

31/6-93A 10312 Kensington Parkway
Kensington Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

#503

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1019265

NAME OF PROPERTY OWNER LESLIE + CAROL COLLINS TELEPHONE NO. (301) 949-0373
(Contract/Purchaser) (Include Area Code)

ADDRESS 10312 KENSINGTON PKWY KENS. MD 20895
CITY STATE ZIP

CONTRACTOR BERGER CONSTRUCTION + DESIGN TELEPHONE NO. (301) 236-9449
CITY STATE ZIP

PLANS PREPARED BY LESLIE COLLINS CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. (301) 949-0373
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10312 Street KENSINGTON PARKWAY

Town/City KENSINGTON MD Election District _____

Nearest Cross Street MONTGOMERY AVENUE

Lot 1 Block 3 Subdivision KENSINGTON PARK

Liber 8805 Folio 533 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition				
Wreck/Raze	Move	Install	Revocable	Revision	<u>Porch</u>	Deck	Fireplace	Shed	Solar	Woodburning Stove
Fence/Wall (complete Section 4) Other _____										

1B. CONSTRUCTION COSTS ESTIMATE \$ 7,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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] 2-4-93
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 2-22-93

APPLICATION/PERMIT NO: 1302050063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10312 Kensington Parkway Meeting Date: 2/24/93
Resource: Kensington Historic District Review: HAWP/Alteration
Case Number: 31/6-93A Tax Credit: No
Public Notice: 2/10/93 Report Date: 2/17/93
Applicant: Leslie & Carol Collins Staff: Nancy Witherell
PROPOSAL: porch enclosure, new stoop RECOMMEND: Approve

The application proposes the enclosure of a small porch at the rear corner of a contributing historic structure and the construction of a new stoop with railings at the corner; the steps would descend to the rear yard.

The existing porch is contained within the existing footprint of the house. The 6' x 6' space would be enclosed. A 9-light door would be installed, a rear window would be moved slightly, and a small section of new aluminum siding would be installed (the house is currently clad with aluminum siding).

A new stoop measuring 7' across by 12' long would be constructed at the rear side corner of the house. The painted railing would match that of the front porch. The view of the stoop would be largely obscured by a fence and existing landscaping, and, in any case, the scale and design of the stoop are consistent with those of the house.

STAFF RECOMMENDATION

The enclosure of the rear porch and the construction of a modestly-scaled stoop would not adversely affect the contributing character of the house or the character of the streetscape.

The staff finds the proposal to be consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

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

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

\$50.00



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Nearest Cross Street MONTGOMERY AVENUE

Lot 1 Block 3 Subdivision KENSINGTON PARK

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3

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THIS TWO STORY, FRAME HOUSE, CIRCA 1906, IS LOCATED IN THE
KENSINGTON HISTORIC DISTRICT ADJACENT TO FLYNN PARK. IT IS
A DUTCH COLONIAL WITH EXTENDED GABLES FEATURING A LARGE
FRONT PORCH. THE HOUSE RETAINS MOST OF THE ORIGINAL ELEMENTS
AND EXTERIOR FEATURES WITH THE EXCEPTION OF ALUMINUM
SIDING AND STORM WINDOWS.

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

THE PROJECT INVOLVES CLOSING IN A SMALL (6'X6') BACK
PORCH TO INCREASE THE SIZE OF THE KITCHEN AND ADDING
A MEDIUM-SIZED BACK PORCH TO THE SOUTH SIDE OF THE HOUSE.
ALL EXISTING WINDOWS WILL BE RETAINED/REUSED. THE NEW
REAR DOOR WILL BE A 9-LITE WITH TRANSLUM, CLOSELY
DUPPLICATING THE OLD, UNUSABLE DOOR BEING REMOVED.
PORCH DETAILS WILL REFLECT FROM THE EXISTING FRONT
PORCH (IE: RAIL TYPE & HEIGHT, UPRIGHT SPACING, POST
DETAIL, ETC.) LATTICE WILL BE USED TO ENCLOSE THE
LOWER PORTION OF THE NEW PORCH.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

EXISTING DESIGN ELEMENTS ARE BEING RETAINED INCLUDING REUSE OF MOST MATERIALS. THERE WILL BE MINIMUM IMPACT ON SCALE/MASSING AS THE PORCH ADDITION IS NOT LARGE. EXISTING LANDSCAPE ELEMENTS WILL BE RETAINED OR RELOCATED.

- b. the relationship of this design to the existing resource(s):

THIS PROJECT ENHANCES THE HOUSE BY ADDING A TYPICAL PORCH TO THE HOUSE AND INCREASING THE USABLE LIVING SPACE.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE PROPOSED WORK COMPLIES WITH CHAPTER 24A OF THE ORDINANCE.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name JOHN & LUCIA RATHER
Address 10308 MONTGOMERY AVE
City/Zip KENNS. MD 20895 (301) 942-0515
2. Name JEFF & GLORIA CAPRON
Address 10304 MONTGOMERY AVE
City/Zip KENNS MD (301) 933-3992

3.

Name

FRANK + LORRAINE KENNEDY

Address

10303 MONTGOMERY AVE

City/Zip

KONS MD (301) 949-2583

4.

Name

EDWARD + CONNIE KELLY

Address

10304 KONS PKWY

City/Zip

KONS. MD (301) 949-3447

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

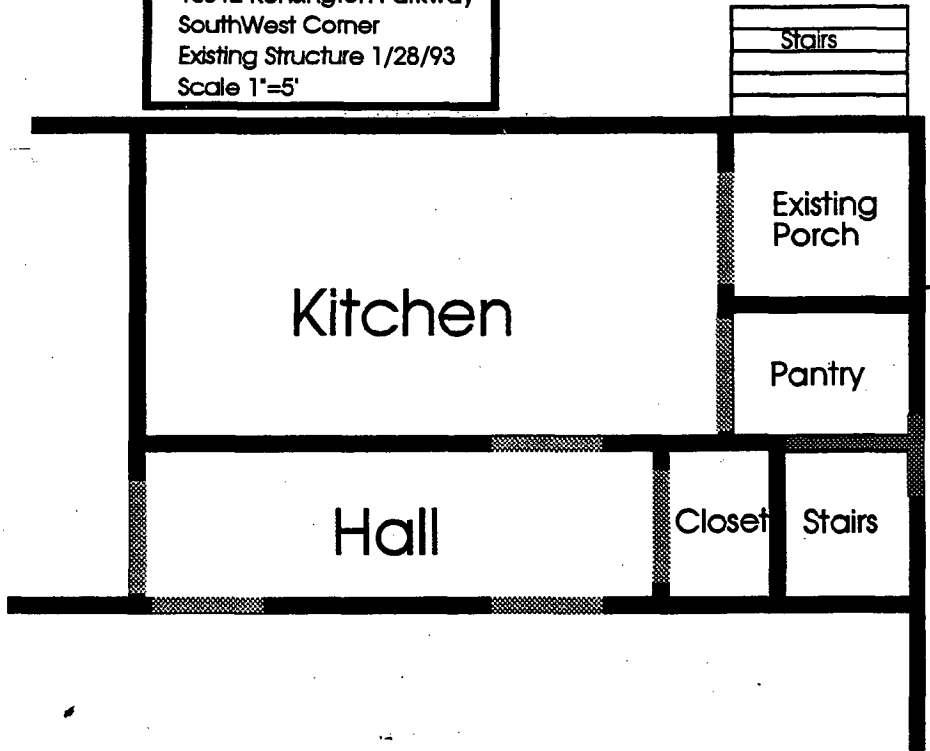
Name

Address

City/Zip

1757E

10312 Kensington Parkway
 SouthWest Corner
 Existing Structure 1/28/93
 Scale 1"=5'

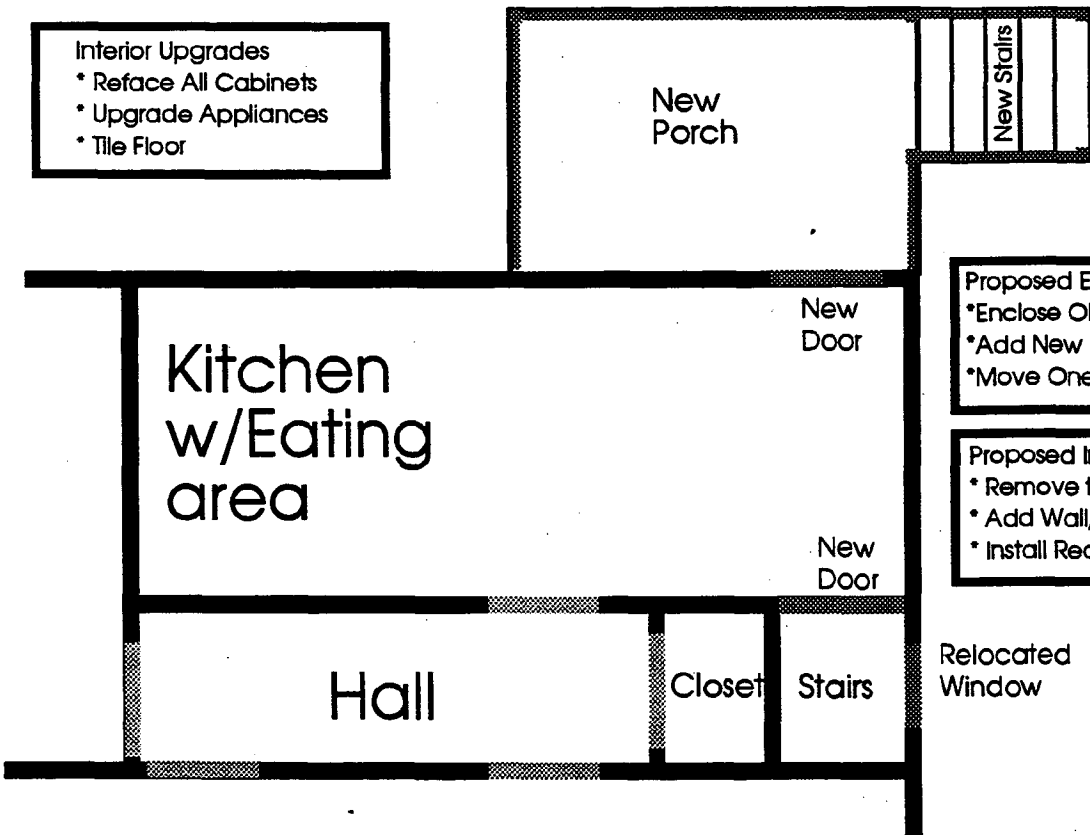


EXISTING PERIMETER FOUNDATION + ROOF

9' CEILING HEIGHT



Interior Upgrades
 * Reface All Cabinets
 * Upgrade Appliances
 * Tile Floor



Proposed Exterior Alterations
 * Enclose Old Porch
 * Add New Porch and Door
 * Move One Window

Proposed Interior Alterations
 * Remove two NL Walls
 * Add Wall/Door to Stairs
 * Install Recessed Lighting

Relocated Window

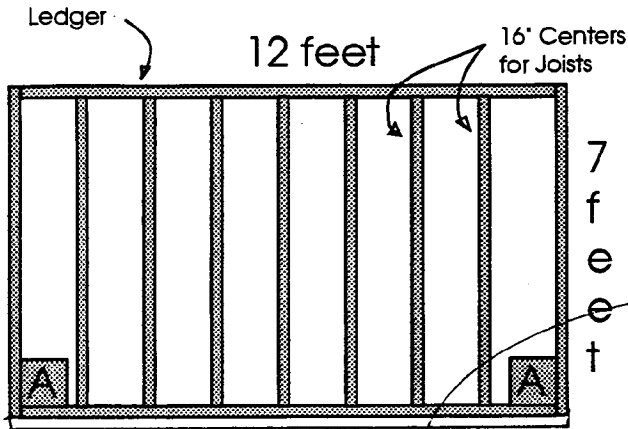


SW CORNER
1-28-93



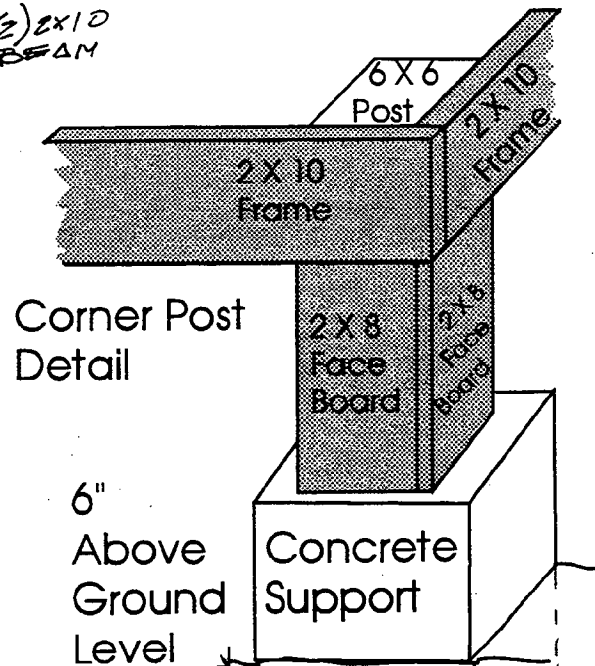
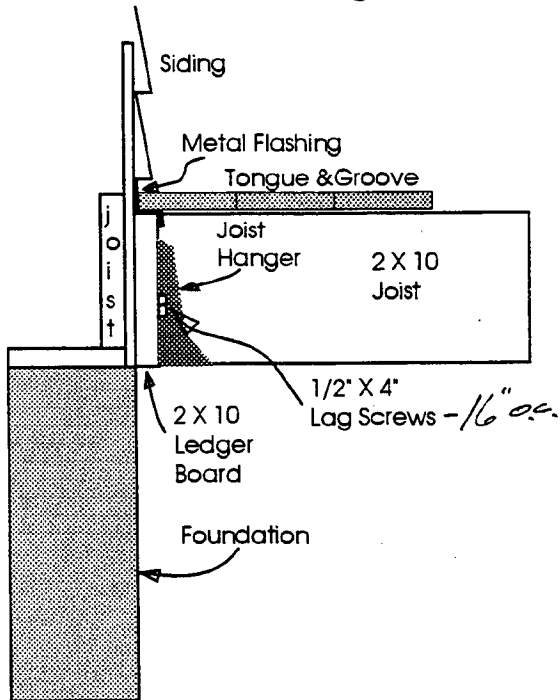
S-NE
SOUTH VIEW
1-28-93

Porch Construction Detail

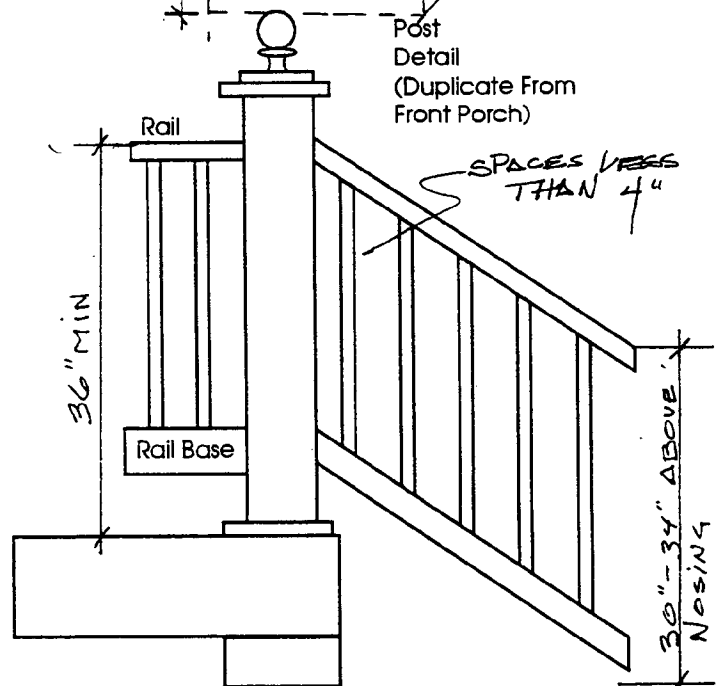
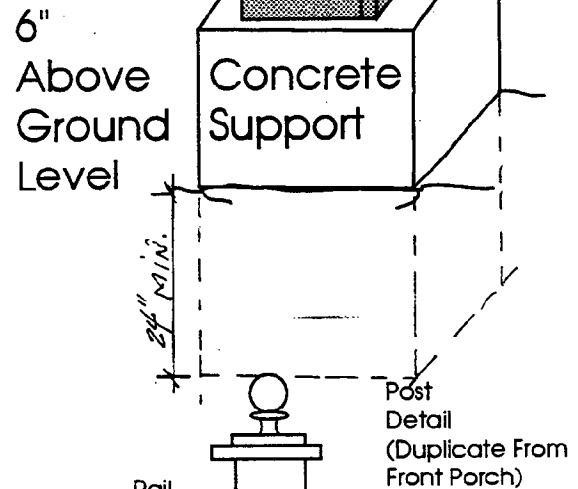


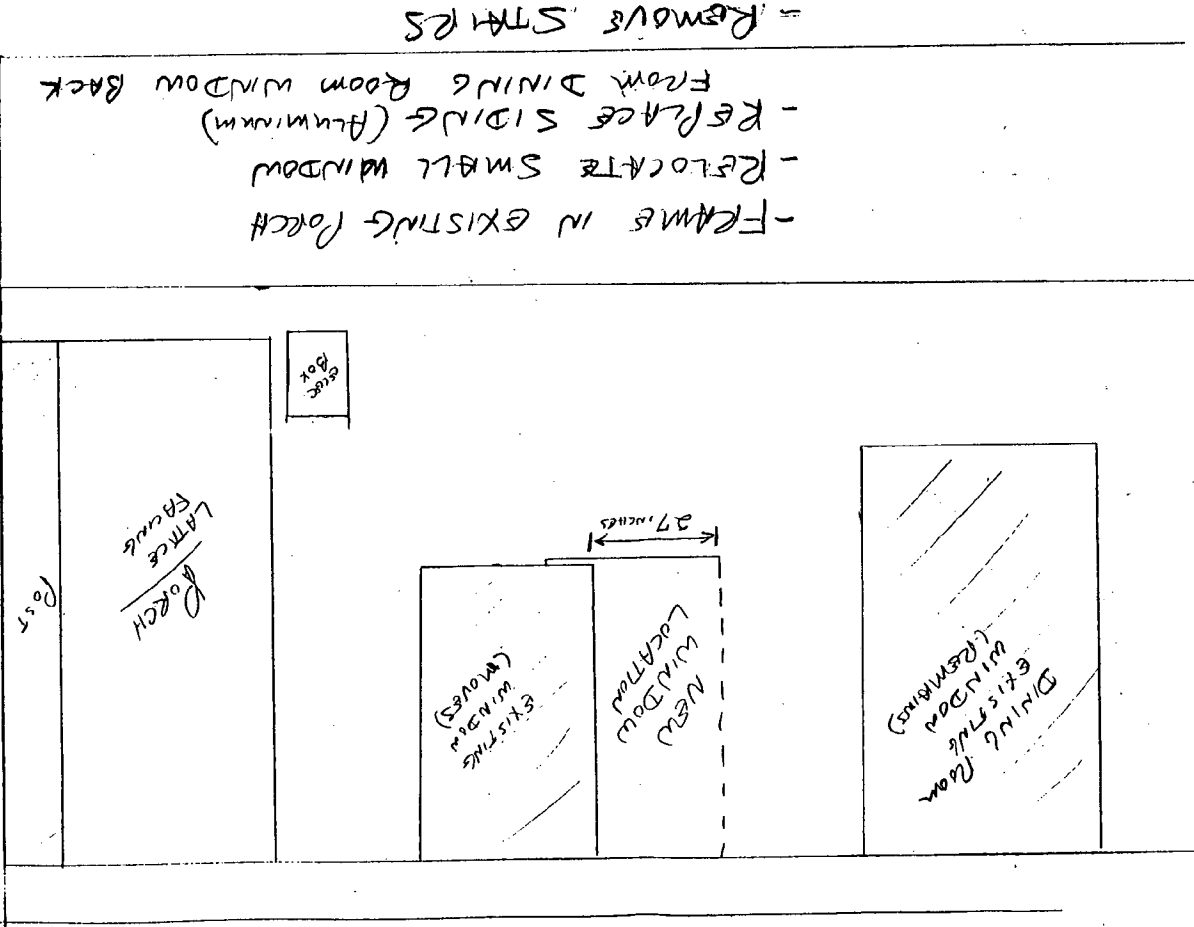
Framing Plan- (1/4" = 1 ft)

- 2 X 10 Pressure Treated Joists and Beams
- Metal Joist Hangers At Joist Ends
- Support Posts (A) 6 X 6 Setting on 30" Deep Concrete Supports With 12" Drift Pins
- Ledger and Post Connections With 1/2" X 4" Lag Bolts



Corner Post Detail





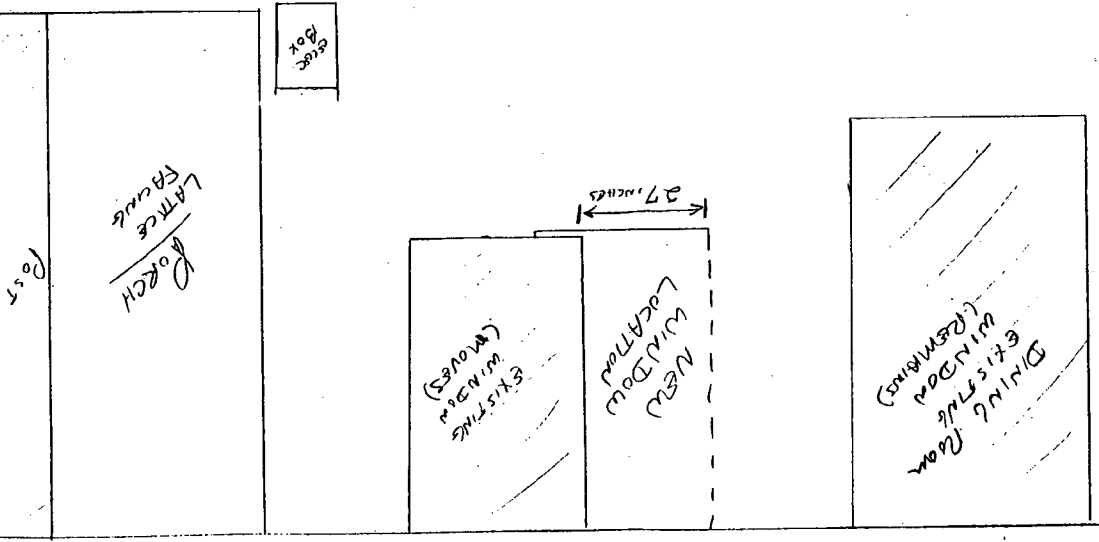
#2547
16/08/52

EXISTING
W/ST
FACADE

STAIRS

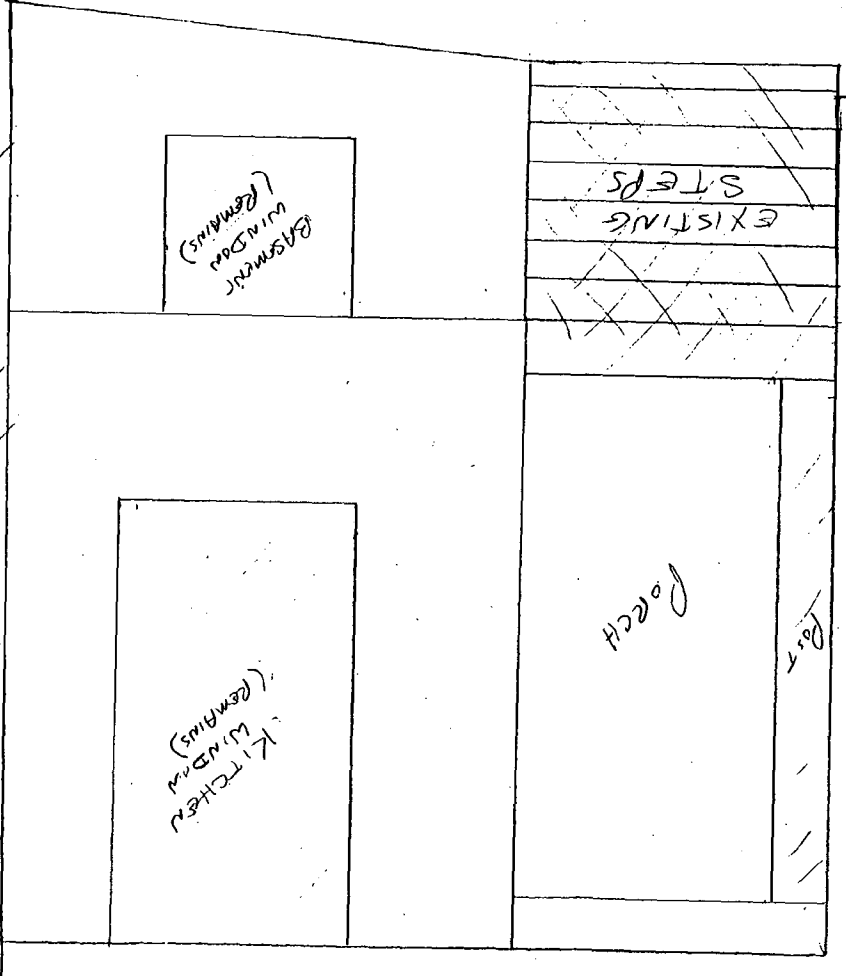
= REMOVE STAIRS

- REFRAME IN EXISTING PORCH
- RELOCATE SMALL WINDOW
- REPLACE SIDING (ALUMINUM)
- FROM DINING ROOM WINDOW BACK



EXISTING SOUTH FRONT

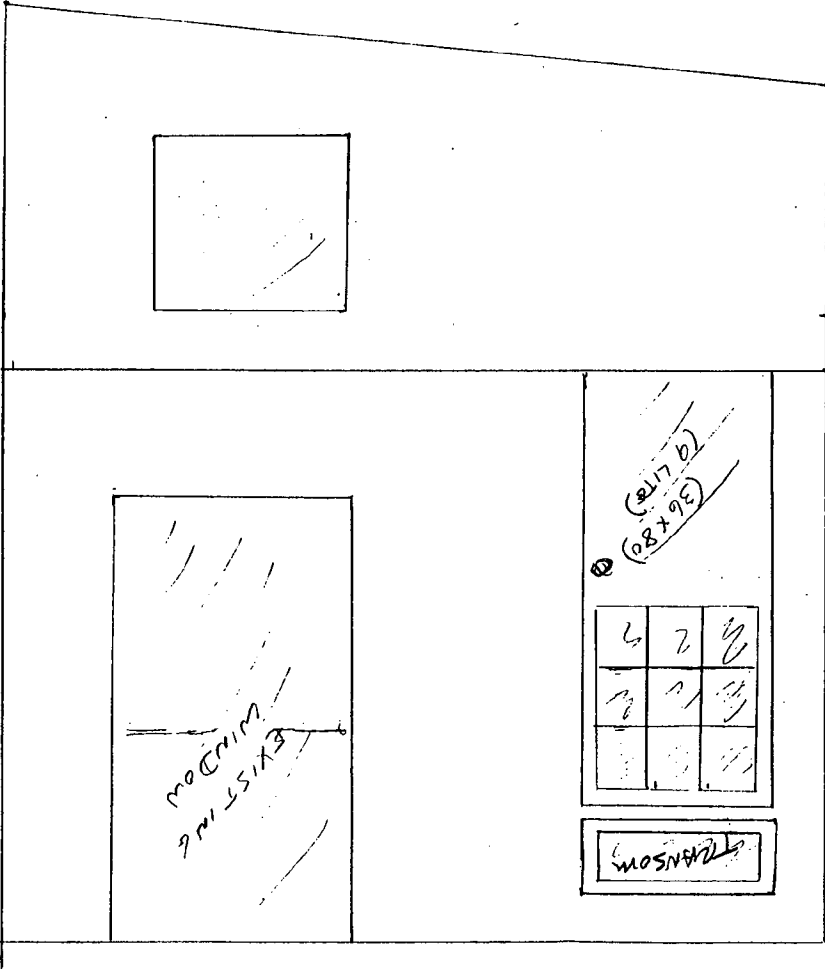
EXISTING CHIMNEY

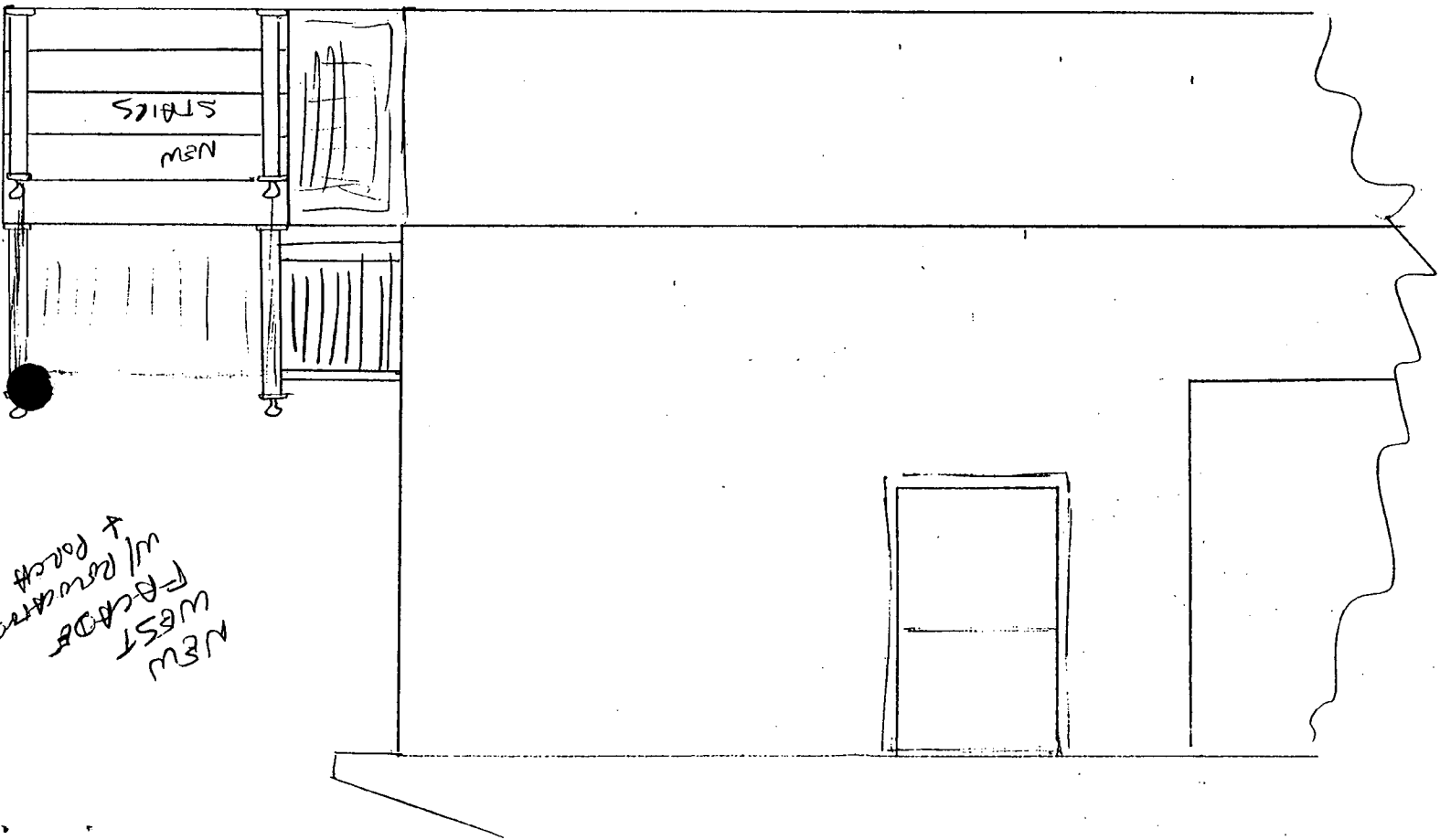


- FRAME IN EXISTING Porch.
- INSERT UPDOOR Q LITE DOOR TO MATCH EXISTING BASEMENT DOOR.
- BUILD NEW PORCH TO MATCH FRONT PORCH DETAILS

NEW SOUTH FACADE WITH PORCH DISTAL

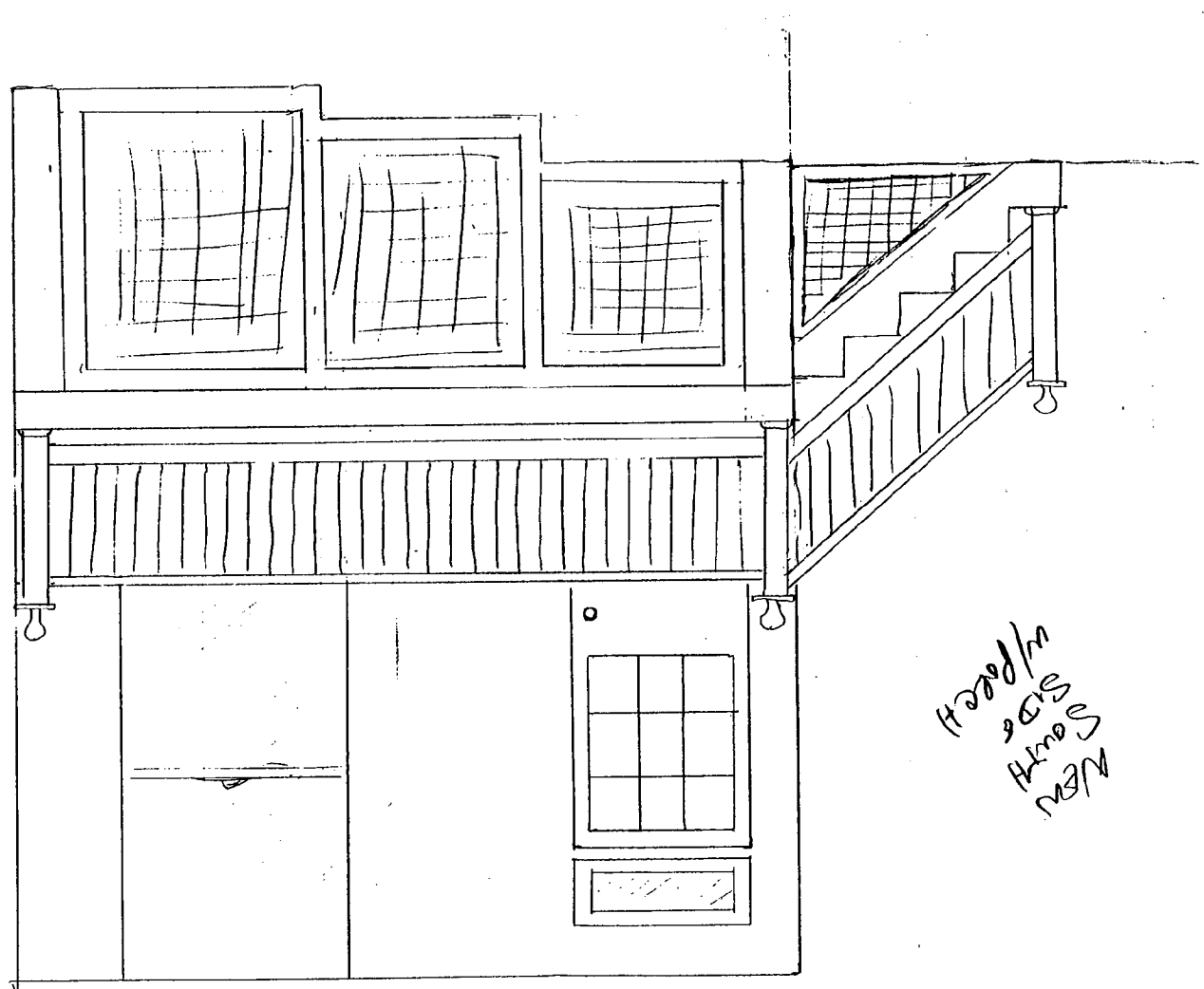
WESTERN



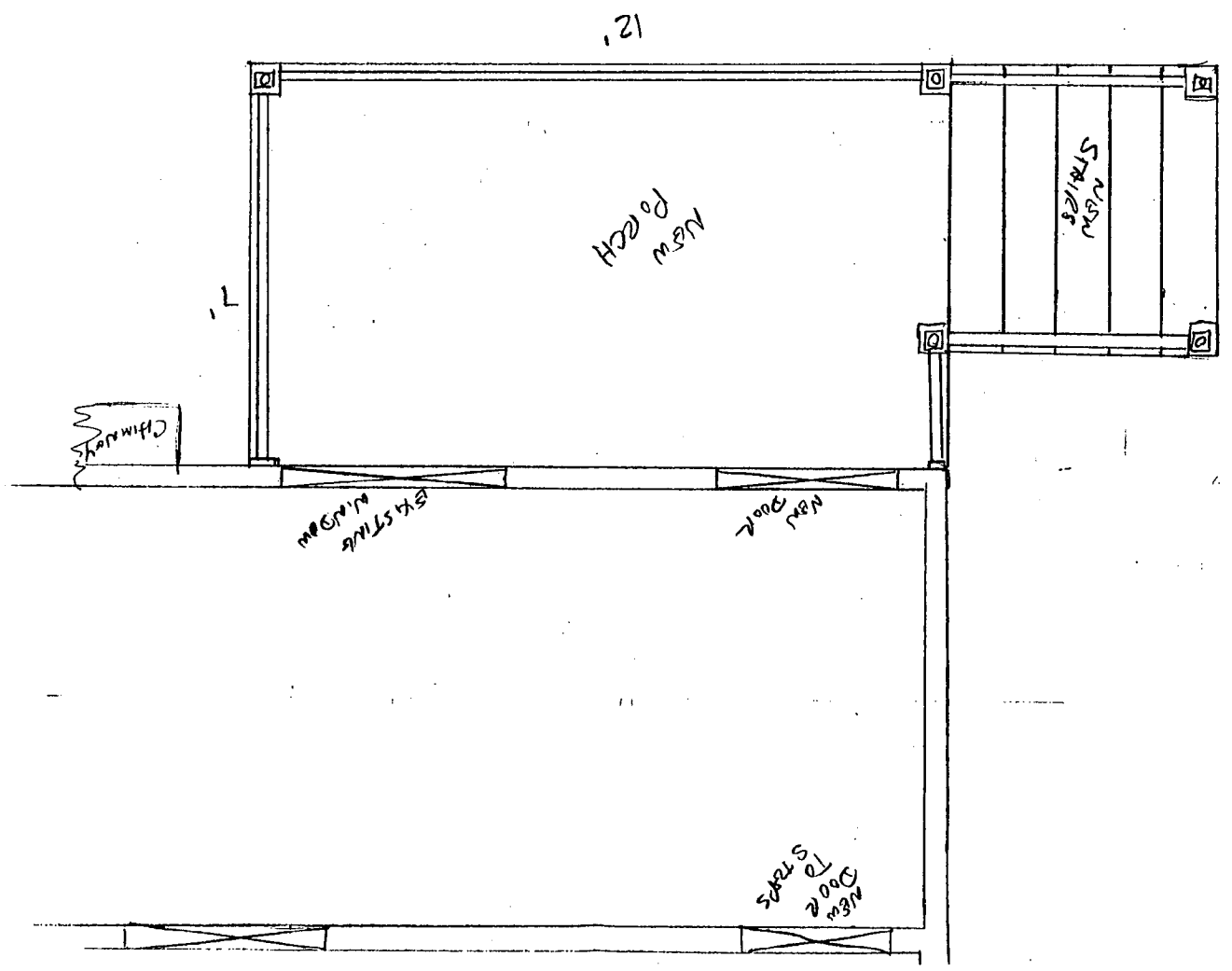


STAIRS
NEW

NEW
W/ST
FRONT
w/ RATCH
& RATCH



New South
Side
w/ porch



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**