

31/6-93F 10310 Freeman Place
Kensington Historic District

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910

301-495-4570

Case No.: 31/6-93F

Received: June 23, 1993

Public Appearance: July 14, 1993 and
July 28, 1993

Before the Montgomery County Historic Preservation Commission

Application of Kenneth and Christina Timmerman

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to remove three dormers and construct an addition at the attic level of a Four Square house in the Kensington Historic District.

Commission Motion: At the July 28, 1993, meeting of the Historic Preservation Commission, Commissioner Lanigan presented a motion to deny the Historic Area Work Permit application for the attic-story addition. Commissioner Brenneman seconded the motion. Commissioners Brenneman, Handler, Lanigan, and Norkin voted in favor of the motion. Commissioners Booth and Harris abstained. The motion was passed, 4-0-2.

Commissioners Clemmer, Kousoulas, and Randall were absent.

SUMMARY OF APPLICATION AND BACKGROUND

The following terms are defined in Section 24A-2 of the Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all win-

dows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

On June 23, 1993, the owners applied for a Historic Area Work Permit (HAWP) to 1) remove three dormers on the roof of a Four Square house in the Kensington Historic District; and to 2) construct four larger dormers that would connect to create a raised roof form in the center of the roof. The proposed new construction was to provide livable head height for rooms proposed for the attic story of the house where none now currently exist.

10310 Freeman Place, Kensington, is designated a primary resource in the Kensington Historic District. The Four Square House was built in approximately 1895 in the Colonial Revival style. The house is two and one-half stories in height, with the attic story lit by three dormers. The house has the square plan and form typical of the Four Square house type. The front porch form and trim, window details, cornice profile, and dormer forms and details are hallmarks of the Colonial Revival style and indicate the time period in which the house was built. The porch and dormers are character-defining features of both the house type (Four Square) and style (Colonial Revival).

The house is located at the corner of Warner Street and Freeman Place at the edge of the designated historic district. The Montgomery County Council amended the Montgomery County Master Plan for Historic Preservation to include the Kensington Historic District on July 7, 1986, and it was approved and adopted by the Maryland-National Capital Park and Planning Commission on September 17, 1986.

The Amendment includes the following Finding of Historical and Architectural Significance:

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 district is architecturally significant as a collection of later 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 Kensington Historic District was designated for the following criteria found in Chapter 24A-3:

- 1a "Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation"
- 2a "Embodies distinctive characteristics of a type, period, or method of construction"

EVIDENCE IN THE RECORD

Copies of the Applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on July 7, 1993. The application was first considered by the Historic Preservation Commission at a public meeting on July 14, 1993. Following the submission of a revised scheme, the case was continued at a public meeting on July 28, 1992.

July 14, 1993 Meeting

HPC staffperson Nancy Witherell presented 35 mm slides of the property showing the building's elevations. She testified that the proposed scheme (labeled Scheme A) showed four dormers joining at a height of three feet above the flat surface at the apex of the hip roof. The flat area originally was enclosed by a widow's walk, shown in an early photograph of the house presented by the applicants. The four dormers, one on each hip face of the roof, were flat-roofed. Each dormer would be lit by sash windows. In addition, small windows would punctuate the wall surface above the existing roof. Small columns would be used to frame each dormer. The widow's walk, missing for many years, would be reinstalled as part of the overall scheme.

The staff recommended that the Commission deny the HAWP application for two reasons: 1) the removal of the dormers, and 2) their replacement with significantly larger and taller dormers that would create a more contemporary and vertical appearance.

The creation of a superstructure adding three feet at the apex of the hip roof would alter the character and proportion of the Colonial Revival-style Four Square house. The dormers are character-defining features of the house. The front dormer is a shed-roofed dormer with sloped, shingled side walls. The two side dormers are clapboarded, gable-roofed dormers, with gable returns and finials at the peaks. All three dormers have paired, square casement windows with muntins.

The staff stated that the alterations were inconsistent with Chapter 24A, and with the Secretary of the Interior's Standards.

Kenneth Timmerman, the property owner, was accompanied by his architects Don Little and Manuel Sanchez, of Little + Architects, an architectural firm in Kensington. The proposal was presented by Mr. Little, who described how the articulation of the dormers was derived from the vertical elements seen in the house. He presented the 19th-century historical photograph of the house, stating that its context has changed and that the house should continue to evolve under new ownership. Mr. Little further stated that his proposed design would improve the historic house and that, since the hip roof is flatter than others in the neighborhood, the house appeared stunted. His proposed dormers would improve and complete the design of the house.

The purpose of the addition is to construct space in the attic for two bedrooms, a study, and a bathroom. The present 6' ceiling height in the attic is inadequate for legal livable space. A height of 7'6" must be maintained for at least 50% of the area. In addition, the dormer windows must be enlarged to provide emergency egress.

The chairman asked for comments from the Kensington Local Advisory Panel (LAP) and other interested parties.

Dr. Ray Shulman represented the Kensington LAP. He concurred with the staff report, stating that the addition would make the house top heavy and that a full third story was not characteristic of Four Square houses in the area. He suggested that since the original widow's walk probably extended 2 1/2 to 3 feet above the apparent roof line [the top of each hip face], that it would not seem unreasonable to extend the hips at the existing angles to elevate the center of the roof 2 1/2-3 feet and then elevate the dormer roofs similarly. He stated that this would not provide a complete third story, as requested by the applicant, but would also not set a precedent of permitting a desire for maximum space to override reasonable historic architectural integrity.

Barbara Wagner, of 3915 Baltimore Street, Kensington, stated that historic preservation is not intended to "complete" the design of an intact historic house. Historic construction should be respected. The house is in pristine condition. The Timmermans are only the third family to live in it.

Following testimony from the applicants' architects and from the

LAP and an interested Kensington resident, the Commissioners discussed the proposal. Commissioner Harris stated that she agreed with Dr. Shulman and Ms. Wagner. The application was not acceptable. The flat dormers were not in character, and the height was troubling. The articulation was also not in keeping with the style of the house. She stated that she wasn't saying that nothing could be done on the roof to create additional space.

Commissioner Booth stated that he disagreed with Mr. Little. The historical house was beautiful, not stunted. The HAWP proposal was inappropriate and raising roof lines was always difficult. He stated the proposal was garish.

Commissioner Kousoulas stated that the proposal was not for new construction, so that Mr. Little's discussion about lining up columns with other vertical lines in the house was not relevant. The proposal was too big and the cross axis would be seen in perspective, which was unusual. He couldn't support the proposal.

Commissioner Randall stated that he had the same concerns and reservations. Commissioner Brennemen concurred.

Mr. Timmerman stated that he thought it was possible to mix the new with the old and create a harmonious whole. He further stated that the (existing) dormers were constructed of a cheaper wood than the rest of the house and are now rotten. He stated that the dormers were of cheap construction.

The Chairperson asked Mr. Timmerman if he would agree to a continuation of the case in order to allow for an opportunity to submit revised drawings that would take into account the comments made during the meeting. Mr. Timmerman concurred.

July 28, 1993 meeting

The case was reopened at the following meeting on July 28, 1993. HPC Staffperson Nancy Witherell presented 35mm slides showing the property and a staff report commenting on the revised proposal submitted by the applicants and their architects. She stated that the applicants still proposed adding space by raising the roof at the center of the hip (in the flat area of the roof once enclosed by a widow's walk). The height of the raised area had been reduced from 3' (in the previous scheme) to 18" in the present scheme. The raised portion would be articulated with a broad horizontal molding, creating another cornice. The widow's walk would be restored above this new 18"-high base.

The dormers were reduced in scale and were changed in design from those previously proposed. The new dormers would have shed roofs but would not be connected in a cross-axial form as had been previously proposed. Further, the new dormers would match the width of the existing dormers except for the north dormer over the staircase, which would need to be widened one foot in order

to accommodate an interior staircase that would meet building code requirements. The new dormers would sit just above the cornice line, as the existing dormers did, and would not be raised higher on the hip faces of the roof. The proposed sash windows were smaller than those previously proposed and met egress requirements.

The staff stated that the applicant had made a good effort to reduce the height of the new construction to that minimally required by the building code for living space and emergency egress. The staff stated that the revised scheme was produced in response to comments from the Commission and the Kensington LAP at its July 14, 1993, meeting that it might be possible to construct additional living space at the attic story (without endorsing the scheme presented at that meeting). The staff recommended approval of the project with three conditions: that the widow's walk not be reconstructed above the 18" base, because the scale of the element above the base would be too tall; that the base molding be simplified rather than copied from the porch cornice; and that the dormer sash windows be articulated with true-divided light muntins to replicate, as nearly as possible, the appearance of the existing casements.

Commissioner Booth, acting Chairperson in Commissioner Randall's absence, asked the Kensington LAP representative and interested parties to come forward with their comments prior to a presentation by the applicants' architect, Mr. Sanchez, so that he could respond to comments in his presentation.

Fiona Morris, of 10225 Montgomery Avenue, Kensington, spoke as an interested party. She stated that she resided in a Four Square house which she didn't enlarge, despite raising a large family in it. She was concerned with setting a precedent for altering roofs throughout the historic district. She testified that the applicant's program was not reason enough to make these alterations and that code requirements were a "red herring" because the house has to be brought up to code only if the alterations are made. She further stated that a "good faith" effort was not sufficient.

Ray Shulman, of 10221 Montgomery Avenue, Kensington, spoke as an interested party. He wished to comment on his testimony given at the July 14, 1993, meeting. He stated that he had suggested that when the roof was raised, that the dormers be raised along the existing roof lines, not higher than the existing roof lines. He further testified that good faith was shown by all parties, but that the applicant's program was unreasonable for this Four Square house.

Julie O'Malley, of 10019 Frederick Avenue, Kensington, testified that the HPC had recently denied a proposal for a new dormer on the front of the house at 10300 Fawcett Street, Kensington.

Barbara Wagner, of 3915 Baltimore Street, Kensington, testified that the HPC could deny the application for valid reasons, citing

the Secretary of the Interior's Standards for Rehabilitation. She was troubled that a second visit by the applicant indicated "good faith". She further testified that all Kensington residents would like to make changes to their houses, but that they respected their historic houses.

Mr. Little was absent and Mr. Timmerman arrived late in the proceedings. Mr. Manuel Sanchez, of Little + Architects, presented the revised proposal to the Commission.

Mr. Sanchez stated that the house was not efficient as currently designed, and that his proposal to add living space in the attic story was efficient. He testified that the program was driven by design as well as by the code. In response to the testimony about setting a precedence for roof alterations, he stated that the neighborhood was not Williamsburg and that the Secretary of the Interiors' Standards expressed the need for the adaptation of houses to current use. He further testified that he tried Dr. Shulman's suggestion of continuing the hip roof upwards several feet and didn't find it acceptable from the standpoint either of design or code requirements.

The Commissioners then responded to the testimony of the applicant and interested parties. Commissioners Harris and Norkin stated that they were troubled by the removal of the original dormers. The new dormers would be taller than the existing dormers. Commissioner Handler stated that the new dormers would look false and new because it would be impossible, both financially and technically, to recreate the exact construction of the existing dormers, especially the moldings and the butt-ended shingles. Commissioner Brenneman suggested that the applicant shouldn't ask for what can't be obtained in a historic district. In response to the assertion from Manuel Sanchez that the applicants didn't know the house was in a historic district until they had signed a contract, Commissioner Norkin stated that the owners signed a standard document upon purchase of the house that they understood all Master Plan requirements; further, the HPC is not required to take into account interior plan considerations since they don't have jurisdiction over interior alterations.

Commissioner Harris stated that the proposed revised design was the best that one could come up with, but that the scheme proposed altering exterior elements visible from the streetscape. Commissioner Lanigan stated that the comments of interested parties in the community were significant and important. The proposal substantially alters the house by removing three dormers and by raising the roof 18".

Commissioner Booth stated that the community speakers made good comments. The streetscape is significant and of ultimate concern; that is what makes the historic district a conscious entity. He acknowledged concern for the alteration of the Four Square plan, but suggested that the applicants pursue a rear addition, stating that that approach would be preferable to alteration of the dormers.

Mr. Sanchez stated that since the house is on a corner lot, a rear addition would be seen. He stated that he strongly preferred a roof addition.

Commissioner Norkin stated that he concurred with Mr. Sanchez's assessment (in favor of a roof addition over a rear addition) but he was troubled by the size of the new, larger dormers.

The discussion then turned to the building code requirements. Christopher Hitchens, the county attorney assigned to the Historic Preservation Commission, stated that under Chapter 24A-7(g)(3), literal compliance of the building code may not be required if the spirit of the code is met. He quoted from the ordinance:

In the event that there is a conflict between the permit and the requirements of the building code, the permit would control provided that all health and safety requirements are met.

The applicant, Mr. Timmerman, stated that he wanted his children to have proper egress routes in case of an emergency, and that the current dormers were of cheap construction material. Commissioner Harris stated that the code requires egress windows to be not more than 44" off the floor and to measure a minimum of 20" in width and 24" in height.

Mr. Hitchens suggested that the applicant might discuss with appropriate county officials whether another means of egress would be acceptable. Commissioner Harris reiterated that the difficulty with finding the proposal consistent with the purposes of the ordinance was that it called for the replacement of visible original architectural features.

Mr. Sanchez stated that there was a need for present-day owners to be able to adapt the Secretary of the Interior's Standards without significantly altering the house.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic re-

source within an historic district, and to the purposes of this chapter.

The Commission finds that:

1. As proposed in both the original and the revised application schemes, the removal of original historic fabric--the three dormers--from the front and side hip faces of the roof of the house would be inconsistent with the preservation and enhancement of the property, a primary resource in the Kensington Historic District, which is listed in the Master Plan for Historic Preservation. The dormers are character-defining features of the house, imparting information about the house's style and period of construction, and ornamenting the hip roof of the Four Square house.

The character of the two side dormers, which have gable roofs, gable returns, and finials, would be lost forever, since the new dormers would have shed roofs. The front dormer, which has a shed roof and sloped, shingled side walls, would be replicated in material, but not in size. The new dormer would be larger. The paired, square casement windows in each dormer would be lost forever, as well, because the new windows would be larger, sash windows.

The dormers are prominently visible features of the house and are significant to the streetscape of the historic district. The Commission was concerned about the proposed increase in the height of the roof by 18", and the alteration of the vertical proportions of the house by the construction of new taller dormers, but stressed most strongly the fact that the potential loss of the original dormers would be a substantial alteration to the house.

2. The replacement of the dormers with new dormers that are different in style and roof form and larger in height and window configuration, is inconsistent with the preservation and enhancement of the house. The new dormers would read as new construction, even if the materials were matched exactly, because of their larger scale. The windows in the new dormers would be of a different style and a larger scale.

3. The proposed alteration is inappropriate and inconsistent with, and detrimental to the preservation and enhancement of the house at 10310 Freeman Place, Kensington, a primary resource in the Kensington Historic District, and therefore finds the proposal to be inconsistent with the purposes of Chapter 24A of the Montgomery County Code, "Preservation of Historic Resources".

CONCLUSION

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County

Code, 1984, as amended, the Commission must deny the application of Kenneth and Christina Timmerman to remove three dormers and construct a roof addition.

In analyzing whether the criteria have been met, the Commission evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2, Standard #6, and Standard #9 are found to be applicable:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The applicant is referred to the Guidelines, which were initially developed in 1977 to help property owners and others apply the Secretary of the Interior's Standards for Rehabilitation and are intended to assist generally in an understanding of the approaches, treatments, and techniques that are consistent with the Standards.

Concerning alterations to roofs of historic buildings, the Guidelines recommend:

The roof--with its shape; features such as cresting, dormers, cupoles, and chimneys; and the size, color, and patterning of the roofing material--can be extremely important in defining the building's overall historic character.

The Guidelines recommend against:

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replace-

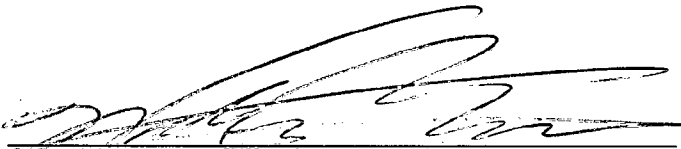
ment of the deteriorated or missing parts are appropriate.

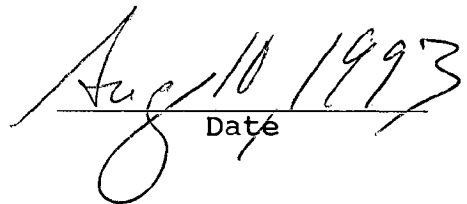
Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the proposal by Kenneth and Christina Timmerman to remove three dormers and construct a roof addition is DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.


Walter Booth, Vice-Chairperson,
Montgomery County Historic
Preservation Commission


Date



MEMORANDUM

TO: Robert Seely, Chief
 Division of Construction Codes Enforcement
 Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
 Urban Design Division
 M-NCPPC

DATE: 8.11.93

SUBJECT: Historic Area Work Permit Application = 10310 Freeman Place Kensington

The Montgomery County Historic Preservation Commission, at their meeting of 7.28.93 reviewed the attached application by TIMMERMAN for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

- Attachments:**
1. _____
 2. _____
 3. _____
 4. _____
 5. _____

hawpok.dep



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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 of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 7.28.93

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

THE PROJECT IS AN ADDITION TO THE THIRD FLOOR OF THE HOUSE TO UTILIZE THE ATTIC AS A HABITABLE SPACE. THIS ADDITION RAISES THE EXISTING FLAT ROOF APPROXIMATELY 3 FEET AND RECONFIGURES THE NORTH AND SOUTH DORMERS AND ADDS A WEST DORMER TO PROVIDE SYMMETRY AND LIGHT. THE WINDOW WALK WAY HAS BEEN REMOVED AND IS BEING INSTALLED. THE ADDITION IS INTENDED TO COMPLETE THE DESIGN OF THE EXISTING STRUCTURE WHOSE ROOF APPEARS FLATTENED. ALL DETAILS AND MATERIALS WILL BLEND WITH THE HOUSE AS IF IT WERE ORIGINAL CONSTRUCTION. THE IMPACT ON THE EXISTING SETTING WILL BE MINIMAL AND THIS SIMPLE DESIGN WILL RESTORE ELEGANCE TO THE EXISTING STRUCTURE.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

STATE OF MARYLAND
COUNTY OF MONTGOMERY

Signed before me this 20th day of June, 1993

My Commission Expires: 4-1-94

Commissioned as

M. J. S. J. 6/20/93

Caroline O. S. [Signature]
Commissioner

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10310 Freeman Place	Meeting Date: 7/28/93
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93F CONTINUED	Tax Credit: No
Public Notice: 7/14/93	Report Date: 7/21/93
Applicant: Kenneth & Christina Timmerman	Staff: Nancy Witherell
PROPOSAL: Addition at roof level	RECOMMEND: Approve with Conditions

The applicants return with another proposal for adding bedroom space in the attic story of their Colonial Revival-style Four Square house, a designated primary resource in the Kensington Historic District. At the July 14, 1993, meeting, the Commission suggested a continuation of the case to allow the applicants an opportunity to respond to the comments of Commissioners and the testimony of interested parties.

The applicants still propose adding the space by raising the height of the center of the roof (at the center of the hips) and the height of the dormer roofs. The current proposal is a consequence of the testimony of the Kensington LAP, which suggested continuing the slope of the hip upwards and increasing the size of the dormers accordingly, and of comments made by several Commissioners, who stated that they could not support the specific proposal but did not discount the option of adding space at the roof level.

In the new proposal, an 18" increase in height is proposed for the flat roof area where the widow's walk formerly stood. In the previous proposal, a 36" increase was proposed. The area would be articulated with broad horizontal molding--in essence, another cornice. The widow's walk would sit above this new raised 18" cornice base.

The scale of the dormers was also discussed at the July 14th meeting. The proposed dormers are no wider than the existing dormers, except for the side (north) dormer above the staircase which has been widened one foot. The proposed dormers sit just above the cornice line, as the existing dormers do. (In the previous proposal, the dormers were elevated on the hip faces.) As in the previous proposal, a fourth dormer would be added to the rear hip case where one now does not exist.

The Commissioners stated that the height created by the new dormers was inconsistent with the historic and architectural character of the house. They were also concerned with the flatness of the dormer roofs. In the current proposal, the dormers still extend above the existing roof ridge, but they have sloping shed roofs, which reduces the effect of the increased height at their outer edges.

Please refer to the new proposal's front and side elevations (pages B and C) in relation to the previous proposal (scheme A, pages 22-24) and to the elevations showing existing conditions (pages 13-16).

STAFF DISCUSSION

The height of the dormers and of the raised roof section is driven by the applicants' program and the resulting building code requirements for head height and window openings for light and egress. (See the accompanying letter from the architect, page A.) In addition, the widening of the north dormer opening is due to the required widening of the staircase below and the need for headroom.

The applicants strongly feel that the plan of the Four Square is a significant, character-defining feature and that to build a rear addition would more significantly alter the character of the house. While regretting the extent to which the applicants wish to alter the roof, the staff concurs with the argument that the footprints of Four Square houses are very significant and that they should be preserved if at all possible.

The staff remains strongly concerned about the increased 18"-height in the roof, the removal of three original dormers which are character-defining features of the Four Square and help to define the style and date of the house, and their replacement with larger dormers which would detract from one's ability to place the historic house, now in remarkably intact condition, in its original historic and stylistic context. The two side dormers, with gable returns and finials, would be lost forever, and the front dormer would be enlarged in relation to the front facade. The square casements would also be lost.

However, the applicants have made a good faith effort, working within the constraints of building code requirements, to address the concerns of both the Kensington LAP and the comments of the Commissioners. The applicants received the directive at the July 14th meeting to continue to seek a solution by raising the roof; they have responded by rearticulating the raised section at the center of the roof (and by reducing it from 36" to 18" in additional height) and by changing the roof forms of the dormers. The dormers now read as four separate entities, as well, which is a significant improvement on the previous scheme.

The existing roof form and ornament is fairly simple, even if one visualizes the widow's walk in place. The hip roof is unarticulated except for the three small dormers. The new proposal should show similar restraint. In a discussion among the architects and the staff, staff suggested that the widow's walk be reinstalled over the raised 18" cornice in order to allow it to read as a base for the new railing. In reviewing the submitted proposal, however, the staff now finds that the railing sits too high in relation to the hip. Perhaps this is exacerbated, as well, by the increased height of the dormers. The result, in the staff's opinion, is a scheme that still appears top-heavy. The staff regrets recommending that the widow's walk, shown in the historic photographs submitted by the architect, not be restored to the house if the center portion of the roof be raised.

The staff also recommends that the cornice-like classical molding, particularly the cyma profiles, be restudied or removed from the raised roof section. The staff understands it is the architects' intention to reference the front porch, but finds this an inaccurate analogy.

The staff also recommends that the dormer windows be articulated with true-divided light muntins, trying to achieve the decorative effect and scale of the existing casements as closely as possible.

STAFF RECOMMENDATION

Provided the three conditions stated above be met, the staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

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

and with Standard #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

TO: NANCY WITHERELL
HISTORIC PRESERVATION PLANNER
FROM: LITTLE + ARCHITECTS
NO. OF SHEETS: 2 + THIS COVER
RE: TIMMERMAN RESIDENCE
10310 FREEMAN PLACE
KENSINGTON, MD

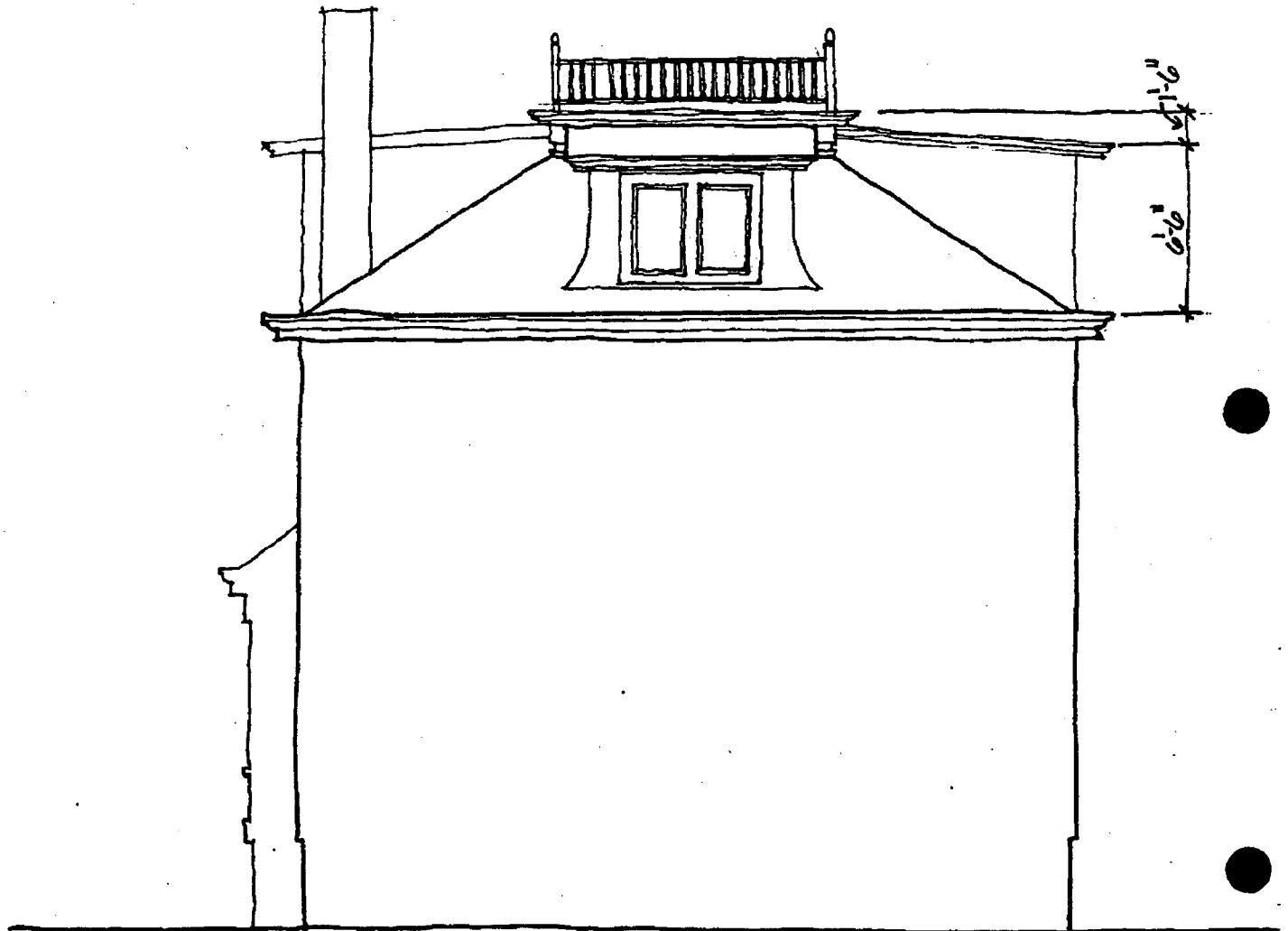
AS PER OUR MEETING THIS AM. (7-20-93) HERE ARE
THE REVISED SCHEMES W/ WINDOWS WALK RESTORATION.

ISSUES:

- PROPOSED ROOF HEIGHT IS ONLY 1'-6" ABOVE EXISTING ROOF HEIGHT. THIS HEIGHT DETERMINED BY:
 - CODE REQUIREMENT OF 7'-6" MINIMUM CEILING HEIGHT IN A HABITABLE SPACE OF 50% OF GROSS FLOOR AREA ABOVE 5'-0".
 - CODE REQUIREMENT OF 6'-8" CLEAR HEADROOM IN STAIR
 - DESIGN ISSUES
- CHANGE IN CORNER PENETRATION DUE TO LIFE/SAFETY CODE REQUIREMENTS OF A MINIMUM 20" W X 24" H MEANS OF EGRESS AS WELL AS A CODE REQUIREMENT THAT 8% OF FLOOR AREA BE GLAZED (EACH BEDROOM MUST HAVE 12.8 SF OF GLAZING - PROPOSED WINDOWS ARE 24" W X 30" H).
- CODE REQUIRES A MINIMUM OF 36" WIDE STAIR LEADING TO A HABITABLE SPACE. THE EXISTING STAIR IS 32" AND MUST BE WIDENED. ACCORDING TO MR. DAVE FARROW OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION THERE IS NO EXEMPTIONS FOR HISTORICAL BUILDINGS.

THANK YOU.
MANNY SANCHEZ
LITTLE + ARCHITECTS

(A)

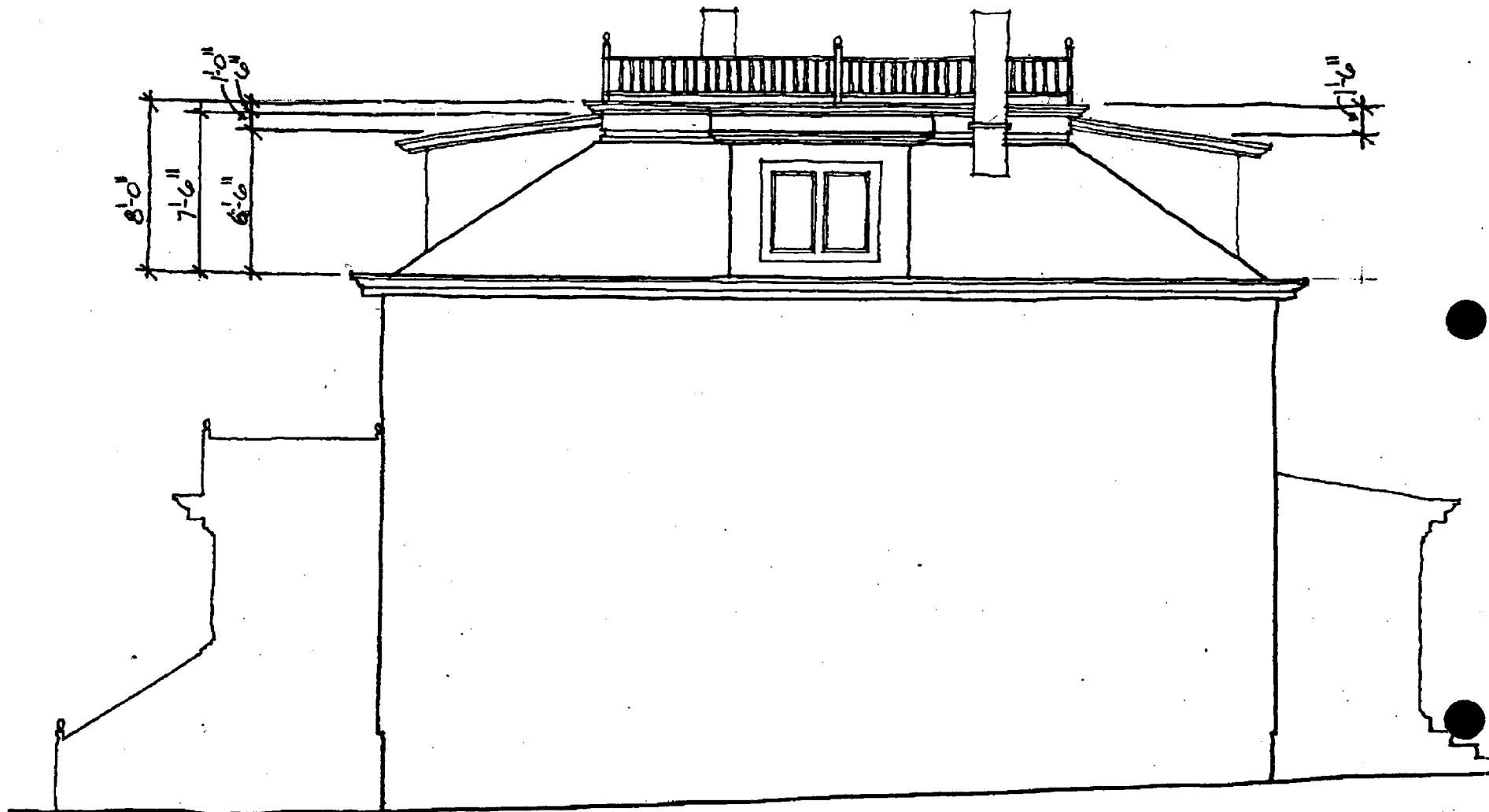


EXISTING ROOF HEIGHT ABOVE ATTIC FLOOR - 6'-6"
 PROPOSED ROOF HEIGHT ABOVE ATTIC FLOOR - 9'-1-6"
 CODE REQUIRES - A MINIMUM OF 7'-6" CEILING HEIGHT IN 50% OF HABITABLE SPACE
 A MIN. OF 6'-8" CLEAR AT BANNER STAIR

EAST ELEVATION

TIMMERMAN RESIDENCE
 10310 Freeman Place
 Kensington, Maryland 20895

(2)



EXISTING ROOF HEIGHT ABOVE ATTIC FLOOR - 6'-6"
 PROPOSED ROOF HEIGHT ABOVE ATTIC FLOOR - 8'-0"

CODE REQUIRES A MINIMUM OF 7'-6" CEILING HEIGHT IN 50% OF HABITABLE SPACE.
 - A MIN. 6'-8" CLEAR AT DORMER STAIR

NORTH ELEVATION

TIMMERMAN RESIDENCE
 10310 Freeman Place
 Kensington, Maryland 20895



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10310 Freeman Place Meeting Date: 7/14/93
Resource: Kensington Historic District Review: HAWP/Alteration
Case Number: 31/6-93F Tax Credit: No
Public Notice: 6/30/93 Report Date: 7/7/93
Applicant: Kenneth & Christina Timmerman Staff: Nancy Witherell
PROPOSAL: Addition RECOMMEND: Deny

The applicants have a Colonial Revival-style Four Square house that is designated a primary resource in the Kensington Historic District. The house has two full stories, with additional attic space under a hip roof with small dormers. The HAWP proposal would create living space in the attic (third) story. In order to achieve this, the existing three front and side dormers would be removed and larger dormers would be constructed on all four hip faces of the roof. The dormers would connect and form a new roof three feet higher than the existing roof ridge. A widow's walk is proposed for the top of the new roof form at the center of the hip; according the architect, one previously existed. Chimney heights would be extended, as well.

Pages 19-21 of the packet illustrate the existing and proposed dormer configurations. The existing side dormers are not now symmetrical. The proposed south dormer would be similar to the existing in width and length (although greater in height); the north dormer would be made larger in order to incorporate a staircase. The front (east) dormer would be replaced with one substantially larger and different in appearance.

The architect has submitted schemes A and B to show two ways of articulating the dormers. The size of the proposed dormers is the same in both schemes. Scheme A uses columns, multiple sash windows, and rows of butted square windows along the tops of the side walls of the dormers. Scheme B uses single sash windows, and eliminates the columns and rows of windows.

STAFF DISCUSSION

The staff is concerned with both aspects of the proposal:

- 1) the elimination of the existing dormers, which, as original elements, are scaled and articulated to be compatible with the



style of the house; and,

2) their replacement with significantly larger and taller dormers that would create a more contemporary and vertical appearance to the house and would add an uncharacteristic amount of glass and roof area to the attic story. The connection of the four dormers three feet above the existing ridge would create a superstructure (regardless of the widow's walk) that would permanently alter the historic character of the house. The hip roof, a character-defining feature of the Four Square house, would no longer read clearly as a hip as a result of the new dormer walls.

The HAWP application states that the proposed project would "complete the design of the existing structure whose roof appears flattened" and that "this simple design will restore elegance to the existing structure." The staff respectfully disagrees with both of these statements. The house is a fine example of its period's construction and contributes to the architectural character of Kensington. In the staff's opinion, the house's architectural and historical character would not be "completed" or "restored" but, rather, compromised by the proposed addition.

STAFF RECOMMENDATION

While recognizing the applicants' desire for additional living space, the staff recommends that the Commission find this proposal inconsistent with the purposes of Chapter 24A, which asserts as a public benefit the protection of the historic and architectural character of historic houses and designated neighborhoods, and with the Secretary of the Interior's Standards; particularly 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement, or ultimate protection of the the historic site, or historic resource within an historic district, and to the purposes of this chapter;

and Standards #2 and 9:

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.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
247-3826

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1315-2479471

NAME OF PROPERTY OWNER Kenneth & Christina TELEPHONE NO. (#331) 39-62-68-30
 (Contract/Purchaser) Timmerman (Include Area Code)

ADDRESS 10310 Freeman Place, Kensington, Md. 20895
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Little + Architects CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301-949-8800
 (Include Area Code)

REGISTRATION NUMBER MD 3311-A

LOCATION OF BUILDING/PREMISE

House Number 10310 Street Freeman Place

Town/City Kensington Election District _____

Nearest Cross Street Warner Street

Lot 11 Block 5 Subdivision R.B. DETRICKS

Liber _____ Folio _____ Parcel Plat Book 131 Plat 15184

- 1A. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
- 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
- 01 WSSC 02 () Septic 01 WSSC 02 () Well
- 03 () Other _____ 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.

Manuel Sanchez
for Little + Architects

012393

①

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

THE PROJECT IS AN ADDITION TO THE THIRD FLOOR OF THE HOUSE TO UTILIZE THE ATTIC AS A HABITABLE SPACE. THIS ADDITION RAISES THE EXISTING FLAT ROOF APPROXIMATELY 3 FEET AND RECONFIGURES THE NORTH, EAST AND SOUTH DORMERS AND ADDS A WEST DORMER TO PROVIDE SYMMETRY AND LIGHT. THE VIEWING WALK WHICH WAS REMOVED IS BEING INSTALLED. THE ADDITION IS INTENDED TO COMPLETE THE DESIGN OF THE EXISTING STRUCTURE WHOSE ROOF APPEARS FLATTENED. ALL DETAILS AND MATERIALS WILL BLEND WITH THE HOUSE AS IF IT WERE ORIGINAL CONSTRUCTION. THE IMPACT ON THE EXISTING SETTING WILL BE MINIMAL AND THIS SIMPLE DESIGN WILL RESTORE ELEGANCE TO THE EXISTING STRUCTURE.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

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:

The existing structure was constructed prior to this century and is a primary resource in the Kensington Historic District. The original house had a widows walk at the roof which has been removed. The house sits on a corner lot and can be seen on the North and East sides from the public street.

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

The project is an addition to the third floor of the house to utilize the attic as a habitable space. This addition raises the existing flat roof approximately 3 feet and reconfigures the North, East, and South dormers and adds a west dormer to provide symmetry and light. The widows walk which was removed is being installed. The addition is intended to complete the design of the existing structure whose roof appears flattened. All details and materials will blend with the house as if it were original construction. The impact on the existing setting will be minimal and this simple design will restore elegance to the existing structure.

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:

~~The third floor addition will raise the roof approximately 3 feet and all wood framing, siding, trim, and windows will match existing structure.~~

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

All parts will match.

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

One (1) and Two (2)

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).

5. 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.

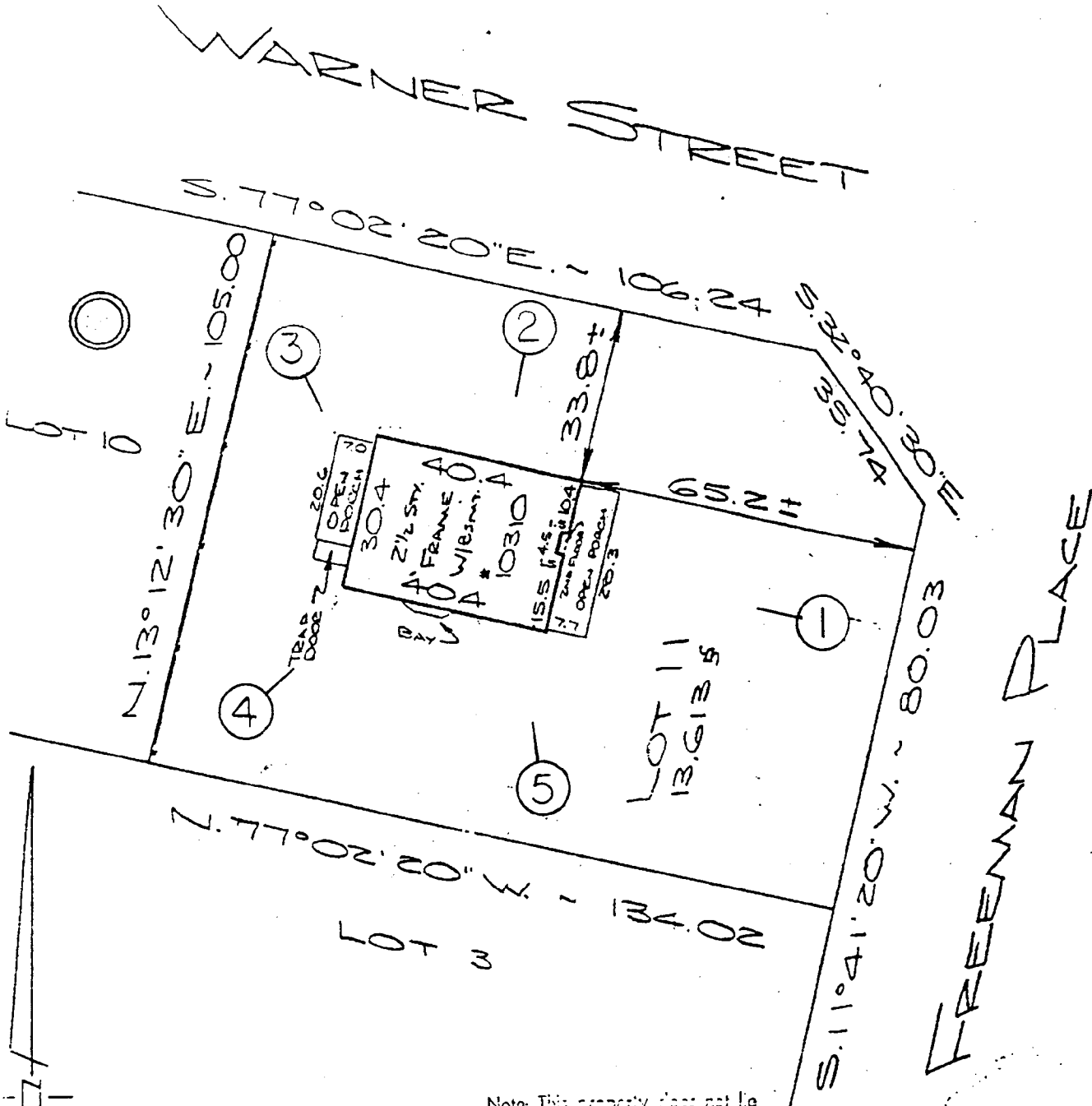
1. Name GLENN S. WHITNER
 Address 3906 WARNER ST.
 City/Zip KENSINGTON, MD 20895
2. Name HELEN BEATTY
 Address 10314 FREEMAN PLACE
 City/Zip KENSINGTON MD 20895

3. Name JAMES P. KELLEY & ELIZABETH MARBLEY
Address 3824 WARNER ST
City/Zip KENSINGTON, MD 20895
4. Name STANLEY S. JOSEPH
Address 3911 WARNER ST
City/Zip KENSINGTON, MD 20895
5. Name POLLING PROPERTIES, INC.
Address 3913 WARNER ST.
City/Zip KENSINGTON, MD 20895
6. Name ROBERT L. ACROSS JR.
Address 3915 WARNER ST
City/Zip KENSINGTON, MD 20895
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E

LITTLE + ARCHITECTS

3504 Farragut Avenue
 Kensington
 Maryland 20895
 301 949 8800



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

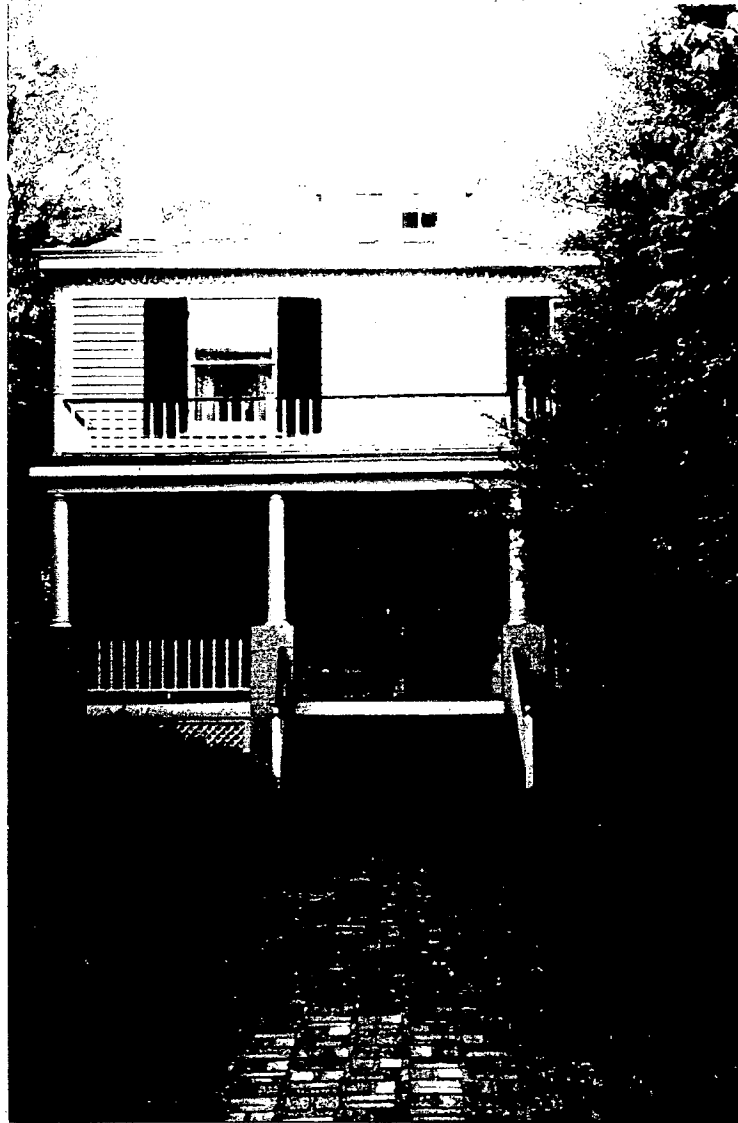
TIMMERMAN RESIDENCE
 10310 FREEMAN PLACE
 KENSINGTON MD 20895

LOT 11
 BLOCK 5
 SCALE: 1" = 30'-0"

LITTLE + ARCHITECTS

*3504 Farragut Avenue
Kensington
Maryland 20895*

301 949 8800



I. EAST ELEVATION - FREEMAN PLACE

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



2. NORTH ELEVATION - WARNER STREET

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



3. NORTHWEST CORNER - WEST ELEVATION

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



4. SOUTHWEST CORNER - PARTIAL SOUTH ELE

LITTLE + ARCHITECTS

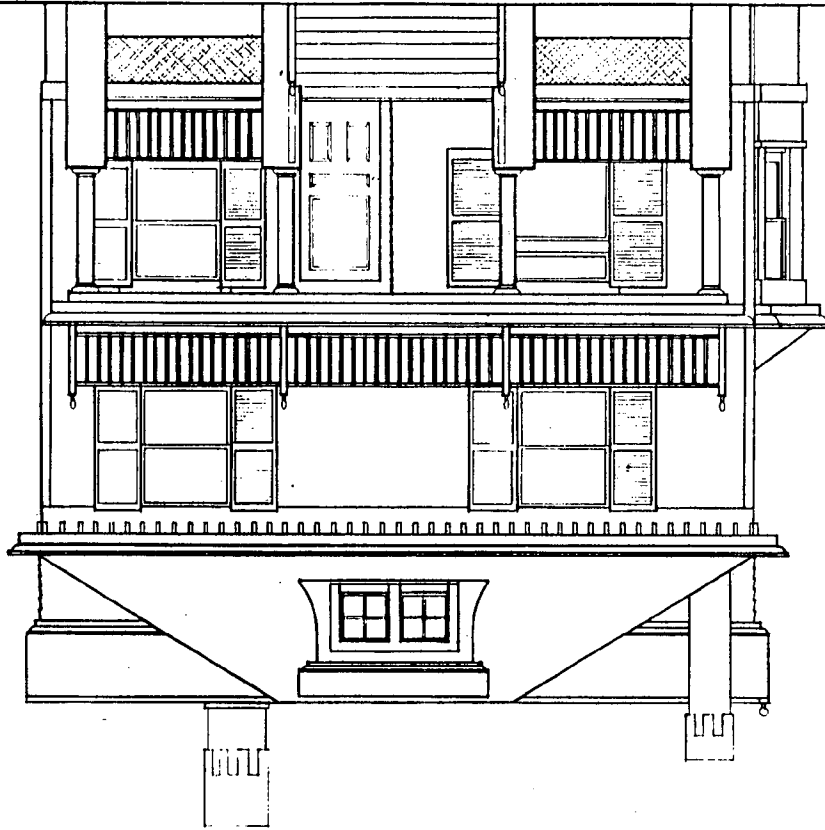
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800



5. SOUTHEAST CORNER - PARTIAL SOUTH EL

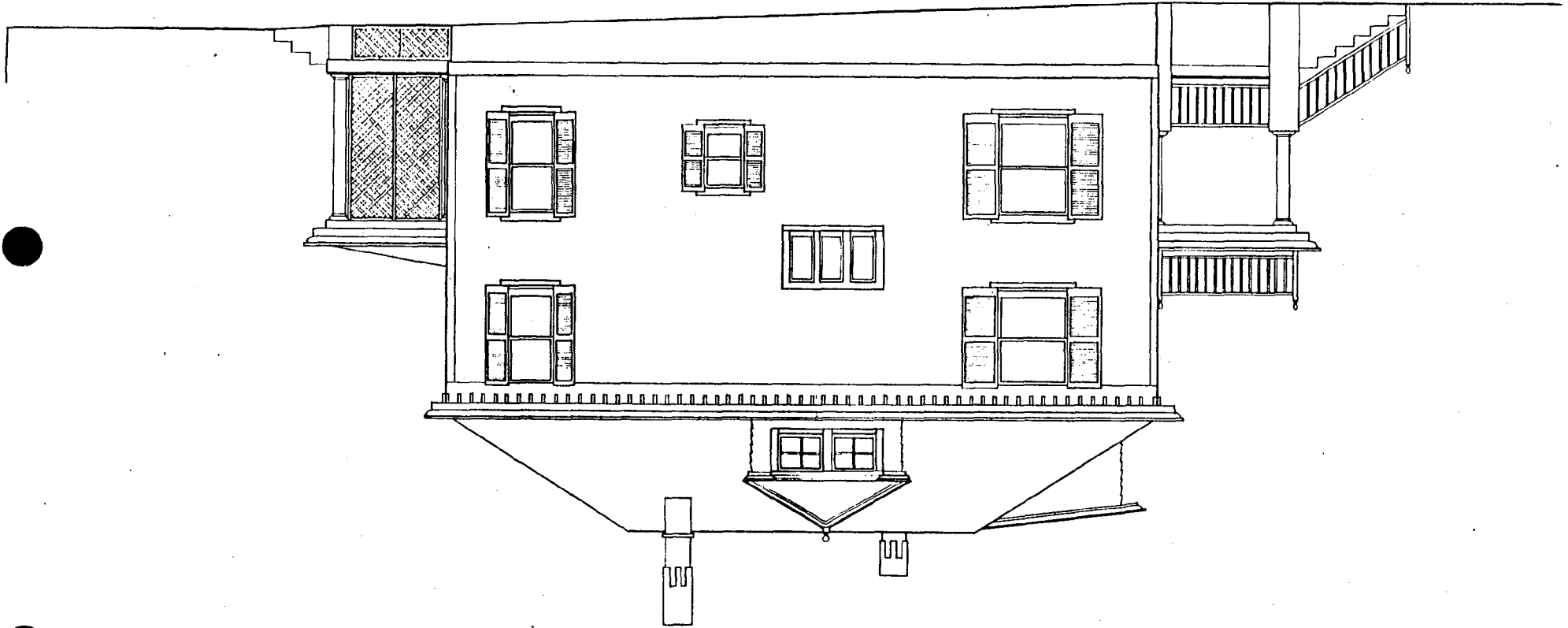
EAST ELEVATION-EXISTING

13



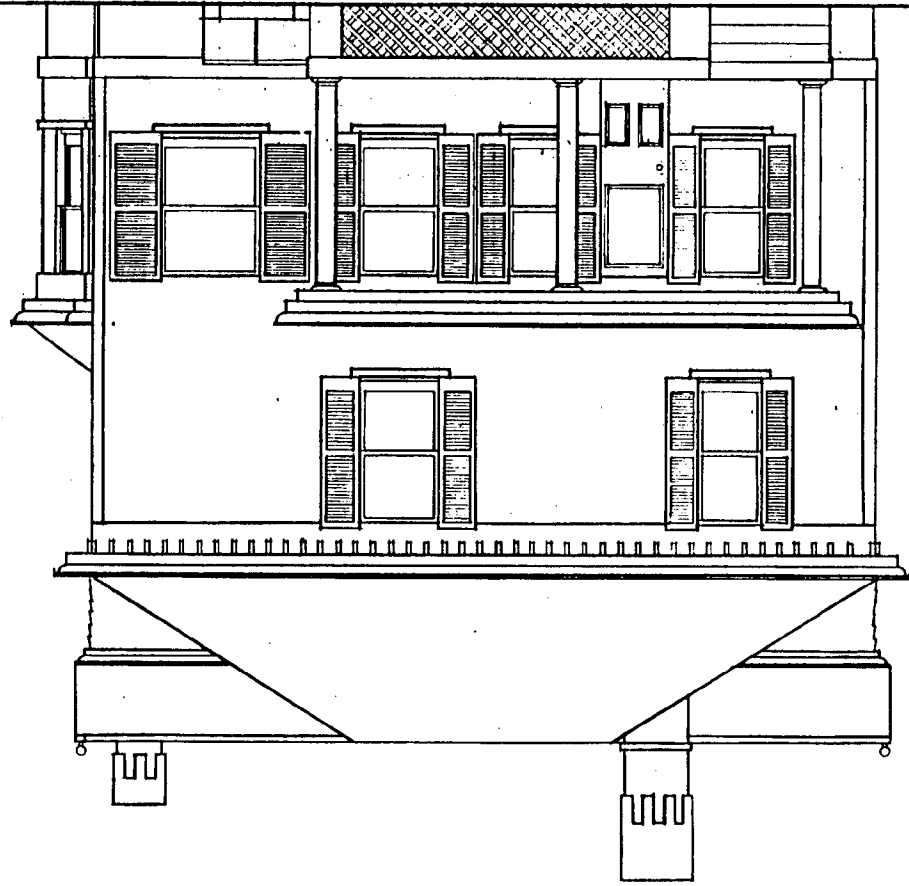
NORTH ELEVATION - EXISTING

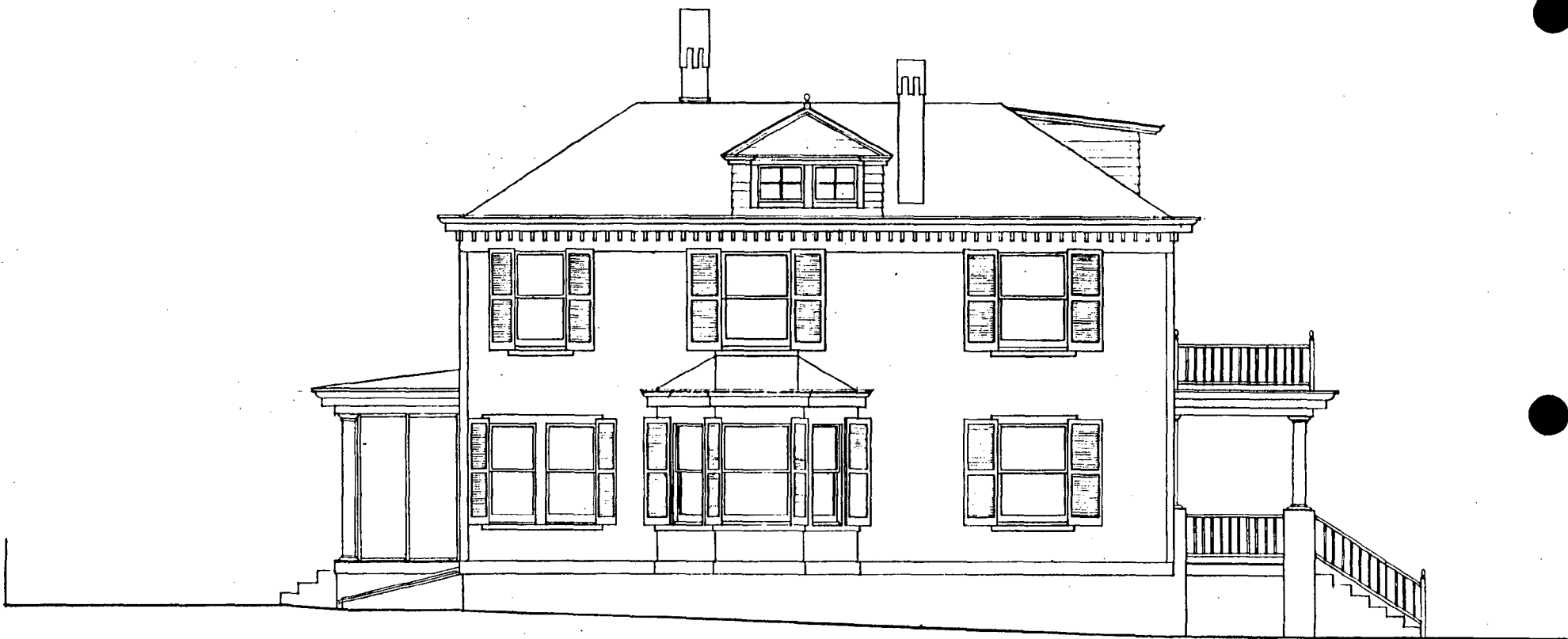
5



51

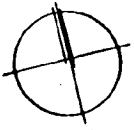
WEST ELEVATION - EXISTING





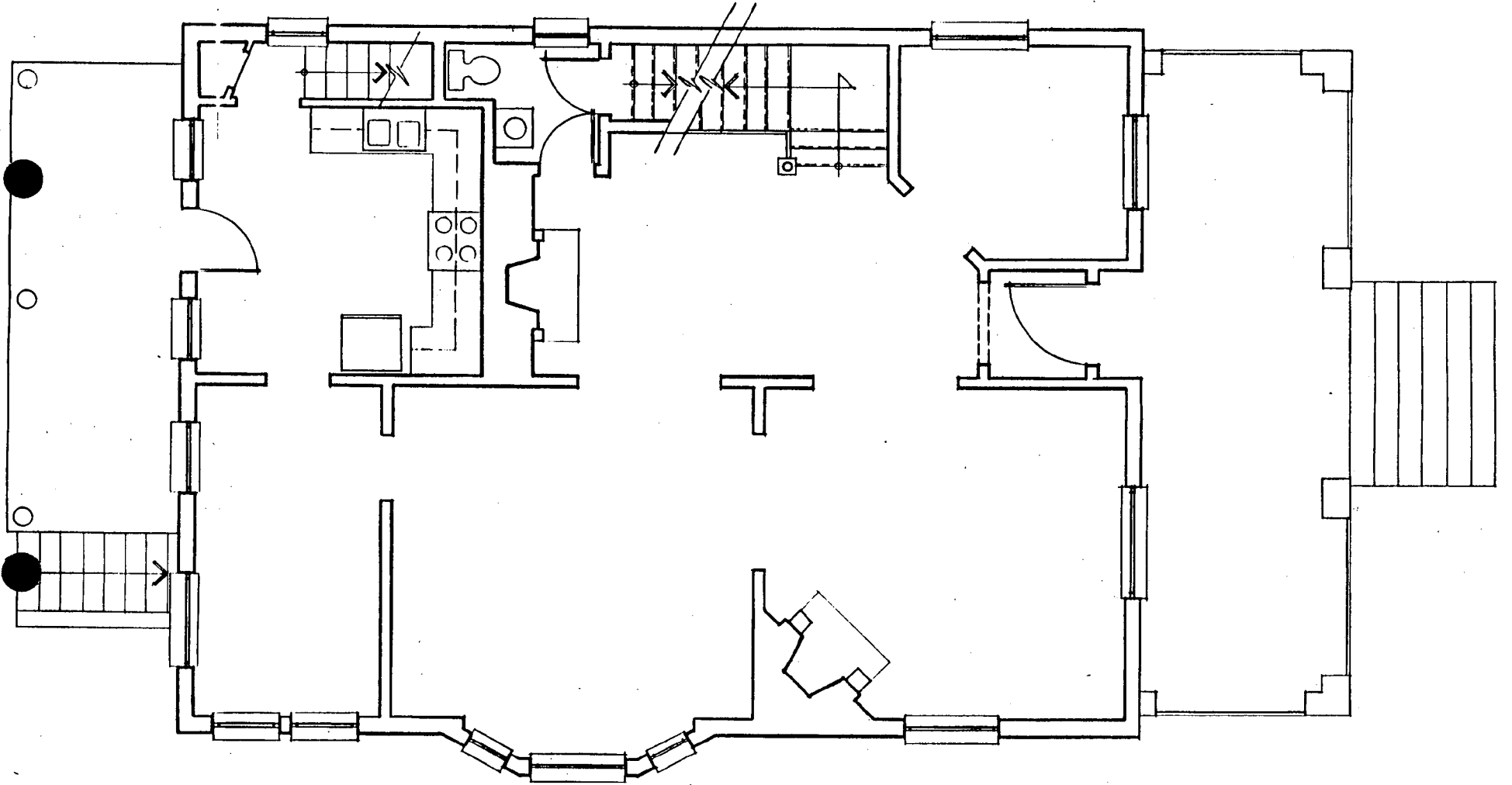
5

SOUTH ELEVATION - EXISTING



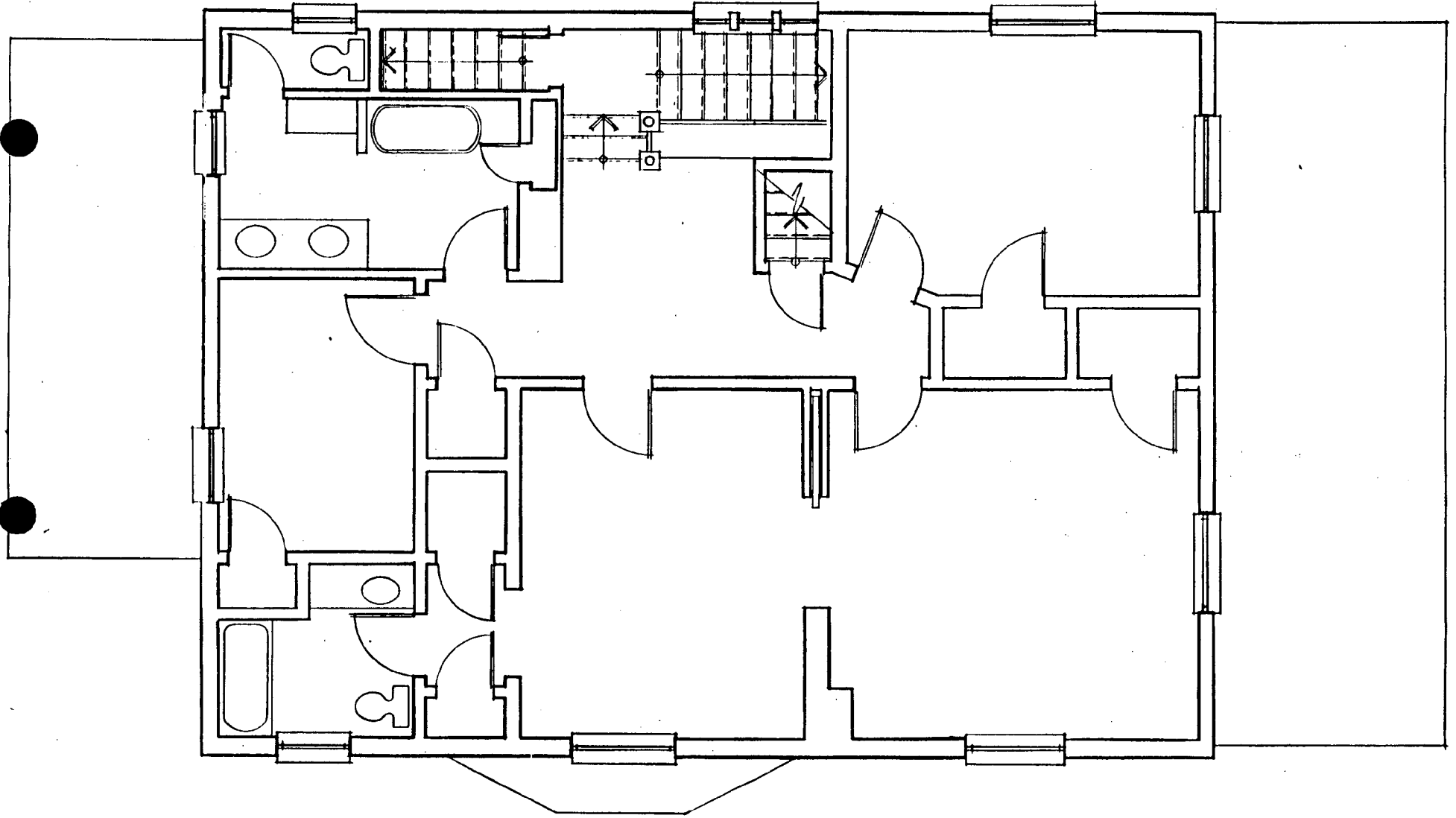
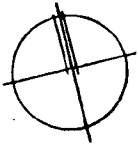
FIRST FLOOR - PLAN

5



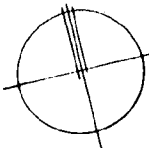
18

SECOND FLOOR PLAN - EXISTING

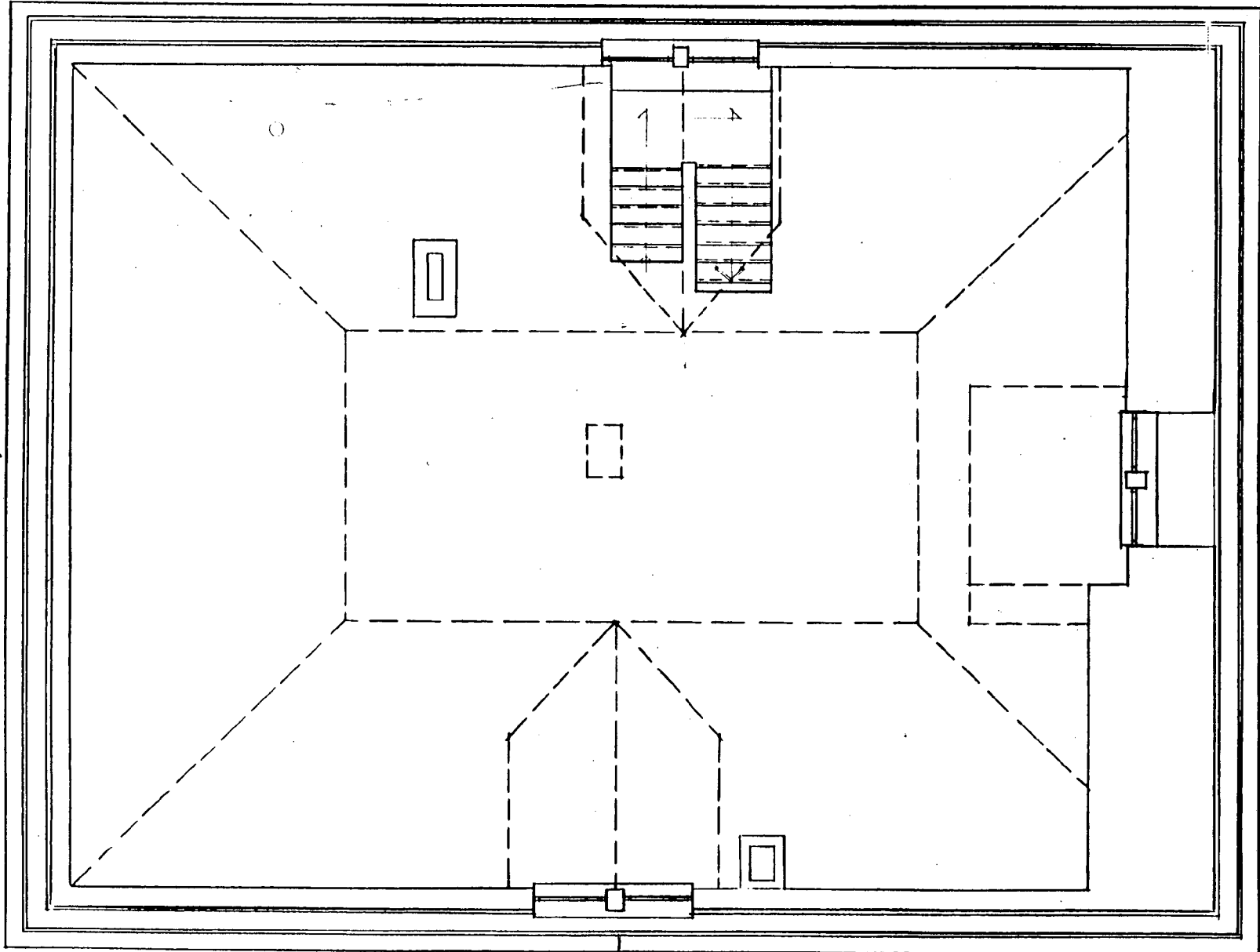


5

ATTIC PLAN - EXISTING



West



West

East

South

WARNER STREET

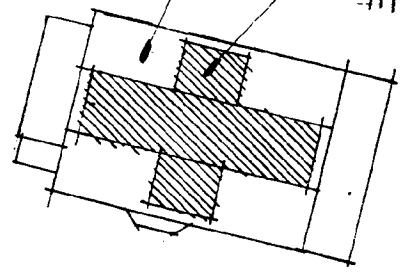
SE 106.24'

2 1/2 STORY FRAME
IMPROVEMENT

AREA OF NEW YORK
ATTIC DORMER PENOV.

SE 35.74'

NE 105'

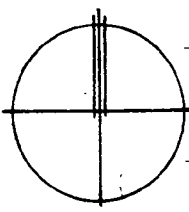


LOT 11 BLOCK 5
P.B. DETRICKS SUB DIVISION
KENSINGTON

N.W. 134.02'

SW 80.03'

FREEMAN PLACE

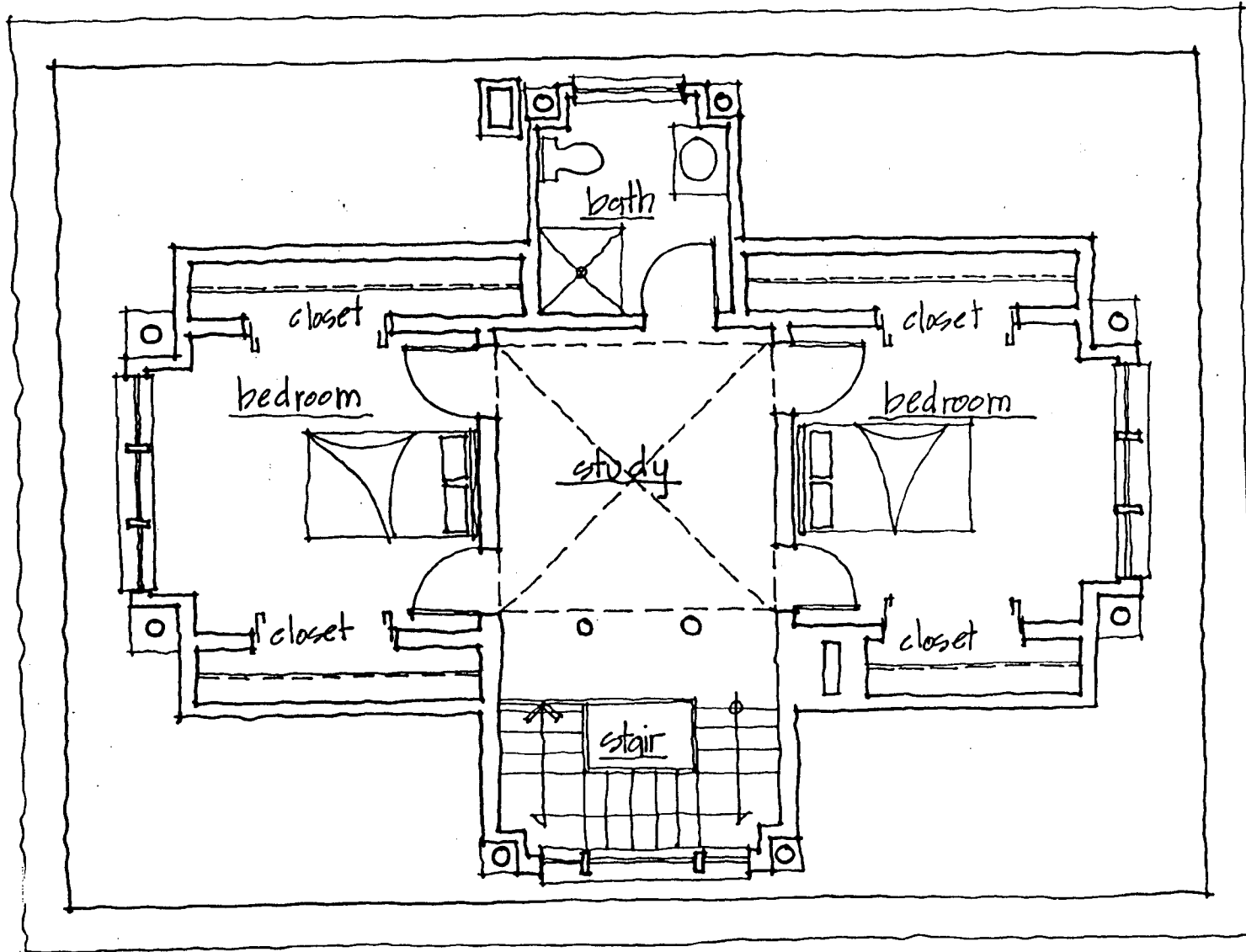


SITE PLAN 10310 FREEMAN PLACE

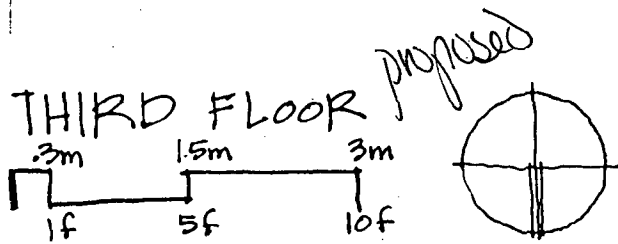
1"=30'-0"

LOT 11 BLOCK 5

proposed



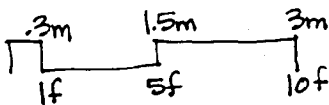
(21)



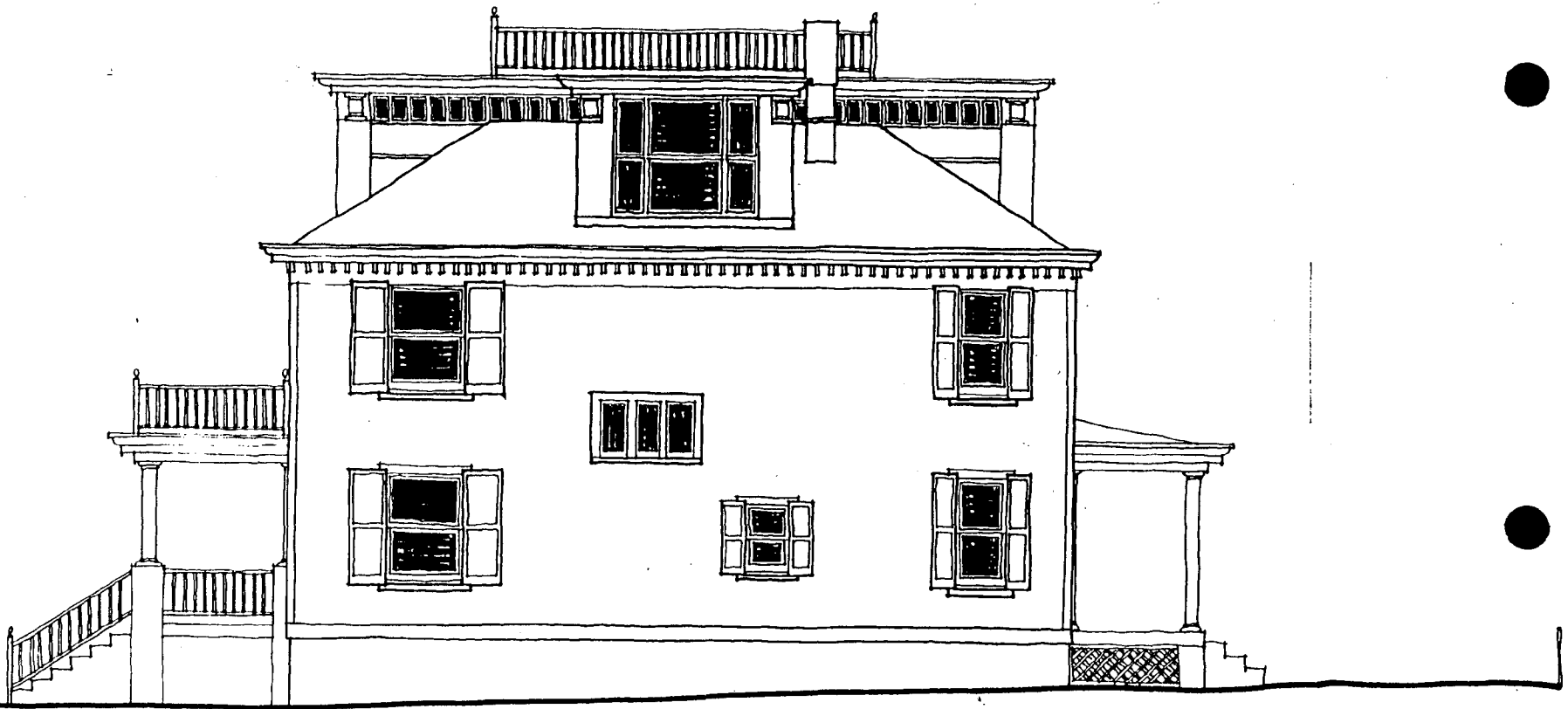
TIMMERMAN RESIDENCE
 10310 Freeman Place
 Kensington, Maryland 20895



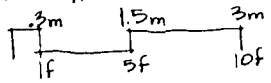
EAST ELEVATION - SCHEME A



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



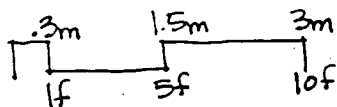
(TYP.) NORTH ELEVATION - SCHEME A



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



WEST ELEVATION - SCHEME A

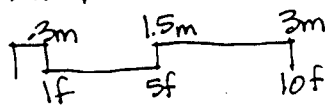


TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895

24

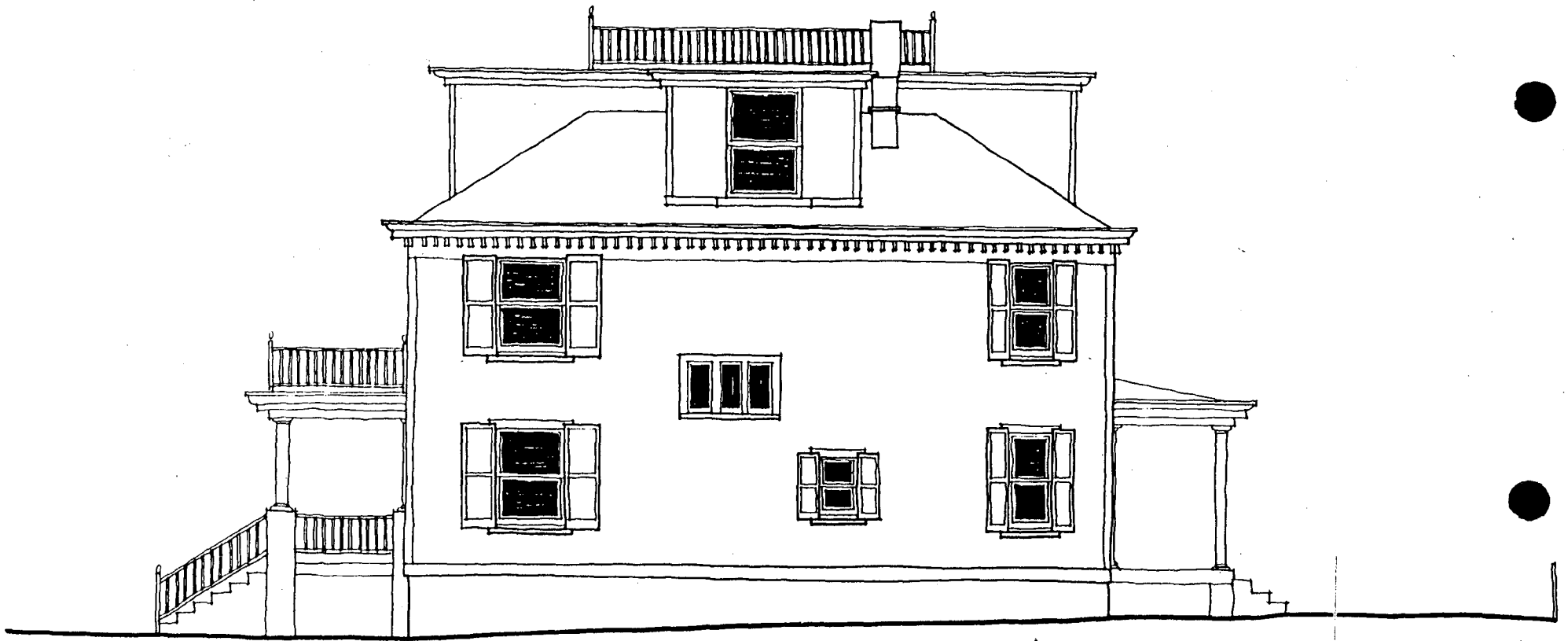


EAST ELEVATION - SCHEME B

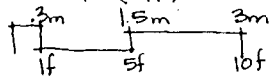


TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895

25



NORTH (TYP.) ELEVATION-SCHEME B

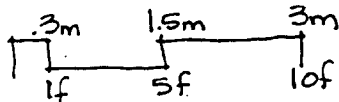


20

TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



VEST ELEVATION - SCHEME B



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895

21



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
247-3826

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1315-247471

NAME OF PROPERTY OWNER Kenneth & Christina TELEPHONE NO. (#331) 39-62-68-30
 (Contract/Purchaser) Timmerman (Include Area Code)

ADDRESS 10310 Freeman Place, Kensington, Md. 20895
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Little + Architects CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301-949-8800
 (Include Area Code)

REGISTRATION NUMBER MD 3311-A

LOCATION OF BUILDING/PREMISE

House Number 10310 Street Freeman Place

Town/City Kensington Election District _____

Nearest Cross Street Warner Street

Lot 11 Block 5 Subdivision R.B. DETRICKS

Liber _____ Folio _____ Parcel Plat Book 131 Plat 15184

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

Manuel Sanchez
 for Little + Architects 

100202

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

THE PROJECT IS AN ADDITION TO THE THIRD FLOOR OF THE HOUSE TO UTILIZE THE ATTIC AS A HABITABLE SPACE. THIS ADDITION EXTENDS THE EXISTING FLAT ROOF APPROXIMATELY 3 FEET AND RECONSTRUCTS THE NORTH-SOUTH AND SOUTH DORMERS AND ADDS A WEST DORMER TO PROVIDE SYMMETRY AND LIGHT. THE WINDOW WALK WHICH WAS REMOVED IS BEING REINSTALLED. THE ADDITION IS INTENDED TO COMPLETE THE DESIGN OF THE EXISTING STRUCTURE. THE ROOF APPEARS FLATTENED. ALL DETAILS AND MATERIALS WILL BLEND WITH THE HOUSE AS IF IT WERE ORIGINAL CONSTRUCTION. THE IMPACT ON THE EXISTING SETTING WILL BE MINIMAL AND THIS SIMPLE DESIGN WILL RESTORE ELEGANCE TO THE EXISTING STRUCTURE.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

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:

The existing structure was constructed prior to this century and is a primary resource in the Kensington Historic District. The original house had a widows walk at the roof which has been removed. The house sits on a corner lot and can be seen on the North and East sides from the public street.

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

The project is an addition to the third floor of the house to utilize the attic as a habitable space. This addition raises the existing flat roof approximately 3 feet and reconfigures the North, East, and South dormers and adds a west dormer to provide symmetry and light. The widows walk which was removed is being installed. The addition is intended to complete the design of the existing structure whose roof appears flattened. All details and materials will blend with the house as if it were original construction. The impact on the existing setting will be minimal and this simple design will restore elegance to the existing structure.

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:

~~The third floor addition will raise the roof approximately 3 feet and all wood framing, siding, trim, and windows will match existing structure.~~

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

All parts will match.

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

One (1) and Two (2)

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).

5. 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 GLENN S. WHITNER
 Address 3106 WARNER ST.
 City/Zip KENSINGTON, MD 20895
2. Name HELEN BEATTY
 Address 10314 FREEMAN PLACE
 City/Zip KENSINGTON MD 20895

3. Name JAMES P. KELLEY & ELIZABETH MARBLEY
Address 3824 WARNER ST
City/Zip KENSINGTON, MD 20895

4. Name STANLEY S. JOSEPH
Address 3911 WARNER ST
City/Zip KENSINGTON, MD 20895

5. Name POLLING PROPERTIES, INC.
Address 3913 WARNER ST.
City/Zip KENSINGTON, MD 20895

6. Name ROBERT L. ACROSS JR.
Address 3915 WARNER ST
City/Zip KENSINGTON, MD 20895

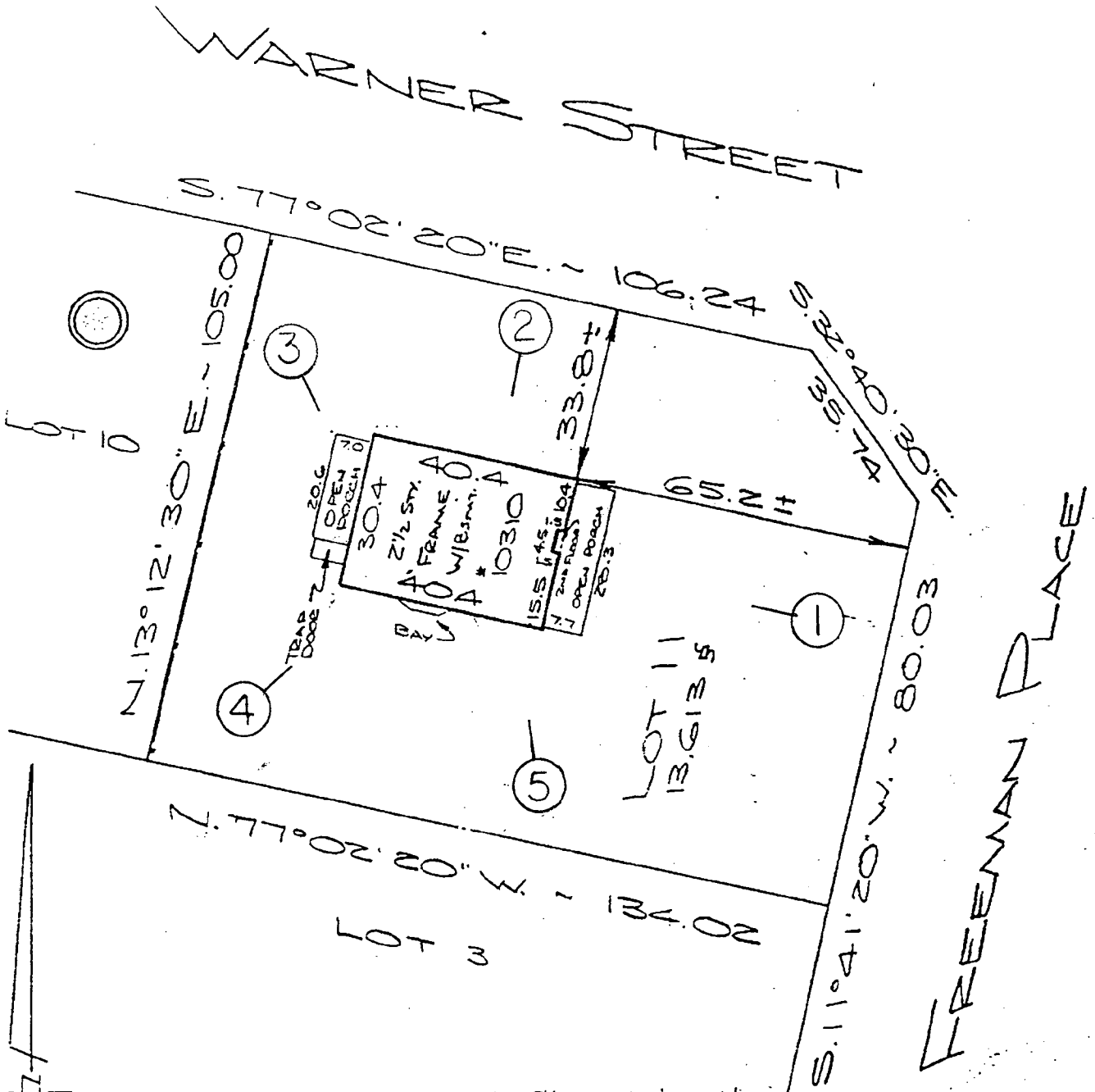
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

LITTLE + ARCHITECTS

3504 Farragut Avenue
 Kensington
 Maryland 20895
 301 949 8800



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

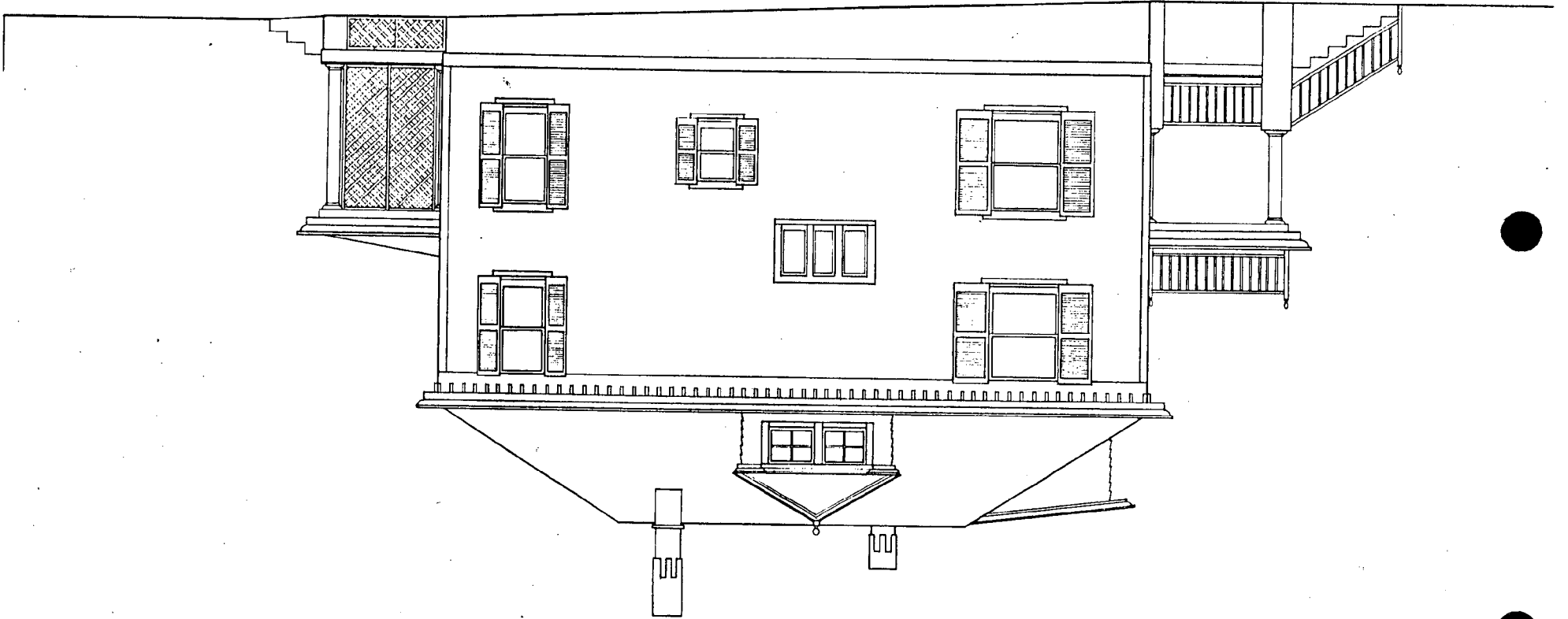
TIMMERMAN RESIDENCE
 10310 FREEMAN PLACE
 KENSINGTON MD 20895

LOT 11
 BLOCK 5
 SCALE: 1" = 30'-0"

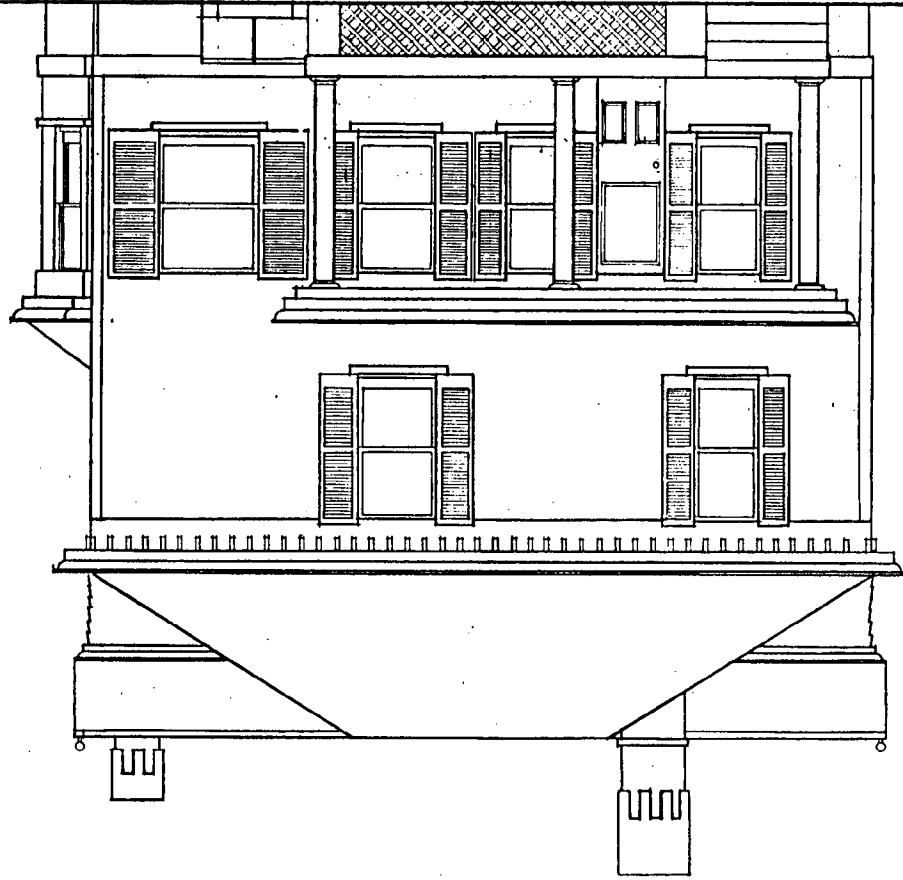


EAST ELEVATION-EXISTING

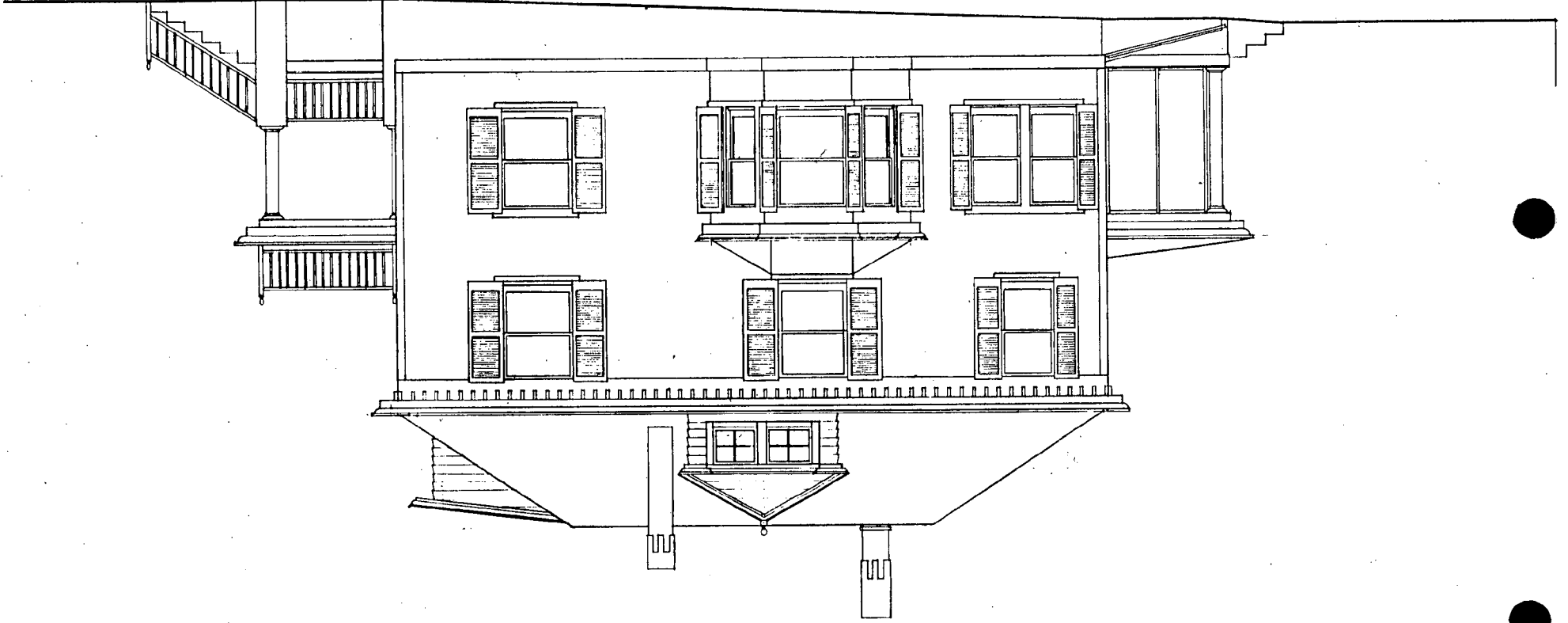
NORTH ELEVATION - EXISTING

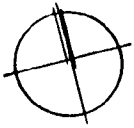


WEST ELEVATION - EXISTING

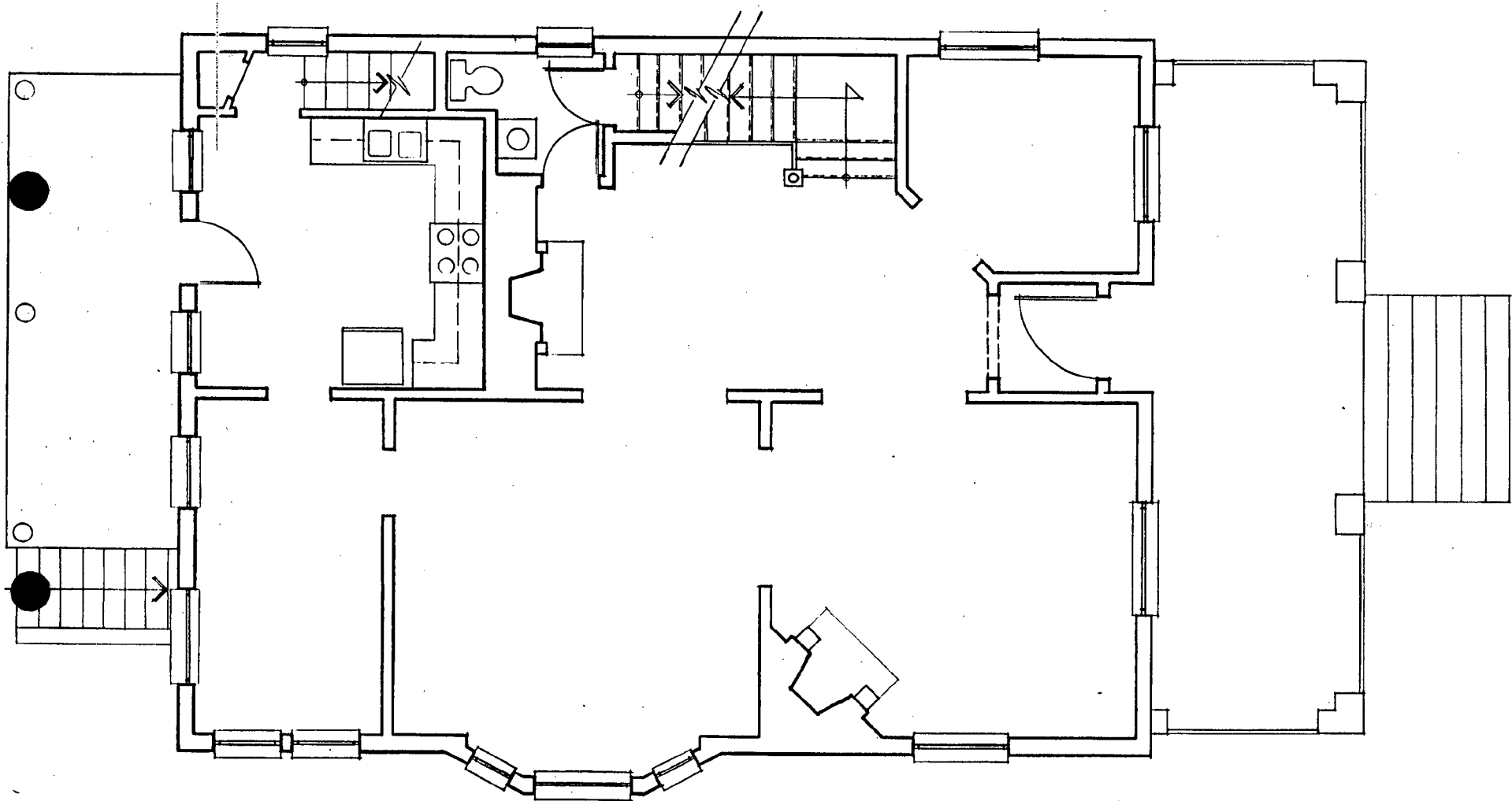


SOUTH ELEVATION - EXISTING

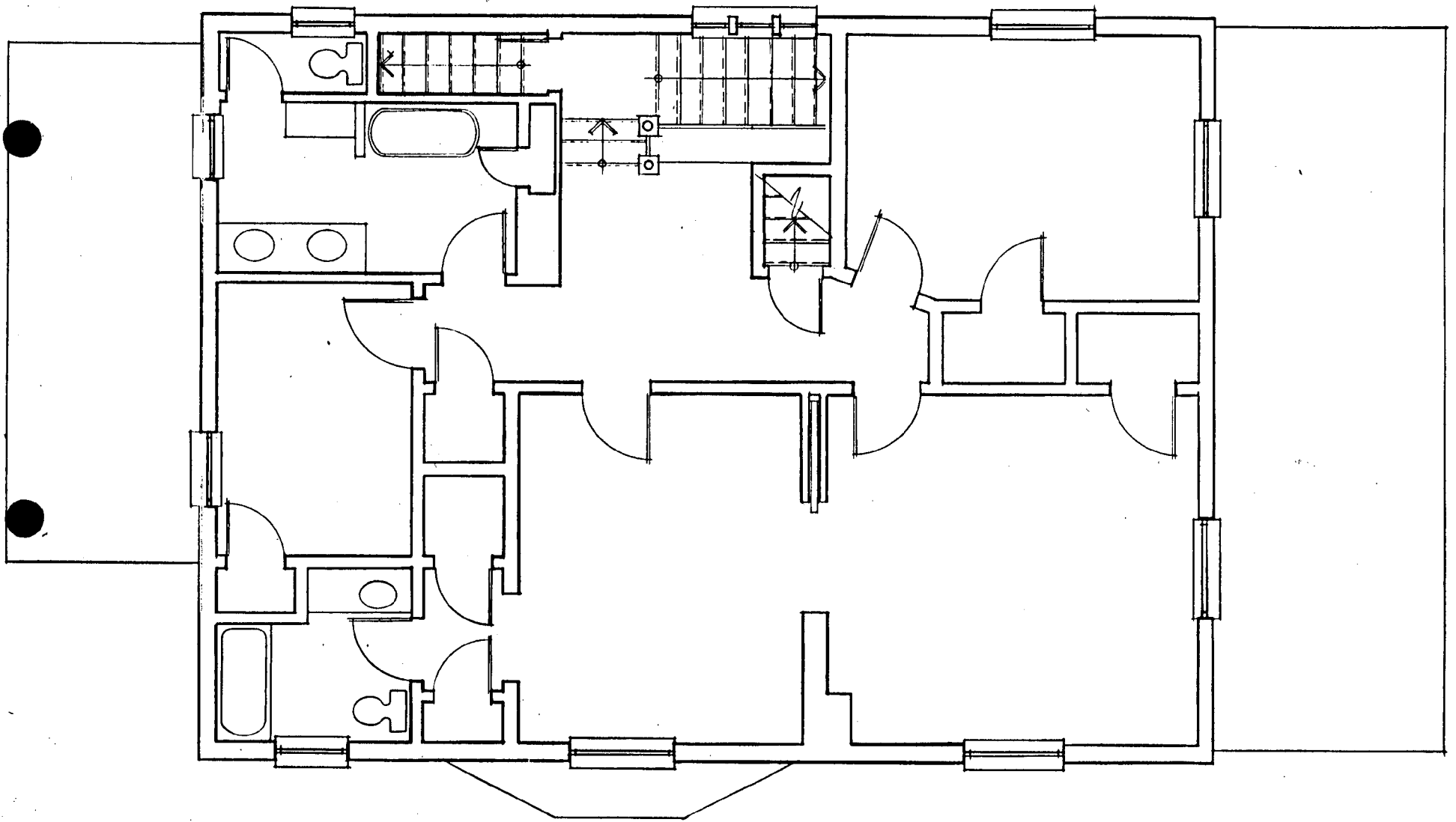
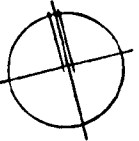


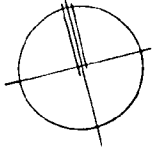


FIRST FLOOR - PLAN

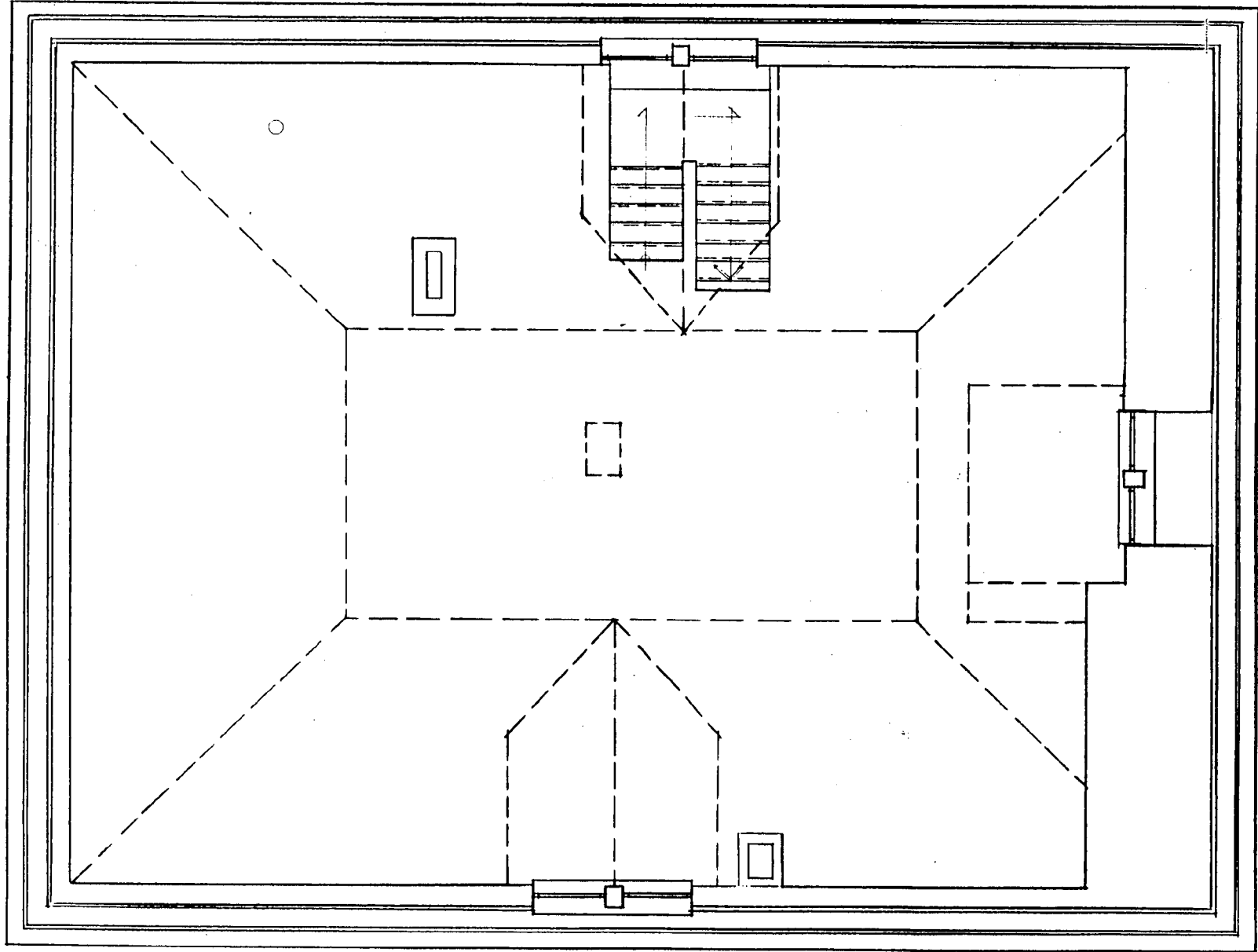


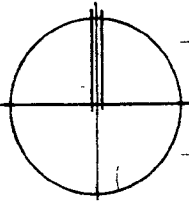
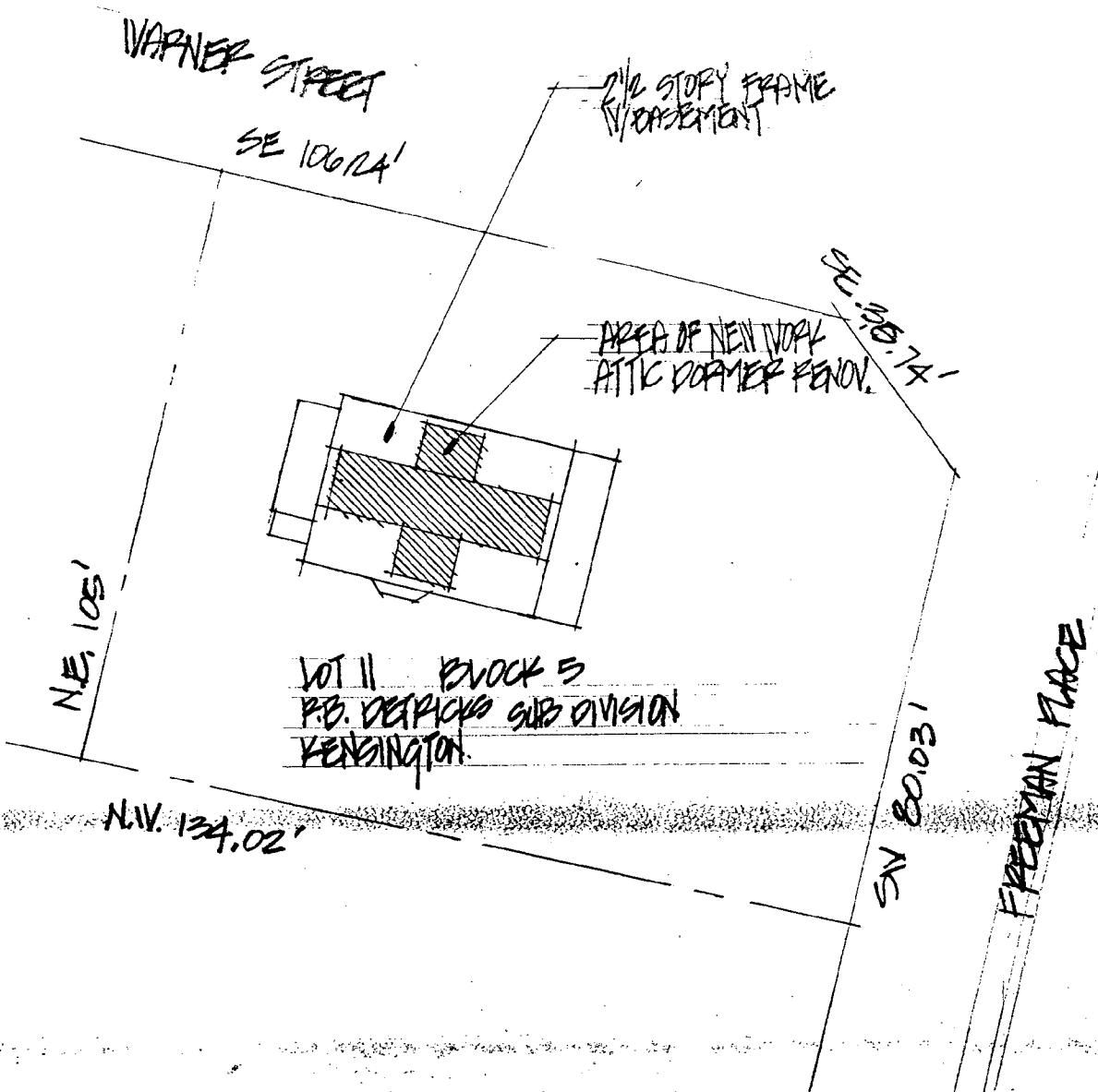
SECOND FLOOR PLAN - EXISTING



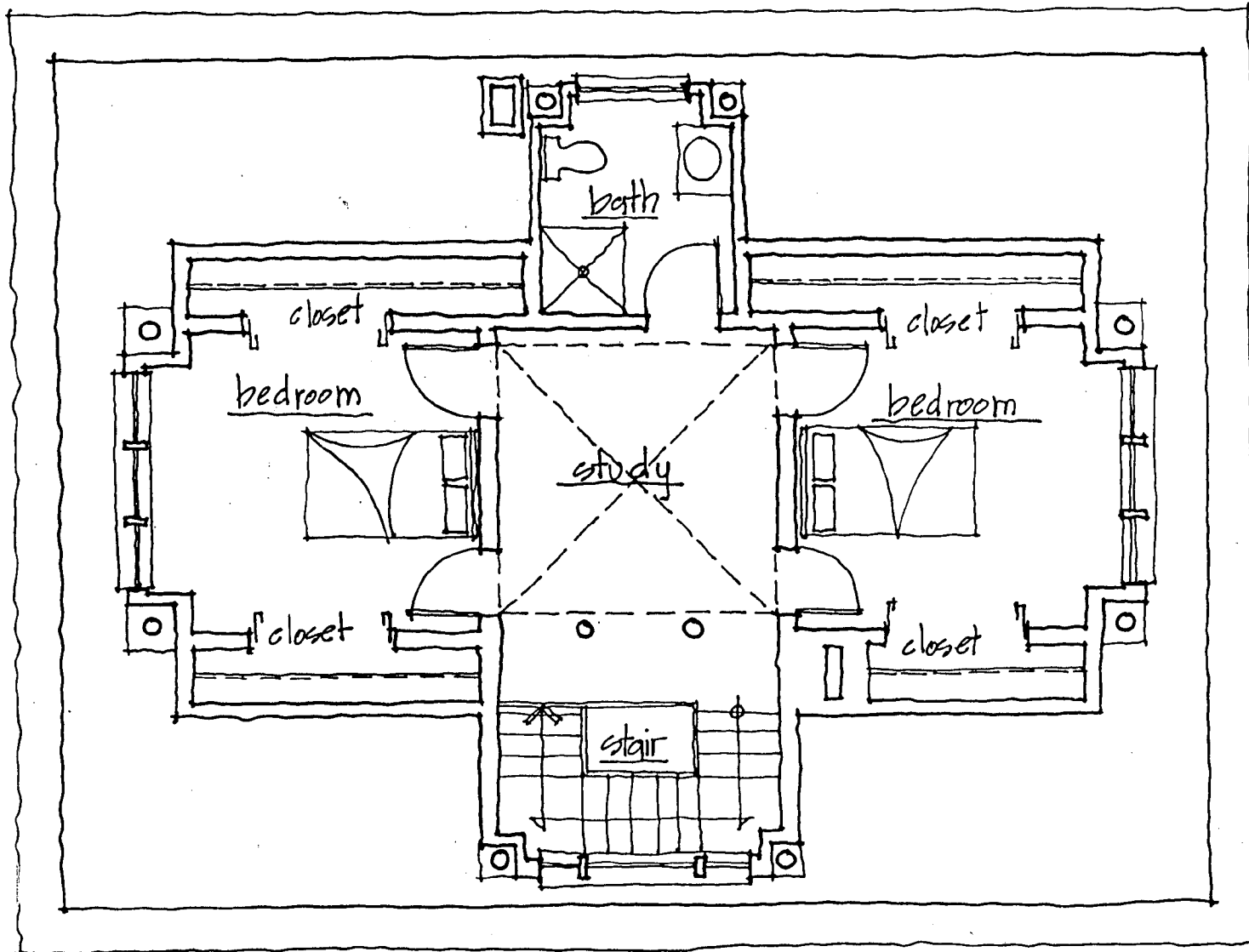


ATTIC PLAN - EXISTING

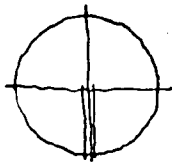
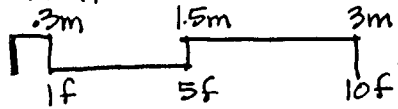




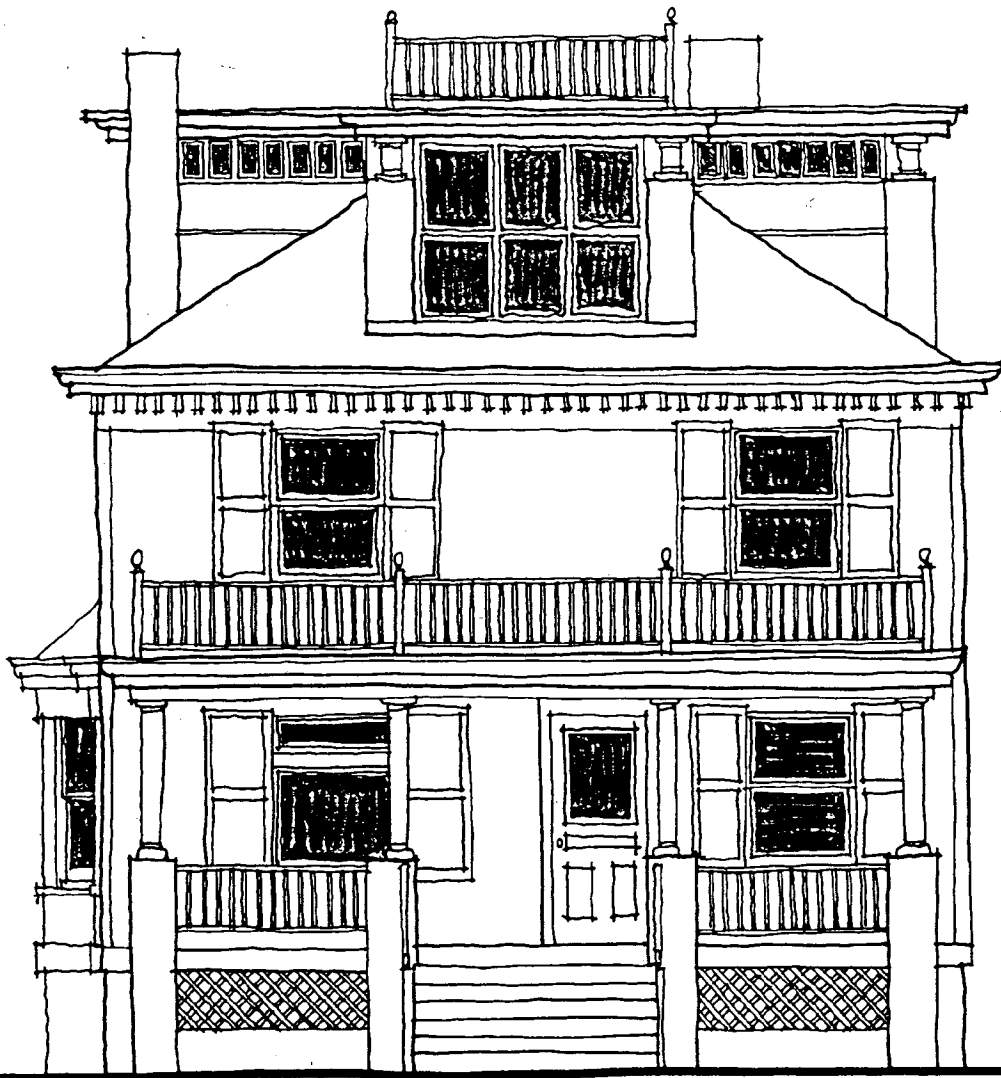
SITE PLAN 10310 FREEMAN PLACE
 1" = 30'-0" LOT II BLOCK 5



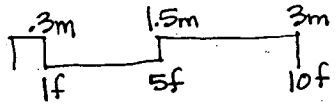
THIRD FLOOR



TIMMERMAN RESIDENCE
 10310 Freeman Place
 Kensington, Maryland 20895



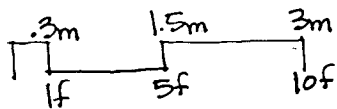
EAST ELEVATION - SCHEME A



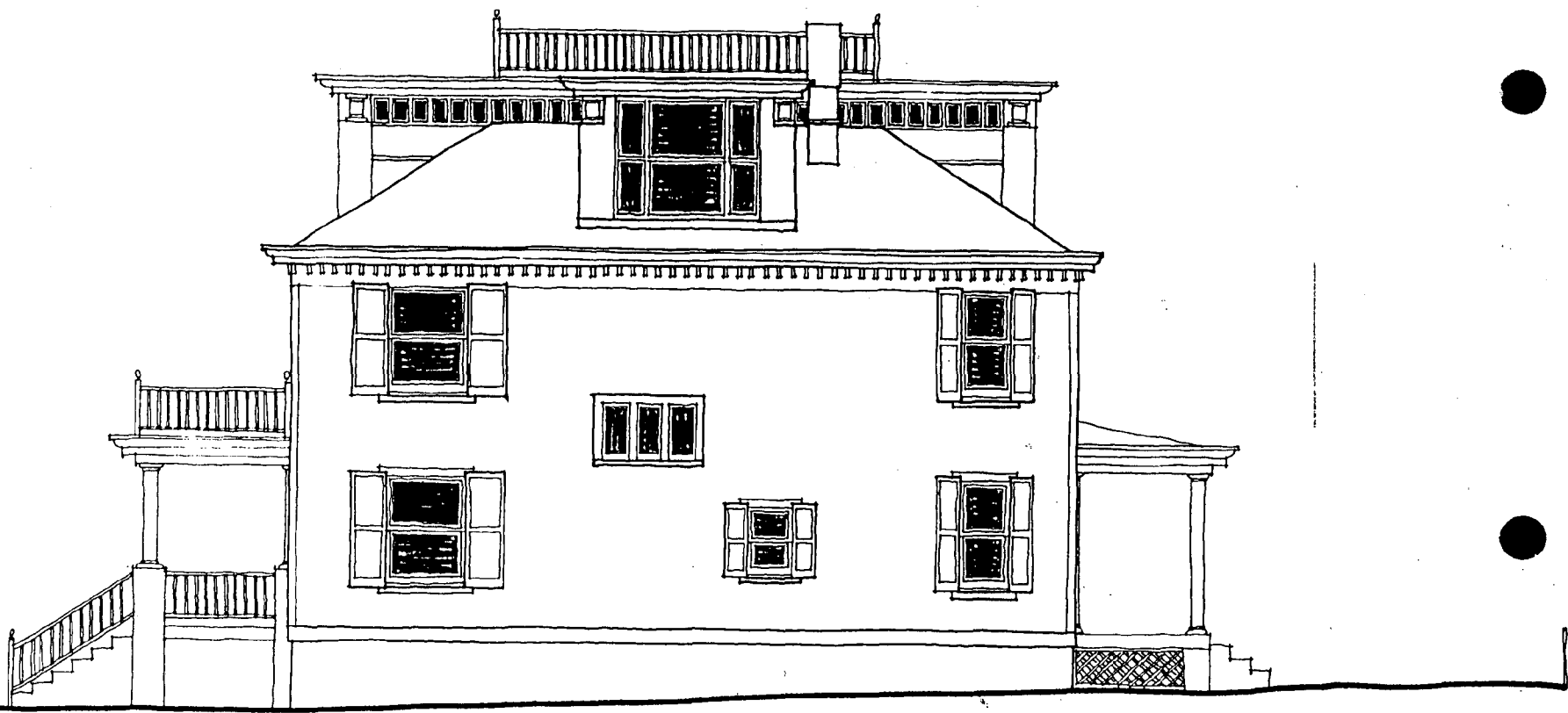
TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



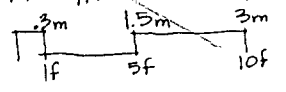
WEST ELEVATION - SCHEME A



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



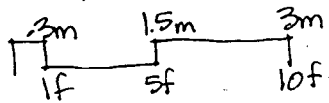
(TYP.) NORTH ELEVATION - SCHEME A



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



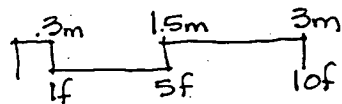
EAST ELEVATION - SCHEME B



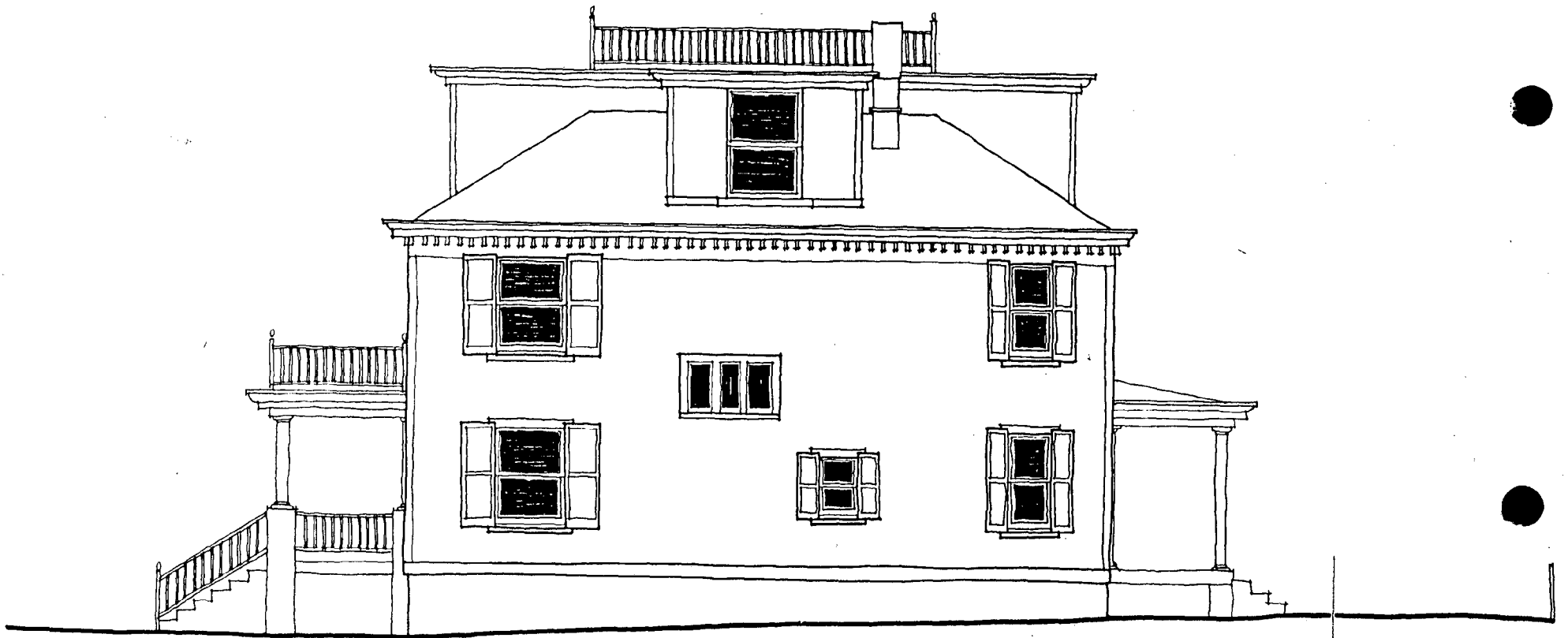
TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



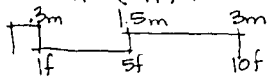
WEST ELEVATION - SCHEME B



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895



NORTH (TYP) ELEVATION-SCHEME B



TIMMERMAN RESIDENCE
10310 Freeman Place
Kensington, Maryland 20895

LITTLE + ARCHITECTS

*3504 Farragut Avenue
Kensington
Maryland 20895*

301 949 8800



EAST ELEVATION - FREEMAN PLACE

LITTLE + ARCHITECTS

3504 Farragut Avenue

Kensington

Maryland 20895

301 949 8800



2. NORTH ELEVATION — WARNER STREET

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



5.SOUTHEAST CORNER - PARTIAL SOUTH ELEV.

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



3. NORTHWEST CORNER - WEST ELEVATION

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



4. SOUTHWEST CORNER - PARTIAL SOUTH ELEV.

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



I. EAST ELEVATION — FREEMAN PLACE

LITTLE + ARCHITECTS

*3504 Farragut Avenue
Kensington
Maryland 20895*

301 949 8800



3. NORTHWEST CORNER - WEST ELEVATION

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



5. SOUTHEAST CORNER - PARTIAL SOUTH EL

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



4.SOUTHWEST CORNER-PARTIAL SOUTH ELE

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895

301 949 8800



2. NORTH ELEVATION — WARNER STREET

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**