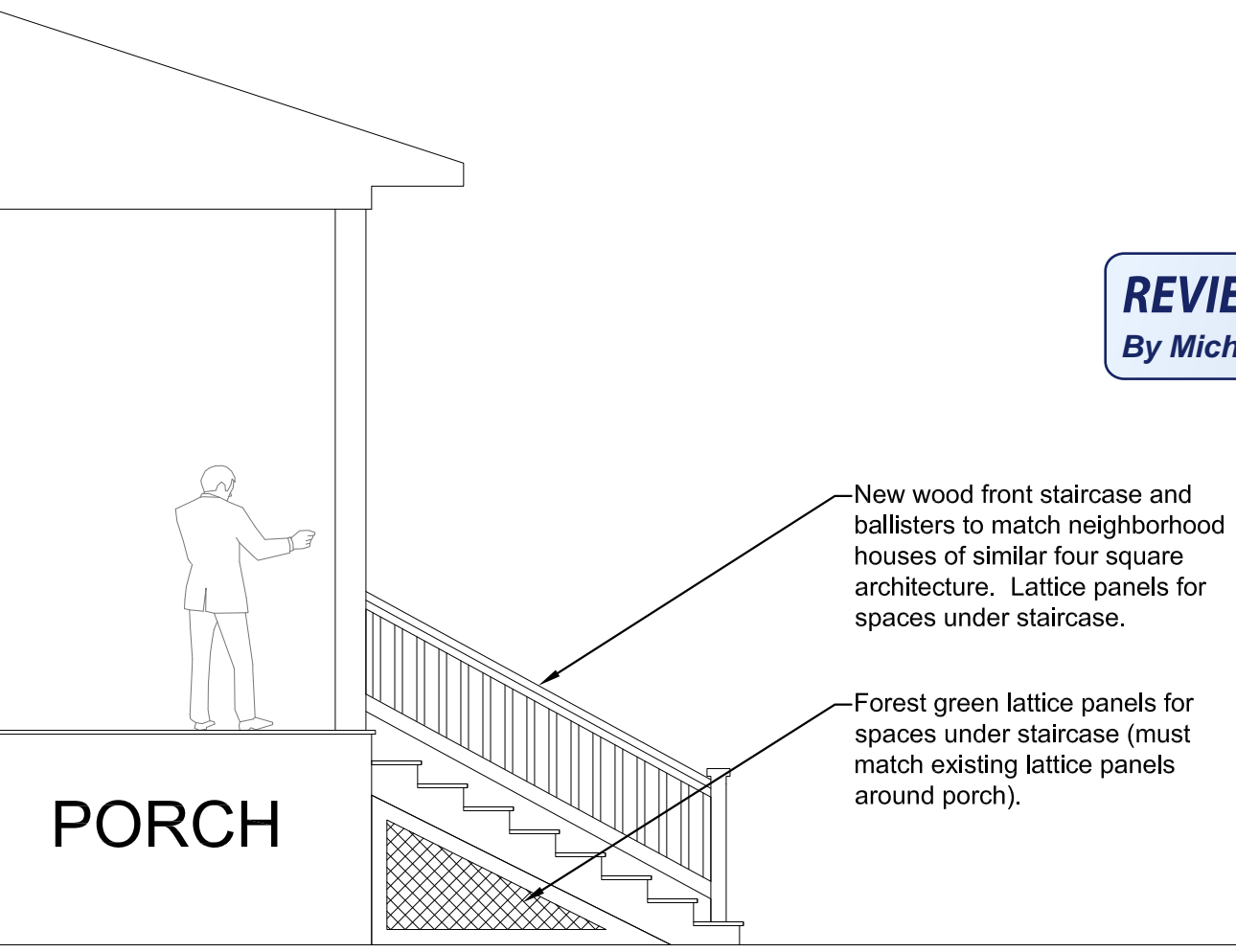
**REVIEWED**  
 By Michael.Kyne at 3:50 pm, Apr 12, 2019



1"=4'



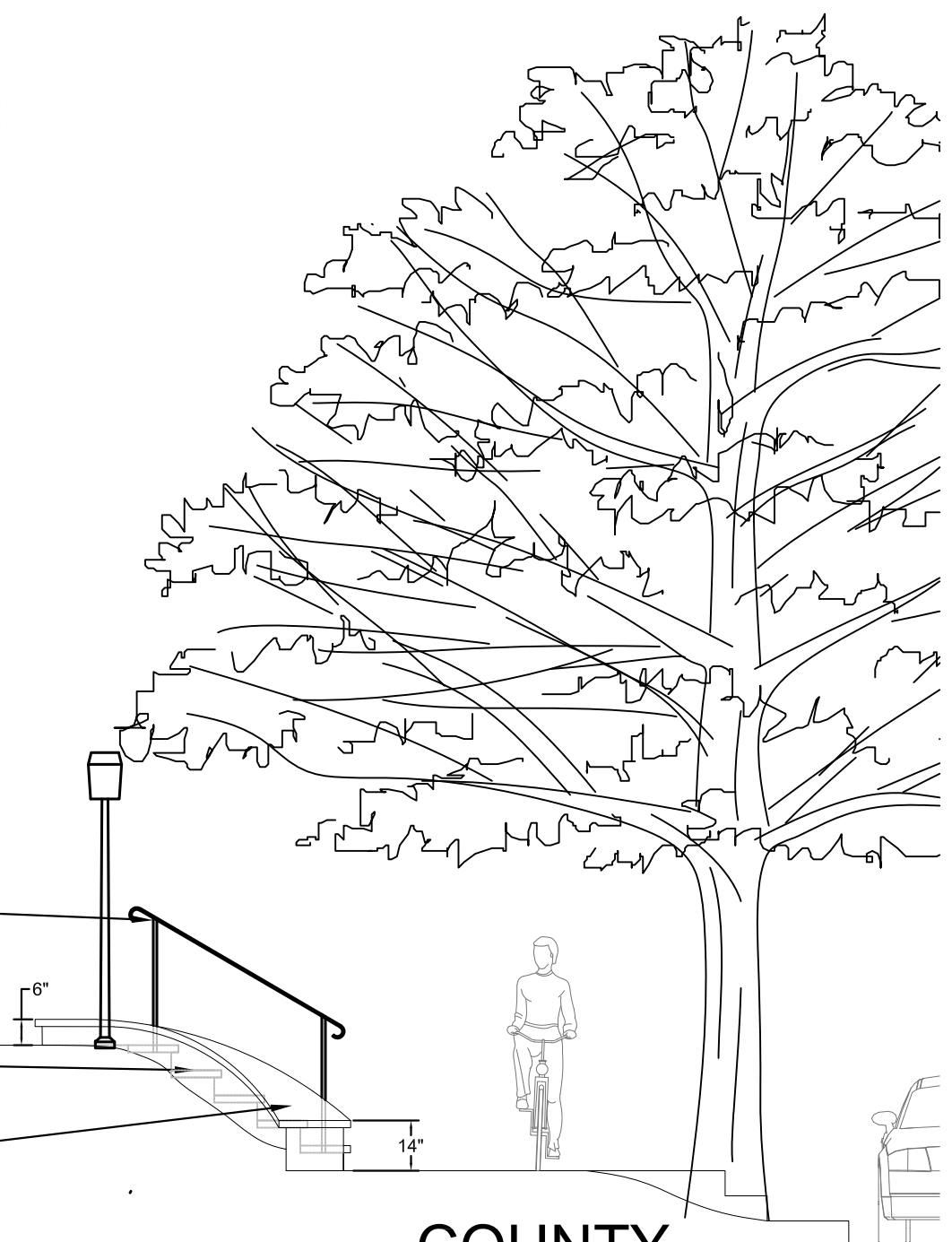
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 By Michael.Kyne at 3:50 pm, Apr 12, 2019



Check with county to see if iron hand rail is needed to meet code (will raised stone cheek walls suffice).

2" thick flagstone treads with carder rock risers.

16" thick curved stone cheek walls with 2" thick flagstone caps.



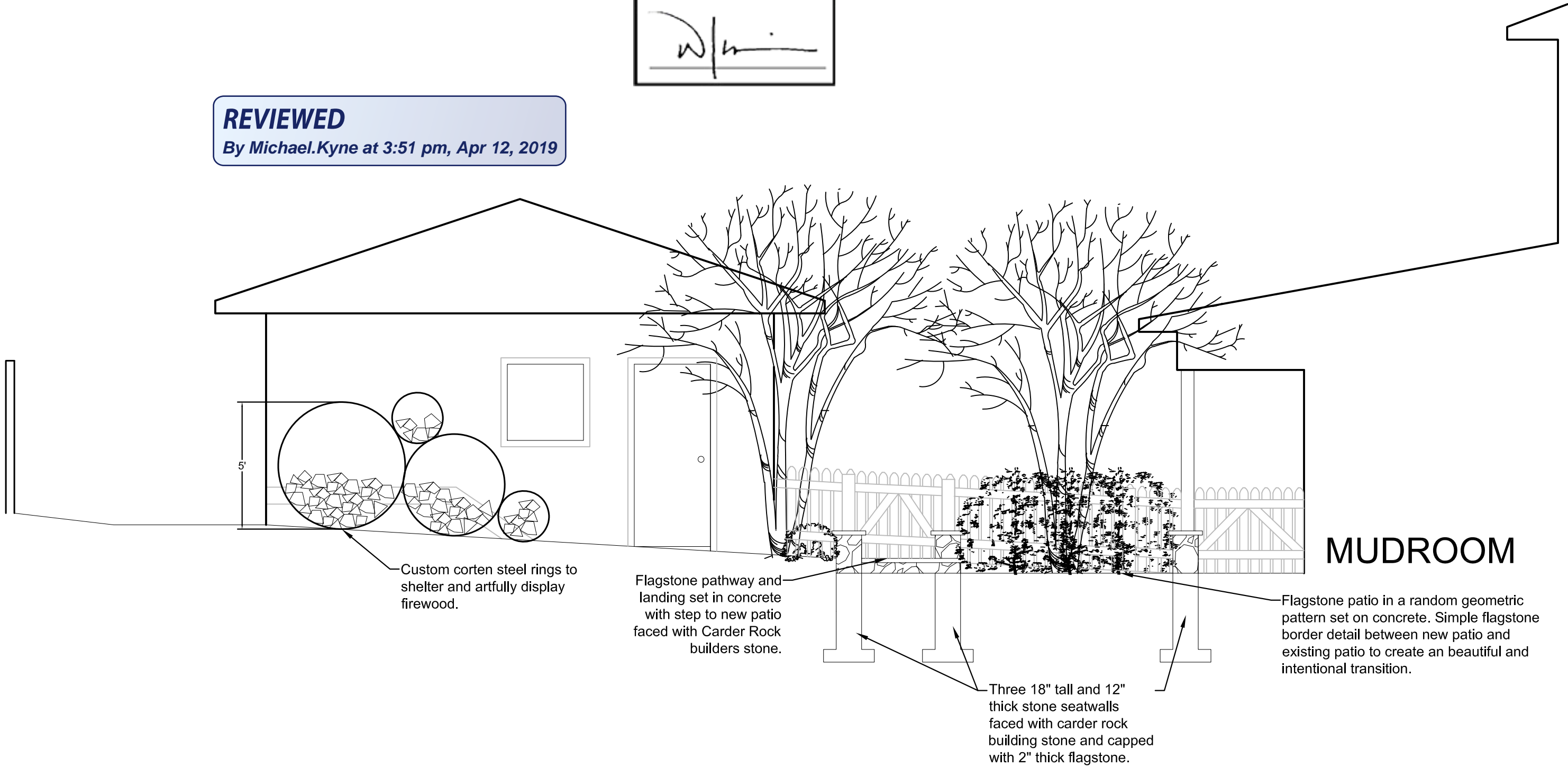
**COUNTY  
 R.O.W.**

**SECTION ELEVATION | FRONT "F"**

3928 Baltimore Street  
 Kensington, MD 20895  
 Perkins Residence



**REVIEWED**  
By Michael.Kyne at 3:51 pm, Apr 12, 2019



Custom corten steel rings to shelter and artfully display firewood.

Flagstone pathway and landing set in concrete with step to new patio faced with Carder Rock builders stone.

Three 18" tall and 12" thick stone seatwalls faced with carder rock building stone and capped with 2" thick flagstone.

Flagstone patio in a random geometric pattern set on concrete. Simple flagstone border detail between new patio and existing patio to create an beautiful and intentional transition.

**MUDROOM**

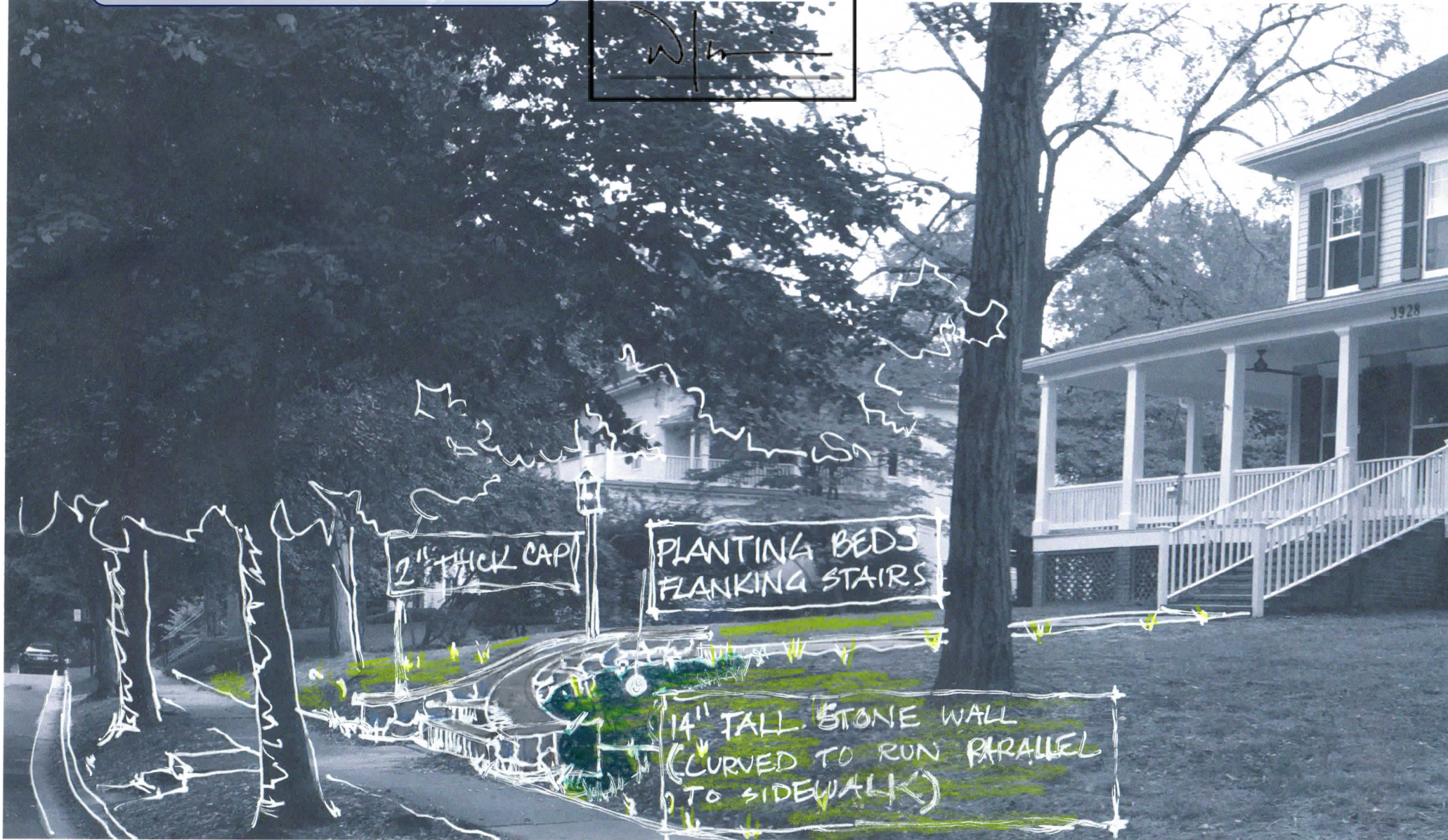
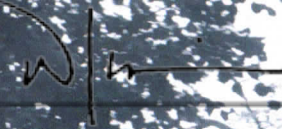
**SECTION ELEVATION - BACK "B"**  
3928 Baltimore Street  
Kensington, MD 20895  
Perkins Residence

**1 Groundsmith Collective**

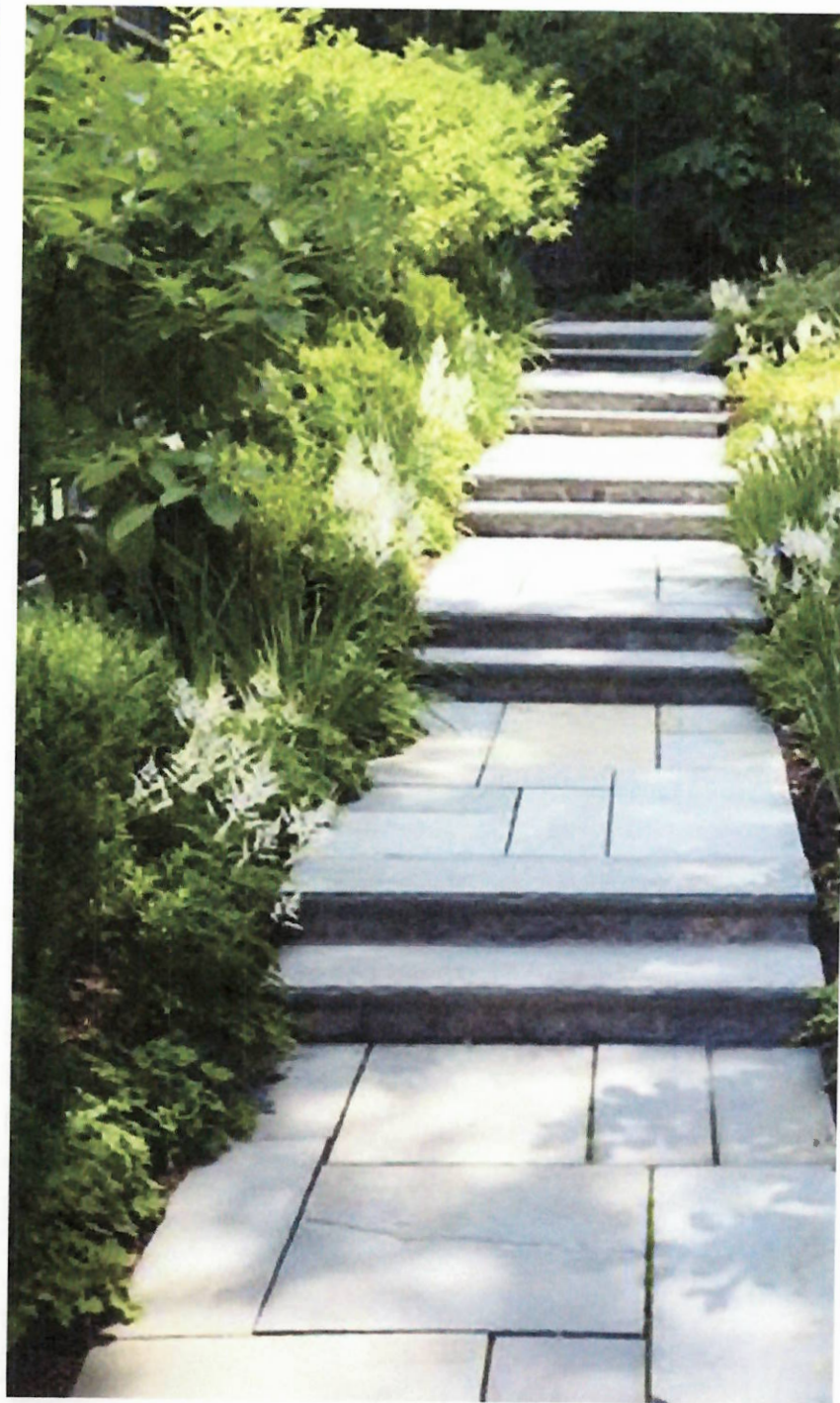
**REVIEWED**

By Michael.Kyne at 3:51 pm, Apr 12, 2019

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Montgomery County  
Historic Preservation Commission



CURVED STONE ENTRY STAIRS  
PERSPECTIVE SKETCH (LOOKING EAST) | PERKINS RESIDENCE  
3.13.19



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Historic Preservation Commission  


**REVIEWED**  
By Michael.Kyne at 3:51 pm, Apr 12, 2019

Hardscape & Lighting Inspiration  
3928 Baltimore Street  
Kensington, MD 20895  
Perkins Residence

# Groundsmith Collective



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 Montgomery County  
 Historic Preservation Commission




**REVIEWED**

By Michael.Kyne at 3:52 pm, Apr 12, 2019



Light Fixture Inspiration  
 3928 Baltimore Street  
 Kensington, MD 20895  
 Perkins Residence

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 Collective**