

31/6-00P 10312 Armory Avenue P  
(Kensington Historic District)

Michele

10/18

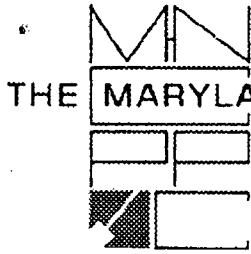
4:30

Call Alison Oppenheim  
10312 Arroyo Ave  
Kensington

Re: 10x12 shed

301-933-5329

A



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

*also to LAD  
12/10/00*

December 6, 2000

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

HPC Case No. 31/6-00P

DPS # 234473

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

**\*\*\*HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.\*\*\***

This application was:

APPROVED

APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **John & Alison Oppenheim**

Address: **10312 Armory Avenue, Kensington**

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



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

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALISON OPPENHEIM
Daytime Phone No.: 301 933 5329

Tax Account No.: 01020993
Name of Property Owner: JOHN & ALISON OPPENHEIM Daytime Phone No.: 301 933 5329
Address: 10312 ARMORY AVE, KENSINGTON MD 20895
Contractor: BEILER'S STRUCTURES Phone No.: 1-301-421-9693
Contract Registration No.: (PRE FAB SHED - parts assembled on site)
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 10312 Street: ARMORY AVENUE
Town/City: KENSINGTON Nearest Cross Street: WARNER STREET
Lot: 3 Block: 4 Subdivision: R.B. DETRICK'S SUBDIVISION
Liber: 6574 Folio: 459 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 [checked] Shed
[ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other: \_\_\_\_\_
1B. Construction cost estimate: \$ Shed + assembly cost \$1800.00
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: Shed - it will
2B. Type of water supply: 01 [checked] WSSC 02 [ ] Well 03 [ ] Other: Not have plumbing
\* Note THIS is a garden

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.

Alisa A. Oppenheim Signature of owner or authorized agent
Date: 10/27/00

Approved: [checked] For Chairperson, Historic Preservation Commission
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12-06-00
Application/Permit No.: 234473 Date Filed: 11/8/00 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:

We have a small Victorian house with no garage or other storage for bikes, lawn mower, garden tools, etc. The house is situated close to the street giving us a long back yard. The neighbors to the north also have a playhouse in their back yard. Neighbors to the south is a park owned by the Town of Kensington.

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

We will be building a 'Carriage Shed' (see enclosed photo) with tall double hung windows & a dutch trim door (see enclosed 'options' page). Although we love our house, it has little storage space. The shed will be built at least 100 ft. from the house & will be hidden behind a fir tree.

2. **SITE PLAN** one more will have an adverse effect on the neighborhood.

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.

(see copy of survey, with <sup>proposed</sup> location of shed)

**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.

(see shed pages + specifications from shed brochures)

**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.

(see shed pages from shed brochures)

**5. PHOTOGRAPHS**

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

(see photo)

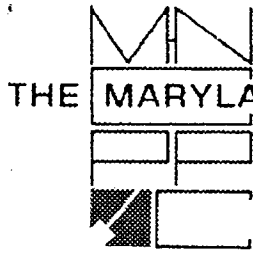
**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

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



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

December 6, 2000

**MEMORANDUM**

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *[Signature]*

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

HPC Case No. 31/6-00P

DPS # 234473

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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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring.

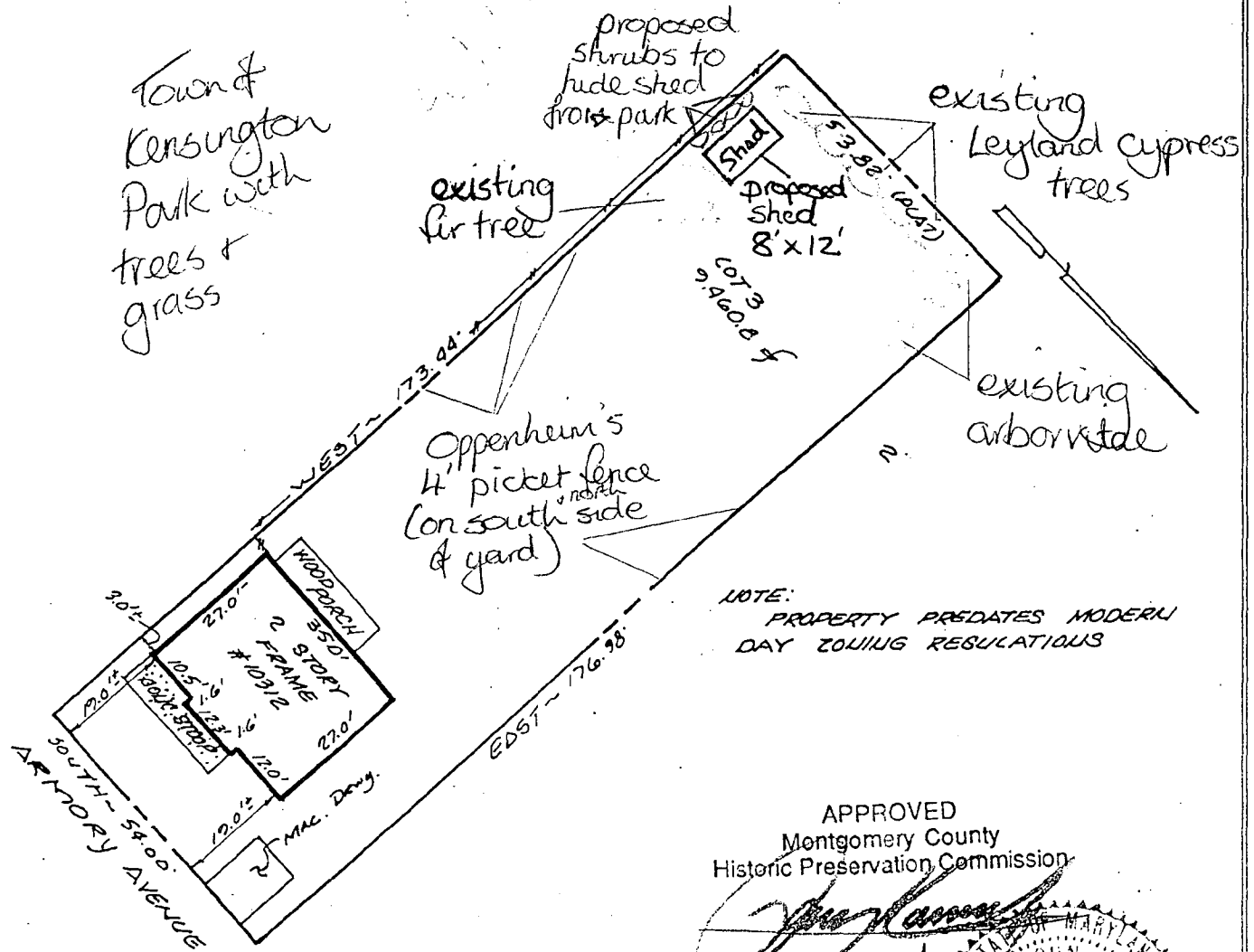
When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

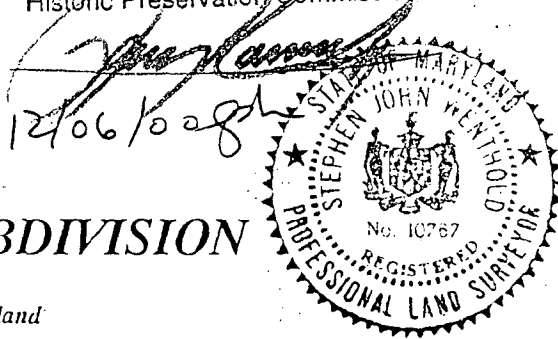
Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

HAWP application  
2: Site Plan



APPROVED  
Montgomery County  
Historic Preservation Commission



Lot 3 Block 4  
**R. B. DETRICK'S SUBDIVISION**

Election District #13  
Montgomery County, Maryland

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps.

May 13, 1992  
Date

*Stephen J. Wenthold*  
Stephen J. Wenthold  
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Montgomery County

BRL information shown as per current zoning regulations unless otherwise noted.

Plat Book: B  
Plat No.: 30  
Work Order: 92-1034

Scale: 1" = 30'

Property  
Address: 10312 Armory Avenue

**Meridian Surveys, Inc.**  
8703 Cathedral Way  
Gaithersburg, MD 20879  
(301) 840-0025

penheim HAWP  
plication

③ Plans & elevations & ④ Material Specifications  
**Specifications**

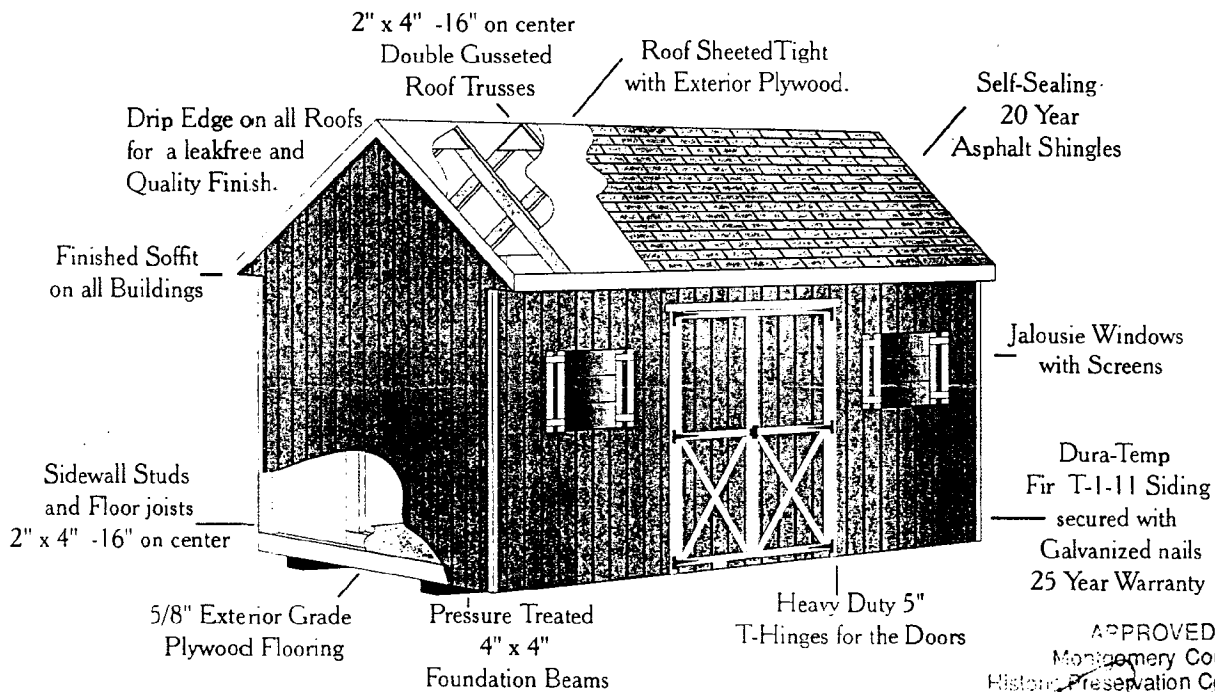
Copy 2

**Heavy Duty Barn Specifications**

- Foundation 4" x 4" pressure treated lumber
- Floor Joists 2" x 4" - 16" on center
- Flooring 5/8" exterior grade plywood
- Sidewall Studs 2" x 4" - 16" on center
- Exterior Siding 5/8" Dura-Temp Siding
- Rafters 2" x 4" - 16" on center
- Roof Sheathing 1/2" 3-ply plywood
- Roofing 240 lb. self-sealing asphalt shingles
- Doors Heavy duty and reinforced with 2" x 4" lumber

**Economy Barn Specifications**

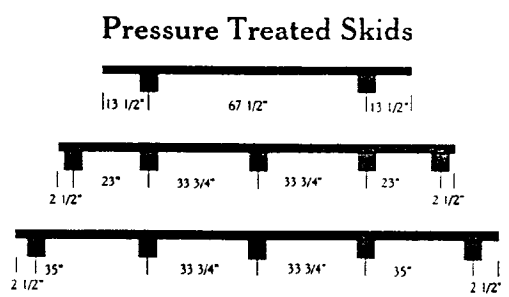
- Foundation 4" x 4" pressure treated lumber
- Floor Joists 2" x 4" - 16" on center
- Flooring 1/2" C.D.X. plywood
- Side Wall Studs 2" x 3" - 24" on center
- Exterior Siding Dura Temp
- Rafters 2" x 4" - 24" on center
- Roof Sheathing 1/2" O.S.B
- Roofing 240 lb. self-sealing asphalt shingles
- Doors Heavy duty and reinforced with 2" x 4" lumber.



APPROVED  
Montgomery County  
Historic Preservation Commission

*Shirley [Signature]*  
12/06/00  
All buildings  
are fully assembled  
and delivered  
to your prepared site.

5/8" Dura Temp  
2"x4" on 16" centers  
Finneran & Haley  
Exterior Latex Paint



**Skillfully Hand Built...**



Alison & John Oppenheim  
10312 Armory Av. Kensington,  
MD 20895

HAWP for shed in back yard

7. Addresses of Adjacent & Confronting Property Owners:

(a) next door on the north side:

Stephen & Anna McHale

10314 Armory Avenue,

Kensington Maryland, 20895

(b) next door on the south side: (Ernest Park)

Town of Kensington

3710 Mitchell St.,

Kensington, Maryland, 20895

(c) bottom of yard (west side):

Spencer & Barbara Harrill

3810 Warner Street

Kensington, Maryland, 20895

(d) Across the street - Kensington Armory:

Town of Kensington

(address in (b) above)

Across the street:

(e) Cindy & Carleton Conant

10309 Armory Avenue

Kensington, Maryland 20895

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10312 Armory Avenue	<b>Meeting Date:</b>	12/06/00
<b>Applicant:</b>	John & Alison Oppenheim	<b>Report Date:</b>	11/29/00
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	11/22/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-00P	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Construct storage shed.	<b>RECOMMENDATION:</b>	Approve

**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

**PROPOSAL:** Construct 8x12' plywood clad storage shed with asphalt shingle roof at back left corner of property.

**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.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALISON OPPENHEIM  
Daytime Phone No.: 301 933 5329

Tax Account No.: 01020993  
Name of Property Owner: JOHN & ALISON OPPENHEIM Daytime Phone No.: 301 933 5329  
Address: 10312 ARMORY AVE. KENSINGTON MD 20895  
Street Number City State Zip Code  
Contractor: BEILER'S STRUCTURES Phone No.: 1-301-421 9693  
Contractor Registration No.: (PRE FAB SHED - parts assembled on site)  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 10312 Street: ARMORY AVENUE  
Town/City: KENSINGTON Nearest Cross Street: WARNER STREET  
Lot: 3 Block: 4 Subdivision: R.B. DETRICK'S SUBDIVISION  
Liber: 6574 Folio: 459 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ Shed + assembly cost \$1800.00  
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  WSSC 02  Septic 03  Other: \* Note This is a garden shed - it will  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: Not have plumbing

**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.

Alisa A. Oppenheim John Oppenheim  
Signature of owner or authorized agent Date 10/27/00

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 234473 Date Filed: 11/8/00 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

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(see copy of survey, with <sup>proposed</sup> location of shed)

3. **PLANS AND ELEVATIONS**

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(see shed pages + specifications from shed brochures)

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(see shed pages from shed brochures)

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

(see photo)

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Oppenheim HAWP application

③ Plans & elevations Specifications

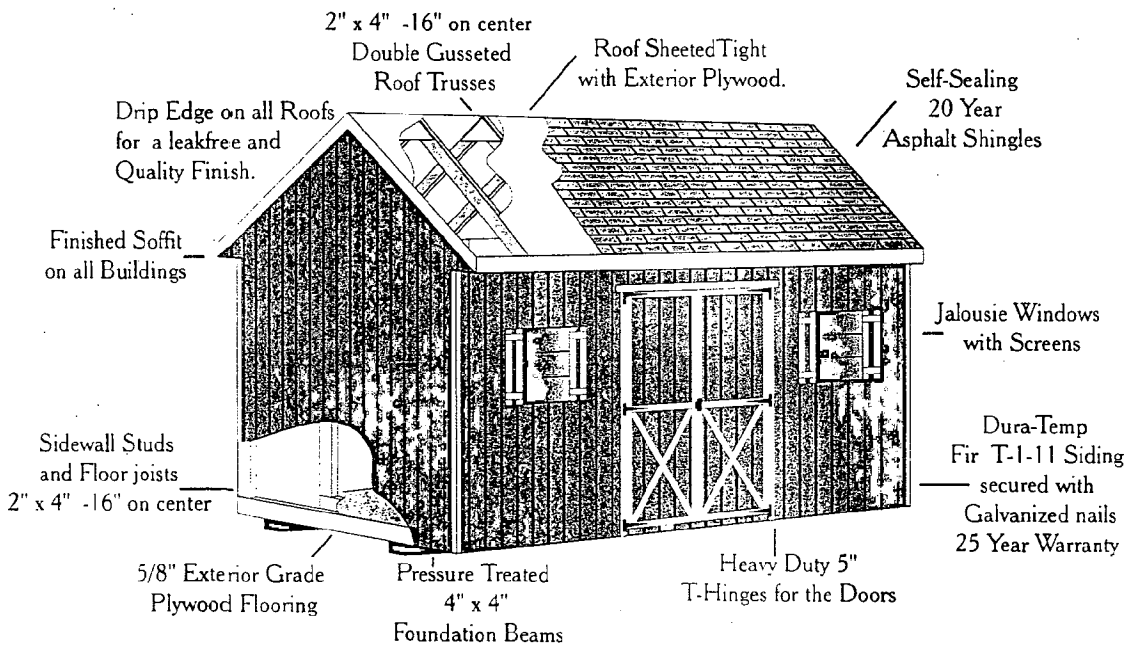
+ ④ Material Specifications  
(Copy 2)

**Heavy Duty Barn Specifications**

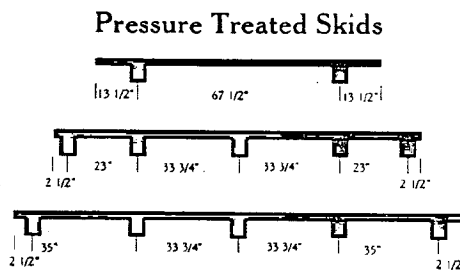
- ~Foundation 4" x 4" pressure treated lumber
- ~Floor Joists 2" x 4" - 16" on center
- ~Flooring 5/8" exterior grade plywood
- ~Sidewall Studs 2" x 4" - 16" on center
- ~Exterior Siding 5/8" Dura-Temp Siding
- ~Rafters 2" x 4" - 16" on center
- ~Roof Sheathing 1/2" 3-ply plywood
- ~Roofing 240 lb. self-sealing asphalt shingles
- ~Doors Heavy duty and reinforced with 2" x 4" lumber

**Economy Barn Specifications**

- ~Foundation 4" x 4" pressure treated lumber
- ~Floor Joists 2" x 4" - 16" on center
- ~Flooring 1/2" C.D.X. plywood
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- ~Doors Heavy duty and reinforced with 2" x 4" lumber.



5/8" Dura Temp  
2"x4" on 16" centers  
Finneran & Haley  
Exterior Latex Paint



All buildings are fully assembled and delivered to your prepared site.

***Skillfully Hand Built...***



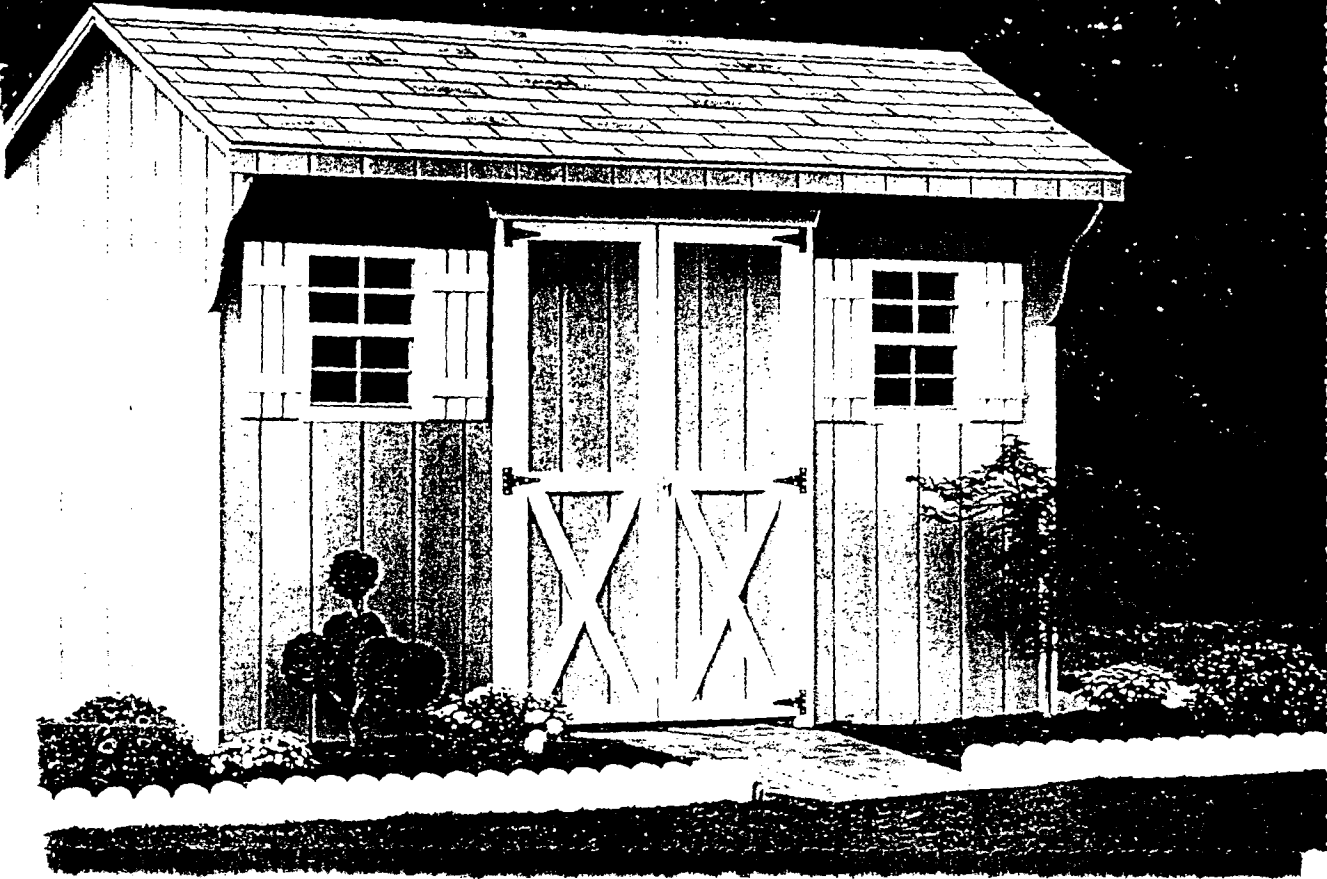
Oppenheim HAWP application ③ Plans

elevate

or

④ Materials Specific

(Copy 2)



elegance of bygone days  
combine with versatility in the  
use of this shed.

Standard features include:

- a double door
- two double-hung windows  
with screens and shutters\*

# The Carriage Shed

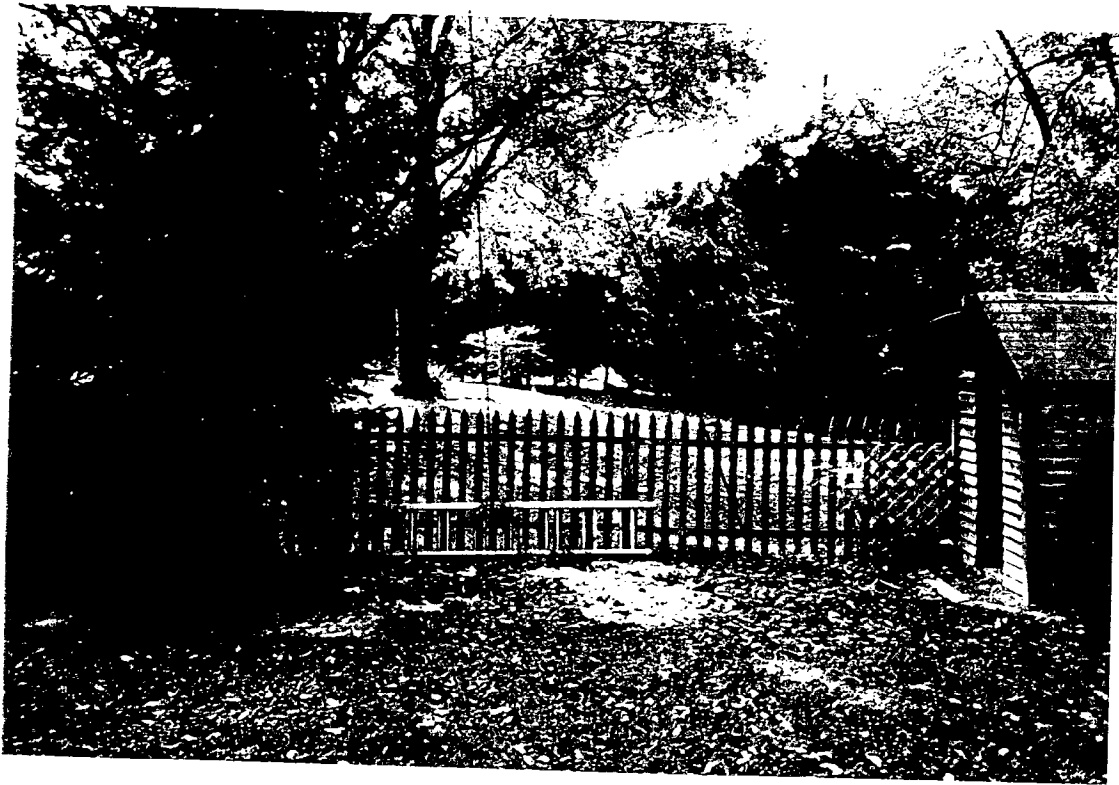
Our shed will be  
8' x 12' with  
larger windows.

\*8' x 8', 8' x 10', and 10' x 10' buildings feature only one window.

10

Y...

Openheim HAWP application  
Site & Shed



5 Photograph

11

Alison & John Oppenheim  
10312 Armory Av. Kensington,  
MD 20895

H&W for shed in back yard

7. Addresses of Adjacent & Confronting Property Owners:

(a) next door on the north side:

Stephen & Anna McHale

10314 Armory Avenue,

Kensington, Maryland, 20895

(b) next door on the south side: (Ernest Park)

Town of Kensington

3710 Mitchell St.,

Kensington, Maryland, 20895

(c) bottom of yard (west side):

Spencer & Barbara Harrill

3810 Warner Street

Kensington, Maryland, 20895

(d) Across the street - Kensington Armory:

Town of Kensington

(address in (b) above)

Across the street:

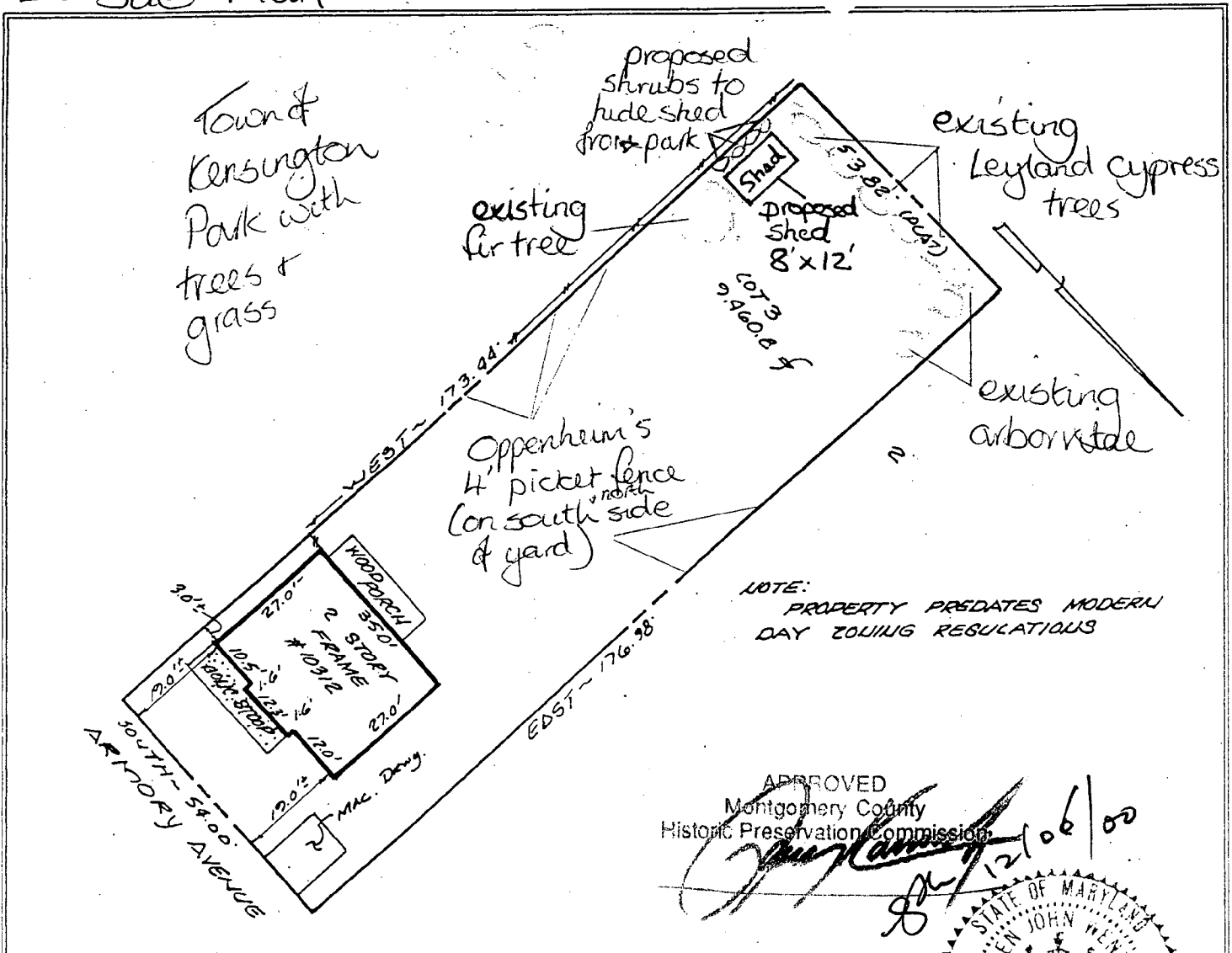
(e) Cindy & Carleton Conant

10309 Armory Avenue

Kensington, Maryland 20895

(7)

HAWP application  
2. Site Plan



NOTE: PROPERTY PREDATES MODERN DAY ZONING REGULATIONS

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 12/06/00



Lot 3 Block 4  
**R. B. DETRICK'S SUBDIVISION**

Election District #13  
Montgomery County, Maryland

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps.

May 13, 1992  
Date

*[Signature: Stephen J. Wenthold]*

Stephen J. Wenthold  
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

8

Montgomery County

BRL information shown as per current zoning regulations unless otherwise noted.

Plat Book: B  
Plat No.: 30  
Work Order: 92-1034

Scale: 1" = 30'  
Property  
Address: 10312 Armory Avenue

**Meridian Surveys, Inc.**  
8703 Cathedral Way  
Gaithersburg, MD 20879  
(301) 840-0025



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALISON OPPENHEIM  
Daytime Phone No.: 301 933 5329

Tax Account No.: 01020993  
Name of Property Owner: JOHN & ALISON OPPENHEIM Daytime Phone No.: 301 933 5329  
Address: 10312 ARMORY AVE. KENSINGTON MD 20895  
Street Number City State Zip Code  
Contractor: BEILER'S STRUCTURES Phone No.: 1-301-421-9693  
Contractor Registration No.: (PRE FAB SHED - parts assembled on site)  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 10312 Street: ARMORY AVENUE  
Town/City: KENSINGTON Nearest Cross Street: WARNER STREET  
Lot: 3 Block: 4 Subdivision: R.B. DETRICK'S SUBDIVISION  
Liber: 6574 Folio: 4591 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 (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ Shed + assembly cost \$1800.00  
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  WSSC 02  Septic 03  Other: \* Note This is a garden shed - it will  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: Not have plumbing

### 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.

Alisa A. Oppenheim John Oppenheim  
Signature of owner or authorized agent Date 10/27/00

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 234473 Date Filed: 11/8/00 Date Issued: \_\_\_\_\_

31/6.00P

5

**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:

We have a small Victorian house with no garage or other storage for bikes, lawn mower, garden tools, etc. The house is situated close to the street giving us a long back yard. The neighbors to the north also have a playhouse in their back yard. Neighbors to the south is a park owned by the Town of Kensington.

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

We will be building a 'Carriage Shed' (see enclosed photo) with tall double hung windows & a dutch trim door (see enclosed 'options' page). Although we love our house, it has little storage space. The shed will be built at least 100 ft. from the house & will be hidden behind a fir tree.

2. **SITE PLAN** One more will have an adverse effect on the neighborhood. As all our neighbors now have sheds of various types, we don't feel that

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.

(see copy of survey, with location of shed)

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.

(see shed pages + specifications from shed brochures)

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.

(see shed pages from shed brochures)

5. **PHOTOGRAPHS**

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

(see photo)

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.

Misses John Oppenheim  
10312 Army Ave. Kensington, MD 20895

### 7. Addresses & Adjacent & Confronting Property Owners:

(a) next door on the north side:

Stephen & Anna McHale  
10314 Army Avenue,  
Kensington Maryland, 20895

(b) next door on the south side: (Ernest Park)

Town of Kensington  
3710 Mitchell St,  
Kensington, Maryland, 20895

(c) bottom of yard (west side):

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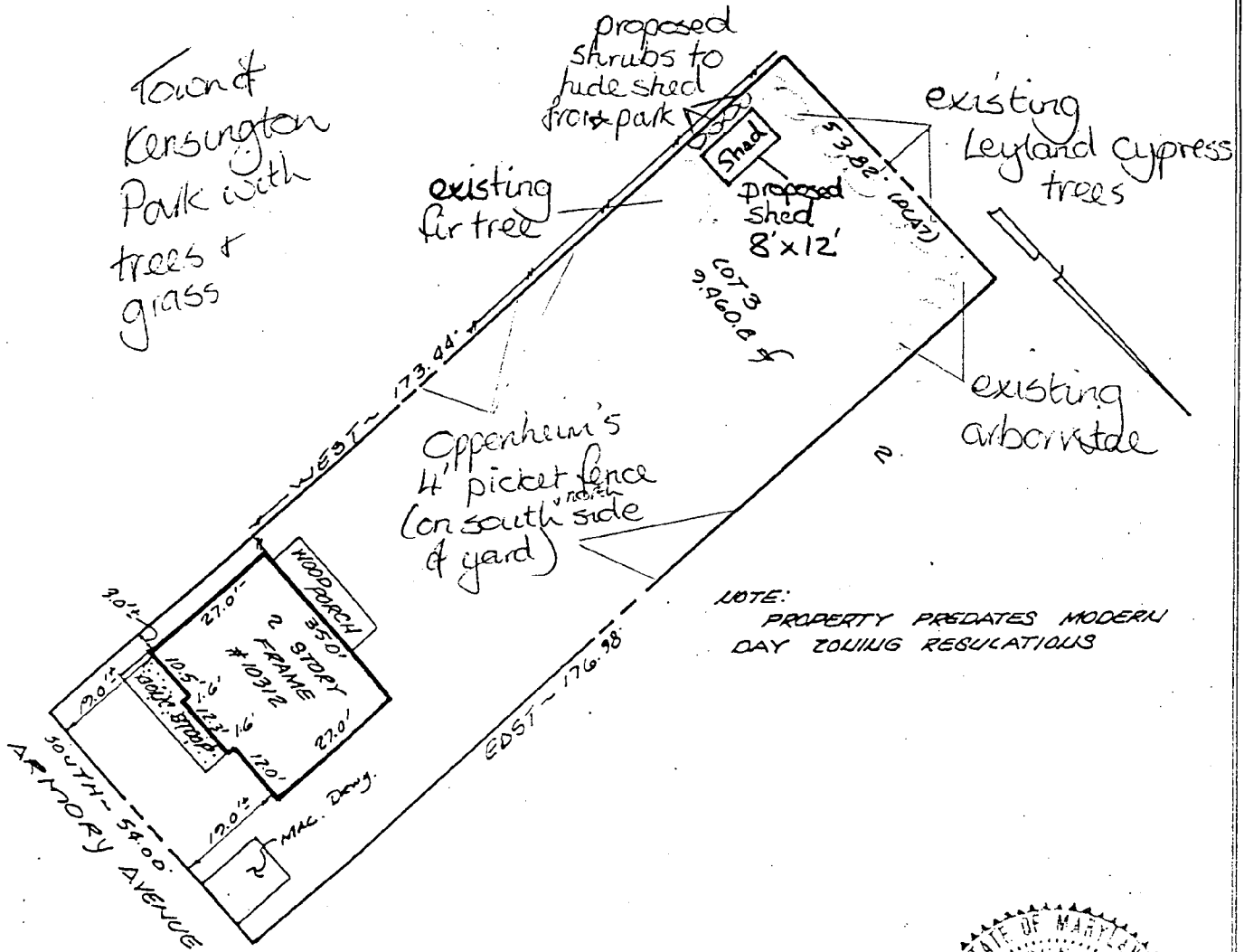
(d) Across the street - Kensington Army:  
Town of Kensington  
(address is @ above)

Across the street:

(e) Cindy & Carlton Conant  
10309 Army Avenue  
Kensington, Maryland 20895

THADP for shed in back yard

HAWP application  
2. Site Plan



Lot 3 Block 4  
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Election District #13  
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*Stephen J. Wenthold*

Stephen J. Wenthold  
Maryland RLS Reg. No. 10767

May 13, 1992

Date

NO TITLE REPORT FURNISHED

Montgomery County

BRL information shown as per current zoning regulations unless otherwise noted.

Plat Book: B

Scale: 1" = 30'

Plat No.: 30

Property

Work Order: 92-1034

Address: 10312 Armory Avenue

**Meridian Surveys, Inc.**  
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Gaithersburg, MD 20879  
(301) 840-0025



Oppenheim HAWP application

③ Plans & elevations  
**Specifications**

④ Material Specifications

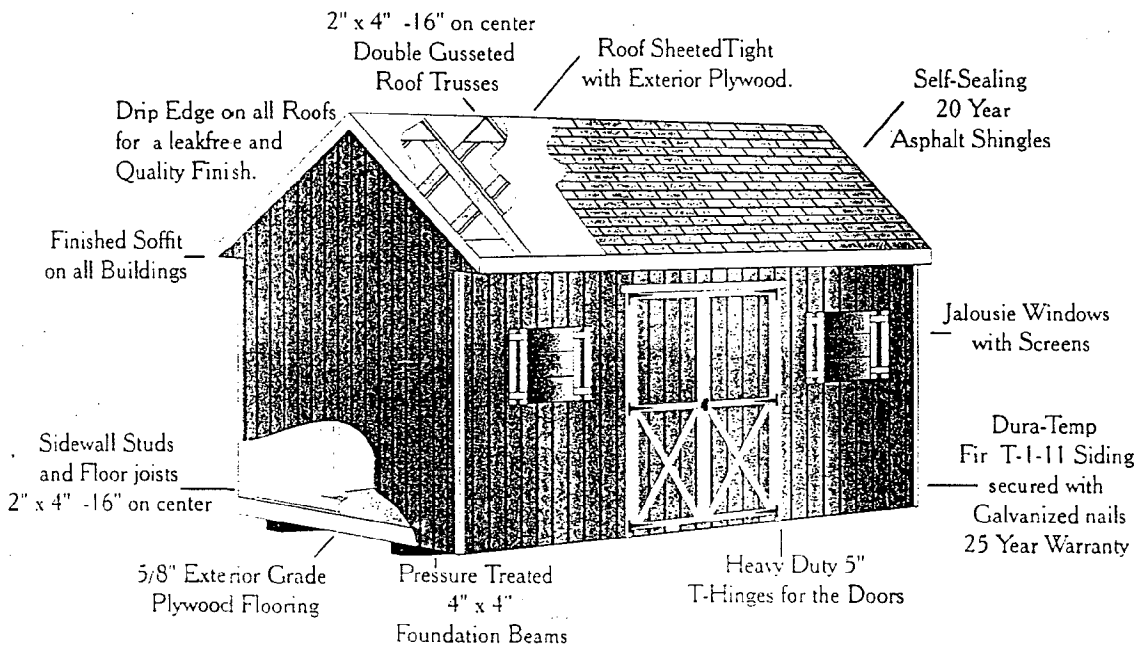
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**Heavy Duty Barn Specifications**

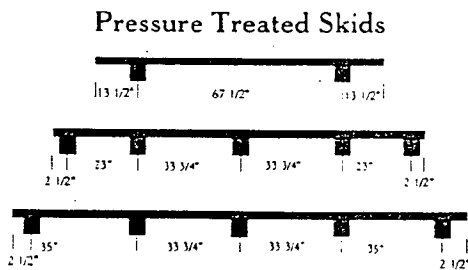
- ~Foundation 4" x 4" pressure treated lumber
- ~Floor Joists 2" x 4" - 16" on center
- ~Flooring 5/8" exterior grade plywood
- ~Sidewall Studs 2" x 4" - 16" on center
- ~Exterior Siding 5/8" Dura-Temp Siding
- ~Rafters 2" x 4" - 16" on center
- ~Roof Sheathing 1/2" 3-ply plywood
- ~Roofing 240 lb. self-sealing asphalt shingles
- ~Doors Heavy duty and reinforced with 2" x 4" lumber

**Economy Barn Specifications**

- ~Foundation 4" x 4" pressure treated lumber
- ~Floor Joists 2" x 4" - 16" on center
- ~Flooring 1/2" C.D.X. plywood
- ~Side Wall Studs 2" x 3" - 24" on center
- ~Exterior Siding Dura Temp
- ~Rafters 2" x 4" - 24" on center
- ~Roof Sheathing 1/2" O.S.B
- ~Roofing 240 lb. self-sealing asphalt shingles
- ~Doors Heavy duty and reinforced with 2" x 4" lumber.



5/8" Dura Temp  
 2"x4" on 16" centers  
 Finneran & Haley  
 Exterior Latex Paint



All buildings  
 are fully assembled  
 and delivered  
 to your prepared site.

**Skillfully Hand Built...**

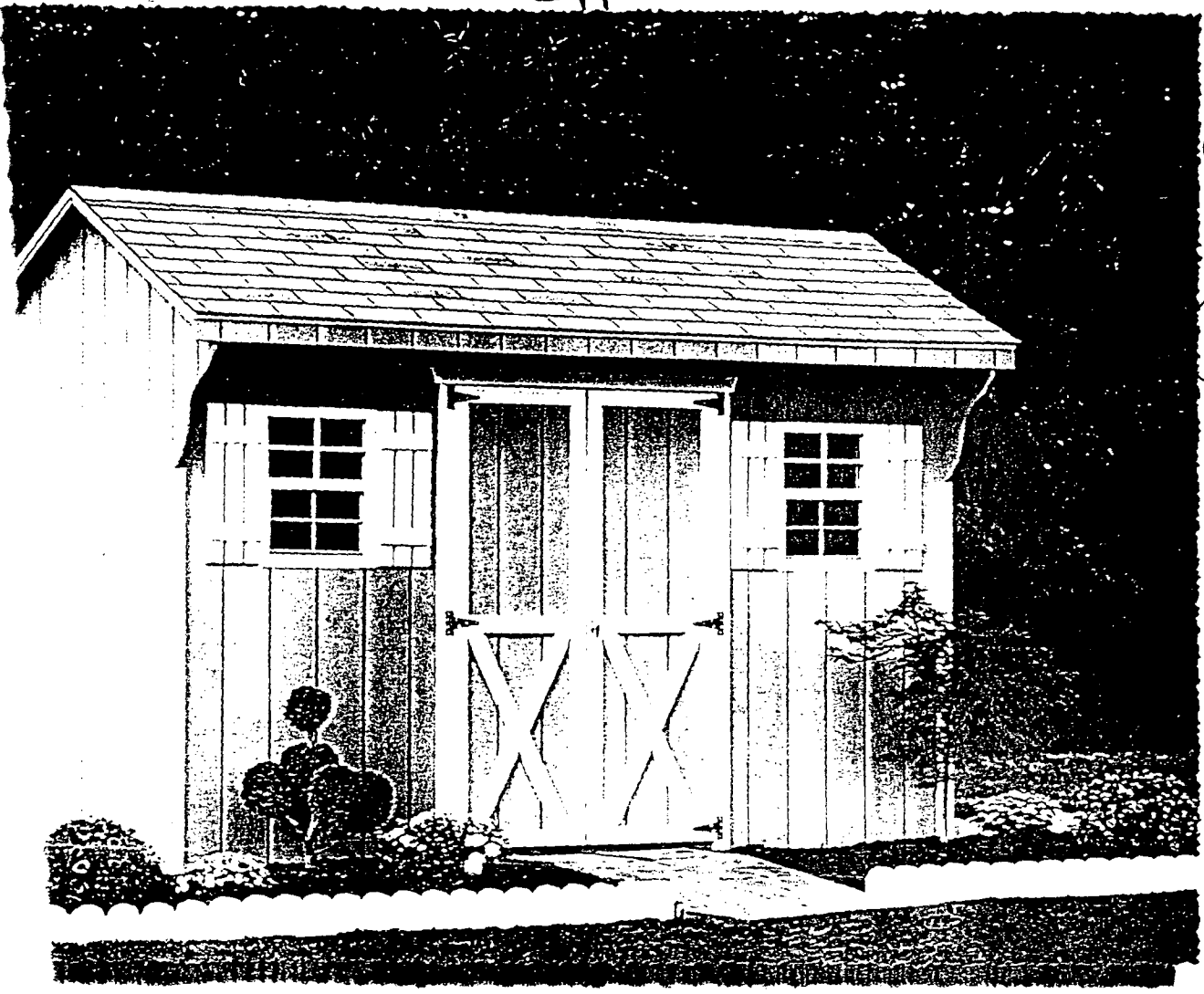
Oppenheim HAWP application ③ Plans

relevance

or

④ Motors Specific

(Copy 2)



legance of bygone days  
ne with versatility in the  
of this shed.

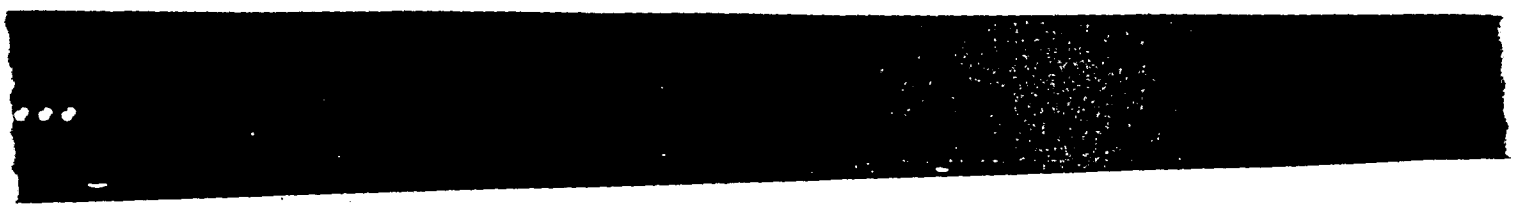
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- double door
- double-hung windows
- screens and shutters\*

Our shed will be  
8' x 12' with  
larger windows.

# The Carriage Shed

\*8' x 8', 8' x 10', and 10' x 10' buildings feature only one window.



Oppenheim HAWP application

Site of Shed



5 Photograph

Oppenheim HAWP application (3) Plans  
elevations  
&

(4) Material  
Specifications

(Copy 2)



The elegance of bygone days  
combine with versatility in the  
use of this shed.

Standard features include:

one double door  
two double-hung windows  
with screens and shutters\*

Our shed will be  
8' x 12' with  
larger windows.

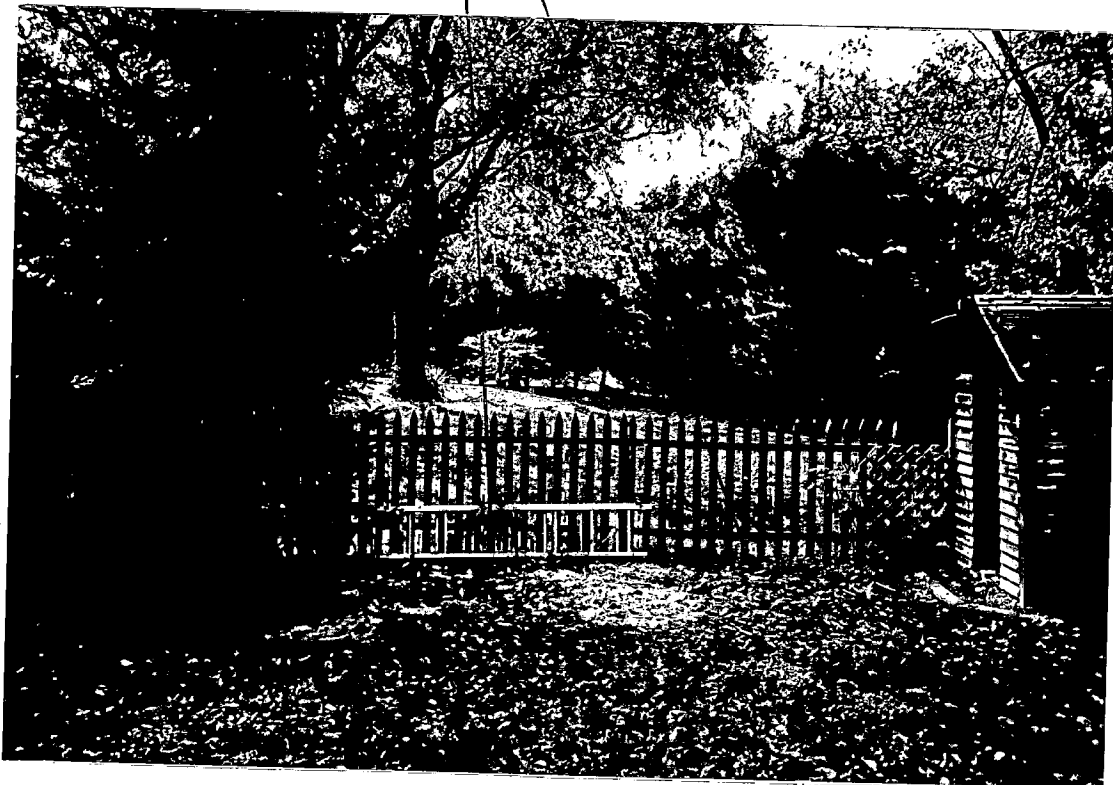
# The Carriage Shed

\*8' x 8', 8' x 10', and 10' x 10' buildings feature only one window.

Y...

Oppenheim HAWP application

Site of Shed



⑤ Photograph