

31/06-03B 10400 Montgomery Ave
(Kensington Historic District)

10400 Montgomery Ave HPC#31/06-03C
Kensington Historic District

31/06-03B 10400 Montgomery Ave
Kensington Historic District



Date: April 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (b)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 295352 REVISION

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with condition**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

Condition of approval was:

1. The proposed changes to the South Elevation are not approved.

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

Applicant: Doug and Mary Dontatelli (Robert Latch, Agent)

Address: 10400 Montgomery Avenue, Kensington Historic District

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




Date: April 15, 2004

MEMORANDUM

TO: Doug and Mary Donatelli
10400 Montgomery Avenue, **Kensington Historic District**

Cc: Robert Latch, Agent

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 295352 REVISION

Your Historic Area Work Permit application for a rear addition was **approved with condition** by the Historic Preservation Commission at its April 14, 2004 meeting.

Condition of approval was:

1. **The proposed changes to the South Elevation are not approved.**

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 stamped drawings and an official approval letter (given at the time of drawing stamping. 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 240-777-6370.

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 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10400 Montgomery Avenue, Kensington **Meeting Date:** 04/14/04
Resource: Kensington Historic District. **Report Date:** 04/07/04
Review: HAWP **Public Notice:** 03/31/04
Case Number: 31/06-03B REVISION **Tax Credit:** None
Applicant: Doug and Mary Donatelli **Staff:** Michele Naru
PROPOSAL: Side and rear additions **RECOMMEND:** Approve w/ cond.

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the following conditions:

1. The proposed changes to the south elevation are not approved.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Kensington Historic District.
STYLE: Queen Anne
DATE: mid 1880's

This three-story, three-bay frame dwelling is an outstanding resource located within the Kensington Historic District. The house has a hipped roof with lower cross gables ornamented with a conical roofed tower, which projects from the north corner of the front elevation. The walls are clad in clapboard and wood shingles in the gable ends and on the elevation of the tower. A one-story, wrap-around porch with pedimented entry extends across the front and north side elevation of the house. The porch is ornamented with spindle work utilized in the porch supports and balustrade.

The HPC approved a substantial rear addition for this property at its February 26, 2003 meeting.

PROPOSAL:

This current HAWP application requests a revision to the abovementioned previously approved HAWP application. The proposed changes are:

1. Change the 1/1 double hung window on the first floor of the north elevation of the approved addition to a fixed, circular window (See circles **7+8**).
2. Change the fenestration on the approved porch enclosure from a full-single pane glass door flanked by two fixed sash, single pane windows to a half-glazed wood paneled door flanked by two ornate windows detailed with wood paneling (See circles **9+10**).

STAFF DISCUSSION

Proposed alterations to Outstanding Resources within the Kensington Historic District are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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.

Staff does not object to the proposed window change on the north elevation. This change is completely on the new addition and as such is subject to a very lenient level of design review. The Commission should only be concerned with compatibility in terms of massing, scale, and proportion when reviewing proposed alterations to non-contributing rear additions. This proposal will not negatively impact the character defining features of the historic building and as such staff recommends approval.

Secondly, staff is very concerned with the proposed revision to the approved HAWP for the south elevation. The Commission and staff at the HAWP hearing on February 26, 2003, vocalized their concerns with "wrapping" the proposed addition onto the main massing of the house. They explained that the Commission's policy on additions to outstanding resources is that they only approve rear additions that are completely contained at the rear of the historic massing. The applicant and their architect provided the Commission with historic documentation of the south elevation of the historic massing, which indicated that the main massing did historically contain a covered entry porch at this location. After significant discussion about the proposed design, the Commission approved this new construction with the understanding that the new enclosed space was to be very "glassy" in its design to elude to the original covered porch. Furthermore, the exterior wall and cladding was to be retained on the new interior space to further clarify this new massing as an enclosed entry porch. The subject revision is problematic for staff because the alterations disturb this design intent. Staff recommends that the Commission not approve this revision.

The **Kensington LAP** has not responded to the HAWP application at the time this report was prepared.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guidelines #2, #9 and #10:

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will 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.

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 MOUNT PLEASANT BUILDING, ROOM 9111, 100 JOHNS
ROAD, GAITHERSBURG, MD 20878

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GEORGE MYERS
Daytime Phone No.: 301.942.9062 x113

Tax Account No.: _____
Name of Property Owner: DOUG & MARY DONATELLI Daytime Phone No.: 301-962-5356
Address: 10400 MONTGOMERY AVENUE, KENSINGTON MD 20895
Street Number City Street Zip Code

Contractor: BLOCK BUILDERS Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ROBERT LACH Daytime Phone No.: 301 942 9062 x48

LOCATION OF BUILDING/PREMISE

House Number: 10400 Street: MONTGOMERY
Town/City: KENSINGTON Nearest Cross Street: HOWARD
Lot: 8 Block: 2 Subdivision: KENSINGTON
Liber: _____ Foto: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Place Slat Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 600,000
1C. If this is a revision of a previously approved active permit, see Permit # 275352

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.

[Signature] _____ 3/17/04 _____
Signature of owner or authorized agent Date

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

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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:

EXISTING PRIMARY RESOURCE IN KENSINGTON
HISTORIC DISTRICT, QUEEN ANNE STYLE
c 1890-1910

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

CHANGE PREVIOUSLY APPROVED WINDOWS &
DOORS IN ADDITION (SEE SKETCHES)

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 features proposed for the exterior must be noted on the elevation 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 canopy 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, 5) Monroe Street, Rockville, (301)279-1359).

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.

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March 9, 2004

Michele Naru
Historic Preservation Review Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Donatelli Residence, HPC # 31/06 – 03B, DPS #295352

Dear Michele:

Please find attached drawings that illustrate the proposed changes from the HPC approved plans for the Donatelli Residence. The proposed changes help to reinforce the Secretary of Interior's Standards for Rehabilitation #9 cited in the original HAWP proposal staff review as follows:

“#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The locations of the new circular elements are placed to reinforce where the existing building ends and the addition / renovation work begins.

Drawing sheet 4 illustrates the changes proposed to the South Elevation that is in keeping with the spirit of the previously approved elevation, designed to reveal the original massing and materials of the existing house. Although the three doors as proposed do not have as much glass as previously approved, the amount of glass in the upper panes reveals the interior walls and the existing siding to remain clearly. The porch rail would have obscured the glass on the lower portions of the previously approved door system.

Thank you for your attention and help in these matters. If there are any questions or comments that you would like us to address further, please do not hesitate to contact us.

Sincerely,



Robert Lach Jr.
Project Manager



1a NORTH
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

HPC APPROVED ELEVATION

DONATELLI RESIDENCE ADDITION & RENOVATION

10400 MONTGOMERY AVENUE, KENSINGTON MARYLAND 20895

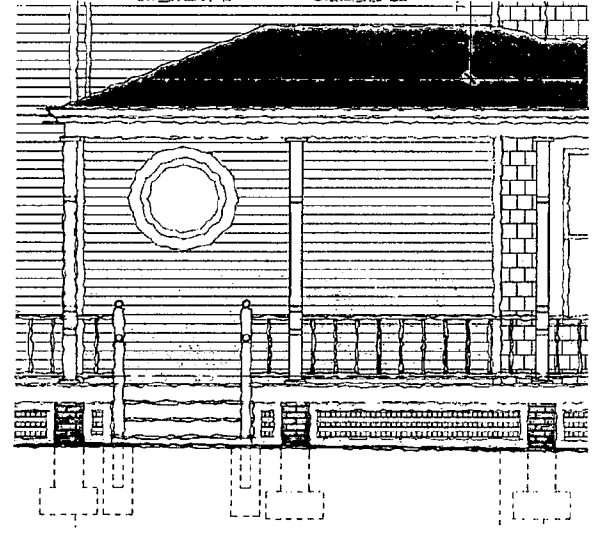
GTM
ARCHITECTS

10415 ARMORY AVENUE, KENSINGTON, MD 20895 TEL: (301) 942-9062 - FAX: (301) 942-3929

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2a NORTH
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

PROPOSED ELEVATION

DONATELLI RESIDENCE ADDITION & RENOVATION

10400 MONTGOMERY AVENUE, KENSINGTON MARYLAND 20895

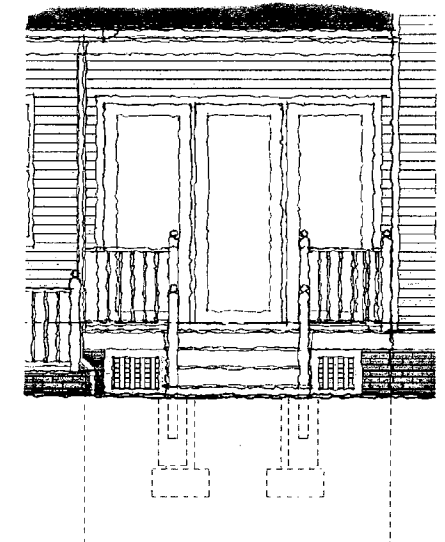
GTM
ARCHITECTS

10415 ARMORY AVENUE, KENSINGTON, MD 20895 - TEL: (301) 942-9062 - FAX: (301) 942-3929

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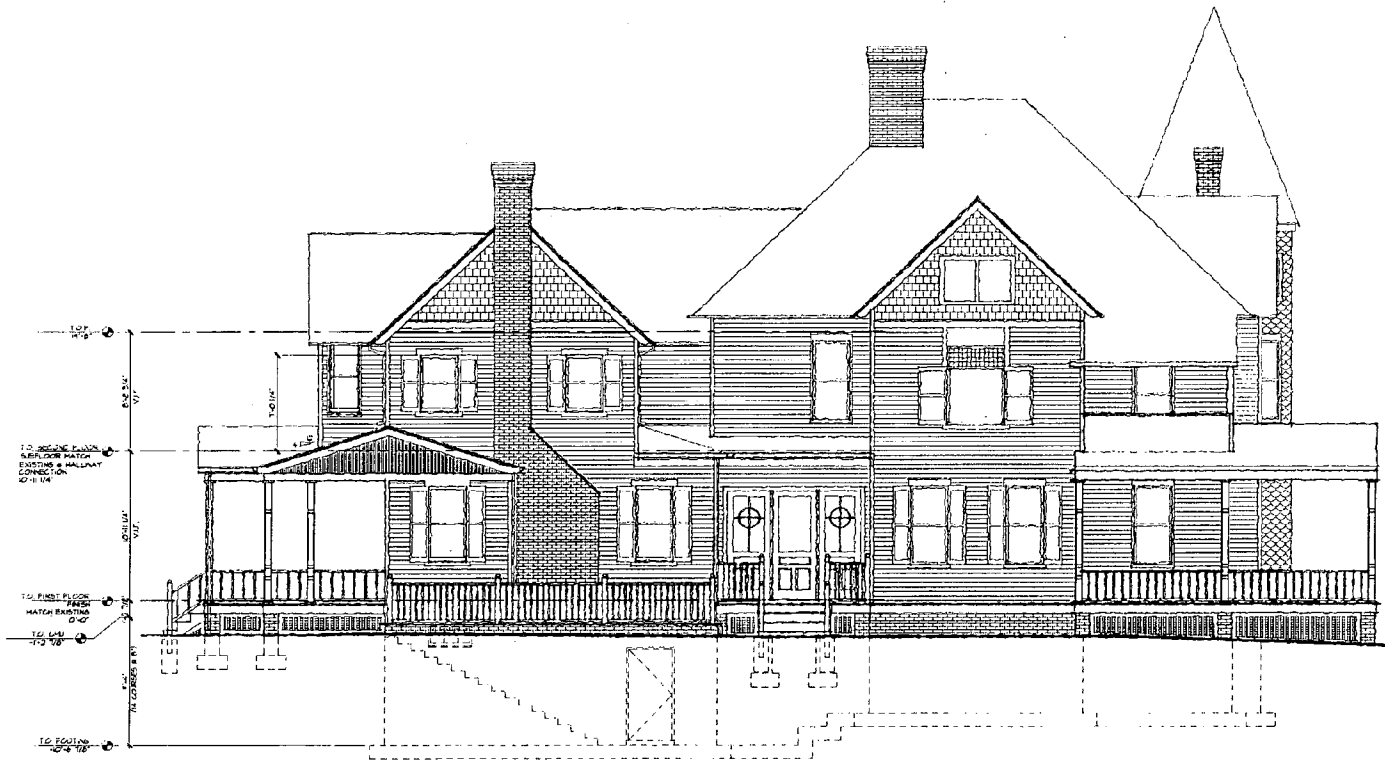
3a SOUTH
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



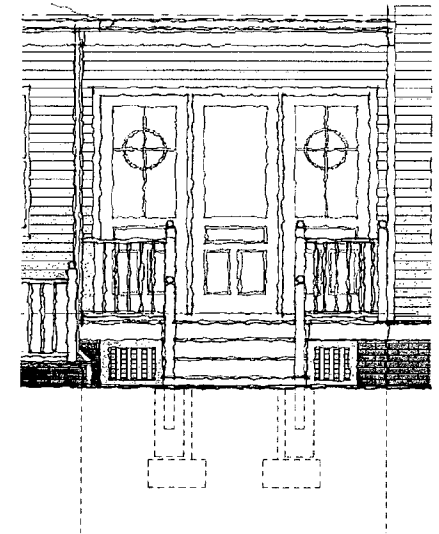
3b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

HPC APPROVED ELEVATION

2



4a SOUTH
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

PROPOSED ELEVATION

DONATELLI RESIDENCE ADDITION & RENOVATION

10400 MONTGOMERY AVENUE, KENSINGTON MARYLAND 20895

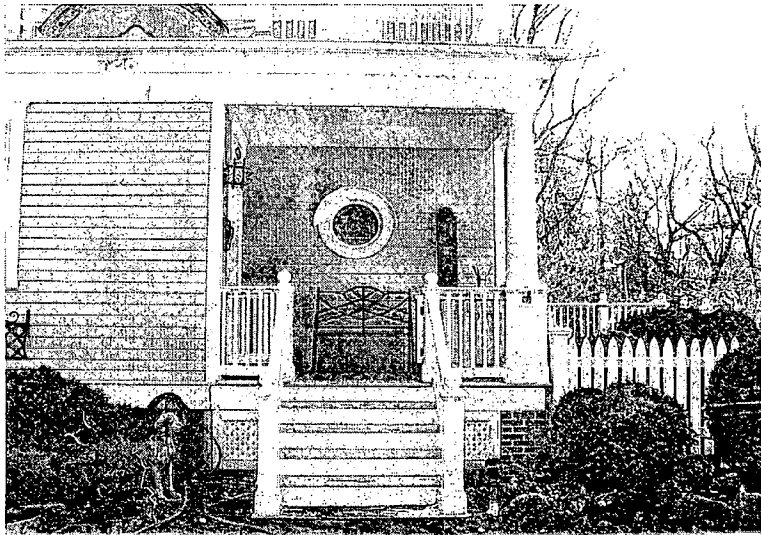
GTM
ARCHITECTS

10415 ARMORY AVENUE, KENSINGTON, MD 20895 - TEL: (301) 942-9062 - FAX: (301) 942-3929

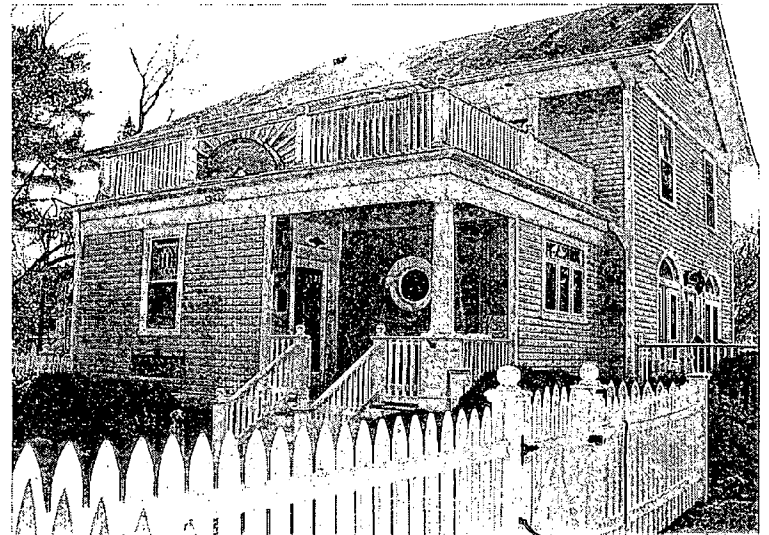
10

ThumbsPlus Catalog

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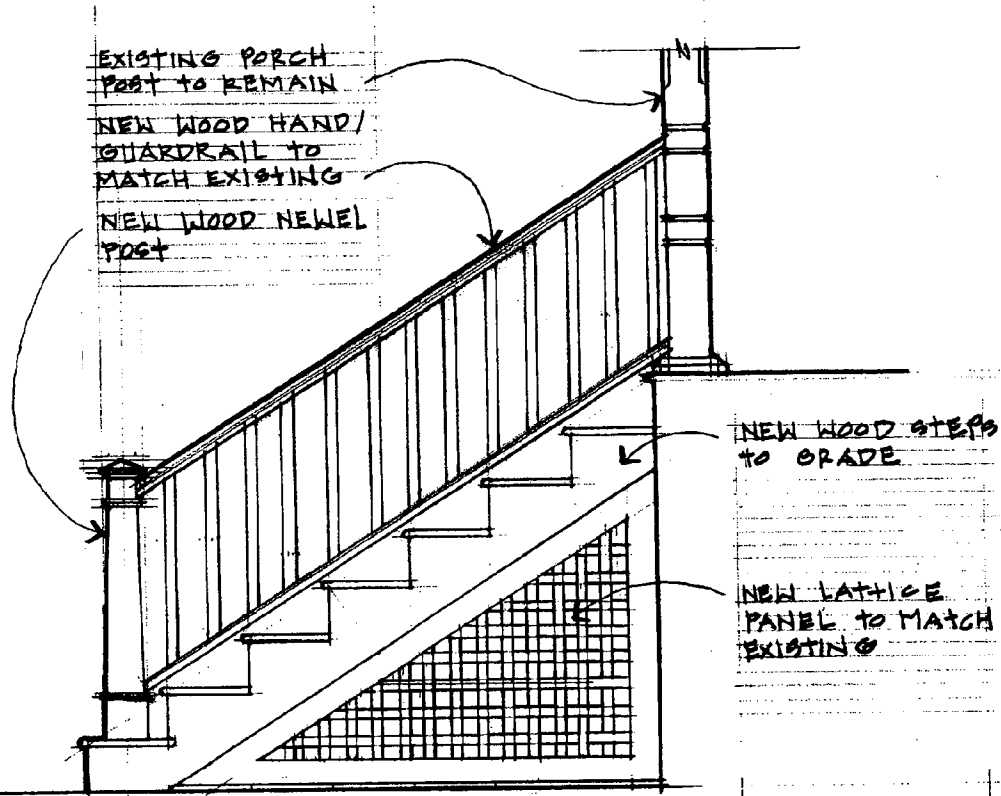
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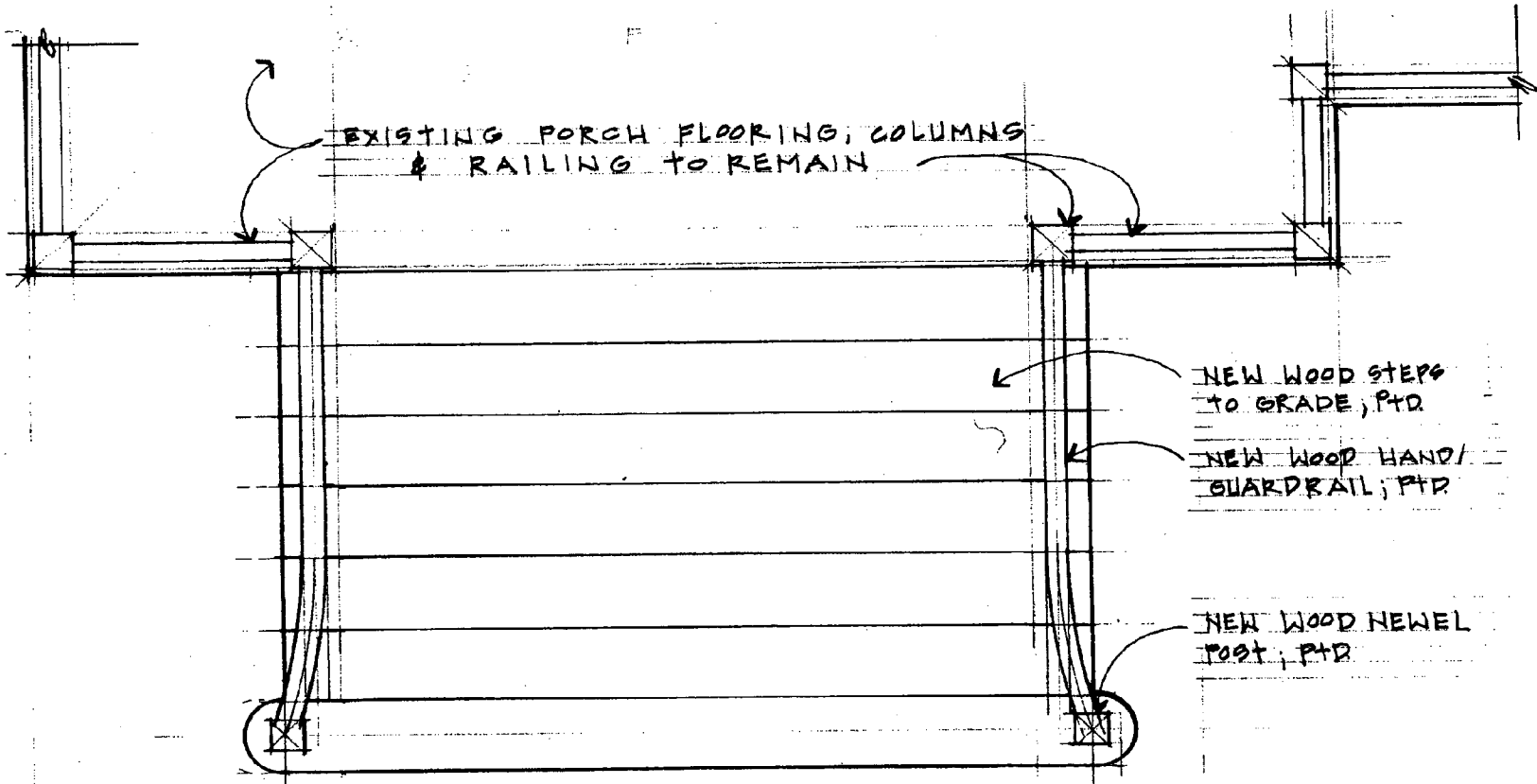
10305 MONT.



ELEVATION OF STAIRS
SCALE: 1/2" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

GTM GTM ARCHITECTS 775 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (301) 333-2000 (301) 333-2001 FAX	
DRAWING NO. SK22	
PROJECT NO. 02.0116	ADDRESS 10400 Mont. Rd.
SCALE 1/2" = 1'-0"	DATE 10/22/04
DRAWN BY H gm	CHECKED BY gm
Donatelli Residence	
Front Porch Steps	



PLAN OF STAIRS
SCALE = 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

Donatelli Residence Front Porch Steps		DRAWN BY: <i>gm</i>	SCALE: 1/4" = 1'-0"	PROJECT NO.: 02.0716	DATE: 10/22/04
		CHECKED BY: <i>gm</i>	REVISIONS:	SK22	PERMITTED NO.
GTM ARCHITECTS 775 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (301)337-3800 (301)337-3801 FAX					

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10400 Montgomery Avenue, Kensington **Meeting Date:** 01/22/03
Resource: Kensington Historic District **Report Date:** 01/15/03
Review: HAWP **Public Notice:** 01/08/03
Case Number: 31/06-03B **Tax Credit:** None
Applicant: Doug and Mary Donatelli **Staff:** Michele Naru
PROPOSAL: Side and rear additions **RECOMMEND:** Approve w/ cond.

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the following conditions:

1. The fence's design will be reviewed and approved by the HPC prior to applying for a building permit.
2. The proposed side, entry foyer addition on the south elevation will not be constructed.
3. The spindle work and details on the new addition's porch be the same size but of a slightly different profile.
4. The clapboard on the new addition will be 2" larger in width and separated from the original massing with vertical wood trim.
5. The gable ends on the proposed addition should be ornamented with an imbrication of a slightly different pattern.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Kensington Historic District.
STYLE: Queen Anne
DATE: mid 1880's

This three-story, three-bay frame dwelling is an outstanding resource located within the Kensington Historic District. The house has a hipped roof with lower cross gables ornamented with a conical roofed tower, which projects from the north corner of the front elevation. The walls are clad in clapboard and wood shingles in the gable ends and on the elevation of the tower. A one-story, wrap-around porch with pedimented entry extends across the front and north side elevation of the house. The porch is ornamented with spindle work utilized in the porch supports and balustrade. Alterations to the original main block of the house include a non-contributing rear sun porch addition.

Lot is 27,244 sq. ft.
Existing footprint is approx. 1,600 sq. ft.
Proposed total footprint is 2,175 sq. ft.
Percentage of new lot coverage is 7.9%

PROPOSAL:

The applicant proposes to:

Landscape Changes and Additions (Circles 5+6)

1. Change layout of existing parking pad.
2. Change the surface material of the new parking pad from gravel to asphalt (existing driveway to remain gravel).
3. Install a large shade tree and four flowering trees along the existing gravel driveway.
4. Install a 3' increasing to 6' solid wood fence along the north lot line.
5. Install various shrubbery and other planting beds along existing driveway and proposed new parking pad.
6. Install a brick or flagstone walkway leading from the proposed new rear porch to the new asphalt-parking pad.

New Additions and Alterations to Existing Massings (Circles 7-15)

7. Extend the existing wrap-around porch's wood deck (not covered) along the north elevation of the main massing.
8. Demolish the non-contributing rear sun porch addition.
9. Construct a two-story rear addition with a covered wrap-around porch. The wrap around porch will connect to the proposed new deck along the north elevation of the original massing and will wrap around the north and west elevations of the proposed new addition. The vocabulary of the existing front porch and the original block of the house will be continued throughout the new porch extension and two-story addition.
10. Construct a side, entry foyer addition by filling-in an existing setback on the original massing's south elevation.
11. Remove four original windows and two original door openings on the first level and three original window openings on the second level of the main massing for the proposed alterations.
12. Remove the existing casement window's sashes from the attic level of the house (see circles 11+12) and replace them with the proposed casement window sashes illustrated in the detail on circles 14+15. The owners are proposing to store these original sashes on site.

The materials used on the new additions and porches will match the fabric of the original massing. These elements include spindle work and porch details, clapboard siding, shingles in the gable ends, brick foundation and wood windows and doors.

STAFF DISCUSSION

Staff applauds the care and thought that has been put into the architectural design of these new additions. Staff feels that much of the design is respectful of the original structure and is in-keeping with the period of the house. Proposed alterations to Outstanding Resources within the Kensington Historic District are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use

for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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.

The Commission generally supports rear additions to outstanding resources that are compatible with the existing house in terms of size, scale and massing and are differentiated yet sympathetic to the original building materials. This differentiation can be achieved through the use of similar (not identical) building materials. Staff commends the applicants proposed material specification list, which includes a foundation, painted wood siding, and shingles, painted wood double hung 1/1 windows and a asphalt shingle roof to match the existing. However, staff is concerned that the rear addition as proposed will read as part of the original massing of the house. Staff would encourage the applicant to alter the proposed building materials and design detail specifications so the new additions read clearly as contemporary additions to the house. In order to differentiate the original from the new, staff suggests that:

1. The spindle work and details on the new addition's porch be the same size but of a slightly different profile.
2. The clapboard on the new addition will be 2" larger in width and separated from the original massing with vertical wood trim.
3. The gable ends on the proposed addition should be ornamented with an imbrication of a different pattern.

Staff feels that the proposed infill of the setback on the south elevation is problematic. The Queen Anne Style is notable for it's a-symmetrical design and massing. Changing the original configuration of the original massing will alter the historic integrity and the a-symmetrical design of this outstanding resource. Staff would encourage the applicant to retain the house's original configuration by removing this addition from the project. Staff recommends that the Commission not approve this addition to the south elevation of the main massing.

The applicant is also proposing alterations to the landscape including an alteration to the configuration of the existing parking pad and changing the surfacing from gravel to asphalt. Staff does not object to this alteration.

Additionally, the landscape plan illustrates a proposal for a 3' increasing to 6' wood fence. The proposed location and height delineation was provided on Circle 6. Staff does not object to this fence proposal in concept. The adjacent parcel is a commercial use and the

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fence and the proposed landscaping will provide privacy and a view shed for the applicants. Also, staff feels that the proposed fence would assist in providing a "gateway" of sorts from the commercial to the residential area along Montgomery Avenue. Please note: the fence's design had not been received at the time this staff report was prepared. Staff encourages the applicant to submit a design for the fence to the Commission prior to its worksession on January 22, 2003—otherwise the fence will be omitted from the application.

The **Kensington LAP** has not responded to the HAWP application at the time this report was prepared.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guidelines #2, #9 and #10:

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

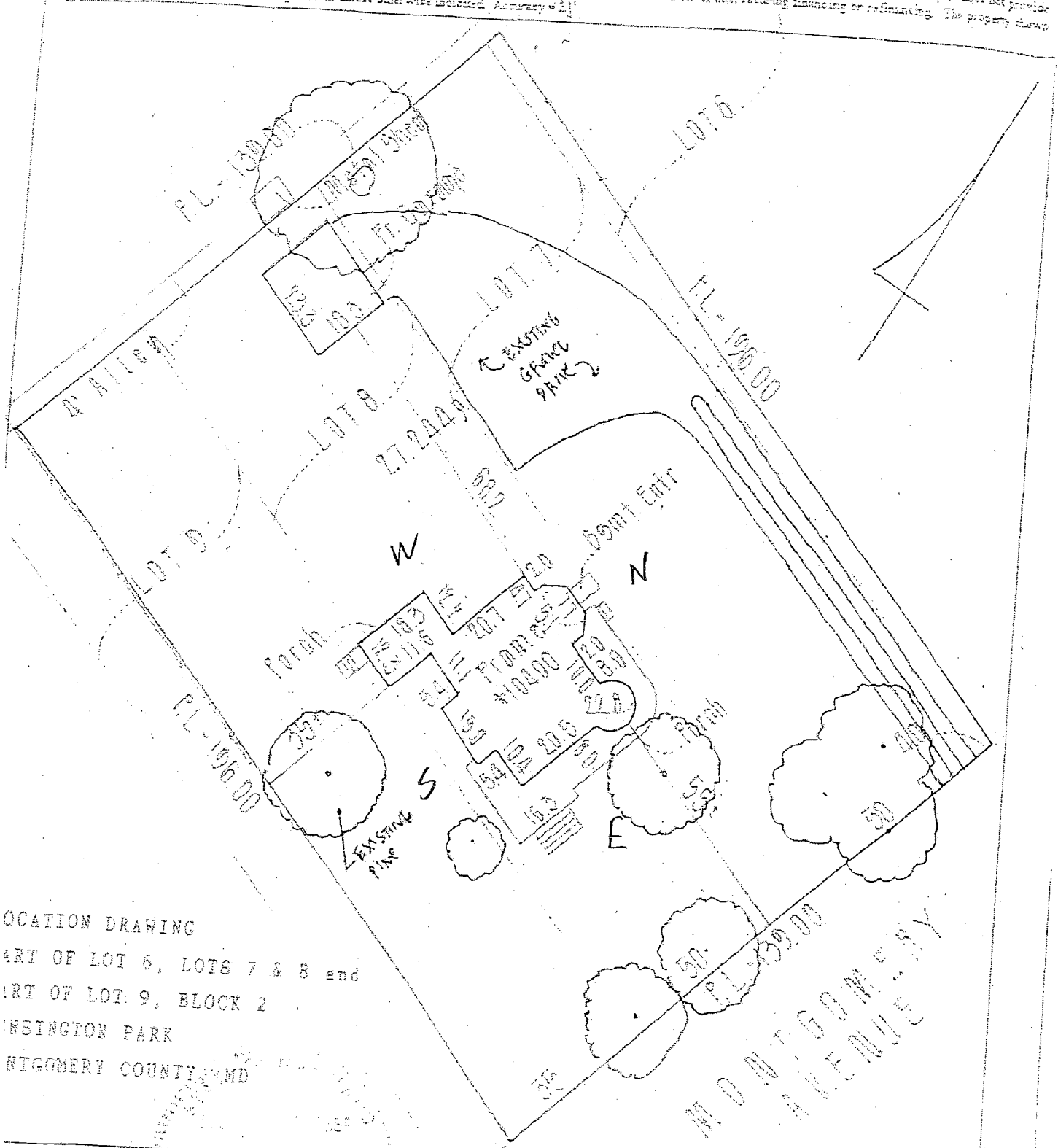
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

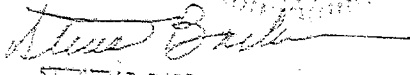
1. The fence's design will be reviewed and approved by the HPC prior to applying for a building permit.
2. The proposed side, entry foyer addition on the south elevation will not be constructed.
3. The spindle work and details on the new addition's porch be the same size but of a slightly different profile.
4. The clapboard on the new addition will be 2" larger in width and separated from the original massing with vertical wood trim.
5. The gable ends on the proposed addition should be ornamented with an imbrication of a slightly different pattern.

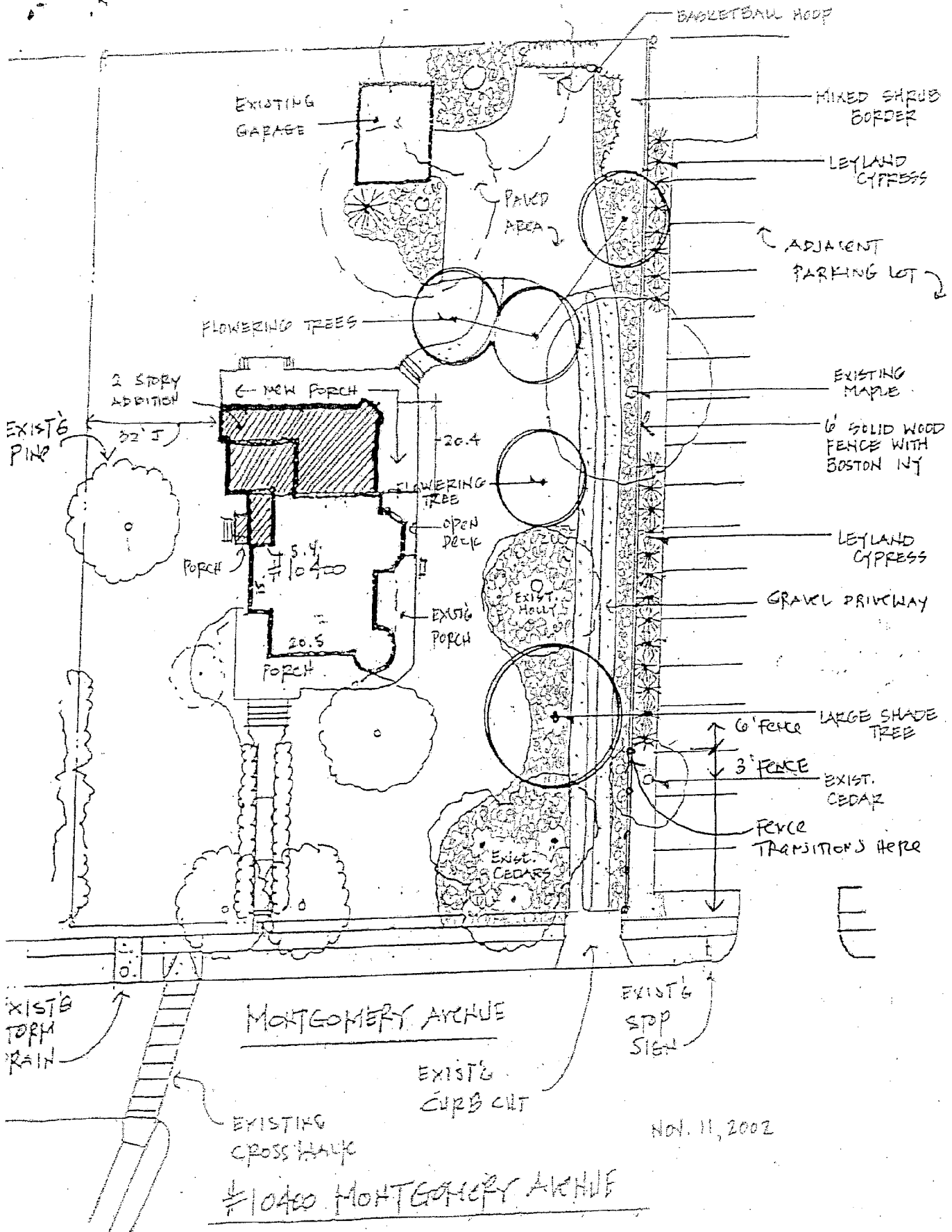
with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant 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.

This plan is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and this plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title, securing financing or refinancing. The property shown hereon is not in a flood plain per existing records unless otherwise indicated. Accuracy 6/11



LOCATION DRAWING
 PART OF LOT 6, LOTS 7 & 8 and
 PART OF LOT 9, BLOCK 2
 MONTGOMERY PARK
 MONTGOMERY COUNTY, MD

SURVEYOR'S CERTIFICATE		REFERENCES	ANDJON ASSOCIATES, INC. 7 BROOKES AVENUE GAITHERSBURG, MD 20877 (301) 246-8010
I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN FULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.		PLATEN 3	
 STEPHEN P. BARBER PROPERTY LINE SURVEYOR, MARYLAND		PLATNO. 4	DATE: 3-4-02
		LIBER:	SCALE: 1"=30'
		FOLIO:	(5)



NOV. 11, 2002

10400 MONTGOMERY AVENUE

CONCEPTUAL LANDSCAPE PLAN

12/31/02

GTM ARCHITECTS
 10415 Armory Ave.
 KENSINGTON, MD 20895
 301-942-9062

6

GTM
ARCHITECTS

12415 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301) 942-9062
(301) 942-3828 FAX

Donatelli Residence
10400 Montgomery Ave.



13.03
HEMATIC
VISION

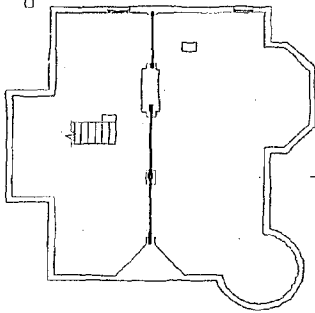


Revised 1-13-02

①

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10415 ARBORY AVENUE,
KENSINGTON, MD. 20895
(301)442-9662
(301)442-3528 FAX

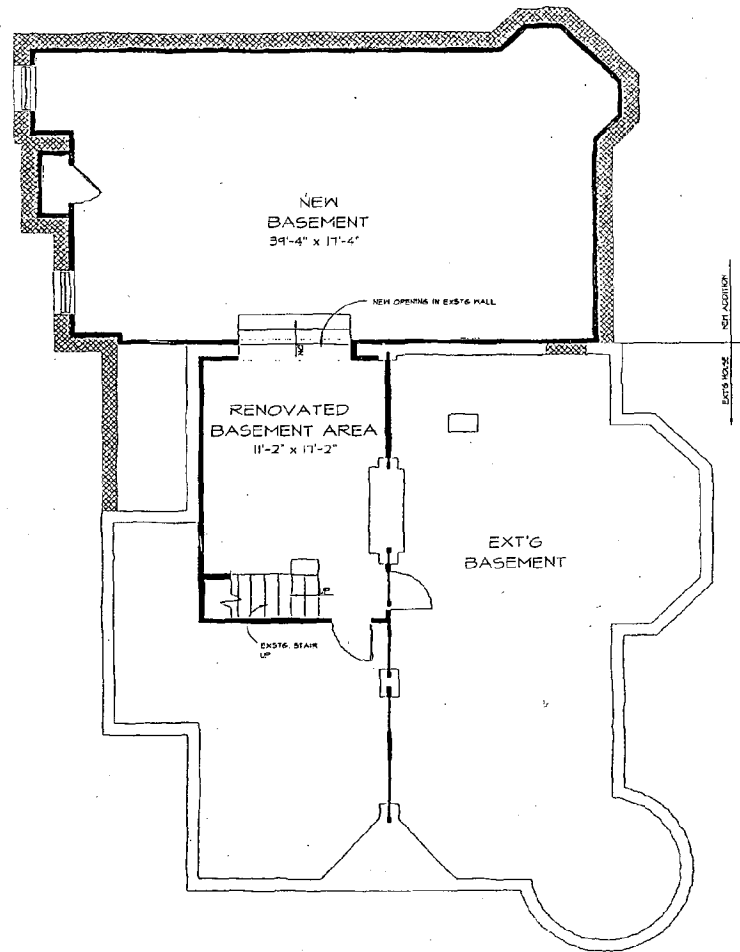


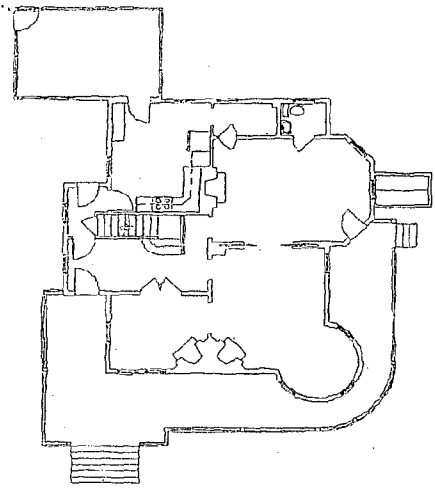
Existing Basement Plan
1/16"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

Proposed Basement Plan (Option 2)
1/8"=1'-0"

NEW BASEMENT SQ. FOOTAGE: 836 SQ. FT.



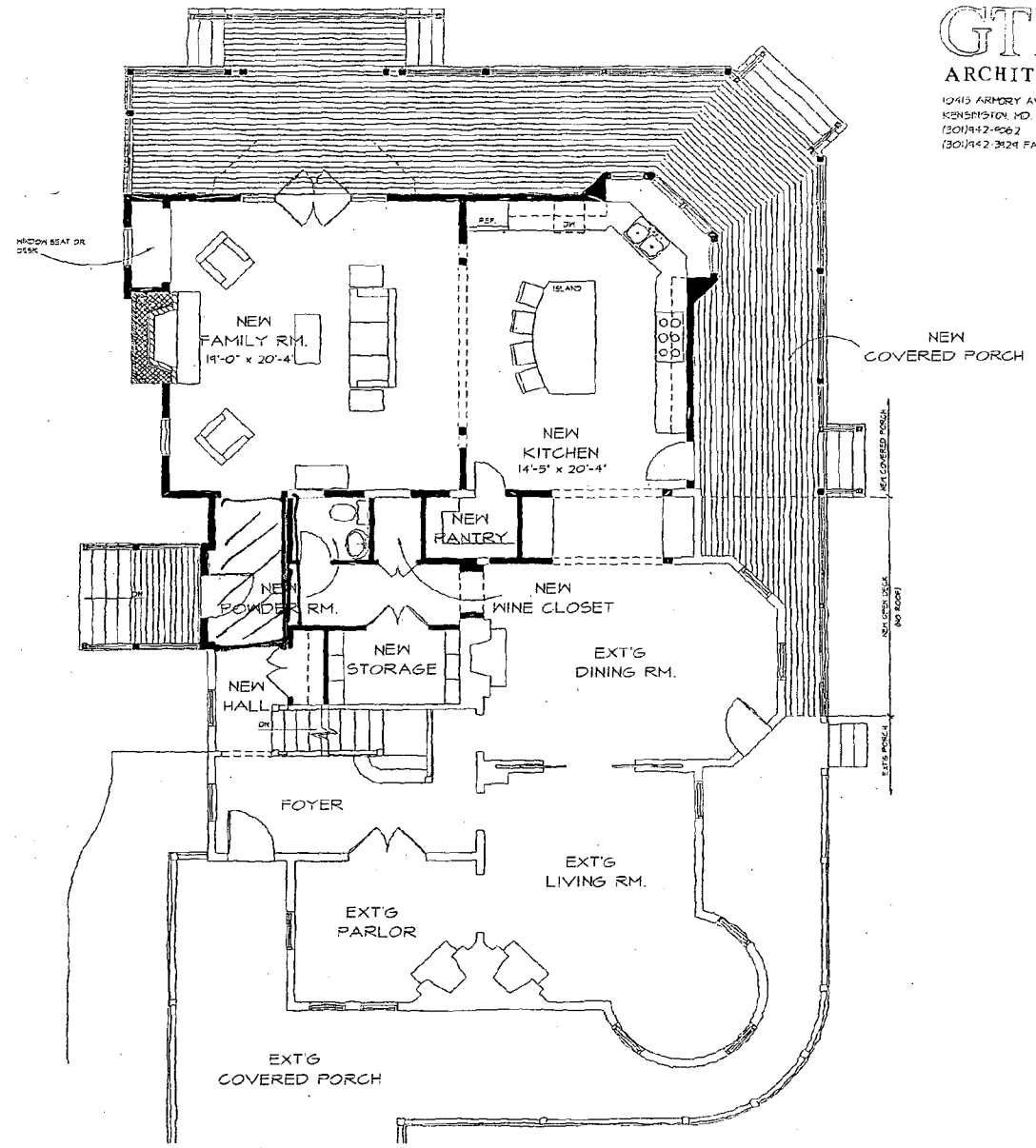


Existing First Floor Plan
1/16"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

Proposed First Floor Plan (Option 2)
1/8"=1'-0"

NEW FIRST FLR. SQ. FOOTAGE: 837 SQ. FT.

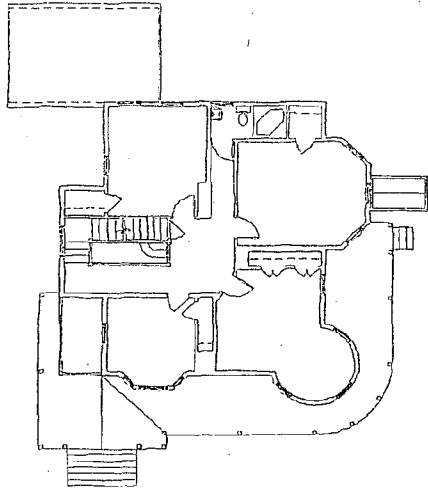


(b)

3

GTM
ARCHITECTS

10415 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-4062
(301)942-5229 FAX

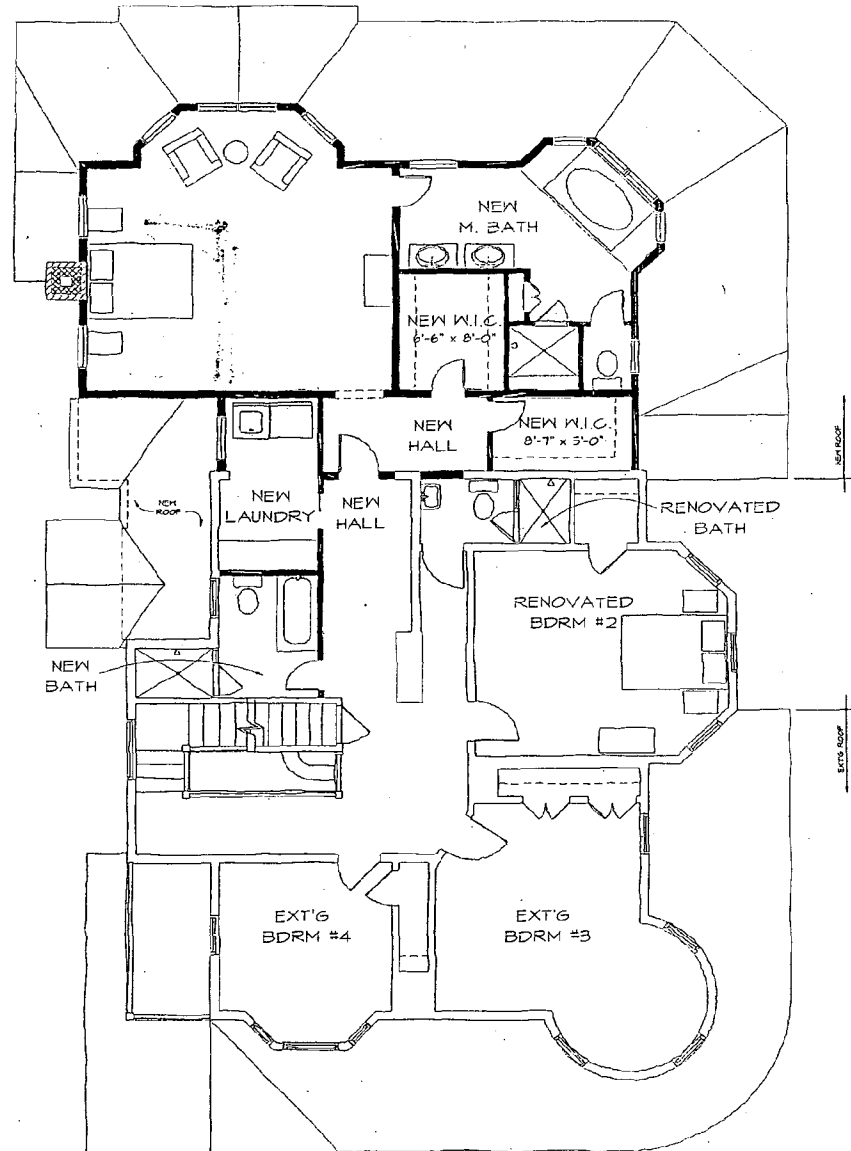


Existing Second Floor Plan
1/16"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.15.03

Proposed Second Floor Plan
1/8"=1'-0"

NEW SECOND FLR. SQ. FOOTAGE: 748 SQ. FT.



(1)

4

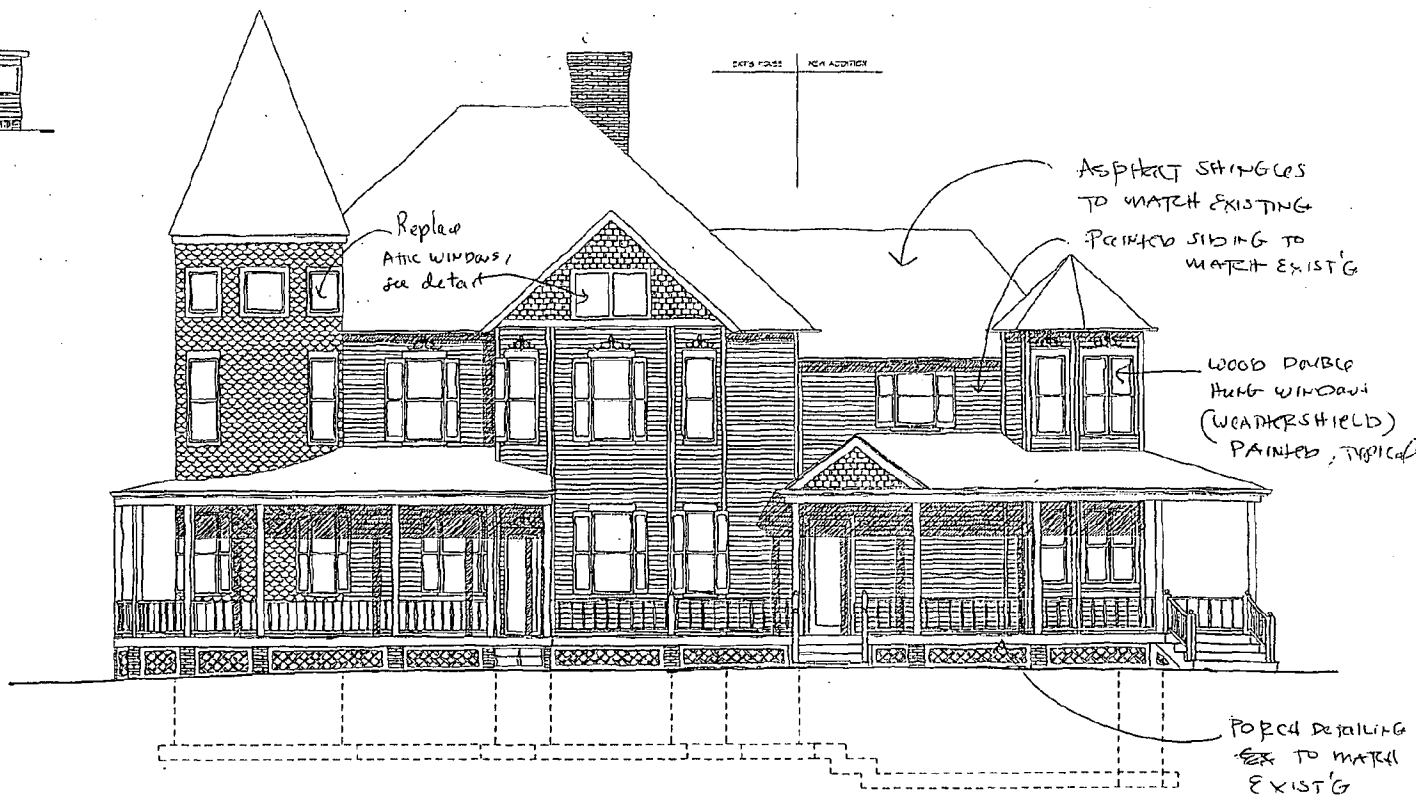
GTM

ARCHITECTS

10415 ARMORY AVENUE
KENSINGTON, MD, 20895
(301)412-1052
(301)412-3421 FAX



Existing Left Side Elevation
1/16"=1'-0"

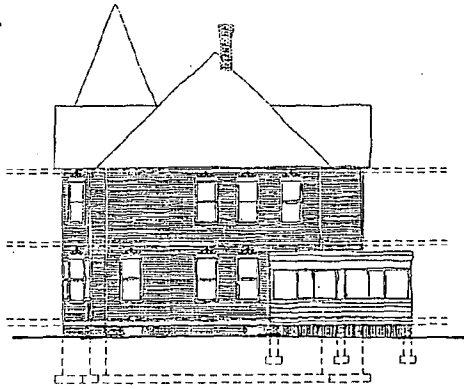


Proposed Left Side Elevation (NORTH)
1/8"=1'-0"

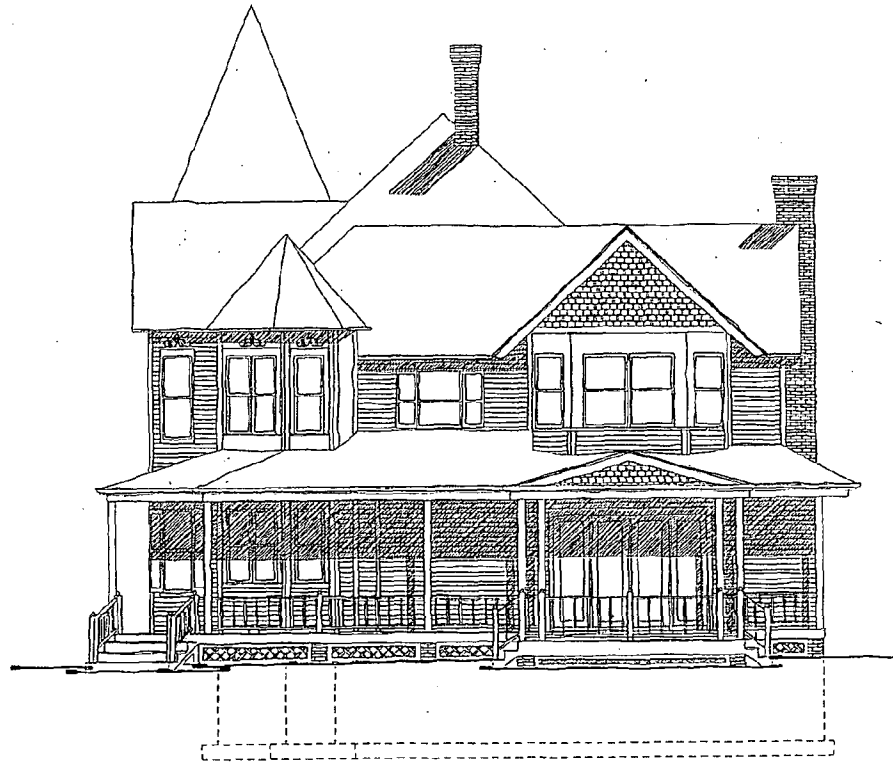
Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

(5)

(11)



Existing Rear Elevation
1/16"=1'-0"



Proposed Rear Elevation (West)
1/8"=1'-0"

GTM
ARCHITECTS

10415 ARDORY AVENUE,
KENSINGTON, MD. 20845
(301)417-4062
(301)412-3929 FAX

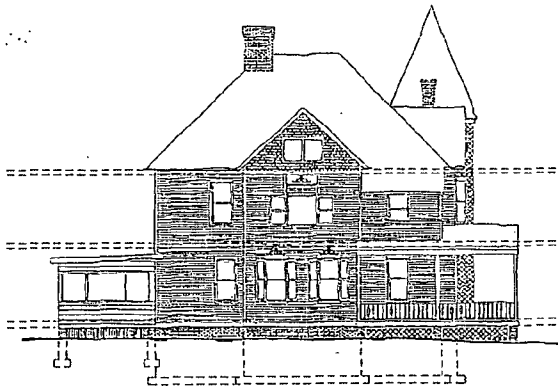
Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

(12)

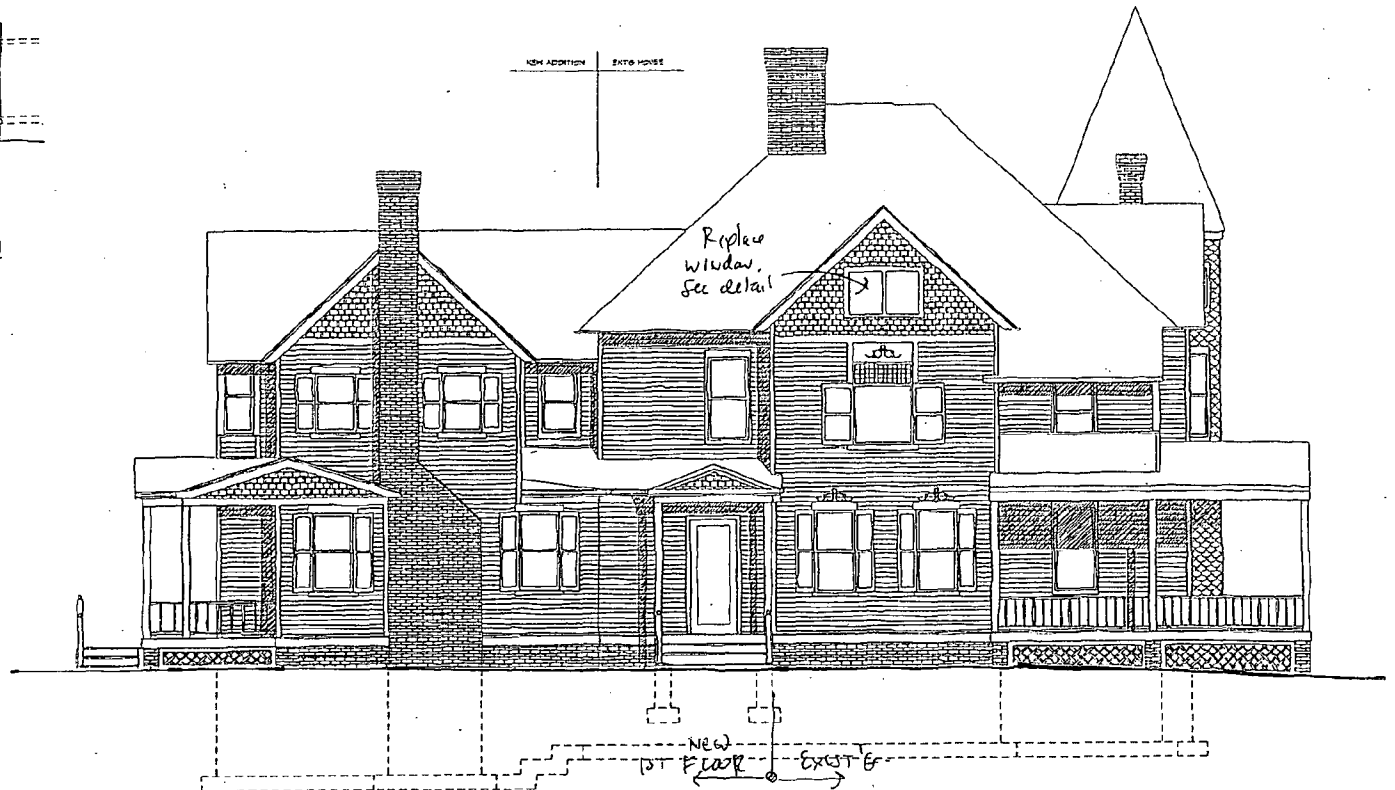
(6)

GTM
ARCHITECTS

10415 ARBORY AVENUE,
KENSINGTON, MD, 20895
(301)472-4362
(301)472-2124 FAX



Existing Right Side Elevation
1/16"=1'-0"



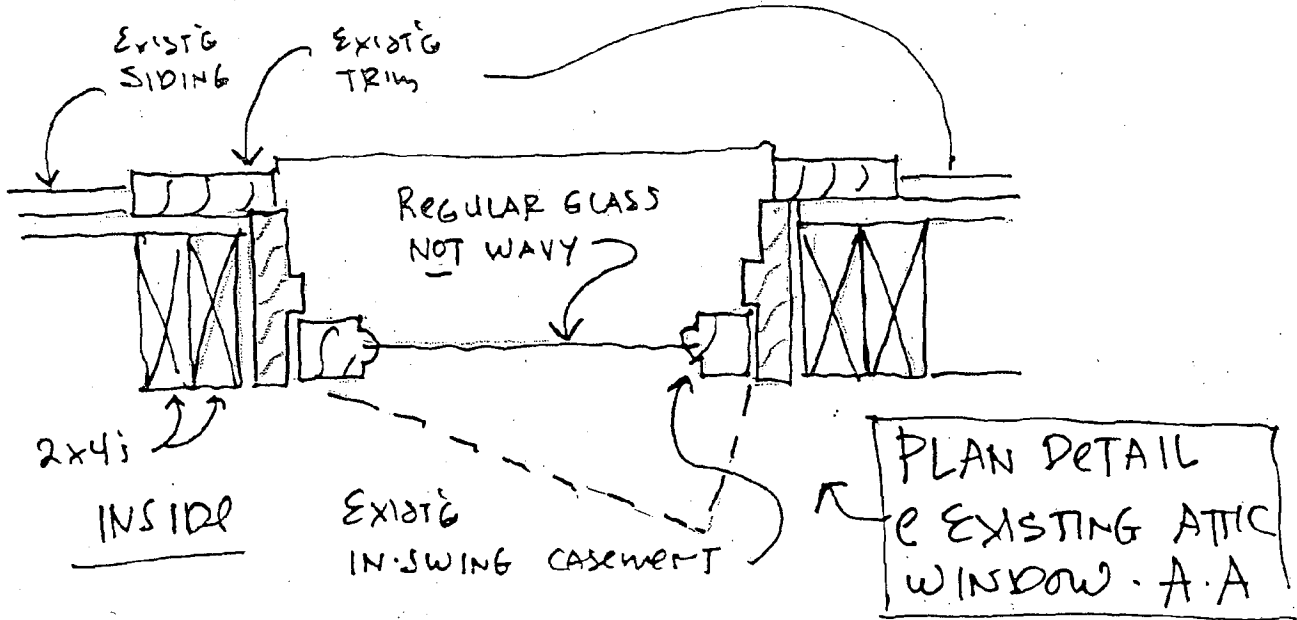
Proposed Right Side Elevation (Option 2)
1/8"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

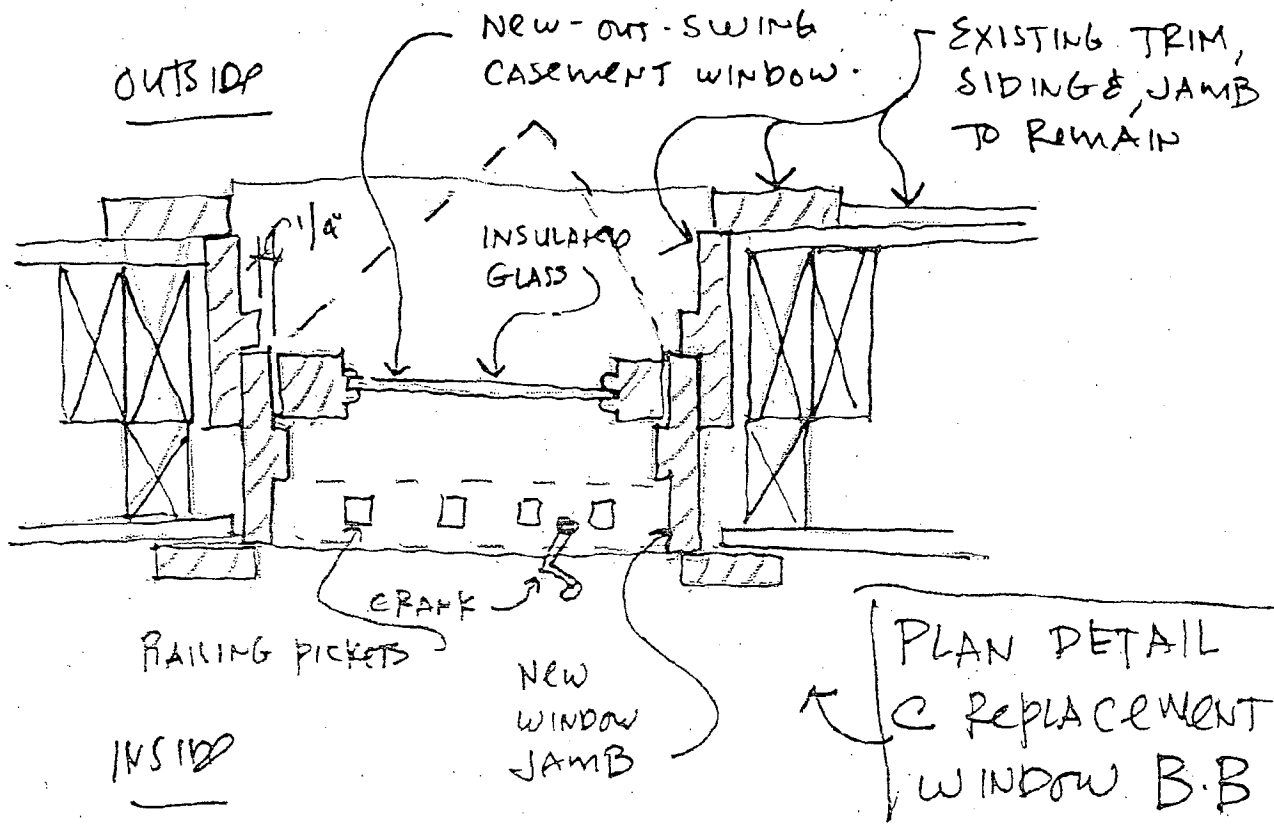
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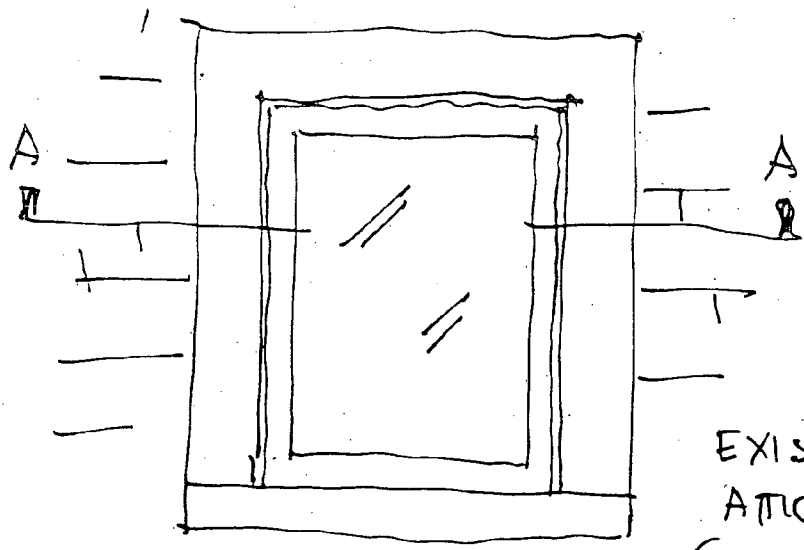
17

OUTSIDE

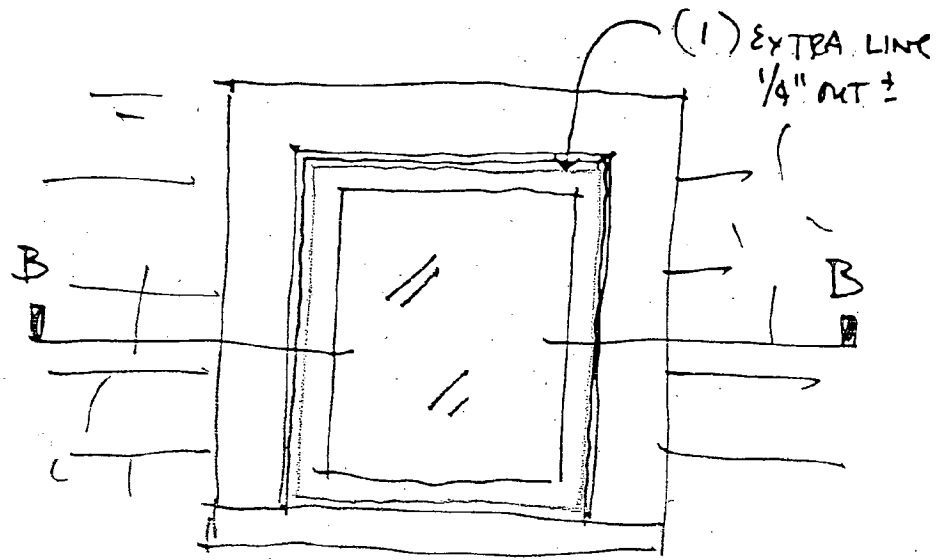


OUTSIDE

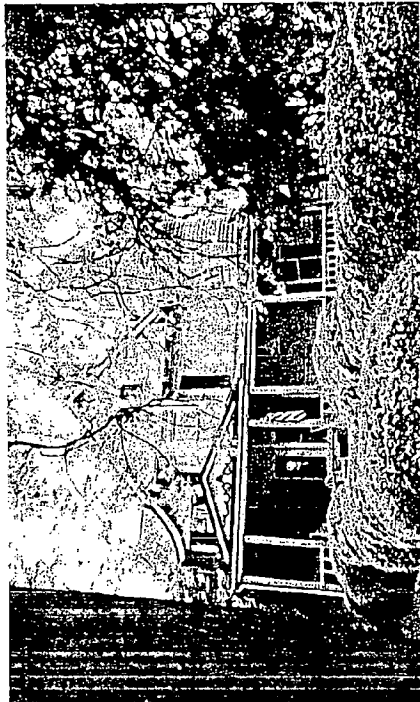


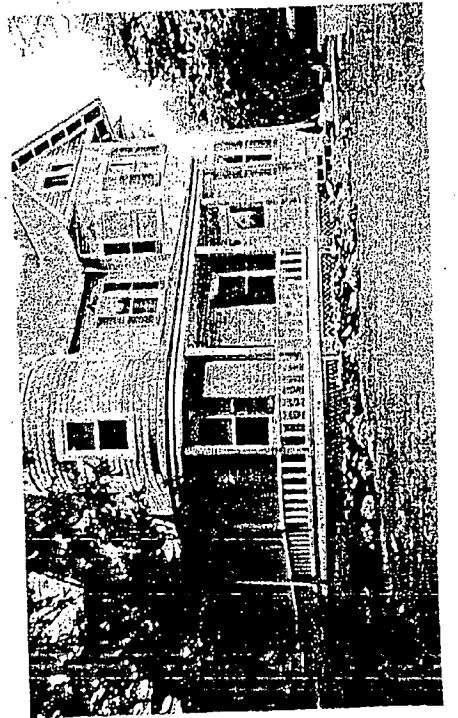
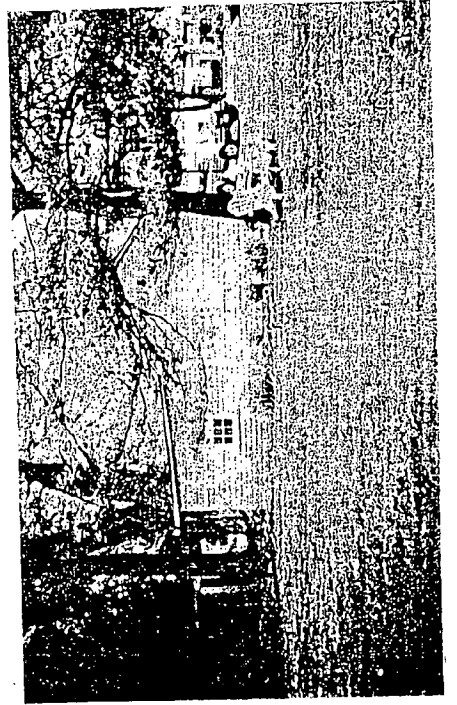
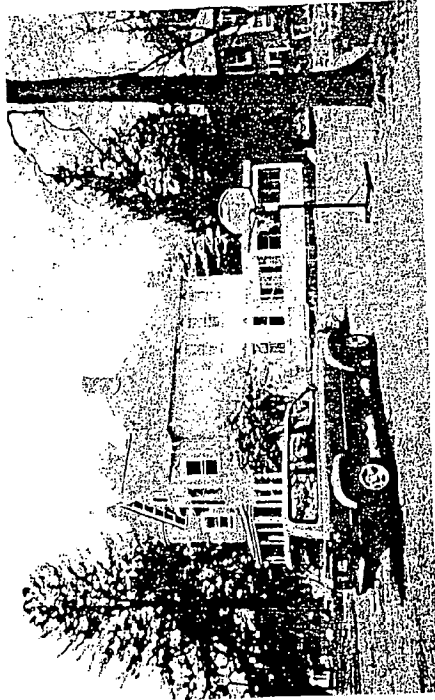


EXIST'G
ATTIC WINDOW
(IN-SWING
CASEMENT)



PROPOSED
ATTIC WINDOW
(OUT-SWING
CASEMENT)





ThumbsPlus Catalog

[pdrive on gtm-files] P:\Projects\2002\02.0176\020176 Photos\03-02-04



IMG_6019.JPG
1600x1200x24(RGB)
820.34 Kb



IMG_6020.JPG
1600x1200x24(RGB)
837.64 Kb



IMG_6021.JPG
1600x1200x24(RGB)
666.54 Kb



IMG_6022.JPG
1600x1200x24(RGB)
1141.74 Kb

10305 MONT.

Michelle -
which parts of
this are revised?
(new to review...)

These are the
revised designs
for HAUP -
PK call Robert
@ Gtm 301 942 9062
to get Revision
Appr.
Appr.



1a SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

HPC APPROVED ELEVATION

DONATELLI RESIDENCE ADDITION & RENOVATION

10400 MONTGOMERY AVENUE, KENSINGTON MARYLAND 20895

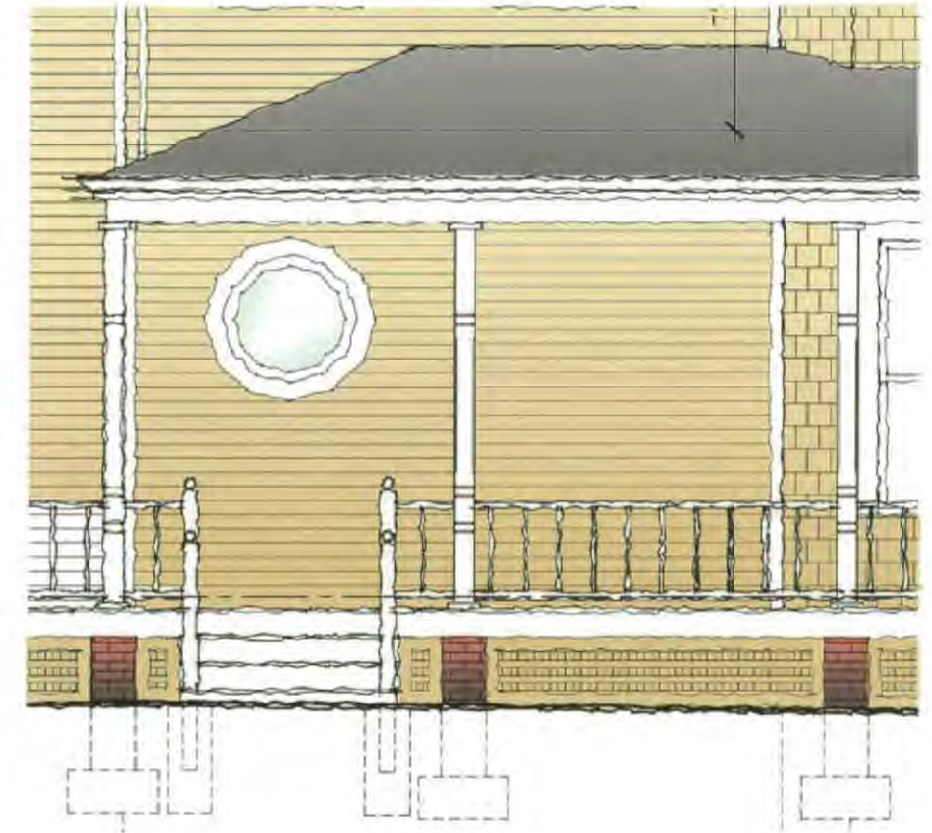
GTM
ARCHITECTS

10415 ARMORY AVENUE, KENSINGTON, MD 20895 - TEL: (301) 942-9062 - FAX: (301) 942-3929



2a SIDE ELEVATION
SCALE: 1/4" = 1'-0"

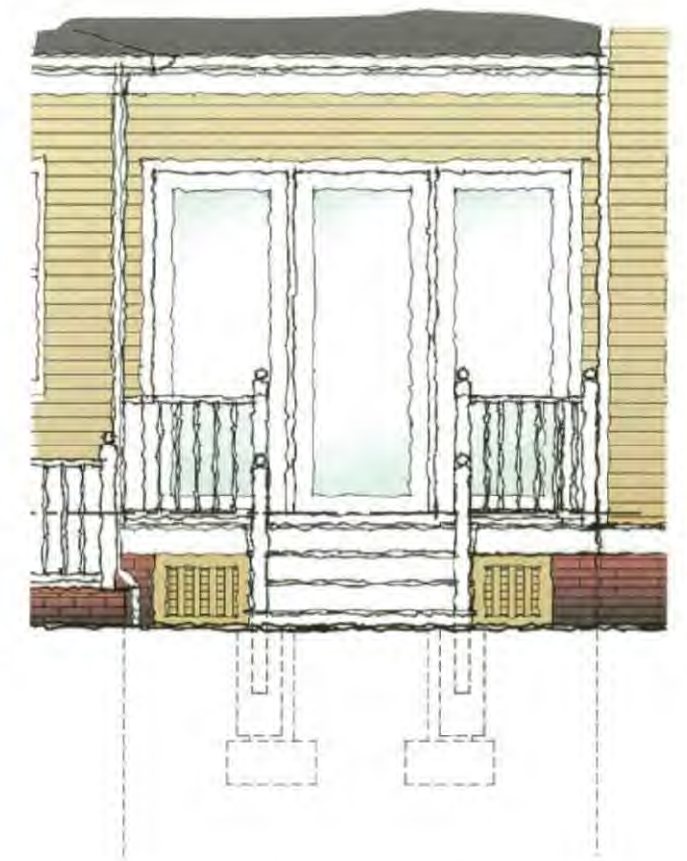
PROPOSED ELEVATION



2b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



3a SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

HPC APPROVED ELEVATION



4a SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4b SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

PROPOSED ELEVATION

DONATELLI RESIDENCE ADDITION & RENOVATION

10400 MONTGOMERY AVENUE, KENSINGTON MARYLAND 20895

GTM
ARCHITECTS

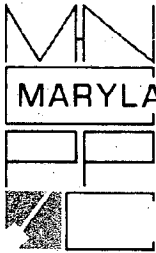
10415 ARMORY AVENUE, KENSINGTON, MD 20895 - TEL: (301) 942-9062 - FAX: (301) 942-3929

Remission

001

April

1442



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Mr. Robert Lach FAX NUMBER: 301 942 3929

FROM: Michele Nam

DATE: March 19th

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

Robert, please submit the ^{attached} HAUP
application to DP&P for the Donatelli
Case - please check [revision]
and site revision to HAUP # 295352.
Thanks - M.

TRANSMITTAL

GTM
Architects

10415 Armory Avenue, Kensington, MD 20895 • Tel: (301) 942-9062 • Fax: (301) 942-3929

Date: March 9, 2004

To: Historic Preservation Review Board
Michele Naru
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Phone: 301-563-3407
Fax: 301-563-3412

Project #: 02.0176

Project Name: Donatelli Residence

Regarding: HAWP Proposed Revisions

We are sending you:

- ATTACHED UNDER SEPARATE COVER VIA Delivered THE FOLLOWING ITEMS:
- SHOP DRAWINGS PRINTS SAMPLES SPECIFICATION
- COPY OF LETTER _____

COPIES:	DATED:	DESCRIPTION:
1	3/9/04	Cover Letter
1	n/d	Illustrative Drawings

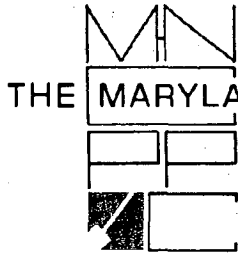
THESE ARE TRANSMITTED:

- FOR YOUR APPROVAL APPROVED AS SUBMITTED
- FOR YOUR USE APPROVED AS NOTED
- AS REQUESTED RETURNED FOR CORRECTIONS
- FOR REVIEW & COMMENT _____

REMARKS:

COPY TO:

SIGNED:  ext: 48
Robert Lach
GTM Architects, Inc.



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

Date: 3/13/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC# 31/010-03B DPS# 295352

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

 Approved

Approved with Conditions: ① The fence design will be reviewed and approved by the HPC's staff prior to applying for a building permit. ② The side porch addition will be constructed as designed in Option 2. ③ The spindlework, details, imbrication, clapboard siding will be differentiated from the existing, and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Doug and Mary Donatelli

Address: 10450 Montgomery Ave, Kensington

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



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers
Daytime Phone No.: 301 942.9062 ext. 13

Tax Account No.: _____
Name of Property Owner: Doug & Mary Danatelli Daytime Phone No.: 301 962.5356.
Address: 10400 Montgomery Ave. Kensington Md. 20911
Street Number City Street Zip Code
Contractor: To be selected Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: George Myers Daytime Phone No.: 301 942.9062 ext. 13
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 10400 Street: Montgomery
Town/City: Kensington Nearest Cross Street: Howard
Lot: B Block: 2 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate HVAC Slnh Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ To be determined
1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

(George Myers) 12/31/02.
Signature of owner or authorized agent Date

Approved: XW/295352 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/13/03
Application/Permit No.: 295352 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:

EXISTING PRIMARY RESOURCE IN KENSINGTON HISTORIC DISTRICT. QUEEN ANN STYLE C. 1890-1910

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

REAR ADDITION w/ SIDE PORCHES. (REFER TO PLANS)

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, (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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 3/13/03

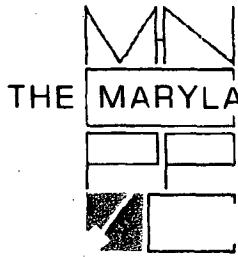
TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner (b)
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

The Historic Preservation Commission reviewed this project on March 12, 2003
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)563-3400.



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

Date: 3/13/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 4, 2003

Mr. Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

Re: Fence Installation at 10400 Montgomery Avenue, Kensington

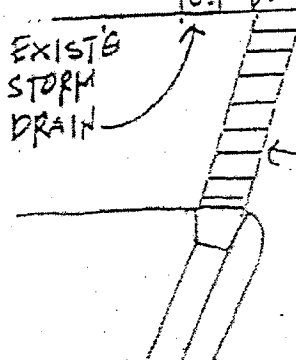
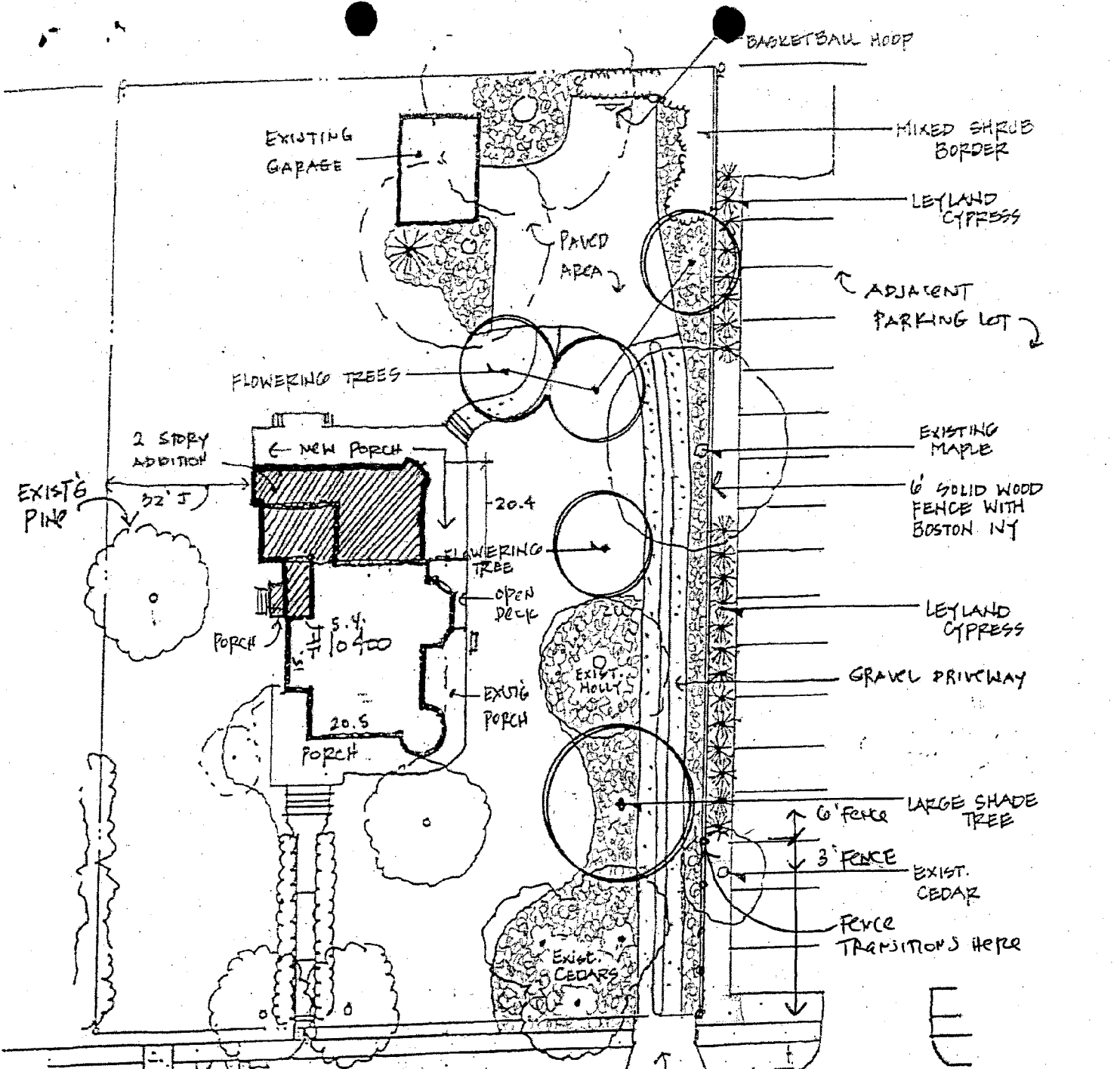
Mr. Jetter:

I am writing you this letter in response to the Historic Preservation Commission's (HPC) approval of the above mentioned fence application. The fence was included within the Historic Area Work Permit (HAWP) application # 295352. The attached drawings illustrate the location and type of fence approved by the Commission on March 12, 2003.

This letter will serve as the official approval for this part of the HAWP application. If you have any additional questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

Michele Naru
Historic Preservation Planner



MONTGOMERY AVENUE
 EXIST'G CURB CUT
 EXIST'G CROSSWALK
 #10400 MONTGOMERY AVENUE

APPROVED
 Montgomery County
 Historic Preservation Commission
 (M) 4/4/03

NOV. 11, 2002

CONCEPTUAL LANDSCAPE PLAN
 12/31/02

GTM ARCHITECTS
 10415 Armory Ave.
 KENSINGTON, MD 20895
 301-942-9062

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10400 Montgomery Avenue, Kensington **Meeting Date:** 01/22/03
Resource: Kensington Historic District **Report Date:** 01/15/03
Review: HAWP **Public Notice:** 01/08/03
Case Number: 31/06-03B **Tax Credit:** None
Applicant: Doug and Mary Donatelli **Staff:** Michele Naru
PROPOSAL: Side and rear additions **RECOMMEND:** Approve w/ cond.

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the following conditions:

1. The fence's design will be reviewed and approved by the HPC prior to applying for a building permit.
2. The proposed side, entry foyer addition on the south elevation will not be constructed.
3. The spindle work and details on the new addition's porch be the same size but of a slightly different profile.
4. The clapboard on the new addition will be 2" larger in width and separated from the original massing with vertical wood trim.
5. The gable ends on the proposed addition should be ornamented with an imbrication of a slightly different pattern.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Kensington Historic District.
STYLE: Queen Anne
DATE: mid 1880's

This three-story, three-bay frame dwelling is an outstanding resource located within the Kensington Historic District. The house has a hipped roof with lower cross gables ornamented with a conical roofed tower, which projects from the north corner of the front elevation. The walls are clad in clapboard and wood shingles in the gable ends and on the elevation of the tower. A one-story, wrap-around porch with pedimented entry extends across the front and north side elevation of the house. The porch is ornamented with spindle work utilized in the porch supports and balustrade. Alterations to the original main block of the house include a non-contributing rear sun porch addition.

Lot is 27,244 sq. ft.
Existing footprint is approx. 1,600 sq. ft.
Proposed total footprint is 2,175 sq. ft.
Percentage of new lot coverage is 7.9%

PROPOSAL:

The applicant proposes to:

Landscape Changes and Additions (Circles 5+6)

1. Change layout of existing parking pad.
2. Change the surface material of the new parking pad from gravel to asphalt (existing driveway to remain gravel).
3. Install a large shade tree and four flowering trees along the existing gravel driveway.
4. Install a 3' increasing to 6' solid wood fence along the north lot line.
5. Install various shrubbery and other planting beds along existing driveway and proposed new parking pad.
6. Install a brick or flagstone walkway leading from the proposed new rear porch to the new asphalt-parking pad.

New Additions and Alterations to Existing Massings (Circles 7-15)

7. Extend the existing wrap-around porch's wood deck (not covered) along the north elevation of the main massing.
8. Demolish the non-contributing rear sun porch addition.
9. Construct a two-story rear addition with a covered wrap-around porch. The wrap around porch will connect to the proposed new deck along the north elevation of the original massing and will wrap around the north and west elevations of the proposed new addition. The vocabulary of the existing front porch and the original block of the house will be continued throughout the new porch extension and two-story addition.
10. Construct a side, entry foyer addition by filling-in an existing setback on the original massing's south elevation.
11. Remove four original windows and two original door openings on the first level and three original window openings on the second level of the main massing for the proposed alterations.
12. Remove the existing casement window's sashes from the attic level of the house (see circles 11+13) and replace them with the proposed casement window sashes illustrated in the detail on circles 14+15. The owners are proposing to store these original sashes on site.

The materials used on the new additions and porches will match the fabric of the original massing. These elements include spindle work and porch details, clapboard siding, shingles in the gable ends, brick foundation and wood windows and doors.

STAFF DISCUSSION

Staff applauds the care and thought that has been put into the architectural design of these new additions. Staff feels that much of the design is respectful of the original structure and is in-keeping with the period of the house. Proposed alterations to Outstanding Resources within the Kensington Historic District are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use

for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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.

The Commission generally supports rear additions to outstanding resources that are compatible with the existing house in terms of size, scale and massing and are differentiated yet sympathetic to the original building materials. This differentiation can be achieved through the use of similar (not identical) building materials. Staff commends the applicants proposed material specification list, which includes a foundation, painted wood siding, and shingles, painted wood double hung 1/1 windows and a asphalt shingle roof to match the existing. However, staff is concerned that the rear addition as proposed will read as part of the original massing of the house. Staff would encourage the applicant to alter the proposed building materials and design detail specifications so the new additions read clearly as contemporary additions to the house. In order to differentiate the original from the new, staff suggests that:

1. The spindle work and details on the new addition's porch be the same size but of a slightly different profile.
2. The clapboard on the new addition will be 2" larger in width and separated from the original massing with vertical wood trim.
3. The gable ends on the proposed addition should be ornamented with an imbrication of a different pattern.

Staff feels that the proposed infill of the setback on the south elevation is problematic. The Queen Anne Style is notable for it's a-symmetrical design and massing. Changing the original configuration of the original massing will alter the historic integrity and the a-symmetrical design of this outstanding resource. Staff would encourage the applicant to retain the house's original configuration by removing this addition from the project. Staff recommends that the Commission not approve this addition to the south elevation of the main massing.

The applicant is also proposing alterations to the landscape including an alteration to the configuration of the existing parking pad and changing the surfacing from gravel to asphalt. Staff does not object to this alteration.

Additionally, the landscape plan illustrates a proposal for a 3' increasing to 6' wood fence. The proposed location and height delineation was provided on Circle 6. Staff does not object to this fence proposal in concept. The adjacent parcel is a commercial use and the

(3)

fence and the proposed landscaping will provide privacy and a view shed for the applicants. Also, staff feels that the proposed fence would assist in providing a "gateway" of sorts from the commercial to the residential area along Montgomery Avenue. Please note: the fence's design had not been received at the time this staff report was prepared. Staff encourages the applicant to submit a design for the fence to the Commission prior to its worksession on January 22, 2003-- otherwise the fence will be omitted from the application.

The **Kensington LAP** has not responded to the HAWP application at the time this report was prepared.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guidelines #2, #9 and #10:

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

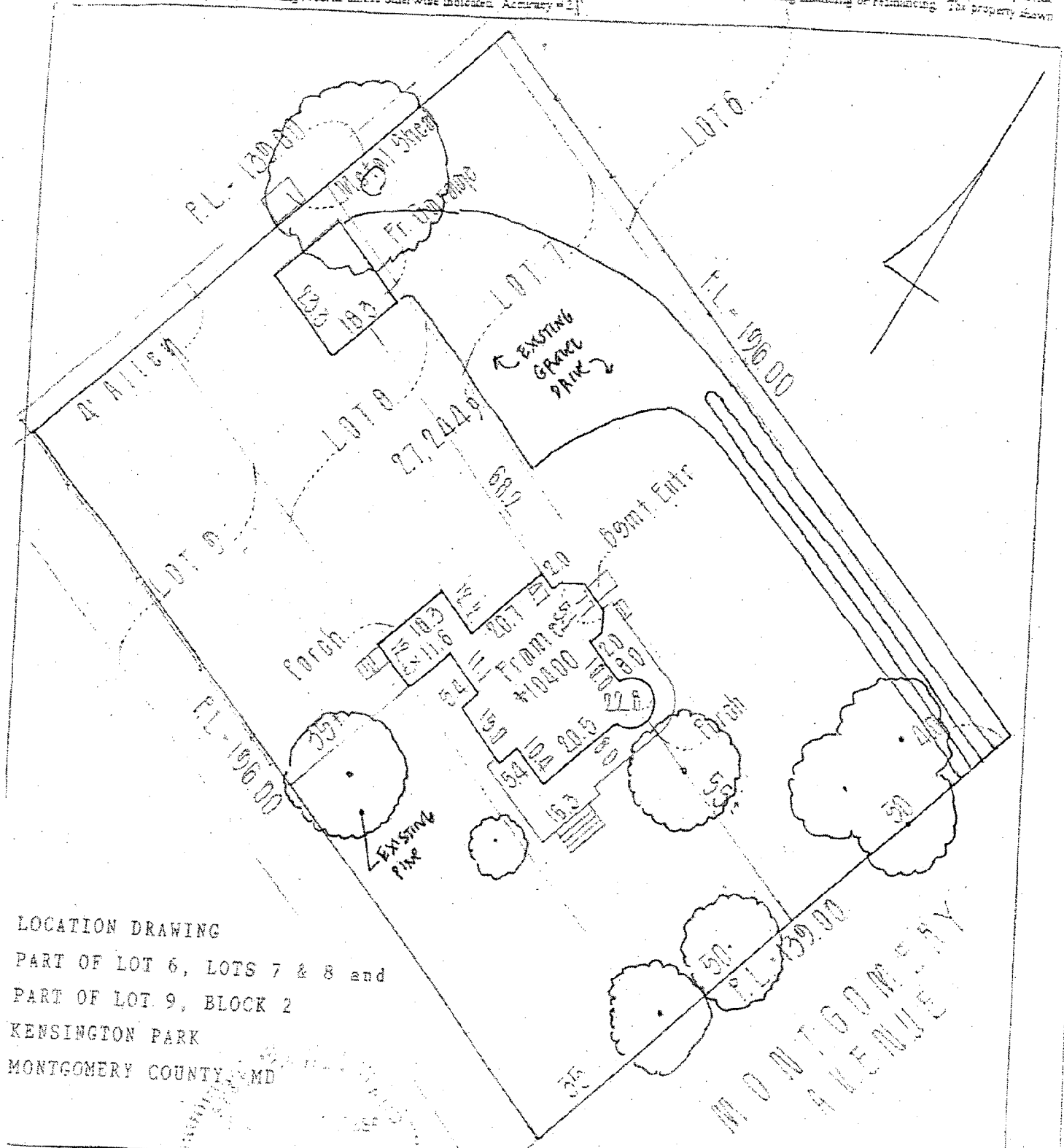
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

1. The fence's design will be reviewed and approved by the HPC prior to applying for a building permit.
2. The proposed side, entry foyer addition on the south elevation will not be constructed.
3. The spindle work and details on the new addition's porch be the same size but of a slightly different profile.
4. The clapboard on the new addition will be 2" larger in width and separated from the original massing with vertical wood trim.
5. The gable ends on the proposed addition should be ornamented with an imbrication of a slightly different pattern.

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.** 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.

This plan is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and this plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title, securing financing or refinancing. The property shown hereon is not in a flood plain per existing records unless otherwise indicated. Accuracy = 2'



LOCATION DRAWING
 PART OF LOT 6, LOTS 7 & 8 and
 PART OF LOT 9, BLOCK 2
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Stephen P. Barber
 STEPHEN P. BARBER

PROPERTY LINE SURVEYOR, MARYLAND # 565

REFERENCES

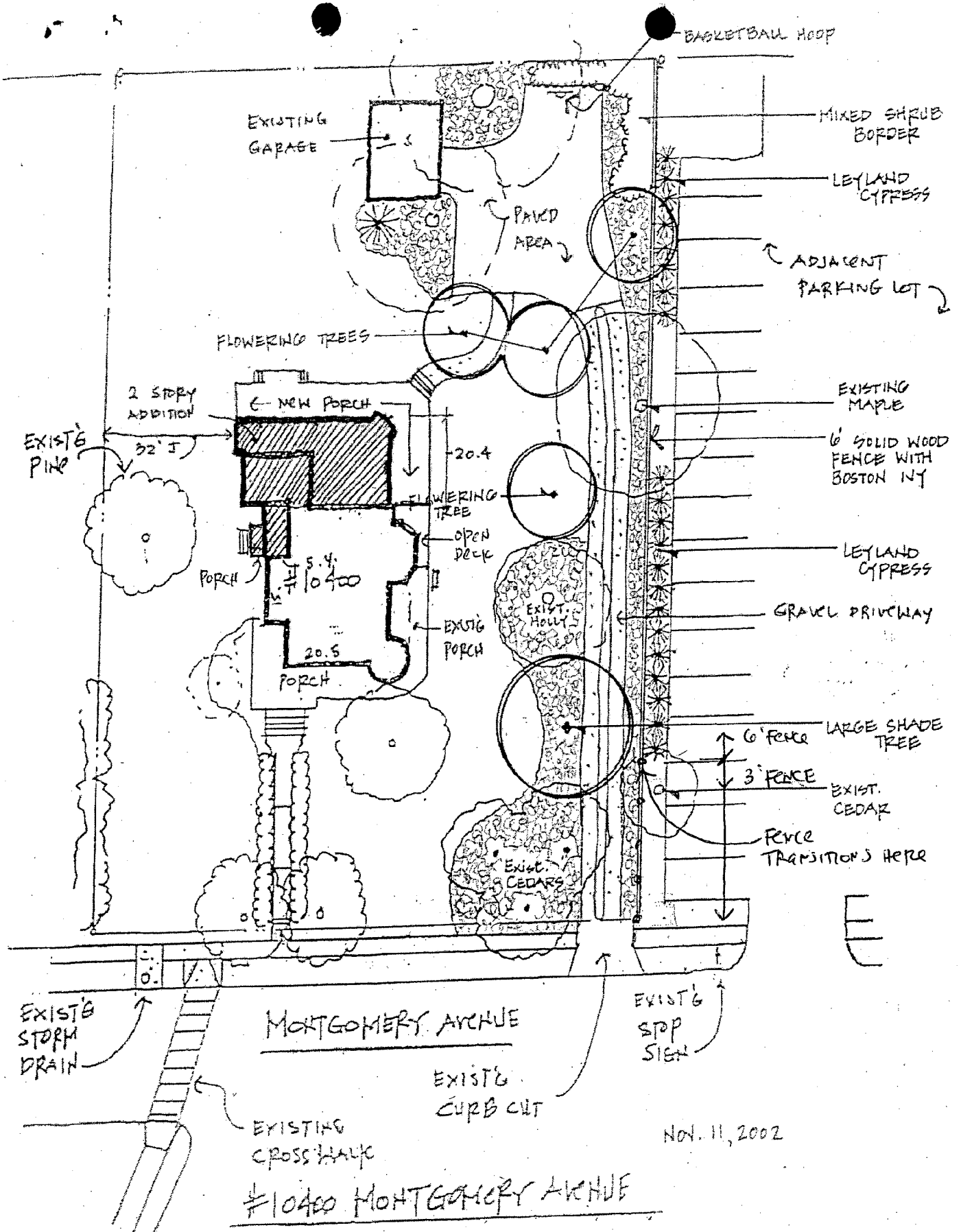
PLAT BK	3
PLAT NO.	4
LIBER:	
FOLIO:	

ANDJON ASSOCIATES, INC.
 7 BROOKES AVENUE
 GAITHERSBURG, MD 20877
 (301) 840-9010

DATE: 3-4-02

SCALE: 1"=30'

(5)



#10400 MONTGOMERY AVENUE

CONCEPTUAL LANDSCAPE PLAN

12/31/02

NOV. 11, 2002

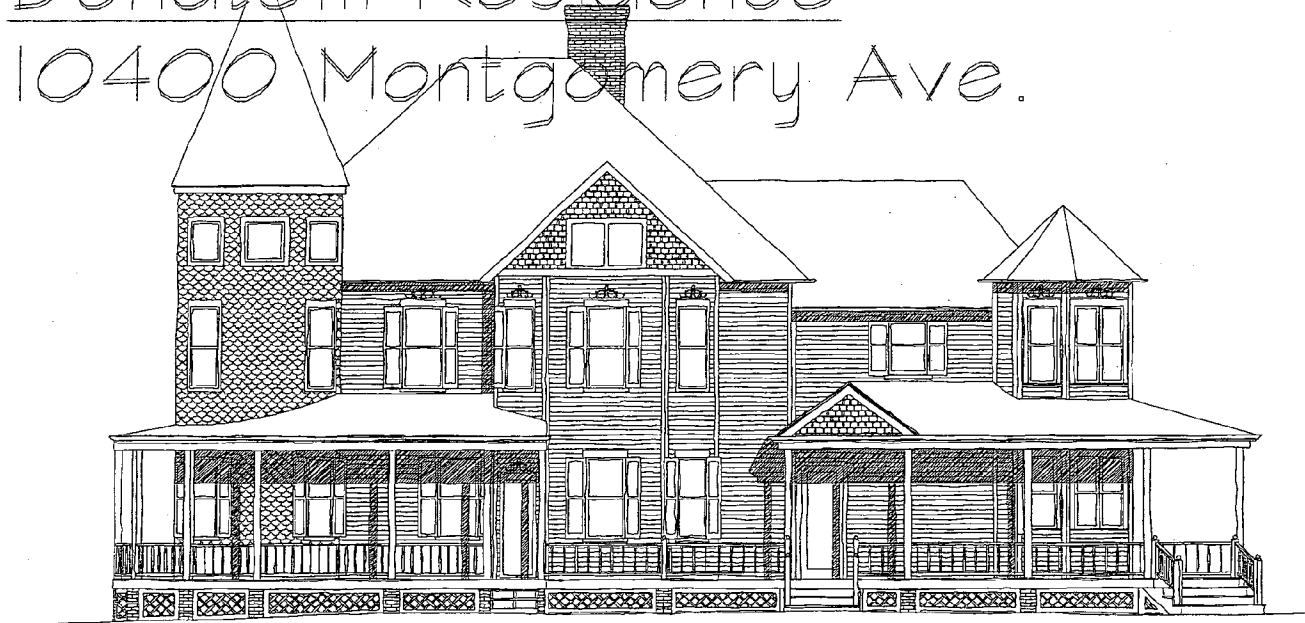
GTM ARCHITECTS
 10415 Armory Ave.
 KENSINGTON, MD 20895
 301-942-9062

6

GTM
ARCHITECTS

10415 ARMORY AVENUE,
KENSINGTON, MD. 20848
(301)442-4062
(301)442-3424 FAX

Donatelli Residence
10400 Montgomery Ave.

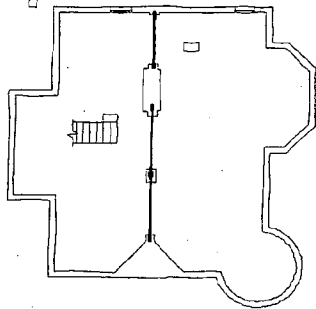


01.13.03
SCHEMATIC
REVISION



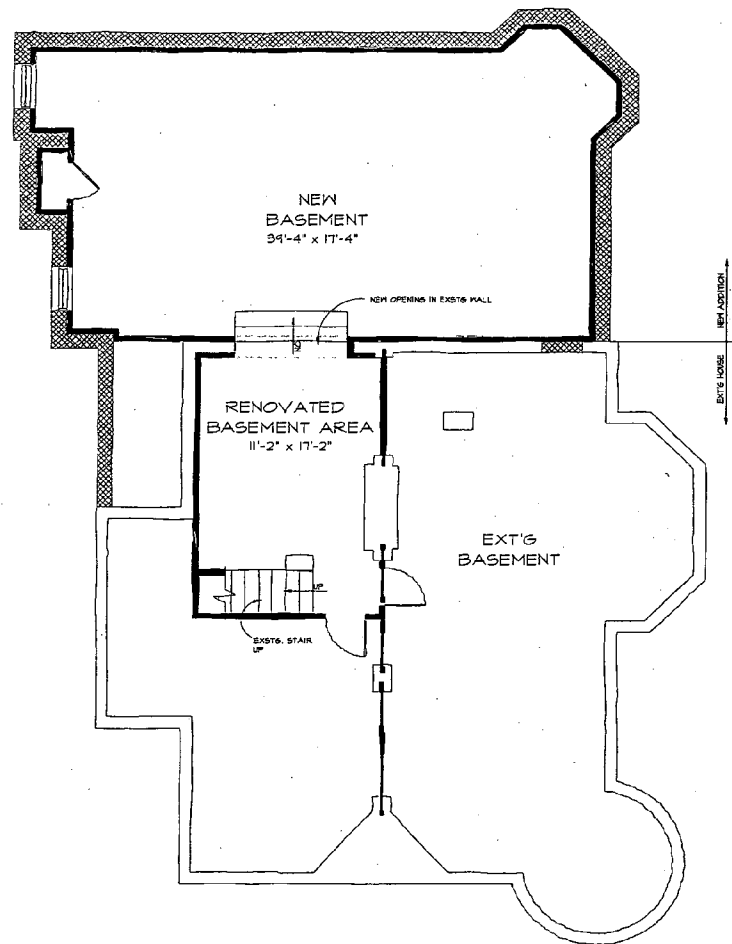
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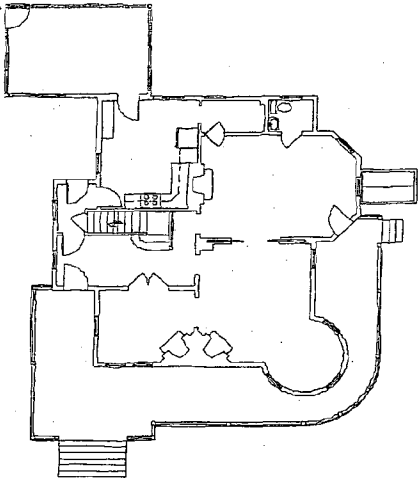
Existing Basement Plan
1/16"=1'-0

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03



Proposed Basement Plan (Option 2)
1/8"=1'-0

NEW BASEMENT SQ. FOOTAGE: 836 SQ. FT.

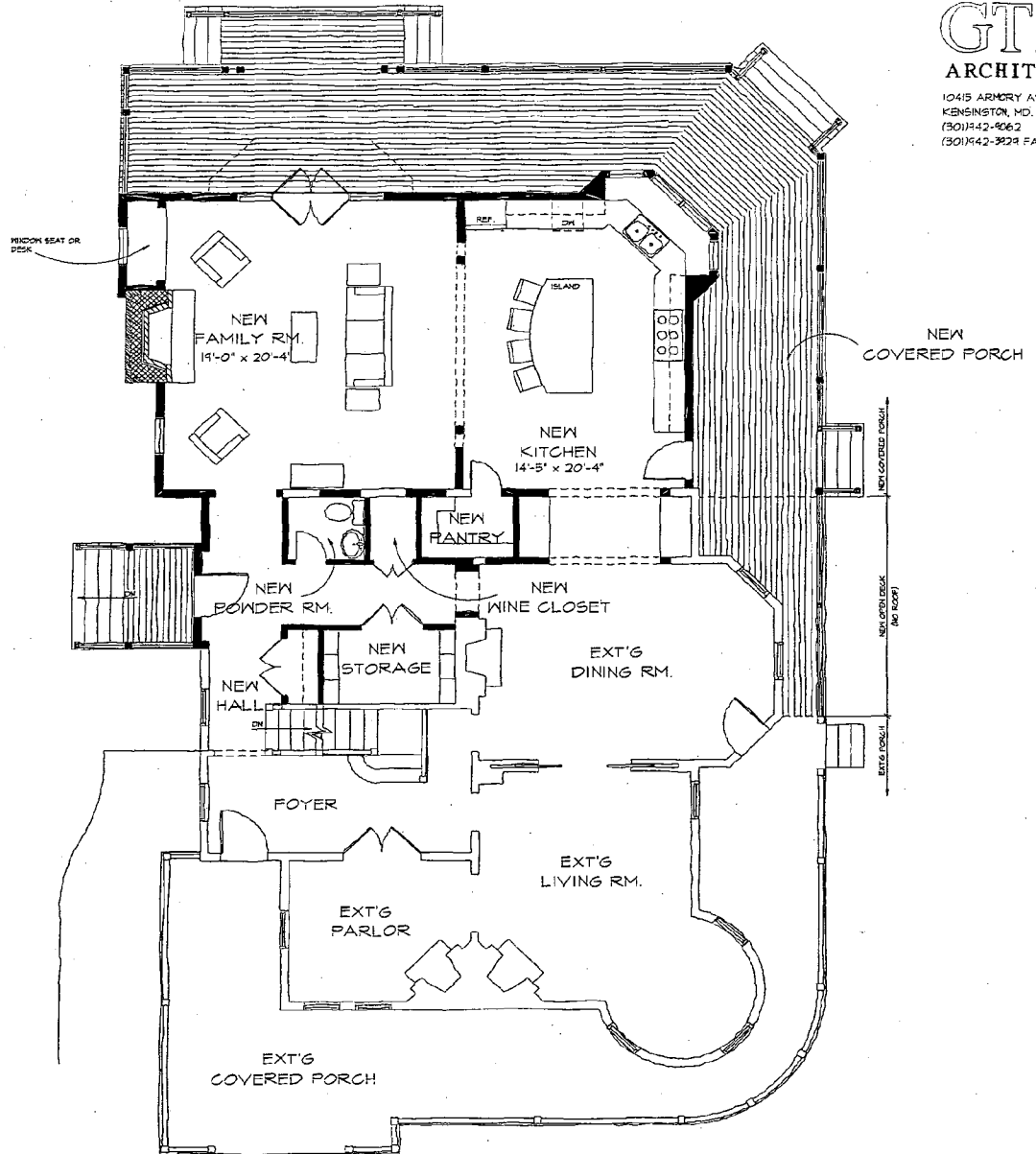


Existing First Floor Plan
1/16"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

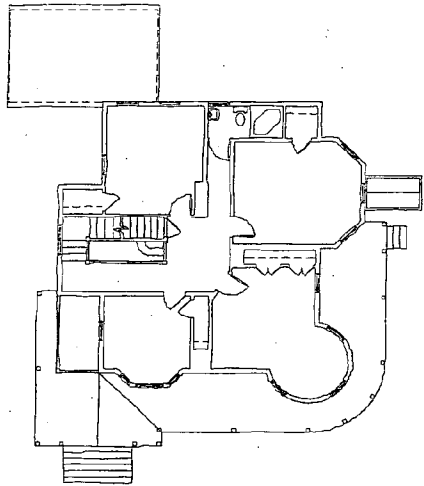
Proposed First Floor Plan (Option 2)
1/8"=1'-0"

NEW FIRST FLR. SQ. FOOTAGE: 837 SQ. FT.



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10415 ARMY AVENUE,
KENSINGTON, MD. 20895
(301)442-8062
(301)442-9928 FAX

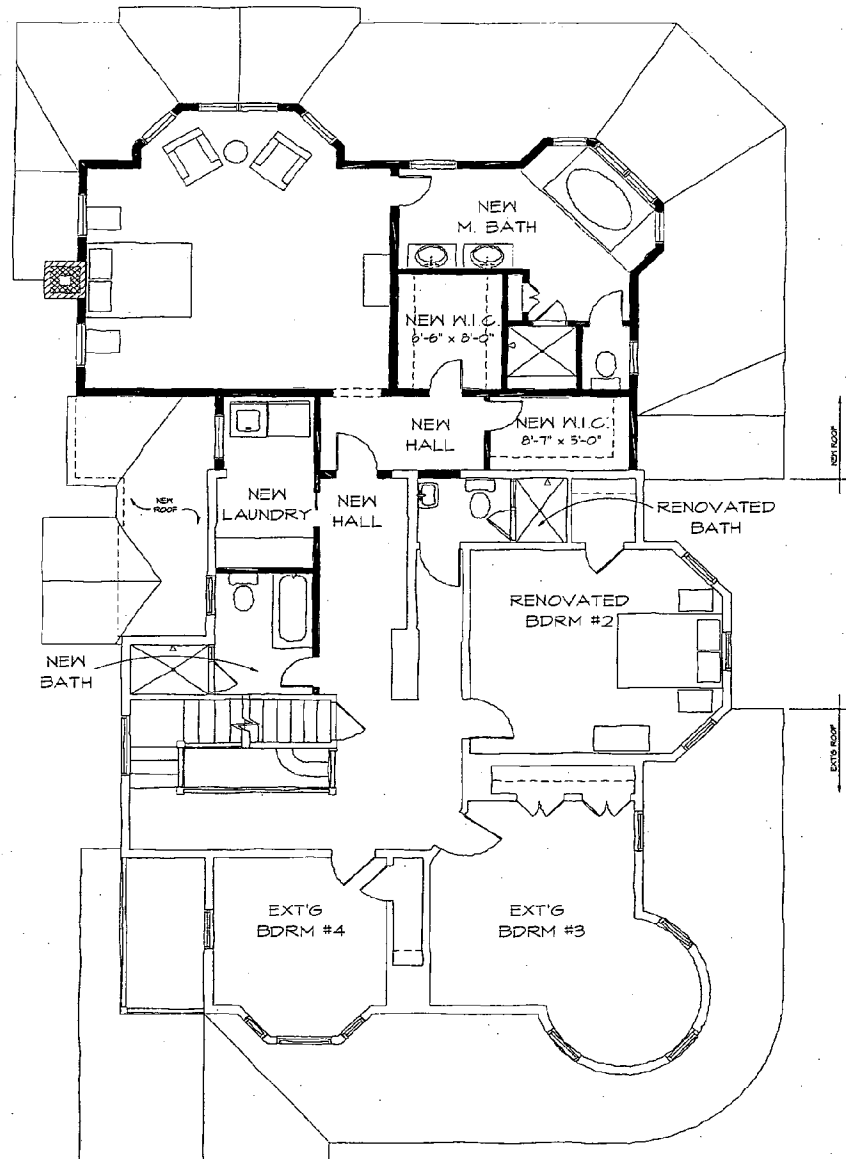


Existing Second Floor Plan
1/16"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

Proposed Second Floor Plan
1/8"=1'-0"

NEW SECOND FLR. SQ. FOOTAGE: 748 SQ. FT.



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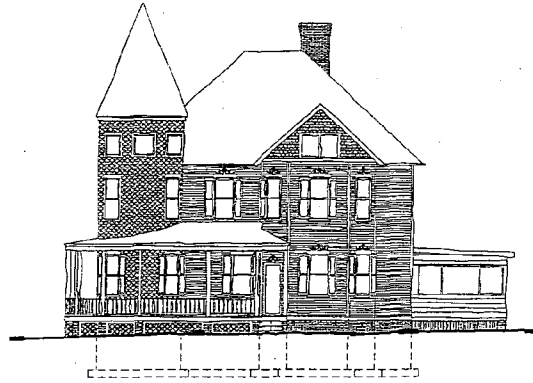
10415 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)442-1062
(301)442-9124 FAX

(01)

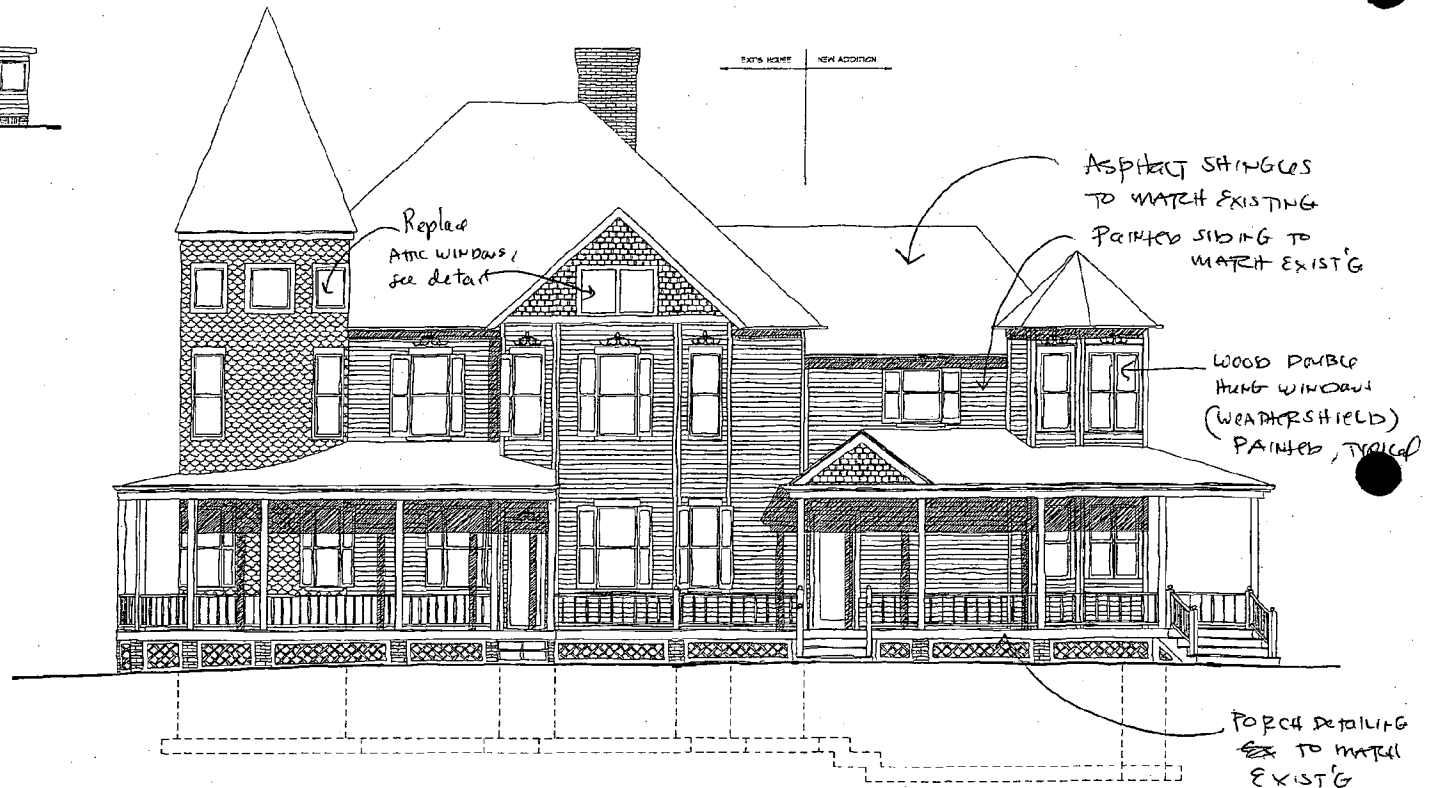
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10415 ARMORY AVENUE,
KENSINGTON MD. 20895
(301)442-4062
(301)442-3929 FAX



Existing Left Side Elevation
1/16"=1'-0

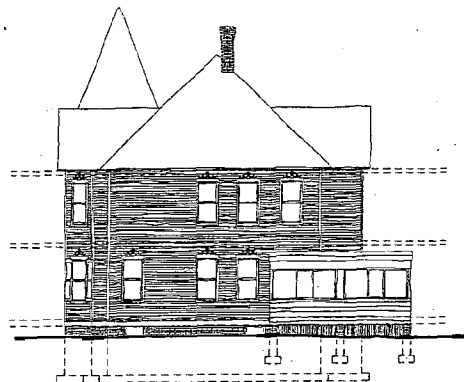


Proposed Left Side Elevation (North)
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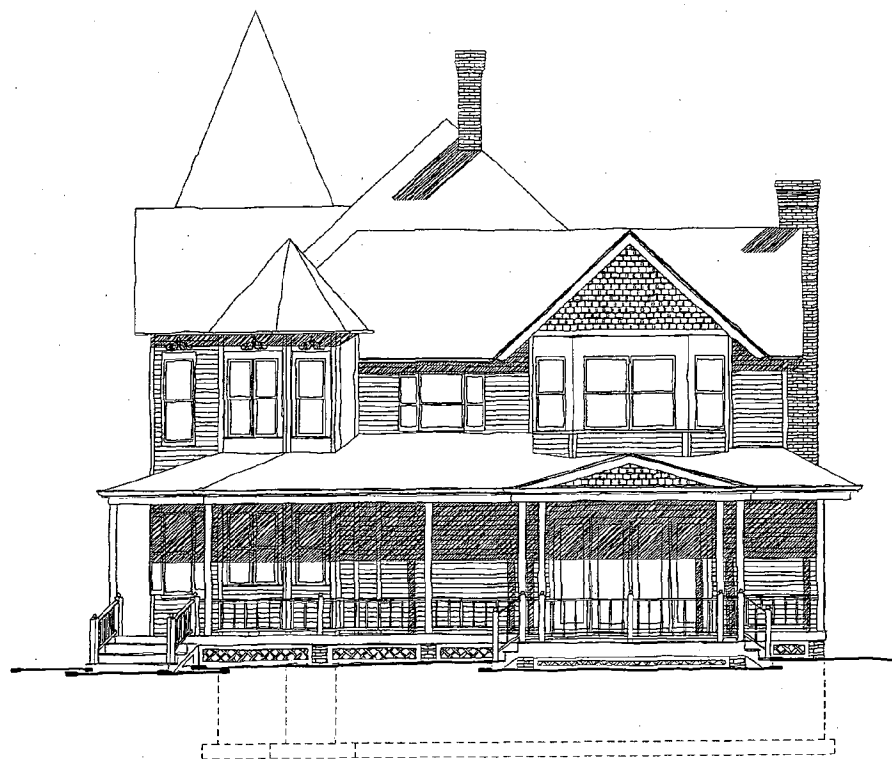
Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

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10415 ARMORY AVENUE,
KENSINGTON, MD 20845
(301)942-4062
(301)942-3929 FAX



Existing Rear Elevation
1/16"=1'-0



Proposed Rear Elevation (West)
1/8"=1'-0

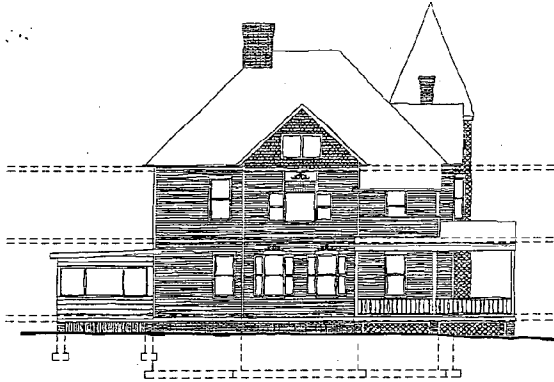
Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

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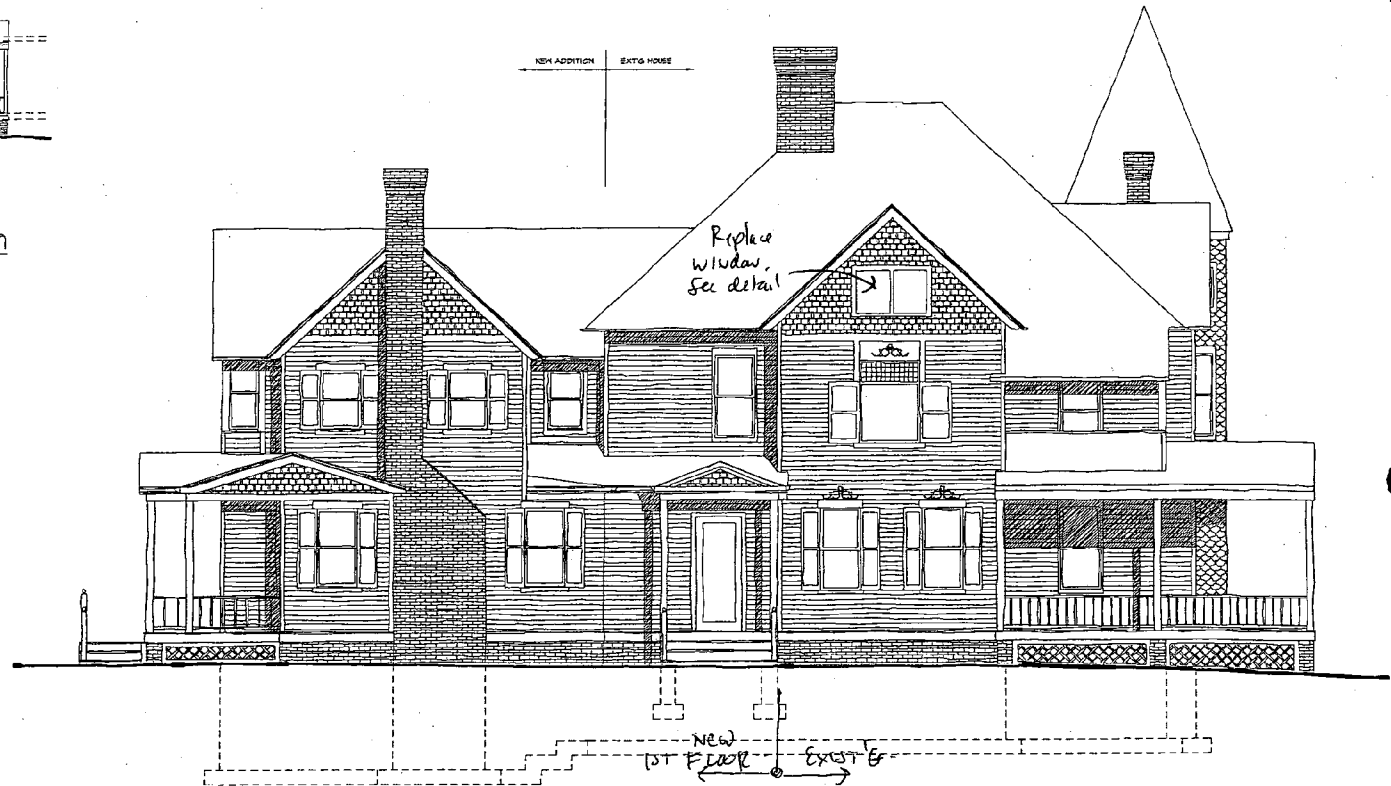
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ARCHITECTS

10415 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-4062
(301)942-9124 FAX



Existing Right Side Elevation
1/16"=1'-0"



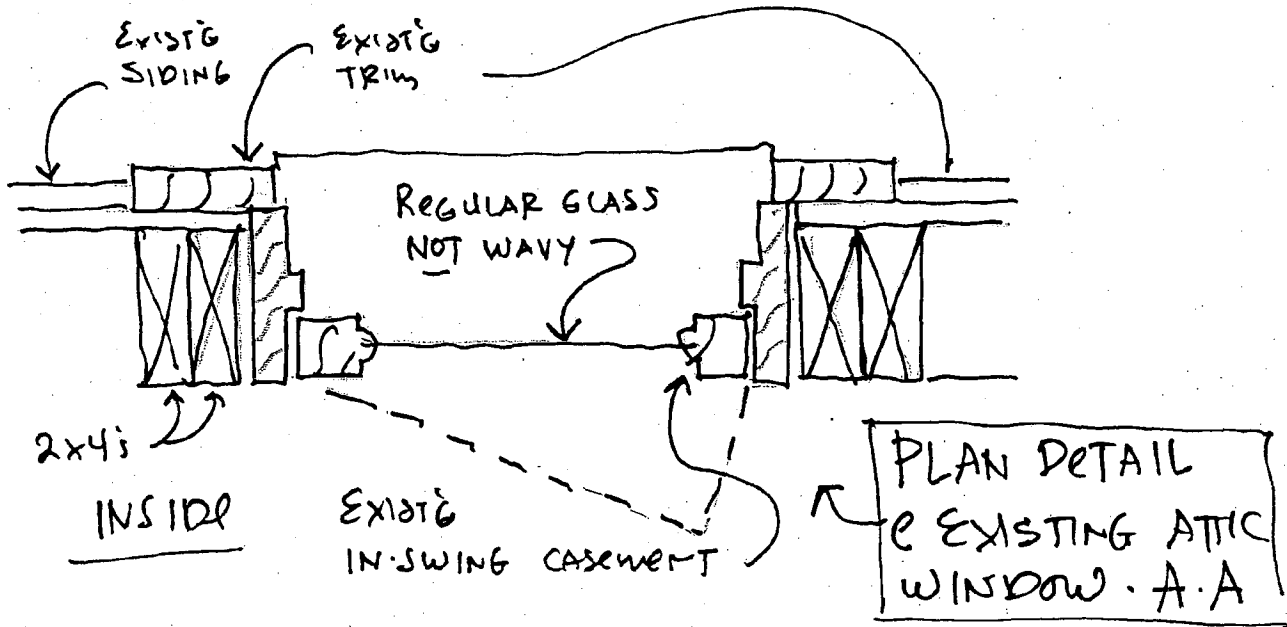
Proposed Right Side Elevation (Option 2)
1/8"=1'-0"

Donatelli Residence
10400 Montgomery Ave.
Kensington, MD 20895
REVISED 01.13.03

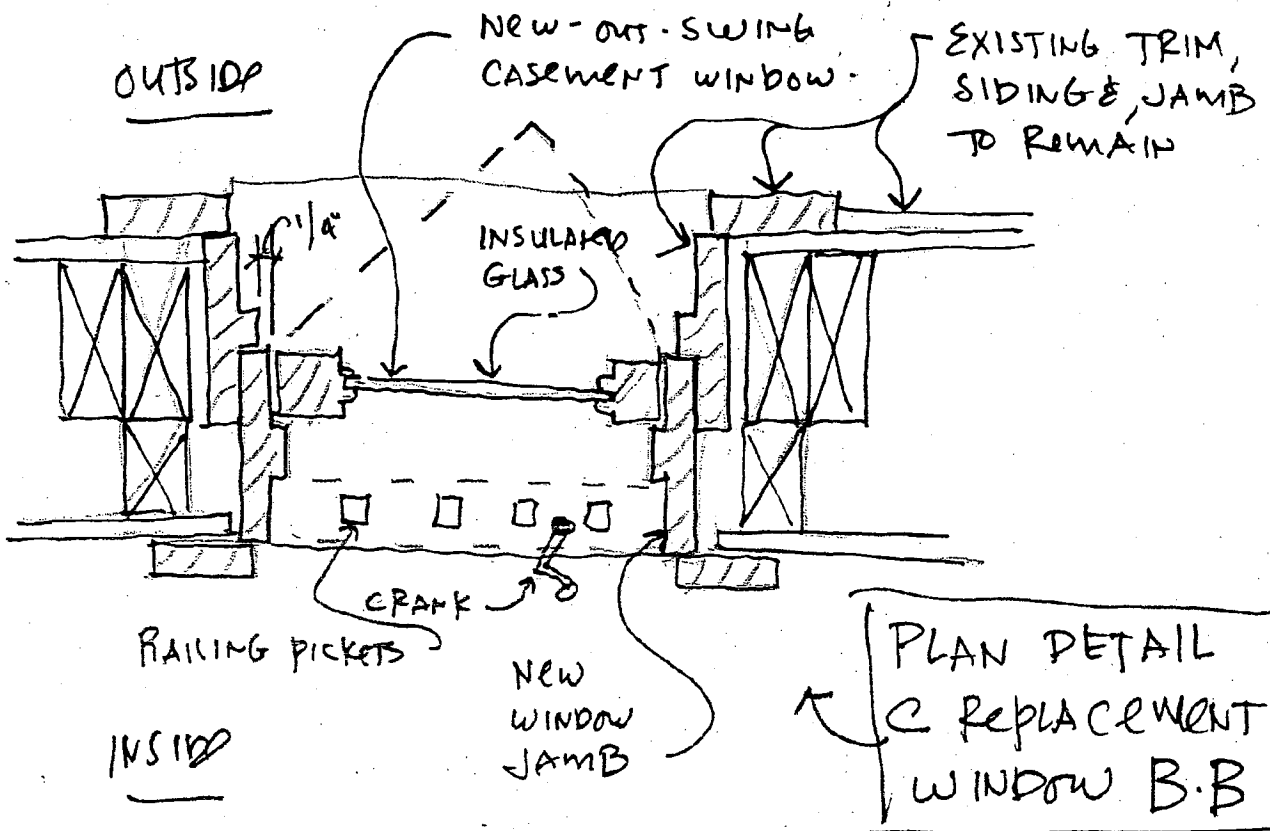
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7

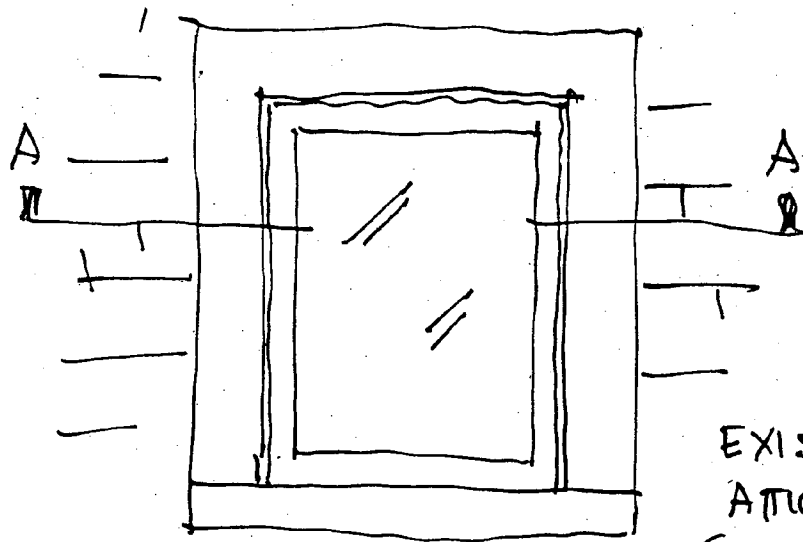
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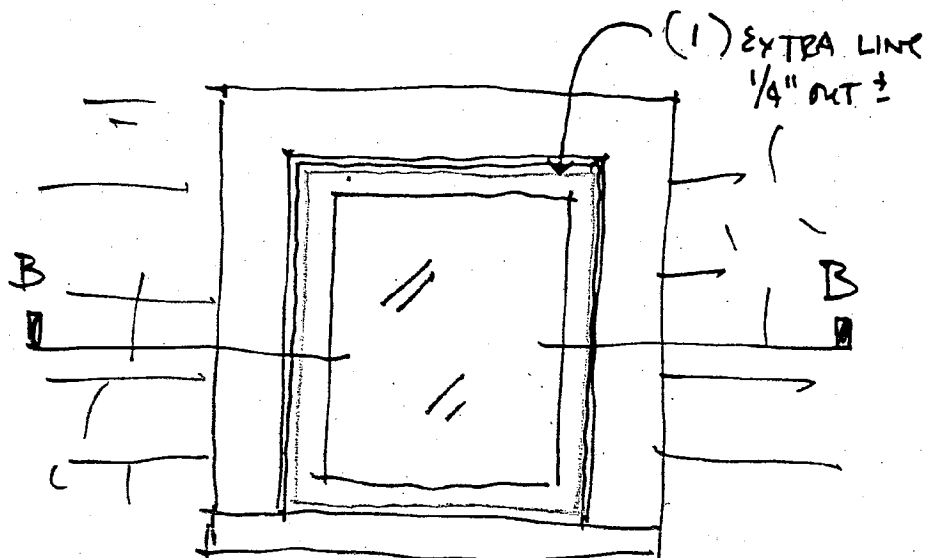
OUTSIDE



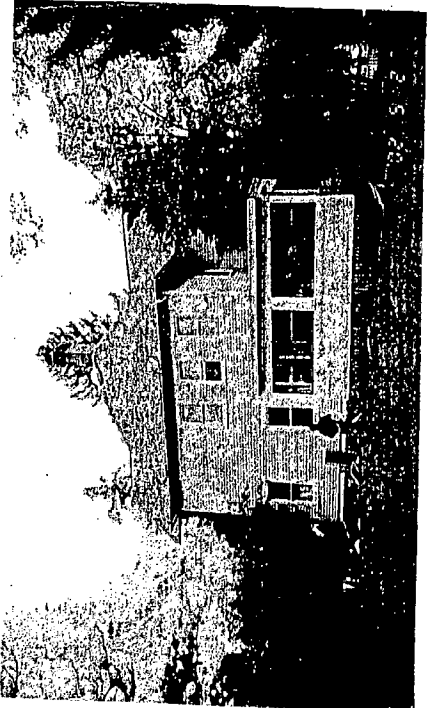
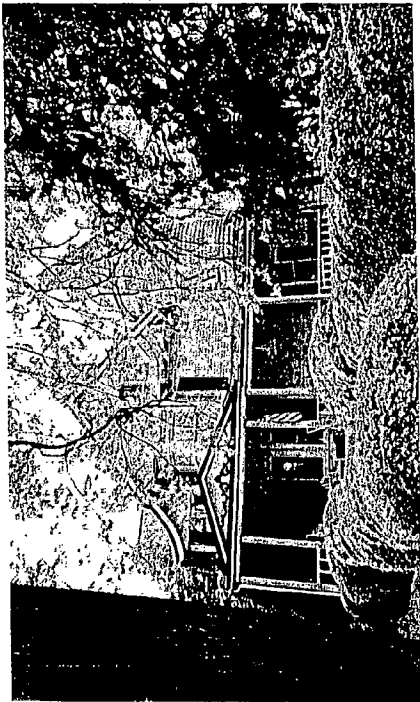
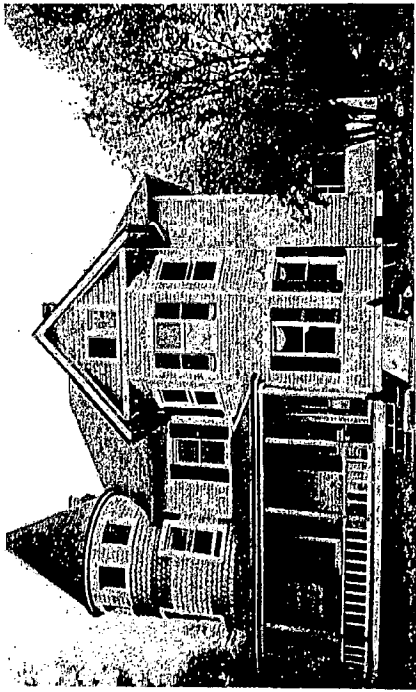
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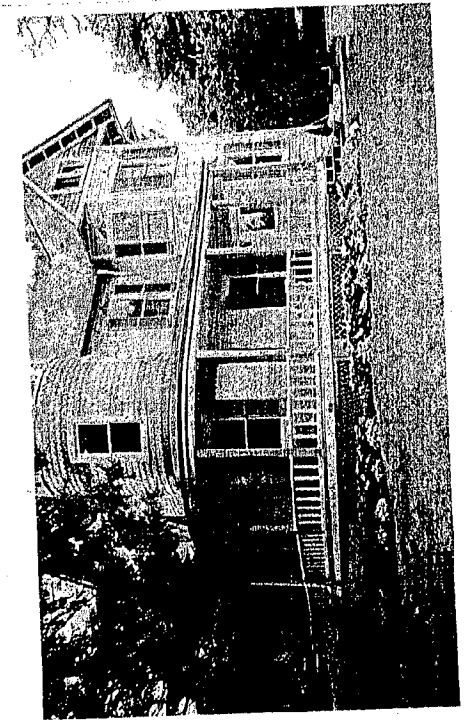
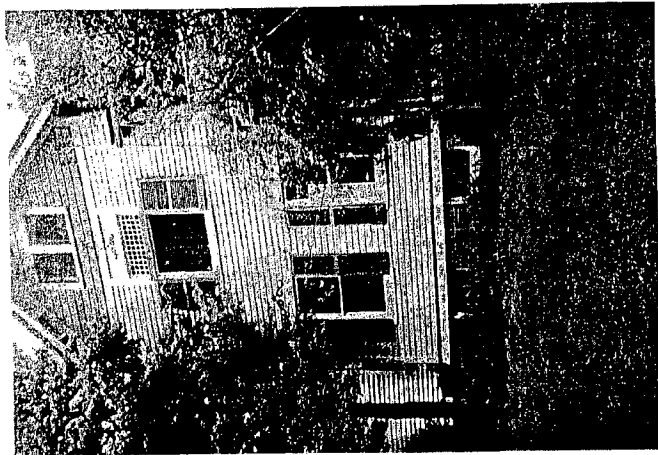
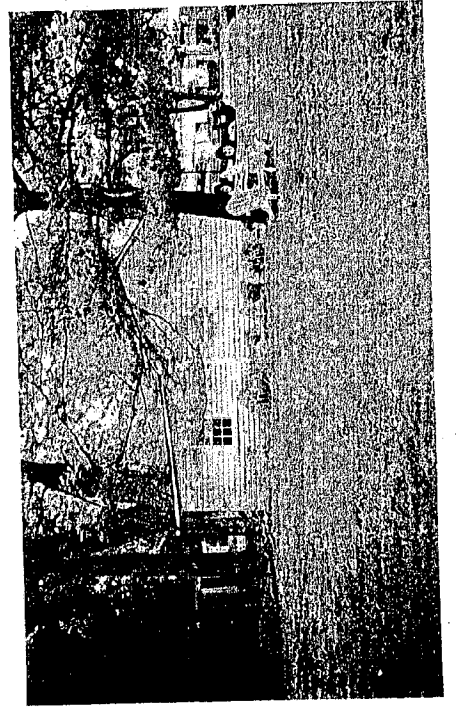
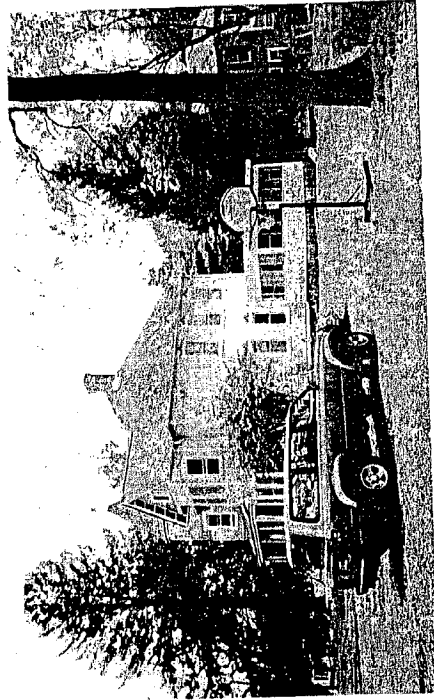


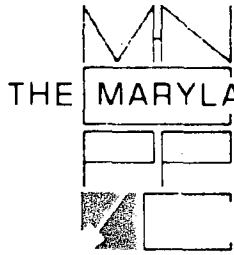
EXIST'G
ATTIC WINDOW
(IN-SWING
CASEMENT)



PROPOSED
ATTIC WINDOW
(OUT-SWING
CASEMENT)







THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring Maryland 20910-3760

October 13, 2003

Doug and Mary Donatelli
10400 Montgomery Avenue
Kensington, MD 20895

Mr. and Mrs. Donatelli,

As the deadline for Historic Area Work Permit application submission has passed and your application is incomplete, staff has postponed your HAWP revision, originally scheduled for review by the Historic Preservation Commission on October 22, 2003.

If you would like your case to be considered for the November 12th agenda, a letter requesting revision to your previously approved HAWP (dated March 13, 2003) and a detailed, written description of the existing and proposed fences, including lengths, heights, building materials and locations, must be received by this office on October 22, 2003.

If you have any questions, you may contact me at 301.563.3400.

Sincerely,

Michele Naru
Historic Preservation Planner

Cc: Reggie Jetter, DPS

→ continued to next mtg
III D.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10400 Montgomery Avenue **Meeting Date:** 10/23/02
Applicant: Douglas & Mary Donatelli **Report Date:** 10/16/02
(Robert Lach Jr., Architect)
Resource: Kensington Historic District **Public Notice:** 10/09/02
Review: HAWP **Tax Credit:** None
Case Number: 31/6-020 **Staff:** Corri Jimenez
PROPOSAL: Relocation of a driveway
RECOMMEND: Approve with conditions

CONDITIONS

1. Tree protection is required where the concrete basketball pad is going to be located, to monitor the roots of a large 20" diameter oak in the back of the property.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource
STYLE: Queen Anne
DATE: c. 1880-1910

PROPOSAL

The applicant proposes to:

1. Relocate the existing gravel driveway from the north side to the south side of the property. The existing driveway will be landscaped and converted to a new concrete-slab, basketball court that will be poured near an existing garage. The curb cut will be abandoned to this old drive and replaced.
2. Construct a new gravel driveway closer to the house that will also have a larger gravel parking area towards the back. Two flagstone or brick paver paths will be connected to the driveway from existing.

3. Relocate pedestrian cross walk from the north side of a storm drain inlet to the south side. The inlet will remain where it is located.

STAFF DISCUSSION

10400 Montgomery Avenue is a primary resource to the Kensington Historic District as a 2-½ story Queen Anne with an elaborate shingle-patterned turret and wraparound porch. A gravel/dirt driveway presently borders the property to the north that leads to a gabled garage with a lean-to second garage bay.

The applicants propose to relocate the driveway from the north side to the south side, closer to the house as well as farther from an existing stop sign that has been a problem when exiting for the applicants. In addition, the present driveway will be replaced with landscaping, possibly evergreens, which will hide a commercial building on the north and its large parking lot. The applicants also are proposing to install a 35' x 20' concrete basketball court that is approximately 30' away from neighboring properties on the west side. This feature will be in the rear and adjacent to the existing garage.

The new driveway will be alike the historic with two gravel wheel strips for grass to grow in the middle. Flagstone or brick pavers are being proposed to connect to the driveway to existing wood steps on the front and back of the house. In addition, the use of gravel will be sensitive to an existing pine located on the south side of the property. A new concrete curb cut will need to be installed as well as the relocation of a crosswalk to the south side of the storm inlet. The storm drain will not be affected by this construction.

Staff finds the proposal compatible to the Kensington Historic District. Gravel is being used instead of a harder material to accommodate the historic trees on the property. Staff also feels that the basketball court will have little effect with the adjacent properties.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-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* #9 & #10:

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.

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.

with conditions:

1. Tree protection is required where the concrete basketball pad is going to be located, to monitor the roots of a large 20" diameter oak in the back of the property.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR, AIA

Daytime Phone No.: 301 942 9062 xt 48

Tax Account No.: 01020823, DISTRICT 13

Name of Property Owner: DOUGLAS J. & MARY C. DONATELLI Daytime Phone No.: 301.962.5356

Address: 10400 MONTGOMERY AVENUE · KENSINGTON · MD · 20895
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: ROBERT LACH JR. A.I.A. Daytime Phone No.: 301.942.9062 xt 48

Address: 10415 ARMORY AVENUE · KENSINGTON · MD · 20895

LOCATION OF BUILDING/PREMISE

House Number: 10400 Street: MONTGOMERY AVENUE

Town/City: KENSINGTON Nearest Cross Street: KENSINGTON PARKWAY

Lot: 8 Block: 2 Subdivision: 15

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- AC Slab Nonin Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: CURB CUT & LANDSCAPE

IB. Construction cost estimate: \$ 30,000

IC. 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

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.

Robert Lach Jr. AIA
Signature of owner or authorized agent

OCTOBER 2, 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

Single family Victorian home in "Antique Row" neighborhood in Kensington. The property is the first residential building seen when one is driving from Howard Avenue toward Montgomery or Kensington Parkway.

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

The project proposes a relocation of the existing driveway for 2 significant reasons. 1) to enable the Donatelli's to create a generous landscape buffer between the residential neighborhood and the adjacent commercial structure & 2) to alleviate the potential for auto accidents @ the "intersection" of Montgomery & Kensington Parkway.

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.
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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.

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

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

DOUGLAS & MARY DONATELLI
10400 MONTGOMERY AVENUE
KENSINGTON, MD 20895

Owner's Agent's mailing address

ROBERT LACH JR. AIA
c/o GTM ARCHITECTS
10415 ARMORY AVENUE
KENSINGTON, MD 20895

Adjacent and confronting Property Owners mailing addresses

LUCIA & JOHN RATHER
10308 MONTGOMERY AVENUE
KENSINGTON, MD 20895

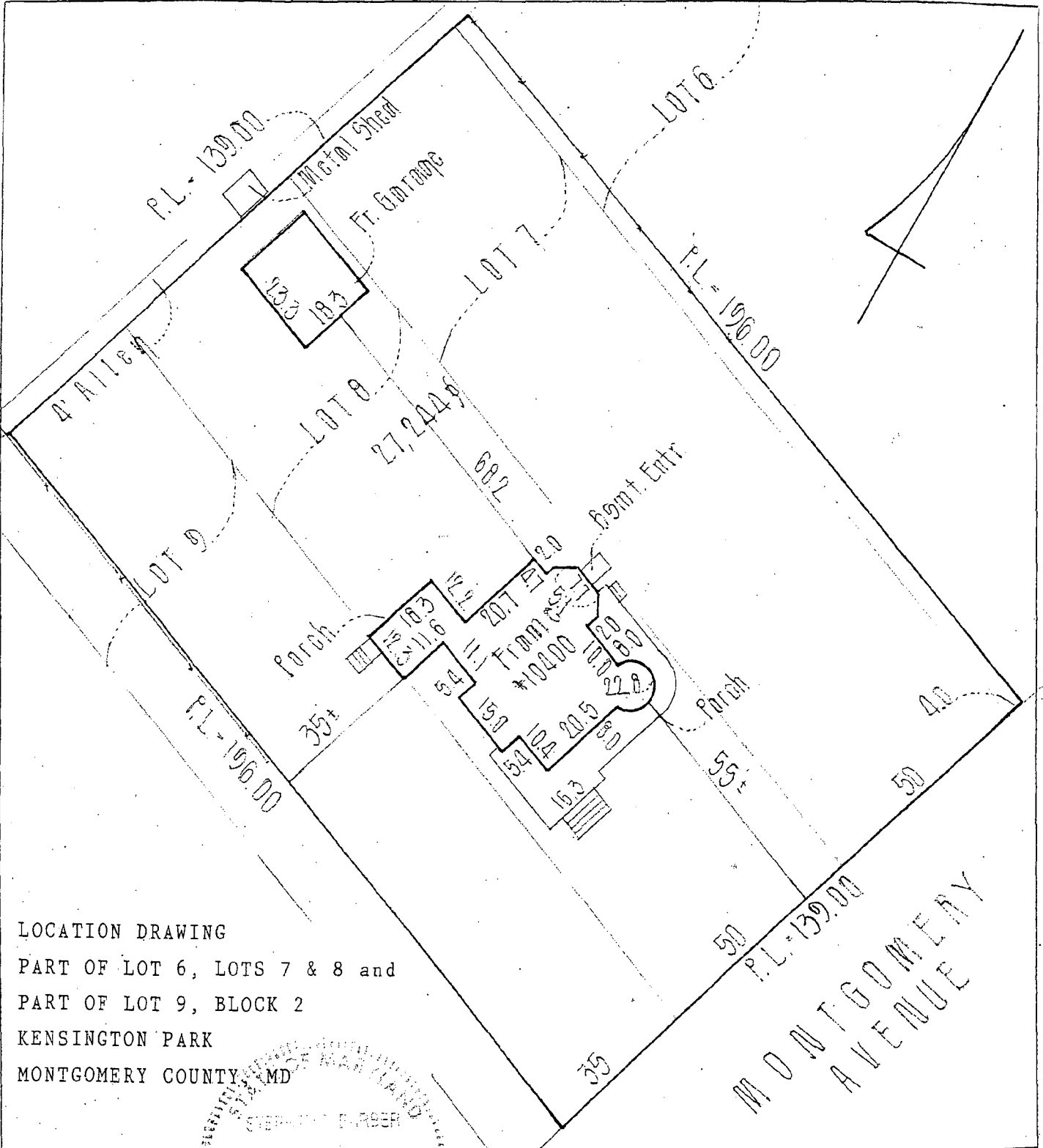
MRS. LAUREN DEICHMAN
MR. BRUCE CASWELL
10312 KENSINGTON PARKWAY
KENSINGTON MD 20895

MRS VIRGINIA HUMPHREYS
10401 FAWCETT STREET
KENSINGTON, MD 20895

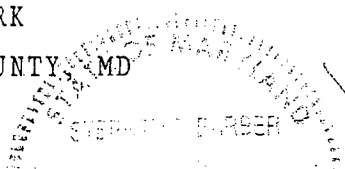
SULY & RUDY UBERMAN
10403 FAWCETT STREET
KENSINGTON, MD 20895

g addresses: noticing table

This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and this plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title, securing financing or refinancing. The property shown hereon is not in a flood plain per existing records unless otherwise indicated. Accuracy = 3/4"



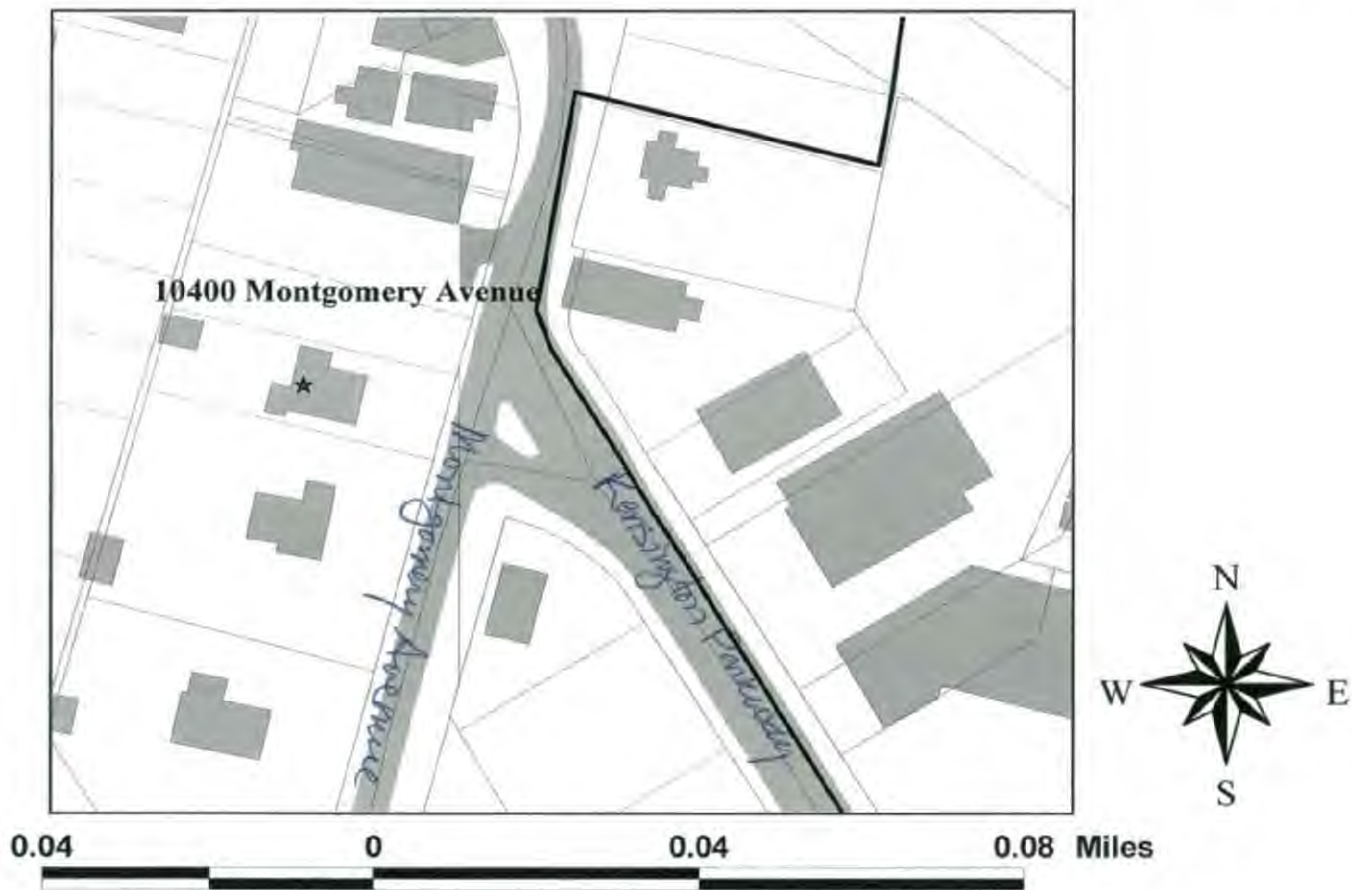
LOCATION DRAWING
 PART OF LOT 6, LOTS 7 & 8 and
 PART OF LOT 9, BLOCK 2
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD



SURVEYOR'S CERTIFICATE	REFERENCES	ANDJON ASSOCIATES, INC.
I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF. <i>Stephen Barber</i> STEPHEN P. BARBER PROPERTY LINE SURVEYOR, MARYLAND # 563	PLAT BK. B	7 BROOKES AVENUE GAITHERSBURG, MD 20877 (301) 840-9010
	PLAT NO. 4	
	LIBER:	DATE: 3-4-02
	FOLIO:	SCALE: 1" = 30' JOB NO: 30 02

(7)

Kensington Historic District





EXISTING HOME FROM EXISTING DRIVE



EXISTING HOME FROM PROPOSED DRIVE



VIEW FROM KENSINGTON PARKWAY



VIEW ALONG MONTGOMERY TO HOWARD

3





Front elevation of 10400 Montgomery Avenue



Rear of house



Historic garage (with large oak tree)



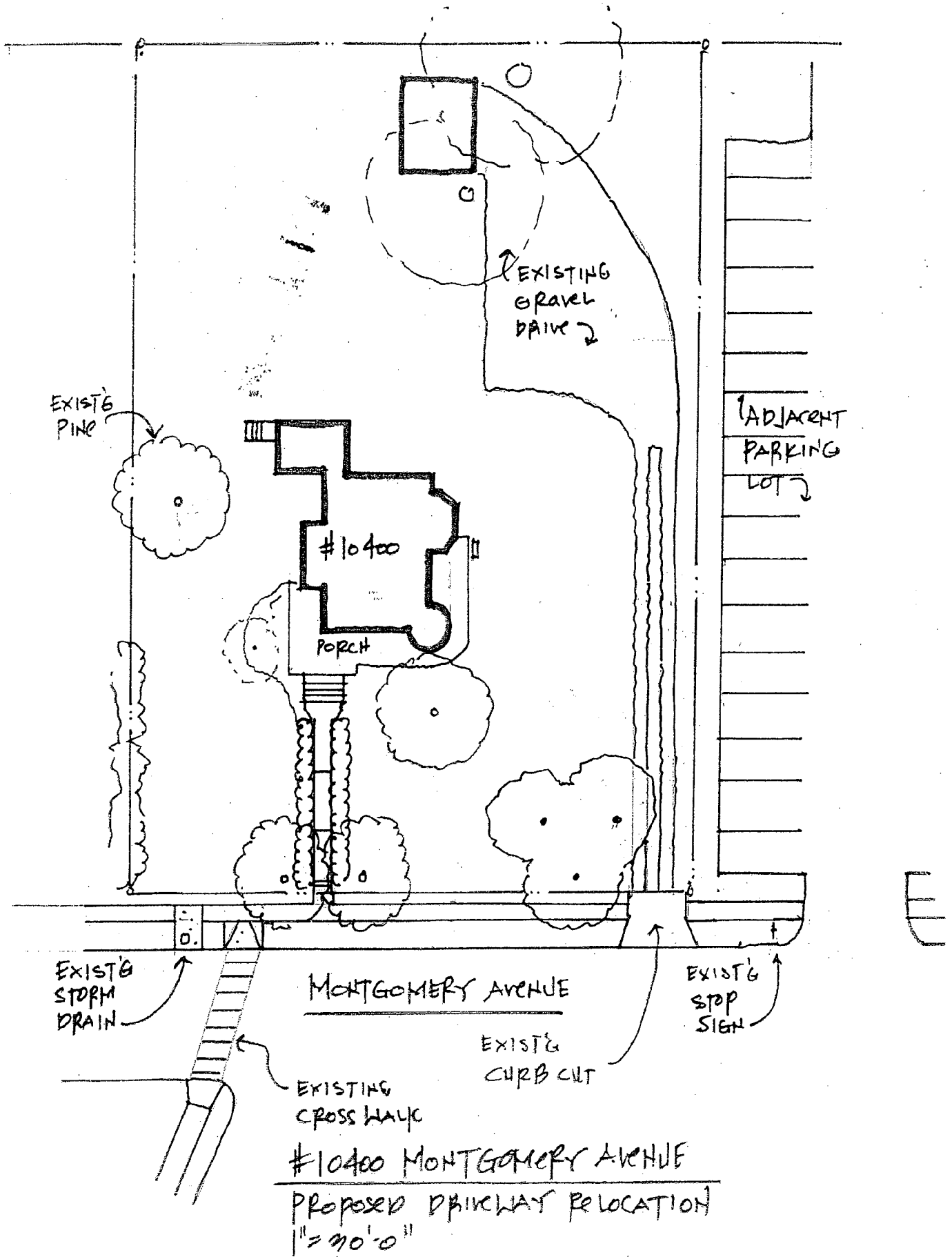
Proximity to neighbors to back



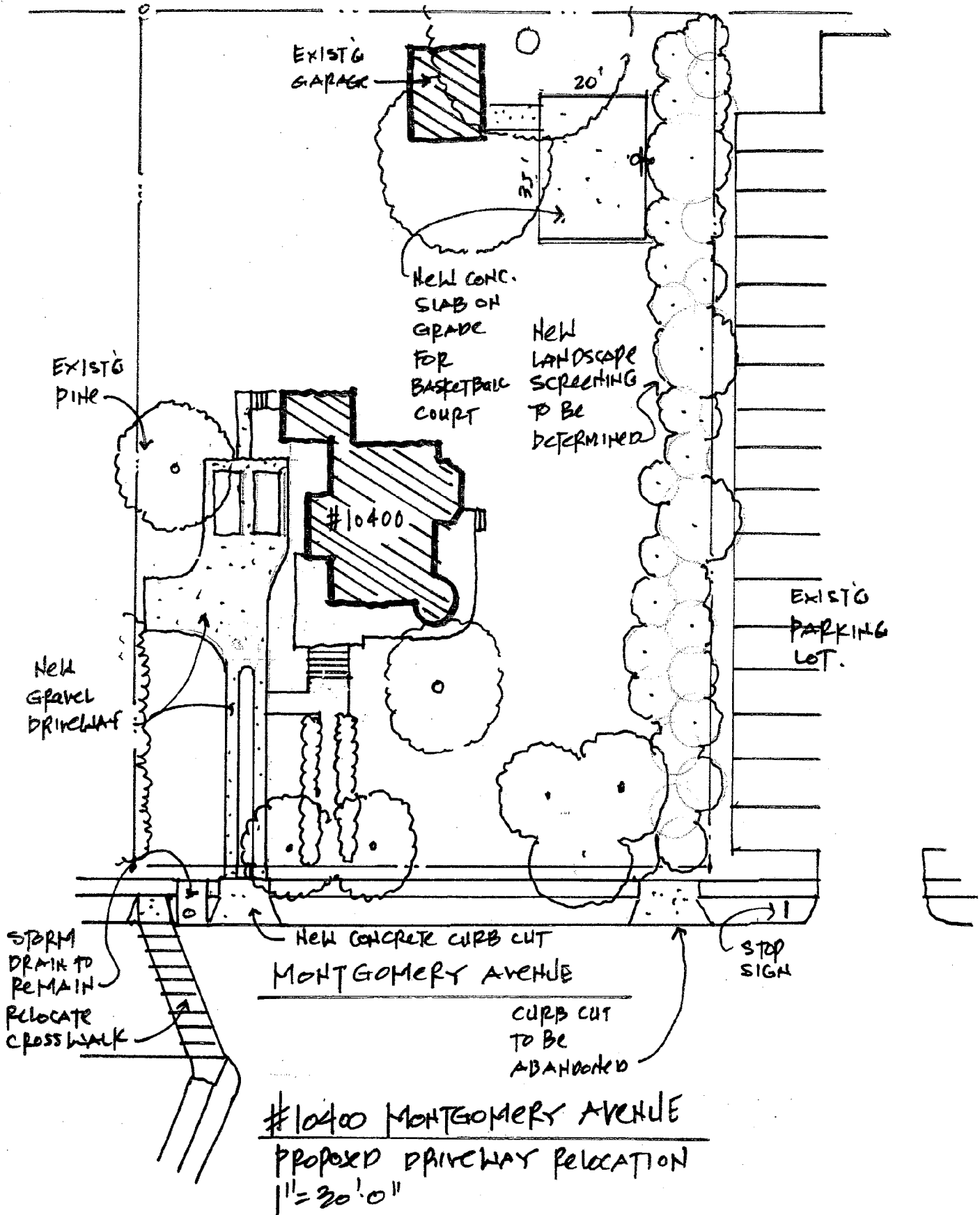
Front existing driveway to back of property



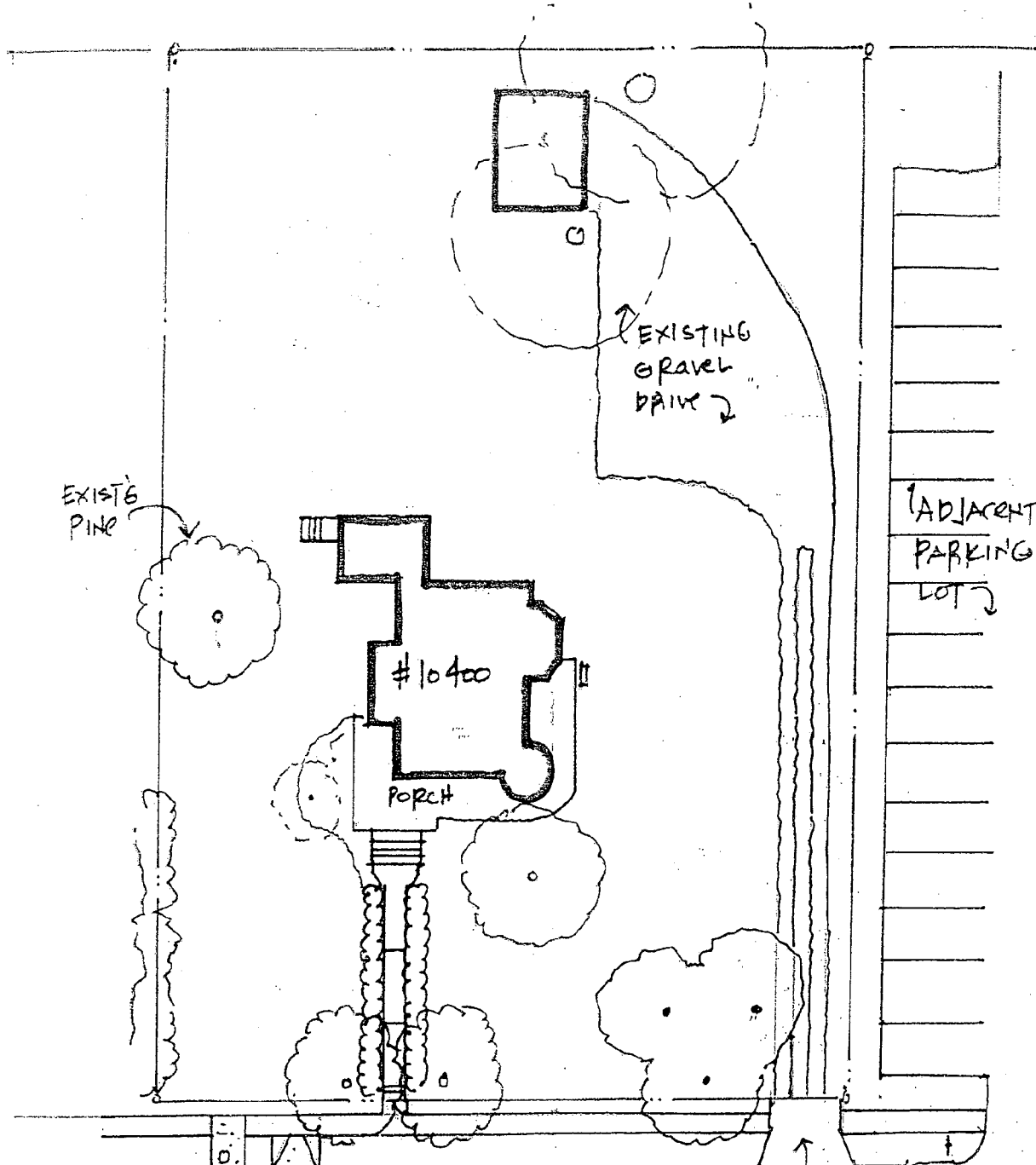
New Driveway (note: sidewalk and curb inlet)



GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



EXIST'G
PINE

EXISTING
GRAVEL
DRIVE

ADJACENT
PARKING
LOT

#10400

PORCH

EXIST'G
STORM
DRAIN

MONTGOMERY AVENUE

EXIST'G
STOP
SIGN

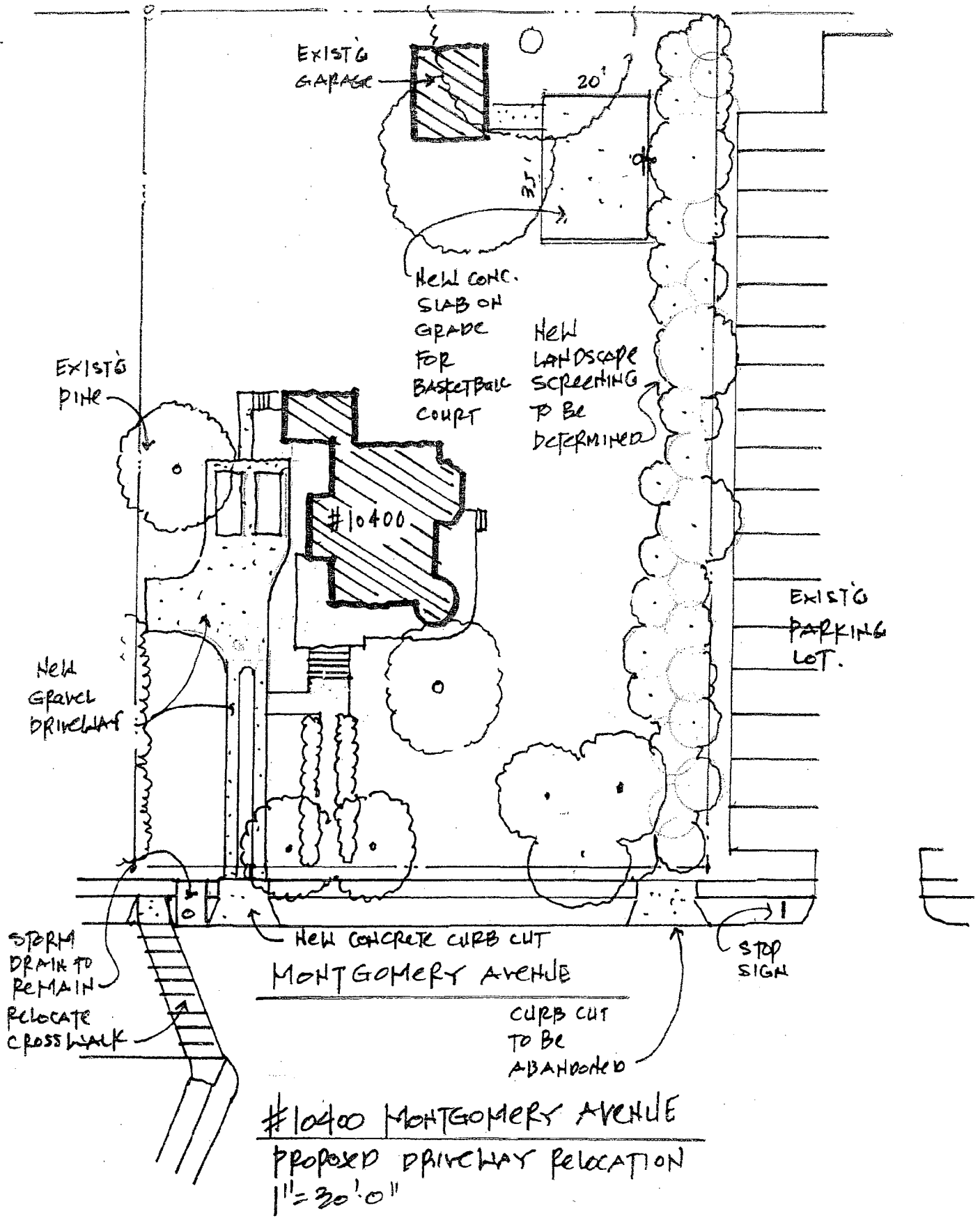
EXIST'G
CURB CUT

EXISTING
CROSS WALK

#10400 MONTGOMERY AVENUE

PROPOSED DRIVEWAY RELOCATION
1" = 30'-0"

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



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EXISTING HOME FROM EXISTING DRIVE



EXISTING HOME FROM PROPOSED DRIVE



VIEW FROM KENSINGTON PARKWAY



VIEW ALONG MONTGOMERY to HOWARD



EXISTING DRIVEWAY & ADJ. COMMERCIAL BLDG.

02 524



PROPOSED LOCATION OF NEW DRIVEWAY

02 524

Take Whole Drive pool

EXIST'G GARAGE



20'

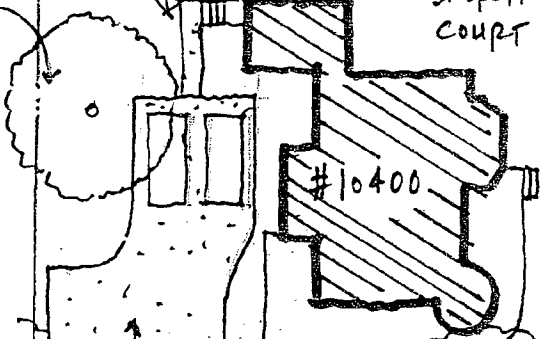
Concrete

Materials? Concrete/stone? Flagstone / brick pavers

NEW CONC. SLAB ON GRADE FOR BASKETBALL COURT

How close to neighbors? NEW LANDSCAPE SCREENING TO BE DETERMINED

EXIST'G PINE



#10400

Evergreen

EXIST'G PARKING LOT.

New Gravel Driveway

Street Tree Sensitive

grass?

Path? Mt.

STORM DRAIN TO REMAIN RELOCATE CROSSWALK

NEW CONCRETE CURB CUT MONTGOMERY AVENUE

CURB CUT TO BE ABANDONED

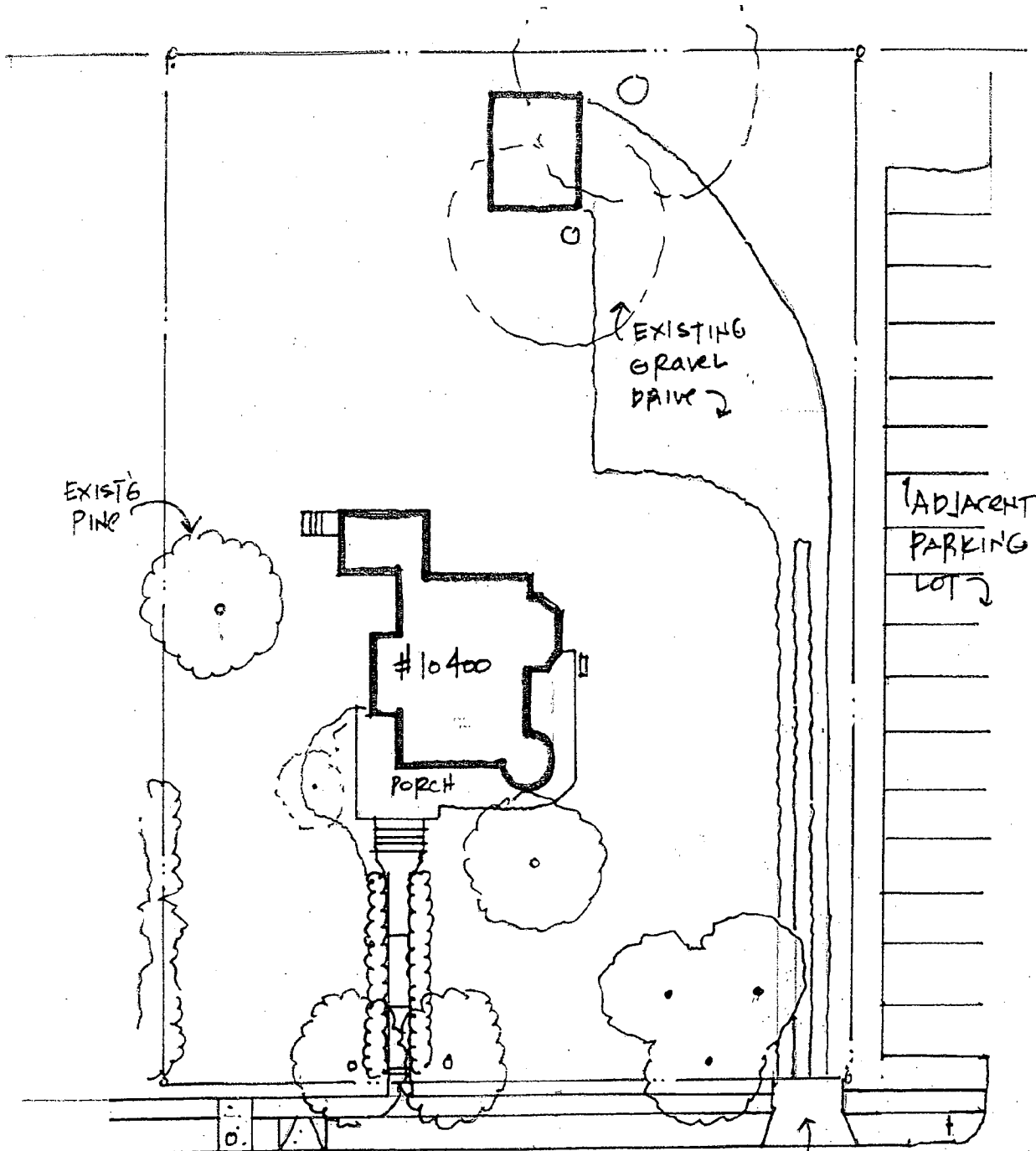
STOP SIGN

Will be Covered? replaced

#10400 MONTGOMERY AVENUE
PROPOSED DRIVEWAY RELOCATION
1" = 30' 0"

TREE Protection

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



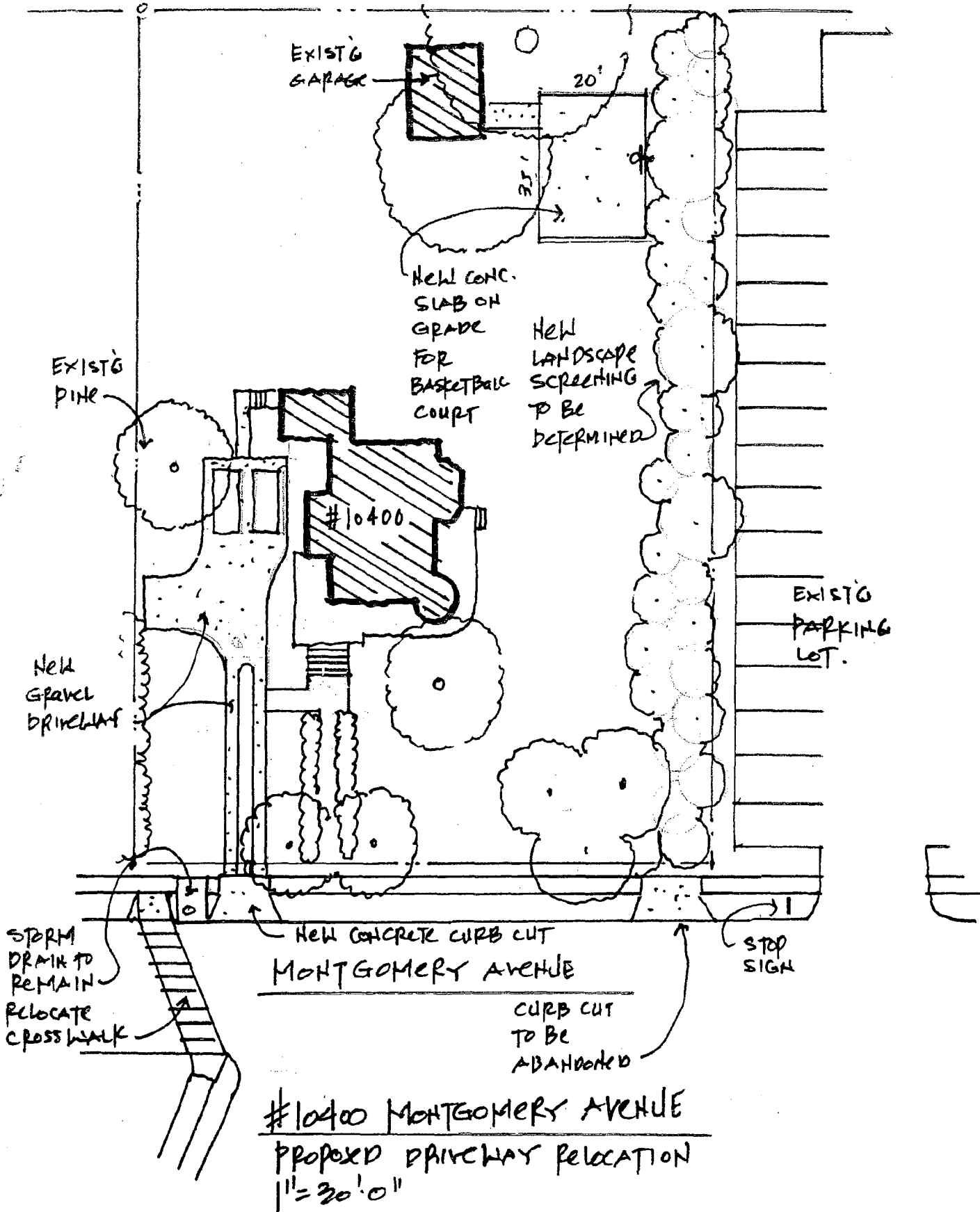
MONTGOMERY AVENUE

#10400 MONTGOMERY AVENUE

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GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



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 10415 Armory Avenue
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RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20880
240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR, AIA
Daytime Phone No.: 301 942 9062 xt 48

Tax Account No.: 01020823, District 13
Name of Property Owner: DOUGLAS J & MARY C. DONATELLI Daytime Phone No.: 301.962.5356
Address: 10400 MONTGOMERY AVENUE · KENSINGTON · MD · 20895
Street Number City Street Zip Code
Contractor: TO BE SELECTED Phone No.: N/A
Contractor Registration No.: N/A

Agent for Owner: ROBERT LACH JR, A.I.A. Daytime Phone No.: 301.942.9062 xt 48
Address: 10415 ARMORY AVENUE · KENSINGTON · MD · 20895

LOCATION OF BUILDING/PREMISE

House Number: 10400 Street: MONTGOMERY AVENUE
Town/City: KENSINGTON Nearest Cross Street: KENSINGTON PARKWAY
Lot: 8 Block: 2 Subdivision: 15
Liter: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Reuse
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- AC Shb Nonn Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: CURB CUT & LANDSCAPE

1B. Construction cost estimate: \$ 30,000

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

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.

Robert Lach Jr. AIA
Signature of owner or authorized agent

OCTOBER 2, 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

Single family Victorian home in "Antique Row" neighborhood in Kensington. The property is the first residential building seen when one is driving from Howard Avenue toward Montgomery or Kensington Parkway.

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

The project proposes a relocation of the existing driveway for 2 significant reasons, 1) to enable the Donatelli's to create a generous landscape buffer between the residential neighborhood and the adjacent commercial structure & 2) to alleviate the potential for auto accidents @ the "intersection" of Montgomery & Kensington Parkway.

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

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<p>LUCIA & JOHN RATHER 10308 MONTGOMERY AVENUE KENSINGTON, MD 20895</p>	<p>MRS. LAUREN DEICHMAN MR. BRUCE CASWELL 10312 KENSINGTON PARKWAY KENSINGTON MD 20895</p>
<p>MRS VIRGINIA HUMPHREYS 10401 FAWCETT STREET KENSINGTON, MD 20895</p>	<p>SULY & RUDY UBERMAN 10403 FAWCETT STREET KENSINGTON, MD 20895</p>

 **Naru, Michele**

From: Naru, Michele
Sent: Monday, December 01, 2003 8:41 AM
To: 'juliedesign'
Subject: RE: the donatelli's fence

Dear Mrs. Donatelli,

Due to new requirements the Department of Permitting Services (DPS) is sanctioning on our program, we are being required to have all new and revised Historic Area Work Permit (HAWP) applications go through their office. Please contact our administrative staff person, Abi Thompson, to receive a fax or mail copy of the HAWP application. Please fill the application out and send it to DPS. Please include on the front page in the space provided the permit # of your previous approved HAWP (# 295352).

Sorry for the inconvenience.

Michele

Michele Naru
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission (M-NCPPC)
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org

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

From: juliedesign [mailto:juliedesign@comcast.net]
Sent: Sunday, November 30, 2003 7:27 PM
To: Naru, Michele
Subject: the donatelli's fence

Dear Michele,

We are sorry for the big delay. We are requesting a revision on a previously approved historic area work permit issued on 3-13-03. We wish to replace a 6 foot stockade rotten wood fence with a 6 foot wood fence. We also wish to replace a 5 foot rusted chainlike fence with a nice white 4 foot picket fence.

Thank you for all your help.

Mary Donatelli
10400 Montgomery Avenue
Kensington, MD. 20895


Naru, Michele

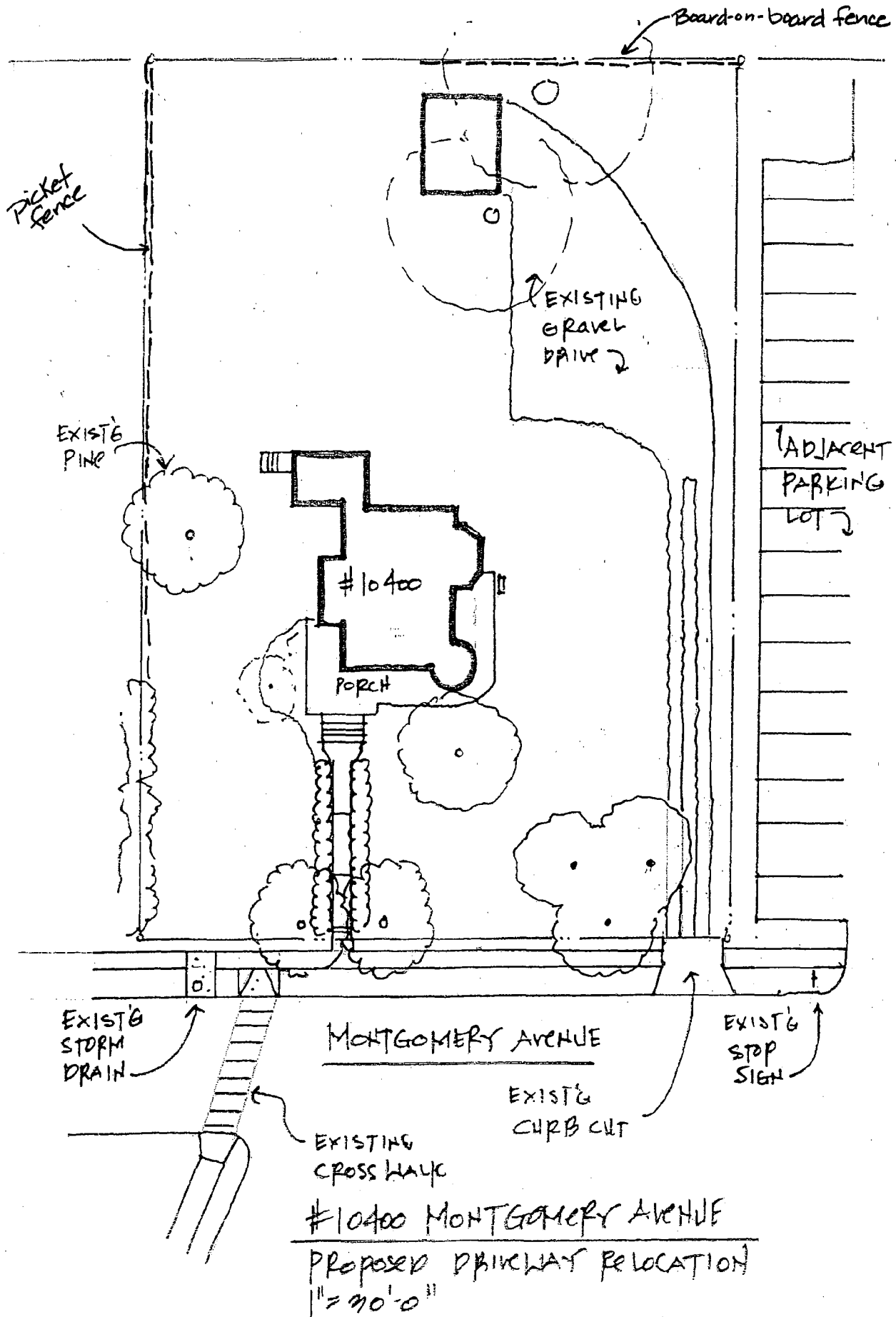
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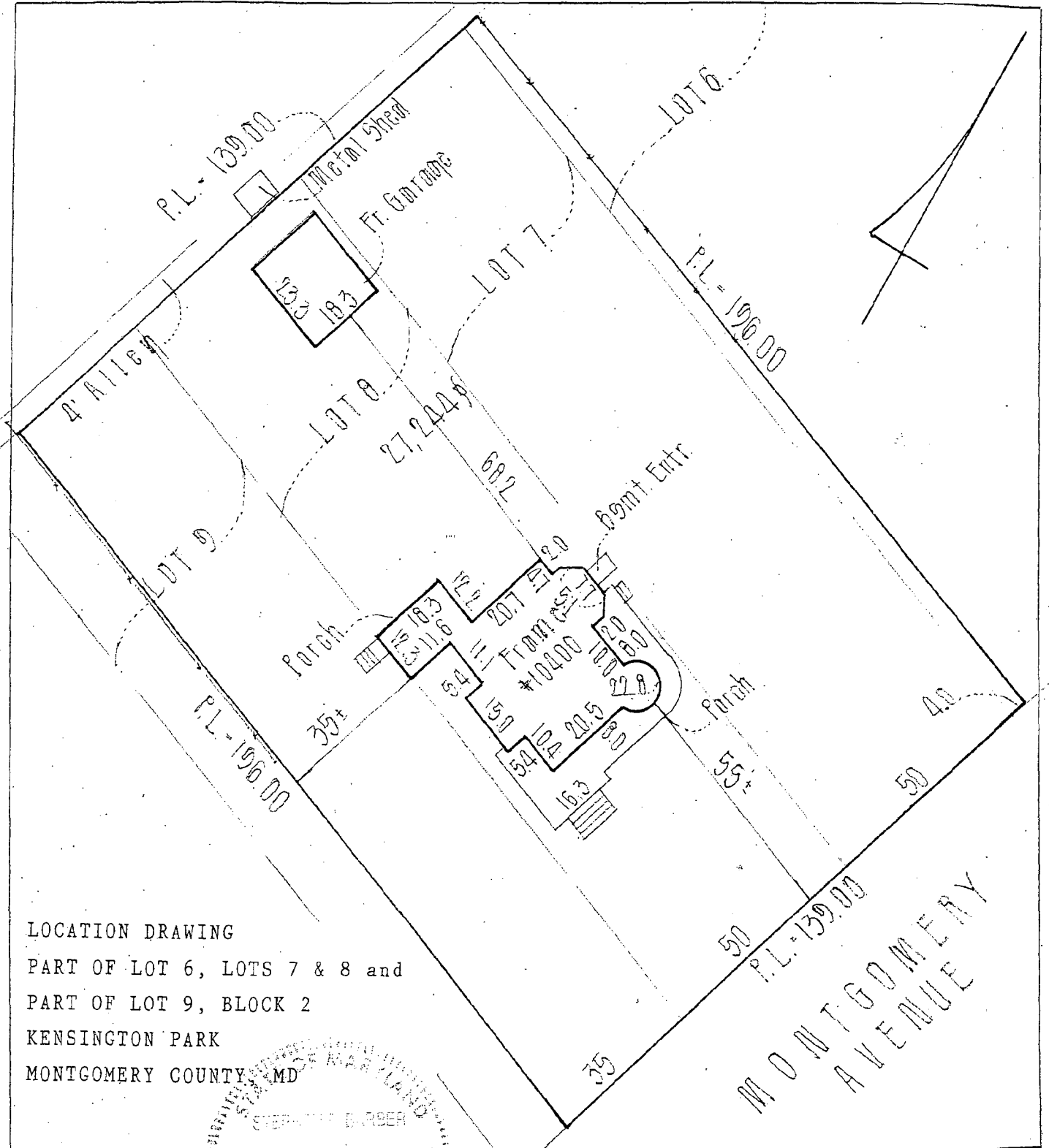
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Kensington, MD. 20895



GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

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LOCATION DRAWING
PART OF LOT 6, LOTS 7 & 8 and
PART OF LOT 9, BLOCK 2
KENSINGTON PARK
MONTGOMERY COUNTY, MD

STEPHEN P. BARBER
PROPERTY LINE SURVEYOR, MARYLAND # 365

<p>SURVEYOR'S CERTIFICATE</p>	<p>REFERENCES</p>	<p>ANDJON ASSOCIATES, INC.</p>
<p>I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><i>Stephen Barber</i> STEPHEN P. BARBER PROPERTY LINE SURVEYOR, MARYLAND # 365</p>	<p>PLAT BK. B PLAT NO. 4</p> <p>LIBER: FOLIO:</p>	<p>7 BROOKES AVENUE GAITHERSBURG, MD 20877 (301) 840-9010</p> <p>DATE: 3-4-02 SCALE: 1" = 30' JOB NO: 30 02</p>















