

10305 Metropolitan Avenue, Kensington
(HPC Case # 3107-10J)
Capitol View Park Historic District

FAX COVER SHEET

CAROL IRELAND
10023 Menlo Avenue
Silver Spring, MD 20910
Phone: 301-588-4420
Fax: 301-588-1552
CAMELIDZ@his.com

FOR: *Josh Silver*

To: *Josh Silver*
Telephone: *301 563 3400*
Title: *Staff Hesterain*
Organization: *H.P.C.*
Date: *11/9/10*

HAWP 31/07-10J
10305 Metropolitan Avenue

Sincerely,

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER: *2*

Sending Fax: 301-588-1552

Receiving Fax: *3015633412*

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Please call 301-588-4420 in the event of transmission difficulty.

HPC November 10, 2010

ATTN: Josh Silver

HAWP 31/07-10J

10305 Metropolitan Avenue

The Capitol View Park Historic Review Committee as per our earlier letter during the preliminary discussions agrees with the consistent window type and roof form found in this HAWP. The Executive Board of the Civic Association is concerned with the address as being on Metropolitan Avenue as this property was once part of the historic Dwyer House located at 10245 Capitol View Avenue. Since this property is part of the Capitol View Park Historic District it would be preferred the house address be on Capitol View Avenue as part of its historic location.

We also are concerned that trees be protected and that the owner submit a tree protection plan as recommended by HPC staff.

Sincerely,

Carol Ireland and Duncan Tebow, co-chairs, Historic Review Committee

Michelle Forzley, President, Capitol view Park Citizens Association

Date: 11/10/10

To: Historic Preservation Commission

From: Patricia M. Mulrooney, M.S. M. Phil., VPCVPCA
10233 Capitol View Ave, Silver Spring, MD 20910

Re: Agenda Item I.I. Van Construction at 10305
Metropolitan Avenue, CVP Historic Division

After speaking with Mr. Bauer Dermal I have concluded that his expressed desire to build a smaller house than the one already approved for the lot; protect the existing Conestoga tree conservation plan, & flood plan; & build a "showcase" home means he will be an excellent new neighbor.

The Capitol View Park community hopes when he is ready he will join in our activities & perhaps become a member of the Historic Preservation Committee, which would utilize his expertise as an architect.

When the time comes, we hope he will notify us & allow people to dig up & transplant the smaller trees & bushes which would be destroyed during the building process. Obviously people doing so would agree it ~~was~~ at their own risk. There is no requirement ^{or expectation} he do so.

Thank you (please pardon my computer breakdown).



Isiah Leggett
County Executive


HISTORIC PRESERVATION COMMISSION

Leslie Miles
Acting-Chairperson

Date: March 22, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #552024, construction of a new house

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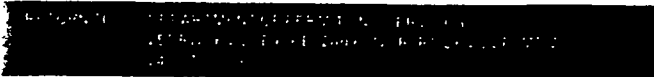
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bauer Dermel

Address: 10305 Metropolitan Avenue, Kensington

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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552024

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043

Contractor: NA Phone No.: NA
Contractor Registration No.: NA
Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE/CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [x] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed []
Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family [x]
Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other: NEW SINGLE FAMILY
1B. Construction cost estimate: \$ 250,000.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [x] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [x] 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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 3/22/11
Application/Permit No.: Date Filed: Date Issued:

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VACANT LOT, NEW CONSTRUCTION

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CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCA & SIDING. CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
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2. SITE PLAN

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- 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.

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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting-Chairperson

Date: March 22, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

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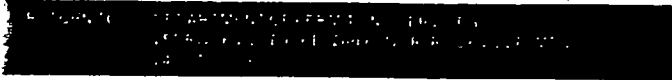
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Applicant: Bauer Dermal

Address: 10305 Metropolitan Avenue, Kensington

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Contractor: NA Phone No.: NA
Contractor Registration No.: NA
Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: NEW SINGLE FAMILY

1B. Construction cost estimate: \$ 250,000.00

1C. If this is a revision of a previously approved active permit, see Permit #: N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

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3A. Height _____ feet _____ inches
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Signature of owner or authorized agent

09-13-2010
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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting-Chairperson

Date: March 22, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

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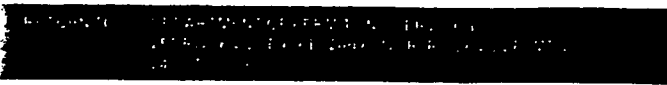
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Signature of owner or authorized agent

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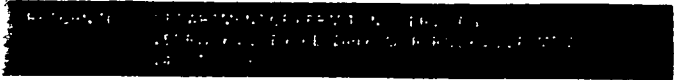
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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCA & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OL GRASSCRETE, GABLE & FLAT ROOF.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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 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, (301/278-1355).

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 MARLING LABELS.

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the **Capitol View Park Historic District**

DATE: November 10, 2011

BACKGROUND: On November 10, 2010 the HPC approved the construction of a new house at the subject property.

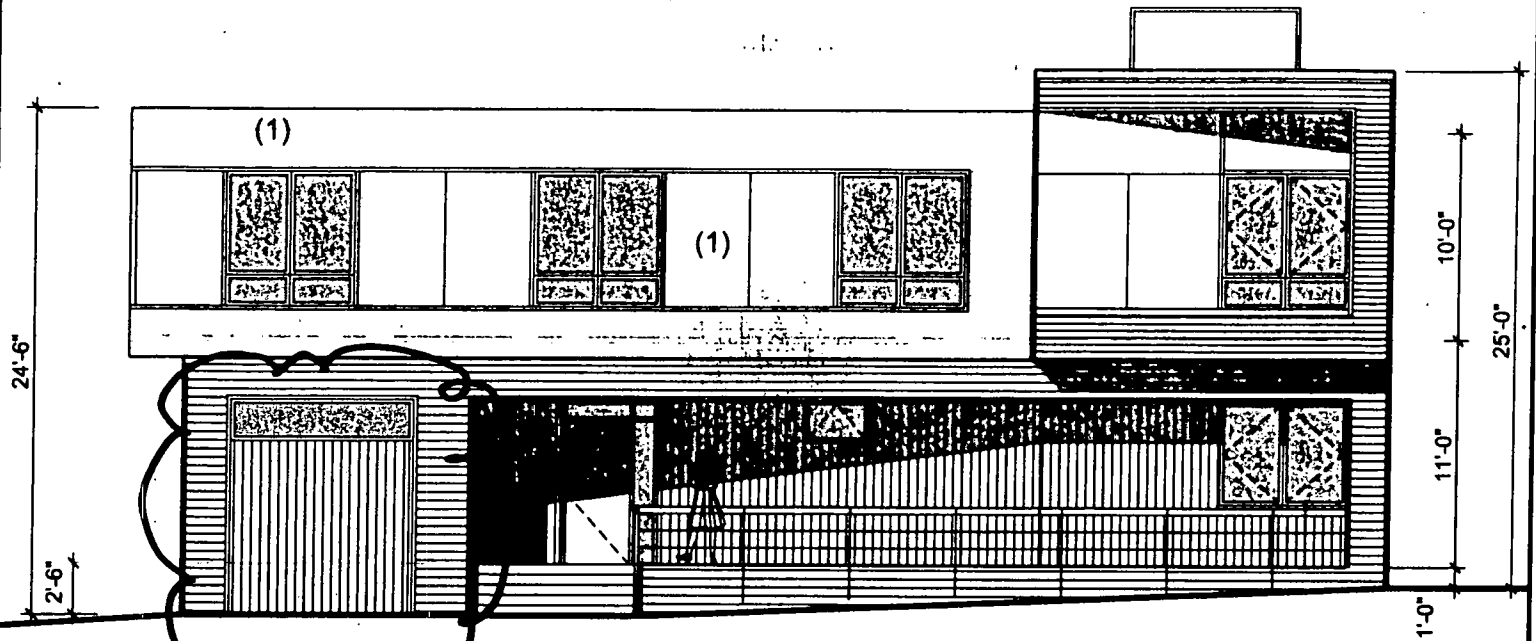
REVISED PROPOSAL: The applicant is requesting approval to install a fixed window with sidelight on the left corner of the front elevation in lieu of a fixed panel door with transom light above.

STAFF RECOMMENDATION: Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

- (a) 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:
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

HPC DECISION:

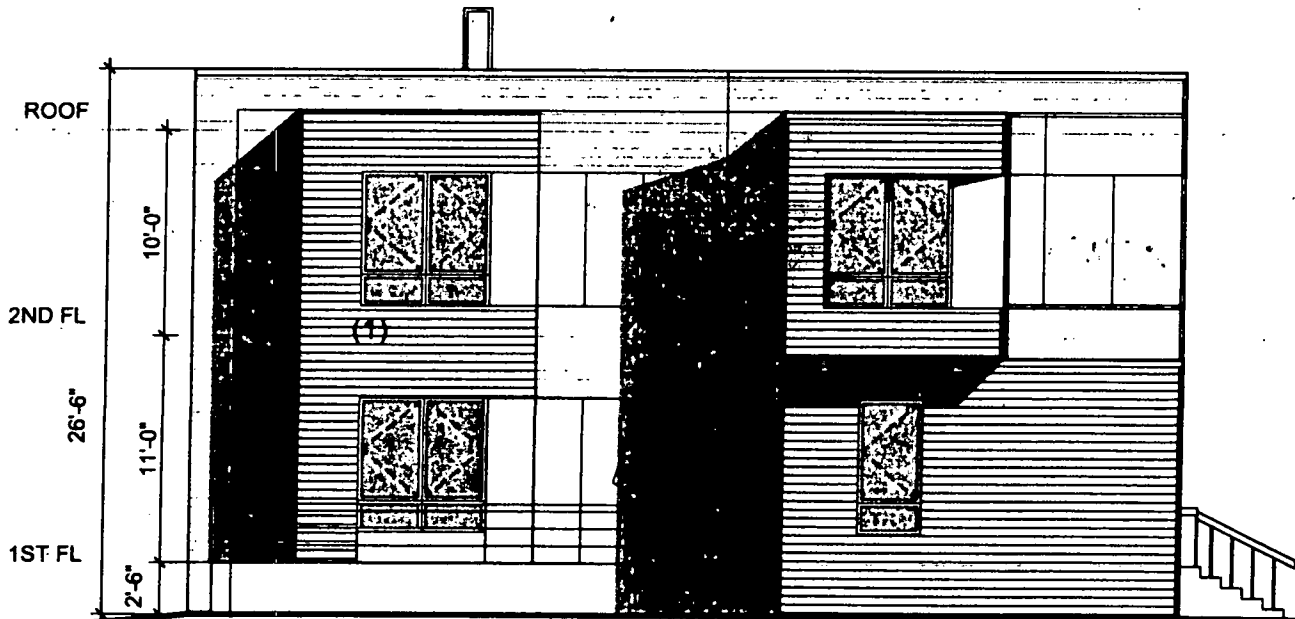
APPROVED



PROPOSED FRONT ELEVATION - FACING STREET

HPC APPROVED PLAN

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE
2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
3. NOT FOR CONSTRUCTION

LEGEND:

- EXISTING PARTITIONS
- NEW PARTITIONS
- EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

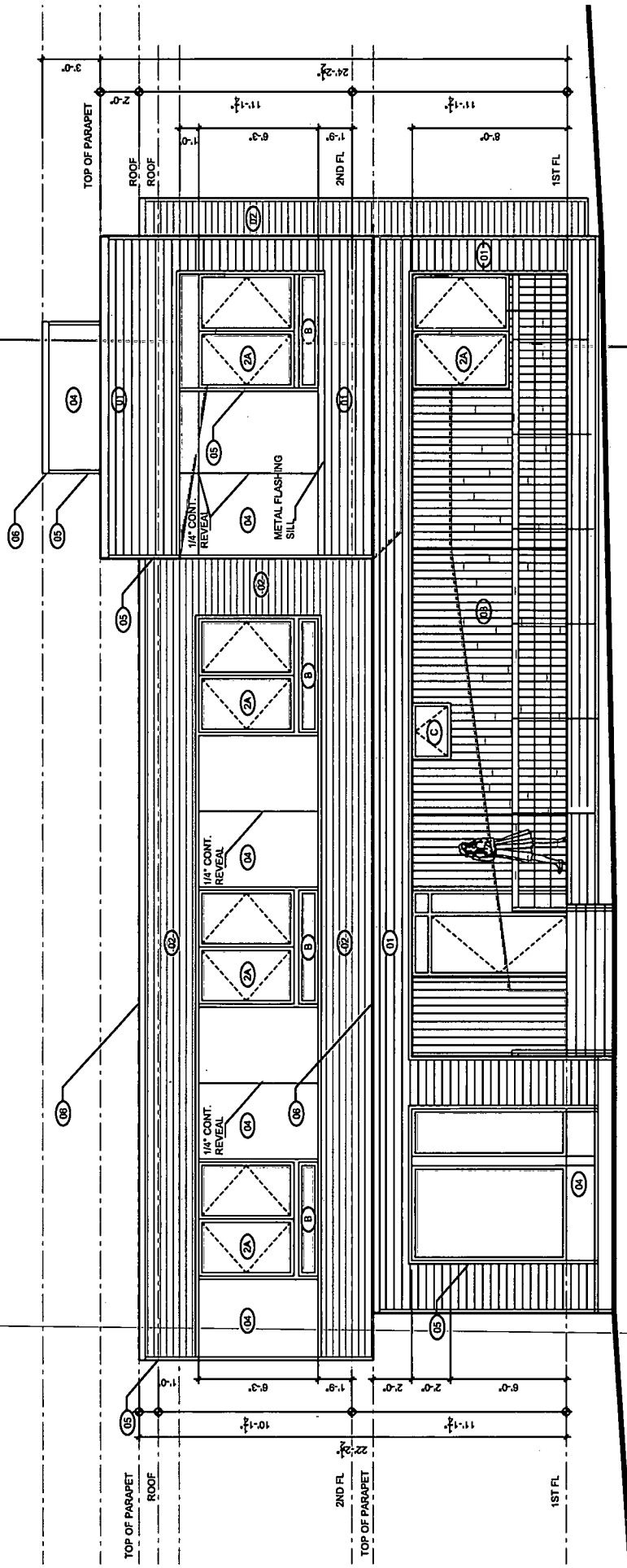
DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 105 SHEET 5 OF 6



1
1/4" = 1'-0"

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the **Capitol View Park Historic District**

DATE: November 10, 2011

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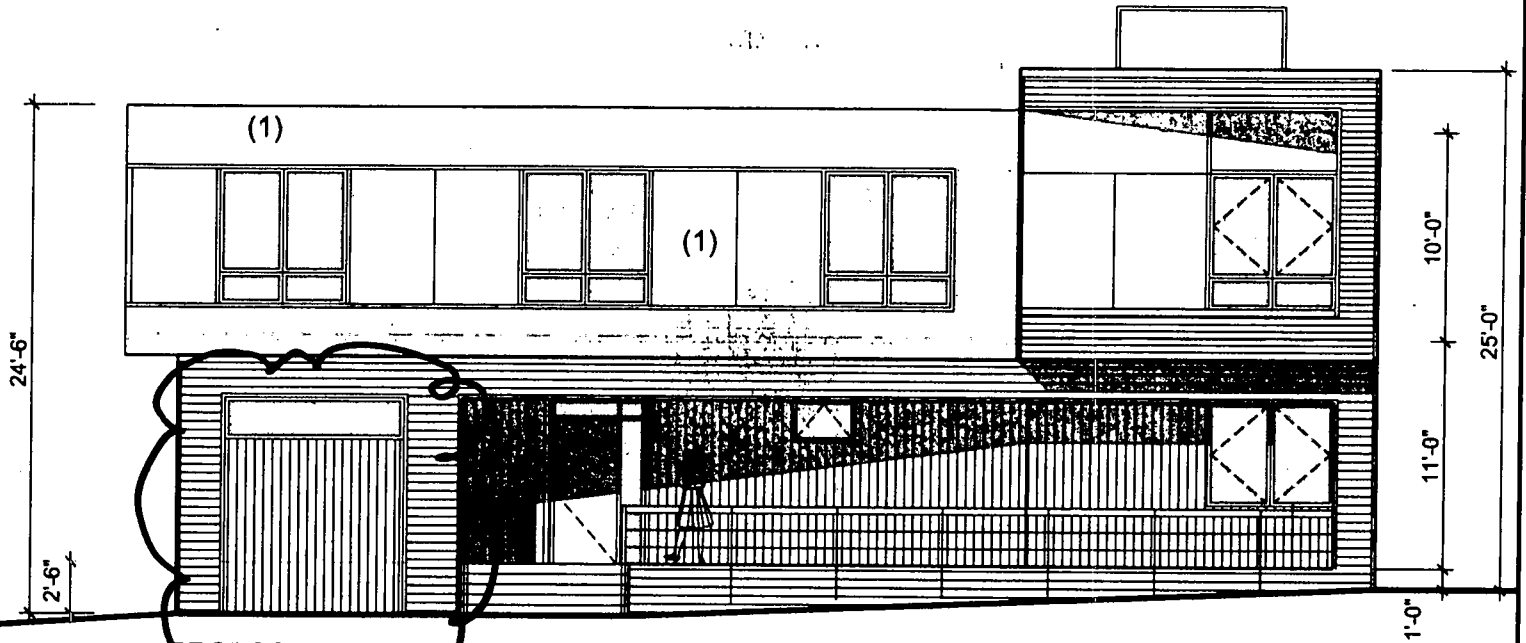
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STAFF RECOMMENDATION: Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

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HPC DECISION:

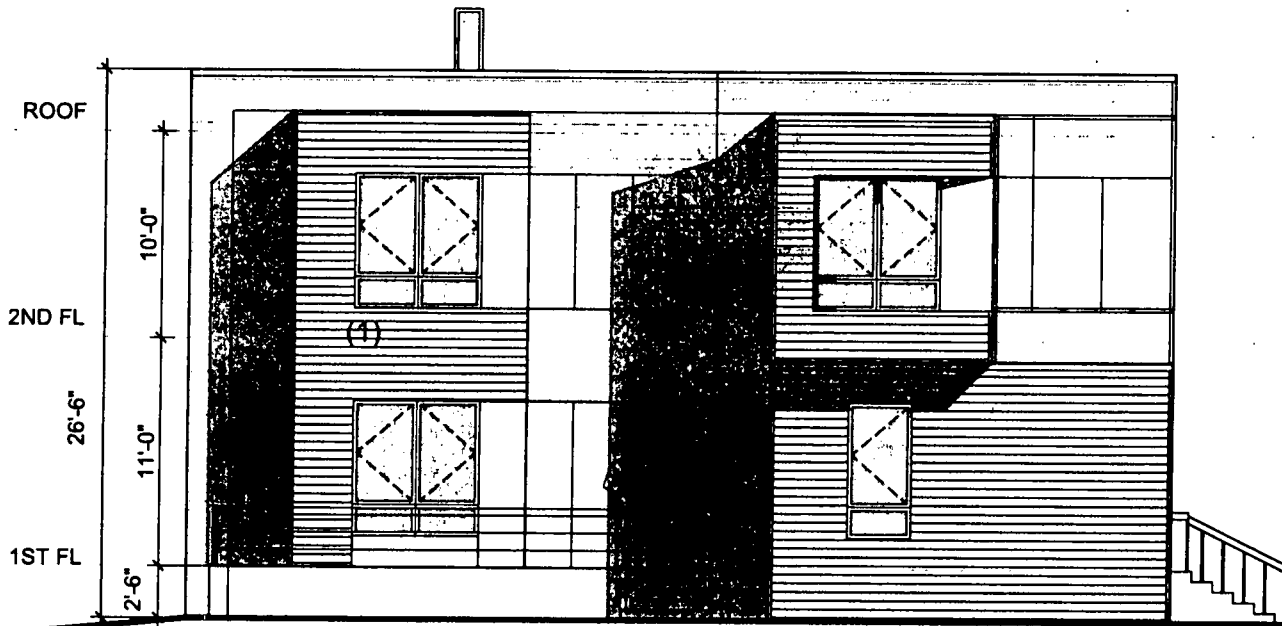
BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



PROPOSED FRONT ELEVATION - FACING STREET

HPC APPROVED PLAN

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

- NOTE:
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 3. NOT FOR CONSTRUCTION

LEGEND:

EXISTING PARTITIONS	=====
NEW PARTITIONS	=====
EXISTING PARTITIONS TO BE REMOVED	-----

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

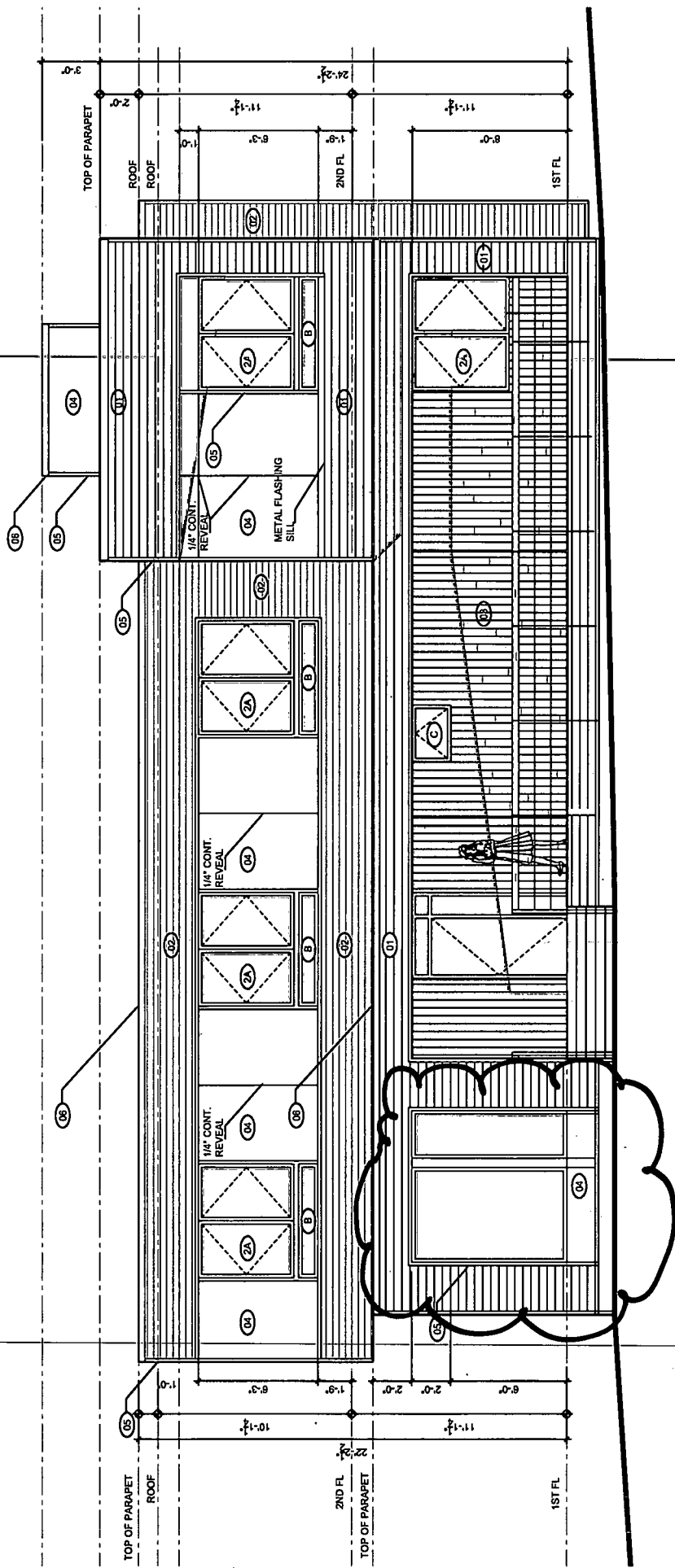
DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 105 SHEET 5 OF 6



1
 FRONT ELEVATION
 1/4" = 1'-0"

REVISED
 PROPOSAL

SUBJECT: Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the **Capitol View Park Historic District**

DATE: September 26, 2011

BACKGROUND: On November 10, 2010 the HPC approved the construction of a new house at the subject property.

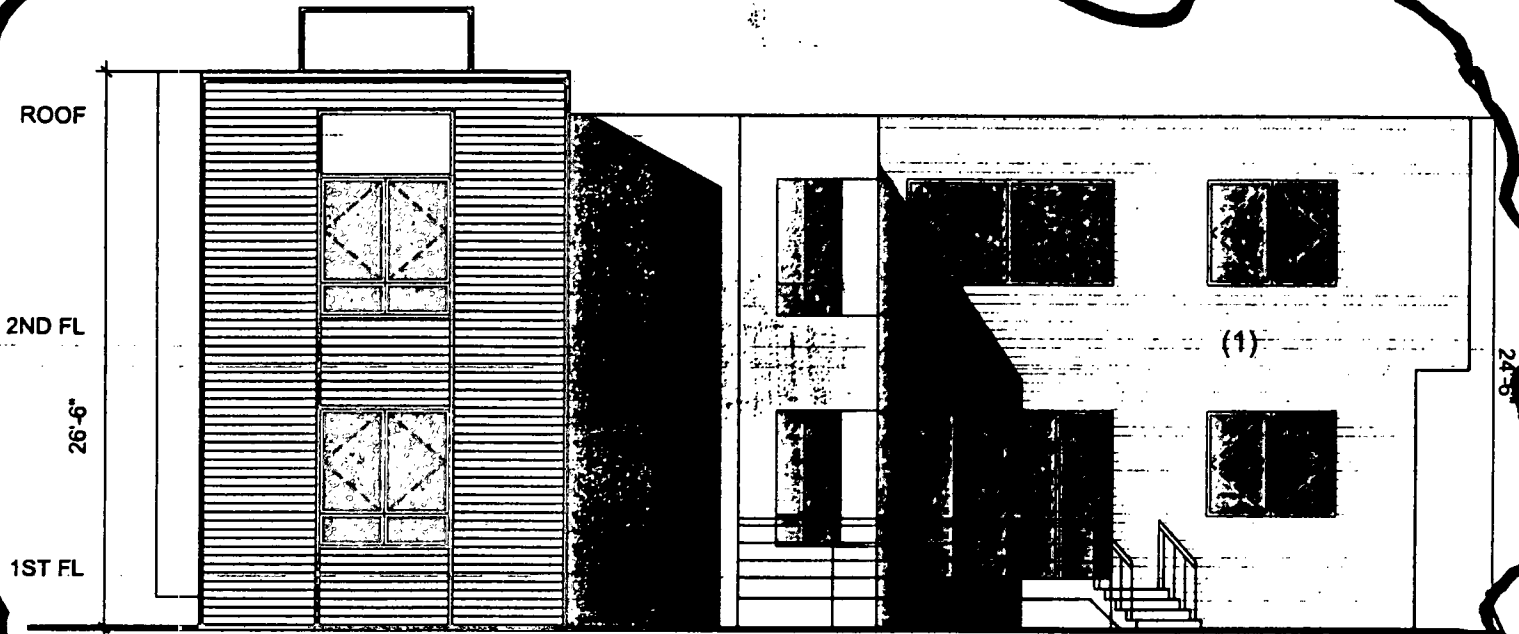
REVISED PROPOSAL: The applicant is requesting approval to create a 400 s.f. cellar within the approved building footprint. The new cellar will be accessed by a double-door, Bilco hatch in the rear yard of the property. A new awning window will be installed in the foundation level of the rear elevation. The HPC approved building height and dimensions will not change as result of the creation of the new cellar space. The proposal also includes minor revisions to window locations and dimensions of the rear elevation.

STAFF RECOMMENDATION: Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

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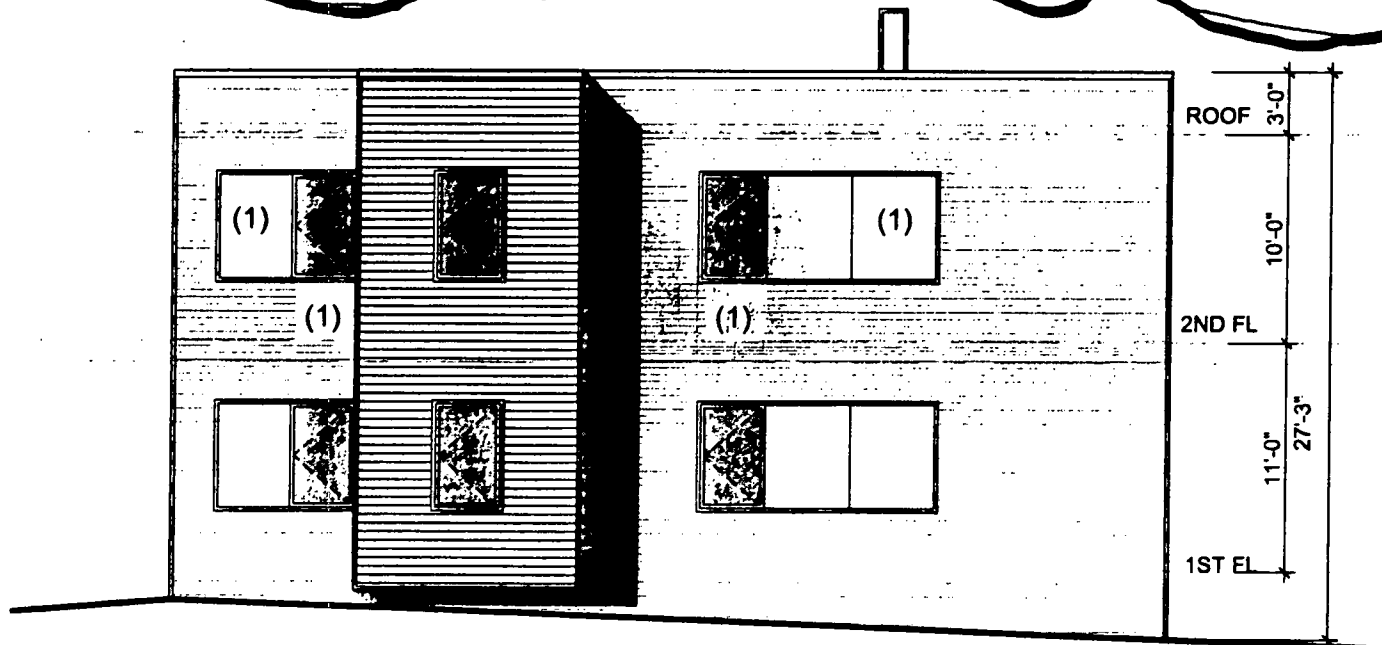
HPC DECISION:

APPROVED



PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

NOTE:
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LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

HPC APPROVED PLAN

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

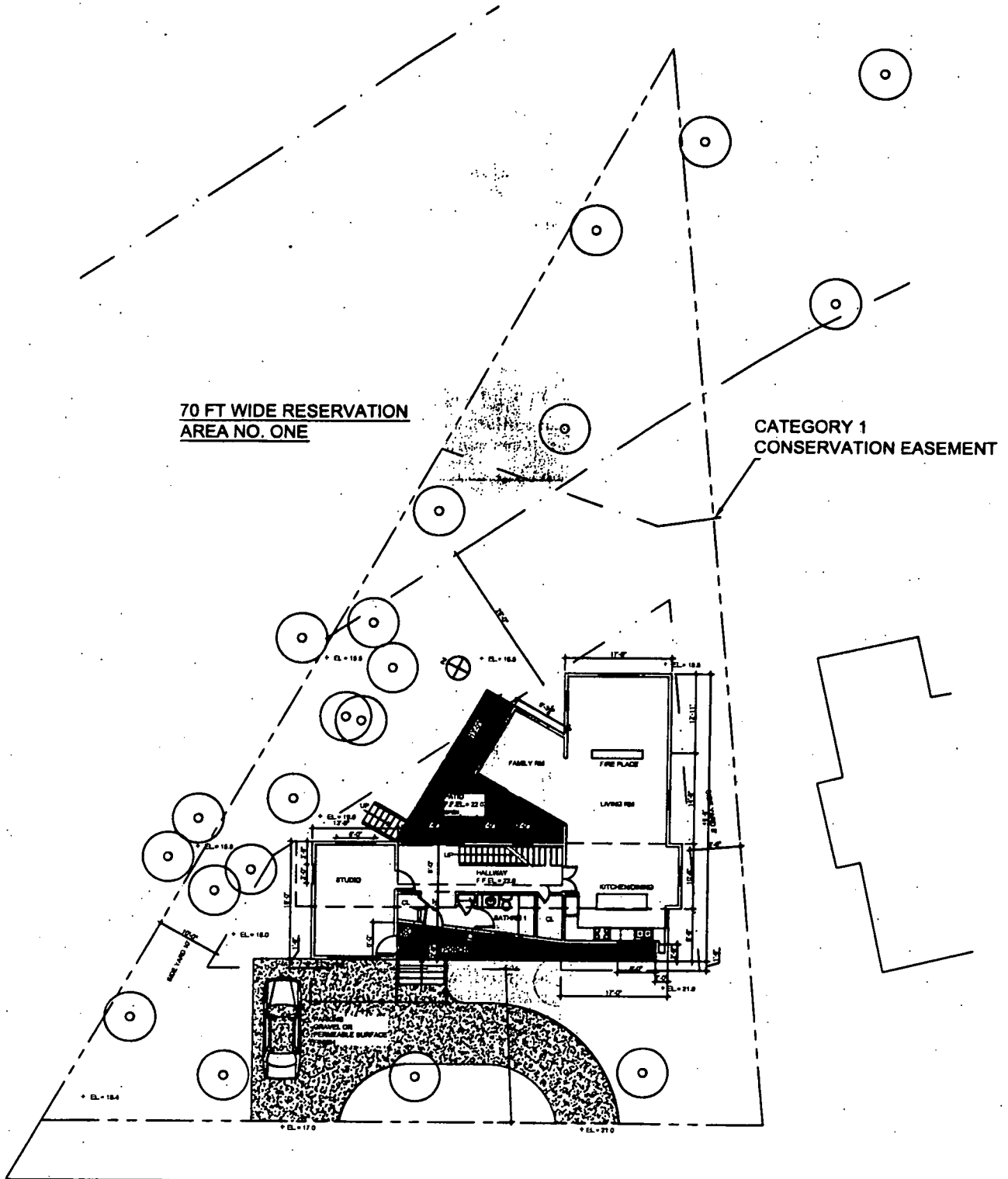
DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6

16



METROPOLITAN AVE

NOTE:

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LEGEND:

- EXISTING PARTITIONS
- NEW PARTITIONS
- EXISTING PARTITIONS TO BE REMOVED

(HPC APPROVED PLAN)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED SITE PLAN

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 101 SHEET 1 OF 6



REVISIONS

1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

Advanced Structural Concepts, LLC
 Consulting Structural Engineers
 10875 Main Street, Suite 101
 Fairfax, VA 22030
 (703) 853-7322

I hereby certify that these drawings were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the law of the State of Virginia, License No. 8613, Expiration Date 05/30/2012.

SEAL & SIGNATURE

PROJECT NAME:
 SINGLE FAMILY HOUSE
 10825 WINDYBROOK AVENUE
 RESTON, VA 20190

DRAWING NAME:
 STRUCTURAL PLAN
 FOUNDATION

DATE	10-16-2010
CHECKED BY	OWNER
DATE AS NOTED	5/10/12
PERMIT NUMBER	5102
SCALE	5' = 0" - 19'

CELLAR CALCULATIONS:

1) PERIMETER OF HOUSE IN FT	1045.832
2) AVG GRADE ELEV.	22.4
3) PERIMETER OF CELLAR	301.45
4) PERIMETER OF EXTERIOR WALL	17.75
5) PERIMETER OF INTERIOR WALL	201.5
6) PERIMETER OF FOUNDATION WALL	18.0
7) PERIMETER OF EXTERIOR WALL	39.75
8) PERIMETER OF INTERIOR WALL	18.25
9) PERIMETER OF FOUNDATION WALL	57.0
10) PERIMETER OF EXTERIOR WALL	206.11
11) PERIMETER OF INTERIOR WALL	480.117

AVG ELEVATION OF GRADE AROUND THE HOUSE: 4080.117 / 206.11 = 19.79

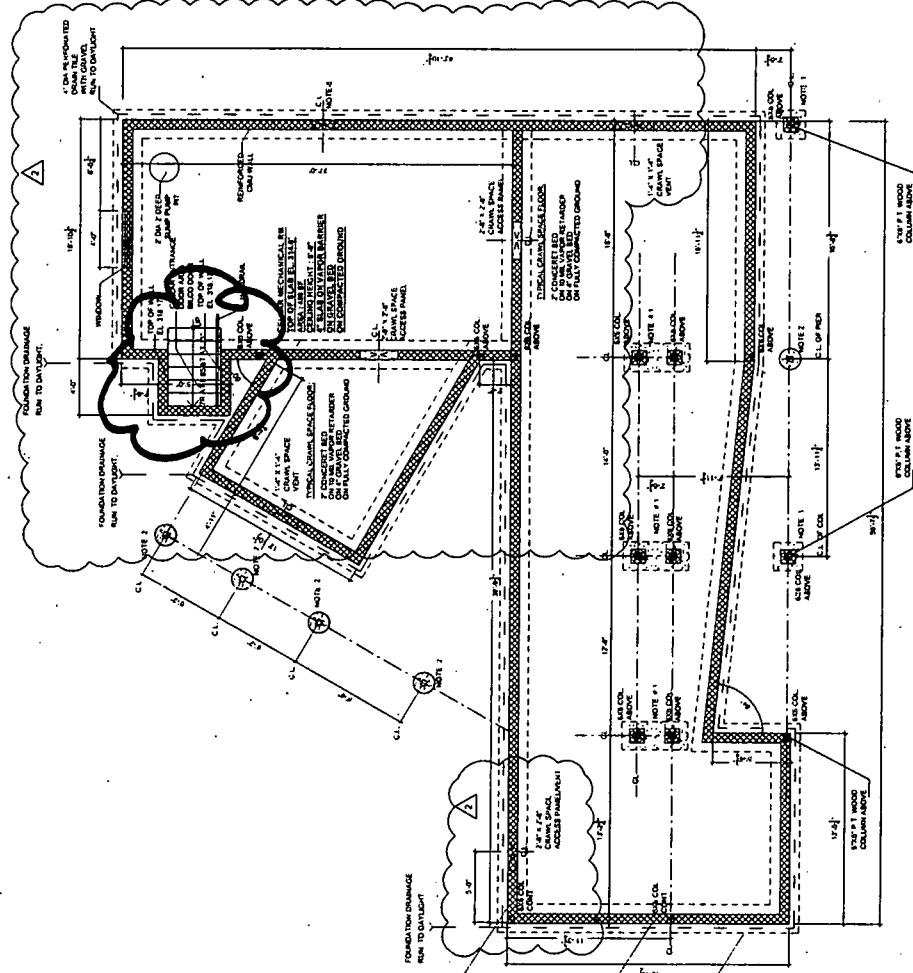
2) CELLAR ELEVATION: 31.00 (1.00')

3) AVG GRADE ABOVE CELLAR FLOOR: 19.79 - 14.00 = 5.79

4) DISTANCE FROM FL TO BOTTOM OF 1ST FLOOR JOISTS: 8.12

5) MIDPOINT OF FOUNDATION WALL: 4.00

6) #3 IS GREATER THAN #5 THEREFORE THIS IS A CELLAR



1 FOUNDATION STRUCTURAL PLAN
 1/8" = 1'-0"

REVISED PLAN

- NOTES
1. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
 2. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
 3. ALL EXTERIOR AND INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
 4. ACCESS PANEL TO BE PROVIDED AT EACH END OF EXTERIOR WALL.
 5. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
 6. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
 7. SEE ARCHITECTURAL DRAWINGS FOR WALL FINISHES & SIGNATURE LOCATIONS.

Silver, Joshua

From: Bauer Dermal [bdermel@bauerdermel-architect.com]
Sent: Sunday, September 25, 2011 1:04 PM
To: Silver, Joshua
Subject: 10305 Metropolitan Avenue Kensington MD- Update

Hello Josh,

Hope all is well.

Just wanted to give you a quick update and submit some revisions for your review and approval.

At the time of excavation I realized we will not have enough room for mechanical equipment and storage. After discussions with the contractor we decided to create a 400 SF Cellar in the rear of the house. I filed a revised Foundation Plan with MG Permitting department and obtained a revised work permit.

The Cellar is in the rear of the house, therefore, it will not have any impact on the front and side elevations of the house. The rear elevation of the house which is not visible from the street will show a new cellar window. Building height is not impacted by this change either.

To minimize the impact, cellar entrance is tucked away in a corner where it is not visible from the street and neighbor's house.

On Section Elevation 6/A203 please notice the revisions to the windows in the rear elevation. There were practical reasons for the revisions on 6/A203 which I will explain when we meet. Again, these changes will not be visible from the street and the neighbor's house.

Please see attached revised sheets. I hope these revisions meet with your approval.

I will call you early next week to set up a meeting so I can submit full size drawings.

Thank you,

<<...>> <<...>> <<...>> <<...>>

Bauer Dermal, AIA
2311 Pimmit Drive
Suite 702
Falls Church, Virginia 22043
Voice 703 599 9953
Cell 703 599 9953
Fax 866 256 0133
bdermel@bauerdermel-architect.com

SUBJECT: Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the **Capitol View Park Historic District**

DATE: September 26, 2011

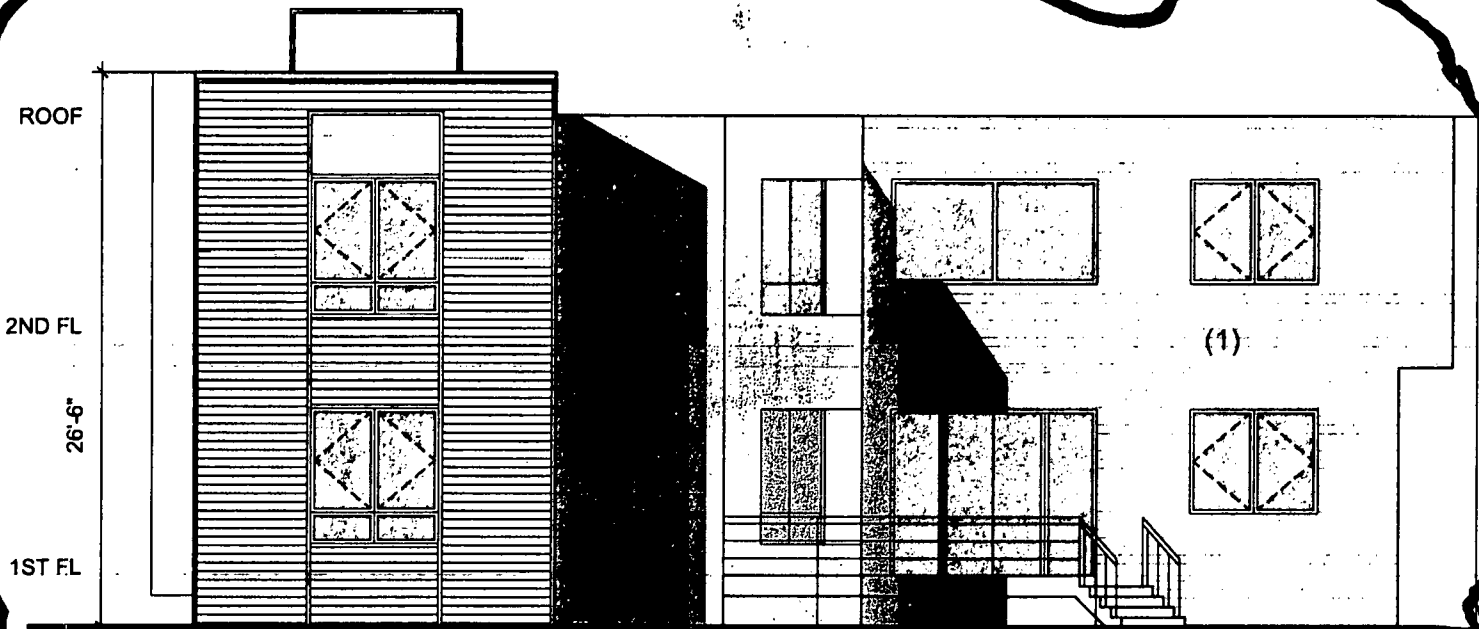
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STAFF RECOMMENDATION: Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

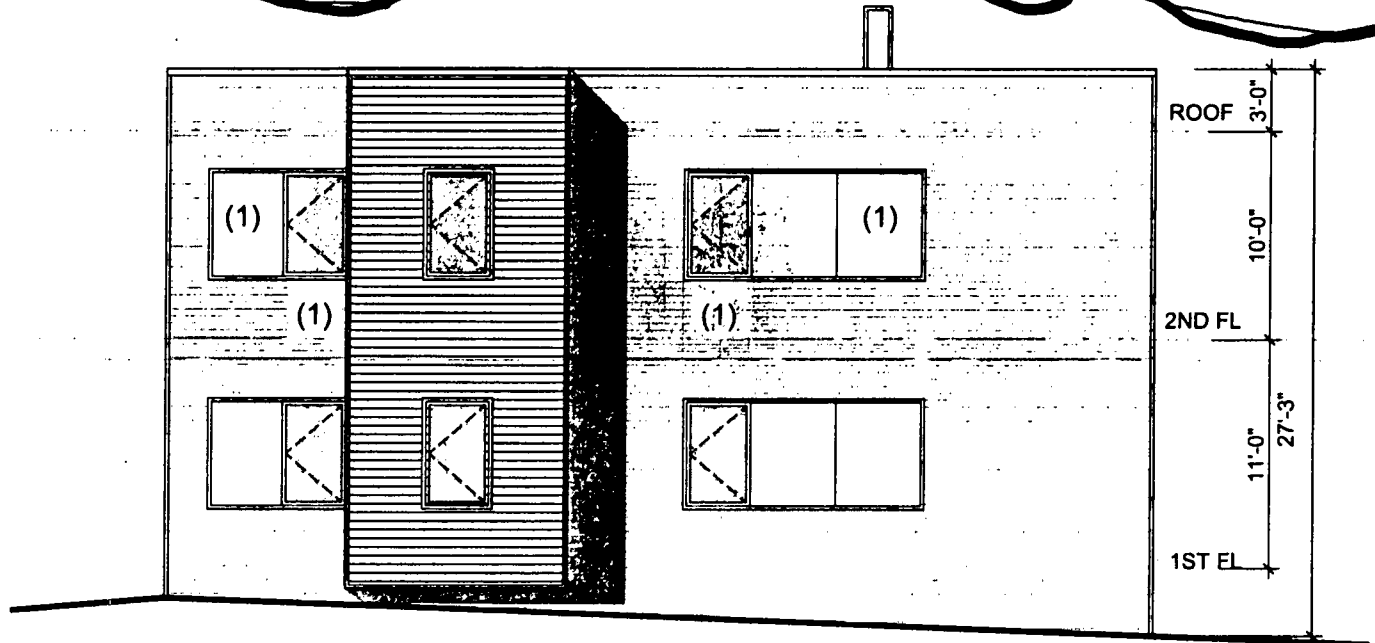
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HPC DECISION:



PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

- NOTE:
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 3. NOT FOR CONSTRUCTION

LEGEND:

EXISTING PARTITIONS	=====
NEW PARTITIONS	—————
EXISTING PARTITIONS TO BE REMOVED	- - - - -

HPC APPROVED PLAN

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

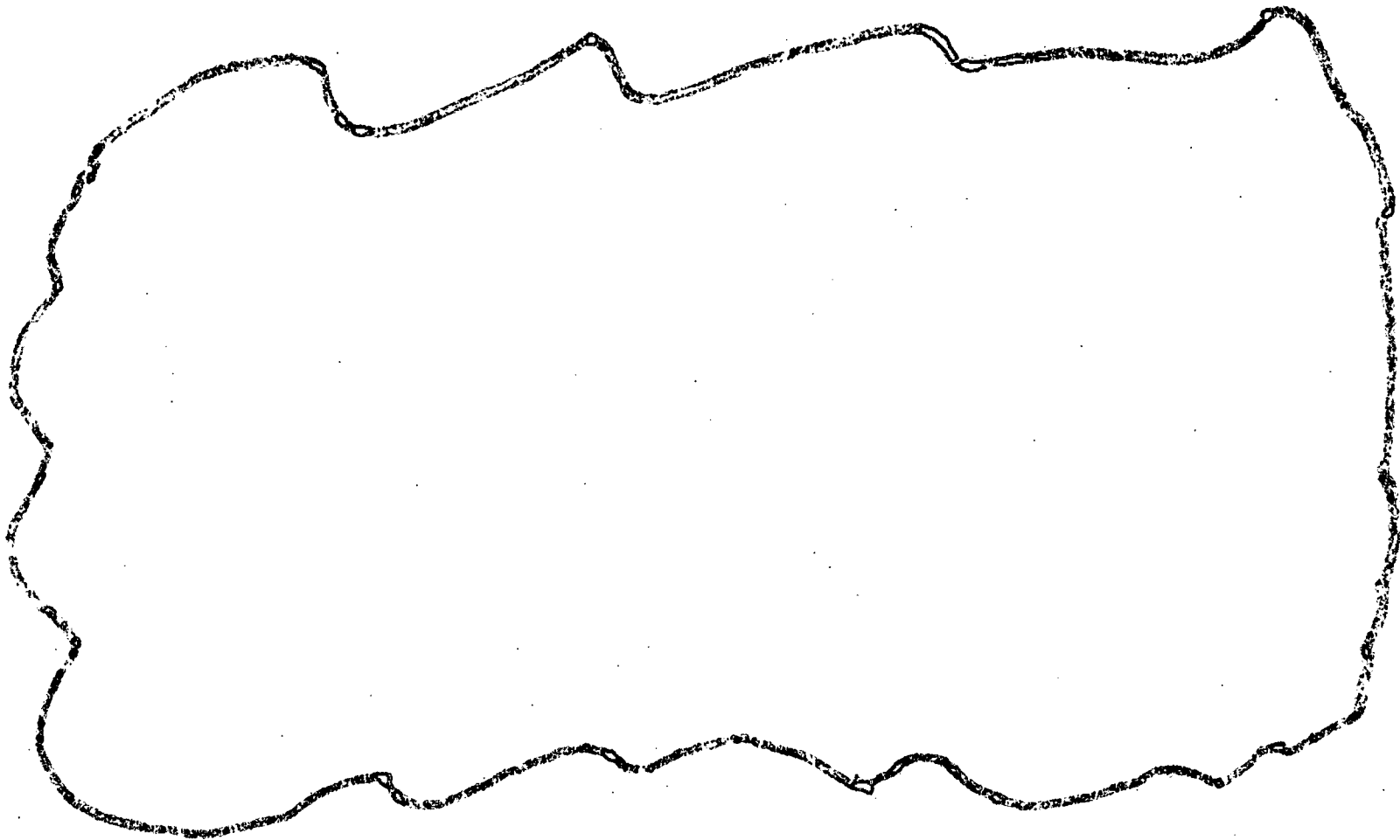
DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6

16



REVISIONS

01	ISSUED FOR REVIEW
02	ISSUED FOR PERMITS
03	ISSUED FOR PERMITS
04	ISSUED FOR PERMITS
05	ISSUED FOR PERMITS
06	ISSUED FOR PERMITS
07	ISSUED FOR PERMITS
08	ISSUED FOR PERMITS
09	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS
11	ISSUED FOR PERMITS
12	ISSUED FOR PERMITS
13	ISSUED FOR PERMITS
14	ISSUED FOR PERMITS
15	ISSUED FOR PERMITS
16	ISSUED FOR PERMITS
17	ISSUED FOR PERMITS
18	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS

Advanced Structural Concepts, LLC
 Consulting Structural Engineers
 10875 Main Street, Suite 101
 Fairfax, VA 22030
 (703) 865 7122

I hereby certify that these documents were prepared or supervised by me or a duly Licensed Professional Engineer under the law of the State of Maryland.
 License No. 8637 Expiration Date 08/31/2011

SEA & SIGNATURE

PROJECT NAME:
 SINGLE FAMILY HOUSE
 10305 METROPOLITAN AVENUE
 KENNESAW, MD
 20855

DRAWING NAME:
 ELEVATIONS

DATE: 04/26/2010
DRAWN BY:
SCALE: AS NOTED
DRAWING NUMBER: A 202
15'-0" x 19'

WINDOW SCHEDULE

TYPE (A) 1/2" x 15/8" OPERABLE & STATIONARY CASHEM WINDOW
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 402 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (B) 1/2" x 15/8" OPERABLE & STATIONARY WINDOW
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 402 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (C) 1/2" x 15/8" OPERABLE WINDOW
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 402 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (D) 1/2" x 15/8" STATIONARY WINDOW
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 402 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (E) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (F) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (G) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (H) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (I) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (J) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (K) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (L) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (M) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (N) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (O) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (P) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (Q) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (R) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (S) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (T) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (U) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (V) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (W) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (X) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (Y) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

TYPE (Z) 1/2" x 15/8" WINDOW (GLASS PATIO DOORS)
 MANUFACTURER: ANDERSON WINDOWS OR EQUAL
 SERIES: 202-150 OR EQUAL TO COMPLY WITH REQUIRED MANUFACTURER'S INSTALLATION INSTRUCTIONS

EXTERIOR MATERIAL

01 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

02 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 2

03 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 3

04 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

05 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

06 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

07 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

08 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

09 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

10 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

11 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

12 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

13 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

14 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

15 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

16 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

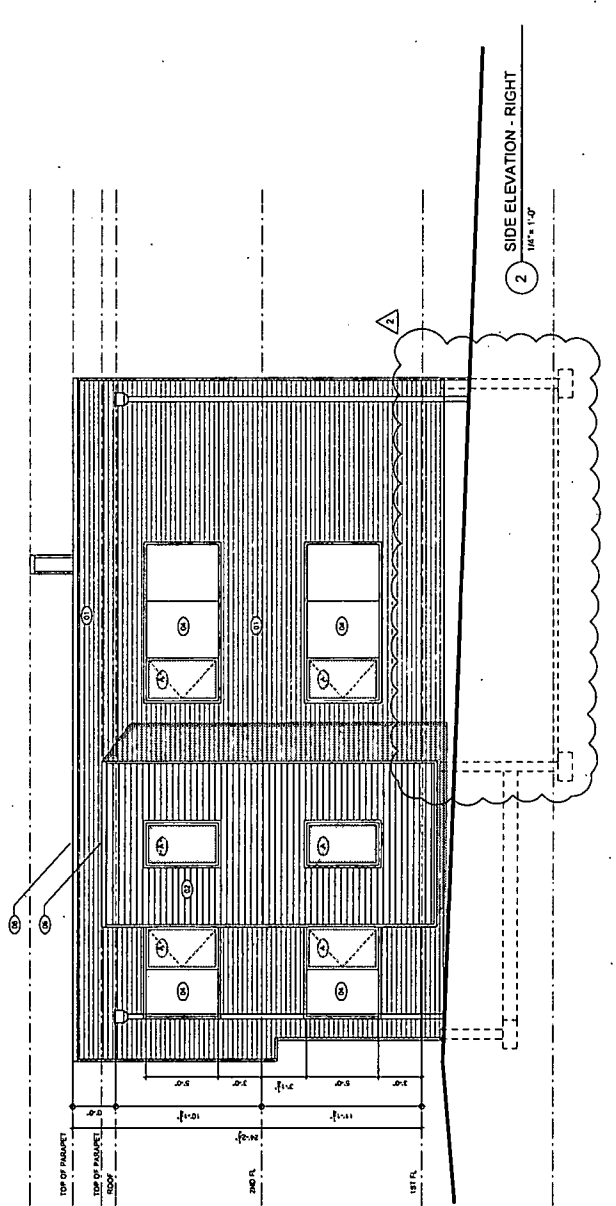
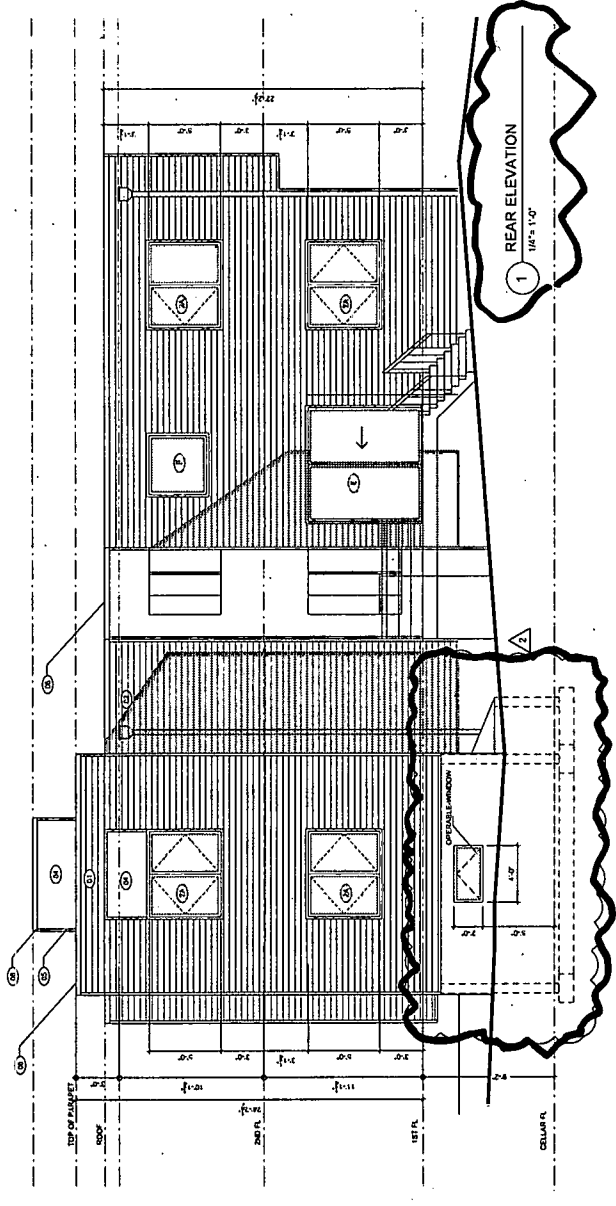
17 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

18 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

19 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

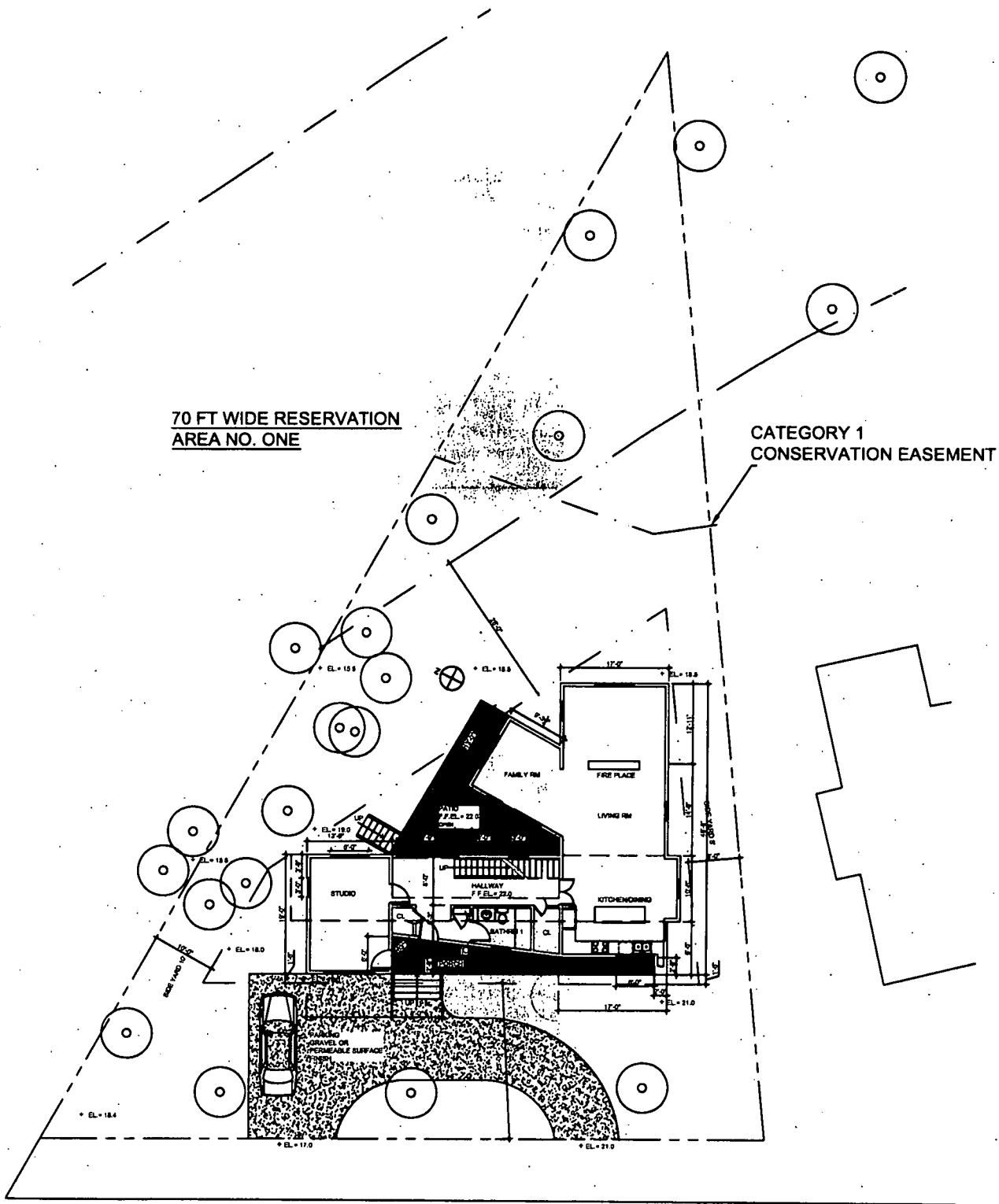
20 - HARDWARE: LAMP BROW/UNPAINTED
 SIZE: 5" EXPOSURE
 COLOR: TO BE SELECTED, COLOR 1

EXTERIOR WOOD AND DECOR WOOD
 ALL EXTERIOR WOOD AND DECOR WOOD TO BE 5/4", PRESSURE TREATED WOOD 1
 AND 20' LONG MAXIMUM. JOIST HANGERS - SCHEDULE ETC TO BE
 AS SHOWN ON DRAWING.



REVISED REAR ELEVATION PLAN

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



METROPOLITAN AVE

- NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

(HPC APPROVED PLAN)

LEGEND:

EXISTING PARTITIONS	=====
NEW PARTITIONS	=====
EXISTING PARTITIONS TO BE REMOVED	=====

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED SITE PLAN

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 101 SHEET 1 OF 6



BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECT
 2211 PRIMIT DRIVE SUITE 202 FALLS CHURCH VA 22041
 TEL: 703 599 9933 FAX: 866 256 0133
 bdermel@bauderdermel-architect.com

REVISIONS
 12.06.2010 ISSUED FOR REVIEW
 01.24.2011 ISSUED FOR PERMIT
 02.01.2011 ISSUED FOR PERMIT
 03.13.2011 REVISE
 08.11.2011 REV. CELLAR PLAN

Advanced Structural Concepts, LLC
 Consulting Structural Engineers
 10875 Main Street, Suite 101
 Fairfax, VA 22030
 (703) 855 7122
 I hereby certify that these documents were prepared or approved by me, and that I am an Engineer under the law of the State of Maryland, License No. 8637 Expiration Date 05.30.2012

SCALE & SIGNATURE

PROJECT NAME:
 SINGLE FAMILY HOUSE
 10005 METROPOLITAN AVENUE
 KENNESHA, MD
 20895

DRAWING NAME:
 STRUCTURAL PLAN
 FOUNDATION

DATE: 10-18-2010
 CHECKED BY:
 DRAWN BY:
 SCALE: AS NOTED
 DRAWING NUMBER:
 S 102
 5 3 '09' 19

CELLAR CALCULATIONS:

1) PERIMETER OF HOUSE IN FT	1045.632
2) AVG GRADE ELEV.	22.4
3) PERIMETER OF CELLAR	302.45
4) PERIMETER OF CELLAR	17.0
5) PERIMETER OF CELLAR	17.85
6) PERIMETER OF CELLAR	18.0
7) PERIMETER OF CELLAR	18.75
8) PERIMETER OF CELLAR	20.15
9) PERIMETER OF CELLAR	39.75
10) PERIMETER OF CELLAR	18.0
11) PERIMETER OF CELLAR	715.5
12) PERIMETER OF CELLAR	19.68
13) PERIMETER OF CELLAR	18.25
14) PERIMETER OF CELLAR	356.18
15) PERIMETER OF CELLAR	20.95
16) PERIMETER OF CELLAR	4081.117

AVG ELEVATION OF GRADE AROUND THE HOUSE: 4080.117 / 206.11 = 19.79

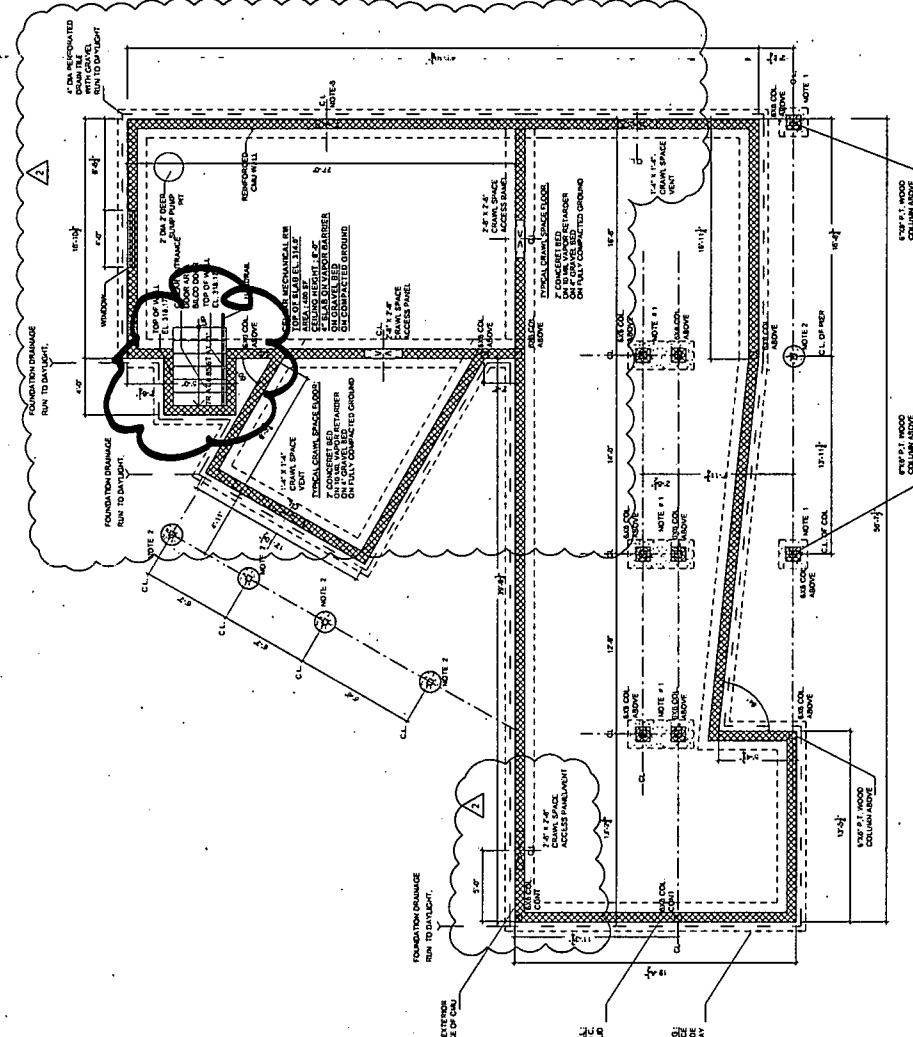
2) CELLAR ELEVATION: 314.00 (14.00)

3) AVG GRADE ABOVE CELLAR FLOOR: 19.79 - 14.00 = 5.79

4) DISTANCE FROM FL. TO BOTTOM OF 4" ST. L. JOISTS: 8.12

5) MIDPOINT OF FOUNDATION WALL: 4.62

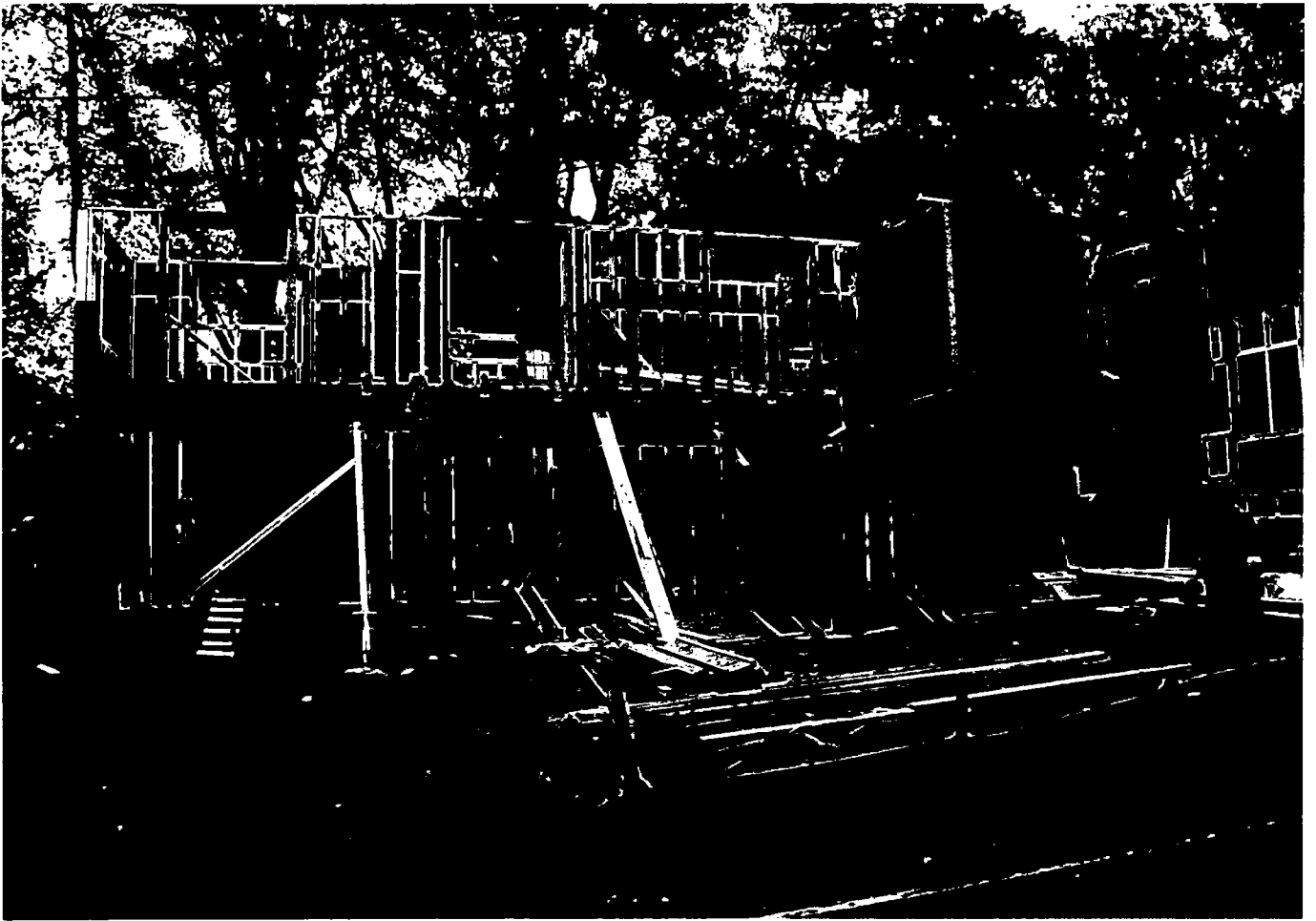
6) IS GREATER THAN #5 THEREFORE THIS IS A CELLAR



1 FOUNDATION STRUCTURAL PLAN
 1/8" = 1'-0"

REVISED PLAN

- NOTES:
- 1- ALL EXTERIOR AND INTERIOR WALLS TO BE CONCRETE TREATED WITH PRESERVATIVE.
 - 2- ALL EXTERIOR AND INTERIOR WALLS TO BE CONCRETE TREATED WITH PRESERVATIVE.
 - 3- ALL EXTERIOR AND INTERIOR WALLS TO BE CONCRETE TREATED WITH PRESERVATIVE.
 - 4- ACCESS OPENING: 2' x 3' x 1" IN FOUNDATION WALL PROVIDE 2" ANGLE IRONS 3' x 1" x 1" WITH MINIMUM 4" BEARING ATTACHED FOR MASONRY UNITS WITH 4" BEARING AT EACH END.
 - 5- DRILETS 05-14-2011
 - 6- REVISIONS:
 REVISION 1: 10/18/10 P.T.
 REVISION 2: 10/18/10 P.T.
 - 7- SEE ARCHITECTURAL DRAWINGS A101 AND A102 FOR WALL BRACKETS & SIPS WALL CONNECTIONS.



10/2011





10/26/11

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10305 Metropolitan Avenue, Kensington	Meeting Date:	11/10/2010
Resource:	Vacant Lot Capitol View Park Historic District	Report Date:	11/3/2010
Applicant:	Bauer Dermal	Public Notice:	9/27/2010
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-10J	Staff:	Josh Silver
PROPOSAL:	Construction of new house		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with one condition:

1. *If necessary, the applicant will implement a tree protection plan at the property in accordance with the approved subdivision plan. A tree protection plan will be submitted to HPC staff prior to stamping the permit set of drawings.*

BACKGROUND

In 2004 the HPC reviewed and approved a subdivision proposal to subdivide 1 parcel to create 2 additional building lots. The historic Dwyer House on the site remained on 1 lot and the remaining acreage was subdivided for the construction of two single family homes. The HPC approved the design of the two single family homes in 2006, one house has been constructed and the subject property remains vacant. At the time of subdivision M-NCPPC approved a forest conservation and tree save plan for the subject property which is still valid today.

The HPC held a Preliminary Consultation on October 6, 2010, for construction of a single-family home at the subject property. The HPC provided the applicant with the following feedback in response to the proposed design:

- Scale of proposed design is appropriate for district and context
- Additional pressure on the design due to lot location at the edge of the historic district
- A more consistent window type and roof form was recommended. (Simplification of fenestration program)
- Either a contemporary or compatible design should be pursued. (Reference made to contrast and confliction of roof types). Specifically conflicts between geometry should be addressed (i.e., flat versus gable). (See attached HPC meeting transcript on Circle 31)

SITE CHARACTERISTICS

The subject property is a 9,896 s.f. vacant lot that delineates the outer edge of the historic district. The property is surrounded by a heavily forested area at the rear and left sides, a non-historic single-family home to the right that was constructed as part of the approved subdivision, and is confronted by railroad tracks across the street. The non-historic house to the right demarcates the only section of the property that is adjacent to the historic district.

PROPOSAL

The applicant is proposing to construct an approximately 1,600 s.f. +/- (building footprint), 2 story house on a vacant lot at the edge of the historic district. The proposed work includes the installation of a permeable surface circular driveway in the front and open patio area at the rear.

The proposed material treatments for the house include fiber cement siding, vinyl clad exterior wood windows and built-up membrane roofing.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District, the Commission shall utilize the *Montgomery County Code Chapter 24A (Chapter 24A)* as a guideline for developing their decision. The pertinent information from *Chapter 24A* is outlined below.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

Staff supports the proposed construction of a new 2 story house on the vacant lot. Staff finds the proposed design as being consistent with Chapter 24-8 (c) and (d) outlined above.

The proposed design responds to the general feedback the applicant received from the HPC at the Preliminary Consultation hearing. A more consistent window type and roof form has been introduced throughout the design. The revised design removes the gable roof form and simplifies the fenestration program, which gives the building a strong contemporary expression. The use of casement windows introduces uniformity throughout the design and is more characteristic of a residential window style.

The proposed scale and massing of the building address the street in such a way that it would not *seriously impair* [*emphasis added*], the character of the historic district. The proposed house is appropriately scaled and lower than the adjacent non-historic house to the right. The proposed building footprint does not maximize the buildable area of the lot. The subject property is located at the edge of the historic district and surrounded by a protected forest conservation area on two sides and confronts the existing railroad tracks across the street; as such new construction will have negligible impact on the streetscape of the historic district. The contemporary expression of the design is successful in differentiating the new construction from the common architectural styles of the district. The proposed material treatments are appropriate for the contemporary style and period of the design.

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** this HAWP application **with the condition** specified on Circle 1.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552024

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043
Street Number City State Zip Code

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: NA PLAT NO 23397
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Reze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Stab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: NEW SINGLE FAMILY

1B. Construction cost estimate: \$ 250,000⁰⁰

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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.

Bauer Dermal 09-13-2010
Signature of owner or authorized agent 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:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCA & SIDING. CONCL. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OR GRASSCOTE. GABLE & FLAT ROOF.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

BAUER DERMEL ARCHITECT

October 18th, 2010

Narrative

Address New Construction
 10305 Metropolitan Avenue
 Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone.

On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Windows will be Anderson casement or sliding windows or equal.

Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA
Owner/ Architect

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

BAUER DERMEL
2311 PIMMIT DRIVE
SUITE 702
FALLS CHURCH, VA 22043

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

KOEHLER, FREDERICK WILLIAM &
JEAN TIONG KOEHLER
10301 METROPOLITAN AVE
KENSINGTON, MD 20895-2941



EX. 8" SEWER APPROX. LOCATION

10705 METROPOLITAN AVE

N05°26'31"E

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

308°30'

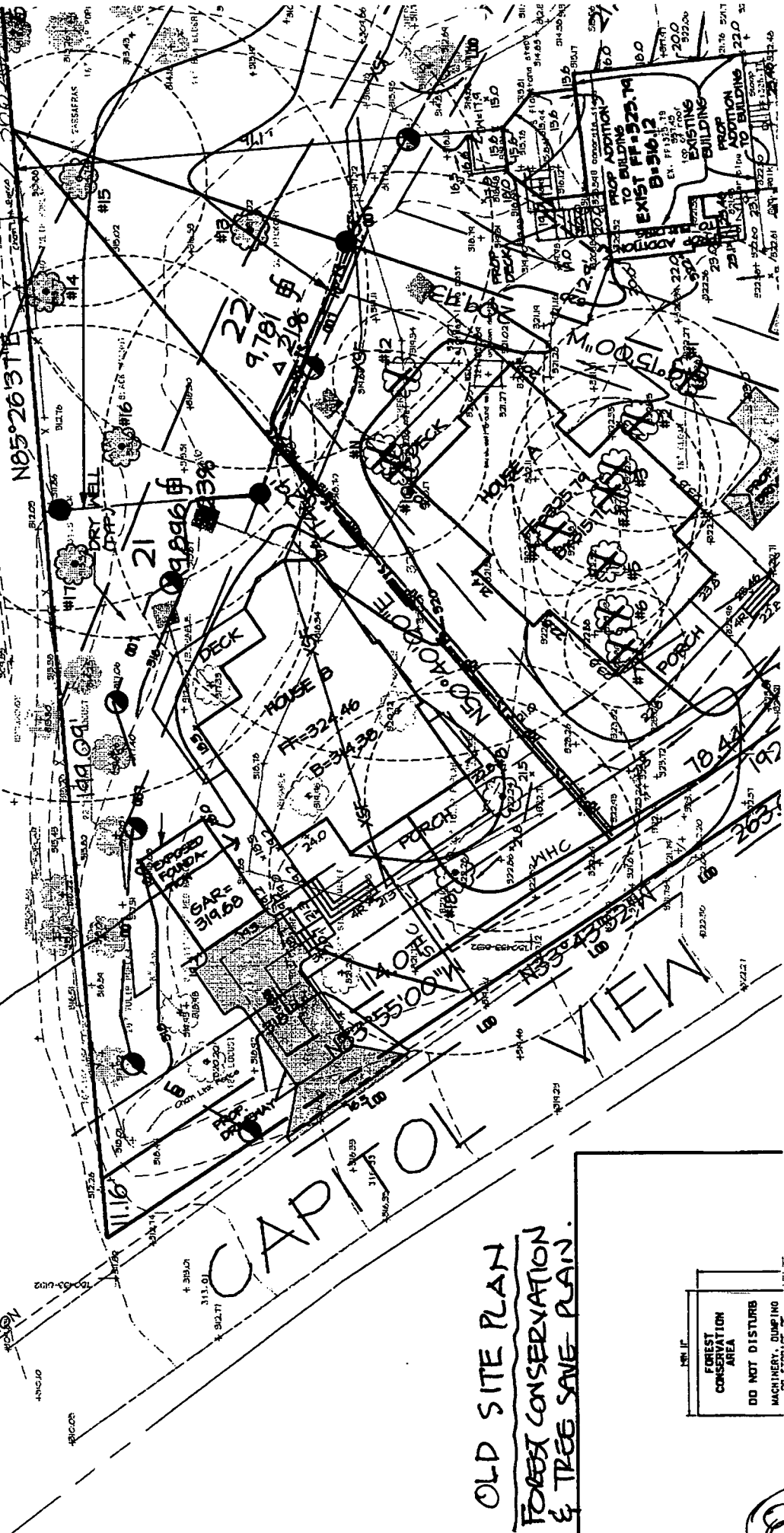
308°30'

308°30'

308°30'

308°30'

308°30'



CAPITOL VIEW

OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

NO. 17
FOREST
CONSERVATION
AREA
DO NOT DISTURB
MACHINERY, DUMPING





EXHIBIT I

Table with 7 columns: FOREST CONSERVATION, FOREST RESTORED, FOREST PLANTED, FOREST REMOVED, FOREST MAINTAINED, FOREST PROTECTED, FOREST MONITORED. Rows include: NET PLANT AREA, AREA TO REMAIN IN AGRICULTURAL USE, AREA OF ROADWAY/UTILITY RIGHTS-OF-WAY, WETLANDS, 100 YEAR FLOODPLAIN, STREAM BUFFER, LAND USE CATEGORY, CONSERVATION THRESHOLD, AFFORESTATION THRESHOLD.

EXHIBIT 2

Table with 7 columns: FOREST CONSERVATION, FOREST RESTORED, FOREST PLANTED, FOREST REMOVED, FOREST MAINTAINED, FOREST PROTECTED, FOREST MONITORED. Rows include: NET PLANT AREA, AREA TO REMAIN IN AGRICULTURAL USE, AREA OF ROADWAY/UTILITY RIGHTS-OF-WAY, WETLANDS, 100 YEAR FLOODPLAIN, STREAM BUFFER, LAND USE CATEGORY, CONSERVATION THRESHOLD, AFFORESTATION THRESHOLD.

GENERAL NOTES

- 1. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagging begun... 2. All clearing and grubbing shall be completed before stream-reduction measures have been implemented...

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK (MACON CONSTRUCTION)

FINAL FOREST CONSERVATION AND TREE SAVE PLAN PREPARED BY: PITCHFORD ASSOCIATES 2218 40TH PLACE NW SUITE 1 WASHINGTON DC 20007

DATE: DECEMBER 2007

DESIGNED BY: AS

CHECKED BY: KVC

DATE: 12/20/07

REVISION: 1

Scale: 1"=20' JOB NO: 150156 PLAN LOCATION: HICKORY HILLS DEVELOPMENT

APPROVAL: THE HICKORY HILLS DEVELOPMENT BOARD OF DIRECTORS

APPROVAL: PITCHFORD ASSOCIATES

DATE: DECEMBER 2007

DESIGNED BY: AS

CHECKED BY: KVC

DATE: 12/20/07

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

REVISION: 1

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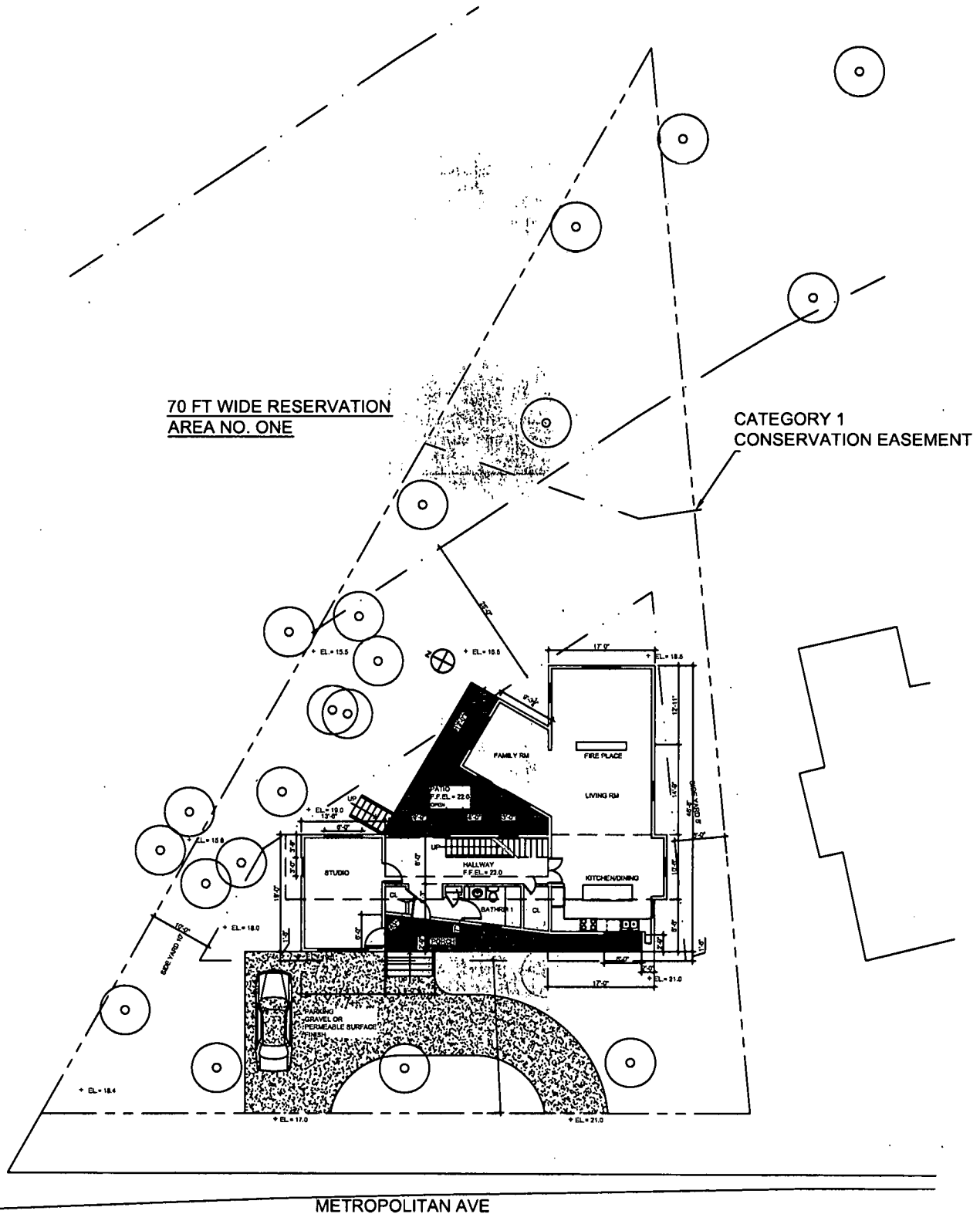


DEVELOPER: MBS PROPERTIES 205 GRANVILLE DRIVE SILVERSPRING MD 20901 ATTN: BRIAN SHEPARD

6500 GRAYSON BRANCH HWY SUITE 300 ROCKVILLE-MARYLAND 20855-2932 501-410-0200 FAX 501-415-0617

10

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED SITE PLAN

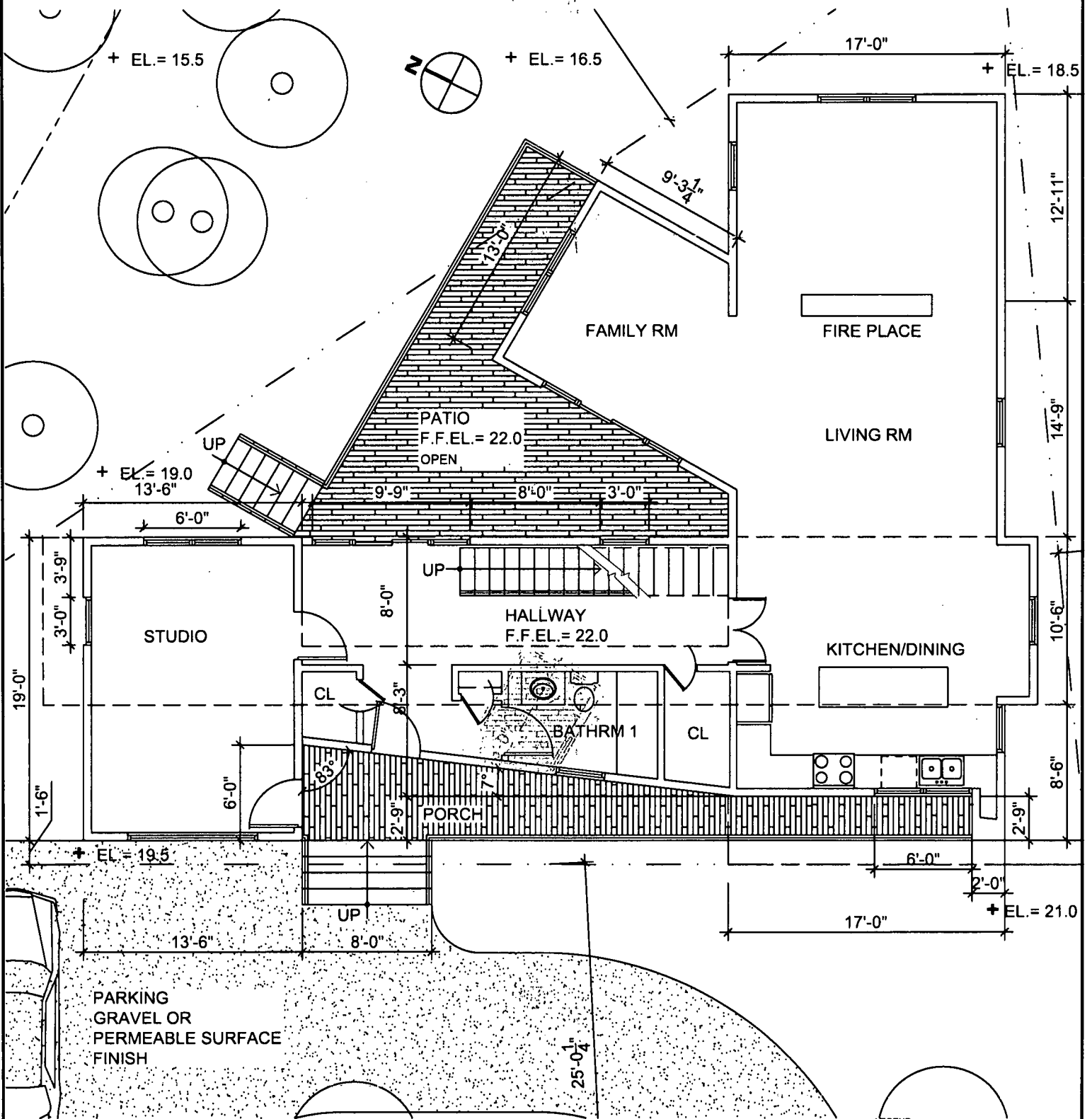
SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 101 SHEET 1 OF 6



BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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3. NOT FOR CONSTRUCTION

LEGEND:
EXISTING PARTITIONS
NEW PARTITIONS
EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

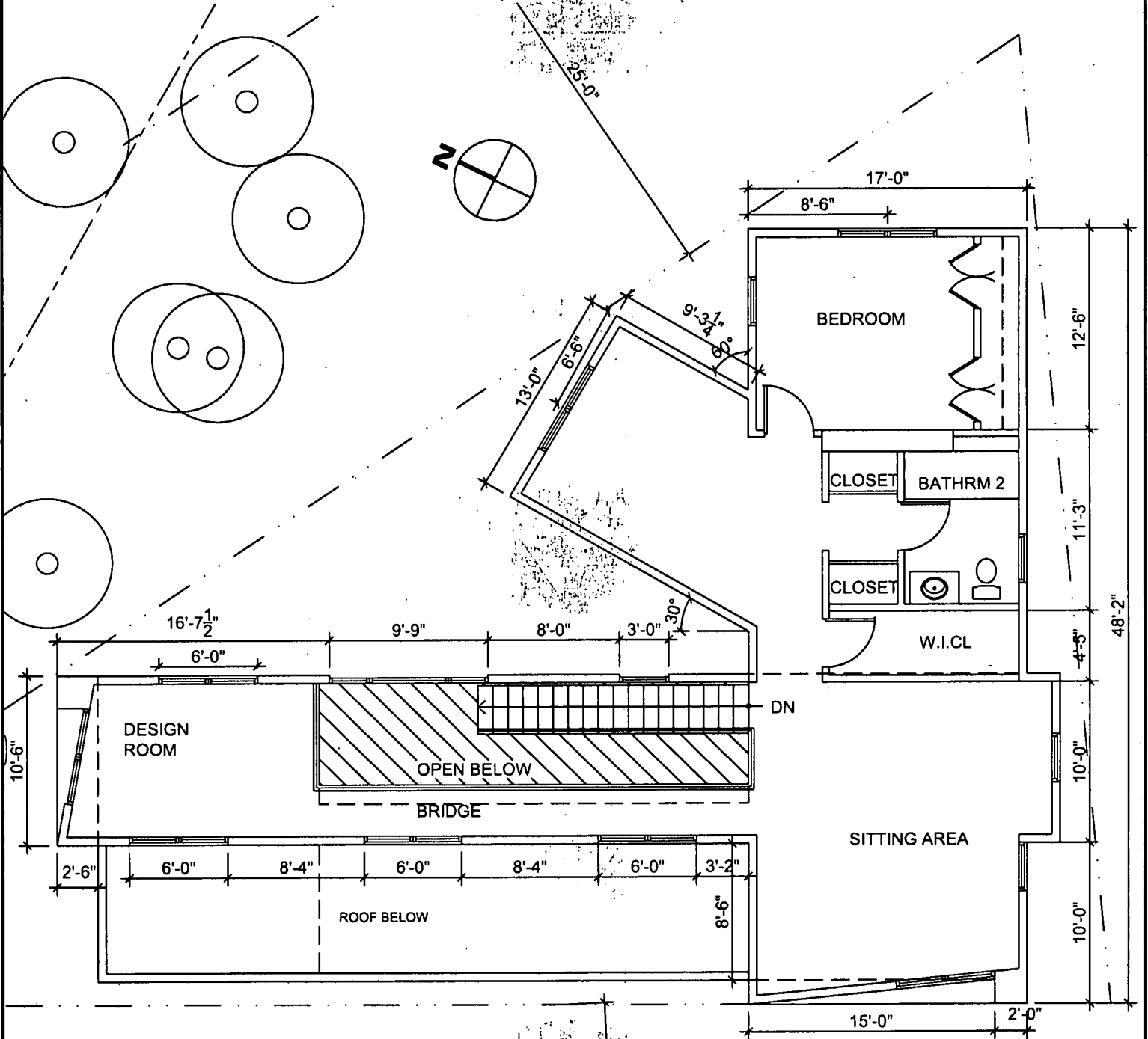
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REVISIONS:

DRAWING NUMBER : SKA 102 SHEET 2 OF 6

12

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS (solid line)
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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

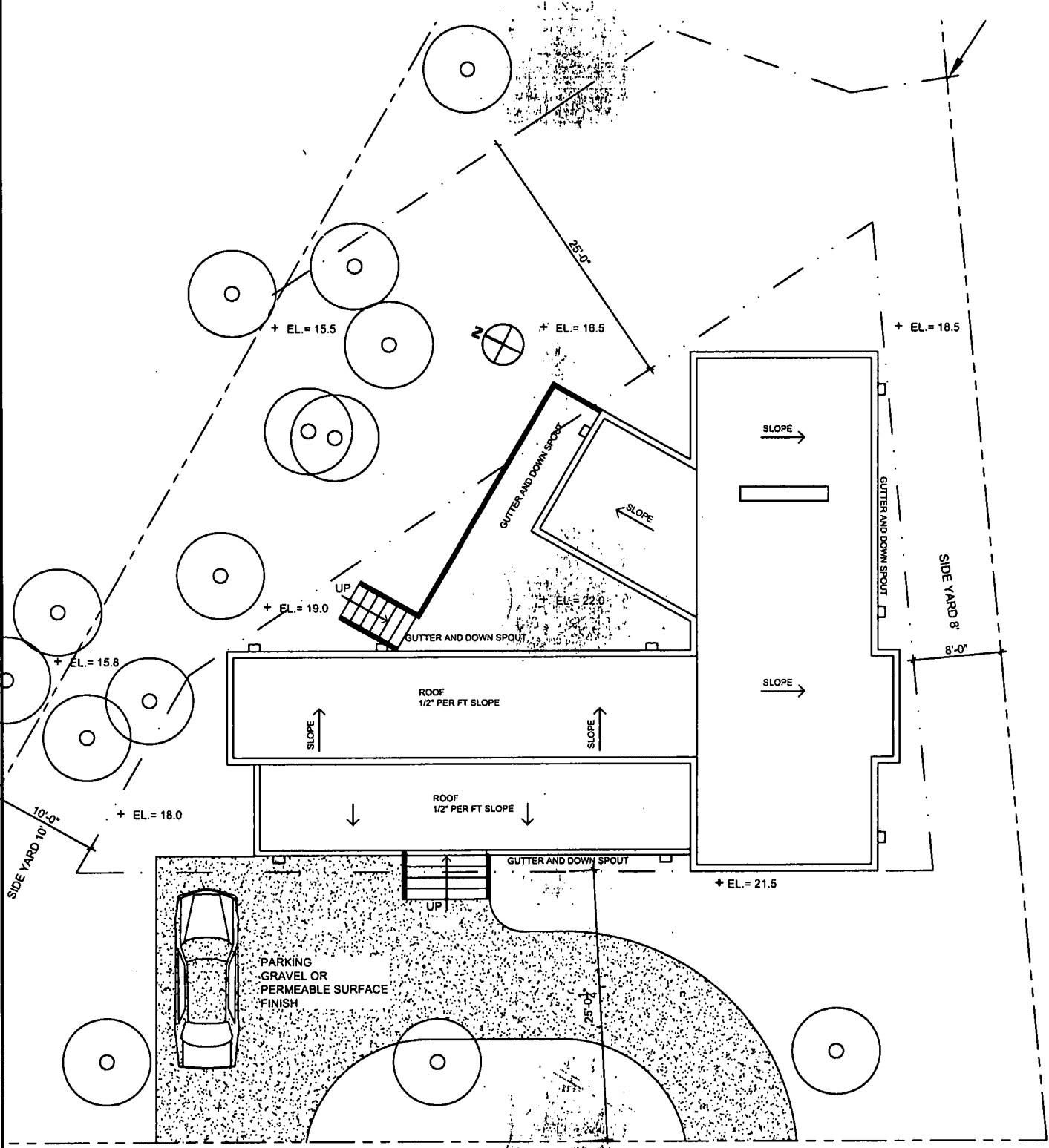
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REVISIONS:

DRAWING NUMBER : SKA 103 SHEET 3 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



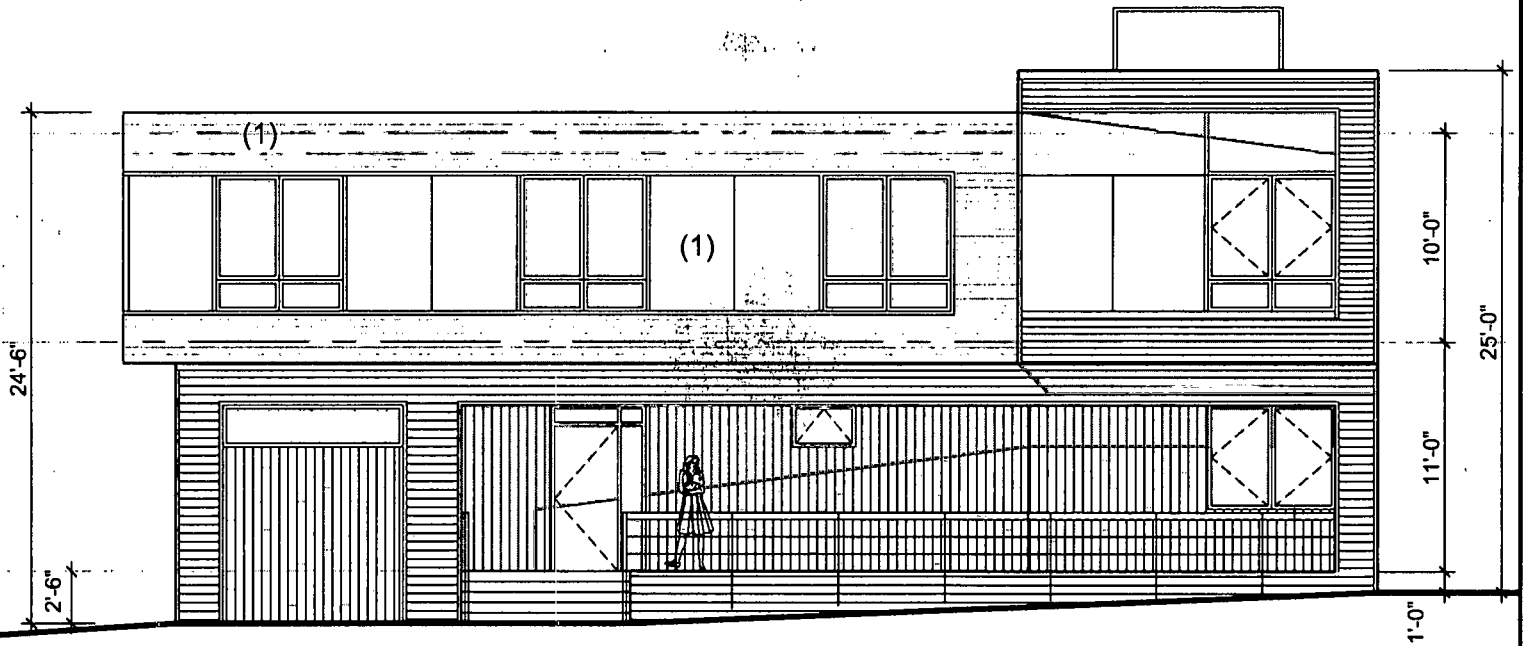
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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 **DATE :** 10-19-2010

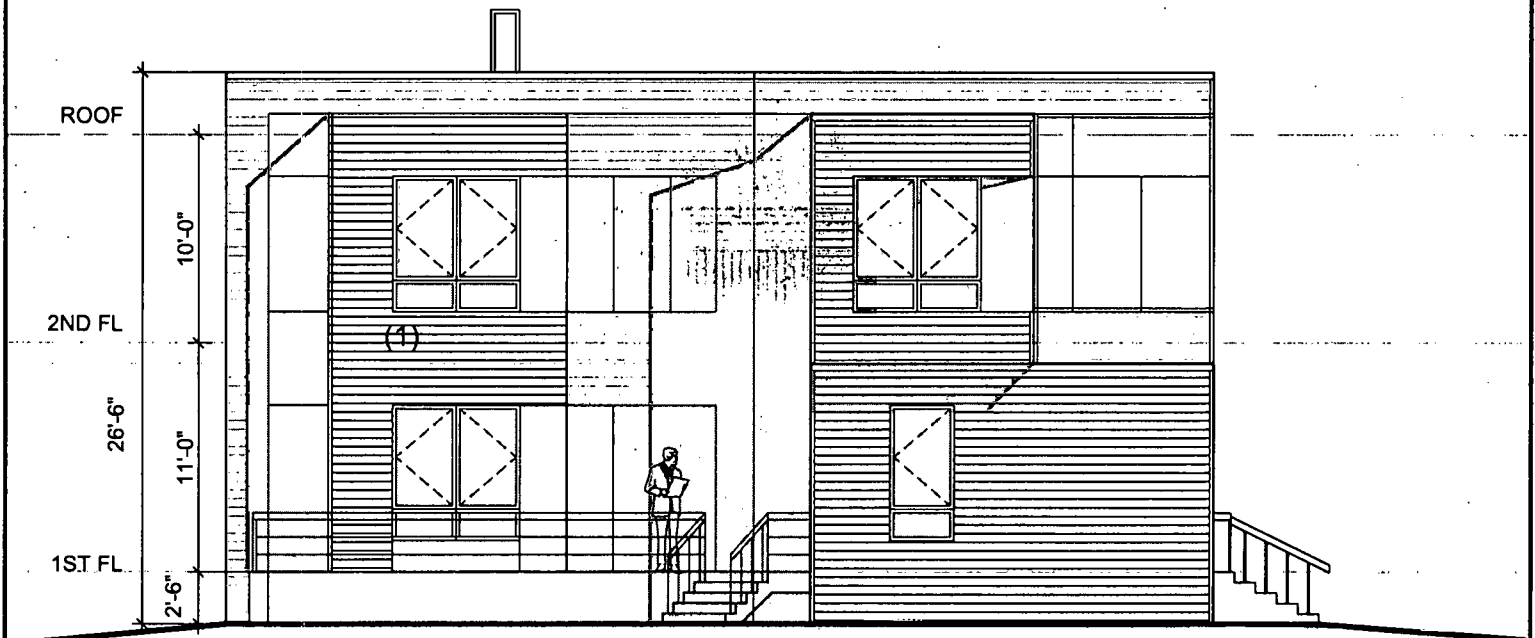
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REVISIONS: **DRAWING NUMBER :** SKA 104 SHEET 4 OF 6



PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

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LEGEND:
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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

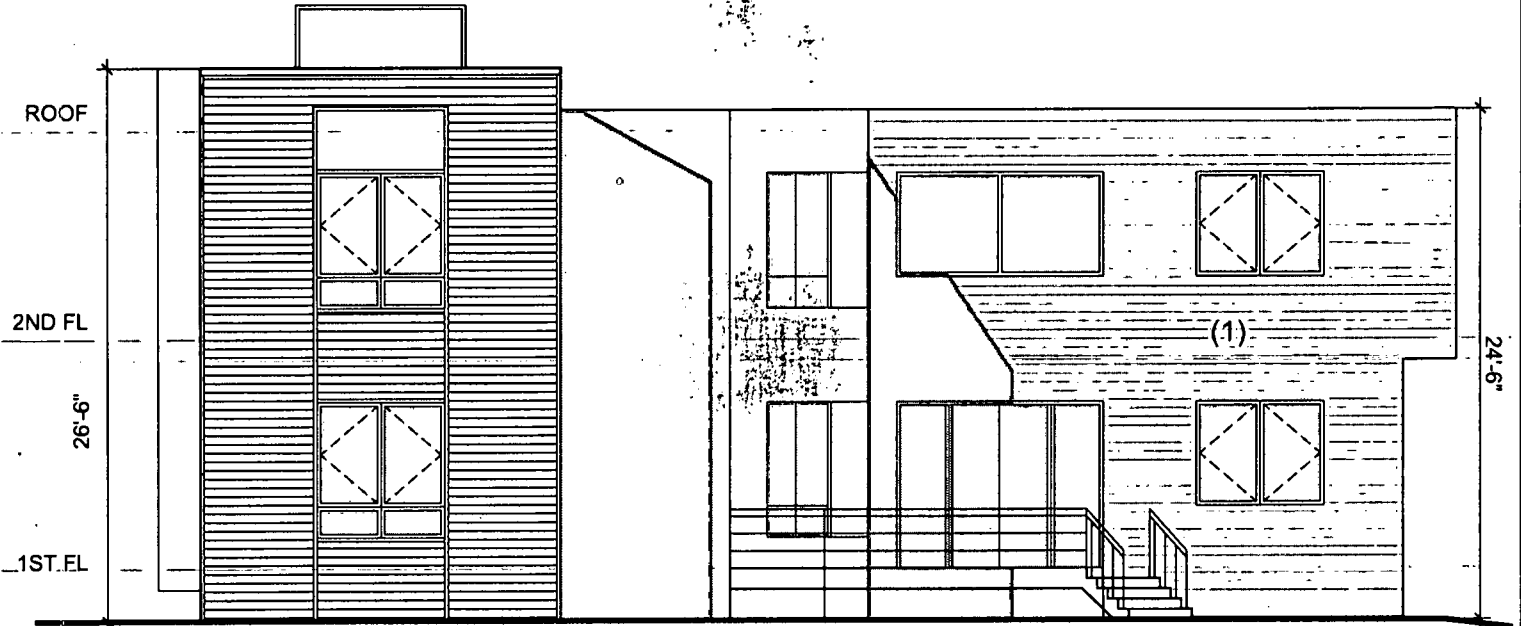
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SCALE: NTS

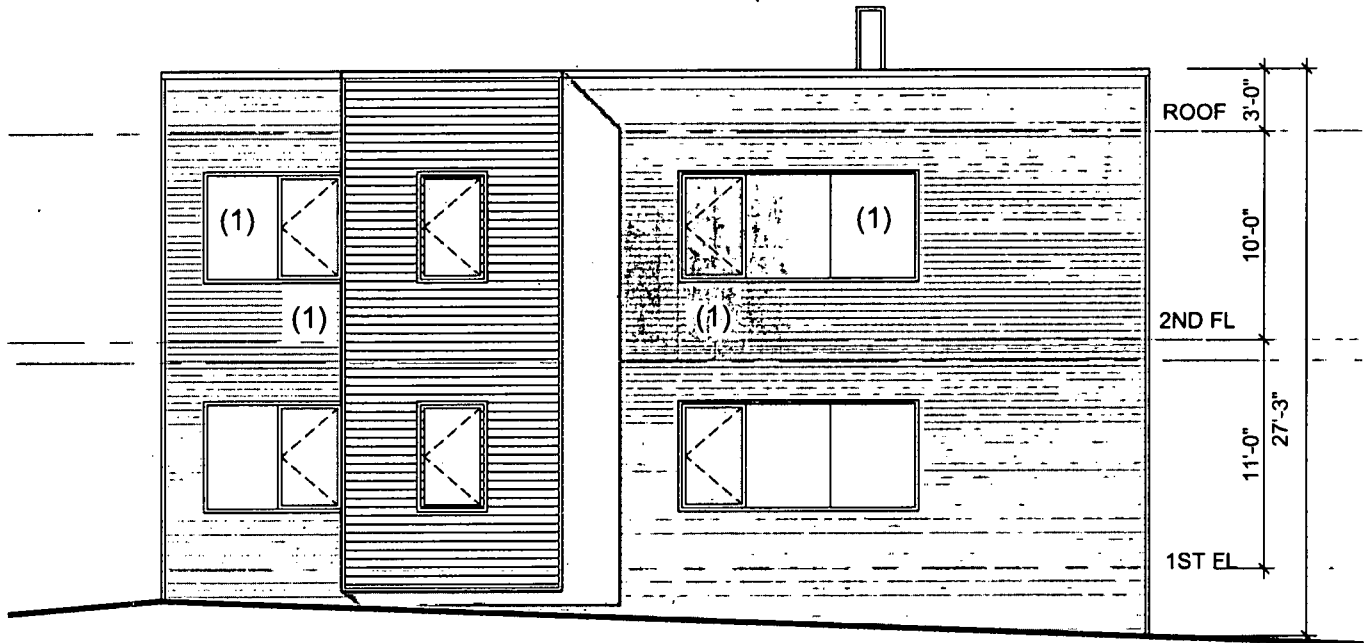
REVISIONS:

DRAWING NUMBER : SKA 105 SHEET 5 OF 6





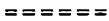
PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

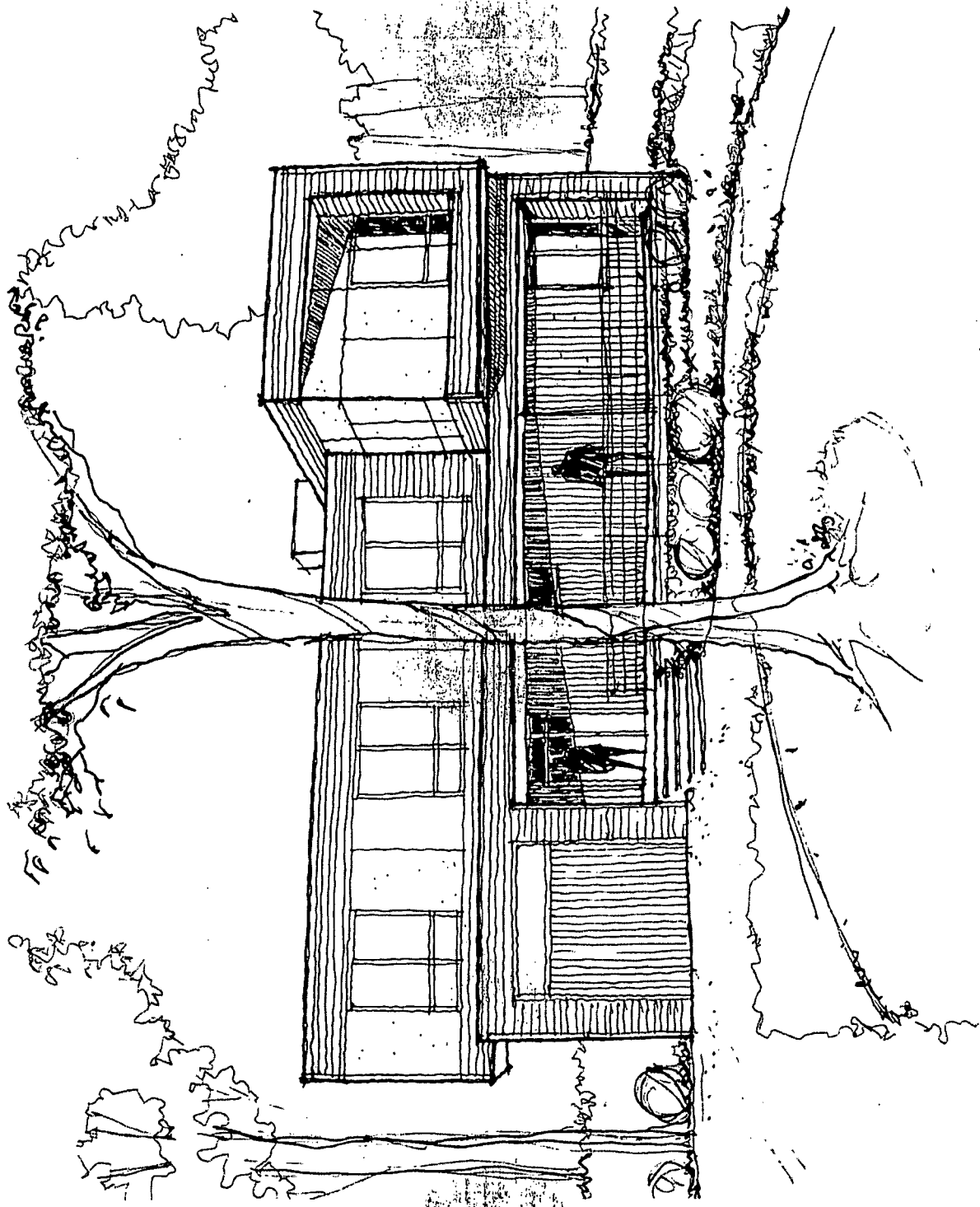
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SCALE: NTS




REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PERSPECTIVE 1

SCALE: NTS

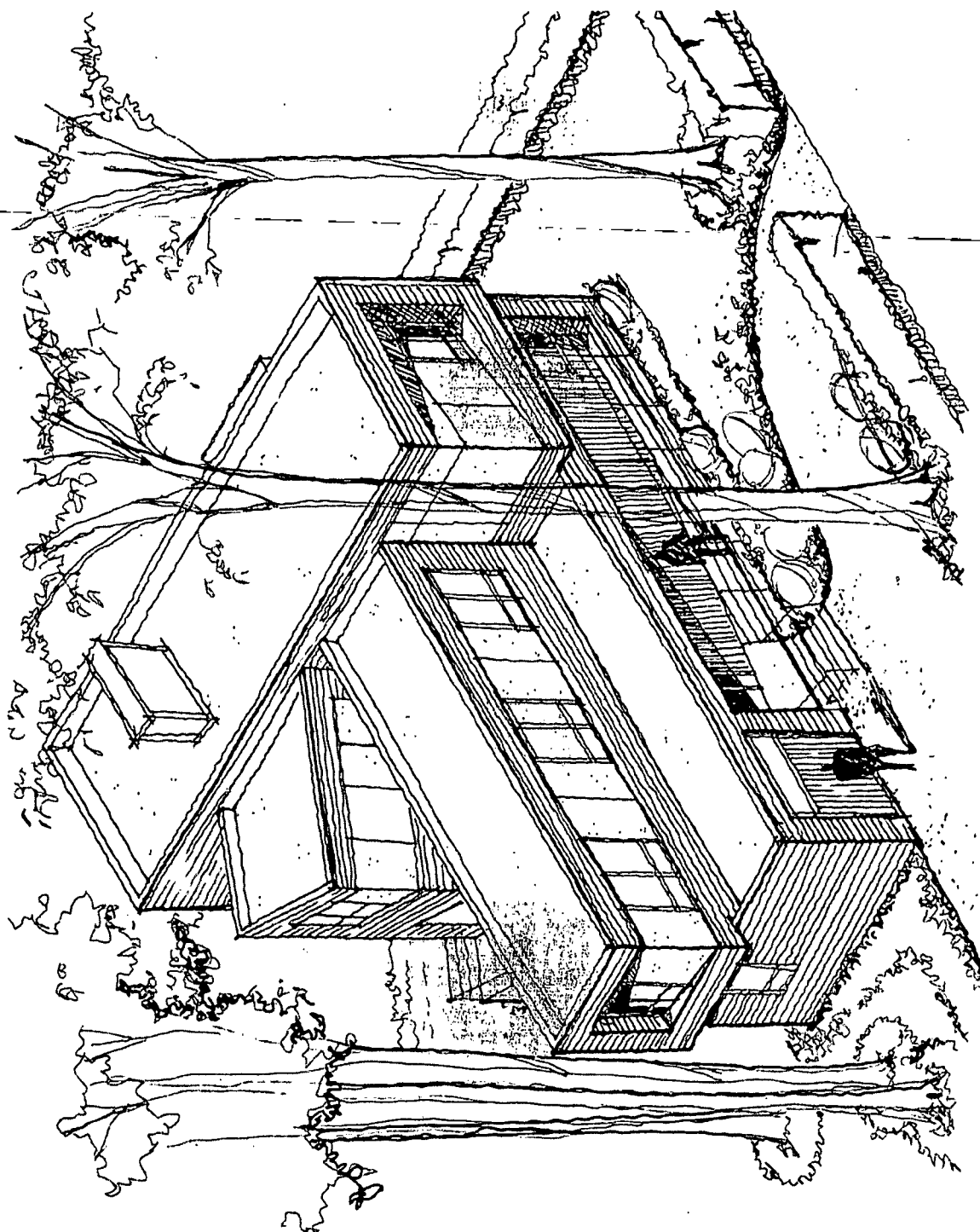
REVISIONS:

DRAWING NUMBER : SKA 107 SHEET - OF -




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bdermel@bauerdermel-architect.com

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BAUER DERMEL ARCHITECT
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NEW PARTITIONS 
EXISTING PARTITIONS
TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PERSPECTIVE 2

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 108 SHEET - OF -

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STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF WATER RESOURCES

DATE: 1/15/19
BY: [Signature]

Preliminary Consultation Plans

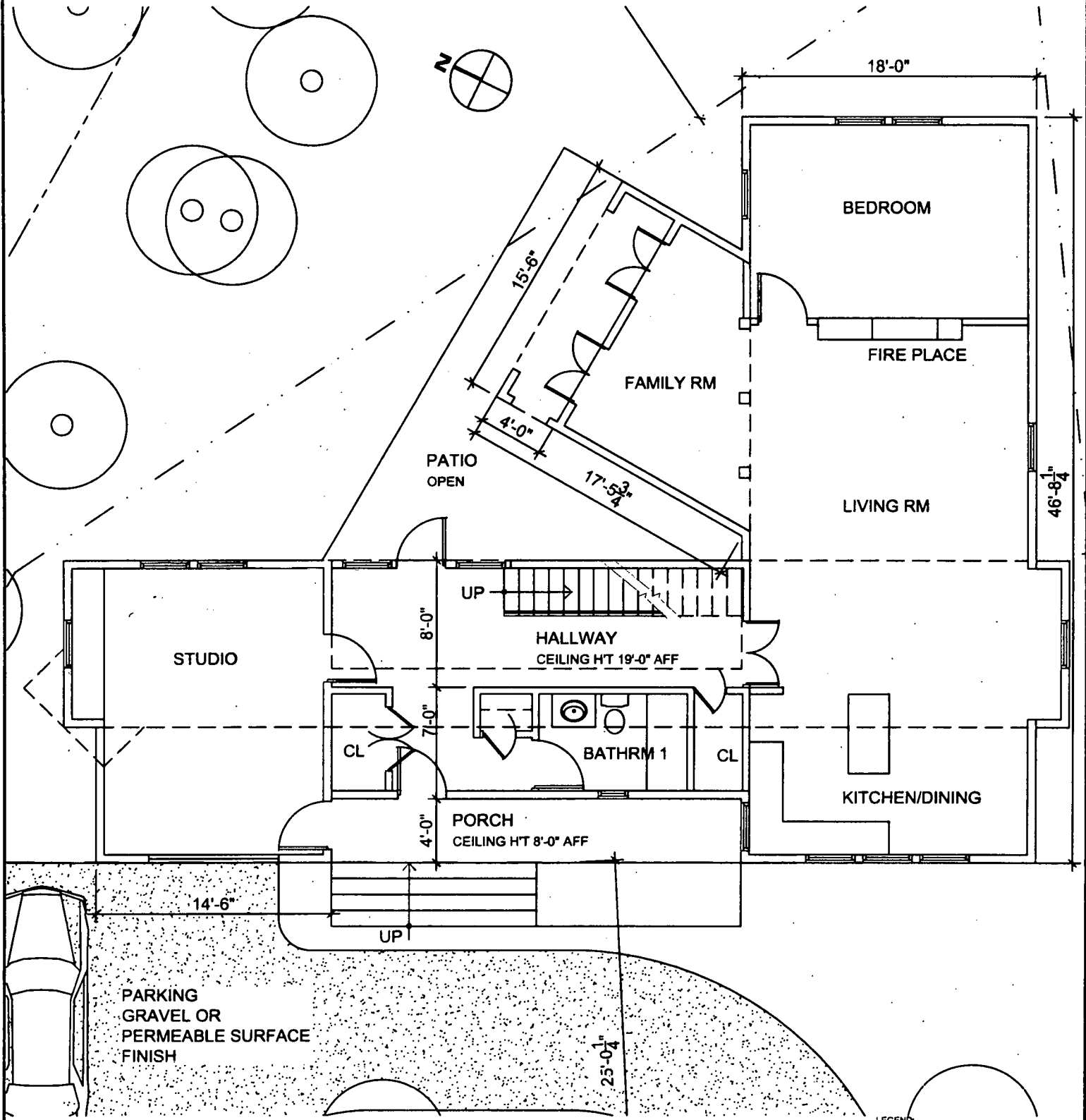
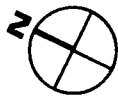
STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF WATER RESOURCES

DATE: 1/15/19
BY: [Signature]

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF WATER RESOURCES

DATE: 1/15/19
BY: [Signature]

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



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EXISTING PARTITIONS TO BE REMOVED	- - - - -

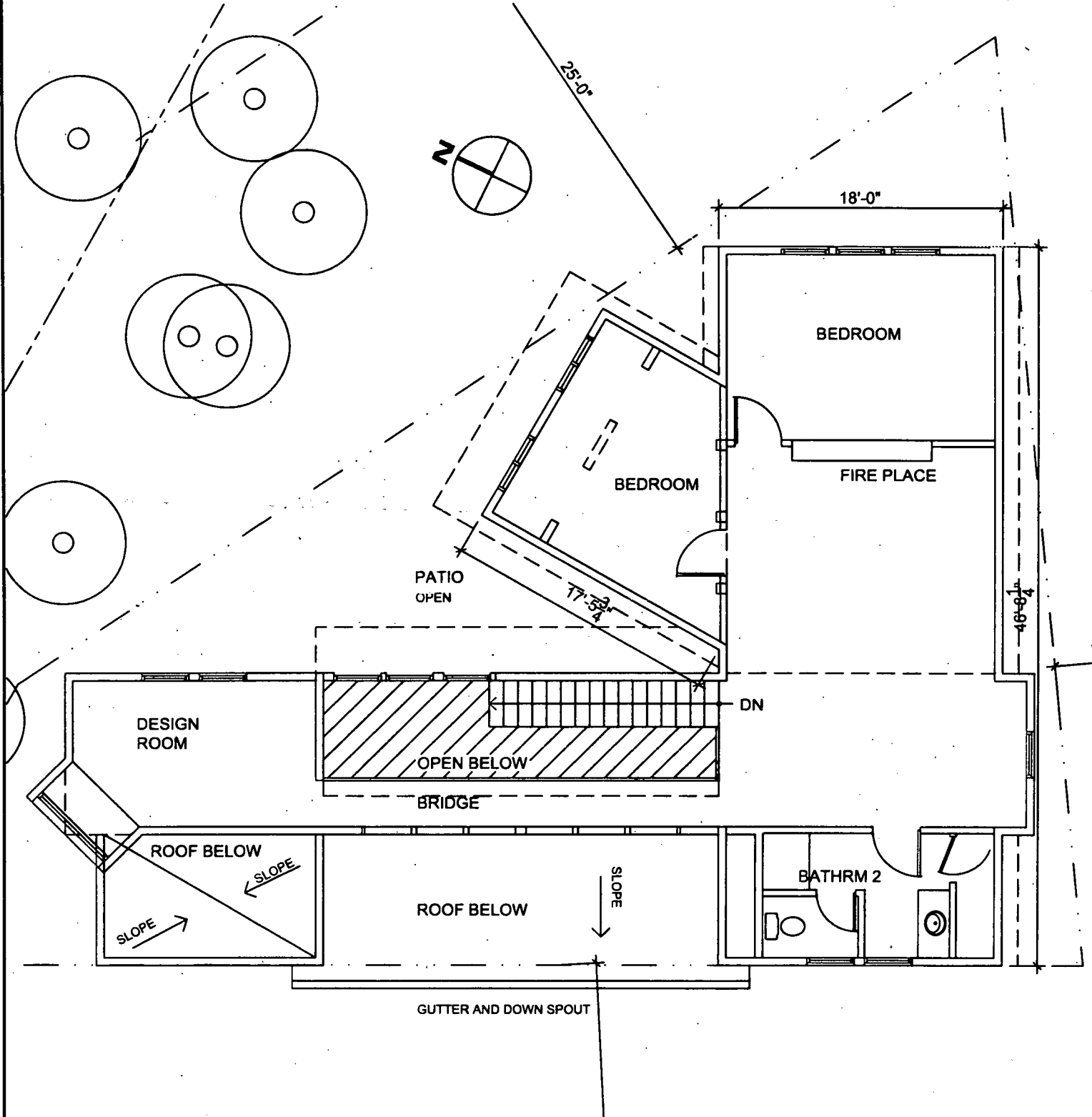
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DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 7



BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



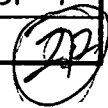
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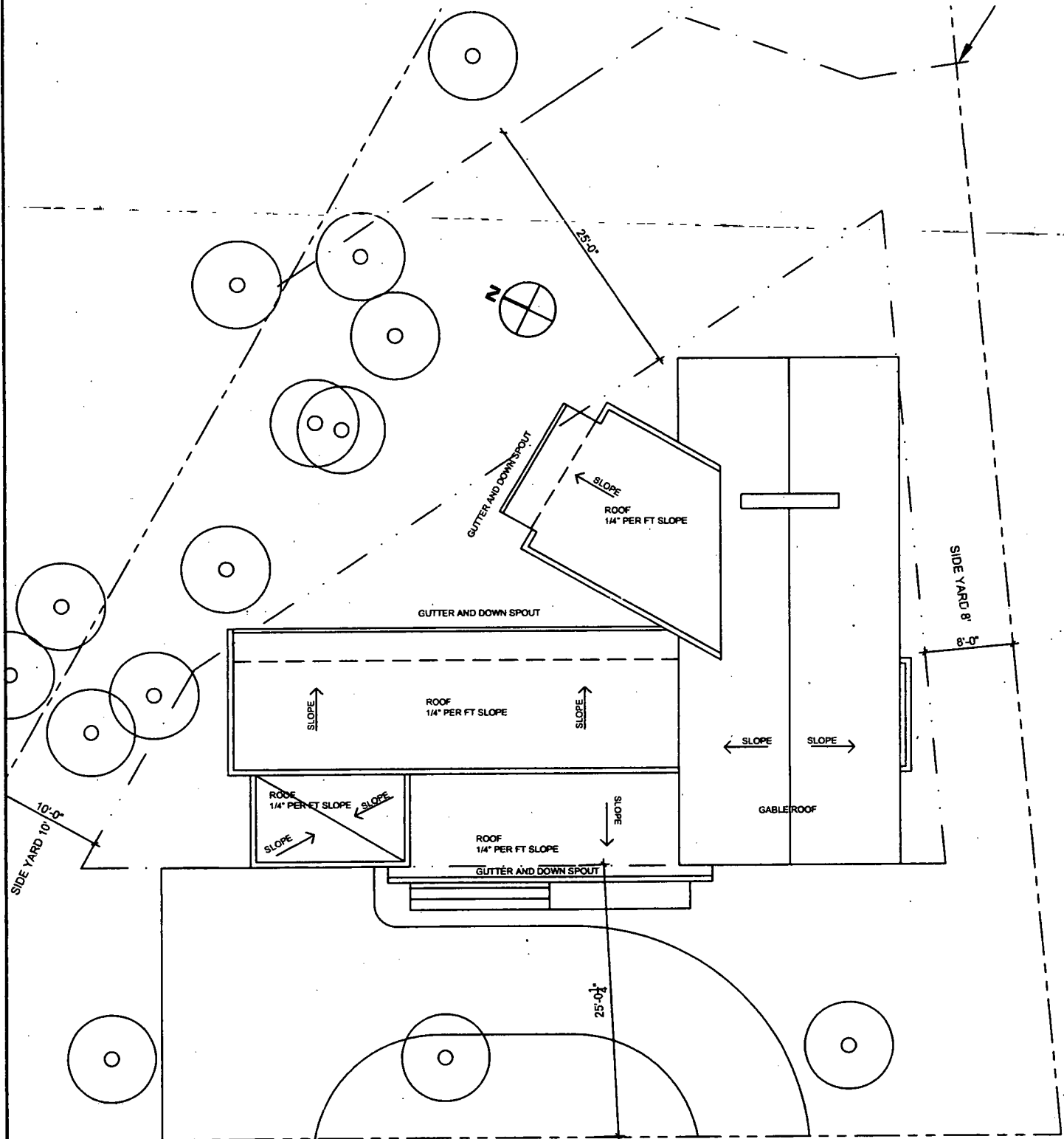
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DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 7



BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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LEGEND:
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DATE : 09-13-2010

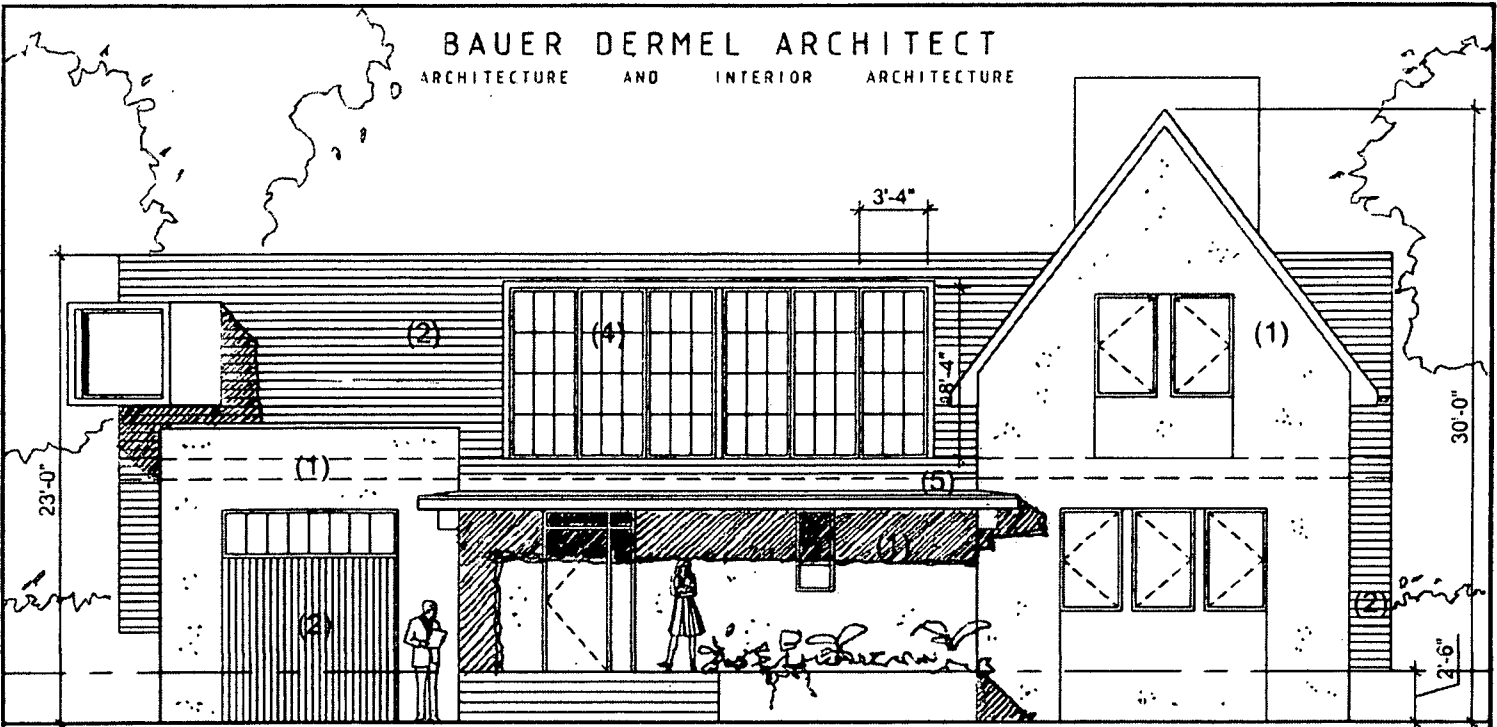
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SCALE: NTS

REVISIONS:

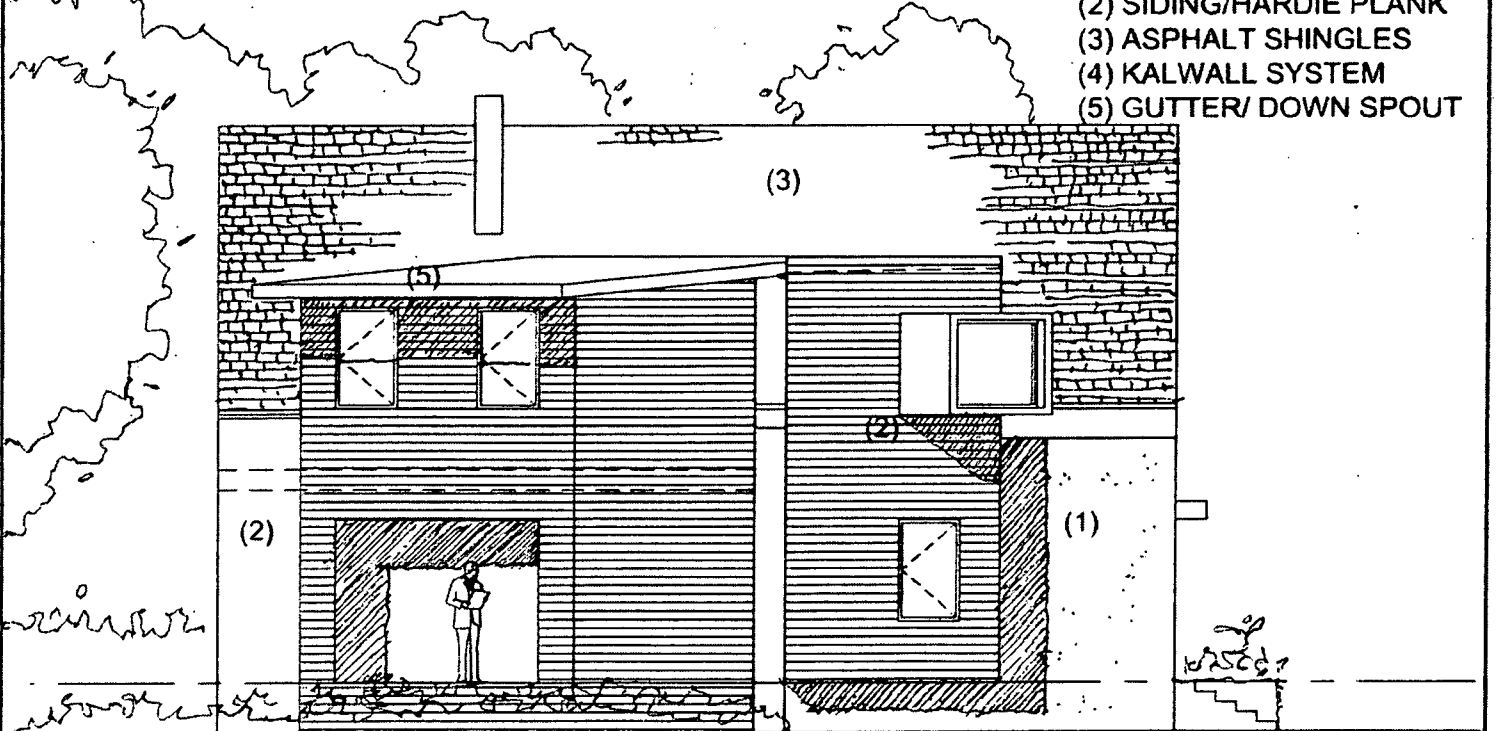
DRAWING NUMBER : SKA 106 SHEET 6 OF 6





PROPOSED FRONT ELEVATION - FACING STREET- OPTION (A)

- (1) STUCCO/DRYVIT
- (2) SIDING/HARDIE PLANK
- (3) ASPHALT SHINGLES
- (4) KALWALL SYSTEM
- (5) GUTTER/ DOWN SPOUT



PROPOSED SIDE ELEVATION - FACING TREES

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LEGEND:

EXISTING PARTITIONS	—————
NEW PARTITIONS	—————
EXISTING PARTITIONS TO BE REMOVED	- - - - -

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-20-2010

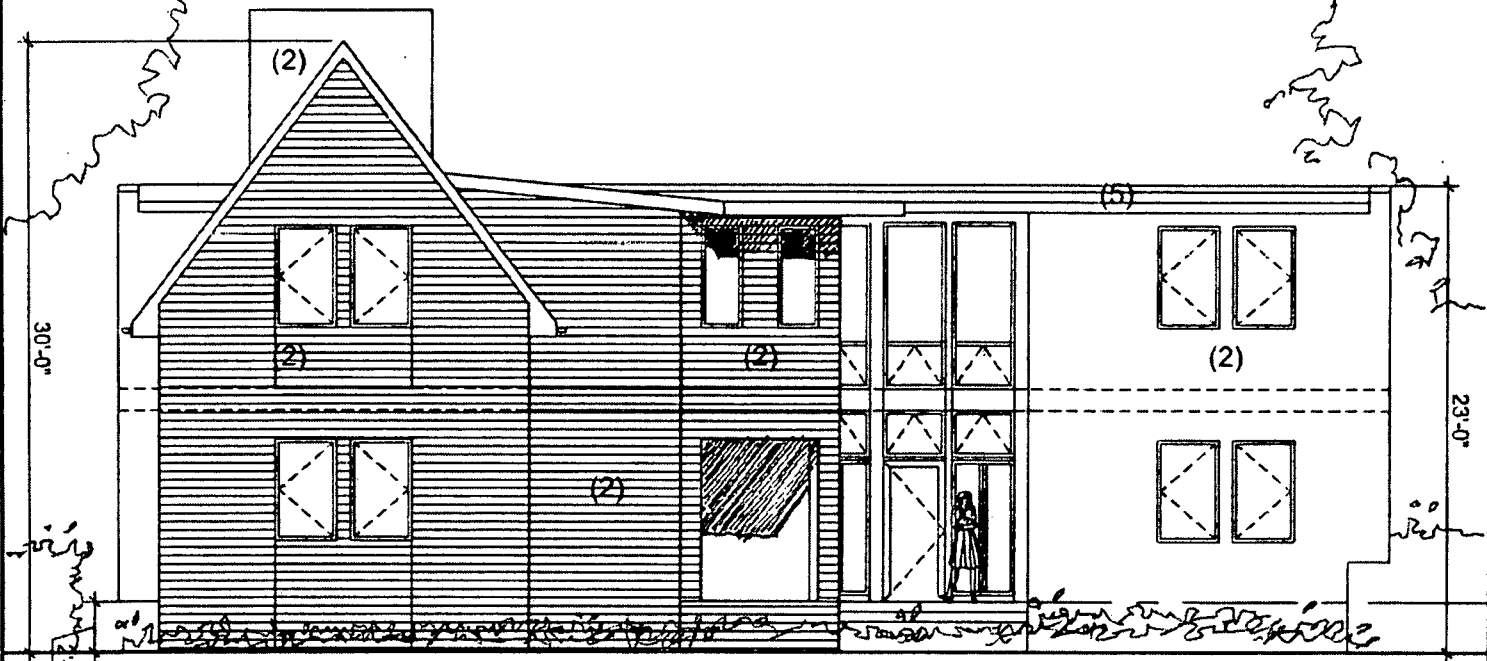
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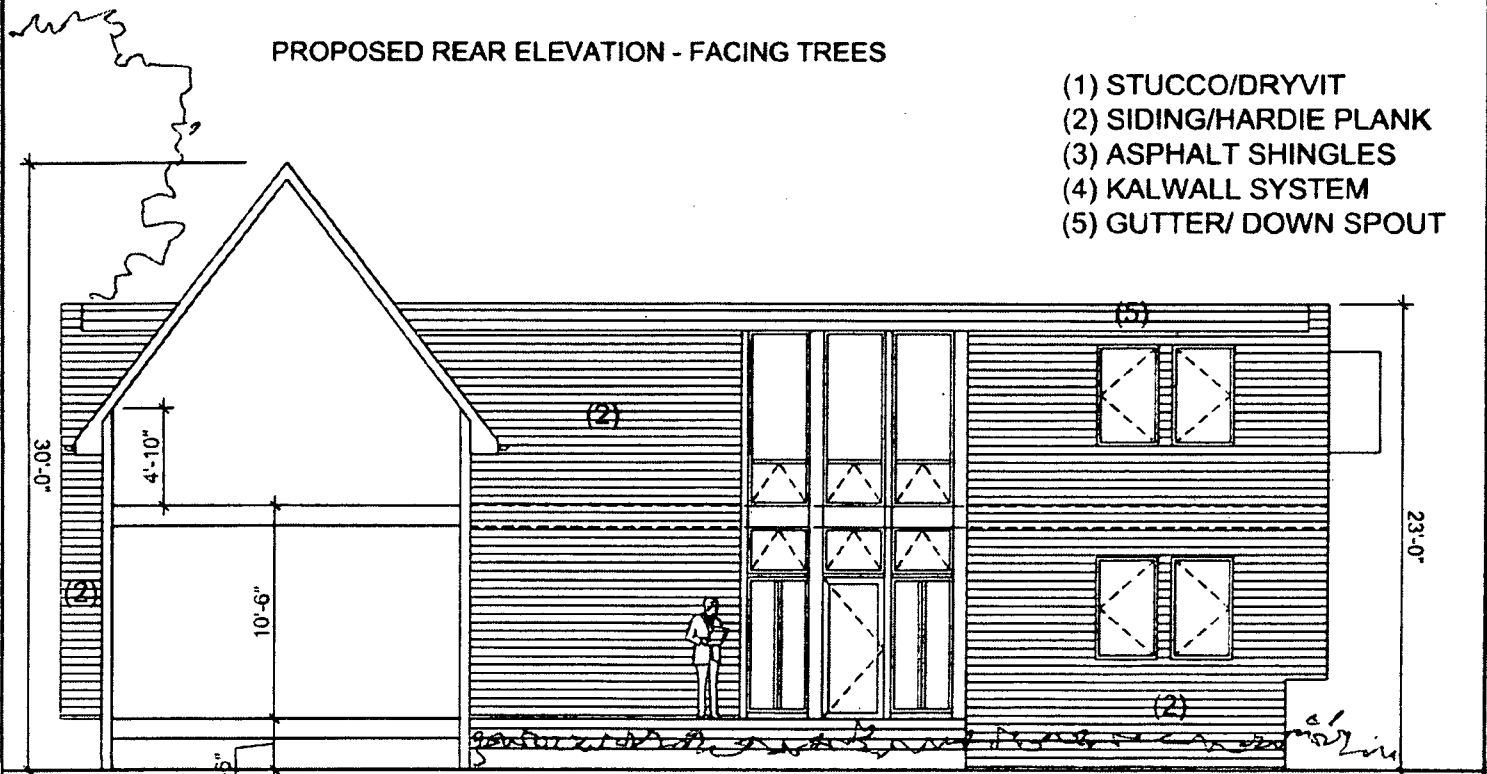
DRAWING NUMBER : SKA 104A SHEET 4 OF 7

24



PROPOSED REAR ELEVATION - FACING TREES

- (1) STUCCO/DRYVIT
- (2) SIDING/HARDIE PLANK
- (3) ASPHALT SHINGLES
- (4) KALWALL SYSTEM
- (5) GUTTER/ DOWN SPOUT



PROPOSED REAR SECTION - FACING TREES

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LEGEND:
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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

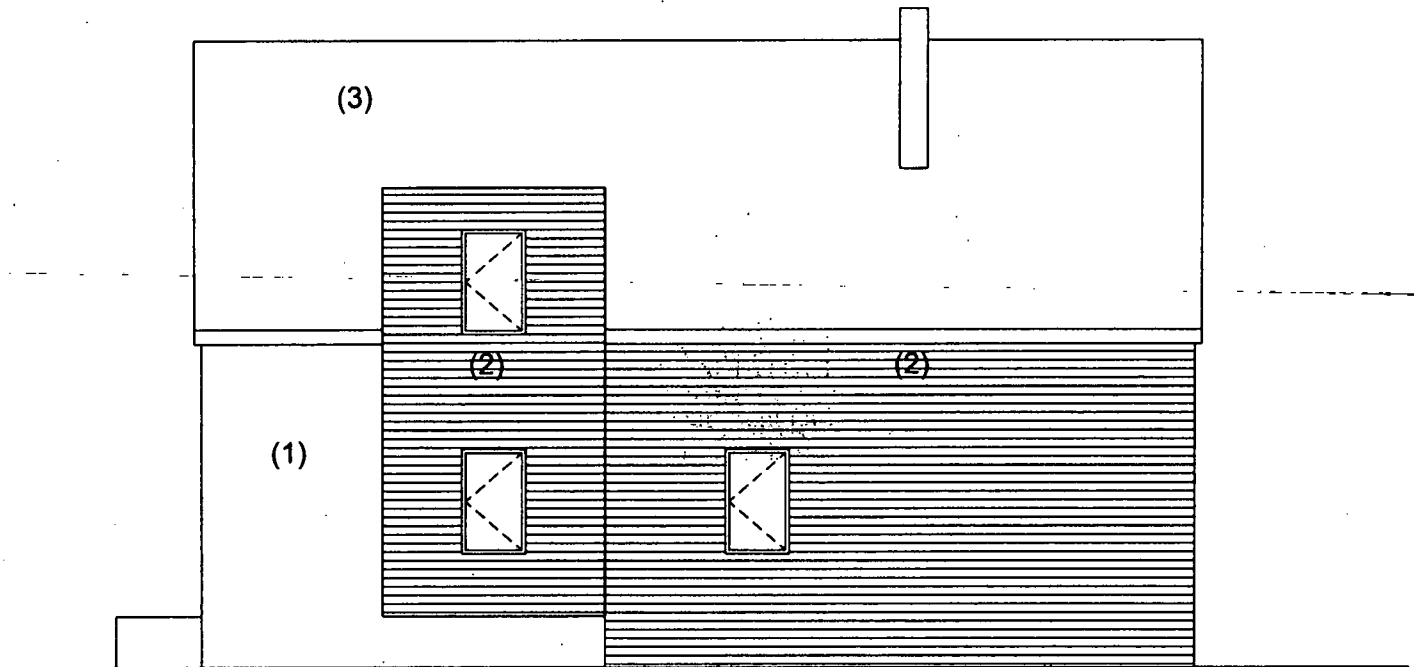
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SCALE: NTS

REVISIONS:



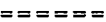
DRAWING NUMBER : SKA 105 SHEET 5 OF 7



SIDE ELEVATION- FACING NEIGHBOR

- (1) STUCCO/DRYVIT
- (2) SIDING/HARDIE PLANK
- (3) ASPHALT SHINGLES
- (4) KALWALL SYSTEM
- (5) GUTTER/ DOWN SPOUT

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LEGEND:
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 NEW PARTITIONS 
 EXISTING PARTITIONS TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-21-2010

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 107 SHEET x OF 7





10305 METROPOLITAN AVE
KENSINGTON MD



10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10305 METROPOLITAN AVE

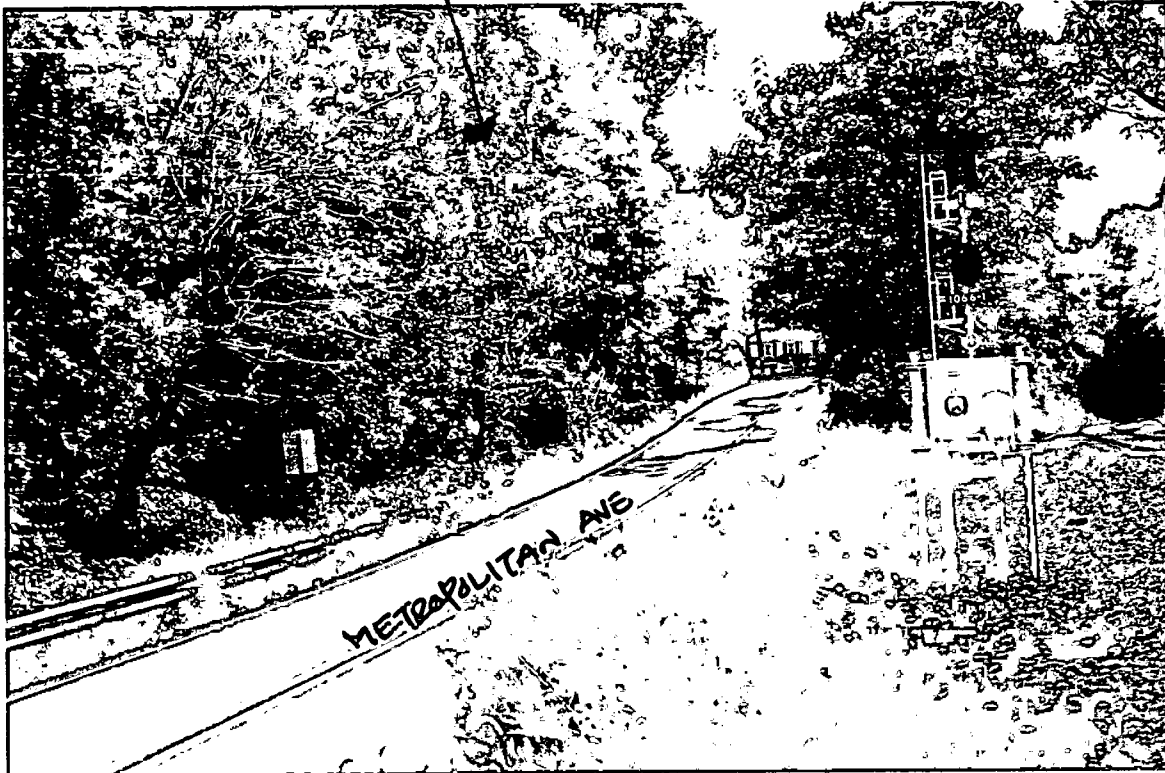


PHOTO # 3



RAILROAD
TRACKS

PHOTO # 4

October 6th 2010

HPC Meeting Transcript

1 MR. RODRIGUEZ: Second.

2 MS. MILES: All in favor please raise your right
3 hand.

4 VOTE.

5 MS. MILES: The HAWP is denied unanimously. Thank
6 you for coming and we look forward to seeing another
7 application from you.

8 The next item on our agenda is a preliminary
9 consultation for construction on a vacant lot at 10305
10 Metropolitan Avenue in Kensington. Do we have a staff
11 report?

12 HISTORIC PRESERVATION STAFF: Yes, we do. 10305
13 Metropolitan Avenue, Kensington is a vacant lot. It is part
14 of the Capitol View Park Historic District. A little
15 background on this property: In 2004, the HPC approved a
16 subdivision proposal to subdivide one parcel to create two
17 additional building lots. There is a historic house that is
18 referred to as the Dwyer House on the site which remains,
19 was in severe deterioration, has been rehabilitated, is
20 currently occupied and an addition was approved to that by
21 the HPC at a later date.

22 The two additional lots were subdivided, as I
23 said, one house was constructed, thus we have a vacant lot
24 with the third remaining lot. There is also an approved
25 forest conservation and tree save plan for the property,

1 which is still valid today that is the Environmental
2 Planning Department is responsible for enforcing.

3 Some site characteristics. Because it's a vacant
4 lot it delineates the outer edge of the historic district.
5 The property is surrounded by a heavily wooded forest area
6 and the rear and left sides, the non-historic single family
7 home to the right and is confronted by the railroad tracks
8 across the street. The house on the right demarcates the
9 only section of the subject property that is adjacent to the
10 historic district.

11 The applicant is proposing to construct an
12 approximately 1,700 square foot building footprint two-story
13 house on the lot at the edge of the district. It includes
14 the installation of a permeable surface circular driveway in
15 the front and an open patio area at the rear. The material
16 treatments for the house include a combination of stucco,
17 dryvit, fiber cement siding, asphalt shingle roof, vinyl
18 clad exterior wood windows, and a Kalwall translucent wall
19 system on the front elevation.

20 Staff supports the proposed construction of the
21 two-story house finding that it is consistent with Chapter
22 24-A-8(c) and (d) and Standard 9 of the Secretary of the
23 Interior Standards for Rehabilitation, which are outlined on
24 Circle 2 of your staff report. The scale and massing of the
25 building address the street in such a way that it would not

1 impair the character of the district. The house is
2 appropriately scaled to avoid competing with the adjacent
3 non-historic house to the right and does not maximize the
4 buildable area of the lot.

5 The property is located at the edge of the
6 district and surrounded by a protected forest conservation
7 area on two sides. As such, new construction would have
8 negligible impact on the streetscape of the district. The
9 contemporary expression of the design is successful in
10 differentiating the new construction from the common
11 architectural styles of the district and the material and
12 treatments are appropriate for a contemporary style and in
13 period with the design.

14 Staff has outlined two points to provide the
15 applicant with guidance. One of which is to determine if
16 the design is consistent with Chapter 24-A(c) and (d) and
17 Standard 9 that are outlined above. And if the material
18 treatments are appropriate for the style and period of the
19 proposed design. And staff recommends the applicant make
20 revisions to the plans based on comments from the HPC and
21 return for a historic area work permit.

22 You received a copy of comments from the local
23 advisory panel and you have also, since sitting down at the
24 meeting, have received comments from a neighbor in the
25 vicinity of the subject property as well. And I can go

1 through a couple of slides here. Just to give you a sense
2 of the district, the subject property, the property to the
3 right of the blue outline is where there is now a house that
4 was constructed and then to the right of that is what is
5 referred to as the Dwyer house.

6 And a bit difficult to see in aerial photos,
7 because as I had indicated in the staff report, that it is a
8 heavily wooded area. As you can see there's a curve on the
9 road. On the bottom right the railroad tracks are across
10 the street. And just to give you a sense of context, top
11 left is the Dwyer House, top right is the new construction,
12 which the subject property, the vacant lot, is adjacent to
13 and then just a little bit of context, two houses next to
14 each other. In looking at the bottom photo the house on the
15 left, the new construction, the subject property is to the
16 left of that. And that's all I have.

17 MS. MILES: Thank you, Josh. Would the applicant
18 like to come forward. Please turn on the microphone and
19 just press it until it comes on and take your hand away, and
20 identify yourself. You'll have 7 minutes.

21 MR. DERMAL: Bauer Dermal. I should talk about
22 it?

23 MS. MILES: You can either respond to the staff
24 report or make a presentation or in any way use your seven
25 minutes.

1 MR. DERMAL: Okay. I'm in the process of, I've
2 almost purchased the land and I'm an architect and I have
3 home based business office. The current layout of the
4 houses for sale doesn't fit my use. So I was looking for
5 vacant land and I found this one. And the design, if you
6 see, it's kind of not the typical design around the area.
7 So I'm having, I'm single so, I just need a bedroom. I
8 think we need a kitchen and a work area and a studio, that's
9 my life. So that's why the shape of the design is kind of
10 unique and different. And that's all, about it.

11 MS. MILES: Very good. A lot of single men don't
12 need a kitchen. Does any member of the commission have a
13 question either for staff, which I neglected to offer, or
14 for the applicant? ~~and if~~

15 No question. All right. We have a witness who
16 would like to testify. I believe testifying as an
17 individual, Pat Mulready. As an individual you have three
18 minutes.

19 MS. MULREADY: The last paragraph is --

20 MS. MILES: Could you identify yourself for the
21 record, please.

22 MS. MULREADY: I'm Pat Mulready. I'm here mostly
23 as an individual, but also speaking for the community. In
24 the last paragraph of the prepared remark. I'm Vice
25 President of the Capitol View Park Citizen's Association and

1 its representative to the CKC. My property or our property
2 directly adjoins the Dwyer House Treehaven historic
3 property, which has been shown, which was subdivided. This
4 house is proposed for one of the subdivided lots as you've
5 heard.

6 We have a historic house designated as I just
7 reviewed remarks outstanding not just excellent, which has a
8 full view of the backs of the houses on the Dwyer property.

9 We object to the proposed house because it is not
10 consistent with the design of historic Capitol View Park.
11 It would be the first house people would see as they enter
12 our historic district. In HPC's various 2004, to '05, to
13 '06 to '07, et cetera, rulings on the subdivision of the
14 historic Dwyer Treehaven property into two building lots,
15 you specified what types of design would be acceptable and
16 that any houses built there must be compatible in style,
17 historic looking and not bigger than the Dwyer House.

18 The proposed house would be neither. Over the
19 years HPC rejected several proposed houses which were
20 conventional looking designs because they were inconsistent
21 with the historic character of Capitol View Park and the
22 Dwyer House. Because of subdivision notification loopholes,
23 we just learned of the proposed building at 9:00 p.m. last
24 night, and have only had cursory examination of the plan.
25 However, we are concerned regarding the implication of the

1 developer's plans to install solar power.

2 The lot is heavily wooded and it's not in here
3 but, going through the records you mentioned the forest
4 conservation of historic trees are not supposed to be cut
5 down. We're concerned that trees, having solar power would
6 require most if not all trees to be cut down especially
7 significant ones on the lot and perhaps beyond the
8 boundaries into presently protected woods. This area is
9 also a flood plain and trees are needed to control drainage
10 in addition to the historic nature of the woods.

11 This part is from the community. We weren't able
12 to vote on it. It's just a consensus. In addition, we and
13 several board members of our Capitol View Park Citizens
14 Association are greatly concerned about the developer's
15 attempts, and by this we mean all the developers, to move
16 this subdivision into Kensington. According to the HPC
17 office, the property is not in Kensington nor on
18 Metropolitan Avenue as designated in the plan proposal, but
19 is part of the Capitol View Park Subdivision, and therefore,
20 this property and the one to the east of it should have
21 Capitol View Avenue addresses.

22 Going northwest from the Dwyer House, which is
23 10245 Capitol View Avenue, the blue house should be 10247
24 and the new house 10249. This is critically important since
25 developers seem to be trying to move the boundary between

1 Kensington and Capitol View Park further east than it should
2 be, thus allowing for the possible eventual CR development
3 indicated for Metropolitan Avenue, which is up to four
4 stories in the Kensington Master Plan to encroach upon
5 Capitol View Park.

6 And finishing, this is back to individual again,
7 we propose the entire remaining Dwyer Treehaven wooded area
8 be chosen as legacy open space property. That would be
9 truly green. Thank you.

10 MS. MILES: Thank you. Are there any questions
11 for this witness? Okay. If there are no questions for
12 either staff, the applicant or witness, we're going to ask
13 you to turn off your microphones and we're going to begin
14 deliberations. Would anybody like to begin. We're just
15 going to be giving commentary. This is not an application
16 for a historic area work permit. This is a preliminary
17 consultation, so we're just going to be giving feedback to
18 the applicant about whether or not we think this is
19 compatible, and in what ways he can address concerns, if we
20 have any.

21 MS. MULREADY: I'd like to just add, we
22 appreciate, the smallest is much better than the approved
23 house, but the modern style is not consistent.

24 MS. MILES: Thank you. Okay, any comments from
25 commissioners?

1 MR. TRESEDER: I have a question of staff
2 actually. You mentioned there is, as part of the
3 subdivision there was a tree preservation, were there any
4 other conditions as part of the subdivision?

5 HISTORIC PRESERVATION STAFF: I don't know
6 specifically if there are any conditions, but what I do know
7 is that any construction on this property is subject to
8 additional consultation and review by the Environmental
9 Planning Department because of this overlying forest
10 conservation easement. So I don't have the specific
11 conditions but there is another step and the applicant has
12 been made aware of that and, I believe, has initiated that
13 process to determine if there are any other limitations or
14 issues that need to be dealt with with regard to new
15 construction. I'll stop there.

16 MS. MILES: I'll speak if no one else will. My
17 comment would be, frankly, I think this is an outstanding
18 design. My reaction to it was, this is at the edge of a
19 historic district. This is a challenging lot. It's facing
20 onto two roads and a railroad, and it's transitional between
21 a historic district and outside of the district.

22 I think its massing is appropriate. I think its
23 fenestration is interesting. I think this is actually
24 really a tremendous design. And I would be able to support
25 this as a HAWP.

1 MS. HEILER: I'd like to agree with Commissioner
2 Miles. I think it's an outstanding design. I do have
3 questions about the issue of solar power that came up. I
4 think you need to be very specific about that. If this is
5 to be solar powered, where the panels would be and would it
6 affect the tree preservation. What would be the details of
7 the plans for that.

8 HISTORIC PRESERVATION STAFF: You're welcome to
9 make a comment.

10 MS. MILES: Yes, go ahead, you can answer a
11 question.

12 MR. DERMAL: I don't know where the solar power is
13 coming from. I have no idea.

14 HISTORIC PRESERVATION STAFF: I was going to
15 clarify that. I was not made aware of any solar panel
16 installation on this throughout my conversations with the
17 applicant, which have been numerous.

18 HISTORIC PRESERVATION SUPERVISOR: My guess is
19 that there's some confusion over the window system on the
20 front elevation, and confusion that that might be a solar
21 system, but in fact it's a window system.

22 MR. DERMAL: I take pride in my drafting and
23 rendering, but --

24 MS. MILES: They're windows, we see them.

25 HISTORIC PRESERVATION STAFF: There's a detail

1 specification for the Kalwall window system with your staff
2 report that the applicant provided for additional
3 clarification.

4 ~~MR. KIRWAN:~~ I'm going to have to disagree
5 slightly with the previous two commissioners. I don't think
6 it's quite an outstanding design yet for the district. I
7 think there are some issues I have with it that, again, I
8 think because it is at the corner of a historic district in
9 certain ways puts more pressure on it to be very appropriate
10 in the district. And, I think then you go to, for me I went
11 to, you know, Secretary of Interior Standards for
12 Rehabilitation No. 9 and just to paraphrase that, you know,
13 should be differentiated from the old and be compatible with
14 historic materials, features, size, scale and proportion and
15 massing.

16 Just to start off with the massing, I think
17 there's, and to a certain degree the citizens association, I
18 think, addressed this pretty well, I think really ~~the~~
19 ~~massing ought to be either all flat or all pitched roofed.~~
20 I think the contrast and the conflict between the flat roof
21 and the pitched roof, yeah, I suspect you did the pitched
22 roof to make it sort of a gesture to the historic district,
23 and I don't really think that's necessary in this case. I
24 think you can have a contemporary building in a historic
25 district and it still does not distract from the district

1 and the historic architecture that you find in it.

2 ~~So I would urge you to, you know, go one way or~~
3 ~~the other instead of having these conflicting roof forms in~~
4 ~~the design. I also think the fenestration is, you know, a~~
5 ~~little too carried away.~~ I think the, you know, I see sort
6 of windows that have sort of roughly historic proportion to
7 their overall size without any grills in them, and that may
8 be fine. And then I see a Kalwall system that has a lot of
9 heavy grills in it, and then I see something sort of, you
10 know, in your studio area, something that sort of looks like
11 a garage door with grills in the high window there.

12 ~~Again, I think you ought to go one or another with~~
13 ~~the window treatment.~~ I think you ought to go with no
14 muntins or with, you know, muntins in all the windows to be
15 somewhat consistent. And again, speaking to the, you know,
16 Standard No. 9.

17 ~~I also have a little bit of trouble on the most~~
18 ~~visible corner of your property as you come around~~
19 ~~Metropolitan Avenue is this sort of projecting oculus, a~~
20 square oculus that's coming out of the corner there and
21 ~~again, I think that is sort of a jarring intersection of~~
22 ~~forms which, I think again, sort of competes with the~~
23 ~~historic forms that you see in the district which are not as~~
24 ~~jarring, not attempting to create conflicts of geometry and~~
25 ~~things like that. So, again, I think sort of simplifying~~

1 it. ~~I think more consistency to the windows, more~~
2 ~~consistency to the roof forms, for me would make it an~~
3 ~~approvable HAWP when you come back.~~

4 MR. DERMAL: So you have no issue with the shape
5 of the floor plan being in an L shape?

6 MR. KIRWAN: No. No, I think the general, I think
7 the staff report sort of spoke to the fact that, you know, a
8 two-story building of this size and form is appropriate in
9 the district. I don't have any issue with that. Like for
10 me it's the, right now for me it's the ~~conflict of~~
11 ~~traditional forms on one wing conflicting with very~~
12 ~~contemporary forms on the other and that may be appropriate~~
13 ~~to certain historic districts, you know, as a way of~~
14 ~~treating addition, adding on to an historic residence, but~~
15 ~~you have an all new structure here. So I would encourage~~
16 ~~you to, you know, and it appears to be very contemporary in~~
17 ~~the way you're approaching it, so I would go with that.~~ I
18 mean, I would, you know, ~~approach it with a more~~
19 ~~contemporary consistency throughout the project.~~

20 MR. DERMAL: An architect, when he gets his chance
21 to do something that he can do without anyone else, a
22 developer being involved, since it's my own house I bring
23 stuff from everywhere, oh, this is nice, I'll put this in.
24 This window is nice, I'll put this in. So I think you're
25 right, I probably got carried away a little bit. The

1 pitched roof is a nod to the neighbors, to the rest of the
2 historic district, and once you come on this side, the flat
3 roof, which I found out is more expensive than the pitched
4 roof, is, that speaks of my own style of being a modern
5 design.

6 [I did try to clean it up a little bit and get rid
7 of that projecting eye at the corner. So at the end of that
8 box is now an opening with a balcony projecting out.] So
9 that's why we're having this discussion so you could tell me
10 what --

11 MR. KIRWAN: ~~That's a helpful move you've made for~~
12 ~~me to eliminate the square window on the corner.~~ But again,
13 I think if you prefer flat roofs and prefer those forms, you
14 know, for me I don't think it's necessary to make a gesture
15 to the historic district with a portion of your building
16 having a pitched roof. ~~I would be very happy if this was~~
17 ~~all flat roofed in this case.~~

18 MR. DERMAL: There are no muntins on the windows.
19 Kalwall has, that's the unit size, 12 by 2 foot by 2 feet,
20 but I have no intention of having any muntins.

21 MR. SWIFT: I was going to come down somewhere in
22 between Commissioner Kirwan and the other two comments, and
23 I was going to say that I'd like to see the diagonal
24 rectangular window come out and soften a little bit. I
25 think what you've shown there in your sketch is pretty

1 reasonable to me and I think you're on the right track so
2 far, in my view.

3 MS. WHITNEY: Mr. Dermal, your comments echoed
4 exactly why I thought you had presented this design.
5 As you explained when you walked in, this is your house and
6 in your profession, of course, you're going to design the
7 features that you prefer. This is, however, in a historic
8 district and the contrast between your design, which is a
9 very nice design, and the historical properties is just a
10 little too jarring for me. I appreciate the exact language
11 you used, the nod of the pitched roof to your neighbor's
12 house and the others, just might not quite be enough for me
13 to call it complementary to the other homes that they will
14 be so close to.

15 The circular driveway, something that does
16 certainly not mimic what is next door, but definitely does
17 give a bit of a nod to that, I appreciated that and the
18 other comments that you have heard I'm sure will help you
19 slightly rethink your ideas.

20 MR. RODRIGUEZ: I think contemporary approach in
21 this case is perfect. I don't have a problem with that, and
22 I do really appreciate that you had kept the house footprint
23 so small. What I think the house is not answering yet is,
24 the relationship with the land where it is sitting. I mean,
25 if you look at the picture you will look at there is a

1 squiggly line that comes behind existing house that is
2 demarcating that there is some change in the topography
3 there. And I think when you start looking at that, the part
4 of the house that for me is not resolved is the back.

5 It's really, all these forms coming in conflict
6 and intersecting, they are not in certain way, from what I
7 see, responding to that that I can see in the aerial photo.

8 So what I will definitely recommend is that you look at
9 these and simplify it, and simplify it in a way that allows
10 the design to speak to what you want to say freely and, but
11 I don't know, it needs to be a little more minimal. It
12 needs to somewhat tone down the scale to meet the ground. I
13 don't think the house is meeting the ground yet. Is this
14 house designed like the lot was completely flat, and I don't
15 think it is a flat lot?

16 MR. DERMAL: No, it's not. You're right. It
17 drops towards the back. Since I'm in the process of almost
18 99 percent done, should I tell you the story about how the
19 bank --

20 MS. MILES: No, thank you.

21 MR. DERMAL: So the banks are still kind of not
22 sure if I'm going to get the loan. So I don't have a full
23 survey and I did get the topography from the previously
24 approved plans, and by the way, I am saving all those trees
25 that are mentioned to be saved. We are saving those trees.

1 MS. MILES: Anyone else?

2 MS. MAHER: Well, I wanted to just concur with
3 Commissioner Whitney more or less because I do think it's an
4 interesting and compelling design and according to our
5 guidelines that we follow, we're supposed to be lenient with
6 regard to new construction. I do think that, you know, your
7 lot is in a historic district and it's the first home if
8 you're from a certain approach in that district, and I do
9 find that it's a little to jarring as you are coming into
10 that district. So if there is some way you can pare it down,
11 so it's still contemporary and it's still reflects who you
12 are, then I would not have the difficulty in reviewing it
13 and approving it?

14 MR. TRESEDER: I appreciate your explanation of
15 how you have two parts of the house and how the side
16 adjacent to the historic district had a nod to it. I think
17 actually, I sort of agree more with Commissioner Miles on
18 this. I think it creates interest, although the ordinance
19 allows you in a contemporary design to go, you know, you
20 aren't forced to make that, you have quite a bit of freedom
21 as a designer, but if you choose that, if you like that, I
22 think that's not necessarily a bad thing. I would suggest
23 thought that it not be an abstract nod. That is the steep
24 roof pitch is so different than the adjacent houses. So,
25 maybe conceptually it's a nod to the historic district, but

1 ~~in reality it's not. So to me if it's not making that~~
2 ~~actual physical connection, maybe it is better not to even~~
3 ~~bother.~~ But that's a designer's judgment and I'm just, so I
4 think you could take it either direction you wanted as a
5 designer.

6 MS. MAHER: I would like to add, I did agree with
7 Commissioners Treseder and Kirwan that I did feel that it
8 was somewhat of a mix of styles. So if you do pare it down,
9 have it be contemporary but just a little toned down.

10 MS. MILES: Okay. Well, it sounds like there's
11 general support for the massing so long as the topography is
12 recognized. It sounds like there's general support for a
13 contemporary design that perhaps, according to some views
14 might be more traditional, and it sounds like the general
15 direction that you're going is generally supported. And you
16 should know that there are other members of the commission
17 who were not present tonight, so if you get a slightly
18 different composition you might get a slightly different
19 reaction when you come back for HAWP. But I assume we won't
20 see you until your bank loan goes through and we look
21 forward to seeing you. Do you have any other questions for
22 us?

23 MR. DERMAL: Yes. So the conflicting information
24 that I received, and I'm trying to please everyone, believe
25 me.

1 MS. MILES: Yes. You only have to please a
2 majority.

3 MR. DERMAL: So, and this is the first time I'm
4 doing this. So what happens, for instance I come up with
5 better drawings, colorful presentation and my loan goes
6 through, how do I win my design? Do you, oh, the voting?

7 MS. MILES: You'll be working with staff before
8 you come to us, and hopefully staff will enable you to craft
9 a design that we can support based on the comments that
10 staff has very assiduously listened to, I'm sure, this
11 evening.

12 HISTORIC PRESERVATION STAFF: I'll go out with you
13 and we can talk about this some more and sort of regurgitate
14 what was discussed and what the best approach would be for
15 addressing the comments and getting approvable historic area
16 work permit.

17 MR. RODRIGUEZ: May I add something?

18 MS. MILES: Sure.

19 MR. RODRIGUEZ: The idea is that we are here to
20 protect and follow the guidelines of the historic district.

21 So you don't come here to us to please us. You come here
22 to present something that is in the spirit of those
23 guidelines. And that is true to your aspirations. And I
24 think that should be the guidance that I can give you.

25 MS. MILES: I would just like to note also that we

1 are not in a, it does not appear before us to discuss
2 anything related to the dividing line between the historic
3 districts or a proposal to create a legacy open space
4 property. So that's not what we were hearing tonight.
5 Okay, thank you very much.

6 Next on our agenda are the minutes. Do we have
7 minutes from July 14th?

8 HISTORIC PRESERVATION STAFF: We have July 14th,
9 August 11th and September 7th.

10 MS. MILES: Terrific. Can I have a motion for
11 approval of those minutes?

12 MS. WHITNEY: I move that we approve the minutes
13 from July 14, 2010, August 11, 2010, September 7, 2010.

14 MS. MILES: Is there a second?

15 MS. HEILER: Second.

16 MS. MILES: All in favor raise your right hand.

17 VOTE.

18 MS. MILES: The minutes are approved. Thank you.

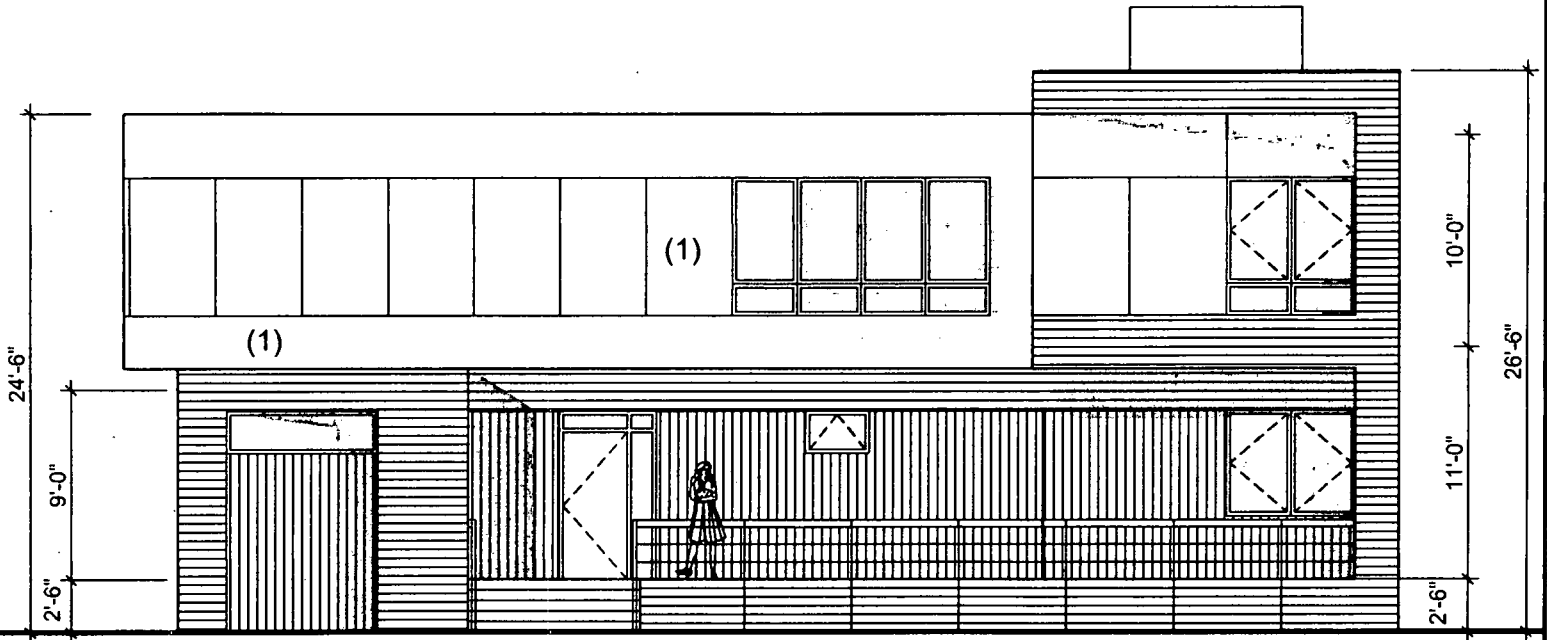
19 And we need a volunteer for this evening. Thank you,
20 Commissioner Kirwan.

21 HISTORIC PRESERVATION STAFF: One thing to note,
22 Commissioner Kirwan is I think we have 15 days to do a
23 formal denial. And so we'll probably try to get the
24 transcript review kind of quickly.

25 MS. MILES: Are there any commission items? I

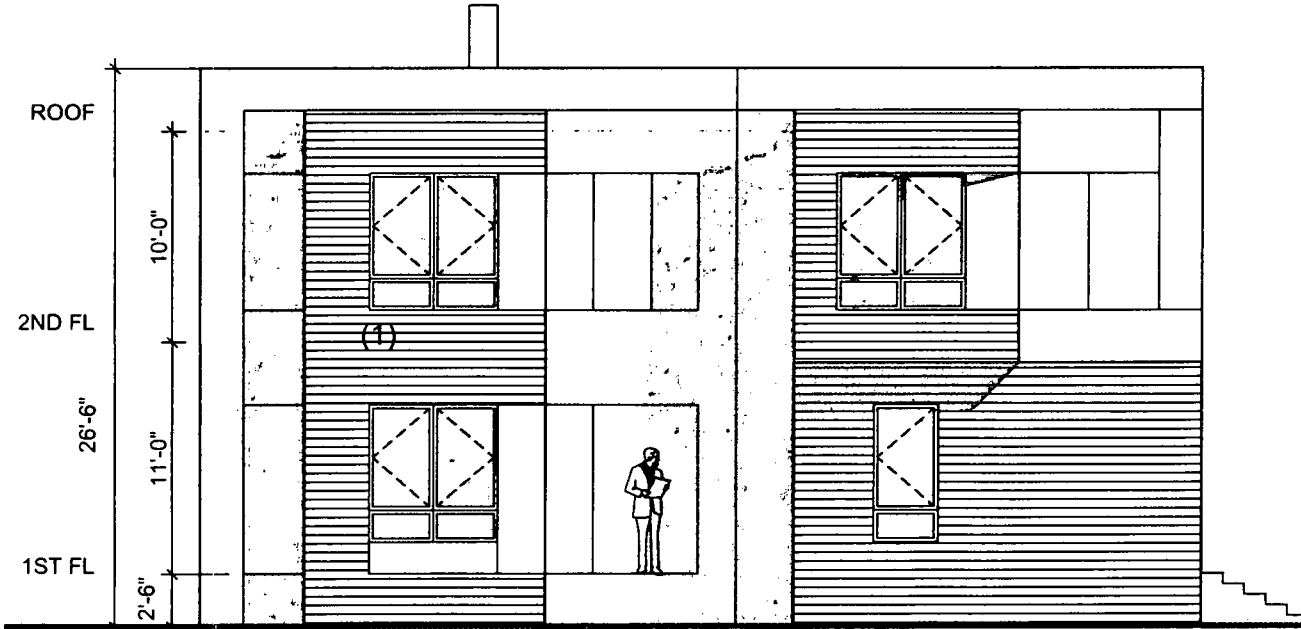
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address BAUER DERMEL 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH, VA 22043	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AVE KENSINGTON, MD 20895-2941	





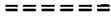
PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE
 SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS
 TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

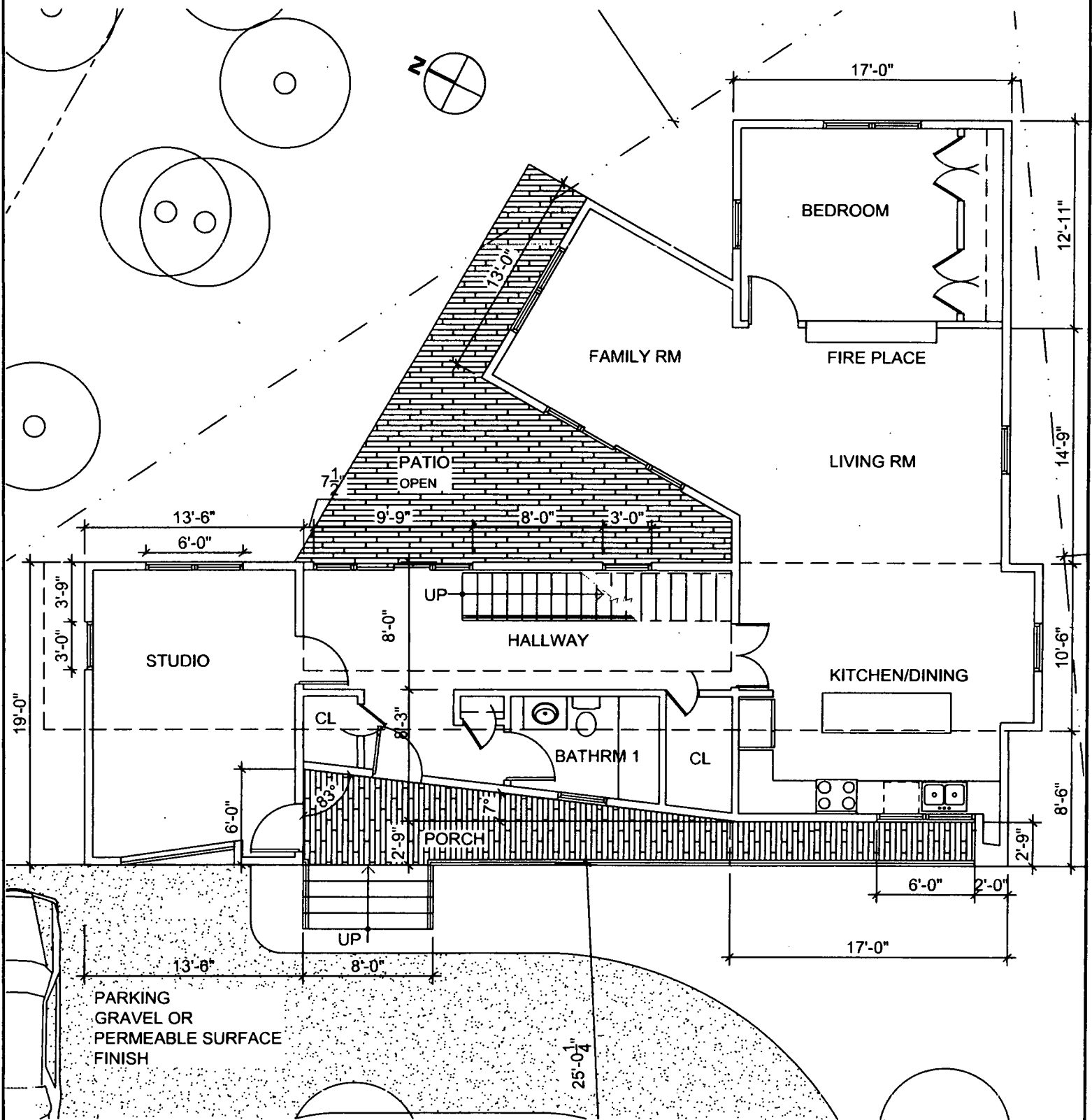
DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA.105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

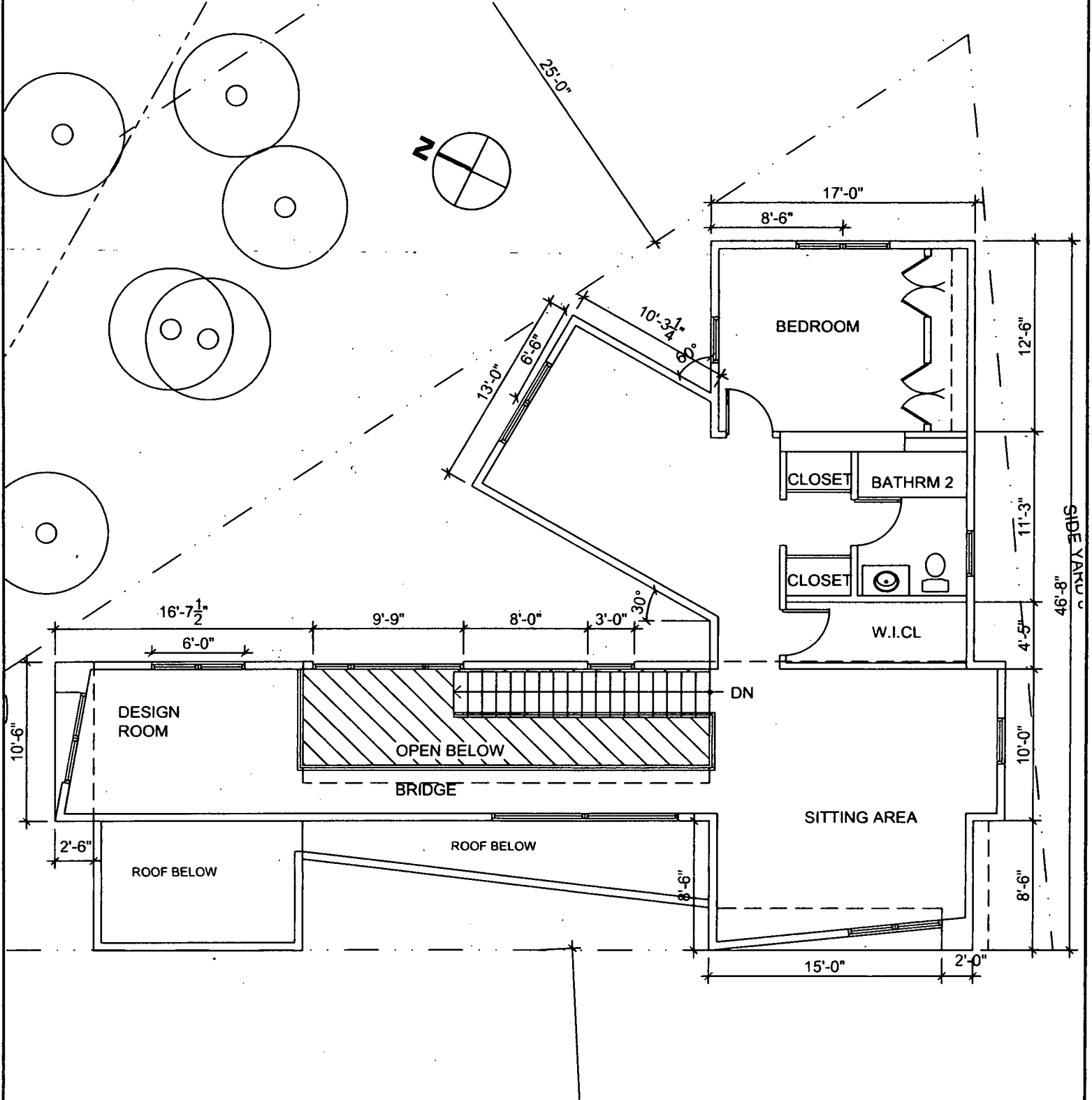
LEGEND:
 EXISTING PARTITIONS (solid line)
 NEW PARTITIONS (dashed line)
 EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
3. NOT FOR CONSTRUCTION

LEGEND:
EXISTING PARTITIONS
NEW PARTITIONS
EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

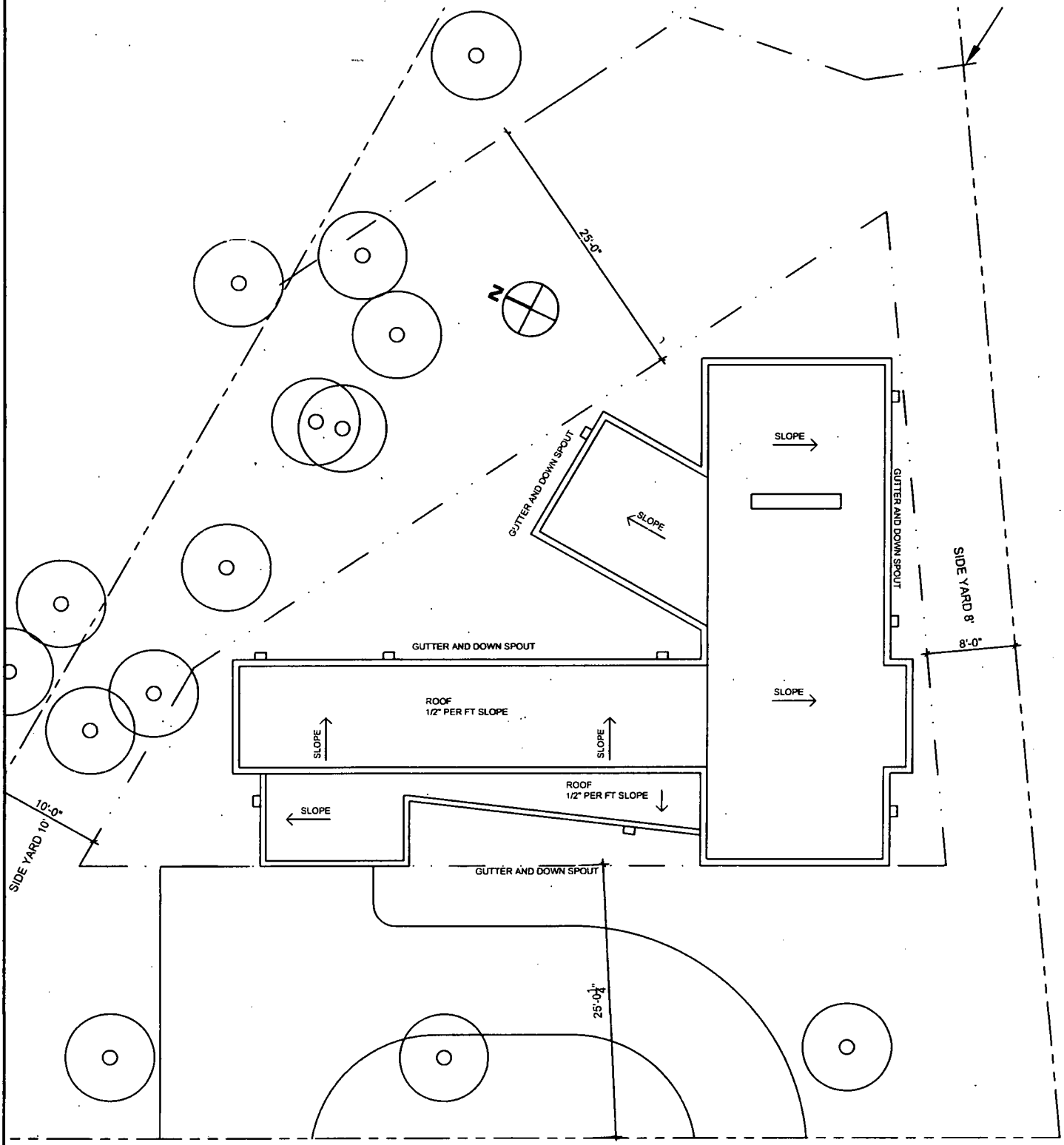
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 103 SHEET 3 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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 3. NOT FOR CONSTRUCTION

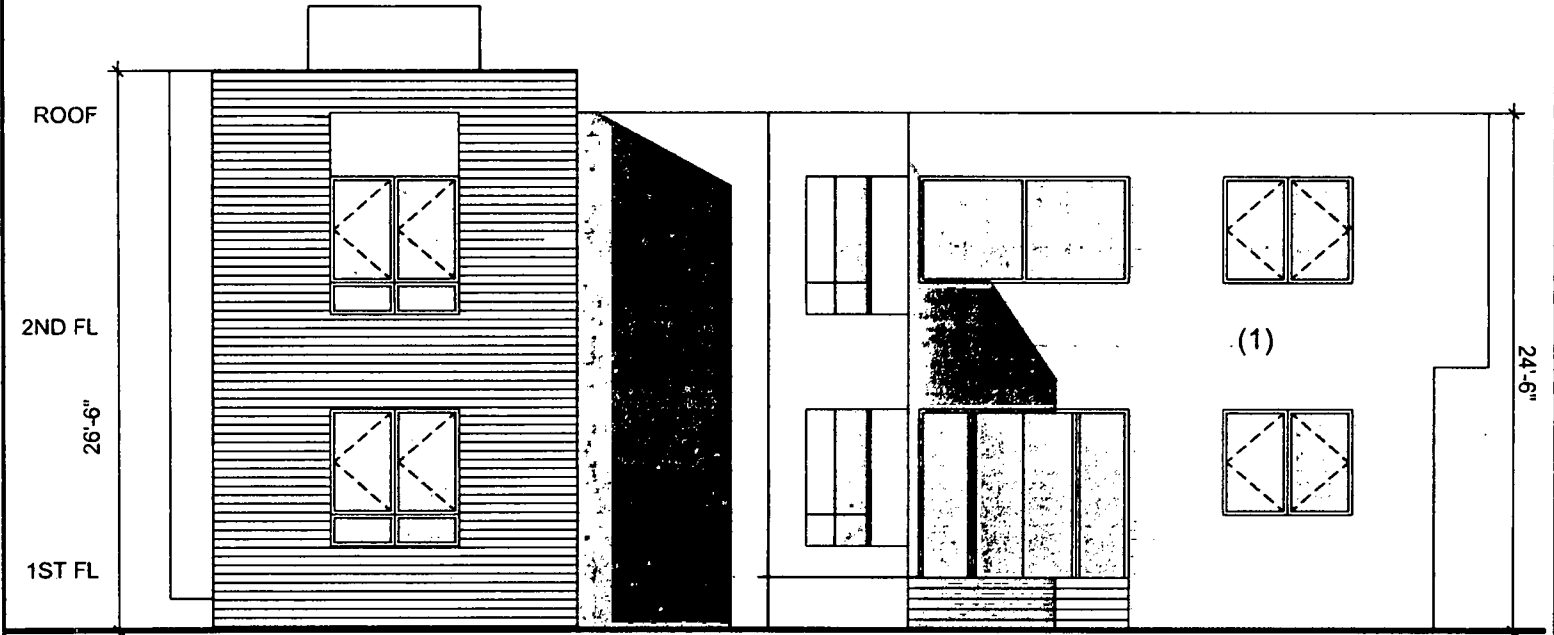
LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 **DATE :** 10-19-2010

DRAWING TITLE: PROPOSED ROOF PLAN **SCALE:** NTS

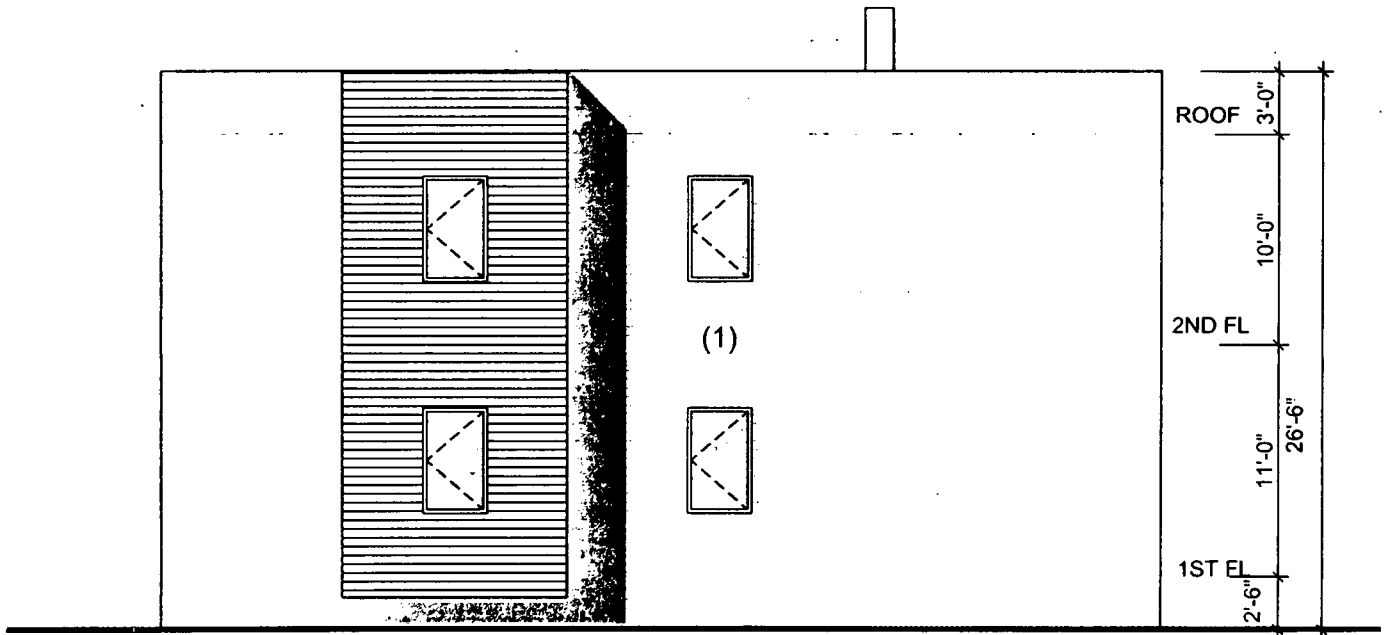
REVISIONS: **DRAWING NUMBER :** SKA 104 SHEET 4 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE






PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6



EX. 8" SEWER APPROX. LOCATION

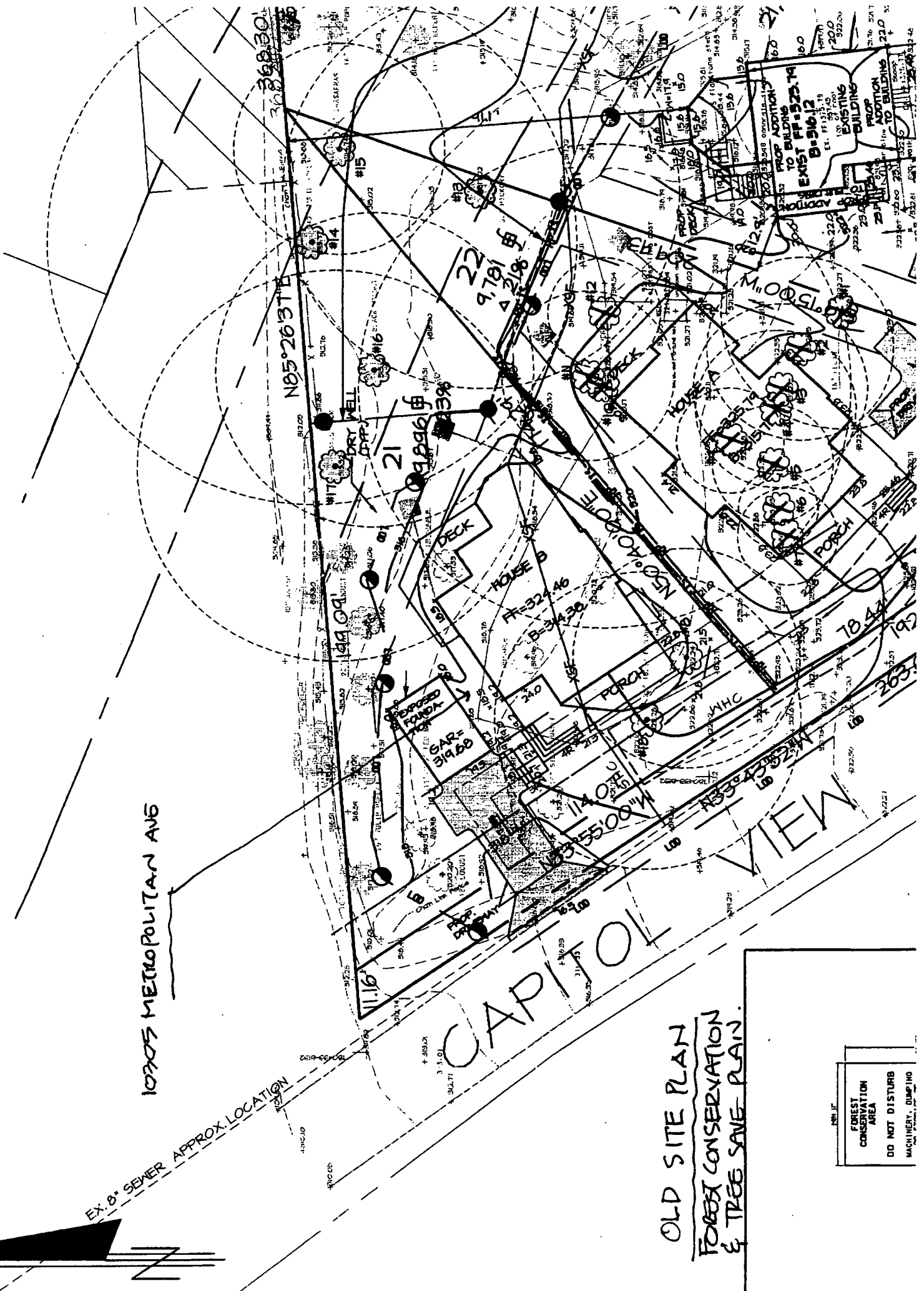
10205 METROPOLITAN AVE

N85°26'37"E

CAPITOL VIEW

OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

185.11'
FOREST
CONSERVATION
AREA
DO NOT DISTURB
MACHINERY, DUMPING



19405 METROPOLITAN AVE
KENSINGTON MD



10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



RAILROAD
TRACKS

CAPITOL
VIEW

METROPOLITAN
AVE

PHOTO # 4

BAUER DERMEL

October 18th, 2010

Narrative

Address New Construction
 10305 Metropolitan Avenue
 Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone.

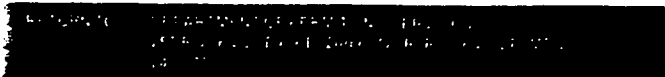
On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Windows will be Anderson casement or sliding windows or equal.

Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermal AIA
Owner/ Architect



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552004

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE/CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [checked] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [checked] Other: NEW SINGLE FAMILY
1B. Construction cost estimate: \$ 250,000.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [checked] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [checked] 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/assessment

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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
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:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCO & SIDING. CONCR. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OR GRASSCRETE. GABLE & FLAT ROOF.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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 elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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 MARLING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

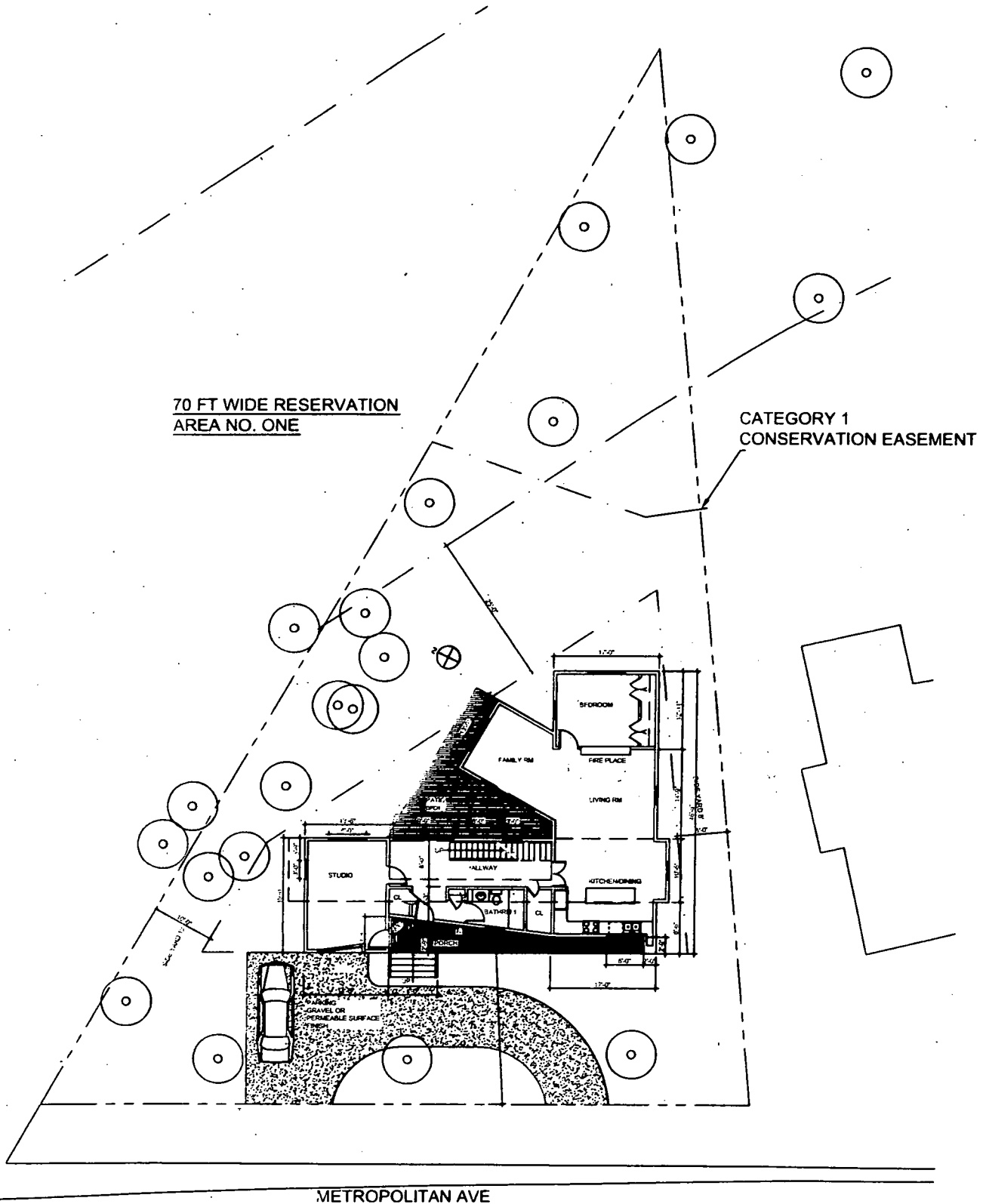
BAUER DERMEL
2311 PIMMIT DRIVE
SUITE 702
FALLS CHURCH, VA 22043

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

KOEHLER, FREDERICK WILLIAM &
JEAN TIONG KOEHLER
10301 METROPOLITAN AVE
KENSINGTON, MD 20895-2941

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

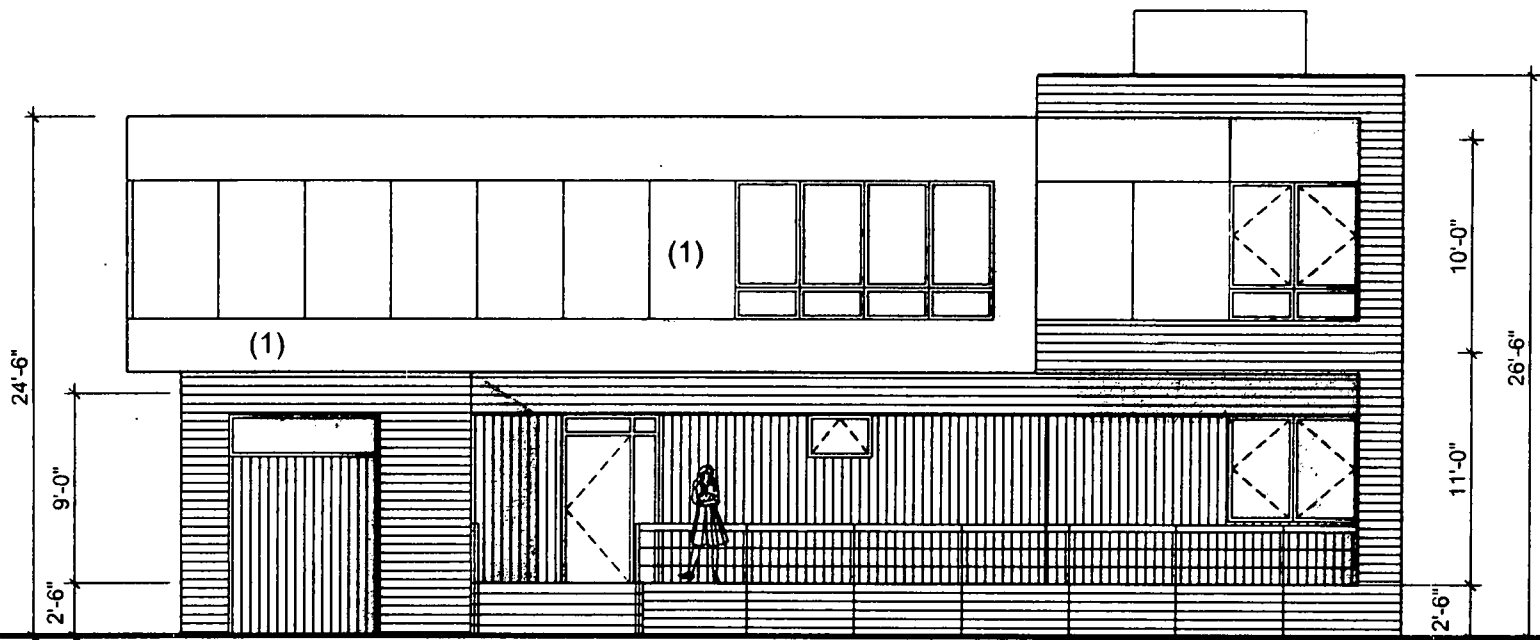
DATE : 10-19-2010

DRAWING TITLE: PROPOSED SITE PLAN

SCALE: NTS

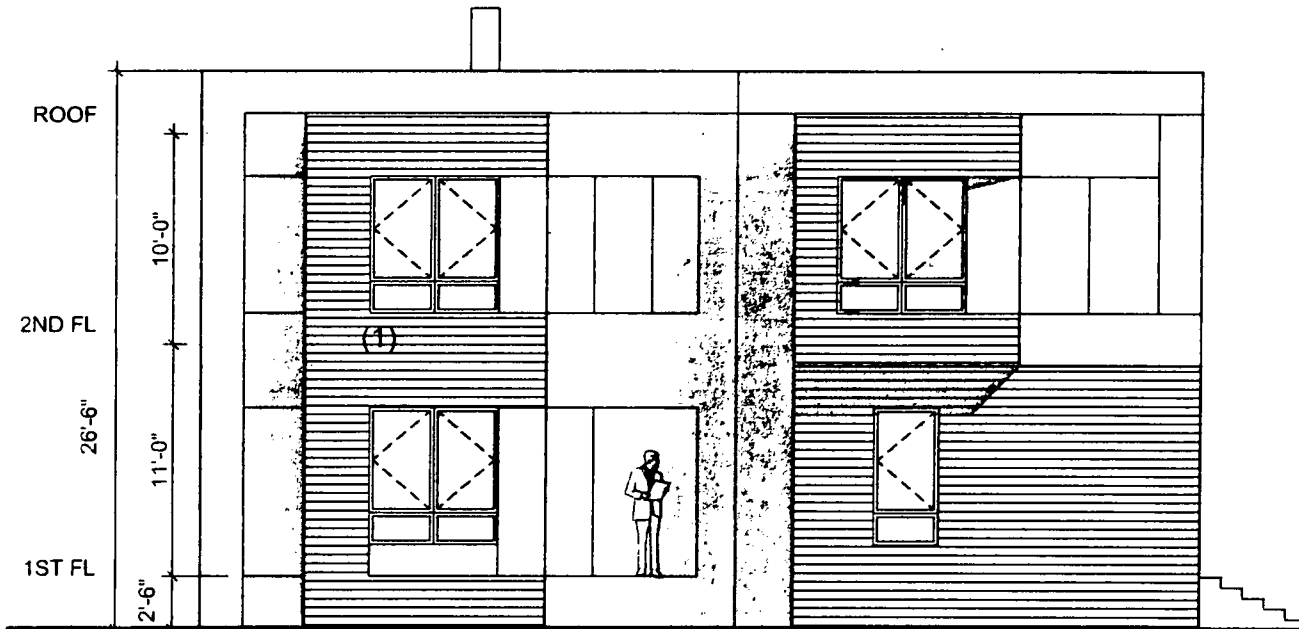
REVISIONS:

DRAWING NUMBER : SKA 101 SHEET 1 OF 6



PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE
2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
3. NOT FOR CONSTRUCTION

LEGEND:

- EXISTING PARTITIONS
- NEW PARTITIONS
- EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

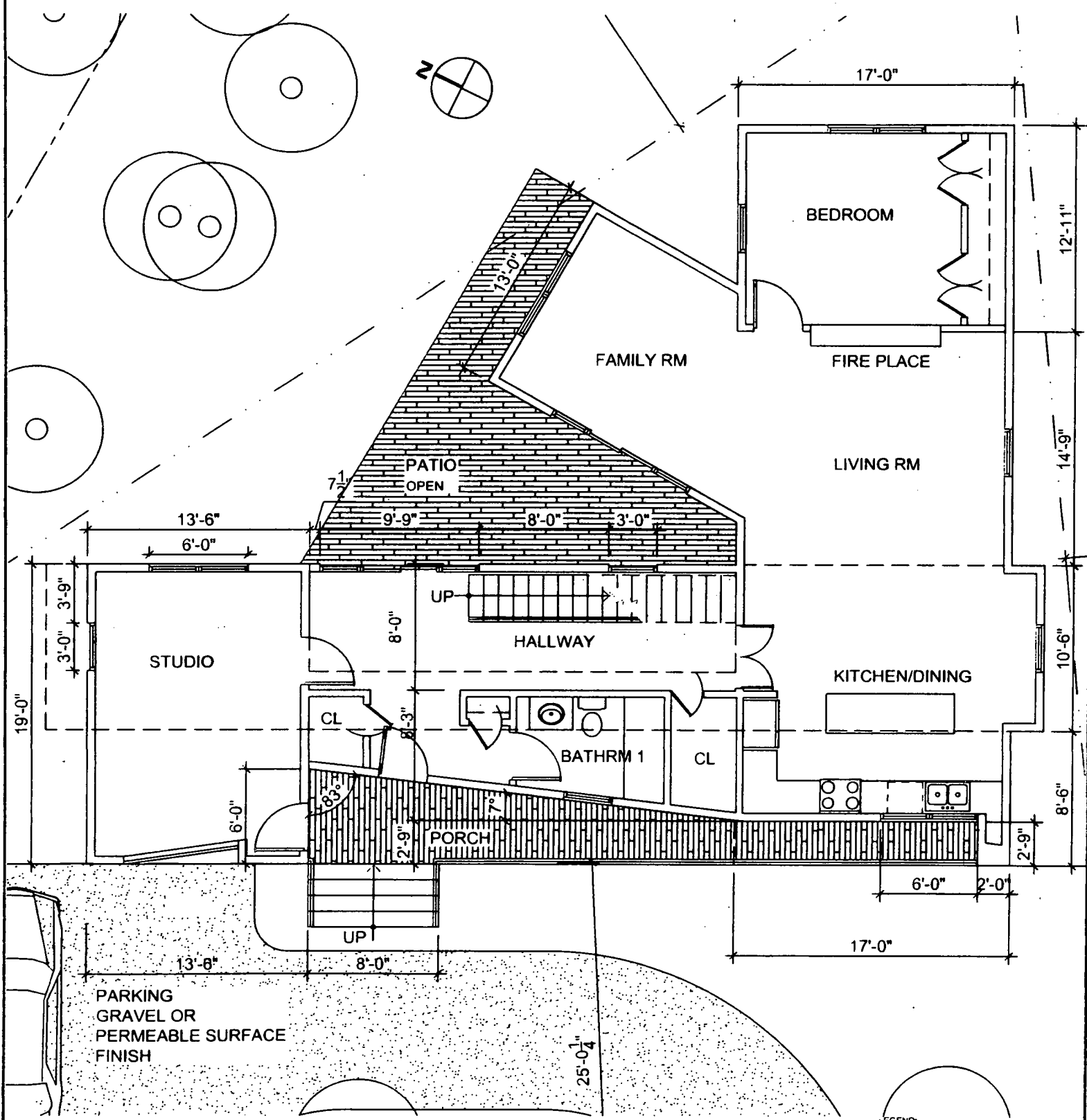
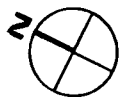
DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA.105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



- NOTE:**
1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:

EXISTING PARTITIONS	
NEW PARTITIONS	
EXISTING PARTITIONS TO BE REMOVED	

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

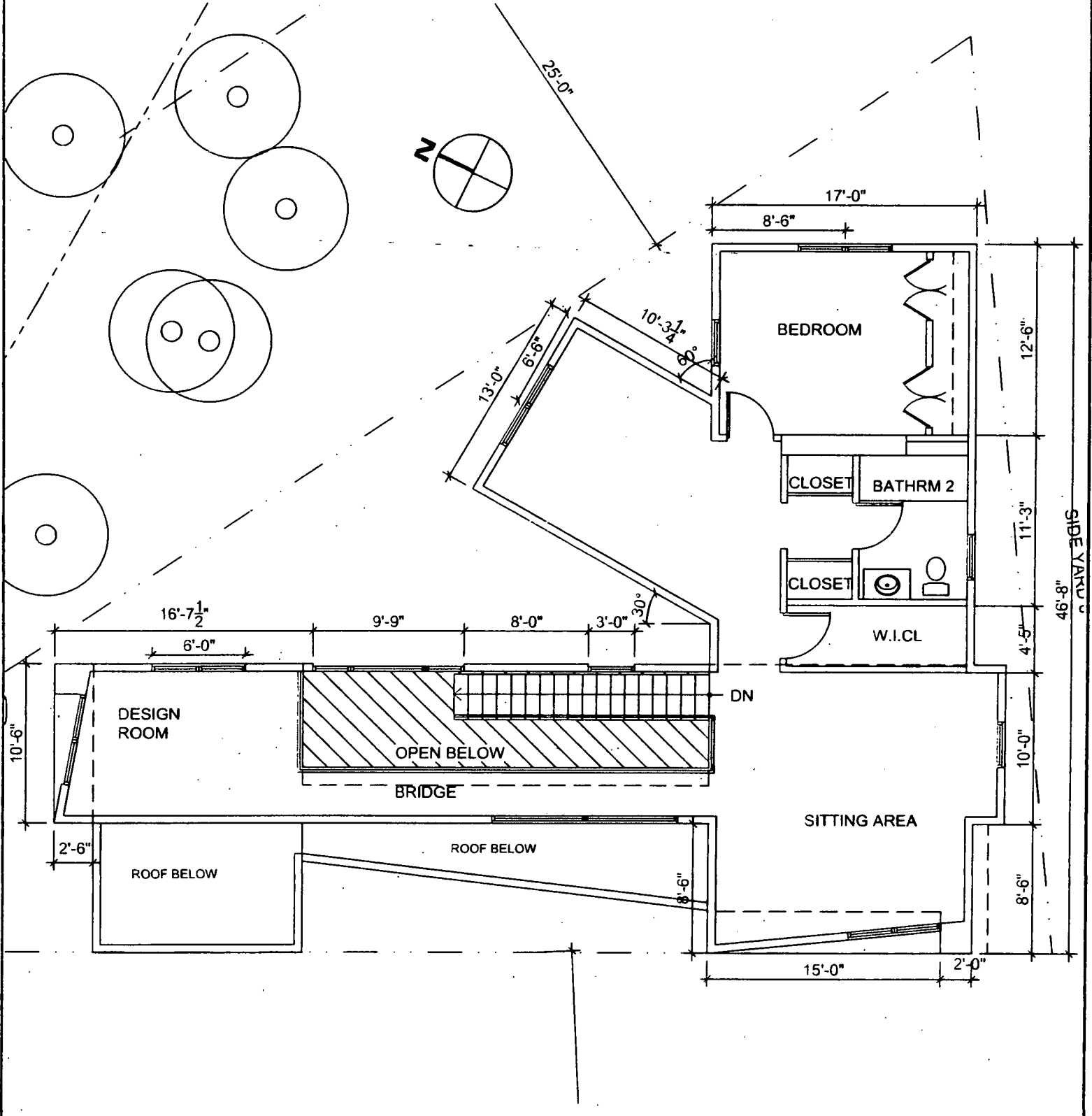
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
3. NOT FOR CONSTRUCTION

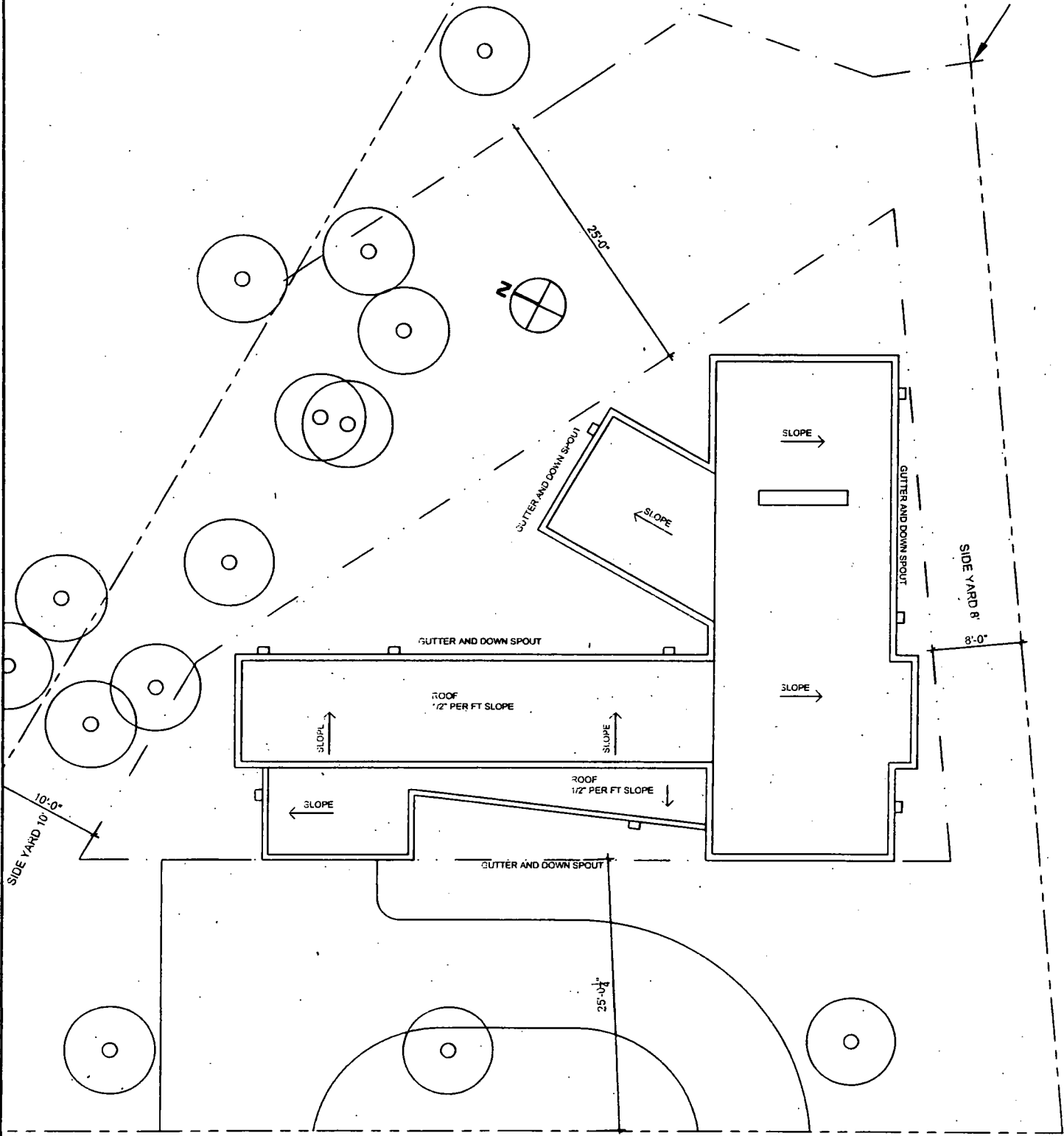
LEGEND:
EXISTING PARTITIONS (solid line)
NEW PARTITIONS (thick solid line)
EXISTING PARTITIONS TO BE REMOVED (dashed line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

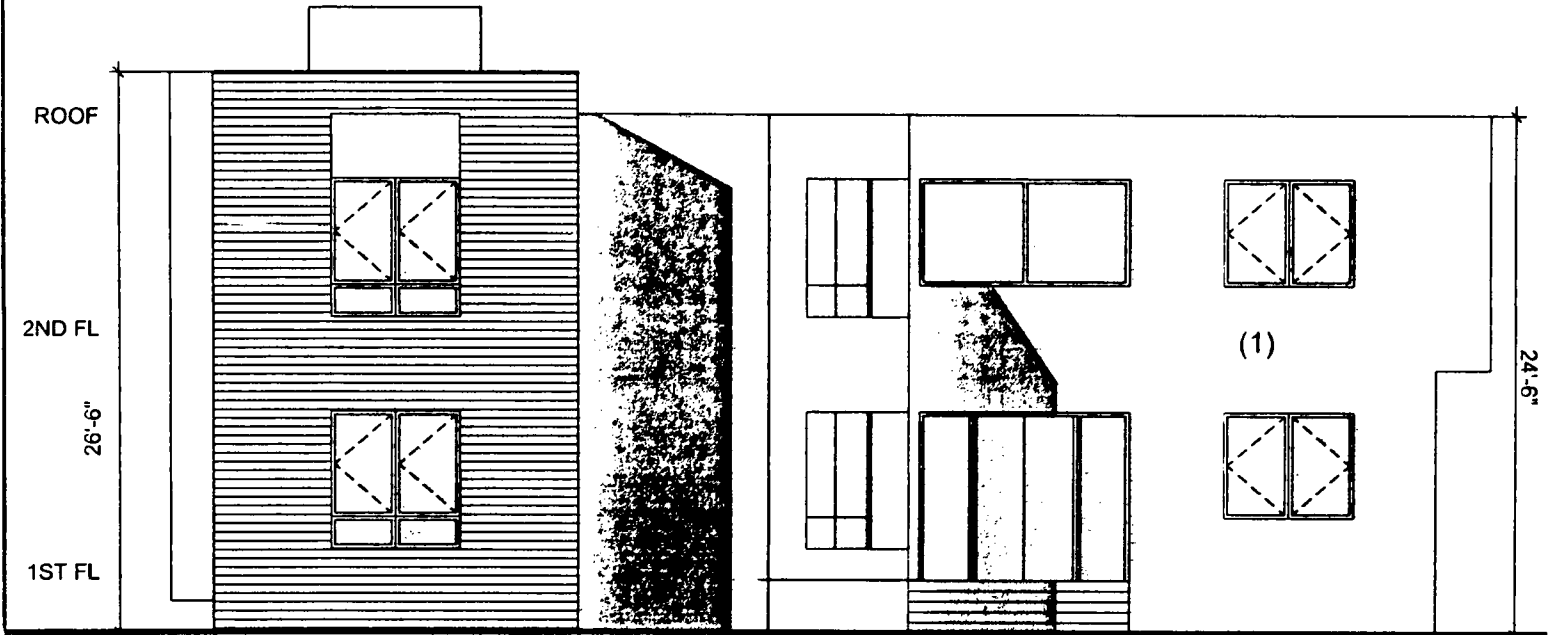
PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED ROOF PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 104 SHEET 4 OF 6

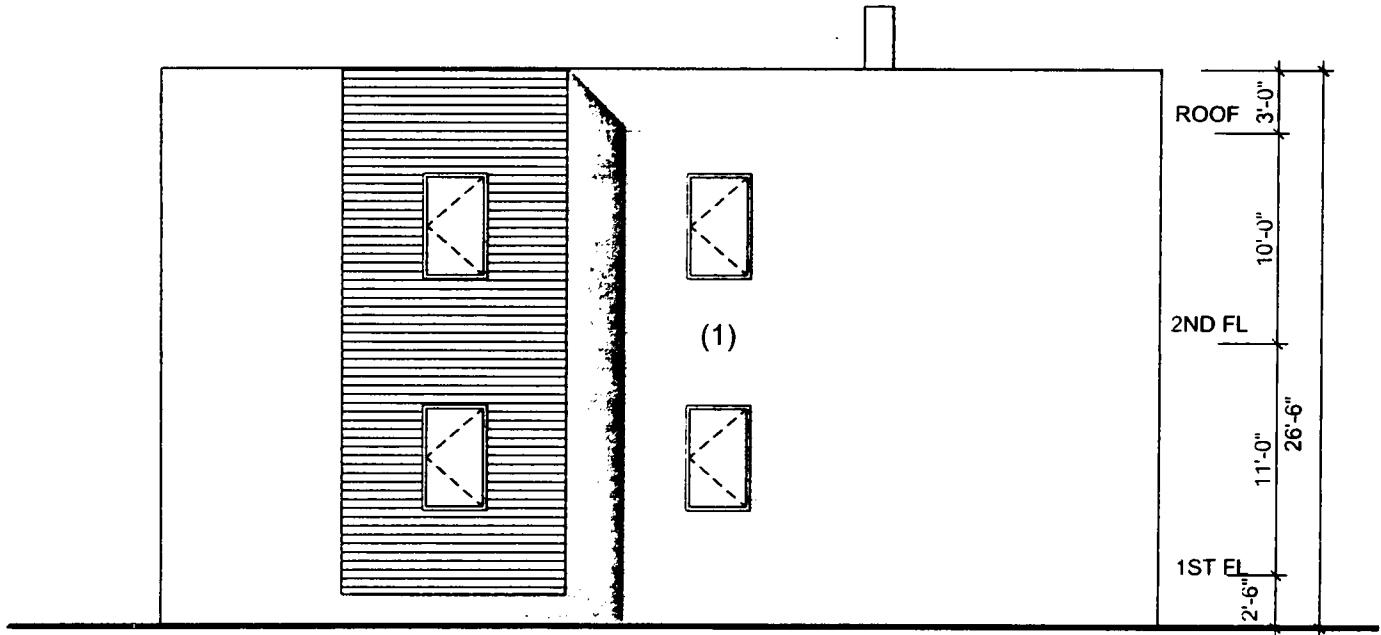
7

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

- NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:

EXISTING PARTITIONS	=====
NEW PARTITIONS	=====
EXISTING PARTITIONS TO BE REMOVED	=====

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6



10705 METROPOLITAN AVE

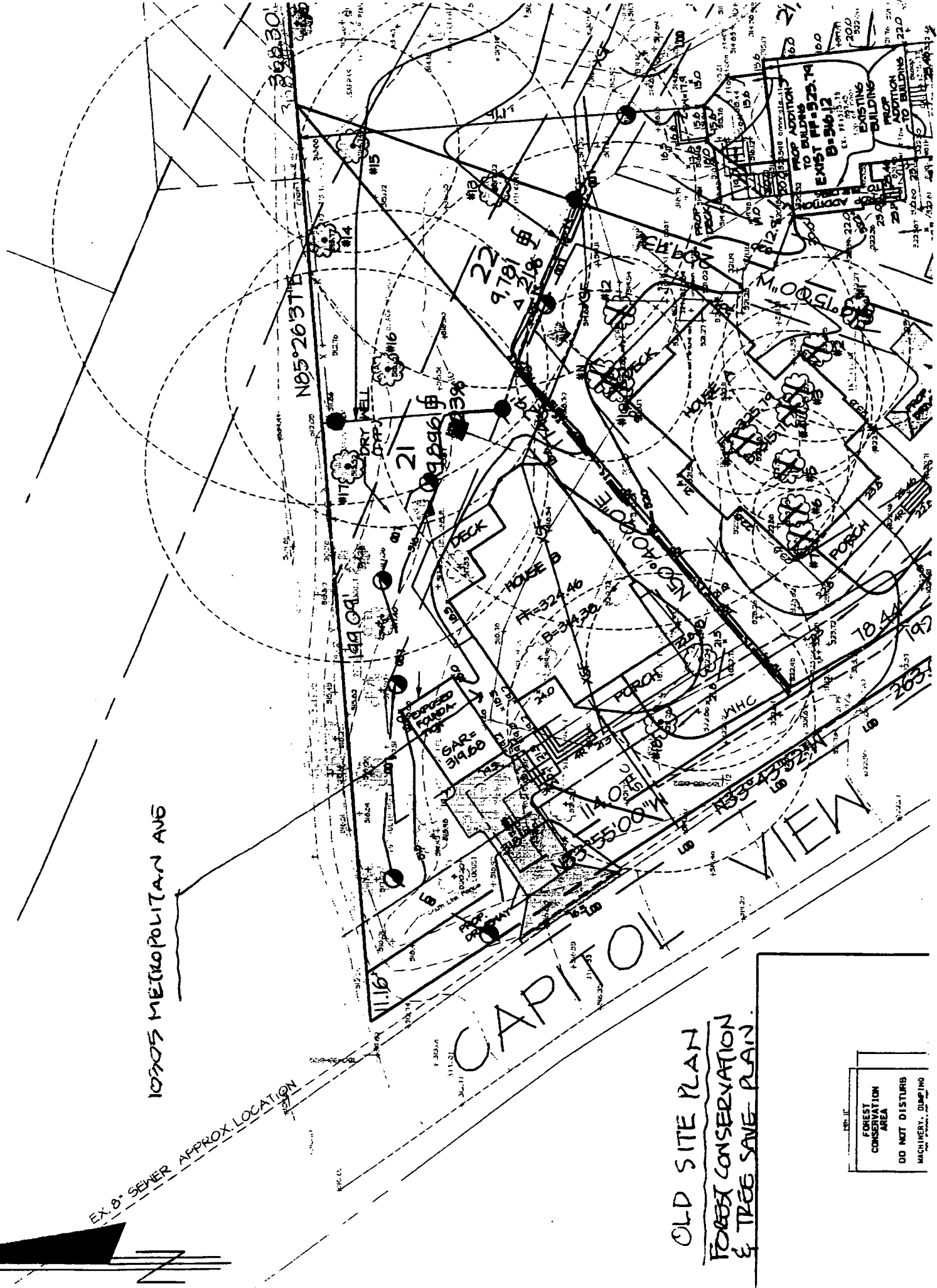
EX. B. SEWER APPROX. LOCATION

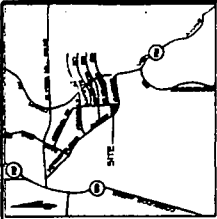
N85°26'31"E

CAPITOL VIEW

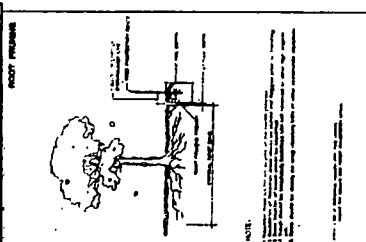
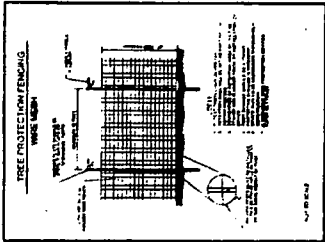
OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

FOREST
CONSERVATION
AREA
DO NOT DISTURB
MACHINERY, DUMPING



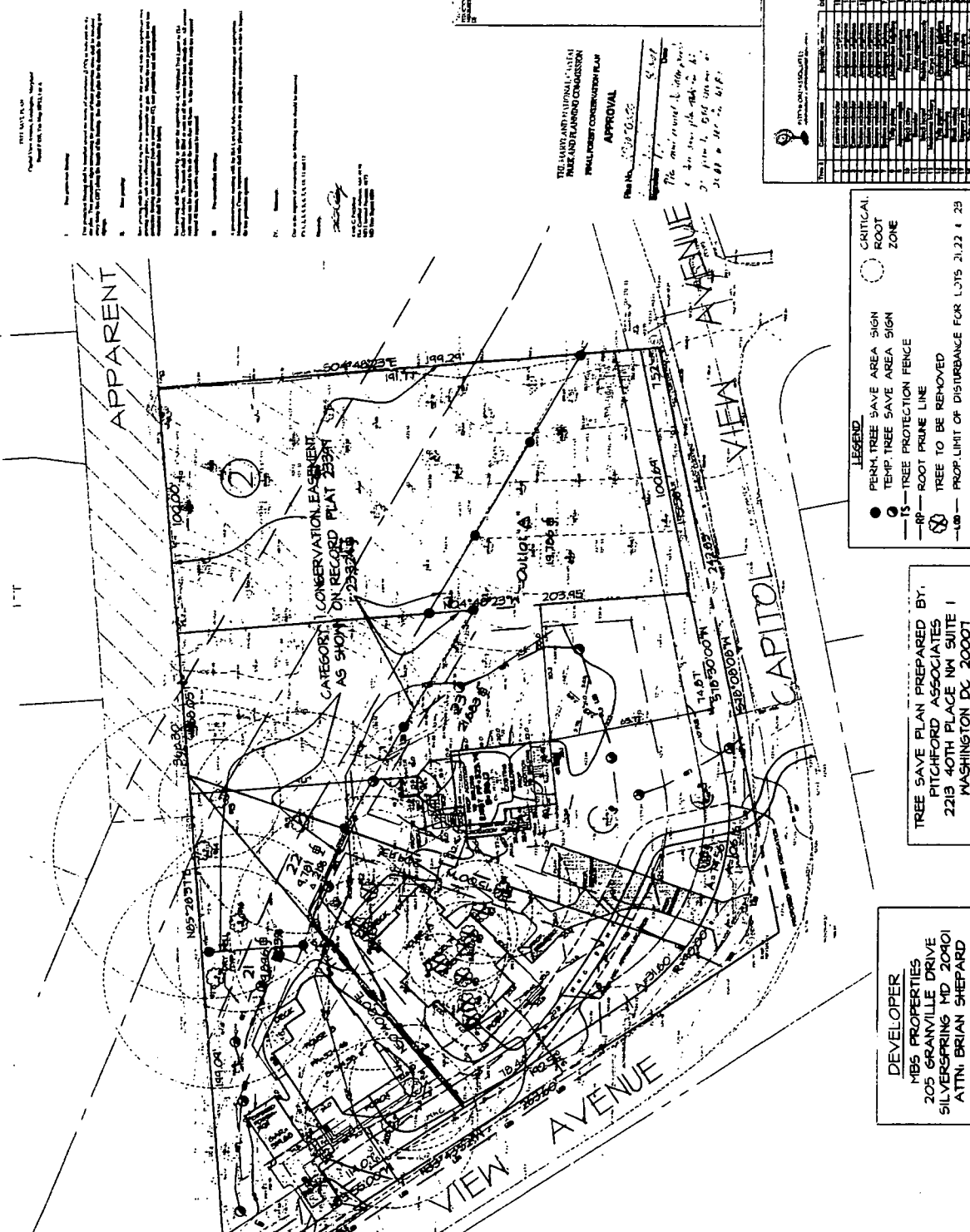


VICINITY MAP
SCALE 1"=2000'



THE BOARD OF CIVIL ENGINEERS
CAPITAL VIEW PARK
October 2007

NO.	DESCRIPTION	DATE	BY	CHKD.
1	DESIGN	10/1/07	AS	AS
2	REVISED TO ADDRESS COMMENTS	10/1/07	AS	AS
3	REVISED TO ADDRESS COMMENTS	10/1/07	AS	AS
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99	REVISED TO ADDRESS COMMENTS	10/1/07	AS	AS
100	REVISED TO ADDRESS COMMENTS	10/1/07	AS	AS



THE HAVING AND RECEIVING PARTIES HEREBY AGREE TO THE PROVISIONS OF THIS PLAN AND TO WAIVE ANY RIGHTS THEY MAY HAVE IN THE PROPERTY DESCRIBED HEREIN.

APPROVAL
DATE: 10/1/07

THE HAVING AND RECEIVING PARTIES HEREBY AGREE TO THE PROVISIONS OF THIS PLAN AND TO WAIVE ANY RIGHTS THEY MAY HAVE IN THE PROPERTY DESCRIBED HEREIN.

APPROVAL
DATE: 10/1/07

THE HAVING AND RECEIVING PARTIES HEREBY AGREE TO THE PROVISIONS OF THIS PLAN AND TO WAIVE ANY RIGHTS THEY MAY HAVE IN THE PROPERTY DESCRIBED HEREIN.

APPROVAL
DATE: 10/1/07

THE HAVING AND RECEIVING PARTIES HEREBY AGREE TO THE PROVISIONS OF THIS PLAN AND TO WAIVE ANY RIGHTS THEY MAY HAVE IN THE PROPERTY DESCRIBED HEREIN.

FINAL FOREST CONSERVATION AND TREE SAVE PLAN
CAPITAL VIEW PARK
(MAGON CONSTRUCTION)

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

SCALE: 1"=20'
JOB NO: 150156

DATE: DECEMBER 2007
DESIGNED BY: AS
DRAWN BY: AS
CHECKED BY: KVC
DATE: 12/1/07

DEVELOPER:
MBS PROPERTIES
205 GRANVILLE DRIVE
SILVERSPRING MD 20901
ATTN: BRIAN SHEPARD

TREE SAVE PLAN PREPARED BY:
PITCHFORD ASSOCIATES
2219 40TH PLACE NW SUITE 1
WASHINGTON DC 20007

LEGEND:
● PERM. TREE SAVE AREA SIGN
○ TEMP. TREE SAVE AREA SIGN
— TS — TREE PROTECTION FENCE
— RP — ROOT PRUNE LINE
⊗ TREE TO BE REMOVED
— LB — PROP. LIMIT OF DISTURBANCE FOR LOT 23 AS FIELD LOCATED
— 10' — EX. SUPER SILT FENCE FOR LOT 23 AS FIELD LOCATED

CRITICAL ROOT ZONE

APEX engineering

1001 MARKET STREET, SUITE 101, JAIL 201
ROCKVILLE, MARYLAND 20850-2622
301-410-0200 FAX 301-410-3664

10000 Metropolitan Ave
Metropolitan Ave



Bluffsford

10000

Meridian Ave

Capitol View Ave

Metropolitan Ave

10000

10000

10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



PHOTO # 4

BAUER DERMEL

October 18th, 2010

Narrative

Address New Construction
 10305 Metropolitan Avenue
 Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone.

On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Windows will be Anderson casement or sliding windows or equal.

Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermal AIA
Owner/ Architect

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

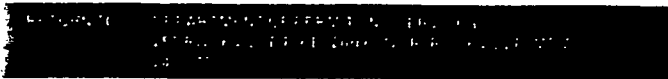
Owner's mailing address

BAUER DERMEL
2311 PIMMIT DRIVE
SUITE 702
FALLS CHURCH, VA 22043

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

KOEHLER, FREDERICK WILLIAM &
JEAN TIONG KOEHLER
10301 METROPOLITAN AVE
KENSINGTON, MD 20895-2941



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552024

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953

Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed []
Solar [] Fireplace [] Woodburning Stove [] Single Family [checked]
Fence/Wall (complete Section 4) [] Other: HEAL SINGLE FAMILY

1B. Construction cost estimate: \$ 250,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [checked] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [checked] 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.

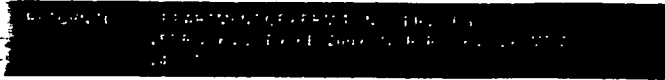
Bauer Dermal
Signature of owner or authorized agent

09-13-2010
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552024

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 202 FALLS CHURCH VA 22043

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE/CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: 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/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other: NEW SINGLE FAMILY

1B. Construction cost estimate: \$ 250,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] 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/assessment

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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
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:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500SF SINGLE FAMILY HOME
WOOD FRAME W/ STUCCO & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OR GRASSCRETE. GABLE & FLAT ROOF.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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.

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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).

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

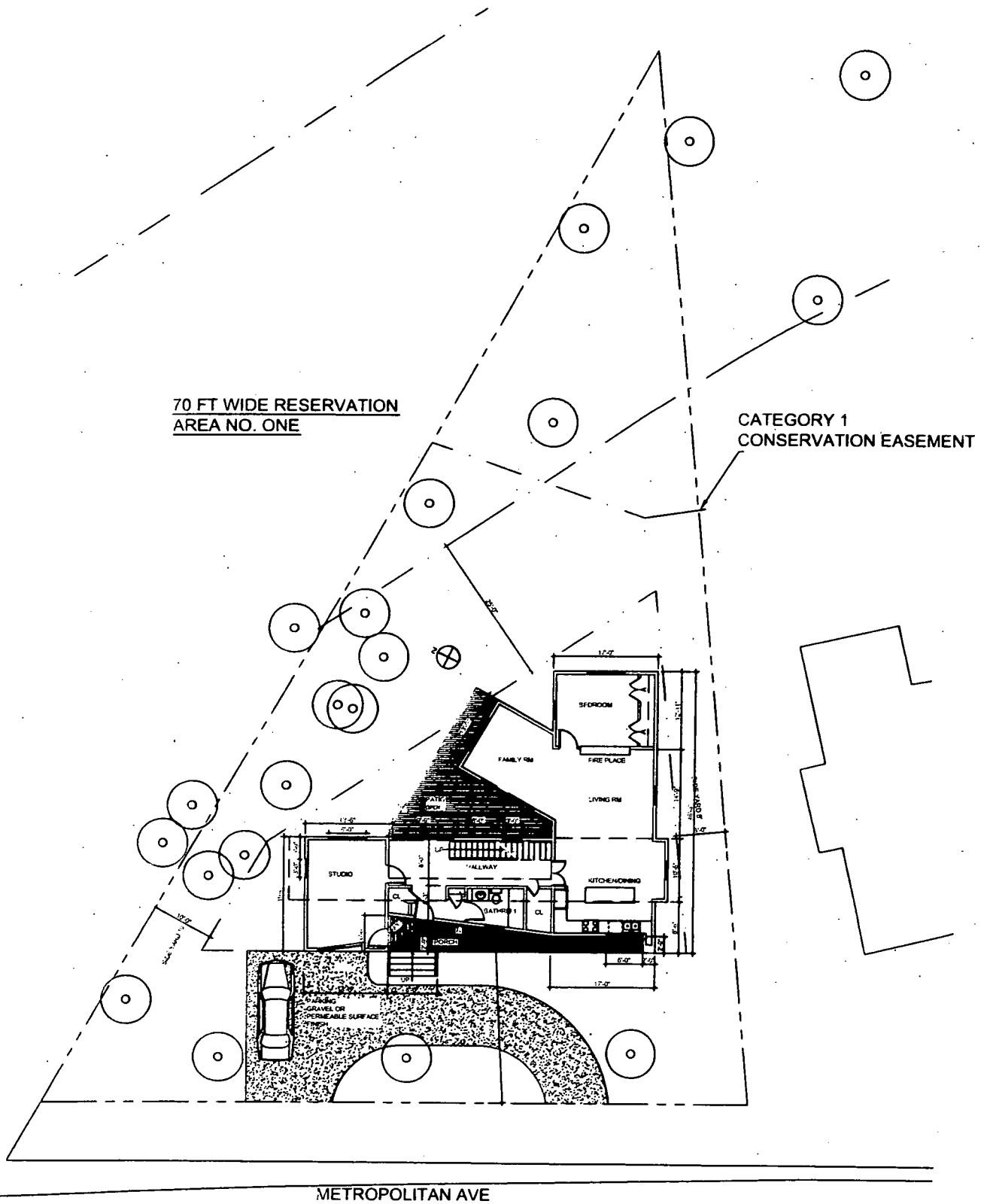
BAUER DERMEL
2311 PIMMIT DRIVE
SUITE 702
FALLS CHURCH, VA 22043

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

KOEHLER, FREDERICK WILLIAM &
JEAN TIONG KOEHLER
10301 METROPOLITAN AVE
KENSINGTON, MD 20895-2941

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



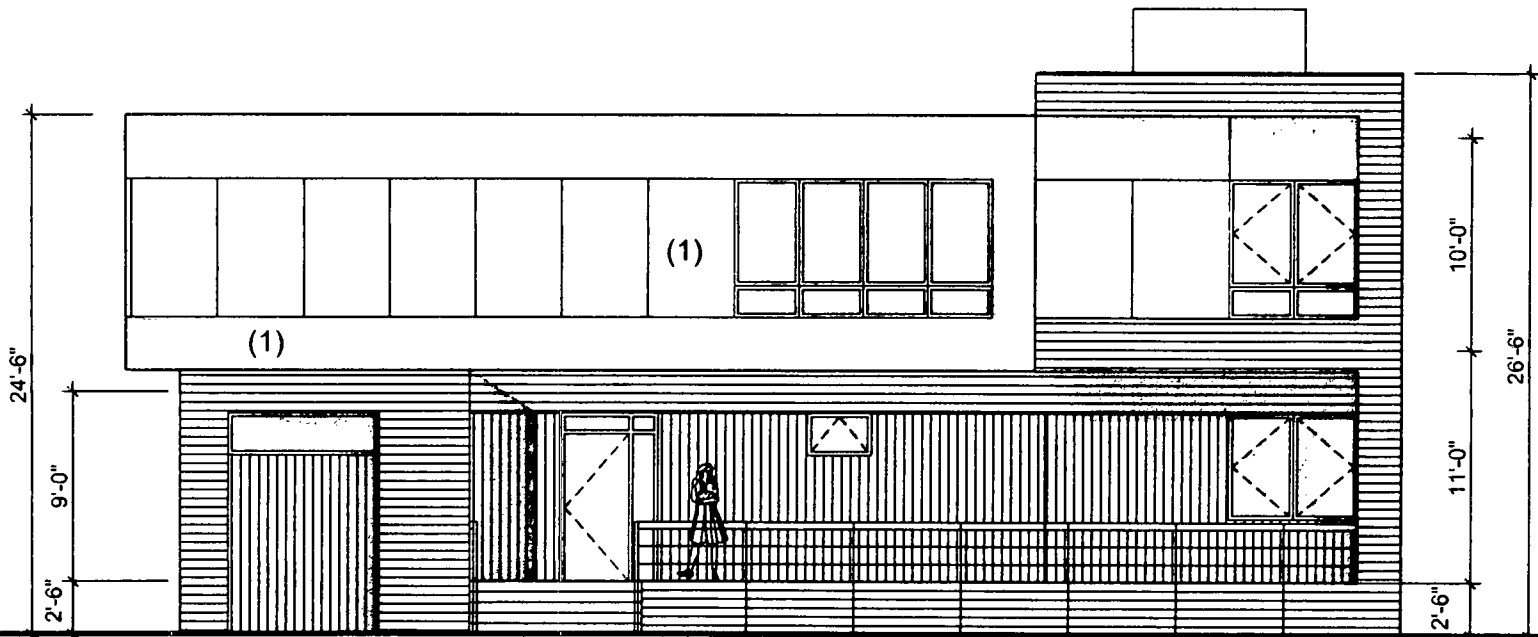
NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

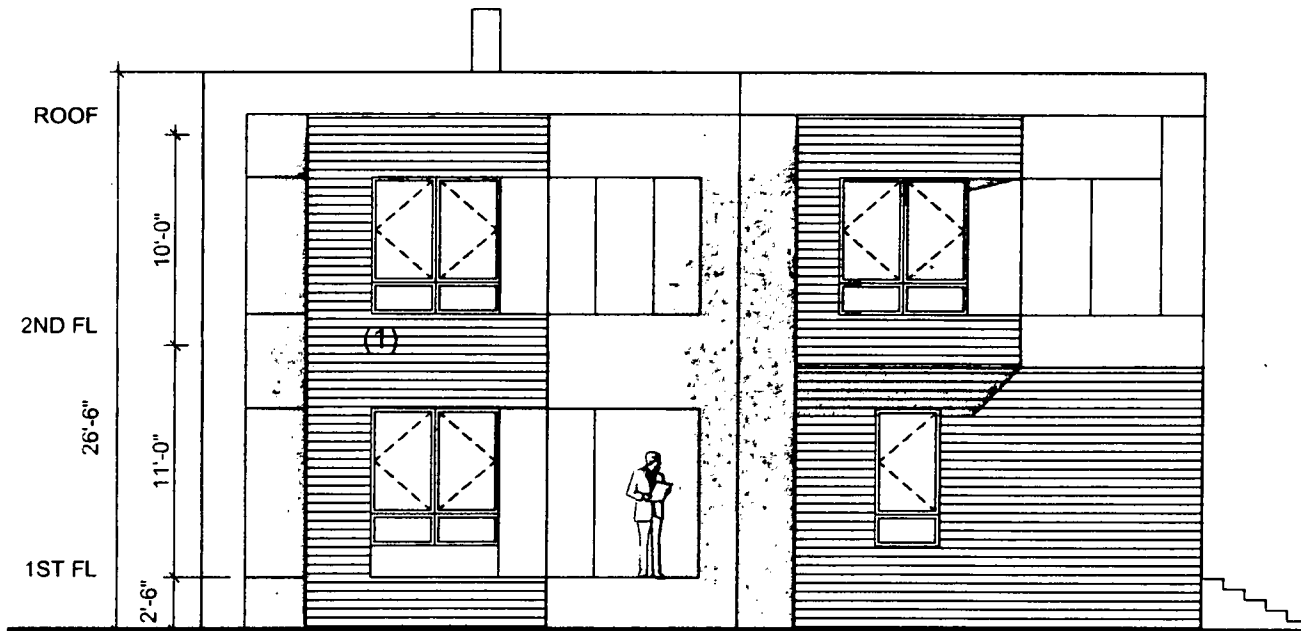
DRAWING TITLE: PROPOSED SITE PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 101 SHEET 1 OF 6



PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

- NOTE:
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LEGEND:

EXISTING PARTITIONS	=====
NEW PARTITIONS	=====
EXISTING PARTITIONS TO BE REMOVED	-----

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

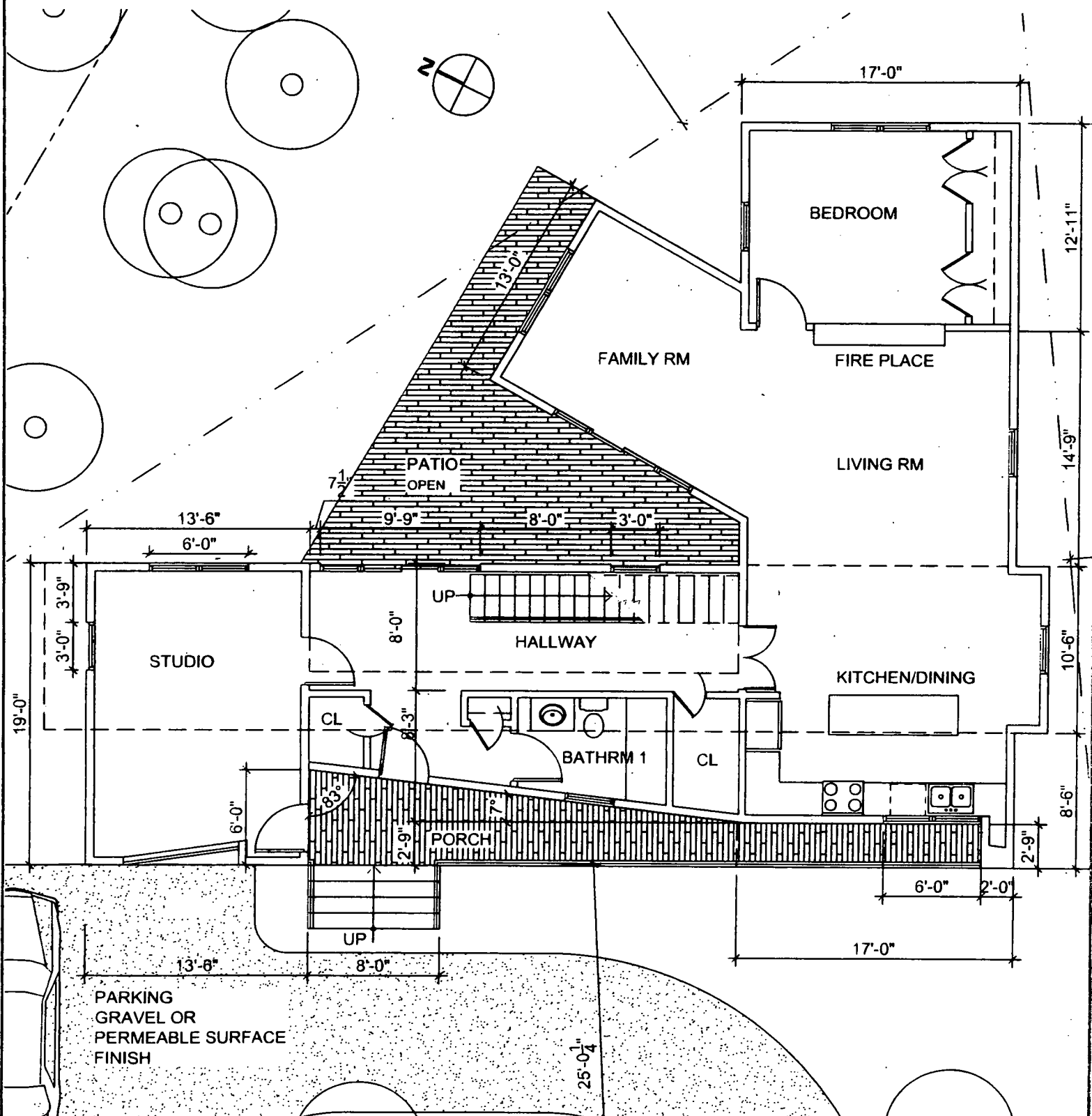
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SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA.105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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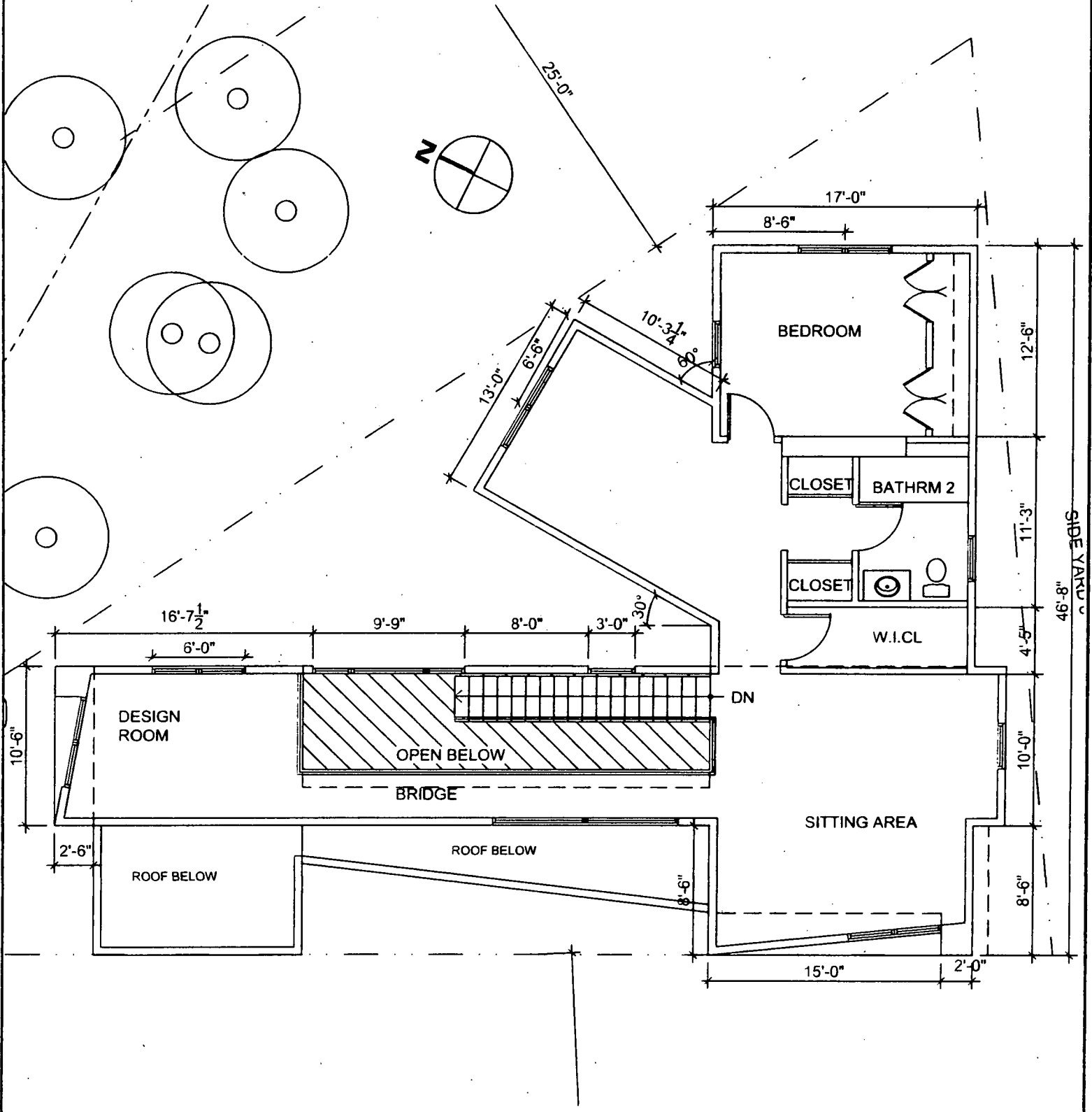
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NEW PARTITIONS (dashed line)
EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE

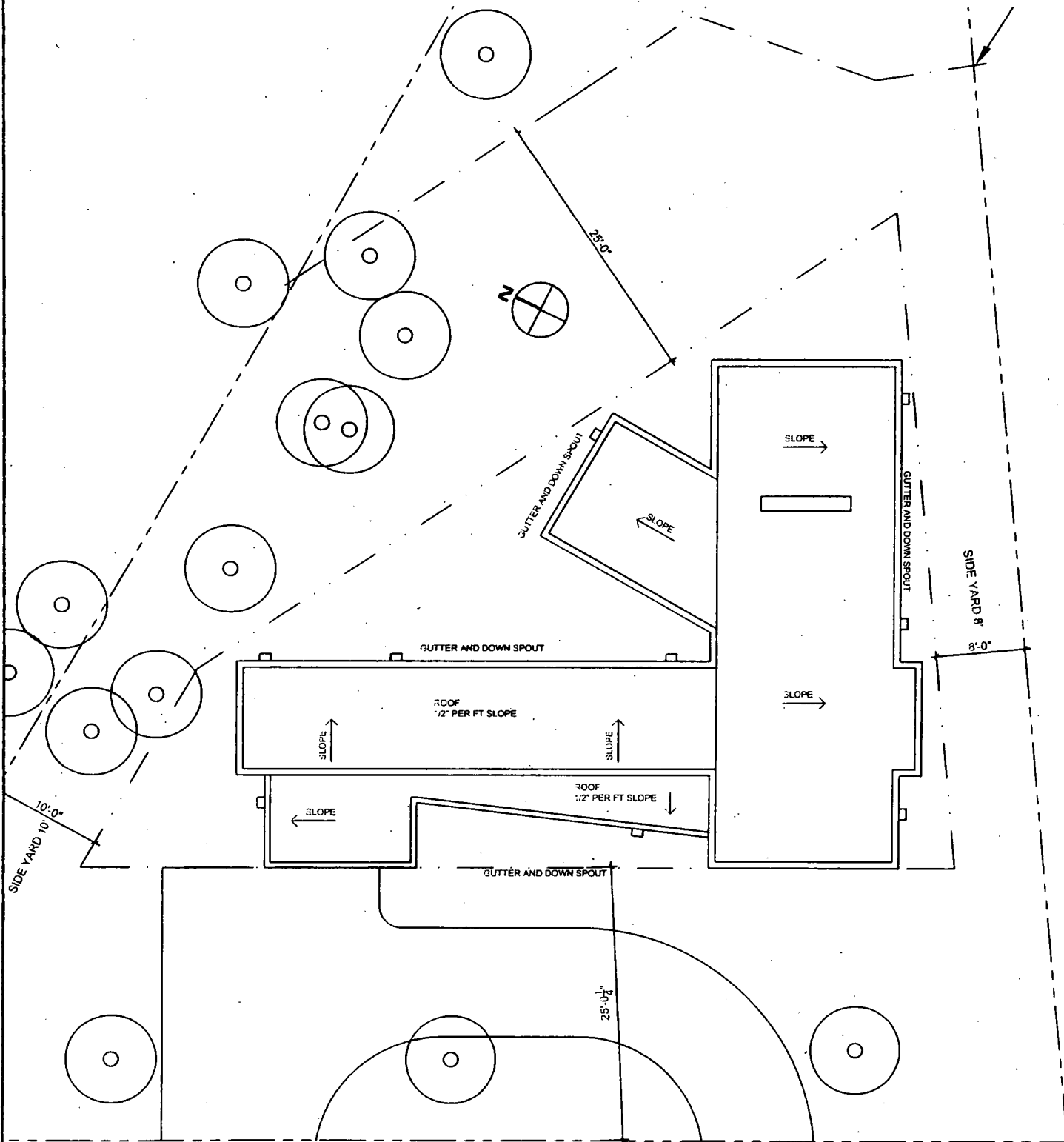


NOTE:
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EXISTING PARTITIONS TO BE REMOVED (dashed line)

PROJECT TITLE :	10305 METROPOLITAN AVENUE KENSINGTON MD 20895	DATE :	10-19-2010
DRAWING TITLE:	PROPOSED SECOND FLOOR PLAN	SCALE:	NTS
REVISIONS:	DRAWING NUMBER : SKA 103 SHEET 3 OF 6		
2311 PIMMIT DRIVE • SUITE 702E • FALLS CHURCH • VA 22043 TEL • 703 599 9953 • FAX • 866 256 0133 bdermel@bauerdermel-architect.com			

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



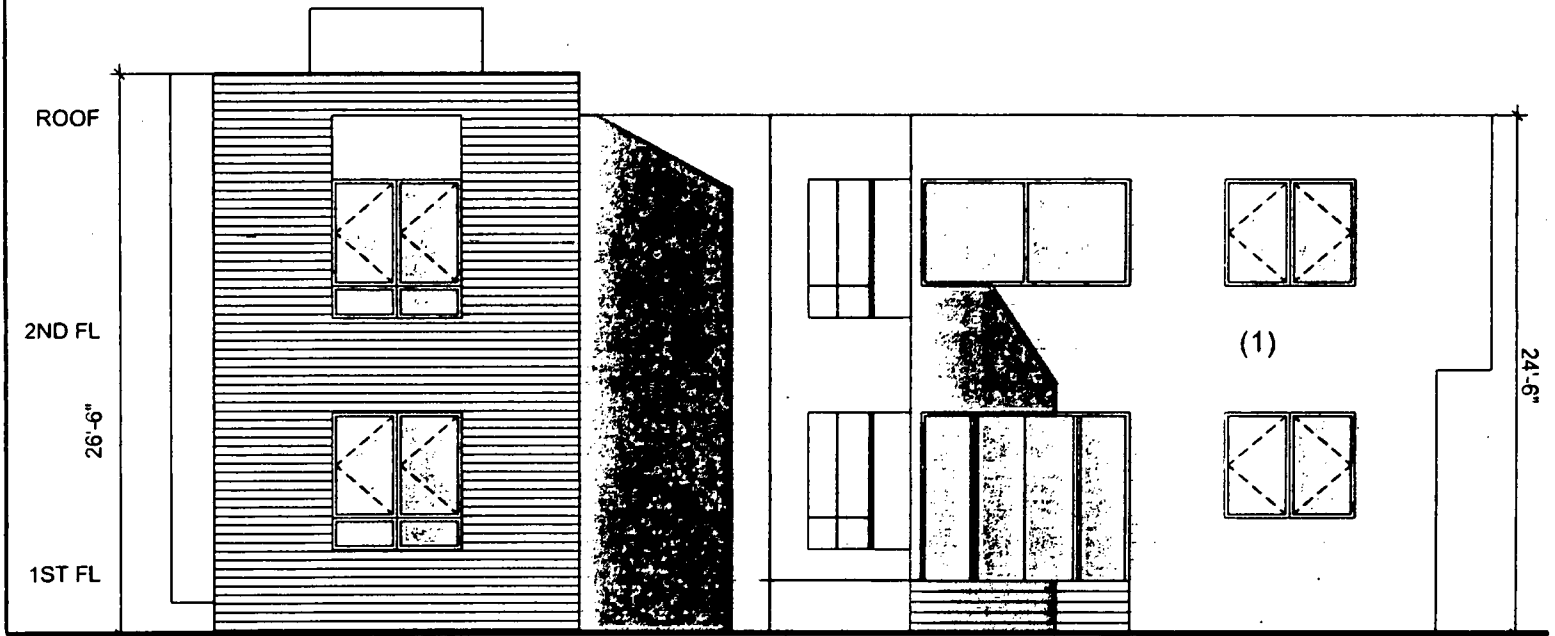
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LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 **DATE :** 10-19-2010

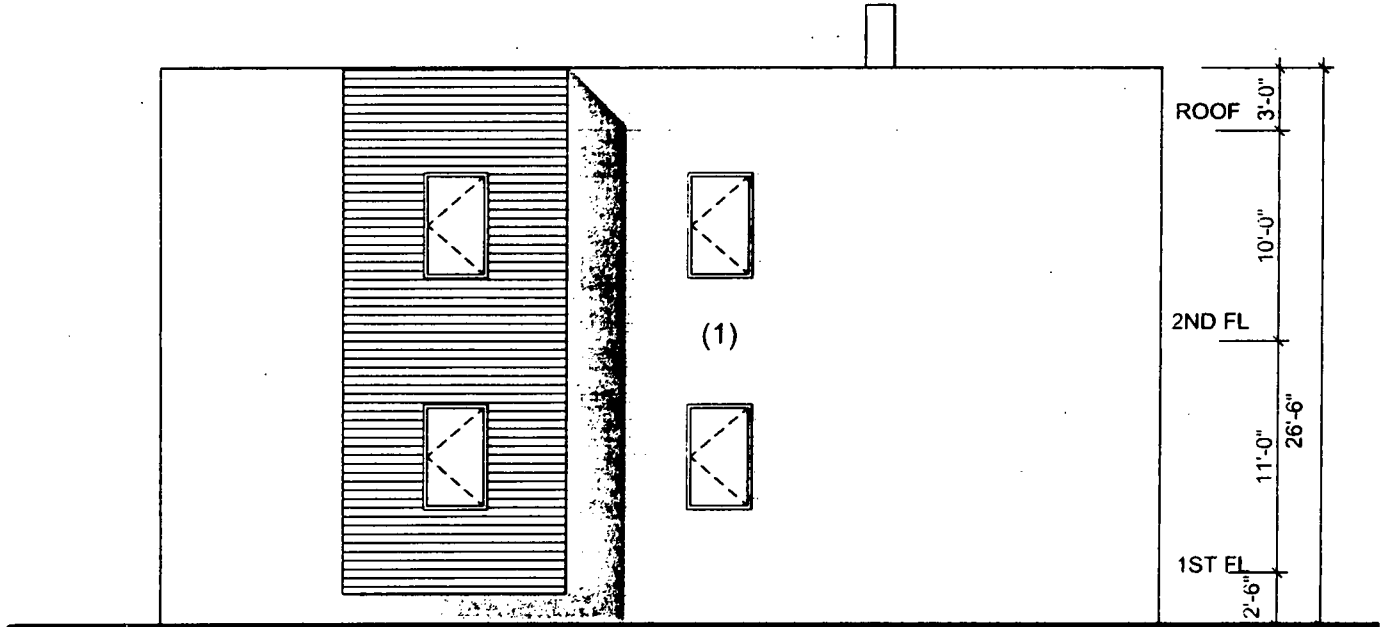
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REVISIONS: **DRAWING NUMBER :** SKA 104 SHEET 4 OF 6



PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

NOTE:
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LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

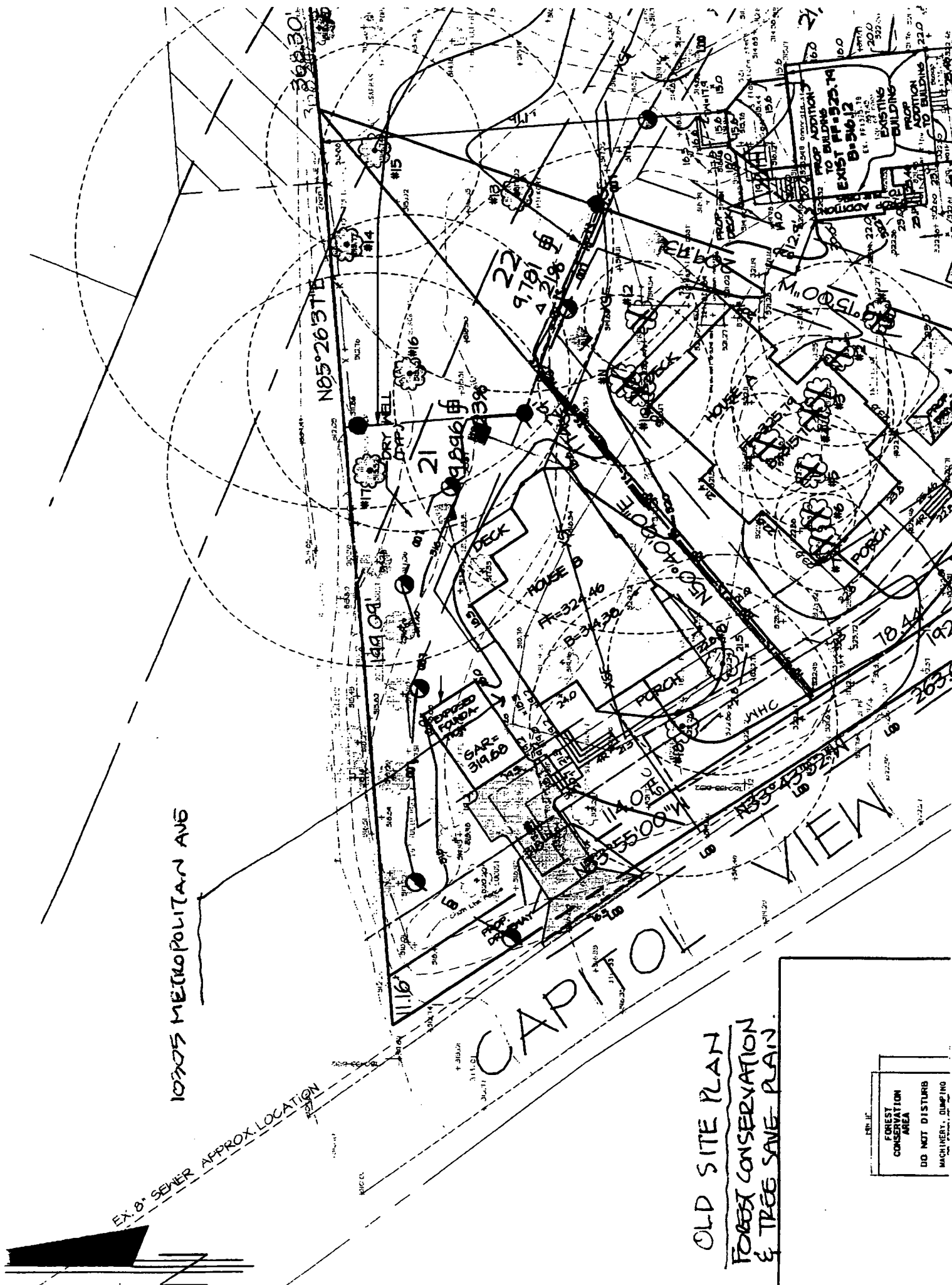
DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6



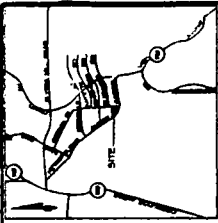
10305 METROPOLITAN AVE

EX. 8" SEWER APPROX. LOCATION

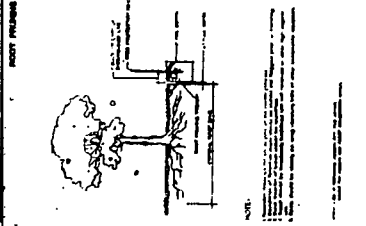
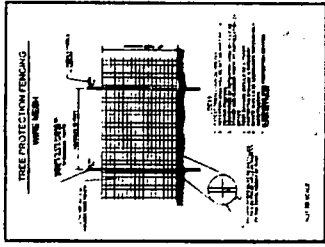
CAPITOL VIEW

OLD SITE PLAN
 FOREST CONSERVATION
 & TREE SAVE PLAN

FOREST
 CONSERVATION
 AREA
 DO NOT DISTURB
 MACHINERY, DUMPING



VICINITY MAP



1. The contractor shall be responsible for the protection of all existing trees and structures on the site. The contractor shall be responsible for the protection of all existing trees and structures on the site. The contractor shall be responsible for the protection of all existing trees and structures on the site.

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THE BOARD OF APPEALS AND PLAN REVIEW AND LANDS COMMISSION
APPROVAL
 PLAN NO. 1510-00001

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CAPITAL VIEW PARK DEVELOPMENT

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMIT	12/15/00	MB	1
2	REVISED TO ADDRESS COMMENTS	12/15/00	MB	2
3	REVISED TO ADDRESS COMMENTS	12/15/00	MB	3
4	REVISED TO ADDRESS COMMENTS	12/15/00	MB	4
5	REVISED TO ADDRESS COMMENTS	12/15/00	MB	5
6	REVISED TO ADDRESS COMMENTS	12/15/00	MB	6
7	REVISED TO ADDRESS COMMENTS	12/15/00	MB	7
8	REVISED TO ADDRESS COMMENTS	12/15/00	MB	8
9	REVISED TO ADDRESS COMMENTS	12/15/00	MB	9
10	REVISED TO ADDRESS COMMENTS	12/15/00	MB	10

FINAL FOREST CONSERVATION AND TREE SAVE PLAN
CAPITAL VIEW PARK
 (MASON CONSTRUCTION)
 DISTRICT OF COLUMBIA
 DISTRICT OF MARYLAND



LEGEND:
 ● PERM. TREE SAVE AREA SIGN
 ○ TEMP. TREE SAVE AREA SIGN
 --- 15' TREE PROTECTION FENCE
 --- RP --- ROOT PRUNE LINE
 ⊗ TREE TO BE REMOVED
 --- LB --- PROP. LIMIT OF DISTURBANCE FOR LOTS 21, 22 & 23
 --- EX. SUPER SILT FENCE FOR LOT 23 AS FIELD LOCATED

CRITICAL ROOT ZONE

FINAL FOREST CONSERVATION AND TREE SAVE PLAN
 TREE SAVE PLAN PREPARED BY:
 PITCHFORD ASSOCIATES
 2219 40TH PLACE NW SUITE 1
 WASHINGTON DC 20007

DATE: DECEMBER 2007
 DESIGNED: AS
 CHECKED: RVC
 DRAWN: AS
 REVISION: AS

SCALE: 1"=20'
 JOB NO: 150156

DEVELOPER:
 MBS PROPERTIES
 205 GRANVILLE DRIVE
 SILVERSPRING MD 20901
 ATTN: BRIAN SHEPARD

DATE: DECEMBER 2007
 DESIGNED: AS
 CHECKED: RVC
 DRAWN: AS
 REVISION: AS

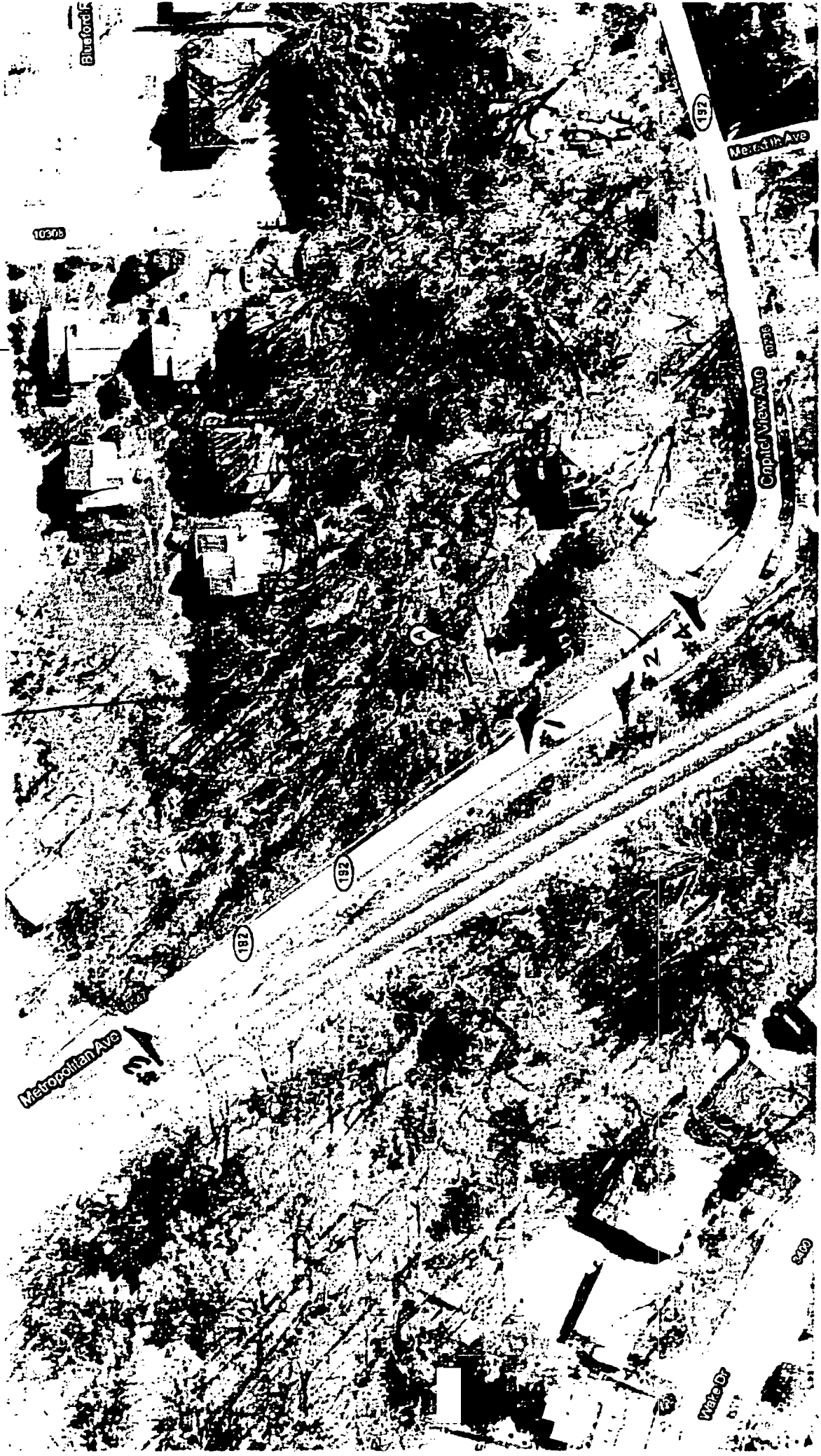
DATE: 12/15/00
 BY: MB
 REVISION: 1

DATE: DECEMBER 2007
 DESIGNED: AS
 CHECKED: RVC
 DRAWN: AS
 REVISION: AS

CONTRACT NO. 1510-00001
 PROJECT NO. 1510-00001
 DATE: 12/15/00
 BY: MB
 REVISION: 1

Apex
 engineering

13205 METROPOLITAN AVE
KENSINGTON MD



10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



RAILROAD TRACKS

CAPITOL VIEW

METROPOLITAN AVE

PHOTO # 4

BAUER DERMEL

October 18th, 2010

Narrative

Address New Construction
 10305 Metropolitan Avenue
 Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone.

On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Windows will be Anderson casement or sliding windows or equal.

Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermal AIA
Owner/ Architect



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552024

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953

Address: 2311 PIMMIT DRIVE SUITE 202 FALLS CHURCH VA 22043

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE

Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE

Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: NEW SINGLE FAMILY

1B. Construction cost estimate: \$ 250,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:

2B. Type of water supply: 01 [X] 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/essament

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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
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:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500 SQ FT SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCA & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OR GRASSCRETE. GABLE & FLAT ROOF.

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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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.

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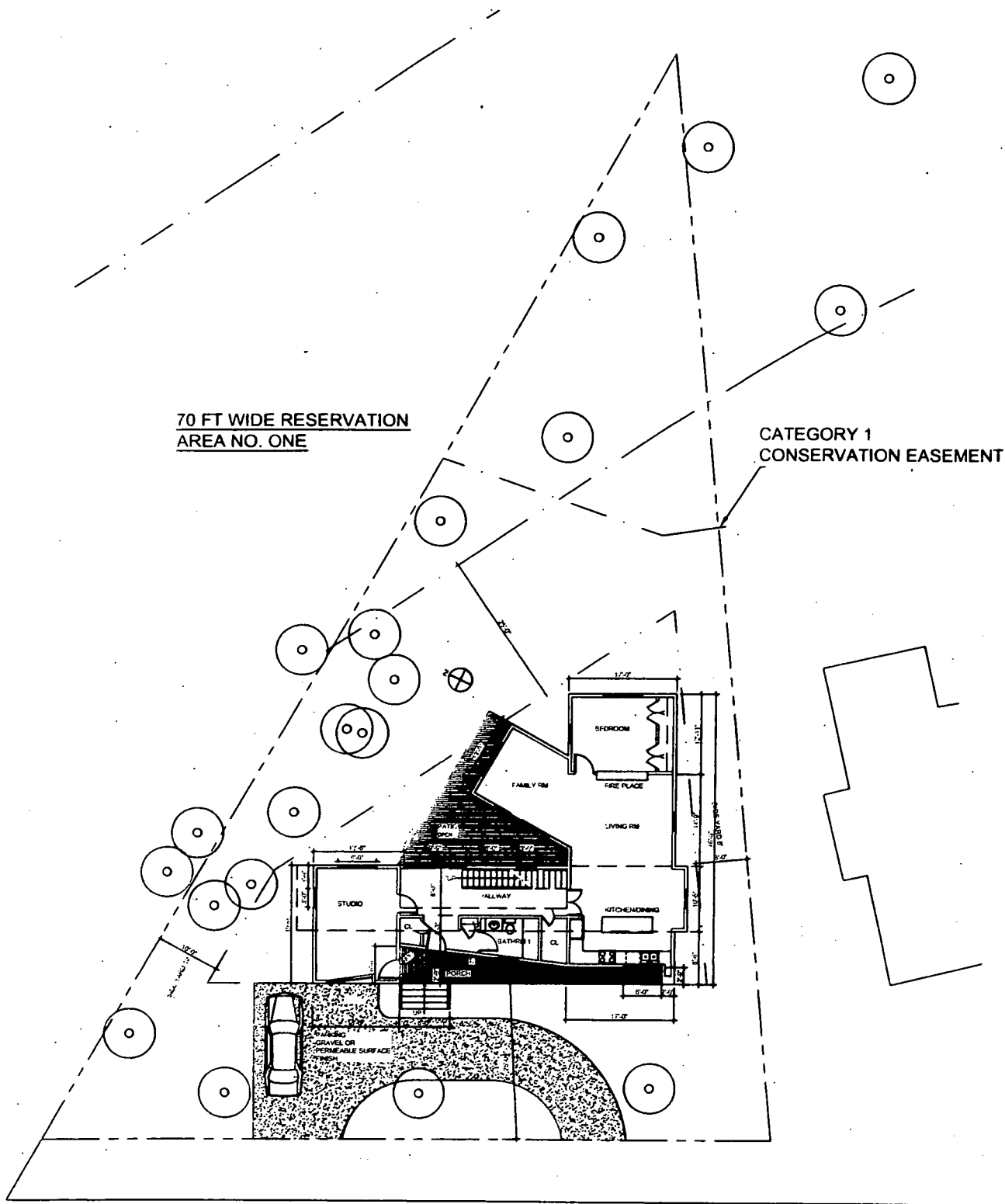
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address BAUER DERMEL 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH, VA 22043	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AVE KENSINGTON, MD 20895-2941	

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



METROPOLITAN AVE

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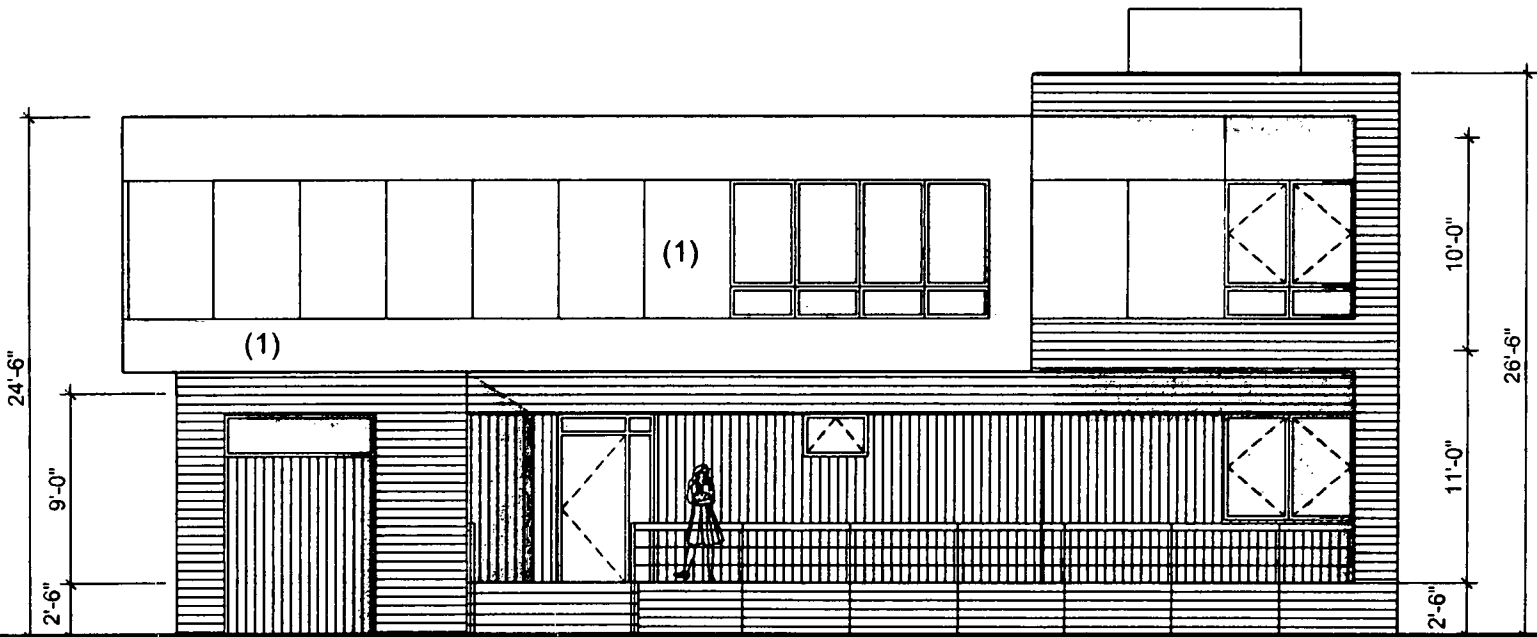
LEGEND:

EXISTING PARTITIONS	=====
NEW PARTITIONS	=====
EXISTING PARTITIONS TO BE REMOVED	=====

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

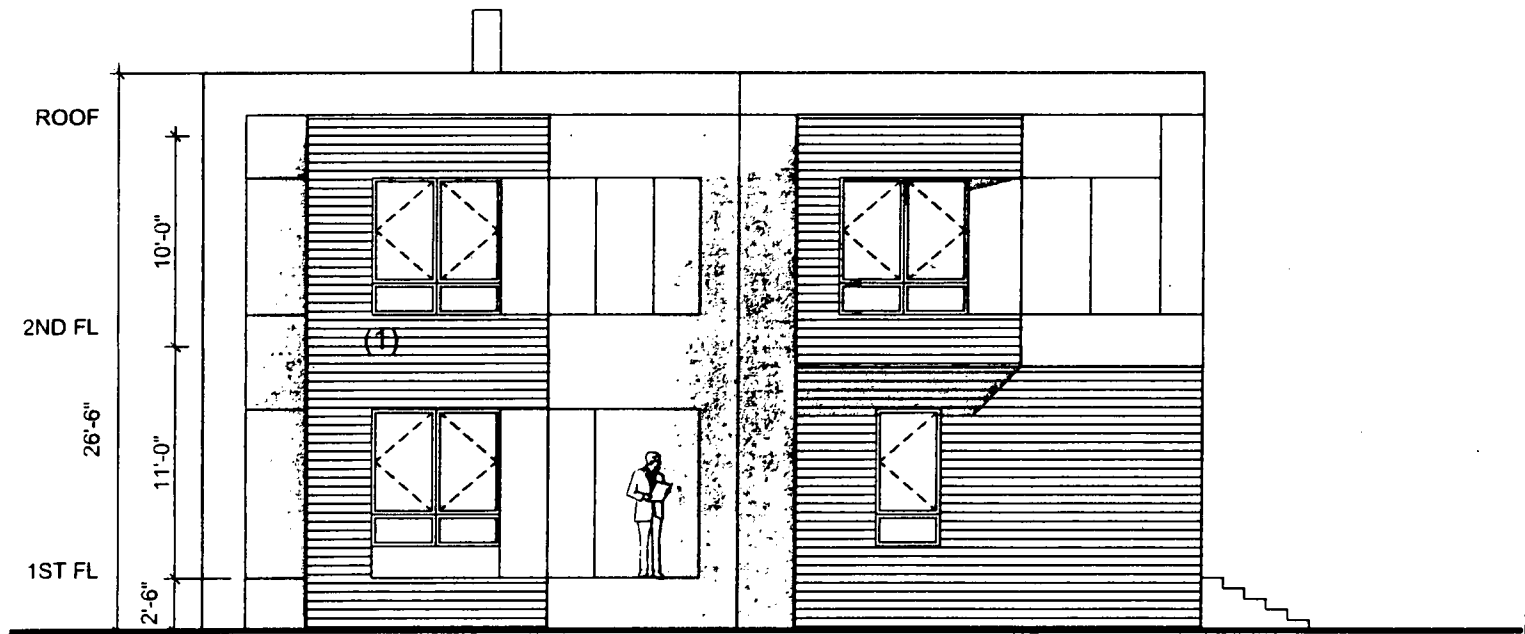
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REVISIONS: DRAWING NUMBER : SKA 101 SHEET 1 OF 6



PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

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LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS ————
 EXISTING PARTITIONS TO BE REMOVED = = = = =

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

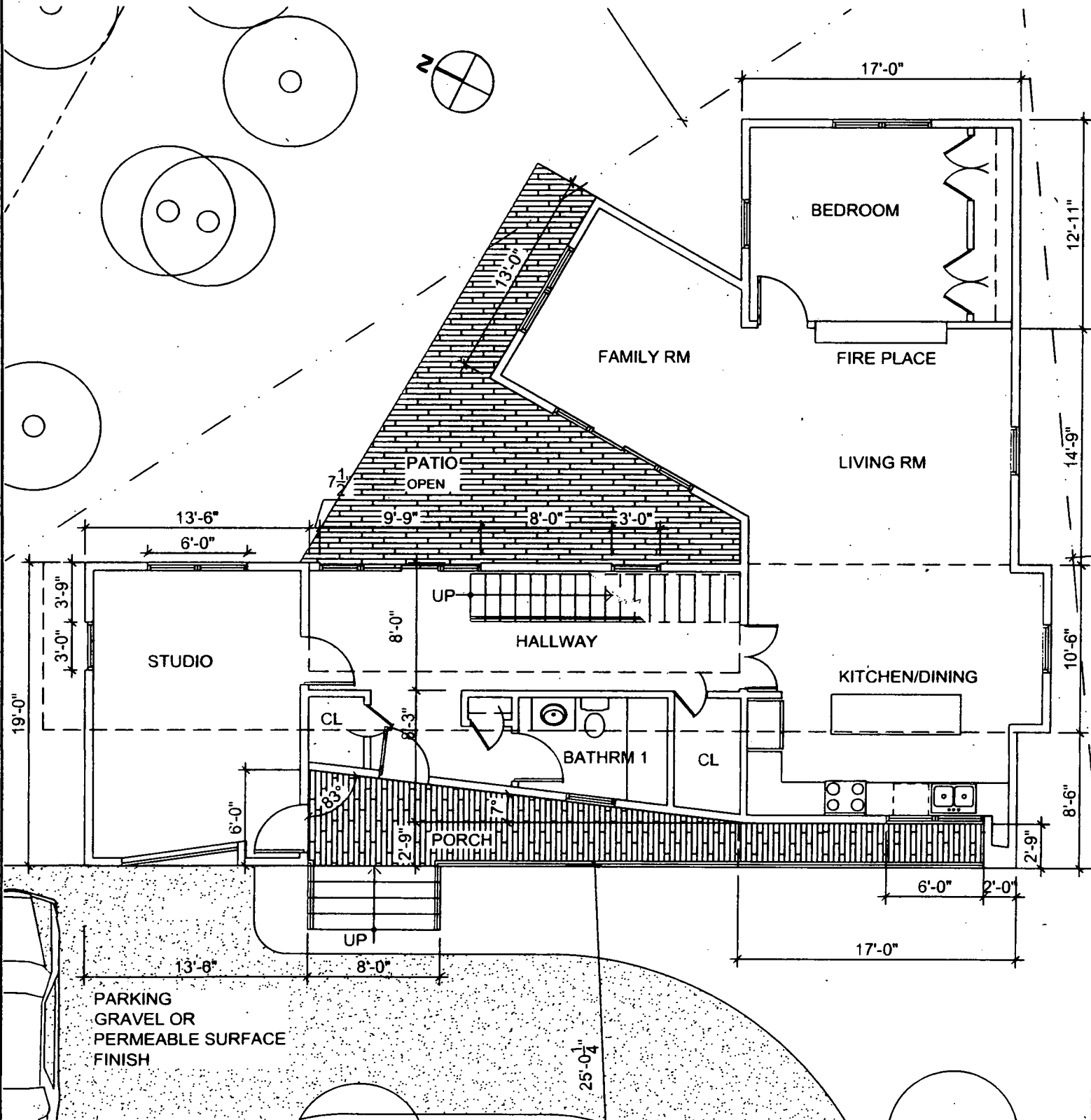
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SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA.105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



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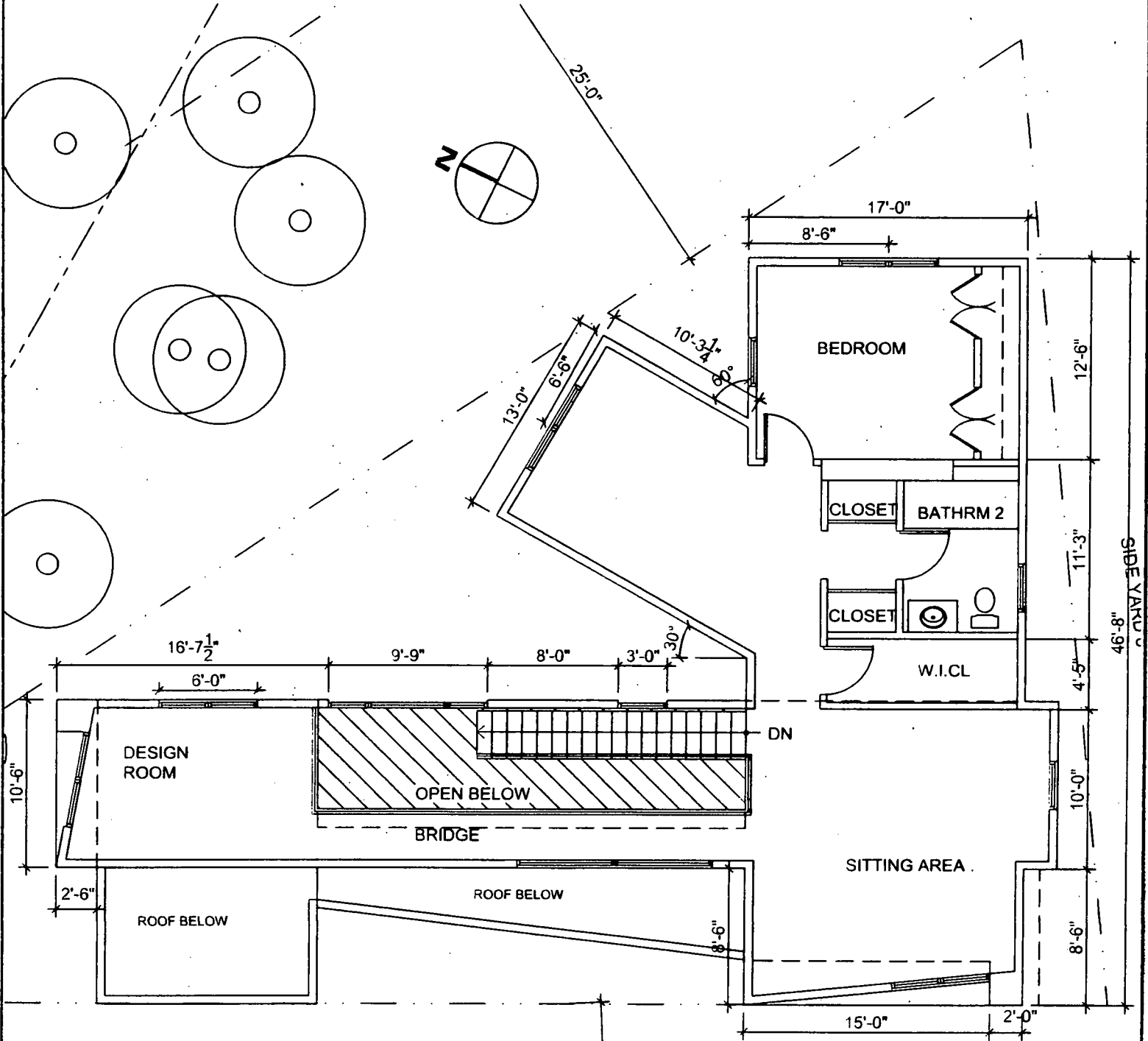
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PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



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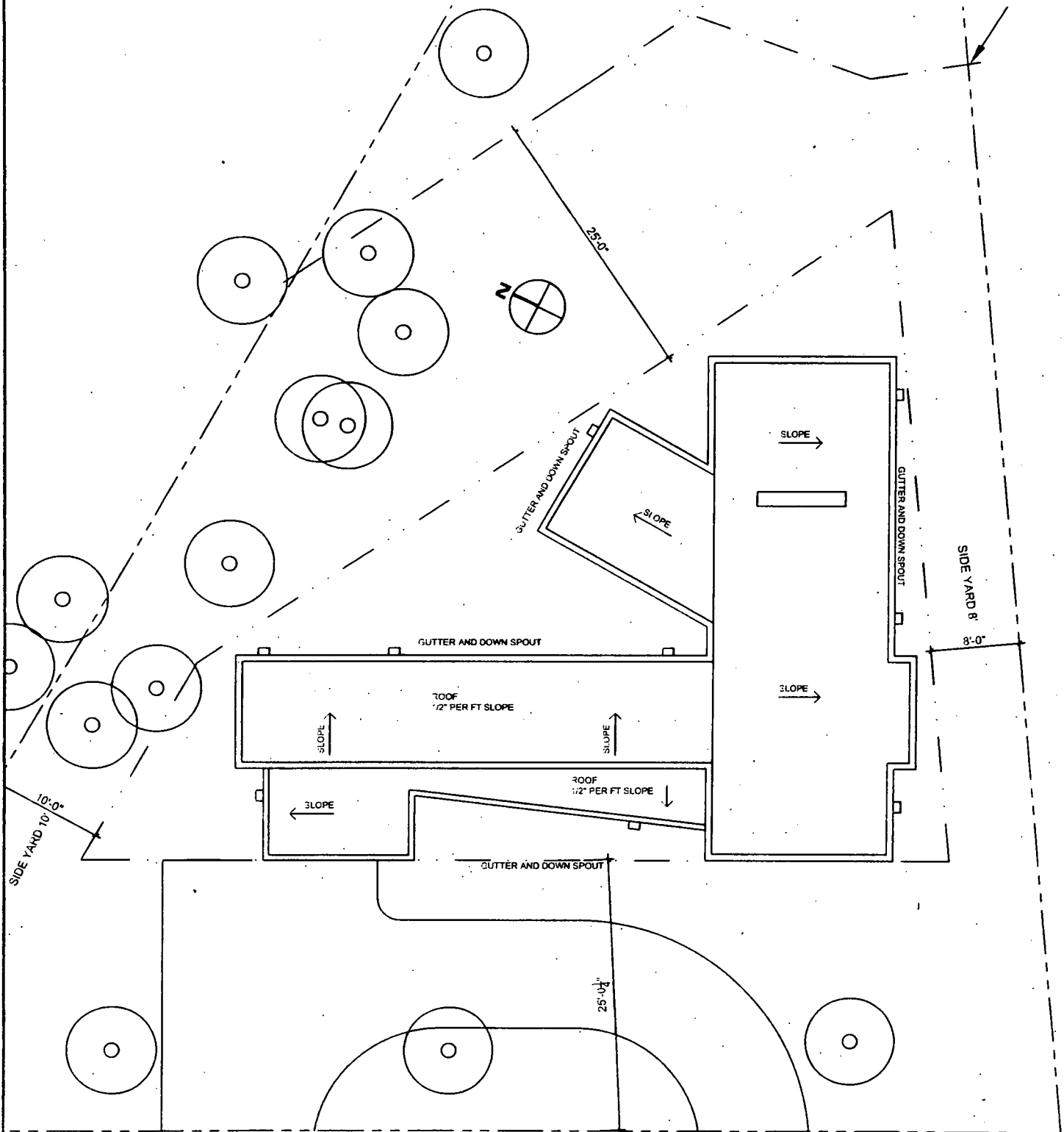
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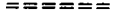
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

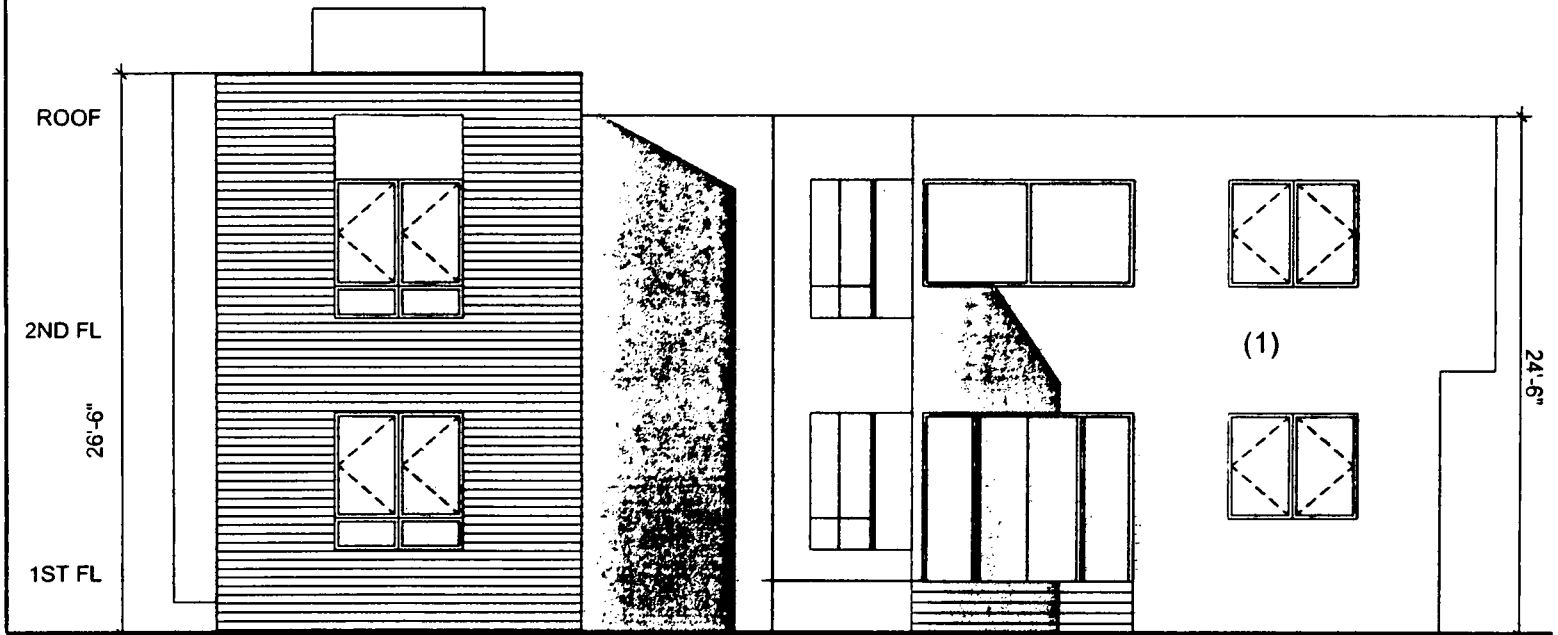
DATE : 10-19-2010

DRAWING TITLE: PROPOSED ROOF PLAN

SCALE: NTS

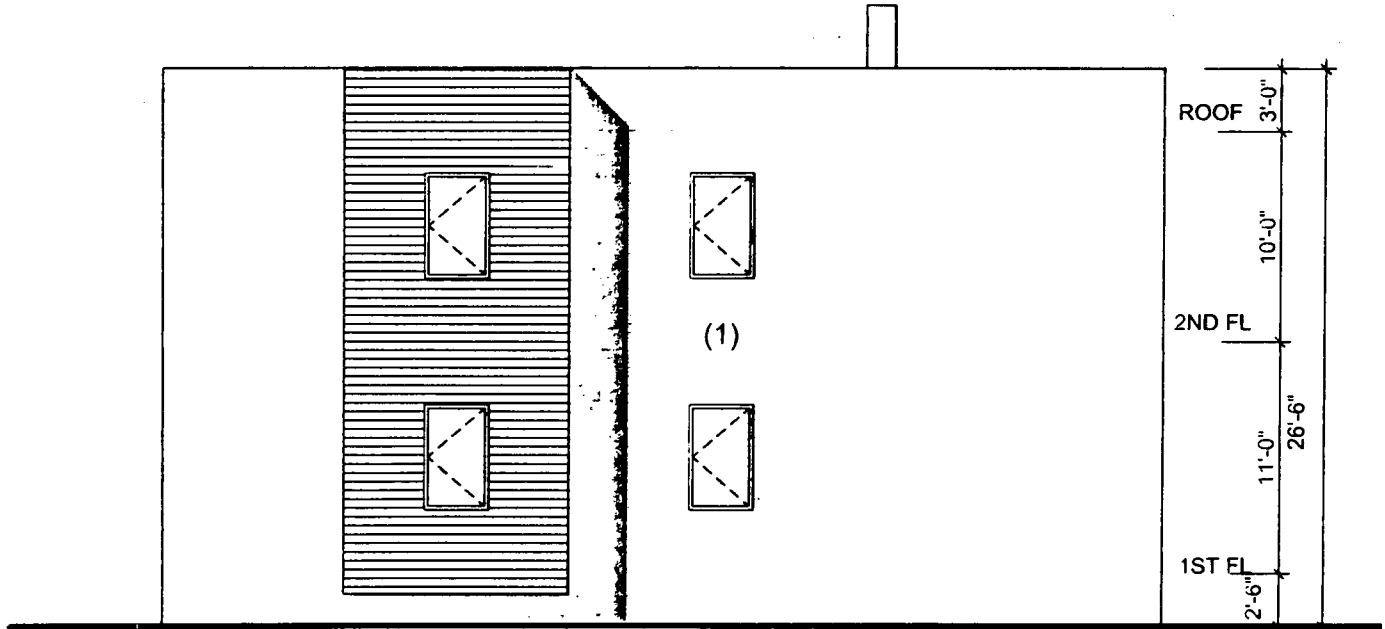
REVISIONS:

DRAWING NUMBER : SKA 104 SHEET 4 OF 6



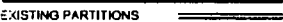

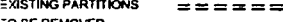
PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

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 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6

10205 METROPOLITAN AVE

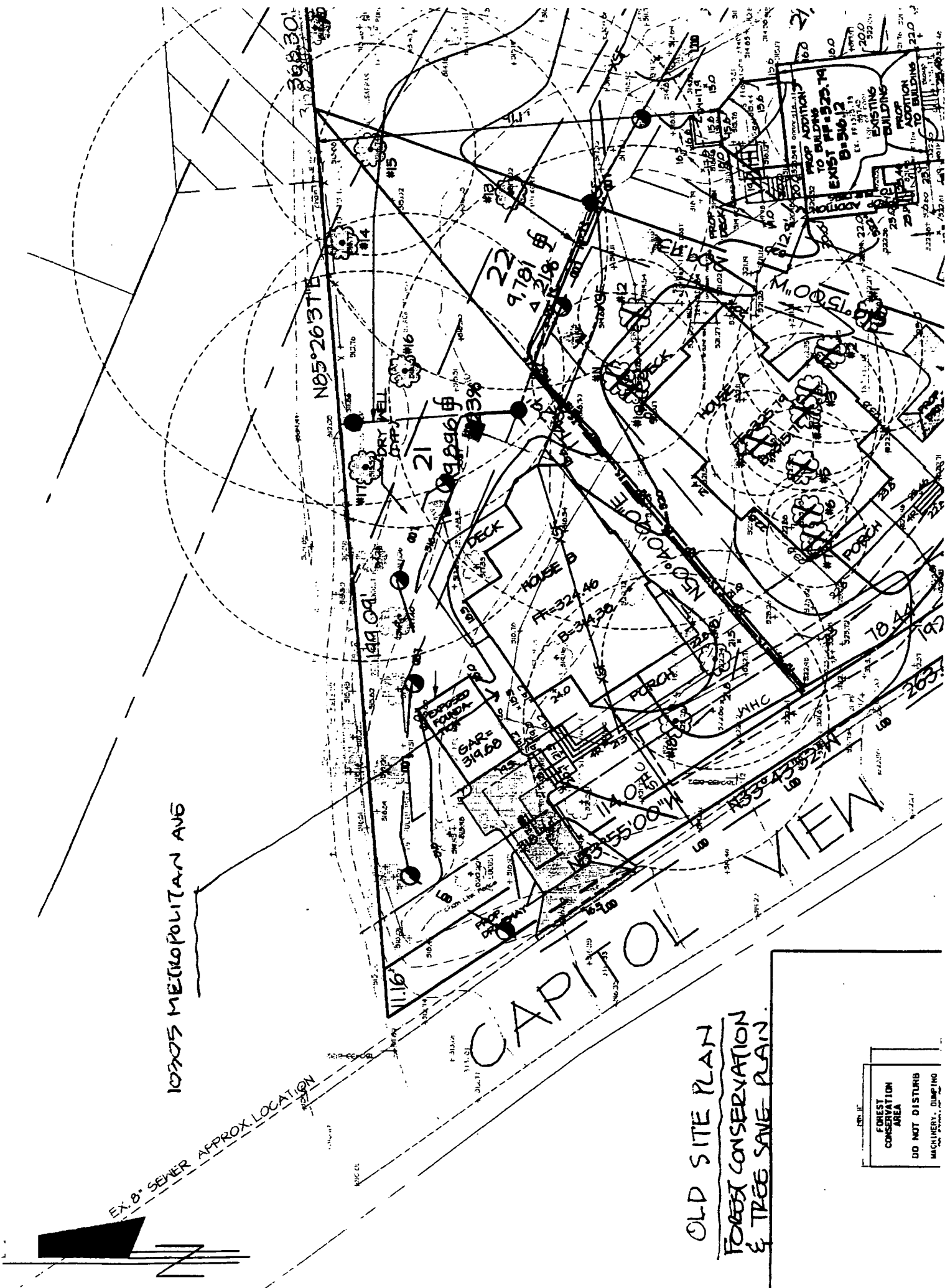
EX. B. SEWER APPROX. LOCATION

N85°26'31"E

CAPITOL VIEW

OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

FOREST
CONSERVATION
AREA
DO NOT DISTURB
MACHINERY, DUMPING



105-03
Metropolitan Ave
Blairford



10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



PHOTO # 4

BAUER DERMEL

October 18th, 2010

Narrative

Address New Construction
 10305 Metropolitan Avenue
 Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

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Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

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Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone.

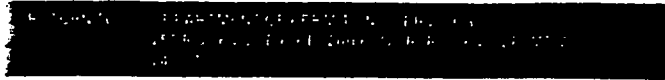
On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Windows will be Anderson casement or sliding windows or equal.

Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermal AIA
Owner/ Architect



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953
Tax Account No.: 552024
Name of Property Owner: BAUER DERMEL
Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 202 FALLS CHURCH VA 22043
Contractor: NA
Contractor Registration No.: NA
Agent for Owner: NA
Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [] Extend [] Alter/Renovate [] AC [] Stab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [checked] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [checked] Other: NEW SINGLE FAMILY
1B. Construction cost estimate: \$ 250,000.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [checked] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [checked] 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.

Signature: [Handwritten Signature] Date: 09-13-2010

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:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCO & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OL GRASSCRETE. GABLE & FLAT ROOF.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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

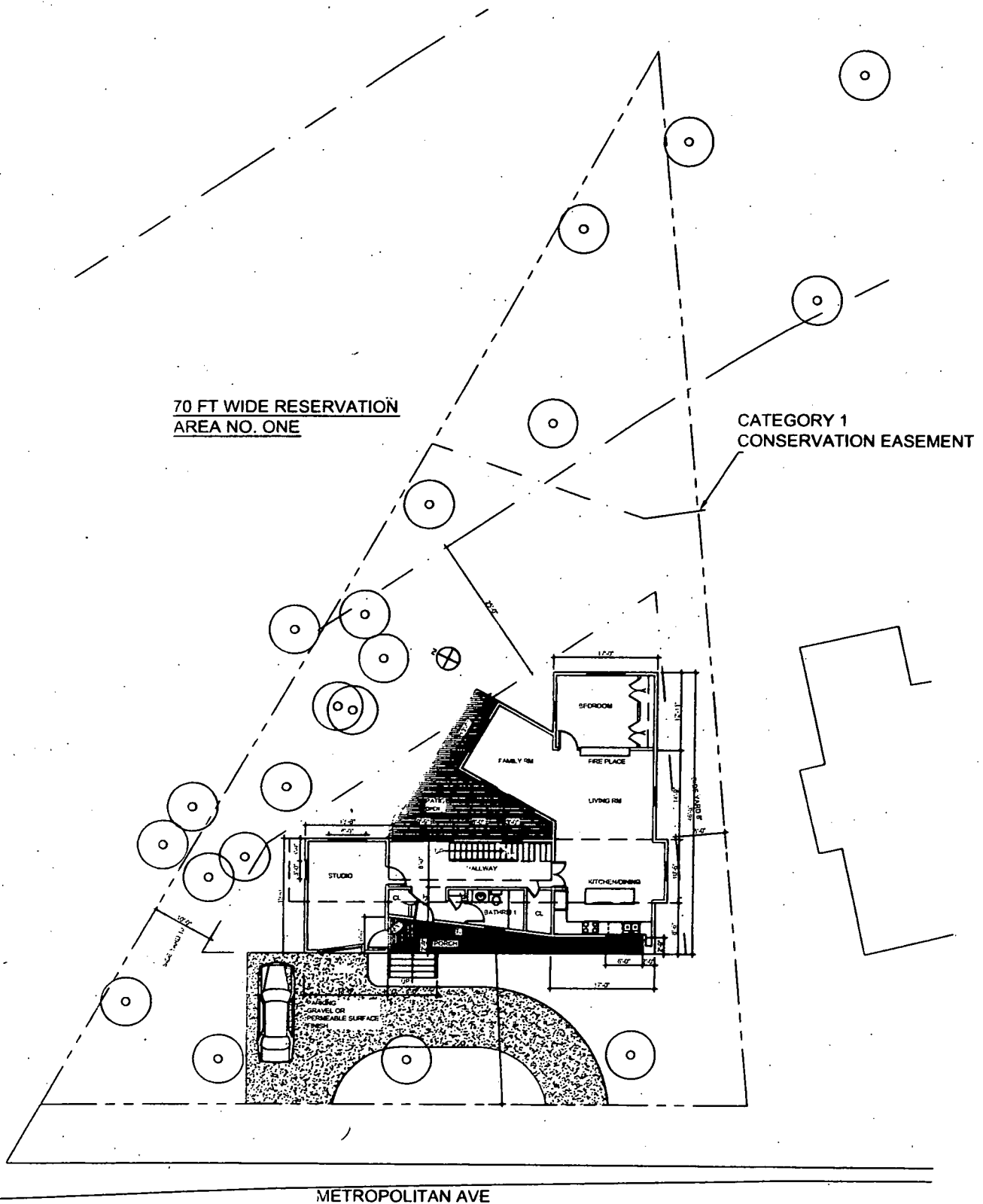
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
BAUER DERMEL 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH, VA 22043	
Adjacent and confronting Property Owners mailing addresses	
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AVE KENSINGTON, MD 20895-2941	

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



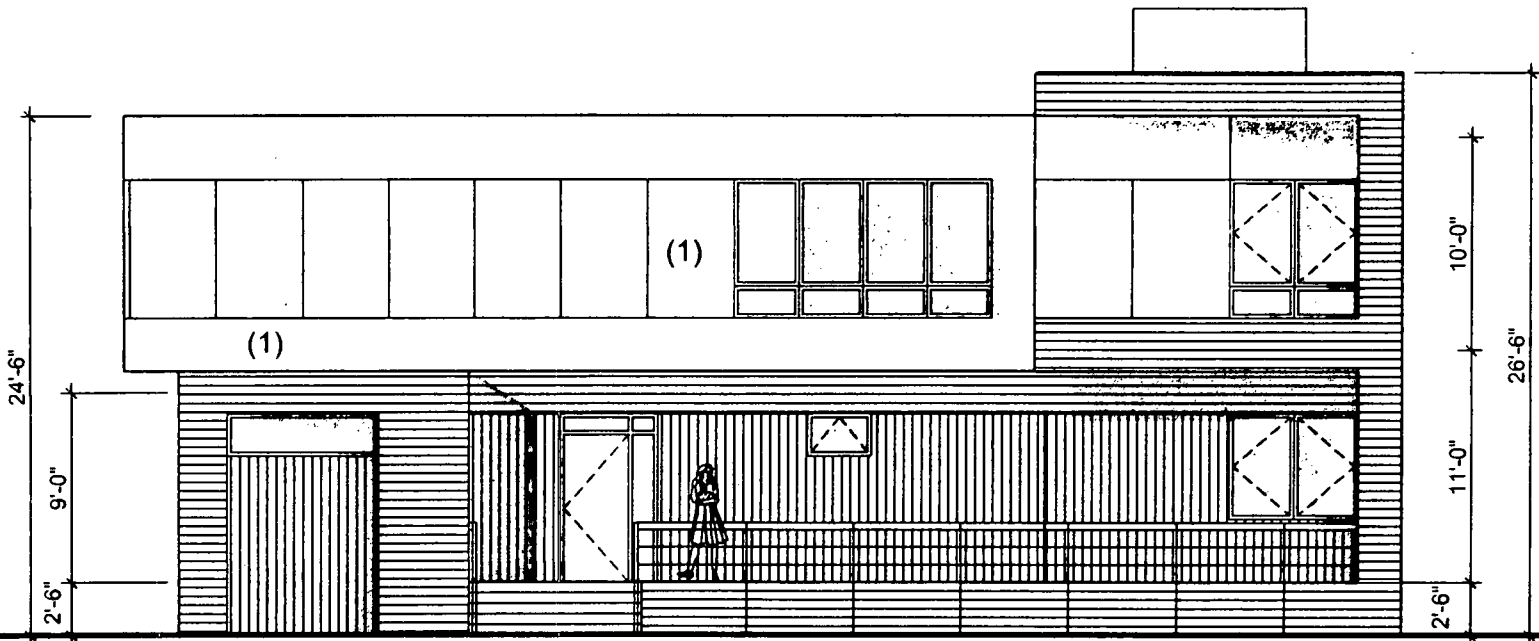
NOTE:
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 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS
 TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

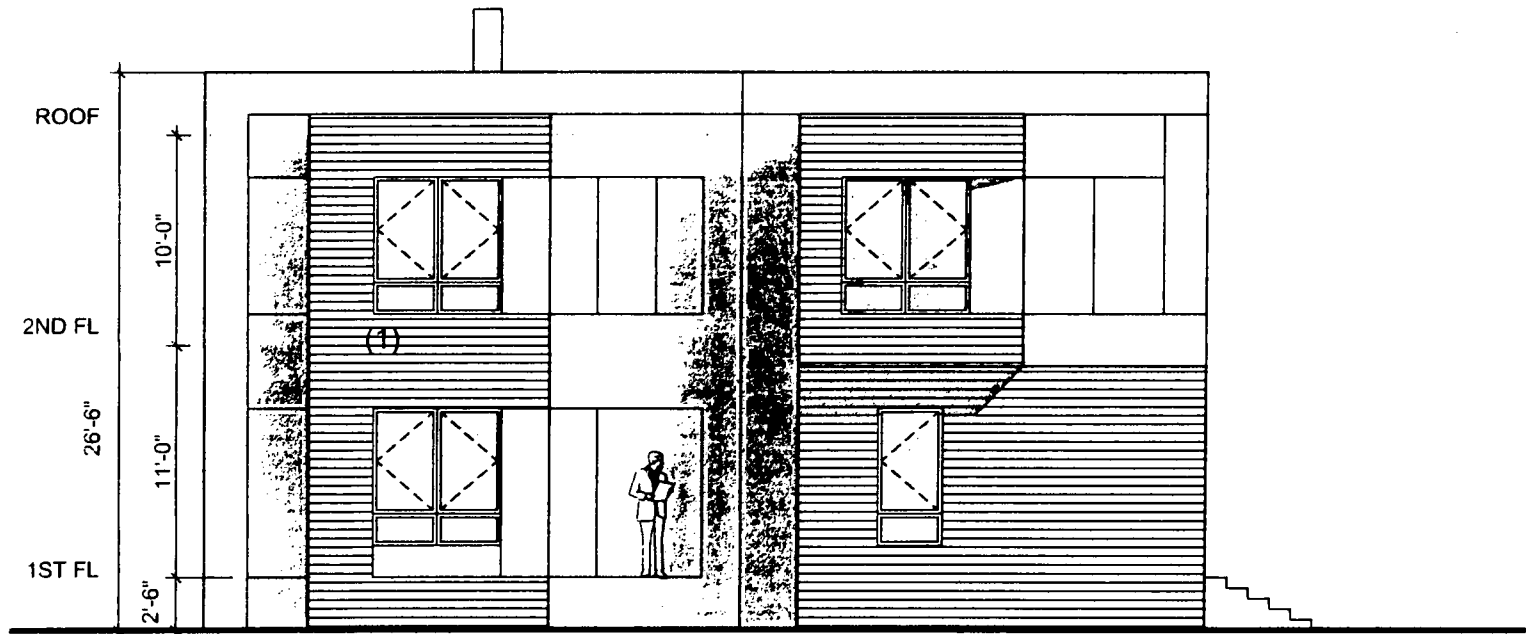
DRAWING TITLE: PROPOSED SITE PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 101 SHEET 1 OF 6



PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

- NOTE:
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LEGEND:

EXISTING PARTITIONS	
NEW PARTITIONS	
EXISTING PARTITIONS TO BE REMOVED	

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

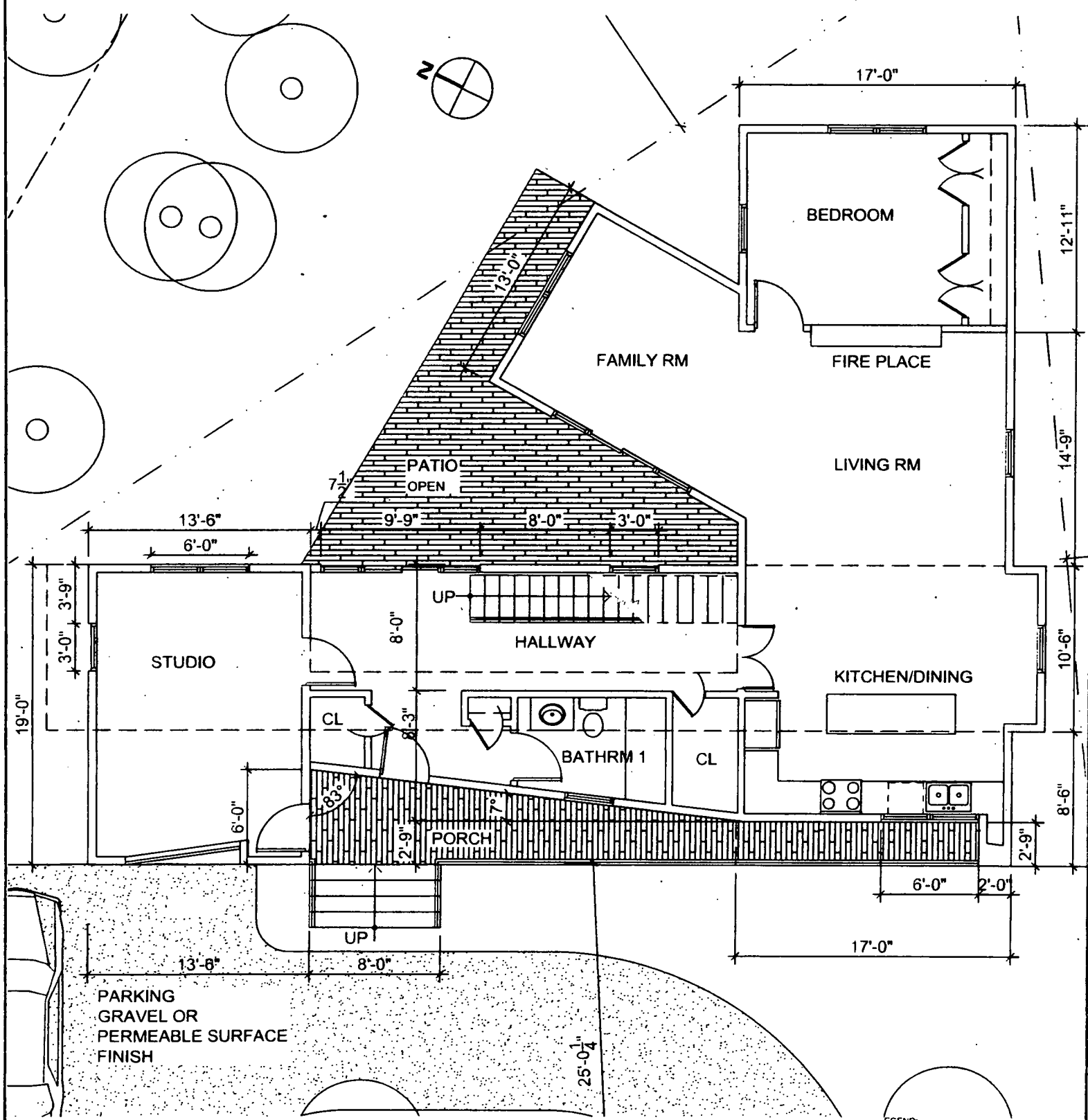
DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA.105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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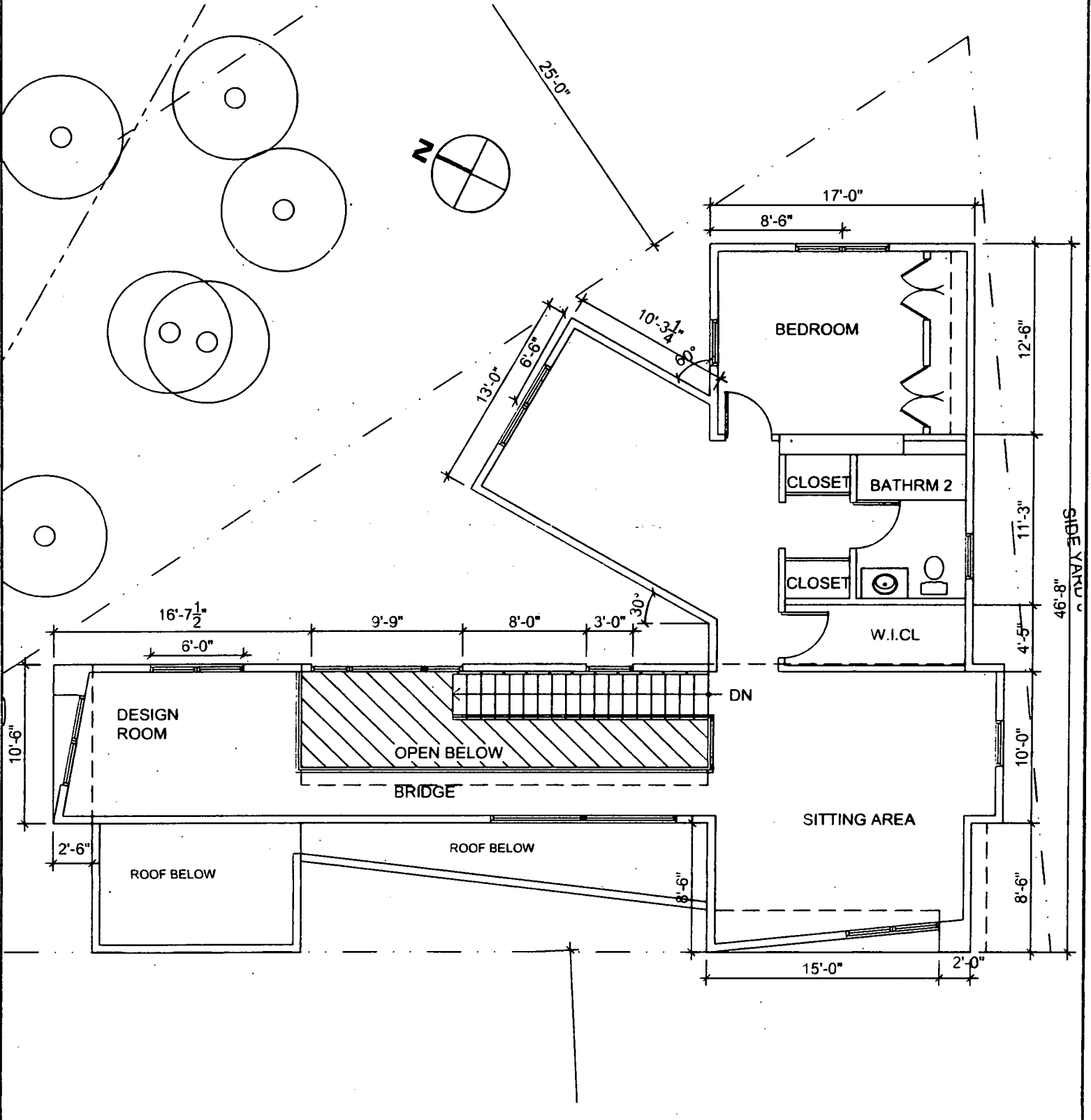
LEGEND:
EXISTING PARTITIONS (dashed line)
NEW PARTITIONS (solid line)
EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE : PROPOSED FIRST FLOOR PLAN SCALE : NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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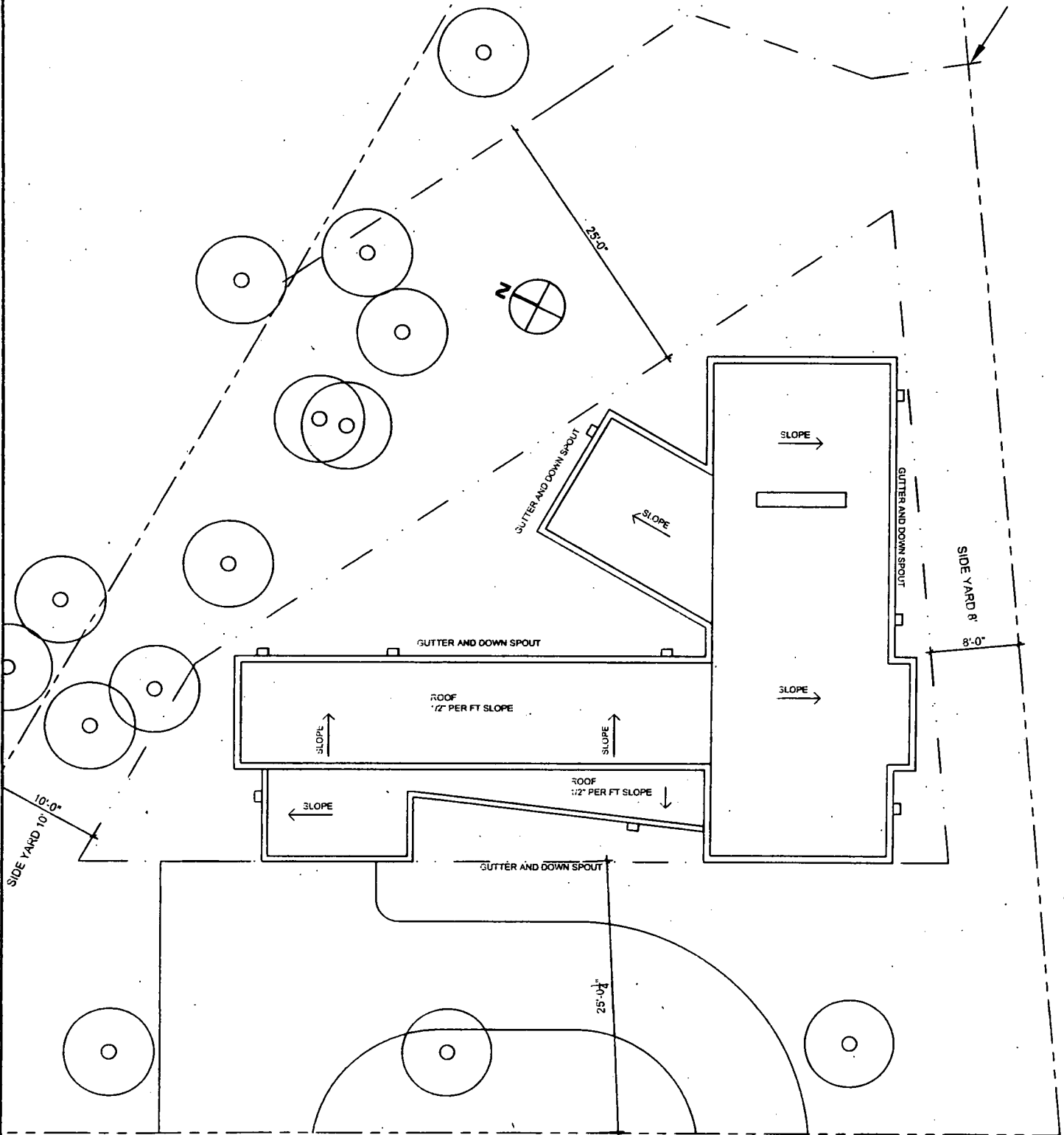
LEGEND:
EXISTING PARTITIONS (solid line)
NEW PARTITIONS (dashed line)
EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



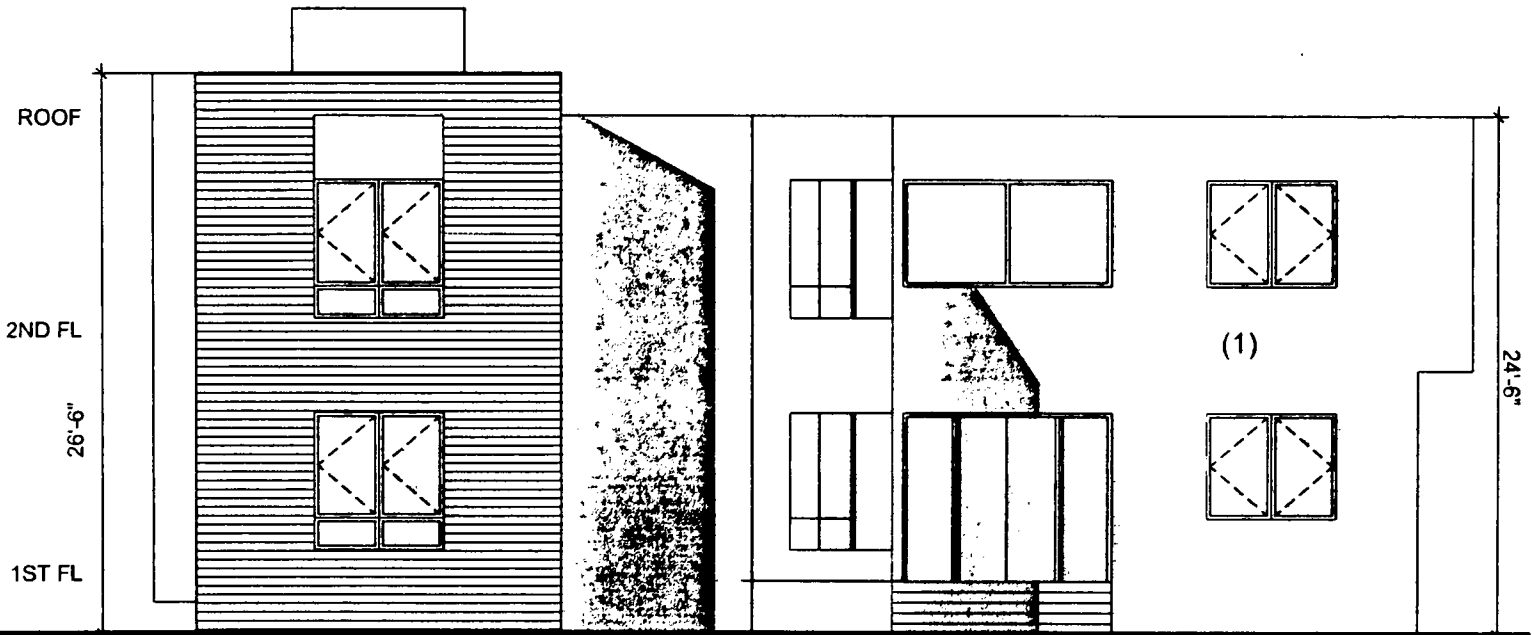
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LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

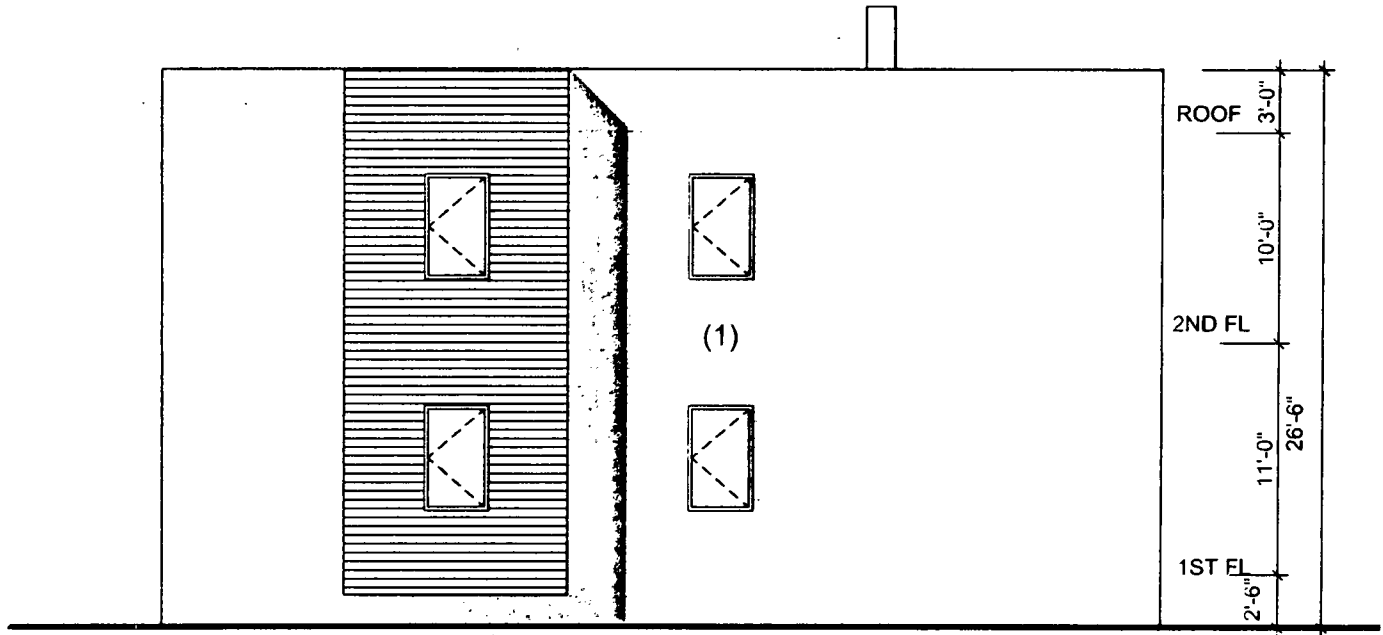
DRAWING TITLE: PROPOSED ROOF PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 104 SHEET 4 OF 6



PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

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 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6

10205 METROPOLITAN AVE

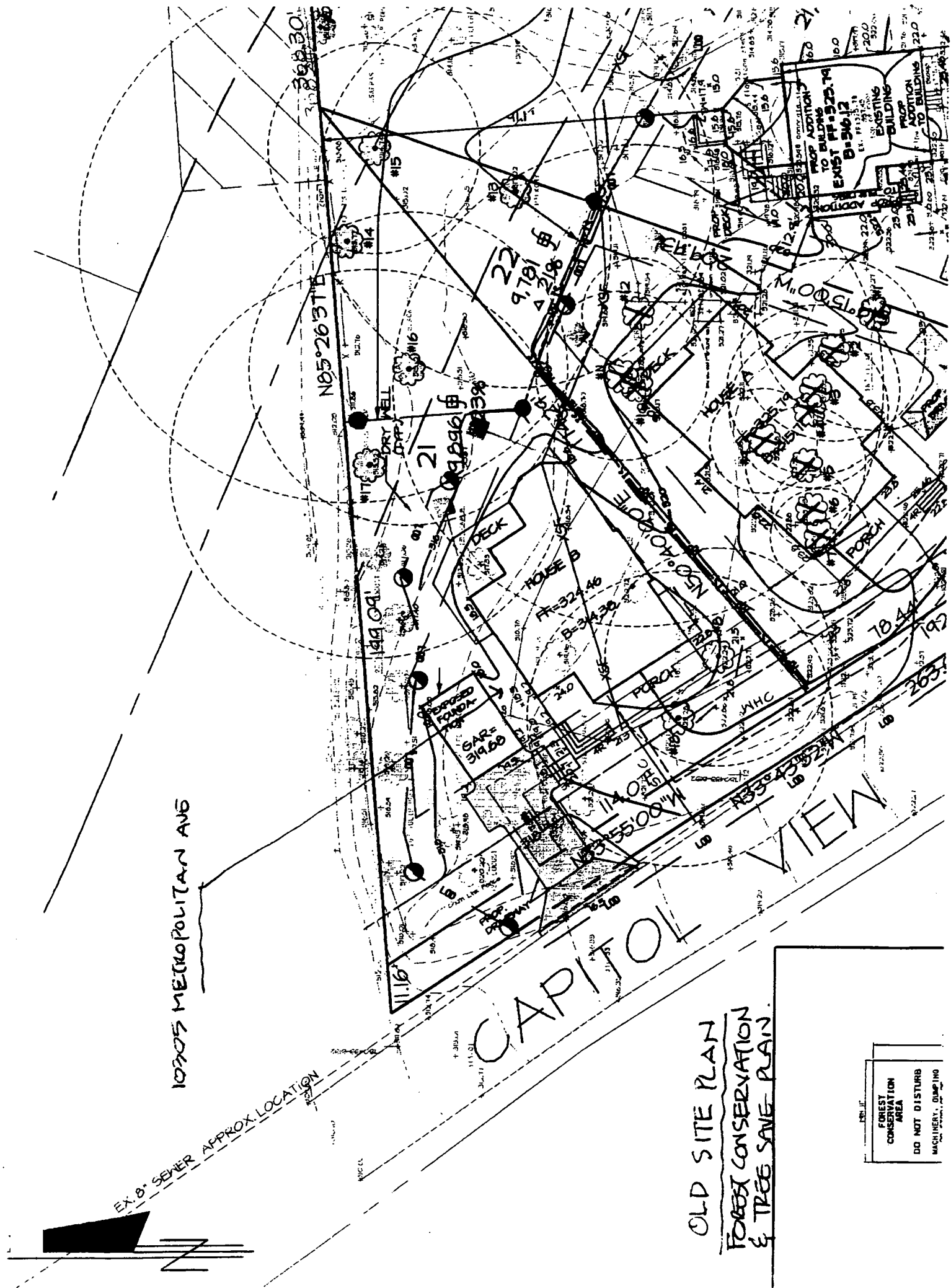
EX. B. SEWER APPROX. LOCATION

N85°26'31"E

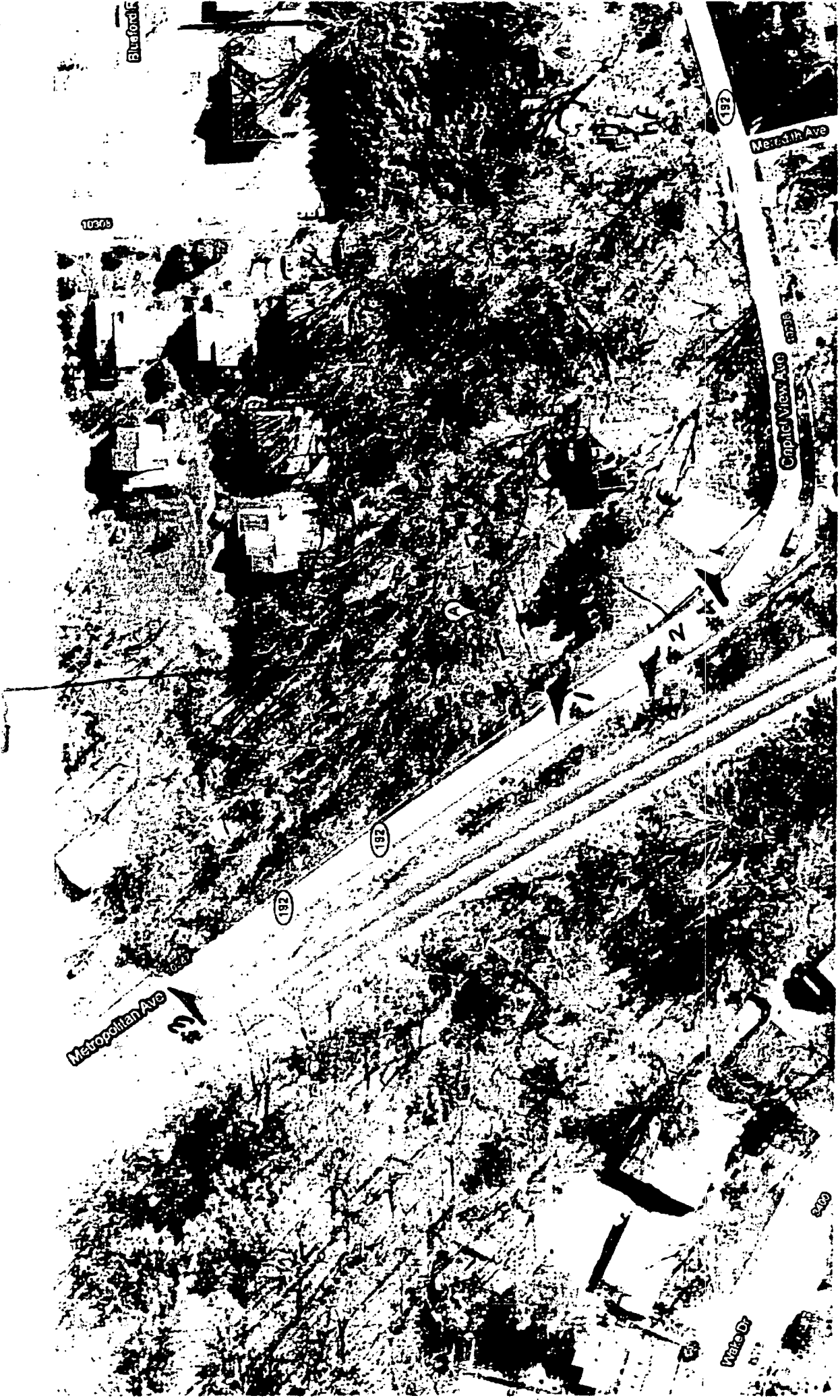
CAPITOL VIEW

OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN

FOREST
CONSERVATION
AREA
DO NOT DISTURB
MACHINERY, DUMPING



14305 METROPOLITAN AVE
NEWINGTON MD



10300

Blairford

197

Meridian Ave

Capitol View Ave

197

197

Metropolitan Ave

Wake Dr

240

10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



PHOTO # 4

BAUER DERMEL

October 18th, 2010

Narrative

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 10305 Metropolitan Avenue
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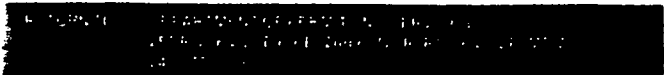
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Bauer Dermal AIA
Owner/ Architect



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.: 552024

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 202 FALLS CHURCH VA 22043

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE/CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable
CHECK ALL APPLICABLE: AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: NEW SINGLE FAMILY

1B. Construction cost estimate: \$ 250,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 [X] WSSC, 02 [] Septic, 03 [] Other
2B. Type of water supply: 01 [X] 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:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date: 09-13-2010

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:

VACANT LOT, NEW CONSTRUCTION

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

CONSTRUCTION OF APPROX 2,500 SQ FT SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCO & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
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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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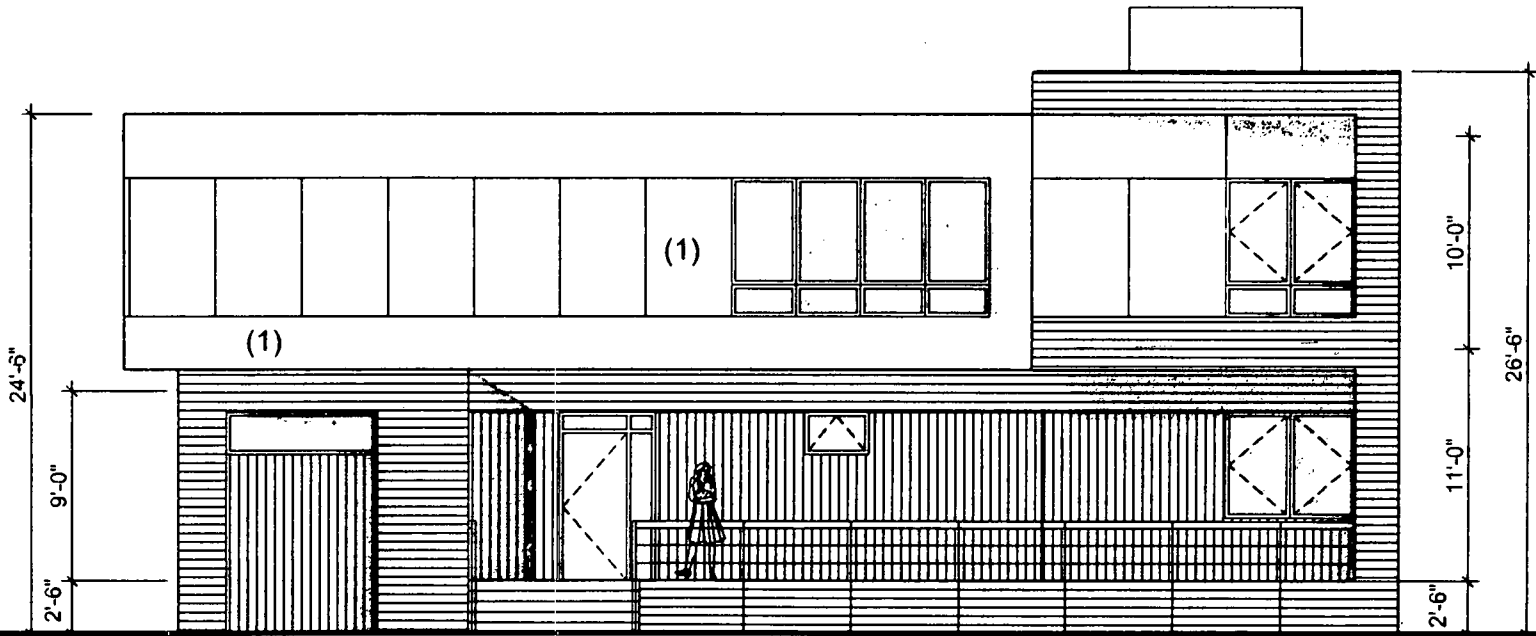
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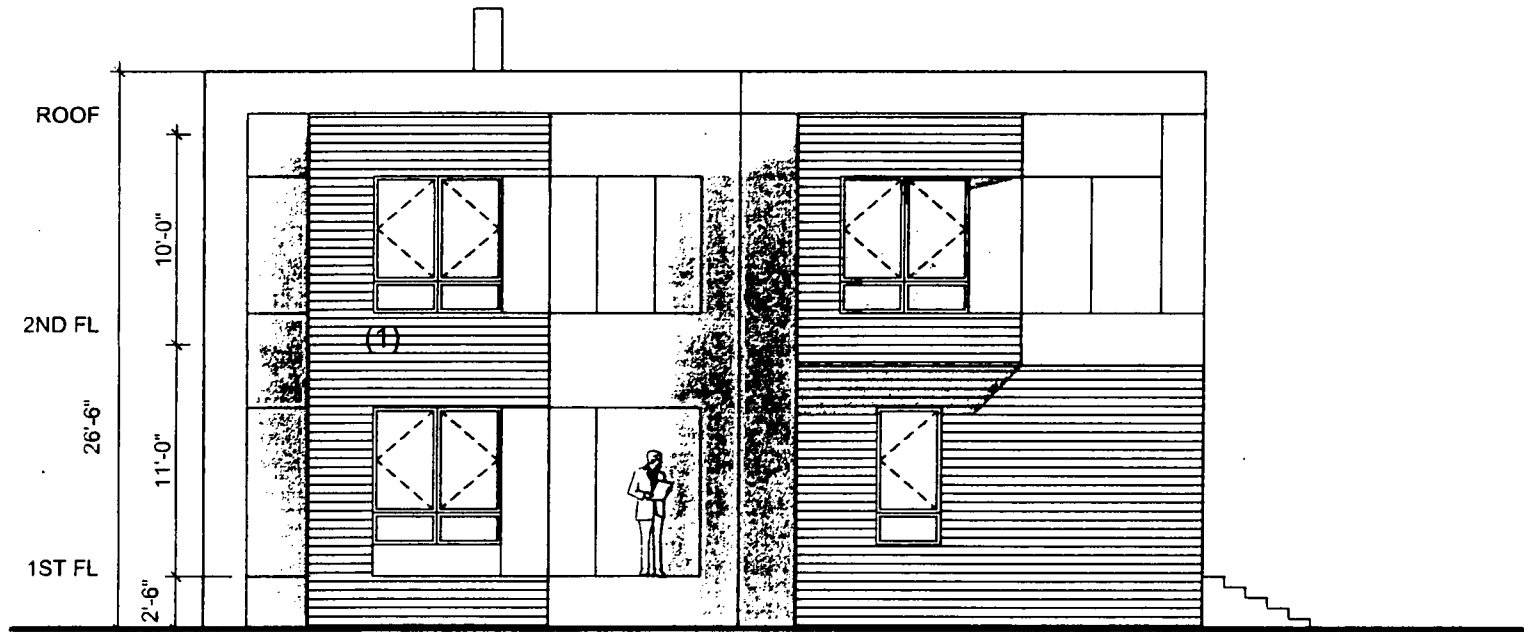
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address BAUER DERMEL 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH, VA 22043	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AVE KENSINGTON, MD 20895-2941	



PROPOSED FRONT ELEVATION - FACING STREET

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING TREES

NOTE:
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LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

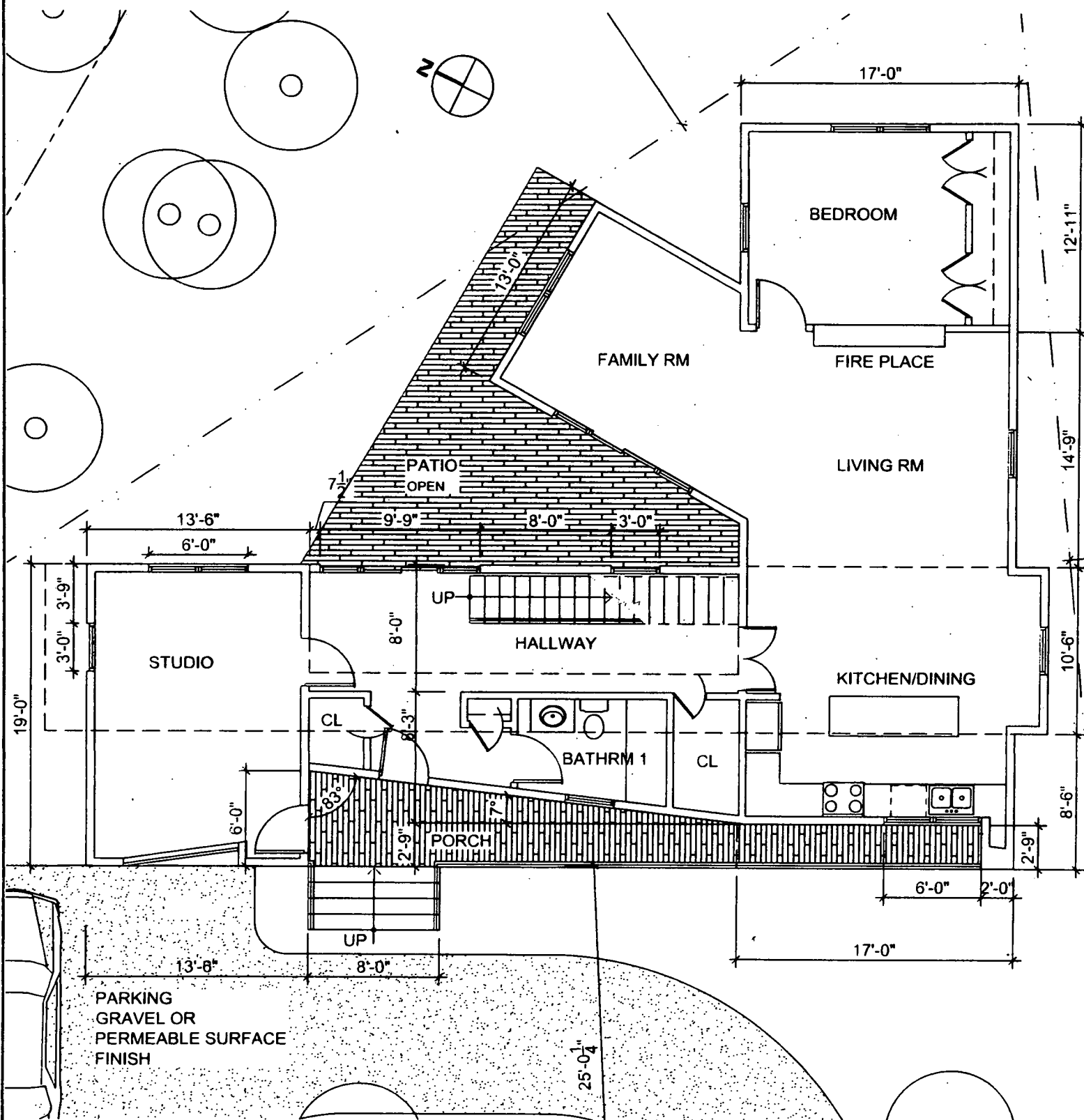
DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA.105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

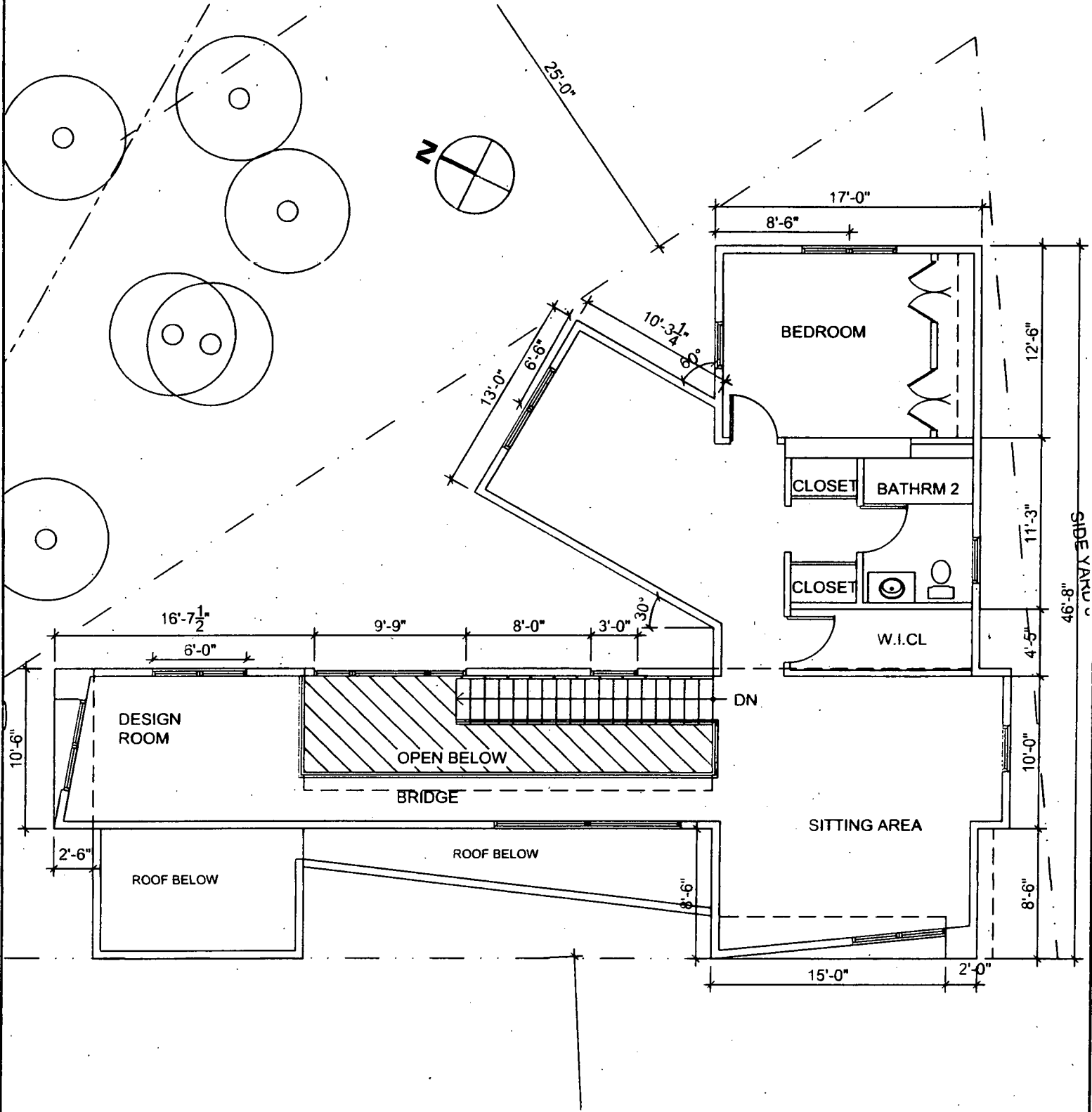
LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS —————
 EXISTING PARTITIONS TO BE REMOVED - - - - -

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

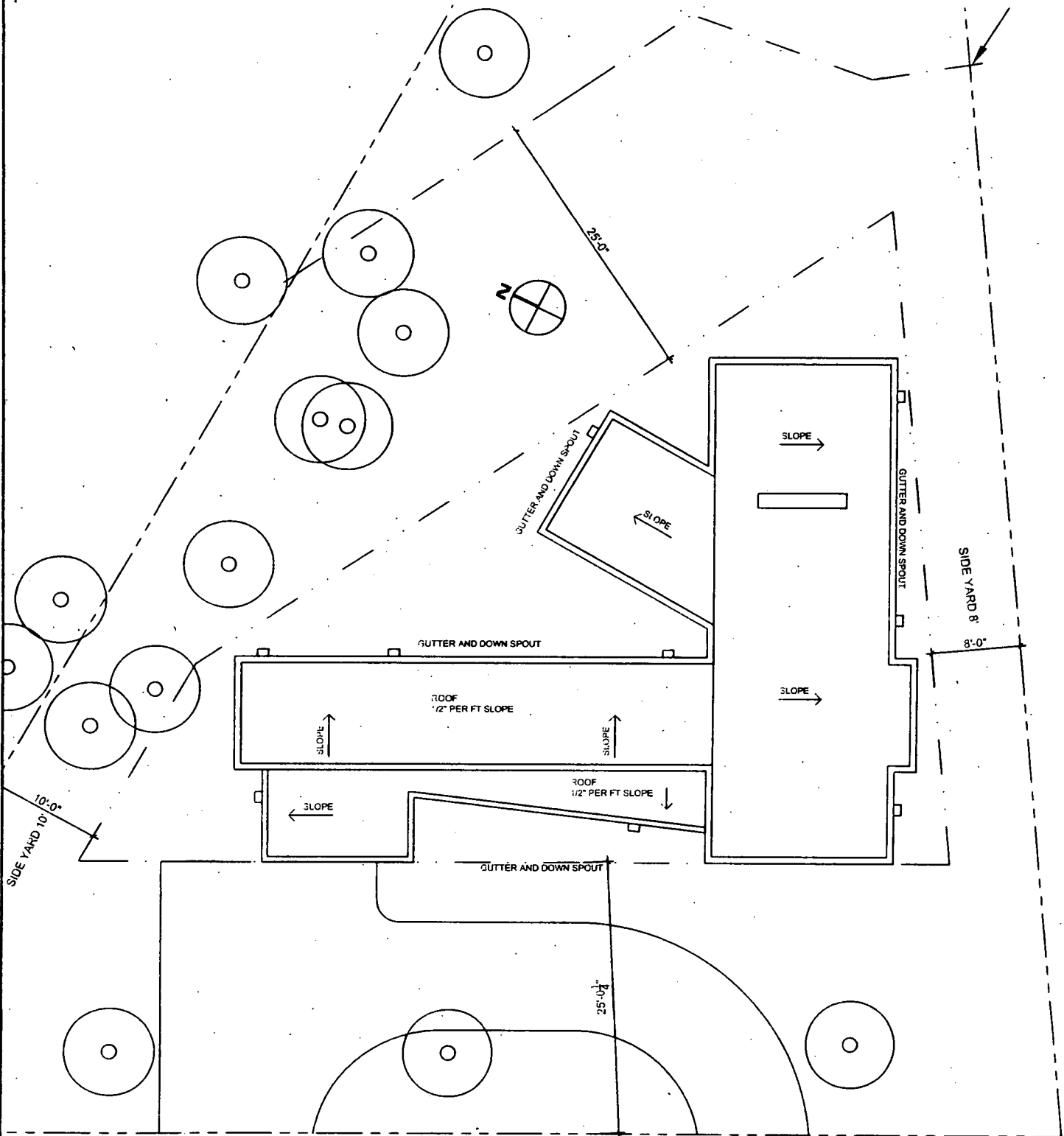
LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 10-19-2010

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS = = = = =
 EXISTING PARTITIONS TO BE REMOVED - - - - -

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

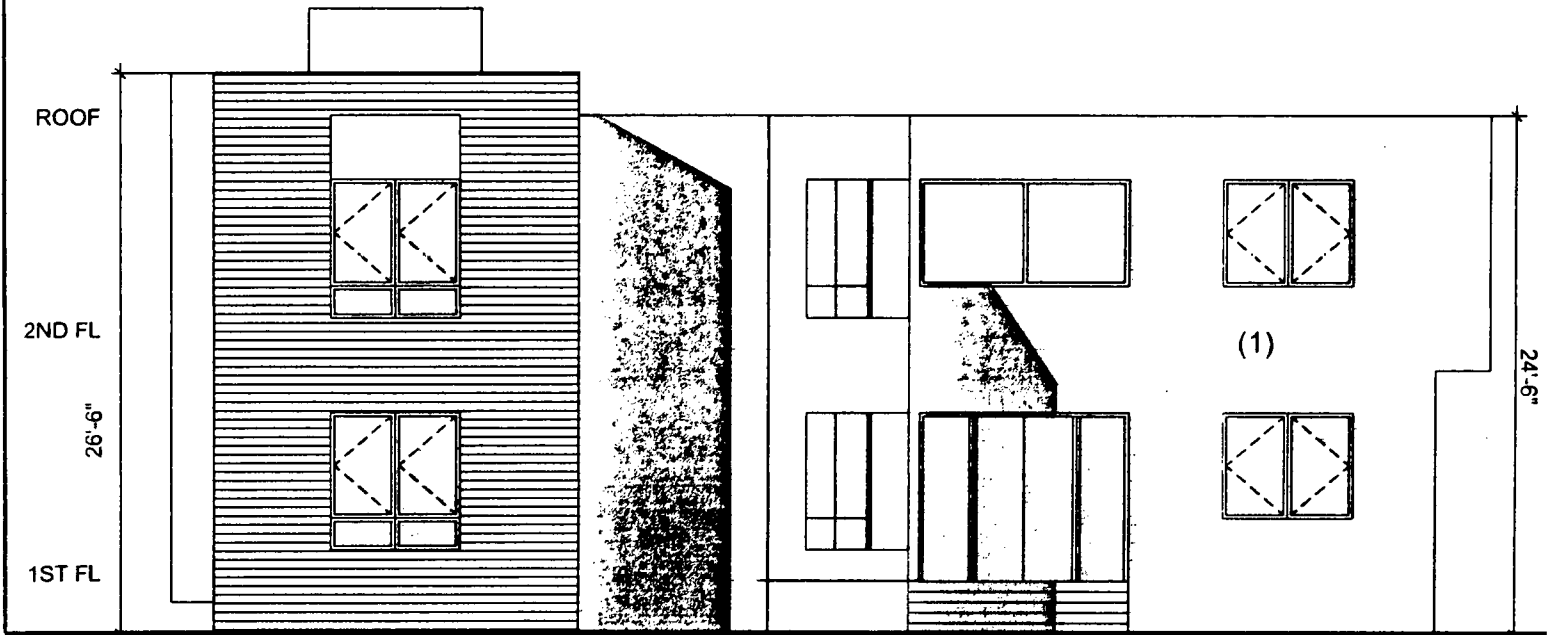
DATE : 10-19-2010

DRAWING TITLE: PROPOSED ROOF PLAN

SCALE: NTS

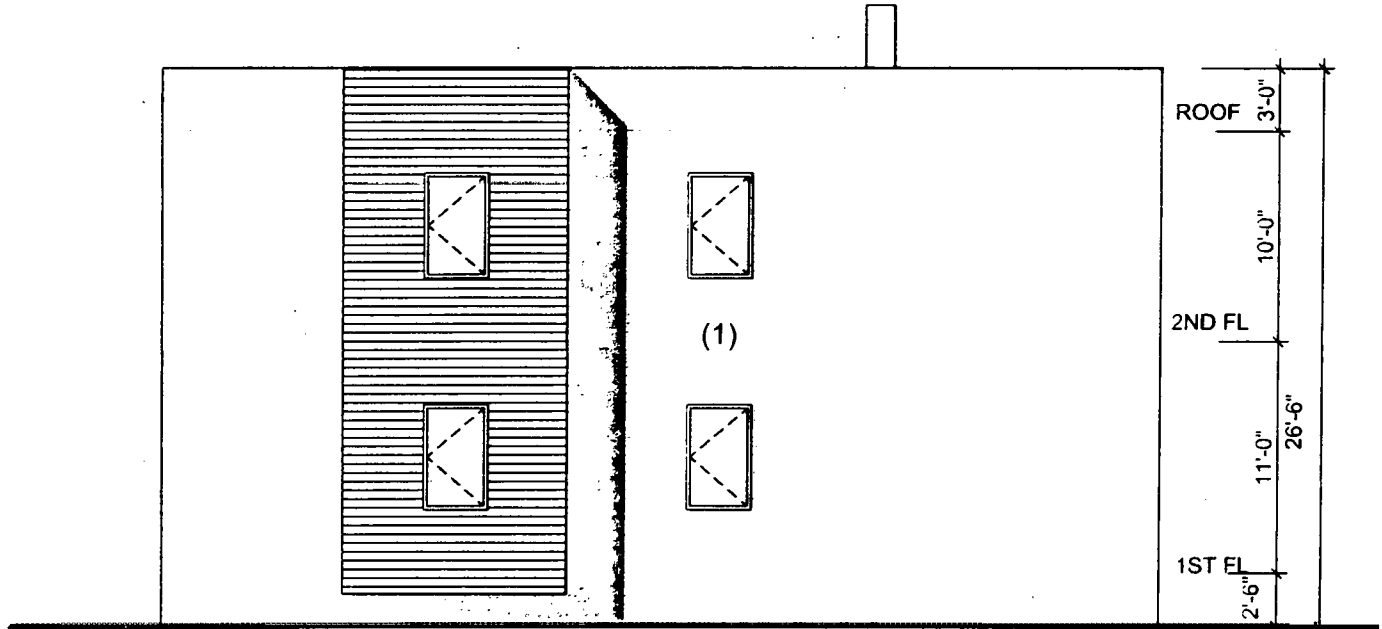
REVISIONS:

DRAWING NUMBER : SKA 104 SHEET 4 OF 6



PROPOSED REAR ELEVATION - FACING TREES

(1) SIDING/HARDIE PLANK



PROPOSED SIDE ELEVATION - FACING NEIGHBOR

NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 10-19-2010

DRAWING TITLE: PROPOSED ELEVATION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 106 SHEET 6 OF 6

10705 METROPOLITAN AVE

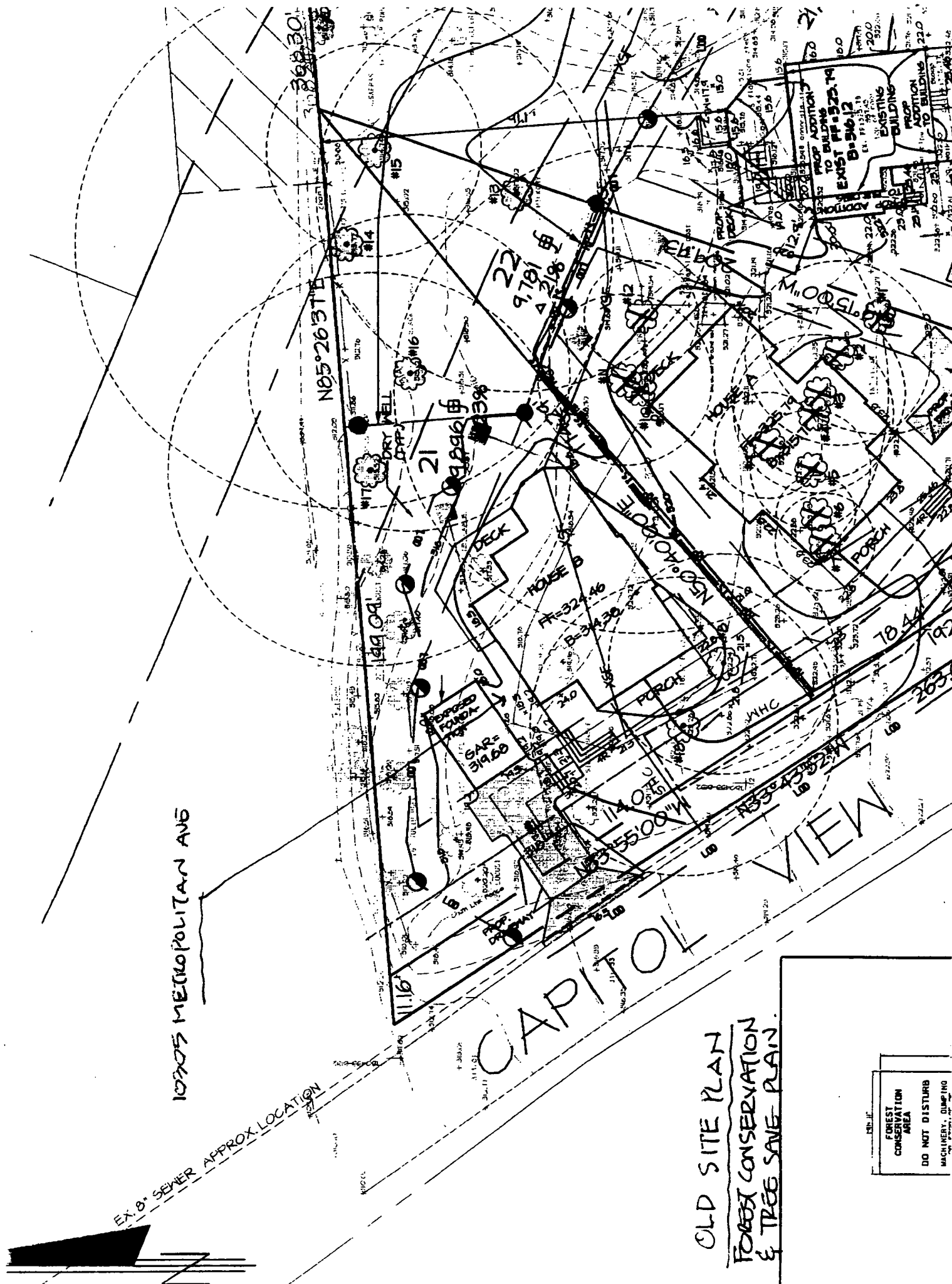
EX. 8" SEWER APPROX. LOCATION

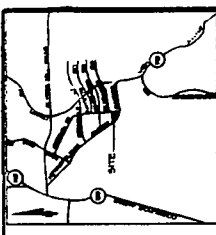
N85°26'37"E

CAPITOL VIEW

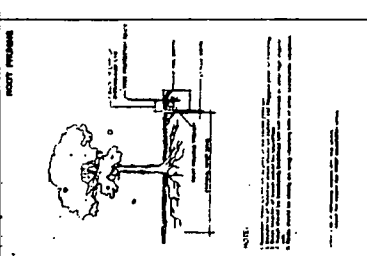
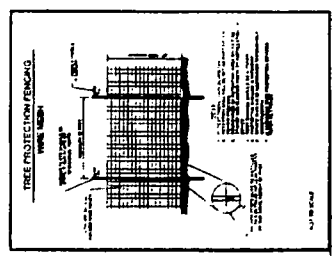
OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

FOREST
CONSERVATION
AREA
DO NOT DISTURB
MACHINERY, DUMPING





VICINITY MAP
SCALE 1"=200'



THE LAND AND NATIONAL TITLE IN PLACE AND PLANNED CONSTRUCTION SHALL REQUIRE CONSTRUCTION PLAN APPROVAL

APPROVAL
DATE: 10/23/07

The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

1. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

2. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

3. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

4. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

5. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

6. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

7. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

8. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

9. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

10. The owner hereby certifies that the information provided in this plan is true and correct to the best of his knowledge and belief.

TREE SCHEDULE FOR CAPITAL VIEW PARK DEVELOPMENT

NO.	DATE	TYPE	SIZE	STATUS	REMARKS
1	10/23/07	Tree	12"	Remove	Tree to be removed for construction.
2	10/23/07	Tree	18"	Protect	Tree to be protected with root zone.
3	10/23/07	Tree	24"	Protect	Tree to be protected with root zone.
4	10/23/07	Tree	30"	Protect	Tree to be protected with root zone.
5	10/23/07	Tree	36"	Protect	Tree to be protected with root zone.
6	10/23/07	Tree	42"	Protect	Tree to be protected with root zone.
7	10/23/07	Tree	48"	Protect	Tree to be protected with root zone.
8	10/23/07	Tree	54"	Protect	Tree to be protected with root zone.
9	10/23/07	Tree	60"	Protect	Tree to be protected with root zone.
10	10/23/07	Tree	66"	Protect	Tree to be protected with root zone.
11	10/23/07	Tree	72"	Protect	Tree to be protected with root zone.
12	10/23/07	Tree	78"	Protect	Tree to be protected with root zone.
13	10/23/07	Tree	84"	Protect	Tree to be protected with root zone.
14	10/23/07	Tree	90"	Protect	Tree to be protected with root zone.
15	10/23/07	Tree	96"	Protect	Tree to be protected with root zone.
16	10/23/07	Tree	102"	Protect	Tree to be protected with root zone.
17	10/23/07	Tree	108"	Protect	Tree to be protected with root zone.
18	10/23/07	Tree	114"	Protect	Tree to be protected with root zone.
19	10/23/07	Tree	120"	Protect	Tree to be protected with root zone.
20	10/23/07	Tree	126"	Protect	Tree to be protected with root zone.
21	10/23/07	Tree	132"	Protect	Tree to be protected with root zone.
22	10/23/07	Tree	138"	Protect	Tree to be protected with root zone.
23	10/23/07	Tree	144"	Protect	Tree to be protected with root zone.
24	10/23/07	Tree	150"	Protect	Tree to be protected with root zone.
25	10/23/07	Tree	156"	Protect	Tree to be protected with root zone.
26	10/23/07	Tree	162"	Protect	Tree to be protected with root zone.
27	10/23/07	Tree	168"	Protect	Tree to be protected with root zone.
28	10/23/07	Tree	174"	Protect	Tree to be protected with root zone.
29	10/23/07	Tree	180"	Protect	Tree to be protected with root zone.
30	10/23/07	Tree	186"	Protect	Tree to be protected with root zone.
31	10/23/07	Tree	192"	Protect	Tree to be protected with root zone.
32	10/23/07	Tree	198"	Protect	Tree to be protected with root zone.
33	10/23/07	Tree	204"	Protect	Tree to be protected with root zone.
34	10/23/07	Tree	210"	Protect	Tree to be protected with root zone.
35	10/23/07	Tree	216"	Protect	Tree to be protected with root zone.
36	10/23/07	Tree	222"	Protect	Tree to be protected with root zone.
37	10/23/07	Tree	228"	Protect	Tree to be protected with root zone.
38	10/23/07	Tree	234"	Protect	Tree to be protected with root zone.
39	10/23/07	Tree	240"	Protect	Tree to be protected with root zone.
40	10/23/07	Tree	246"	Protect	Tree to be protected with root zone.
41	10/23/07	Tree	252"	Protect	Tree to be protected with root zone.
42	10/23/07	Tree	258"	Protect	Tree to be protected with root zone.
43	10/23/07	Tree	264"	Protect	Tree to be protected with root zone.
44	10/23/07	Tree	270"	Protect	Tree to be protected with root zone.
45	10/23/07	Tree	276"	Protect	Tree to be protected with root zone.
46	10/23/07	Tree	282"	Protect	Tree to be protected with root zone.
47	10/23/07	Tree	288"	Protect	Tree to be protected with root zone.
48	10/23/07	Tree	294"	Protect	Tree to be protected with root zone.
49	10/23/07	Tree	300"	Protect	Tree to be protected with root zone.
50	10/23/07	Tree	306"	Protect	Tree to be protected with root zone.
51	10/23/07	Tree	312"	Protect	Tree to be protected with root zone.
52	10/23/07	Tree	318"	Protect	Tree to be protected with root zone.
53	10/23/07	Tree	324"	Protect	Tree to be protected with root zone.
54	10/23/07	Tree	330"	Protect	Tree to be protected with root zone.
55	10/23/07	Tree	336"	Protect	Tree to be protected with root zone.
56	10/23/07	Tree	342"	Protect	Tree to be protected with root zone.
57	10/23/07	Tree	348"	Protect	Tree to be protected with root zone.
58	10/23/07	Tree	354"	Protect	Tree to be protected with root zone.
59	10/23/07	Tree	360"	Protect	Tree to be protected with root zone.
60	10/23/07	Tree	366"	Protect	Tree to be protected with root zone.
61	10/23/07	Tree	372"	Protect	Tree to be protected with root zone.
62	10/23/07	Tree	378"	Protect	Tree to be protected with root zone.
63	10/23/07	Tree	384"	Protect	Tree to be protected with root zone.
64	10/23/07	Tree	390"	Protect	Tree to be protected with root zone.
65	10/23/07	Tree	396"	Protect	Tree to be protected with root zone.
66	10/23/07	Tree	402"	Protect	Tree to be protected with root zone.
67	10/23/07	Tree	408"	Protect	Tree to be protected with root zone.
68	10/23/07	Tree	414"	Protect	Tree to be protected with root zone.
69	10/23/07	Tree	420"	Protect	Tree to be protected with root zone.
70	10/23/07	Tree	426"	Protect	Tree to be protected with root zone.
71	10/23/07	Tree	432"	Protect	Tree to be protected with root zone.
72	10/23/07	Tree	438"	Protect	Tree to be protected with root zone.
73	10/23/07	Tree	444"	Protect	Tree to be protected with root zone.
74	10/23/07	Tree	450"	Protect	Tree to be protected with root zone.
75	10/23/07	Tree	456"	Protect	Tree to be protected with root zone.
76	10/23/07	Tree	462"	Protect	Tree to be protected with root zone.
77	10/23/07	Tree	468"	Protect	Tree to be protected with root zone.
78	10/23/07	Tree	474"	Protect	Tree to be protected with root zone.
79	10/23/07	Tree	480"	Protect	Tree to be protected with root zone.
80	10/23/07	Tree	486"	Protect	Tree to be protected with root zone.
81	10/23/07	Tree	492"	Protect	Tree to be protected with root zone.
82	10/23/07	Tree	498"	Protect	Tree to be protected with root zone.
83	10/23/07	Tree	504"	Protect	Tree to be protected with root zone.
84	10/23/07	Tree	510"	Protect	Tree to be protected with root zone.
85	10/23/07	Tree	516"	Protect	Tree to be protected with root zone.
86	10/23/07	Tree	522"	Protect	Tree to be protected with root zone.
87	10/23/07	Tree	528"	Protect	Tree to be protected with root zone.
88	10/23/07	Tree	534"	Protect	Tree to be protected with root zone.
89	10/23/07	Tree	540"	Protect	Tree to be protected with root zone.
90	10/23/07	Tree	546"	Protect	Tree to be protected with root zone.
91	10/23/07	Tree	552"	Protect	Tree to be protected with root zone.
92	10/23/07	Tree	558"	Protect	Tree to be protected with root zone.
93	10/23/07	Tree	564"	Protect	Tree to be protected with root zone.
94	10/23/07	Tree	570"	Protect	Tree to be protected with root zone.
95	10/23/07	Tree	576"	Protect	Tree to be protected with root zone.
96	10/23/07	Tree	582"	Protect	Tree to be protected with root zone.
97	10/23/07	Tree	588"	Protect	Tree to be protected with root zone.
98	10/23/07	Tree	594"	Protect	Tree to be protected with root zone.
99	10/23/07	Tree	600"	Protect	Tree to be protected with root zone.
100	10/23/07	Tree	606"	Protect	Tree to be protected with root zone.



LEGEND

- PERM. TREE SAVE AREA SIGN
- TEMP. TREE SAVE AREA SIGN
- CRITICAL ROOT ZONE
- T5 — TREE PROTECTION FENCE
- RP — ROOT PRUNE LINE
- ⊗ TREE TO BE REMOVED
- LB — PROP. LIMIT OF DISTURBANCE FOR LOTS 21, 22 & 23
- EX — EX. SIFER SILT FENCE FOR LOT 23 AS FIELD LOCATED

FINAL FOREST CONSERVATION AND TREE SAVE PLAN
CAPITAL VIEW PARK
(MASON CONSTRUCTION)

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

SCALE: 1"=20'

JOB NO: 150156

DATE: DECEMBER 2007

REMOVED AS: []

REMANING AS: []

CREATED: []

DATE: []

REVISION: []

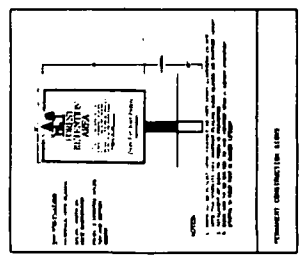
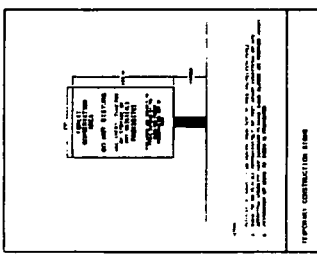
TREE SAVE PLAN PREPARED BY:
PITCHFORD ASSOCIATES
2213 40TH PLACE NW SUITE 1
WASHINGTON DC 20007

DEVELOPER:
MB5 PROPERTIES
205 GRANVILLE DRIVE
SILVERSPRING MD 20901
ATTN: BRIAN SHEPARD

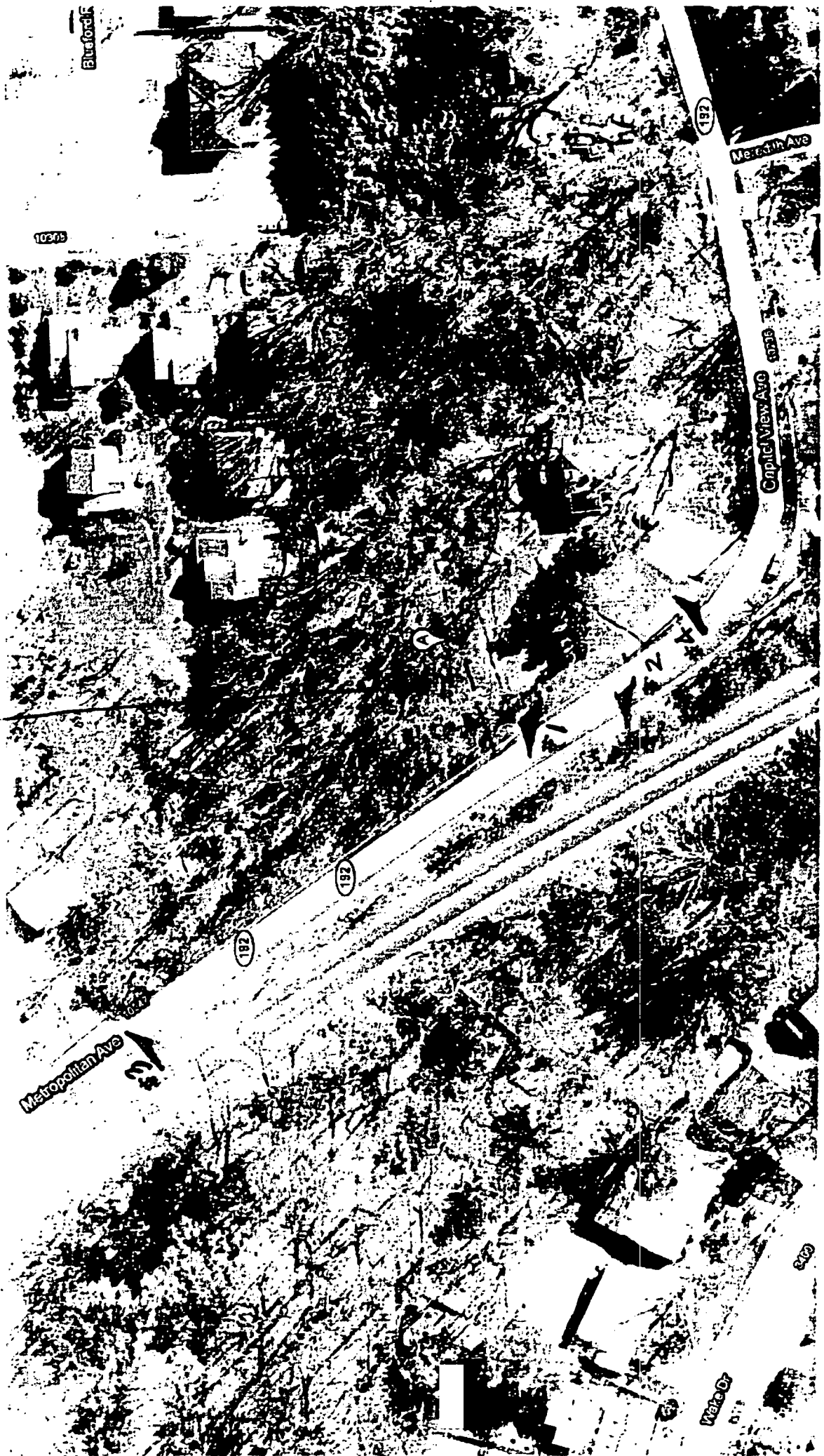
NO.	DATE	REVISION
1	10/23/07	ISSUED FOR PERMITS
2	11/15/07	REVISED TO ADDRESS COMMENTS
3	11/20/07	REVISED TO ADDRESS COMMENTS
4	12/10/07	BY PERMITS ON 3/10/08

1001 W. WYOMING AVENUE, SUITE 100, ANN ARBOR, MI 48106
5000 LEE HANCOCK, SUITE 202, ANN ARBOR, MI 48106
313-470-0200 FAX 313-470-0204

Apex engineering



14000 METROPOLITAN AVE
NEENAH, WI 54956



10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



PHOTO # 4

BAUER DERMEL

October 18th, 2010

Narrative

Address New Construction
 10305 Metropolitan Avenue
 Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone.

On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Windows will be Anderson casement or sliding windows or equal.

Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermal AIA
Owner/ Architect