

(Prelim. Consultation) 10220 Carroll
Place (Kensington Historic District)

Custom Homes
New Construction and Renovations
Residential Development

1/23
OC

Robert E. Holman

Office (202) 363-9612
Fax (202) 362-1490
Home (202) 966-7271

Holman & Co.
5317 38th Street, N.W.
Washington, D.C. 20015

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HISTORIC PRESERVATION COMMISSION
MONTGOMERY COUNTY, MARYLAND

-----X
:
6 HISTORIC AREA WORK PERMITS :
:
7 :
-----X

A hearing in the above-entitled matter was held on
Wednesday, September 23, 1998, commencing at 7:40 p.m., in
the MRO Auditorium, 8787 Georgia Avenue, Silver Spring,
Maryland 20901, before:

THOMAS L. TRUMBLE
Commissioner

EMILY HOTALING EIG
DAVID MATTHEW HONDOWICZ
HOLT JORDAN
SUSAN C. SODERBERG
STEVEN L. SPURLOCK
Commission Members

GWEN WRIGHT
PERRY KEPHART
ROBIN ZIEK
Staff

COPY

1 Thank you.

2 (OFF THE RECORD)

3 (ON THE RECORD)

4 MR. ZIEK: For the record my name is Robin Ziek.
5 I'm a Historic Preservation Planner. And uh, we had a
6 preliminary consultation for new construction in the
7 Kensington Historic District. The applicant is the contract
8 purchaser. And the property is a primary resource, late 19th
9 Century single-family residence on a double lot in Kensington
10 on Carroll Place. The address is 10220 Carroll Place.
11 Carroll Place is the core circle around Brainard Warner's
12 house with the green, the very large lawn, which is now an
13 elder care facility. But that facility, of course, it still,
14 you know, keeps the open green space intact.

15 And, I have uh, talked to the applicant about the
16 difficulties involved in such a proposal to the sense that
17 the Commission's charge in the County is to weigh and measure
18 all the, you know, applications for changes and alterations
19 in terms of Chapter 24 and also the, and how it fits in with
20 the amendment for each historic district, Kensington Historic
21 District. Of course, it is one of our larger historic
22 districts which was established in part because it
23 represents, it provides people nowadays with a very clear
24 sense of what the late 19th Century Victorian Garden suburbs
25 and the amendment actually says that this existing district

1 conveys a strong sense of both time and place, that of a
2 Victorian Garden suburb.

3 So the charge the Commission is very familiar with
4 this, having just wrestled with a proposal on Baltimore
5 Street dealing with the issue. The same issues have to do
6 with consideration of the integrity of the historic district
7 as a whole. Unlike other properties, perhaps individual
8 Master Plan Sites where the Commission would look at
9 environmental setting of the Master Plan Site and perhaps an
10 adjacent neighbor in consideration of proposals of any
11 historic district. The Commission has to consider the effect
12 on the overall district in terms of the integrity issue as
13 well as certainly the immediate vicinity. But uh, the
14 district is what was designated and the district is the heart
15 of the integrity issue. Um. I discussed that on Circle 3, I
16 think the Commission is well aware of this discussion. The
17 project, it is a project analysis on Circle 4 where I just
18 lay out the particulars about the particular proposal for a
19 single-family residence on the side lot. And um, then in
20 Circle 4 I will go into the project location and I'll talk
21 about that, I think through the slides might be an easy way
22 to do it.

23 The other consideration, of course, the Commission
24 has also given some guidance in terms of evaluation of these
25 projects with the Planning Document Division in Kensington,

1 which has been formerly adopted by the HPC, the Town of
 2 Kensington and our County Council, you know our executive
 3 regulations.

4 The Vision of Kensington is a very clear document
 5 which looked at every property in the historic district and
 6 analyzed the district as it exists, coming up with
 7 descriptions of what are consistent features in the historic
 8 district. In other words this planning document was intended
 9 to actually quantify those features which everybody
 10 intuitively understood contributed to the actual character
 11 and feel. Those words are very, one might say emotional.
 12 The planning document was an attempt to provide everybody
 13 with the same data base that would quantify these more
 14 abstract terms. So that one could actually speak about well,
 15 you have a lot of garden space, why? Because it said that or
 16 such and such.

17 You have a lot of greenspace, why? Because the
 18 setbacks between adjacent buildings is such and such. All of
 19 that is laid out in the Vision of Kensington. It's a very
 20 useful document. It's guidelines; it's not law. The
 21 condition is being given in aid in terms of their evaluation
 22 and of course, being directed by the County Council to use
 23 that guidance. The recommendations in the Vision of
 24 Kensington are very specific regarding the construction, new,
 25 feasibility of new construction in the historic residential

8/98D
 0127
 0128
 0129
 0130
 0131
 0132
 0133
 0134
 0135
 0136
 0137
 0138
 0139
 0140
 0141
 0142
 0143
 0144
 0145
 0146
 0147
 0148
 0149
 0150
 0151
 0152
 0153
 0154
 0155
 0156
 0157
 0158
 0159
 0160
 0161
 0162
 0163
 0164
 0165
 0166
 0167
 0168
 0169
 0170
 0171
 0172
 0173
 0174
 0175
 0176
 0177
 0178
 0179
 0180
 0181
 0182
 0183
 0184
 0185
 0186
 0187
 0188
 0189
 0190
 0191
 0192
 0193
 0194
 0195
 0196
 0197
 0198
 0199
 0200

1 core. Which I have just represented on Circle 5, just to
2 have it all in this back and forth, you know, for everybody
3 to refer to.

4 And um, in my staff discussion I talk about how
5 there are applicable or not applicable in terms of this
6 particular proposal. What I'd like to do is just show the
7 slides now just to, so you, to give us a sense of the
8 particular property.

9 Okay. I'm standing on Carroll Place and I am
10 looking north. My right would be all of the property
11 associated with Brainard Warner's house and on my left is the
12 single-family dwellings. You get the sense of the
13 streetscape. This is a slide looking south from the same
14 point. I think immediately it's very clear the green
15 qualities of Kensington, the garden qualities of Kensington.
16 Even here, where what we're looking at in this slide is
17 actually that southern segment of Carroll Place where uh,
18 where these houses are actually exempt from all historic
19 district regulations because they were built well outside of
20 the historic period of, after 1960, and single-family houses
21 on individuals lots. But I think that what's interesting to
22 me is the character, the green of the street is still a very
23 rich garden environment.

24 The property that we're talking about, this is the
25 residence sitting in the corner of Baltimore Street and

1 Carroll Place, Fawcett Street bears directly north from this
2 intersection, due north up to Howard. And so this is a
3 corner junction right on in the heart of the historic
4 district of Kensington, two and a half story Victorian
5 vernacular, wrap around porch, it's got very nice backyard.
6 I'll show you a slide of that. It's uh a nice side yard.
7 Oh, this is the backyard. And uh, just so you can see, the
8 trees that you're looking at past the grass is looking onto,
9 is looking across the lot that would be developed.

10 This is uh, sort of a setback a little bit further
11 to show you the property that is being proposed for
12 development is on the left hand side of this slide. Uh.
13 This is just a view looking across the street uh, showing you
14 this particular junction right, as I said of Baltimore Street
15 and Carroll Place. The, this is a slide to show you the
16 Warner property. There is a change of grade here. Carroll
17 Place starts to drop. The Warner property is essentially
18 when you enter it from the north side of Carroll Place, it's
19 essentially level to the house. But, you can see that the
20 property itself starts to drop down towards the back of the
21 property which is the south side of Carroll Place. So at
22 Baltimore Street right now you can start to see this change
23 in grade.

24 So, the subject property fronts much more the sort
25 of green embankment and tree line rather than any particular

1 house in this open space. And this is clear here as well.
2 Just to give you a sense of the distance to the Warner house
3 residence. Uh. This is the edge of the new development.
4 The, one of the things that you can note here, I tried to
5 show with this slide that there is a change in grade. There
6 is some wood, wood ties that are being used to help retain
7 the earth. The driveway has a higher grade, higher elevation
8 level with the existing residence. And then there is a drop
9 in grade where that mature trees at the south edge of the
10 driveway by the U-Haul truck. The row of boxwood help to
11 sort of mediate that change. But there is a change in grade
12 over to the buildable lot.

13 This is a view of the house that's immediately
14 adjacent to the lot in question. It's also a primary
15 residence in the historic district. It's considerably
16 smaller than the primary residence. It also, you know, it
17 follows the topography in terms of, you know, this continuing
18 slope that we're seeing on Carroll Place on this side. You
19 can see beyond the first houses of the, those properties that
20 are outside of the district regulations.

21 Here's the adjacent property to the historic
22 district, those properties which would be subject to
23 regulation. This is a view of the lot that's being proposed
24 for construction. It has uh, it's certainly been a, it's a
25 developed garden, but, it's a fairly developed garden. And

1 the family's been there for about, a little over 30 years,
 2 the Middletons. And Mr. Middleton was telling me yesterday
 3 about his sons who have built, who plant the azaleas and how
 4 they had to replace certain other trees. So, in terms of
 5 evaluating the plan materials, it certainly did a love
 6 garden, but we're not dealing with any mature species, 100-
 7 year old trees or anything like that.

8 This is just a view of the house that's um, the
 9 last house, the edge house in the historic district. It's a
 10 very small house with a small addition to the left. It's
 11 about, it's a little over 600 square feet in the main lot.
 12 And then it has the little side edition. It's one of the
 13 smaller houses in Kensington, but it is, it's certainly
 14 primary residence. I think that it's one of the good
 15 examples that we have shown in terms of how Kensington has a,
 16 quite a diversity you have in different sizes. And here,
 17 there is certainly true on Carroll Place.

18 This is a view standing just south of that house
 19 that you just saw looking across the lot, the proposed
 20 building lot to the main resource that Mr. Middleton wants to
 21 sell. This is the picture of the house. This is the
 22 driveway. Right now, there's a substantial amount of paving.
 23 And what the applicant is proposing to do, is to maintain,
 24 evidentially the property line for the lot with the house and
 25 the lot that is proposed for the build, construction is

8/9/80 12:43 PM 100000 00 000000 00 000000 00

1 approximately where the north fence post is at the driveway
2 entrance. And the applicant is proposing to maintain the
3 paving square it off and reduce size on the new proposed
4 construction site. Remove all of the other paving on the
5 dwelling lot and then build a new parking entry sort of
6 parking pad, build a smaller driveway off of Baltimore
7 Street. So that essentially this is a view kind of looking
8 down that, where the paving would be reduced in this area.
9 There's no driveway; there's no garage, new garage proposed.
10 It's just an ex-- a sort of a reduced version of just the
11 driveway.

12 Uh. Okay. And this is a view on Baltimore Street
13 showing where the new curb cut would go. Um. The biggest
14 question here has to do with those two ginkgoes. They're
15 obviously mature street trees, they're beautiful. And the
16 proposed, I think very on I showed you the slide that shows
17 you how the backyard drops considerably in grade at the sort
18 of the back half of the backyard. If you would go between
19 those trees, you will have a grade to negotiate getting into
20 the subject backyard. Where they're actually proposing to
21 put the curb cut is um, east of the first ginkgo. So, it's
22 sort of where the garbage cans are. And they are um, they
23 are proposing just to, this is probably the best place for
24 it. I think they'll be able, they would be able to avoid the
25 roots of the ginkgoes and they would also uh, the grade here

1 is essentially level to the house. It's after this point
2 that the grade in the backyard drops down. So that, it's a
3 logical place and would probably be the least intrusive in
4 terms of the streetscape.

5 Uh. I just wanted to sort of review my staff
6 discussion. Um. The, it's very clear that this proposal
7 doesn't meet the three basic recommendations in the Vision of
8 Kensington. It's very clearly not a minimum of two lots or
9 15,000 square feet. Um. It's not even the maximum lot
10 covered at 10 percent, although it's close at 13 percent. I
11 think that's, uh, that comes close. It's within the range.
12 Um. It doesn't agree with the minimum setyard, front yard
13 setback of 35 feet which is recommended um. Staff would note
14 that 35 feet would also not agree with the setback of the
15 adjacent property owners. And to my mind, that starts to
16 raise some of the difficulties because of how the Vision of
17 Kensington provides guidance, but not fixed rules.

18 It's very clear that this is an edge property.
19 There is some features of it that are very strong in terms of
20 the historic district. This includes the fact that it's at a
21 junction of these important streets in the district. It's
22 right on Circle Manor. As an edge, you can always say the
23 edge has the holding edge. So here is a corner property that
24 fits the general sense of the historic district, of a large
25 house, on a double lot facing an open green. Um. It's a

1 very typical property in the historic district. And it is
2 one of the things that the Commission's been charged to
3 protect.

4 On the other hand what's different here, it is an
5 edge. It's in, it's the only, this is the only open lot on
6 this entire block. And this block leads directly into houses
7 that are so out of period that they're not even subject to
8 any of the regulations. I mean, typically in our historic
9 districts, we have non-contributing buildings that are
10 subject to the historic district regulations. In this case,
11 these are not even subject to our regulations. So, that one
12 of the things that's different about this particular block.

13 The change of grade is also significant on this
14 particular block. I think in other streets in Kensington we
15 have much more level properties. Um. The properties read
16 much more equally. This particular block has the special
17 characteristic of the topography.

18 Um. Staff points out that there is always the
19 concern for the potential loss of integrity to the historic
20 district. The Victorian Gardens, the open space is key to
21 this district. Like other districts where this is not a
22 character defining feature in Kensington, the gardens are the
23 character defining feature. And, um, staff has discussed
24 this with the applicant. The applicant's response has been
25 to um, propose a house that is set, is smaller than the

1 allowable setbacks; that it's shorter than one has seen in
2 the past with proposals for new construction.

3 Quite typically people try to pile on uh, to build
4 a typical builder, the typical builder volume by building out
5 that as if you would see that. In this particular case the
6 applicant is not doing that. The volume is small, is
7 actually paralleling the volumes um, of the existing houses
8 to either side. I guess what I'm talking about is
9 generalities. This proposal does not include an addition
10 that projects and occupies the rear yard. So, the applicant
11 has responded in terms of trying to maintain open greenspace
12 in Kensington.

13 The proposal is not replicative of a Victorian.
14 They did a simple frame structure that still draws some of
15 the characteristics that we see in Kensington and intend to
16 be compatible. The applicant is suggesting um, materials
17 that are comparable in the district. And uh, staff feels
18 that this is a very difficult, this is a difficult decision
19 to make. Staff's recommendation is that there is still
20 significant demolition of the open space and the building
21 pattern. And using the guidelines in the Vision of
22 Kensington, staff is not suggesting that this proposal go
23 forward to a HAWP.

24 Staff notes on Circle 6 that there are other
25 options, um, that Mr. Middleton could investigate, including

1 the donation of a charity easement, a preservation easement
2 on the open space. These easements are marvelous tools
3 because the applicant needs to own the property. He
4 essentially gives away the development rights, but still owns
5 the property and that property still has value. We have seen
6 in other cases in Kensington that it has value one to uh, a
7 person buying the original dwelling. We saw that on Carroll
8 Place. Uh. Two, we've seen it where that open space had
9 value to adjacent property owners where they bought,
10 subdivided the open, the single building lot and each bought
11 half of it. And uh, so that there is even value to adjacent
12 property owners in terms of the subdividing the build of the
13 lot.

14 There is another possibility of building in back of
15 the lot. We have considered that in other locations, most
16 notably on Baltimore Street where um, there was considerable
17 discussion about that. At this particular location, staff
18 feels that that might be suitable if the entrance were off
19 the Baltimore Street. I'm not sure that, one would have to
20 look at that lot to see if that lot could be resubdivided
21 other than what it is now. In other words that the lot could
22 be subdivided parallel to Carroll Place. That might be a
23 possibility which the applicant could investigate further
24 with the Commission.

25 And um, let's see. Staff notes that the Town of

8/98D
P
R
E
S
E
N
T
A
T
I
O
N
A
L
C
O
N
F
E
R
E
N
C
E
C
O
M
M
I
T
T
E
E

1 Kensington has submitted a letter in support of the staff
2 recommendation and that the, the Historical Society has also
3 submitted a uh, has telephoned and submitted comments in
4 favor of the staff, in support of the staff recommendation.
5 In that case, the Historical Society has said that if the
6 Commission feels that this property could be built on, they
7 would suggest that the um, new construction be built close to
8 the street to match the existing pattern of buildings that
9 front the street.

10 Staff notes that the applicant has met with the
11 Town of Kensington and with the Historical Society and with
12 the representatives of the Kensington Land Trust. I think
13 that everybody has a sense that this is a, you know, a good
14 proposal in terms of responding to, in terms of trying to
15 respond to the issues. I think it's, the difficulty is that
16 the Commission has to weigh and measure whether it's enough.

17 I'll be happy to answer any questions. And
18 certainly the applicants are here. And uh, this is a
19 preliminary consultation, so, the more information he can
20 give, the better it is for everybody.

21 MR. TRUMBLE: Any questions of the, for the
22 presentation? Is the applicant here and like to come
23 forward?

24 MR. MCCULLOUGH: Can I use one of these easels?

25 MR. TRUMBLE: Certainly.

1 MR. MCCULLOUGH: Thank you very much, Robin.

2 MR. TRUMBLE: Could you both introduce yourself for
3 the record. And also, as you make your presentation could
4 you take every effort to make sure that you're recorded by
5 the microphones. There's a portable mic to your right that
6 you might be able to use if it's on.

7 MR. MCCULLOUGH: Okay. Thank you. My name is Tom
8 McCullough and actually it's a little bit of a complex
9 situation when you talk about the applicant, the owner, Mr.
10 Middleton, etc. But, I am the applicant um, who has under
11 contract the single lot, lot 2. I'm working with developer,
12 Bob Hulman.

13 Bob, why don't you introduce yourself.

14 MR. HULMAN: I'm Bob Hulman. I have the contract
15 on both the house and the lot. Tom and I are working
16 together on the lot to develop a house to build and the
17 contract purchasers for the house are also here.

18 MR. MCCULLOUGH: Okay. Thank you --

19 MR. HULMAN: Any questions on that? Okay.

20 MR. MCCULLOUGH: I think that um, Robin summarized
21 our preliminary work well. We had several meetings with the
22 Town of Kensington, with the President of the Historical
23 Society and other members of the Historical Society as well
24 as a preliminary meeting with Robin and Perry.

25 Essentially our goal was to try to develop a plan

1 that would work with all the concerned parties. Our goal is
2 to develop a design of the house that would get through this
3 process with little resistance. And, I think we had a lot of
4 helpful input from all the parties in terms of setbacks
5 required or desired; the height of the structure proposed; as
6 well as the general footprint.

7 Before we went firm on the property in terms of
8 committing financially to the property, I feel we had
9 positive feedback from all the parties concerned. That was
10 the Town of Kensington and the Historical Society. I have to
11 admit that Robin and Perry were more objective and
12 noncommittal as it relates to your building to proceed. But,
13 the others gave us some general guidelines that they would
14 support. Um. That was particularly as it relates to size of
15 the house; the footprint; etc.

16 I believe the Mayor is definitely in favor of the
17 project, if in fact this lot can be built on. The Mayor was
18 extremely impressed and he stated that it was one of the most
19 responsible proposals that she's seen. As well as the
20 President of the Historical Society, his position was very
21 favorable. I'm kind of anxious to see the letter because
22 when I talked to Barry Peoples yesterday, he said that he
23 would definitely not fight the project because he felt that
24 it was a very responsible proposal. And he'd rather see this
25 project get built than to have some other builder/developer

1 down the road build something more objectionable.

2 Um. So we feel like we've done a good job in terms
3 of due diligence. I think that our proposal um, has been
4 modified slightly to incorporate some of the comments that
5 Robin had made in the staff report. And I'd like to pass out
6 a brief update in terms of some of the recommendations.

7 I don't have enough of these here.

8 If I could just outline the changes. Um. Although
9 the conclusion was not a very positive one, the staff report
10 did suggest some changes that we've incorporated. The height
11 of the structure, the dimensions of the structure have all
12 remained constant. But, the windows have been modified to a
13 1/1 which was the suggestion that Robin had made.

14 Another suggestion was that some form of decorative
15 window be done on the gable side of the front elevation. Um.
16 In terms of design commitments, all of the materials in terms
17 of the wood siding and cedar siding, the wood trim around the
18 windows and the other response to the proposal was that the
19 bay window would definitely be a can levered situation. The
20 goal here is to limit the amount of foundation work because
21 there is one large tree that we're attempting to preserve.
22 Those are the minor changes that have been made in an effort
23 to conform with some of the suggestions. Um, as it relates
24 to these architectural issues, we're definitely flexible and
25 um, you know, our goal here is to get a house built of this

1 size and magnitude and we're really um, flexible on all the
2 details.

3 Um. I have, um, I have a response, Robin, to some
4 of your other suggestions as it relates to the property. I
5 don't know if it's appropriate to do that now.

6 MS. ZIEK: Well, you should, you might want to ask
7 the Commission. It's really a dialogue between you and the
8 Commission. I just wanted to add one correction. I actually
9 suggested you delete the gable decorative fixture, but that's
10 really a very minor detail.

11 MR. MCCULLOUGH: Okay. Whatever happens up here.

12 MR. HULMAN: Done.

13 MR. MCCULLOUGH: Whatever happens up here, we'll
14 delete it. We'll add some, you know.

15 MR. TRUMBLE: If you have any specific comments
16 about the staff report, I mean this would be fine as a
17 prelude to our asking questions.

18 MR. MCCULLOUGH: Okay. Well in terms of the other
19 suggestions, um, we have gone firm on the property and we've
20 committed to the purchase of the property. Um. I can't
21 speak for the current landowner, Mr. Middleton, but, um,
22 we're not in a position financially to donate the land um,
23 for any form of easement. As it relates to some other
24 suggestions such as getting the contract owner of 10220 to
25 purchase half the lot in the adjacent owner's, that's not a

1 feasible opportunity either. We've consulted with them and
2 there's nobody interested in coming up with the cash that
3 would, you know, help us to get out of this deal right now if
4 we weren't allowed to build.

5 As it relates to the issue of zoning, Barry
6 Peoples, the President of the Historical Society, um who felt
7 like this location for the house was um, much, much more
8 desirable than setting the house back or facing it towards
9 Baltimore Street, um, you know, we believe that rezoning the
10 property would be extremely complex and also not really a
11 feasible alternative. We didn't particularly because I can't
12 speak for the contract owner of the existing historic house.
13 Um, we've also agreed, as it relates to the garden, um, as
14 Robin stated, they're not very mature trees, but we've also
15 agreed to transplant the boxwoods and some of the smaller
16 trees in the garden, both on this property and on the
17 adjacent property.

18 The contract owner for the historic structure on
19 the corner um, is interested in taking advantage of some of
20 that and we're interested in helping in that regard. So
21 there's not going to be a huge mass excavation effort going
22 on with all the landscaping being wiped out.

23 In addition to that, the existing historic
24 structure is currently clad with aluminum siding and we're
25 in the process of consulting with the contract owner and

1 working with them to potentially restore that house. I can't
2 make any commitments for them, but the goal is to restore the
3 corner house to its original character and remove all the
4 aluminum siding. So, that's what I'd like to say as it
5 relates to the other options with the property.

6 MR. SPURLOCK: I just want to ask one quick. Could
7 you please explain who's on this project? Who's purpose is
8 to handle this? Are you the contract purchaser for the
9 vacant lot only or for the entire parcel? It's not that
10 relevant, I'm just curious. I'm getting confused about who's
11 who.

12 MR. HULMAN: There's a contract to purchase the
13 entire property which I have.

14 MR. SPURLOCK: You have.

15 MR. HULMAN: And I have a contract with a couple of
16 purchase the existing house and Tom and I have an agreement
17 to develop lot 2.

18 MR. SPURLOCK: So, you purchased it from Mr.
19 Middleton?

20 MR. HULMAN: I have the legal contract with Mr.
21 Middleton.

22 MR. SPURLOCK: And then you have two other buyers
23 who are going to buy it.

24 MR. TRUMBLE: Any other questions? I'll start.

25 I don't recall it, so you'll have to just excuse

1 me. But, do you have any comparable figures, I appreciate
2 the one chart down to its, on the lower left. It shows the
3 three relevant structures in terms of their general exterior
4 dimensions. But, what I don't have or have and don't know
5 where it is, are there comparable figures for the footprints
6 of the three properties as you have it proposed there?

7 MR. MCCULLOUGH: Um. I believe that was submitted
8 in some form of documentation. But, I can, I can respond to
9 that. The existing structure is in the neighborhood of 1400
10 square feet, I believe, maybe 1350, something like that.
11 That's the larger historic house. The proposed house at
12 10218 is approximately 1100. It's 1111 or 1115, something
13 like that. So, this, this proposed house has a footprint of
14 1100. Um, 10216 um, I think Robin might know better than I
15 would that property has not been accessible. We've made a
16 few attempts to survey that property, but the smaller house
17 with the addition, it's clearly smaller than 10218, it's
18 smaller than --

19 MS. ZIEK: It's under 800.

20 MR. TRUMBLE: The footprint's on the -- you had
21 mentioned 600 in your briefing and then with the addition --

22 MS. ZIEK: I mentioned 600 and then it's got an
23 addition.

24 MR. TRUMBLE: Right.

25 MS. ZIEK: And I think that it's, it is one of the

1 smaller houses in town, though. Again, not having, you know
 2 the exact figures, it's safe to say it's over 800. It's a
 3 small house.

4 MR. TRUMBLE: So the proposed house, there are
 5 three houses on exactly the same lots?

6 MR. MCCULLOUGH: That's correct.

7 MR. TRUMBLE: And the proposed house is in between,
 8 in terms of its footprint, is in between its adjacent
 9 properties and somewhat smaller than the historic property.
 10 Is that right?

11 MR. MCCULLOUGH: It's definitely substantially
 12 smaller than the corner historic property, but I would agree
 13 with Robin that it is larger than the, this might be 800
 14 square feet. Um, you can see how small this house is
 15 compared to the corner.

16 MR. TRUMBLE: And the three setbacks will be the
 17 same?

18 MR. MCCULLOUGH: Well, frankly we're --

19 MR. TRUMBLE: I notice you have a blank there on
 20 the one side. But, in the diagram which is to my right,
 21 those three setbacks are the same?

22 MR. MCCULLOUGH: They're currently proposed as
 23 being constant with the other two which are equal. However,
 24 that's an issue that we're flexible on. The side yard
 25 setbacks are 14 and 12 respectively. Which are greater than

B:981D
 C M F E 30 P F 2 0 0 8 0 7 0 L N E M 2 2 0 4 3 8 B O C O P A G E 2 5 P 3

1 the Town of Kensington. But, the front yard setback, I
2 noticed that the staff report suggested it didn't meet the
3 guidelines of Kensington. Um. We thought it would be a good
4 place to start equal. But, if you want us to go back, you
5 know that can be accommodated.

6 MR. HONDOWICZ: My understanding from having read,
7 I was reading over again the numbers from the Vision
8 statement or Vision of Kensington, so I want to make sure I'm
9 reading this all correctly. But, if I read that correctly,
10 then the diagram that's on Circle 10 in the report, I get the
11 impression that while the still, not, doesn't have enough of
12 a setback, sideback on all the dimensions, that he's a closer
13 in terms of street to front of building than to the side
14 yards. If I understand correctly in terms of building
15 separation, you're only about 50 percent from where you ought
16 to be to be consistent with the Vision statement. Am I
17 reading that right?

18 MS. ZIEK: The, you are reading that right.

19 MR. HONDOWICZ: Okay.

20 MS. ZIEK: And the clearest way to actually explain
21 that is to uh, is to essentially look at the first
22 recommendation of the Vision statement about building on two
23 lots. If you build on two lots, then you could easily have
24 the 25 foot setback and you'll still have 50 feet of building
25 space. If you see what I'm saying.

8/98D
O P M F E R O F J 2 0 0 0 N J 2 0 0 0 L N M N K M O Y A B C D E F G H I J

8/98D
P
M
O
F
F
I
C
E
R
E
C
O
R
D
S
D
I
V
I
S
I
O
N
S
I
N
T
E
R
S
T
A
T
E
O
F
M
A
S
S
A
C
H
U
S
E
T
S

1 MR. HONDOWICZ: Right.

2 MS. ZIEK: That the Vision of Kensington was taking
3 that into consideration, of course, it was looking at the
4 very large setbacks. I mean, you know, the spacing between
5 buildings anyway. But, um, it would be impossible to achieve
6 that at this lot. You could not achieve that 25 --

7 MR. HONDOWICZ: Okay.

8 MS. ZIEK: -- foot setback and building lots.

9 MR. HONDOWICZ: Yeah. That's what I was saying,
10 you know when I was trying to figure out how to get with the
11 numbers in. Well, then you have like a TD and that probably,
12 it will equal somehow. Okay. So, I guess, well, you know,
13 the first thing I'd just state very briefly. To a large
14 degree, I'm willing just to hear what McCullough has to say.
15 But, I would say I think the first priority in terms of
16 concerns on this project is to make sure we have the setback,
17 footprint issue, etc., etc. handled. That that is rele -- to
18 me, relatively more important than all the architectural
19 detail. It's not that those aren't important, but, I think
20 that the greenspace is where it gets into all the property,
21 really all the major problems.

22 Um. And you're fairly close, at least on front to
23 back, more, let's put it this way, the more you can push it
24 back the more space you can get out of there, the better.

25 Um. To a large degree whether or not the setbacks will fly,

1 quite frankly will be on, will be in comparison and hearing
2 comments from the folks who live in Kensington now, whether
3 they speak tonight or in the future. Because I think, you
4 know, this is a hard case as been pointed out in terms of
5 trying to find a balance between buildable and what will keep
6 the community intact. I certainly believe that the lot's
7 buildable. If it's not buildable, then that means that the
8 zoning ought to be changed and what the zoning is in a
9 particular part of the County is up to the Planning Board.
10 It's not for us to decide or the County Council if they want
11 to outright change the zoning ordinance.

12 And so, I can't tell you right now. I can tell you
13 that you need more setback than you have. How far you need
14 to go and some of the other details, quite frankly, I want to
15 hear more what the community has to say. Because from what I
16 hear from you, you know, the folks are fairly happy with what
17 you're talking about. But, of course, from the letter that
18 I, and you're welcome to look at mine at the, whenever, you
19 know, they don't seem to be totally happy with it. So, that
20 that that's, you know, the interaction between you and the
21 community is more important than any absolute number.

22 MR. MCCULLOUGH: Okay. I would love to walk away
23 with some consolidated, you know, direction on the footprint.
24 Um. And I would like to take exception, and I'd like to see
25 what Barry Peoples, who's the President of the Historical

1 Society has to say because um, he was um, much more positive
 2 than the Town of Kensington, the Council. And although the
 3 Council's letter um, from the Town of Kensington doesn't
 4 exactly agree with the Mayor's personal feelings, I'm sure
 5 that you'll have plenty of time to hear those people.

6 MR. TRUMBLE: Could I just ask a question to the
 7 audience as a whole. Is there any residents of Kensington
 8 who are here this evening, who have intention to testify this
 9 evening?

10 (No audible response.)

11 MR. TRUMBLE: No. Okay.

12 MS. SODERBERG: I would just like to ask a quick
 13 question. Since this was the map that you have up there on
 14 the board showing the placement of backs, we don't have that
 15 in our packet. Just what is um, you show the houses on
 16 Carroll Place. But, what is on the backs of those two lots
 17 facing Howard?

18 MR. MCCULLOUGH: On, behind um the corner lot is a
 19 house on Baltimore Street. Okay. And I'm not sure about all
 20 the properties on Howard Avenue. But this this sketch was to
 21 denote that the driving point --

22 MS. ZIEK: Excuse me, it's not Howard. We're at
 23 the junction of Circle Place, Baltimore Street, and Fawcett
 24 Avenue runs due north.

25 MR. MCCULLOUGH: Okay. This Baltimore?

1 MS. ZIEK: That's Kent.

2 MR. MCCULLOUGH: This is Baltimore.

3 MS. SODERBERG: Yes, it's Baltimore.

4 MR. MCCULLOUGH: That's Baltimore. I'm pointing to
5 this structure here and what's there. But I don't know 20
6 and 21, it seemed to, this was to describe how every house,
7 every lot on --

8 MS. SODERBERG: Yes, you've made that description
9 very well. But, it's just as important what's on the back of
10 that lot and lots go through to the other street. That is
11 they connect to behind them.

12 MR. MCCULLOUGH: Right.

13 MR. SPURLOCK: Well, I think she --

14 MS. SODERBERG: It's part of the whole plan of the
15 greenspace, the whole plan of the, it's not just the houses
16 on Carroll Place, but the houses on Howard --

17 MR. MCCULLOUGH: On Baltimore.

18 MS. SODERBERG: -- Carroll as well.

19 MR. MCCULLOUGH: Okay. I can't testify with
20 accuracy that every lot on that back side has a house. I'm
21 sure it's reflected in Visions of Kensington because every
22 house is plotted in a --

23 MS. SODERBERG: The point is that every lot does
24 not have a house. That in the 1890's, people bought two and
25 three lots to build a house on.

01/20/98 09:20 AM 00000000000000000000000000000000

1 MR. MCCULLOUGH: I agree with you --

2 MS. SODERBERG: And what is called a garden --

3 MS. EIG: Why don't we get, do we have a copy of
4 the map of Kensington?

5 MS. ZIEK: No. I do not. I have a copy of the
6 amendment here. Uh. This is a little, um, Howard, I don't
7 know, I don't know exactly what this map is showing in terms
8 of, I don't know what date is this. Where did you get this?
9 I don't know uh --

10 MR. MCCULLOUGH: This?

11 MS. ZIEK: I mean, I think that's Armory. Isn't
12 that Armory Place in -- it's actually Armory Place, not
13 Howard. Howard is where the commercial antique --

14 MR. HULMAN: This is the map that was given to me
15 by the County. It was dated 1890. So, the record to show
16 that --

17 MS. ZIEK: Okay. So the 1890. The names, okay.
18 So, um, if you're driving on the street, that's Howard is
19 where all of the antique -- I'm sorry. Commissioner
20 Soderberg, your question has to do with generally the general
21 character of this part of the historic district? Is that
22 what you're asking?

23 MS. SODERBERG: Yes. The greenspace that's
24 distributed around the houses.

25 MS. ZIEK: Um. The district is, of course, it has

1 its general character. We have a very clear understanding of
2 that through the amendment, through the Vision of Kensington.
3 Um. If you turn the street, you get onto Baltimore Street
4 which has only a few houses. There's um, there are different
5 periods but they are noted by a lot of greenspace. Uh. The
6 next block before you get to Kensington, if you turn right,
7 you'll be on Armory Place going north. You have a park land
8 there. There's um, each street is very different in the
9 district. I think that one of the things that's very helpful
10 about the Vision of Kensington is that it gives us the
11 general feel and character of what's important in the
12 district.

13 What we still have to do is evaluate each proposal
14 at the specific site in the district, at the specific block.
15 And that does change block by block. Montgomery is very
16 different from uh, Fawcett. Fawcett has a lot more of the
17 1930's infill, for example. It even has some of the 1980's
18 infill as opposed to Montgomery Avenue for example, which has
19 virtually no infill. It is completely pristine as a 19
20 Century block.

21 Baltimore Street, the project that we looked at was
22 very interesting for being characterized, it was probably the
23 best example of what the Vision of Kensington does. Because
24 it, Baltimore Street, which, for that previous project that
25 we looked at, um, in another case was a case where even

8/9/80
DMM ERD
N 2000
L 2
M 2000
T 2
R 2000
B 2
O 2
C 2
O 2
C 2
O 2
P 2
A 2
B 2
O 2
R 2
A 2
T 2
O 2
R 2
Y 2
O 2
O 2
R 2
D 2

1 though you had 18 um, '80's and 1890's development in 1910,
2 1905 development, a 1920 development, it all followed the
3 same pattern of open space, house, open space, house.
4 Baltimore Street was very special because of the way, even
5 the early 20th Century infill met that same garden pattern in
6 my understanding of the district.

7 Whereas once you look at for example, Carroll
8 Place, um, again as you walk, you go around Carroll Place,
9 the north part of Carroll Place is pristine, first
10 development under Warner, pristine. And there, it's noted
11 there are only two houses on the north side of Carroll Place.
12 And there's five or six lots. It's a remarkably intact
13 Victorian block. Then, of course you go on the south side of
14 Carroll Place and we don't even regulate it because it's
15 1960's, completely out of character.

16 When you look at the block we're looking at now,
17 it's the edge. What happens and one of the reasons it's,
18 it's even problematic as an edge is that Kent Street, which
19 is on the opposite side of Circle Place, didn't go through.
20 It may have originally been thought to be projected through.
21 But, what I'm trying to say is on the east side of Circle
22 Place, Kent Street is an edge in itself. So that all the
23 properties north of Kent Street along Circle Place onto
24 Montgomery again, there's this absolute pristine block of
25 late 19th, early 20th Century development. Everything south

1 of it is this unregulated 1960's, '70's.

2 But in the area that we're looking at, there is no
3 Kent Street as a divider. It just goes primary resource,
4 wooded open space, primary resource and then the unregulated.
5 So, every block is unique.

6 MR. TRUMBLE: Thank you. What concerns me, this
7 whole guideline issue really concerns me. In general, my
8 feeling about guidelines is that they are a defacto covenant
9 that you made with the neighborhood. Neighborhoods get
10 involved in historic preservation for a variety of reasons.
11 But certainly one of the central reasons is that it is a way
12 of projecting at least the general form in which will
13 development will occur.

14 And that certainly is well within the preservation
15 ethos, that is we're trying to preserve something and the
16 development guidelines begin to identify what it is we're
17 trying to preserve. What's central, what's aesthetically
18 important. What is it that we want our neighborhood to look
19 like in some foreseeable future? Not to say that there will
20 be no development, but what will be the nature of
21 development?

22 We now have a set of guidelines which may in some
23 streets work quite well. But, in this particular street,
24 don't work very well. And I think in particularly, the
25 setback. The setback, the 35 foot setback would in effect

1 move this house well outside of the streetscape. It would
2 look odd, I think. There's the problem of the two lots. Um.
3 Apparently there are a variety of houses already on this
4 street in which the two lot development rule doesn't hold.
5 So, what do we do? Do we go ahead and say, look the
6 community has a set of guidelines and we want to do what we
7 can do to support those guidelines because that's the bargain
8 that we struck, implicatedly, that's the bargain that we
9 struck. Or do we say well, it's our job to save them from
10 themselves. That is they've got a set of guidelines which
11 may be in the macro sense they're perfectly reasonable, but
12 in this particular micro case, would do disservice to the
13 aesthetics of that neighborhood.

14 I don't quite know how to resolve that and I
15 suspect other Commissioners have thought about it and I would
16 be interested in hearing their questions. But more, I'd also
17 like to hear what Kensington, I'm kind of disappointed that
18 Kensington isn't here to participate in this discussion.

19 MS. ZIEK: I will note that we have heard from the
20 bodies that we always hear from, that we depend on in
21 Kensington. We have heard from the Town Counsel and Mayor.
22 We do have comments from um, through the telephone from Barry
23 Peoples, the Historical Society. So, those are the
24 particular, the LAP, everybody is, is not commenting mostly
25 because they have uh, seen this as pretty much an issue

1 commented on before and also because their term is up. So,
2 that's why they're not here.

3 MS. EIG: I would like to talk. Um. My, I'm an
4 actual historian. My profession and my firm was responsible
5 many years ago for drafting the Vision of Kensington. And I
6 think that what has happened here is that the letter from the
7 Counsel has been report -- I'm quoting here -- "... developed
8 the following criteria for new residential construction in
9 this section." And then it lists the three criteria. Well,
10 the fact that is that they weren't guidelines, not criteria.
11 And that's very different. They um, and a critical phrase is
12 in the first one which it talks about the minimum of two
13 lots. It says "Impresses based on the historic development
14 pattern and lot sizes within the district." And that's
15 critical because it, in certain parts of the historic
16 district, in the majority of the historic district double
17 lots were used for construction. I think that if we look at
18 the map that Mr. McCullough has brought forward and also if
19 you would actually go to Kensington, you will see that and
20 perhaps Mr. McCullough could bring the map forward so I can
21 point this out to you.

22 The situation is here. It's that we had extended
23 this map to the north actually. And had Circle Place
24 continue. Thank you. This is exactly what we need. There's
25 a very, a complex street system that has been reflected on

1 the map that I've just received because there's actually a
2 um, triangular island in here. It directs traffic to
3 Baltimore Street. And it makes you not even want to continue
4 on Circle Place, so that you in fact, perceive the sense that
5 your historic district is to the north. It is not, to the
6 south. And if you do choose, which you can, but it's
7 certainly not the way traffic is being directed. You will in
8 fact think that you're on Carroll Place if you get onto
9 Baltimore Street, the way it's written. Is that you go down
10 here and you see the house that is at the corner which is
11 shown on our little plats, that the footprints were drawn on.
12 Then there's a lot that's fairly green and lots of plantings
13 in it. And then there is another historic house, the smaller
14 house. And then you see as it shows on Mr. McCullough's map,
15 the series of small houses. And in fact, it goes all the way
16 around here. And these are all the houses, from the second
17 house, all of these are the non-regulated houses. There's a
18 very large house to the north here.

19 And the pattern of development that is as Robin has
20 very eloquently stated to the north is pristine. It's just
21 simply not followed here. You have a distinct break. And if
22 you read the Vision of Kensington in its entirety, you will
23 see, as Robin has, having stated at some point with us, is
24 that it's about, it presents averages. It's not presenting
25 specifics. It gives you an idea of what should be going on.

1 And that it is certainly in the case when it was applied to
2 the prototype, being the Baltimore Street situation.

3 We have a classic example of the two lot and the
4 setback here. I think we have to use our heads. It's like
5 if you use the computer and say, everything the computer does
6 is right, well the fact is, there needs to be some human
7 intelligence and judgement applied to these kinds of things.
8 And in this case where we have a similar, in fact identical
9 size lot, a house that is not, you know, that is one house
10 and then there is another lot, then there's another house
11 that is not connected to another lot. We don't have a series
12 of where there're double lots with houses set on them, as we
13 do in so many other parts of the historic district.

14 And, it is the exception, that in fact, proves the
15 rule. Is what we have here. And there are certainly, we're
16 in a difficult position because we and very appropriate, I
17 believe, have positioned on the Baltimore project that what
18 was being proposed was not appropriate. Whereas here, what
19 is being proposed is precisely appropriate. It's the right
20 scale; the setback is in fact lined up with the other houses,
21 which is precisely what it should be. The design of the
22 house is simple; it's smaller. And it really does take into
23 account very nicely the way that the land, the grade change
24 which is, you can say it's four feet or whatever when you see
25 it. It's quite dramatic actually. That's a big change in

1 grade as you're driving down the street or walking down the
2 street. And that the house, you know, if you could visualize
3 how would that affect your your experience of the street?
4 The fact is that it wouldn't negatively affect. It would
5 just be part of that rhythm that was going on.

6 Now, there is a void. Susan's questions about open
7 space is quite valid. And what is extraordinarily evident to
8 you when you're there is this enormous open space that is the
9 center at Brainard Warner's house. I mean, there's an
10 incredible expansive space. It was in fact originally
11 designed to be 19 lots. Instead he built his house on it and
12 its been preserved as a single lot. And there is, I don't
13 know, either about exactly what houses are on the street that
14 is to the rear of the Carroll Place, the Howard Ave- the
15 Howard Place Streets, but the fact is that whole area to the
16 south is just filled with 1950's, '60's development houses,
17 and not regulated by us.

18 Rather than interfering with the historic district,
19 I think we have a situation where if you really read Vision
20 of Kensington for what it's about, this is not inconsistent
21 at all with what the Vision of Kensington is about. It is
22 precisely in keeping with it. It is where infill can be
23 acceptable and I have to go on the record as saying, is I,
24 you know, and say I will defend to the end what was proposed
25 on Baltimore was inappropriate and I think I can similarly

1 the north end of the pattern further down and keeps it closer
2 to the edge of what is now designated as a historic district.
3 So, it's a difficult problem and I'm not saying that I argue
4 with what you're saying, but I do keep looking at it just
5 from the opposite point of view.

6 MS. EIG: Well, I understand what you're saying. I
7 think that one might argue that the island and the street
8 pattern does more to do that to do that than this particular
9 building would. I mean, that's a, you know, a decision that
10 Kensington must have made.

11 MS. SODERBERG: Yes. But, um, did you actually get
12 out of the car and walk around? Because this is, the town
13 was built for walking and that was the idea behind the whole
14 greenspace and area, and the position of the houses. So,
15 that I think talking about where the traffic bollards are is
16 not --

17 MS. EIG: Well the fact that -- I would agree with
18 you except that the grade of the streets and everything about
19 it pulls you in that way. I mean, I think that Commissioner
20 Spurlock's comment is certainly, you know, that you don't
21 want to diminish that. But, I don't think this does that. I
22 really don't think so. Because right now the land is quite
23 wooded. There's these trees on it that are sort of, you
24 know, you notice that and I don't think that it, if the
25 setback is right, that it would not, I think it would provide

1 a more consistent reinforcement of that and draw you down
2 there. Because right now, you don't, you feel like the end
3 of it is that border house, rather than the house that's one
4 down. Do you understand what I'm saying?

5 MS. SODERBERG: Yes. But, you know, I've been
6 there too.

7 MS. EIG: The open space preserves the view.

8 MS. SODERBERG: I don't feel that. I feel there,
9 this is the edge of the historic district. I mean there's a
10 distinct division when you start with the modern houses
11 there. And here you would be putting a new house in between
12 the two houses that border this edge. You see what I mean?
13 You've got one old house, and an open space and another old
14 house and then the start with the new houses.

15 MS. EIG: I guess I see that as a transition. And
16 to me that's a positive thing.

17 MS. SODERBERG: Okay.

18 MR. JORDAN: And, I look at this proposal and I see
19 it to be very reasonable and very well thought out and I
20 agree with completely with everything that um, Commissioner
21 Eig has stated. And I would, my only comment is that I think
22 your original is better than this. I think it's articulated
23 much nicer and uh, other than that, I mean that's basically,
24 I think this is exactly what we want to say. And I'm not
25 sure, I mean I'm having a little bit problem with the

1 controversy of it.

2 MS. SODERBERG: I think that the question here is
3 that um, Vision, our interpretation of the Vision of
4 Kensington, that is the --. I'm really, well we have a
5 neighborhood that houses its views, that shares the community
6 that says we would like our community to be this way; to
7 develop this way. Then, we should pay attention to that and
8 not let people come in who just want to make money, destroy
9 that view of the neighborhood.

10 MR. HONOWICZ: You know, this is why in this
11 particular instance, a letter is not enough from the town. I
12 certainly hope when this gets to the point of permitting, if
13 not beforehand, informally, uh, to the degree that there are,
14 the Historical Society and anyone from the community supports
15 what's before us, that they come up and speak. To the degree
16 that folks from the town government aren't happy that the
17 come up and speak. Because what we're getting into now, I
18 think one salient point I sort of got out from what
19 Commissioner Eig said is the Vision is relative to the
20 particular characteristics of a particular area in the
21 district.

22 And we all have some familiarity with Kensington.
23 I spend a fair amount of time there because that's where the
24 Democratic Party has headquarters. And I drive around there
25 a lot. But, I don't think, I think the best people who

1 qualify to talk about the nature of that area are the folks
2 who live there. And if we had, have this situation where we
3 come up with a permit where no one's here other than a
4 letter, then based on what I've heard here tonight, I'd be
5 happy with what's before. So, to the degree that there are
6 folks in the community who feel differently, I hope they
7 speak up because otherwise, what Commissioner Eig said makes
8 perfect sense to me. Um. Because, you need, and that's part
9 of the problem with what we have, the drawings and the report
10 that's nobody fault, it's just the nature of having reports
11 is where cert-- we certainly have tunnel vision here on the
12 particular lot and one or two other lots on the other side.

13 But, really to understand I think this proposal,
14 you need to know the entire sector so to speak. I don't know
15 if that's a proper term, but the entire immediate area
16 surrounding it, what's characteristic there. Cause I
17 certainly feel that the idea is being consistent with the
18 immediate region. That that sounds in my mind with not just
19 what Commissioner Eig said, but also from what I'm reading
20 from what was quoted in the Vision of Kensington statement.

21 Um. You know, otherwise, I think well, quite
22 frankly, what Commissioner Soderberg's getting into is you
23 shouldn't build there. I don't, I just don't see this
24 Commission being able to tell someone in an area that's
25 otherwise permitted to be built on under the zoning law in

1 this County that you cannot build a home there at all. I
2 just don't think that's something that we can do, legally
3 permissi- that's legally permissible.

4 MR. JORDAN: I have a quick question. On this
5 letter, I mean, you said that the Mayor and the Council
6 members that are a part of this letter were in favor of it?
7 Is that true?

8 MR. MCCULLOUGH: Uh. The Mayor, we had a couple of
9 meetings with the Mayor. One specifically last week um, with
10 the Mayor and President of the Historical Society and a few
11 other members of the Historical Society and also Helen
12 Wilkes. Um. The Mayor was personally pleased with the
13 design and thought it was a very, very responsible proposal.
14 She said it was the most responsible proposal she's seen, you
15 know, ever, you know for building in this area. Um. She,
16 you know, I can't speak for her, but she's definitely in
17 favor of the proposal. Um. The Council is a group of four
18 people and the Mayor can only split a tie, if it's tied two,
19 two.

20 Um. So, she was essentially put in a position to
21 agree with the staff report.

22 MR. JORDAN: There's only three Council members
23 that have signed this letter.

24 MR. MCCULLOUGH: I'm just going based off what the
25 Mayor described to me.

B/98D
8
A
Y
O
O
O
A
G
E
M
R
V
N
J
0
7
0
0
R
2
0
0
F
M
R
O
F
O
M
F
O
M
F

1 MR. TRUMBLE: It's difficult to summarize this
2 conversation. From my part, I take the guidelines very
3 seriously. In part, because I was a member of a resident in
4 a historic district and we worked hard on our guidelines.
5 And we hoped that they would be a way of defining the general
6 development in that community.

7 If there is any set of guidelines in the County
8 which are continuously used, debated and cited, it's the ones
9 in Kensington. And Kensington regularly comes, regularly
10 sends representatives here and on a regular basis, those
11 guidelines are discussed and debated, and used. Used so much
12 that we ended up in a or lost a court battle over them.
13 These are not, this isn't a trivial issue. And so the
14 Commission is in somewhat, I sense somewhat of a
15 schizophrenic position.

16 I tend to agree that it's a perfectly good design.
17 If all the reasons that Commissioner Eig outlined, I would
18 not, left to my own devices, see the purpose aesthetic,
19 historic or otherwise to enforce the guidelines on your plan.
20 On the other hand, I believe it is equally important for all
21 the reasons I just mentioned, the interest of the community,
22 the fact that they've been voted upon, the fact that they are
23 now in some sense involved in another legal battle, which has
24 nothing to do with you all, means that there has to be some
25 closure on the part of the community.

1 unfortunately in the letter from the Council. Because just
2 that they would perceive that as the criteria per se, but,
3 it's sort of the baseline that you start from and then you
4 evaluate from. And that's been, you know, mistaken as they
5 are on the heels of a very difficult and unpleasant case
6 with, you know, another project.

7 MS. WRIGHT: Um. I think one thing that uh, I
8 could point out in terms of the usefulness for the Vision of
9 Kensington. One of the reasons it was so particularly useful
10 in the case on Baltimore Street was that segment of Baltimore
11 Street was actually used in the Vision of Kensington as the
12 example of what the spacing, as typical large spacing between
13 buildings. And that particular lot was the prime example
14 from the whole town.

15 So, it was very easy for staff to pull that out and
16 to say, you know, it's the example in the whole Vision of
17 Kensington, you know, planning document. Um. You know,
18 perhaps, I think to one degree, what I variably am saying is
19 the sense of, you know, maybe that made it easy for staff.
20 And maybe that made it easy for uh, you know, the evaluation
21 for that project because it was so clear. Um. But,
22 Kensington is a district. And every district has its
23 complexities and this one has its complexities even though it
24 has a marvelous unity and uh, you know, with character and
25 feel. And that's why it's a district.

1 column on the porch is not as successful as the original
 2 scheme that had the um, tripartite window vertically, I
 3 should say, or horizontally. And that appeared in the sketch
 4 to be a more delicate column. I mean, you don't want to be
 5 too delicate, but I think those columns look a little heavy
 6 for that building. And there was something, the elongated
 7 window gave a reference to the verticality of Victorian Era
 8 without mimicking it, which I thought was successful in that
 9 design.

10 MR. MCCULLOUGH: Excuse me. Did you say the 1/1
 11 though you didn't --

12 MS. EIG: No. I mean, in the --

13 MR. MCCULLOUGH: -- or just the taller?

14 MS. EIG: You have the, well there appears to be in
 15 our sketch, it looks like it has three --

16 MR. JORDAN: A transom.

17 MS. EIG: -- a transom and then the 1/1 then that's
 18 changed to just a regular 1/1 in the --

19 MR. MCCULLOUGH: Okay. So keep the transom is that
 20 what --

21 MS. EIG: I like, I mean I personally and I think
 22 Commissioner Jordan agrees, we thought that verticality was -
 23 -

24 MR. JORDAN: In general, in that whole scheme, I
 25 thought all the parts seemed to be better to me the simpler

1 window, the um, the simpler bay with the different simpler
2 roof profile, the window massing that you have in that
3 elevation, uh, the bracket that you have up at the top, I
4 could, you know, could you, I, doesn't matter to me one way
5 or the other. I don't have a strong feeling of it, but it's
6 just the simplicity of this original and the scale that
7 you've achieved in that one I think is much more successful
8 than this later.

9 MR. SPURLOCK: I think the only exception I might
10 take with the original is the two windows off to the right.
11 They might be a little bit vague, be a little bit lighter.

12 MR. MCCULLOUGH: Okay.

13 MR. SPURLOCK: More in scale with the other ones on
14 the second floor. That would be the only thing else. I
15 would agree with Commissioner Jordan.

16 MS. EIG: I'll agree with that. In other words, a
17 little, the original design had a little more interest than
18 the exhibit 3.

19 MR. MCCULLOUGH: Okay. So --

20 MS. EIG: Without being that all overly details.

21 MR. MCCULLOUGH: Okay. So, to summarize on the
22 ground floor windows essentially, keep the transom?

23 MS. WRIGHT: That would be on Circle 14. Everyone
24 is just looking on Circle 14 in the staff report which is the
25 original elevation you proposed. And I'm hearing the

1 Commission say that they like that.

2 MR. MCCULLOUGH: Okay.

3 MS. EIG: One thing that you have. The door that
4 you have on Circle 14 has a transom that's the same size as
5 all the windows and the door that is on Exhibit 3 has a
6 Russian Arrow Transom, if you, um, if one tries to buy a
7 standard, single lighter, or a, you know, half light or 3/4
8 or 2/3 light and then put a transom on top, often they will
9 sell you a transom that is equally thick in it's rails.
10 Which is really not very successfully, you really want a
11 lighter transom.

12 And I think that you have to be very careful on
13 that in the front door. Is to look at historic doors for the
14 design and not just buy into what is a standard transom by
15 version of Marvin Arpella today. Because they really are
16 quite, a lot of wood and not much glass.

17 MR. MCCULLOUGH: So an ordinary style transom?

18 MS. EIG: One more in keeping with the proportions
19 of the --

20 MR. HULMAN: A direct set instead of a stash set.

21 MS. EIG: I'm sorry?

22 MR. HULMAN: A direct set instead of a stash set?
23 A directly mounted on top?

24 MS. EIG: Directly mounted on top.

25 MR. HULMAN: Yeah.

1 MS. EIG: I'm not sure I know exactly what you mean
2 to all that. I would have to defer from that response and --

3 MR. SPURLOCK: Sash that has a little bit more,
4 little bit more detail to it. Drexel is just a piece of
5 plastic props. By trying the sash actually looks like a
6 window frame set within an opening.

7 MS. EIG: Well, it has to do with --

8 MR. SPURLOCK: A little bit more private, but it
9 gives you a little bit more detail.

10 MS. EIG: Yeah. A transom, a historic transom has
11 a narrow piece of wood, for the most part. It's and as
12 opposed to the, a window sash per se, so. I'm sure they
13 actually aren't made in many different ways. And it would
14 just be a matter of something, I mean that's a detail that --

15 MR. JORDAN: Also see in the chimney massing, I'd
16 look at that again too. If you can kind of keep it down like
17 the original one.

18 MR. SPURLOCK: I think everybody's sort of saying
19 keep it simple.

20 MS. EIG: Yeah.

21 MR. MCCULLOUGH: Okay.

22 MR. TRUMBLE: Any other comments from the --

23 MR. MCCULLOUGH: Yeah.

24 MR. TRUMBLE: You all get everything you bargained
25 for? Anyone?

08986
AMERICAN OVERSEAS BANKING CORPORATION

1 MR. MCCULLOUGH: Actually. Yes. I think so.
2 Actually I just had one question in terms of procedure. Um.
3 Would you like, I mean, would you like more citizens to come
4 to the next meeting. I mean I'm --

5 MR. TRUMBLE: I think there needs to be an interim
6 meeting. I'm not sure that it should be your obligation to -

7 -

8 MR. MCCULLOUGH: Okay.

9 MR. TRUMBLE: -- schedule that. Although I would
10 hope that you attend.

11 MR. MCCULLOUGH: Oh definitely.

12 MR. TRUMBLE: I think it's the Commission's
13 obligation to uh, set up the meeting and invite folks and
14 have a discussion. The public and on the basis of that
15 discussion, which will clearly be informal, I mean, it's you
16 can draw your own conclusions when you come back for your
17 final HAWP.

18 MR. MCCULLOUGH: Okay. We have applied for the,
19 for the um, review. So, we're hopeful that that can happen -

20 -

21 MR. TRUMBLE: Have you submitted, have you
22 submitted the HAWP already?

23 MS. WRIGHT: No.

24 MR. MCCULLOUGH: No, we. Yes. We have.

25 MS. WRIGHT: What? When?

1 MR. MCCULLOUGH: We, as you and I discussed, it had
2 to be in by tomorrow to make the October 14th meeting. Is
3 that a problem?

4 MS. WRIGHT: I think it's premature based on this
5 meeting, yes.

6 MR. MCCULLOUGH: Well, actually time is of the
7 essence as it relates to this. I mean, if there's a specific
8 reason why it can't happen --

9 MR. HONDOWICZ: The specific reason is there's a
10 possibility that you could come before us with those
11 otherwise being predisposed in favor of what you're talking
12 about. But then everyone in Kensington raises a major
13 objection. We find it very in terms with their objections,
14 to either defer your proposal beyond that date or outright
15 vote it down. So, I think what staff is suggesting is that
16 you're taking your life in your own hands, so to speak, if
17 you try to push it for the next meeting.

18 I understand time's of the essence in just about
19 every project. But, is it so important that you're willing
20 to risk, you know, losing, as opposed to having a fairly easy
21 time later on. I mean the town, regardless of what we hear
22 folks in the community say, as staff and colleagues have
23 pointed out, you know, they could make a strong case opposed
24 to this and we'd find that their arguments don't have merit
25 and we go ahead and approve it anyway. But, you're taking a

1 big risk if you try to push the issue. But, it your, I mean,
2 it's your application, your case, if you want to go ahead.

3 MS. WRIGHT: There's even more than that. I'm not
4 sure what you put in. But, whatever you put in, are you able
5 to incorporate the uh, comments from the Commission that
6 we're hearing tonight in this application that you've already
7 put in? You know, I just don't understand.

8 MS. SODERBERG: Yeah. If you've already submitted
9 your application, why did we just waste an hour giving you a
10 preliminary consultation?

11 MR. MCCULLOUGH: Well, frankly, I wasn't sure what
12 the exact protocol was. But Robin and I discussed schedules
13 and it seemed like an application had to be submitted before
14 tomorrow to get the October 14. And I apologize if that does
15 not --

16 MR. TRUMBLE: I think you've got a double vine.
17 The first vine was already laid out. And that is that what
18 we need to listen to the community and I suspect they're
19 going to show up. The other one is that you now have a HAWP
20 which doesn't reflect what we discussed tonight. You put us
21 in a position that in effect, having to negotiate an ad hoc
22 set of changes with you when you do show up.

23 My experience and I think the experience of most
24 Commissioners is that it never works to our satisfaction. I
25 mean, it's sort of penciling it on fly and oh, we agree to

1 this, that and the other thing. We don't end up with a set
2 of plans that we can then say "This is what we approved. And
3 this is what was built." And they should kind of look the
4 same. So, that kind of hypocrisy gets us into trouble and
5 ultimately gets you into trouble too. Because we've got
6 another case in Kensington. Kensington is famous uh, in
7 which plans that were approved and plans that were built sort
8 of significantly different. That the contractor had to
9 reduce the size of the house.

10 So, it's everybody's advantage to make sure we've
11 got an agreed upon set of plans and we know what we're
12 getting into. It really is.

13 MR. MCCULLOUGH: Okay. Thank you.

14 MR. TRUMBLE: I think that concludes your
15 opportunity to get your taxes for the government tonight.

16 MR. MCCULLOUGH: Thank you very much.

17 MR. TRUMBLE: Item four on the agenda, Tax Credit
18 application review.

19 MS. KEPHART: Um. If you all have, don't have any
20 questions about them, we can um --

21 MR. TRUMBLE: Well, we certainly have two choices.
22 We either agonizing review of each of the numbers or
23 Commissioner Spurlock would like to move for immediate
24 approval.

25 MR. SPURLOCK: I move for approval of the Tax

Oct. 14, 1998

HPC reconvened a bit early they wanted Ross dinner meeting.

(LAP) Barbara Wagner spoke about previous infill proposals prior to the vision of Kensington -- Carroll Place + Prospect St. HPC decided they needed an analysis of the district for guidance -- over 10 years of the citizens' work. Infill → no more garden lots.

We need a set of standards * we need the HPC to review according to the guidelines what can we expect? We want the HPC to develop + hold to the standards..

10216 Dan Jenny Gaylin -
Carroll Pl.

They weren't noticed for the Preliminary Consultation! - and they want to have been.

Susan Sotberg - also says she would like that.

Queen - we'll discuss this in the future + we'll look into this.

Paige Cottle - also wants new owners to be noticed on the projects! + the process.

Barbara Wagner - notes paid staff to get applicants through the process. She says staff is too helpful on these projects.

Helen W. Cameron - can all side lots be built on? Not if trust

Emily } legal staff says not all lots need be built on
our M.C. Council is telling us ~~that~~ we need to allow building.

Helen W. - horrible issue for Kensington. No in-fill is the word
one! How can it go on building on our green space?

Tom M: What is the power of HPC?

Sherry Colazier - Briefs are end of 1998. We can raise issues - ^{to be} settled in court.

Helen - How do the citizens deal w/ protecting our green space?

Tom - Impact on adjacent prop owners? This is a responsible plan for an in-fill proposal?

This is saying that Helen said that & Staff said that! If there are ^(HPC) Commissioners who say this does conform w/ Vision of K (Emily, Steve,) and if Staff thinks it's a good project....

Quinn - clarified that Staff weren't at the table on a proposal. HPC never approved a plan - staff worked with applicant.

Tom - legal authority & power of HPC.

Lynn - The Vision of K - are not law! So she feels uncomfortable and are giving mixed messages to the public -

~~Let~~ Let us be clear on the Vision of K! we don't want to split this time & time again.

Helen - Don't lots haven't been built in so far - but there is ambivalence - This project is sensitive but this lot shouldn't be filled in -

Judie - We are filling in our district!

George - When you treat the open space as a component of the district, it has to be treated individually as the HPC treats the architecture!

Emily - if the V. of K is law, then the HPC can't approve new construction in 2 lots... This may be a good lot to give up... Emily says fed. law says ~~we~~ HPC can't say nothing gets built!

Steven - worried about conflicting w/ zoning.

George - How does HPC law compare to zoning...

Bobby - Please, let's answer this quickly.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10220 Carroll Place Meeting Date: 9/23/98
Resource: Kensington Historic District Review: **PRELIMINARY CONSULTATION**
Case Number: N/A Tax Credit: N/A
Public Notice: 9/9/98 Report Date: 9/16/98
Applicant: Tom McCullough Staff: Robin D. Ziek
PROPOSAL: New house construction **RECOMMENDATIONS: Do not proceed to
HAWP**

RESOURCE SUMMARY

RESOURCE: Kensington Historic District, Primary Resource (1880s, 1910-1930)

PROJECT DESCRIPTION: Construct new single-family dwelling on sidelot to Primary Resource in the Historic District. Remove portion of existing driveway; construct new driveway for proposed new house, and new driveway on Baltimore Street for existing resource.

PROPOSAL SUMMARY

The applicant, Tom McCullough, has indicated to staff that he is a contract purchaser with the property owner, Mr. Charles Middleton. Mr. Middleton is presently living in a retirement home and would like to sell his property in Kensington. The applicant proposes to sell the original residence on the corner lot only to a new homeowner. The applicant proposes to then build a new single-family dwelling on the sidelot.

The new house would have a footprint of approximately 1,111 square feet. The drawing on Circle 9 indicates that the relationship between the proposed new house and its immediate neighbors. The new house would be narrower than is permitted with the allowable setbacks, providing more generous sideyards. The applicant will make every effort to preserve the mature 24" caliper tree in its north sideyard.

The proposal includes the removal of a portion of the existing driveway including all of the paving on the corner lot for 10220 Carroll Place. A small parking driveway for the new house would be retained (see Circle 2). A new parking area would be built adjacent to 10220 Carroll Place with the curb cut off of Baltimore Street (see Circle 2).

BACKGROUND FOR EVALUATION OF THE APPLICATION

Kensington is proud of and promotes its historic significance, as evidenced by its civic groups (Kensington Historical Society, Kensington Local Advisory Panel, Kensington Land Trust), by its participation in the listing of the historic district in the National Register of Historic Places (1980), and by its support of the designation of the district on the County's Master Plan for Historic Preservation (1986).

In further support of the district, the HPC commissioned a planning study in 1992, The Vision of Kensington: A Long-Range Preservation Plan, to evaluate Kensington in terms of its special characteristics. This was commissioned to aid in future decisions which might affect the district. The planning study evaluated specific qualities of the historic district, including open space, distance between structures, and patterns of development, which all contribute to the sense of "place" of the district. [At the same time, the HPC also commissioned similar studies for the historic districts in Hyattstown (1986), Clarksburg (1990) and Boyds (1985), which were among the historic districts first designated in the County.]

This accords with HPC practice to develop district-specific guidelines to subsidize the guidance provided in the individual Amendments to the Master Plan and in the Secretary of the Interior's Standards for Rehabilitation, which have been adopted by the HPC as county-wide standards (1987). In the latest district designations, the HPC has incorporated district-specific guidelines in each new Amendment to the Master Plan to provide both the community and the HPC with the same basic information and guidance (i.e., see 1992 Takoma Park Amendment) for consideration of changes and alterations. The Kensington Historic District was originally designated without any guidelines and the Vision of Kensington has been adopted by the HPC and by the Town of Kensington as a planning document to assist with the evaluation of proposed changes and alterations in the district. It is available at the Kensington town offices, at the Kensington library, and at the HPC staff offices.

The Vision of Kensington was developed as an explication of the existing building patterns in Kensington. It is based on an analysis of quantifiable elements existing in the historic district, and provides a set of recommendations based on this data base with the goal of guiding future development to assure compatibility of new construction and preservation of the historic district. This data has been made readily available to the public, and provides all parties with the same information base from which to judge proposals for changes and alterations in this historic district. This type of analysis was adopted because, in the evaluation of changes and alterations in the district, the goal of the County is explicitly the preservation of the district.

KENSINGTON HISTORY

Kensington has a long history, as presented in the adopted Master Plan amendment:

The town of Kensington began as a small crossroads settlement along the Bladensburg Turnpike, an early market road between the County's major north/south route, Old Georgetown Road, and the port of Bladensburg on the Anacostia River in Prince George's County. When the B&O Railroad was built in 1873, the crossroads settlement became known as Knowles Station, named after the major land holding family in the area.

By 1890 Knowles Station had developed into a village of several hundred people, most of whom were living north of the railroad. In that year, Washington financier, Brainard H. Warner, purchased and subdivided property to the south and southwest of the railroad, naming the area Kensington Park after the famous London suburb. The subdivision was designed in the Victorian manner with ample sized lots and a curvilinear street pattern.

Warner established his own summer residence and invited his friends to join him in this park-like setting away from the heat and congestion of Washington. It is this concentration of Victorian period, residential structures located in the center of the town which constitutes the core of the historic district.

The Kensington Historic District was established in 1986 when the County Council adopted an amendment to the Montgomery County Master Plan for Historic Preservation. As stated in the Amendment (p.2),

"The district is architecturally significant as a collection of late 19th and early 20th century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. *The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes.* This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb."

The purpose of the designation and the role of the HPC is clearly described in the Introduction to the Amendment (p.1):

"Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and Ordinance to provide a system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future residents."

One of the key issues which is addressed above and which staff considered in the evaluation of this proposal is the issue of "integrity." The nomination to the Master Plan addresses this issue, but it may be helpful to quote from the National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation, page 46 which provides a definition of integrity of historic districts and discusses the implications of new construction within a historic district:

"For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. **A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.**

A component of a district cannot contribute to the significance if:

- o if has been substantially altered since the period of the district's significance or
- o it does not share the historic associations of the district."

PROJECT ANALYSIS

Footprint

House 1,111 sf

Height of ridgeline

30' above sidewalk elevation @ front of house (see Circle 3)

Property Coverage 13.5%

Lot size 8,250 sf

Materials for new house

Wood siding to be painted

Clad wood windows with true divided light

(Proposed Pella vinyl clad wood windows)

Asphalt roof shingles

Wood trim - 4"-6" at windows

Setbacks

26' from front property line

12' and 14' sideyard setbacks

Finished elevation for house

2 steps are indicated on front elevation: Detailed grading plan would be required for HAWP approval.

Project Location

10220 Carroll Place is in the 'Historic Residential Core', as outlined in the Vision of Kensington planning guidelines (see page 57). Carroll Place circles the property of the original developer of Kensington, Brainard Warner, and was the location of the premier residences in town which front Warner's property and together provide a sense of a "town green." In the second half of the 20th century, the southern half of Carroll Place was developed with new homes on single lots. This area is categorized in the Master Plan Amendment as a "subarea excluded from historic district regulations."

The subject property is the first house in the SW quadrant of Carroll Place. With its sidelot and a single other additional historic structure, they provide the edge of the historic district in this section, framing the end of Baltimore Street and contributing to the general character of Carroll Place which involves large open spaces and houses generously spaced around the center green. Viewed graphically, all of the properties which are north of the line of Kent Street as it could be drawn in line with the front elevation of the Warner House, are included in the historic district. The surrounding new construction to the south of Kent Street is excluded from district regulations.

The historic district at Carroll Place is characterized by historic homes on large lots with substantial space between them. This space often consists of lots which were platted in the 19th century but which have been associated with a single property and dwelling since the original sale of the land. The open space is, of course, characteristic of the Victorian garden suburb which is

the defining feature of the Kensington Historic District. The district was designated in part because of its distinctive overall character, even though each block may differ to some degree. As illustrated on the streets which radiate off of Carroll Place - Fawcett Street and Montgomery Street - the district is a combination of structures of distinctive architectural styles in a picturesque garden setting with mature trees, open lawns, mature shrubs distinctive fences, and an overall integration of architecture with its environment.

The subject property clearly contributes to this historic context. It's sideyard and the relationship to the adjacent historic property at 10218 Carroll Place are in-keeping with the spacing and rhythm of buildings-to-landscape which is characteristic of the Historic Residential Core. This pattern of building-open space-building-open space, etc. can easily be read as one walks through the Historic Residential Core.

The recommendations provided in the Vision of Kensington for the Historic Residential Core include "criteria for limiting new residential construction to the extent feasible (page 58):

- + A minimum of two lots, or 15,000 sf of lot area for construction of a single family dwelling. (based on the historic development pattern and lot sizes within the district);
- + A maximum lot coverage of 10%. (based on the pattern of lot coverage for primary resource)
- + Minimum front yard setbacks of 35 feet based on the average setbacks of primary resources, and side yard setbacks of 25 feet to maintain average building separation distances of approximately 50 feet."

These recommendations are based on averaging quantifiable elements in the historic district to provide quantifiable measurements for the evaluation of new proposals. The task of the HPC is to apply these recommendations to each application in the process of evaluating the impact of each application on the preservation of the historic district.

STAFF DISCUSSION

The proposed project doesn't meet the recommendations presented in the Vision of Kensington but does reflect the applicant's consideration of these recommendations. For example, the proposed lot coverage of 13% is very close to the recommended 10% lot coverage and would help to promote the retention of open space which is one of the goals of the plan. The applicant achieves this low lot coverage by reducing both the length and width of the proposed house and by not constructing a garage. It accords well with the neighboring properties in terms of frontyard and sideyard setbacks and preserves the open yard in the rear.

Staff has pointed out to the applicant concerns about the potential loss of integrity of the historic district through the loss of important character-defining features of the district such as the open space around the primary resources. The applicant's proposal shows a regard for this concern by the reduced footprint and reduced massing of the proposed house. The proposed new construction is modest in detail, scale and massing, and defers to the larger primary residence at 10220 Carroll Place. The smaller primary residence at 10218 Carroll Place is one of the very small houses in the historic district, and the new proposal can be seen as deferring to this in several ways: it steps down from the corner house, providing a transition between the large and small historic structures; the front section with the porch is actually narrower than the front width of the original section of 10218 Carroll Place.

The proposed new house is not replicative of any particular style but draws on vernacular frame housing from the 19th and 20th centuries for overall character. Staff review of the architecture proposed includes some comments which have already been discussed with the applicant. Staff has discussed replacing the 6/6 windows with 1/1 windows especially since the applicant would like to use thermally glazed windows. This would help with the cost differential between wood windows and vinyl clad wood windows, and could be used to encourage the use of painted wood windows. Staff has also suggested using larger 1/1 windows on the first floor instead of the windows (see Circle 14) with a transom. This would be consistent with the building hierarchy of public rooms on the first floor and private rooms on the second floor.

Staff has also suggested deleting the bay off of the dining room to provide even further separation between the original house and the new house. The applicant has pointed out that the bay would be built as a cantilevered structure to minimize ground disturbance and potential damage to the existing mature tree in this sideyard. Staff notes that this proposed bay is set back from the front facade of the building. Staff would also suggest that the crosspieces be deleted at the front gable, and that the gable window in the attic be replaced by a smaller unique window, thus providing an additional design opportunity as well as a means of differentiating this subsidiary space on the elevation. The applicant has discussed using an opaque stain on the wood clapboard, but staff strongly recommends paint in order to provide long-term protection for the wood fibers; the opaque stain does not provide the same UV protection as does paint.

The SW segment of Carroll Place is an edge in the historic district and, as such, it has a responsibility to the district. This segment, however, can also be seen as already compromised with the new construction on the south side of Carroll Place. The subject property is the only open lot on this block, and 80% of the development is non-historic.

Staff notes that there are other options for construction at this site:

- 1) The proposed project could be relocated on the lot. One possibility would be to redesign the proposed house to look more like a subsidiary structure and then set it back on the site to protect the existing building separation between the two historic structures. Staff notes, however, that there are two historic carriage houses on Carroll Place and a new carriage house may not be appropriate. Of course, a subsidiary structure does not have to be designed as a carriage house.
- 2) Another construction option might be to resubdivide the property so that the proposal could be set at the back of Lot 2 but facing Baltimore Street. The existing driveway would remain for 10220 Carroll Place, and a new driveway would be provided for the new house off of Baltimore Street. The benefit to this proposal is that the new construction would not front Carroll Place, the original building separation between the houses on Carroll Place would be preserved, as well as the original building separation between 10220 Carroll Place and 3306 Baltimore Street. This would disturb the backyard open space, however, while retaining the apparent spacing of the structures along the streets.
- 3) No construction could take place at this site, and the owner could donate a preservation easement on the open space. There would be a charitable donation contribution on the federal level which would have ramifications on the state and local level. In addition, the owner would still own the land. In the past, neighbors have split the cost of open space and the potential would be for the owners at 10200 and 10218 Carroll Place to share the costs; or for the owners of 10200 Carroll Place and 3306 Baltimore Street if a resubdivision was undertaken). The combination of easement donation and open space lot sale could provide the owner with a financial return which makes the construction option less attractive and still preserves the open space in the historic district.

STAFF RECOMMENDATION

Staff notes that there is considerable familiarity with the issues involved in this new construction proposal both in the public and private sectors. The proposal has to be reviewed in context, in its effect on the overall historic district and in its effect on the specific area within the historic district. The HPC has reviewed proposals for new construction in the Kensington Historic District in the past; some of these proposals have been approved and some of these proposals have been denied.

In formulating this recommendation, staff hopes to apply professional preservation standards for HPC consideration. The HPC, of course, weighs and measures guidance from various perspectives in formulating its position.

Staff recommends a determination that this proposal for new construction within the Kensington Historic District would be detrimental to the integrity of the Historic District because of the impact on open space and the historic pattern of development in this portion of the Historic District which is the "Historic Residential Core." Staff notes that this particular open lot is unique on the block, although it is not unique but typical of the overall district. The new construction would interrupt the historic development rhythm on the block, making this portion of the district less representative of the district historic development pattern.

APPLICATION FOR HISTORIC AREA WORK PERMIT

PRELIMINARY CONSULTATION

Contact Person: TOM McCULLOUGH

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Mr Charles Middleton Daytime Phone No.: _____

Address: 10220 CARROLL PLACE KENSINGTON Md 20895
Street Number City State Zip Code

Contractor: To be Determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: McCullough, Tom Daytime Phone No.: 202-944-6674
Contract Owner (?)

LOCATION OF BUILDING/PREMISE

House Number: 10218 (VACANT LOT ADJ TO 10220) Street: CARROLL PLACE

Town/City: Kensington Nearest Cross Street: Baltimore

Lot: 2 Block: 3 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input 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 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: \$ 170,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

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.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

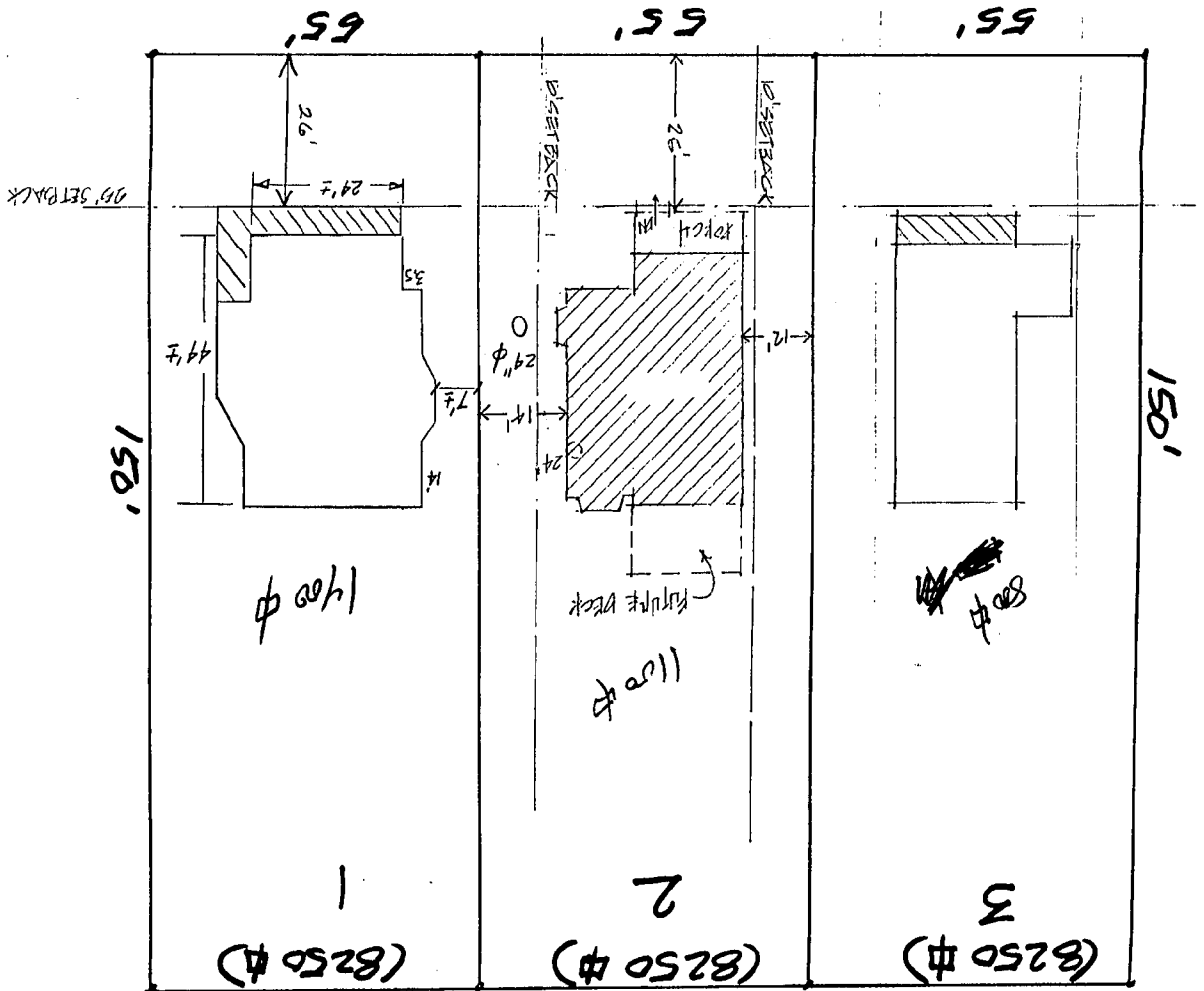
8

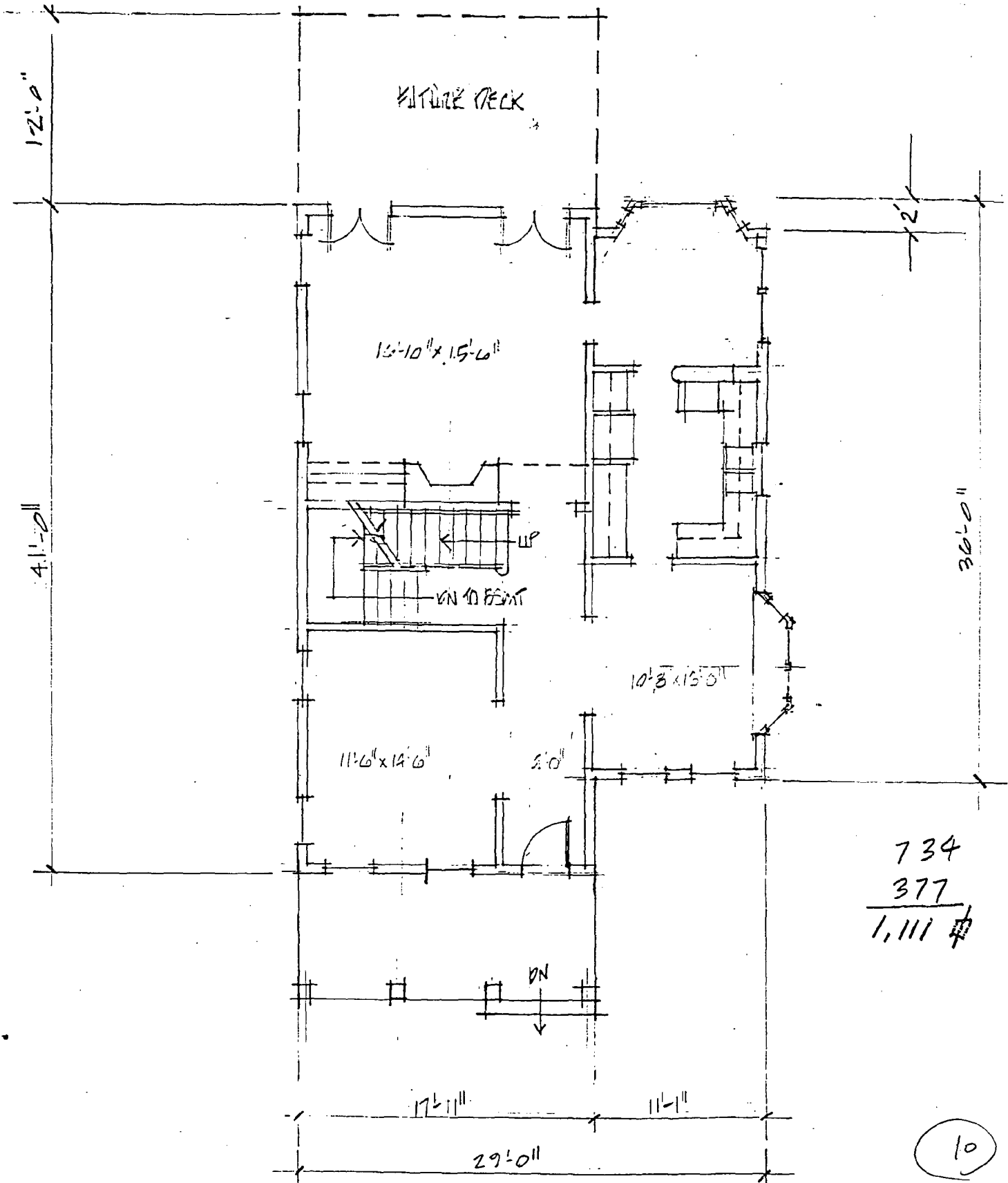
6



(APPROXIMATE SCALE 1"=20')

CARROLL PLACE

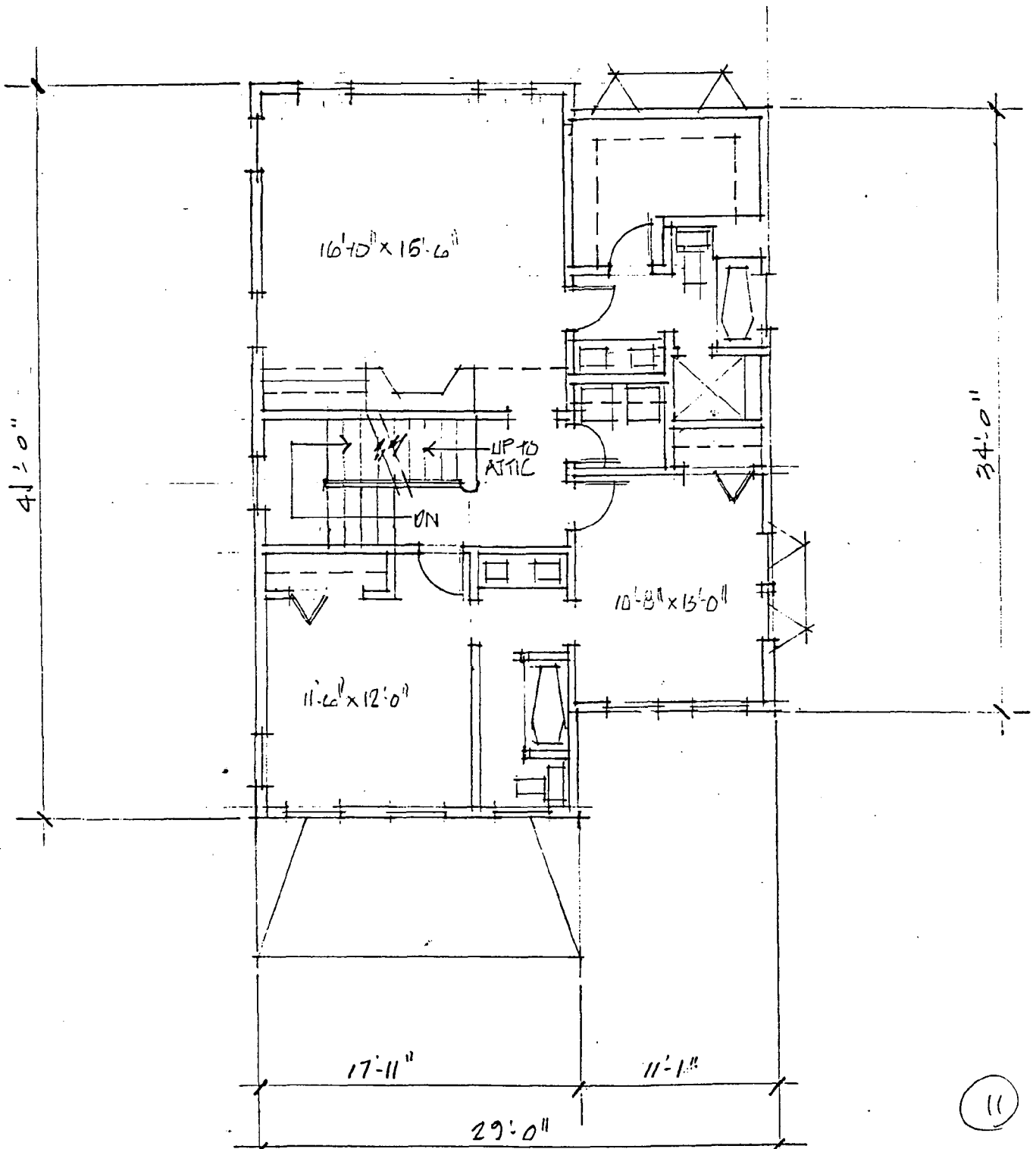




734
 377
 1,111

10

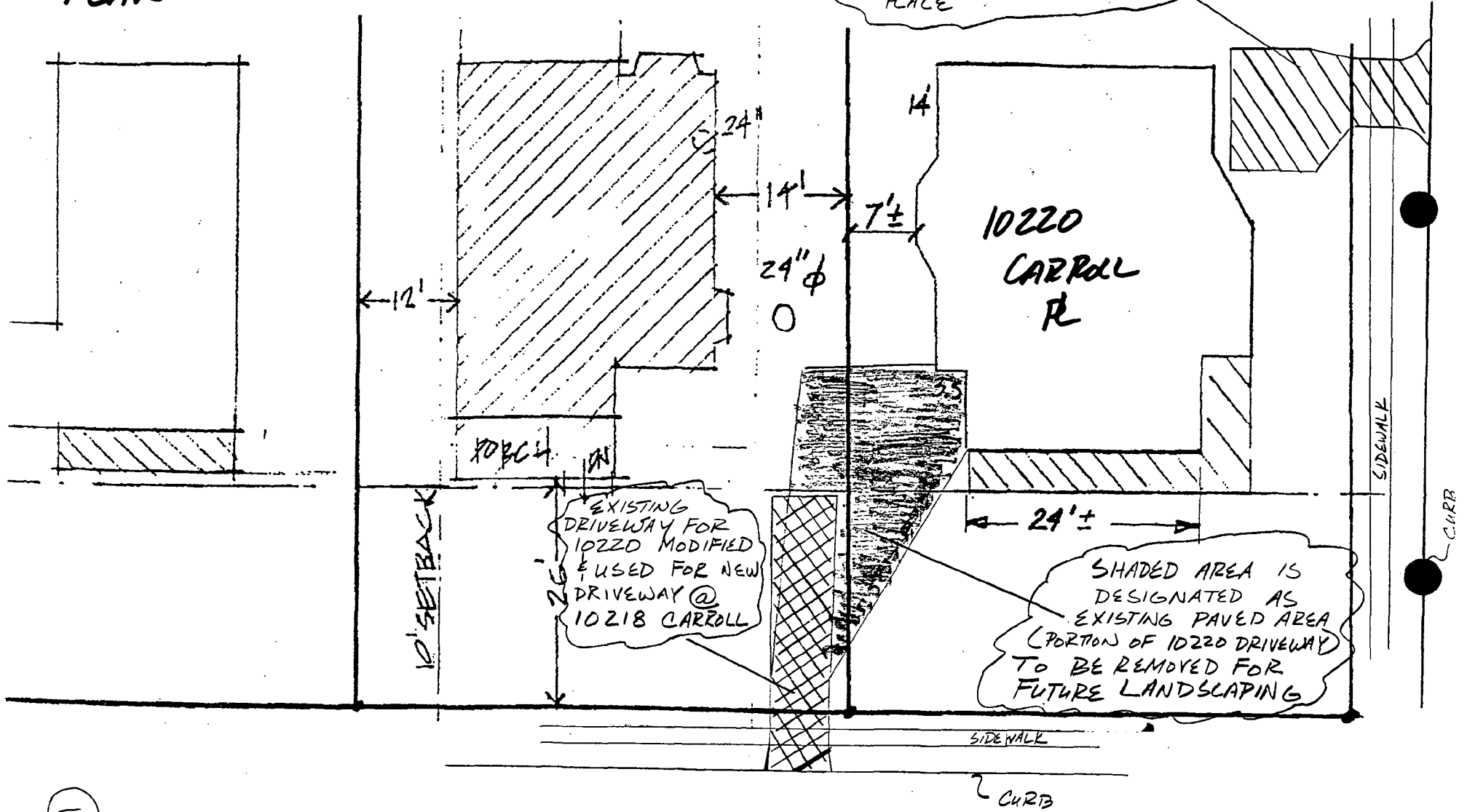
FIRST FLOOR PLAN @ 1/8" = 1'-0"



SECOND FLOOR PLAN @ 1/8" = 1'-0"

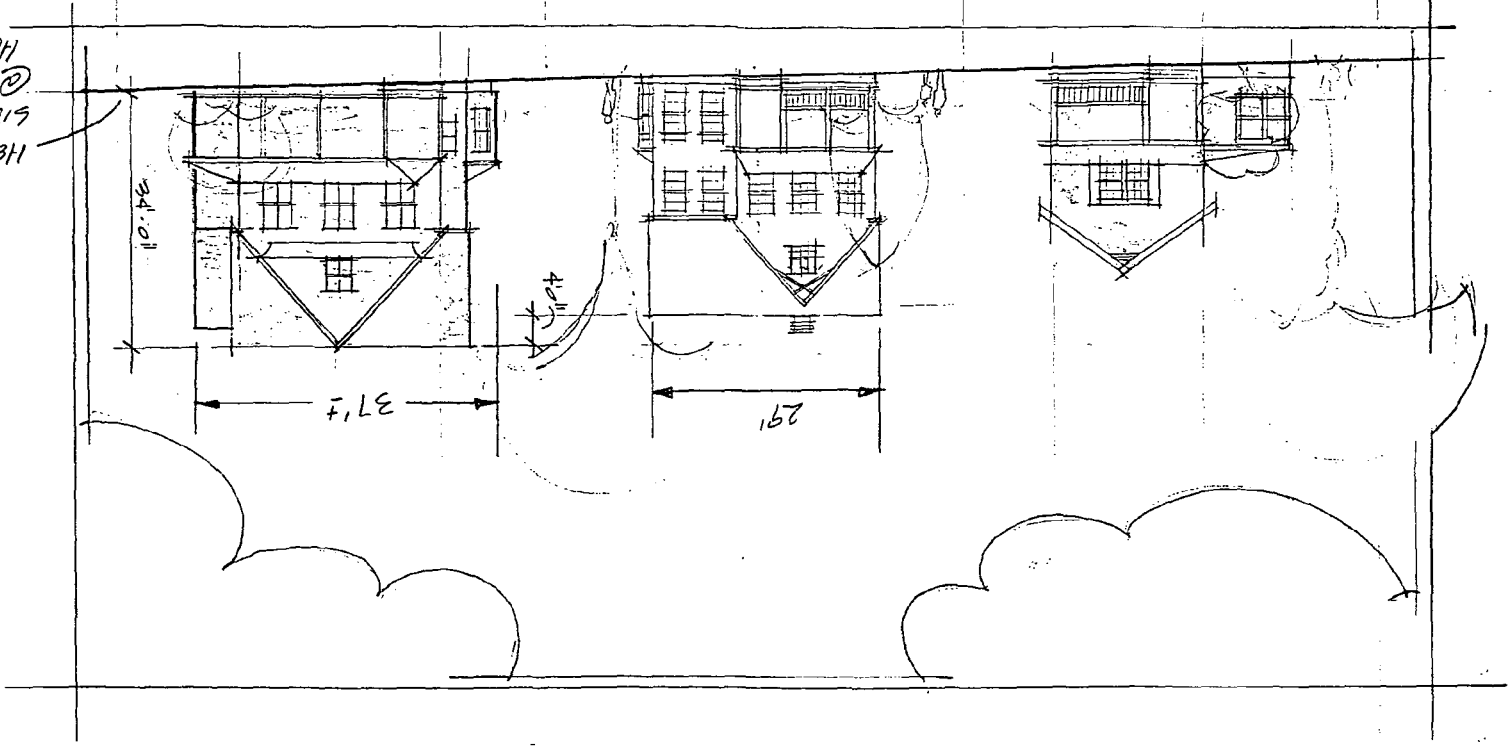
(11)

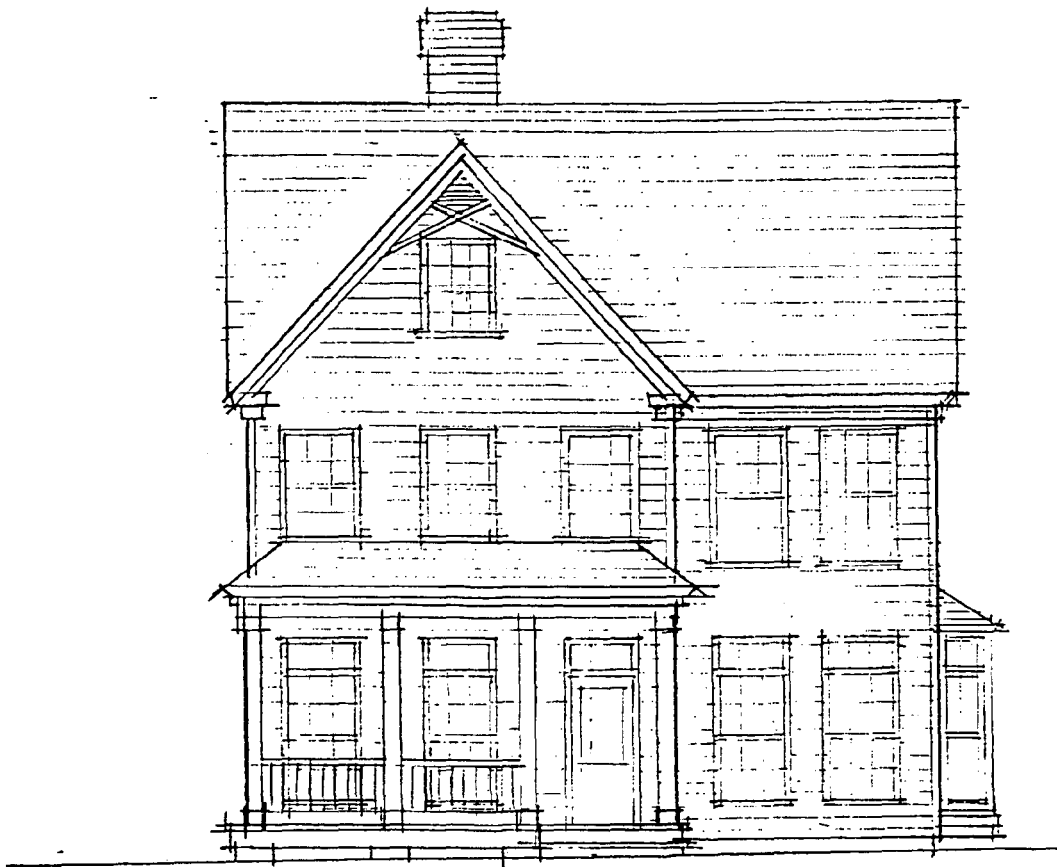
SCHEMATIC PAVING PLAN



SCALE: 1/16" = 1'-0"
SITE ELEVATION

HEIGHT FROM
SIDEWALK ELEVATION
@ FRONT OF
HOUSE (E OF ROOF)





WEST ELEVATION

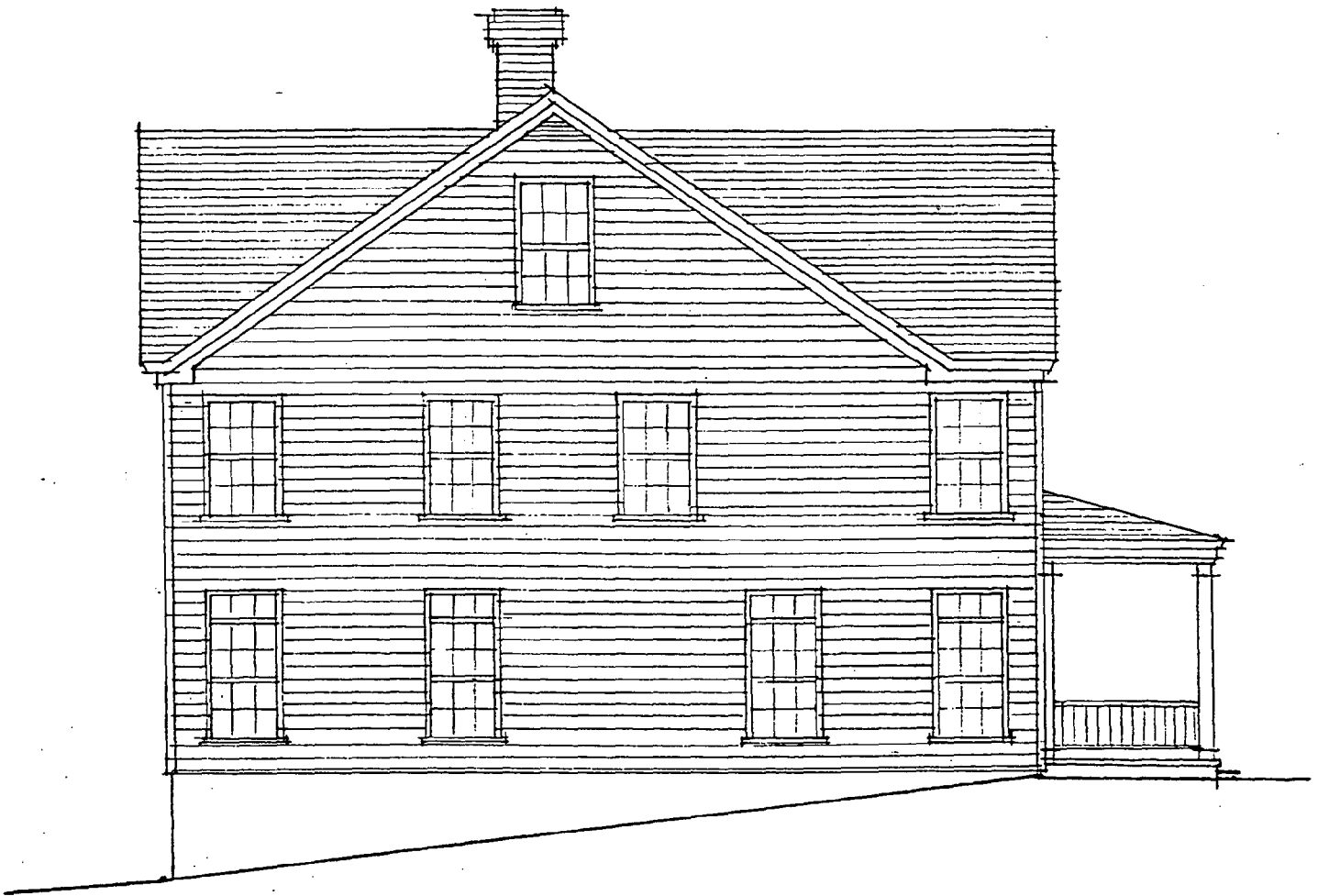
SCALE 1/8" = 1'-0"



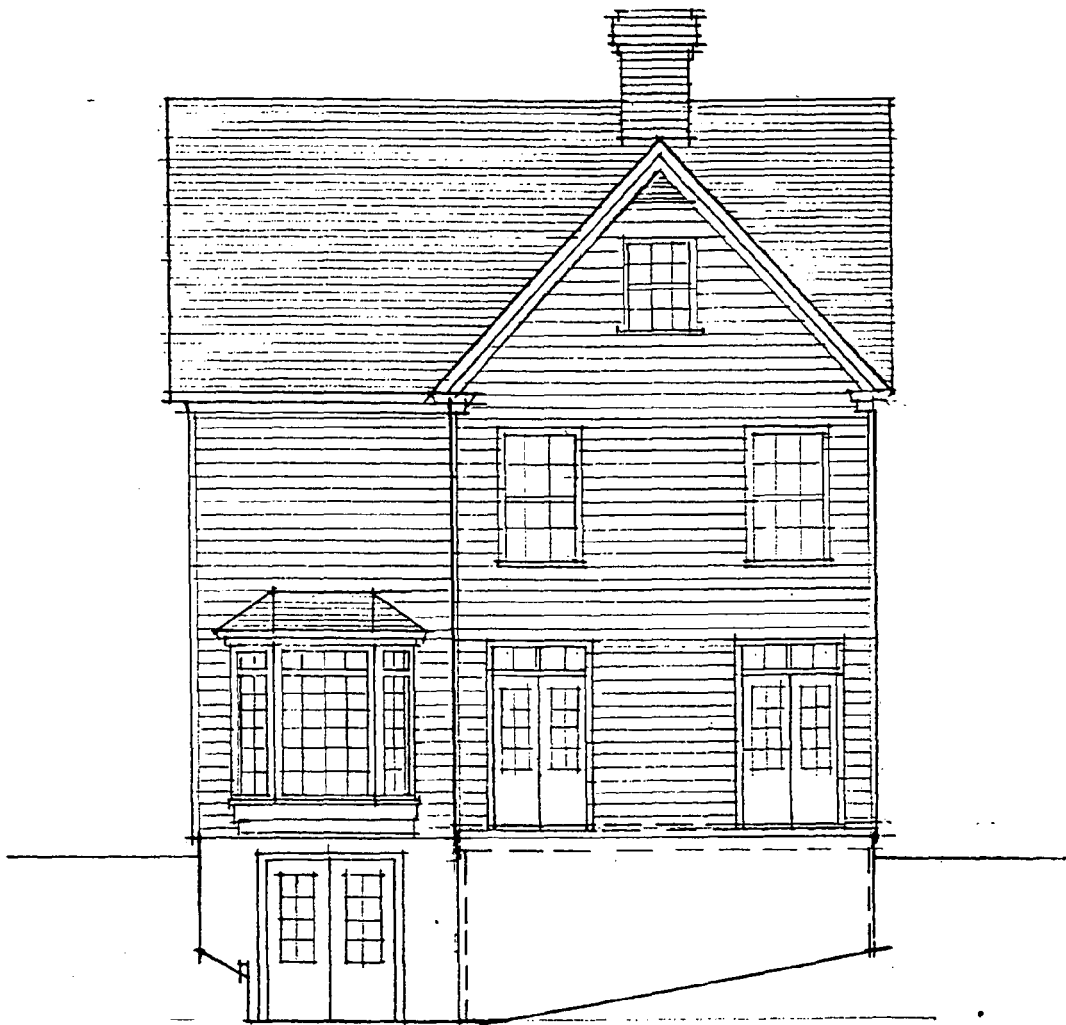
SOUTH ELEVATION

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

15



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



EAST ELEVATION

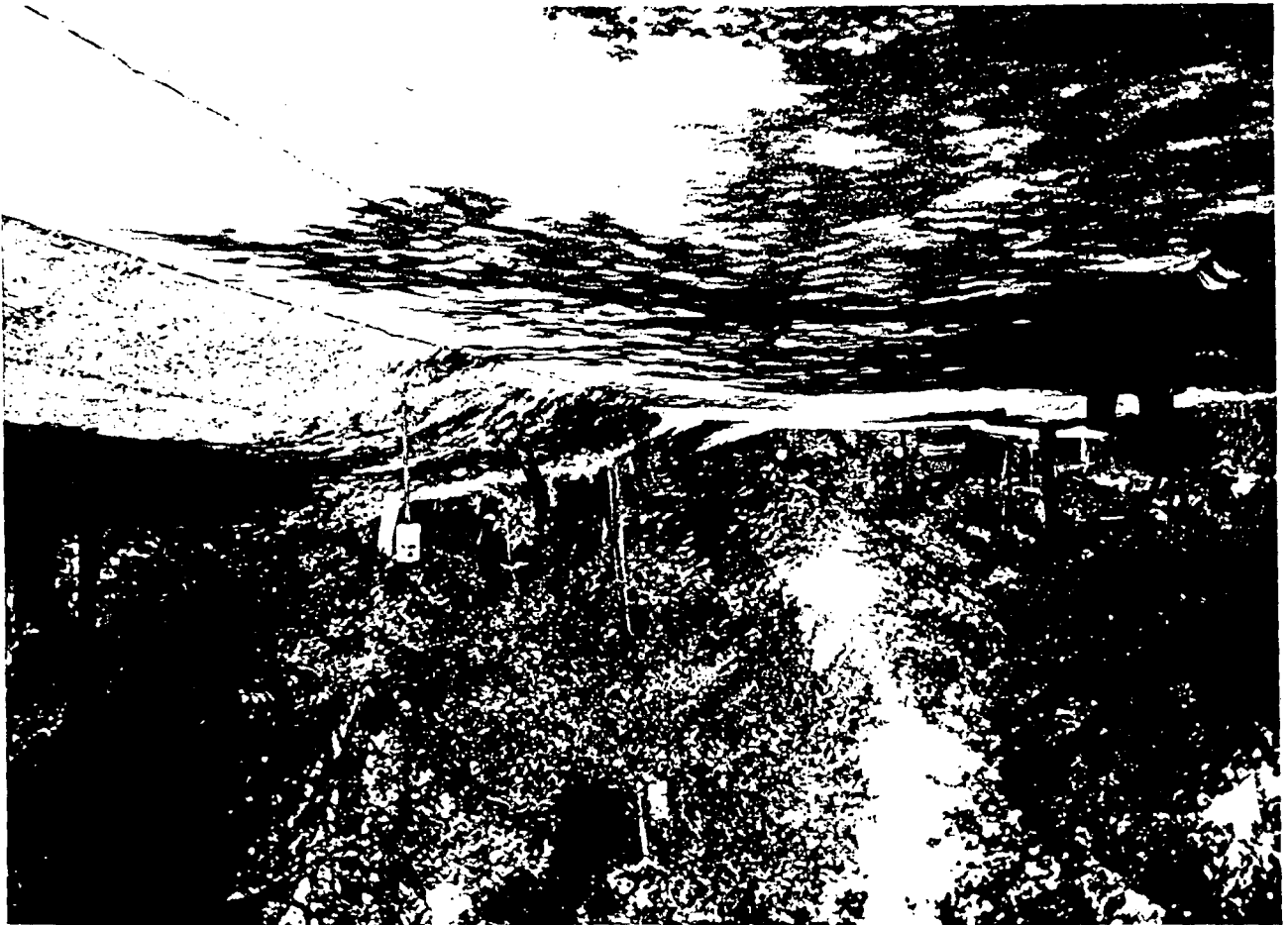
SCALE: 1/8" = 1'-0"



VIEW LOOKING NW
@ EXISTING CURB CUT &
DRIVEWAY FOR 10220 CARROLL PL.

51

VIEW LOOKING NORTH @
CARROLL PLACE



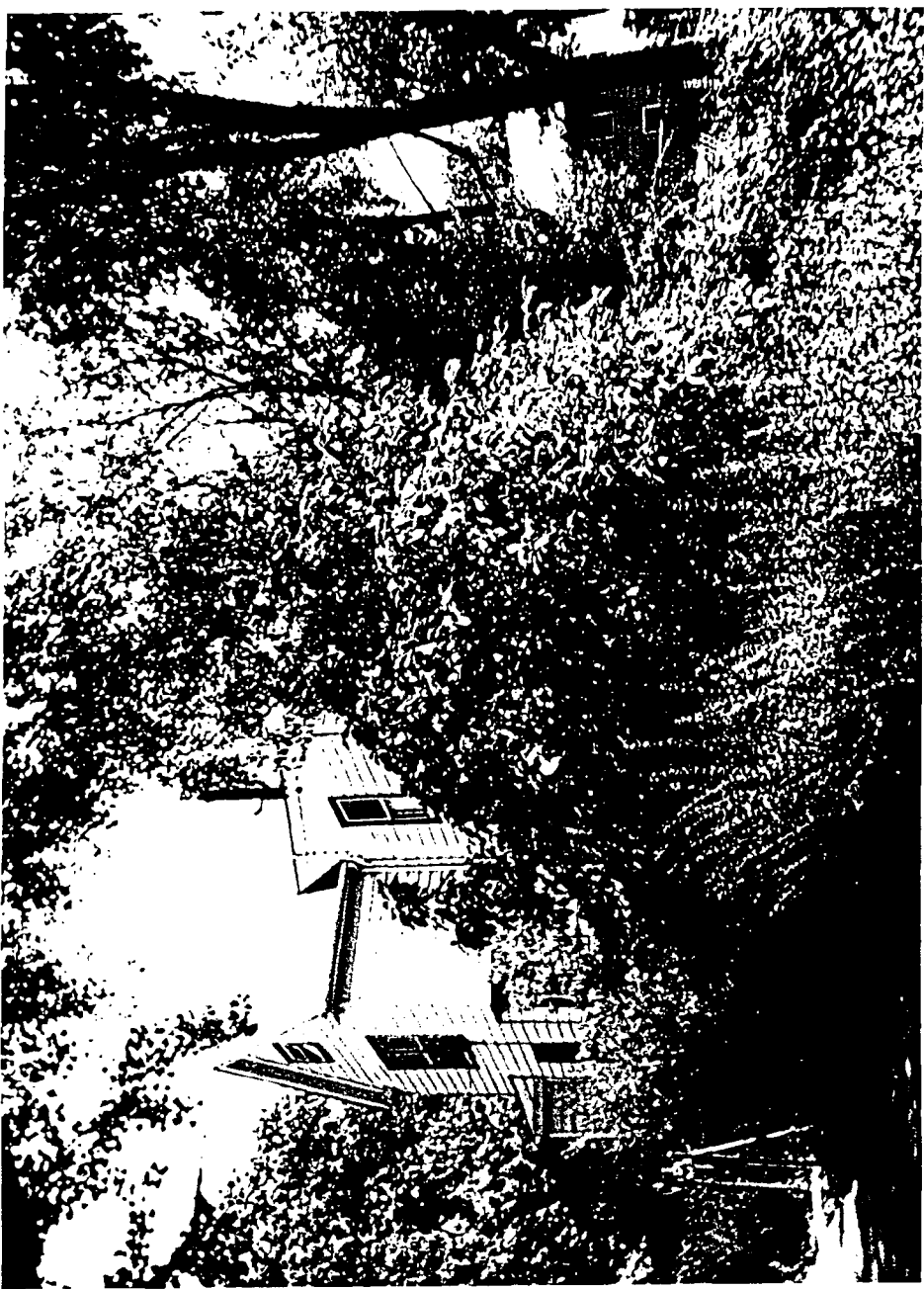


LOT 1 , 10220 CARROLL PLACE

20



VIEWS LOOKING SOUTH
@ 10220 CARROL PLACE



VIEW LOOKING

EAST @ 10220 CARROLL RD

(22)



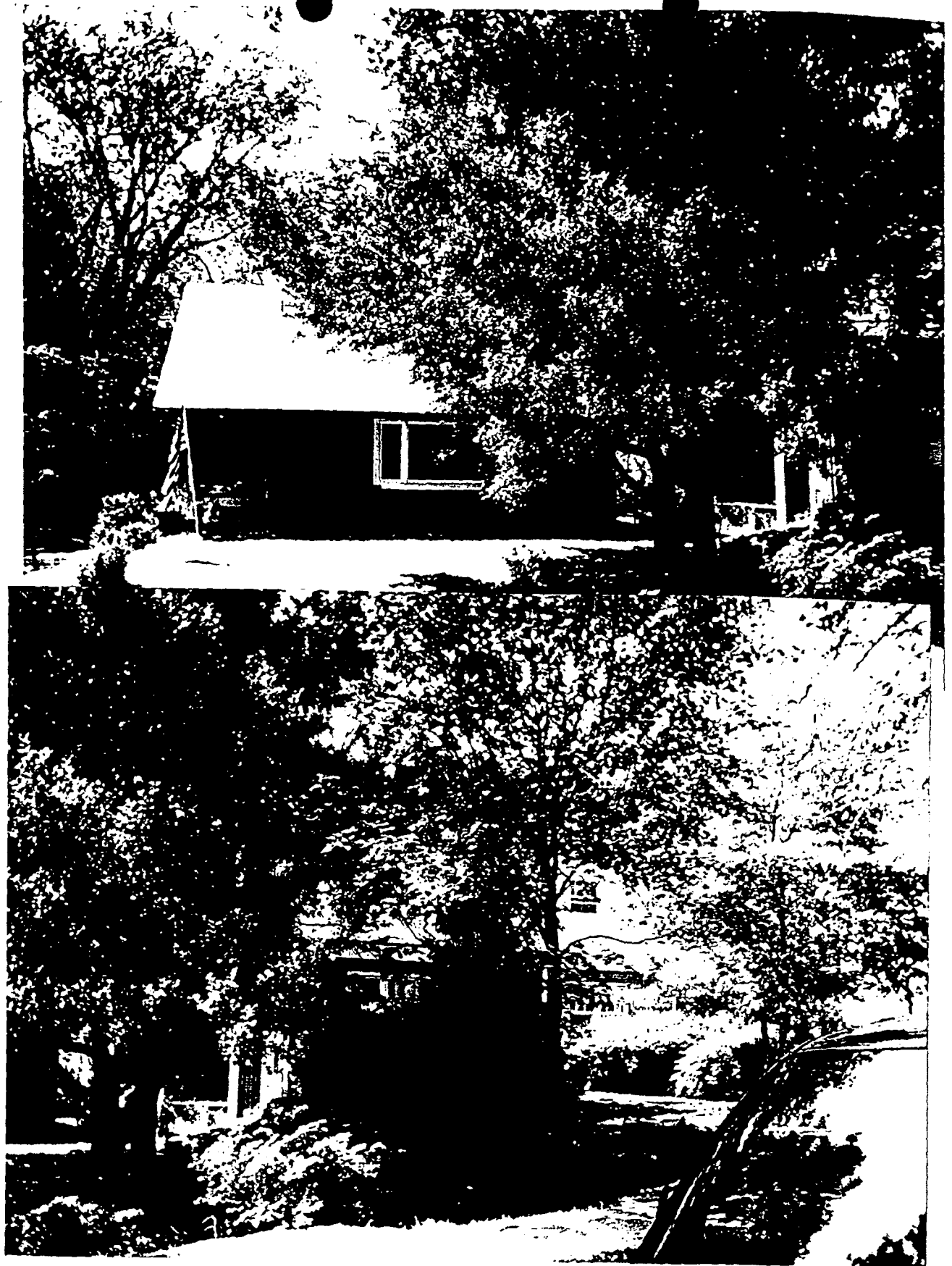
VIEW LOOKING SOUTH
@ BACK YARDS OF BOTH
LOT #1 & LOT #2
(10220 C.P.)



VIEWS LOOKING WEST
DOWN BALTIMORE STREET ADJACENT
TO 10220 CARROLL PLACE



VIEW LOOKING WEST
OF VACANT LOT # 2



VIEWS LOOKING WEST @ 10212 & 10214 (26)
CARROLL PLACE



VIEWS LOOKING WEST @
10216 CARROLL PLACE



September 22, 1998

George Kousoulas, Chairman
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Kousoulas:

This letter is to convey to you the support of the Town of Kensington Mayor and Council for the Montgomery County Historic Preservation Commission staff's recommendation to deny the Preliminary Consultation for new construction at 10220 Carroll place the side yard of 10218 Carroll place in the Kensington Historic District.

The Mayor and Council support the Kensington Historic District from its entry on to the National Register of Historic Places to the Montgomery County Council's approval and adoption of the amendment to the Montgomery County Master Plan for Historic Preservation creating the Kensington Historic District.

In 1992 the Maryland-National Capital Park and Planning Commission on behalf of the Montgomery County Historic Preservation Commission studied the Kensington Historic District in order to determine an appropriate "Vision" for the areas and guide decision making for the future. The purpose of the study was to develop a methodology that would allow appropriate change by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. The resultant comprehensive report entitled, *Vision of Kensington: A Long-Range Preservation Plan* describes the Kensington Historic District both qualitatively and quantitatively and presents a long-range preservation plan for the Kensington Historic District. The report has been adopted by the Montgomery County Council, the Montgomery County Historic Preservation Commission and the Mayor and Council of the Town of Kensington.

The report developed the following criteria for new residential construction in this section of the Kensington Historical District:

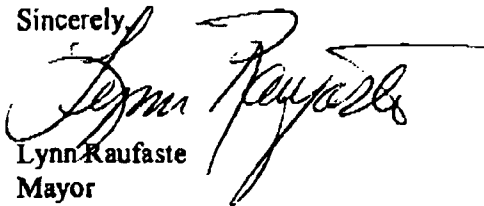
- A minimum of two lots, or 15,000 sf of lot area for construction of a single family dwelling. (based on the historic development pattern and lot sizes within the district)

- A maximum lot coverage of 10 percent (based on the pattern of lot coverage for primary resources)
- Minimum front yard setbacks of 35 feet based on the average setbacks of primary resources and side yard setbacks of 25 feet to maintain average building separation distances of approximately 50 feet.

We note that the proposed design includes construction on one lot rather than two and lot coverage that is 30% greater than the 10% lot coverage that is suggested by the *Vision of Kensington: Long-Range Preservation Plan* guidelines.

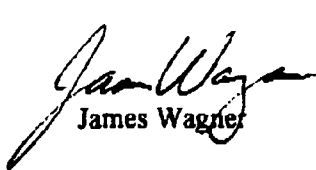
The Town appreciates that the builders have attempted to be sensitive to the project's impact on the historic district, however we support the recommendation of the Historic Preservation Commission staff "that a determination be made that this proposal for new construction within the Kensington Historic District would be detrimental to the integrity of the Historic District because of the impact on open space and the historic pattern of development in this portion of the Historic District which is the "Historic Residential Core".

Sincerely,



Lynn Kaufaste
Mayor

Council Members:



James Wagner



Carol Dedes



Chris Bruch

David H.:

= More Setback + smaller footprint

Susan:

Tom says: get the Community out here to speak to ~~the~~ HPC!



September 22, 1998

George Kousoulas, Chairman
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Kousoulas:

This letter is to convey to you the support of the Town of Kensington Mayor and Council for the Montgomery County Historic Preservation Commission staff's recommendation to deny the Preliminary Consultation for new construction at 10220 Carroll place the side yard of 10218 Carroll place in the Kensington Historic District.

The Mayor and Council support the Kensington Historic District from its entry on to the National Register of Historic Places to the Montgomery County Council's approval and adoption of the amendment to the Montgomery County Master Plan for Historic Preservation creating the Kensington Historic District.

In 1992 the Maryland-National Capital Park and Planning Commission on behalf of the Montgomery County Historic Preservation Commission studied the Kensington Historic District in order to determine an appropriate "Vision" for the areas and guide decision making for the future. The purpose of the study was to develop a methodology that would allow appropriate change by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. The resultant comprehensive report entitled, *Vision of Kensington: A Long-Range Preservation Plan* describes the Kensington Historic District both qualitatively and quantitatively and presents a long-range preservation plan for the Kensington Historic District. The report has been adopted by the Montgomery County Council, the Montgomery County Historic Preservation Commission and the Mayor and Council of the Town of Kensington.

The report developed the following criteria for new residential construction in this section of the Kensington Historical District:


- A minimum of two lots, or 15,000 sf of lot area for construction of a single family dwelling. (based on the historic development pattern and lot sizes within the district)

- A maximum lot coverage of 10 percent (based on the pattern of lot coverage for primary resources)
- Minimum front yard setbacks of 35 feet based on the average setbacks of primary resources and side yard setbacks of 25 feet to maintain average building separation distances of approximately 50 feet.

We note that the proposed design includes construction on one lot rather than two and lot coverage that is 30% greater than the 10% lot coverage that is suggested by the *Vision of Kensington: Long-Range Preservation Plan* guidelines.

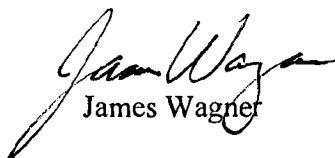
The Town appreciates that the builders have attempted to be sensitive to the project's impact on the historic district, however we support the recommendation of the Historic Preservation Commission staff "that a determination be made that this proposal for new construction within the Kensington Historic District would be detrimental to the integrity of the Historic District because of the impact on open space and the historic pattern of development in this portion of the Historic District which is the "Historic Residential Core".

Sincerely,



Lynn Raufaste
Mayor

Council Members:



James Wagner



Carol Dedes



Chris Bruch



Note: The Historical Society also concurs with the staff report, with a note that if the HPC agrees w/ the idea of building on this lot, the project should be set forward on the lot, [in line with the existing buildings].

September 22, 1998

George Kousoulas, Chairman
 Montgomery County Historic Preservation Commission
 8787 Georgia Avenue
 Silver Spring, MD 20910

Dear Chairman Kousoulas:

This letter is to convey to you the support of the Town of Kensington Mayor and Council for the Montgomery County Historic Preservation Commission staff's recommendation to deny the Preliminary Consultation for new construction at 10220 Carroll place the side yard of 10218 Carroll place in the Kensington Historic District.

The Mayor and Council support the Kensington Historic District from its entry on to the National Register of Historic Places to the Montgomery County Council's approval and adoption of the amendment to the Montgomery County Master Plan for Historic Preservation creating the Kensington Historic District.

In 1992 the Maryland-National Capital Park and Planning Commission on behalf of the Montgomery County Historic Preservation Commission studied the Kensington Historic District in order to determine an appropriate "Vision" for the areas and guide decision making for the future. The purpose of the study was to develop a methodology that would allow appropriate change by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. The resultant comprehensive report entitled, *Vision of Kensington: A Long-Range Preservation Plan* describes the Kensington Historic District both qualitatively and quantitatively and presents a long-range preservation plan for the Kensington Historic District. The report has been adopted by the Montgomery County Council, the Montgomery County Historic Preservation Commission and the Mayor and Council of the Town of Kensington.

The report developed the following criteria for new residential construction in this section of the Kensington Historical District:

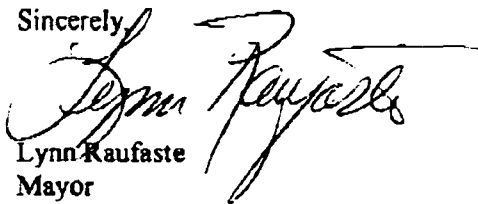
- A minimum of two lots, or 15,000 sf of lot area for construction of a single family dwelling. (based on the historic development pattern and lot sizes within the district)

- A maximum lot coverage of 10 percent (based on the pattern of lot coverage for primary resources)
- Minimum front yard setbacks of 35 feet based on the average setbacks of primary resources and side yard setbacks of 25 feet to maintain average building separation distances of approximately 50 feet.

We note that the proposed design includes construction on one lot rather than two and lot coverage that is 30% greater than the 10% lot coverage that is suggested by the *Vision of Kensington: Long-Range Preservation Plan* guidelines.

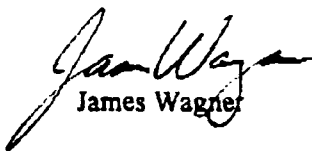
The Town appreciates that the builders have attempted to be sensitive to the project's impact on the historic district, however we support the recommendation of the Historic Preservation Commission staff "that a determination be made that this proposal for new construction within the Kensington Historic District would be detrimental to the integrity of the Historic District because of the impact on open space and the historic pattern of development in this portion of the Historic District which is the "Historic Residential Core".

Sincerely,



Lynn Kaufaste
Mayor

Council Members:



James Wagner



Carol Dedes



Chris Bruch

October 1, 1998

Montgomery County Department of Park and Planning
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Lynn Raufaste, Mayor of Kensington and Kensington Town Council
Kensington Town Office
3710 Mitchell Street
Kensington, MD 20895

To All Parties Concerned:

We are the residents who own 10216 Carroll Place, the smaller house adjacent to Block 8 Lots 1 and 2 (10218 Carroll Place: an open lot, and 10220 Carroll Place: a single family home). Our home is the last residence in the Historic District of Kensington.

As you know, the owner of Block 8, Lots 1 and 2, Charles Middleton has a contract to sell his property at 10220 Carroll Place (Block 8, Lot 1) and the adjacent lot (Block 8 Lot 2) to a developer, Mr. Robert Holman. In turn Mr. Holman has a contract to sell Lot 1 and the existing house at 10220 to Mr. and Mrs. Jim Engle, and a contract to sell Lot 2 to Mr. Tom McCullough, who intends to build a new single family home on Lot 2.

As we are immediate neighbors of the property in question, and the only individuals who are not a party to the various contracts involved, and thus do not stand to gain from the sale of the property, we trust you will take our position seriously, which is as follows:

1. We were very disappointed to learn from Mr. Middleton that Lot 2 is a buildable lot, as Mr. Middleton had once told us that the lot was not buildable. We were further surprised to learn that he had sold the house to a developer, rather than attempting to find a prospective resident who might want to buy the house and preserve the open space on Lot 2.
2. Our primary desire would be to maintain the pleasant open space on Lot 2. Not only does this space provide privacy for both homes (10220 and 10216), but it is in keeping with the character of historic Kensington, and contributes to the distinctive atmosphere of the neighborhood.
3. Having noted points 1 and 2, above, we are now aware that Lot 2 is indeed a buildable lot, and it may be inevitable that a new home will ultimately be constructed on the lot.
4. We have read the Historic Preservation Commission Staff Report dated 9/9/98, and are encouraged that the report recommends that the proposal for new construction be denied. We agree with many of the points raised in the staff report (i.e., a new building would be detrimental to the Historic District), but we are confused about what this recommendation accomplishes, since our understanding is that legally, an owner of Lot 2 will be entitled to build on the lot.
5. Although we appreciate the HPC staff's creative thinking, we do not consider the alternative options raised in the Staff Report to be viable ones: (1) we are not financially in a position to buy all or part of Lot 2; (2) we do not believe a subsidiary structure solves the main problem, and may actually be less desirable; (3) we believe that setting the property at the back of Lot 2, with a Baltimore Street address

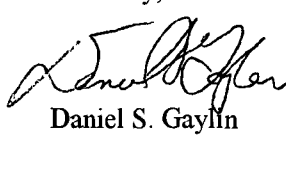
would be clearly unacceptable to two of the three neighbors (10220 Carroll Place and 3306 Baltimore Street).

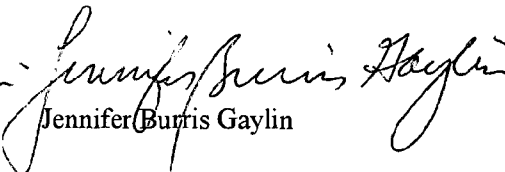
6. We have met with Mr. McCullough and have reviewed his plans for the new house on Lot 2. We have found Mr. McCullough to be reasonable and fair-minded, and he appears to be genuinely concerned about the Town of Kensington in general, the integrity of our neighborhood, and the interests of all parties involved. We have reviewed his plans for the new home and believe – if a building must be constructed on Lot 2 – that the plans are appropriate and reasonable for the size of the lot and the character of the neighborhood: the setbacks are greater than required, the house is modest in scale and massing, and the construction and architecture are in keeping with the neighborhood (at least in so far as new construction in the Historic District could be considered such).
7. In addition we appreciate that Mr. McCullough does not plan to put a garage on the lot, and we are encouraged by his stated intention to provide a mature and professionally developed landscaping scheme to ensure the privacy of all the houses, and to maintain or improve the aesthetics of the properties.
8. Mr. McCullough has presented to us what appears to be a logical argument: that Lot 2 is a buildable lot, that he has a reasonable design, and that delaying or preventing him from building on the lot could result in a less responsible builder constructing a less desirable house on the lot.
9. At the same time HPC staff have indicated that the combined interests of the Town of Kensington, the HPC, the Kensington Historical Society, and the current residents of Carroll Place and Baltimore Street will ensure that at worst a modest, attractive home will be built on Lot 2, and that at best, the open space will be preserved.
10. We are unable to assess the relative merits and risks of either perspective, as we are unaware of precedent in this regard, and unknowledgable about the HPC authority relative to the legal rights of property owners. Therefore, we would state our overall position as follows:

If it is inevitable that a house will be constructed on Lot 2, we see no reason to delay the inevitable, and would be supportive of Mr. McCullough's plans. In fact, Mr. McCullough, a Kensington resident, has proven his ability to responsibly construct attractive and appropriate homes in Kensington, and he is most likely preferable to other builders who might ultimately purchase the lot. If, however, the Commissioners can provide credible and reliable evidence demonstrating that they will be able to permanently prevent construction on Lot 2, we would be delighted at this outcome and would be supportive of any efforts to ensure this result.

We greatly appreciate the Commission and Town Representatives' consideration of this letter, and look forward to meeting with all parties and discussing the issues on October 14, 1998. We would be comfortable with the HPC or the Town of Kensington sharing this letter with other interested parties, and we are available by telephone at (301) 933-8894 prior to October 14.

Sincerely,


Daniel S. Gaylin


Jennifer Burris Gaylin



RETURN DEPARTMENT OF PERMITTING SERVICES 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20856 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TOM McCULLOUGH

Daytime Phone No.:

Tax Account No.:

Name of Property Owner: Mr Charles Middleton Daytime Phone No.:

Address: 10220 CARROLL PLACE Kensington Md 20895

Contractor: To be Determined Phone No.:

Contractor Registration No.:

Agent for Owner: McCullough, Tom Daytime Phone No.: 202-944-6674

LOCATION OF BUILDING/PREMISE

House Number: 10218 (VACANT LOT ADJ TO 10220) Street: CARROLL PLACE

Town/City: Kensington Nearest Cross Street: Baltimore

Lot: 2 Block: B Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, AC, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.

1B. Construction cost estimate: \$ 170,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 ONLY FOR FENCE/RETAINING WALL

3A. Height: N/A 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.

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

* St Jos Carpenter
David Cahoon
301-972-7650
walnut tree donate

Lab-
3-986-5300

Exp P ~~G.~~

Alan & Donna Spealman, for tree removal at 3940 Baltimore Street, Kensington (HPC Case No. 31/6-98H) (Kensington Historic District)

Exp P H.

Lee A. Brierly, for shed construction at 10307 Armory Avenue, Kensington (HPC Case No. 31/6-98I) (Kensington Historic District).

Approved R I.

Jet Postal (Blue Horizon, Agent), for sign installation at 7304 Carroll Avenue, Takoma Park (HPC Case No. 37/3-98MM, **RETROACTIVE**) (Takoma Park Historic District).

Exp P J.

Phillip R. Kete, for garage demolition at 7342 Carroll Avenue, Takoma Park (HPC Case No. 37/3-98NN) (Takoma Park Historic District).

III. PRELIMINARY CONSULTATION - 9:00 p.m.

R

A. Tom McCullough, for new construction at 10220 Carroll Place, Kensington (Kensington Historic District).

Historical Society Supports Staff

IV. HISTORIC PRESERVATION TAX CREDIT APPLICATION REVIEW - 9:30 p.m.

P

A. Review of Applications for 1997 Historic Preservation Property Tax Credits.

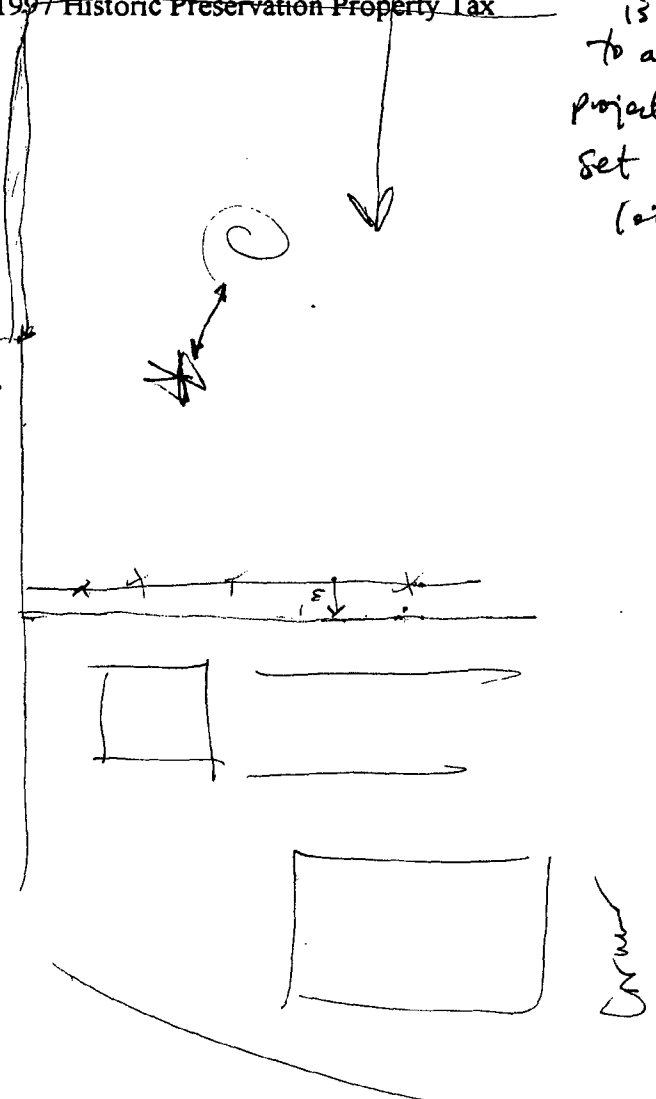
Report.
If HPC
is included
to approve,
project should be
set forward on the
lot.

V. OTHER BUSINESS

A. Commission Items

B. Staff Items

VI. ADJOURNMENT



What is your recommendation?

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY

September 23, 1998

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORK SESSION - 7:00 p.m. in the Third Floor Conference Room.

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the MRO Auditorium.

P A. William H. Novak (Montgomery County Public Schools), for rehabilitation and new construction at 4301 East West Highway, Bethesda (HPC Case No. 35/14-14-98A) (Master Plan Site #35/14-14, Bethesda-Chevy Chase High School).

Postponed R B. Mr. David Cox, for front facade siding modification at 15 Grafton Street, Chevy Chase (HPC Case No. 35/13-98R **RETROACTIVE**) (Chevy Chase Village Historic District).

Postponed P C. Edward C. McReady, for window replacement at 4 Primrose Street, Chevy Chase (HPC Case No. 35/13-98R **CONTINUED**) (Chevy Chase Village Historic District).

Postponed P D. Miche Booz, for room addition at 208 Market Street, Brookeville (HPC Case No. 23/65-98D) (Brookeville Historic District).

Exp. R E. Robert O. & Mary R. Masters, for driveway and landscape modifications at 2115 Salisbury Road, Silver Spring (HPC Case No. 36/2-98C) (Linden Historic District).

P F. Ivanor Corporation (Peter Andresen, Agent), for alterations at 9706 Capitol View Avenue, Silver Spring (HPC Case No. 31/7-98G) (Capitol View Park Historic District).

(OVER)

9/28/98

~~3~~
Jenny Gaylin 202. 357-3095

~~30~~ 10216 Carroll Place, Kensington
20895

Boulder called last week to ask for support (9/25)

They met w/ Linda on Sat. 9/26.

Q: Oct 14th Dinner meeting - she could attend

9/27/98

Barry Peoples -

Can the town meet with the HPC
without the applicant to discuss
legal matters?

The Big Picture - Can everyone come to
an agreement about that?

How does it effect the
rest of the district?

To be consistent & clear.

Custom Home
New Construction and Renovations
Residential Development

Robert E. Holman

Office (202) 363-9612
Fax (202) 362-1490
Home (202) 966-7271

Holman & Co.
5317 38th Street, N.W.
Washington, D.C. 20015

SIGAL

THOMAS A. McCULLOUGH
Vice President
Director Preconstruction Services
Office: 202-944-6674
e-mail: tmccullough@sigal.com

3299 K Street, NW Washington, DC 20007 Fax: 202-333-3468

SIGAL Construction Corporation

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 9/23/98

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: 10220 CARROL PL KENNESAW

NAME: BOB HOLMAN

COMPLETE MAILING ADDRESS: 4428 WESTOVER PL N.W.
WASH, D.C. 20016

REPRESENTING (INDIVIDUAL/ORGANIZATION): SELF

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 9/23/98

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: _____

10220 CAROL PL KENSINGTON

NAME: TOM McCULLOUGH

COMPLETE MAILING ADDRESS: 4221 Everett St

Kensington Md 20895

REPRESENTING (INDIVIDUAL/ORGANIZATION): SELF

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

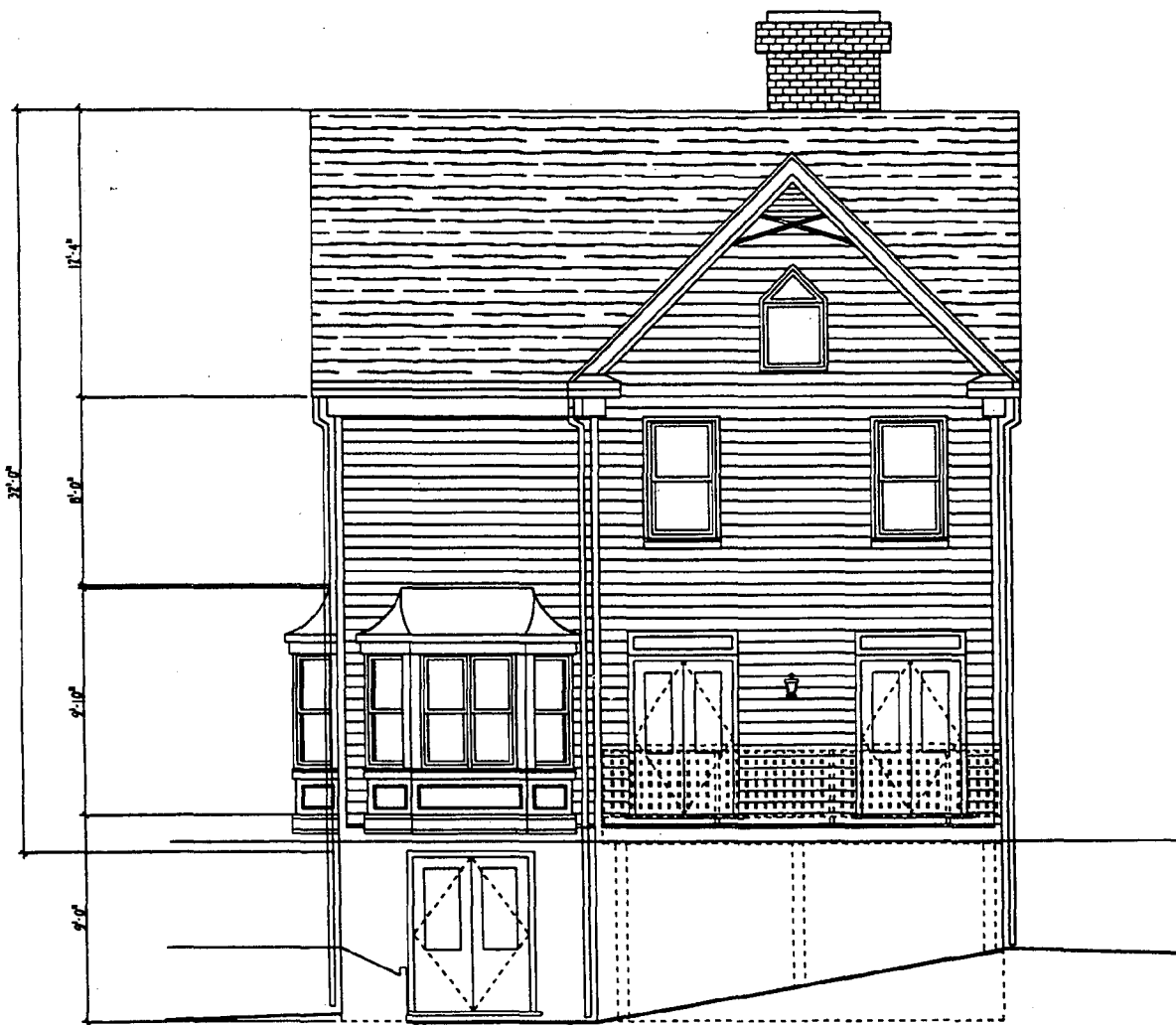
EXHIBIT 3 (PLANS & ELEVATIONS)



WEST ELEVATION

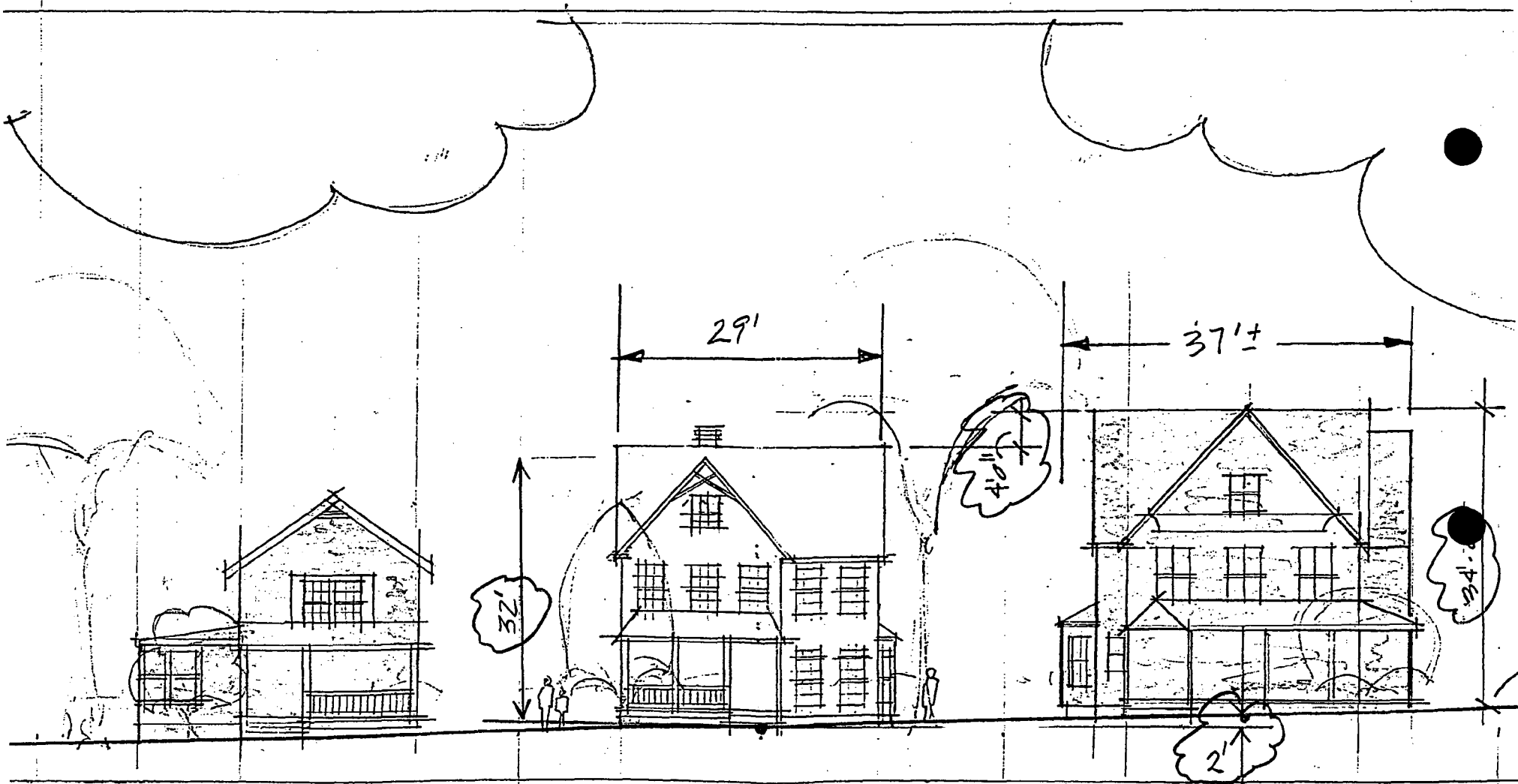
SCALE: 1/4" = 1'-0"

HPC doesn't like
this.
Go back to (14)



EAST ELEVATION

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



NOTE: MAIN RIDGE OF EXISTING HOME @ 10220 CARROLL IS 4' HIGHER THAN THAT OF PROPOSED HOME. 2' IS MADE UP IN GRADE CHANGE & 2' IN SHORTER HEIGHT

SITE ELEVATION

55'

55'

55'

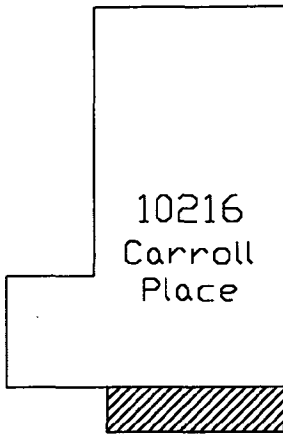
Lot 3
(8250 SF)

Lot 2
(8250 SF)

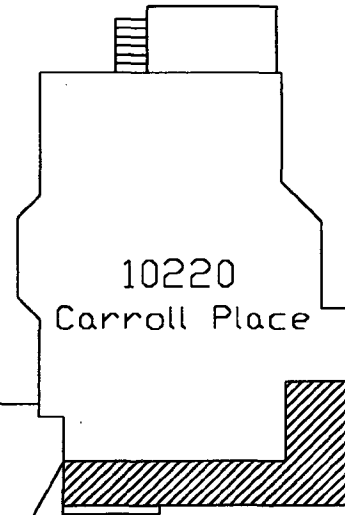
Lot 1
(8250 SF)



150'

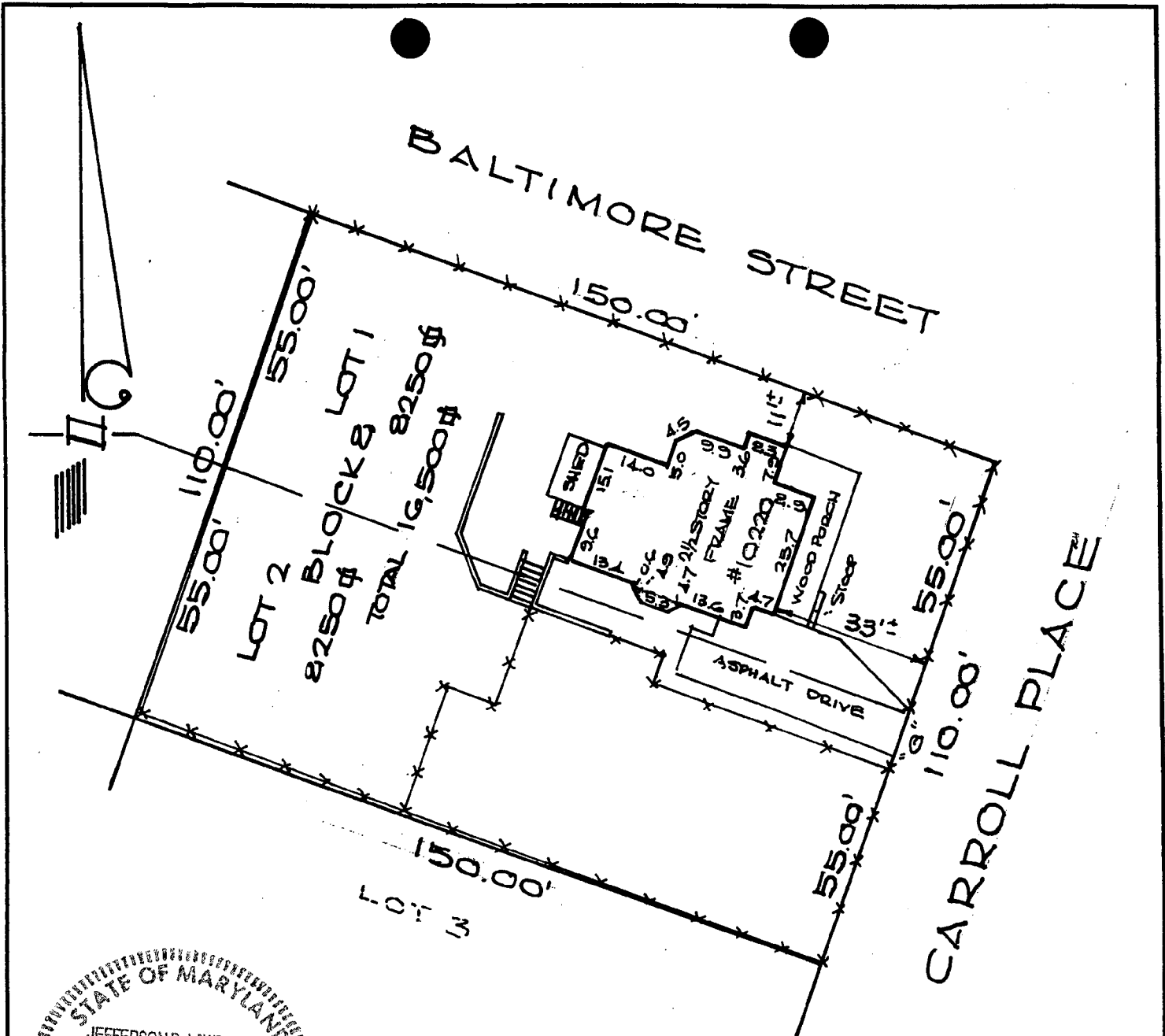


10216
Carroll
Place



10220
Carroll Place

EXHIBIT 2 (EXISTING CONDITIONS)



STATE OF MARYLAND
 JEFFERSON D. LAWRENCE
 No. 5216
 PROFESSIONAL SURVEYOR

Offset dimensions shown thus NN± are generally within 1 (one) foot of the stated distance if 20 feet or less. Longer distances may exceed 1 foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to; elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and or large lots.

Jefferson D. Lawrence 9-16-98
 MD Reg. Professional Surveyor #5216 Jefferson D. Lawrence Date

Property shown hereon is not in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.
 Surveyors, Engineers & Land Planners
 17904 Georgia Avenue, Suite 302
 Olney, Maryland 20832-2239
 (301) 924-4570 Fax (301) 924-5872

HOUSE LOCATION DRAWING
 LOTS 1 & 2 BLOCK B
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Plat Book: B Plat: 4 Liber: Folio:

SURVEYOR'S CERTIFICATION
 I hereby certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. Questions pertaining to relationships of the property corners or lines to real objects must be addressed by a Boundary Survey. This drawing is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing, and valid only within six months from field date, and as to them I warrant the accuracy of the drawing. No title report furnished.

Job No.	750-161
Scale	1" = 30'
Field Dates	
Wall Check	
Final Loc.	9-14-98
Recert	

55'

55'

55'

Lot 3
(8250 SF)

Lot 2
(8250 SF)

Lot 1
(8250 SF)

150'

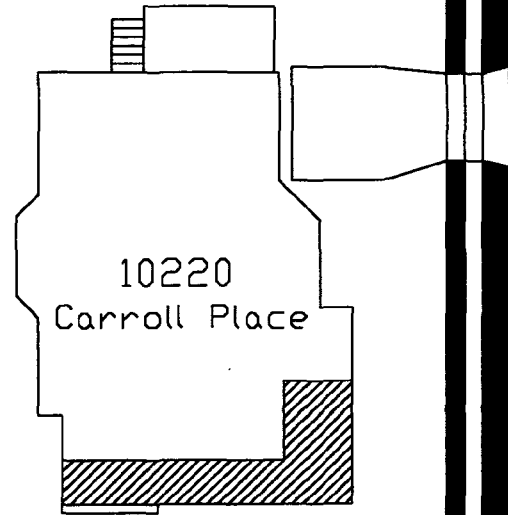
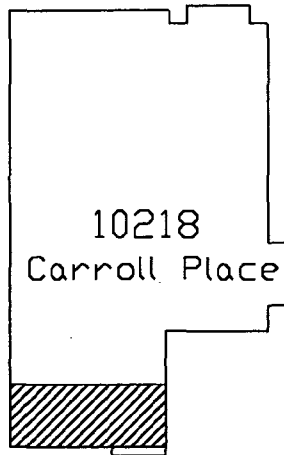
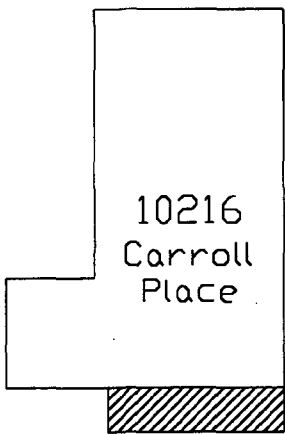


EXHIBIT 2 (PROPOSED) (CHANGES)

9-16-98

→ Contract Purchases 5 Charles Middleton - older man in nursing home.

Meeting of Mayor Lynn Ranfaste
Helen Wilkes
Barry Payne
Julie O'Malley

Materials: Wood Siding Cedar Painted }
Trim wood trim primed + painted 4-6"
1/1 Windows - wood Pella clad vinyl }
Overhangs 12-18"

= Bigger 1st Fl. window - no transom

- Everyone liked the design

Trees - arborist to do survey:

Can't lean over Bay in Dining Room -

3 7/4 x 6 1/4

9/2/98

Memo
To: Robin Zeik & Perry Kephart

From: Tom McCullough

Please find enclosed the preliminary information requested at our meeting.

Thank you for your help and I look forward to speaking with you soon regarding this project.

Tom

cc. TOWN OF KENSINGTON
Lynn Rauter
Pat McAuley

(W) 202 944-6674

(H) 301 933-7560



LEGEND

Vacant Lot of Record

Side yard setback





LEGEND

Vacant Lot of Record

Front yard set back



VIEW LOOKING NW
@ EXISTING CURB CUT &
DRIVEWAY FOR 10220 CARROLL PL.



VIEW LOOKING NORTH @
CARRON PLACE



LOT 1 , 10220 CARROLL PLACE



VIEWS LOOKING SOUTH
@ 10220 CARROL PLACE



VIEW LOOKING

EAST @ 10220 CARROLL R.



VIEW LOOKING SOUTH
@ BACK YARDS OF BOTH
LOT #1 & LOT #2
(10220 C.P.)



VIEW LOOKING WEST
DOWN BALTIMORE STREET ADJACENT
TO 10220 CARROLL PLACE



VIEWS LOOKING WEST
OF VACANT LOT # 2



VIEWS LOOKING WEST @ 10212 & 10214
CARROLL PLACE



VIEW LOOKING WEST @
10216 CARROLL PLACE

Specimens

81701
74
02201
12
54
102501
44
10302
60
90201
20
10300
54
10310
81301

