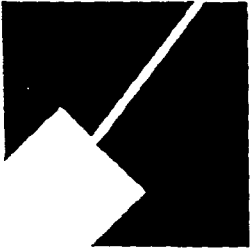


31/6-00N 10312 Kensington Parkway
(Kensington Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/16/07

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *[Signature]* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

~~_____~~ Approved

_____ Approved with Conditions: _____

* and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and (please call 301-563-3408 for appointment) ← *

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

Applicant: Bruce Caswell + Loran Deichman

Address: 10312 Kensington Parkway, Kensington MD, 20875

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



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 Bruce Caswell & Laurin Drichman TELEPHONE NO. (301) 942-5225
(Contract/Purchaser) (Include Area Code)

ADDRESS 10312 Kensington Parkway, Kensington, MD 20795
CITY STATE ZIP

CONTRACTOR Calco Fence TELEPHONE NO. (301) 581-0552
CONTRACTOR REGISTRATION NUMBER 70176 (MHI)

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10312 Street Kensington Parkway

Town/City Kensington Election District _____

Nearest Cross Street Howard Ave & Montgomery Ave

Lot 1 Block 3 Subdivision _____

Liber 8805 Folio 533 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,021.⁰⁰

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO (contractor to call. Misc. Utility)

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 3 feet 6 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line on and following 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.

Bruce T. Caswell _____ Date October 23, 2000
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 11/15/00

APPLICATION/PERMIT NO: 233327 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

2/1/01

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:)

Summary Description:

Construct white picket fence to bound west and north sides of property to protect house from street and from commercial district across the street (Kensington Pkwy.) Proposed fence will be colonial gothic in design, 42" in height, and constructed of wood (red cedar). Fence will be painted/stained white. Fence will replace existing fence of lesser quality and aesthetic appeal on western side of lot, extending to corner (of Kensington Pkwy and Montgomery Ave) and the along northern side of lot to meet existing chain link fence on eastern side that bounds Flinn Park.

(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
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Approved on Expedited basis.

II H

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	10312 Kensington Parkway	Meeting Date:	11/15/00
Applicant:	Bruce Caswell & Laren Deichman	Report Date:	11/08/00
Resource:	Kensington Historic District	Public Notice:	11/01/00
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-00N	Staff:	Perry Kephart
PROPOSAL:	Fence replacement and extension.	RECOMMENDATION:	Approve

DATE OF CONSTRUCTION: 1900's

SIGNIFICANCE:

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

PROPOSAL: Replace a section of existing picket fence and extend the fence around the front perimeter of the property. The proposed fence is to be 42" high and constructed of painted wood "colonial gothic" pickets.

RECOMMENDATION:

- Approval
- Approval with conditions:

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

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

(1)

achievement of the purposes of this chapter; or

- _____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- _____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- _____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- _____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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: Beverly Caswell & Lamon Dickson TELEPHONE NO. (301) 942-5225
(Contract/Purchaser) (Include Area Code)

ADDRESS 10312 Kensington Parkway, Kensington, MD 20895
CITY STATE ZIP

CONTRACTOR Calco Fence TELEPHONE NO. (301) 581-0552
CONTRACTOR REGISTRATION NUMBER 70196 (MARC)

PLANS PREPARED BY _____ TELEPHONE NO. _____
REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10312 Street Kensington Parkway

Town/City Kensington Election District _____

Nearest Cross Street Howard Ave & Montgomery Ave

Lot 1 Block 3 Subdivision _____

Libers 8805 Folio 533 Parcel _____

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: <input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar
				<input type="checkbox"/> Complete Section 4) - Other		

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,021.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO (contractor to call Miss Utility)

1E. IS THIS PROPERTY A HISTORICAL SITE? yes.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 3 feet 6 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line on and following 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.

Beverly L. Caswell Lamon Dickson October 23, 2000
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

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:)

Summary Description:

Construct white picket fence to bound west and north sides of property to protect house from street and from commercial district across the street (Kensington Pkwy.) Proposed fence will be colonial gothic in design, 42" in height, and constructed of wood (red cedar). Fence will be painted/stained white. Fence will replace existing fence of lesser quality and aesthetic appeal on western side of lot, extending to corner (at Kensington Pkwy and Montgomery Ave) and the along northern side of lot to meet existing chain link fence on eastern side that bounds Flinn Park.

(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
100 MARYLAND AVENUE
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:

Existing structure is a white two story frame house located at 10312 Kensington Parkway, Kensington. The house sits on a corner lot, bounded by Montgomery Ave to the west, Kensington Parkway to the north, and the (Kensington) Flinn Park to the east. Architectural style of the house is "Dutch Colonial", and a significant feature is the large front porch. The subject of this HAWP is a fence replacement and extension.

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

This project seeks to replace a portion of an existing picket fence on the property, and extend this fence to enable the front lawn of the property to be enclosed. Proposed fence is white colonial gothic picket fence (42" high) to run on property lines on western (Montgomery Ave.) and northern (Kensington Park) sides of the property. The proposed fence will replace a current unpainted fence of lesser quality and aesthetic appeal that bounds the back lawn of the property. The proposed fence is in keeping with the historical period of the house, and is consistent in style and height with neighboring fences. The fence is needed to protect and further delineate the historic property from the commercial zone across Kensington Parkway.

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:

~~As stated the proposal is to install a 42" high colonial gothic picket fence (painted white) to bound the property. The fence will be made of red cedar and will be stained white. Existing corner plantings will be augmented to accommodate the fence. The base will be mowed.~~

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

~~The design replaces approximately 70 feet of existing fence (picket also) of lesser quality - and extends along the current line to the corner of the property, and then runs inside the sidewalk along the north property line along Kensington Parkway.~~

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

~~The proposed fence is compatible with the historic site, and serves to enhance the preservation of the historic site. In addition, the proposed project helps ensure that the property owner is not deprived reasonable use of the property - by making the lawn area safe for young children and eliminating trespassing (generally in the form of pedestrians and bicyclists cutting the corner.)~~

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 Lucia & John Rather
 Address 10308 Montgomery Ave. (301) 942-0575
 City/Zip Kensington, 20895
2. Name Connie & Ed Kelly
 Address 10304 Kensington Parkway (301) 949-3447
 City/Zip Kensington, 20895

3. Name Sally ^{± Patrick} (Hulbert) Gulbrandson
Address 10400 Montgomery Ave. (301) 946-3222
City/Zip Kensington, 20895

4. Name Jeff and Gloria Capron
Address 10304 Montgomery Ave. (301) 933-3992
City/Zip Kensington, 20895

5. Name Lorraine Kennedy
Address 10303 Montgomery Ave. (301) 949-2583
City/Zip Kensington, 20895

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

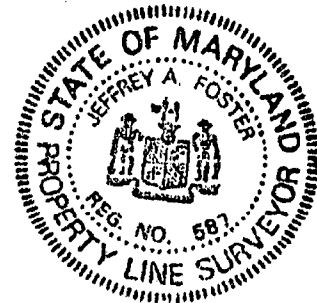
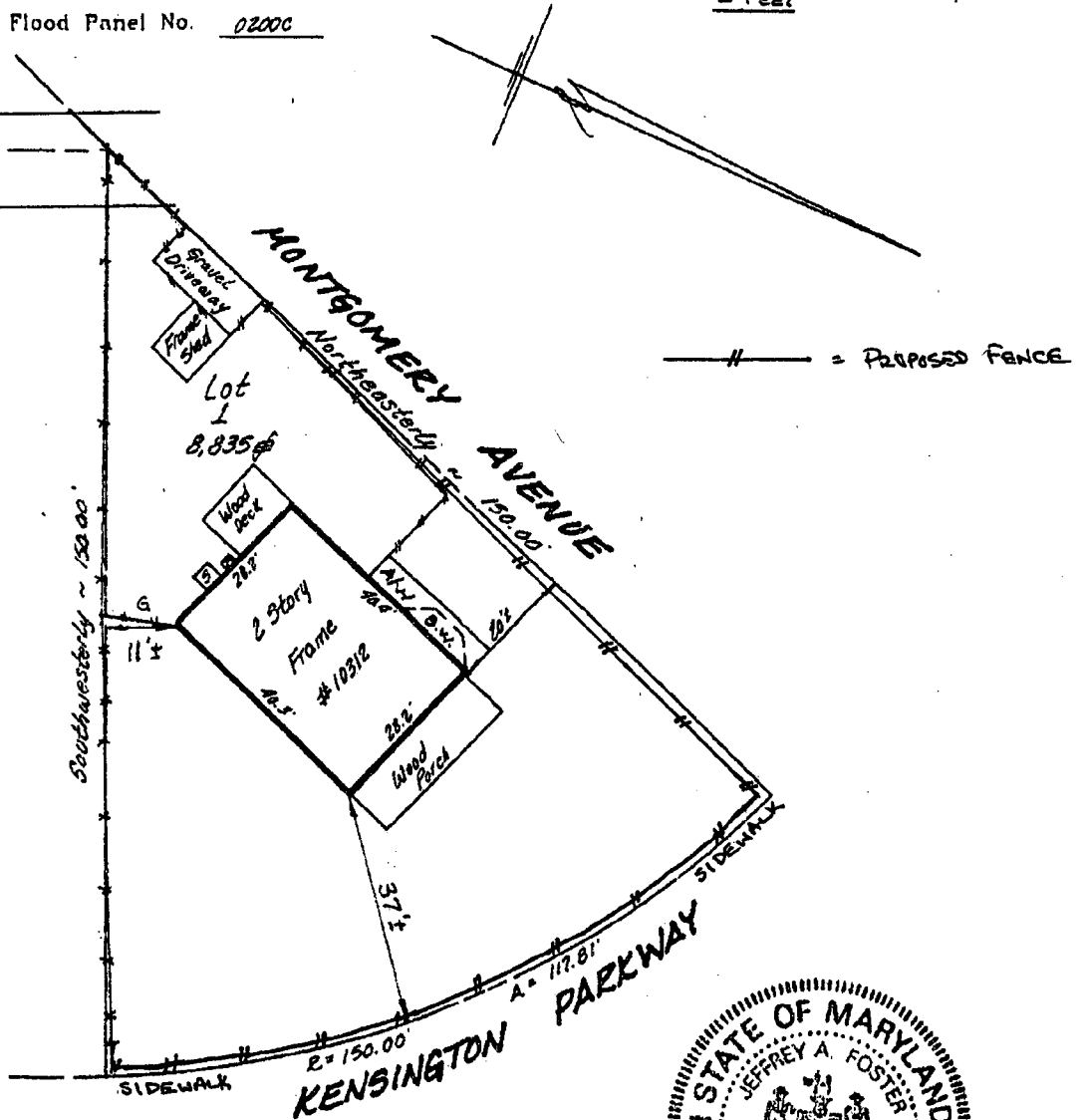
Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus **2 Feet**

Flood Zone "C" per H.U.D. Flood Panel No. 0200C


BRUCE L. CASWELL

LAUREN C. DEICHMAN
June 26, 1996

Lot
2



LOCATION DRAWING
LOT 1 BLOCK 3
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

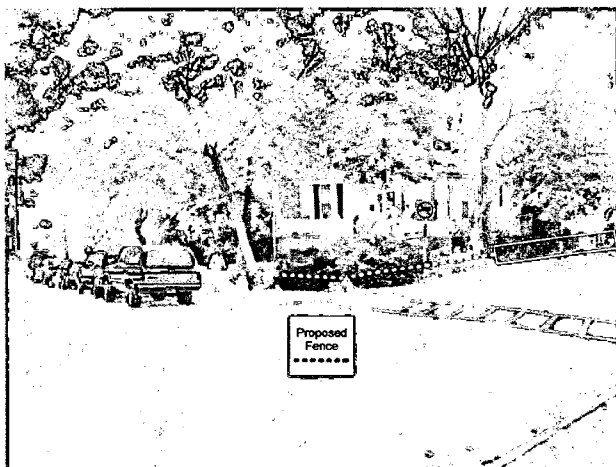
SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 210 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. <i>B</i> PLAT NO. <i>4</i>		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: <i>6-3-96</i>	SCALE: <i>1"=30'</i> DRAWN BY: <i>POB</i> JOB NO.: <i>96-1690</i>
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <i>587</i>		LIBER <i>8805</i> FOLIO <i>533</i>			

Context Photographs

10312 Kensington Parkway, Kensington, MD

Kensington Parkway
(North Side)

Montgomery Avenue
(West Side)

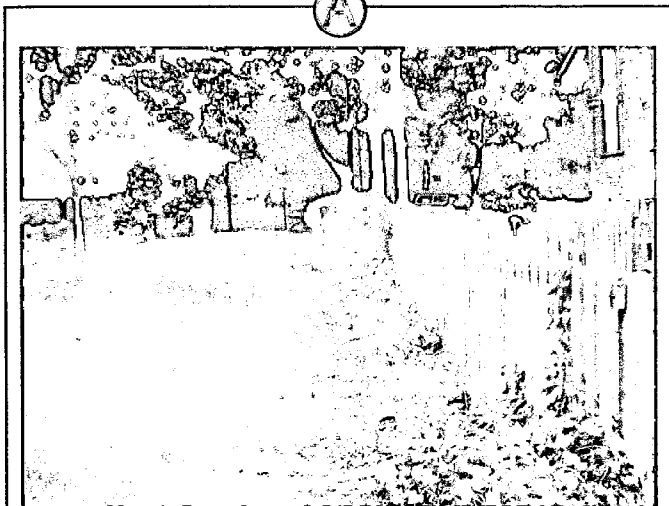


Existing Picket Fence
(Unpainted)

Perspectives

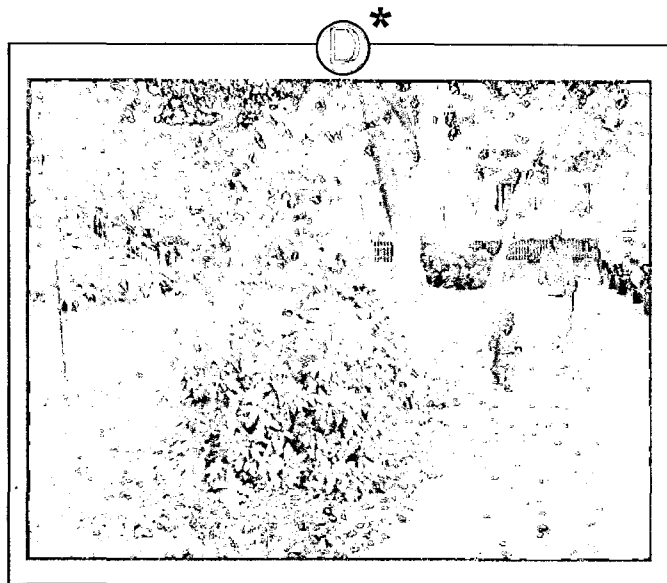
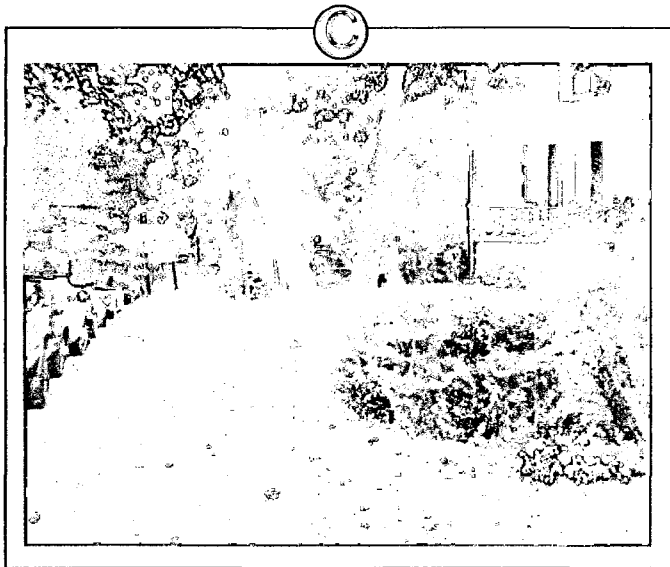
- (A) Existing fence, west side, Montgomery Ave.
- (B) Proposed line, west side, from corner
- (C) Proposed line, north side, from corner
- (D) Proposed line, north side, from Flinn Park
- (E) Comparable, neighbor's fence
- (F) Commercial district seen from front yard
- (G) East side, existing chain link fence, Flinn Park

(A)

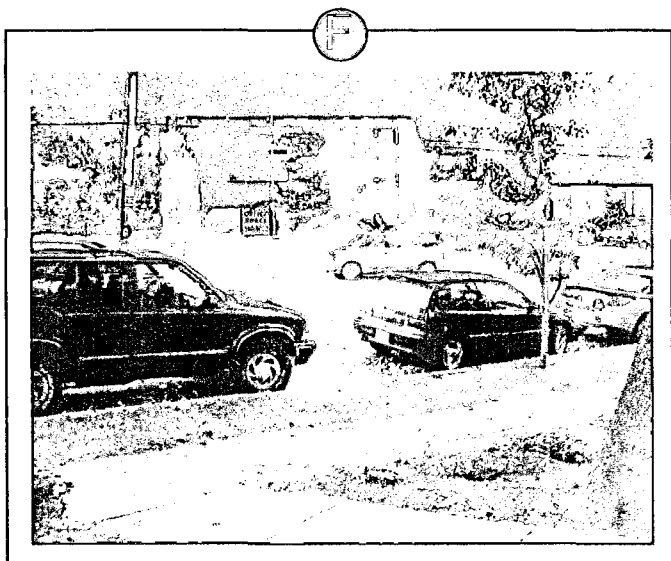


(B)





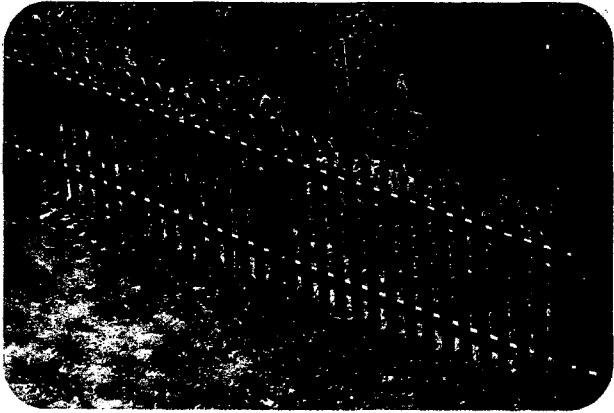
* Note cute 15 month old toddler with easy access to commercial street.



PROPOSED CONTRACTOR

\$ Fence Style

PROPOSED FENCE STYLE
TO BE PAINTED/STAINED WHITE



Colonial Gothic Picket

CALCO FENCE has been building quality fences for over 40 years. In addition to installing residential wood, chain link, vinyl and ornamental iron, we maintain an extensive inventory of wholesale fencing materials, hardware and supplies. "Do-it-yourself" tips and instructions are available on request.

A phone call brings a knowledgeable estimator to your home or business for a free consultation and proposal. VISA, Master Charge and American Express cards are accepted. Financing plans are available with approved credit. Let us help you plan and build your next fence.

CALCO
FENCE

"When Quality Matters"

301-881-0552

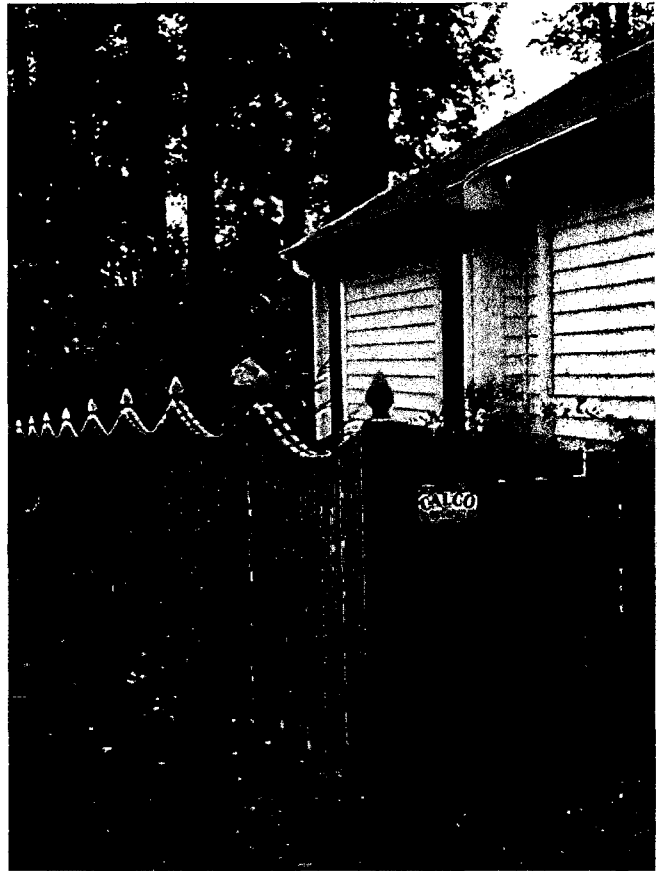
FAX 301-881-0320

5700 Fishers Lane
Rockville, MD 20852

Email: calcofence@aol.com
<http://www.calcofence.com>

CALCO
FENCE

"When Quality Matters"



Privacy Security

Beauty Safety

**Value
Enhancement**

(14)

11/06/00

FYI

Lauren Deichmann is sending in a dead tree report for a multitrunked mulberry that is in the line of the fence. Sue will handle as routine dead tree letter. Is not really part of this HAWP.

LD will also be sending in a revision to this hawp for inclusion on the Dec 6 agenda for removal of two black walnut trees that are eating the house foundation.

PK

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:

Existing structure is a white two story frame house located at 10312 Kensington Parkway, Kensington. The house sits on a corner lot, bounded by Montgomery Ave. to the west, Kensington Parkway to the north, and the (Kensington) Flinn parks to the east. Architectural style of the house is "Dutch Colonial", and a significant feature is the large front porch. The subject of this HAWP is a fence replacement and extension.

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

This project seeks to replace a portion of an existing picket fence on the property, and extend this fence to enable the front lawn of the property to be enclosed. Proposed fence is white colonial gothic picket fence (42" high) to run on property lines on western (Montgomery Ave.) and northern (Kensington Pkwy) sides of the property. The proposed fence will replace a current unpainted fence of lesser quality and aesthetic appeal that bounds the back lawn of the property. The proposed fence is in keeping with the historical period of the house, and is consistent in style and height with neighboring fences. The fence is needed to protect and further delineate the historic property from the commercial zone across Kensington Parkway.

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:

~~As stated, the proposal is to install a 42" high colonial gothic picket fence (painted white) to bound the property. The fence will be made of red cedar and will be stained white. Existing corner plantings will be augmented to accommodate the fence. The base will be milled.~~

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

~~The design replaces approximately 70 feet of existing fence (picket also) of lesser quality - and extends along the curvilinear line to the corner of the property, and then runs inside the sidewalk along the north property line along Kensington Parkway.~~

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

~~The proposed fence is compatible with the historic site, and serves to enhance the preservation of the historic site. In addition, the proposed project helps ensure that the property owner is not deprived reasonable use of the property - by making the lawn area safe for young children and eliminating trespassing (generally in the form of pedestrians and bicyclists cutting the corner.)~~

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 Lucia & John Rather
 Address 10308 Montgomery Ave. (301) 942-0575
 City/Zip Kensington, 20895
2. Name Connie & Ed Kelly
 Address 10304 Kensington Parkway (301) 949-3447
 City/Zip Kensington, 20895

3. Name Sally ^{± Patrick} (Hulbert) Gulbrandson
Address 10400 Montgomery Ave (301) 946-3222
City/Zip Kensington, 20895
4. Name Jeff and Gloria Capron
Address 10304 Montgomery Ave (301) 933-3992
City/Zip Kensington, 20895
5. Name Lorraine Kennedy
Address 10303 Montgomery Ave (301) 949-2583
City/Zip Kensington, 20895
6. Name _____
Address _____
City/Zip _____
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

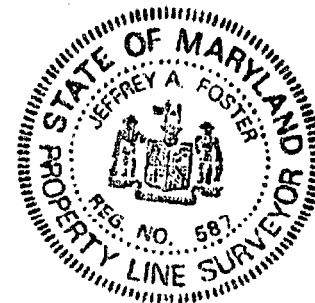
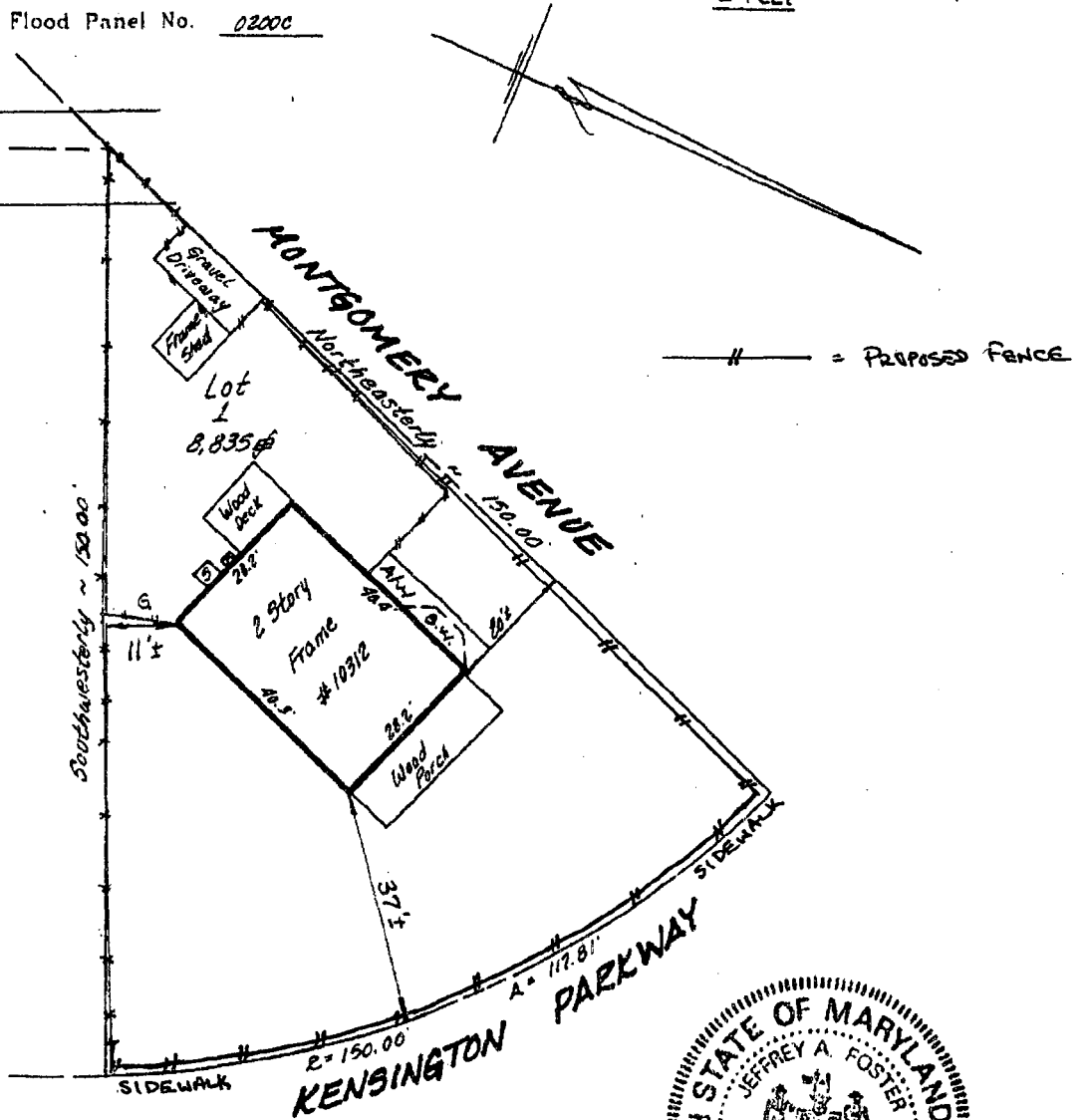
Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet

Flood Zone "C" per H.U.D. Flood Panel No. 02000

BRUCE L. CASWELL

LAUREN C. DEICHMAN
June 26, 1996

Lot
2



LOCATION DRAWING

LOT 1 BLOCK 3

KENSINGTON PARK

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. B

PLAT NO. 4

LIBER 8805

FOLIO 533



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1288

DATE OF LOCATIONS

SCALE: 1"=30'

WALL CHECK:

DRAWN BY: ROB

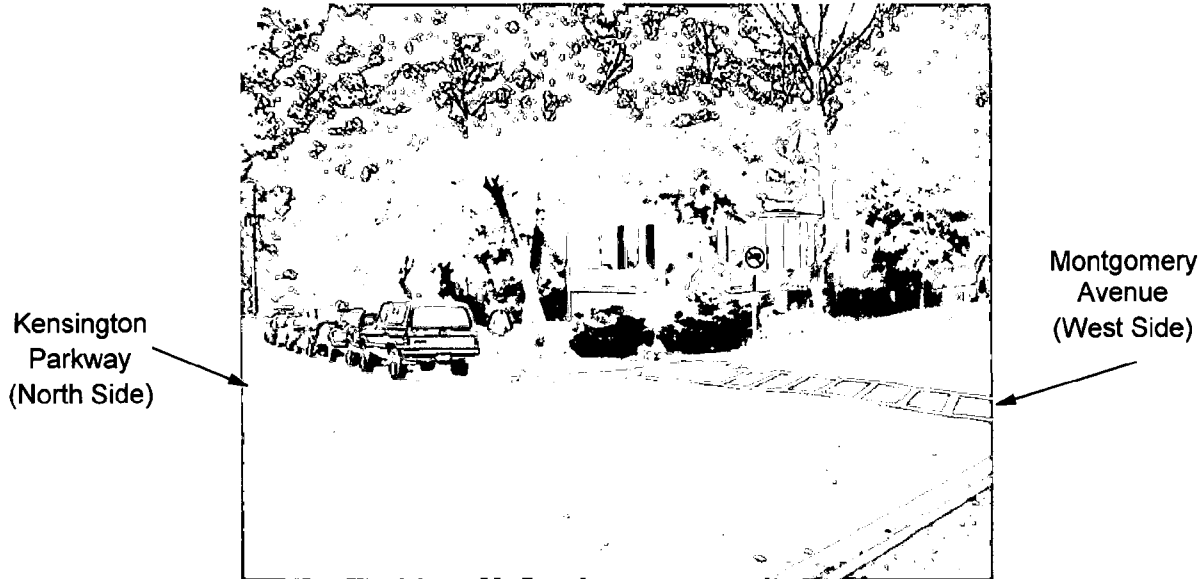
HSE. LOC.: 6-3-96

JOB NO.: 96-1690

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

Context Photographs

10312 Kensington Parkway, Kensington, MD



Kensington Parkway
(North Side)

Montgomery Avenue
(West Side)

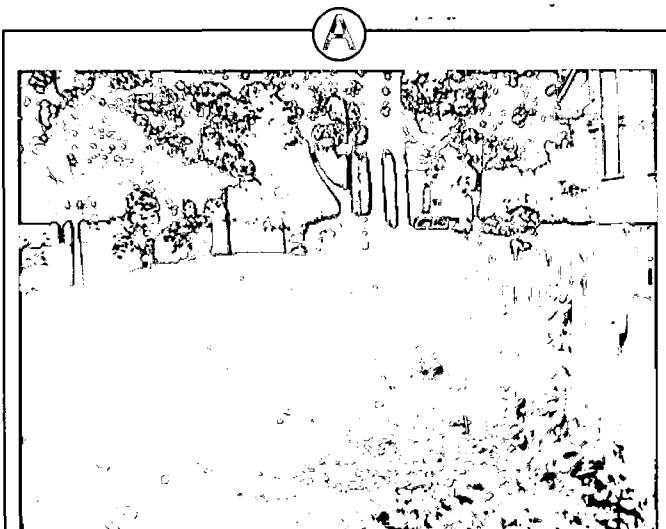


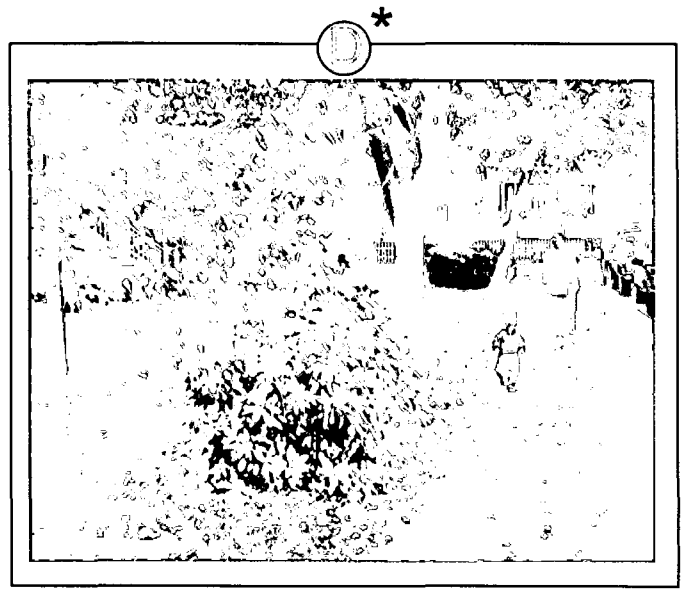
Existing Picket Fence
(Unpainted)

Proposed Fence
.....

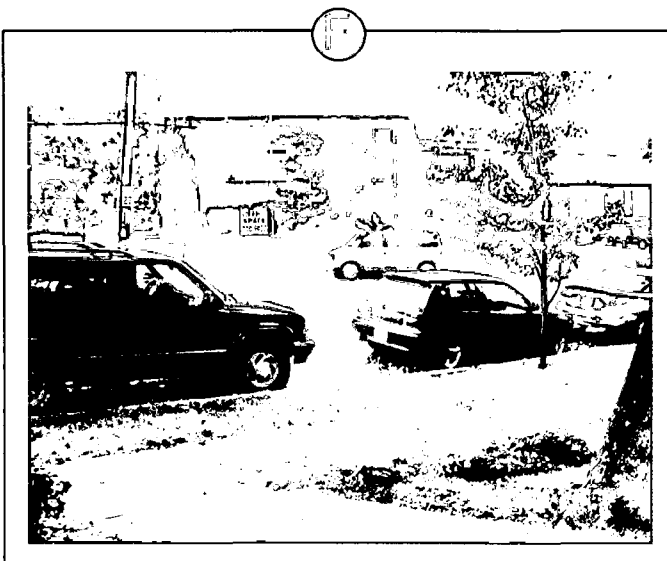
Perspectives

- (A) Existing fence, west side, Montgomery Ave.
- (B) Proposed line, west side, from corner
- (C) Proposed line, north side, from corner
- (D) Proposed line, north side, from Flinn Park
- (E) Comparable, neighbor's fence
- (F) Commercial district seen from front yard
- (G) East side, existing chain link fence, Flinn Park





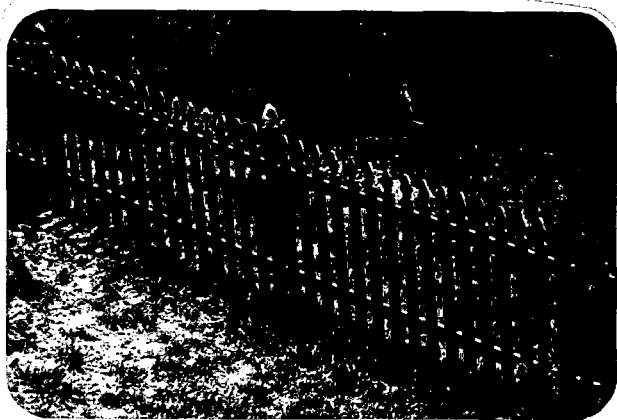
* Note cute 15 month old toddler with easy access to commercial street.



PROPOSED CONTRACTOR

\$ Fence Style

PROPOSED FENCE STYLE
TO BE PAINTED/STAINED WHITE



Colonial Gothic Picket

CALCO FENCE has been building quality fences for over 40 years. In addition to installing residential wood, chain link, vinyl and ornamental iron, we maintain an extensive inventory of wholesale fencing materials, hardware and supplies. "Do-it-yourself" tips and instructions are available on request.

A phone call brings a knowledgeable estimator to your home or business for a free consultation and proposal. VISA, Master Charge and American Express cards are accepted. Financing plans are available with approved credit. Let us help you plan and build your next fence.

CALCO
FENCE

"When Quality Matters"

301-881-0552

FAX 301-881-0320

5700 Fishers Lane
Rockville, MD 20852

Email: calcofence@aol.com
<http://www.calcofence.com>

CALCO
FENCE

"When Quality Matters"



Privacy Security

Beauty Safety

**Value
Enhancement**