

31/6-980 10231 Carroll Place
(Kensington HD)

Perry -

11:10

Julie O' Malley

942-8933

concerned about

"Leal" color of awning
proposed for Connell
Manor - wants to be sure
it's not aqua!

pls call: Sue
come with breeze



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 1-13-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gfw*

SUBJECT: Historic Area Work Permit

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

____ Approved

_____ Denied

Approved with Conditions: _____

1) The color of the awning will be determined.

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

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

Applicant: Mariner Health at Gratz Manor

Address: 10231 Carroll Place, Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 1-13-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *egh*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

✓ You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

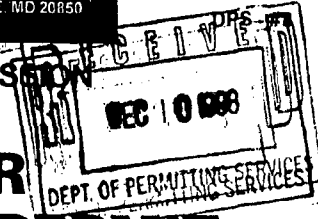
Thank you very much for your patience and good luck with your project!

* Please bring your 2 permit sets (plus extra set for our files) or 3 total, to our office for HAC stamp PRIOR to applying to DPS.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301/217-6370

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Brian Lawson

Daytime Phone No.: 301 791 0230

Tax Account No.: _____

Name of Property Owner: Phonice Health of Child Daytime Phone No.: 301 979 0230

Address: 10231 Carroll Place Kensington MD 20895
Street Number City State Zip Code

Contractor: Jim McMillan Phone No.: 602 583 8299

Contractor Registration No.: _____ Fax: 602 800 9388

Agent for Owner: _____ Daytime Phone No.: 602 583 8240

LOCATION OF BUILDING/PREMISE

House Number: 10231 Street: Carroll Place

Town/City: Kensington MD Nearest Cross Street: Baltimore RD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 3500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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.

Brian Lawson
Signature of owner or authorized agent

12/4/98
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 1-13-99

Application/Permit No.: 9812110083 Date Issued: 1/11/98

**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:

Drawing will be placed on back of building
built 1970

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

To help preserve the original part of Building
by placing smoking section in rear (concrete) part

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 1-13-99

TO: Local Advisory Panel/Town Government - Kensington

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision - 31/6-980

The Historic Preservation Commission reviewed this project on January 13, 1999
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

James MacMillan
10 Catalpa Road
Newburgh, NY 12550
(914) 561-2123

Mariner at Circle Manor
10231 Carrol Pl.
Hensington, Md. 20895
att: Brian Harrison

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 11/3/99
rev 11' x 8' front

QUOTATION

Fabricate and install one stationary
patio canopy for twelve month use:
Style - skel design
Size - 11' x 24'
Frame - Galv. steel with welded construct
(see enclosed drawing)
Cover - Vinyl laminated polyester fabric
Color - "Teal"

Submitted By

James T. MacMillan

Date

11/3/98

Approved & Accepted By

Date

Terms - 50% deposit upon approval
Balance net 30 days upon
installation

w/macmillan

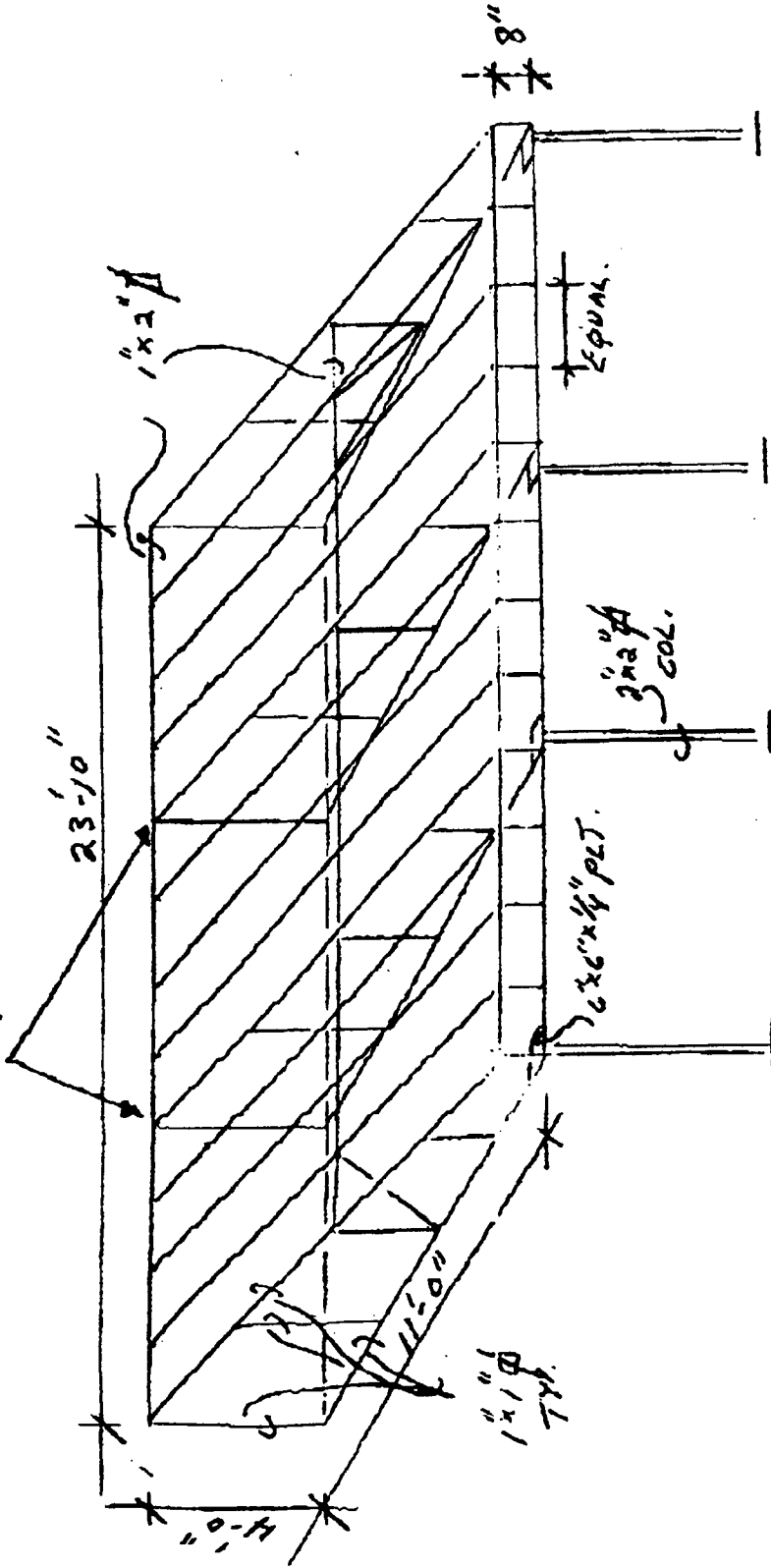
Delivery - 2-3 weeks from receipt
of deposit

8

FRAME DRAWING
SCALE AS NOTED #1

FAX # 301-929-6434
ATT. BRIAN GARRISON

SPLIT INTO
③ SECTIONS
WITH INSETS



APPROVED
Montgomery County
Historical Society Commission
[Signature]
1/13/95

10019 Frederick Ave.
Kensington, MD 20895
January 12, 1998

MNCPPCommission
8787 Georgia Avenue
Silver Spring, MD 20910

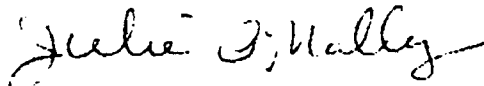
Dear Commissioners and Staff:

I am writing on three cases. The proposed development at 10218 Carroll Place will be covered by Barry Peoples, the Kensington Historical Society President. Our position and opinions about development at this location remain the same. We support the staff recommendation for denial.

Secondly, there is an application in Kensington for fence replacement at a new location on the property 3915 Washington Street. We support this proposal. It certainly will have no deleterious effect on the Historic District as a whole or on this particular site. This property does not presently have, and has not had for more than twenty years, a driveway at that location, and moving the fence would protect the mature Dogwood trees which have grown up there.

We also support the approval for the third Kensington item on the agenda, 10231 Carroll Place (Circle Manor). Our only concern was the color of the awning, since it will be a fairly permanent structure and not easily painted. I understand from the administrator at Circle Manor, Jennifer Rosenberg, that the color listed as "teal" on the application was an error and it will actually be a neutral color to blend with the building. (We would object to a "teal" which was reminiscent of the aqua which is so prevalent in Wheaton.)

Sincerely,



Julie O'Malley
Preservation Committee
Kensington Historical Society

**Expedited
Historic Preservation Commission Staff Report**

Address: 10231 Carroll Place	Meeting Date: 01/13/99
Resource: Kensington Historic District	Public Notice: 12/30/98
Case Number: 31/6-980	Report Date: 01/06/99
Review: HAWP	Tax Credit: None
Applicant: Mariner Health at Circle Manor (Brian Garrison, Agent)	Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1890

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Out of Period (1970) two-story wing of healthcare building at the rear of circa 1890 Queen Anne residence now used as convalescent care center.

PROPOSAL: The applicant proposes to install a shedroof polyester cloth awning on the side of the out-of-period rear addition. The awning is to be an all weather structure on a fixed (non-retractable) metal frame and is to serve as shelter at the entrance to the addition. No changes are proposed to the buildings or to the paving.

RECOMMENDATION:

- Approval
- Approval with conditions:

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

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

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

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

DEPT. OF PERMITTING SERVICES

Contact Person: Brian Garrison

Daytime Phone No.: 301 949 0230

Tax Account No.: _____

Name of Property Owner: Margaret Heath at Circle Daytime Phone No.: 301 949 0230

Address: 10231 Carroll Place Kensington MD 20895
Street Number City State Zip Code

Contractor: Jim McMillan Phone No.: 602 585 8244

Contractor Registration No.: _____ FAX 602 860 4388

Agent for Owner: _____ Daytime Phone No.: 602 585 8244

LOCATION OF BUILDING/PREMISE

House Number: 10231 Street: Carroll Place

Town/City: Kensington MD Nearest Cross Street: Baltimore RD

Lot: _____ Block: _____ Subdivision: _____

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:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 3500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

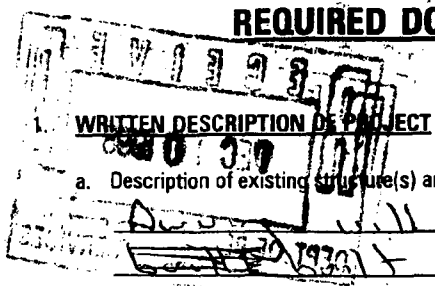
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Brian Garrison
Signature of owner or authorized agent

12/4/98 (5)
Date

Approved: _____ For Chairperson, Historic Preservation Commission

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



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

Drawings will be placed on back of building
1930 + 1970

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

To help preserve the original part of Building
by adding smoking section in rear (concrete) part

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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6

POSTAL CONNECTION

15560 N. Frank Lloyd Wright Blvd. (B-4)

Scottsdale, Arizona 85260

PH: (602) 860-8448

FAX: (602) 860-4388

602.585.6379

FAX COVER SHEET

Date: 11 / 3 / 98

FAX: (301) 949-8244

TO: Company: Manner at Circle Manor

Attention: Mr. Brian Harrison

3500.00

From: Jim Mac Millan FAX: (602) 860-4388

Total Number of Pages including this cover sheet: 3

If documents are not legible, please call (602) 860-8448

Message:

Brian: Hope this is sufficient, I will call you this afternoon to verify.
Thanks
Jim

James MacMillan
10 Catalpa Road
Newburgh, NY 12550
(914) 561-2123

Mariner at Circle Manor
10231 Carroll Pl.
Hensington, Md. 20895
att: Brian Harrison

rear 11' - 8' Front.

QUOTATION

Fabricate and install one stationary
patio canopy for twelve month use:
Style - shed design
Size - 11' x 24'
Frame - Galv. steel with welded construct
(see enclosed drawing)
Cover - Vinyl laminated polyester fabric
Color - Teal

Submitted By

James T. MacMillan

Date

11/3/98

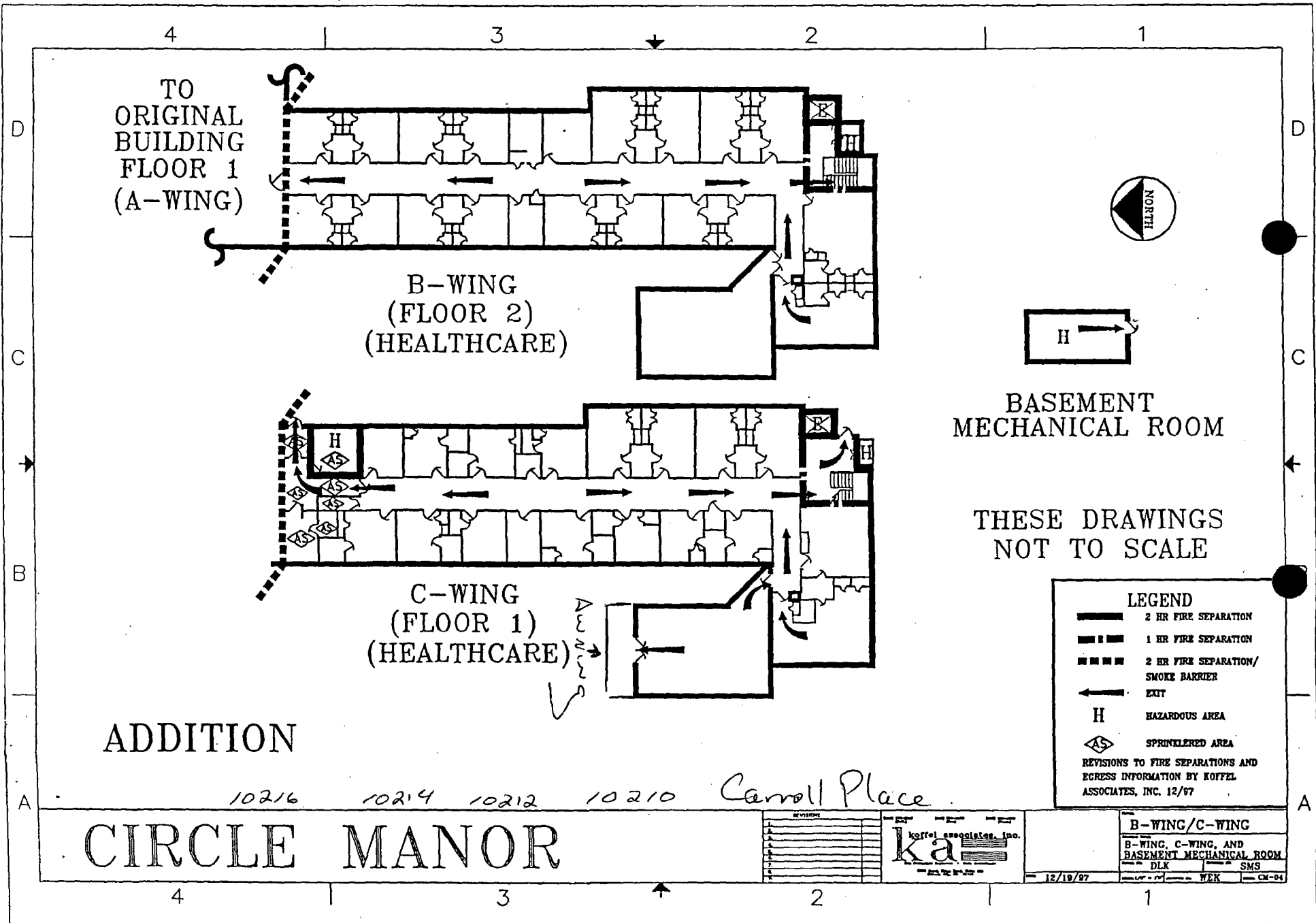
Approved & Accepted By

Date

Terms - 50% deposit upon approval
Balance net 30 days upon
installation

w/macmillan

Delivery - 2-3 weeks from receipt
of deposit



TO ORIGINAL BUILDING FLOOR 1 (A-WING)

B-WING (FLOOR 2) (HEALTHCARE)

C-WING (FLOOR 1) (HEALTHCARE)

ADDITION

BASEMENT MECHANICAL ROOM

THESE DRAWINGS NOT TO SCALE

- LEGEND**
- 2 HR FIRE SEPARATION
 - 1 HR FIRE SEPARATION
 - 2 HR FIRE SEPARATION/ SMOKE BARRIER
 - EXIT
 - HAZARDOUS AREA
 - SPRINKLERED AREA
- REVISIONS TO FIRE SEPARATIONS AND EGRESS INFORMATION BY KOFFEL ASSOCIATES, INC. 12/97

CIRCLE MANOR

10216 10214 10212 10210 Carroll Place

NO.	REVISION



12/19/97

B-WING/C-WING
B-WING, C-WING, AND BASEMENT MECHANICAL ROOM
DLK SMS
WEK CM-04

POSTAL CONNECTION

15580 N. Frank Lloyd Wright Blvd. (B-4)

Scottsdale, Arizona 85260

PH: (602) 860-8446

FAX: (602) 860-4388

602.585.6379

FAX COVER SHEET

Date: 11 / 3 / 98

FAX: (301) 949-8244

TO: Company: Mariner at Circle Manor

Attention: Mr. Brian Harrison

3500.00

From: Jim Mac Millan FAX: (602) 860-4388

Total Number of Pages including this cover sheet: 3

If documents are not legible, please call (602) 860-8446

Message:

Brian: Hope this is
sufficient, I will call
you this afternoon to
clarify.

Thanks

Jim