

31/6-97A 10400 Montgomery Avenue
(Kensington Historic District) *Rev



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5-13-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gwh*

SUBJECT: Historic Area Work Permit

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

 Approved Denied

Approved with Conditions: _____

1) use of wooden (painted) or iron work
(also painted) gables to be approved
at staff level

(revision)

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

Applicant: Sally Hulbert

Address: 10400 Montgomery Avenue Kensington

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

3.

Name James Caulfield

Address 10405 Fawcett

City/Zip Kensington Md 20825

4.

Name M/M Reuven Uberman

Address 10403 Fawcett

City/Zip Kensington, Md 20825

5.

Name _____

Address _____

City/Zip _____

6.

Name _____

Address _____

City/Zip _____

7.

Name _____

Address _____

City/Zip _____

8.

Name _____

Address _____

City/Zip _____

1757E

(11)

- 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 Bruce Caswell / Lauren Deichman
 Address 10312 Kensington Pkwy
 City/Zip Kensington Md 20891
- 2. Name John + Lucia Pather
 Address 10308 Montgomery Ave
 City/Zip Kensington, Md 20895



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

MEMORANDUM

DATE:

TO:

Local Advisory Panel/Town Government

Preservation Committee

FROM:

Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner

Perry Kephart, Historic Preservation Planner

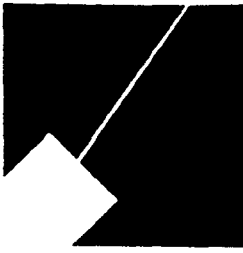
pk

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 5-13-98.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5-13-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *egh*

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule. *egh*

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



Historic Preservation Commission

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

File # 495-1307

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 102 0823 1020812

NAME OF PROPERTY OWNER Sally Hulbert TELEPHONE NO. 949-5539(301)
(Contract/Purchaser)

ADDRESS 10400 Montgomery Ave STATE MD ZIP 20891

CONTRACTOR Heath Contracting TELEPHONE NO. 410 247 9401

PLANS PREPARED BY Steve Heasti CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10400 Street Montgomery Ave

Town/City Kensington Election District B

Nearest Cross Street Kensington Pkwy

Lot 24 Block 92 Subdivision Kensington Park

Libor _____ Folio _____ Parcel _____

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

Remove front hedge Extend Add Alter/Remove Repair Rebuild Demolish Other

Circle One: A/C _____ Step _____ Room Addition _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 60

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY None

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 4 feet 6 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 Yes

3. On public right of way/assessment next to (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 _____

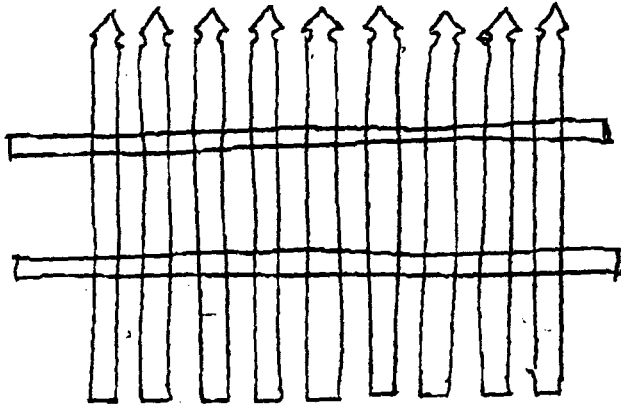
APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 5.13.98

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

SEE REVERSE SIDE FOR INSTRUCTIONS

7



white wood
fence
4' tall

The contractor removing the bushes
is Herman Roberts 681-6275

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 5/13/98

(b)

April 6, 1997

To: Perry Kephart
From: Sally Helbert

RE: Request for alteration / amendment to
Approved request to remove unsightly
hedge Row and construction of a fence.
Permit granted # 9702250063

Dear Ms Kephart:

I have been unable to locate
enough wrought ~~at~~ iron fencing ~~to~~
~~to~~ to fence the 139 feet of my
front yard. I would like to change the
fencing material to a white wood picket
fence as seen in front of many Kensington
homes in my district (I have attached
a drawing of the fence). I would like
to use the iron gates that have been
approved previously and I plan to paint
the fence and gates white.

Thank you for your help with this project.

APPROVED / condition
Montgomery County
Historic Preservation Commission

Sally Helbert 5/13/98

(5)

THE KENSINGTON HISTORICAL SOCIETY
P.O. BOX 453
KENSINGTON, MARYLAND 20895

10 May 1998

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910
Facsimile 310-495-1307

Subject: 10400 Montgomery Avenue, Kensington, Maryland 20895

Dear Commissioners:

The Kensington Historical Society's Preservation Committee (PC) met to discuss the above subject property. The PC members supported Ms. Sally Hulbert's original proposal. Ms. Hulbert is to be commended for her property restoration and the PC was pleased to see the iron fence proposed in her first application to the Historic Preservation Commission (HPC). However, we are concerned with the revisions that propose a wood picket fence with iron gates. The PC feels the mixture of wood picket fence and iron gates looks disjointed. This property is highly visible to the public since it is at the intersection of Montgomery Avenue and Kensington Parkway.

The PC suggests that Ms. Hulbert consider use of the iron gates and instead of wood picket fence plant a hedge. This PC recommendation gives Ms. Hulbert the option of changing to her original proposal (all iron fence and gates) when she locates additional iron fencing in the future.

Sincerely,



Kitty L. Raufaste Chair,
Preservation Committee
Kensington Historical Society

SH. just put up picket fence (w. in June).
no gates - wait for it to be resolved - show pic
of iron gates - or either wood or iron

**Expedited
Historic Preservation Commission Staff Report**

Address: 10400 Montgomery Avenue

Meeting Date: 05/13/98

Resource: Kensington Historic District

Public Notice: 04/29/98

Case Number: 31/6-97A (REVISION)

Report Date: 05/06/98

Review: HAWP

Tax Credit: None

Applicant: Sally Hulbert

Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1880

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Multi-gabled Stick Style three-story frame Queen Anne with a wraparound porch, two-story bay and hexagonal corner turret.

PROPOSAL: Applicant received approval on February 12, 1997 for installation of a salvaged hoop and arrow 36" high iron fence across the front of the property.

Applicant has been unable to obtain enough fencing to fence the full length of the front property line and asks that the fence material be changed to white painted wood pickets, also 36" high. The iron gates would be retained and also painted white.

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

①

- _____ 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; 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.

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:

Historic Queen Anne home with mature landscaping. There is an old ~~wood~~ space hedge separating the sidewalk from the front yard. Part of the hedge was dead and there are several ~~empty~~ empty sections in the row. ~~and~~ The hedge sometimes grows into the sidewalk area.

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

Removal of the hedge and adding iron fencing in its place. The fencing is being purchased salvage and is of similar Queen Anne style as the home. We plan to install a wood gate across the driveway.

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: ~~XXXXXXXXXX~~

Concrete and wood post supports, single decorative fencing with hoops and arrows. There will be a matching double sidewalk gate leading to the front yard. There will be a matching wood gate leading to the driveway.

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

Style and type of fencing used for homes of this period back in the late 1800's and early 1900's.

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

not required that I know of.

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).

(4)

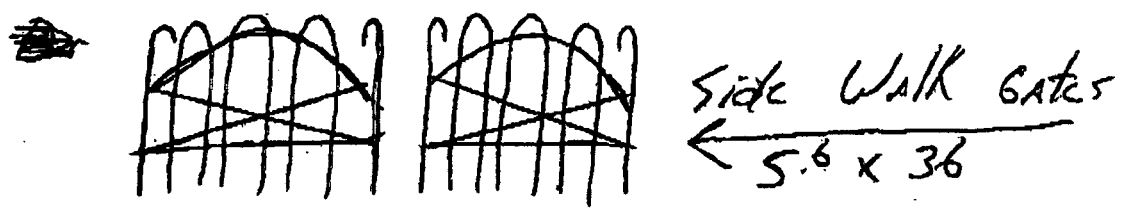
495-1307

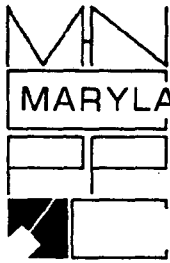
To Perry Kephart

From Sally Hulbeer

RE Permit Request Amendment for
fence, gates for driveway and gates
for walkway For: 10400 North Green Ave
Kensington Md 20895

Here is a drawing of the gates
I will mail pictures tomorrow





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

DATE: 2-12-97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

X Approved _____ Denied
_____ Approved with Conditions: _____

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

Applicant: Sally Hulbert
Address: 10400 Montgomery Ave Kensington

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Historic Preservation Commission

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

File # 495-1307

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 102-0823-102-0812

NAME OF PROPERTY OWNER Sally Hether TELEPHONE NO. 949-5539(301)
(Contract/Purchaser)

ADDRESS 10400 Montgomery Ave (Include Area Code) Kens 20896

CONTRACTOR Heath Contracting CITY STATE ZIP
TELEPHONE NO. 410-247-9421

PLANS PREPARED BY Steve Heath CONTRACTOR REGISTRATION NUMBER
TELEPHONE NO.:
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10400 Street Montgomery Ave

Town/City Kensington Election District B

Nearest Cross Street Kensington Pkwy

Lot 2 Block A Subdivision Kensington Park

Libor Folio Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Re-roof Repair/Restore Demolish Foundation Deck/Patio/Pool Other

Circle One: A/C Elec Room Addition

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY ape

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 4 feet 6 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 yes _____
 3. On public right of way/assessment next to _____ (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.

Sally A. Hether
Signature of owner or authorized agent (agent must have signature notarial on back) _____ Date _____

APPROVED _____ For Chairman, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 2/12/97

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

SEE REVERSE SIDE FOR INSTRUCTIONS

31/6-97A

**Expedited
Historic Preservation Commission Staff Report**

Address: 10400 Montgomery Avenue	Meeting Date: 02/12/97
Resource: Kensington Historic District	Public Notice: 01/29/97
Case Number: 31/6-97A	Report Date: 02/05/97
Review: HAWP	Tax Credit: No
Applicant: Sally Hulbert	Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1880.

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Multi-gabled Stick-style three story frame Queen Anne with wraparound porch, two story bay and hexagonal corner turret.

PROPOSAL: Install salvaged hoop and arrow 36" high iron fencing across front of property. The front line is 135 feet and intersected by a driveway. The driveway and front walk will be secured by salvaged hoop style iron gates, also 36" high.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

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

- x 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; 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 replacement of exterior features with **exactly matching** materials may be done without a HAWP;
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 - 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 buildings which are not original to the site nor 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 which illustrates or describes the missing detail or details.
 7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which 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, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

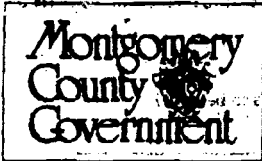
11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which 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 which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district



Historic Preservation Commission

61 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3825

File # 495-1307

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 102 0823 1020812

NAME OF PROPERTY OWNER Sally Helber TELEPHONE NO. 949-5539(301)
(Contract/Purchaser) (Include Area Code)

ADDRESS 10400 Montgomery Ave CITY Kens STATE MD ZIP 20890

CONTRACTOR Heath Contracting TELEPHONE NO. 410 247 9421

PLANS PREPARED BY Steve Heath CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10400 Street Montgomery Ave

Town/City Kensington Election District B

Nearest Cross Street Kensington Pkwy

Lot 2 Block A Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	Alter/Renovate	Repair	Demolish	Foundation	Deck	Driveway	LA	Other
Wreck/Reloc	Move	Install	Reversible	Revision	Fence/Wall	Concrete	Asphalt	Other	Other

Circle One: Construct

Remove front hedge \$3,000

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 40

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY None

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 4 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 _____
- Entirely on land of owner Yes
- On public right of way/assessment next to (Revoicable 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) Sally A. Helber 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

31/6-97A (5)

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:

Historic Queen Anne home with mature landscaping. There is an old ~~wood~~ sparse hedge separating the sidewalk from the front yard. Part of the hedge was dead and there are several ~~empty~~ empty sections in the row. ~~and~~ The hedge manytimes grows into the sidewalk area.

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

Removal of the hedge and adding iron fencing in its place. The fence is being purchased salvage and is of similar Queen Anne style as the home. We plan to install a wood gate across the driveway.

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:

XXXXXXXXXX

Concrete and wood post supports single decorative fence with hoops and arrows. There will be a matching double sidewalk gate leading to the front yard. There will be a matching wood gate leading to the driveway.

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

Style and type of fencing used for homes of this period back in the late 1800's and early 1900's.

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

not required that I know of.

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 Bruce Caswell/Lauren Deichman
 Address 10312 Kensington Place
 City/Zip Kensington Md 20895
- 2. Name John + Lucia Rather
 Address 10308 Montgomery Ave
 City/Zip Kensington, Md 20895

3.

Name James Caulfield
Address 10405 Fawcett
City/Zip Kensington Md 20895

4.

Name M/M Reuven Uberman
Address 10403 Fawcett
City/Zip Kensington, Md 20895

5.

Name _____
Address _____
City/Zip _____

6.

Name _____
Address _____
City/Zip _____

7.

Name _____
Address _____
City/Zip _____

8.

Name _____
Address _____
City/Zip _____

1757E

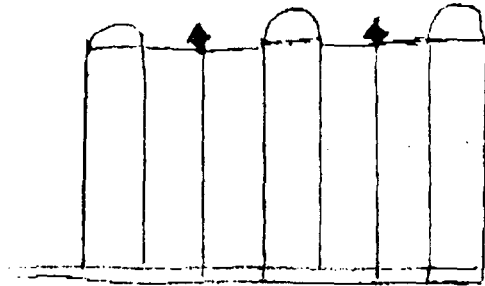
9

To Perry
From Sally Hulbert

drawing of heapt Arrow fencing
for 10400 Montgomery Ave
Kensington, Md

Thanks

(30) 215-6856

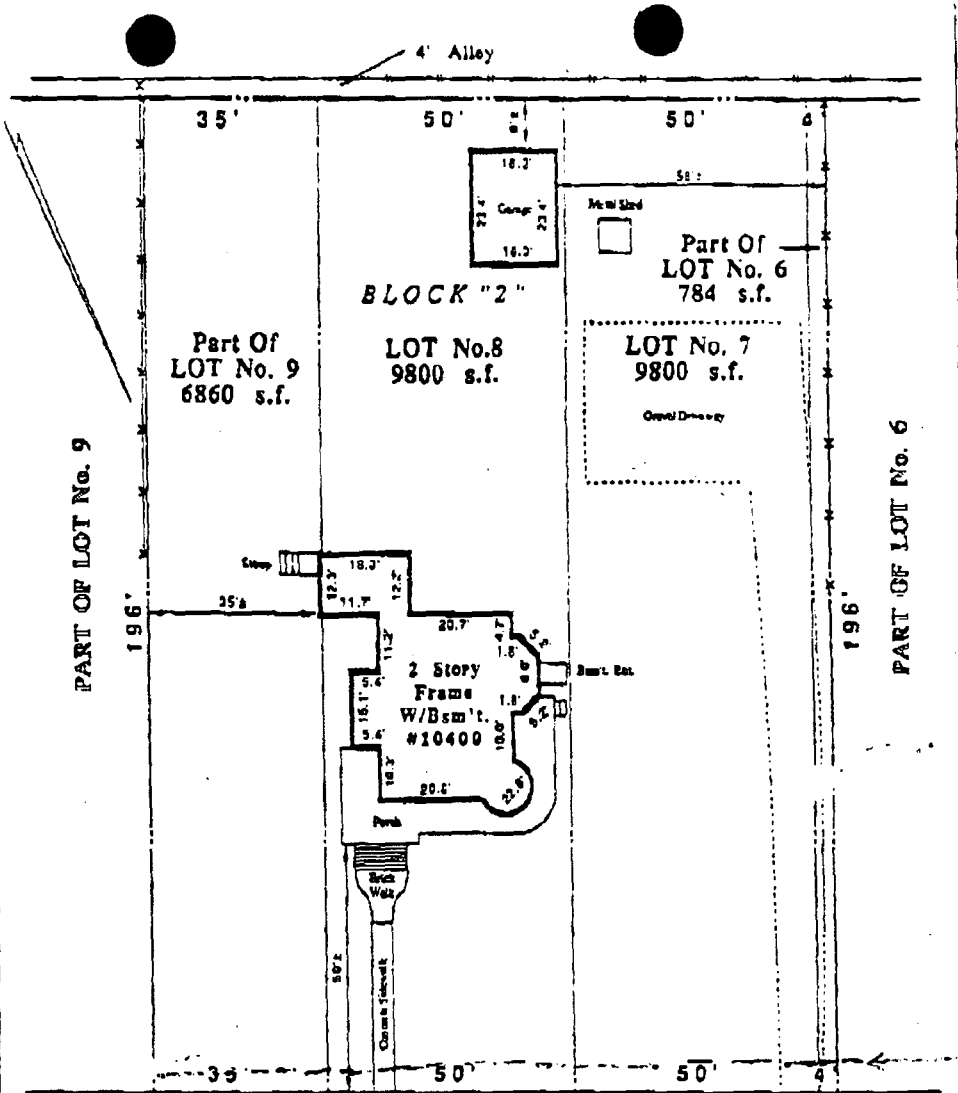


Attached is work Permit Application.



(=)

As with so many houses of its period, the trimwork on this Queen Anne Style house was painted in a contrasting color. The darker trim is now white, but the rich variety in wall texture is still apparent. Note the corner boards, decorative half-timbering on the front gable, use of both horizontal and vertical boards on the polygonal turret, and the spindlework ornamentation on the porch.



MONTGOMERY AVENUE
(50' R/W)

HOUSE LOCATION SURVEY
Part Of Lot No. 6, Lot No. 7, Lot No. 8 and Part Of Lot No. 9 BLOCK 2
KENSINGTON PARK

Election District No. 13
Scale 1" = 30'

Montgomery County, Maryland
Date: 10/23/91

I hereby certify that the property information shown hereon is in accordance with the description of record referenced below, that the position of the building shown has been established by accepted survey methods and there are no visible encroachments unless otherwise shown. Driveways and fences (if shown) are approximate locations only. The only purpose of this plat is to show the property configuration based on the deed and/or plat referenced below and to show the building location and is not intended for use in establishing property lines or for the construction of improvements.

The improvements shown hereon are located within a H.U.D. F.I.R.M. Flood Zone C unless otherwise noted.

REFERENCE: Plat Book "B" Plat No. 4
Alexander G. Feldman & Associates
Land Surveying
14504 Chrisman Hill Drive, Boyds, Maryland 20841
301-340-3428

NO TITLE REPORT FURNISHED
CERTIFIED CORRECT

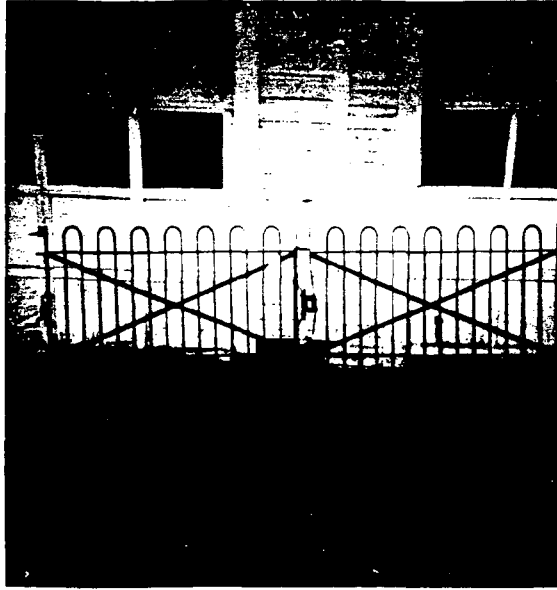
Alexander G. Feldman R.P.L.S. Md.# 122 Date 10/24/91

11' STEEL FENCE

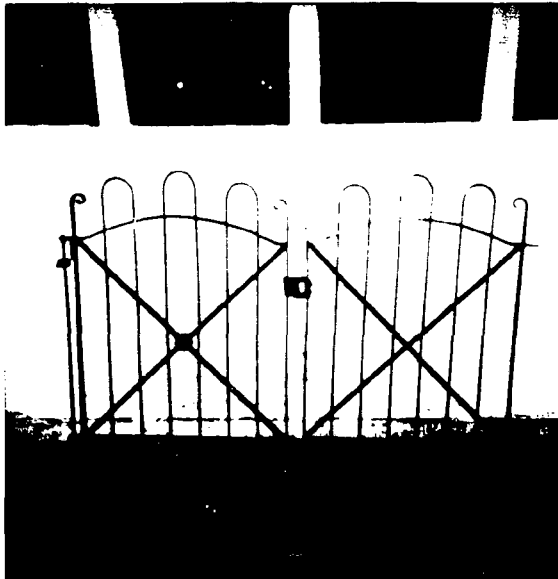
12



10400 Montgomery Ave



Proposed driveway gate



Proposed front gate

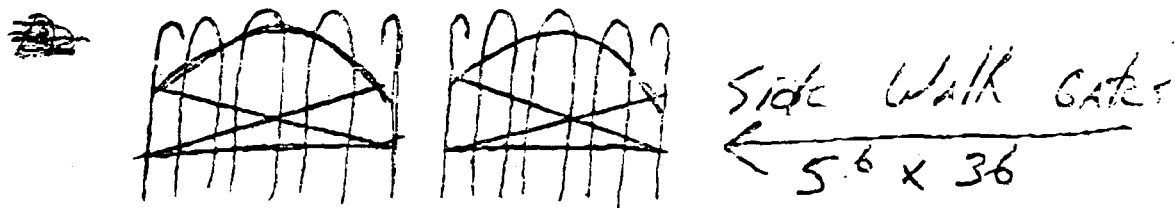
405-1307

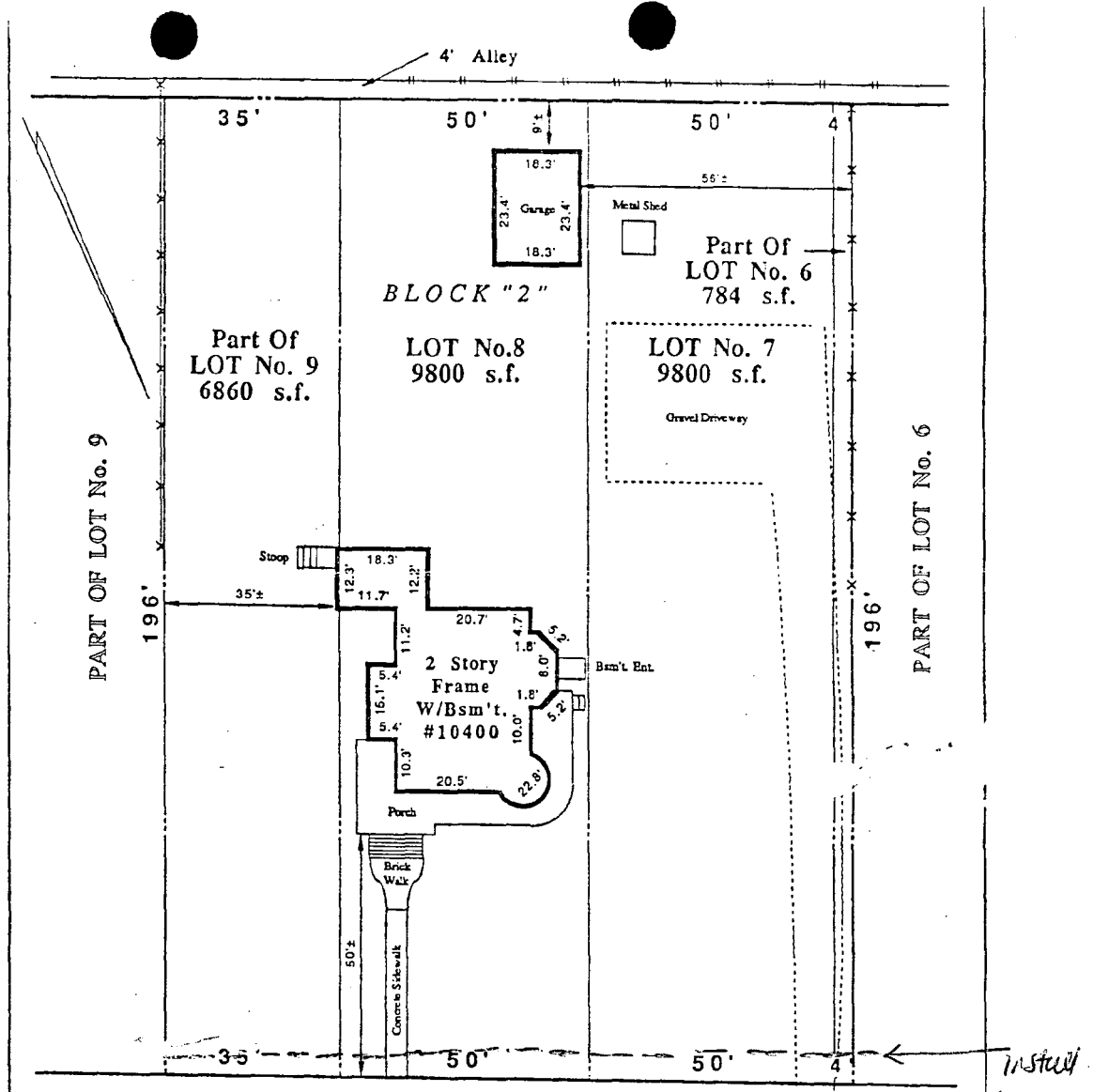
To Perry Kephart

From Sally Hulbert

RE Permit Request Amendment for
fence, gates for driveway and gates
for walkway for 10400 Montgomerie Ave
Kensington Md 20895

Here is a drawing of the gates
I will mail pictures tomorrow





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(50' R/W)

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Part Of Lot No. 6, Lot No. 7, Lot No. 8 and Part Of Lot No. 9 BLOCK 2
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301-540-3428

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[Signature]
Alexander G. Feldman R.P.L.S. Md.# 122 Date 10/24/91



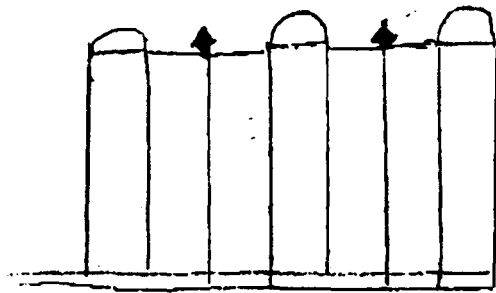
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To Perry
From Sally Helbert

drawing of hept Arrow fencing
for 10400 Montgomery Ave
Kensington, Md

thanks

(30) 215-6856



Attached is work Permit Application.

APPROVED
Montgomery County
Historic Preservation Commission
Ray Leonard 2/12/97

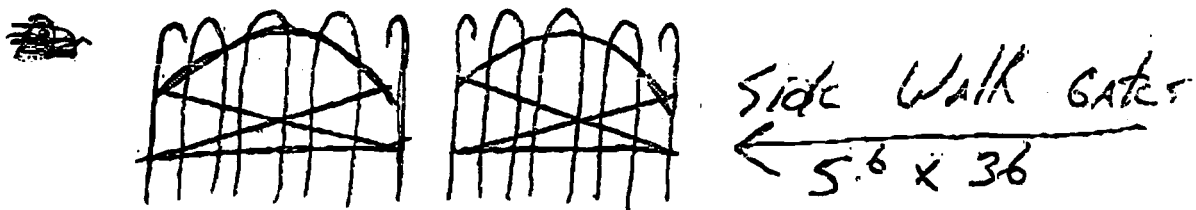
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APPROVED
Montgomery County
Historic Preservation Commission
Perry Kephart 2/12/97

15

IMDUR™
(isosorbide mononitrate) Extended
Release
Tablets

KEY®

Perry,

Here are the photos
and plat for ~~the~~ my
application to put up a
fence at my home
at 10400 Montgomery
Ave., Kensington Md.

Thanks!

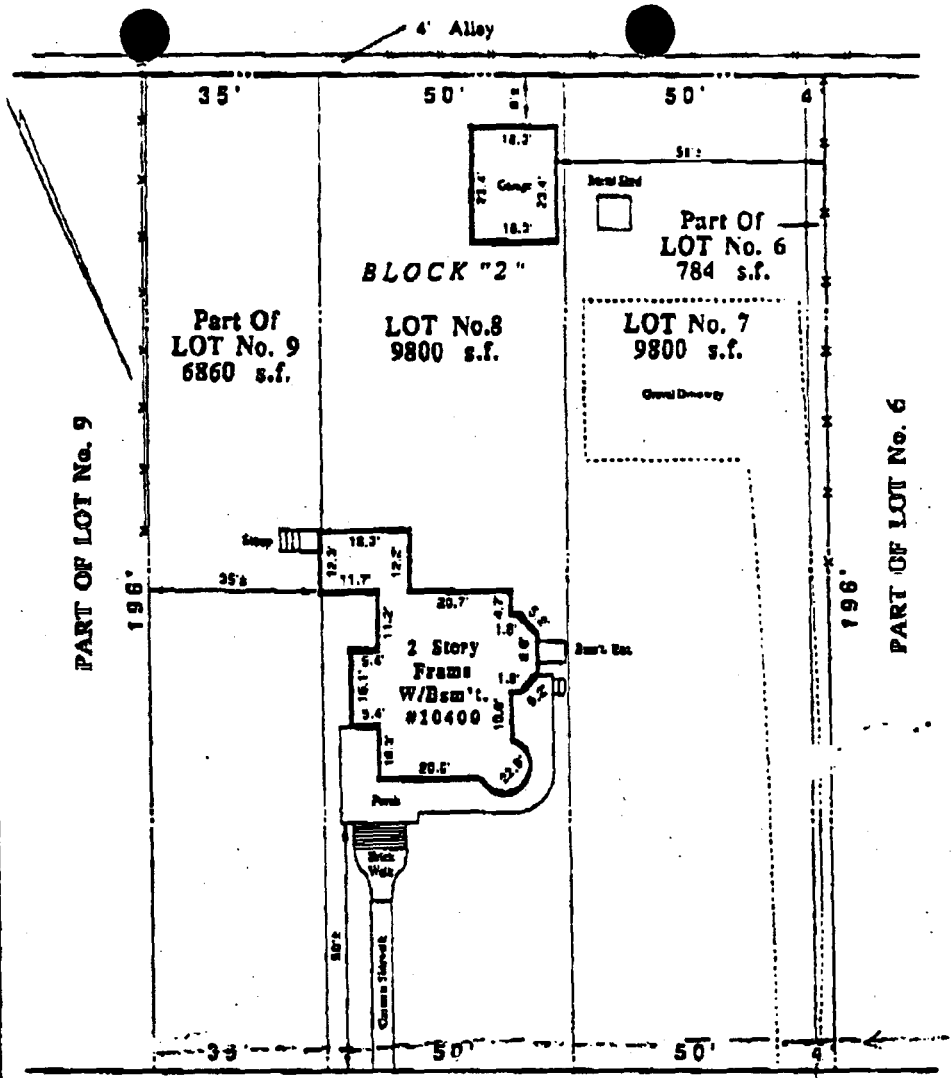
Sully Hubbert.

P.S. I appreciate all your
help!

IMDUR™



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MONTGOMERY AVENUE
(50' R/W)

HOUSE LOCATION SURVEY
Part Of Lot No. 6, Lot No. 7, Lot No. 8 and Part Of Lot No. 9 **BLOCK 2**
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Election District No. 13 Montgomery County, Maryland
Scale 1" = 30' Date: 10/23/91

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CERTIFIED CORRECT:

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To Perry

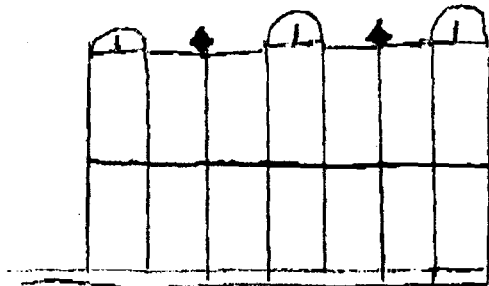
4951307

From Solly Hulbert

drawing of hoop + Arrow fencing
for 10400 Montgomery Ave
Kensington, Md

Thanks

(30) 215-6856



~~You called back
need picture +
SITE plan
to permit for
tree.~~

~~Attached is your Permit Application.~~

attached is Plat, and picture of the house
I will mail these to you with additional
photos

**Expedited
Historic Preservation Commission Staff Report**

Address:	10400 Montgomery Avenue	Meeting Date:	02/12/97
Resource:	Kensington Historic District	Public Notice:	01/29/97
Case Number:	31/6-97A	Report Date:	02/05/97
Review:	HAWP	Tax Credit:	No
Applicant:	Sally Hulbert	Staff:	Perry Kephart

DATE OF CONSTRUCTION: Circa 1880.

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Multi-gabled Stick-style three story frame Queen Anne with wraparound porch, two story bay and hexagonal corner turret.

PROPOSAL: Install salvaged hoop and arrow 36" high iron fencing across front of property. The front line is 135 feet and intersected by a driveway. The driveway and front walk will be secured by salvaged hoop style iron gates, also 36" high.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

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 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 replacement of exterior features with **exactly matching** materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall 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 buildings which are not original to the site nor 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 which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which 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, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which 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 through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which 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 which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.



Historic Preservation Commission

31 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3825

File # 495-1307

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 102 0823, 102 0812

NAME OF PROPERTY OWNER Sally Helber TELEPHONE NO. 949-5539(301)
(Contract/Purchaser) (Include Area Code)

ADDRESS 10400 Montgomery Ave CITY Kens STATE MD ZIP 20895

CONTRACTOR Heath Contracting TELEPHONE NO. 410 247 9421
CONTRACTOR REGISTRATION NUMBER _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10400 Street Montgomery Ave

Town/City Kensington Election District B

Nearest Cross Street Kensington Pkwy

Lot 124 Block 2 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

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

Construct Expand/Add Alter/Rebuild Repair Demolish Deck Porch Stair Walkway Driveway Garage Pool Fence Retaining Wall Other _____

Circle One: A/C Slab Room Addition

Work/Type: Remove front hedge \$ 3,000

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY home

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 _____

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4A. HEIGHT 4 feet 6 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 yes

3. On public right of way/assessment next to (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.

Sally A. Helber
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

31/6-97A (5)

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not required that I know of.

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- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
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Name

James Canfield

Address

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City/Zip

Kensington Md 20895

4.

Name

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Address

10403 Fawcett

City/Zip

Kensington, Md 20895

5.

Name

Address

City/Zip

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Name

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1757E

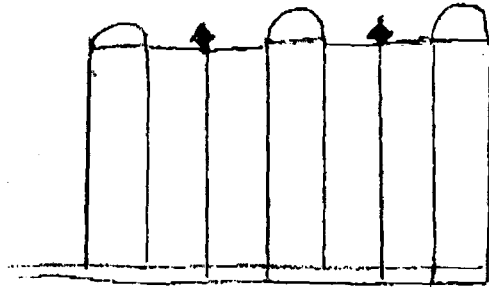
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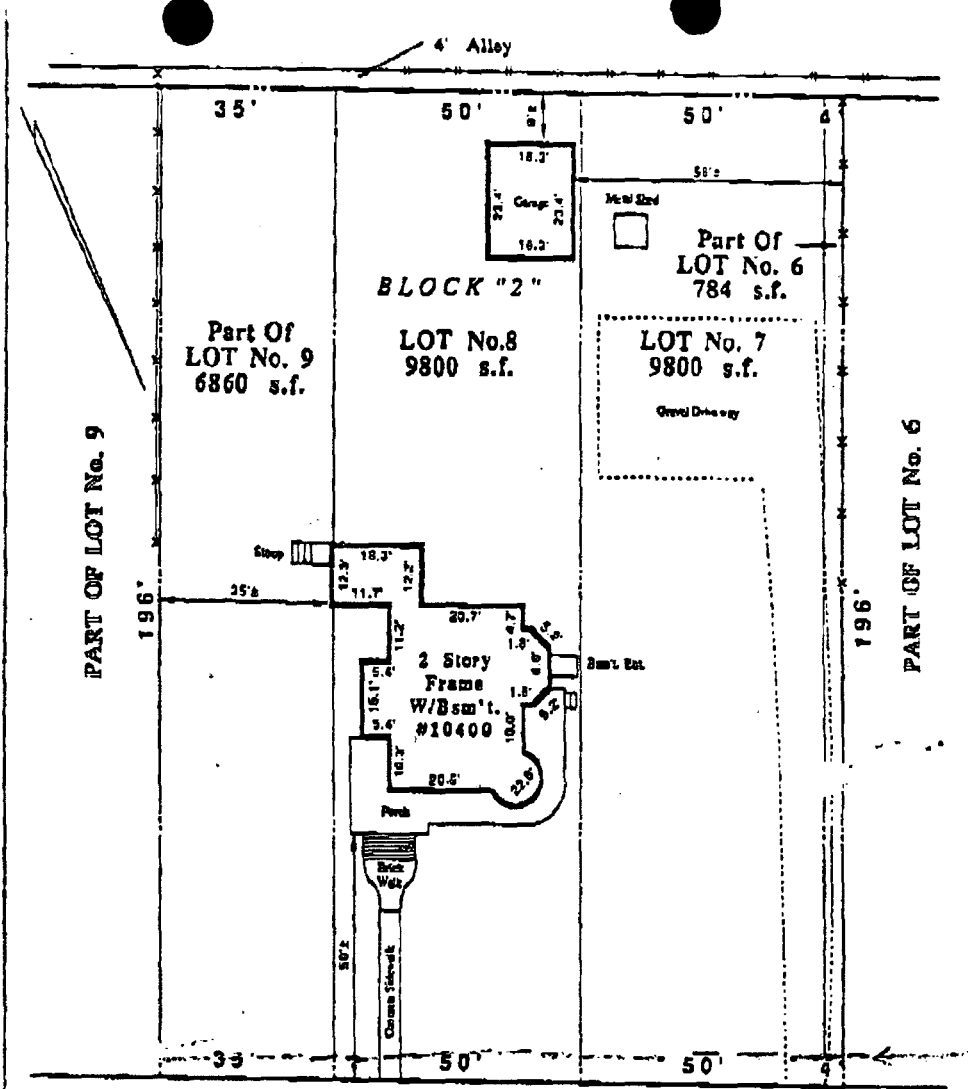


Attached B work Permit Application.



As with so many houses of its period, the trimwork on this Queen Anne Style house was painted in a contrasting color. The darker trim is now white, but the rich variety in wall texture is still apparent. Note the corner boards, decorative half-timbering on the front gable, use of both horizontal and vertical boards on the polygonal turret, and the spindlework ornamentation on the porch.

③



MONTGOMERY AVENUE
(50' R/W)

HOUSE LOCATION SURVEY
Part Of Lot No. 6, Lot No. 7, Lot No. 8 and Part Of Lot No. 9 BLOCK 2
KENSINGTON PARK

Election District No. 13
Scale 1" = 30'

Montgomery County, Maryland
Date: 10/23/91

I hereby certify that the property information shown hereon is in accordance with the description of record referenced below, that the position of the building shown has been established by accepted survey methods and there are no visible encroachments unless otherwise shown. Driveways and fences (if shown) are approximate locations only. The only purpose of this plat is to show the property configuration based on the deed and/or plat referenced below and to show the building location and is not intended for use in establishing property lines or for the construction of improvements.

The improvements shown hereon are located within a H.U.D. F.I.R.M. Flood Zone C unless otherwise noted.

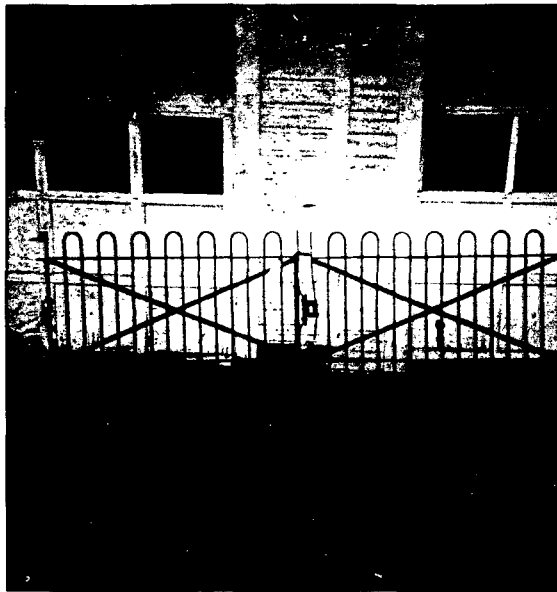
REFERENCE: Plat Book "B" Plat No. 4
Alexander G. Feldman & Associates
Land Surveying
14504 Chrisman Hill Drive, Boyds, Maryland 20841
301-540-3428

NO TITLE REPORT FURNISHED
CERTIFIED CORRECT

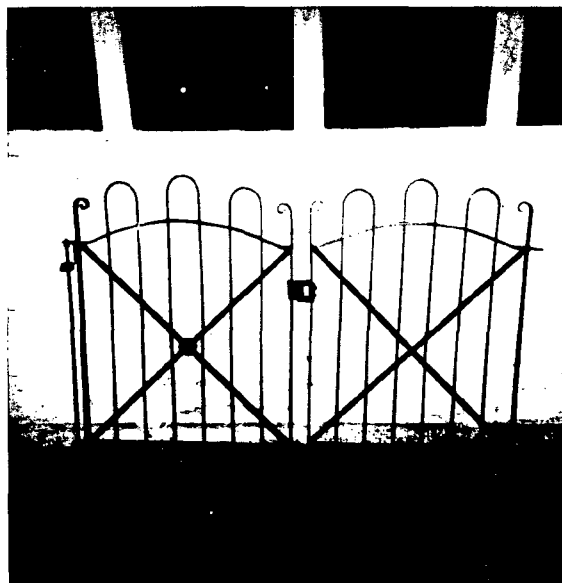
Alexander G. Feldman R.F.L.S. Md.# 122 Date 10/24/91



10400 Montgomery Ave



Proposed driveway gate



Proposed front gate

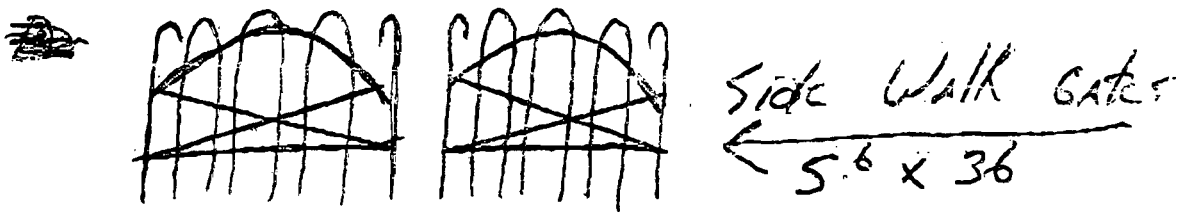
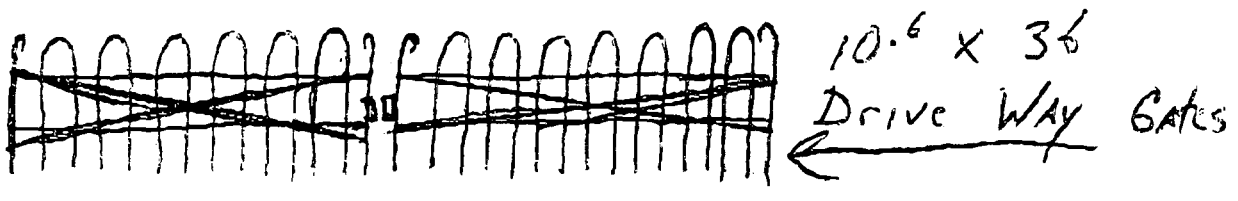
445 1307

To Perry Kephart

From Sally Hubbert

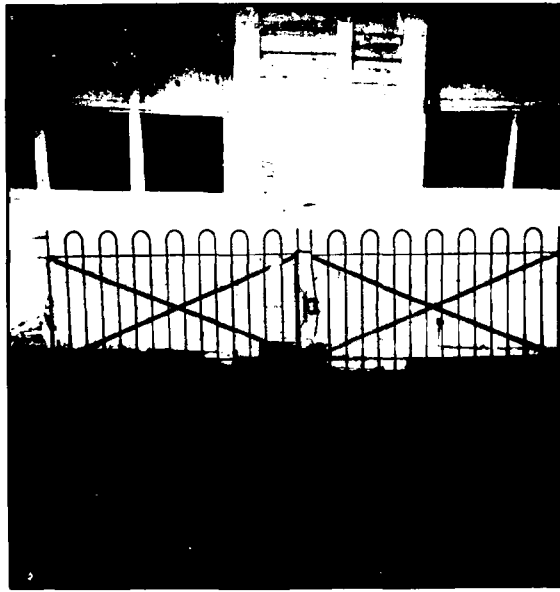
RE Permit Request Amendment for
fence, gates for driveway and gates
for walkway for 10400 Montpomer Ave
Kensington Md 20895

Here is a drawing of the gates
I will mail pictures tomorrow

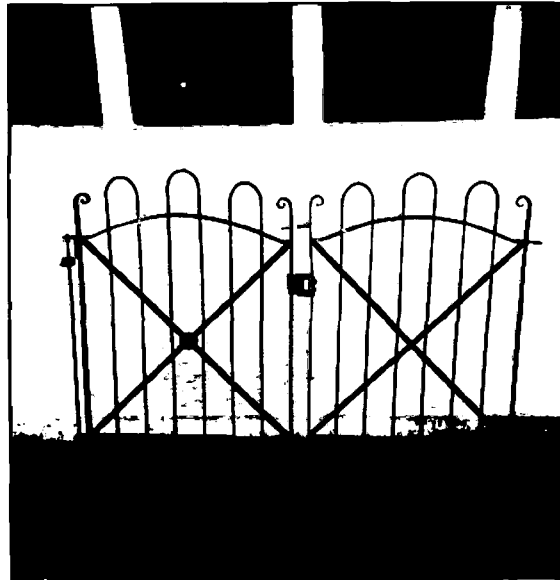




10400 Montgomery Ave



Proposed driveway gate



Proposed front gate

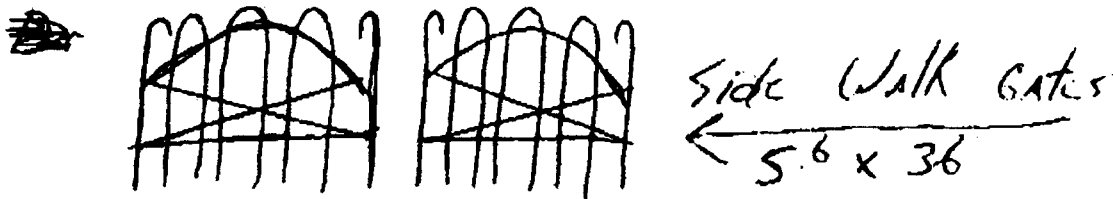
yes 1307

To Perry Kephart

From Sally Hulbert

RE Permit Request Amendment for
fence, gates for driveway and gates
for walkway for 10400 Montgomery Ave
Kensington Md 20895

Here is a drawing of the gates
I will mail pictures tomorrow.



APPROVED
Montgomery County
Historic Preservation Commission

FACSIMILE COVER PAGE

This cover sheet is followed by 8 page(s).

TO

Perry Kephart

Fax: 301-495-1307

FROM

Sally & Jeff
"THE RESULTS TEAM"

Long & Foster

Phone (301) 907-7600

Direct (301) 654-SALE

FAX (301) 907-7832

REPLY

Please Reply By: Fax Mail
 Phone No Reply Necessary

If all pages are not received, please call immediately.

*same folder
(31/6-97A) (Revision)*