

31/06-05F 10212 Kensington Pkwy
Kensington Historic District

III-H

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10212 Kensington Parkway, Kensington	Meeting Date:	05/25/05
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	31/06-05F	Tax Credit:	None
Applicant:	Elizabeth Pierce	Staff:	Michele Oaks
Proposal:	Door replacement		
Recommendation:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1898

PROPOSAL:

The applicant is proposing to remove the front and rear non-historic doors on the house and replace them with four-paneled, glazed, wood doors. The proposed door design evolved from examples found on many houses of this time period and of this style within the Kensington Historic District. No historic photos of this house has been found to date.

STAFF RECOMMENDATION:

Approval
 Approval with condition.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district

in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

 x 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



DEPARTMENT OF PERMITTING SERVICES
225 HOSKINSVILLE PIKE AND CLARK FRODOVAI
BETHESDA, MD 20814

DPS - 88

*Veracruz, 1595
Pl. Vazquez*

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Elizabeth Pierce
Daytime Phone No.: 202 715 8478

Tax Account No.: 01023201
Name of Property Owner: Elizabeth Pierce Daytime Phone No.: above
Address: 10212 Kensington Parkway, Kensington 20895
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10212 Street: Kensington Parkway
Town/City: Kensington Nearest Cross Street: Kent St.
Lot: 10 Block: 3 Subdivision: Kensington Park
Liber: 23925 Folio: 140 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Recreate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Television Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimator: \$ 1200.00
1C. If this is a revision of a previously approved active permit, see Form # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
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] 4/20/05
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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 residence constructed in 1898 (approx.); white clapboard, farm-house style, with porch at front and small covered porch at rear.

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

Project will involve replacement of existing front and rear doors with new doors of similar construction and materials based on recommendations received from an M-NCPPC Historic Preservation Planner for a "sympathetic alternative" (see attached drawing). The existing doors are damaged and are actually interior doors installed by a prior owner to these exterior positions. Replacements will involve doors only, with no modification to existing transoms above front door. Replacement doors will be made of wood, with one panel of

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

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

N/A as per M-NCPPC staff member

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, corners. All materials and features 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.

N/A as per M-NCPPC staff member

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.

wood + clear glass glazing; see 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.

see attached

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.

N/A

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)278-1355.

see attached

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Elizabeth Pierce 10212 Kensington Parkway Kensington MD 20895	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
Adj. Cindy Tracy + Tim Willard 10210 Kensington Parkway	Adj. Stephen & Alesia Peterson 10216 Kensington Parkway
Confronting: N/A	

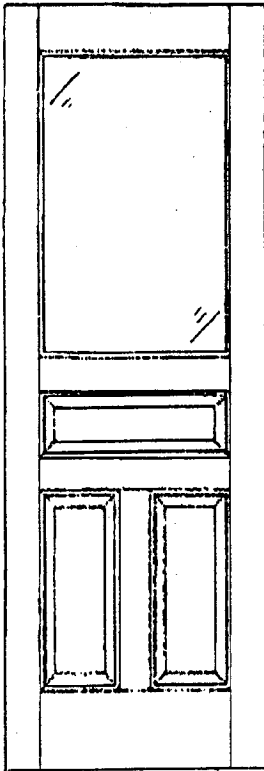
Attachment to
HAWP Permit submitted
by Elizabeth Pierce

Product Catalog

PL300

4/20/05
Proposed replacement for existing front + rear
doors recommended by M-NCPPC staff

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- ▶ DESIGN THE DOOR TO YOUR EXACT SPEC WITH TRUCAD
- ▶ DOWNLOAD .DWG
- ▶ DOWNLOAD .DXF

Find a Dealer

State ▶

Diagrams shown with "OG" sticking and an "A" panel profile.
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.
[Learn more about material options](#)



EXISTING DOOR



EXISTING DOOR



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 26, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit for front and rear door replacement

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

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

Applicant: Elizabeth Pierce

Address: 10212 Kensington Parkway, 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



DEPARTMENT OF PERMITS AND INSPECTION
300 HOSKINSVILLE ROAD, SUITE 200, ROCKVILLE, MD 20850
301.277.1370

DPS - 08

HISTORIC PRESERVATION COMMISSION
301/663-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Elizabeth Pierce
Daytime Phone No.: 202 715 8478

Tax Account No.: 01023201
Name of Property Owner: Elizabeth Pierce Daytime Phone No.: above
Address: 10212 Kensington Parkway, Kensington 20895
Street Number City State Zip Code
Contractor: N/A Permit No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISES

House Number: 10212 Street: Kensington Parkway
Town/City: Kensington Nearest Cross Street: Kent St.
Lot: 10 Block: 3 Subdivision: Kensington Park
Lines: 23925 Feet: 140 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Recreate AC Stair Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Television Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimator: \$ 1200.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
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] _____ Date: 4/20/05
Signature of owner or authorized agent Date

Approved: X For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 5/20/05
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 residence constructed in 1898 (approx.);
white clapboard, farm-house style, with
porch at front and small covered porch at
rear.

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

Project will involve replacement of existing front and rear doors with new
doors of similar construction and materials based on recommendations
received from an M-NCPCC Historic Preservation Planner for a "sympathetic
alternative" (see attached drawing). The existing doors are damaged and are
actually inferior doors installed by a prior owner to these exterior
positions. Replacements will involve doors only, with no modification to existing transom

2. **SITE PLAN** above front door. Replacement doors will be made of wood, with one panel of
Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include: clear glass glazing.

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.

*N/A as per M-NCPCC
staff member*

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 features 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.

*N/A as per
M-NCPCC staff
member*

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.

*wood + clear glass
glazing; see 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.

see attached

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.

N/A

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.

*see
attached*

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.

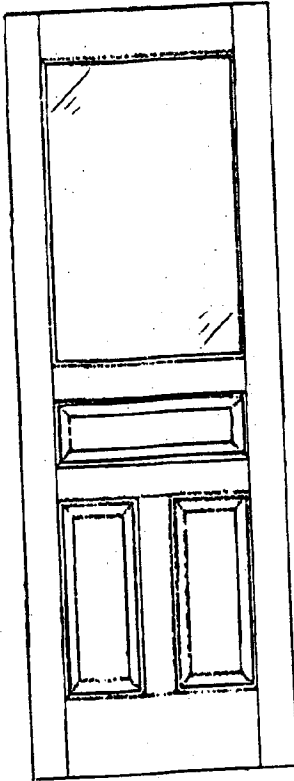
Attachment to
HAWP Permit submitted
by Elizabeth Pierce

Product Catalog

PL300

4/20/05
Proposed replacement for existing front + rear
doors recommended by MJCPC staff

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- DESIGN THE DOOR TO YOUR EXACT SPACE WITH TRUCAD
- DOWNLOAD .DWG
- DOWNLOAD .DXF

Find a Dealer

State

Diagrams shown with "OG" sticking and an "A" panel profile.
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.
[Learn more about material options](#)

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10212 Kensington Parkway, Kensington	Meeting Date:	05/25/05
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	31/06-05F	Tax Credit:	None
Applicant:	Elizabeth Pierce	Staff:	Michele Oaks
Proposal:	Door replacement		
Recommendation:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1898

PROPOSAL:

The applicant is proposing to remove the front and rear non-historic doors on the house and replace them with four-paneled, glazed, wood doors. The proposed door design evolved from examples found on many houses of this time period and of this style within the Kensington Historic District. No historic photos of this house has been found to date.

STAFF RECOMMENDATION:

Approval
 Approval with condition.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district

in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

 x 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



DEPARTMENT OF PERMITS & INSPECTIONS
255 HODSONVILLE PIKE
GAITHERSBURG, MD 20878-1075

DPS - #8

Vernacular, 1898
PI, clipboard

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Elizabeth Pierce
Daytime Phone No.: 202 715 8478

Tax Account No.: 01023201
Name of Property Owner: Elizabeth Pierce Daytime Phone No.: above
Address: 10212 Kensington Parkway, Kensington 20895
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10212 Street: Kensington Parkway
Town/City: Kensington Nearest Cross Street: Kent St.
Lot: 10 Block: 3 Subdivision: Kensington Park
Lots: 23925 Folio: 140 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Television Repair Revocable Fence/Wall (concrete Section 4) Other: _____
1B. Construction cost estimator: \$ 1200.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
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] _____ 4/20/05
Signature of owner or authorized agent Date

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Elizabeth Pierce 10212 Kensington Parkway Kensington MD 20895	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
Adj. Cindy Tracy + Tim Willard 10210 Kensington Parkway	Adj. Stephen & Alesia Peterson 10216 Kensington Parkway
Confronting: N/A	

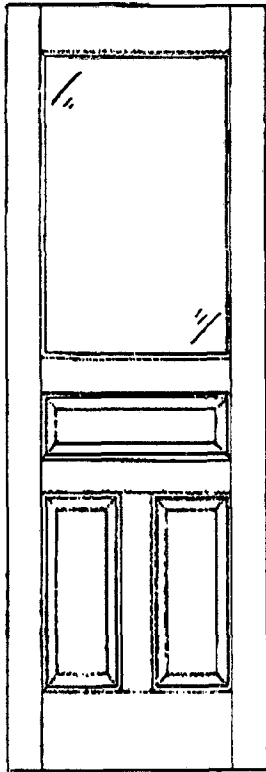
Attachment to
HAWP Permit submitted
by Elizabeth Pierce

Product Catalog

PL300

4/20/05
Proposed replacement for existing front + rear
doors recommended by M-WCPFC staff

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- DESIGN THE DOOR TO YOUR EXACT SPECS WITH TRUCAO
- DOWNLOAD .DWG
- DOWNLOAD .DXF

Find a Dealer

State

Diagrams shown with "OG" sticking and an "A" panel profile.
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.
[Learn more about material options](#)



EXISTING DOOR



EXISTING DOOR