

31/6-95A 10543 St. Paul Street
Kensington Historic District

JONES
10549 St. Paul Street
Kensington

31/6-95A
HPC 2/8/95

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895 301 949 8800

LETTER OF TRANSMITTAL

DATE	APRIL 20, 1995	JOB NO	9501
ATTENTION			
RE:	FAMILY ROOM / BAY WINDOW ALTERATION		

TO MR. JACK JONES
10543 ST. PAUL STREET
KENSINGTON, MD 20895

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	4.20.95	2	NORTH, SOUTH, EAST ELEVATIONS & PARTIAL FLOOR PLAN.
	4/21/95		With respect to historic preservation issues: -
			① Changes do not increase mass, articulation is somewhat decreased
			② All changes are at the rear of the property - do not affect street scene & facade properties outside of the District -
			③ These are design issues.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US


REMARKS

FOR H.P.C. REVIEW & APPROVAL.
AS PER OUR DISCUSSION ON TUESDAY APRIL 18.

- 3'-0" BAY WINDOW PROJECTION
- 2 DOUBLE HUNG UNITS TO REPLACE SINGLE UNIT (FIXED) IN BAY WINDOW ASSEMBLY.
- REMOVAL OF CIRCULAR LOUVER ON EAST ELEVATION.
- RE-DESIGN OF ROOF TO ELIMINATE JOG IN BAY WINDOW AREA.

COPY TO _____

SIGNED: MANNY GONZALEZ



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

DATE: February 8, 1995

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.

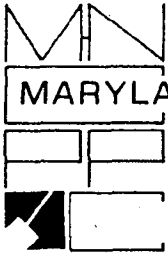
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



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

DATE: February 8, 1995

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:

1. All windows in the new addition shall be wood vinyl-clad 1/1.

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

Applicant: Jack & Jackie Jones

Address: 10543 St. Paul Street; 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: 10543 St. Paul Street	Meeting Date: 2/08/95
Resource: Kensington Historic District	HAWP: Addition
Case Number: 31/6-95A	Tax Credit: No
Public Notice: 1/25/95	Report Date: 2/01/95
Applicant: Jack & Jackie Jones	Staff: Patricia Parker
PROPOSAL: Side and rear addition	RECOMMEND: Approval w/ conditions

This application is to receive HPC approval for an addition proposed for the side and rear of a late 19th century Queen Anne-style house designated a primary resource in the Kensington Historic District. The structure is two-stories, wood-framed with gable end roofs and low-sloping roof porches on the north, west and south facades.

The HAWP application indicates proposed construction of an elongated one story 18' wide x 35'-6" long x 18'-6" high wood framed addition, with aluminum siding, wood trim and vinyl windows to match existing materials. Roofing would be of asphalt shingle.

The proposal would enlarge the kitchen and provide new family room space. The present structure has evolved through a series of changes. Exterior sheathing was added, changing the exterior from clapboard to asbestos siding to aluminum siding. Rear 20th century additions and an open wood gazebo have been constructed. Roofing is of asphalt shingle.

The house is situated on a substantial thru-lot in the Kensington Historic District. As such, an addition on the north elevation will be clearly visible from the close intersection of St. Paul Street and Plyers Mill Road and from Wheatley Street to the rear of the property. The principal elevation faces an open park area. No trees would be removed to construct this project.

STAFF DISCUSSION

Staff feels that an addition to this structure is possible but that there are two threshold issues: 1) general consistency with the style of the house and 2) compatibility with the street-scape's scale, massing and rhythm.

Staff strongly felt that the addition as initially proposed would be inconsistent with the style of the house. Integral to the Queen Anne style of the house is the presence of vertical masses balanced by the low-sloped horizontal roof and mass of the wrap porch. Also, houses (primary resources) adjacent to this property, of similar style, would be seriously affected by this proposal. Therefore, staff has taken the opportunity to consult further with the applicant and the architect and a revised proposal is included as part of this application.

Now the revised proposal, which the applicant requests the HPC to review, includes several changes. The new proposal indicates a 4" indentation from the outside wall of the existing structure in the kitchen area. A new door opening would have a transom light over a 3'-0" wood door. The roof profile is unchanged from the earlier proposal - it is low sloping, of asphalt shingle, to match the slope of the existing porch.

The applicant proposes to reuse existing vinyl windows in all new window openings. Staff would prefer that wood windows, true divided light and set in wood framing be used in the new openings.

The wall of the addition would come back out 4" in line with the existing exterior wall of the house in the area of the new family room. This portion of the addition has been revised to show a gable roof form of asphalt shingle and a new opening with a somewhat larger window. This window, made larger than the openings in the kitchen area for balance, is further enhanced through the addition of exterior shutters.

The window proposed in the east wall of the proposed addition has also changed to an elongated canted bay window. Staff feels that these changes are consistent with the style of the house and of greater interest on a primary resource that is highly visible.

STAFF RECOMMENDATION

The Historic Preservation Commission has consistently shown great care in reviewing the alteration of primary resources and for resources which greatly affect the streetscape. This has been the case in the Kensington Historic District as well as in other historic districts.

In light of the previous alterations to this house, the staff recommends the following: that the HPC approve the revised application, provided that wood windows of true divided light be used. These windows should be set in wood framing with wood trim. Staff feels that an opportunity exists to reverse earlier inconsistent changes to the resource.

The HPC has had to grapple with the issue of the use of artificial siding within historic districts in the past. Certain-

ly, the use of painted wood clapboard would be preferable; however, the resource has experienced substantial change from its original cladding of wood clapboard to asbestos to aluminum siding. But such change is reversible. As such, staff recommends that the addition be sheathed in painted wood clapboard and appropriately differentiated from the existing structure.

The applicant's revision also includes a change in roof pitch over that portion of the addition to be used as a family room. Staff feels that although this pitch does not retain the existing pitch of the roof, it increases the height of the roof over this portion of the addition the least. Natural light to an existing window opening on the east elevation at the second level is not blocked because of a lower roof pitch. Staff feels that this should be approved.

The staff recommendation is consistent with previous decisions by the HPC, particularly as related to alterations to the visible side and rear elevations of historic resources in historic districts.

If these revisions to the HAWP proposal were made, the following ordinance criterion 24A-8(b)2 would be met:

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 the proposal would be consistent with the Secretary of the Interior's Standards, particularly #2, #3, #9 and #10:

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

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken; and

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

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the

future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conditions:

1. Windows shall be wood, true divided light, set in wood framing with wood trim to match the existing; and
2. Exterior sheathing shall be painted wood clapboard.

and with the following general condition:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON MANUEL SANCHEZ
 DAYTIME TELEPHONE NO. (301) 949 8800
 TAX ACCOUNT # 1021587
 NAME OF PROPERTY OWNER JACK & JACKIE JONES DAYTIME TELEPHONE NO. (301) 946 1729
 ADDRESS 10543 ST. PAUL STREET KENSINGTON MD 20895
CITY STATE ZIP CODE
 CONTRACTOR N/A TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER LITTLE + ARCHITECTS DAYTIME TELEPHONE NO. (301) 949 8800

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10543 STREET ST. PAUL STREET
 TOWN/CITY KENSINGTON NEAREST CROSS STREET FLETCHERS MILL RD
 LOT 117 BLOCK N/A SUBDIVISION WHEATLEYS
P3 & 4
 LIBER _____ FOLIO _____ PARCEL DISTRICT 13

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ \$25,000.⁰⁰
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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

3A. HEIGHT _____ feet _____ inches N/A
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

MANUEL SANCHEZ (MANUEL SANCHEZ) 1/18/95
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

SEE ATTACHED

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

SEE ATTACHED

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (270-1255).

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PROPERTY & OWNER:

Mr. & Mrs. Jack Jones
10543 St. Paul Street
Kensington, MD 20895
Tel. 301.946.1729

GENERAL INFORMATION:

TAX ASSESSMENT OFFICE: (MONT. CO. 301.279.1355)

LOT:

P3 & 4 (Account # 1021587)

BLOCK: n/a

SUBDIVISION: Wheatleys

PARCEL: District 13

FOLIO: not available

LIBER: not available

ZONING: (MONT. CO. 301.217.6280)

ZONE: R-60

SETBACKS:

FRONT: 25'

REAR: 20'

SIDEYARD: 10' (Town of Kensington), combined minimum of 18'

HISTORIC RESOURCE: (DHCD: MONT. CO. 217.3620)

YES - MASTER PLAN

ARCHITECT:

Little + Architects
3504 Farragut Avenue
Kensington, Md. 20895
Tel. 301.949.8800

WRITTEN DESCRIPTION OF PROPERTY:

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

The existing structure was constructed in approximately 1893, the later, rear, additions occurred in 1913 and the 1930's. The structure is a two story, wood framed, structure with gable end roofs, low-slope roofed porches on the north, west, and south facades, and an open air deck with integral gazebo on the rear.

The structure is sited on Lot 4. An outbuilding is located at the eastern edge of Lot 15.

The existing structure has been clad in aluminum siding and has asphalt shingle roofs.

- General description of project and its effect on the historic resource(s), the environmental setting:

The project involves a one story addition to the rear of the structure to contain an enlarged Kitchen and new Family Room. The addition follows the existing roof line of the covered porch and wall line of the north side. Details and materials will blend with the existing structure. The simple addition is intended to compliment the existing structure in form and language, and minimally impacts the existing structure and site.

MATERIALS SPECIFICATIONS:

General description of materials and manufactured items proposed for incorporation in the work of the project. (Info. can be included on drawings).

Details and materials will blend with the existing structure. The addition shall be of wood framed construction, with aluminum siding, wood trim, and vinyl windows, to match existing.

ADJACENT AND CONFRONTING PROPERTY OWNERS:

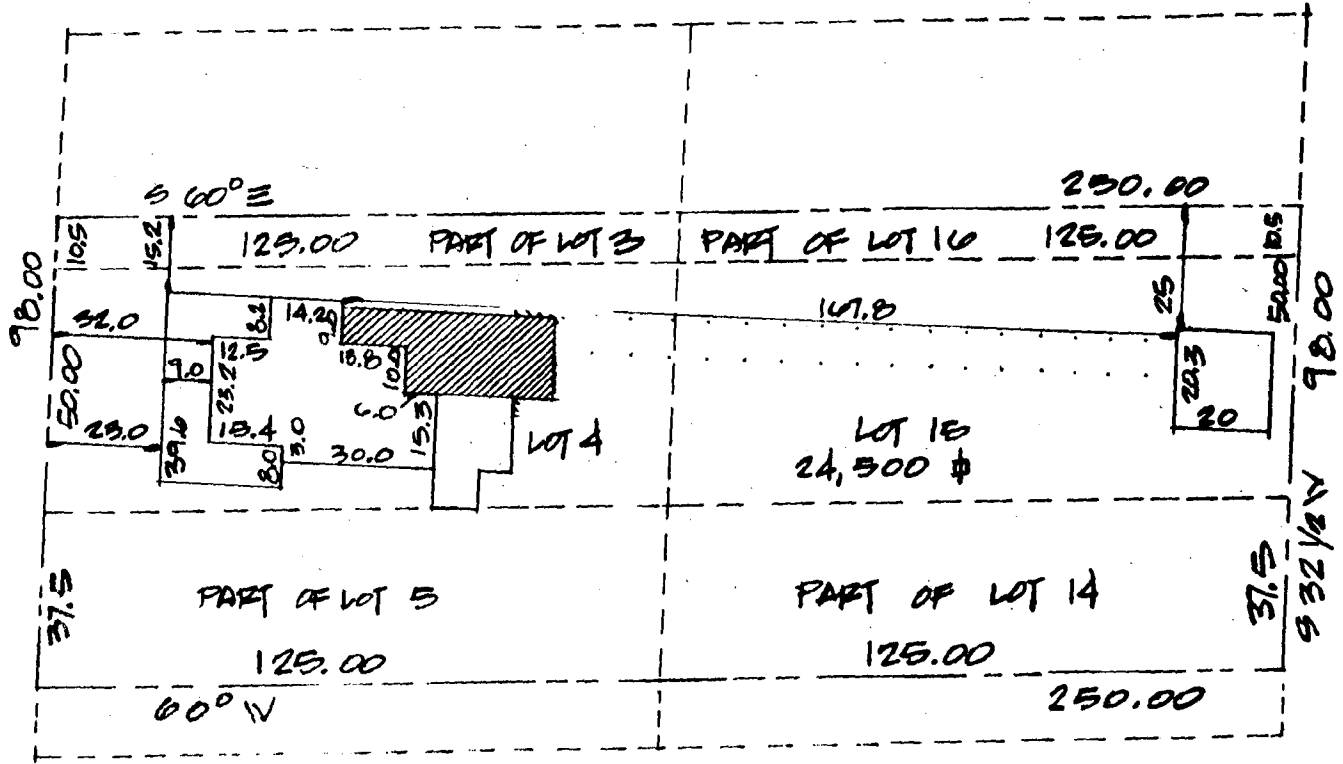
ADJACENT AND CONFRONTING PROPERTY OWNERS:


Douglas & Jenny Smith
10537 St. Paul Street
Kensington, MD 20895
Tel.301.946.3804

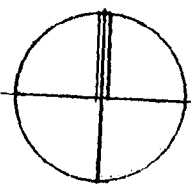
Lionel & Sherrie Kennedy
10547 St. Paul Street
Kensington, MD 20895
Tel.301.933.7448

ST. PAUL STREET

WHEATLEY STREET

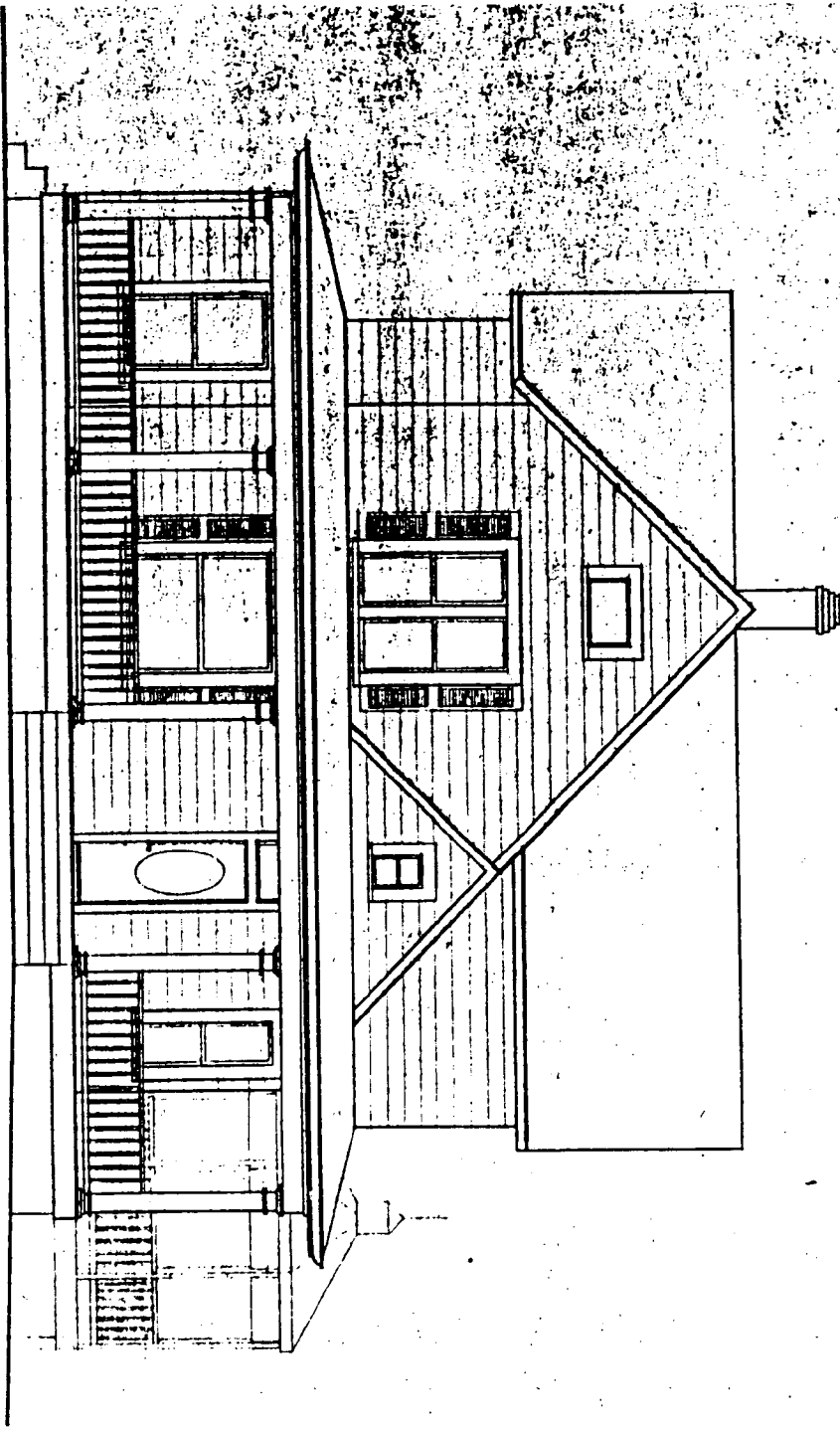


KEY
 PROPOSED ADDITION

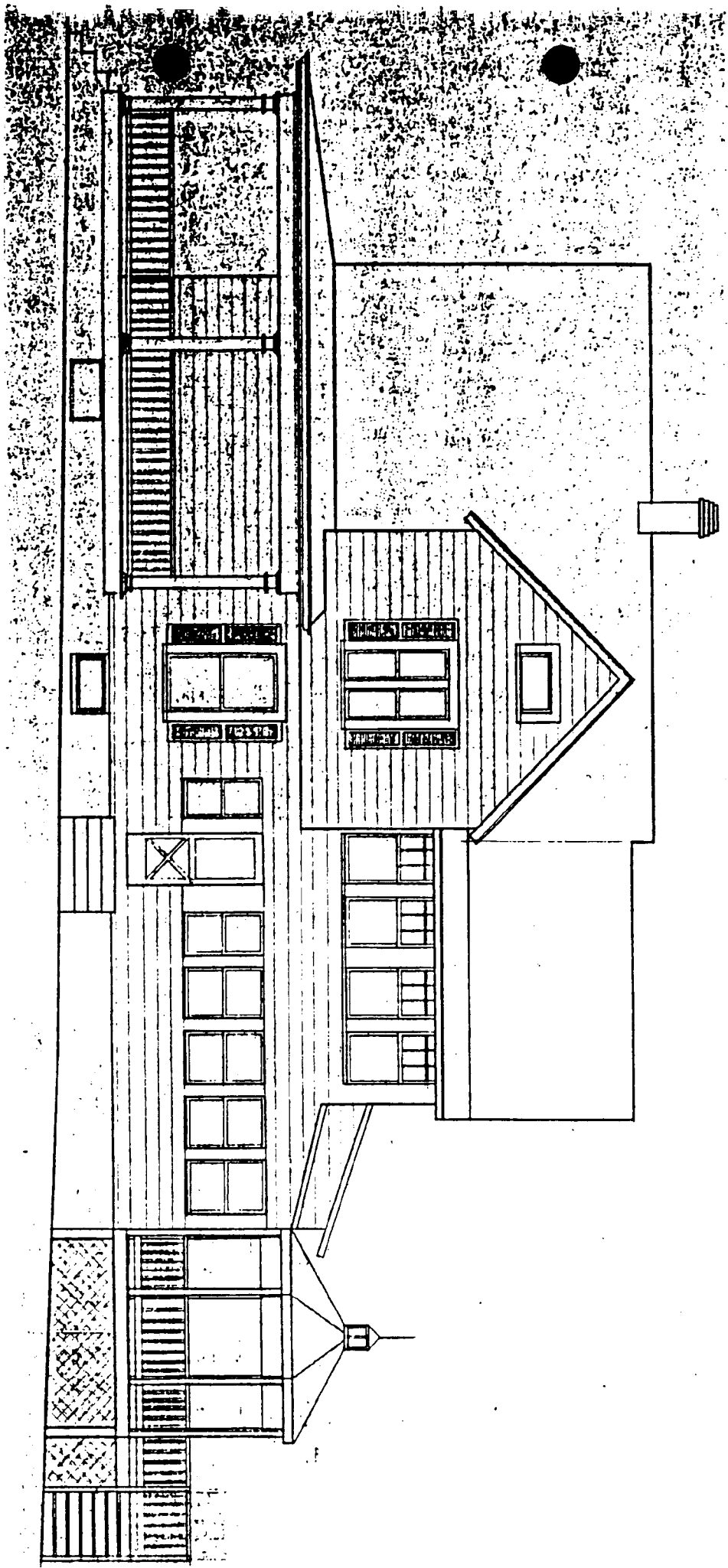


SITE PLAN
 SCALE 1:40

WEST ELEVATION - EXISTING - JONES RESIDENCE
(NO NEW WORK)



SOUTH ELEVATION. EXISTING. JONES RESIDENCE



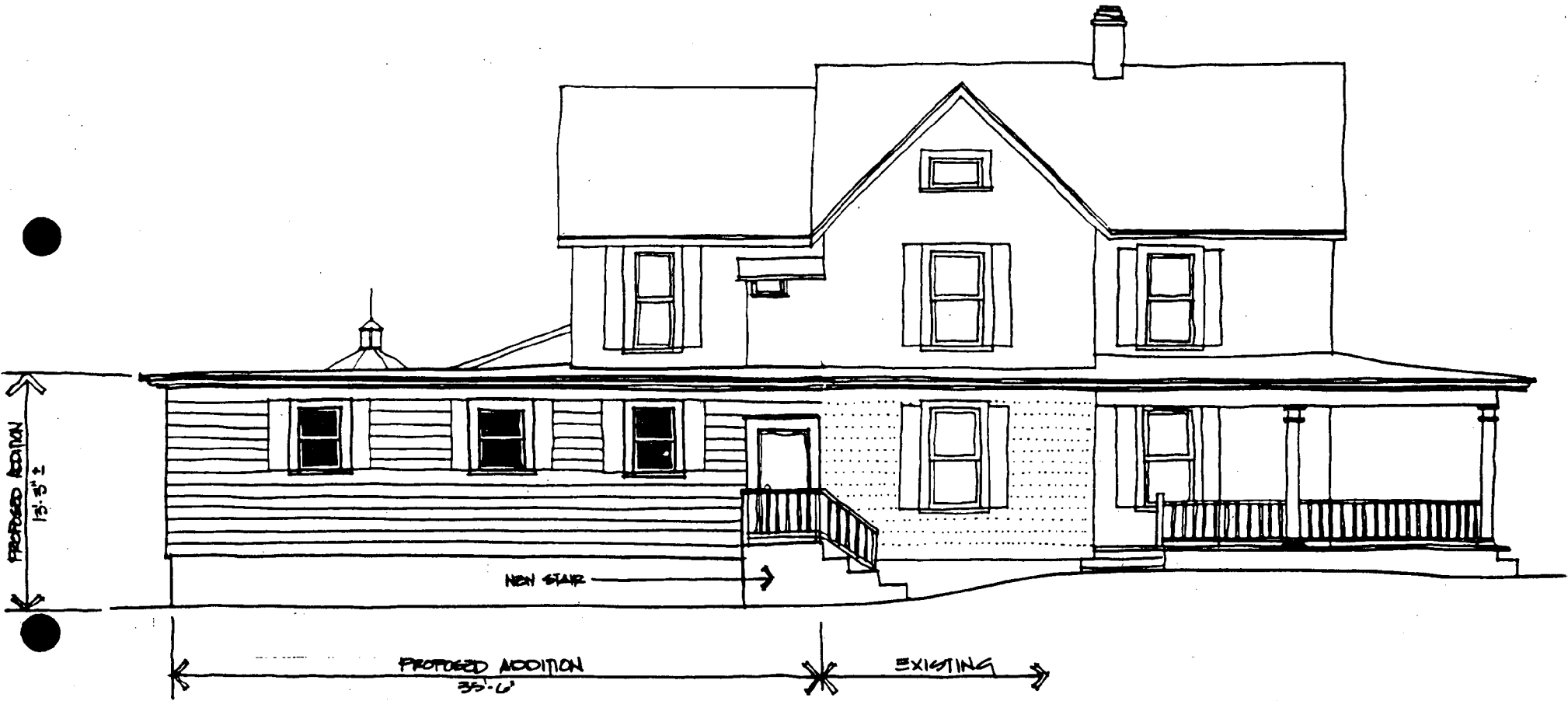


PROPOSED SOUTH ELEVATION - JONES RESIDENCE

1/4" = 1'-0"



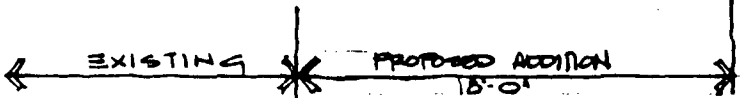
NORTH ELEVATION · EXISTING · JONES RESIDENCE



PROPOSED NORTH ELEVATION - JONES RESIDENCE
1/4" = 1'-0"



EAST ELEVATION - EXISTING - JONES RESIDENCE
(REAR)



PROPOSED EAST (REAR) ELEVATION - JONES RESIDENCE
1/4" = 1'-0"



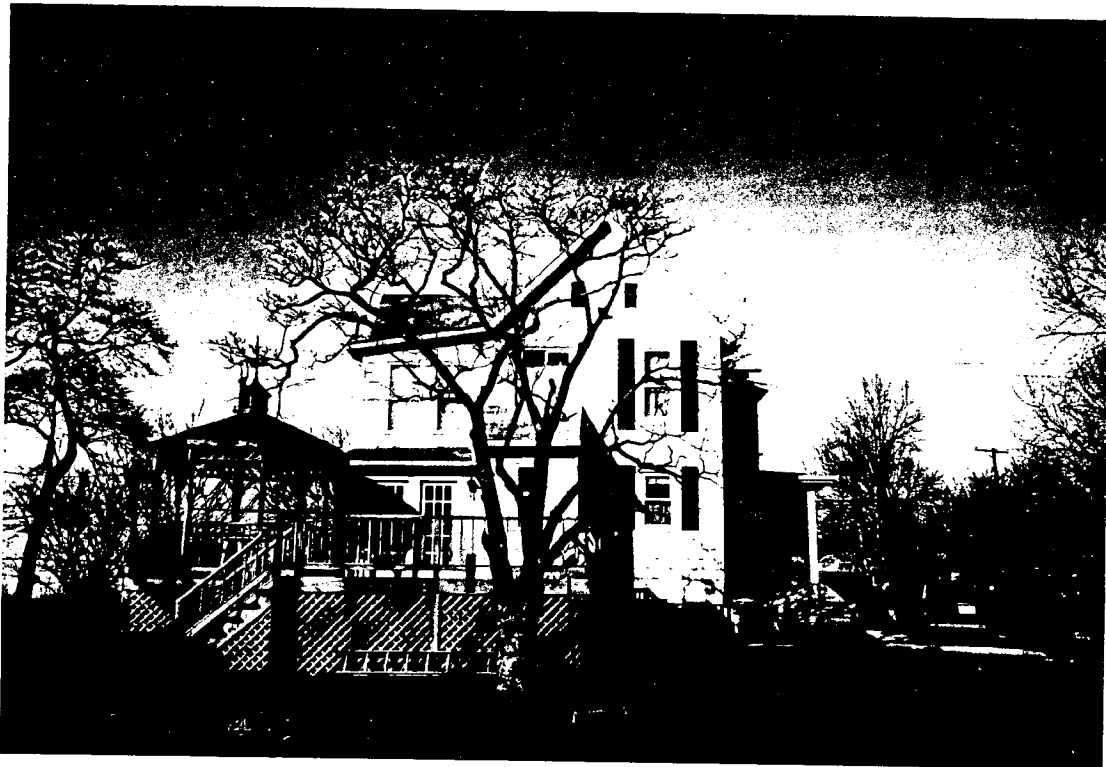
NORTH SIDE - LEFT



SOUTH SIDE - RIGHT



WEST SIDE - FRONT



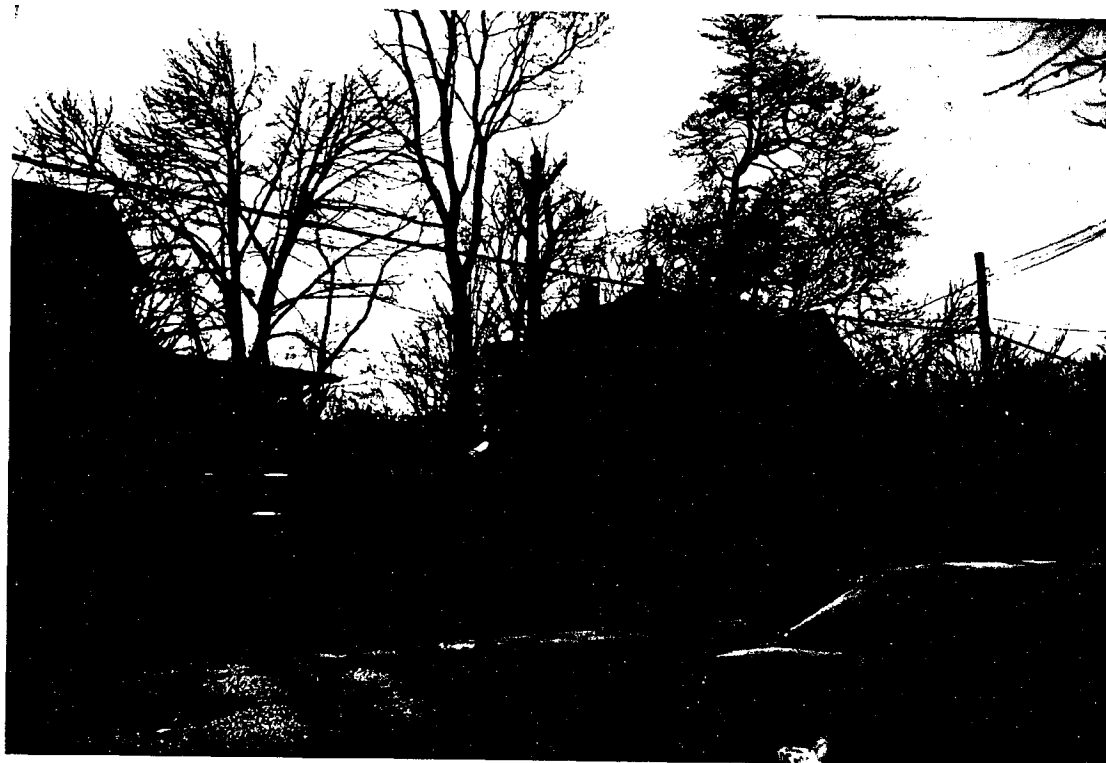
EAST SIDE - REAR

JONES RESIDENCE

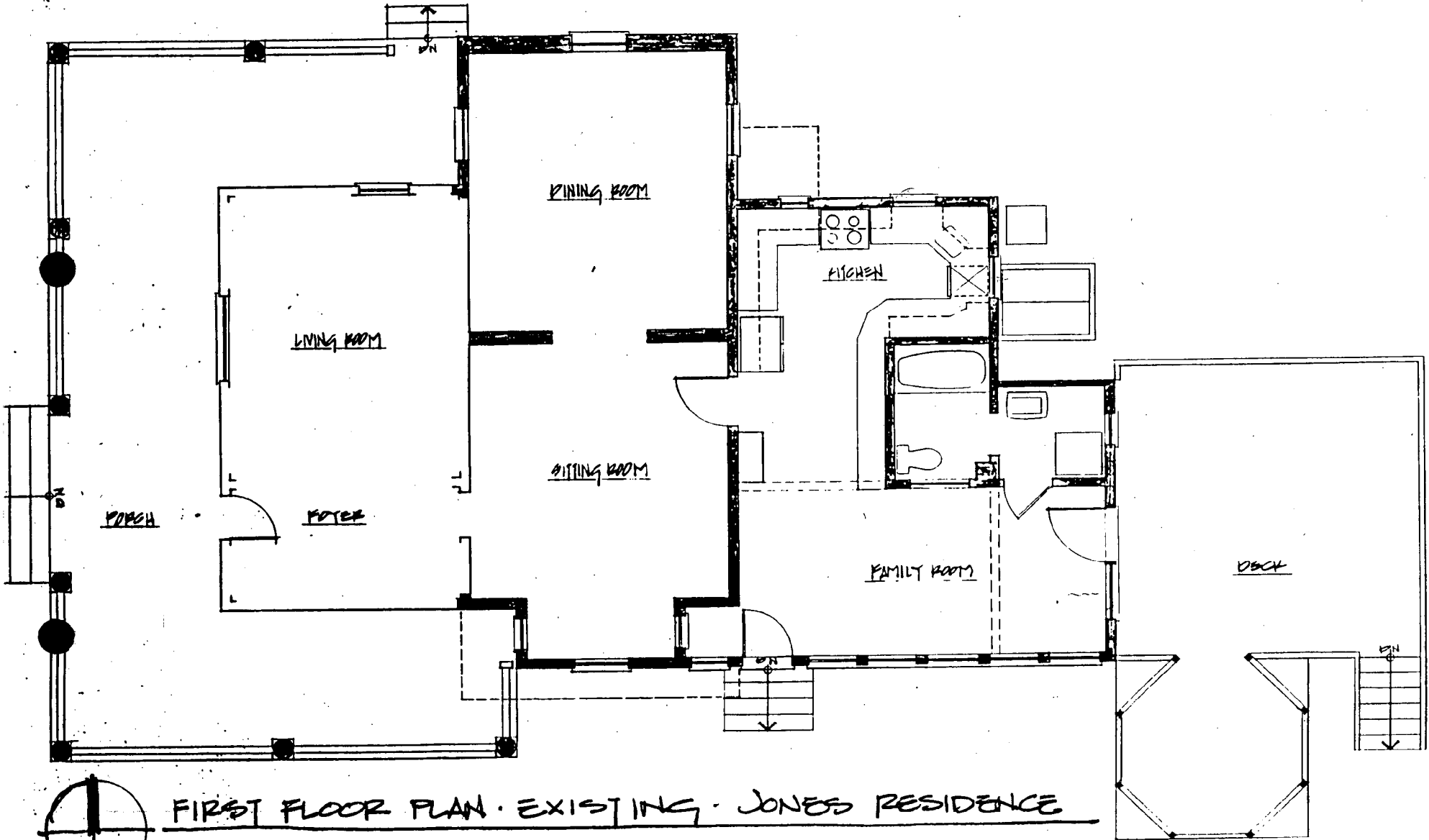
PHOTOGRAPHS



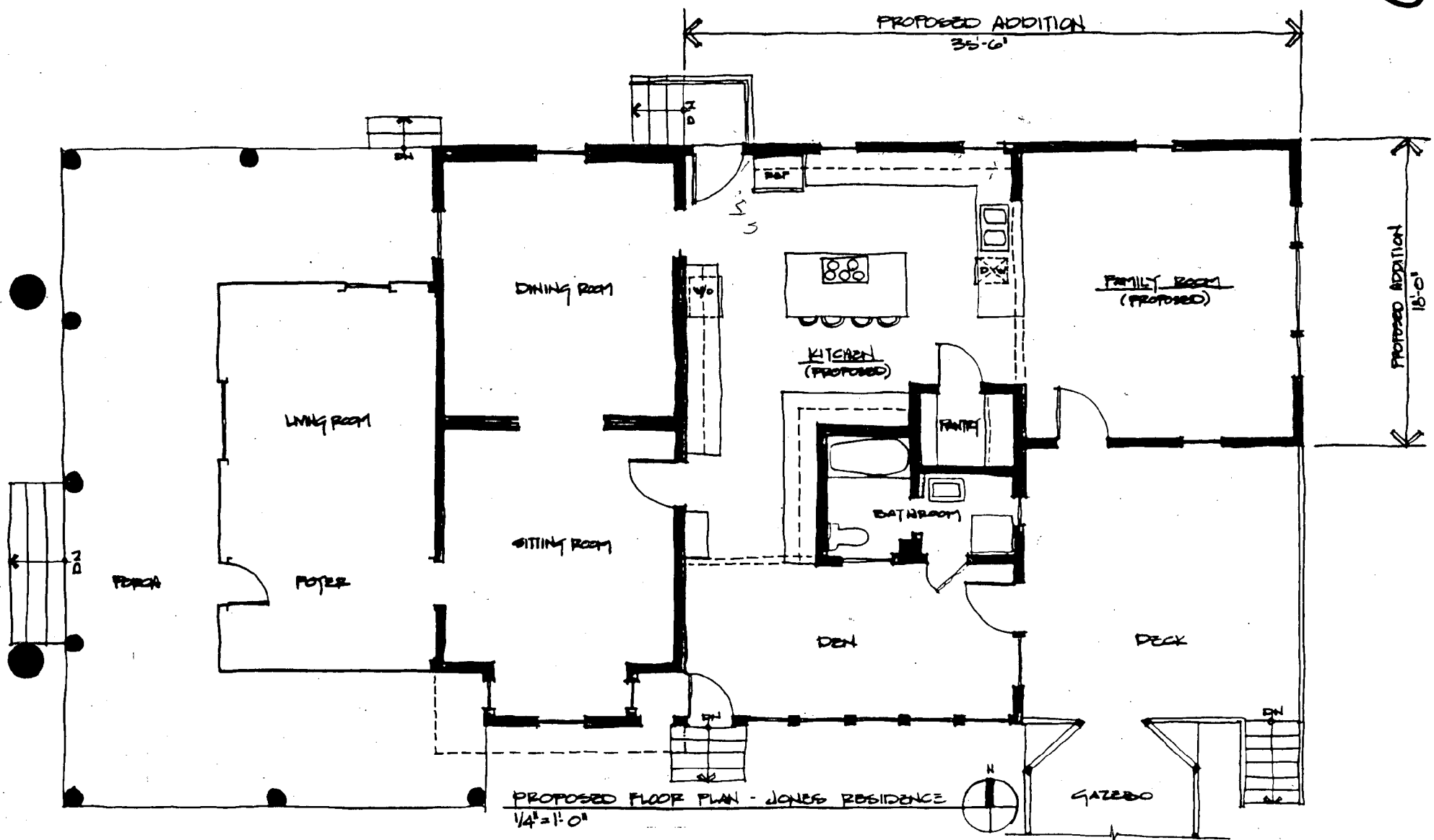
ST. PAUL STREET



ST. PAUL STREET



FIRST FLOOR PLAN - EXISTING - JONES RESIDENCE



PROPOSED FLOOR PLAN - JONES RESIDENCE
 $\frac{1}{4}'' = 1'-0''$

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895 301 949 8800

LETTER OF TRANSMITTAL

TO MNCPPC
8787 GEORGIA AVE
SILVER SPRING, MD 20910

DATE	2-2-95	JOB NO
ATTENTION	MR PAT PARKER	
RE:	JONES RESIDENCE	
	HPC# 31/6-95A	

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	2-2-95	4	1 SET OF:
			1ST FLOOR PLAN
			NORTH (SIDE) ELEVATION
			SOUTH (SIDE) ELEVATION
			EAST (REAR) ELEVATION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

SIGNED:  (M. SANCHEZ)



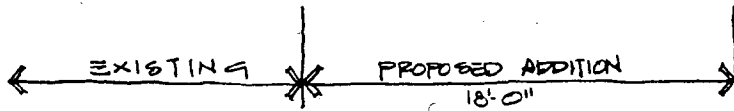
PROPOSED ADDITION
35'-0"

EXISTING

JONES RESIDENCE **REVISED**



REVISED

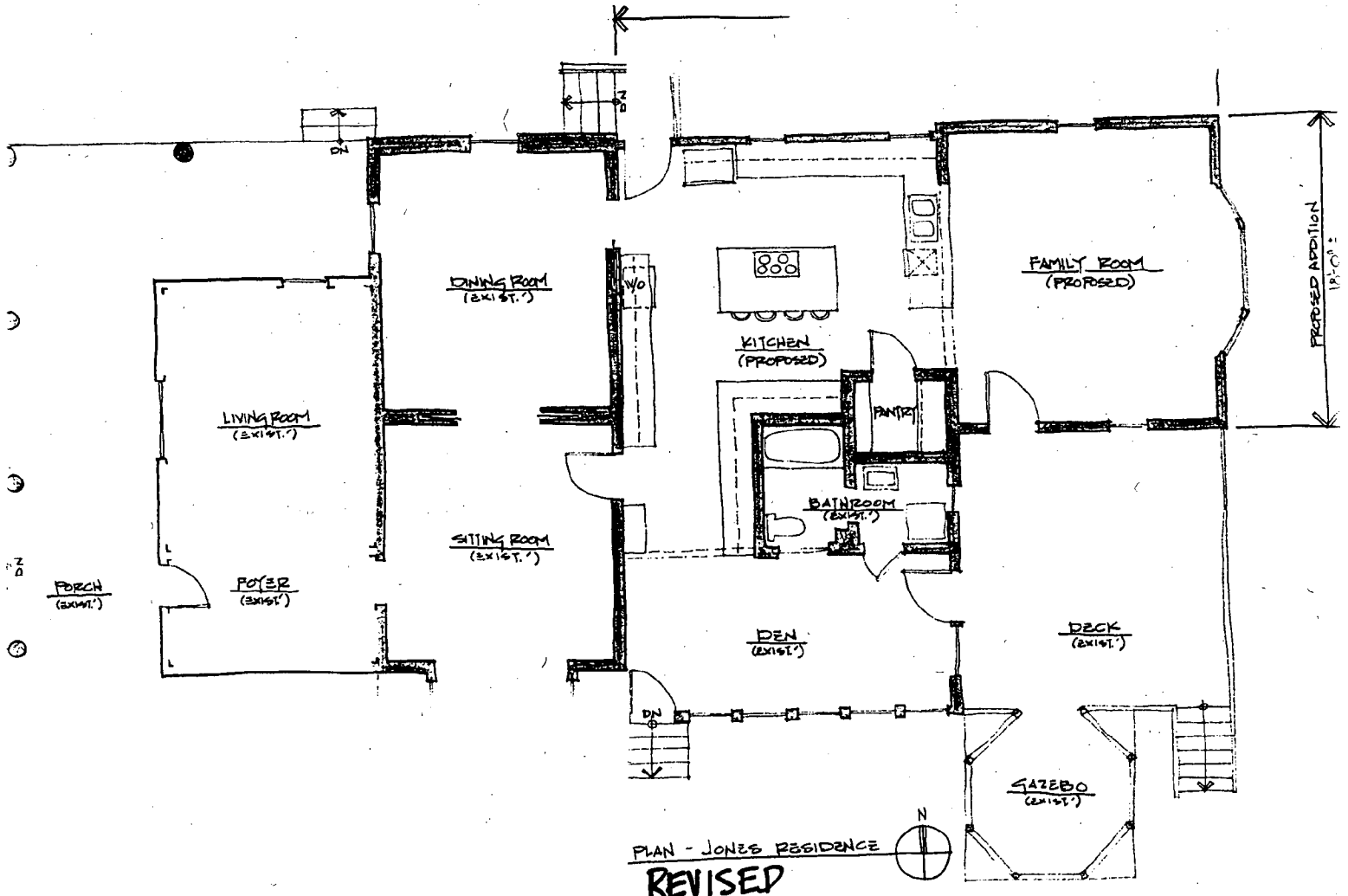


PROPOSED EAST (REAR) ELEVATION - JONES RESIDENCE

1/4" = 1'-0"



REVISED
PROPOSED SOUTH ELEVATION, JONES RESIDENCE



PLAN - JONES RESIDENCE
 REVISED

JONES RESIDENCE

PHOTOGRAPHS



ST. PAUL STREET



ST. PAUL STREET



NORTH SIDE - LEFT



SOUTH SIDE - RIGHT



WEST SIDE - FRONT



EAST SIDE - REAR

To: David Berg ^{FAX} 495-1307

From: Ray Shulman PH. 496-4787
Kensington LAP

Re: Comments for
2/8/95 HPC Meeting

February 1, 1995
Kensington LAP Meeting
Attendees: Basle, Dedes, Jones, Little, Shulman

Consideration of Proposals

10543 St. Paul Street:

This historic resource was constructed in the early 1890's and had rear additions in 1913 and the 1930's. More recently aluminum siding has been added.

At the 2/1/95 LAP meeting, the submitted proposal was amended by Jack Jones and Don Little as follows:

1. Hatched area of site plan reduced to end at rear of existing deck.
2. Section of the new structure containing the 2 kitchen windows would be recessed 4 inches to break the long wall enclosing dining room, kitchen, and family room.
3. Flat roof of the family room section would be changed to a gabled roof with the peak running E and W.
4. The "picture" window at the rear would be changed to a full bay window. These changes were considered by the LAP (Little abstaining) to improve the plan and be more compatible with, as well as reflect, the original architectural style. The consensus was that the proposed addition with above changes was acceptable, particularly in view of previous additions. Existing aluminum siding would be matched and vinyl windows would be used.

3730 and 3734 Howard Ave.

In view of several break-ins at businesses in the Howard Ave. area, installation of a security door was considered reasonable by all. However, there was general agreement that the simpler the door the better, and that a light color, particularly white, would make the door appear less massive and obtrusive.

Plans to acquire new members and to develop specific guidelines for presentation of the Kensington District were discussed.

Ray Shulman