

10600 St. Paul Street  
Kensington MD.

2012 Hrup

**CD-RW**  
CD ReWritable

**SONY**  
CDRW700

**700** MB  
**MULTI SPEED**  
1X 2X 4X  
**compact disc**  
REWRITABLE

10600 ST. PAUL ST.  
KENNEDY STATION  
HAWP APPLICATION  
DRAWINGS

Sony Corporation Tokyo, Japan

ok ✓

Staff Item

10600 St. Paul Street, Kensington

Applicants propose to reduce size of approved rear porch. Staff recommends approval.



MANDON & ASSOCIATED  
ARCHITECTS  
10600 Saint Paul St  
Kensington, MD 20895  
Tel: 301.271.7171  
Fax: 301.271.7172

Shinder Residence  
10600 Saint Paul St  
Kensington, MD 20895

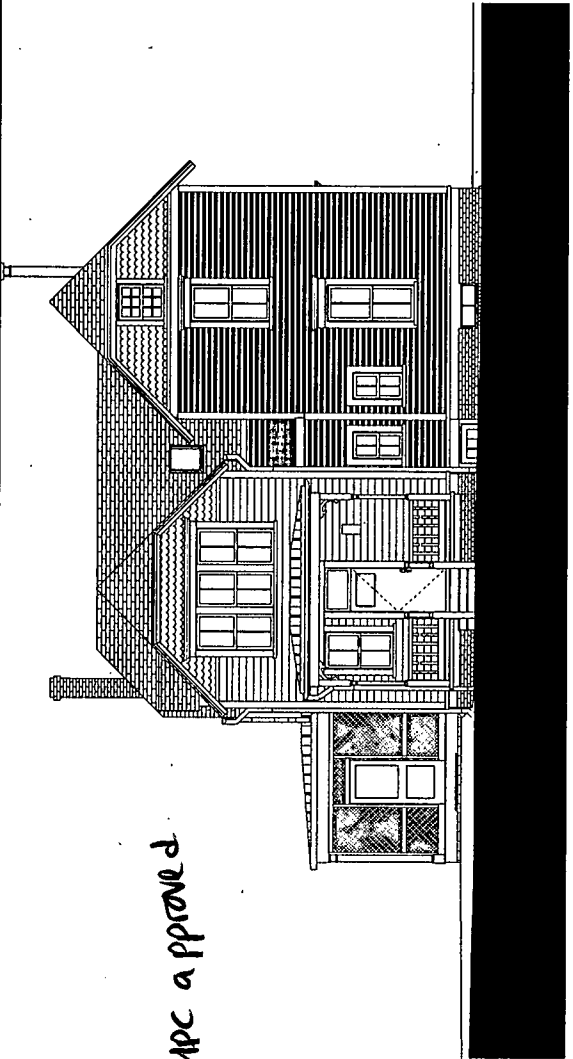
REAR AND RIGHT ELEVATION

DATE: 10/2012  
DRAWN BY: Lisa Chumbley  
CHECKED BY: [blank]  
DATE: 10/2012  
REVISIONS: 10/2012 BID SET  
11/2012 CONTRACT  
11/2012

DO NOT SCALE DRAWINGS  
When dimensions on these drawings conflict with the contract documents, the contract documents shall prevail. Dimensions shall be taken from the finished work unless otherwise noted. All dimensions and conditions shall be subject to the final interpretation of the architect and shall be subject to change without notice.

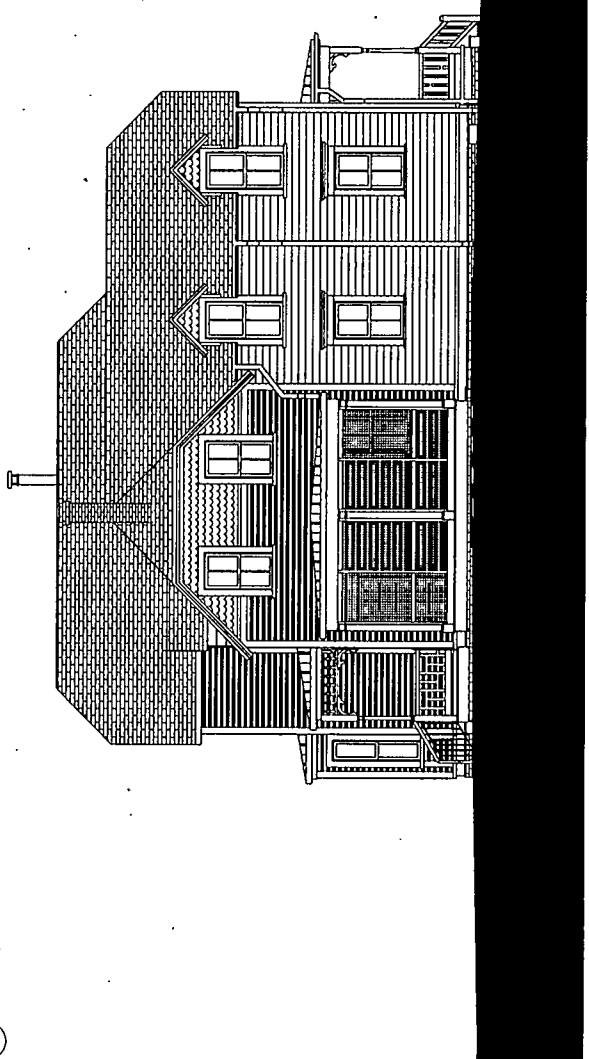
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A2.2  
SHEET NO. OF 25



*MPC approved*

4  
Rear Elevation  
SCALE: 1/8" = 1'-0"



5  
Right Elevation  
SCALE: 1/8" = 1'-0"

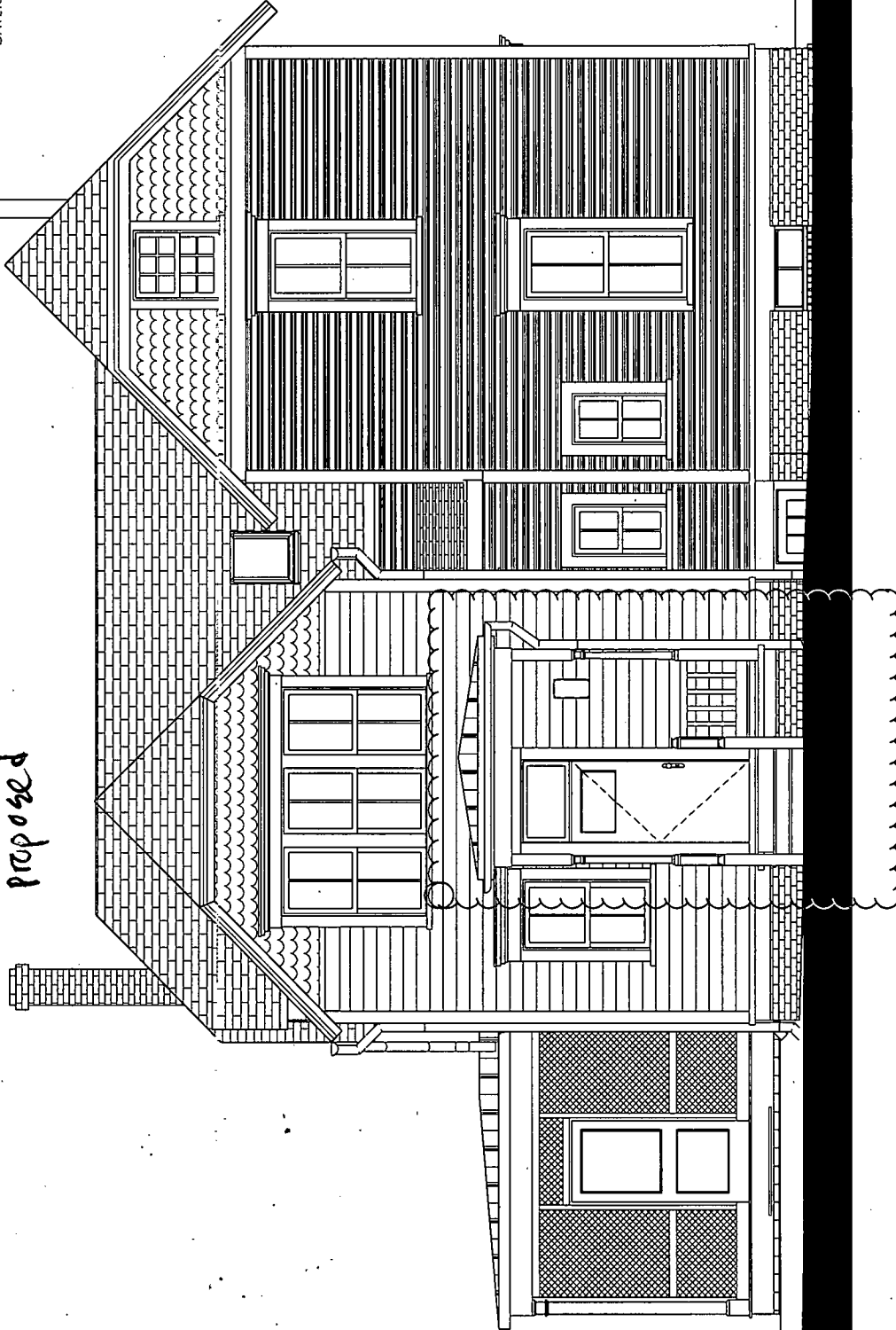
Shnider Residence  
Rear Elevation - Porch Mod  
DATE: 6/6/2012



MANION & ASSOCIATES  
ARCHITECTS

7307 MACARTHUR BLVD #216  
BETHESDA, MD 20816  
PHONE: 301.229.7000  
FAX: 301.229.7171  
www.manionandassociates.com

*Proposed*



1 Rear Elevation

SCALE: 1/4" = 1'-0"

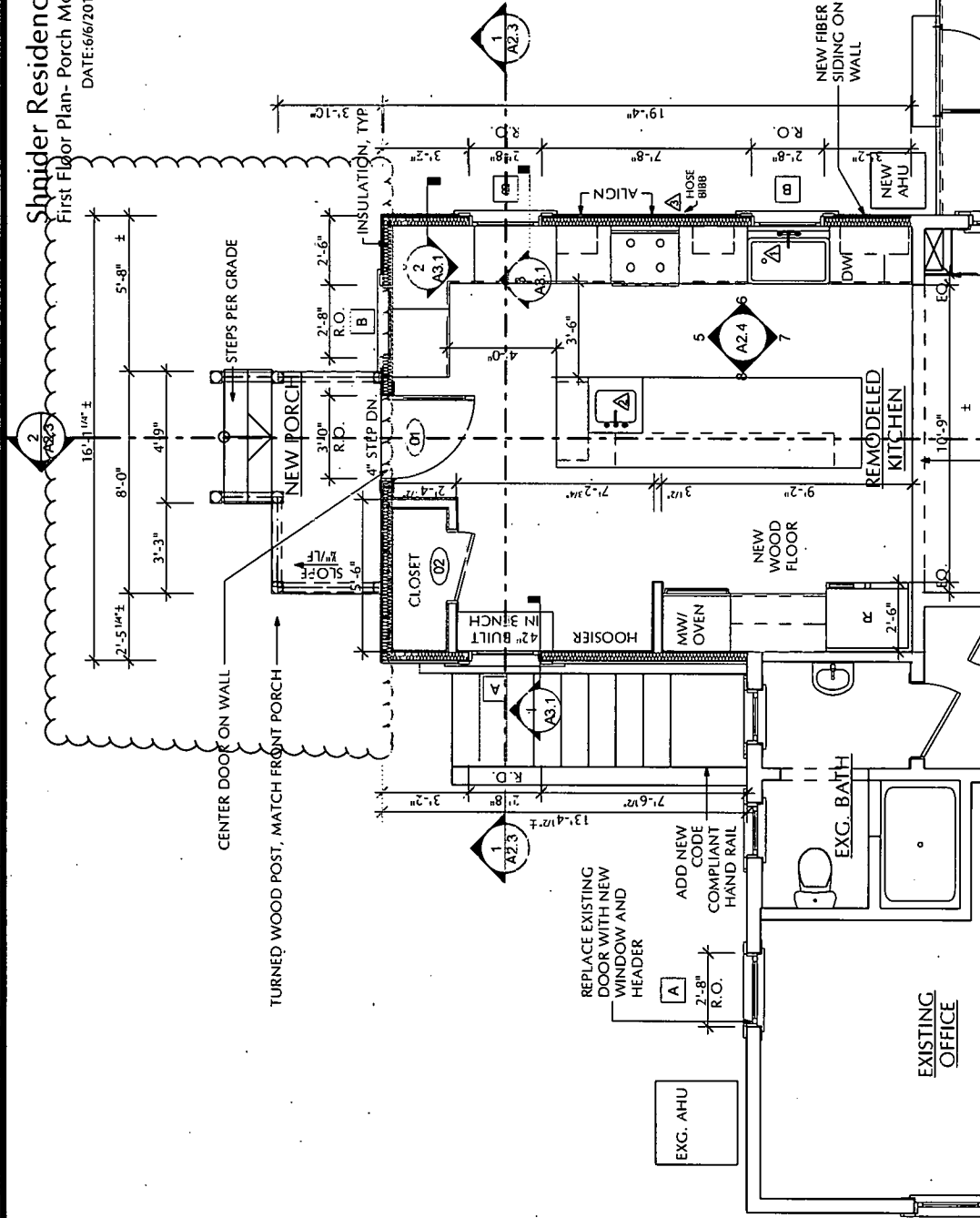
1  
A-2.1



MANION & ASSOCIATES  
ARCHITECTS

7307 MACARTHUR BLVD #216  
BETHESDA, MD 20816  
PHONE: 301.223.7100  
FAX: 301.223.7171  
www.manionandassociates.com

**Shneider Residence**  
First Floor Plan - Porch Mod  
DATE: 6/6/2012



**1 First Floor**  
SCALE: 1/4" = 1'-0"

1  
A-2.3

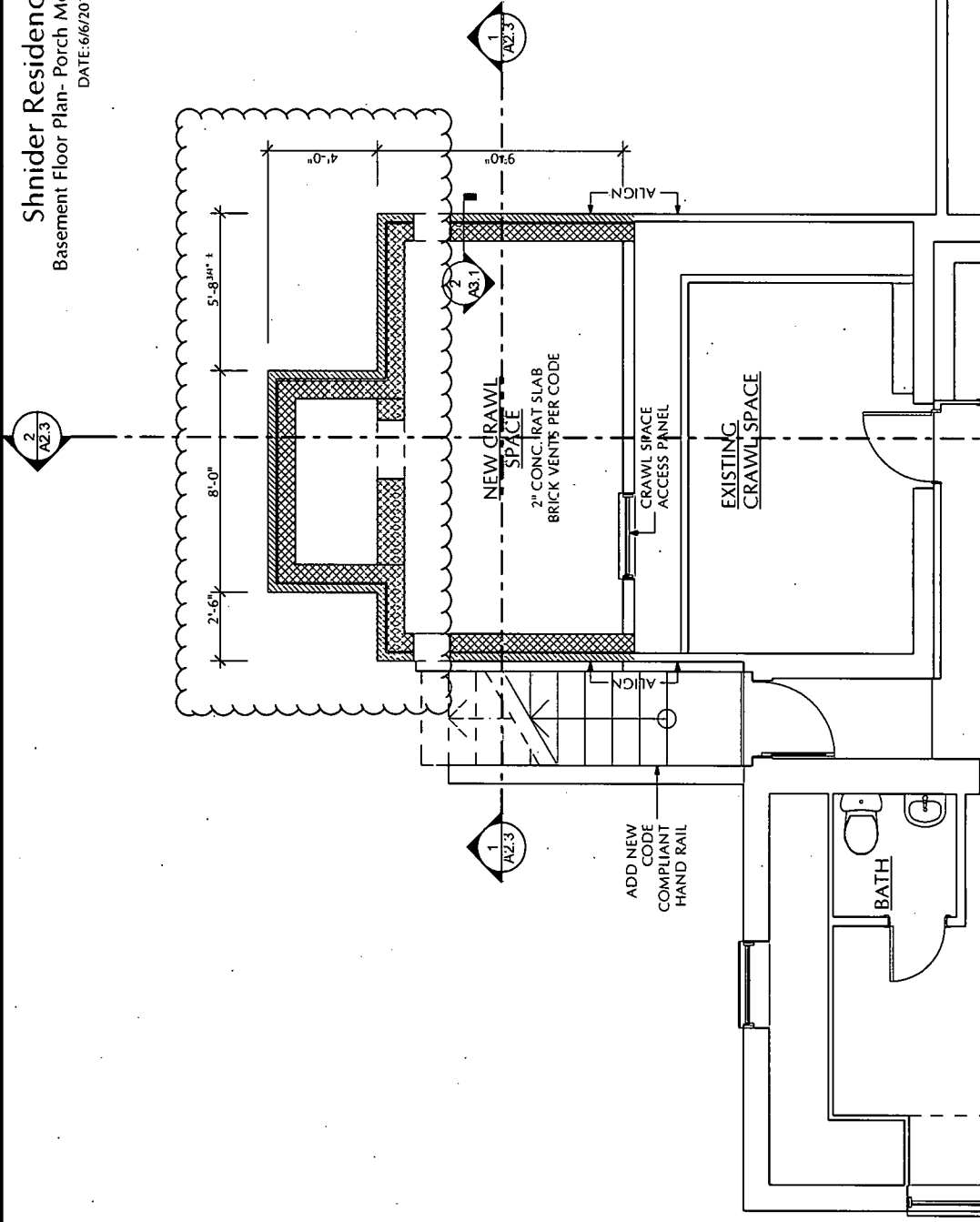
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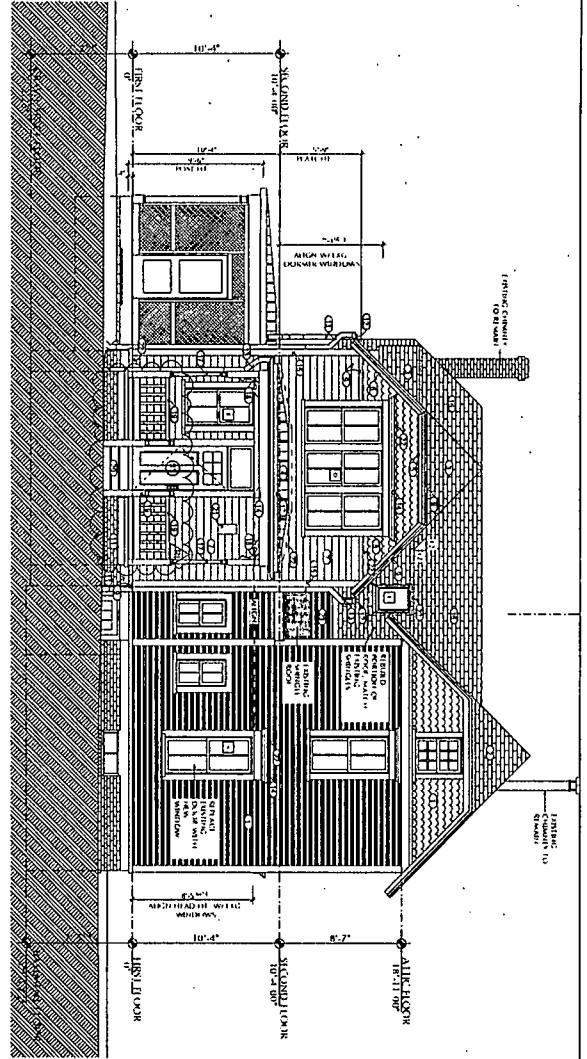
Shnider Residence  
Basement Floor Plan - Porch Mod  
DATE: 6/6/2012



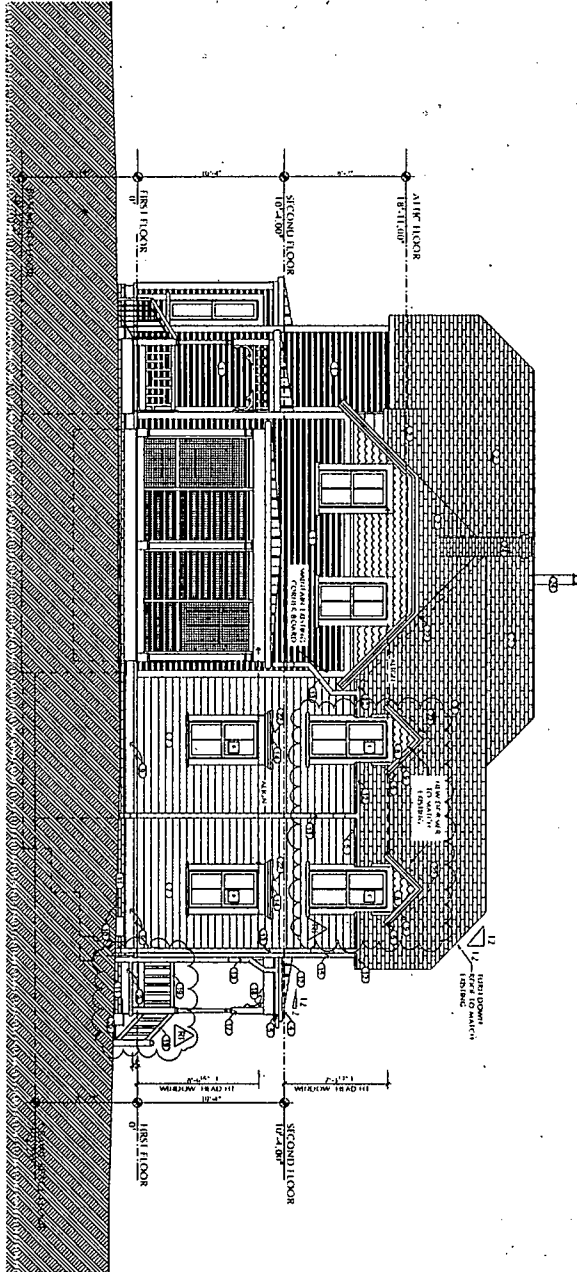
1  
A-2.2  
Basement Floor  
SCALE: 1/4" = 1'-0"

**REVISION 1:**  
 A. MONTGOMERY COUNTY DPS IS REQUIRING THAT WINDOWS "C" IN MASTER BEDROOM MEET EGRESS WINDOWS HEIGHTS HAVE BEEN INCREASED BY 8" TO MEET EGRESS AND STILL BE DOUBLE HUNG. ALTERNATIVE OPTION IS FOR "C" WINDOWS TO BE SWITCHED TO CASEMENT WINDOWS WITH SIMILAR GRILLE PATTERNS AND TO MATCH EXISTING WINDOWS IN SIZE.  
 B. REAR PORCH SIMPLIFICATION: PORCH RAILING TO BE SIMPLIFIED TO PAINTED 2x2 VERTICALS ONLY INSTEAD OF 2x2 VERTICALS WITH HORIZONTALS TO MATCH FRONT PORCH. POSTS AND BRACKETS WILL BE SIMILAR TO EXISTING FRONT PORCH BUT NOT MATCH EXACTLY


1 Rear Elevation



2 Right Elevation



- LEGEND REVISIONS**
1. REVISED CORNER WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS
  2. REVISED WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS
  3. REVISED WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS
  4. REVISED WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS
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  23. REVISED WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS
  24. REVISED WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS
  25. REVISED WINDOW HEIGHTS TO MEET EGRESS REQUIREMENTS

 <p><b>MANNING &amp; ASSOCIATES, INC.</b>                  ARCHITECTS                  10000 WOODBURN ROAD                  WOODBURN, VA 22191                  TEL: 703-777-7777                  FAX: 703-777-7777</p>	<p><b>Shneider Residence</b>                  10600 Saint Paul St                  Kensington, MD 20895</p>		<p>Rear and Right Elevation</p>
	<p><b>A2.2</b></p> <p>SHEET 16 OF 25</p>	<p>DATE: 04/20/12</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>PROJECT NO: 10600 SAINT PAUL ST</p> <p>CLIENT: SHNEIDER RESIDENCE</p> <p>ARCHITECT: MANNING &amp; ASSOCIATES, INC.</p> <p>SCALE: AS SHOWN</p> <p>NOTES:                  1. REFER TO ALL SHEETS FOR NOTES.                  2. ALL DIMENSIONS ARE IN FEET AND INCHES.                  3. FINISH GRADE IS INDICATED BY A DOTTED LINE.                  4. EXISTING CONDITIONS ARE SHOWN WITH DASHED LINES.                  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).                  6. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.                  7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.                  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.                  9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.                  10. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.                  11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.                  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.                  13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.                  14. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.                  15. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p>	







## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 3/15/12

### MEMORANDUM

TO: Diane Schwartz Jones, 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 #588156—rear addition

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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 conditions** by the HPC on January 25, 2012. The condition of approval is:

1. The new wing will not have a step in the wall; it will be coplanar with existing house and clad in fiber cement siding. Final design to be reviewed and approved at the staff level.

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: Reed Shnider  
Address: 10600 Saint Paul Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once 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  
301/583-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

MANION + MARTIN ARCHITECTS

TOM MANION &

Contact Email: LISA@MANIONANDASSOCIATES.COM

Contact Person: LISA QUANAT

Daytime Phone No.: 301.229.7000

Tax Account No.: 01023848

Name of Property Owner: Reed Shrider

Daytime Phone No.: 301.946-0166

Address: 10600 St. Paul St Kensington MD 20895

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PERMITS

House Number: 10600 Street: ST. PAUL ST  
Town/City: KENSINGTON Nearest Cross Street: PLYERS MILL  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0015 JOSEPHS PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P221

ANYONE TYPE OF CONSTRUCTION/ALTER

- 1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slat  Room Addition  Porch  Deck  Shed  Move  Install  Whack/Ram  Solar  Fireplace  Woodburning Stove  Single Family  Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000

1C. If this is a revision of a previously approved active permit, use Permit # \_\_\_\_\_

FAIRY TYPE: COMPLETE FOR 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: \_\_\_\_\_

FAIRY TYPE: 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/assessment

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.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 11/28/11

Approved: [Signature] For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/15/12

Application/Permit No.: 588156 Date Filed: 1/11/12 Date Issued: \_\_\_\_\_

Ed: 6/21/89 SEE REVERSE SIDE FOR INSTRUCTIONS

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10600 Saint Paul Street, Kensington	<b>Meeting Date:</b>	1/25/12
<b>Applicant:</b>	Reed Shnider (Thomas Manion, Architect)	<b>Report Date:</b>	1/18/12
<b>Resource:</b>	Primary-One Resource Kensington Historic District	<b>Public Notice:</b>	1/11/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-12A	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b> Construction of rear addition			

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Primary One Resource within the Kensington Historic District  
**STYLE:** Folk Victorian  
**DATE:** 1898

**PROPOSAL**

The applicants are proposing to construct a two-story rear addition. The rear screened porch will be removed and the addition will extend about 1 ½ feet beyond the porch footprint. On the rear elevation a door will be replaced with a new window of the same width. The proposal also includes a new small rear entry porch with details similar to the front porch. The proposed materials are wood and horizontal fiber cement siding and wood SDL windows and a metal and asphalt shingle roof.

Existing and proposed plans are in Circles 9-33 and photos of existing conditions are in Circles 34-45.

**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 # 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**

This house is at the edge of the historic district and the houses across from and behind it are outside the historic district (see Circle 8). The *Vision of Kensington: A Long-Range Preservation Plan* shows that 10600 Saint Paul Street is in the Peripheral Residential Area. The *Vision* discusses allowing slightly higher lot coverage in this area than in the Historic residential Core and emphasizing the compatibility of additions (see Circles 46+48).

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.

Initially the applicants were proposing a side addition with much greater visibility and overall impact to the historic house. The addition as proposed now is small and at the rear, compatible with the historic house in terms of style and materials, differentiated from the historic house, and will not adversely impact the historic house or the historic district. Staff recommends approval of the HAWP application.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (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

MANION + MARTIN ARCHITECTS

TOM MANION &

Contact Email: LISA@MANIONANDASSOCIATES.COM

Contact Person: LISA QUANAT

Daytime Phone No.: 301.229.7000

Tax Account No.: 01023848

Name of Property Owner: Reed Shnyder

Daytime Phone No.: 301.946-0166

Address: 10600 St. Paul St, Kensington, MD 20895

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 10600 Street: ST. PAUL ST

Town/City: KENSINGTON Nearest Cross Street: PLYERS MILL

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0015 JOSEPHS PARK

Liter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P221

ANYONE TYPE OF MANUFACTURE/ANNUAL

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wrack/Raze
- Revision
- Repair
- Reversible

- AC
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000

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

ANYONE COMPLETE FOR 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: \_\_\_\_\_

ANY TYPE: 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.

*Reed Shnyder*  
Signature of owner or authorized agent

11/28/11  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 588156 Date Filed: 1/4/12 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

5



**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:

THIS SINGLE FAMILY RESIDENTIAL HOUSE WAS ORIGINALLY BUILT IN 1898. IT SITS ON A CORNER LOT AT THE EDGE OF THE HISTORIC DISTRICT OF KENSINGTON, ACROSS THE STREET FROM ST. PAUL PARK. THE ORIGINAL HOUSE CONSISTS OF A 2-STORY FRAME STRUCTURE WITH A 1-STORY KITCHEN AND SCREEN PORCH TO THE REAR AND AN OPEN PORCH AT THE FRONT AND REAR. A SIDE SCREEN PORCH WAS ADDED SOME TIME AFTER 1938.

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

THE PROJECT CONSISTS OF A 2-STORY ADDITION TO THE REAR. THE EXISTING REAR SCREEN PORCH WILL BE REMOVED AND THE FOOTPRINT OF THE ADDITION WILL EXTEND ABOUT 1.5' BEYOND THE REAR SCREEN PORCH. THE ADDITION WILL BE CLAD IN HORIZONTAL CEMENT BOARD AND WINDOWS TO MATCH THE EXISTING. A NEW REAR

**2. SITE PLAN**

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

- ALSO BE INCLUDED - THE EXISTING REAR PORCH WILL BE REMOVED WITH A NEW WINDOW OF EQUAL WIDTH.
- 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.

**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.

**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.

6

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

<p><b>Owner's mailing address</b>                  Fred Snider &amp; Judi                  Glickman-Snyder                  10600 St. Paul St.                  Kensington, MD 20895</p>	<p><b>Owner's Agent's mailing address</b>                  MANION &amp; ASSOCIATES ARCHITECTS                  Tom MANION / LISA QUANDT                  7307 MACARTHUR BLVD #216                  BETHESDA, MD 20816</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Maria Garcia                  3509 Plyers Mill Rd.                  Kensington, MD 20895</p>	<p>Pridget Collins                  10606 Saint Paul St.                  Kensington, MD 20895</p>
<p>Amy Stevens                  10549 St Paul St.                  Kensington, MD 20895</p>	<p>Daniel &amp; Mary Cipolari                  10601 St Paul St.                  Kensington, MD 20895</p>

7

DUPONT

DUPONT

PLYERS MILL

PLYERS MILL

Shading = historic district

ST PAUL ST PAUL

WHEATLEY

(8)



# HISTORIC AREA WORK PERMIT

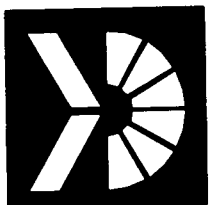
10600 ST. PAUL STREET  
KENSINGTON, MD 20895

Shnider Residence

HAWP Application

Site

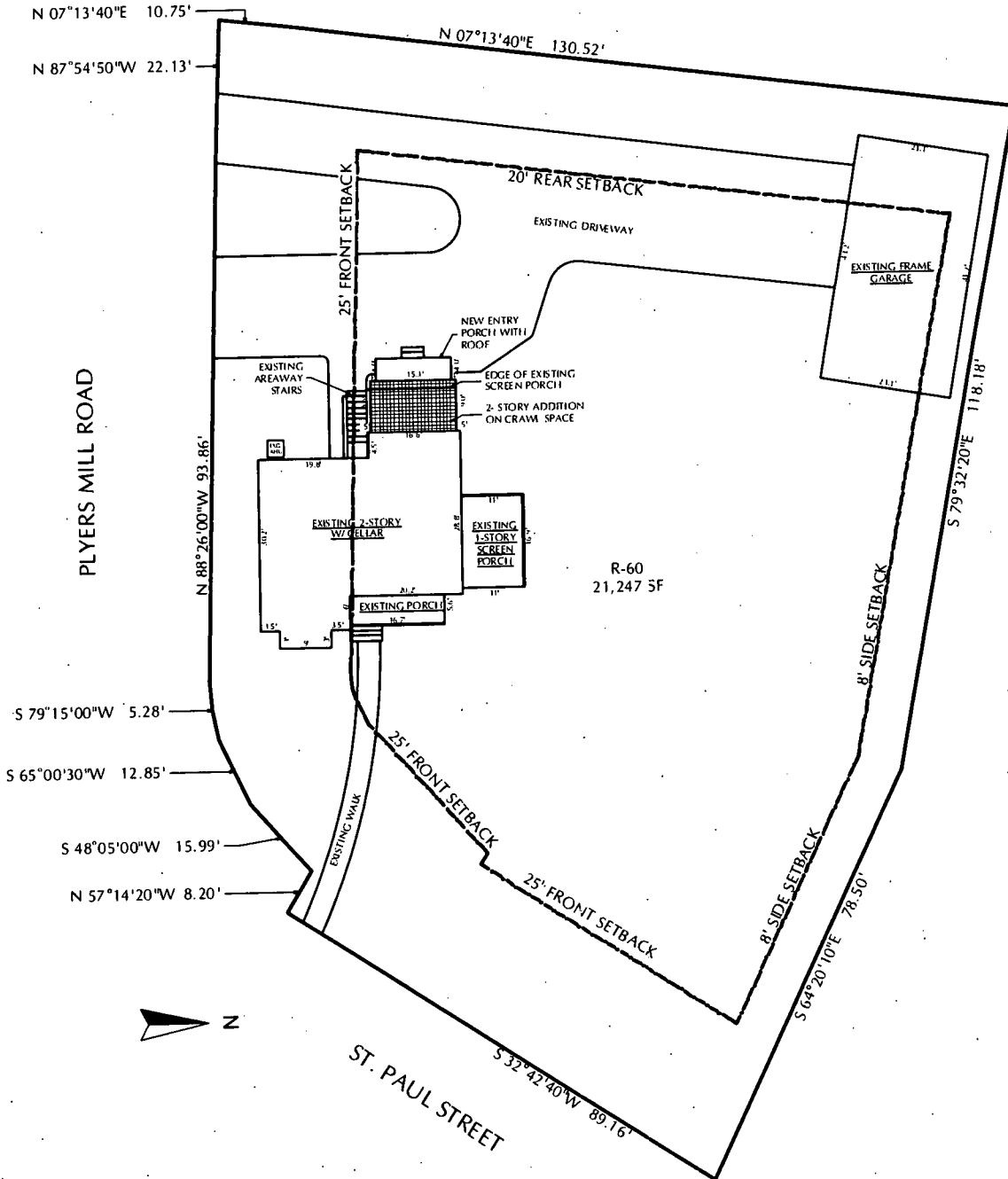
DATE: 1/4/2012



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BETHESDA, MD 20816  
PHONE: 301.229.7000  
FAX: 301.229.7171

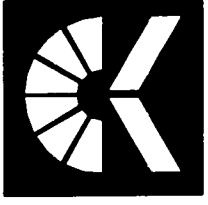
www.manionandassociates.com



## Site Plan

SCALE: 1" = 30'

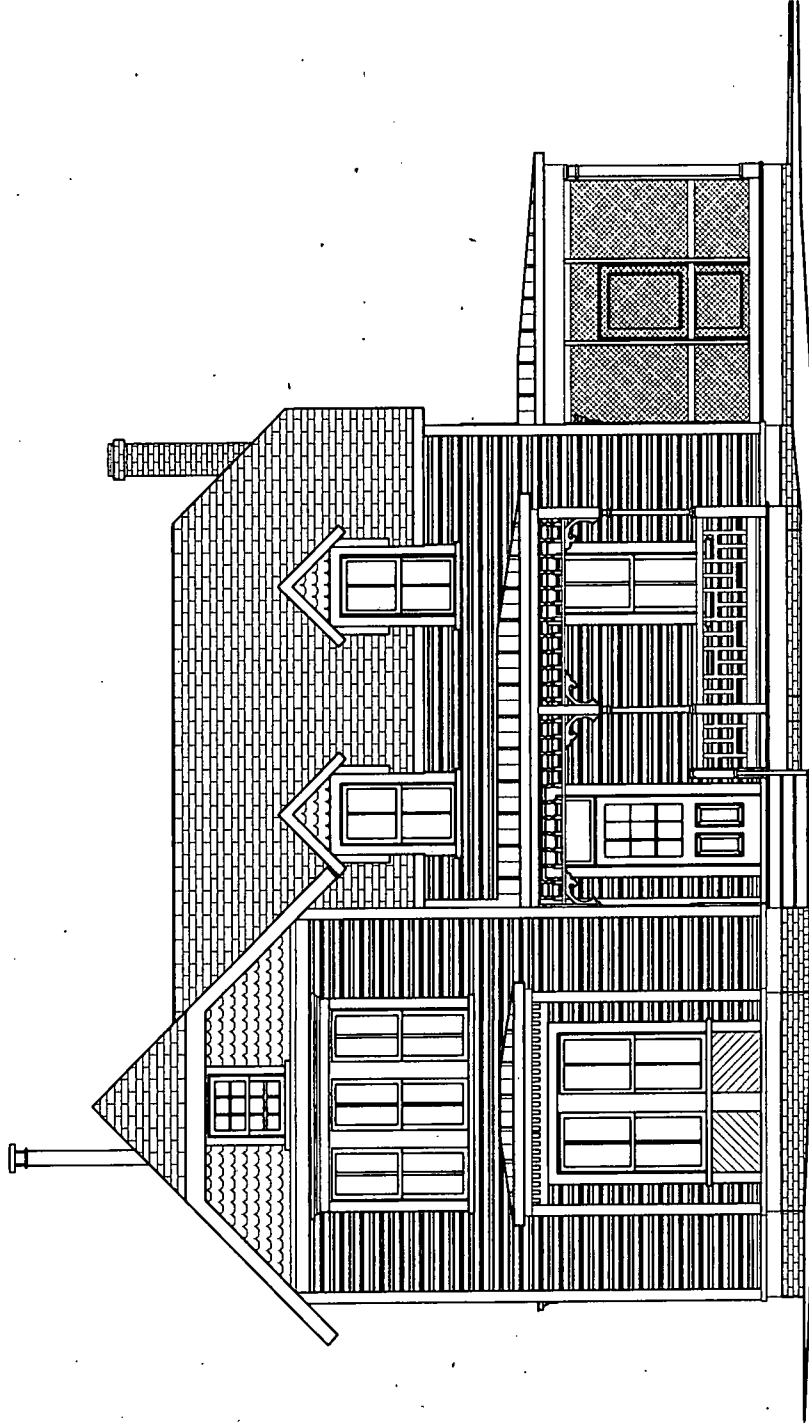
Shnider Residence  
HAWP Application  
Existing Front Elevation  
DATE: 1/4/2012



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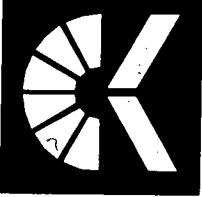


Front Elevation (Existing)

SCALE: 1/8" = 1'-0"

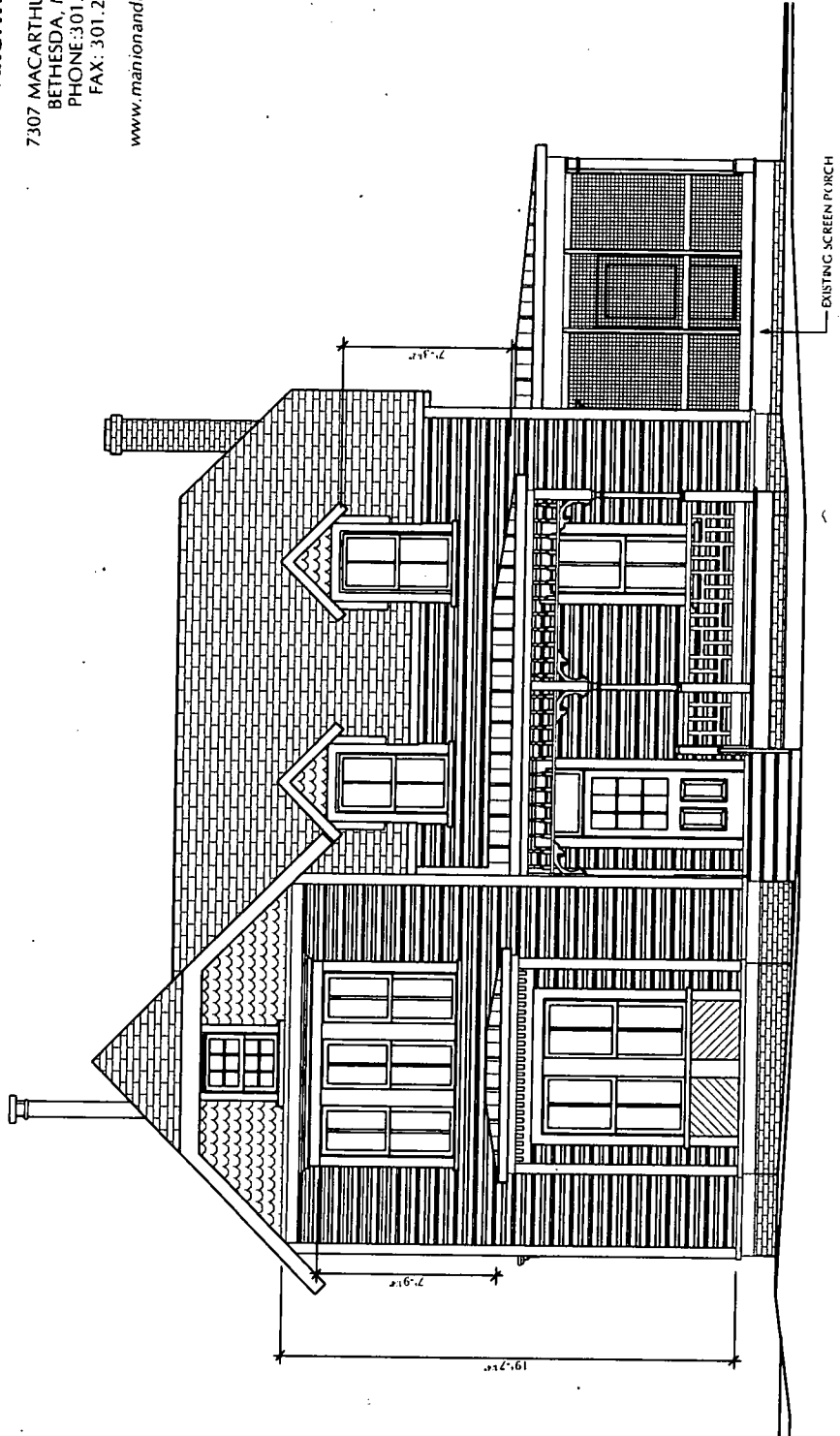
10

Shnider Residence  
 HAWP Application  
 Proposed Front Elevation  
 DATE: 1/4/2012



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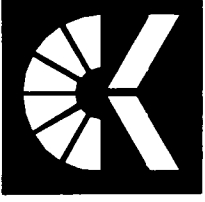


Front Elevation (Proposed)

SCALE: 1/8" = 1'-0"



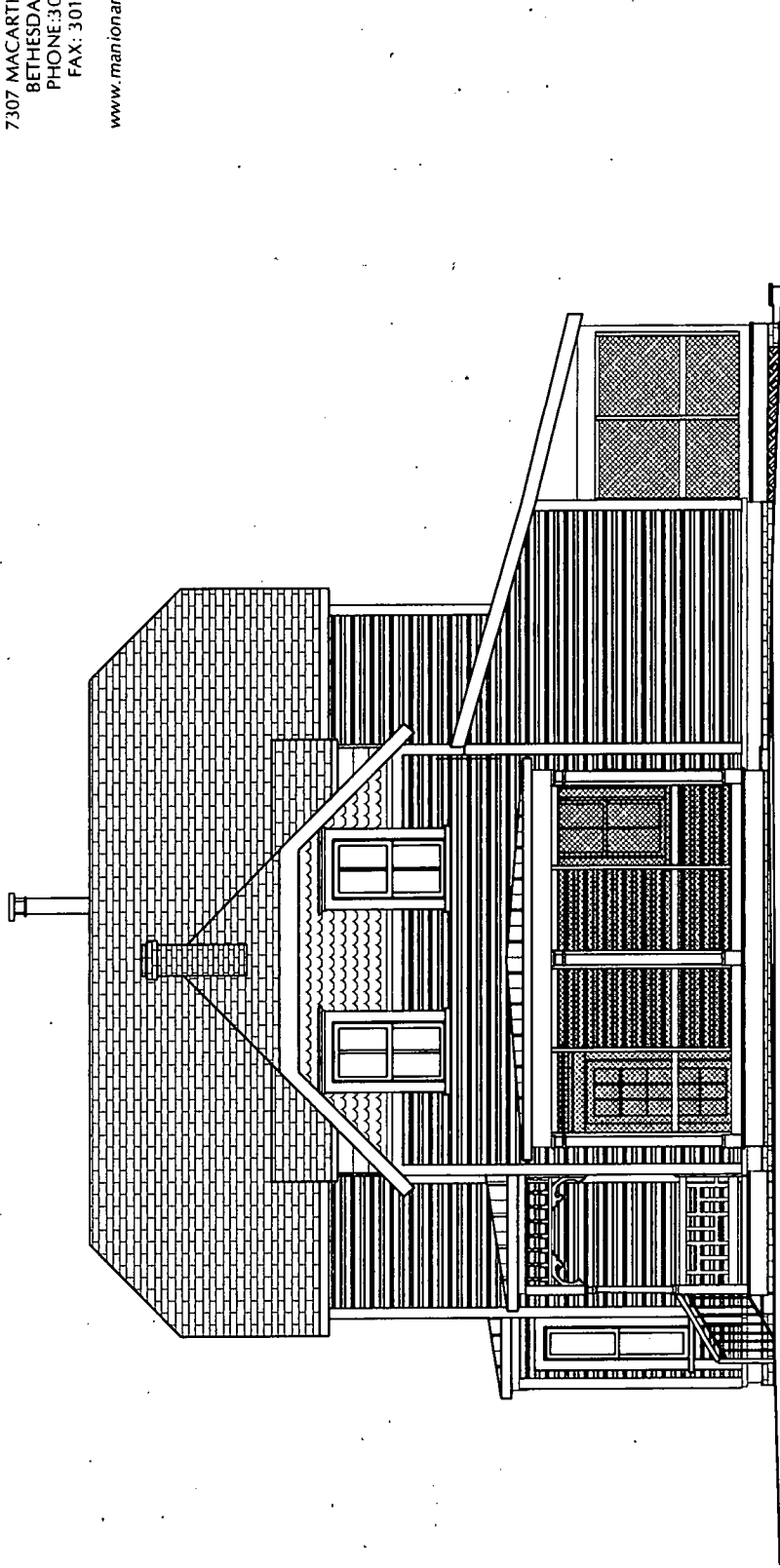
Shnider Residence  
HAWP Application  
Existing Right Elevation  
DATE: 1/4/2012



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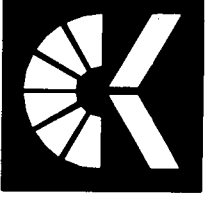


Right Elevation (Existing)

SCALE: 1/8" = 1'-0"

21

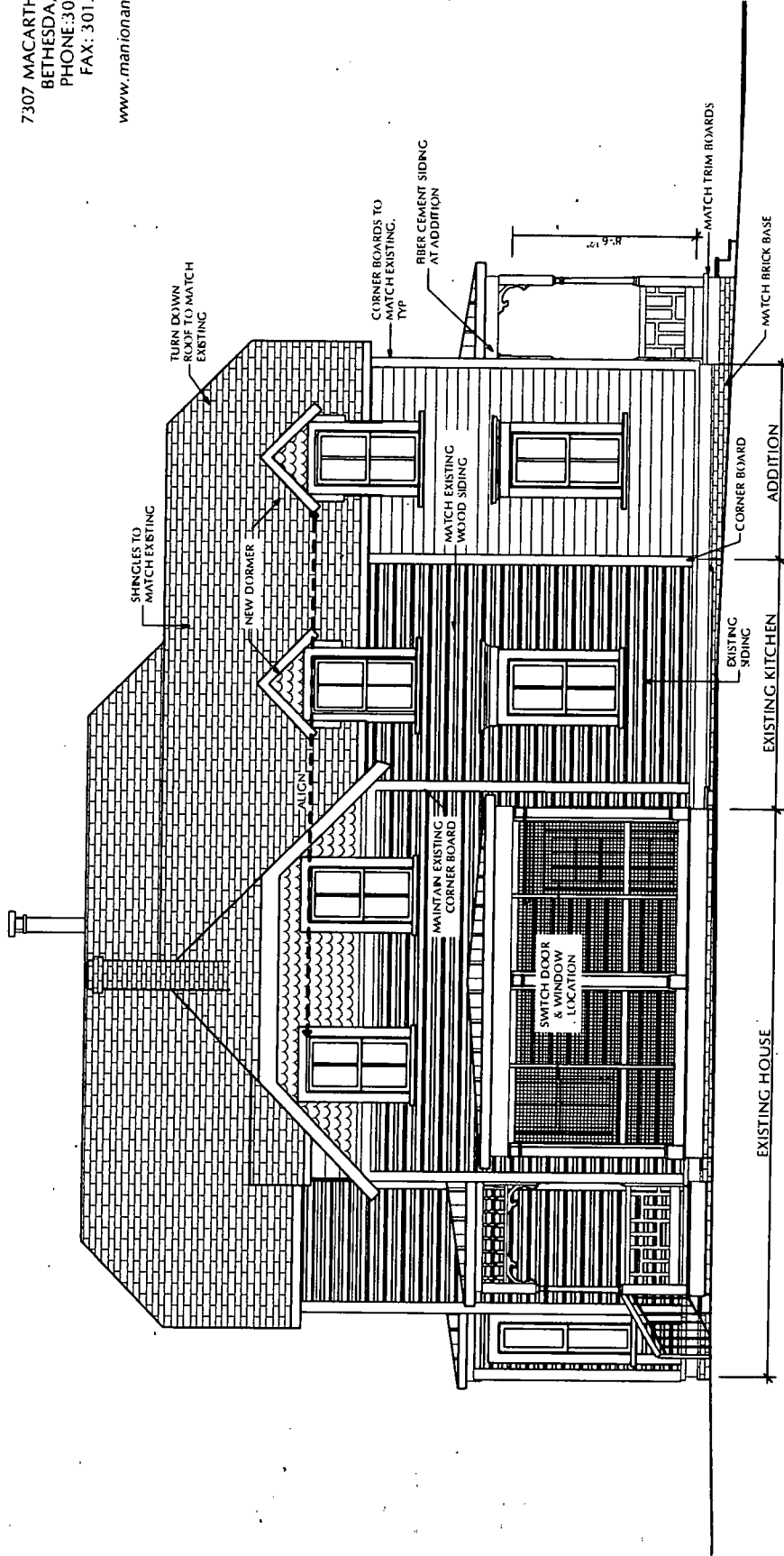
Shnider Residence  
 HAWP Application  
 Proposed Right Elevation  
 DATE: 1/4/2012



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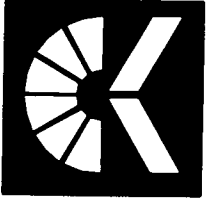
Right Elevation (Proposed)

SCALE: 1/8" = 1'-0"

13



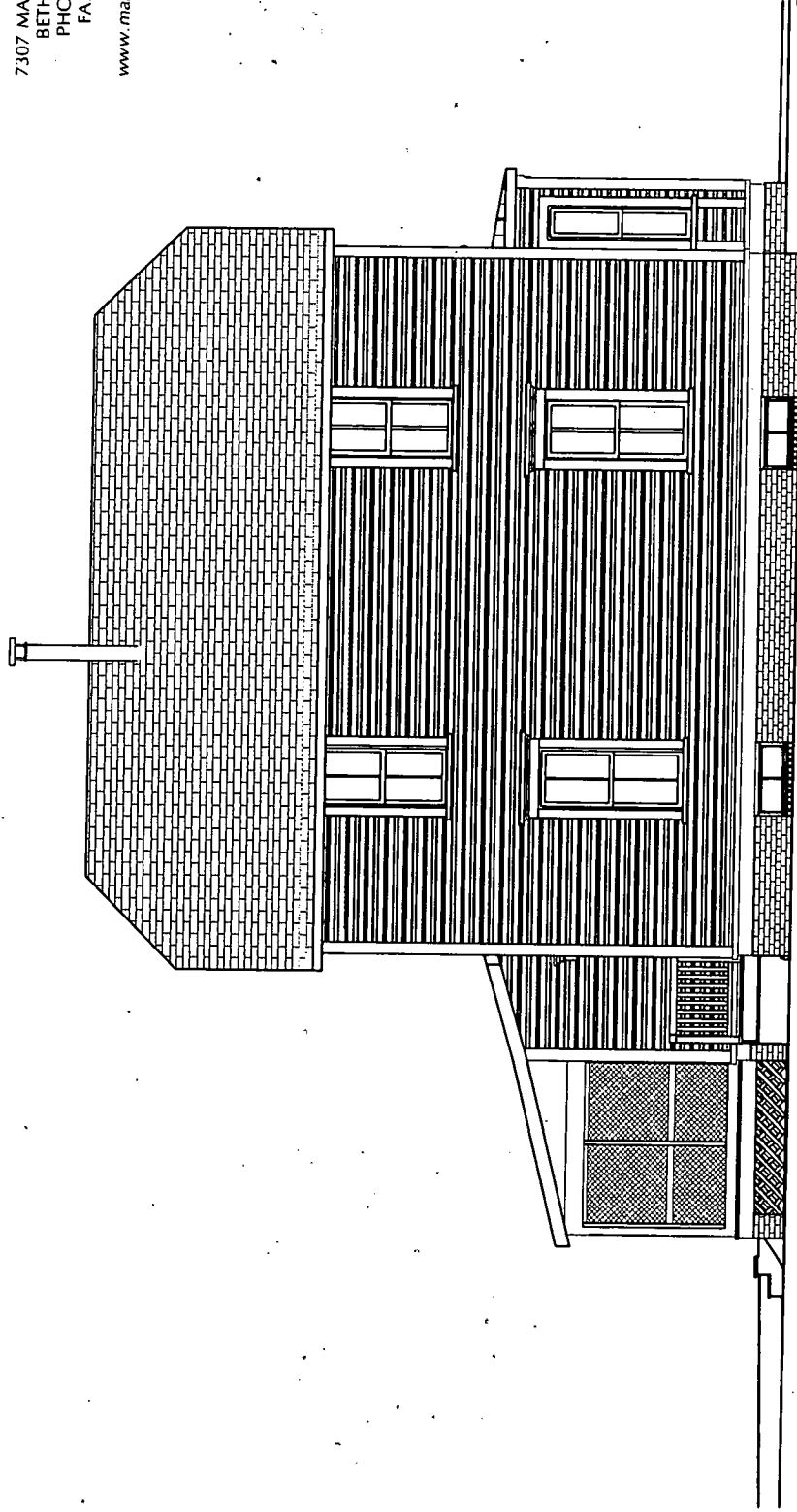
Shnider Residence  
HAWP Application  
Existing Left Elevation  
DATE: 1/4/2012



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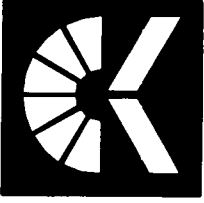


Left Elevation (Existing)

SCALE: 1/8" = 1'-0"

14

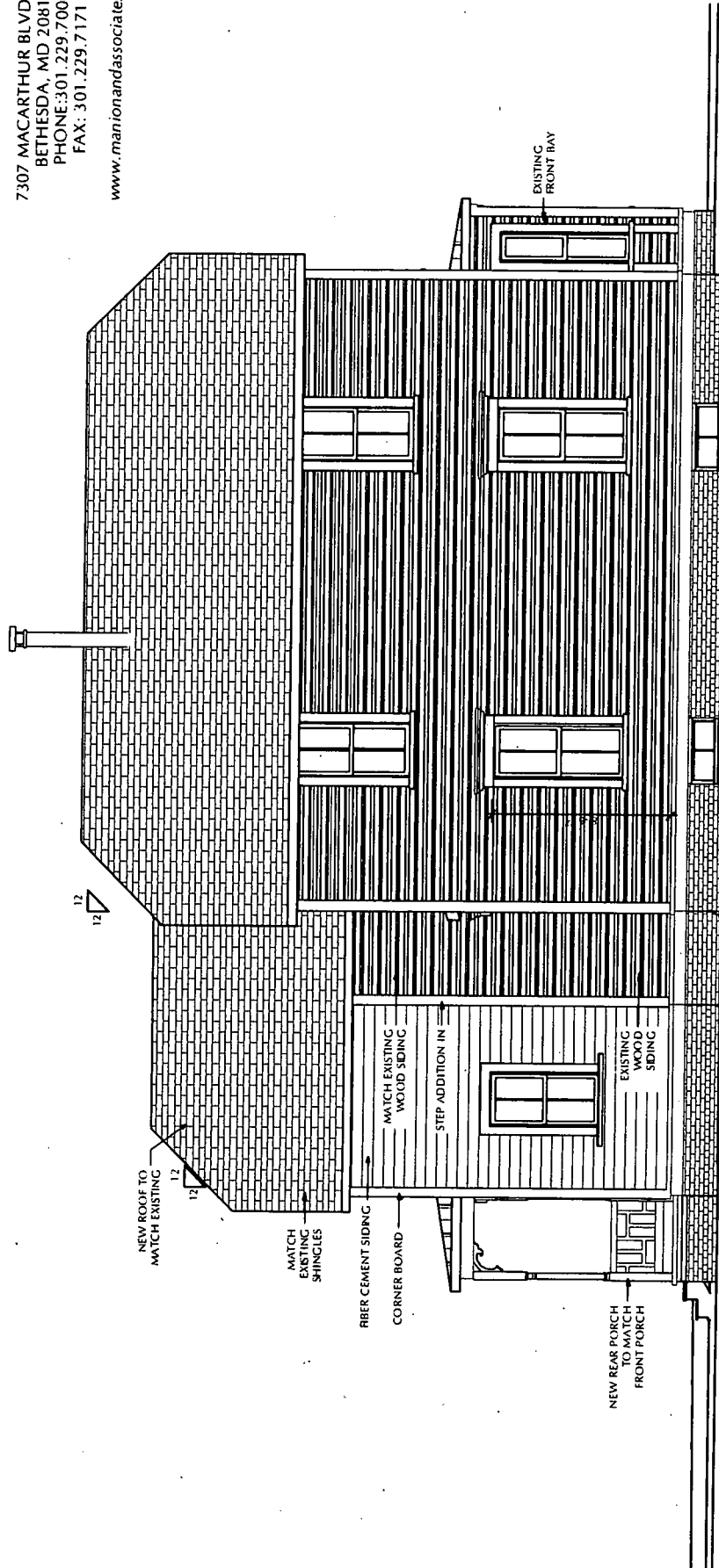
Shnider Residence  
 HAWP Application  
 Proposed Left Elevation  
 DATE: 1/4/2012



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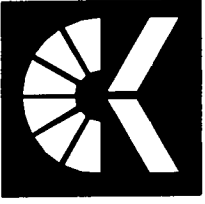
ADDITION  
 EXISTING HOUSE

Left Elevation (Proposed)

SCALE: 1/8" = 1'-0"

15

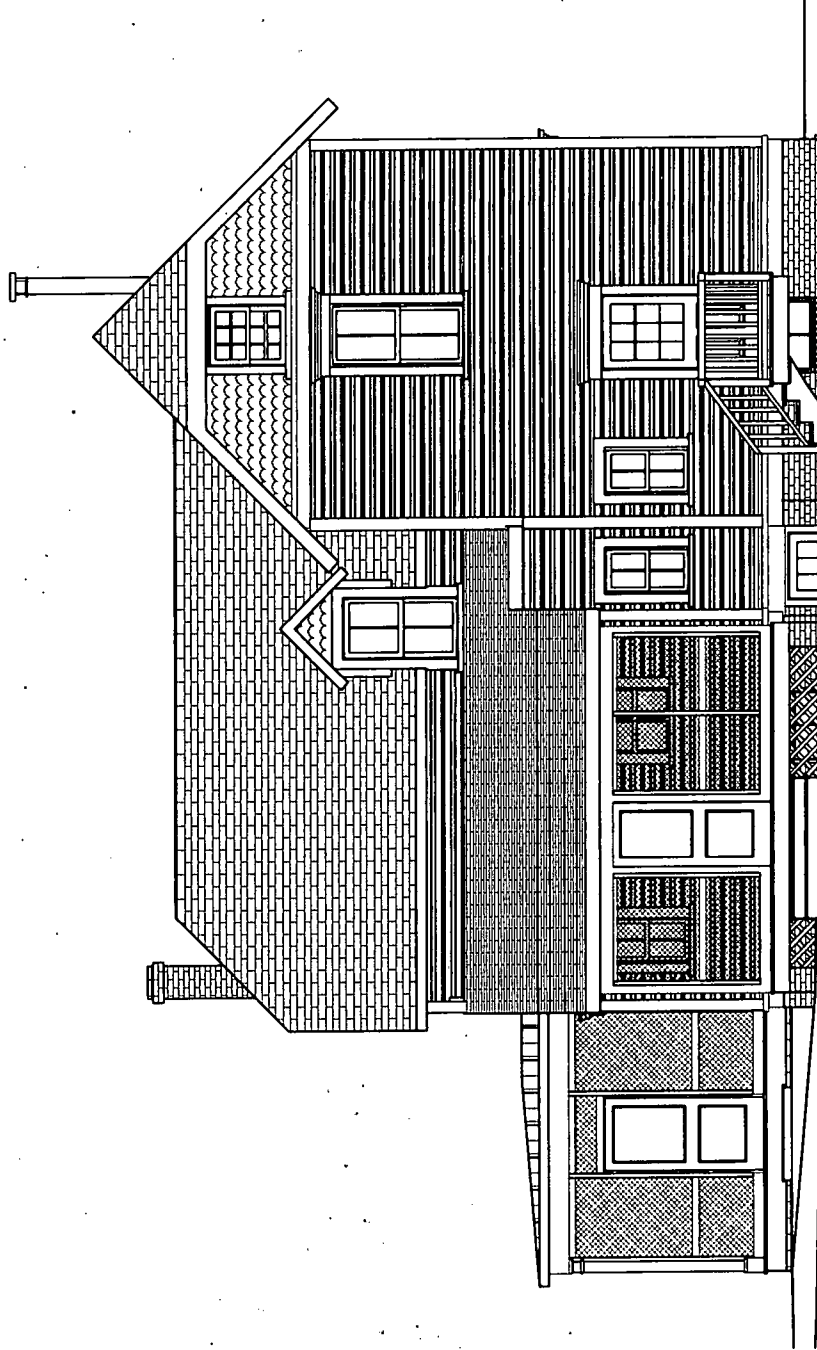
Shnider Residence  
HAWP Application  
Existing Rear Elevation  
DATE: 1/4/2012



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Rear Elevation (Existing)

SCALE: 1/8" = 1'-0"

16

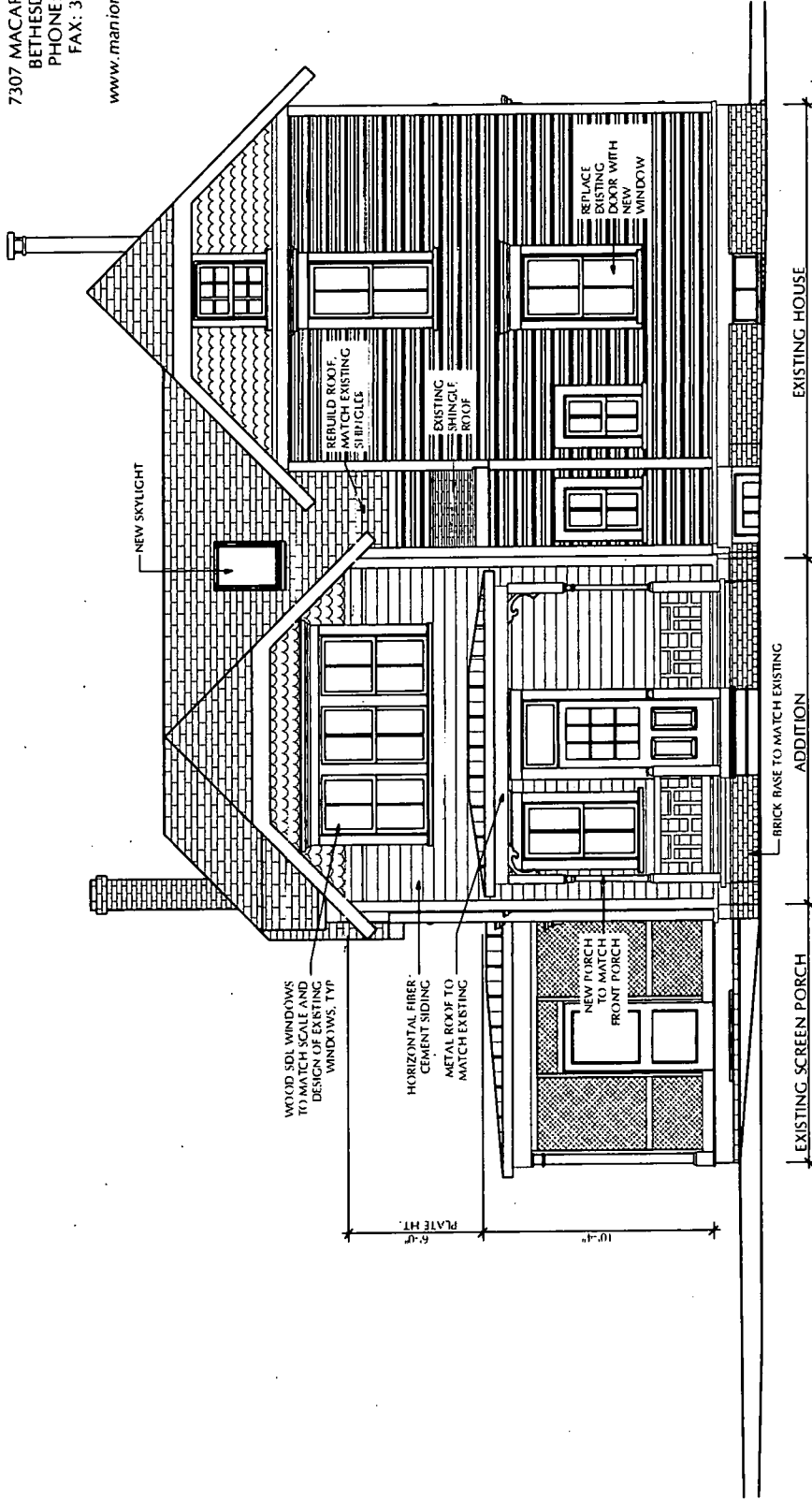
Shnider Residence  
 HAWP Application  
 Proposed Rear Elevation  
 DATE: 1/4/2012



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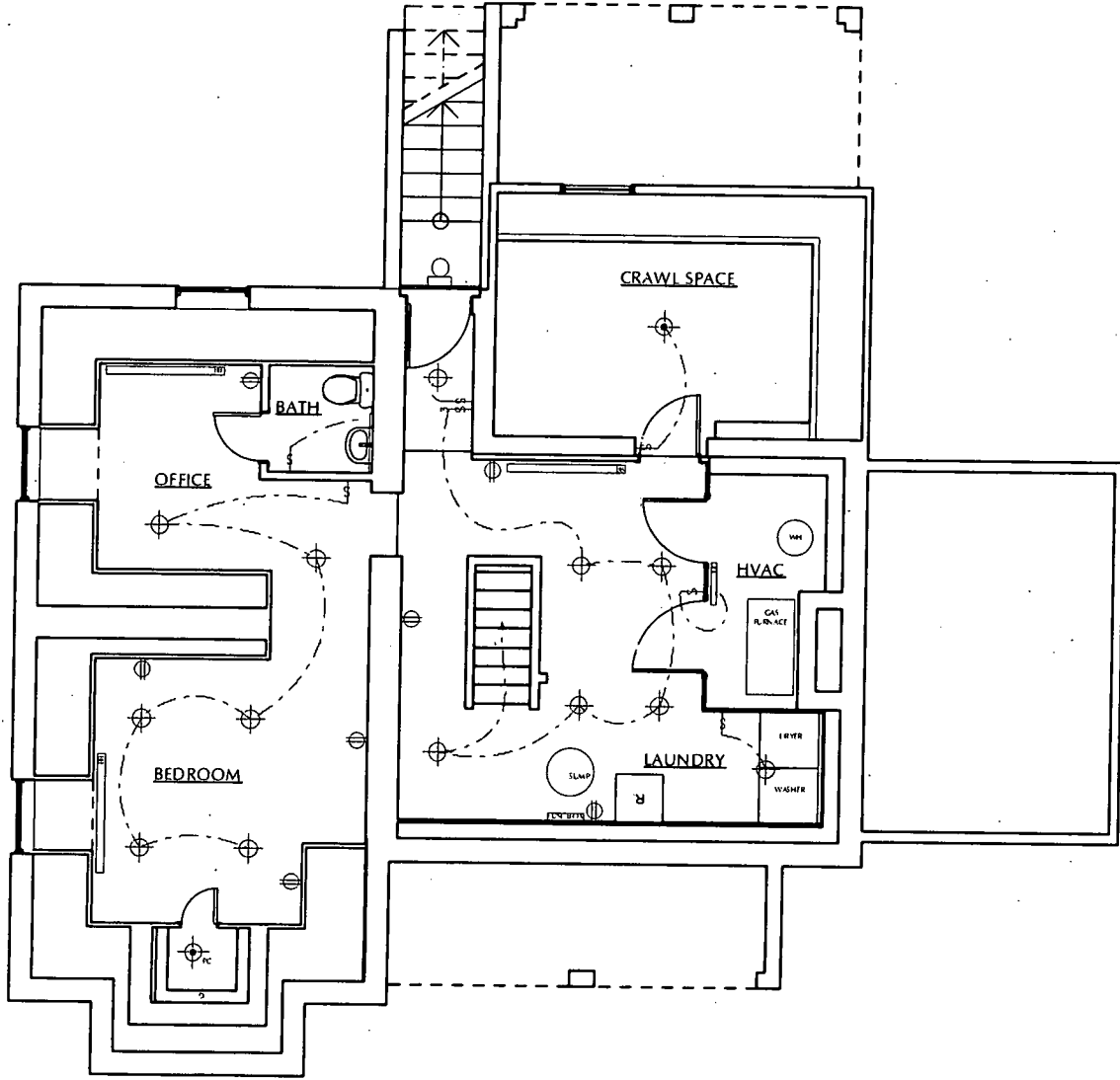
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Rear Elevation (Proposed)

SCALE: 1/8" = 1'-0"

17



# Basement Floor (Existing)

SCALE: 1/8" = 1'-0"

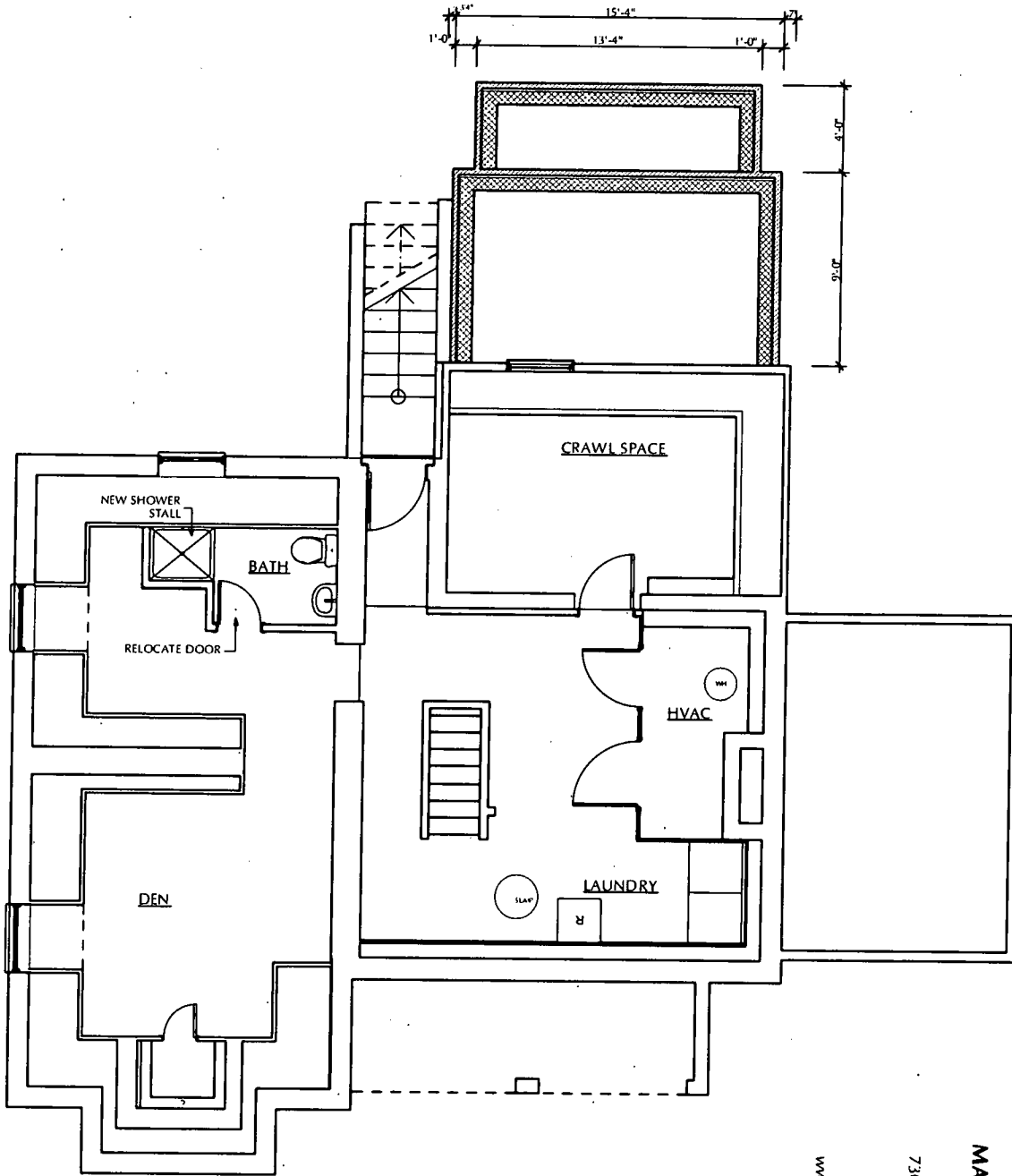
**Shnider Residence**  
 HAWP Application  
 Existing Basement Floor Plan  
 DATE: 1/4/2012



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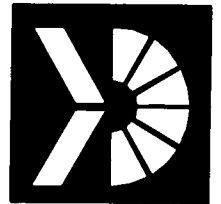
Shnider Residence  
 HAWP Application  
 Proposed Basement Floor Plan  
 DATE: 1/4/2012

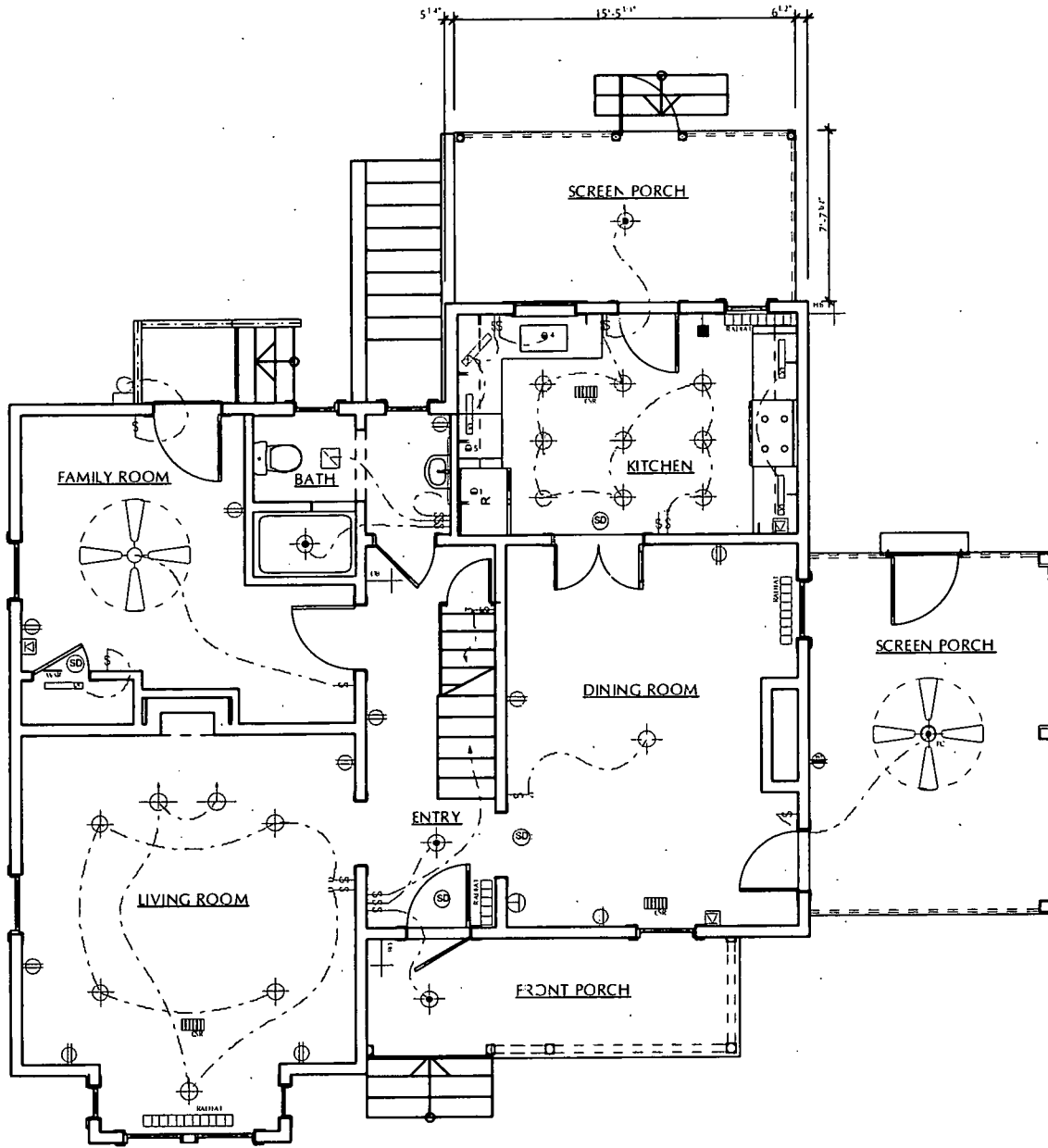
# Basement Floor Plan (Proposed)

SCALE: 1/8" = 1'-0"

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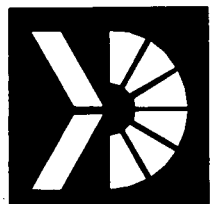
# First Floor (Existing)

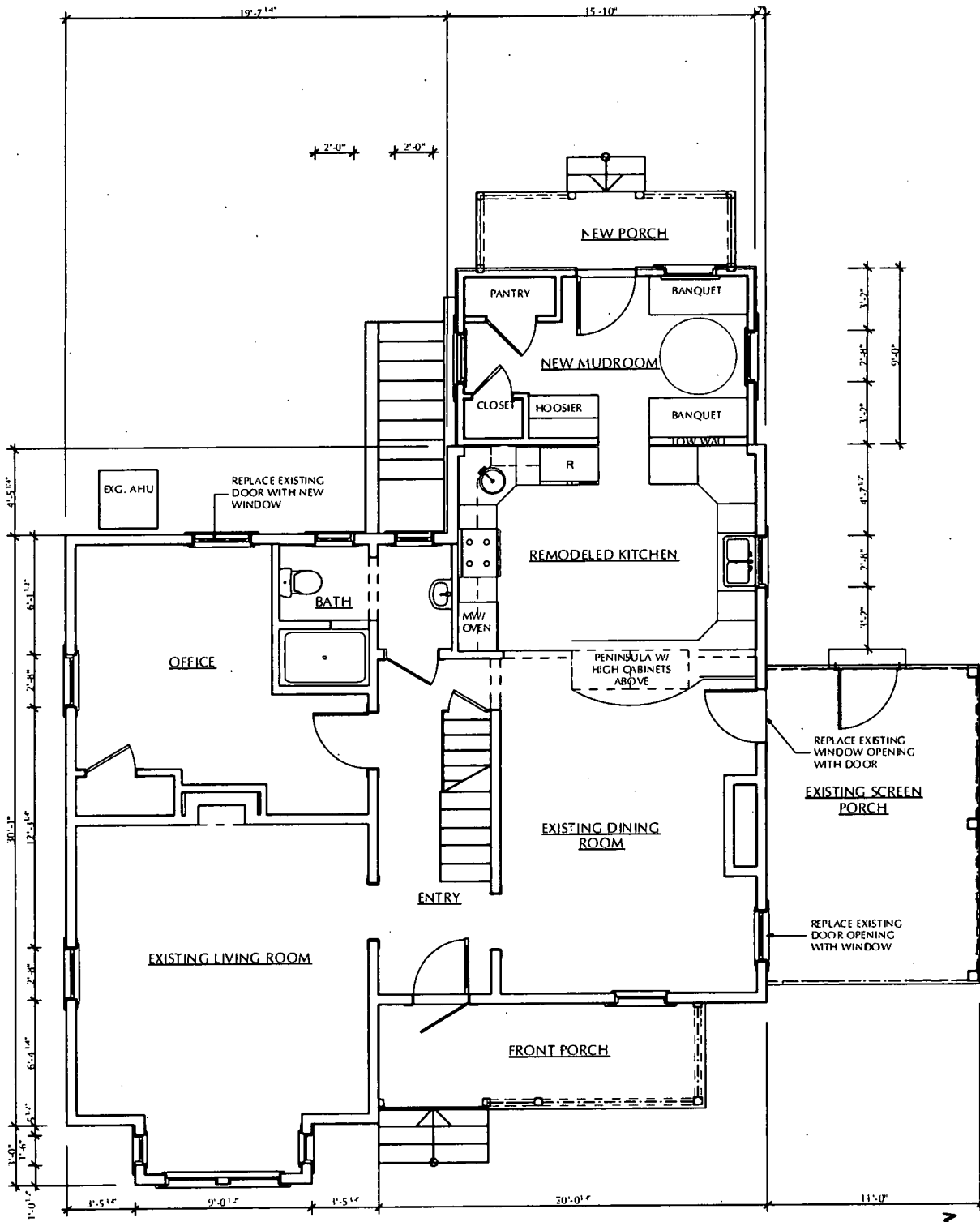
SCALE: 1/8" = 1'-0"

**Shnider Residence**  
 HAWP Application  
 Existing First Floor Plan  
 DATE: 1/4/2012

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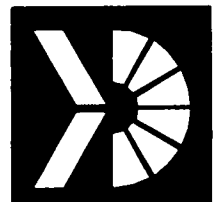




# First Floor (Proposed)

SCALE: 1/8" = 1'-0"

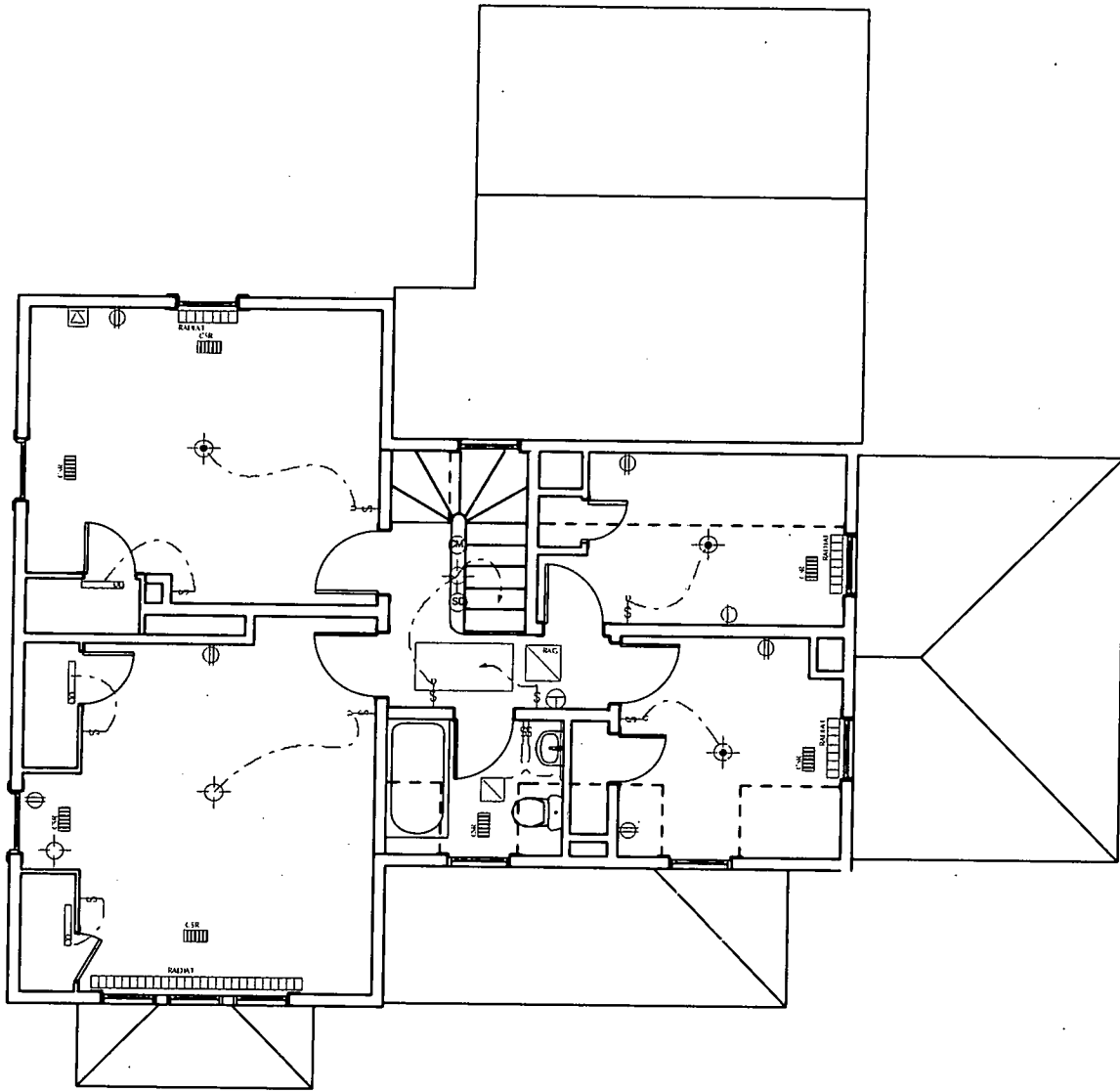
**Shnider Residence**  
 HAWP Application  
 Proposed First Floor Plan  
 DATE: 1/4/2012



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# Second Floor (Existing)

SCALE: 1/8" = 1'-0"

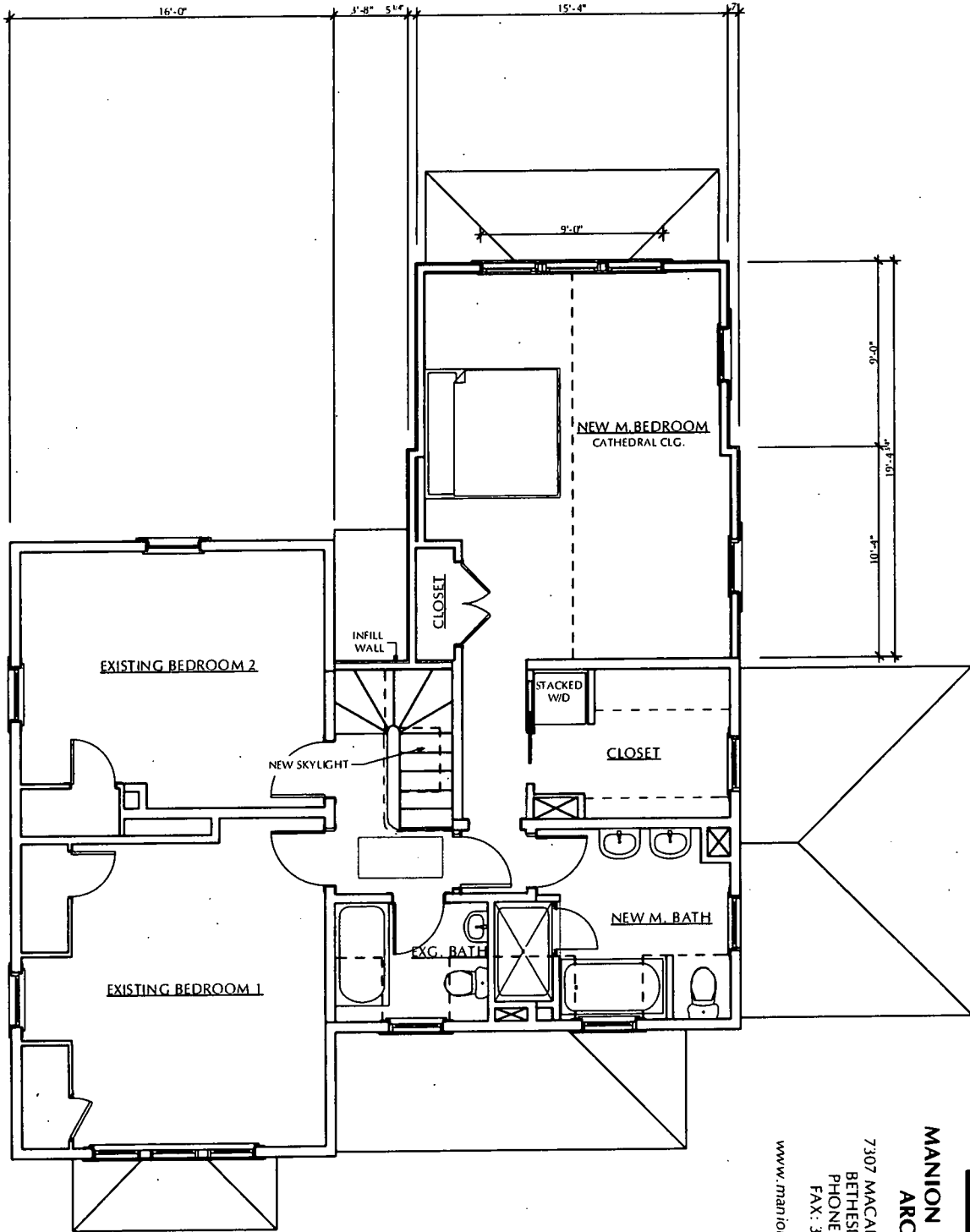
**Shnider Residence**  
 HAWP Application  
 Existing Second Floor Plan  
 DATE: 1/4/2012



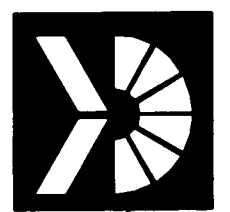
22

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Shnider Residence  
 HAWP Application  
 Proposed Second Floor Plan  
 DATE: 1/4/2012

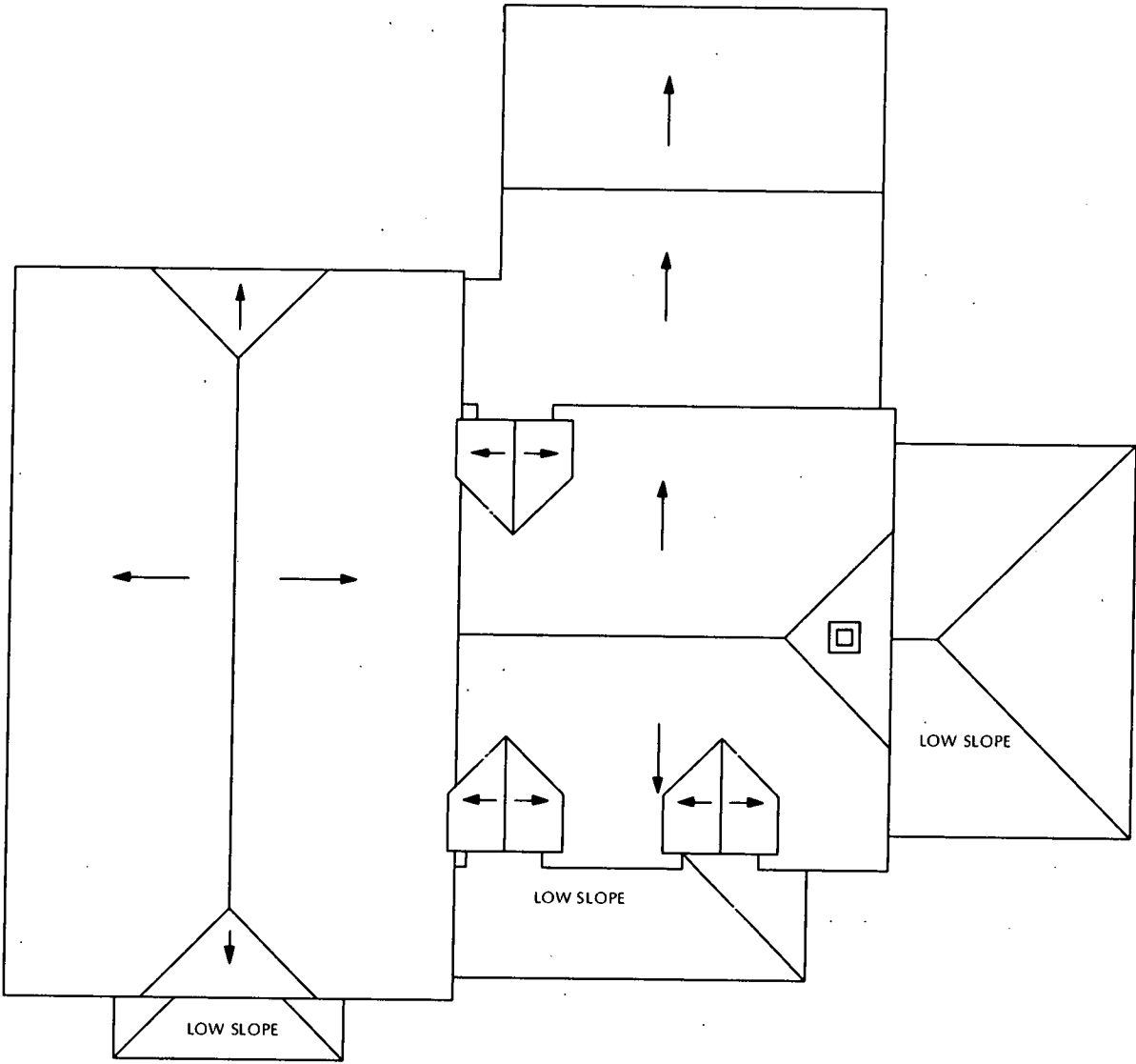


(23)

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Second Floor Plan (Proposed)



# Roof (Existing)

SCALE: 1/8" = 1'-0"

**Shnider Residence**  
 HAWP Application  
 Existing Roof Plan  
 DATE: 1/4/2012



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(12)

Shnider Residence  
HAWP Application  
Proposed Roof Plan

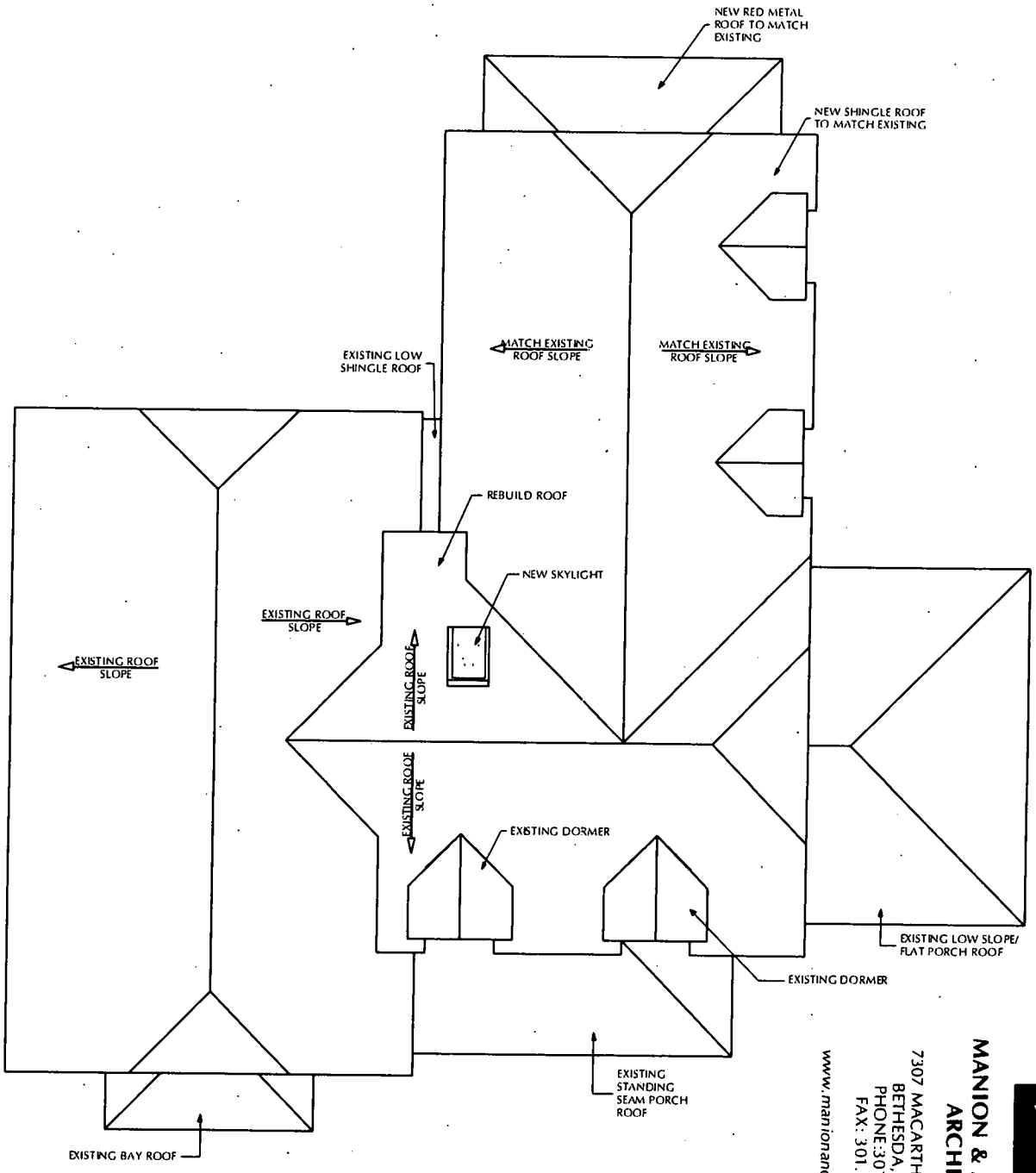
DATE: 1/4/2012



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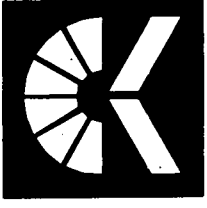
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# Roof Plan (Proposed)

SCALE: 1/8" = 1'-0"

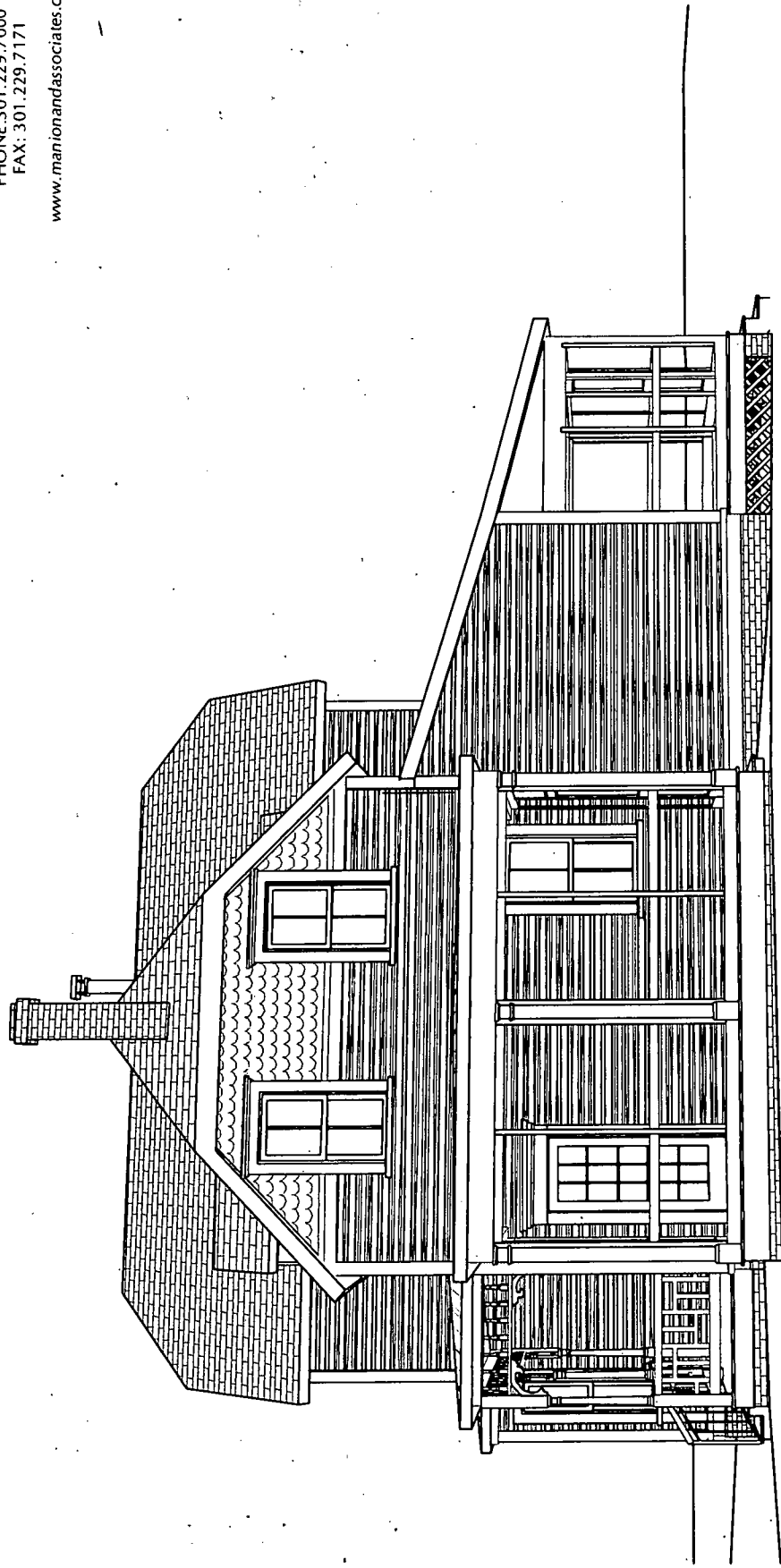
Shnider Residence  
HAWP Application  
Existing Right Side Perspective  
DATE: 1/4/2012



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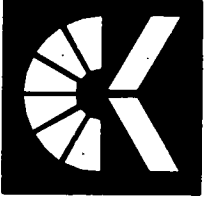
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Right Side Perspective (Existing)

92

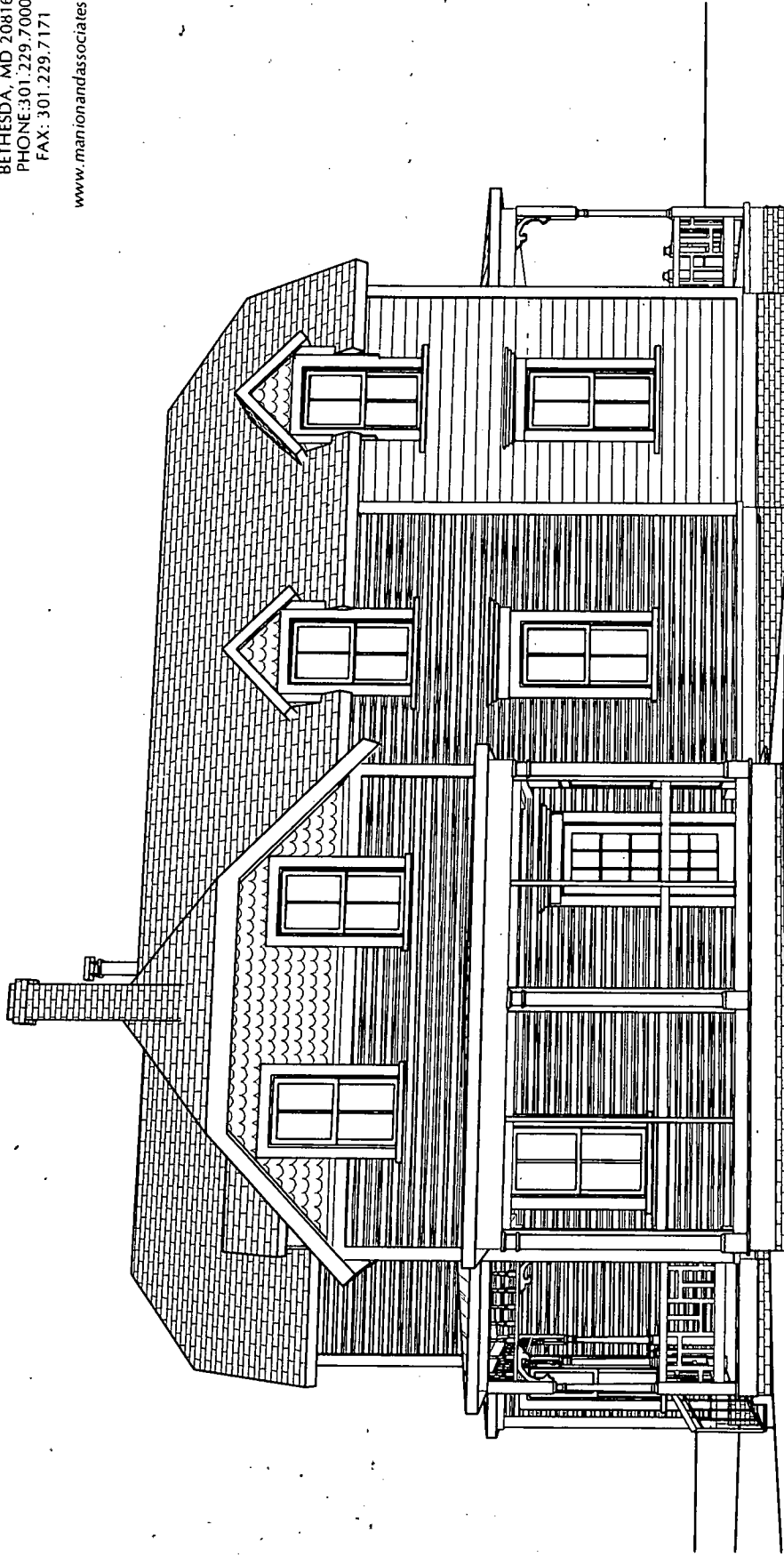
Shnider Residence  
HAWP Application  
Proposed Right Side Perspective  
DATE: 1/4/2012



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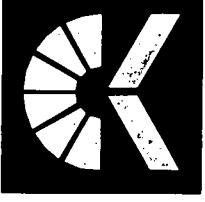
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Right Side Perspective (Proposed)

42

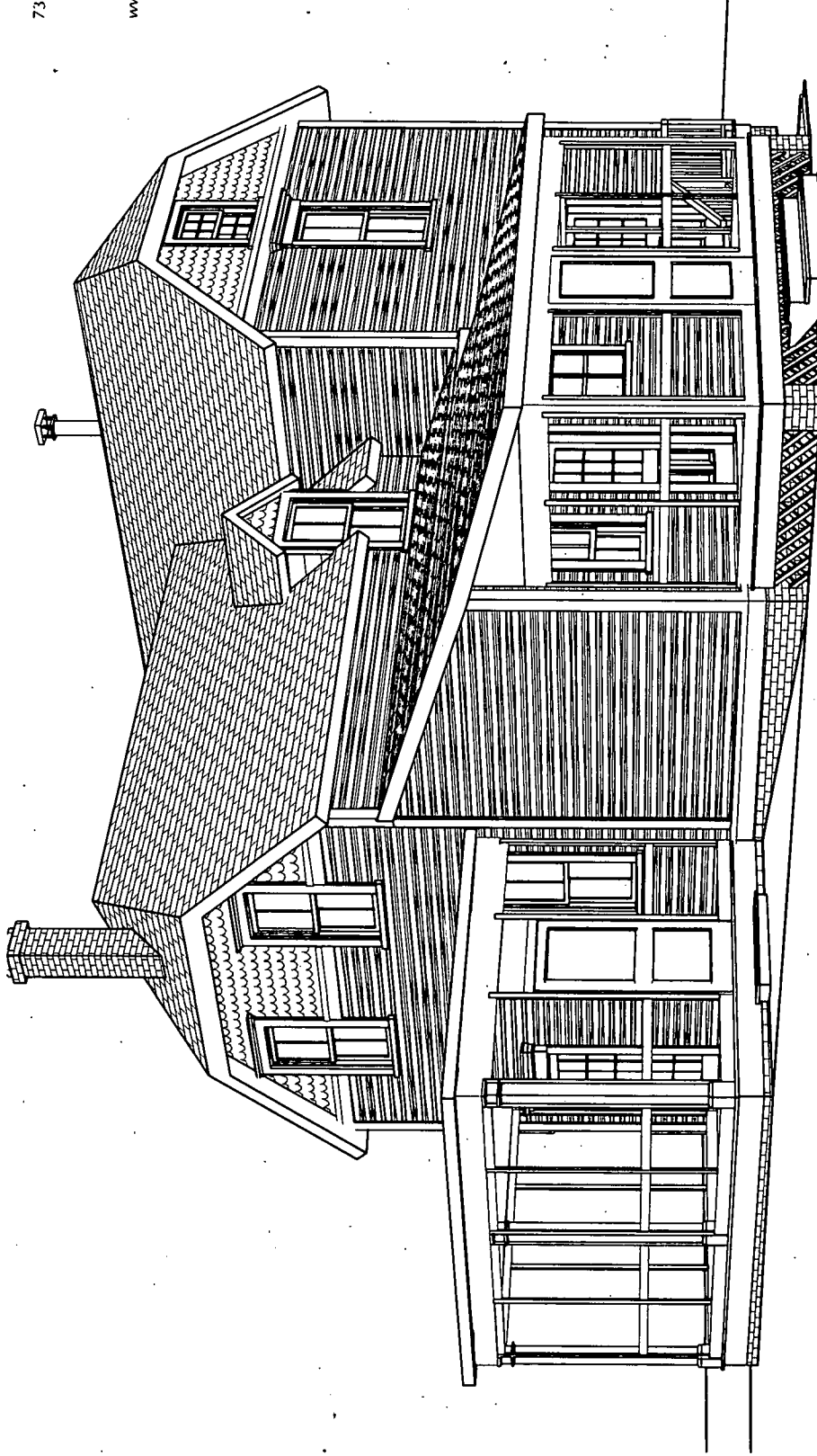
Shnider Residence  
HAWP Application  
Existing Rear Right Perspective  
DATE: 1/4/2012



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Rear Right Perspective (Existing)

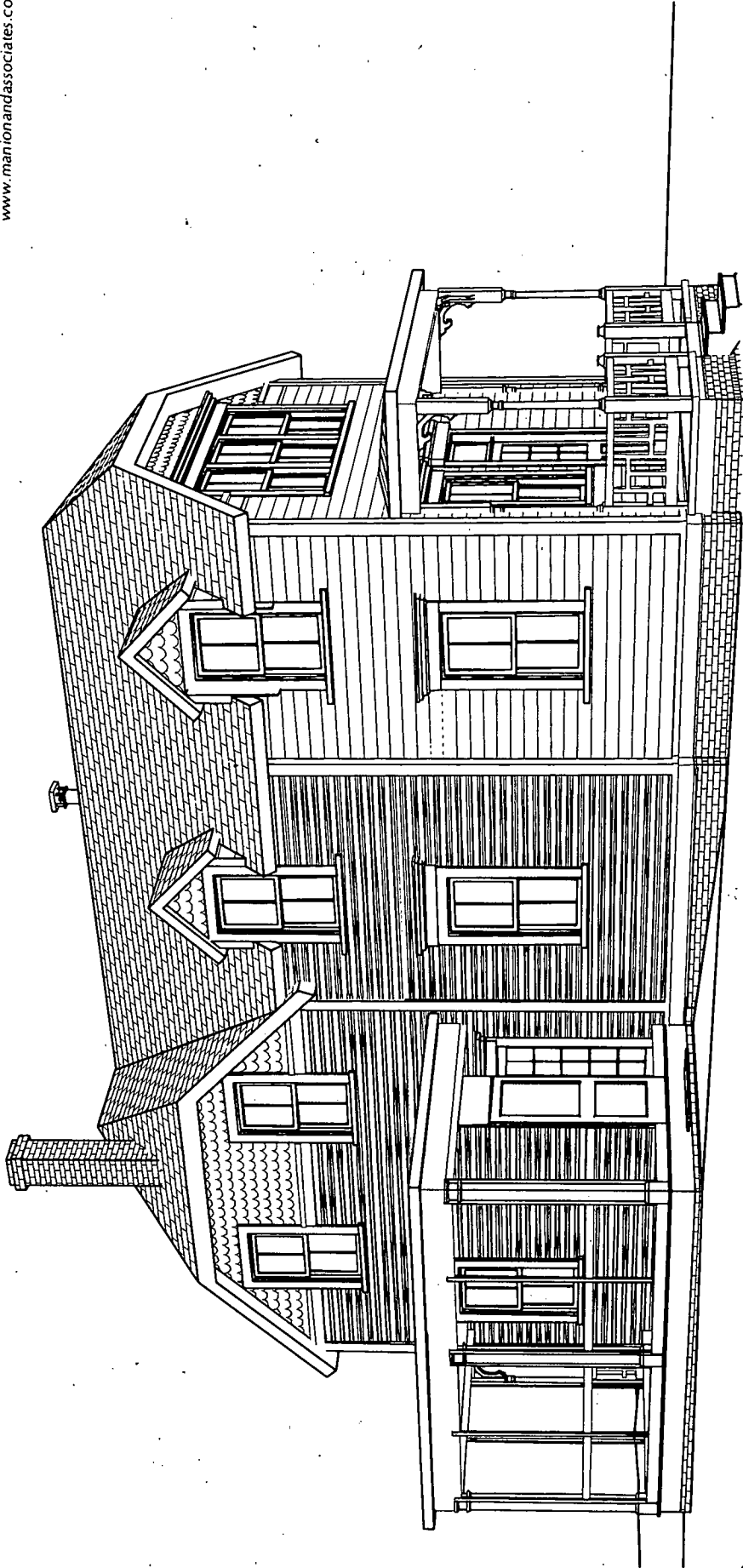
Shnider Residence  
HAWP Application  
Proposed Rear Right Perspective  
DATE: 1/4/2012



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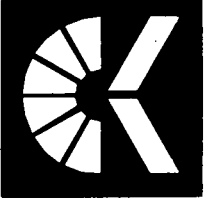


62

Rear Right Perspective (Proposed)



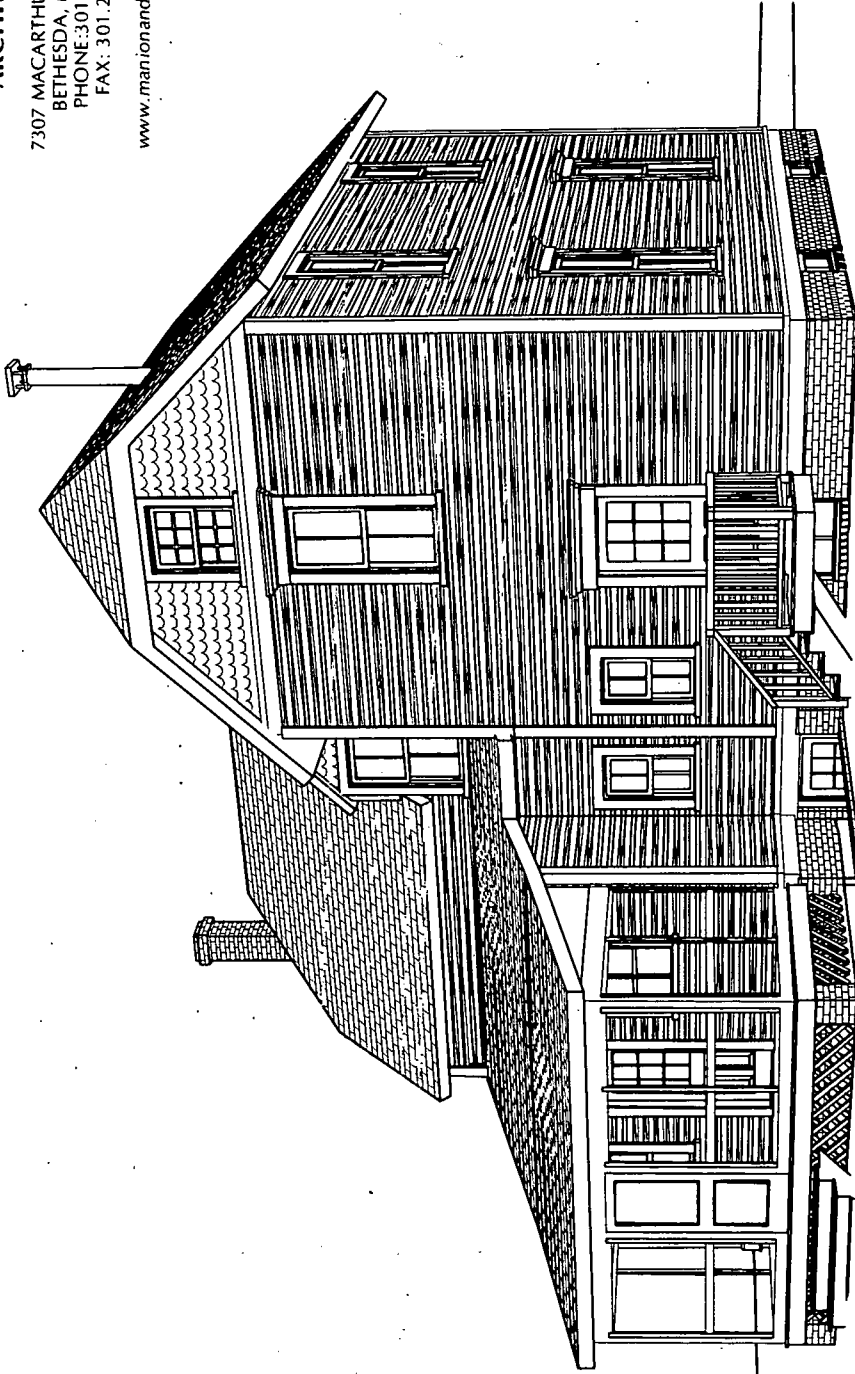
Shnider Residence  
HAWP Application  
Existing Rear Left Perspective  
DATE: 1/4/2012



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Rear Left Perspective (Existing)

30

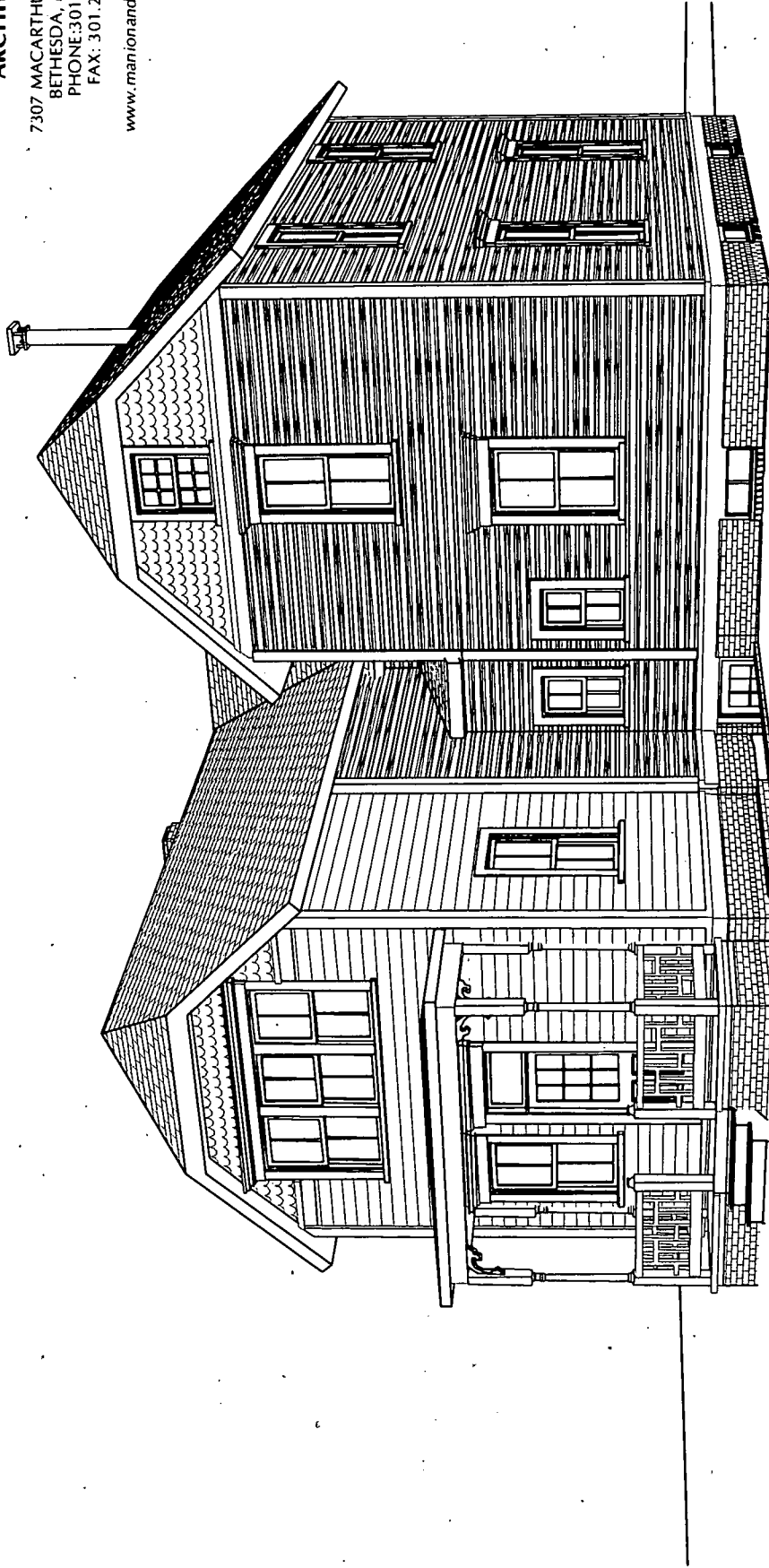
Shnider Residence  
HAWP Application  
Proposed Rear Left Perspective (Proposed)  
DATE: 1/4/2012



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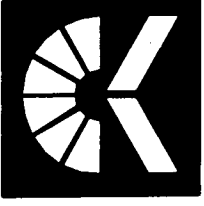
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Rear Left Perspective (Proposed)

31

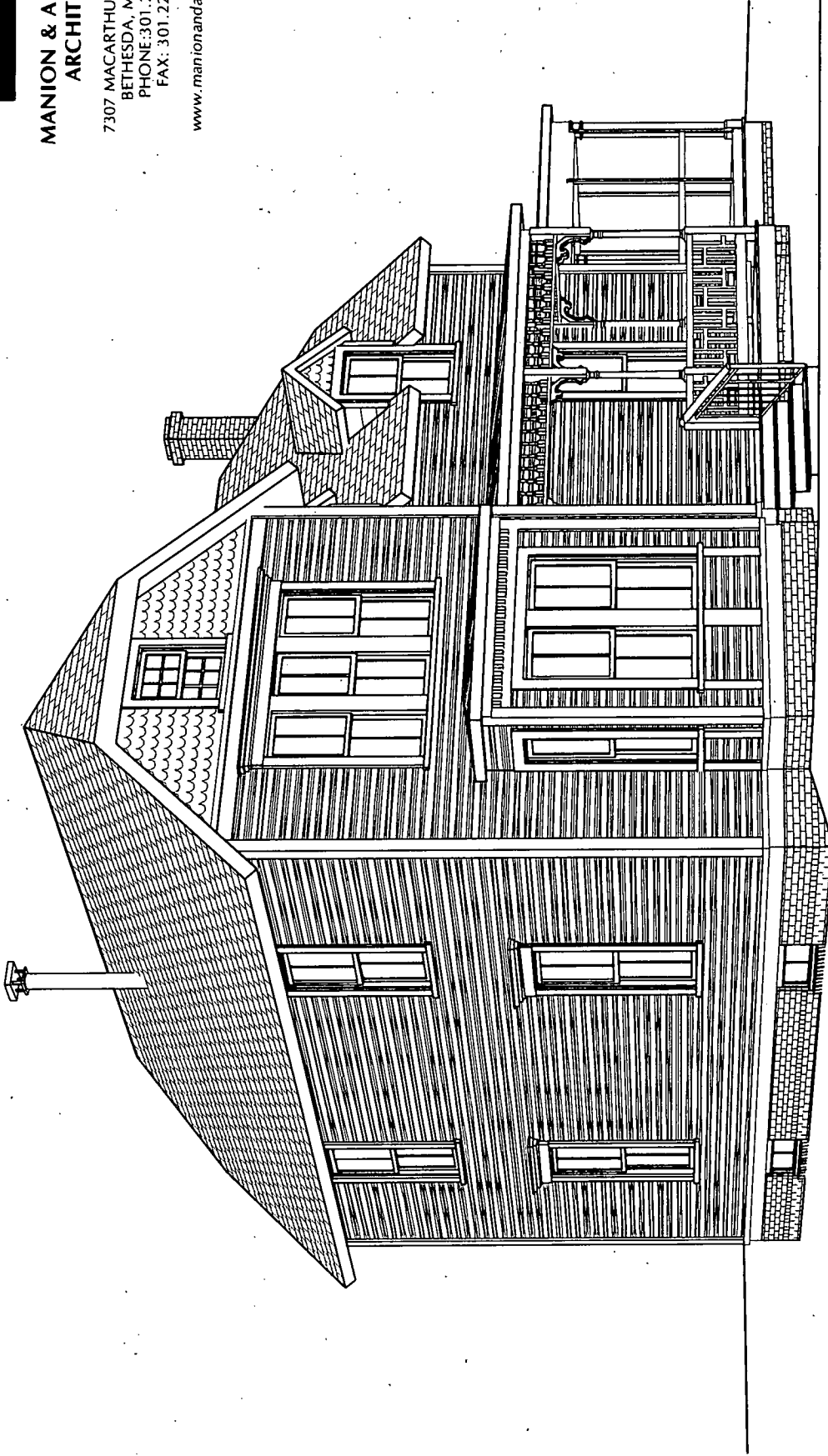
Shnider Residence  
HAWP Application  
Existing Front Left Perspective  
DATE: 1/4/2012



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Front Left Perspective (Existing)

23

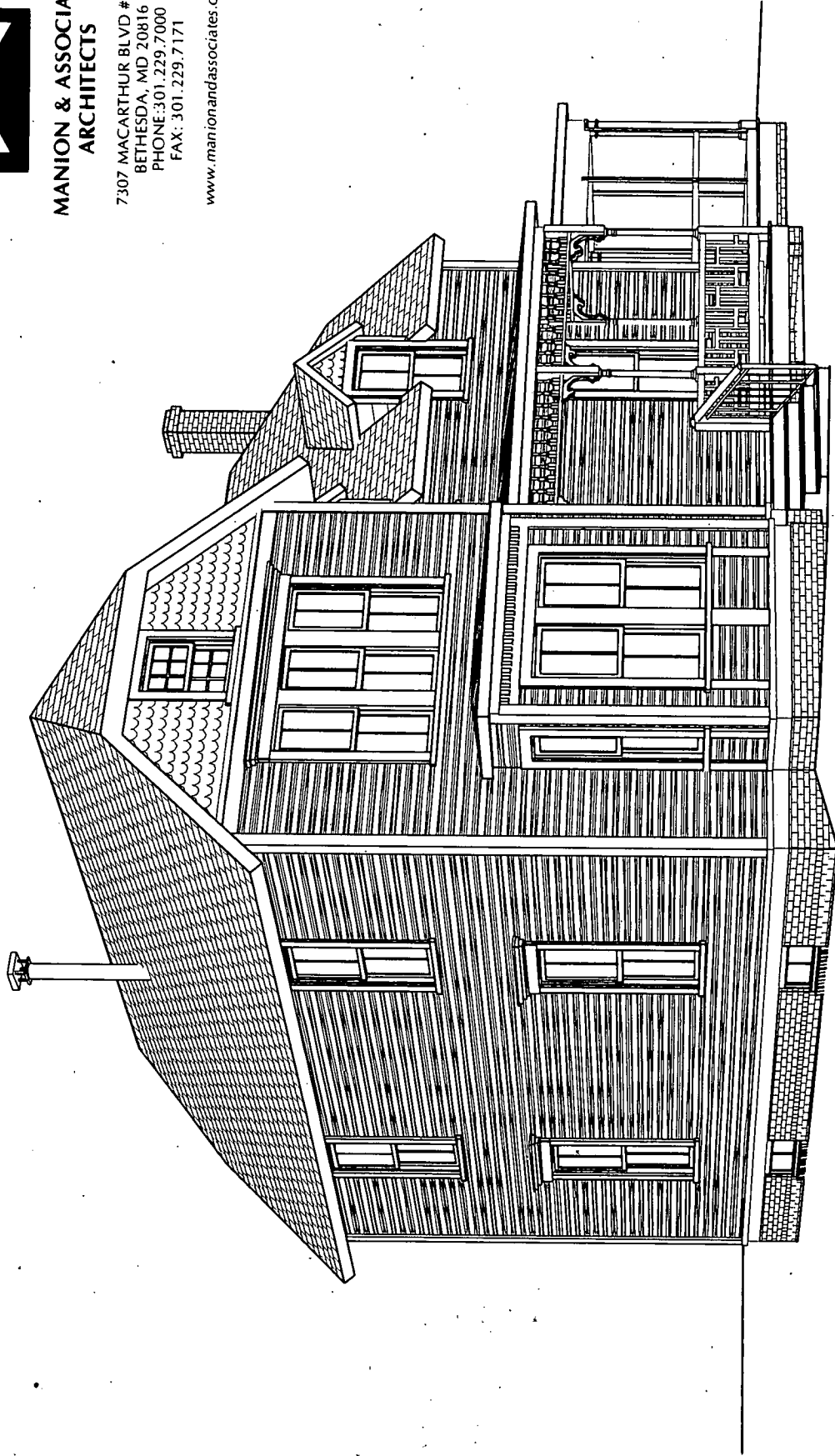
Shnider Residence  
HAWP Application  
Proposed Front Left Perspective  
DATE: 1/4/2012



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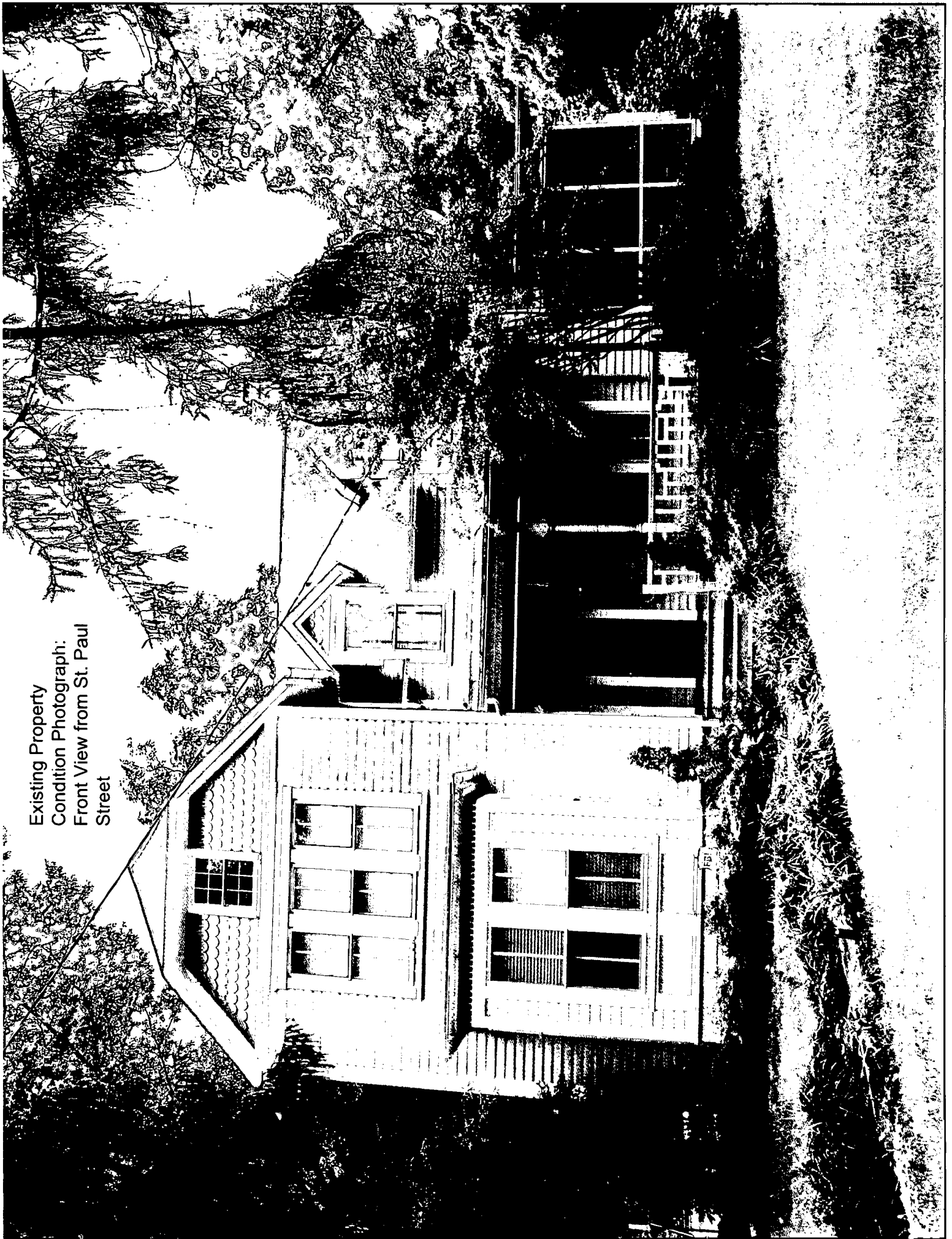
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Front Left Perspective (Proposed)

33

Existing Property  
Condition Photograph:  
Front View from St. Paul  
Street



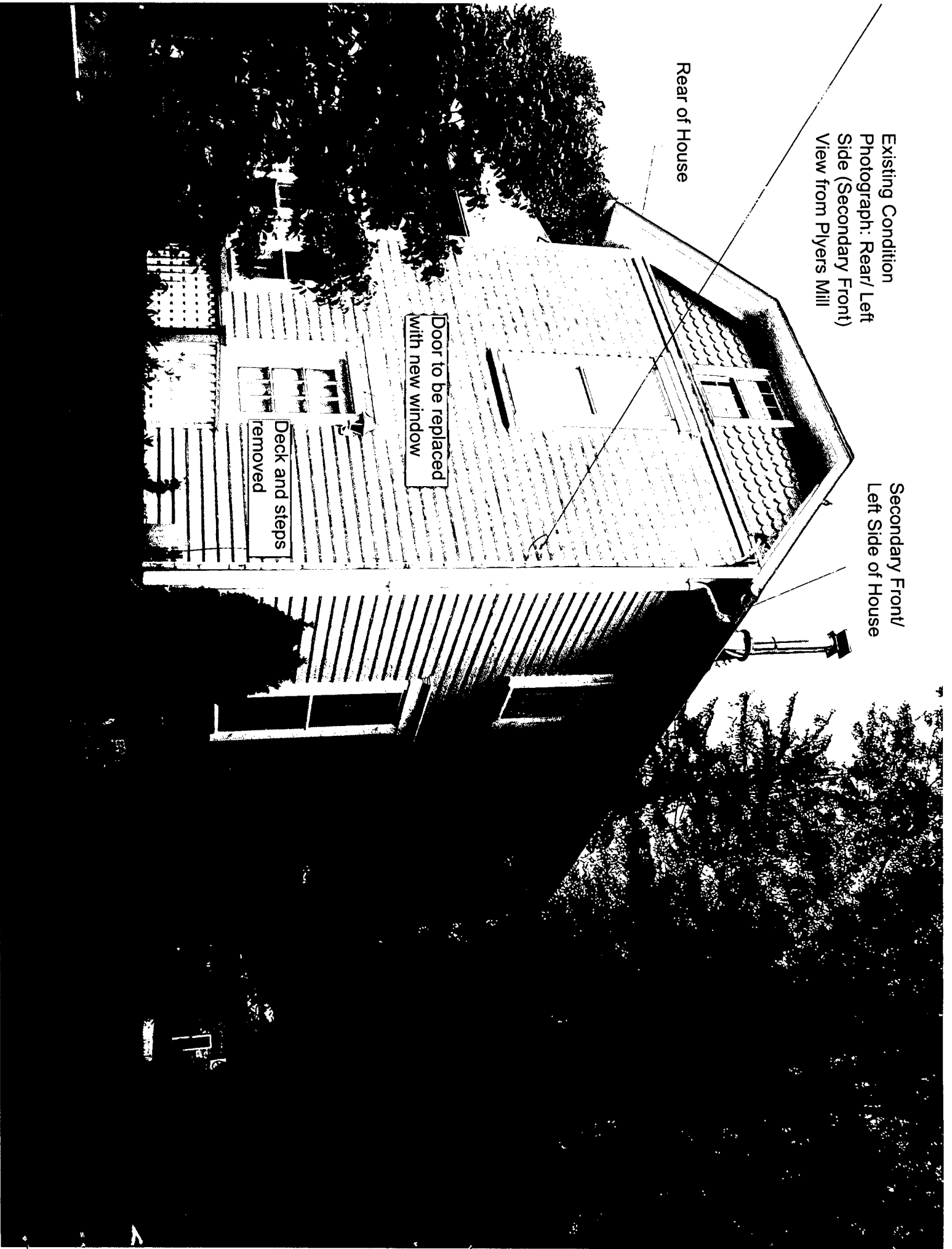
Existing Condition  
Photograph: Rear/ Left  
Side (Secondary Front)  
View from Plyers Mill

Secondary Front/  
Left Side of House

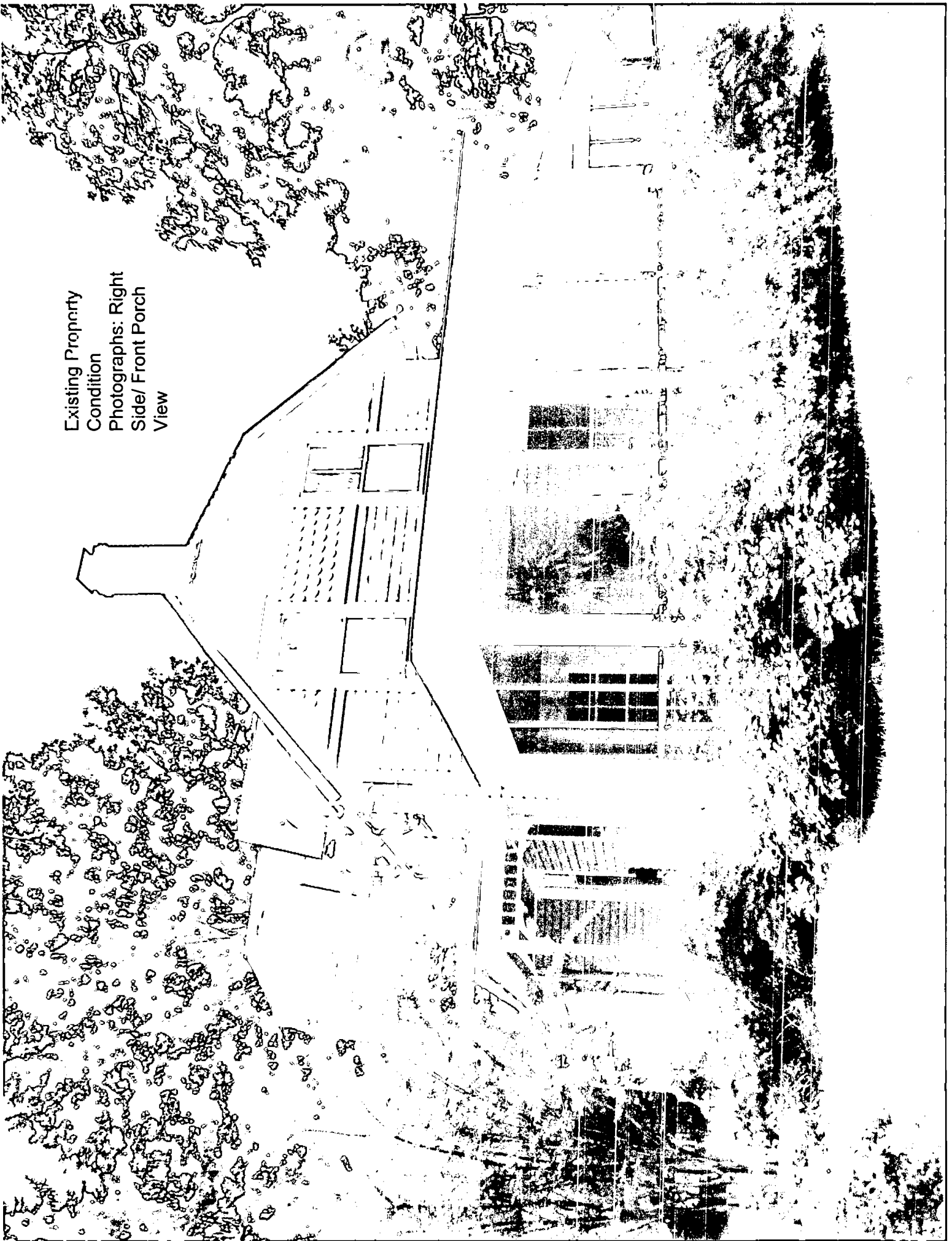
Rear of House

Door to be replaced  
with new window

Deck and steps  
removed



Existing Property  
Condition  
Photographs: Right  
Side/ Front Porch  
View

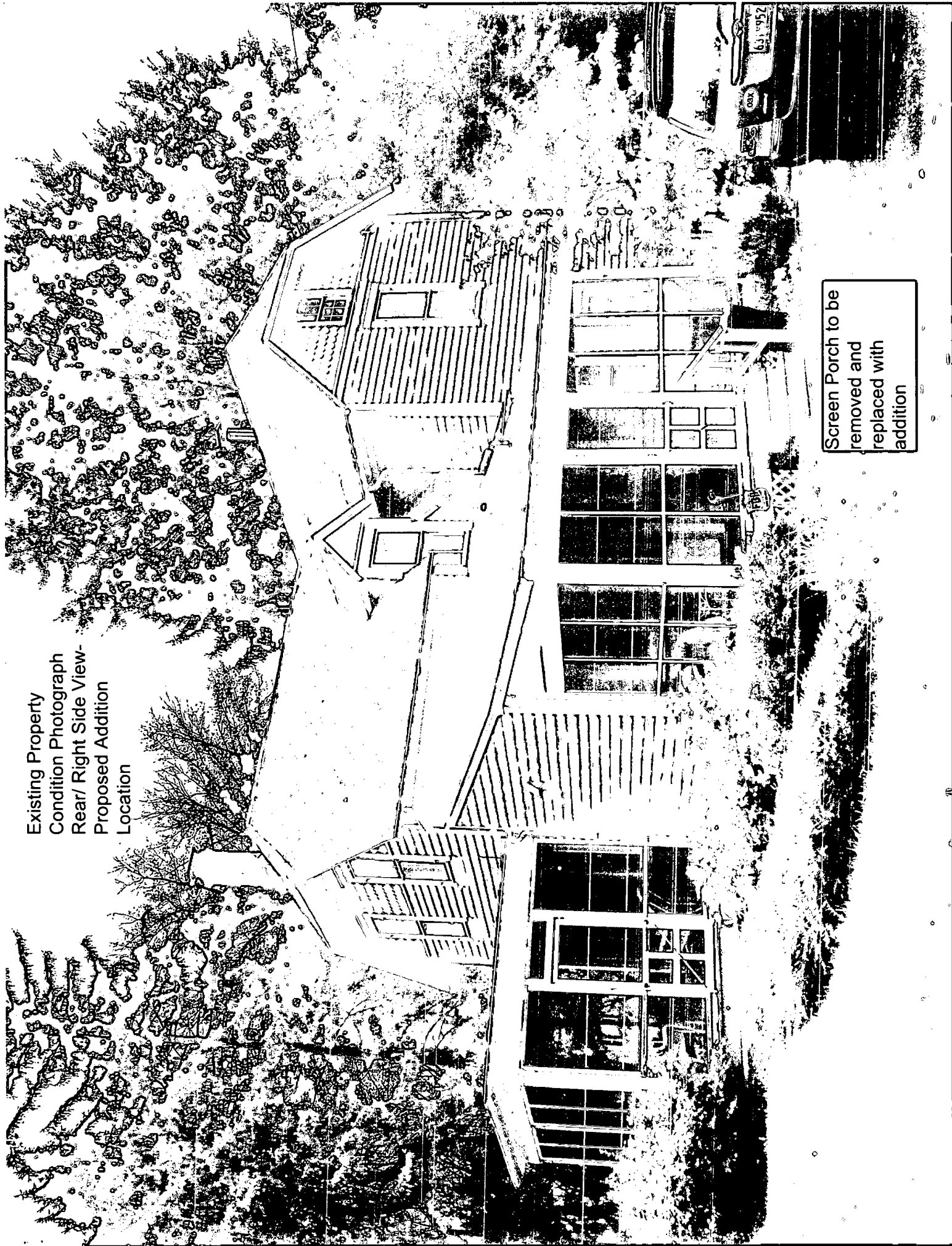


Existing Property Condition  
Photograph: Change in roof  
slope and trim style from  
kitchen to screen porch





Existing Property  
Condition Photograph  
Rear/ Right Side View-  
Proposed Addition  
Location

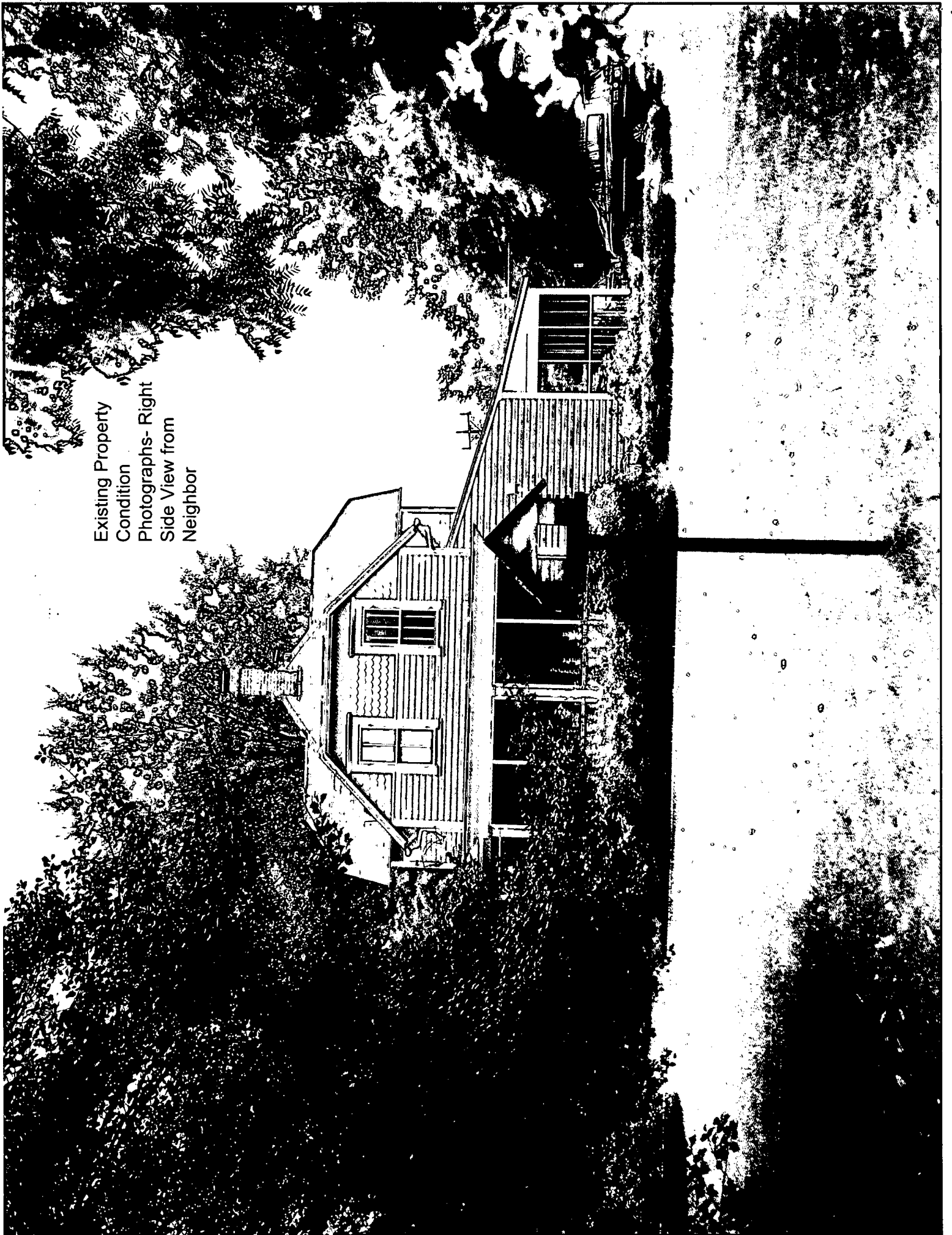


Screen Porch to be  
removed and  
replaced with  
addition



Existing Property  
Condition  
Photographs- Right  
Side View from  
Neighbor

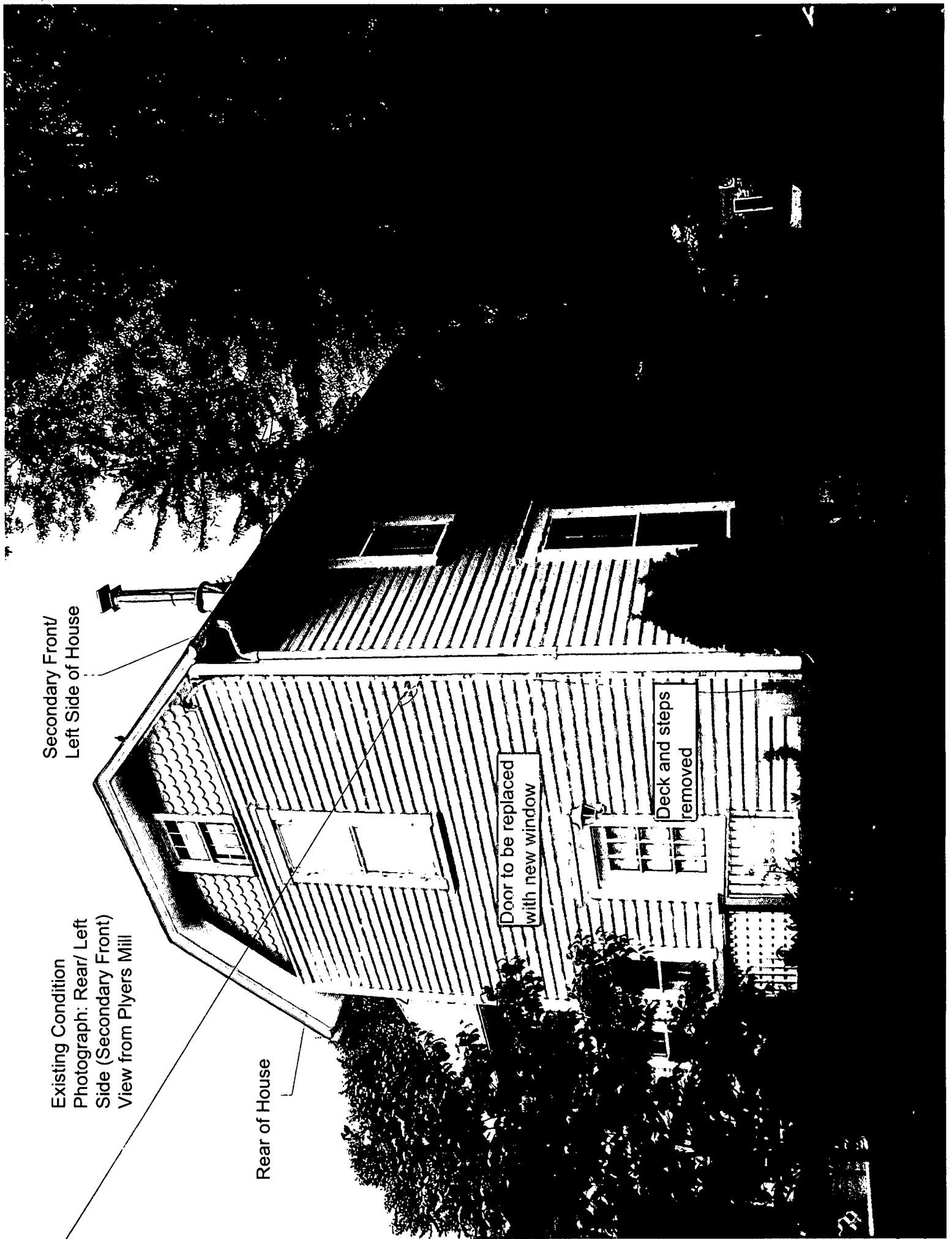
Existing Property  
Condition  
Photographs- Right  
Side View from  
Neighbor



Existing Property  
Condition Photograph  
Rear/ Right Side View-  
Proposed Addition  
Location



Screen Porch to be  
removed and  
replaced with  
addition



Secondary Front/  
Left Side of House

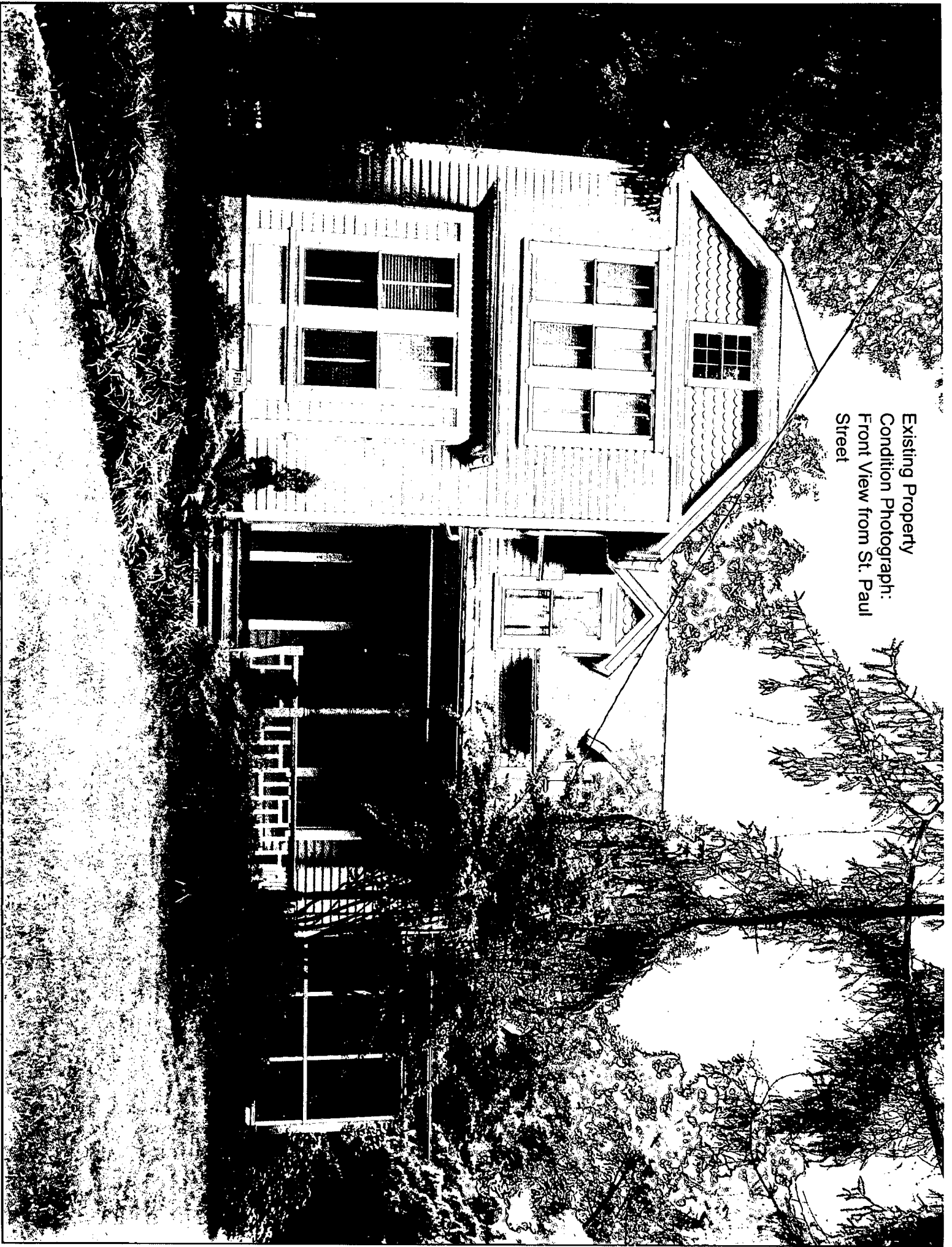
Existing Condition  
Photograph: Rear/ Left  
Side (Secondary Front)  
View from Plyers Mill

Rear of House

Door to be replaced  
with new window

Deck and steps  
removed

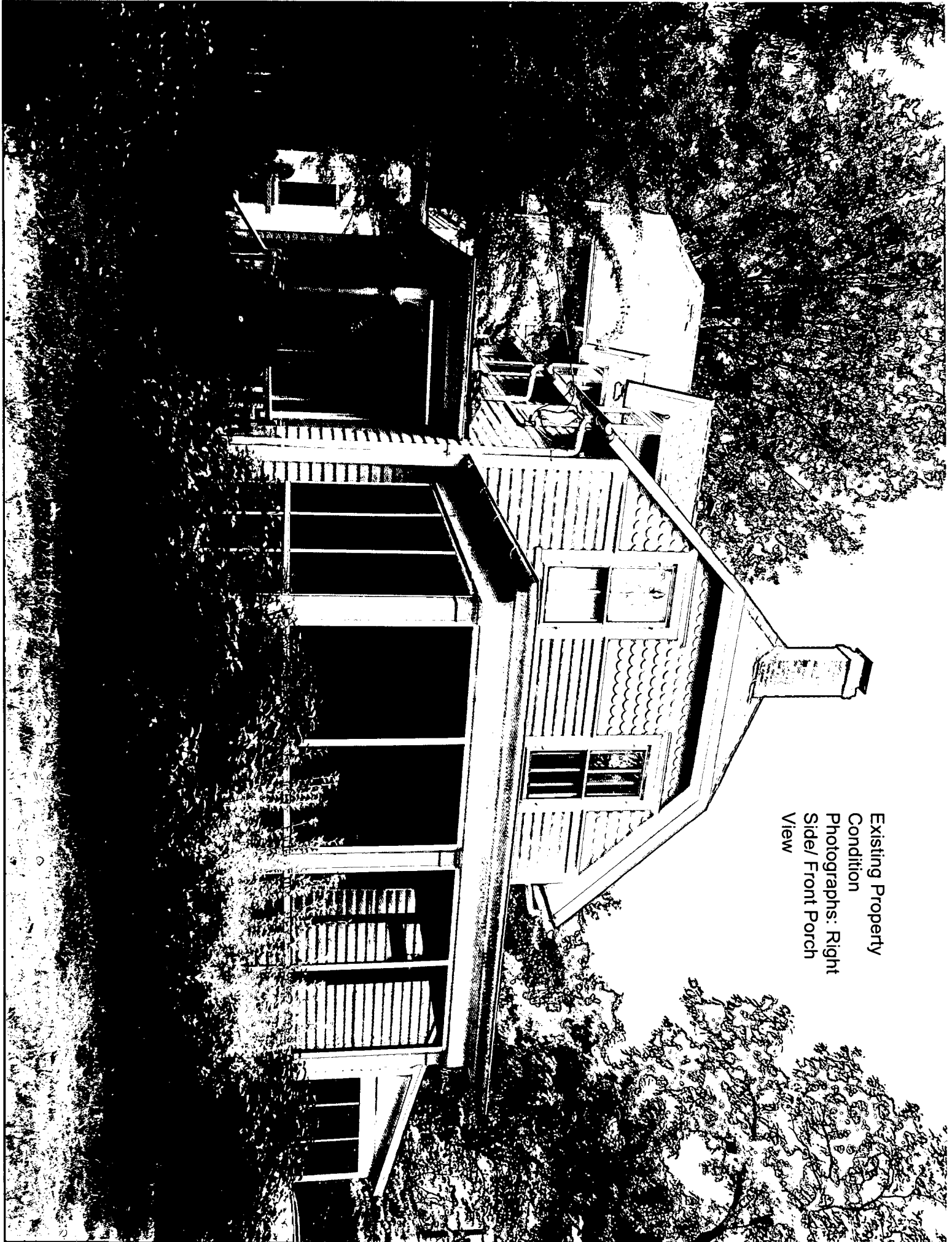
Existing Property  
Condition Photograph:  
Front View from St. Paul  
Street



Existing Property Condition  
Photograph: Change in roof  
slope and trim style from  
kitchen to screen porch

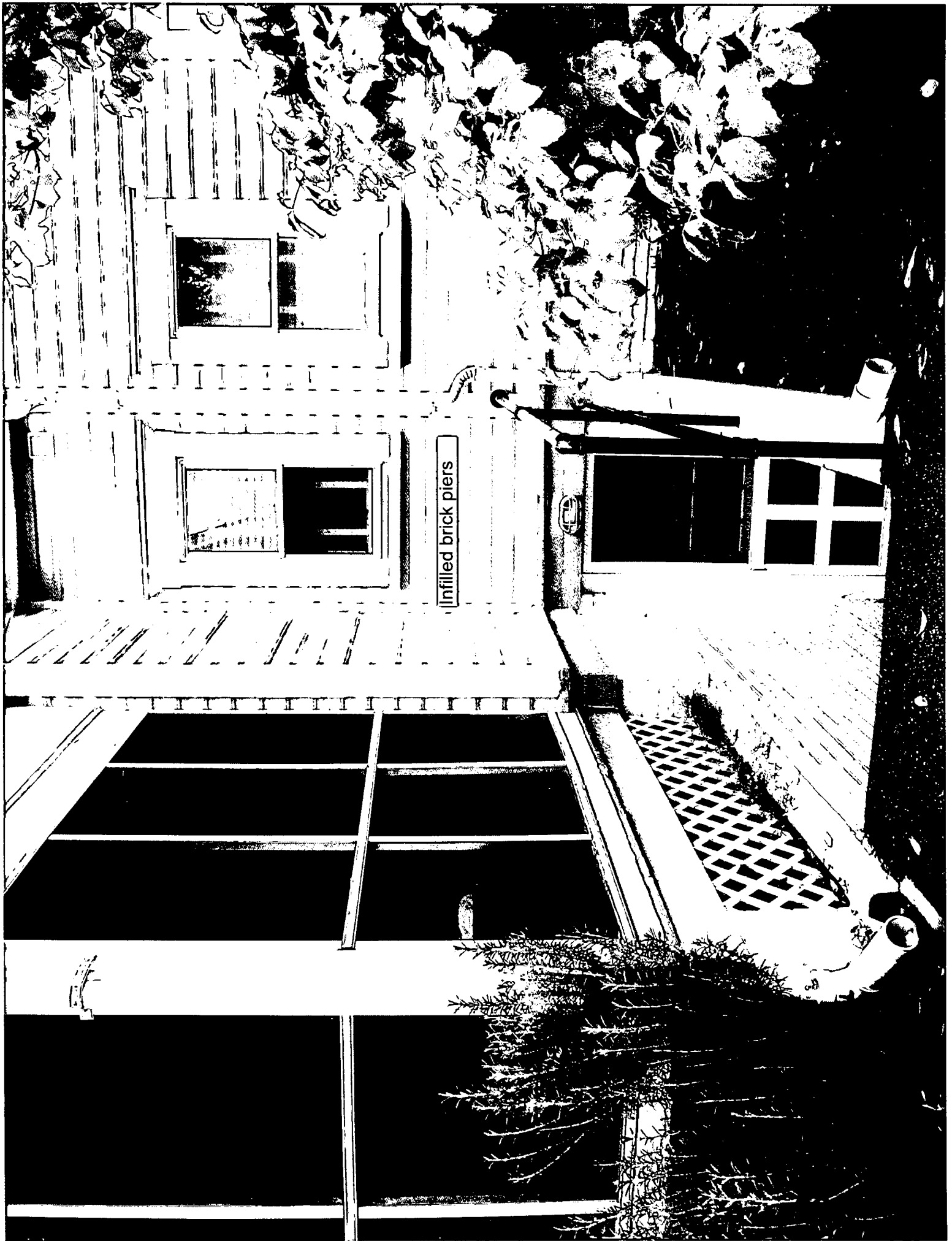


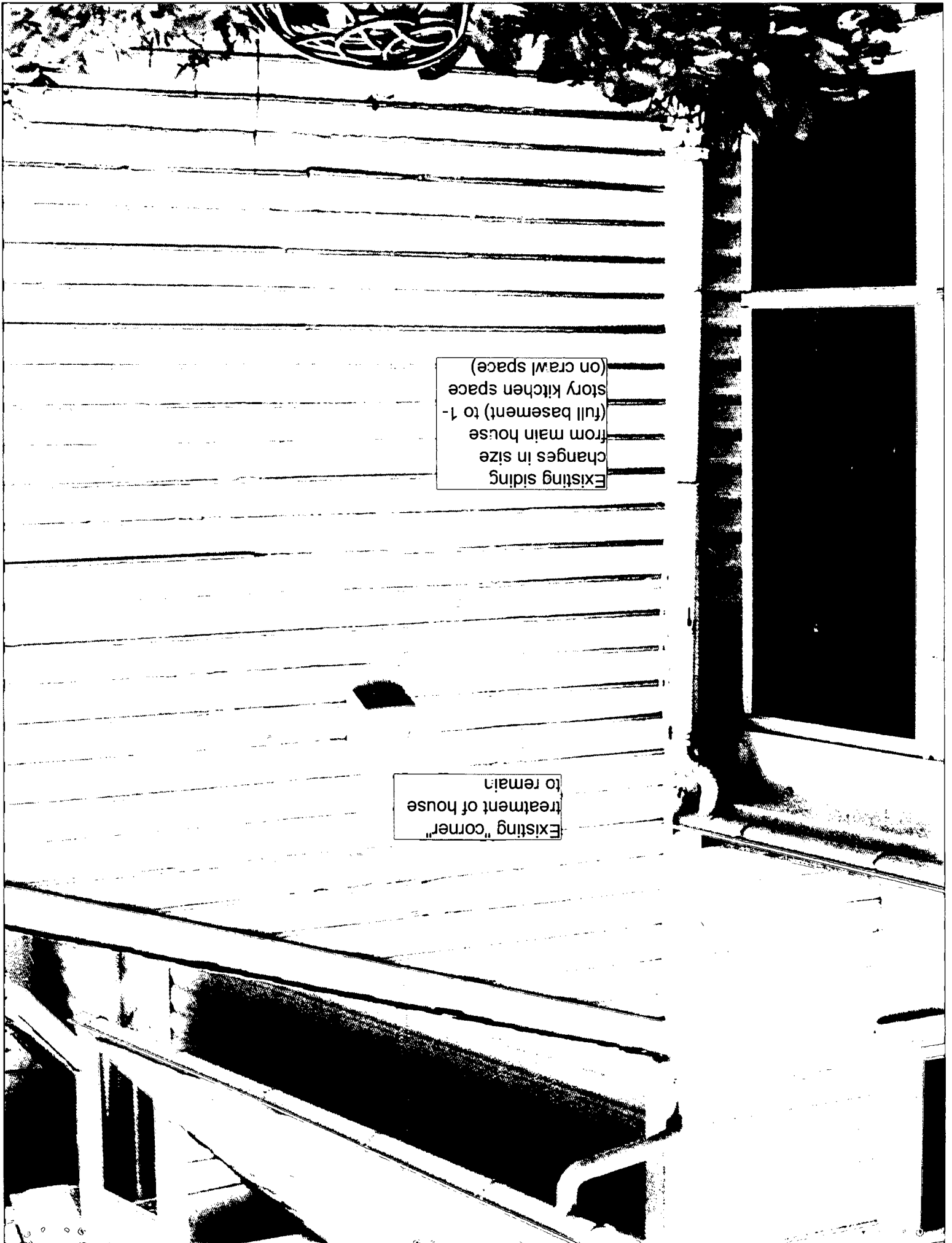




Existing Property  
Condition  
Photographs: Right  
Side/ Front Porch  
View

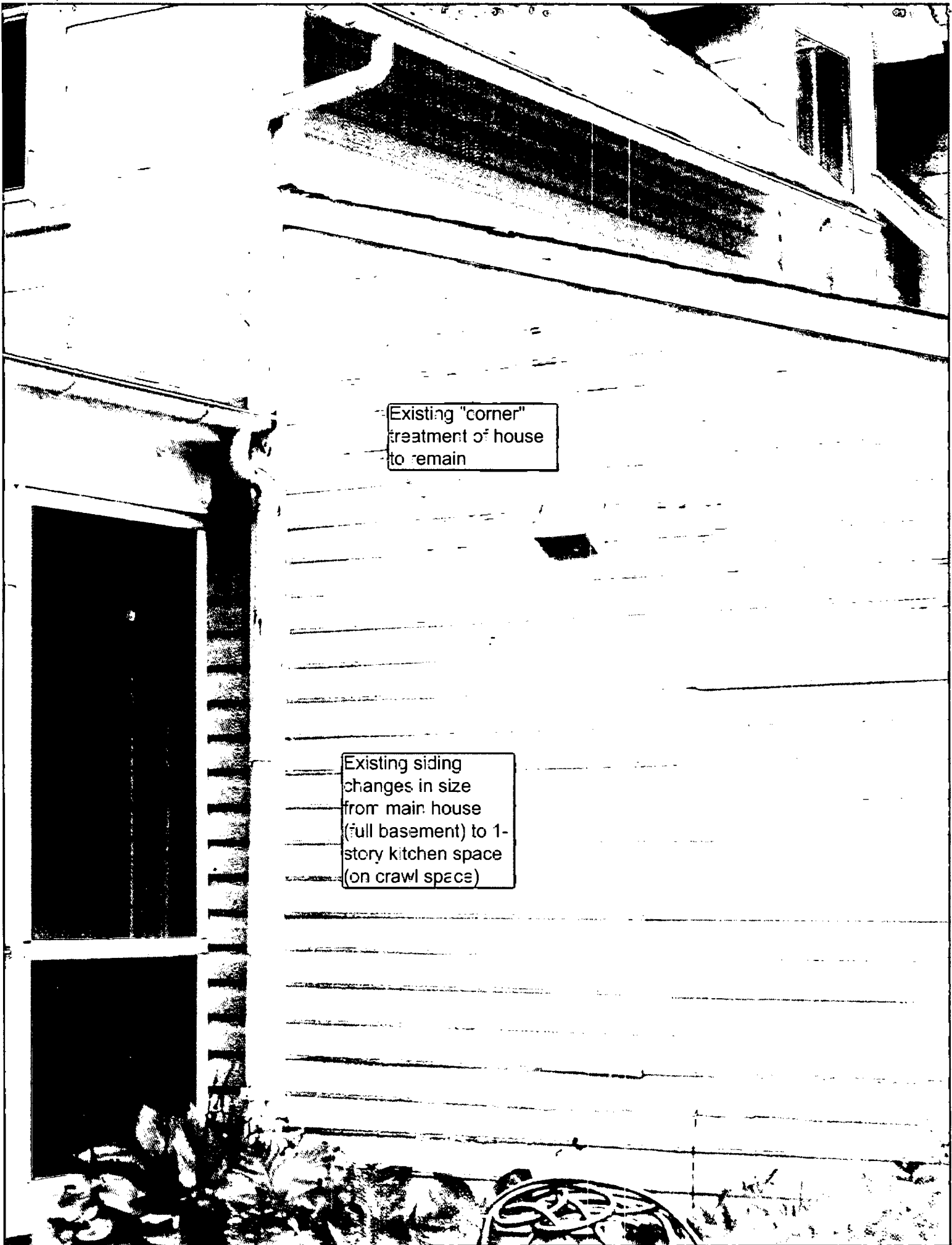






Existing siding  
changes in size  
from main house  
(full basement) to 1-  
story kitchen space  
(on crawl space)

Existing "corner"  
treatment of house  
to remain



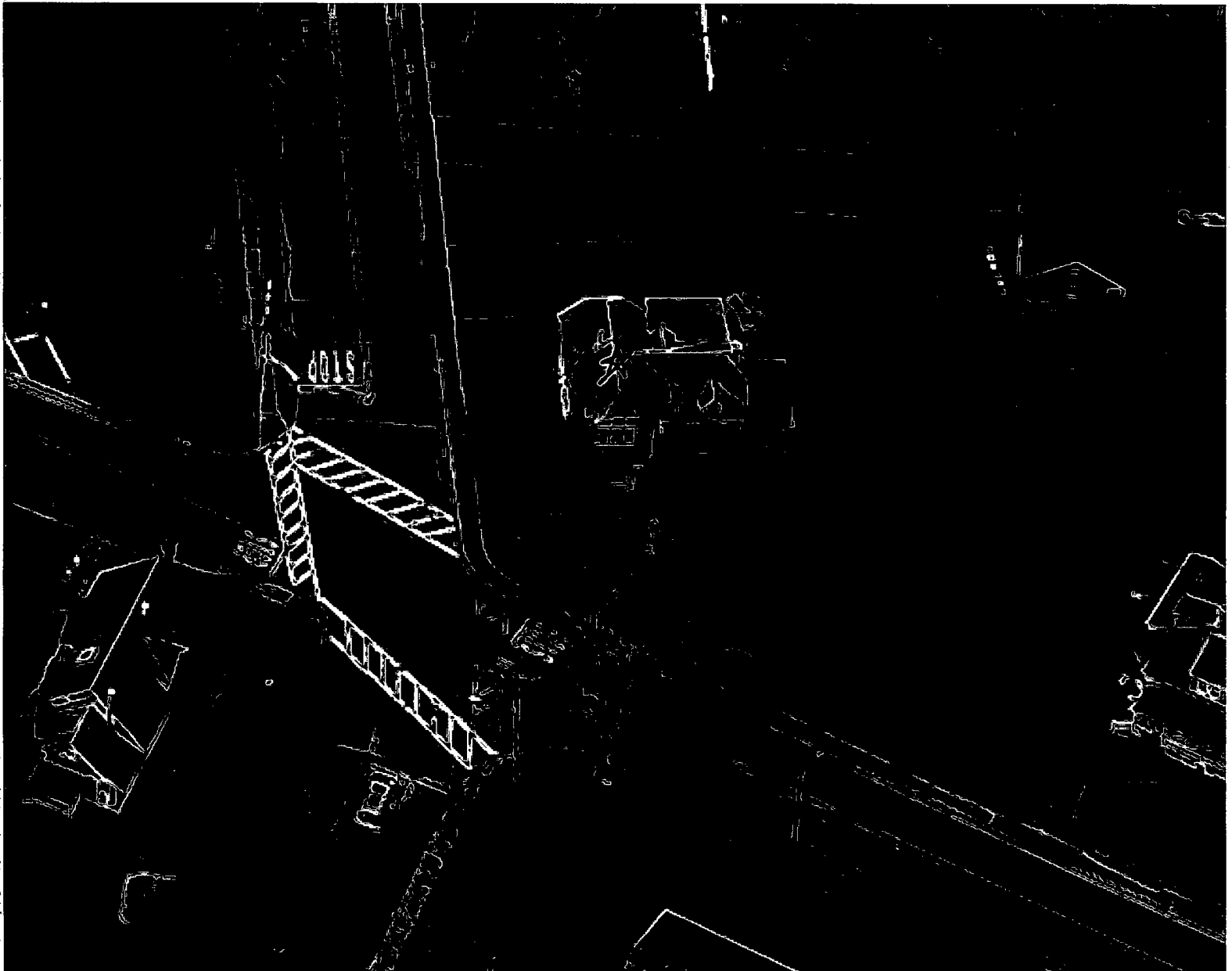
Existing "corner"  
treatment of house  
to remain

Existing siding  
changes in size  
from main house  
(full basement) to 1-  
story kitchen space  
(on crawl space)



Infilled brick piers

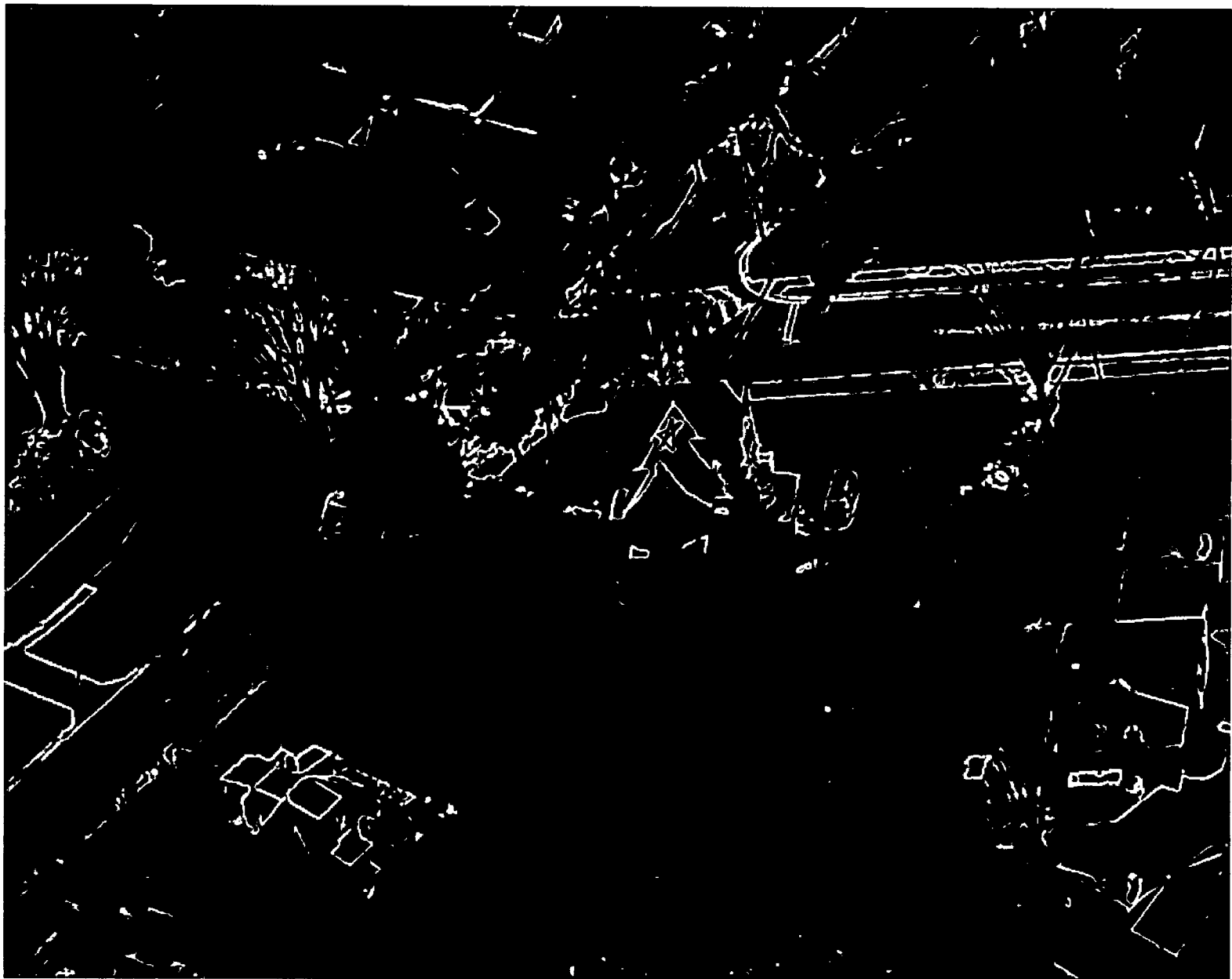
10600 St. Paul



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Figure 1

# LOCAL KENSINGTON HISTORIC DISTRICT

## Primary Resources:

1880-1910  
(Revival Styles)

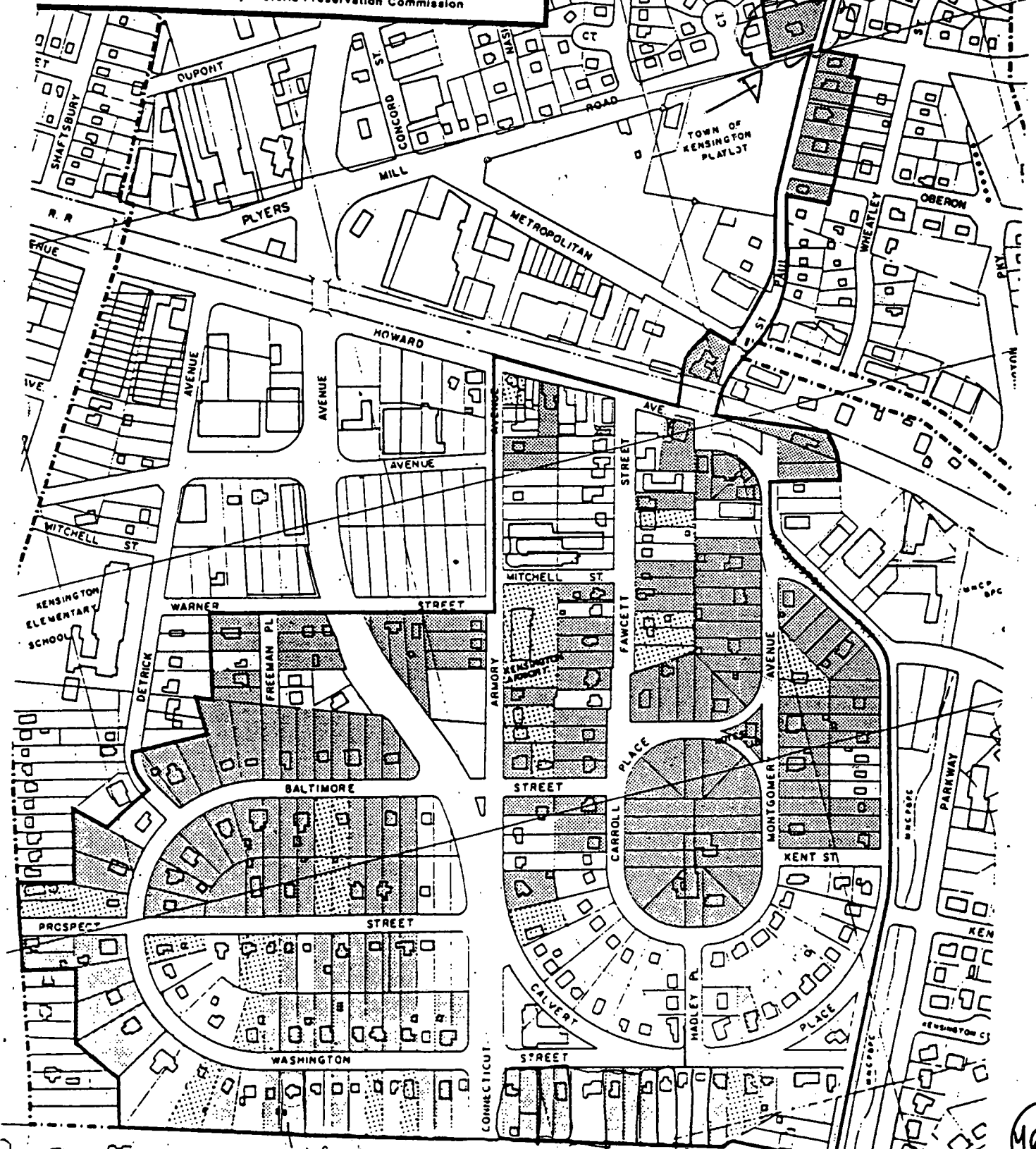


1910-1930



Secondary Resources:

Source: Montgomery County Historic Preservation Commission





## STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

- Five distinct areas comprise Kensington Historic District. Preservation strategies are put forward for each area in the following section.

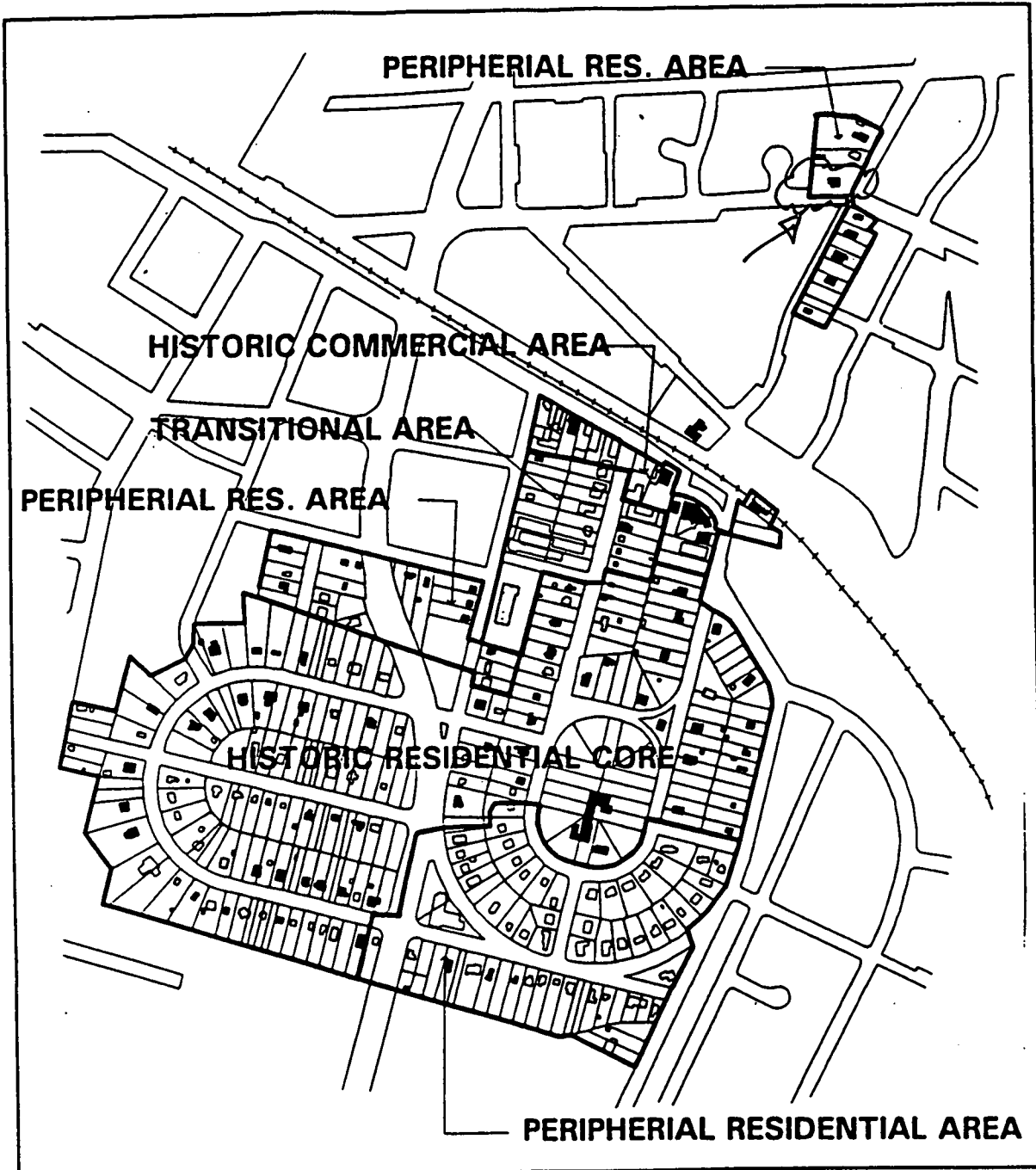


Figure 36: Preservation Planning Areas in Kensington

### The Peripheral Residential Area

The Peripheral Residential Area consists of residential properties outside of the core area which exhibit a slightly denser pattern of development than primary resource properties. Within this periphery, it will be important to recognize that the later period of architectural styles and post-1930 pattern of development in preservation activity. The following strategies are suggested in addition to existing protection provided by the Historic Preservation Ordinance:

Strategy 2.1: Recognize the slightly denser patterns of development within this area and require new development to be compatible with the typical pattern. Based on the analysis of lots within this area the following criteria are suggested to achieve compatibility with properties in the periphery:

- + *A minimum of one lot for construction of a single family dwelling. (based on the historic pattern of later development in this portion of the district)*
- + *A maximum lot coverage of 15 percent. (based on the average lot coverage for all resources)*
- + *Minimum front yard setbacks of 35 feet based on the average setbacks of resources in the district.*

Strategy 2.2 - Emphasize compatibility of new construction, alterations and additions within the framework of later architectural styles, and smaller scale of construction which is characteristic for this area.

### The Transitional Area

Defined by areas bordering the residential neighborhood and the historic district boundary or commercial areas within the district, this area is characteristically more intensely developed with a mix of commercial, multi-family housing, and institutional uses.

Strategy 3.1 - Additional development in this area should be compatible with the character of the residential neighborhood while allowing for a slightly higher lot density. Side yard set back relationships should be examined on a case-by-case basis to ensure that density and closure of the streetscape is compatible with the scales of development at each end of the transition area.