

31/6-99N 10220 Carroll Place
(Kensington Historic District)

FILE

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct. 27, 1999

B1/6-99N

Permit # 202600

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied
 Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Mawreen Conroy - Jim Englem
Address: 10220 Carroll Place, Kensington MD 20895

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Maurice Conley
Daytime Phone No.: 301-933-9008

Tax Account No.: _____
Name of Property Owner: Maurice Conley, James Engel Daytime Phone No.: 301-933-9008
Address: 10220 Carroll Pl. Kensington MD 20895
Street Number City State Zip Code
Contractor: Meadows Farms Phone No.: _____
Contractor Registration No.: Md. DOL cert. #24725, bus. lic. #CCOC-01-7996
Agent for Owner: Paul Imperatore Daytime Phone No.: 703-471-8440

LOCATION OF BUILDING/PREMISES

House Number: 10220 Street: Carroll Place
Town/City: Kensington Nearest Cross Street: Baltimore
Lot: 1 Block: 8 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Relocable

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: Change grade, landscape

1B. Construction cost estimate: \$ 4000
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
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] _____ 10/19/99 _____
Signature of owner or authorized agent Date

Approved: X _____ for Chairman, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10/27/99
Application/Permit No.: 202600 Date Filed: 10/16/99 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

31/6-49N

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

1. WRITTEN DESCRIPTION OF PROJECT

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

*late 19th century Victorian garden suburb, house/lot are
typical of this type/era*

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

See attached memorandum to HPC

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

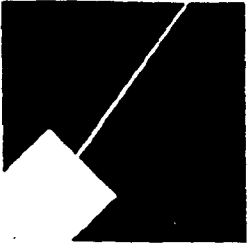
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct. 27, 1999

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: Nov. 1, 1999

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Roz Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

Kensington

The Historic Preservation Commission reviewed this project on Oct. 27, 1999.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

Gwplaphawp.ltr

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10220 Carroll Place	Meeting Date:	10/27/99
Applicant:	Maureen Conley, Jim Engel	Report Date:	10/20/99
Resource:	Kensington Historic District	Public Notice:	10/13/99
Review:	HAWP	Tax Credit:	No
Case Number:	31/6-99N	Staff:	Robin Ziek

PROPOSAL: New landscaping

RECOMMEND: Approval

DATE OF CONSTRUCTION: 1892 - 1916

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: 2-1/2 story frame Victorian

PROPOSAL: Reduce wall effect of existing timber cribbing at NE corner of property along Baltimore Street by adding additional soil and creating a sloping bank effect. Clean out existing scrub and stumps; add new plant material, including leyland cypress, blue spruce, dogwood and magnolia. Add small segment of rock wall by existing path, and remove existing timber edge around back of house.

RECOMMENDATION: Approval
 Approval with conditions:

1. The new soil will be installed no higher than the existing sidewalk.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

(1)

- X 2. The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO

DEPARTMENT OF PERMITTING SERVICES
100 HUNTERFORD DRIVE, SUITE 1000, ROCKVILLE, MARYLAND 20850

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

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- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: change grade, landscape

1B. Construction cost estimate: \$ 4,000
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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] Signature of owner or authorized agent 9/9/99 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 202600 Date Filed: 10/6/99 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

31/6-99 N

3

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4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Kathy + Glenn Cowan
10300 Fawcett St.
Kensington, MD 20895

Myann Rountree - Paris
3807 Baltimore St.
Kensington, MD 20895

Brett + Kathy Gates
3806 Baltimore St.
Kensington MD 20895

Dan + Jenny Wraylin
10216 Carroll Pl
Kensington MD 20895

September 21, 1999

Maryland-National Capital Park and Planning Commission
Historic Preservation Commission

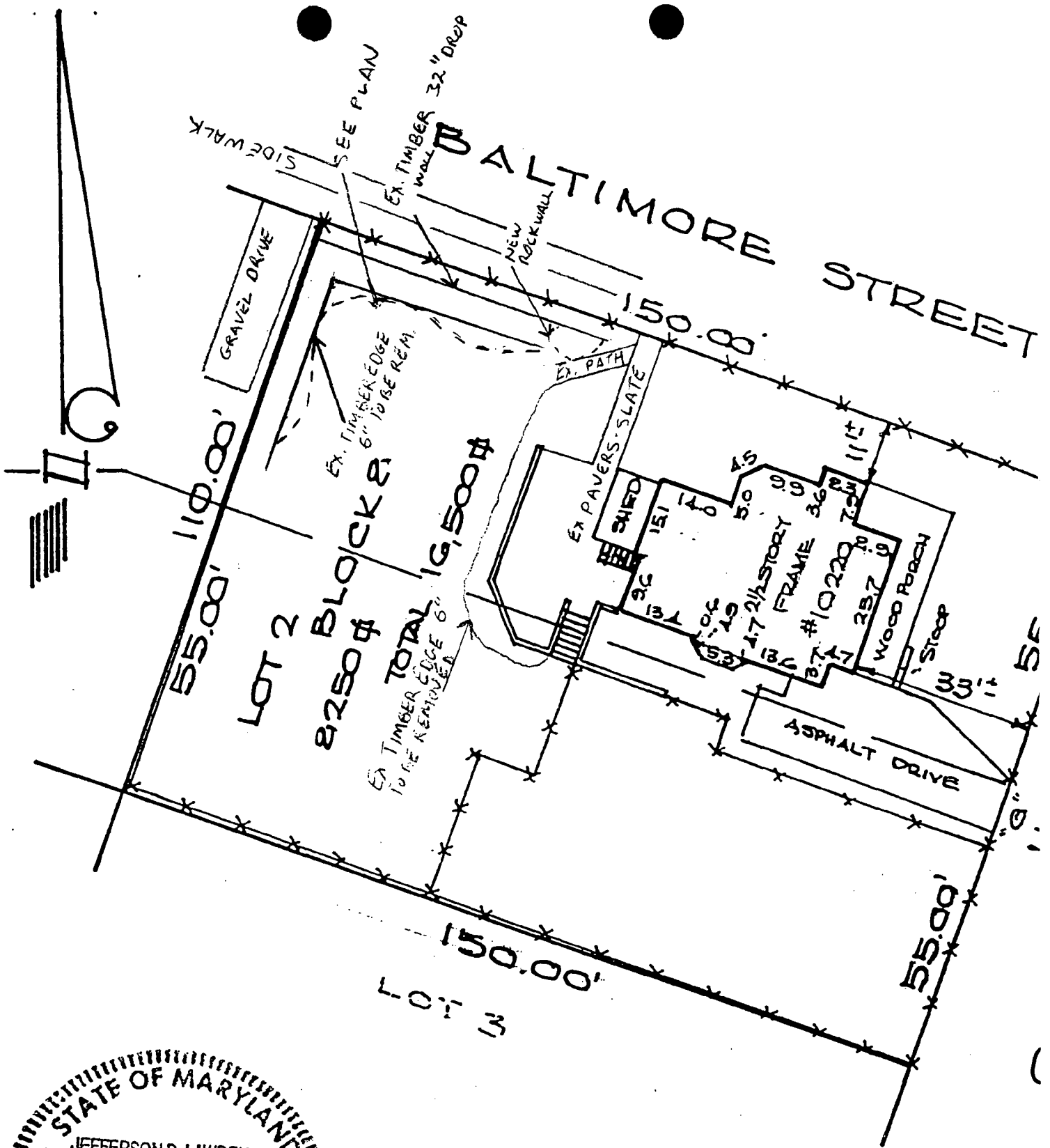
Re: Historic Area Work Permit Application for 10220 Carroll Pl., Kensington, for proposed landscaping design at NW corner (lot 1, block 8) along Baltimore Street, tree removal from SE corner (lot 2, block 8)

With this application, we are requesting a permit to implement the attached landscaping design and to remove three trees from our side lot. The first tree, a large elm, is completely dead and poses a threat to the house on lot 1 because of its proximity. The second, a tulip poplar, is crowding the more desirable crabapple and threatens the ornamental tree's long-term viability. Most likely a volunteer because of its location, the tulip poplar is just over 6 inches in diameter. The third, a grouping of birches, is more than half dead. The birches are not suited to this area and will ultimately be replaced by more suitable plants. None of the trunks in the grouping of birches is larger than the 6 inch diameter limit for tree removal in the historic district.

We have contacted a certified arborist about getting a report on these trees, but because of the damage from Hurricane Floyd the arborist has not yet been able to get to our request. We will forward his report just as soon as we receive it.

With regard to the attached landscaping plan, please note the following:

- 1) The objective of the plan is to install a natural sound barrier that will also provide greater privacy to the backyard consisting of a variety of evergreens, a southern magnolia, dogwood, rhododendron, crape myrtle, and burning bush. Additional perennials, flowering bulbs, and accent plants will be added as time goes by. This corner of the lot (northwest) faces and is visible to the Baltimore St./Connecticut Ave. intersection, which is very noisy and provides an unpleasant view.
- 2) The former owners installed the existing railroad tie retaining wall that circles the back lawn in the 1970's. The existing elevation change between the public sidewalk/existing fence line and the yard is about 32 inches. The wall will not be removed, but will be hidden behind a berm of soil that will be installed to provide a more natural-looking grade. Climbing ivy will also be installed to hide the portions of the wall that remain visible from the back lawn. Railroad ties along the straight edge of the bed between the wall and the lawn will be removed and the outline of the bed will be made to curve and to appear more natural.
- 3) The peak height of the berm will be approximately in the corner, about midway between the corner formed by the railroad ties that make up the bed's edge and the corner of the lot, and will run along the retaining wall parallel to Baltimore St. The grade will taper off in all directions. This will restore a more natural, gradual grade change to that corner and will provide elevation to the plantings that will be installed.
- 4) The magnolia to be removed near the proposed rockwall was not pruned properly by the former owner and is unhealthy. It will be replaced by a more desirable variety of magnolia. The rockwall will replace an existing railroad tie wall of the same approximate height.



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

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

Offset dimensions shown thus NN±a of the stated distance if 20 feet or less exceed 1 foot margin proportionally. conditions and other factors including changes, availability of property mark land record data, irregularly shaped a

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



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10/18

Robin -

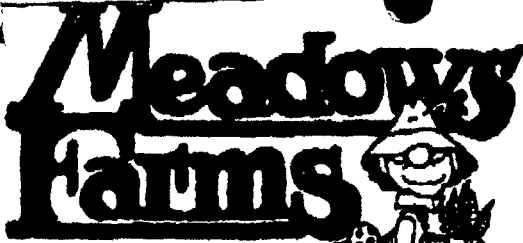
Maurice Conley
10220 Carroll Place

Contractor began landscaping
project ^{while} she was out
work. They installed a
2' rock wall & left a
load of dirt. She was NOT

FROM :

FAX NO. :

Jul. 12 1999 01:57PM P1



DIRECT ALL
CORRESPONDENCE TO:
CORPORATE
HEADQUARTERS
MEADOWS FARMS, INC.
63064 John Mosby Hwy
Charlottesville, VA 22921

Postal 703-471-0606
Landscapes 703-471-8440 x205

FACSIMILE TRANSMITTAL

TO: Robin ZIEK
 FAX #: 301-563-3412
 FROM: SEANA DEVERS
 FAX #: (703) 834-1777
 PAGES BEING SENT (including this page): 1
 DATE: 10/25/99 TIME: _____

This is to state that Meadows Farms began work at the Conley residence at 10220 Carol Place, Kensington, on October 19, 1999, by mistake. When the client called to notify us that we had the wrong day, our crew stopped working and cleaned up the road. In building the wall we did install some of the topsoil on the contract. Once we were notified of the mistake in scheduling, the crew loaded the rest of the soil on their truck.

Please be advised that the Conleys had nothing to do with the October 19th appointment. I hope that this in no way causes a problem for them in getting their approval. Please feel free to contact me should you have any questions.

Sincerely,

If you do not receive all pages or if you have a question, please call the sender at 703-471-0606 as soon as possible.

A handwritten signature in dark ink, appearing to read 'Seana Devers'.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONTIGUOUS PROPERTY OWNERS

Kathy & Glenn Cowan
10300 Faucett St.
Kensington, MD 20895

Myann Rountree-Paris
3807 Baltimore St.
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September 21, 1999

Maryland-National Capital Park and Planning Commission
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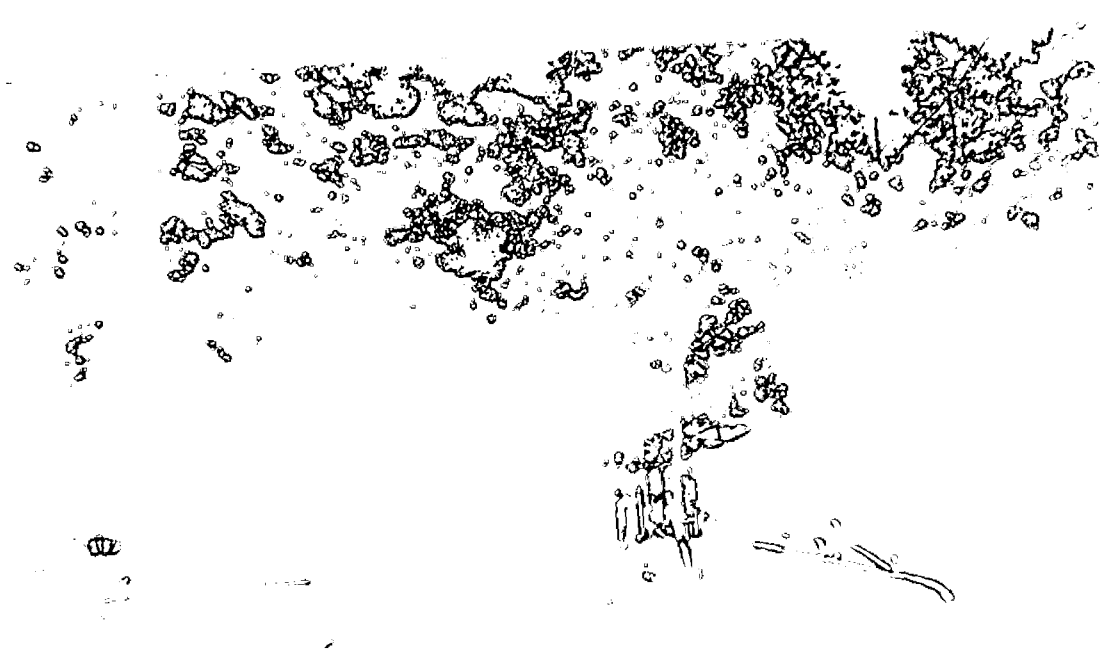
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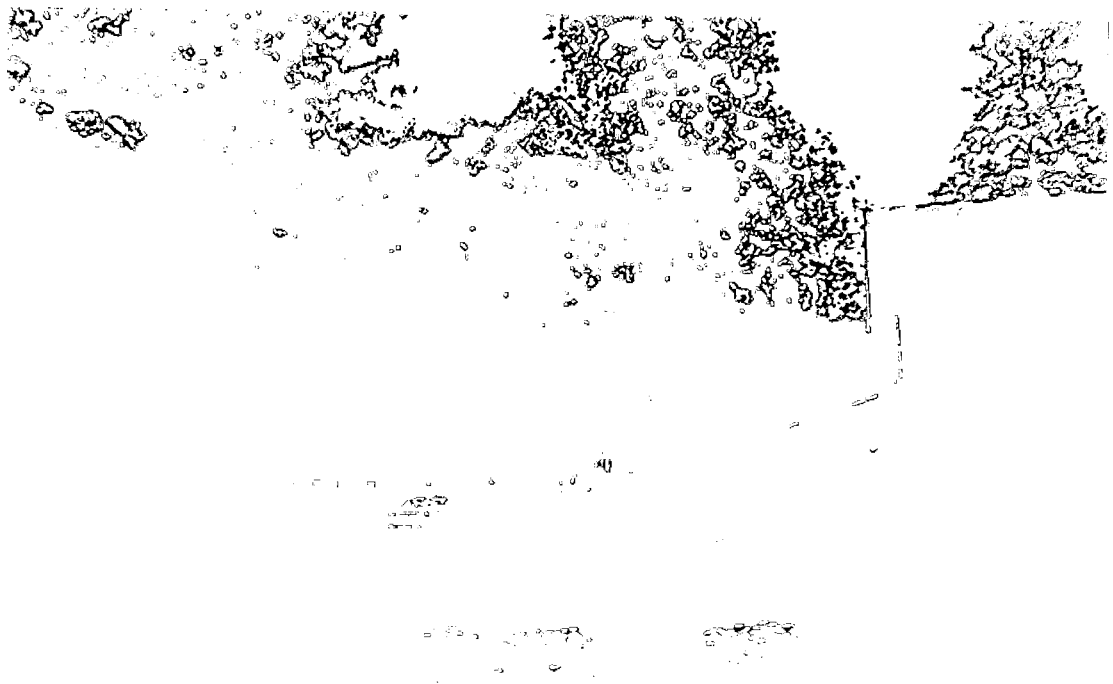
View of 10220 Carroll Pl,
from across Carroll, looking
down Baltimore toward Connecticut Ave.

PhotoPro <No. 0 >021
112 04**1-1 N 5 26 2(024)



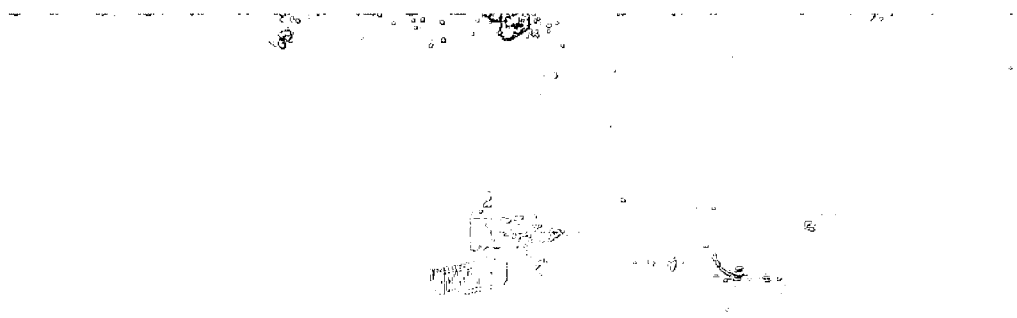
Views of SE corner of 10220
Currell Pl. (lot 2), showing
Crabapple in center with full
poplar crowding just to the

right, dead birch in foreground
PhotoPro <No.24 >002
112 04** N-1 N 6 17 2(024)



View of SE corner of 10220
Barrett Pl. (1st 2) showing
curbgrade + sidewalk in
center, tulip poplar just behind brick

PhotoPro <No.25 >001
112 @4** N-1 N3 13 2(024)



View of NW corner of
10220 Carroll Pl., looking
toward Connecticut Ave.

PhotoPro <No. 9 >013
112 04**N-1 NA 16 2(024)



house at 10302 Fauscett has
landscaping in front similar
to the look we are striving for

PhotoPro (No. 2) 019
112 04**1-1 N-1 42 2(024)



View of landscaping at 10302
Fairview, which was a model
for the basin plan

PhotoPro <No. 3 >018
112 04** N-1 N 9 10 2(024)

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another view of landscaping at
10302 Faussett

PhotoPro <No. 4 >017
112 04**N-1 N B 10 2(024)