

31/6-94L 10221 Montgomery Avenue
Kensington Historic District

October 20, 1994

Kensington LAP Meeting 7:30 p.m.

Present: Dedes, Basil, Gurney, O'Donnell

Discussion: N. Raphael and Ilene Shulman's Application for Historic Area Work Permit.

The house as described in the application is a 2 1/2 story 4 square frame house built c. 1895, one of the earliest on Montgomery Avenue. It sits on 3-50 ft. parcels and built on two, in a neighborhood of similar houses in age but varying architectural style.

Comments:

Yvonne Gurney: It looks well organized; Hybrid Greek Revival house, it is not inappropriate, the addition is in the back.

Carol Dedes: It complies well with the guidelines regarding mass, scale and slight change in architectural approach.

George Basil: It complies with all the requirements.

Frank O'Donnell: Had no objection with any aspect.

Summation: The committee was in agreement that the proposed addition was in compliance with the Standards for Rehabilitation.

Discussion: 3806 Washington Street - proposed new house.

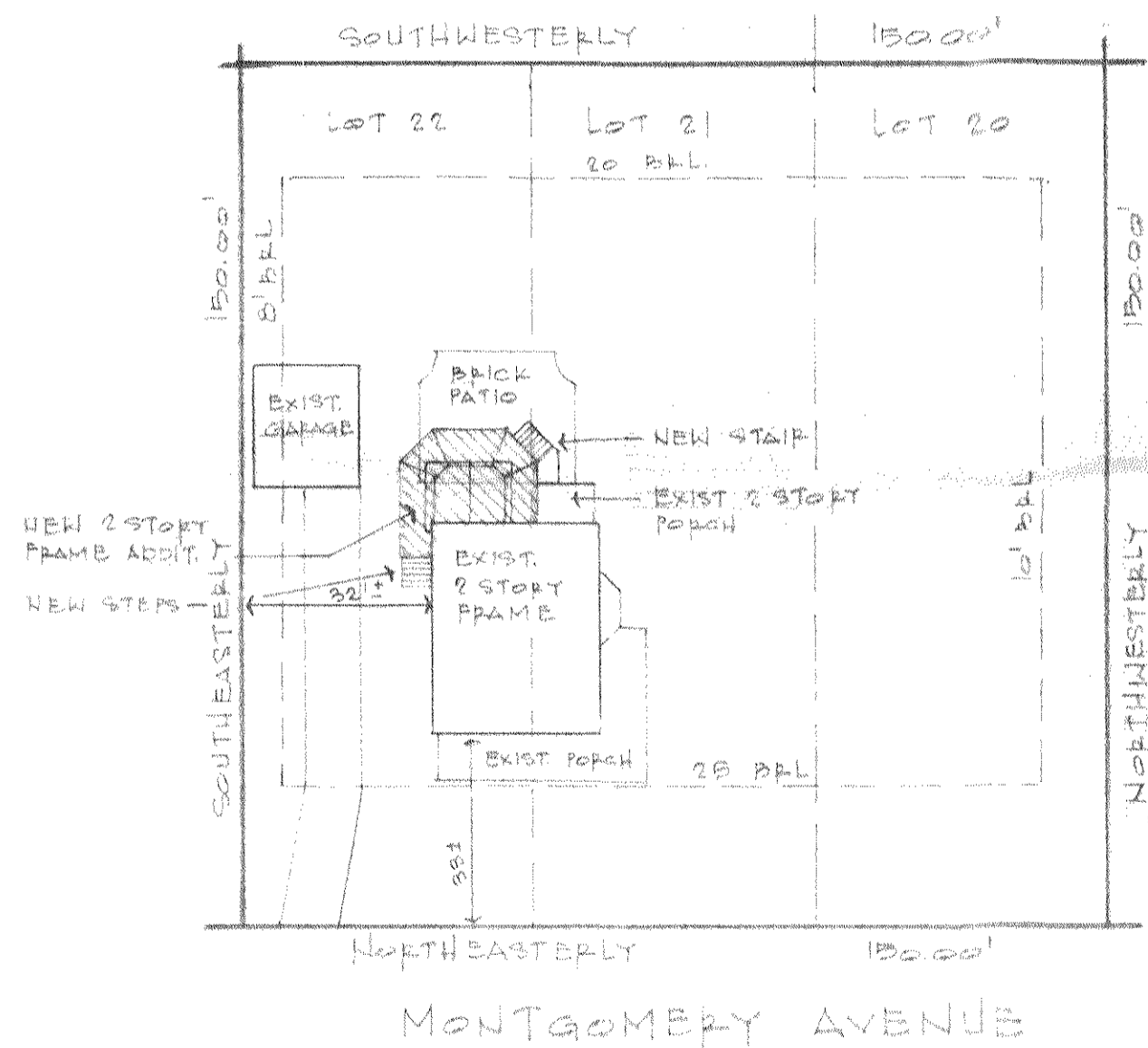
Chairman Heimann, Board of Appeals, has asked the LAP for a letter explaining the nature of its concerns regarding the HPC's approval of the plans for building, and the increase of the size of the house after the LAP had given approval for a smaller version.

The committee agreed to send the Board of Appeals a clarification of the events. Members present recommended that Ray Shulman draft a letter to the Board of Appeals.

Discussion: Old LAC funds

The LAP members present discussed possible ways to use the newly acquired \$1000.00 dollars that Ray Shulman rescued for us. The discussion will continue.

Meeting adjourned at 8:00 p.m.



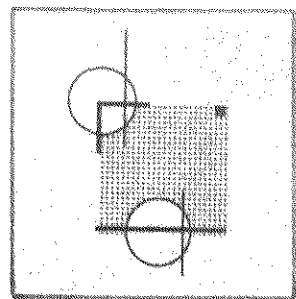
SITE INFORMATION FROM PLAT PLAN 88-929
 PREPARED BY SNIDER, BLANCHARD, & ASSOC., INC.
 2 PROFESSIONAL DR. SUITE 216
 GAITHERSBURG, MD 20879 - 301 748-8100

GENERAL NOTES

1. All work shall conform to CABO and all other applicable codes. The contractor shall notify the Architect if the drawings are in variance therewith.
2. The contractor shall obtain and pay for all permits and fees.
3. The contractor shall request all inspections per code.
4. All dimensions shall be verified in field prior to construction. Any discrepancies shall be brought to the attention of the Architect or Owner.
5. Do not scale off drawings.
6. Upon unforeseen job conditions, the contractor shall stop all affected work and request additional information from the Architect or Owner.
7. The contractor, at his own expense, shall restore, to original condition, all damage done by Him or His agents.
8. The site and areas of construction shall be maintained in a clean and orderly manner during construction. The contractor shall broom clean all interior spaces affected during construction prior to final delivery.
9. Incidental framing, blocking, furring, shimming, nailing, and bolting not shown on the drawings, but necessary to complete the work, as per the intent of the drawings and/or to maintain the structural integrity of the job, shall be assumed in the contractor's base bid.
11. Contractor to extend existing HVAC ductwork and cast iron piping into new Breakfast Room and Bedroom. Confirm existing boiler and A/C can accommodate new loads.
12. Switches, receptacles, and lighting fixtures to be provided and installed by General Contractor. Layout of switches, receptacles, and lighting fixtures shall be approved by Owner prior to the start of electrical work. Provide outlets per code. Switch and outlet type to match existing on first floor.
13. Cabinet layout and fabrication by others. Installation and coordination by General Contractor. All cabinets shall be installed level and true. All appliances to be installed in Kitchen shall be coordinated with the Owner. G.C. to ensure all utility hookups are properly located.
14. All interior trim to match existing in size, style, and detail. All exterior corner board trim and siding to match existing in size, style and detail.

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 Montgomery County
 Historic Preservation Commission

[Signature] 7/12/95



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 architects

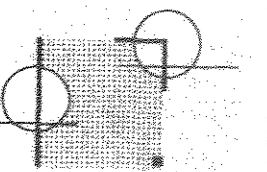
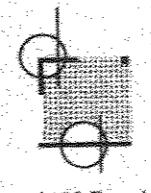
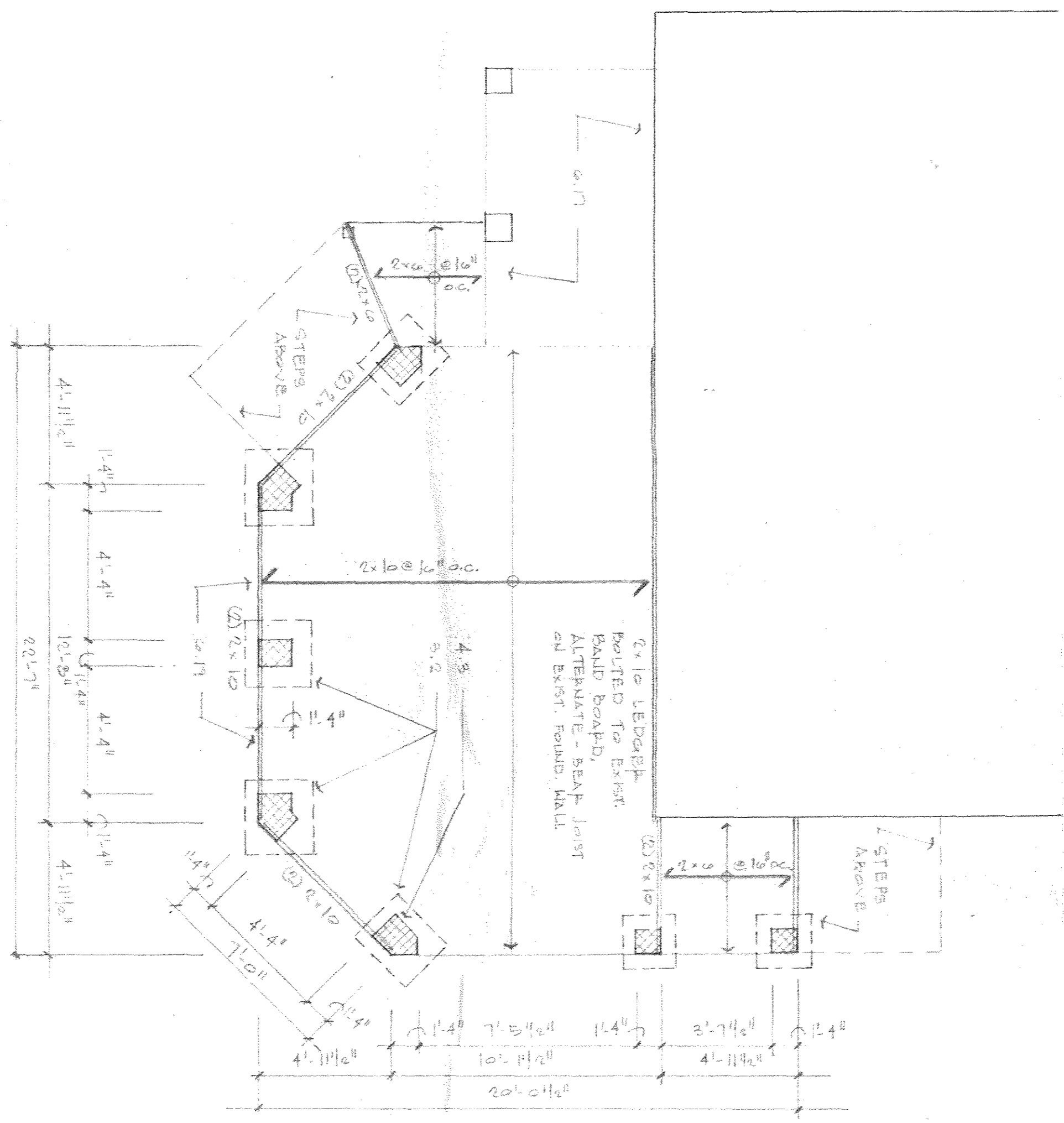
4409 Brookfield Drive Kensington, Maryland 20895

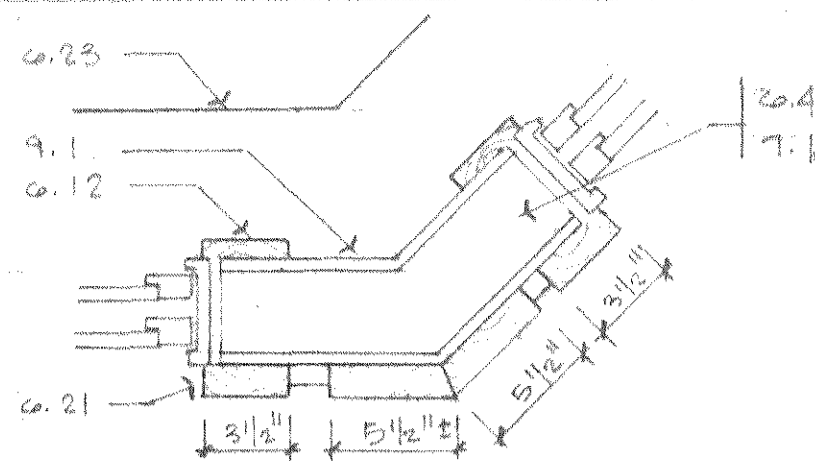
SHULMAN RESIDENCE
 10221 Montgomery Avenue
 Kensington, Maryland 20895

20 JUNE 95

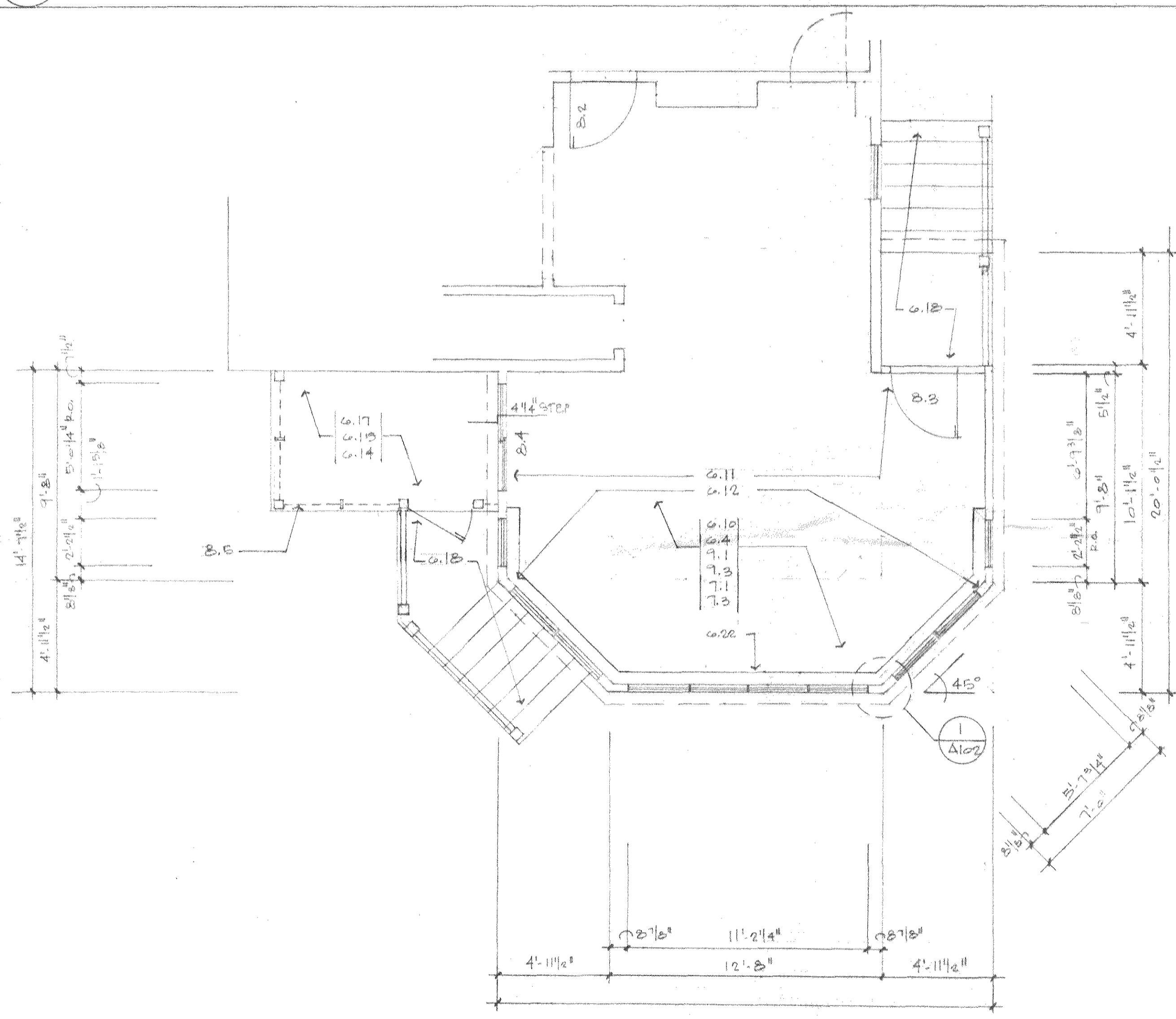
1 PLAT PLAN LOTS 20, 21, 22 - block B
 1" = 30'-0" KENSINGTON PARK

2 GENERAL NOTES





1 PLAN DETAIL
A102 1/2" = 1'-0"

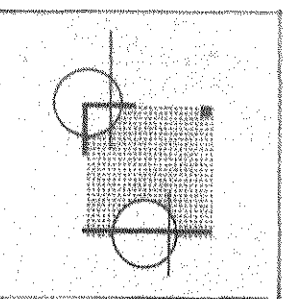


2 FIRST FLOOR PLAN
A102 1/4" = 1'-0"

SHULMAN - KEYNOTES

- 3.2 Pier footing to be 36" x 36" x 12" deep concrete with 3 #4 bars each way. Bottom of footing minimum 2'-6" below grade.
- 4.3 Foundation piers to be CMU below grade with brick above to match existing. Brick to match existing brick in color, size, and texture. Provide 1/2" diameter anchor bolt x 12" long.
- 4.4 Brick patio to remain.
- 6.1 Floor joist. See Framing Plans for size and spacing.
- 6.2 Roof rafter. See Framing Plans for size and spacing.
- 6.3 Collar tie/Ceiling joist. See Framing Plans for size and spacing.
- 6.4 Exterior stud wall to be 2 x 4's at 16" o.c. Provide 2 x 4 bottom plate with double 2 x 4 top plate.
- 6.5 Roof Sheathing to be 5/8" plywood with plyclips.
- 6.6 Wall sheathing to be 1/2" CDX plywood.
- 6.7 Wood siding to match existing in profile and texture.
- 6.8 Subfloor to be 3/4" T & G plywood.
- 6.9 Wood fascia to be 1 x 6, redwood.
- 6.10 Base trim to match existing.
- 6.11 Door casing to match existing.
- 6.12 Window casing to match existing.
- 6.13 Soffit to match existing. Painted. Provide continuous 2" soffit vent.
- 6.14 Porch floor to match existing. Paint.
- 6.15 Porch railing to match existing. Paint.
- 6.16 Porch railing to be 2 layers of 1/2" MDO with 1 x 4 redwood trim boards on both sides. Paint.
- 6.17 Porch structure to match existing. Paint.
- 6.18 Exterior wood stoop and steps to match existing. Paint.
- 6.19 Lattice at crawl space to match existing. Paint. Provide one operable panel. Consult with Owner for location.
- 6.20 Porch ceiling to be 3/4" T & G. Paint.
- 6.21 Exterior trim to be 3/4" clear redwood with wood spacers on back to make total thickness 5/4". See plans for sizes.
- 6.22 Window seat. Paint. Provide operable lid with continuous piano hinge.
- 6.23 Extended 6" wood sill. Incorporate cast iron radiator baseboard heating.
- 7.1 Wall insulation to be R-15 batt.
- 7.2 Roof insulation to be R-30 batt.
- 7.3 Floor insulation at crawl space to be R-19 batt.
- 7.4 Sound attenuation blanket to be R-15 batt.
- 7.5 Roofing to be shingles over 15# roofing felt. Shingles to match existing in color and texture. Patch into existing to provide one contiguous surface.
- 7.6 Aluminum flashing.
- 7.7 Provide new gutters and downspouts to match existing at porch.
- 7.8 Porch roof to be torch down rubber roofing.
- 7.9 Ridge vent.
- 8.1 New Weather shield wood double hung window. All hardware to be standard.
- 8.2 Interior door to match existing on first floor. Painted.
- 8.3 New Weather shield exterior wood door with full height glazing. Provide aluminum threshold. Provide screen door. Paint.
- 8.4 New Weather shield French style sliding doors with full height glazing.
- 8.5 Fixed screen panels. Provide alternate price for removable screen panels.
- 8.6 Screen door.
- 9.1 1/2" gypsum board. Painted. Color by Owner.
- 9.2 1/2" M.R. gypsum board. Painted. Color by Owner.
- 9.3 Flooring to be heart pine.
- 15.1 Cast iron baseboard radiator. Built into trim.

3 KEYNOTES
A102



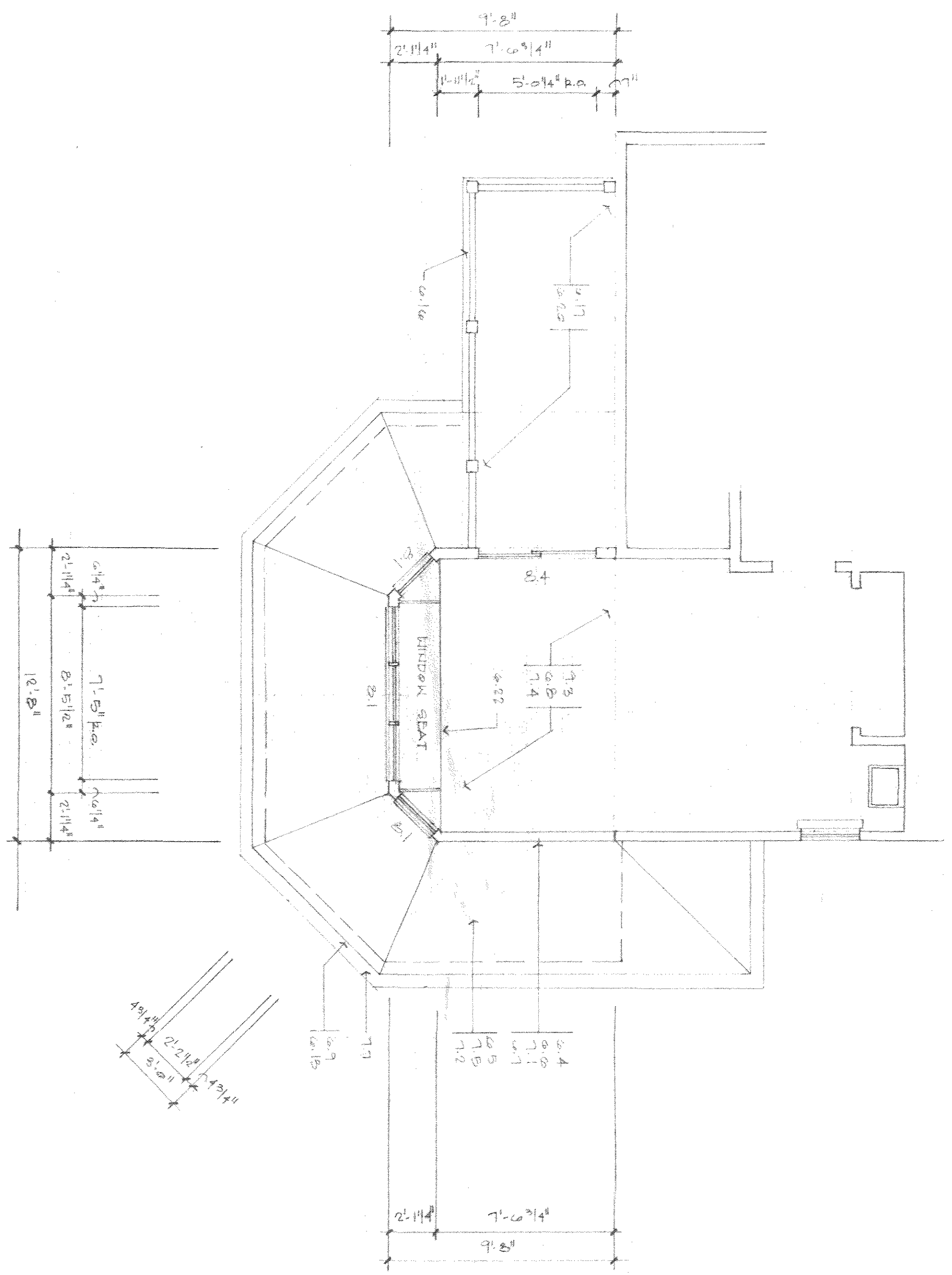
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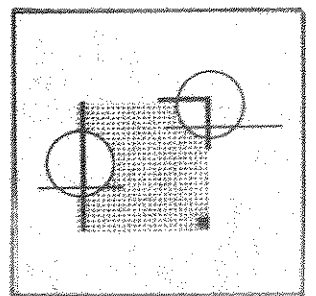
20 JUNE 76

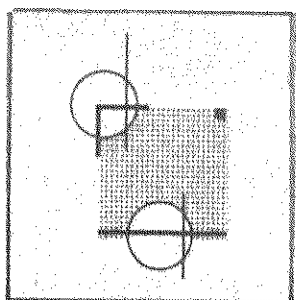
A102

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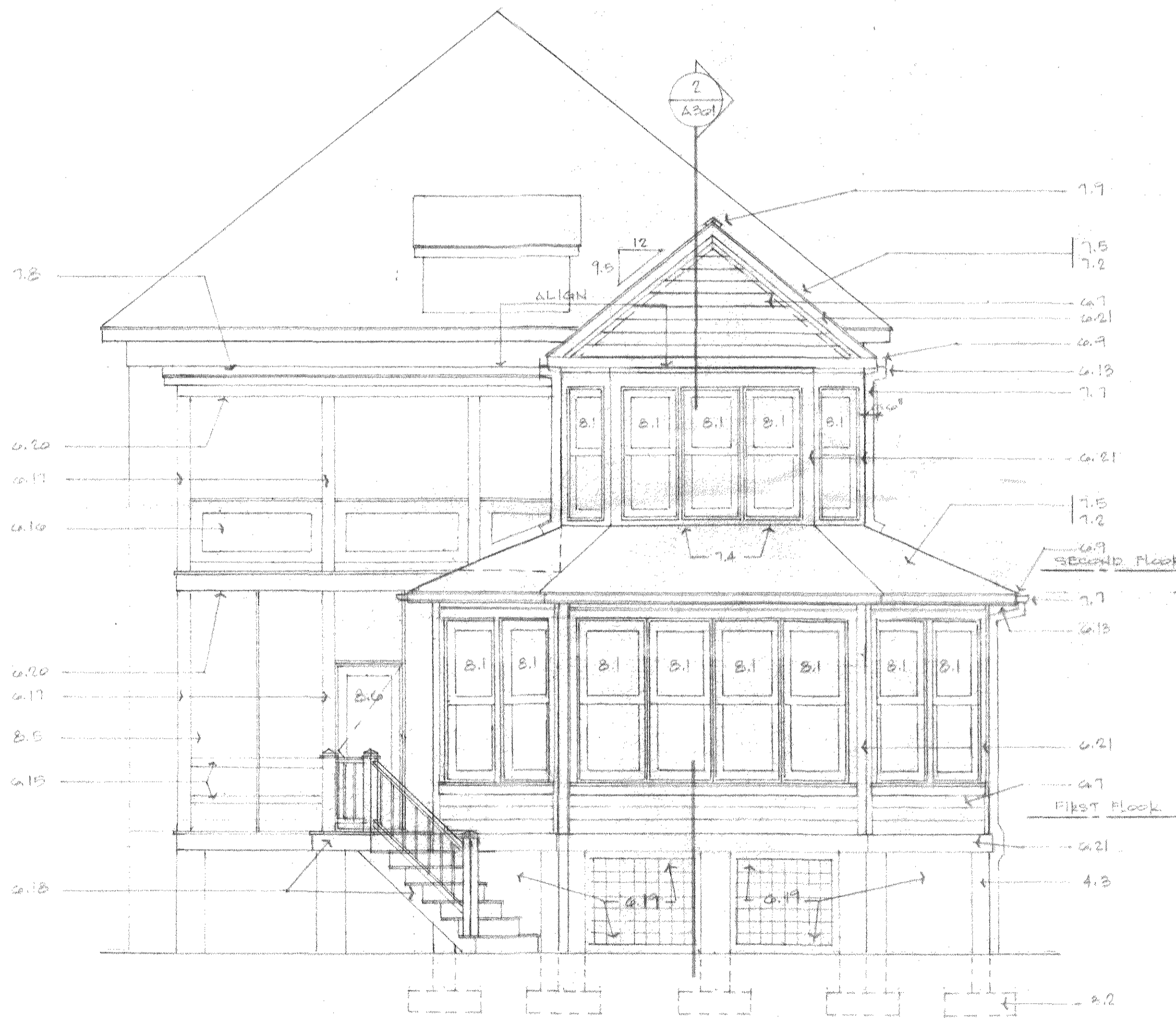
SHULMAN RESIDENCE
10221 Montgomery Avenue
Kensington, Maryland 20895

20 JUNE 95

A201

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- 6.6 Wall sheathing to be 1/2" CDX plywood.
- 6.7 Wood siding to match existing in profile and texture.
- 6.8 Subfloor to be 3/4" T & G plywood.
- 6.9 Wood fascia to be 1 x 6, redwood.
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- 6.17 Porch structure to match existing. Paint.
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- 6.23 Extended 6" wood sill. Incorporate cast iron radiator baseboard heating.
- 7.1 Wall insulation to be R-15 batt.
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- 7.3 Floor insulation at crawl space to be R-19 batt.
- 7.4 Sound attenuation blanket to be R-15 batt.
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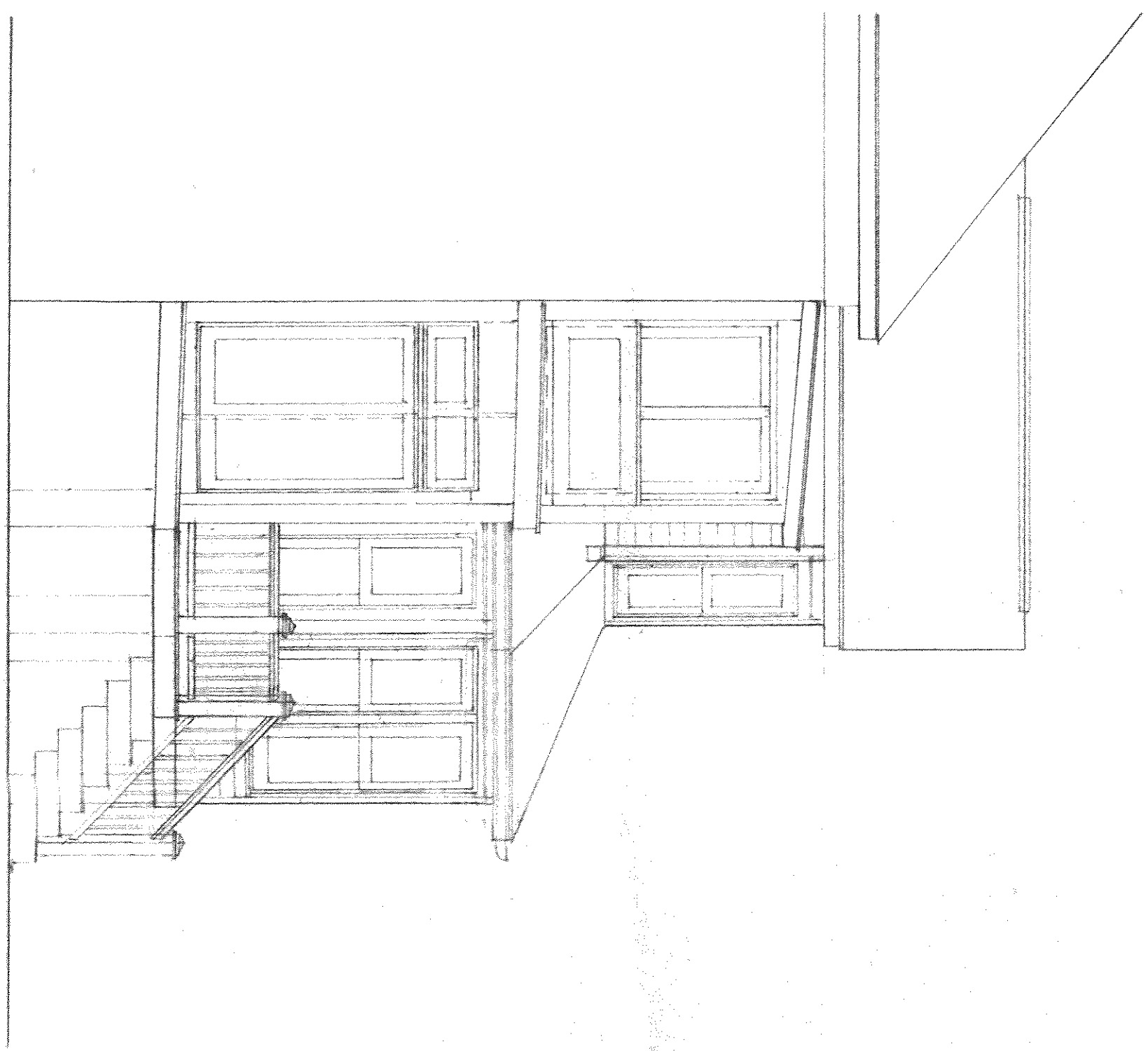


1 EAST ELEVATION
A201 1/4" = 1'-0"

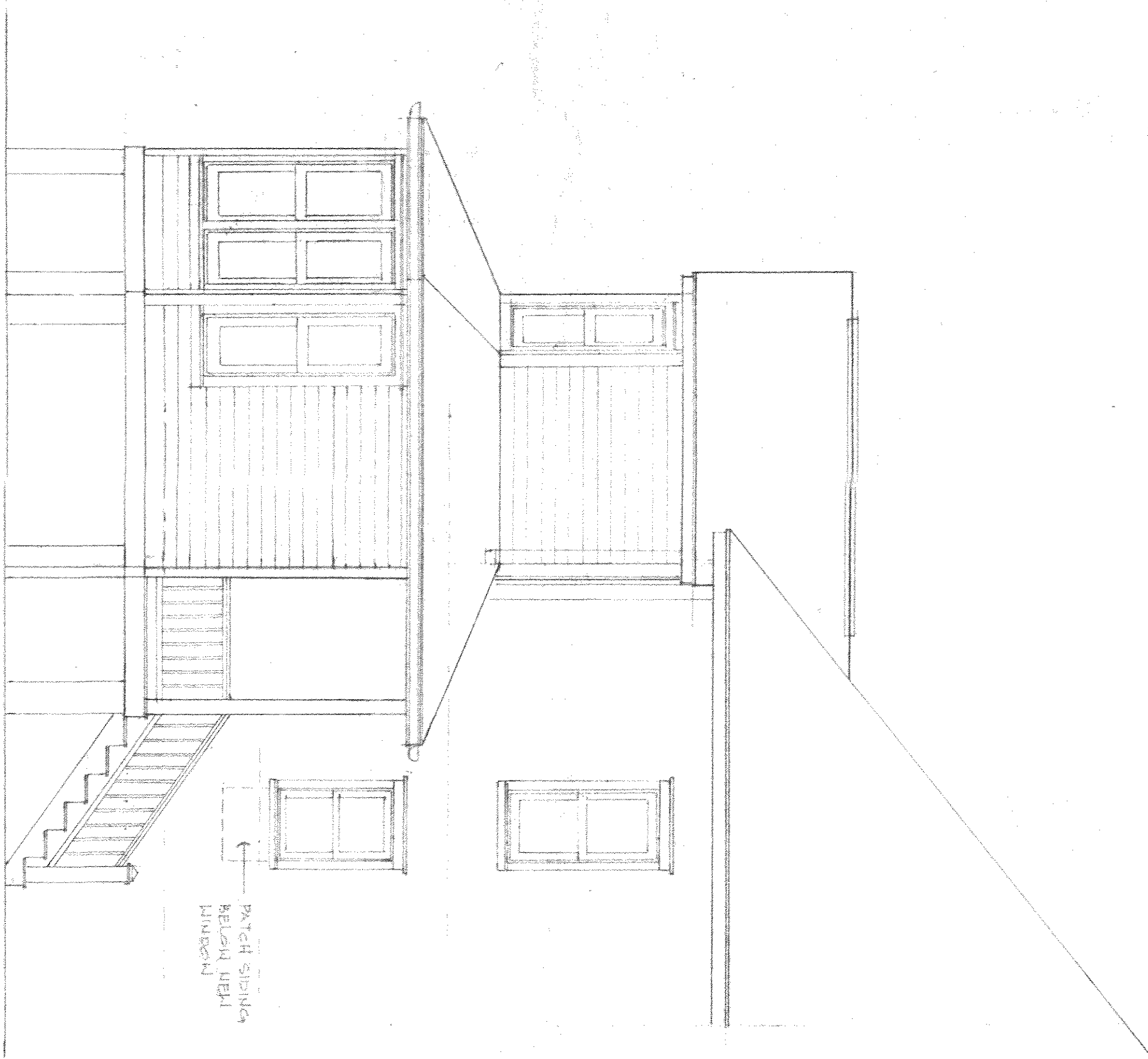
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A201

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Historic Preservation Commission
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1 SOUTH ELEVATION
A202 1/4" = 1'-0"



2 NORTH ELEVATION
A202 1/4" = 1'-0"

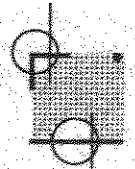


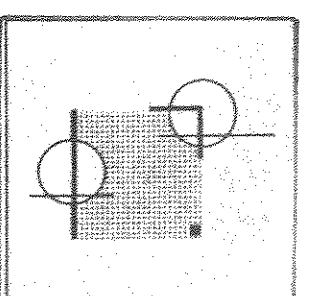
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Historic Preservation Commission
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7/13/19

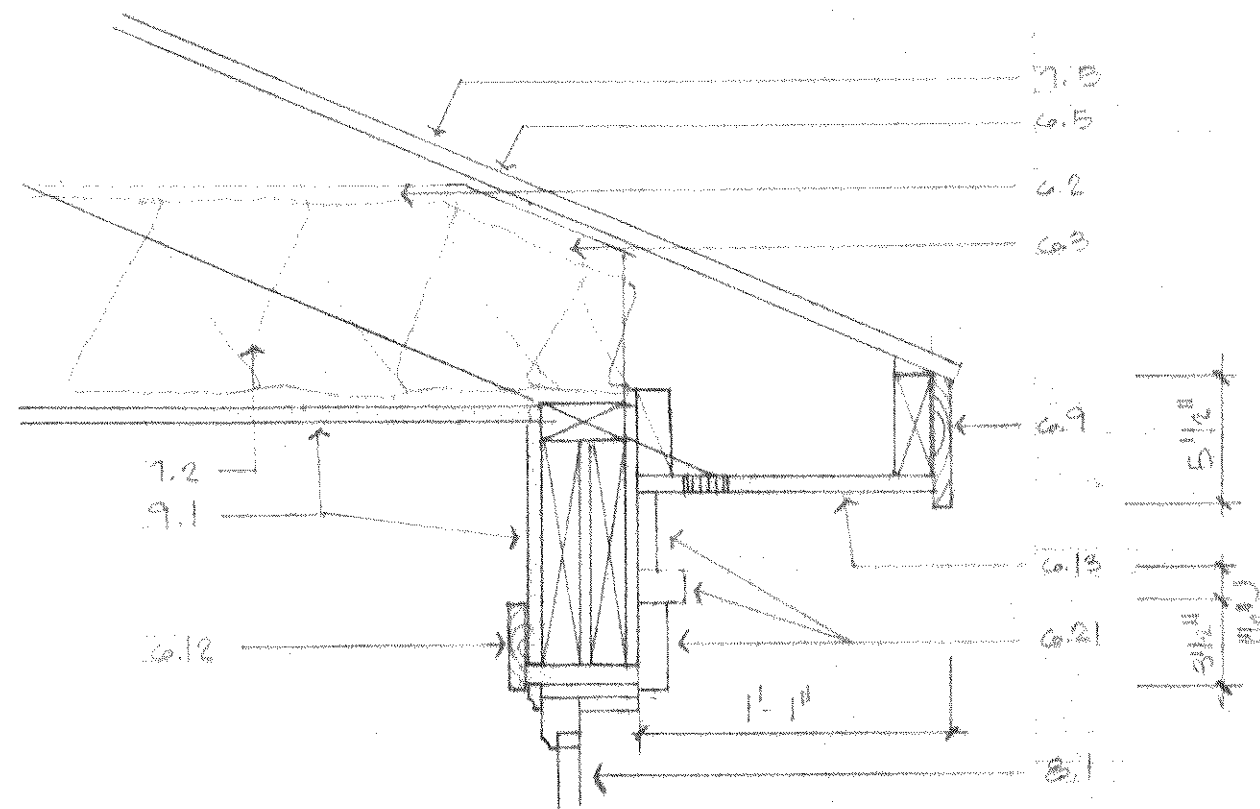
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SHULMAN RESIDENCE
10221 Montgomery Avenue
Kensington, Maryland 20895

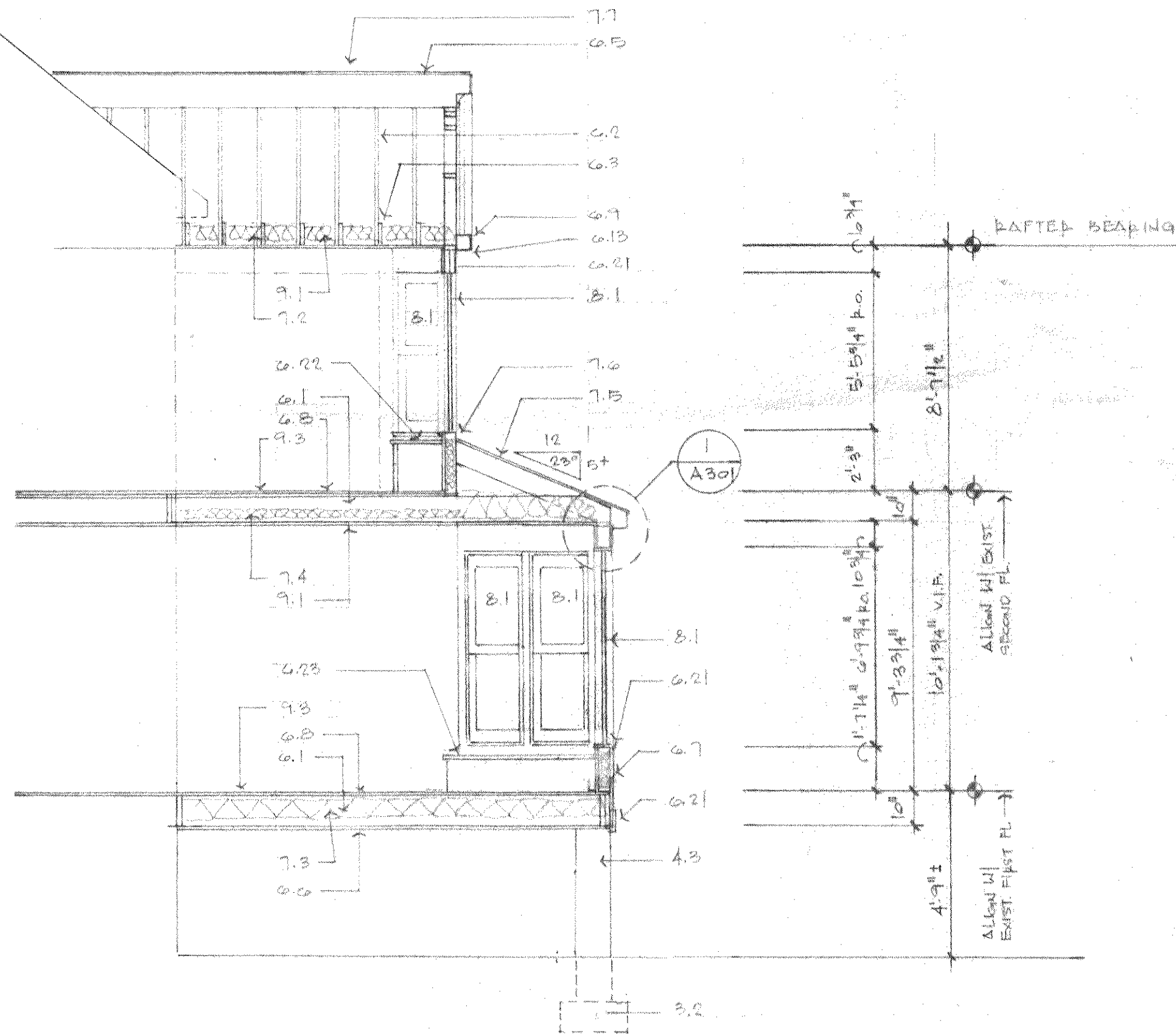
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1 SOFFIT DETAIL

A301 1 1/2" = 1'-0"



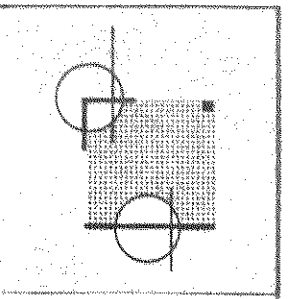
2 BUILDING SECTION

A301 1/4" = 1'-0"

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2
A301

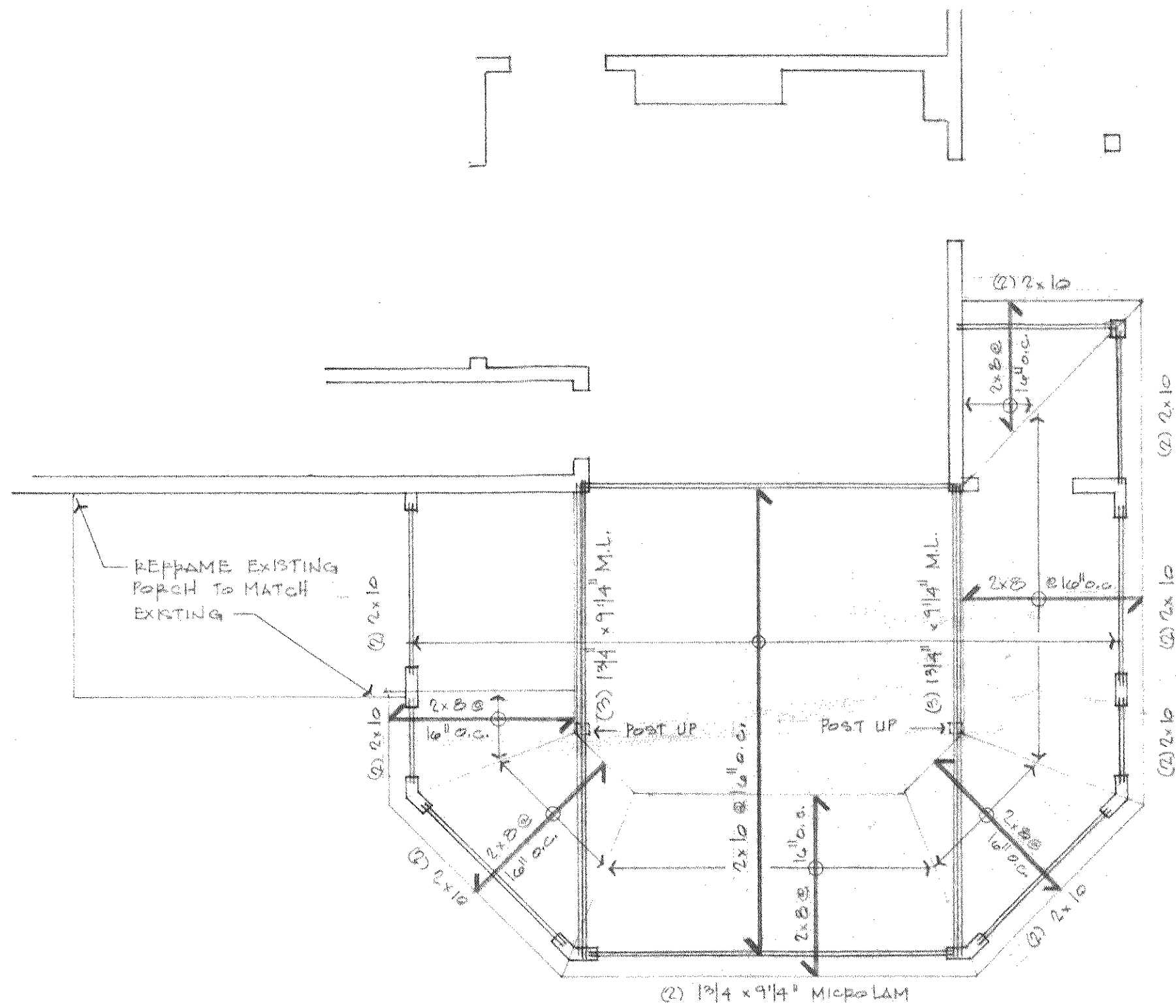


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SHULMAN RESIDENCE
10221 Montgomery Avenue
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20 JUNE 95

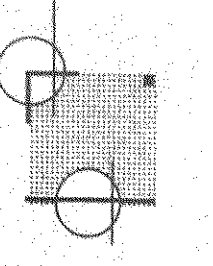
A301



1
S102

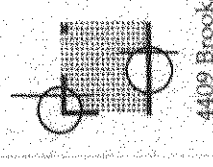
SECOND FLOOR FRAMING WITH FIRST FLOOR POOP FRAMING

14' x 11'0"



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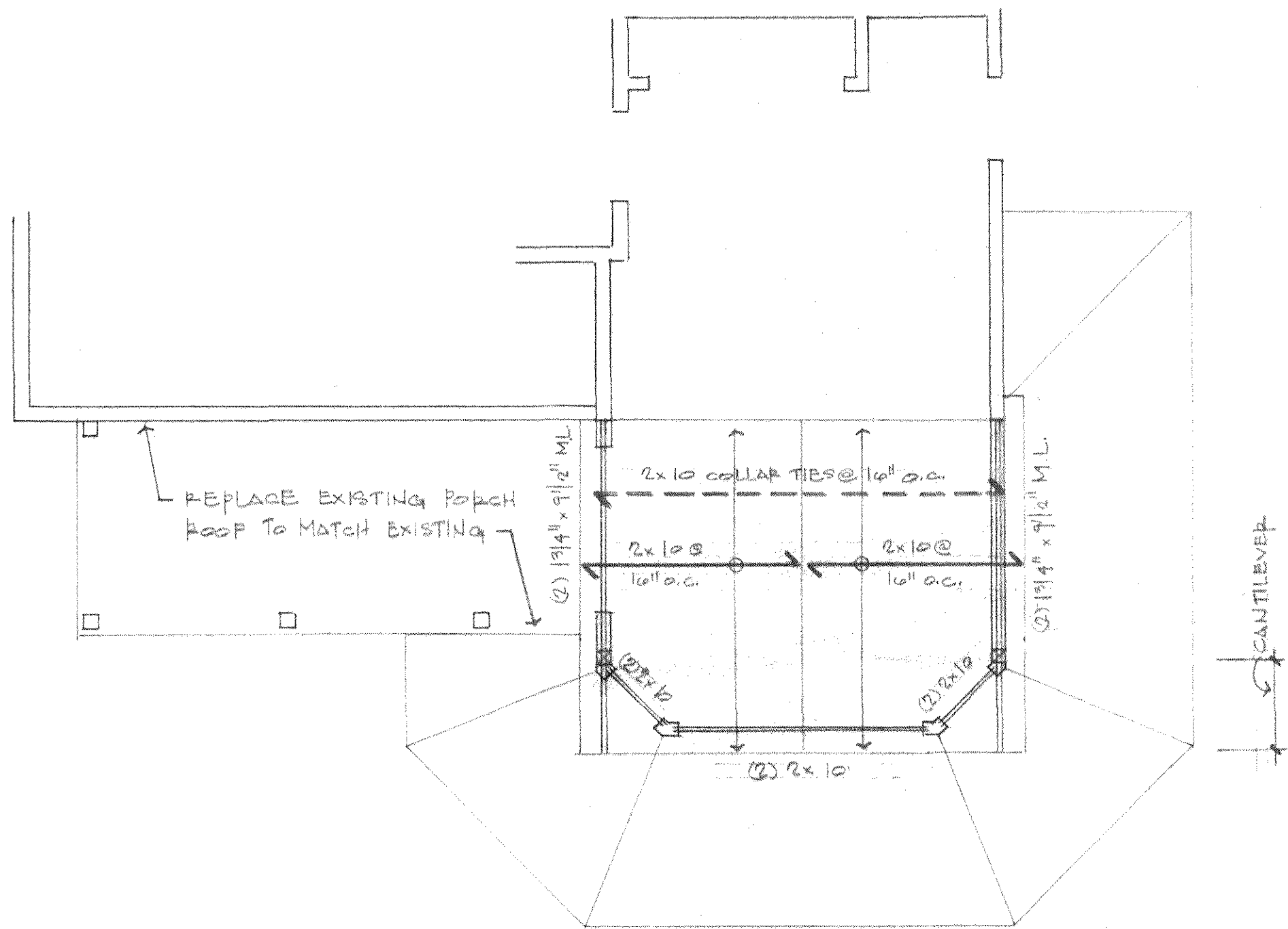
4409 Brookfield Drive Kensington, Maryland 20895



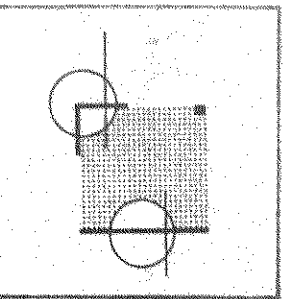
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S102



1 ROOF FRAMING PLAN
 S103 1/4" = 1'-0"

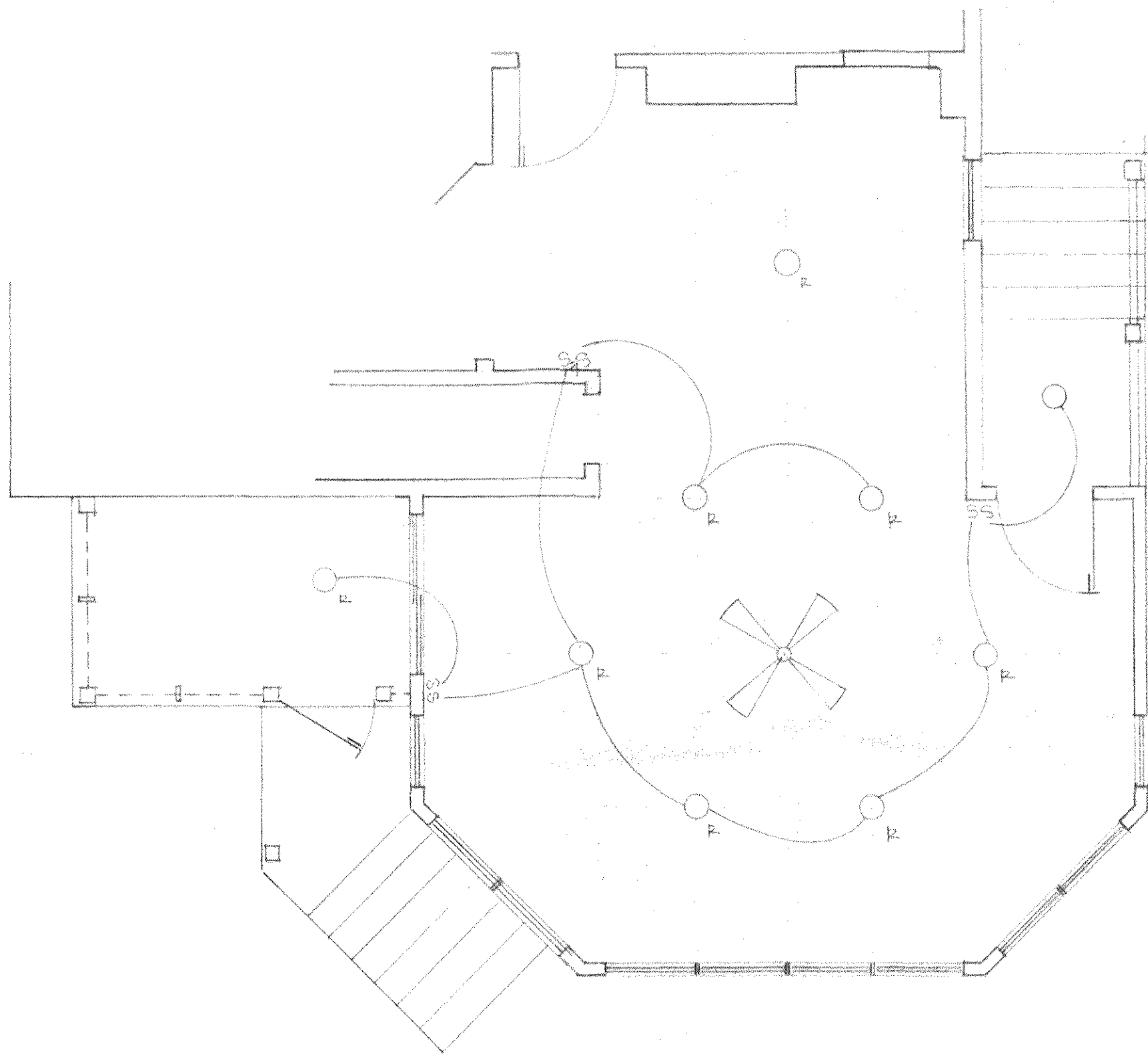


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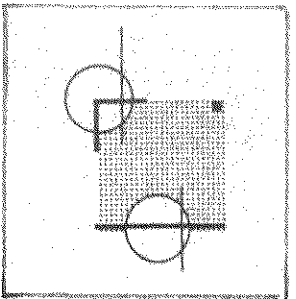
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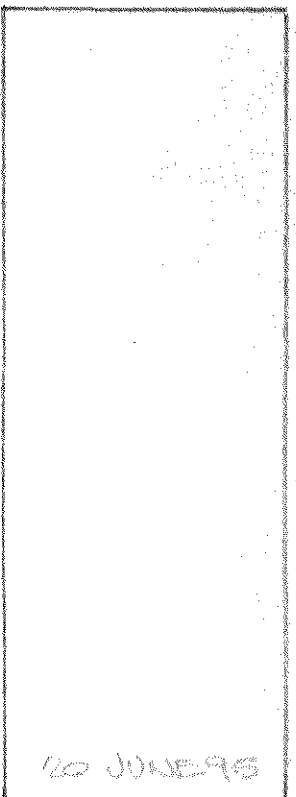
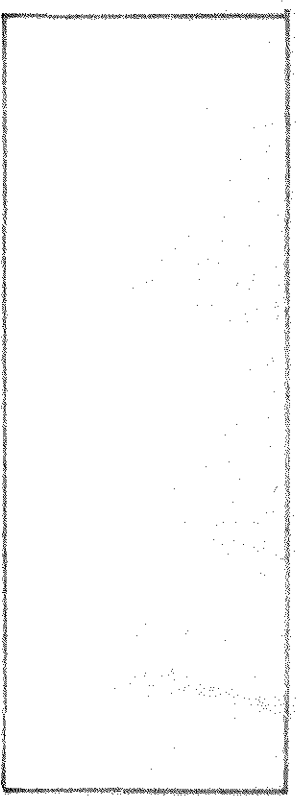
S103



1 ELECTRICAL PLAN - 1ST FLOOR - SCHEMATIC
 E102 1/4" = 1'-0"



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10 JUNE 95
 E102



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

September 18, 1995

Mr. Ray Shulman
10221 Montgomery Avenue
Kensington, MD 20895

RE: Revisions to approved HAWP

Dear Mr. Shulman:

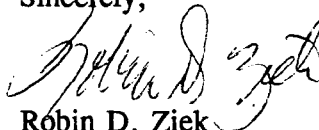
I met with you this afternoon to discuss some minor revisions to the approved proposal for the rear addition to your home at 10221 Montgomery Avenue in the Kensington Historic District. After discussing the proposed minor revisions with you, I have determined that they are approvable at the staff level because they do not affect massing, materials, or general scope of the project.

For the items listed below, you may proceed with staff approval. You will not have to appear before the HPC for the following:

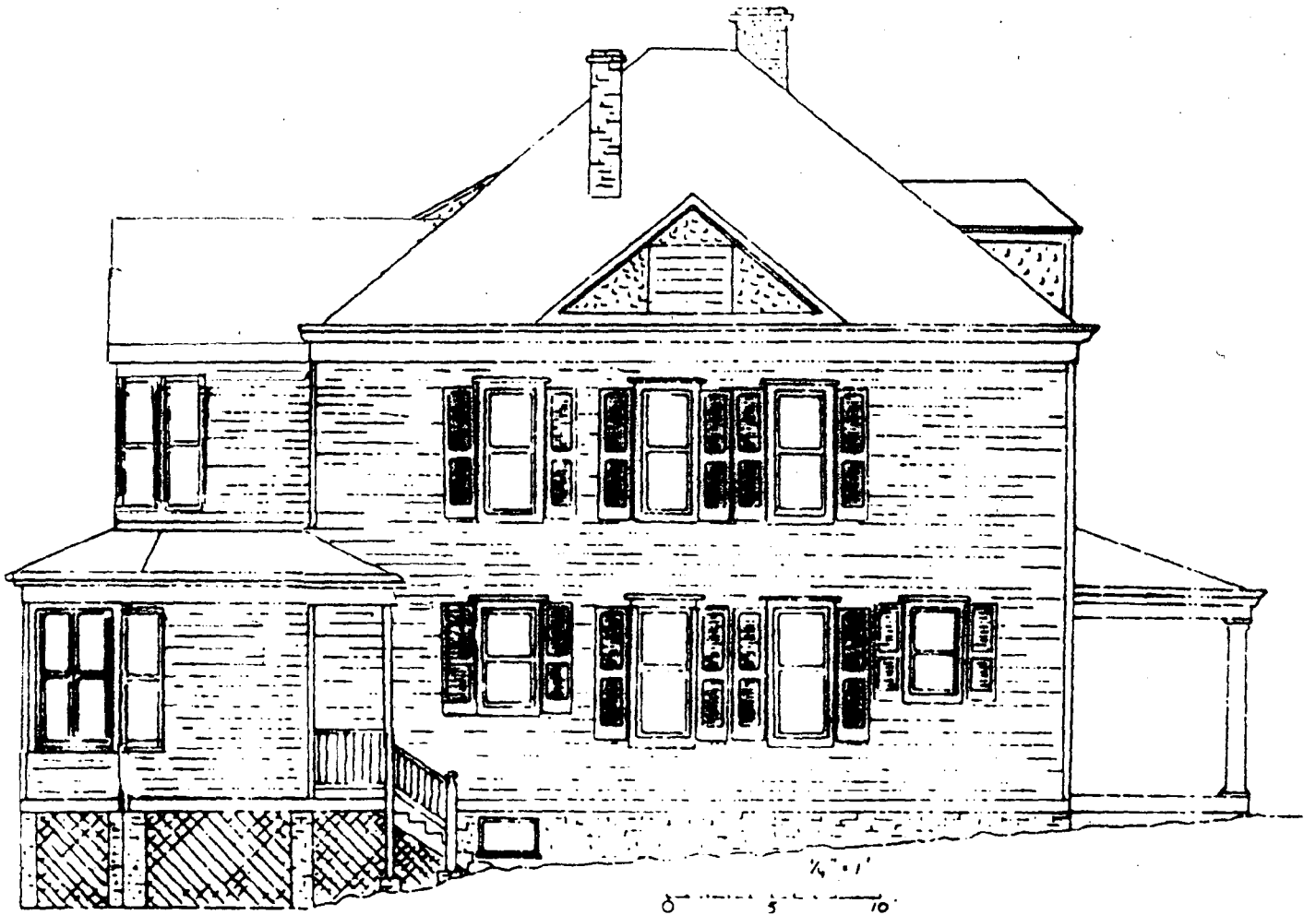
- 1) On the North elevation, you may reduce the length of the new roof at the proposed side porch entrance.
- 2) On the North elevation, you may delete the horizontal window and substitute a double-hung window in the location show on the newly submitted drawing.
- 3) On the North elevation, you may add an additional double-hung window on the second floor addition.
- 4) You may raise the height of the new addition to the height as shown on the newly submitted drawings. The new height is still below the height of the existing roof, and will not affect the massing of the addition.
- 5) On the East Elevation, you may substitute wood pickets for the solid wood rail on the second floor porch; you may add wood pickets and a railing at the first floor porch.
- 6) The taller windows at the second floor of the addition may be installed, to complement the proportions of the altered roof height. The windows will still be double-hung and installed in all other aspects as approved in the original HAWP.
- 7) On the east elevation of the rear addition, you may delete the wood panels under the first floor windows, and install wood siding to match the rest of the house.

Thank you for consulting with us. I am enclosing a stamped set of the new drawings for your files. We look forward to an invitation to see the completed project. If I can be of further assistance, please do not hesitate to call me at (301) 495-4570.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robin D. Ziek".

Robin D. Ziek
Historic Preservation Planner



APPROVED
Montgomery County
Historic Preservation Commission

William D. Ziel 9/18/95

PROPOSED
LEFT (NORTH) ELEVATION

17



PROPOSED
REAR (EAST) ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

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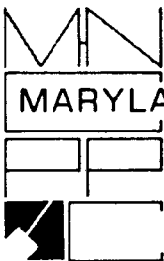
19



PROPOSED
LEFT (NORTH) ELEVATION



PROPOSED
REAR (EAST) ELEVATION


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

DATE: 10/27/94

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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

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

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

- If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570..

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

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

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:

2 1/2 story 4-square frame house built
c. 1895, one of the earliest on Montgorn. Ave.
Sited on 3 - 50 ft parcels, built on 2.
In neighborhood of similar houses in age but
varying architectural style.

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

The proposed addition is described under "Description of Proposed Work." It involves only the rear of the house except for a small side entrance extending 4.5 ft to the side of the rear, and shortening a partially obstructed kitchen window. New construction would not obstruct ^{existing} the view of open space from any direction, since it does not extend beyond an existing garage. Styling is sympathetic to, and in keeping with that of the original house, yet the distinction between old and new construction is apparent.

APPROVED
Montgomery County
Historic Preservation Commission

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 proposed addition is in keeping with the scale of the original house; all materials will be appropriately compatible with the existing structure

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

The addition is to the rear of the house (refer to drawings); portions of the existing porch that remain will be re-built to replace deteriorated materials.

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

Proposed additions are consistent with guidelines in that they are appropriate in scale; do not impinge on open space significantly; have no impact on the street-scape; do not alter any special feature of the original house; and are clearly distinguished from original construction although compatible with it.

3. Project Plan:

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

- the scale, north arrow, and date;
- dimensions and heights of all existing and proposed structures;
- brief description and age of all structures (e.g., 2 story, frame house c.1900);
- 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
- 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 Harry & Patricia McPherson
 Address 10213 Montgomery Ave
 City/Zip Kensington 20895
2. Name Alan & Fiona Morris
 Address 10225 Montgomery Ave
 City/Zip Kens. 20895

APPROVED
 Montgomery County
 Historic Preservation Commission



- 3. Name Stephen + Susan Palmer
 Address 10208 Kensington Pkwy.
 City/Zip Kens. 20895

- 4. Name Terri Willard + Dr. Cindy Tracey
 Address 10210 Kensington Pkwy
 City/Zip Kens. 20895

- 5. Name Laurie and JoAnn Price
 Address 10206 Kensington Pkwy.
 City/Zip Kens 20895

- 6. Name Moyes Library
 Address Carroll + Montgomery Aves.
 City/Zip Kens. 20895

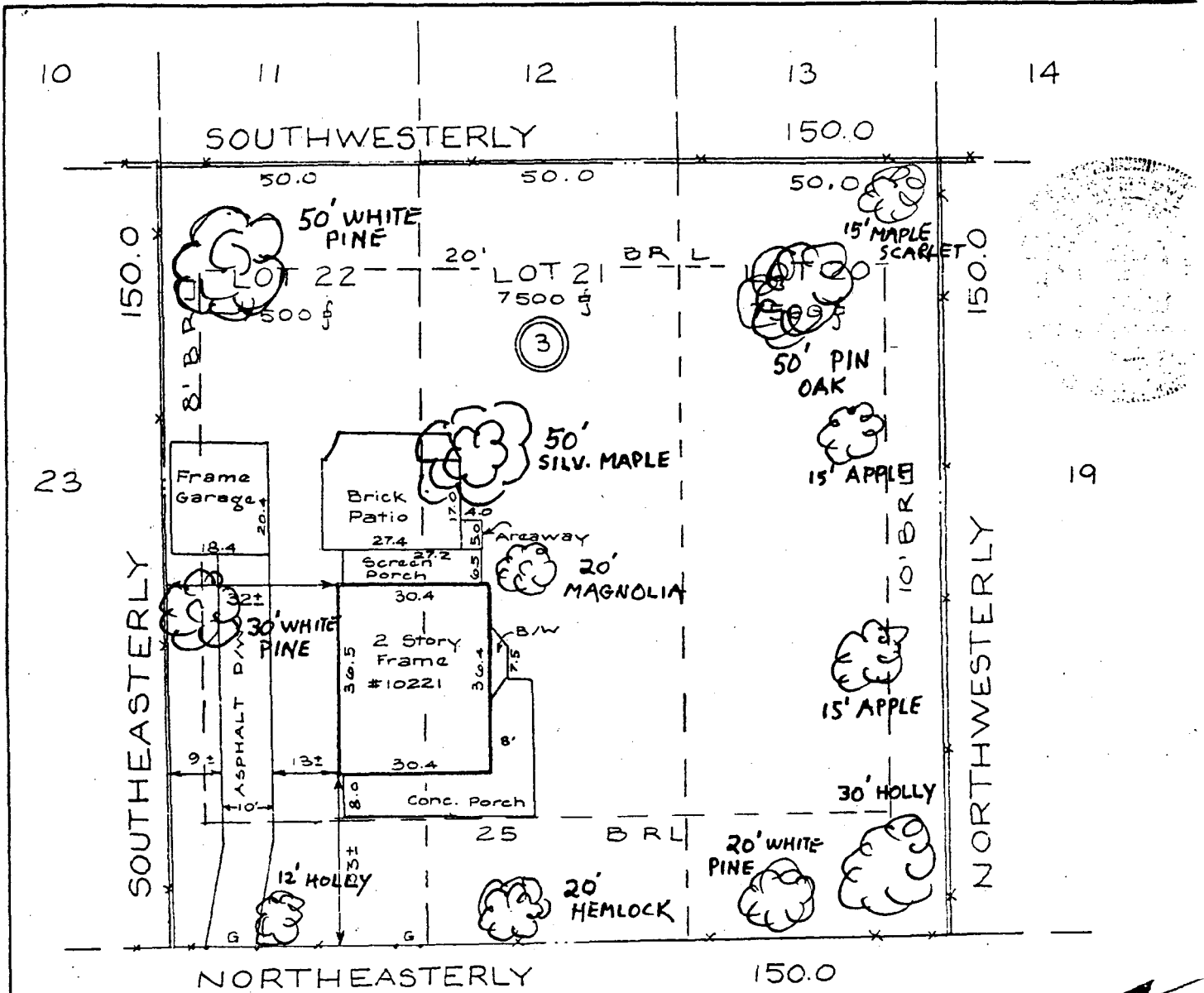
- 7. Name ~~Mr. [unclear]~~
 Address [unclear]
 City/Zip [unclear]

- 8. Name Circle Manor Nursing Home
 Address 10312 Carroll Place
 City/Zip Kensington 20895

1757E

APPROVED
 Montgomery County
 Historic Preservation Commission


NOTE: This location for tree purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location.




TREES MONTGOMERY AVENUE

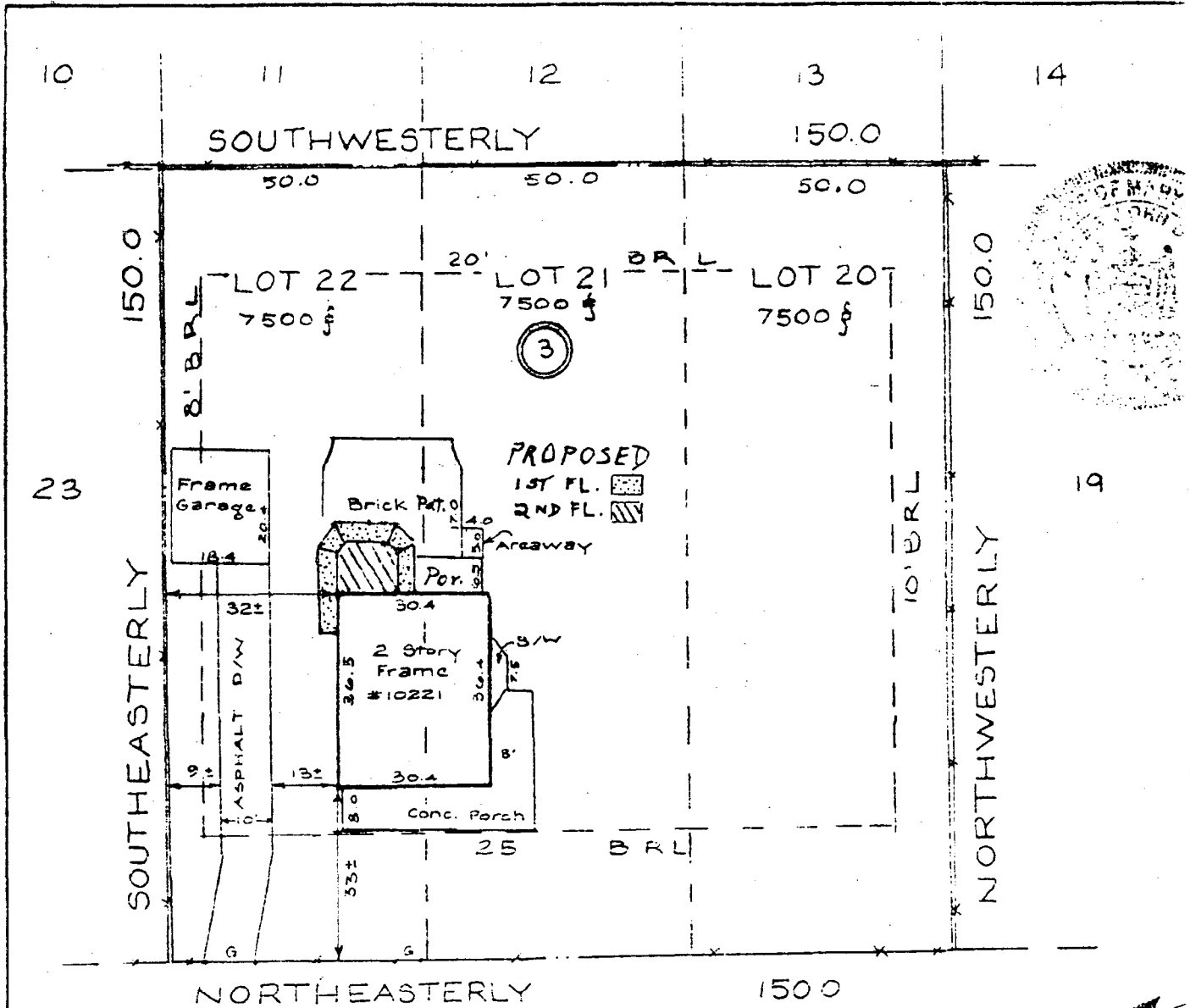
Location of House
 Lots 20, 21 & 22, Block 3
KENSINGTON PARK
 Montgomery County, Md.

APPROVED
 Montgomery County
 Historic Preservation Commission

Flood Zone: "C"
 Per Hud Panel No: 0175C
 Zoned: R-60

NOTE: NO PROPERTY CORNERS FOUND

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED. <i>Peter J. Ware</i> REGISTERED LAND SURVEYOR MD # 224	REFERENCES PLAT BK. B PLAT NO. 4	 SNIDER, BLANCHARD & ASSOC., INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 286 Montevue Lane Frederick, MD 21701 (301) 694-5544 2 Professional Dr., Suite 21 Gaithersburg, MD 2087 (301) 948-510	DATE OF LOCATIONS SCALE: 1" = 30'
	LIBER FOLIO		WALL CHECK: HSE. LOC.: 4-19-88 BOUNDARY:



PROPOSED MONTGOMERY AVENUE


AVENUE

Location of House
 Lots 20, 21 & 22, Block 3
KENSINGTON PARK
 Montgomery County, Md.

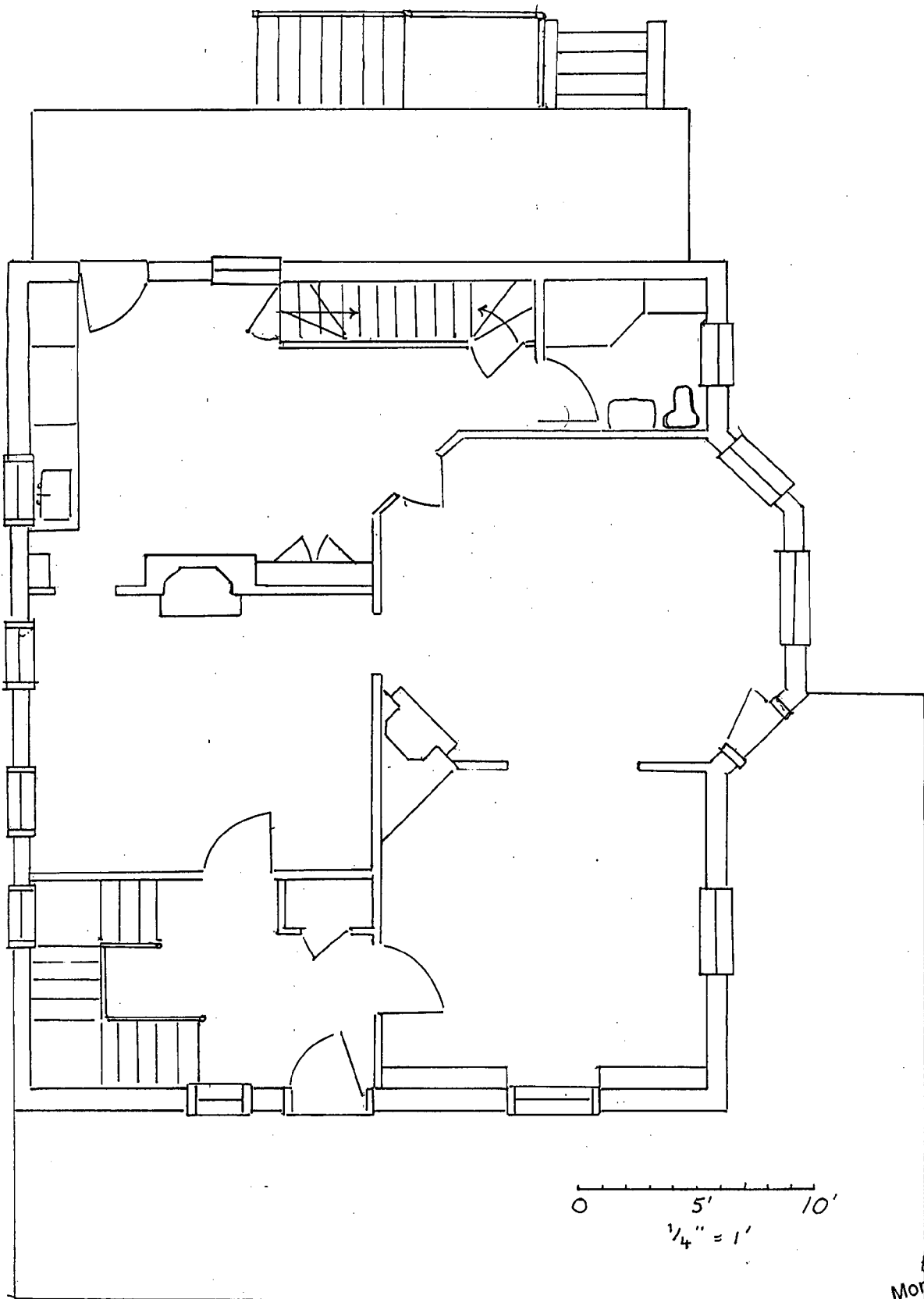
APPROVED
 Montgomery County
 Historic Preservation Commission

Flood Zone: 2
 Per Hud Panel No: 0175
 Zoned: R-60

NOTE: NO PROPERTY CORNERS FOUND

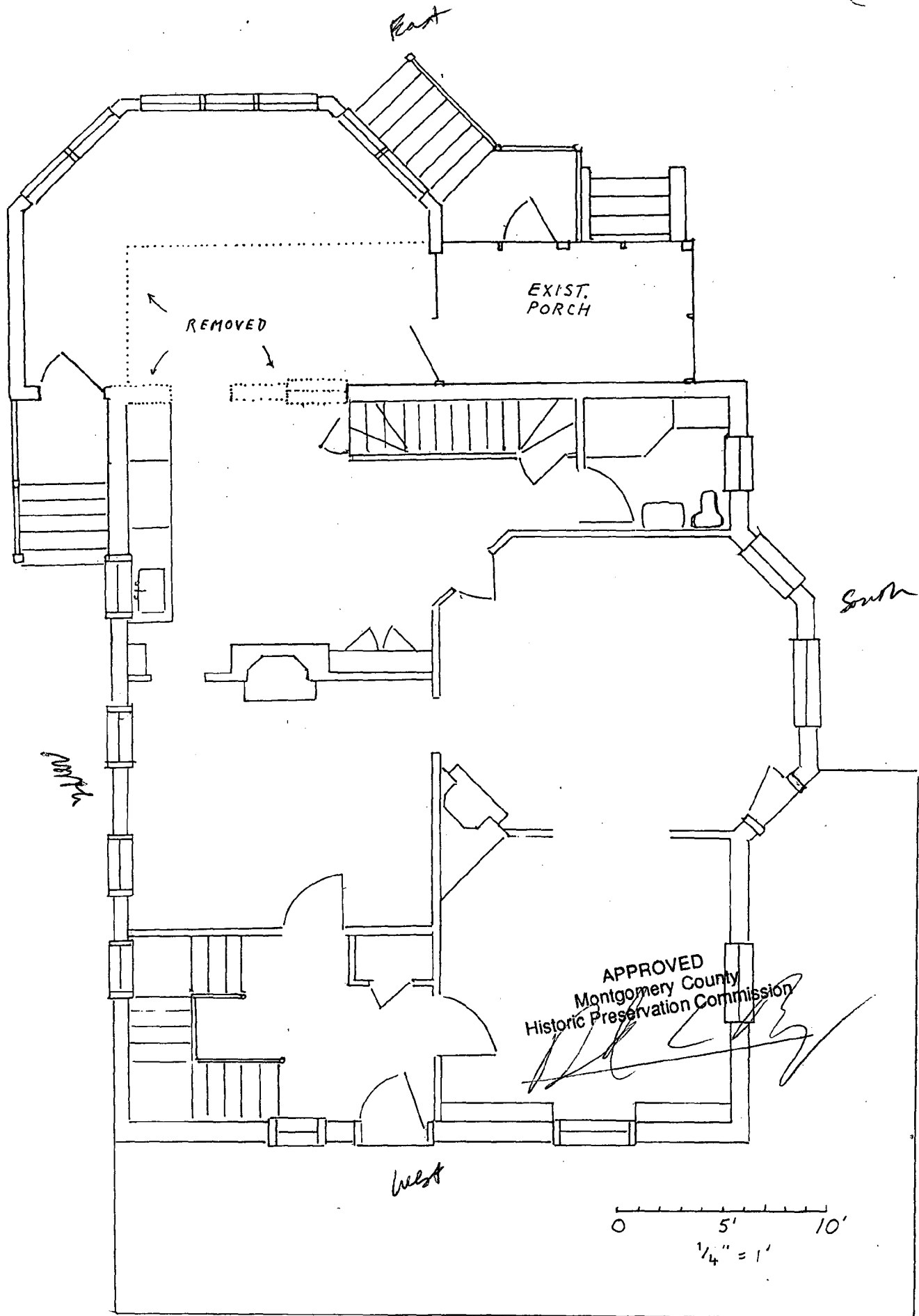
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	LIBER FOLIO	

✓
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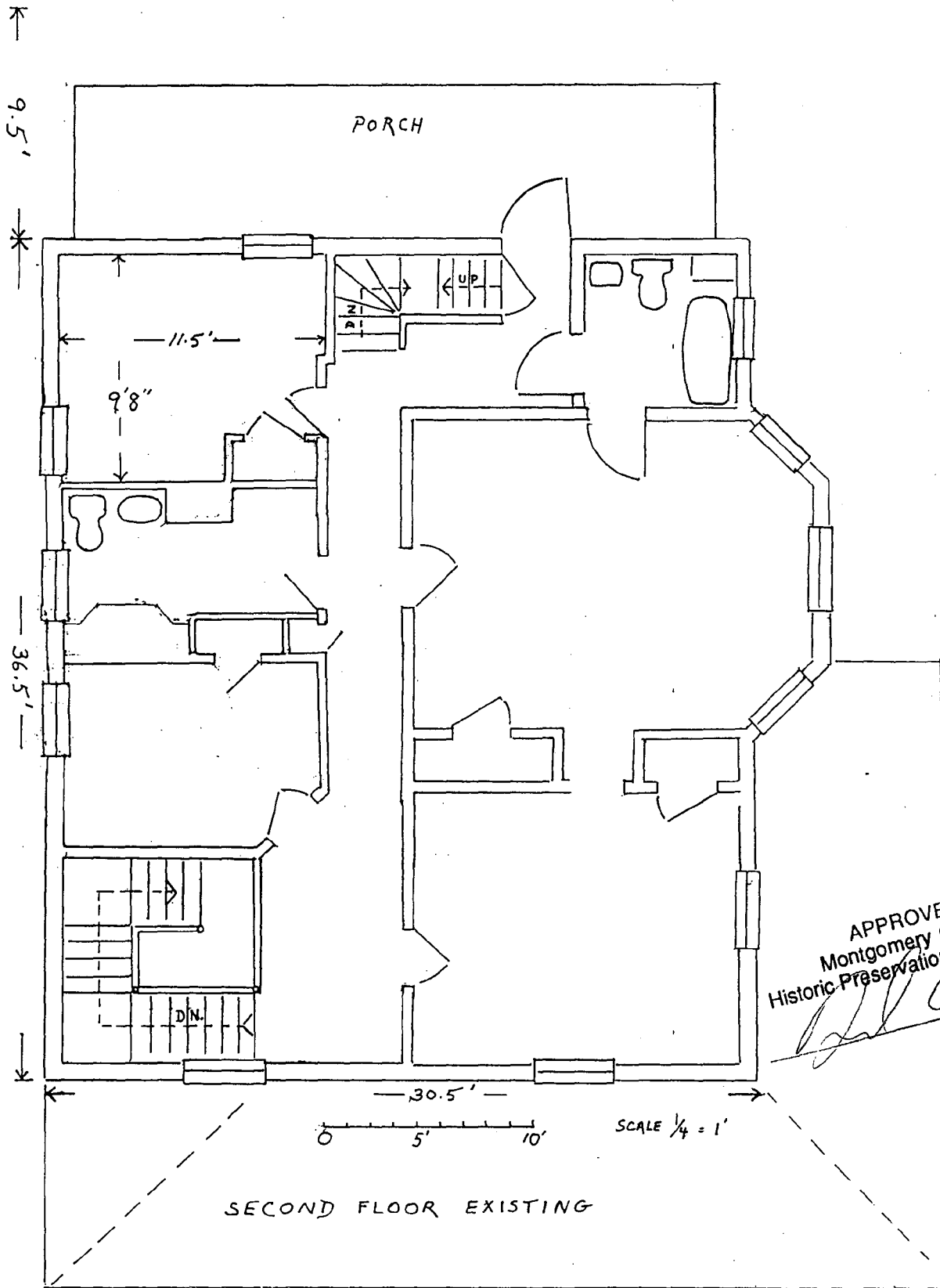


FIRST FLOOR EXISTING

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

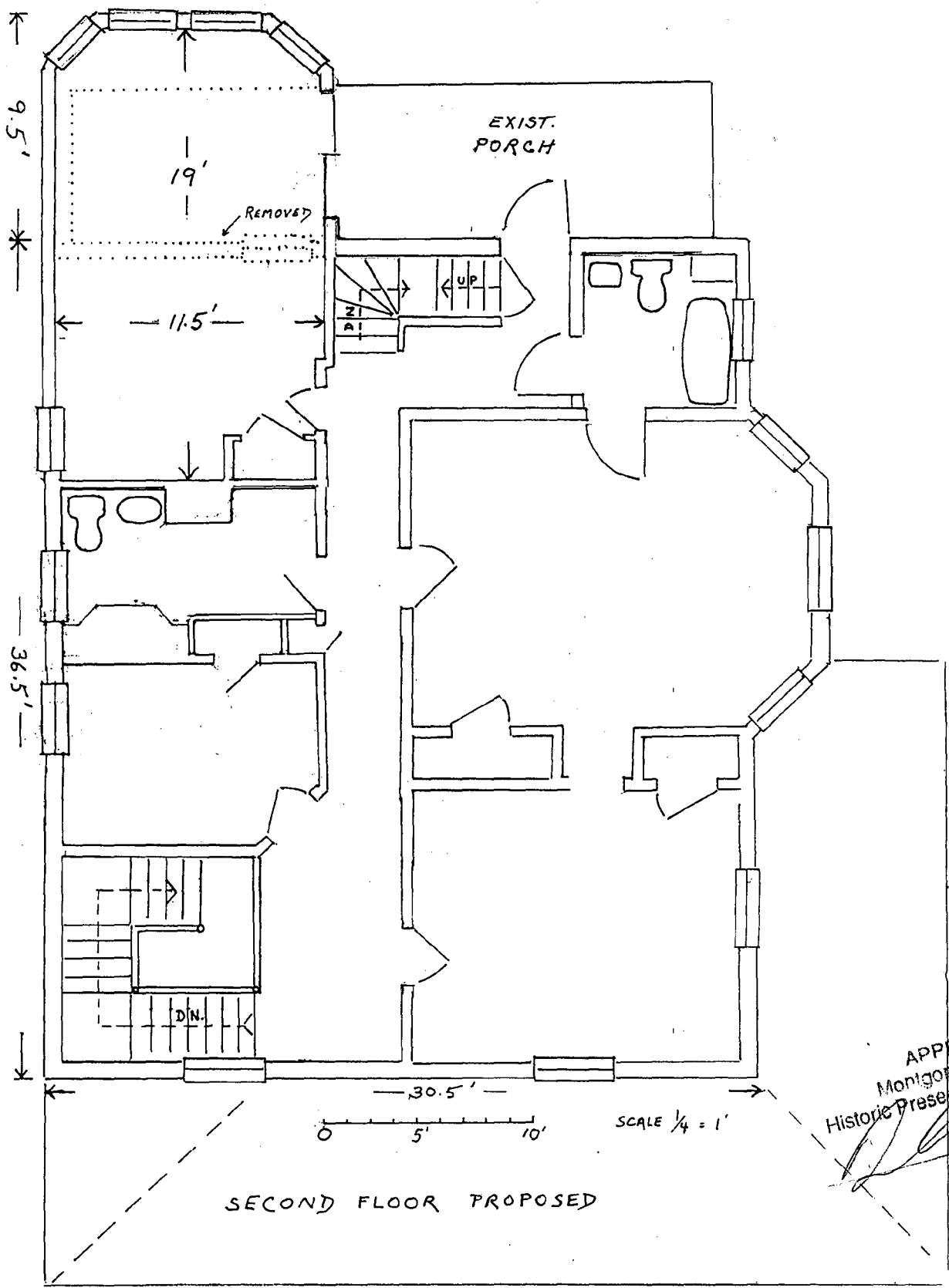


FIRST FLOOR PROPOSED



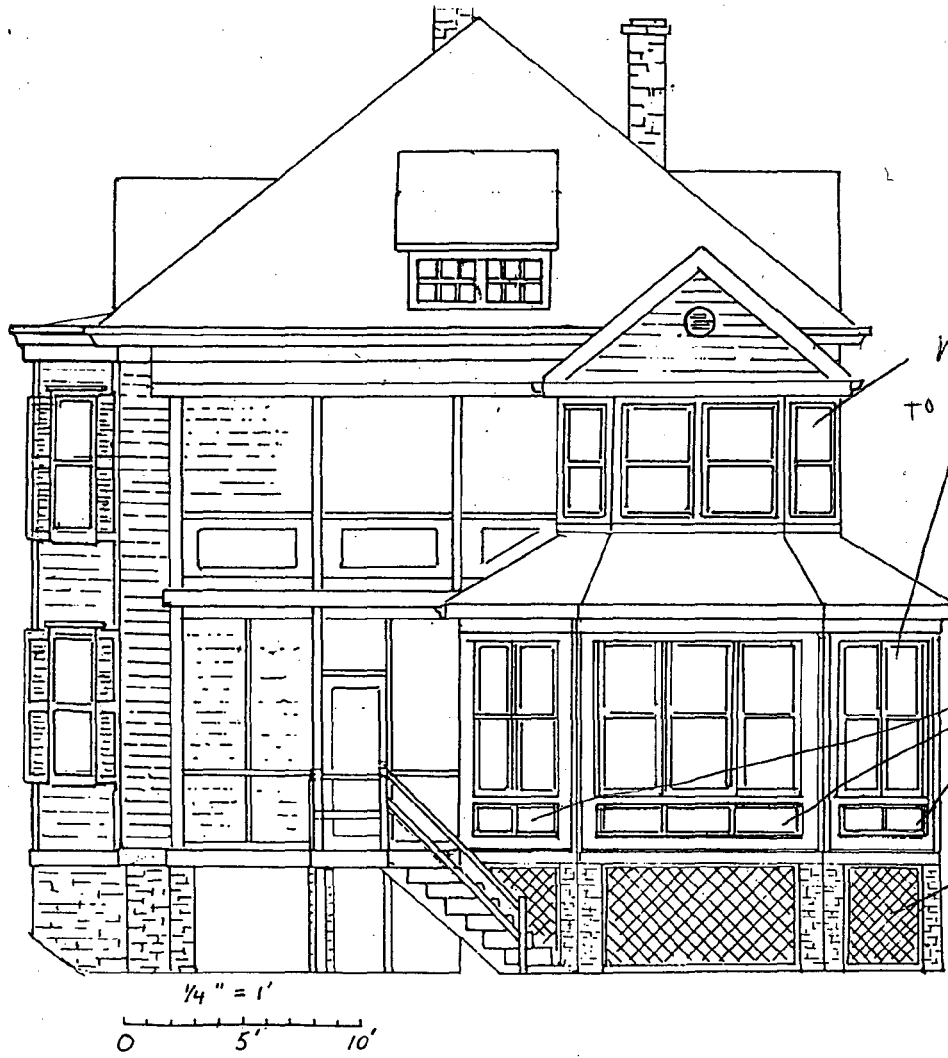
SECOND FLOOR EXISTING

APPROVED
Montgomery County
Historic Preservation Commission



SECOND FLOOR PROPOSED

APPROVED
Montgomery County
Historic Preservation Commission



WOOD windows
 TO MATCH existing
 NO SNAP-IN
 MUNTINS.
 DCB

PANELS OF
 WOOD OR
 WINDOW
 PANELS
 DCB

LATTICE
 TO BE
 STRAIGHT
 UP AND DOWN
 NOT Diagonal
 DCB

**PROPOSED
 REAR (EAST) ELEVATION**

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

Mr. & Mrs. N.R. Shulman
10221 Montgomery Ave
Kensington MD 20895

GENERAL MATERIAL SPECIFICATIONS

FOUNDATION: Brick piers with painted P.T. lattice infill

WINDOWS/BAY: Weathershield wood windows (one over one insulated glass) or equivalent, with 5/4 x 4 casing to match existing. Panel detailing will be MDO Plywood with applied 3/4" rails and stiles with O.G. Molding detail.

SIDING: Redwood or pine lap siding to match existing, using 5/4 x 4 corner boards.

SIDE PORCH RAILING & POST: Morgan #3059 turned 5" x 5" corner post or equivalent with standard traditional top & bottom rail with 1 1/4 square balusters. P.T. T&G porch flooring.

EXISTING 2 STORY PORCH: Rebuilt using matching materials and techniques except vertical beaded board on upper railing will be replaced with panel to match bay panel.

ROOFING: Asphalt shingles to match existing house. Low slope porch roof to be done with modified Bitumen Roofing. New applied aluminum O.G. gutters and down spouts

APPROVED
Montgomery County
Historic Preservation Commission



Goew. MARCUS



$\frac{1}{4}'' = 1'$

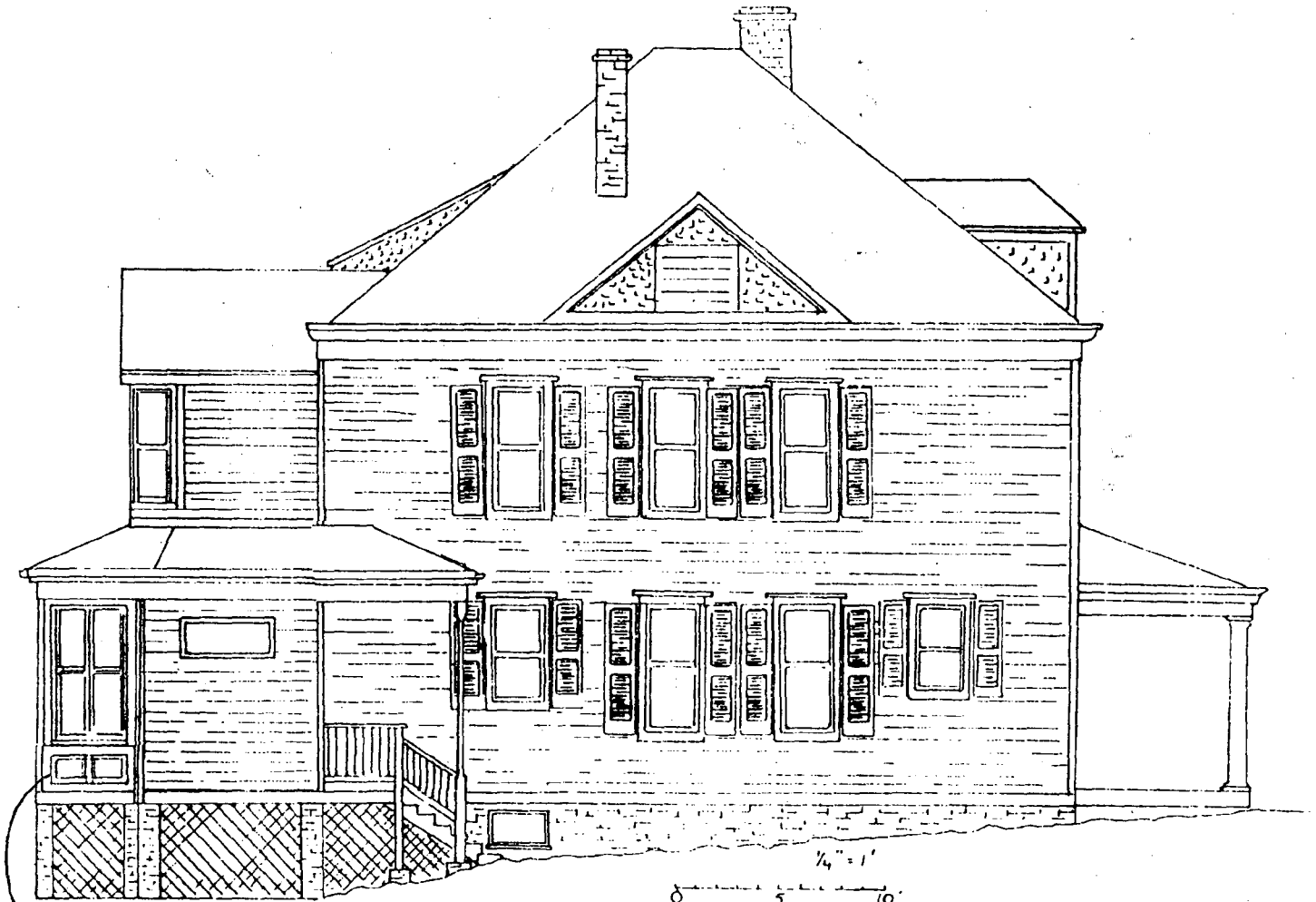
0 5' 10'

**EXISTING
FRONT (WEST) ELEVATION**



**PROPOSED
FRONT (WEST) ELEVATION**

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



→ Panels of wood
or
window panels. DCB

**PROPOSED
LEFT (NORTH) ELEVATION**

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



EXISTING
LEFT (NORTH) ELEVATION

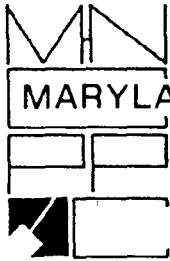


1/4" = 1'

0 5' 10'

Lattice
to be
STRAIGHT
up and down
-NOT Diagonal.
DLB

EXISTING
REAR (EAST) ELEVATION



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

DATE: 10/27/94

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: N. Raphael And Ilene Shulman

Address: 10221 Montgomery Avenue, Kensington, MD 20895

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10221 Montgomery Avenue Meeting Date: 10/26/94
Resource: Kensington Historic District Review: HAWP/Alteration
Case Number: 31/6-94L Tax Credit: Partial
Public Notice: 10/12/94 Report Date: 10/19/94
Applicant: N. Raphael & Ilene Shulman Staff: David Berg
PROPOSAL: Demolish portion of existing porch, construct 2 story frame addition RECOMMEND: Approve

BACKGROUND

The applicants' house is a 2 1/2 story American Foursquare frame dwelling with wood clapboard siding and 1/1 double hung windows. Built around 1895, it is one of the oldest houses in the Kensington Historic District and is classified as a Primary Resource. Although the house is basically a square structure with hipped roof, front porch, and hipped roof central front dormer, the house is somewhat atypical of a Foursquare in several respects. The porch is not limited to the front (West Elevation) of the dwelling, but wraps around the right side (South Elevation) of the house and terminates at a 2 story bay with a gable roofed dormer. The left side (North Elevation) of the house also has a gable roofed dormer. The front door of the house is offset to the left of center. The effect of these variations on the Foursquare style is to give the house an asymmetrical rhythm reminiscent of the Queen Anne style.

The rear (East Elevation) of the house has a 2 story porch, the first story of which is screened in. This porch is not original to the structure and was probably built in the early to mid 20th century. The applicant proposes to demolish the north half of the porch (near the left side) and construct a two story addition that will tie into the remaining porch. The remaining section of porch will be restored. The addition's foundation will be made of brick piers with lattice infill to match the existing rear porch foundation. The addition's stairway will wrap around the left side (North Elevation) of the house and terminate about five feet past the corner of the original structure just short of the first story rear window.

STAFF DISCUSSION

The addition will have design characteristics similar to the existing 2 story bay on the right side (South Elevation) of the house but will employ a two-tiered design that will differentiate it

1

from the original historic fabric. The first story of the addition will be a bay with 1/1 double hung wood windows and polygonal hip roof or roof skirt that will mimic the front porch roof when viewed from the front and side of the house. The second story of the addition will be a smaller bay with a gable roof.

The addition will employ wood lap siding similar to the existing siding, roofing shingles to match existing roof, and 1/1 wood windows with 4" surrounds to match the existing windows. In constructing the new addition, approximately 12' of the existing first and second story rear wall will be removed. An existing first story door and window will be removed as well as one second story window. The cornerboard at this corner (left-rear) of the house will be retained in order to create a distinct separation between the old and new building fabric.

No siding will be removed from the left side (North Elevation) of the house. The applicants proposes simply to add the stairway and landing of the addition to this side of the house. The applicants do propose to remove and rebuild the first story rear window of this elevation in order to make it the same size as the first story front window of this elevation. This change would accommodate a kitchen countertop and sink on the interior wall. Staff commends the applicant's resolve to rebuild the existing window to a different size in order to retain original fabric. Staff recommends that the applicants utilize some of the siding to be removed from the rear of the house when filling in the space created by the reduction in size of this window.

The existing 2 story porch will be restored using matching materials except that the existing vertical beaded board panels that are part of the second story porch railing will be replaced with panels to match new panels located under the first story windows of the proposed bay addition. Although the plans show diagonal lattice to be placed under the addition, the applicants actually intend to install the lattice straight up and down to match the existing lattice under the rear porch.

The staff feels that the addition is compatible in size, massing, and scale to the historic fabric. The applicants have also been careful to use architectural features, styling, and materials that respect the historic fabric. Where possible, the applicants have tried to preserve historic materials.

Although the proposed addition would be somewhat visible from the streetscape, staff feels that it is recessed and screened adequately as to not detract from the historic resource. Staff further feels that the proposal is sufficiently differentiated from the historic resource in design while still respecting the architectural features and scale of the resource. The retention of cornerboards serves as an additional distinction between old and new construction.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)2:

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

and with Standard 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.

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



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1024615

NAME OF PROPERTY OWNER M. RAPHAEL - ILONA SHULMAN TELEPHONE NO. 301 949 0395
(Contract/Purchaser) (Include Area Code)

ADDRESS 10221 MONTGOMERY AVE. KENSINGTON MD 20895
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY A. J. WILLIAMS ASSOCIATES TELEPHONE NO. 301 741-8311
513 WILLIAM BROADWAY (Include Area Code)

REGISTRATION NUMBER MD 220016 702-684 7452

LOCATION OF BUILDING/PREMISE

House Number 10221 Street MONTGOMERY AVE

Town/City KENSINGTON Election District 13

Nearest Cross Street KENT

Lot 20/21/22 Block 3 Subdivision KENSINGTON PARK

Liber 1775 Folio 71 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Wreck/Raze Move Install Revocable Repair Revision

Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ TO BE DETERMINED

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 WSSC 02 Septic
 03 Other _____

2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Well
 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. 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) Ilona Shulman Date 10/27/14

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 10/27/14

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

2 1/2 story 4-square frame house built
c. 1895, one of the earliest on Montgom. Ave.
sit'd on 3 - 50 ft parcels, built on 2.
In neighborhood of similar houses in age but
varying architectural style.

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The proposed addition is described under "Description of Proposed Work." It involves only the rear of the house except for a small side entrance extending 4.5 ft to the side of the rear ^{and shortening a partially obstructed kitchen window.} New construction would not obstruct the ^{existing} view of open space from any direction, since it does not extend beyond an existing garage. Styling is sympathetic to, and in keeping with that of the original house, yet the distinction between old and new construction is apparent.

APPROVED
Montgomery County
Historic Preservation Commission

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The addition is to the rear of the house (refer to drawings) - portions of the existing porch that were damaged will be re-built to replace deteriorated materials.

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

Proposed additions are consistent with guidelines in that they are: appropriate in scale; do not impinge on open space requirements; have no impact on the street-scape; do not alter any special feature of the original house; and are clearly distinguished from original construction although compatible with it.

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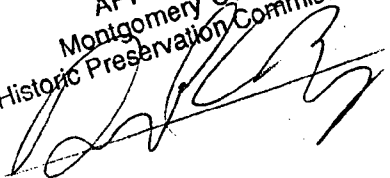
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 Address 10225 Montgomery Ave
 City/Zip Kens. 20895

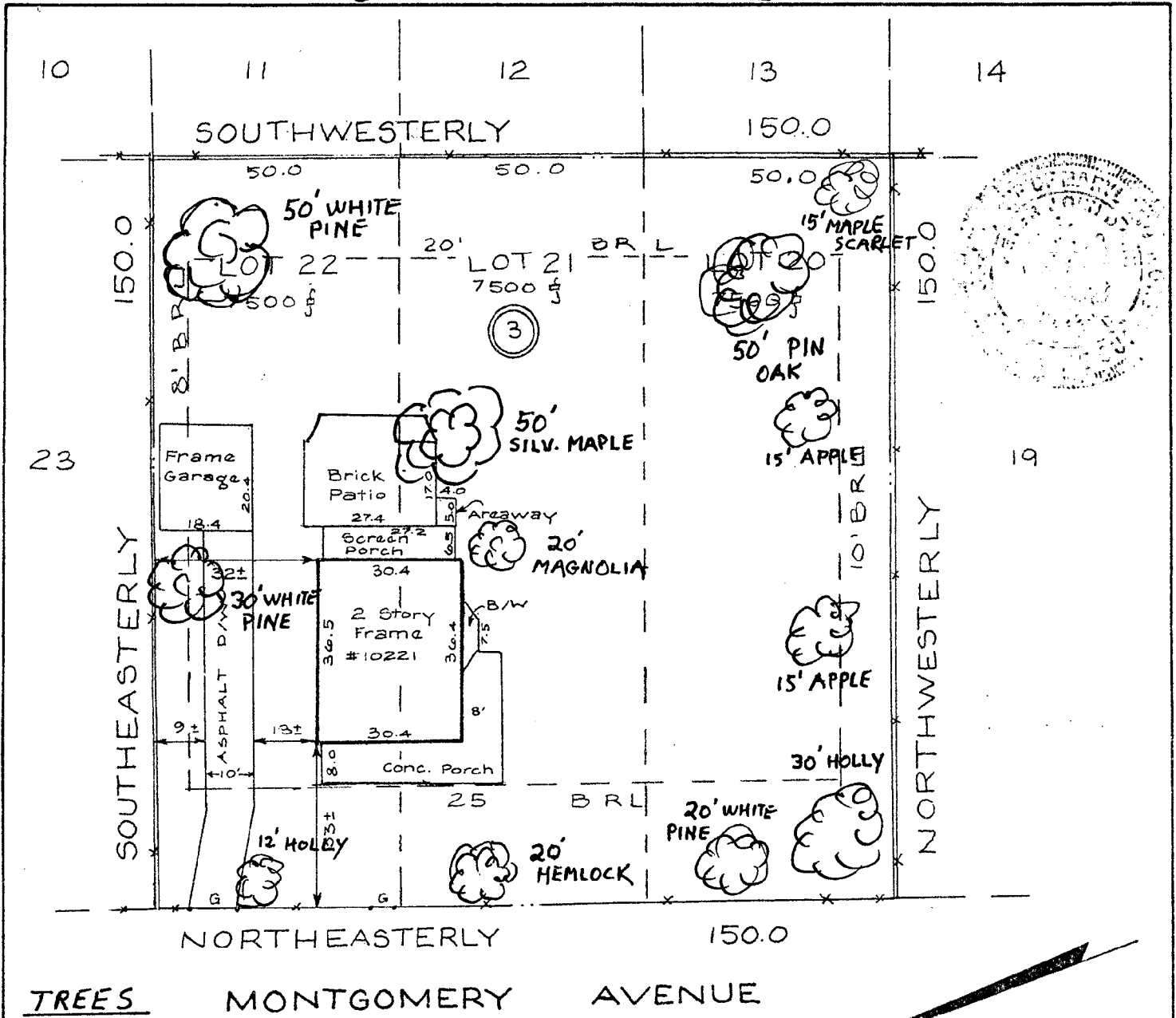
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 City/Zip Kens 20895
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 City/Zip [scribble]
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1757E

APPROVED
 Montgomery County
 Historic Preservation Commission


NOTE: This location for title purposes - not to be used for determining property lines. Property Corner Markers Not guaranteed by this location.




TREES MONTGOMERY AVENUE

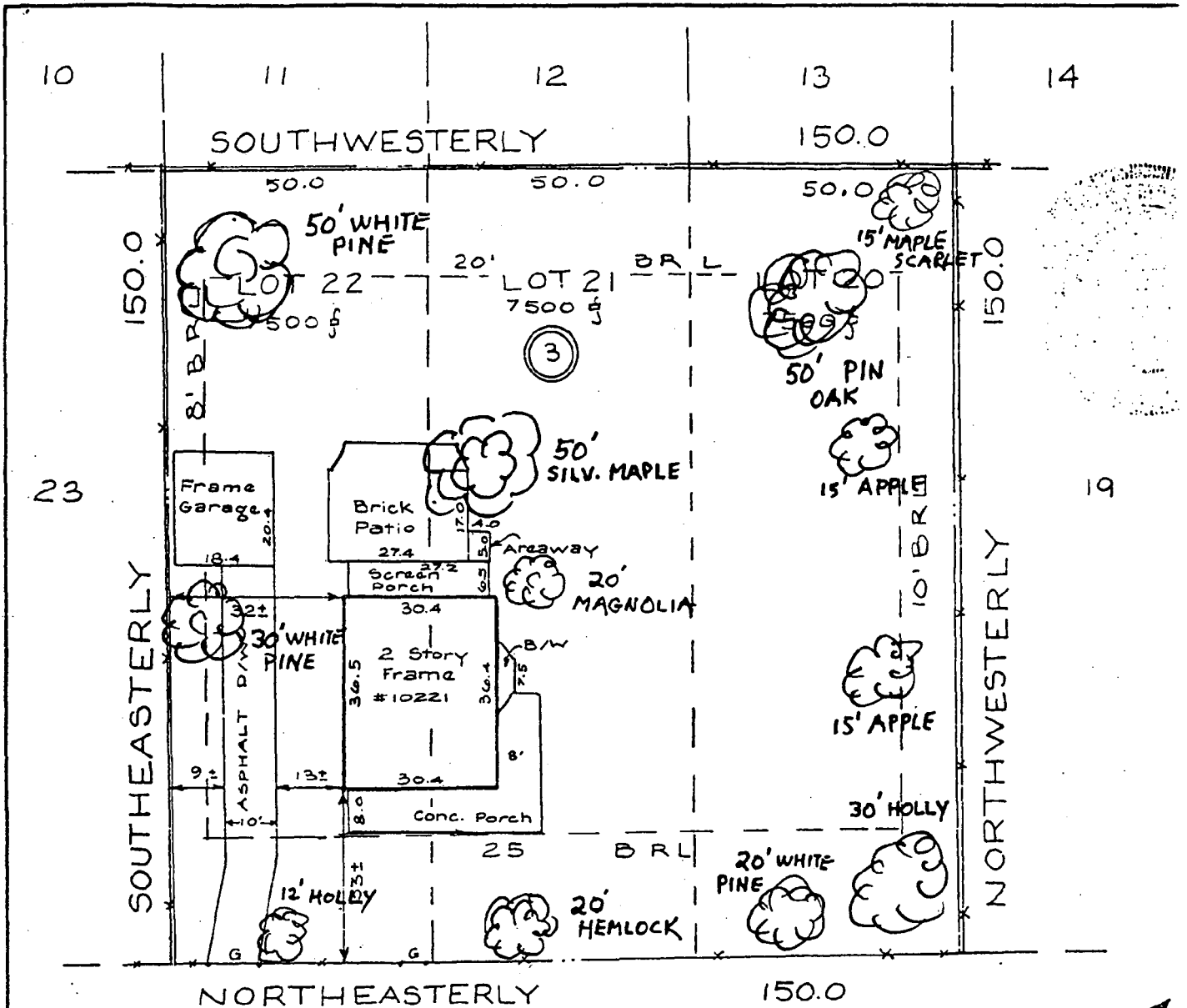
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 Zoned: R-60

NOTE: NO PROPERTY CORNERS FOUND

<p>SURVEYOR'S CERTIFICATE</p> <p>THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.</p> <p><i>Peter J. Dore</i> REGISTERED LAND SURVEYOR MD # 224</p>	REFERENCES		 <p>SNIDER, BLANCHARD & ASSOC., INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>286 Montevue Lane Frederick, MD 21701 (301) 694-5544</p> <p>2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100</p>
	PLAT BK. B		
	PLAT NO. 4		
	LIBER		
FOLIO		DATE OF LOCATIONS	SCALE: 1" = 30'
		WALL CHECK:	DRAWN BY: L.J.
		HSE. LOC.: 4-19-88	JOB NO.: 88-929
		BOUNDARY:	





TREES MONTGOMERY AVENUE

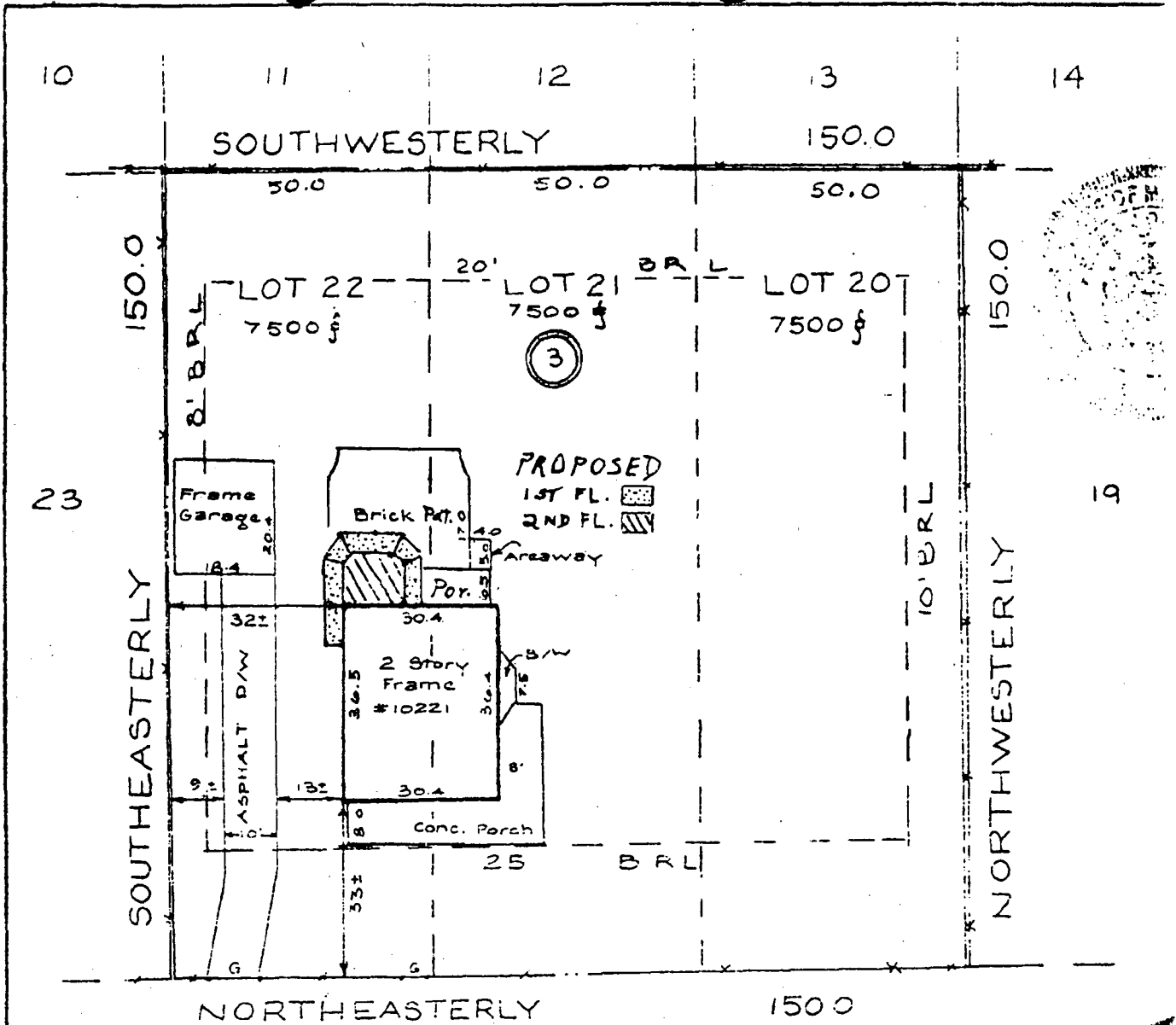
Location of House
 Lots 20, 21 & 22, Block 3
KENSINGTON PARK
 Montgomery County, Md.

APPROVED
 Montgomery County
 Historic Preservation Commission

Flood Zone: "C"
 Per Hud Panel No: 017
 Zoned: R-60

NOTE: NO PROPERTY CORNERS FOUND

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED. <i>Peter J. Ware</i> REGISTERED LAND SURVEYOR MD # 224	REFERENCES PLAT BK. B PLAT NO. 4	SNIDER, BLANCHARD & ASSOC., INC SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 286 Montevue Lane Frederick, MD 21701 (301) 694-5544 2 Professional Dr., S Gaithersburg, MD (301) 919-
	LIBER FOLIO	



PROPOSED MONTGOMERY AVENUE


APPROVED

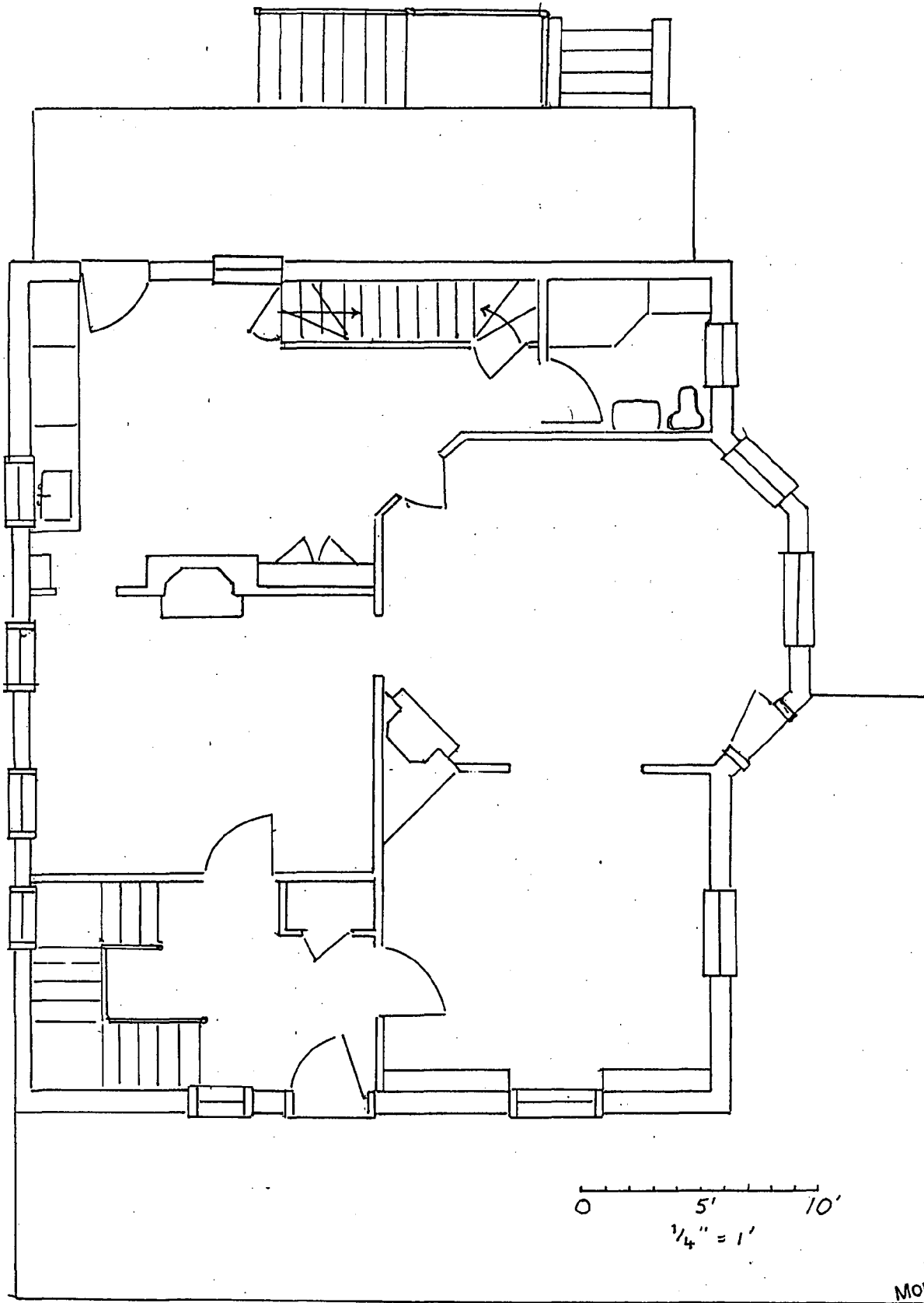
Montgomery County
Historic Preservation Commission

Location of House
Lots 20, 21 & 22, Block 3
KENSINGTON PARK
Montgomery County, Md.

Flood Zone: 2
Per Hud Panel No: 0
Zoned: R-60

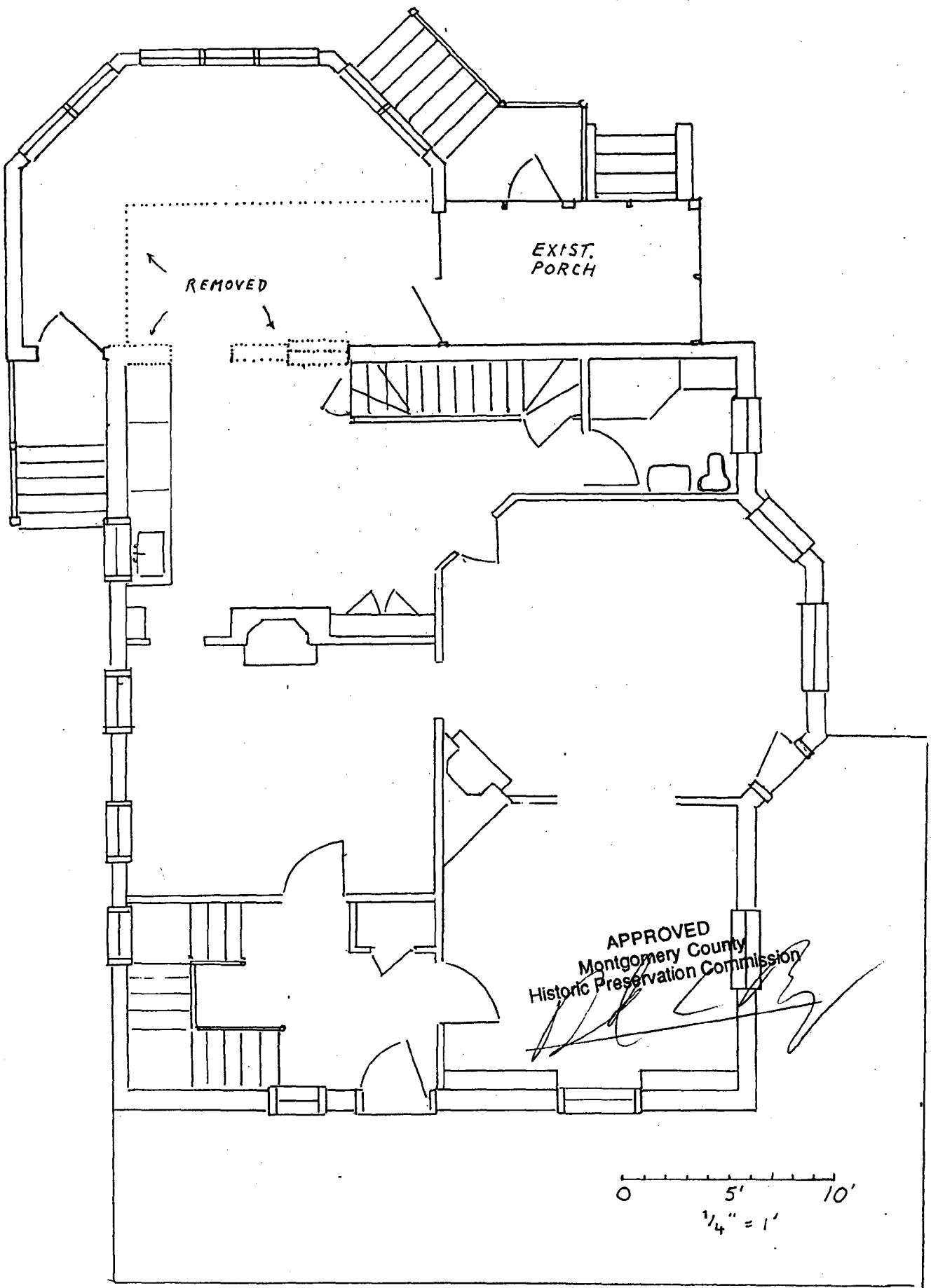
NOTE: NO PROPERTY CORNERS FOUND

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED. <i>Peter J. Dora</i> REGISTERED LAND SURVEYOR MD # 224	REFERENCES PLAT BK. B PLAT NO. 4	 SNIDER, BLANCHARD & ASSOC., P.C. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 286 Montevue Lane Frederick, MD 21701 (301) 694-5544 2 Professional Dr. Gaithersburg, MD (301) 994-5544
	LIBER FOLIO	
		DRAWN BY: L.J. JOB NO.: 88-929

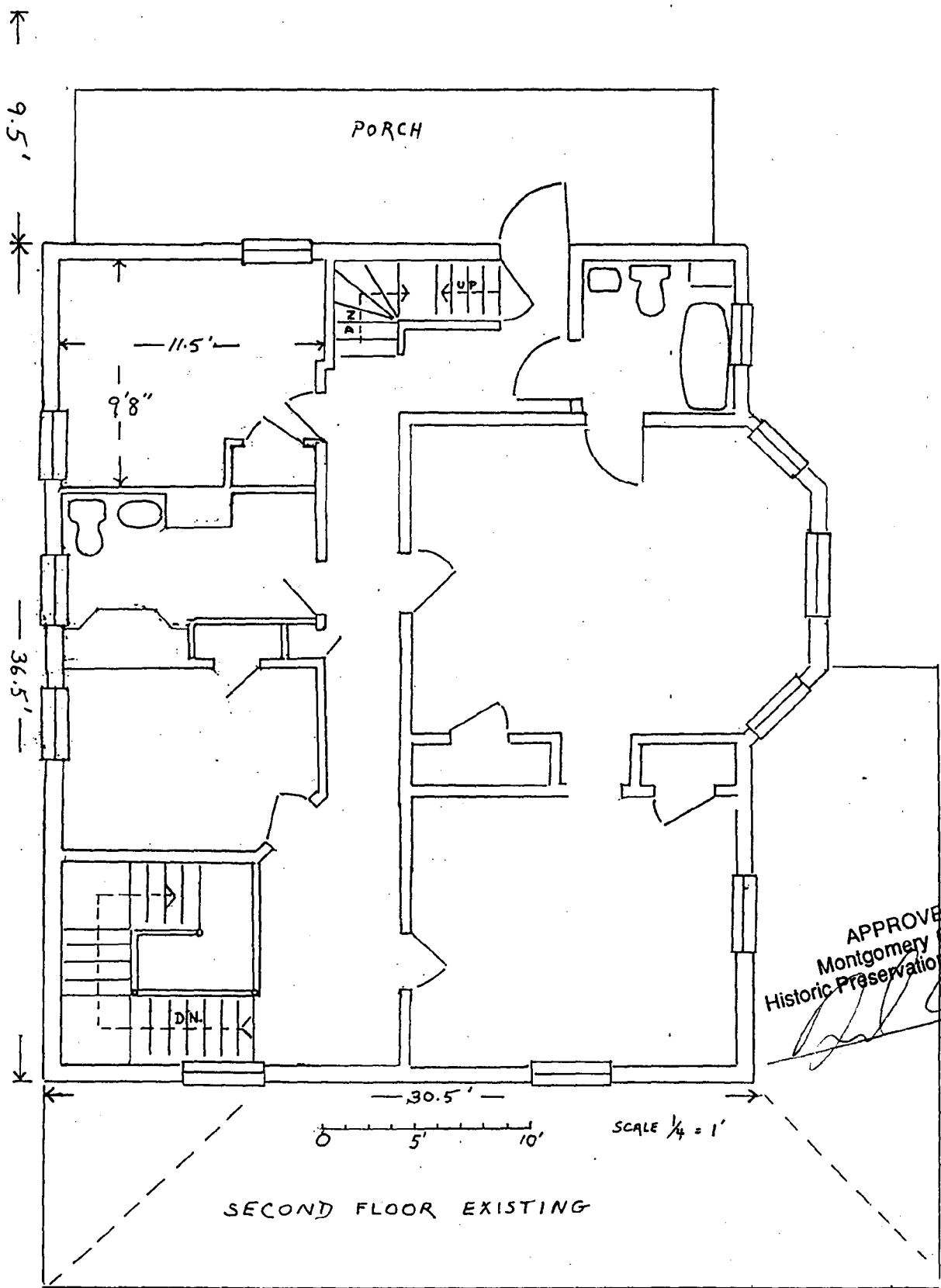


FIRST FLOOR EXISTING

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Montgomery County
Historic Preservation Commission

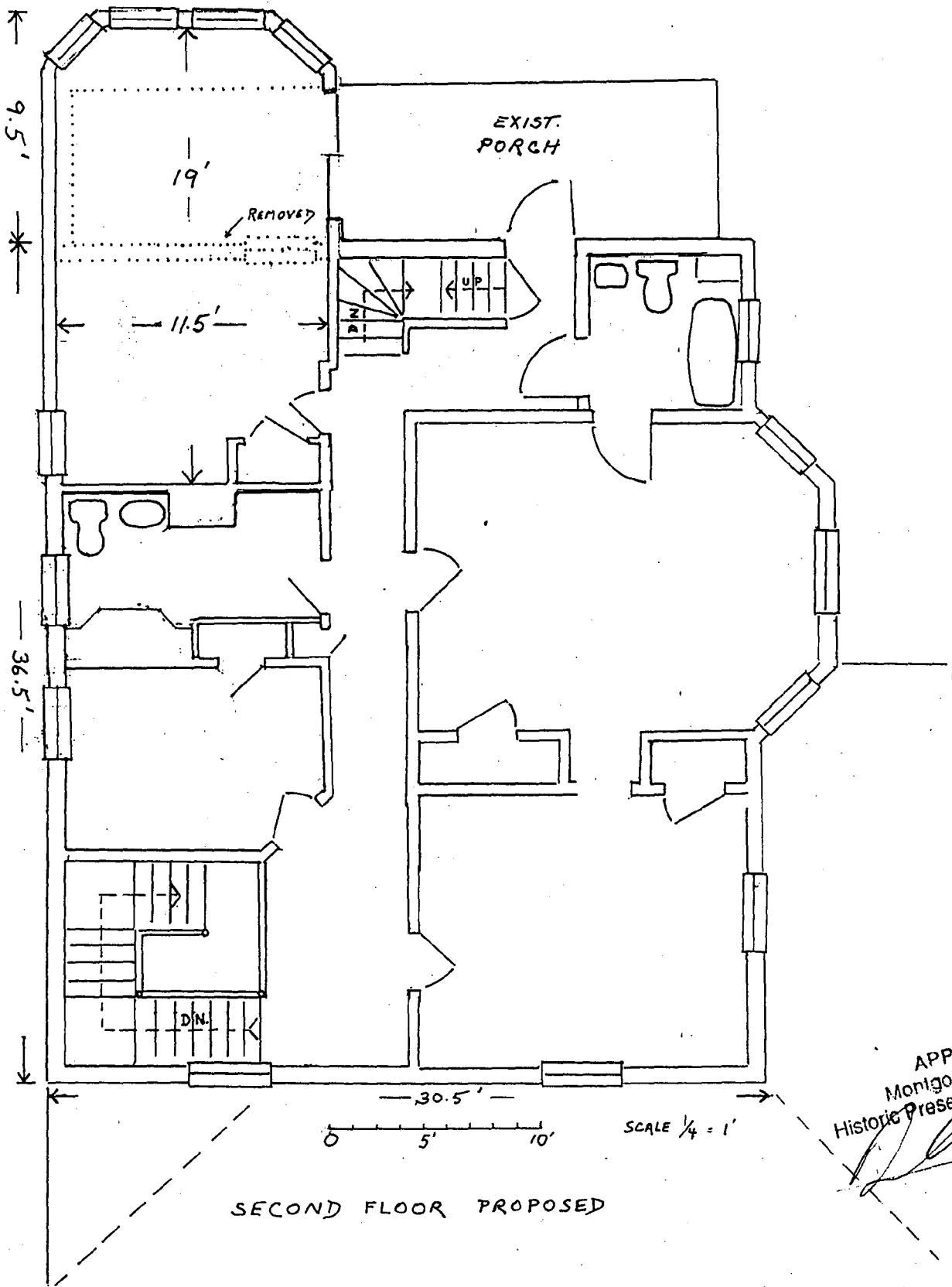


FIRST FLOOR PROPOSED



APPROVED
Montgomery County
Historic Preservation Commission

SECOND FLOOR EXISTING



SECOND FLOOR PROPOSED

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



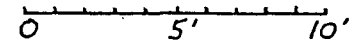
$\frac{1}{4}'' = 1'$

0 5' 10'

**EXISTING
FRONT (WEST) ELEVATION**

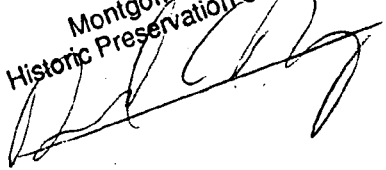


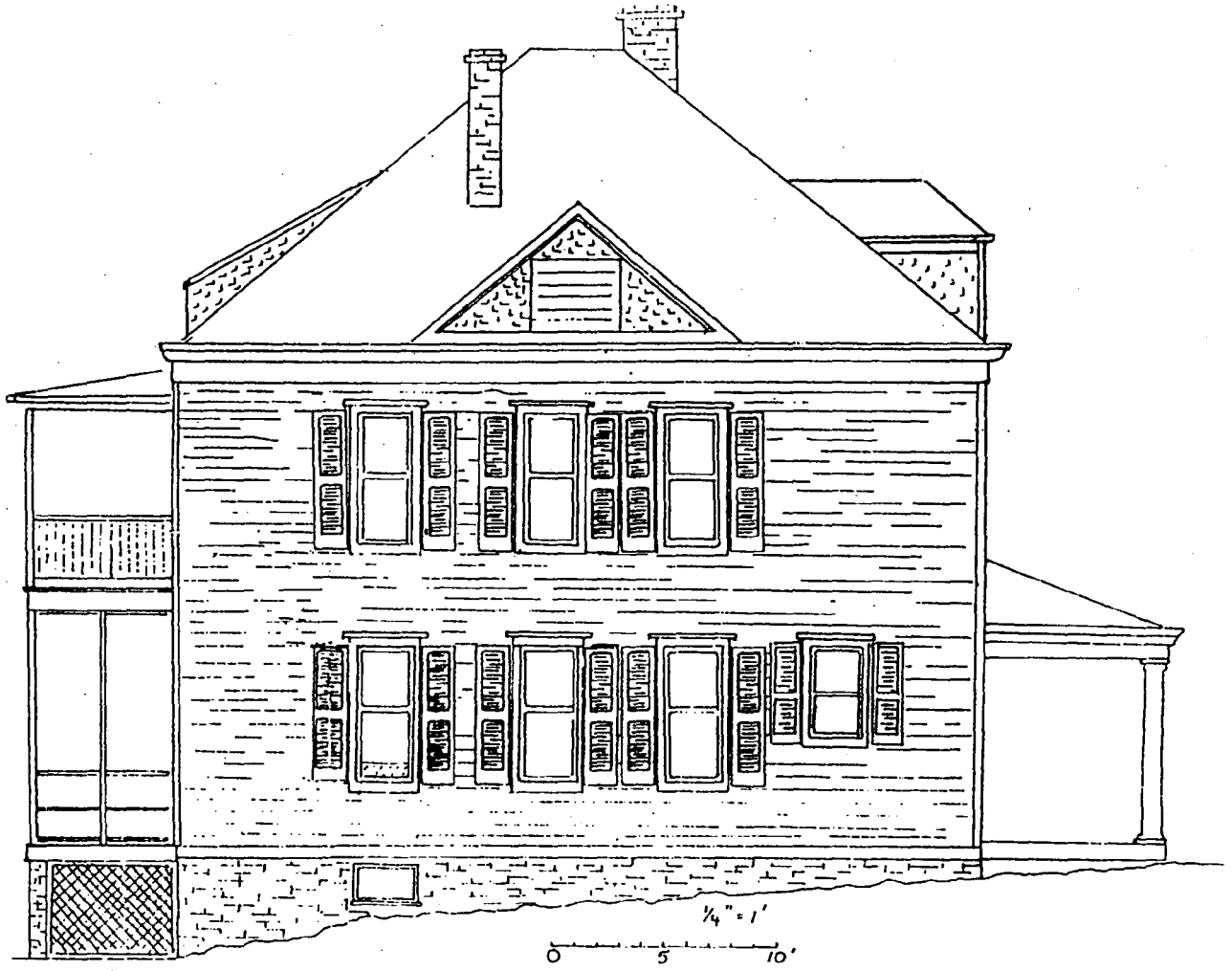
1/4" = 1'



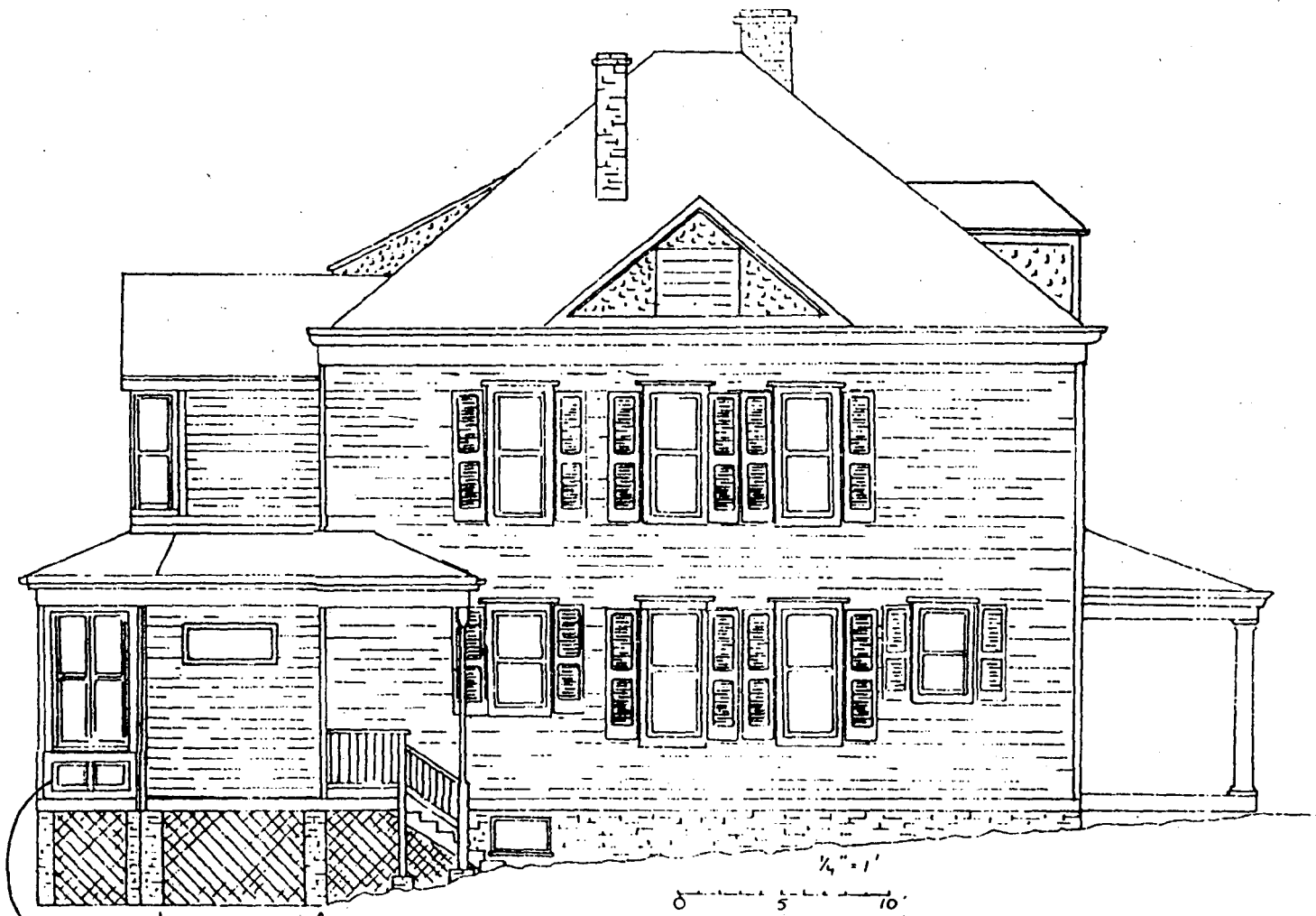
**PROPOSED
FRONT (WEST) ELEVATION**

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EXISTING
LEFT (NORTH) ELEVATION



→ Panels of wood
or
window panels. DCB

**PROPOSED
LEFT (NORTH) ELEVATION**

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Montgomery County
Historic Preservation Commis:
[Signature]

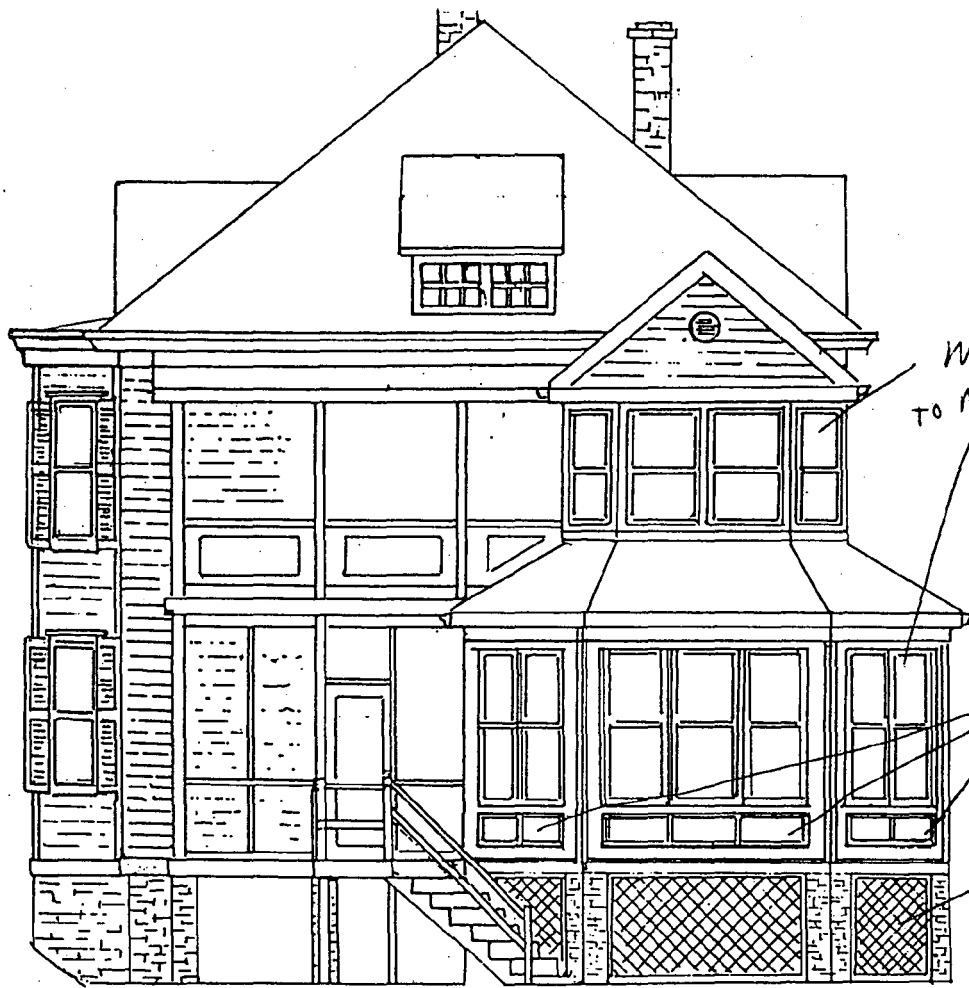


1/4" = 1'

0 5' 10'

Lattice
to be
straight
up and down
- NOT Diagonal
DLB

EXISTING
REAR (EAST) ELEVATION



WOOD window
to match existi.
NO SNAP-IN
MUNTIN
DCB

PANELS OF
WOOD OR
WINDOW
PANELS
DCI

LATTICE
to be
STRAIGHT
UP AND DOWN
NOT DIAGONAL
DCB

1/4" = 1'
0 5' 10'

**PROPOSED
REAR (EAST) ELEVATION**

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Mr. & Mrs. N.R. Shulman
10221 Montgomery Ave
Kensington MD 20895

GENERAL MATERIAL SPECIFICATIONS

FOUNDATION: Brick piers with painted P.T. lattice infill

WINDOWS/BAY: Weathershield wood windows (one over one insulated glass) or equivalent, with 5/4 x 4 casing to match existing. Panel detailing will be MDO Plywood with applied 3/4" rails and stiles with C.G. Molding detail.

SIDING: Redwood or pine lap siding to match existing, using 5/4 x 4 corner boards.

SIDE PORCH RAILING & POST: Morgan #3059 turned 5" x 5" corner post or equivalent with standard traditional top & bottom rail with 1 1/4 square balusters. P.T. T&G porch flooring.

EXISTING 2 STORY PORCH: Rebuilt using matching materials and techniques except vertical beaded board on upper railing will be replaced with panel to match bay panel.

ROOFING: Asphalt shingles to match existing house. Low slope porch roof to be done with modified Bitumen Roofing. New applied aluminum O.G. gutters and down spouts

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