

10308 Montague
Kensington H.P.

2010



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 11/10/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #542922—rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with two conditions** by the HPC on July 28, 2010. The conditions of approval are:

1. The left elevation of the rear addition will not extend more than three feet beyond the left plane of the house.
2. Tree protection measures will be in place prior to construction.

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: Dennis and Angela Kilcullen
Address: 10308 Montgomery Avenue, 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lauren Clark
Daytime Phone No.: 240-333-2028

Tax Account No. 01023314

Name of Property Owner: Dennis + Angela Kilcullen Daytime Phone No.: _____
Address: 10308 Montgomery Ave. Kensington MD 20895
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

LOCATION OF BUILDING/PERMITS

House Number: 10308 Street: Montgomery Ave.
Town/City: Kensington Nearest Cross Street: Kensington Parkway
Lot: P9, 10, 11 Block: 2 Subdivision: 15-Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|--|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input checked="" type="checkbox"/> Stab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimator: \$ 260,000.00 (TBD)

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMMENTS FOR NEW CONSTRUCTION AND OTHER CONDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Saptic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Lauren Clark 06/01/10
Signature of owner or authorized agent Date

Approved: ✓ with 2 conditions for Chairperson, Historic Preservation Commission AF

Disapproved: _____ Signature: _____ Date: 11/10/10

Application/Permit No. 2-21-2 Date Filed: 11/10/10 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10308 Montgomery Avenue, Kensington	Meeting Date:	7/28/10
Applicant:	Dennis and Angela Kilcullen (Lauren Clark, Architect)	Report Date:	7/21/10
Resource:	Primary-One Resource Kensington Historic District	Public Notice:	7/14/10
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-10F	Staff:	Anne Fothergill
PROPOSAL:	Rear addition and driveway extension		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following condition:

1. The left elevation of the rear addition will not extend beyond the left plane of the house.
2. Tree protection measures will be in place prior to construction.

PROPERTY DESCRIPTION

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

A photo of the house taken in 1900 is in Circle 23. According to the Kensington Historical Society, the north bay was added in 1910.

BACKGROUND

The applicants came to the Commission on June 23, 2010 for a Preliminary Consultation. The Commission was supportive of the proposed addition but recommended that the addition be inset on the sides so that the original corners of the house were still visible and that the addition not extend beyond the left side plane of the house. The draft meeting transcript is in Circles 28-38. Plans from the first Preliminary Consultation are in Circles 39-50.

PROPOSAL

The applicants are proposing to remove the existing rear mud room and construct a two-story plus basement addition at the rear of the historic house. They propose two one-story additions flanking the two-story massing on each side. Also proposed are a one-story screened porch and an open porch behind the addition.

The first floor of the enclosed addition is approximately 800 SF and the second floor addition is 200 SF. The proposed first floor addition has a side entry porch and extends 3 feet beyond the left plane of the

house. The right side projection is located behind and within the side plane of the 1910 addition but will be slightly taller than it (the height was reduced from the initial proposal). There will be new areaway stairs on the left side with a new door into the existing basement.

The proposed materials for the addition are wood siding, cedar shingles in the gable ends, wood trim, wood windows and doors with simulated divided lights, wood porch columns, wood shutters, asphalt shingle roof, metal areaway railing, and a brick foundation to match the historic house.

The applicants also propose to extend the existing gravel driveway to accommodate a larger parking area.

Existing and proposed plans are in Circles 9-20 and photos of existing conditions are in Circles 21+22. *Note: the front elevation does not show the siding in the new addition beyond the open side porch; at the time of the staff report, the applicants had not yet submitted a revised front elevation.

Four letters of support from neighbors for the proposal are in Circles 24-27.

APPLICABLE GUIDELINES

When reviewing alterations within the Kensington Historic District, the *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)* are to be utilized as guidelines to assist the Commission in developing their decision. 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." 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:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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, archeological, 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 unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
 - (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:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard # 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will 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 *Vision of Kensington: A Long-Range Preservation Plan* states that within the Historic District, "the houses share a uniformity of scale, set backs and construction materials that contributes to the cohesiveness of the district's streetscapes." The *Vision* discusses specifically the Historic Residential Core, where the house at 10308 Montgomery is located, which "consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities."

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary

structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

11.0 DRIVEWAYS

New driveways should have compatible materials and a minimal square footage.

- 11.3 Use paving materials that will minimize a driveway's impact.
 - Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
 - Consider installing two paved strips with turf between them instead of a single, wide paved surface.
 - Large areas of paving are inappropriate.
 - Plain asphalt or black top is discouraged.
 - Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.
- 11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.
 - New driveways should be sited to the side or rear of the primary structure.
 - Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate.

This Primary-One resource retains an exceptional amount of its original integrity. It is important that any additions to this house are designed so as to minimize negative effects to the historic building and are sympathetic and compatible with this prominent and intact house.

The proposed addition is located at the rear of the house which assists in minimizing its visibility and lessens its impacts to the character-defining features and the prominence of the historic house. The roofline of the addition's second story is lower than the historic house roofline which allows for clear differentiation in the two-story massing.

At the Preliminary Consultation the Commission was overall very supportive of the scale and size and location of the addition. There were a few concerns that the Commission wanted the applicant to address before returning with an application.

The HPC recommended that the rear addition be inset on the sides so as to allow the original rear corners of the house to remain visible. Beyond the inset connection, the Commission was supportive of the one

story sections extending out at the sides, but not beyond the furthest left plane of the house. Finally, the Commission preferred that the new left side porch not have a replicative arched opening.

The applicants have responded to most of these concerns. The addition is now inset on both sides and the original massing of the historic house is now very clear. The new side porch no longer has the arched opening and is compatible with the historic house but not replicative.

The left side of the addition extends three feet beyond the side plane of the house, reduced from the previously proposed eight feet. Staff finds that three feet is a relatively small extension and notes that this addition will be located almost 100 feet from the street and behind the historic massing. The applicants do not want to push further back because of concerns about protecting the tree behind the addition but it would seem that there is room to possibly shift the addition to the right. Since the HPC was very clear in their guidance, staff has recommended a condition that the addition either shift or be narrowed three feet so that the left side does not project out further than the existing left plane of the house. Staff also recommends a standard tree protection condition.

The proposed materials of wood siding, wood windows, and brick foundation match the historic house and are appropriate for this resource. The proposed driveway material and its expansion at the side of the house are both in keeping with the design guidelines. Overall, the addition is subordinate to the historic house since it is located at the rear, inset at the sides, generally lower in height, and uses compatible materials.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with two conditions** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Lauren Clark
Daytime Phone No.: 240-333-2028

Tax Account No. 01023314

Name of Property Owner Dennis + Angela Kilcullen Daytime Phone No.: _____
Address 10308 Montgomery Ave. Kensington MD 20895
Street Number City State Zip Code

Contractor TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

LOCATION OF BUILDING/PROJECT

House Number: 10308 Street: Montgomery Ave.
Town/City: Kensington Nearest Cross Street: Kensington Parkway
Lot: P9, 10, 11 Block: 2 Subdivision: 15-Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/ACTIVITY

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revise
- Move
- Install
- Wharf/Rise
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 260,000.00 (TBD)

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: SANITATION, NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE OR NEW FENCE/RETAINING WALL

3A Height _____ feet _____ inches
3B Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Lauren Clark
Signature of owner or authorized agent

06/01/10
Date

Approved _____ For Chairperson, Historic Preservation Commission

Disapproved _____ Signature: _____ Date: _____

Application/Permit No. 112125 Date Filed: 11/11/10 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1 WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 1/2-story Queen Anne Victorian, originally built in 1898. Cross-gabled & hipped roofs. A symmetrical facade w/ covered porch. Clapboard siding w/ patterned shingles in cross gables. Porch columns may not be original. Mud room at rear may not be original. Large site w/ lots of vegetation at front of house

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

One + two-story addition off rear; limits of existing house will be visible - addition set in by 1'-6"; removal of asbestos siding mud room on rear; new driveway to basement; non covered - screened porches @ rear; all materials to match existing; existing walnut tree @ rear to be saved

2 SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3 PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4 MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5 PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6 TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

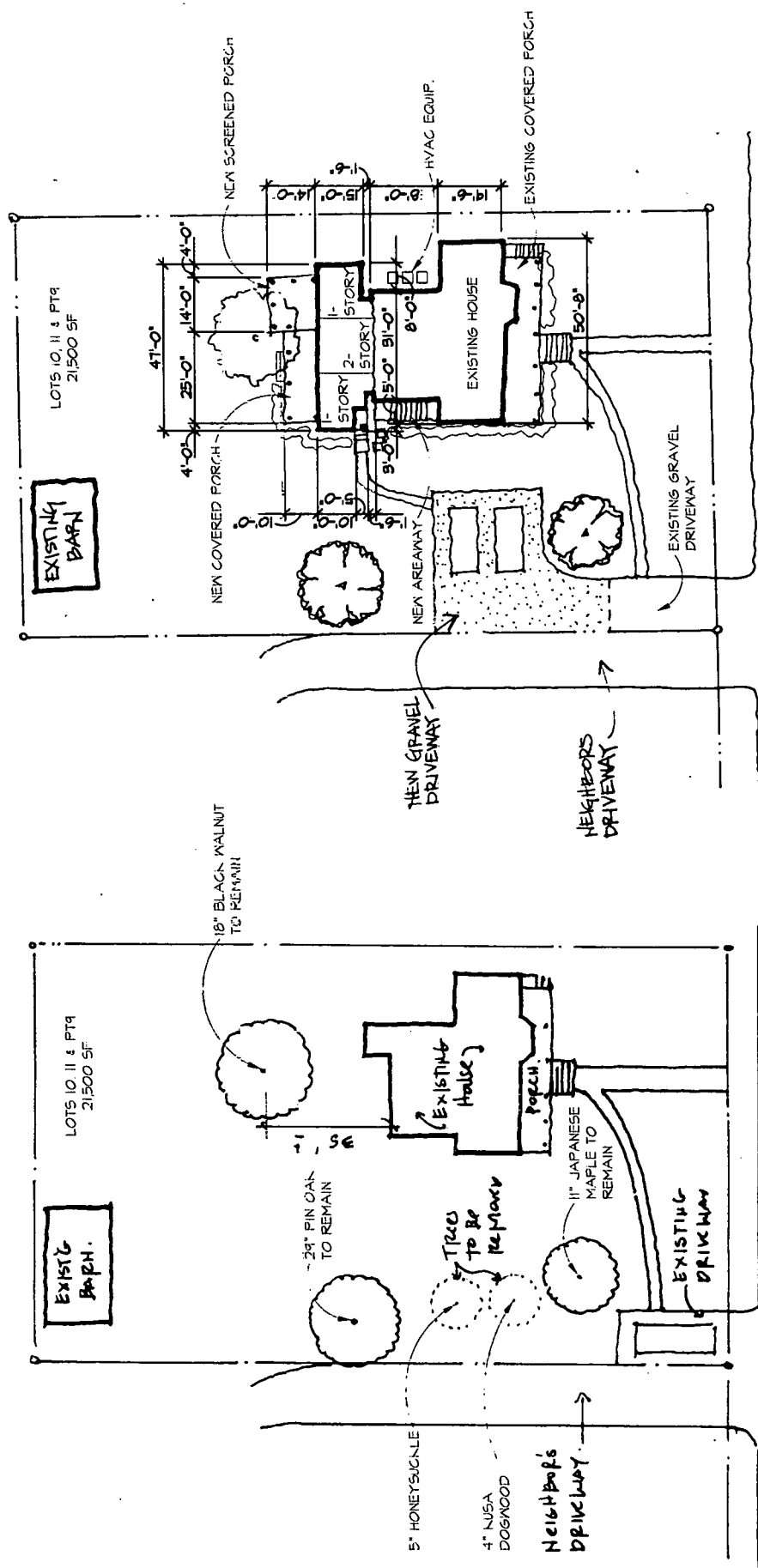
7 ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARKING LABELS.

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

<p>Owner's mailing address</p> <p>Dennis + Angela Kilcullen 10308 Montgomery Ave. Kensington, MD 20895</p>	<p>Owner's Agent's mailing address</p> <p>GTM Architects Attn: Lauren Clark 7735 Old Georgetown Rd, Ste. 700 Bethesda, MD 20814</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Douglas + Mary Donatelli 10400 Montgomery Ave. Kensington, MD 20895</p>	<p>Jeffery Capon 10304 Montgomery Ave. Kensington, MD 20895</p>
<p>Bruce Caswell + Lauren Deichman 10312 Kensington Pkwy. Kensington, MD 20895</p>	<p>Michael + Debra McCurry 10313 Fawcett St. Kensington, MD 20895</p>
<p>Charles Stuart 10319 Fawcett St. Kensington, MD 20895</p>	<p>Anna Belle Dierdorf + Virginia Humphreys 10401 Fawcett St. Kensington, MD 20895</p>



LOTS 10, 11 & 12
21,500 SF

LOTS 10, 11 & 12
21,500 SF

EXISTING LOT COVERAGE = 12%

EXISTING LOT COVERAGE = 16%

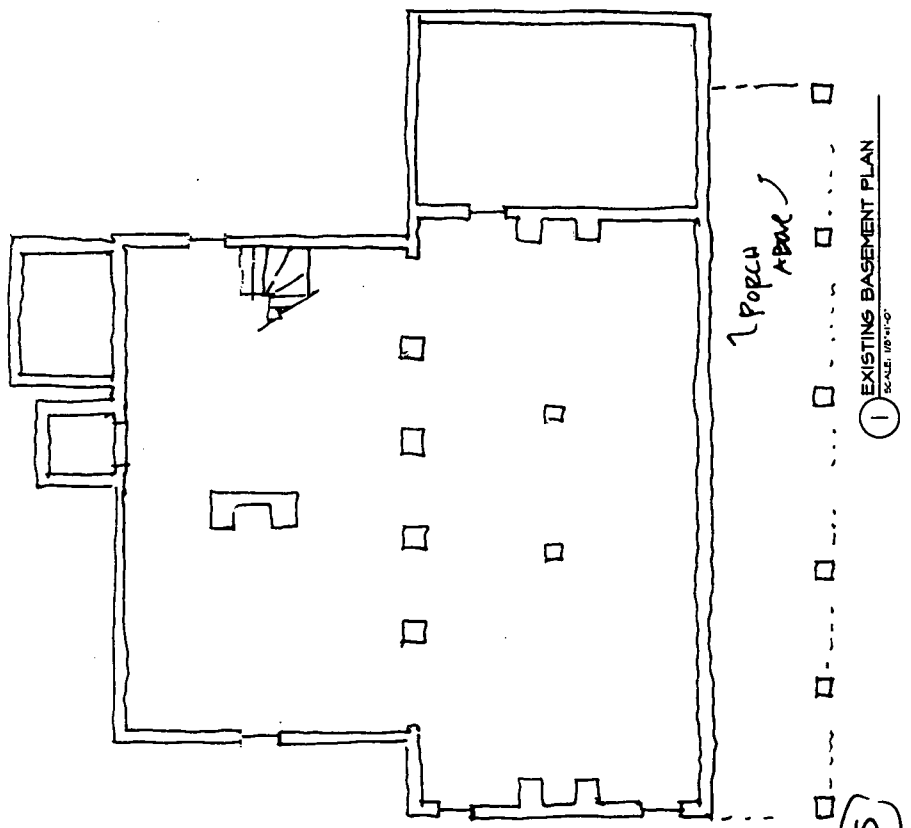
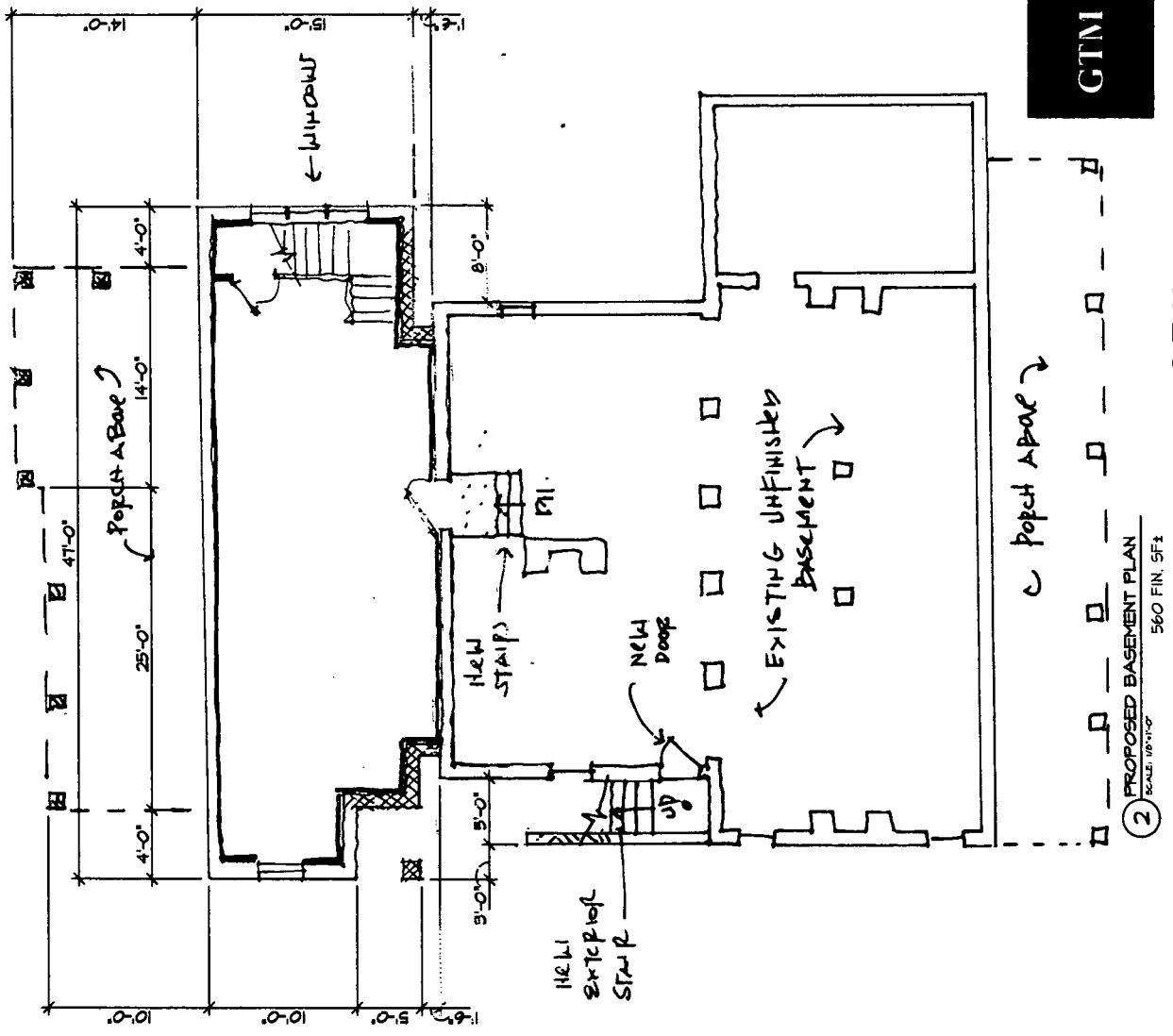
1 EXISTING SITE PLAN
SCALE: 1"=50'

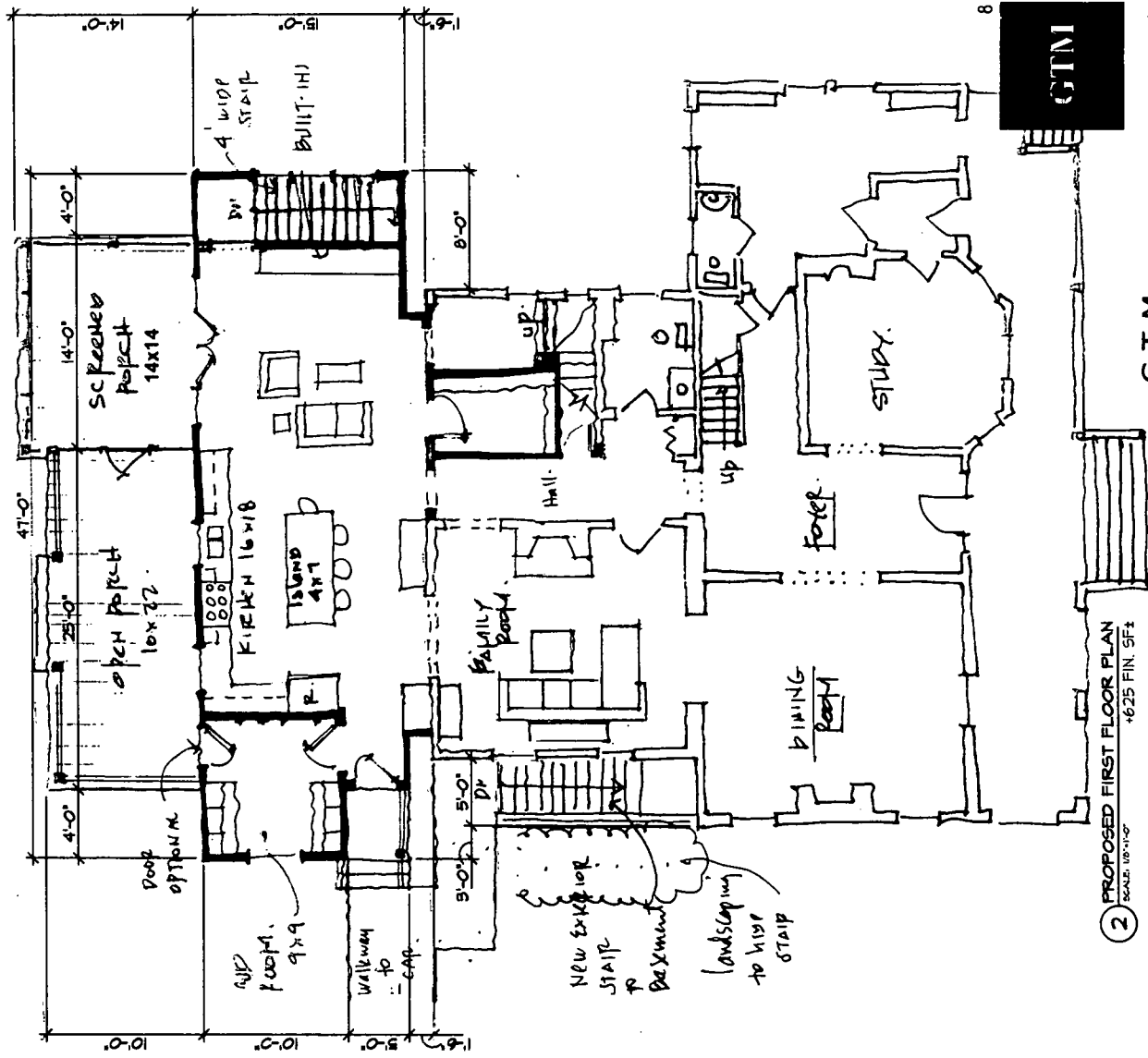
2 PROPOSED SITE PLAN
SCALE: 1"=50'



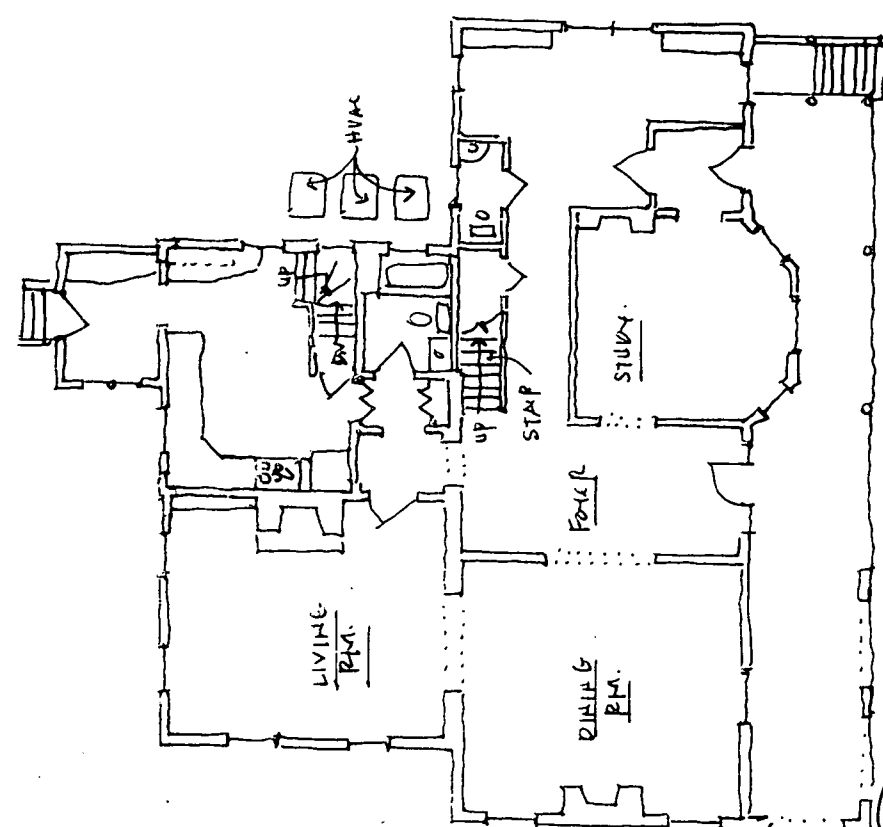
GTM

9





2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
+6.25 FIN. 5ft



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
1505 FIN. 5ft

Kilcullen Residence - HPRB Meeting 06/28/10

10308 Montgomery Avenue, Kensington, MD 20885

DATE: 07/07/10 PROJECT#10.0087

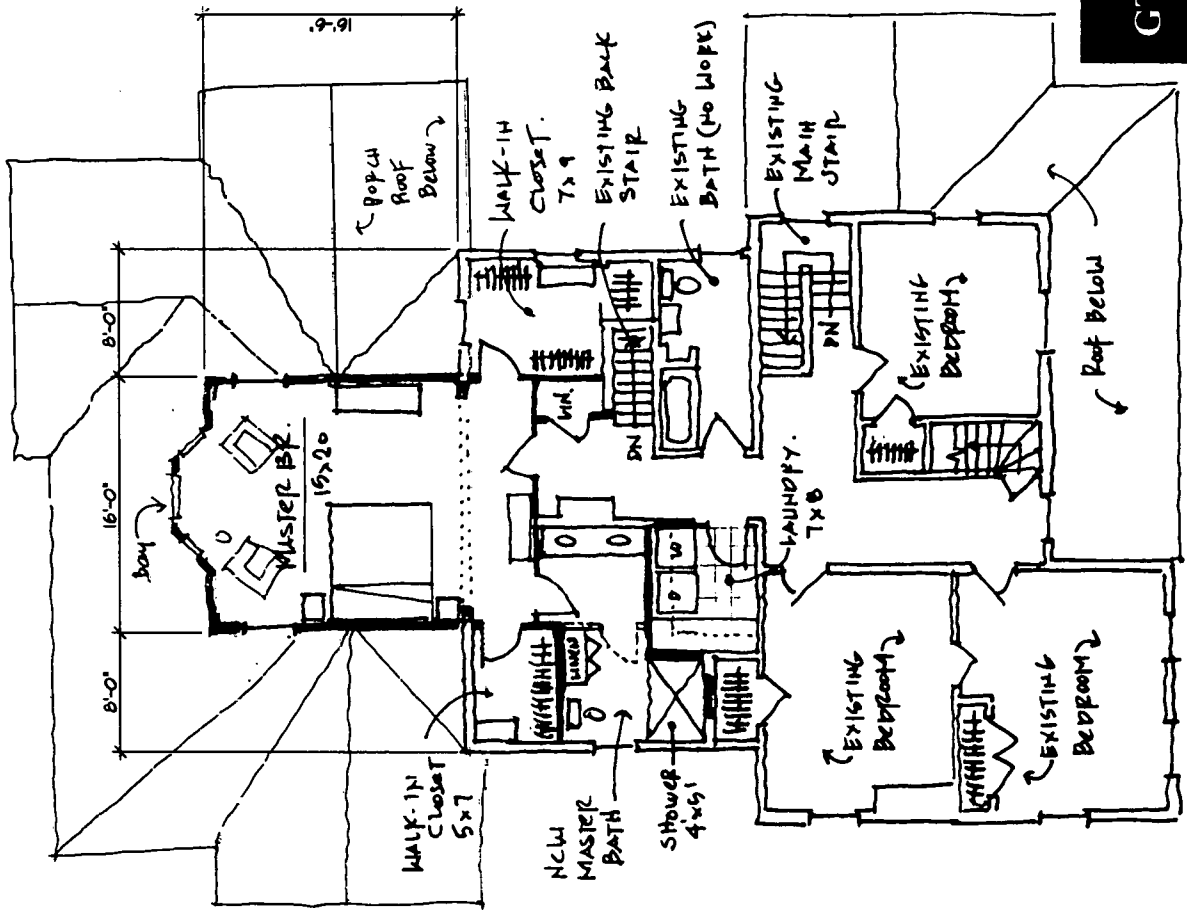
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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

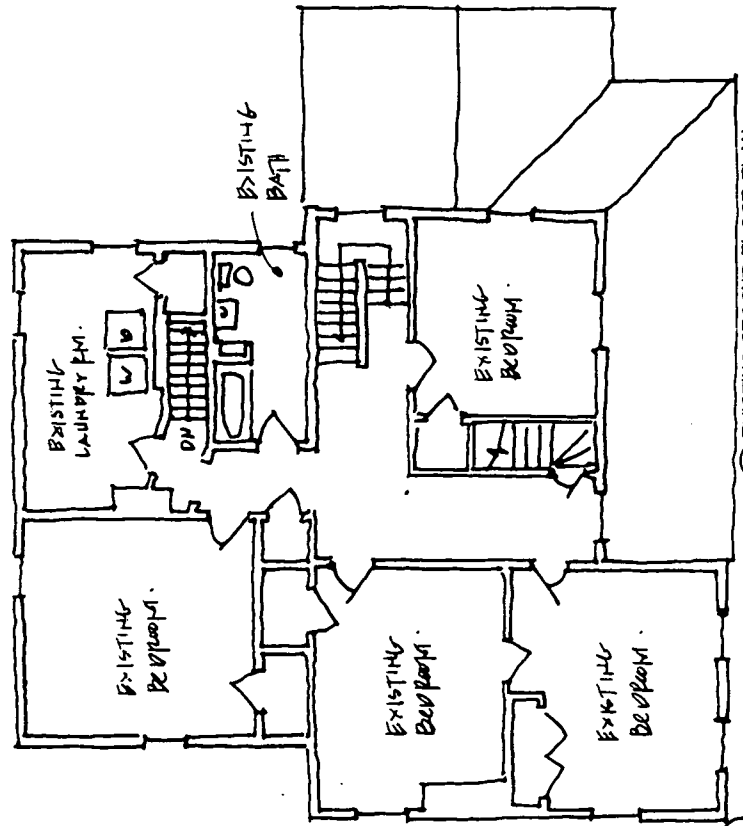
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8



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
270 FIN. SF. ADDITION
450 SF. RENOVATED



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1372 FIN. SF.

Kilcullen Residence - HPRB Meeting 06/28/10

10308 Montgomery Avenue, Kensington, MD 20895 DATE: 07/07/10 PROJECT #10.0097

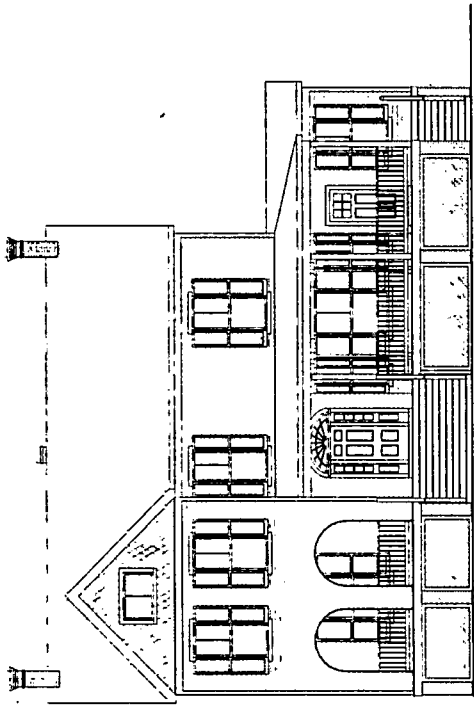
COPYRIGHT 2010, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

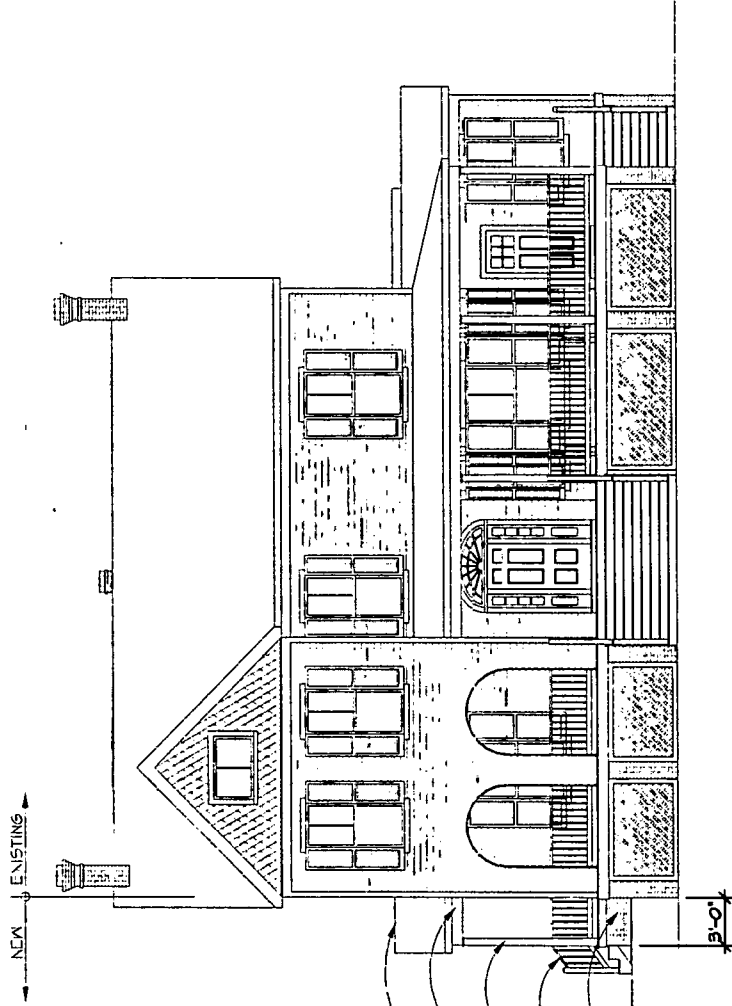
GTM

GTM

9



1 EXISTING FRONT ELEVATION
SCALE: 3/8"=1'-0"

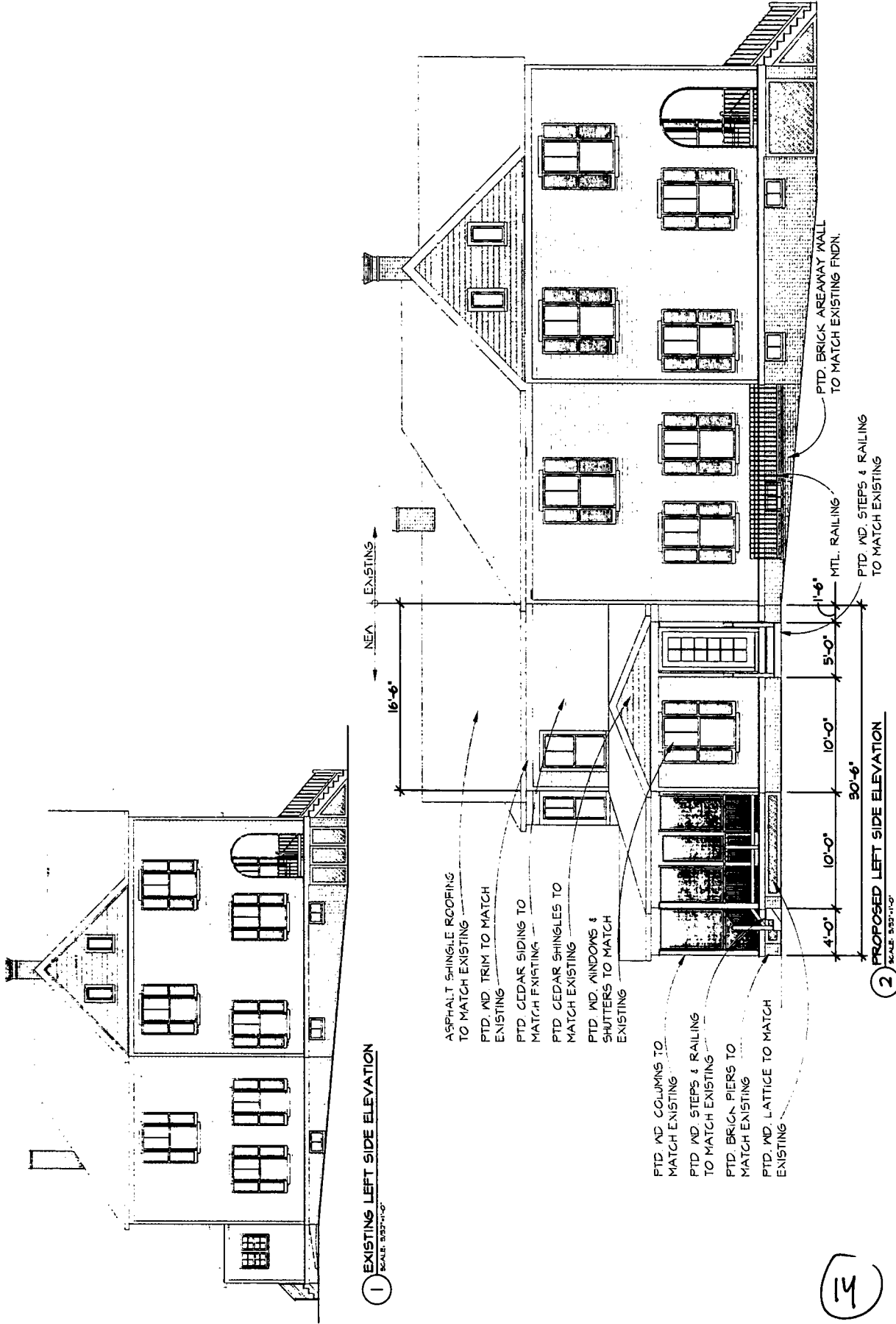


- ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- PTD. WD. TRIM TO MATCH EXISTING
- PTD. WD. COLUMN TO MATCH EXISTING
- PTD. WD. RAILING TO MATCH EXISTING
- PTD. BRICK FOUNDATION TO MATCH EXISTING

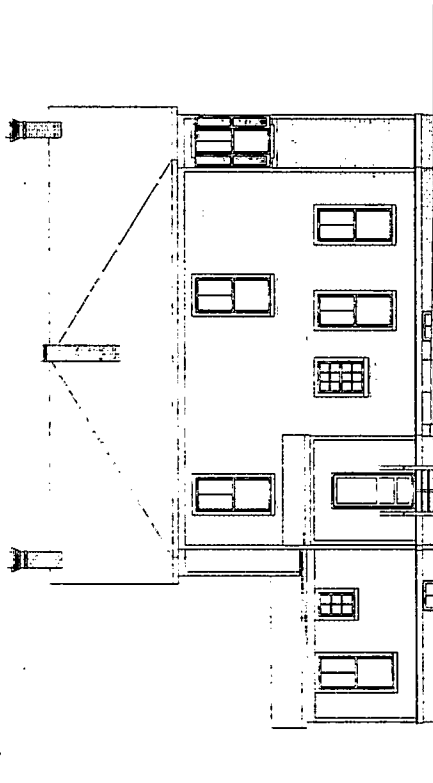
2 PROPOSED FRONT ELEVATION
SCALE: 3/8"=1'-0"

13

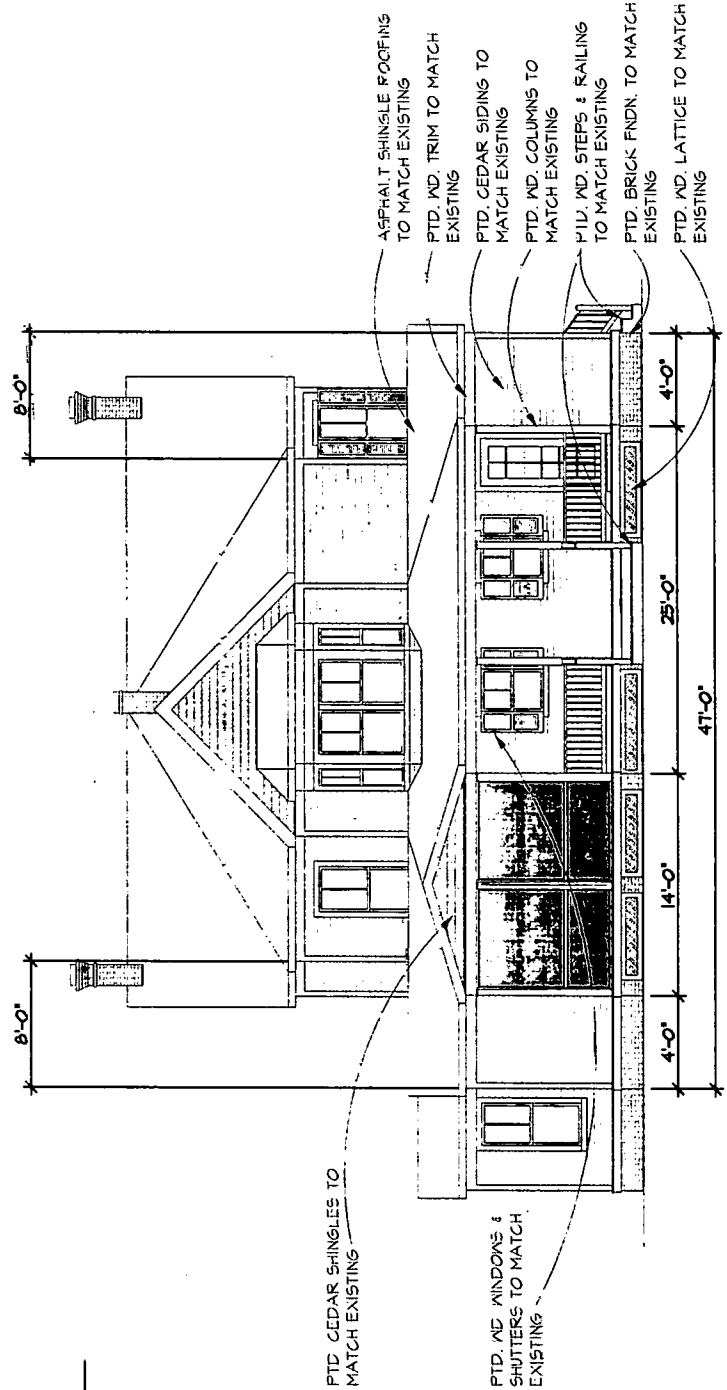




3



1 EXISTING REAR ELEVATION
SCALE: 3/32"=1'-0"



PTD. CEDAR SHINGLES TO MATCH EXISTING

PTD. MD WINDOWS & SHUTTERS TO MATCH EXISTING

ASPHALT SHINGLE ROOFING TO MATCH EXISTING

PTD. MD TRIM TO MATCH EXISTING

PTD. CEDAR SIDING TO MATCH EXISTING

PTD. MD. COLUMNS TO MATCH EXISTING

PUD. MD. STEPS & RAILING TO MATCH EXISTING

PTD. BRICK FNDN. TO MATCH EXISTING

PTD. MD. LATTICE TO MATCH EXISTING

8'-0"

8'-0"

4'-0"

25'-0"

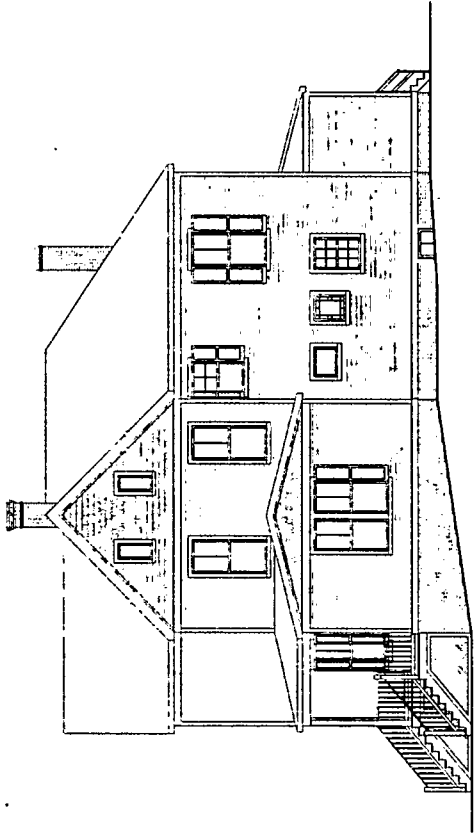
4'-0"

14'-0"

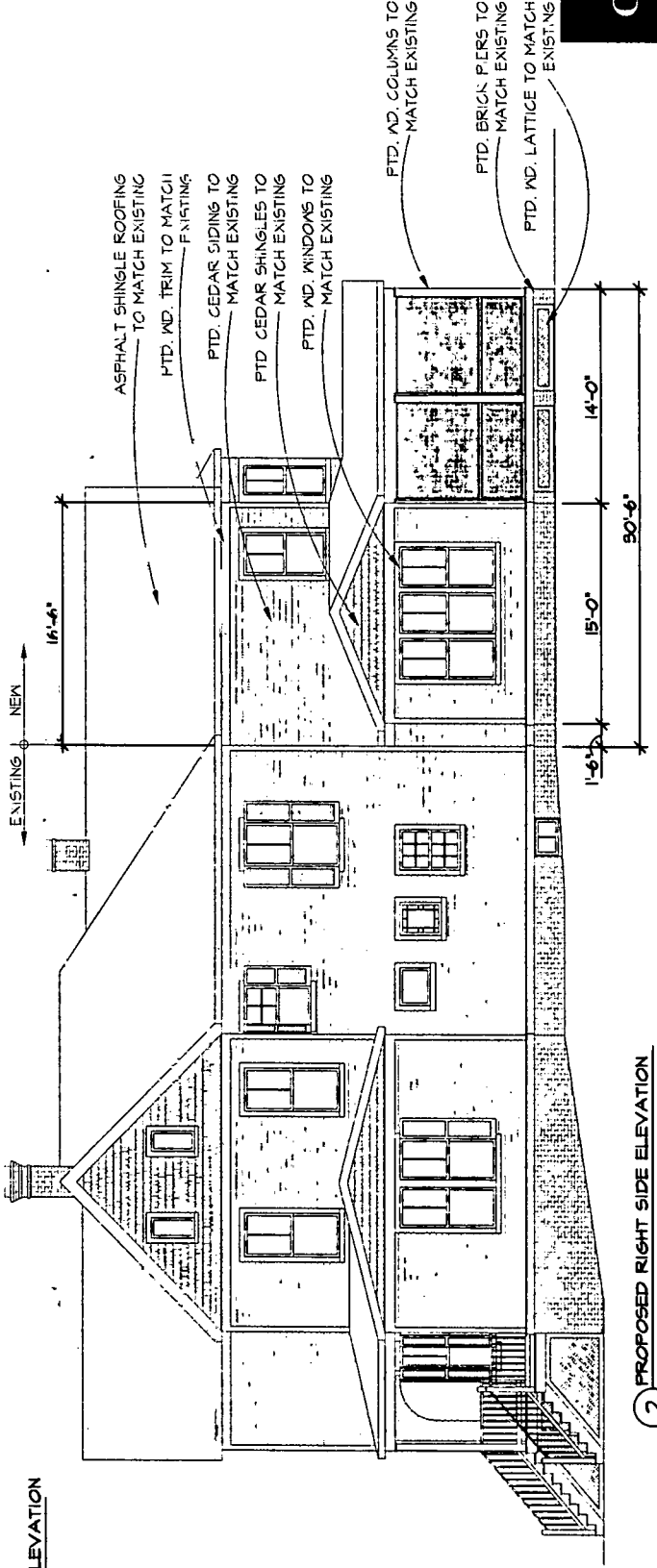
4'-0"

2 PROPOSED REAR ELEVATION
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15



1 EXISTING RIGHT SIDE ELEVATION
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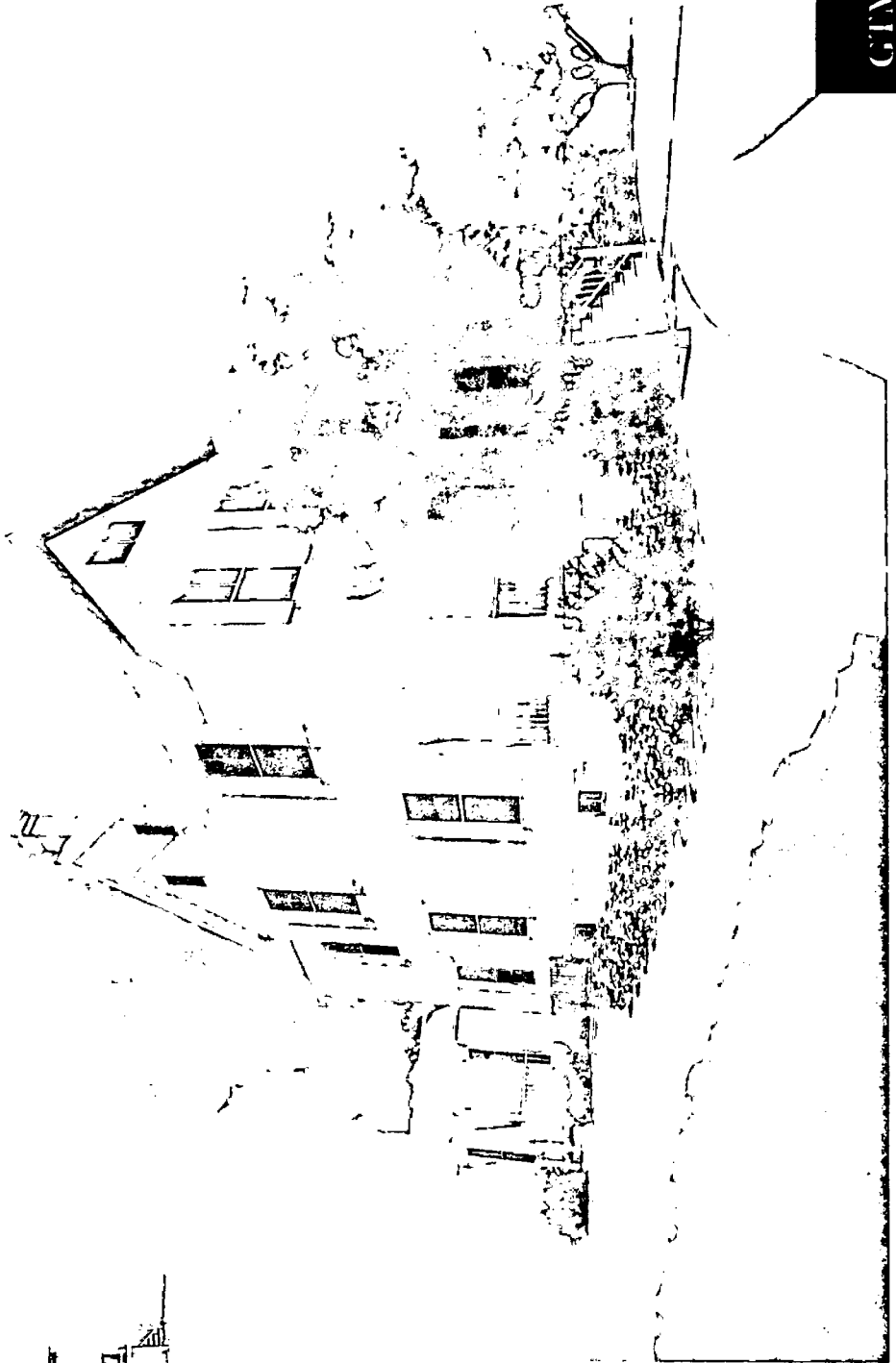
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16





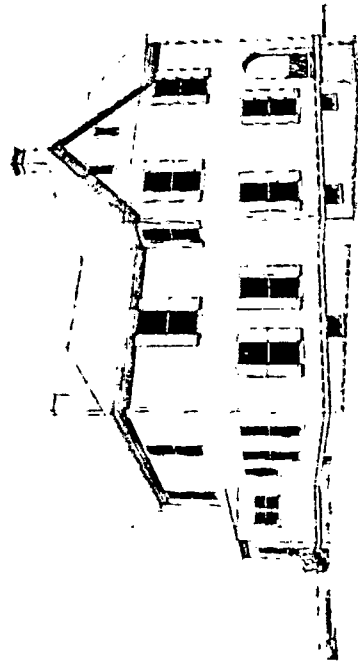
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② PROPOSED PERSPECTIVE
SCALE: NOT TO SCALE

17

GTM



1 EXISTING PERSPECTIVE
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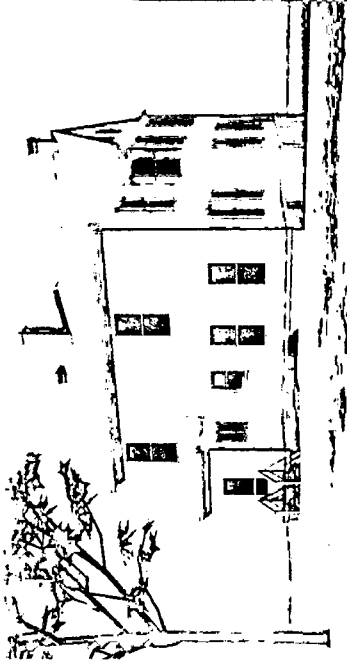
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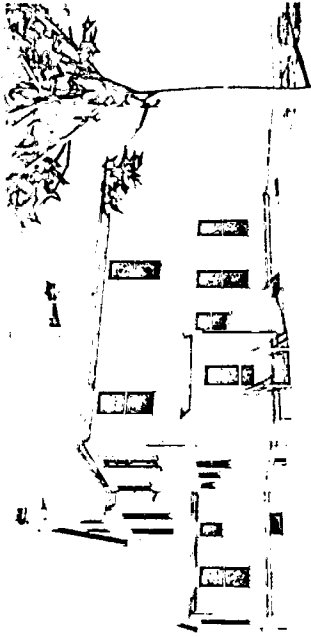
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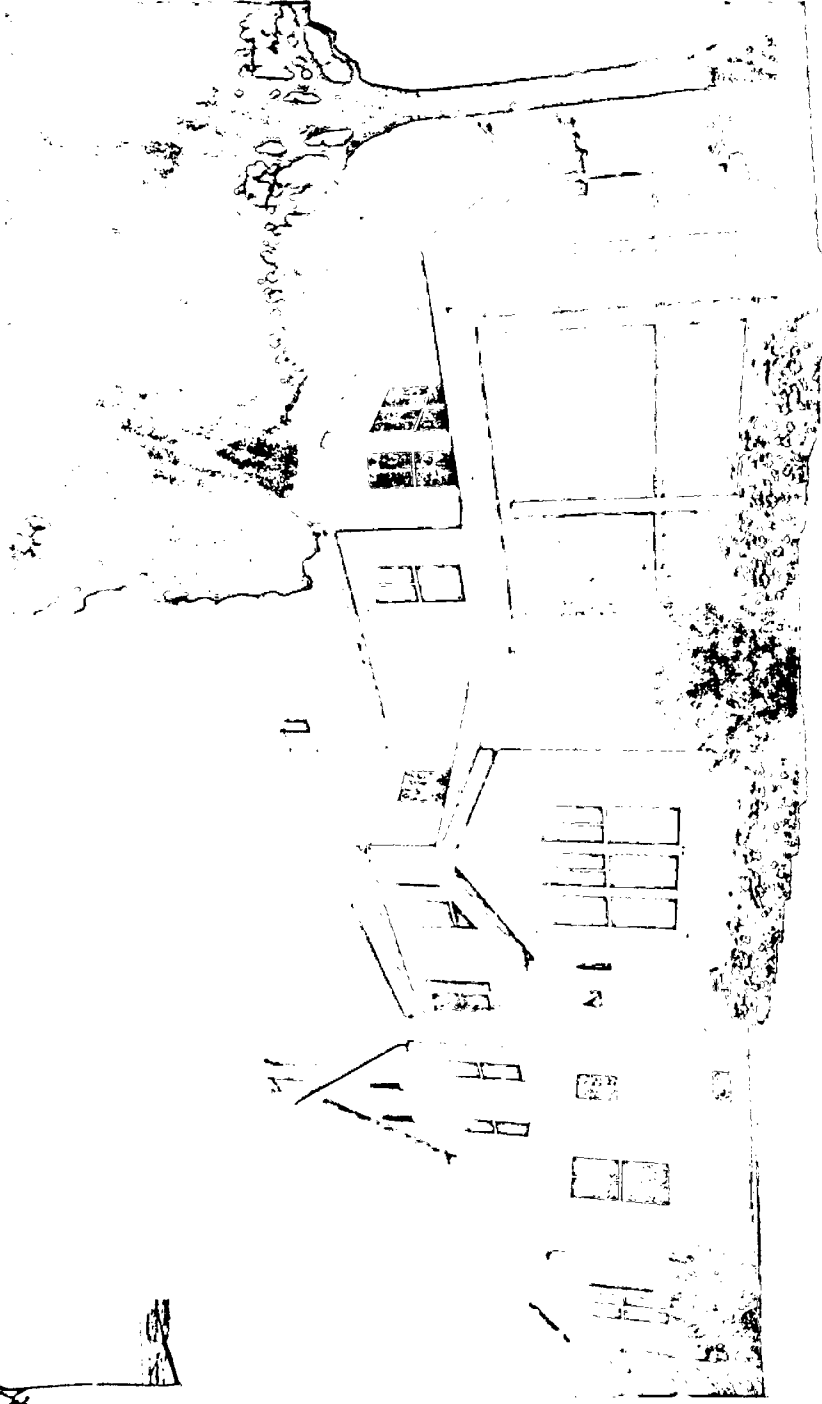


Kilcullen Residence - HPRB Meeting 06/28/10

G T M



① EXISTING PERSPECTIVE
SCALE NOT TO SCALE



② PROPOSED PERSPECTIVE
SCALE NOT TO SCALE

20



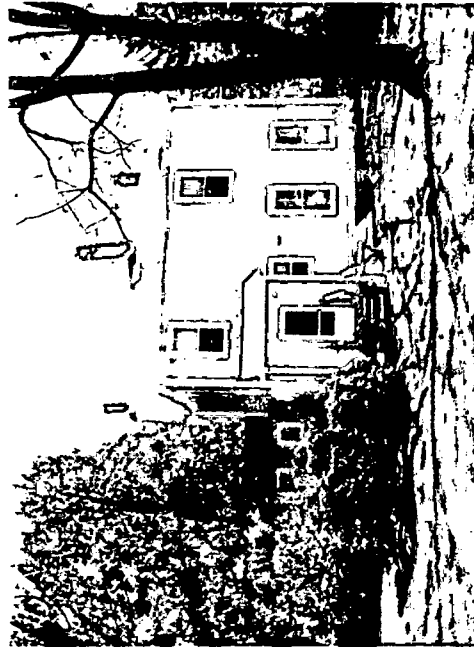
G T M



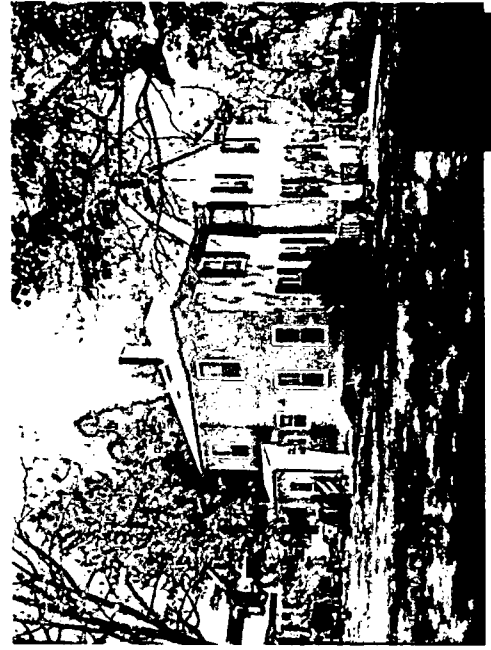
VIEW OF RIGHT SIDE



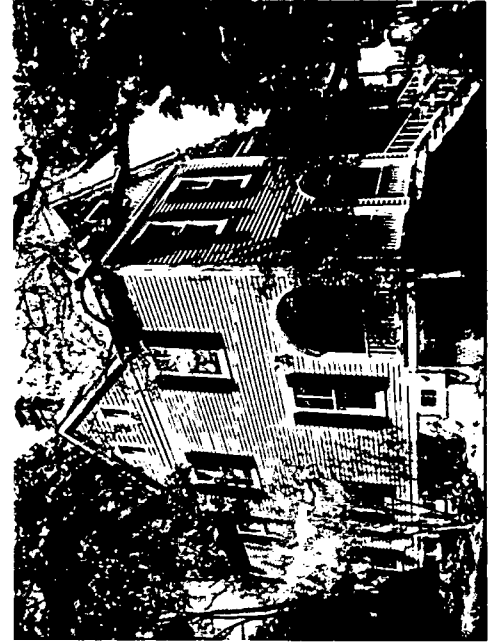
VIEW OF RIGHT SIDE



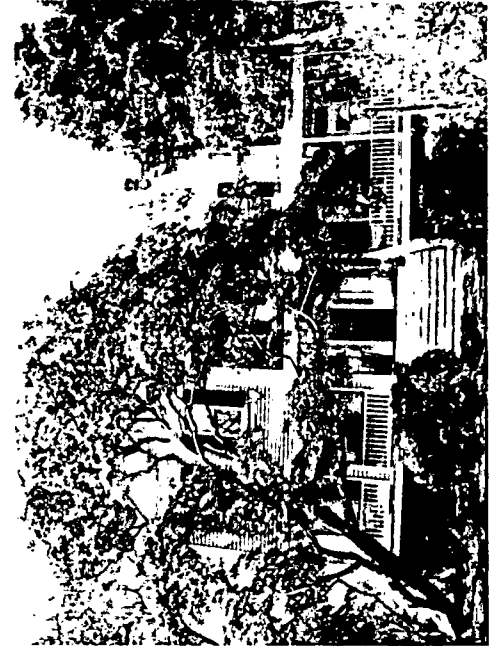
VIEW OF REAR & PARTIAL RIGHT SIDE



VIEW OF LEFT SIDE & REAR



VIEW OF FRONT & LEFT SIDE



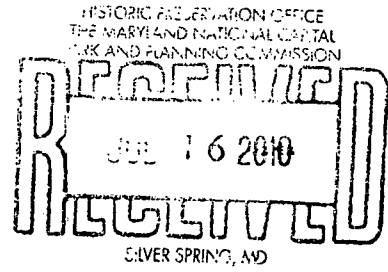
VIEW OF FRONT



1900



July 14 2010



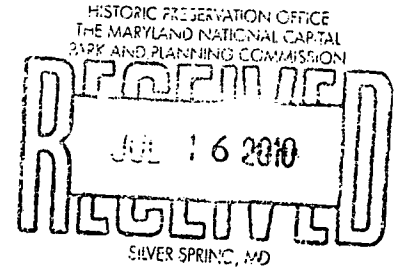
MCHPC Members;

I live behind and to the right of the Kileullens and heartily endorse their expansion plans; as is.

Sincerely, Lily Uberman

Suly and Rudy Uberman
10403 Faucett St
Kensington

Attn: Anne Fothergill
1109 Spring St., Suite 801
Silver Spring, MD 20910



July 13, 2010

Dear Montgomery County Historic Preservation Commission
Members,

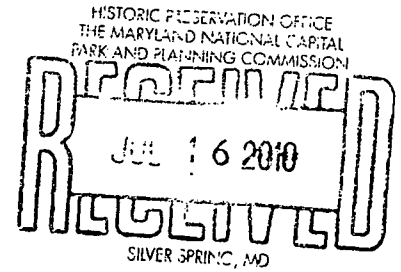
We have reviewed the schematic design for changes to the
Kilcullen's home at 10308 Montgomery Avenue, Kensington and
we support its approval without changes.

Thank you for your time.

Sincerely,

Scott and Sheila Dinn
10109 Hadley Place
Kensington, MD 20895

Michael & Debra McCurry
10313 Fawcett Street
Kensington, MD 20895-3340
301.949.5955
mccurry5@aol.com



July 13, 2010

Montgomery County Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Dear Members of the Commission:

We write in support of the proposed modifications to the property at 10308 Montgomery Avenue in Kensington, MD owned by Angie and Dennis Kilcullen.

We have reviewed the schematic designs offered by the architect, George Myers. We know and trust his work as he is a neighbor and also designed an addition on our own property which abuts the Kilcullen property on its rear (west) side.

We think the proposed modifications, especially because they mostly implicate the rear view and not the front view of the property, are entirely in keeping with the historic traditions of the Kensington community. And we will enjoy the view of the rear since that is what we will see from our back porch. It looks like a splendid design.

We hope members of the Commission will grant approval for this application.

With best wishes,

Michael and Debra McCurry

Cc: Dennis and Angie Kilcullen
George Myers

July 14, 2010

Dear Montgomery County Historic Preservation Commission Members,

We have reviewed the schematic design for 10308 Montgomery Avenue, Kensington

(owners- Kilcullen) and we support its approval without changes.

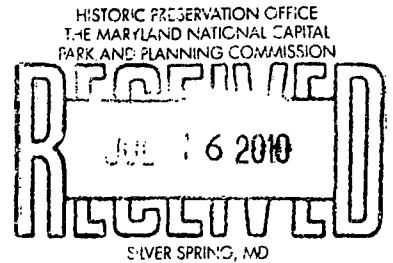
Sincerely,



Bruce and Susan Abbott

10409 Fawcett Street

Kensington, Maryland 20895



(27)

MR. JESTER: Thank you. The next case we'll hear this evening is Case B at 10308 Montgomery Avenue in Kensington. Is there a staff report?

HISTORIC PRESERVATION STAFF: There is. This is a Primary One resource in the Kensington Historic District. It's a Queen Anne house built in 1898, and the applicants provided a photo that you have in your staff report that was taken in 1900, which was a great addition to the staff report. It's in circle 22. The applicants are proposing to remove the existing rear mud room and construct a two-story wood basement addition at the rear of the historic house. They propose two, one-story additions flanking the two-story massing on each side, and one-story screen porch and an open porch behind the addition.

The first floor of the enclosed addition is approximately 800 square feet, and the second floor is 200 square feet. The proposed first floor additions extend eight feet beyond the rear corners of the house on each side, and the piece that projects on the left side has a porch with an arched opening that replicates the existing arches on the front porch, which I will show you in the photos.

The right side of the house, the north side, has a 1910 addition and the right side projection of the addition is located behind that addition but it will be taller than that 1910 section. There will be new areaway stairs on the left side of the new door and to the existing basement. And the proposed materials for the addition are wood siding, cedar shingles and the gable ends. Wood trim, wood windows and doors with simulated divided light, wood porch columns, wood shutters, asphalt shingle roof, metal area way railing and a brick foundation to match the historic house.

I will show you the existing conditions and then the plans. So there is that small little mud room that will be removed for the rear addition. And here's that photo that I referred to was taken in 1900, which is really excellent. We don't always have historic photos of our houses when we're reviewing them. And this is the front of the house and that porch that I was referring to. That wing on the right is that 1910 addition, and then here are the plans.

And here you can see on the proposed prospective that eight foot projection with the

arches in the opening.

And here you can see the screen and the open porch, and the second floor addition. And here is the existing site plan and the proposed site plan, basement plan. As I mentioned, it will have a basement. The first floor plan, and the small second floor addition, and then the elevations. And we can go back to these as we discuss them but, I'll just go through them quickly.

The overall rear addition to this house is something that is generally within the guidelines, and the one-story massing, the small second-story massing is lower than the historic roof line and clearly differentiated so that is good. The main concern that staff had, and I'll go to the floor plans for this, is the lack of an inset at those rear corners so that you can still read the original rear corners of the historic massing. And that is something that the commission generally requires, and if in fact the applicants wanted to do an inset and then perhaps extend back out, that might be a possibility, but to allow those original rear corners to remain would make this project more in keeping with the historic preservation guidelines.

The other concern staff has is that the addition, especially on the left side, projects out further than the original left plane of the house and that's something that this commission has not generally supported. That the addition should be inset and then perhaps recessed from the original corners or at least in line with the original side planes of the house.

Staff is concerned about the replication of that arched door since it is such a character defining feature of this house and that's something that the commission should comment on. Those are the main points that staff had concerns about that possibly would cause this to not be in keeping with the guidelines. The applicants and their architects are here.

MR. JESTER: Are there any questions for staff?

If not, if you could identify yourselves for the record, and you'll have seven minutes to make a presentation.

MR. KILCULLEN: Good evening, my name is Dennis Kilcullen, I'm the homeowner,

and my wife Angela is in the back with us as well. Thanks in advance for your time.

MR. MEYERS: I'm George Myers with GTM Architects, one of the architects working on the project.

MS. CLARK: I'm Lauren Clark, I also work at GTM Architects.

MR. MEYERS: Thanks for your time. I'll try to be brief but, the main design issue that we were trying to do on the rear was to keep the second floor addition small. So that's a relatively small gable so that it preserves the two corners and really eight feet of wall on either side of the plane so that the back upper part of the main roof is completely intact and visible.

The issue on the first floor additions, we thought about inseting, which we've done on other additions in Kensington, other historic areas, and that is not really a big issue with us and I think we could do that, although sometimes I find it unconvincing. I'm just, it's fine. So I thought I put out, but I thought it would look right.

The other issue with the arch, it's a similar thing. It's a smaller version of the original arch and there's no, we just happened to like it. The owner happens to like that and wanted to replicate that. The bigger issue that I wanted to talk about, I just want to address Anne's concerns is, is the idea of when we set in the first to actually go back out on the sides, and we've gone out, you can see in plan on one side we have a mud room, a little porch, on the other side we have what really amounts to a new stair to a finished basement because the existing basement is really not useable.

This idea of doing this is actually something that that, you know, Anne pointed out in the staff report that this is generally discouraged and, in fact, we brought some examples of two other jobs in Kensington where we did just that and it was approved, and in some cases two stories where we went back in and went back out. And in this case, we're only going back out one story. And actually what that does for us, it also enables us to keep the overall addition from not going back too far. Because when you drive and see this house, particularly from the south side, you will see the entire side of this house. So the idea of keeping the overall addition only 16, 17 feet out and having a lower one-story piece, because I

drive down this road all the time, when I see it and I think your eye goes up to see the upper massing, the lower part sort of disappears to me.

So the idea of sort of going out with a lower piece on the one-story seems preferable to me than to, you know, sort of grommet onto the back and make the whole thing go farther. Additionally, there is a tree back there that we're hopeful that we might be able to save. So this is also part of the equation. So that's the reasoning behind it. Now we also we don't have it, that e-mail of those pictures, can you put, we actually bought copies of these other two houses. That one is one we did before, and another one is actually next door where it's actually a two-story where we set in a foot, went back about four and then it jumped back out. So it's not an unusual scenario and I don't think it's inappropriate because I do think it respects the original structure.

So again, just to summarize with your comments, we'd like, I think when I'm looking at this that it's clearly differentiated, that you see the primary structure and see the entire roof intact as it turns the corner, and you see eight feet of wall. So I think on the first floor I just think architecturally I like it better hitting into the corner because I still see the main structure. However, if the commission prefers it set in and then going back out, that's something we could live with, but I do think that that would, be able to bump the one-story pieces out. I think is a pretty important aspect which we'd somehow like to preserve. And with that, we'd love to hear your comments.

MR. JESTER: A quick question. I don't think we saw a photo of the site, the backyard and barn, or did I miss it?

HISTORIC PRESERVATION STAFF: There were aerials, is that what you want to see?

MR. JESTER: There we go. That helps, thank you.

MS. MILES: I don't know if this is better directed or staff or at the applicant. With the addition, how far will you be from your building, your rear set back line?

MR. MEYERS: Hold on a second, I could probably estimate it for you. I don't know that we have it on here, but it's a very large lot so it's pretty far away. Just looking at the site plan I would

say we're probably 60, 70 feet from the rear property line at least.

MS. MILES: Thank you.

MR. JESTER: You mentioned that you're going to make an effort to preserve that tree behind the addition, in circle 8 it looks like you're sketch of the tree the porch is actually within the drip line of the tree.

MR. MEYERS: We would expect that we would adjust, the porch is only going to be on piers, so we would expect that we'd be able to, you know, do some root pruning and also some actually, in the past we've actually x-rayed some roots and dodged them. We don't have any foundation that's in the drip line and even our over cut is on the foundation is probably not within the drip line of the tree.

MR. JESTER: Are there other questions for the applicant?

MS. MEHAR: Actually, is the barn, has it been used as a garage at all?

MR. KILCULLEN: Yes. It's used primarily for storage.

MR. MEYERS: Not for cars though, right?

MR. KILCULLEN: Correct. It's not used as a garage. Just storage of primarily excess furniture and kids. We have four children, a lot of kid stuff.

MR. JESTER: Okay, if there are no other questions. If you'd like to stay up at the table you're welcome to. If you could just turn your mics off. We'll move into deliberations, get feedback from the commissioners. I think we have to address the overall massing that's proposed, the compatibility of the details and some of the motifs or the arched openings proposed on the left side, and if there are any concerns about the overall size of the addition.

MS. MILES: I guess my comments would be as follows. It's really useful to have that 1900 picture because that arch is so anomalous and unusual that you'd never think it was even original if you saw it, so that was really a helpful photo, and to see it without any trees nearby, it's really interesting. I think that the scale and the massing, you know, relative to the size of the house are fine. I would agree that it's not a good idea to try to mimic that arch. I think it's probably better not imitated, but I would also

say that my main concern is that I don't think we should be approving an addition that projects eight feet from the side plane of the house. And we generally don't approve side additions unless there's a very good reason why the program can't go to the rear.

And I hear what you're saying about not wanting to present a really long elevation. I'm just looking at the house right next door to you in the photograph that's up, that's not uncommon in that neighborhood. And as long as it's treated correctly and it's broken up and it looks not like one giant flat plane, and I would agree that the corners should read, so I would want to see that happen anyway. I don't think it's going to look that way, and I think it would be a better treatment, you have a very large rear yard, and I think that as coming down the street you're going to want to see, I'm going to want to see the original house and then a rear addition that is behind the original house and not projecting into the side yard. I guess that's my reaction.

MR. RODRIGUEZ: And I think I definitely agree with Leslie. I have the same point. And I think when you look at the group plan, the way you're treating crickets makes that so evident that there is a plane that is, there's a volume, a gable volume comes against the house and that connection is not clearly resolved. I think that takes away from the house. When you look at the 1900 picture, there is such a precise definition of the volume of the house, the edge of the house that I think that needs to be preserved.

MS. WHITNEY: My thoughts are that, I believe the overall massing is appropriate. I do like the arch, but I don't believe that it is complementary to the original structure. It almost, it mimics it. You had suggested that it was a, I don't remember what you said verbatim, but a junior version of it. But in the drawings that I have it looks to mimic it exactly. So I would rather not see it there. In any other setting I do like that.

On page, circle 21, that same picture that shows the arch, I see here that you have asphalt shingle to match existing, trim to match existing, cedar siding to match existing, and as in the last case, the addition should complement but not look identical. There needs to be a separation between the two.

Those are my thoughts.

MR. KIRWAN: I will touch upon the massing very quickly. I don't have many issues with the massing. I appreciate Commissioner Miles' comment about not extending beyond the side of the house. I'm not as bothered by that in this situation. But you also at the same time may have room to sort of kick the whole thing over and make it work.

It seems very close at this point, so that may be, I think it's something worth considering.

The arch, I don't think should be on the addition.

The way it's being used on the element of the addition isn't in the same way that it's being used on the historic resource. It's really being used as a full porch and it's part of a series of these arches. I think this one little corner condition with the pitch of that roof, it almost begins to look almost Spanish Mission in form, you know, with that sort of asymmetrical arch to the side. So I would recommend you, like you still have an open porch there just do it in a different way that really respects the original resource, because I think that arch is such a unique feature, it's almost better just to let it be on the historic resource and leave it at that.

I am very worried about this tree, and I think that is some of the reasons why you have to sort of do this long addition on the back, and maybe that is some justification for bumping out beyond the side plane of the house. But, you know, the trends with tree protection are to, at least in my experience, have been to stay out of the drip line of the tree and even the Park and Planning folks on public projects are talking about extended root zones that even go beyond the drip line of the tree. So I think you really need to get an arborist involved to really assess this early on so you really know what you're doing with there because again, I think these porches and the screen porch on the back, you know, may be really detrimental to that tree and that could be a problem for this commission as you move down the line.

And I think that covers all the things that I wanted to talk about. Thanks.

MS. MEHAR: I don't have as much of a problem with the insets, but I'm thinking if you would reconsider removing it and bumping back a little bit and perhaps rethinking one of the porches in

the back, perhaps you don't need all that porch space. I also am concerned, the reason why I was asking about your use of the barn is, you know, in the vision of Kensington, the long range preservation plan it really emphasizes open space, the space in between the lots, and as it now stands your parking area is quite removed from your house, and as you're proposing really draws the cars to be much more in the plane of the house and kind of interrupts with that open space. So that's why I was curious how you're using that barn and if there was any way to address your parking issues in some other fashion, but perhaps not.

Regarding the arch, while I do like it, I think it does take away from the impact that the arches do in the front of the house, and I would prefer to see a door similar to what is kind of off to the side of the study, a much simpler and humbler door on that side.

MR. JESTER: I guess from my perspective I appreciate a couple of the moves that you made. One is to kind of focus the second story addition in a way that allows you to retain the reading of the other parts of the back of the house. I think the challenge is, our guidance usually is that we prefer to see additions to the rear and kind of retaining the legibility of the original massing, kind of at both corners. I think because of the circumstances with the tree, maybe there is a justification for doing it on one side, and I was trying to figure out in my own mind whether, which side is the more important one to retain the reading of the corner, and I'm not sure I have an answer for that yet, but I think it kind of comes to the cost, some of the reasons why you're adding the second story massing as a single piece in the middle that enables you to, in order to do that you have to have a bit more mass at the first story and bump out.

So I guess I would like to ask you to consider looking at a solution that can pull it back on one side or the other. I think there was a suggestion that maybe the porch, open porch, the screen porch could be reduced in size because there's some real estate there that could be used potentially. I'm not as troubled by the arched opening. I think, I appreciate the effort to kind of find a unifying feature that kind of brings the original design together with the addition. I think in general the scale and massing

are appropriate. I think that the biggest issue is just kind of how much of the original mass is kind of retained and reads, so I think maybe if you could look at that a little more closely, but I think it's, you know, the massing is generally in the ball park. I don't think it's excessive or inappropriate for the size of this resource.

I think with that, if I could just recap, I think you've heard from a number of commissioners they have concerns about the arched opening, some less so. I think there have been a number of commissioners who are concerned about the reading of the massing and would like to see the addition have an inset on both sides. We have approved additions with minimal side projections, and I think that you can look at either reducing it or eliminating on one side. I think that would be advisable.

And I think you heard some concern about the tree on the site and that partially explains why you put the mass where you have and I think that is an important objective, so I think hopefully not, I don't think they're mutually exclusive. I think there's a way to achieve both. So with that, I hope you have enough feedback from us to move forward.

MR. MEYERS: I just had a couple questions just to clarify.

MR. JESTER: Sure.

MR. MEYERS: I think it's pretty clear that we have to come back and set in first, and go back as opposed to coming around the corners on the first story. Are you saying though that once we set in we can project back out or are you saying that we should not? Because, see when I'm thinking the side addition, I'm thinking you're saying an addition to the side of the primary structure as opposed to setting in and now you're in the addition, which case, you know, it's not a side addition. It's part of the rear addition is how I would typically interpret that.

In my mind, we're not doing a side addition because we're not attaching to the main structure on the side in any way. So I just want to clarify, once we're in, can we go out, it's just a matter of how much, because I think again, in this case, if it's not, I'm trying to determine if we have to sort of pull this mud room and stair and sort of have this thing and then our kitchen behind it which sort of

separates us from the other house and it gets deeper. So that, and it also sort of represents to me the, I know that this particular commission didn't have anything to do with the previous projects that I pointed out but, that has been obtained, to come in and being able to go back out up to six or eight feet.

And in this case, actually, the front of the house where the porch is already projects out, and then we set back to the dining room and then we're talking about setting in, but that's just sort of the big crux of the matter when we go back to designing a little bit, can we tweak that or do we have to abandon that in terms of, you know, not being able to go past the plane? It's a pretty big design consideration for me going forward too, in designing in this historic district.

MR. JESTER: I understand your concern, it's a fair question. I won't speak for the other commissioners, I'll let them chime in, but from my perspective, I think that if you can, I think it's appropriate to have an inset and then be able to bump back out. I think the question becomes how much you're bumping out. In one case here you are further to the side than the existing side of the original house. So, I think from my perspective, I think that probably should be the starting point for holding line.

MR. MEYERS: I understand.

MR. JESTER: On the other side, I mean, the original mass bumps out further, and I think that it's a more comfortable relationship to kind of bump out.

MR. MEYERS: So maybe it could just shift a little bit because, you know, I think when you look at this, I think it's what the public sees is this side primarily, the previous addition sort of blocks this. So I'm thinking if we can shift it a little bit, we might be able to achieve it and get that clear reading.

MR. JESTER: I agree. Sometimes when we ask for the inset, people do a minimal 6 inch, 9 inch, 12 inch, and it doesn't achieve what we're really looking for, and I think that's the challenge for you is to try and do it in a way that really, you know, it's unified. There's a reason why you pull back and inset a certain amount and it feel comfortable and you're actually able to read the original massing.

MR. MEYERS: Okay, that helps. I think I can --

MR. JESTER: Does anyone else want to chime in or have I --

MS. MILES: I just want to be clear that what I'm trying to say is that on the right elevation where the porch extends beyond the plane, existing plane of the house, you have an obscured vision and so the little bit that you stick out on what I would call an elbow to the rear of the historic massing, it does extend off the side of the original plane, that is not visible to the same degree and I'm not as troubled by that, although I do want to see it inset and see the corners read.

On the left side of the house, I would not want to see an addition that goes beyond the side plane of the house. I think that is the original plane and we very rarely approve side additions even to the rear of the historic massing that are visible from the street unless there is a problematic reason why it's unavoidable. And that would be a very small rear yard lot, and no alternative. And I don't think we have that situation here.

I agree that the tree is a consideration, but I think as the chairman stated, I think there's other ways for you to achieve both these problematic goals and still have it at the rear.

MR. MEYERS: Just to clarify that one point, when we're talking about the plane, is it the furthest plane out, because there's two planes on that side.

MS. MILES: Yes, the furthest plane out.

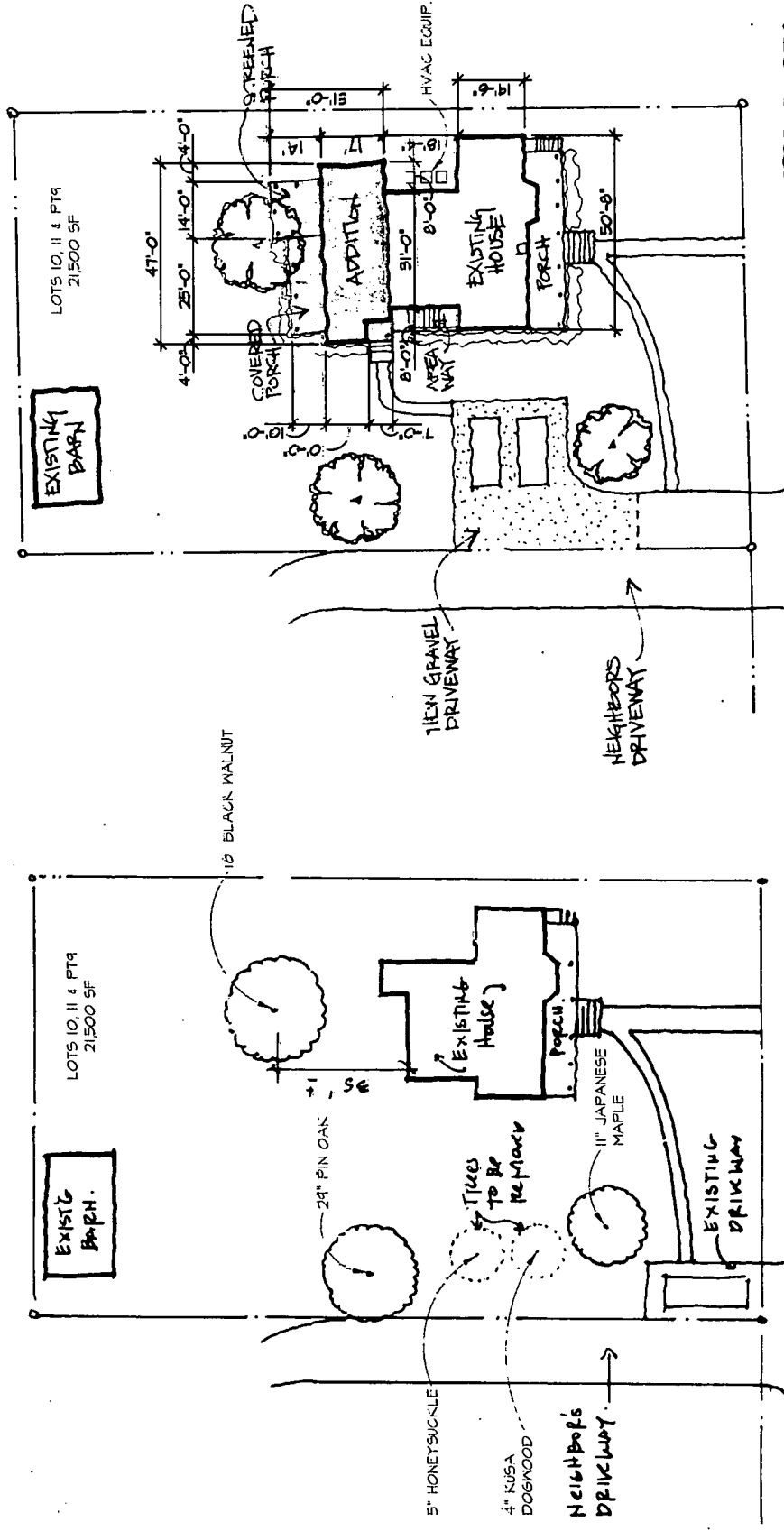
MR. MEYERS: Okay.

MS. MILES: I realize it steps back to the rear.

MR. MEYERS: Okay. Thank you.

MR. JESTER: Thank you very much.

Preliminary



EXISTING LOT COVERAGE = 16%

EXISTING LOT COVERAGE = 12%

2 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"



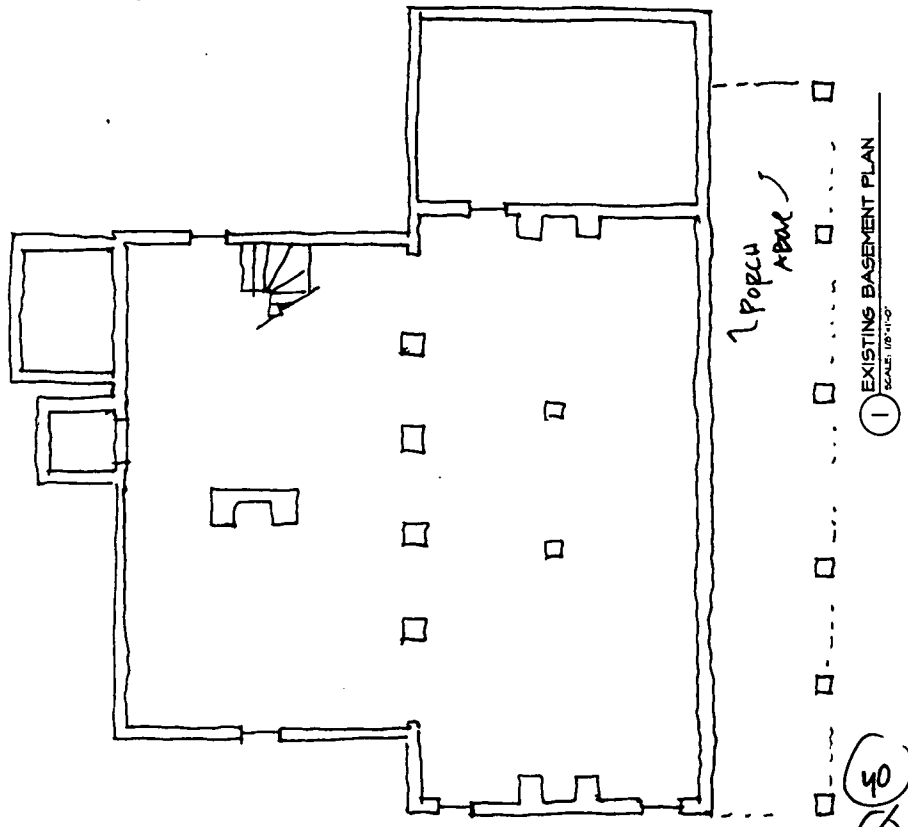
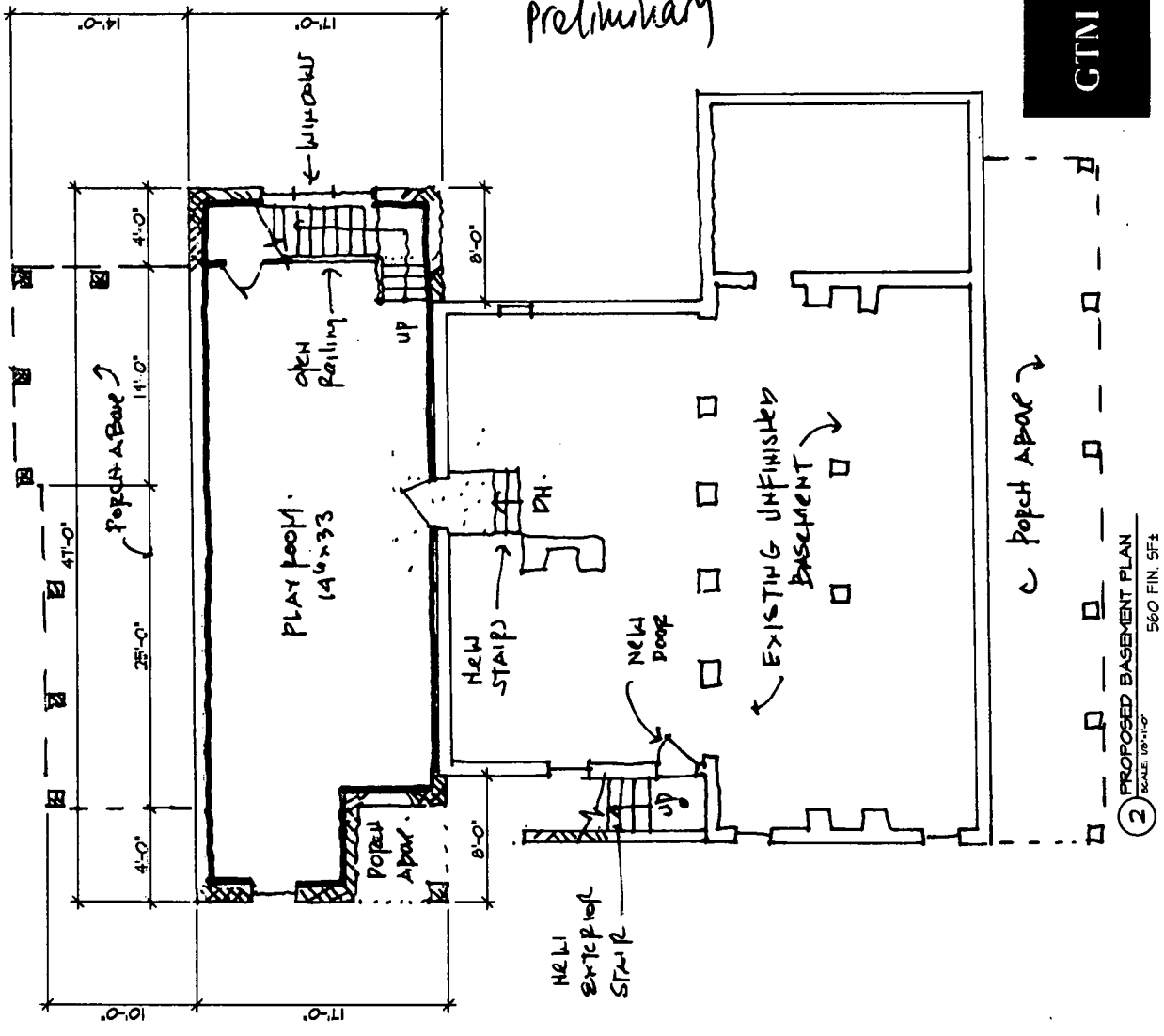
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GTM

Kilcullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

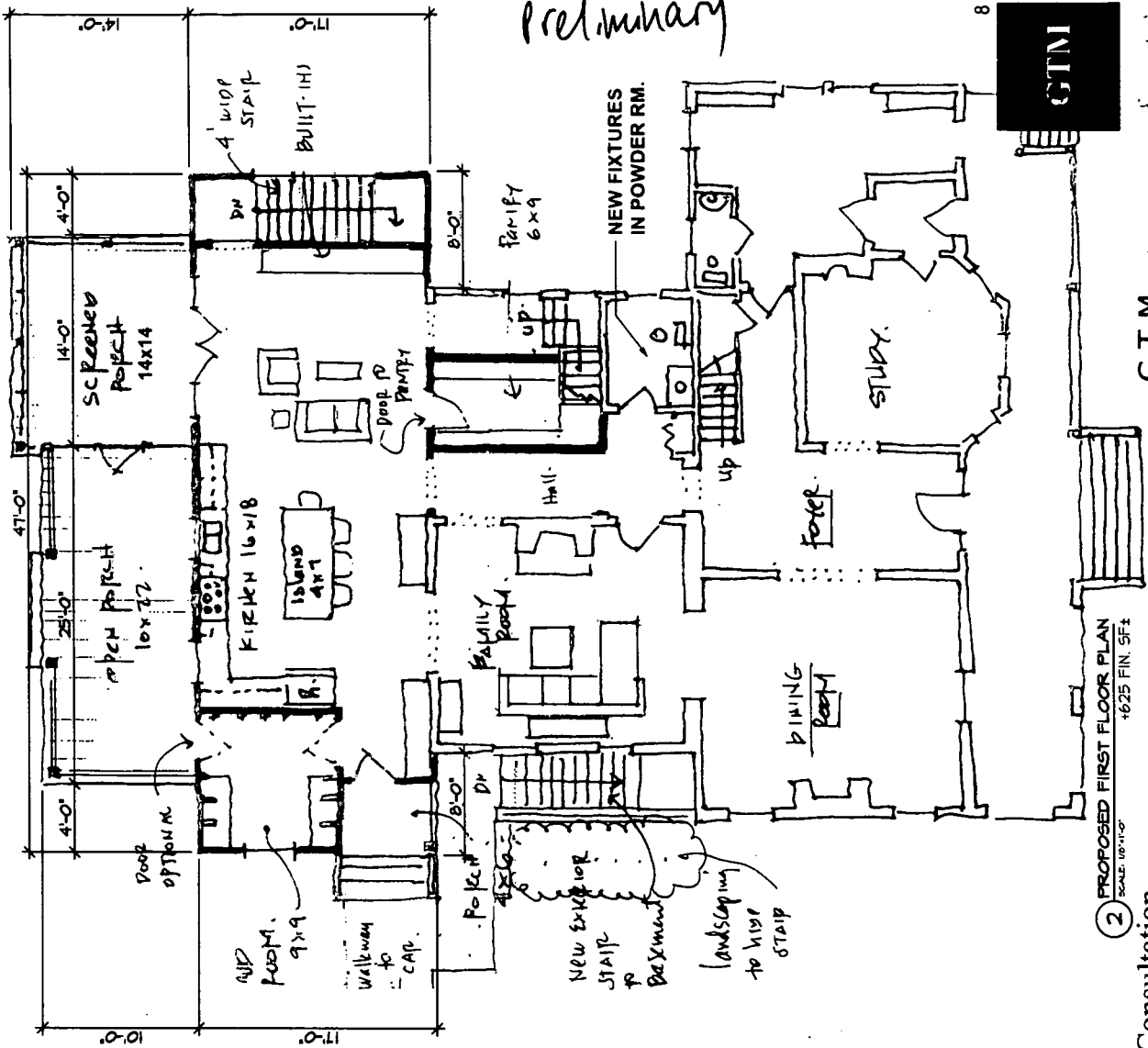
10308 Montgomery Avenue, Kensington, MD 20895 DATE: 06/02/10 PROJECT#10.0097 COPYRIGHT 2010, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM



2 PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

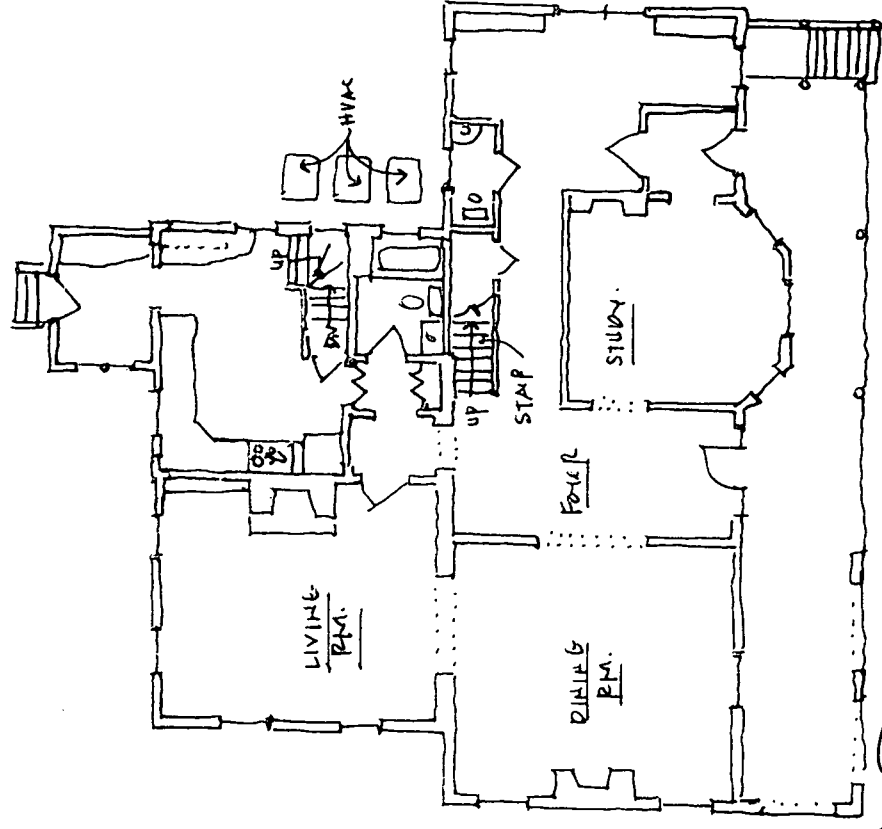
1 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



Preliminary



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
+625 FIN. SFT

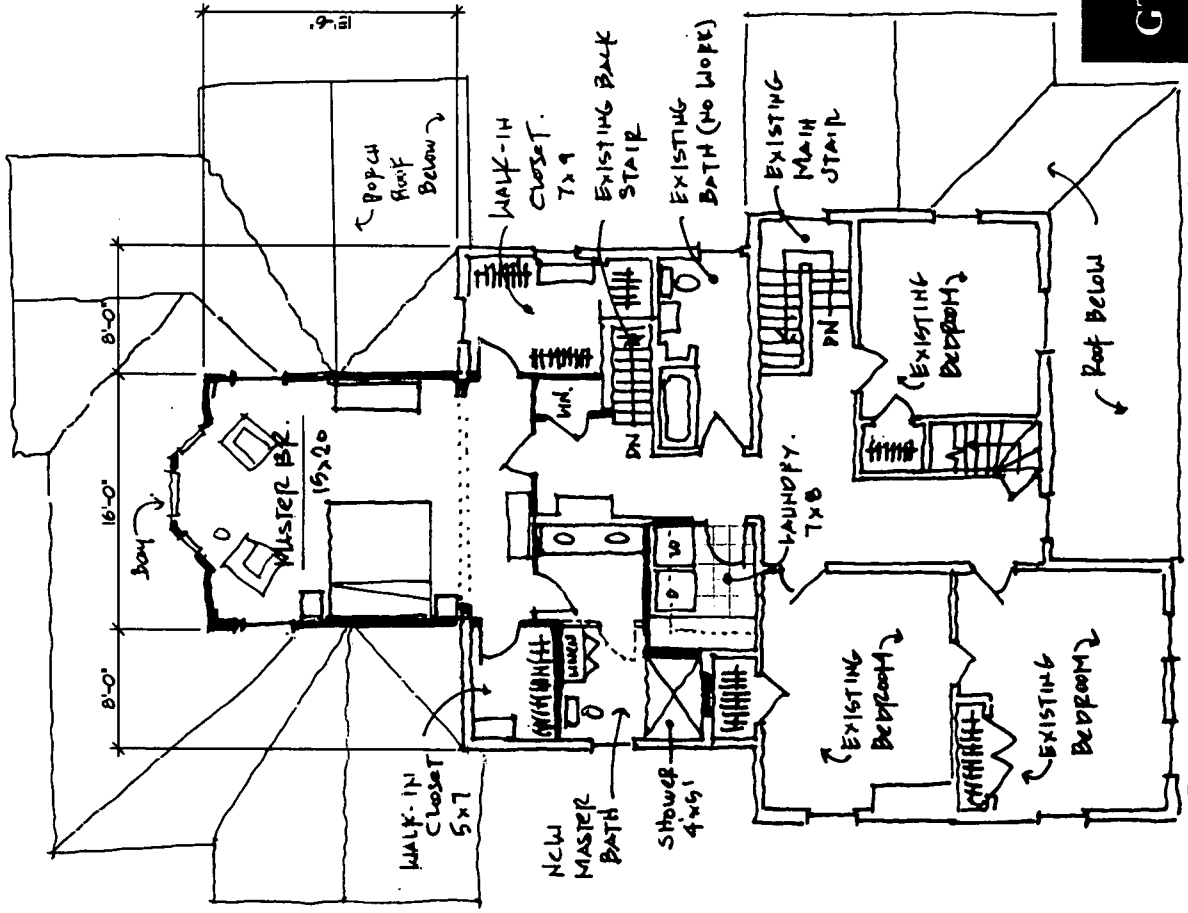


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
1505 FIN. SFT

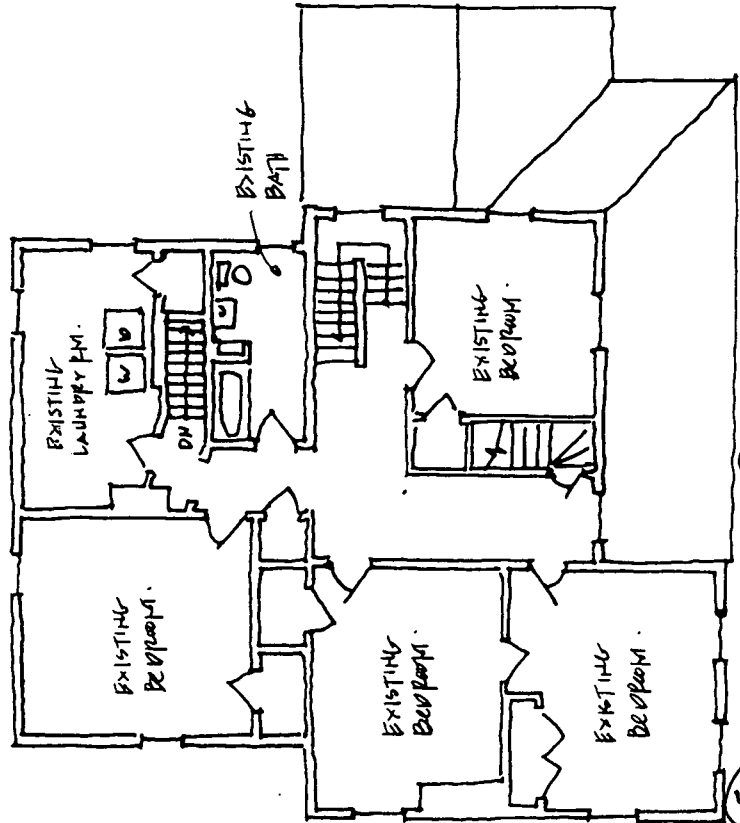
Kilcullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

Preliminary

GTM



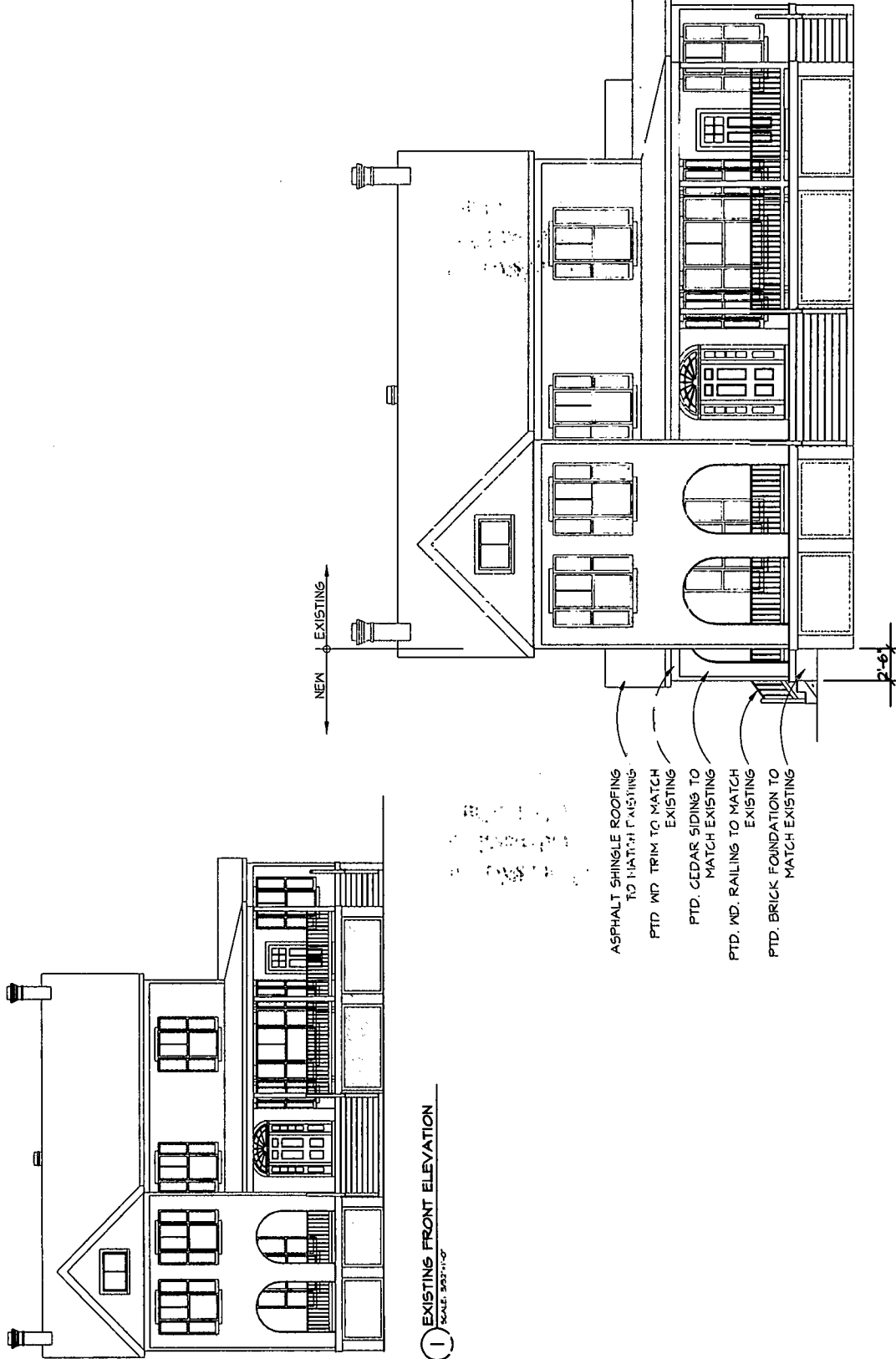
2 PROPOSED SECOND FLOOR PLAN
 270 FIN. SF. ADDITION
 450 SF. RENOVATED
 SCALE: 1/8"=1'-0"



1 EXISTING SECOND FLOOR PLAN
 1372 FIN. SF.
 SCALE: 1/8"=1'-0"

Kireullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

Preliminary



1 EXISTING FRONT ELEVATION
SCALE: 3/8\"/>

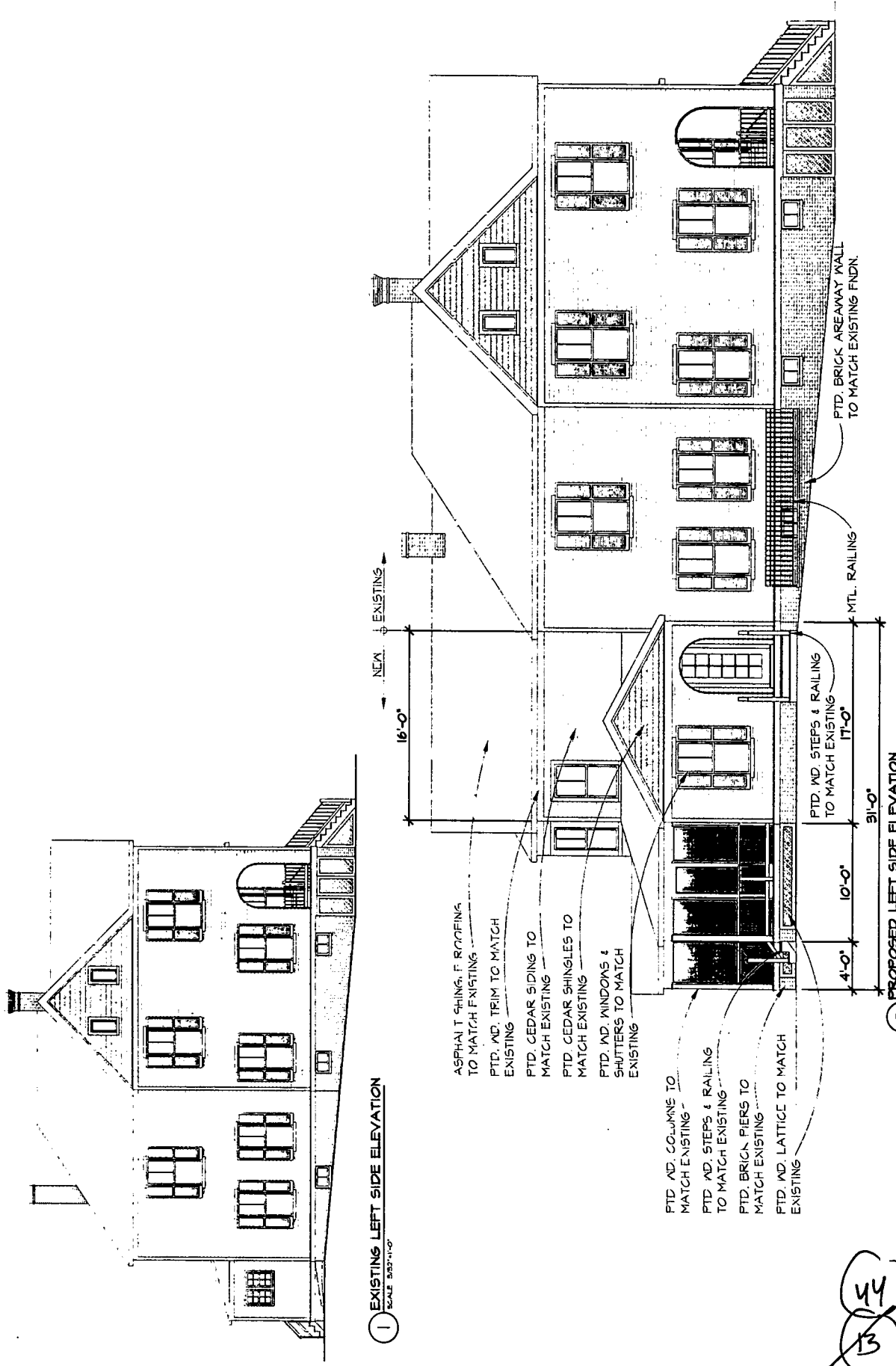
2 PROPOSED FRONT ELEVATION
SCALE: 3/8\"/>

Kilcullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

G T M

43
12

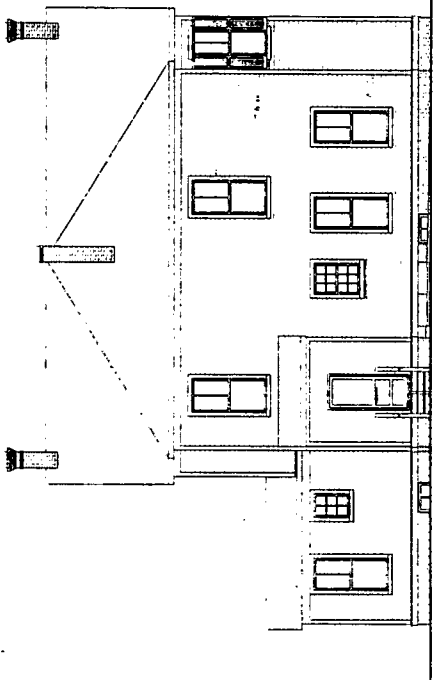
preliminary



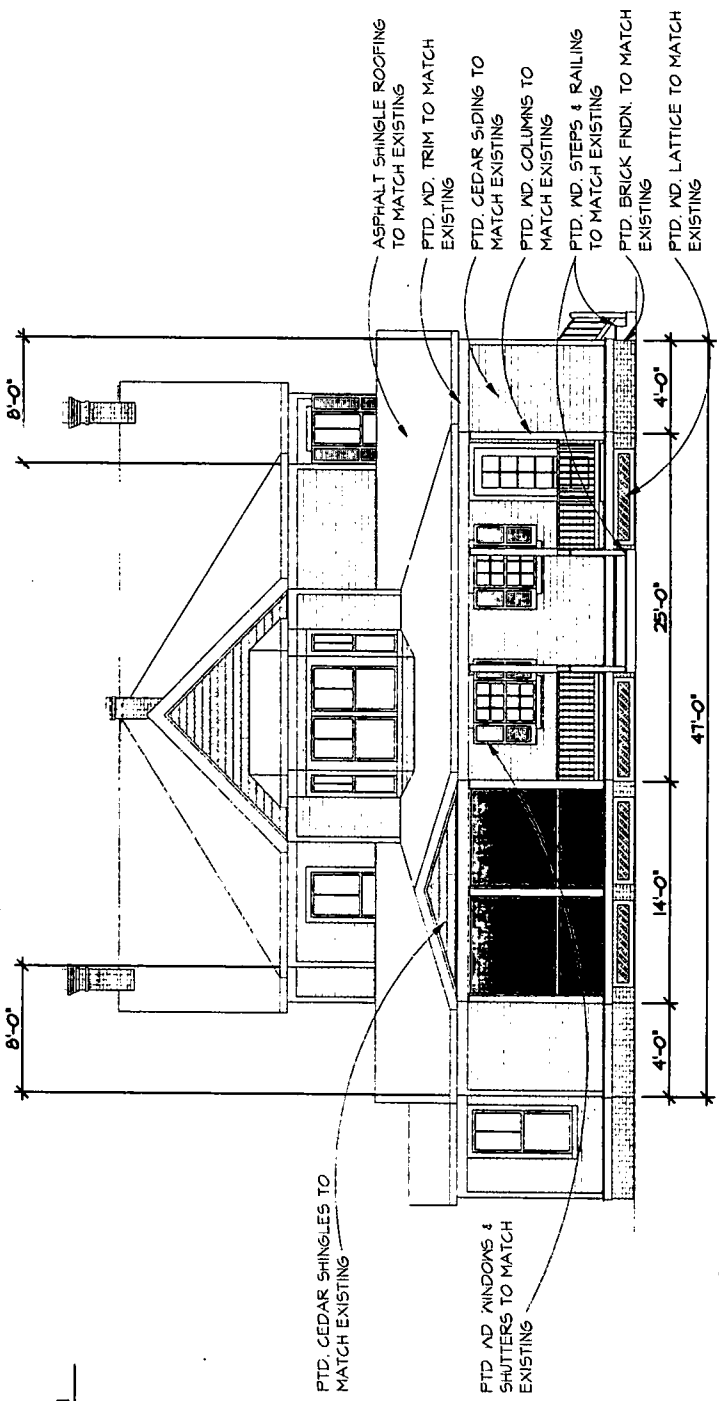
13/44

Kilcullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

Preliminary



1 EXISTING REAR ELEVATION
SCALE: 3/32"=1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 3/32"=1'-0"

PTD. CEDAR SHINGLES TO MATCH EXISTING

PTD. WD. WINDOWS & SHUTTERS TO MATCH EXISTING

ASPHALT SHINGLE ROOFING TO MATCH EXISTING
PTD. WD. TRIM TO MATCH EXISTING

PTD. CEDAR SIDING TO MATCH EXISTING

PTD. WD. COLUMNS TO MATCH EXISTING

PTD. WD. STEPS & RAILING TO MATCH EXISTING

PTD. BRICK FNDN. TO MATCH EXISTING

PTD. WD. LATTICE TO MATCH EXISTING

8'-0"

8'-0"

4'-0"

25'-0"

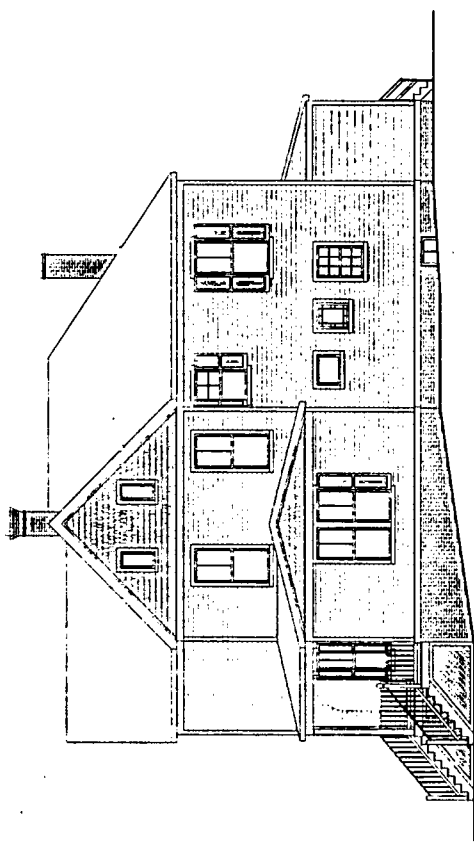
14'-0"

4'-0"

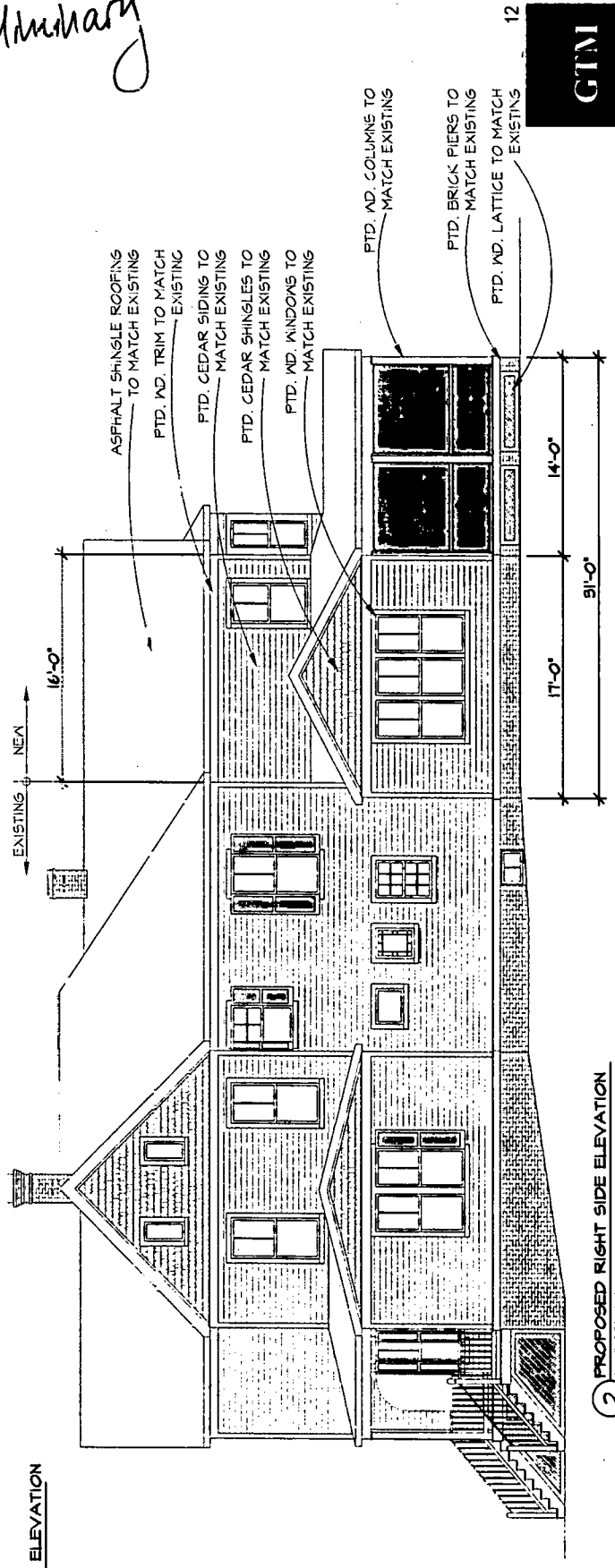
41'-0"

14 45

Preliminary



1 EXISTING RIGHT SIDE ELEVATION
SCALE: 3/32"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/32"=1'-0"



46
15

Preliminary



1 EXISTING PERSPECTIVE



2 PROPOSED PERSPECTIVE

47
16

GTM

Kilcullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

GTM

Preliminary



1 EXISTING PERSPECTIVE
SCALE NOT TO SCALE

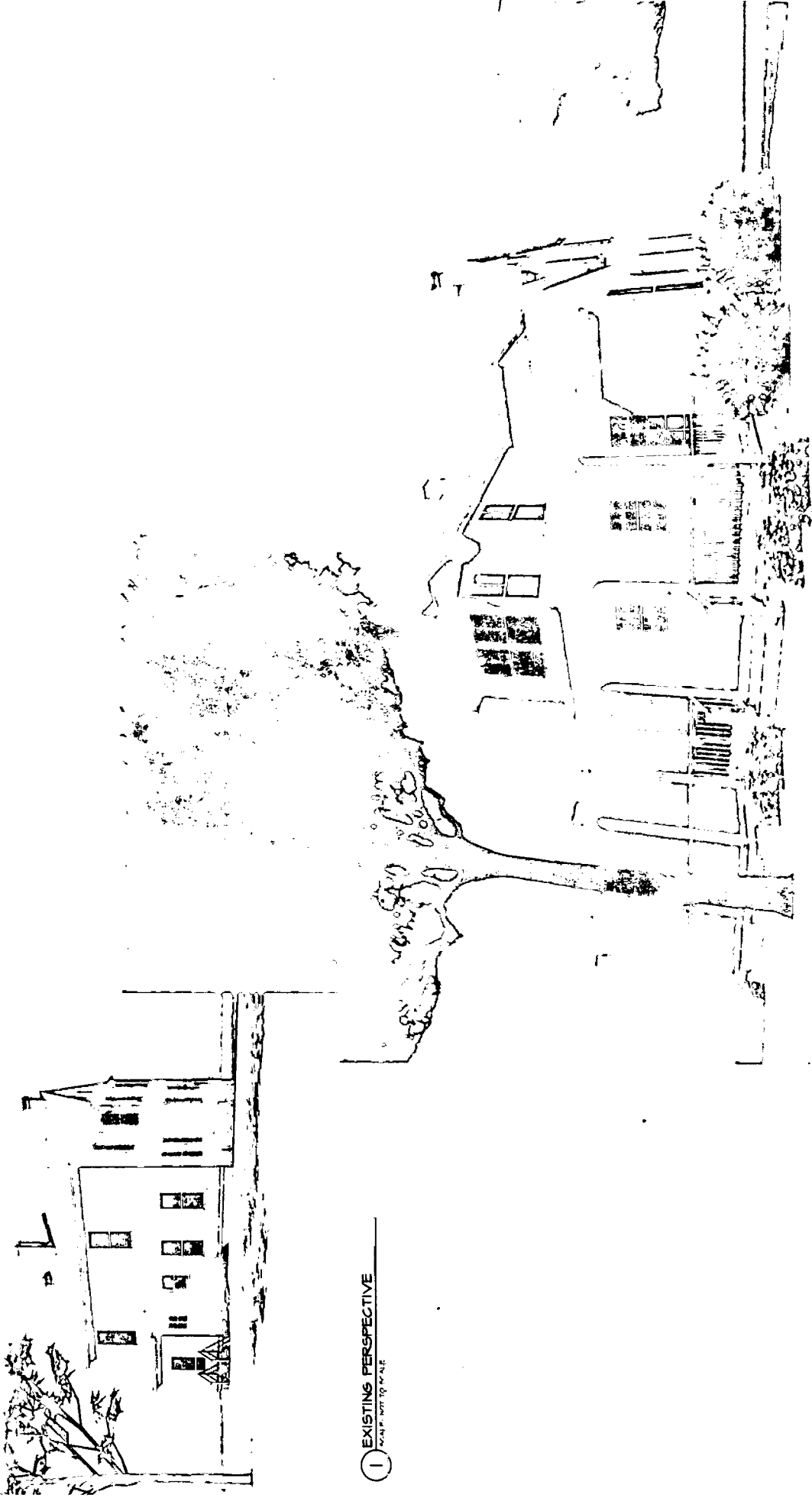
2 PROPOSED PERSPECTIVE
SCALE NOT TO SCALE

48
17



Preliminary

4



1 EXISTING PERSPECTIVE
SCALE: NOT TO SCALE

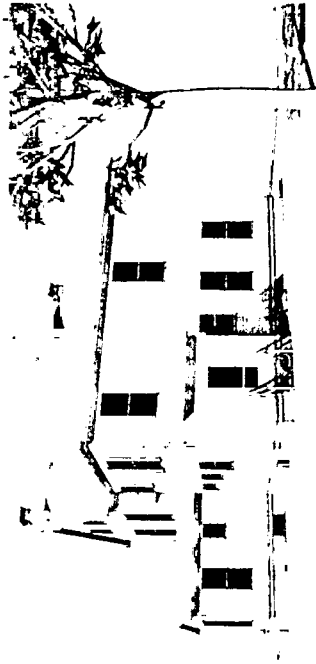
2 PROPOSED PERSPECTIVE
SCALE: NOT TO SCALE

19
~~18~~

Kilcullen Residence - HPRB Meeting 06/23/10 - Preliminary Consultation

G T M

Preliminary



1 EXISTING PERSPECTIVE
SCALE: NOT TO SCALE



2 PROPOSED PERSPECTIVE
SCALE: NOT TO SCALE

50
19



7/19/10

Montgomery County Historic Preservation Commission
Attn: Anne Fothergill
1109 Spring St., Suite 801
Silver Spring, MD 20910

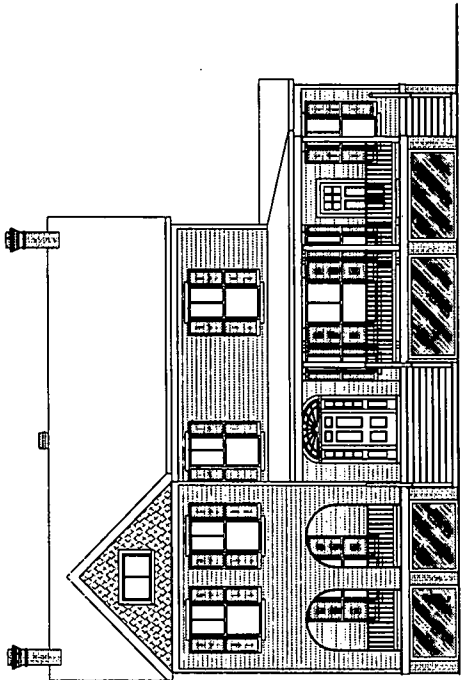
Dear Montgomery County Historic Preservation Commission Members,
I have reviewed the schematic design for 10308 Montgomery Avenue, Kensington
(owners~Kilcullen) and I support it's approval without changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'MAB', with a long horizontal flourish extending to the right.

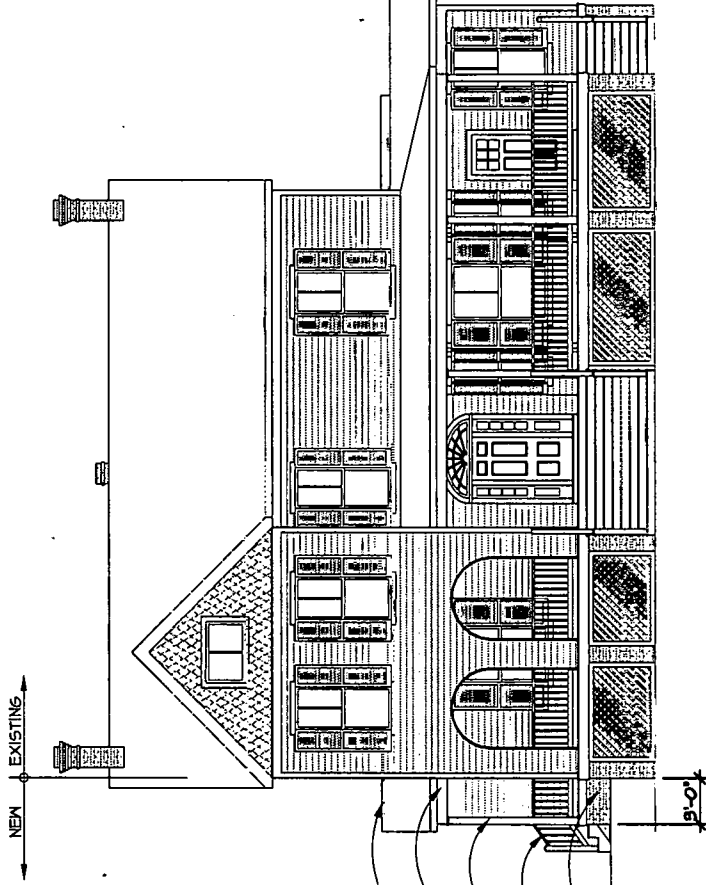
Mackie A Barch
10303 Montgomery Ave
Kensington, MD 20895

Case I - G



1 EXISTING FRONT ELEVATION

SCALE: 3/32\"/>



- ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- PTD. MD. TRIM TO MATCH EXISTING
- PTD. MD. COLUMN TO MATCH EXISTING
- PTD. MD. RAILING TO MATCH EXISTING
- PTD. BRICK FOUNDATION TO MATCH EXISTING

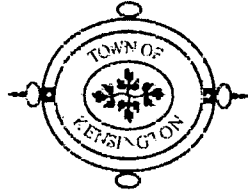
2 PROPOSED FRONT ELEVATION

SCALE: 3/32\"/>



Mayor Peter C. Fosselman

Council Member Mackie A. Barch
Council Member Mary Donatelli



Council Member Sean P. McMullen
Council Member Lydia Sullivan

July 17, 2010

Ms. Anne Fothergill
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Addition at 10308 Montgomery Avenue, Kensington, Maryland

Dear Ms. Fothergill:

I have reviewed the architectural plans for the Kilcullen's addition and am pleased with the proposal. As the Town Mayor and as a professional in the building industry, I feel the addition will compliment the charm of the home without compromising its historic value or the integrity of the Kensington Historic District. It will also be a pleasant and much needed add-on to the Kilcullen's home.

Mr. George Myers is a superb architect who has worked on several projects within the Town's Historic District. His work is tasteful and leaves every property with a much better home to reside. Mr. Myers is also a Town Resident and thus he is vested in the community.

I fully support the Kilcullen's proposal, without any reservations, as they stand. I encourage the Historic Preservation Commission to approve the application. Thank you for your time.

Sincerely,


Peter Fosselman

July 17, 2010

Ms. Anne Fothergill
1109 Spring Street #801
Silver Spring, MD 20901

Dear Montgomery County Historic Preservation Committee Members:

We have reviewed the schematic design by GTM Architects for 10308 Montgomery Avenue, Kensington, owned by Dennis and Angie Kilcullen. We wholeheartedly support its approval without any changes. GTM Architects has a wonderful reputation for maintaining historic integrity in their designs and the Kilcullens are active town residents who are dedicated to preserving the character of their home.

Sincerely,

Sabrina Emerson

Mr. & Mrs. Edward Emerson
3421 Wake Dr.
Kensington, MD 20895
(301)949-0201

Fothergill, Anne

From: Gloria Capron [gecapron@gloriacapron.com]
Sent: Wednesday, July 21, 2010 2:40 AM
To: Fothergill, Anne
Cc: akilcullen@aol.com; dkilcullen@vmware.com; projects@gtmarchitects.com
Subject: HPC: Kilcullen Project @ 10308 Montgomery Avenue, Kensington (owners: Angie and Dennis Kilcullen)

July 20, 2010

*Attn: Anne Fothergill
1109 Spring St., Suite 801
Silver Spring, MD 20910*

*Town of Kensington:
Project: 10308 Montgomery Avenue, Kensington (owners~Kilcullen)*

Dear Ms. Fothergill and Montgomery County Historic Preservation Commission Members,

My husband Jeff and I would be delighted to look out our windows and capture the view of this fine home design & addition to 10308 Montgomery Avenue. We live next door, south side of Angie and Dennis Kilcullen's house (left side as you face the front from the street).

I am pleased with George Meyer's work to keep the new space in context with our town's historic fabric and in line with it's preservation mission while it gives the Kilcullen family an organized series of spaces that will function nicely in this current century. The design will now give them a much needed daily retreat and home for their very active six person +one dog family.

Since my background is in design I have a great appreciation and respect for the architect's effort. His work is testimony to his design sensibilities and the balance given this client and our community. I have worked as a professional interior designer for over thirty five years.

Additionally, my family has first hand experience with the Kilcullen's first floor kitchen, dining and living spaces and upper level bedroom bathroom and storage spaces since we actually lived and experienced the interior and exterior of the house for many months while the previous owners were working abroad. During that time our own 10304 Montgomery Avenue house was under full renovation in 1987. It's a good story and was a particularly beautiful show of generosity of the previous owner.

Upon review of the schematic design for this project at 10308 Montgomery Avenue, Kensington (owners~Kilcullen) and on behalf of my husband and family, I/we support its approval without changes

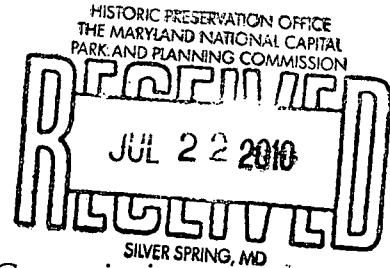
Best regards,

*Gloria Capron ASID
Gloria and Jeff Capron and Family*

JEFF & GLORIA CAPRON
10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND 20895

10312 Kensington Parkway
Kensington, MD 20895
July 20, 2010

Attn: Anne Fothergill
1109 Spring St., Suite 801
Silver Spring, MD 20910



Dear Montgomery County Historic Preservation Commission
Members:

We have reviewed the schematic design for 10308 Montgomery Avenue, Kensington (owners~Kilcullen) and we support it's approval without changes. We appreciate the time and attention you devote to reviewing proposed architectural changes and involving the community in the preservation process, and in this case, we have no objections to the proposed design.

Sincerely,

Lauren Deichman and Bruce Caswell

July 14 2010



MCHPC Members:

I live behind and to the right
of the Kilcullens and heartily endorse
their expansion plans, as is.

Sincerely, Suly Uberman

Suly and Rudy Uberman
10403 Fawcett St
Kensington



Attn: Anne Fothergill
1109 Spring St., Suite 801
Silver Spring, MD 20910

July 13, 2010

Dear Montgomery County Historic Preservation Commission
Members,

We have reviewed the schematic design for changes to the
Kilcullen's home at 10308 Montgomery Avenue, Kensington and
we support its approval without changes.

Thank you for your time.

Sincerely,

Scott & Sheila Dinn
Scott and Sheila Dinn
10109 Hadley Place
Kensington, MD 20895

Faint, illegible text at the bottom of the page, possibly a footer or additional contact information.

July 14, 2010

Dear Montgomery County Historic Preservation Commission Members,

We have reviewed the schematic design for 10308 Montgomery Avenue, Kensington

(owners- Kilcullen) and we support its approval without changes.

Sincerely,



Bruce and Susan Abbott

10409 Fawcett Street

Kensington, Maryland 20895



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10308 Montgomery Avenue, Kensington	Meeting Date:	6/23/10
Applicant:	Dennis and Angela Kilcullen (Lauren Clark, Architect)	Report Date:	6/16/10
Resource:	Primary-One Resource Kensington Historic District	Public Notice:	6/9/10
Review:	HAWP	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the comments from the HPC and return for a Historic Area Work Permit.

PROPERTY DESCRIPTION

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

A photo of the house taken in 1900 is in Circle 22. According to the Kensington Historical Society, the north bay was added in 1910.

PROPOSAL

The applicants are proposing to remove the existing rear mud room and construct a two-story plus basement addition at the rear of the historic house. They propose two one-story additions flanking the two-story massing on each side. Also proposed are a one-story screened porch and an open porch behind the addition. The first floor of the enclosed addition is approximately 800 SF and the second floor addition is 200 SF. The proposed first floor additions extend 8 feet beyond the rear corners of the house on each side. The piece that projects on the left side has a porch with an arched opening that replicates the existing arches on the front porch. The right side projection is located behind the 1910 addition but is taller than that section. There will be new areaway stairs on the left side with a new door into the existing basement.

The proposed materials for the addition are wood siding, cedar shingles in the gable ends, wood trim, wood windows and doors with simulated divided lights, wood porch columns, wood shutters, asphalt shingle roof, metal areaway railing, and a brick foundation to match the historic house.

Existing and proposed plans are in Circles 8-19 and photos of existing conditions are in Circles 20 + 21.



APPLICABLE GUIDELINES

When reviewing alterations within the Kensington Historic District, the *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)* are to be utilized as guidelines to assist the Commission in developing their decision. 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." 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:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to, or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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, archeological, 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 unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard # 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will 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 *Vision of Kensington: A Long-Range Preservation Plan* states that within the Historic District, “the houses share a uniformity of scale, set backs and construction materials that contributes to the cohesiveness of the district’s streetscapes.” The *Vision* discusses specifically the Historic Residential Core, where the house at 10308 Montgomery is located, which “consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities.”

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.

18.5 An addition should be compatible in character with the primary structure.

18.6 Use windows that are similar in character to those of the main structure.

18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

This Primary-One resource retains an exceptional amount of its original integrity. It is important that any additions to this house are designed so as to minimize negative effects to the historic building and are sympathetic and compatible with this prominent and intact house.

The proposed addition is located at the rear of the house which assists in minimizing its visibility and lessens its impacts to the character-defining features and the prominence of the historic house. The roofline of the addition's second story is lower than the historic house roofline which allows for clear differentiation in the two-story massing.

At the first floor, the proposed addition projects out from both sides and obscures both of the original rear corners. Generally the HPC requires that a rear addition be inset on the sides so as to allow the original rear corners of the house to remain visible. In this case, staff recommends that the addition should be inset on both sides so that the historic massing remains visible and readable. After the inset, then perhaps the one story sections could extend out slightly at the sides, but not the full eight feet as shown in this proposal, especially not on the left side.

The proposed materials of wood siding, wood windows, and brick foundation match the historic house and are appropriate for this resource.

Overall, the addition is generally subordinate to the historic house since it is at the rear, lower in height (except the one-story piece on the right side), and uses compatible materials. However, the main concerns of staff are that the rear addition as proposed obscures the two rear corners and extends out beyond the original side planes of the house. Additionally, staff is concerned about the replication of the distinctive front porch arched opening in the new side porch, and the Commission should let the applicants know whether they support the duplication of this very visible feature.

Staff recommends that the HPC provide the applicants with clear guidance on:

- The proposed rear addition's size, scale and massing
- The proposed left side of the addition: the lack of an inset at the rear corner, the replication of the arched doorway feature in the new porch, and the projection beyond the existing left side plane of the house
- The proposed right side of the addition with the lack of an inset at the rear corner and the extension beyond the right side plane of the original house (the addition will be narrower and taller than the 1910 right side addition).

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's feedback and then return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Lauren Clark
Daytime Phone No.: 240-333-2028

Tax Account No.: 01023314

Name of Property Owner: Dennis + Angela Kilcullen Daytime Phone No.: _____

Address: 10308 Montgomery Ave. Kensington MD 20895
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

LOCATION OF BUILDING/PREMISE

House Number: 10308 Street: Montgomery Ave.
Town/City: Kensington Nearest Cross Street: Kensington Parkway
Lot: P9,10,11 Block: 2 Subdivision: 15-Kensington Park
Liber: _____ Folio: _____ Parcel: _____

539463

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|--|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC | <input checked="" type="checkbox"/> Stab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 260,000.00 (TBD)

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Lauren Clark
Signature of owner or authorized agent

06/01/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 1/2-story Queen Anne Victorian, originally built in 1898. Cross-gabled & hipped roofs. Asymmetrical facade w/ covered porch. Clapboard siding w/ patterned shingles in cross gables. Porch columns may not be original. Mud room at rear may not be original. Large site w/ lots of vegetation at front of house

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

One-story addition off rear & sides of house, two-story addition off rear; limits of existing house will be visible on both sides above one-story addition; removal of asbestos siding mud room on rear; new driveway to basement; new covered & screened porches @ rear; all materials to match existing

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

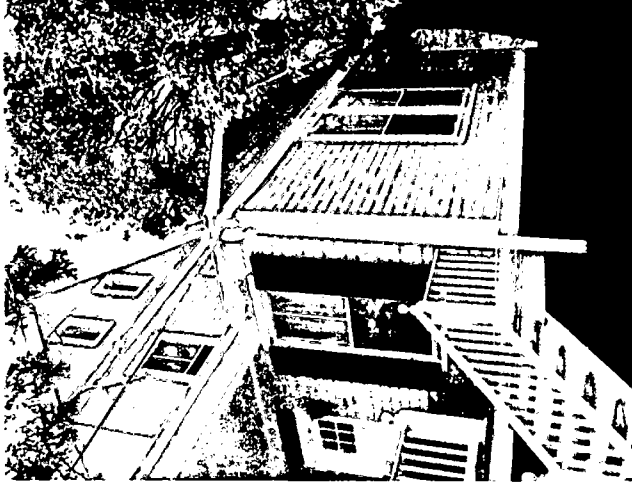
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

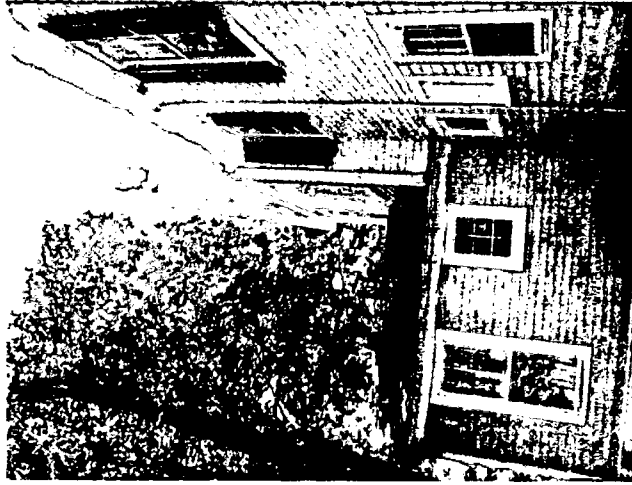
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

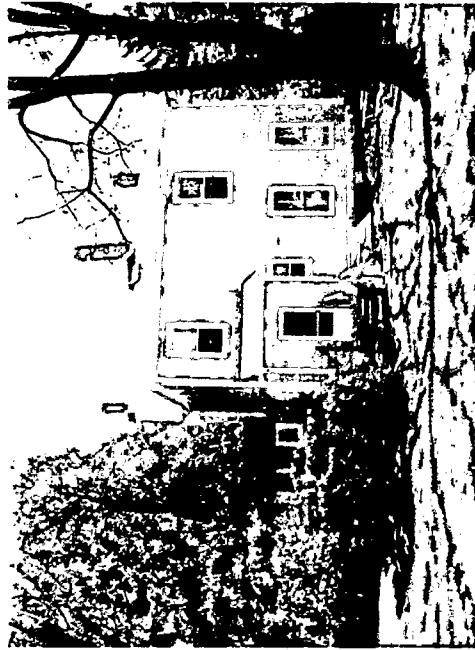
Owner's mailing address	Owner's Agent's mailing address
Dennis + Angela Kilcullen 10308 Montgomery Ave. Kensington, MD 20895	GTM Architects Attn: Lauren Clark 7735 Old Georgetown Rd, Ste. 700 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
Douglas + Mary Donatelli 10400 Montgomery Ave. Kensington, MD 20895	Jeffery Capon 10304 Montgomery Ave. Kensington, MD 20895
Bruce Caswell + Lauren Deichman 10312 Kensington Pkwy. Kensington, MD 20895	Michael + Debra McCurry 10313 Fawcett St. Kensington, MD 20895
Charles Stuart 10319 Fawcett St. Kensington, MD 20895	Anna Belle Dierdorf + Virginia Humphreys 10401 Fawcett St. Kensington, MD 20895



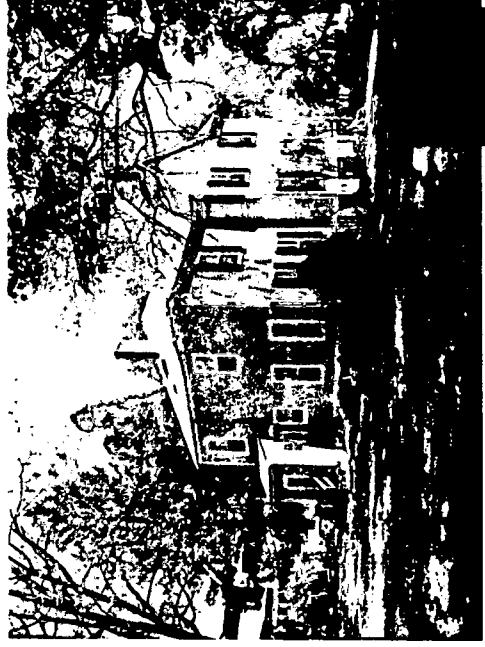
VIEW OF RIGHT SIDE



VIEW OF RIGHT SIDE



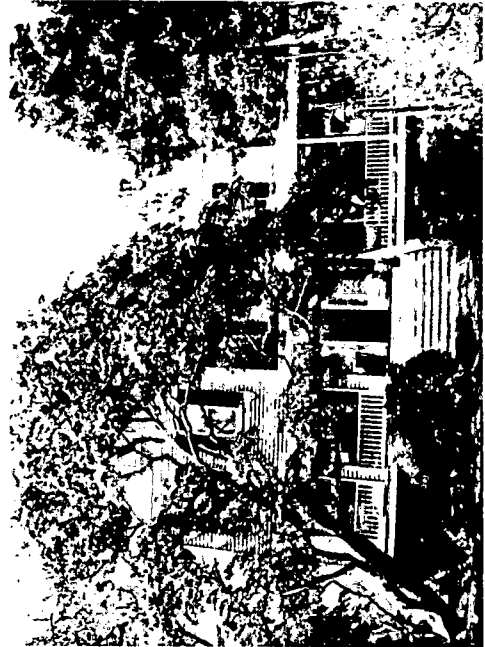
VIEW OF REAR & PARTIAL RIGHT SIDE



VIEW OF LEFT SIDE & REAR



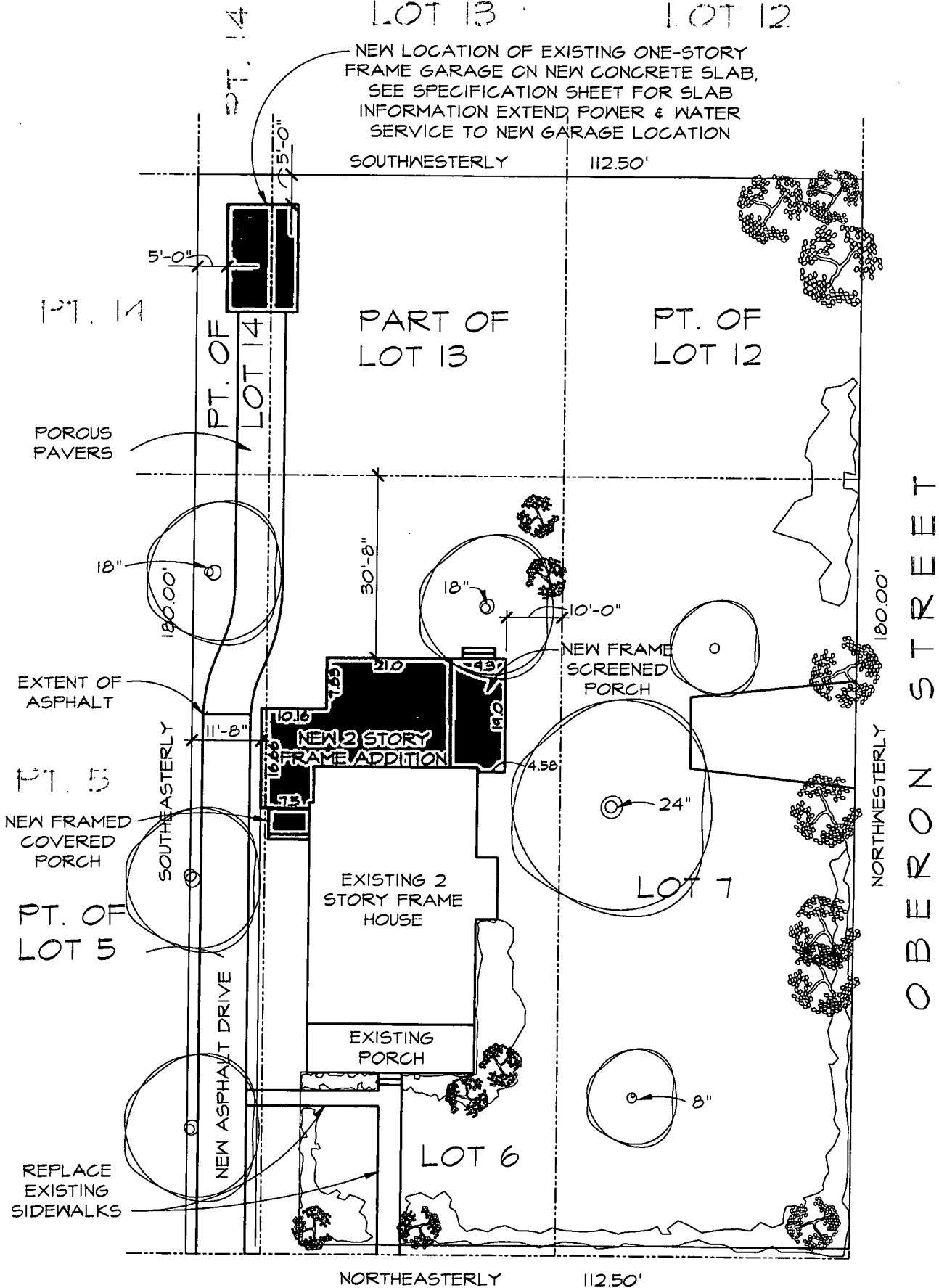
VIEW OF FRONT & LEFT SIDE



VIEW OF FRONT

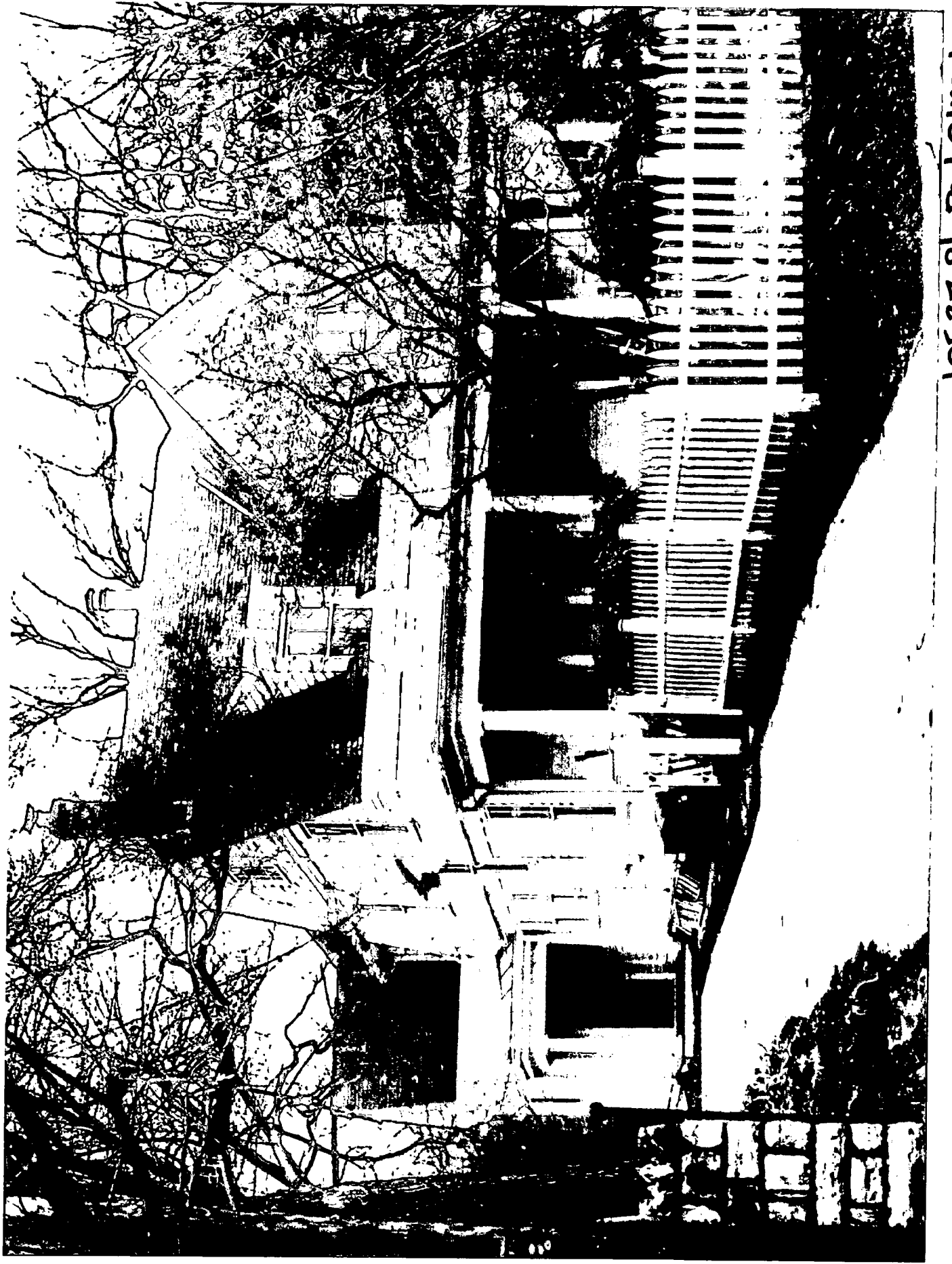
PART OF LOT 13 PART OF LOT 12

NEW LOCATION OF EXISTING ONE-STORY FRAME GARAGE ON NEW CONCRETE SLAB, SEE SPECIFICATION SHEET FOR SLAB INFORMATION EXTEND POWER & WATER SERVICE TO NEW GARAGE LOCATION



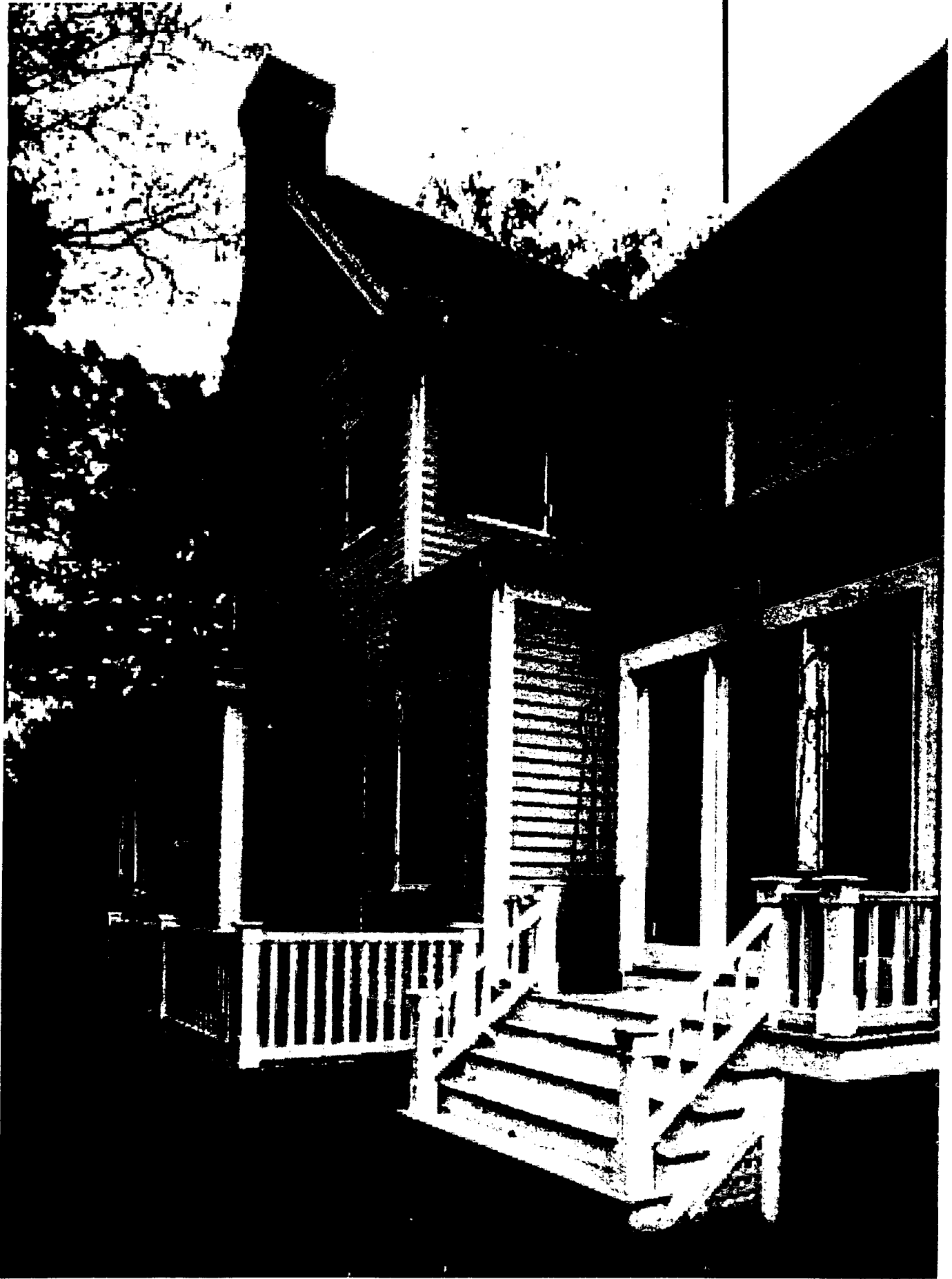
SAINT PAUL STREET



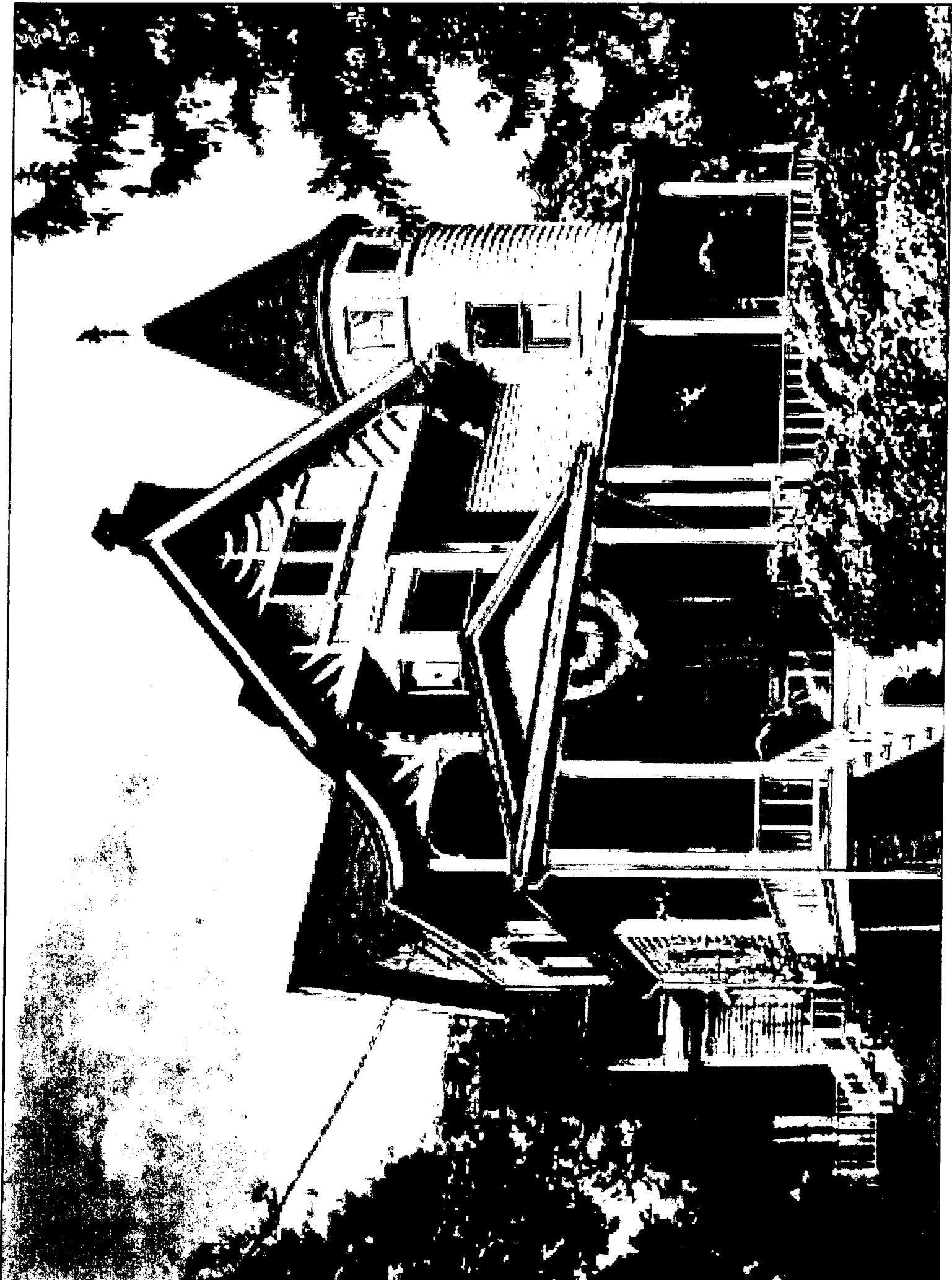


10537 St. Paul Street
Kensington

← NEW | EXISTING →



10400 Montgomery Ave.
Kensington



12400 Maple Street, 1912