

31/06-04Q 10234 Carroll Place
Kensington Historic District

2 1/4" PERMALOC EDGE or equal

GRANITE PAVERS:

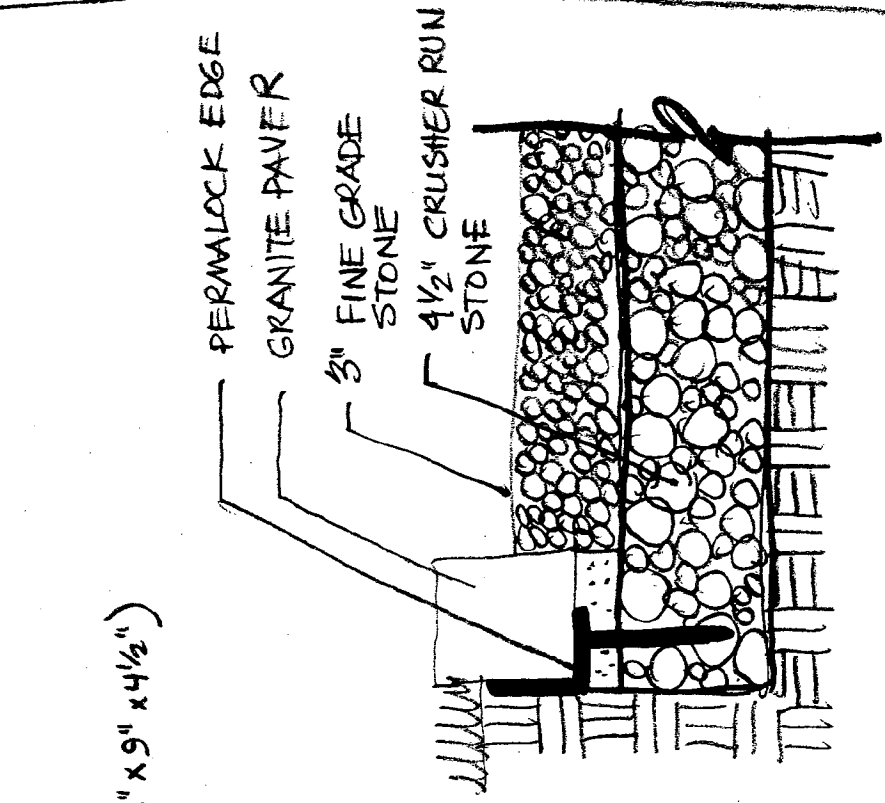
JUMBO (8" x 11" x 4") and REG (4 1/2" x 9" x 4 1/2")

3/4" TOPPING COURSE

3" BASE ASPHALT

4 1/2" CRUSHER RUN STONE

SUBGRADE



ASPHALT CONDITION
PARKING PAD ONLY
(NON-PERMEABLE)

DRIVEWAY DETAILS

PROJECT CHANGES TO APPROVE PLAN

CRUSHED STONE CONDITION
ENTRY DRIVE
(PERMEABLE)

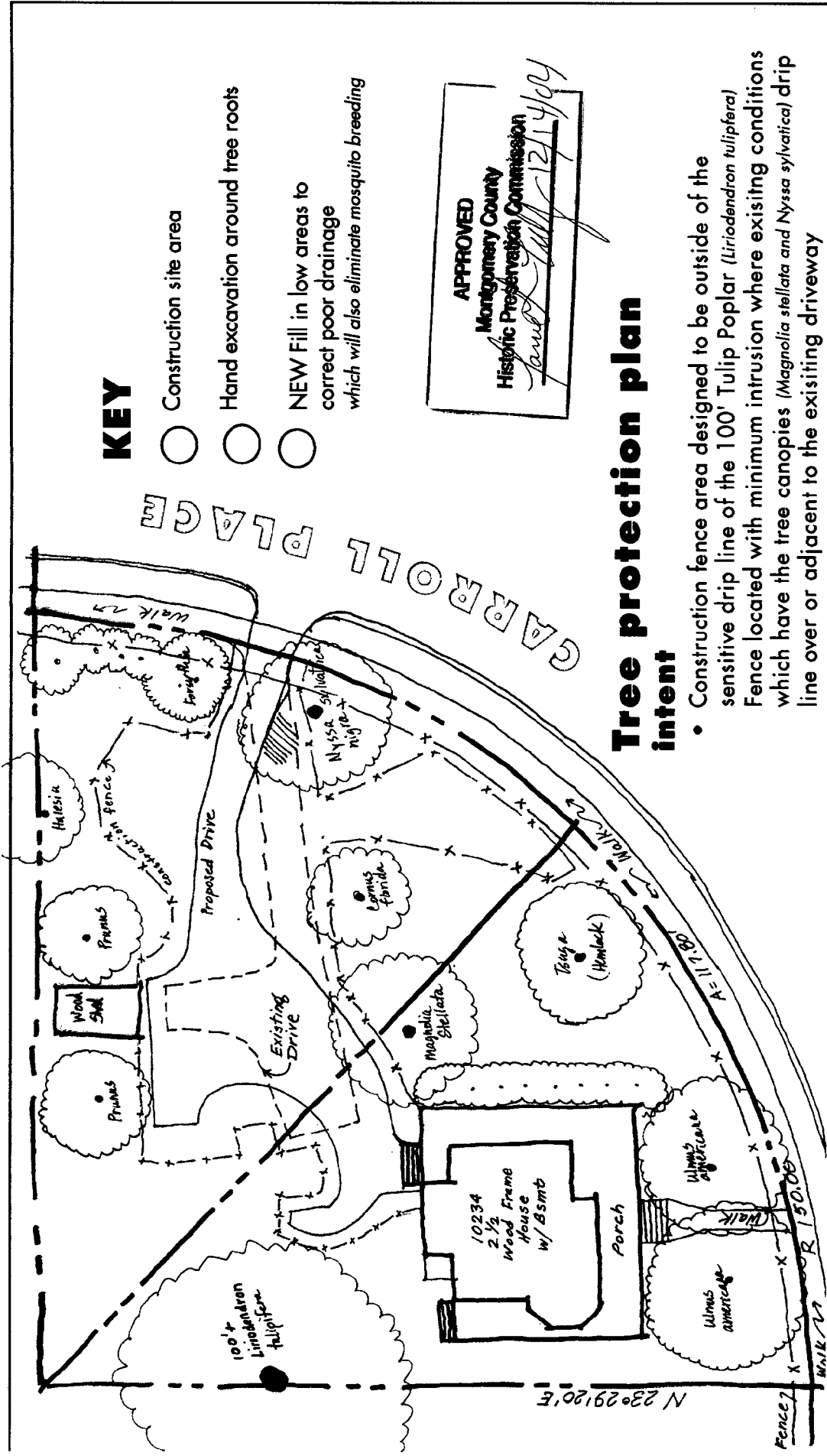
APPROVED
Montgomery County

Historic Preservation Commission

Paula Kelly 12/1/04

10234 CARROLL PLACE, KENSINGTON WORK PERMIT # 360678

NOVEMBER 14 2004



KEY

- Construction site area
- Hand excavation around tree roots
- NEW Fill in low areas to correct poor drainage which will also eliminate mosquito breeding

APPROVED
 Montgomery County
 Historic Preservation Commission
Janet P. Kelly 12/14/04

Tree protection plan intent

- Construction fence area designed to be outside of the sensitive drip line of the 100' Tulip Poplar (*Liriodendron tulipifera*)
- Fence located with minimum intrusion where existing conditions which have the tree canopies (*Magnolia stellata* and *Nyssa sylvatica*) drip line over or adjacent to the existing driveway

- Hand excavation when removing old asphalt around the large Black Gum tree (*Nyssa sylvatica*)

HISTORIC DISTRICT RESIDENCE
10234 Carroll Place
Kensington, MD

DRIVEWAY IMPROVEMENTS
 ADDENDUM FOR BUILDING PERMIT #360678

DECEMBER 14, 2004



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 1, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 360678

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS**.

1. Tree protection measures are in place prior to removal of the existing asphalt and will remain until completion of the driveway and parking pad.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Jay M. Henn & Judy Hanks-Henn

Address: 10234 Carroll Place, Kensington

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO DEPARTMENT OF PERMITTING SERVICES
245 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

OCT 05 2004

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: JUDY HANKS-HENN
Daytime Phone No.: 301.942.0963

Tax Account No.: _____
Name of Property Owner: JAY M. HENN & JUDY HANKS-HENN Telephone No.: 301.942.0963
Address: 10234 CARROLL PLACE KENSINGTON MD 20895.3300
Contractor: ① ASPHALT PAVING: BEN BURRIS City: _____ Street: _____ Zip Code: 301.498.2343
② PAVER INSTALLERS: JSH LAWN & LANDSCAPING Phone No.: 301.854.3713
Contractor Registration No.: ① #MHIC#16695 ②
Agent for Owner: self Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10234 Street: CARROLL PLACE
Town/City: KENSINGTON Nearest Cross Street: MONTGOMERY AVENUE
Lot: 16+15 Block: 2 Subdivision: KENSINGTON PARK
LOT 16 Liber: B280 Folio: 13 Parcel: _____
LOT 15: 10291 Folio: S32

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: driveway + water feature + "patio"
1B. Construction cost estimate: \$ ① ASPHALT PAVING \$8,000 ② GRANITE PAVERS \$8,000 (PHASE ONE)
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 1 feet 6 inches stone walls for water sculpture basin, (28" HT. for plinth, size: 4' to mount sculpture)
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.

Judy Hanks-Henn Signature of owner or authorized agent Date: 10/4/04

Approved: with conditions For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 10/27/04
Application/Permit No.: 360678 Date Filed: _____ Date Issued: _____

**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:

Deteriorating asphalt drive, placed in the rear yard
of a Queen Anne Victorian home on a corner lot.

The existing driveway layout is a straight line to the
rear entrance of the house, creating an asphalt landscape
viewed from the public sidewalk.

No walkable hard surface from rear steps to existing driveway. (broken asphalt)

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

- Curved driveway of soft natural material, gravel, which
transitions to an asphalt pad behind a new planting bed.

Views from the public sidewalk are garden & lawn, reinforcing the existing serpentine
planting beds that encompass the site and surrounding garden setting

- A new granite pad, "patio," connects the rear steps to the new asphalt pad.
- A new fountain & basin add a focal point to the entry experience via automobile,
emphasizing the garden setting.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

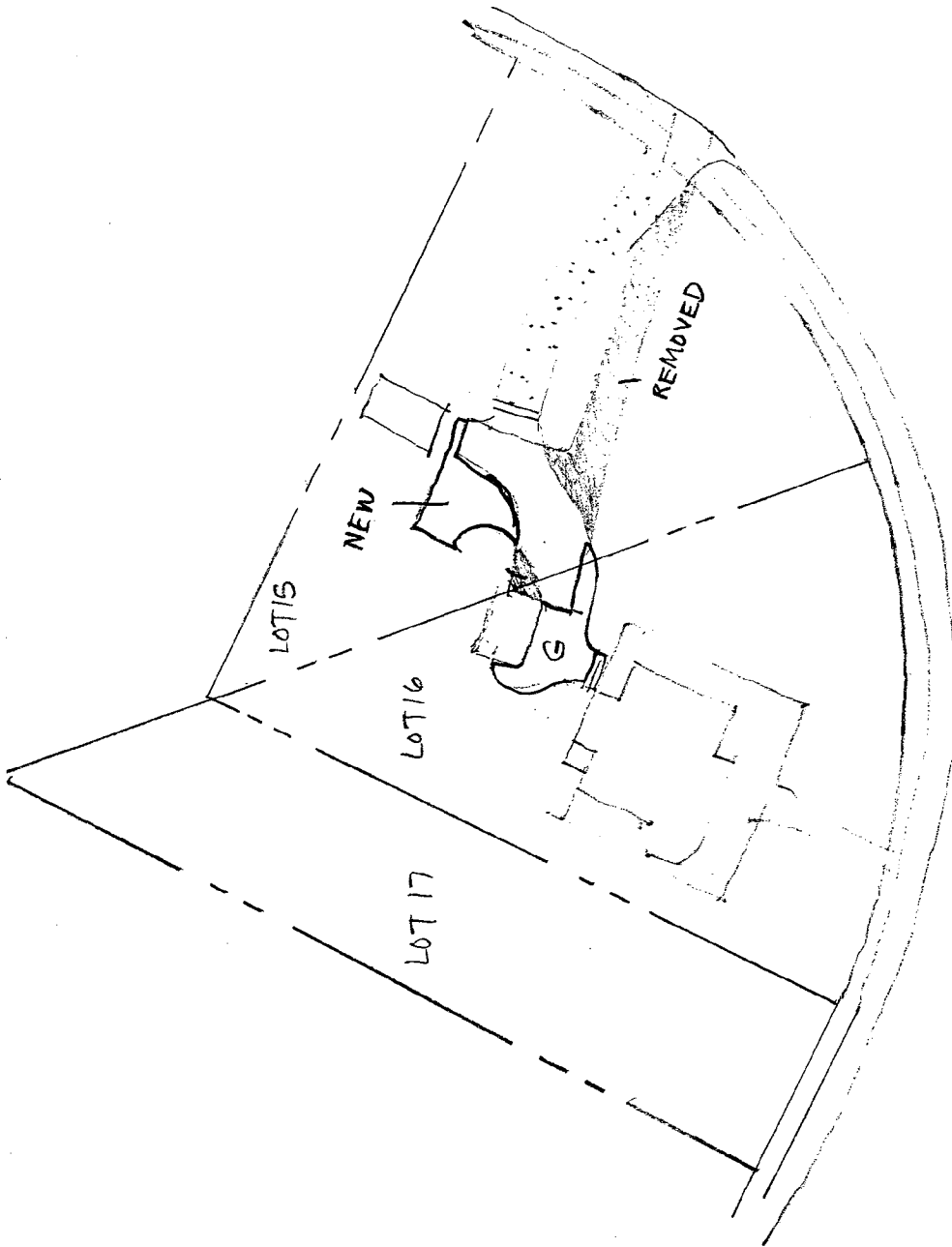
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

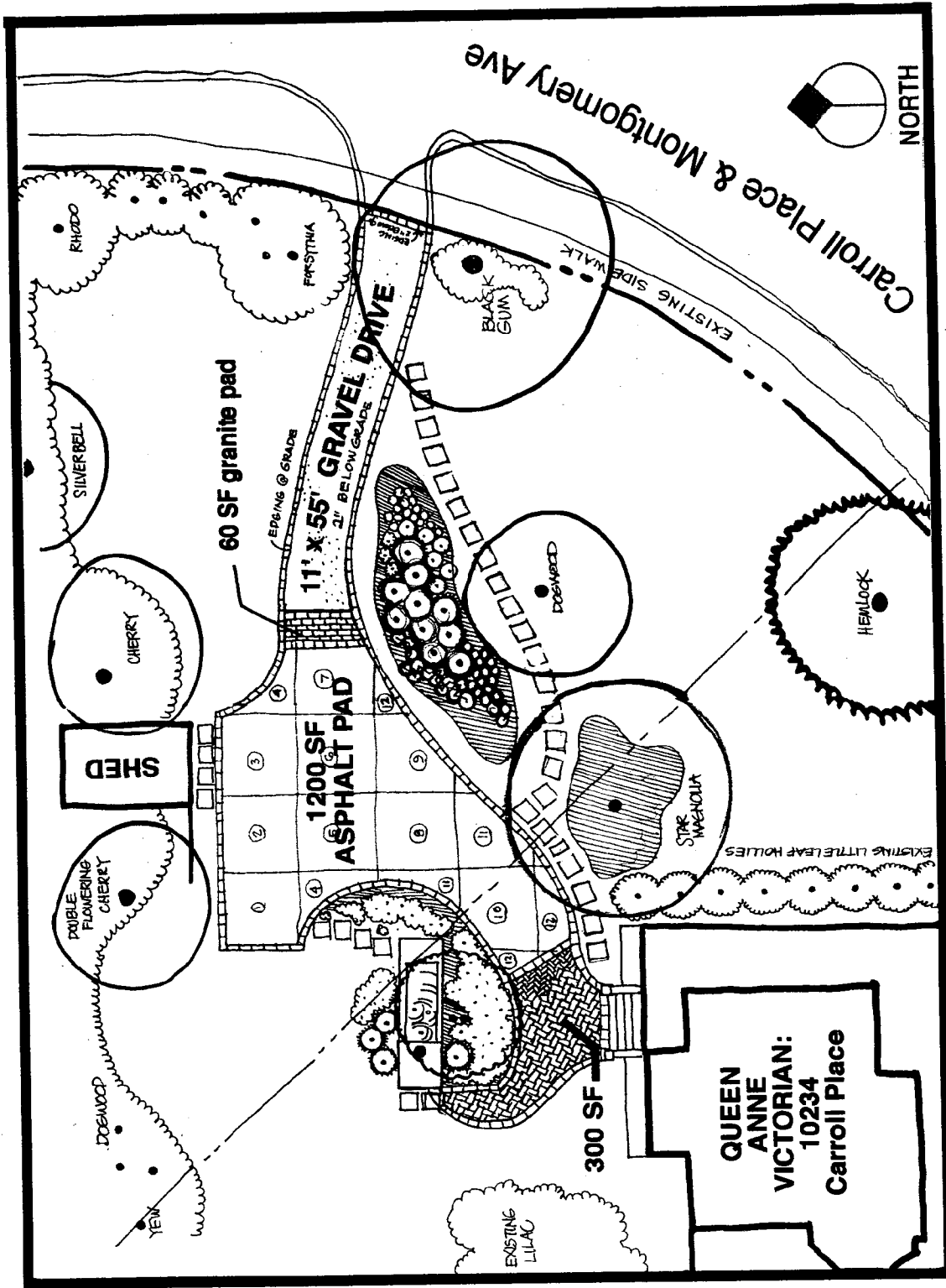
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/1/24



APPROVED
 Montgomery County
 Historic Preservation Commission
Mark J. Kelly 11/1/04

SITE PLAN: 1/2" = 1'-0"
 JAY M. HENN and JUDY HANKS-HENN RESIDENCE: 10234 CARROLL PLACE, KENSINGTON, MD

Tully, Tania

From: James Engel [James_Engel@Riggsbank.com]
Sent: Monday, October 25, 2004 1:45 PM
To: Tully, Tania
Cc: mayor.council@tok.org; mayor.klr@tok.org
Subject: HAWPS

**LOCAL ADVISORY PANEL
KENSINGTON HISTORIC DISTRICT**

LAP members were provided with copies of the following HAWPs during the week of October 18, 2004. LAP members Cooper, Peoples, Murphy, and O'Donnell were contacted by the LAP chairman during the week and asked to comment.

**RE: Amory Avenue (Apostles LLC), sign replacement
Town of Kensington sidewalk replacement (retroactive)**

No LAP members raised any concerns about the applicants' proposals. Accordingly, we believe that the proposals are compatible with the guidelines established in *Visions of Kensington* and the *Secretary of Interior's Standards for Rehabilitation*.

Apostles LLC was not contacted. The LAP chairman spoke briefly with the Mayor of Kensington regarding the sidewalk replacement HAWP.

RE: 10234 Carroll Place (Hanks-Henn), parking pad, patio, driveway

HPC staff was contacted by the LAP chairman regarding the size of the proposed asphalt pad relative to the existing asphalt surfaces. It was noted by staff that the 1200 sf pad will not be much larger in area than the existing pad and driveway which are both constructed of asphalt in a deteriorated condition. The existing driveway will be replaced with permeable surface (gravel.) The patio will be pavers set in crushed stone. In addition, it was noted by staff that the landscaping design will help minimize any visual impact of the larger parking pad.

This information was relayed to LAP members. No LAP members raised any concerns about the applicant's proposal. Accordingly, we believe that the proposal is compatible with the guidelines established in *Visions of Kensington* and the *Secretary of Interior's Standards for Rehabilitation*.

The applicant was not contacted.

**Jim Engel
LAP Chairman
October 25, 2004**

Our transmission is intended only for the proper addressee. The transmission may contain confidential, privileged or copyrighted material. If you received this transmission in error, we apologize for the inconvenience. Please contact the sender, and delete material from your computers. Any review, further transmission, dissemination or other use of, or taking action in reliance on this information by anyone

10/25/2004

Tully, Tania

From: James Engel [James_Engel@Riggsbank.com]
Sent: Wednesday, October 20, 2004 10:27 AM
To: Tully, Tania
Subject: RE: Kensington HAWP

The existing asphalt drive way was pretty broken up, but they would have certainly had the right to re-pave it. I will pass that point along to the LAP members.

James D. Engel, Vice President
Riggs Bank N.A.
Institutional Banking
808 17th St. NW, 10th Floor
Washington, DC 20006-3944
Tel. (202) 835-6743
Fax. (202) 835-5169
James_Engel@Riggsbank.com

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Wednesday, October 20, 2004 10:17 AM
To: James Engel
Subject: RE: Kensington HAWP

Great. That's why I included our addresses - plus, I've only been here since May.

The asphalt pad has not been changed - although I tried to talk her out of it. Because the amt of new asphalt was very minor compared to the amount being removed I did not feel I could argue against it. I realize that the LAP takes hardscape into consideration with regard to lot coverage, but the "Vision" only mentions buildings and I have to use that as my ruler. I do believe that it will be a point of discussion among the Commissioners and they will welcome your comments also.

-Tania Tully

-----Original Message-----

From: James Engel [mailto:James_Engel@Riggsbank.com]
Sent: Wednesday, October 20, 2004 10:09 AM
To: Tully, Tania
Subject: RE: Kensington HAWP

I only had Gwen and Michele's email address. I'll make sure I send any future emails to every staff member if I don't know who is tasked with the application. Thanks for responding.

I take it then that Judy has replaced the asphalt pad with crushed stone?

This would be great since it satisfies the only minor concern that anyone had. I doubt that anyone will have any issue whatsoever with this HAWP if this is the case.

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Riggs Bank N.A.
Institutional Banking
808 17th St. NW, 10th Floor
Washington, DC 20006-3944
Tel. (202) 835-6743
Fax. (202) 835-5169
James_Engel@Riggsbank.com

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10/20/2004

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Tel. (202) 835-6743
Fax. (202) 835-5169
James_Engel@Riggsbank.com

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Wednesday, October 20, 2004 9:57 AM
To: James Engel
Subject: RE: Kensington HAWP

Mr. Engel-
Michele forwarded you message to me as I am staff for this application. (By the way, please include Anne Fothergill and myself in future LAP emails since we all review cases in Kensington. Thanks. - tania.tully@mncppc-mc.org & anne.fothergill@mncppc-mc.org)

As you will see in the staff report I did not calculate actual numbers. The applicant - at the site visit - provided me with a revised drawing showing the entire property (all three lots) with the proposed plan overlaid on the existing driveway. As seen in the drawing the new hardscape is minimal, respects the root systems of the existing trees, and removes asphalt from areas in the root zones. I understand that the granite pavers will be set in sand and the driveway will be crushed gravel with a granite paver border.

I have recommended approval with the condition that tree protection measures are implemented. This

10/20/2004

Tully, Tania

From: Tully, Tania
Sent: Wednesday, October 20, 2004 9:57 AM
To: 'James_Engel@Riggsbank.com'
Subject: RE: Kensington HAWP

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I have recommended approval with the condition that tree protection measures are implemented. This item is the second HAWP on the agenda if you wish to make verbal comments the night of the meeting. We will, of course, also provide any written comments to the Commission at the Worksession prior to the meeting.

Please let me know if you have further questions.
Sincerely,

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

-----Original Message-----

From: James Engel [mailto:James_Engel@Riggsbank.com]
Sent: Wednesday, October 20, 2004 9:31 AM
To: Wright, Gwen; Naru, Michele
Subject: Kensington HAWP

In reviewing the Hanks-Henn driveway/patio HAWP, I wasn't coming up with the existing lot coverage of the house and driveway, and the proposed lot coverage of the house, driveway, and patio. We are especially interested in the asphalt-paved and other impermeable surfaces. Has HPC staff and/or the applicant calculated this? Also, will the brick surfaces be set on crushed stone or asphalt?

Since Kensington LAP has been somewhat "orthodox" when it comes to lot coverage including driveways and patios, I think it would be useful to know since we want to be relatively consistent with all applicants.

Thanks.

James D. Engel, Vice President

Riggs Bank N.A.

Institutional Banking

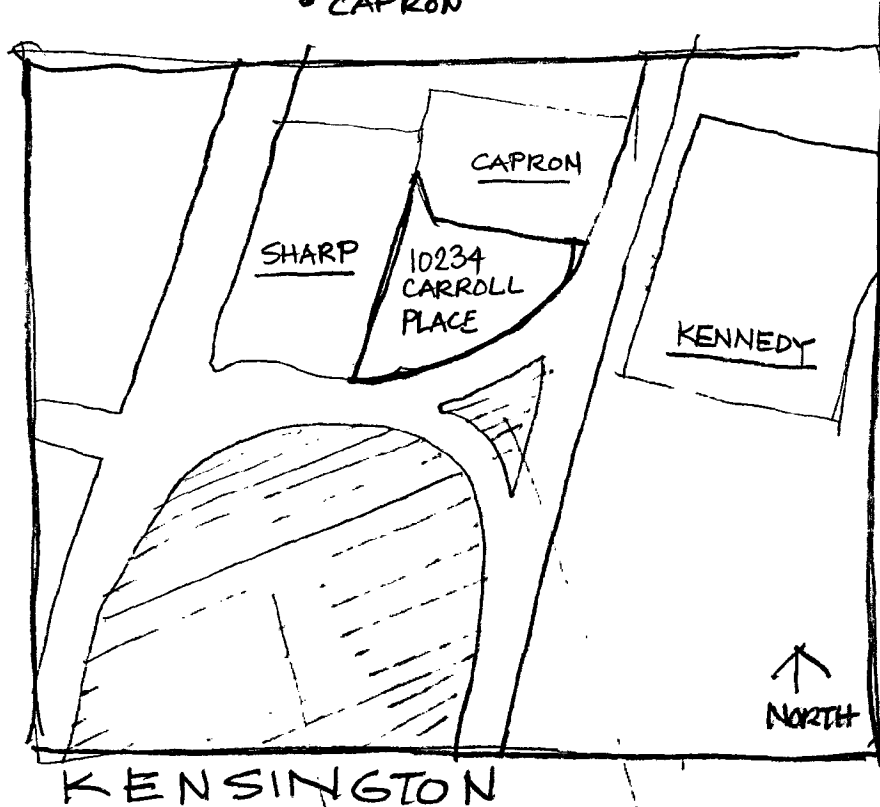
10/20/2004

10234 CARROLL PLACE
JAY M. HENN & JUDY HANKS HENN

MAP :

NOTIFYING ADJACENT &
CONFRONTING PROP. OWNERS

- SHARP
- KENNEDY
- CAPRON



Noyes Children Library
of Montgomery County
Public Library System

Circle Manor Nursing Home
commercial establishment

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	
JUDY HANKS-HENN & JAY M. HENN, 10234 Carroll Pl., Kensington, MD	
Adjacent and confronting Property Owners mailing addresses	20895
Carol & Jim Sharp	
10226 Carroll Place	
Kensington, MD 20895	

SHARP

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	
JUDY HANKS-HENN & JAY. M. HENN, 10234 CARROLL PL., KENSINGTON, MD	
Adjacent and confronting Property Owners mailing addresses	20895
Lorraine Kennedy	
10303 Montgomery Avenue	
Kensington, MD. 20895	

KENNEDY

ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	
JUDY HANKS-HENN & JAYM. HENN, 10234 CARROLL PL, KENSINGTON, MD	
Adjacent and confronting Property Owners mailing addresses	20895
Gloria & Jeff Capron	
10304 Montgomery Ave	
Kensington, MD 20895	

CAPRON

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Prop
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	●	●		●	●	●	●
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE INSTRUCTIONS ON DPS' HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10234 Carroll Place, Kensington	Meeting Date:	10/27/04
Applicant:	Jay M. Henn & Judy Hanks-Henn	Report Date:	10/20/04
Resource:	Primary 1 Resource Kensington Historic District	Public Notice:	10/13/04
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-04Q	Staff:	Tania Tully
PROPOSAL:	Reconfigure existing driveway, add stone patio, and add fountain	RECOMMENDATION:	Approval with condition

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- Tree protection measures are in place prior to removal of the existing asphalt and will remain until completion of the driveway and parking pad.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the **Kensington Historic District**
STYLE: Queen Anne
DATE: 1904

This property consists of three lots owned by the applicants for a total of .546 acres. The house and west side lot front Carroll Place with the east side yard wrapping towards Montgomery Avenue. The Noyes Library is directly south of the property. The parcel contains a mix of open space and treed areas, including several large deciduous trees. A mix of trees and shrubbery creates a sense of privacy for the applicants.

PROPOSAL:

The applicants propose the following:

- Remove the existing asphalt driveway and parking area; (circle 8)
- Realign driveway using crushed gravel with an asphalt parking pad; (circle 6)
- Install a small granite patio connecting the parking area to the porch; (circle 6)
- Install seating height natural stone fountain (circles 9 & 7)
- Add river stone stepping-stones from the drive to the porch. (circle 6)

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Kensington Historic District several documents

are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

With this project, the applicants wish to create space to park two vehicles, add a walkable hard surface between the parking area and the porch, and make the drive fit more compatible with the existing landscaping and trees. The proposed new driveway skirts the root systems of existing trees and reduces the visibility of the drive from Carroll Place and Montgomery Avenue and strives to create a more garden-like setting while allowing for the utilitarian drive. The plan on circle 9 gives the impression of a large addition of new hardscape on the parcel. A revised drawing on circle 8 shows the entire parcel and illustrates what asphalt is being removed. Except for the asphalt parking pad, the other materials proposed are crushed stone and granite pavers. Both befit the high style of the historic house. The Commission should also be aware that when the applicants purchased the home in 1988, lots 17 and 15 were not included. The applicants were able to secure the adjacent lots in 1992 thus returning the house to its likely historical setting.

Staff recommends approval. The proposal does not eliminate or damage trees or vegetation and maintains the mix of lawn, mature trees and low-level vegetation that is characteristic of the Kensington Historic District. The only condition recommended is tree protection measures – especially for the removal of the existing asphalt, which currently encroaches on tree roots.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

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

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 the *Secretary of the Interior's Standards for Rehabilitation #2*.

and with the condition that:

- Tree protection measures are in place prior to removal of the existing asphalt and maintained until completion of the driveway and parking pad.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

001 03 2004

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: JUDY HANKS-HENN
Daytime Phone No.: 301.942.0963

Tax Account No.: _____
Name of Property Owner: JAY M. HENN & JUDY HANKS-HENN Phone No.: 301.942.0963
Address: 10234 CARROLL PLACE KENSINGTON MD 20895.3300
Contractor: ① ASPHALT PAVING: BEN BURRIS City: _____ Street: 301.498.2343 Zip Code: _____
② PAVER INSTALLERS: JSH LAWN & LANDSCAPING Phone No.: 301.854.3713
Contractor Registration No.: ① #MHIC#16695 ②
Agent for Owner: self Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10234 Street: CARROLL PLACE
Town/City: KENSINGTON Nearest Cross Street: MONTGOMERY AVENUE
Lot: 16+15 Block: 2 Subdivision: KENSINGTON PARK
LOT 16 Folio: 8280 Folio: 13 Parcel: _____
LOT 15: 10291 Folio: 532

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- | | | | | | | | | |
|--|---|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input checked="" type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: <u>driveway + water feature + "patio"</u> | | | |

1B. Construction cost estimate: \$ ① ASPHALT PAVING \$8,000 ② GRANITE PAVERS \$8,000 (PHASE ONE)

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 1 feet 6 inches stone walls for water sculpture basin, (26" HT. for plinth, size: 4' x 4' to mount sculpture.

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.

Judy Hanks-Henn Signature of owner or authorized agent Date: 10/4/04

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 360678 Date Filed: _____ Date Issued: _____

④

**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:

Deteriorating asphalt drive, placed in the rear yard
of a Queen Anne Victorian home on a corner lot.

The existing driveway layout is a straight line to the
rear entrance of the house, creating an asphalt landscape
viewed from the public sidewalk.

No walkable hard surface from rear steps to existing driveway (broken asphalt)

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

- Curved driveway of soft natural material, gravel, which
transitions to an asphalt pad behind a new planting bed.
Views from the public sidewalk are garden & lawn, reinforcing the existing serpentine
planting beds that encompass the site and surrounding garden setting
- A new granite pad, "patio," connects the rear steps to the new asphalt pad.
- A new fountain & basin add a focal point to the entry experience via automobile,
emphasizing the garden setting.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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 drip-line 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

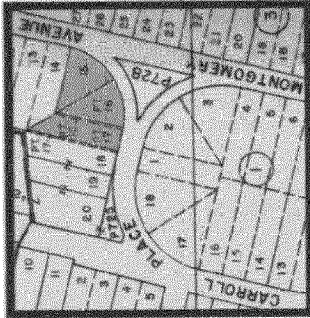
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

EXISTING CONDITION

DESCRIPTION:

- Deteriorating asphalt drive, existing in the rear yard of a Queen Anne and Stick Style Victorian home on a 3 parcel corner lot.
- The existing driveway layout is a straight line to the rear entrance of the house creating an asphalt landscape image when viewed from the public sidewalk. (photos 1,3)
- No walkable hard surface from rear steps to existing driveway. (broken asphalt) (photo 4)



KEY: PROPERTY LOCATION
10234 CARROLL PLACE:
ONE PARCEL CONTAINING
LOTS 17, 16 and 15

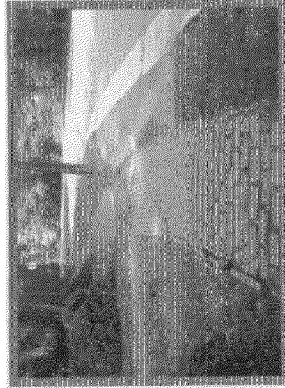


PHOTO 2: Sidewalk along Driveway on Montgomery Avenue

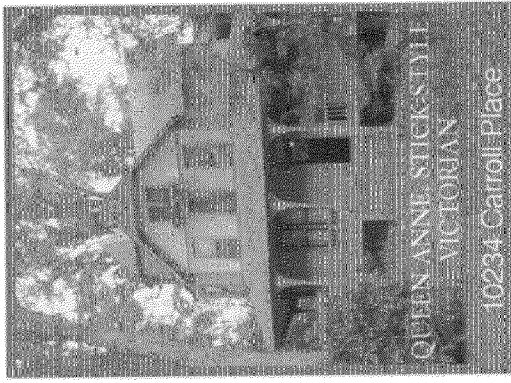


PHOTO 1: View of Existing Driveway from Montgomery Avenue

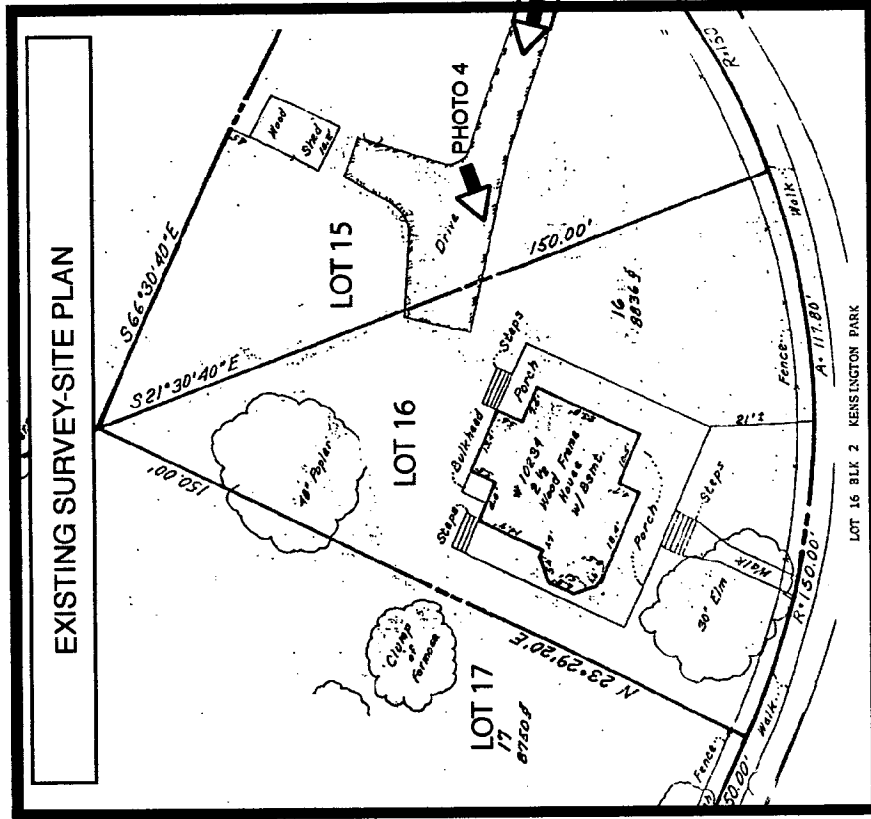


PHOTO 3: View of Existing Asphalt Driveway at Mid-length

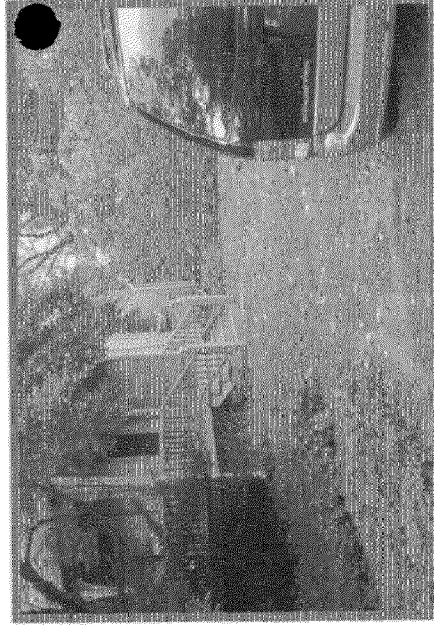


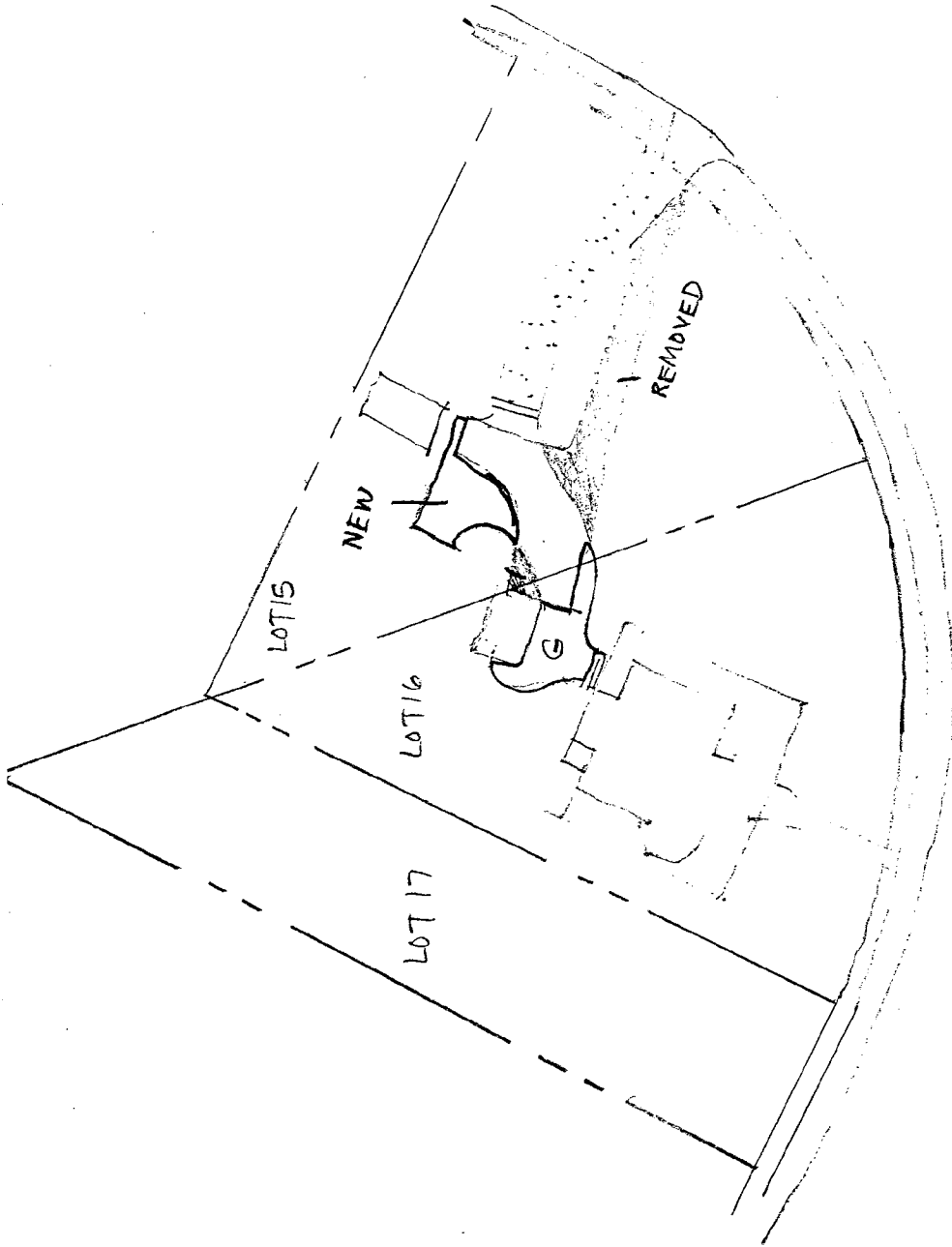
PHOTO 4: Steps from Rear entry to existing driveway

DRIVEWAY LOCATED ON LOTS 16 AND 15
ENTRANCE OFF OF MONTGOMERY AVENUE

EXISTING CONDITIONS FOR A DRIVEWAY, FOUNTAIN, REAR ENTRY AND PLANTING PROPOSAL

M. HENN and JUDY HANKS-HENN RESIDENCE: 10234 CARROLL PLACE, KENSINGTON, MD

74

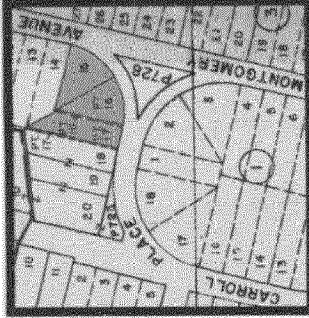


EXISTING + PROPOSED
OVERLAPPED

EXISTING CONDITION

DESCRIPTION:

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KEY: PROPERTY LOCATION
10234 CARROLL PLACE:
ONE PARCEL CONTAINING
LOTS 17, 16 and 15

EXISTING SURVEY-SITE PLAN

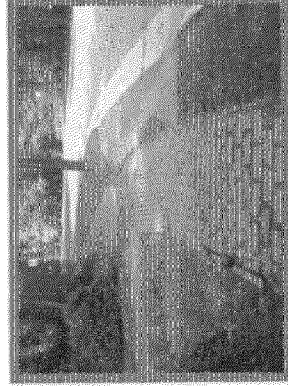
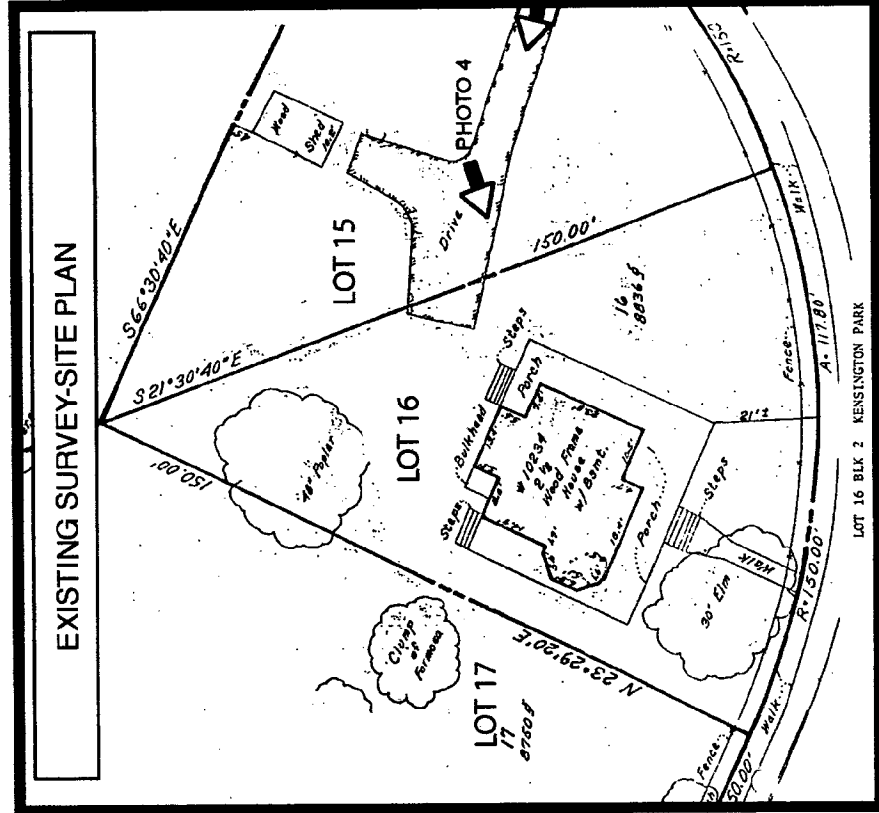


PHOTO 2: Sidewalk along Driveway on Montgomery Avenue

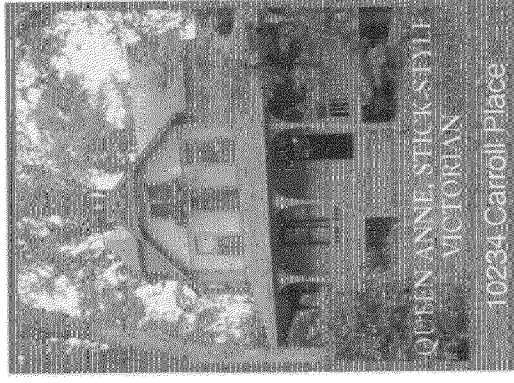


PHOTO 3: View of Existing Asphalt Driveway at Mid-length

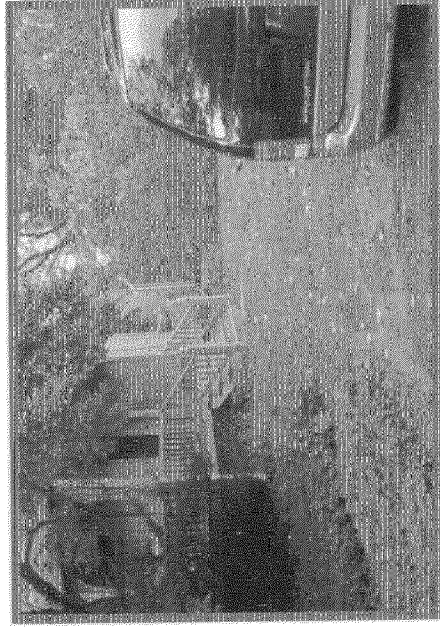
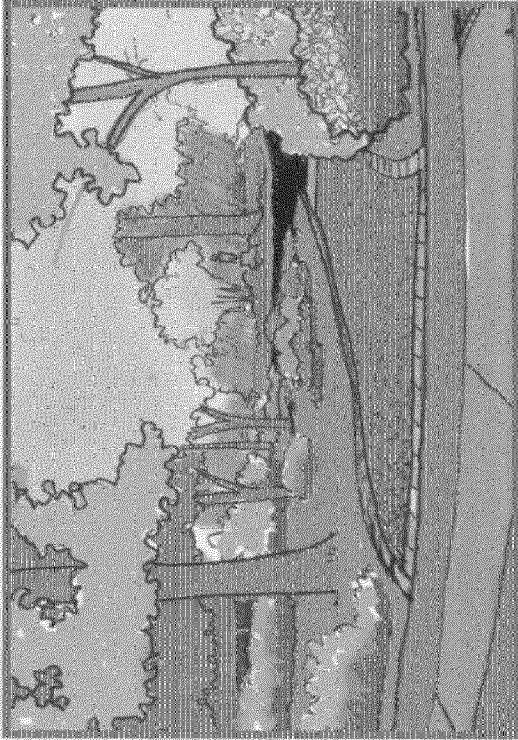


PHOTO 4: Steps from Rear entry to existing driveway

PHOTO 1: View of Existing Driveway from Montgomery Ave

EXISTING CONDITIONS FOR A DRIVEWAY, FOUNTAIN, REAR ENTRY AND PLANTING PROPOSAL

M. HENN and JUDY HANKS-HENN RESIDENCE: 10234 CARROLL PLACE, KENSINGTON, MD



SKETCH ONE: Proposed Driveway from Montgomery Avenue

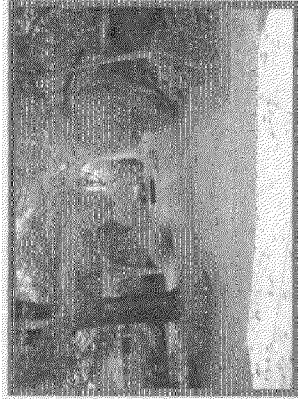
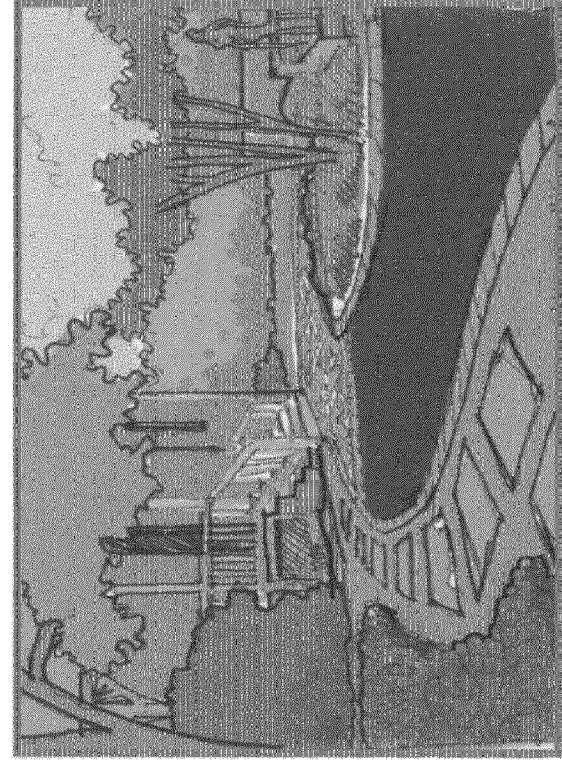
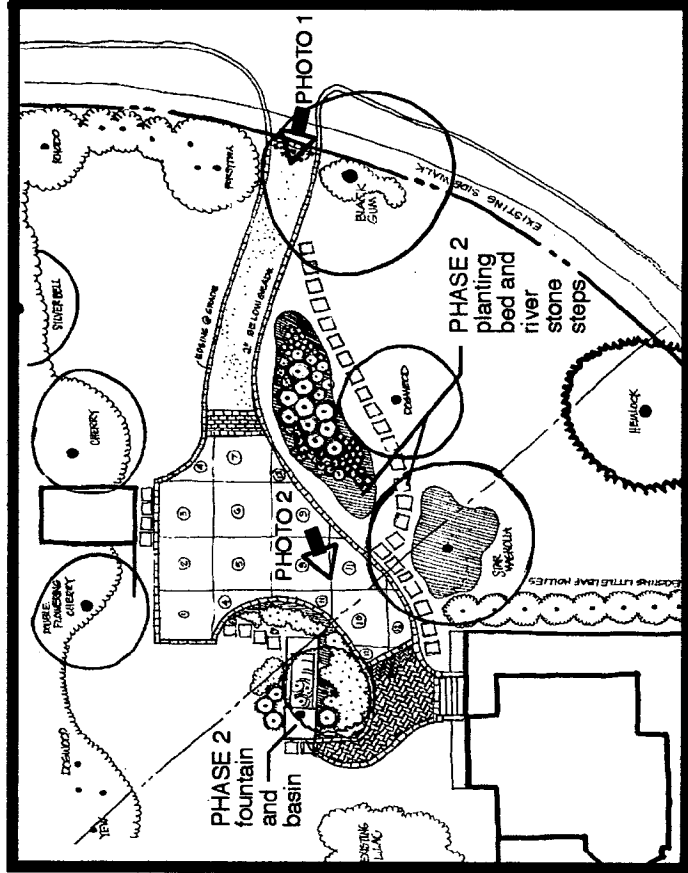


PHOTO 1:
View of Existing
Driveway from
Montgomery Ave



SKETCH TWO: Steps from Rear Door to Existing Driveway



proposed DESIGN

DESCRIPTION:

PHASE 1

- Curved driveway of soft, natural material - crushed stone - which transitions to an asphalt pad behind a new planting bed.
- Views from the public sidewalk are less driveway and more lawn. Serpentine layout of existing planting beds are repeated in the curved layout of the driveway.
- A new granite pad, "patio" connects the rear steps to the new asphalt pad.

PHASE 2

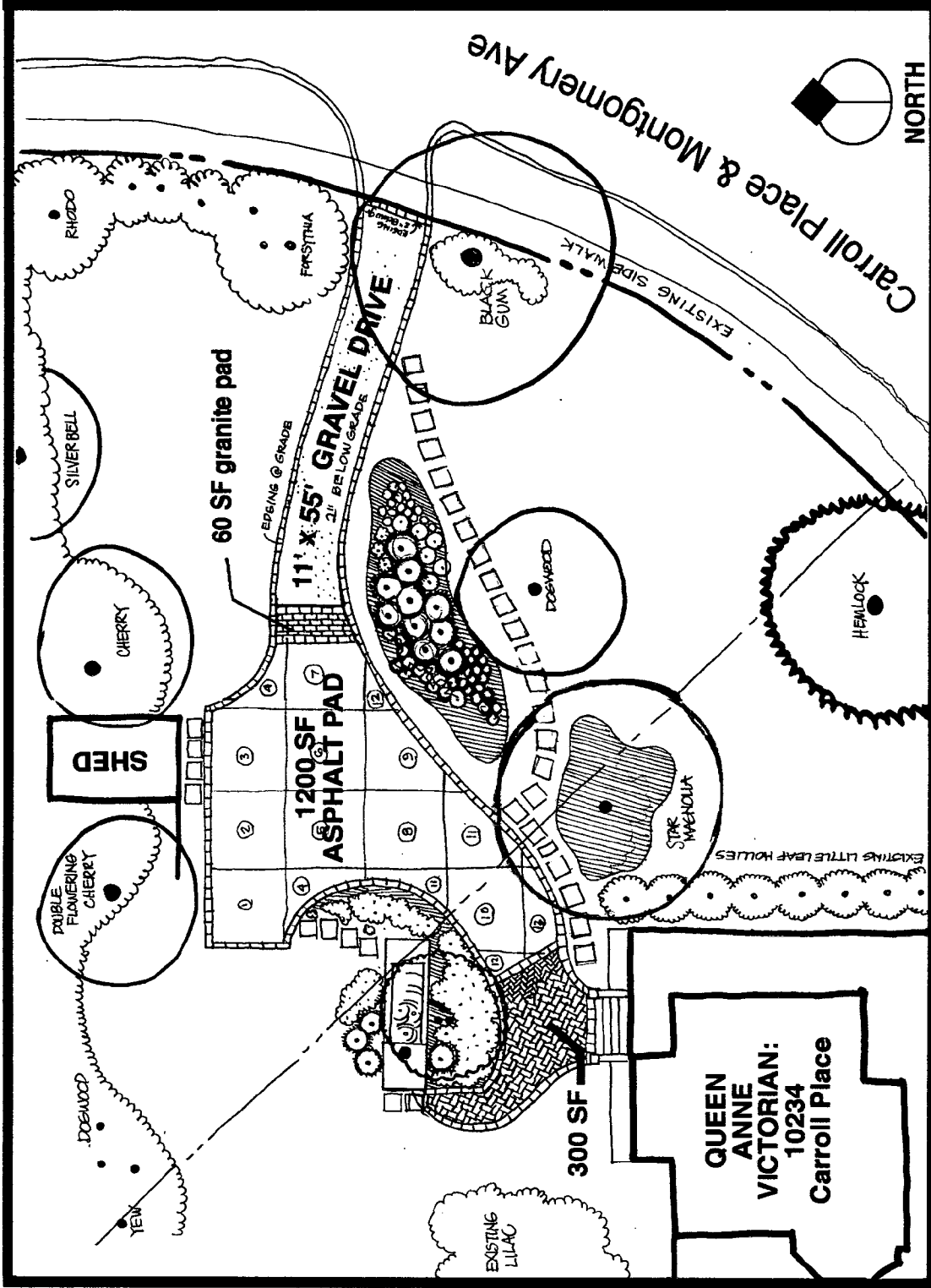
- A new fountain and basin add a focal point to the entry experience to the rear entrance, emphasizing the garden setting.



PHOTO 2:
Steps from rear door
to existing driveway

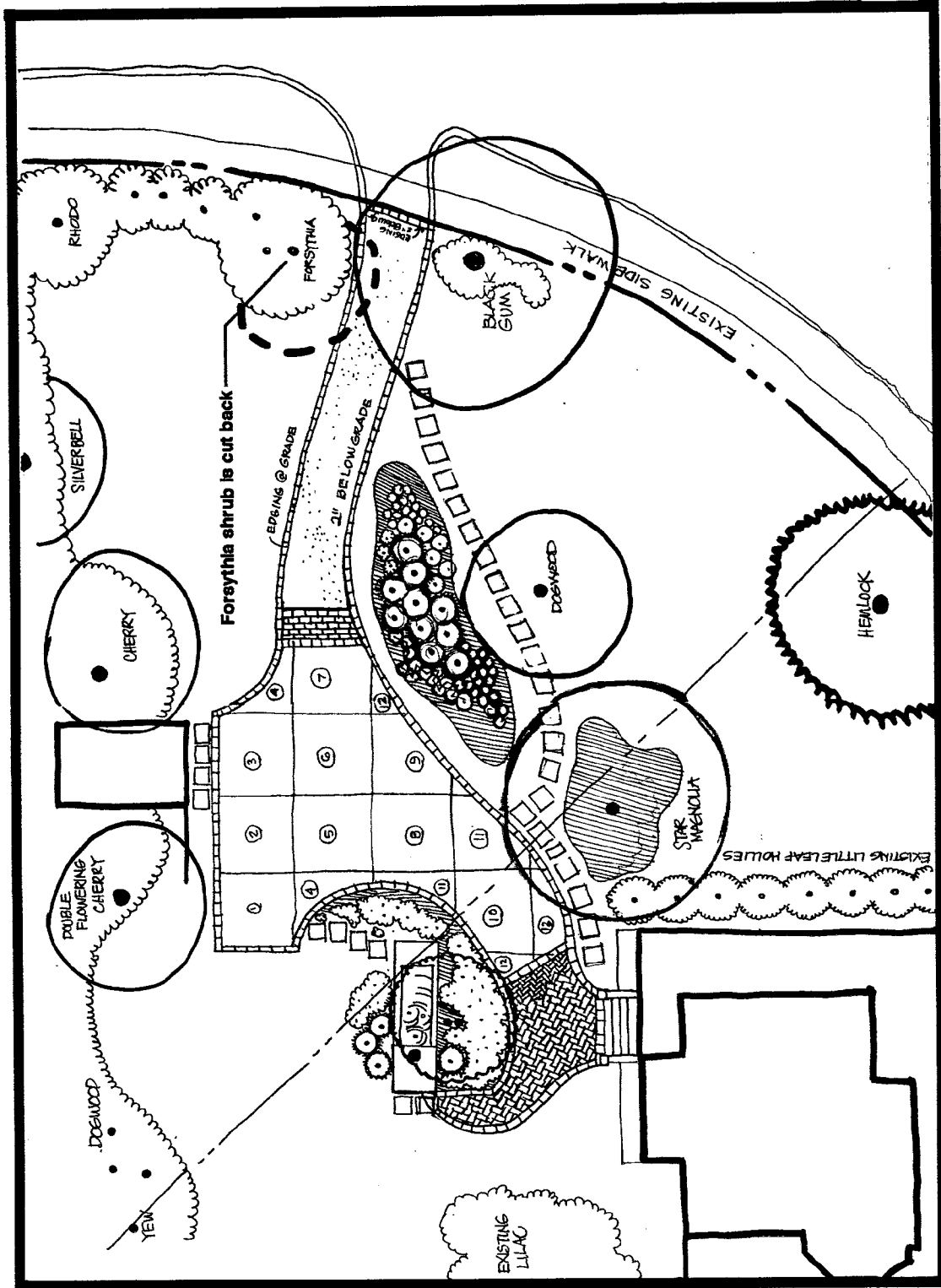
PROPOSED: PHASE 1- DRIVEWAY and REAR ENTRY PATIO. PHASE 2 - FOUNTAIN, STONE STEPS AND PLANTING

JAY M. HENN and JUDY HANKS-HENN RESIDENCE: 10234 CARROLL PLACE, KENSINGTON, MD



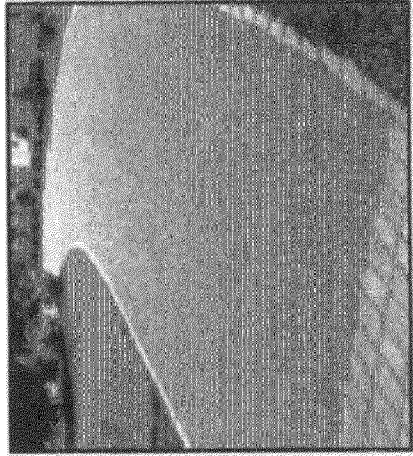
SITE PLAN: 1/2" = 1'-0"

JAY M. HENN and JUDY HANKS-HENN RESIDENCE: 10234 CARROLL PLACE, KENSINGTON, MD

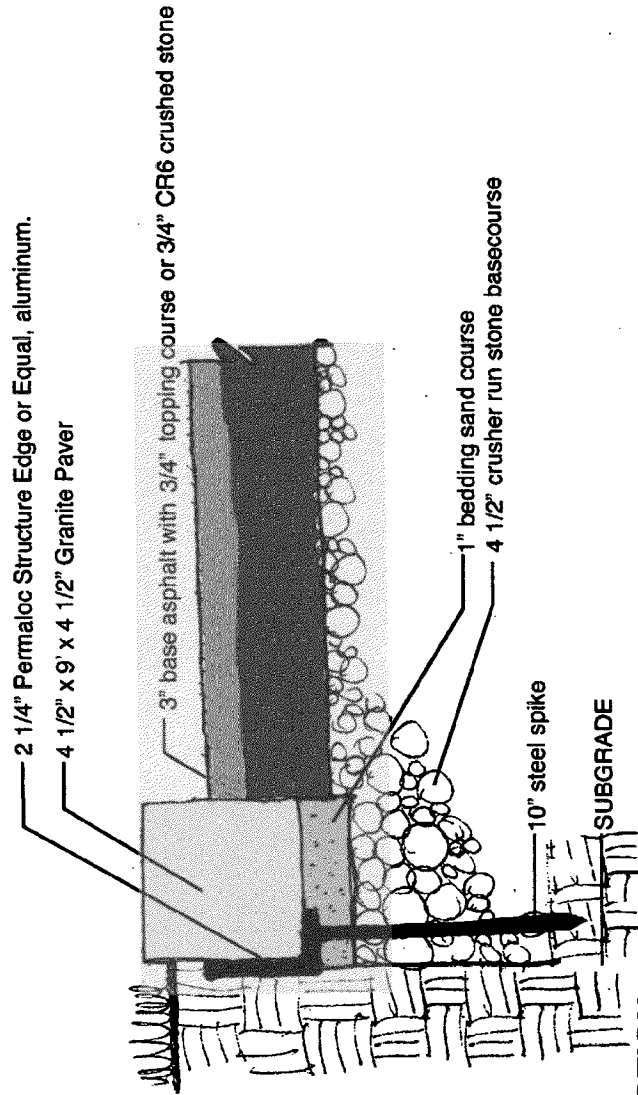


TREE SURVEY

- No trees are affected by proposal
- Forsythia bush is cut back to allow for driveway curve

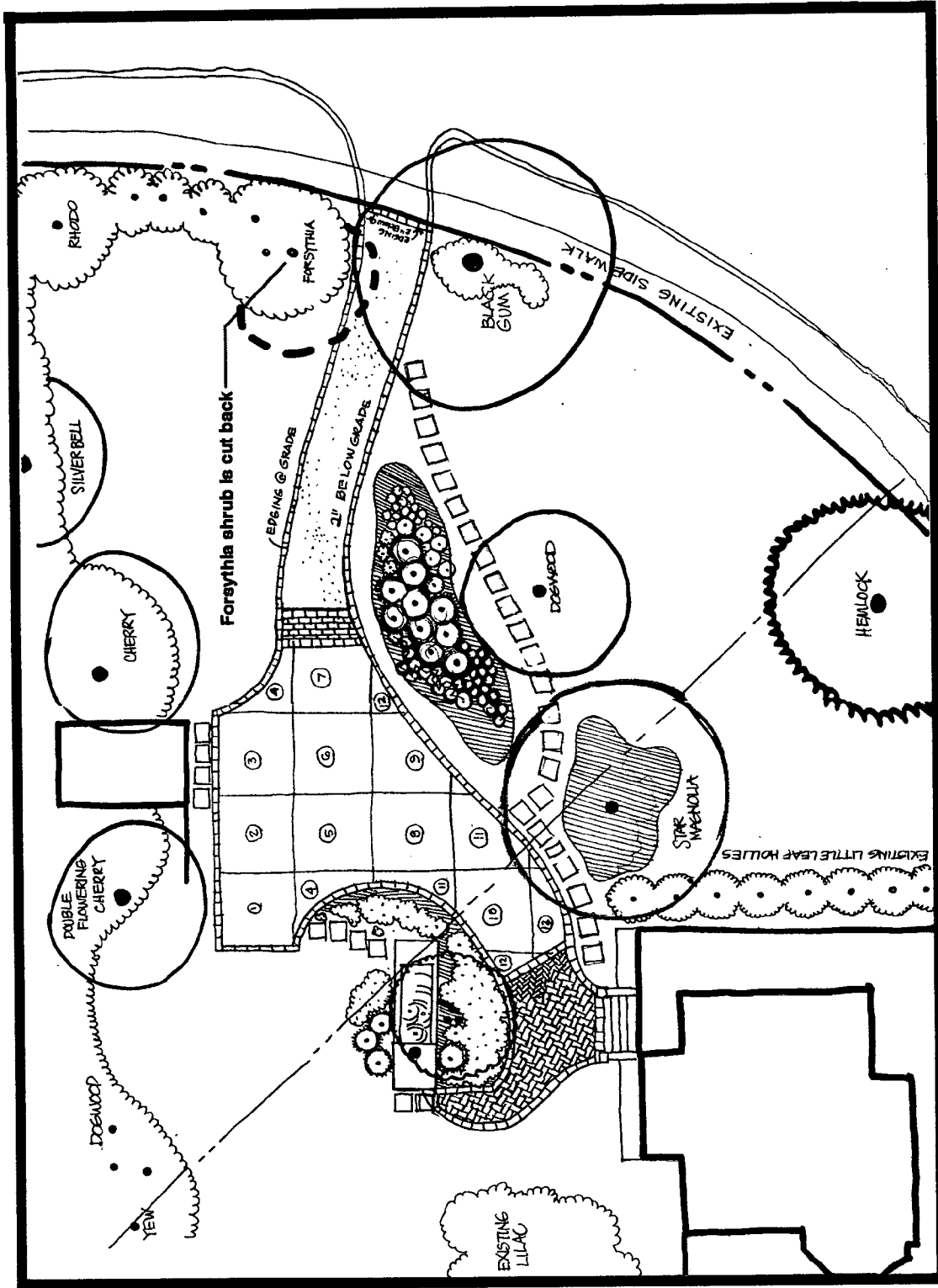


Chipseal Driveway: Traditional crushed granite chipseal driveway with granite cobblestone apron, borders, and segmental banding for Cliff Estate, Wellesley residence.



**SECTION:
ASPHALT OR CRUSHED STONE DRIVEWAY w/ GRANITE PAVER EDGE**

DRIVEWAY DETAILS



TREE SURVEY

- No trees are affected by proposal
- Forsythia bush is cut back to allow for driveway curve





MERMAID with (3 ∇) CARP SPOUTS
FOUNTAIN

Aluminum with bronze patina



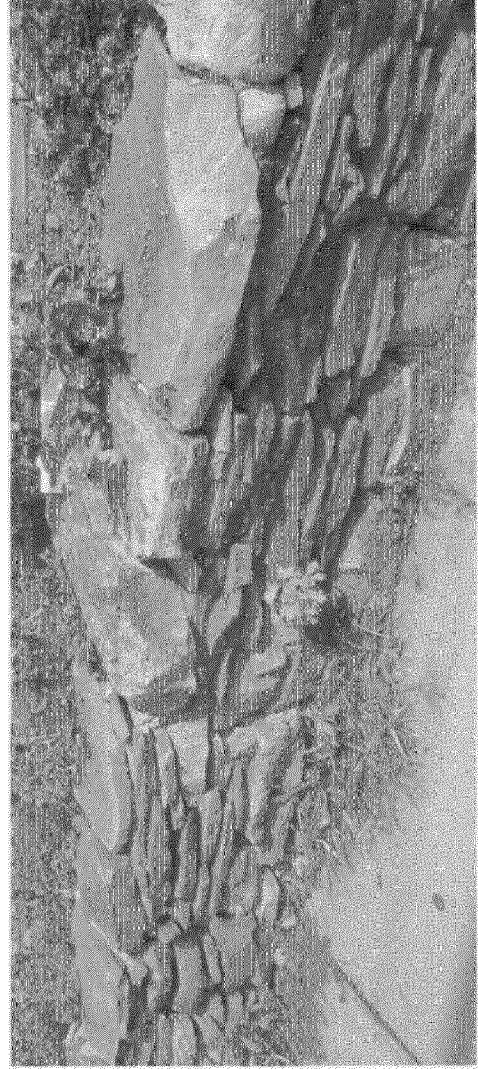
SAMPLE OF NATURAL STONE WALL FOR FOUNTAIN BASIN

Note seating wall height

(Proposed wall is rectangular - not circular as in this sample)

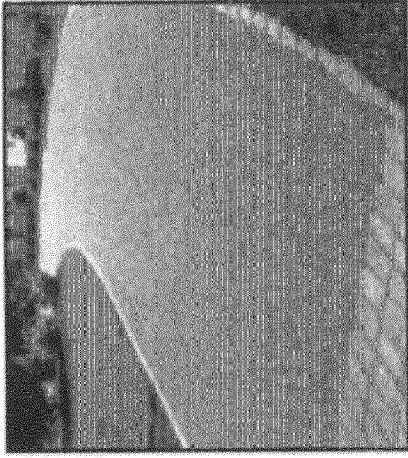


SAMPLE OF NATURAL STONE WALL FOR FOUNTAIN BASIN - FRONT VIEW

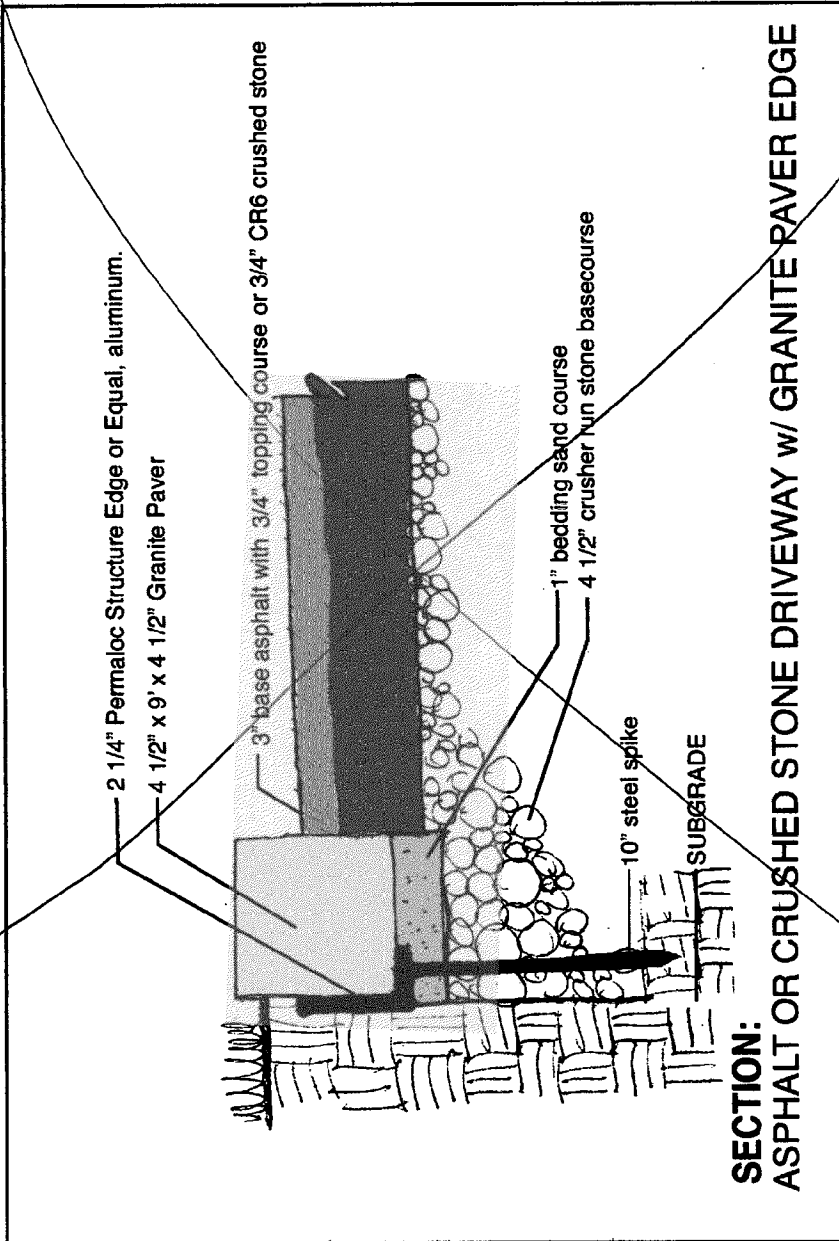


SAMPLE OF NATURAL STONE WALL FOR FOUNTAIN BASIN - TOP VIEW





Chipseal Driveway: Traditional crushed granite chipseal driveway with granite cobblestone apron, borders, and segmental banding for Cliff Estate, Wellesley residence.



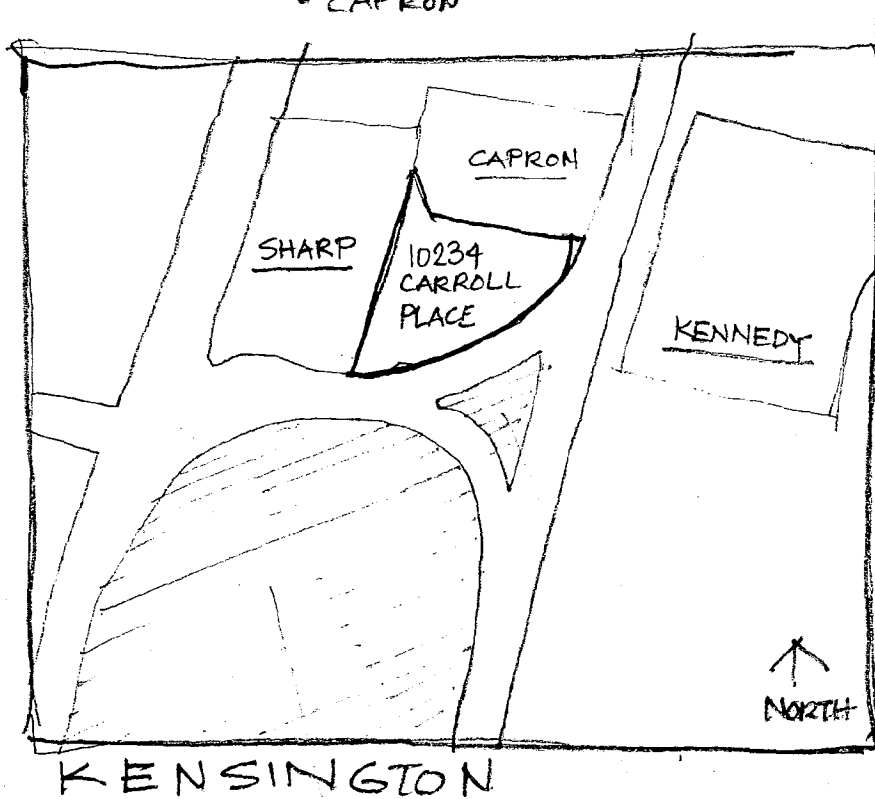
DRIVEWAY DETAILS

10234 CARROLL PLACE
JAY M. HENN & JUDY HANKS-HENN

MAP :

NOTIFYING ADJACENT &
CONFRONTING PROP. OWNERS

- SHARP
- KENNEDY
- CAPRON



— Noyes Children Library
of Montgomery County
Public Library System

— Circle Manor Nursing Home
commercial establishment

ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	
JUDY HANKS-HENN & JAY M. HENN, 10234 Carroll Pl., Kensington, MD	
Adjacent and confronting Property Owners mailing addresses	20895
Carol & Jim Sharp	
10226 Carroll Place	
Kensington, MD 20895	

SHARP

ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	
JUDY HANKS-HENN & JAY. M. HENN, 10234 CARROLL PL., KENSINGTON, MD	
Adjacent and confronting Property Owners mailing addresses	20895
Lorraine Kennedy	
10303 Montgomery Avenue	
Kensington, MD. 20895	

KENNEDY

ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	
JUDY HANKS-HENN & JAYM. HENN, 10234 CARROLL PL, KENSINGTON, MD	
Adjacent and confronting Property Owners mailing addresses	20895
Gloria & Jeff Capron	
10304 Montgomery Ave	
Kensington, MD 20895	

CAPRON