

31/6-95L 10231 Carroll Place  
(Kensington Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Dec. 21, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, <sup>RDZ</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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

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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 Environmental Protection (DEP), 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 DEP before work can begin.

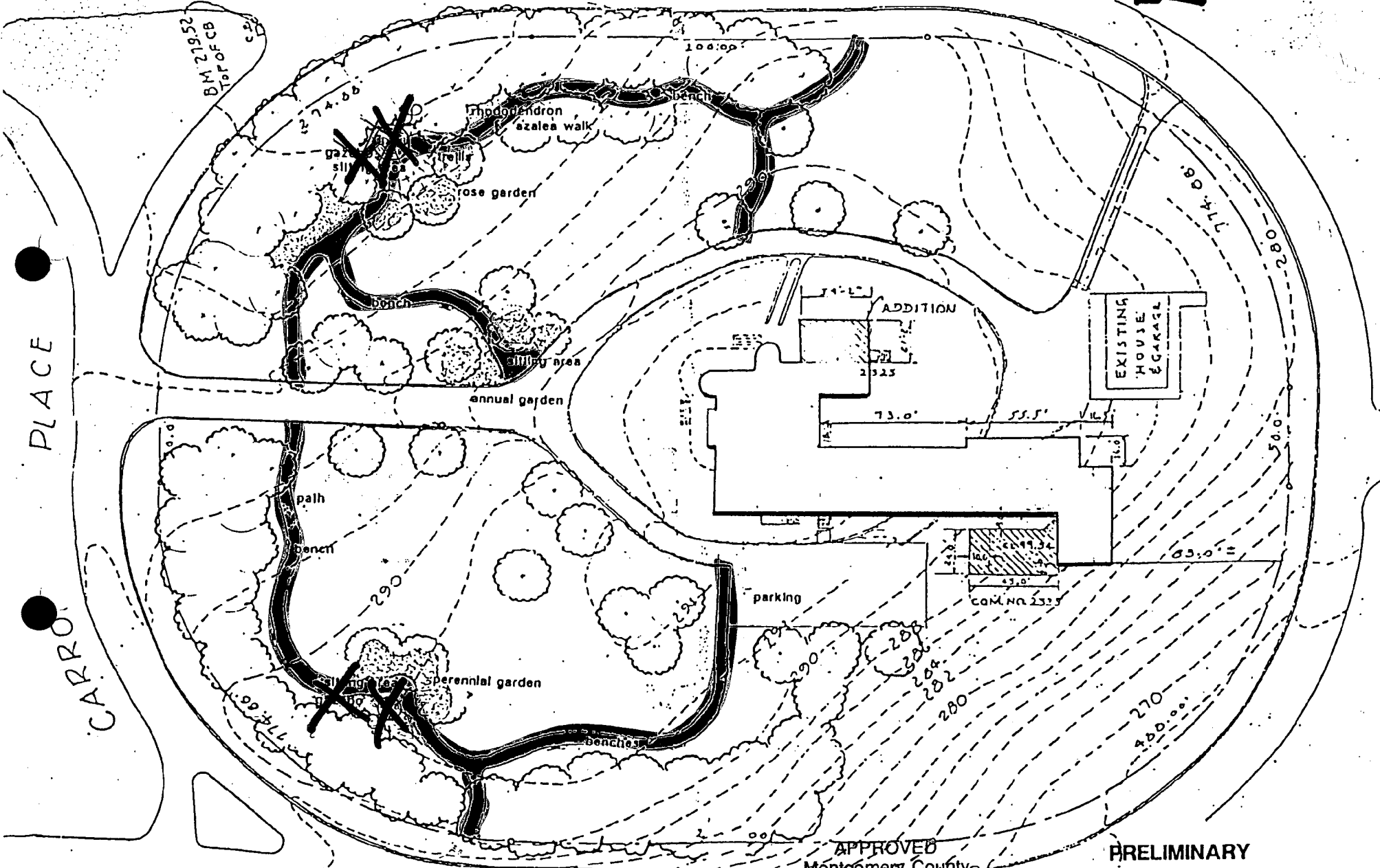
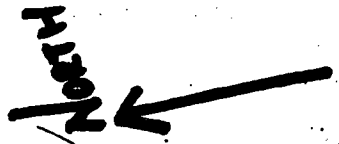
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 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 495-4570.

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

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



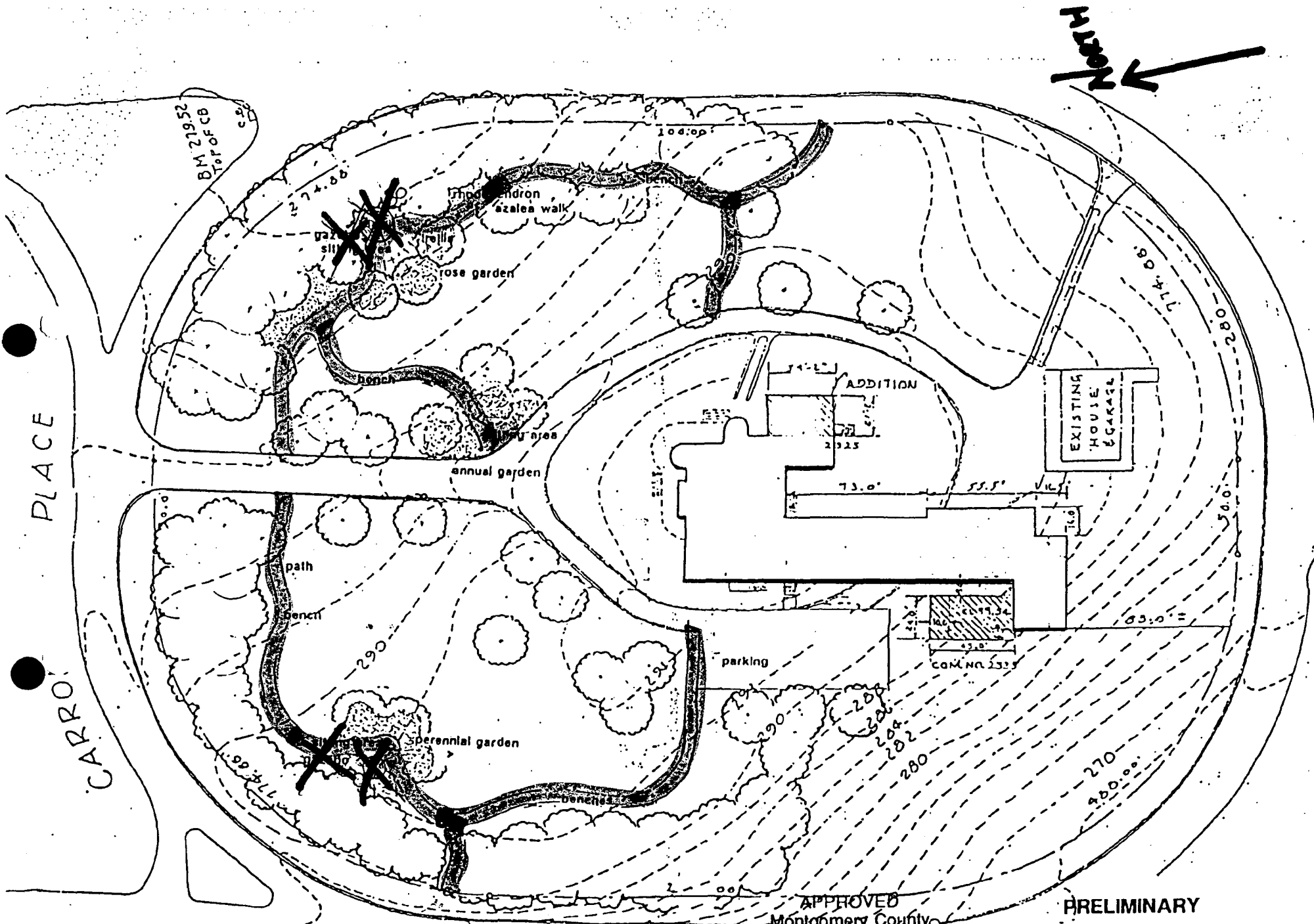


APPROVED  
 Montgomery County  
 Historic Preservation Commission

PRELIMINARY  
 LANDSCAPE SITE PLAN

NOTE: No gazebos proposed in the HAWP - only paths.  
 No EXTERIOR LIGHTING

*[Signature]* 10/21/10  
**CIRCLE MANOR**

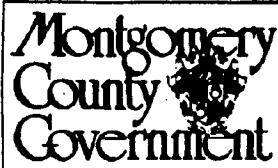


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PRELIMINARY  
 LANDSCAPE SITE PLAN

*John D. [Signature]* 10/21/88 **CIRCLE MANOR**



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Min dy Hippchen  
 DAYTIME TELEPHONE NO. (301) 949-0230  
 TAX ACCOUNT # 1022343  
 NAME OF PROPERTY OWNER Henry M. Lowden, Jr. ET AL DAYTIME TELEPHONE NO. ( )  
 ADDRESS 10231 Carroll Place Kensington Maryland 20895  
 A.B. \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
 CONTRACTOR Viers Paving & Sons, Inc. TELEPHONE NO. (301) 670-3800  
 CONTRACTOR REGISTRATION NUMBER MD Home Improvement #584  
 AGENT FOR OWNER Harvey Wertlieb DAYTIME TELEPHONE NO. (301) 949-0230

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10231 STREET Carroll Place  
 TOWN/CITY Kensington, Maryland NEAREST CROSS STREET Baltimore St., Kent St.  
 LOT 1 BLOCK 1 SUBDIVISION 15  
 LIBER 6010 FOLIO 692 PARCEL \_\_\_\_\_

**RECEIVED**

NOV 20 1995

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: PERMITS DDSP/DEP Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Asphalt pathway  
 1B. CONSTRUCTION COST ESTIMATE \$ 12,000.  
 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 \_\_\_\_\_ N/A  
 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.

Min dy Hippchen UHA \_\_\_\_\_ 11/17/95 \_\_\_\_\_  
 Signature of owner or authorized agent Date

APPROVED X Wendy Hippchen For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 12/20/95

APPLICATION/PERMIT NO: 9511210061 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

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

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**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the 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, (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.

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 10231 Carroll Place  
Resource: Kensington Historic District  
Case Number: 31/6-95L  
Public Notice: 12/6/95  
Applicant: Circle Manor Nursing Home  
(Mindy Hippchen)

Meeting Date: 12/20/95  
Review: HAWP  
Tax Credit: No  
Report Date: 12/13/95  
Staff: Robin D. Ziek

**PROPOSAL:** Install walkways

**RECOMMEND:** APPROVAL w/ conditions

**DATE OF CONSTRUCTION:** ca. 1895

*width? - has says 6' too wide!  
Boston Public Gardens - brick paths!  
asphalt*

**SIGNIFICANCE:**

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

*Unanimous*

**ARCHITECTURAL DESCRIPTION:** Large Queen Anne style home of Brainard Warner, with extensive grounds.

**PROPOSAL:** Install asphalt walkways at the perimeter of the front lawn to provide handicapped accessibility (wheelchair) to the grassy part of the property. New flower beds and benches will also be installed along the path.

This application does not include any proposal for lighting or for gazebos.

[The applicant came before the HPC on 6/7/95 for a Preliminary Consultation.]

**RECOMMENDATION:**

- Approval
- Approval with conditions:

1. Path width <sup>not to exceed</sup> ~~6' from~~ ADA Standards
  2. Slopes conform to ADA - Incline 1:20 or less
  3. \_\_\_\_\_
- (NO RAMP)*

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.
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in

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which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Min dy Hippchen  
DAYTIME TELEPHONE NO. (301) 949-0230

TAX ACCOUNT # 1022343

NAME OF PROPERTY OWNER Henry M. Lowden, Jr. ET AL TP DAYTIME TELEPHONE NO. ( )

ADDRESS 10231 Carroll Place Kensington Maryland 20895  
A.B. CITY STATE ZIP CODE

CONTRACTOR Viers Paving & Sons, Inc. TELEPHONE NO. (301) 670-3800

CONTRACTOR REGISTRATION NUMBER MD Home Improvement #584

AGENT FOR OWNER Harvey Wertlieb DAYTIME TELEPHONE NO. (301) 949-0230

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LOT 1 BLOCK 1 SUBDIVISION 15

LIBER 6010 FOLIO 692 PARCEL

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Melinda Hippchen UHA  
Signature of owner or authorized agent

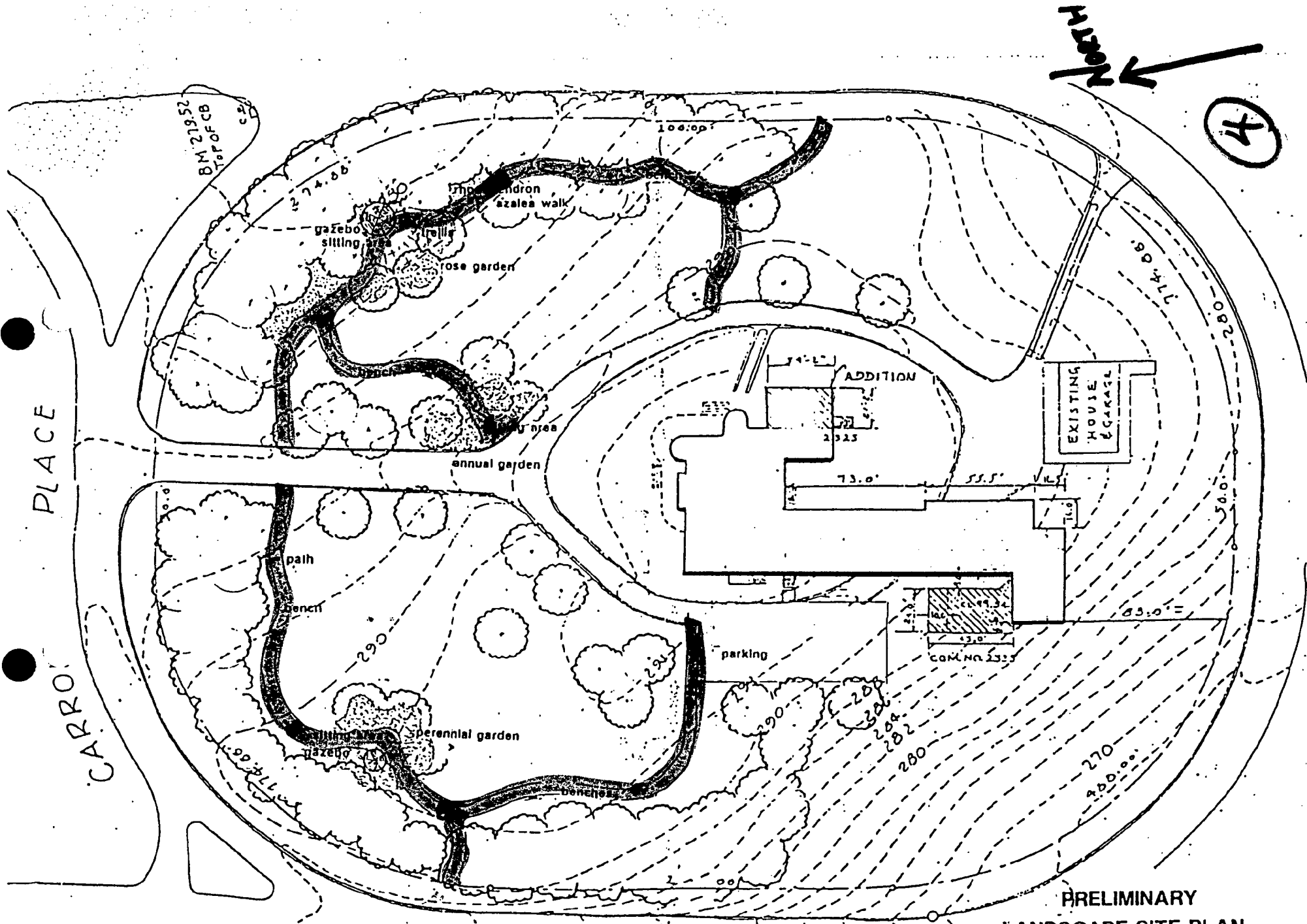
11/17/95  
Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

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APPLICATION/PERMIT NO. 9811211111



NOTE: No gazebos proposed in the HAWP - only paths.

PRELIMINARY  
LANDSCAPE SITE PLAN

**CIRCLE MANOR**

December 14, 1995

Kensington LAP Meeting

Present: Van Emmerich, Basle, Ritzman, Shulman

The Circle Manor proposal is the same as at the last meeting with the exception that gazabos are not proposed.

Previous suggestions by the Kensington LAP, strictly from the practical point of view, were again supported unanimously:

1. Bring the paths further in toward the home to facilitate usage by the residents and staff.
2. Consider the nature of the proposed plantings with respect to time and expense necessary for proper care.
3. The visual oasis of lawn and trees would be preserved best for nursing home residents, their families, and neighbors by the least possible intrusion of pavement. Width of paths should be the narrowest commensurate with use.
4. Since development is for daytime usage, lighting of paths would not be appropriate.

Although gazebos are not in the present proposal, they appear in the site plan. Are they planned for the future?



N. R. Shulman, Chairman