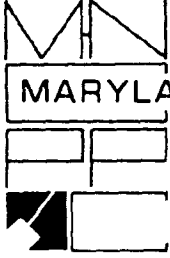


31/6-96B 10417B Armory Avenue
(Kensington Historic District)



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

DATE: 2/15/96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: ^{RDZ} Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

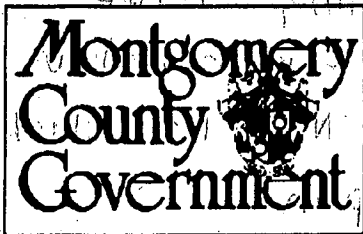
Approved Denied
 Approved with Conditions: _____

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

Applicant: Debbie Lawless at 3003 Dennis Ave, Kensington, MD ²⁰⁸⁹⁵

Address: Re: 10417B Army Ave, Kensington H.D.

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370
Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Caya Corp 946-5187

CONTACT PERSON Debbie Lawless
 DAYTIME TELEPHONE NO. (301) 946-2509
 TAX ACCOUNT # 16-13 01022720
 NAME OF PROPERTY OWNER Debbie Lawless/Cafe Monet DAYTIME TELEPHONE NO. (301) 946-2509
 ADDRESS 3003 Dennis Ave. Kensington MD 20895
 CITY STATE ZIP CODE
 CONTRACTOR Undecided TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. _____
 LOCATION OF BUILDING/PREMISE _____
 HOUSE NUMBER 10417B STREET Armory Avenue
 TOWN/CITY Kensington NEAREST CROSS STREET Knowles Ave
 LOT P21 BLOCK _____ SUBDIVISION 15
 LIBER _____ FOLIO _____ PARCEL N465

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ \$1500 - 2,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Deborah Lawless Signature of owner or authorized agent 1/24/96 Date

APPROVED X 9601240067 For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 2/15/96

APPLICATION/PERMIT NO: 9601240067 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 2/15/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen ^{MDZ} Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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.

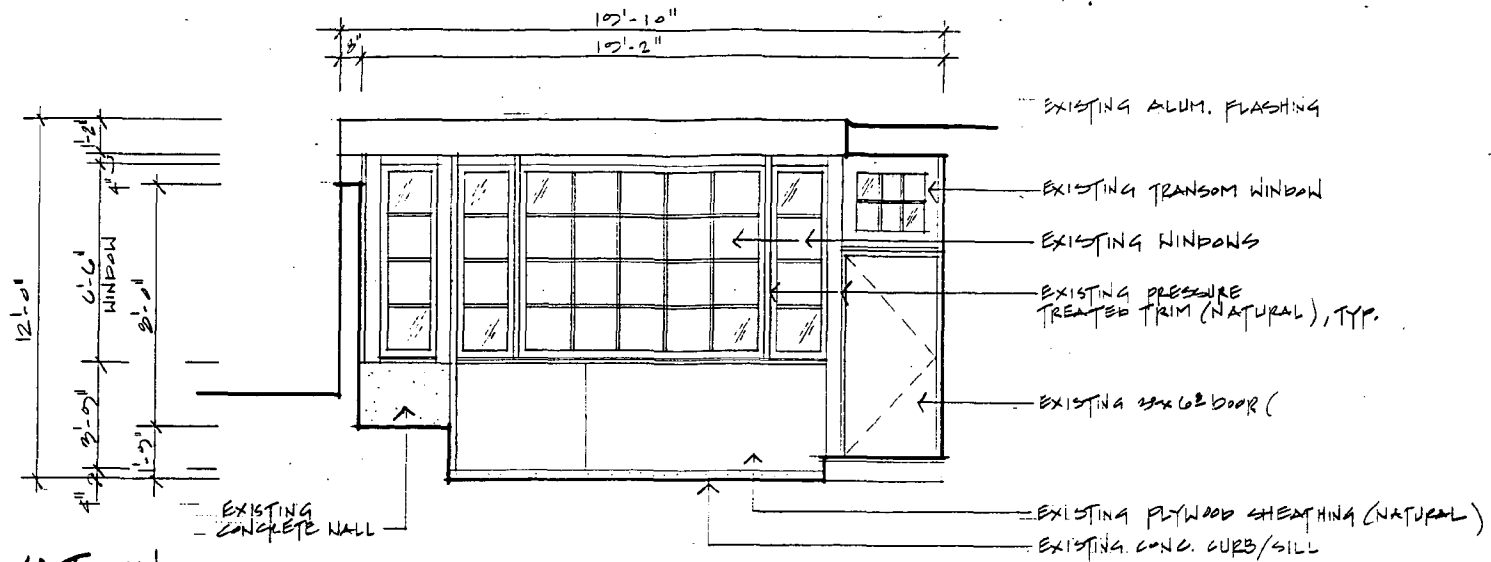
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

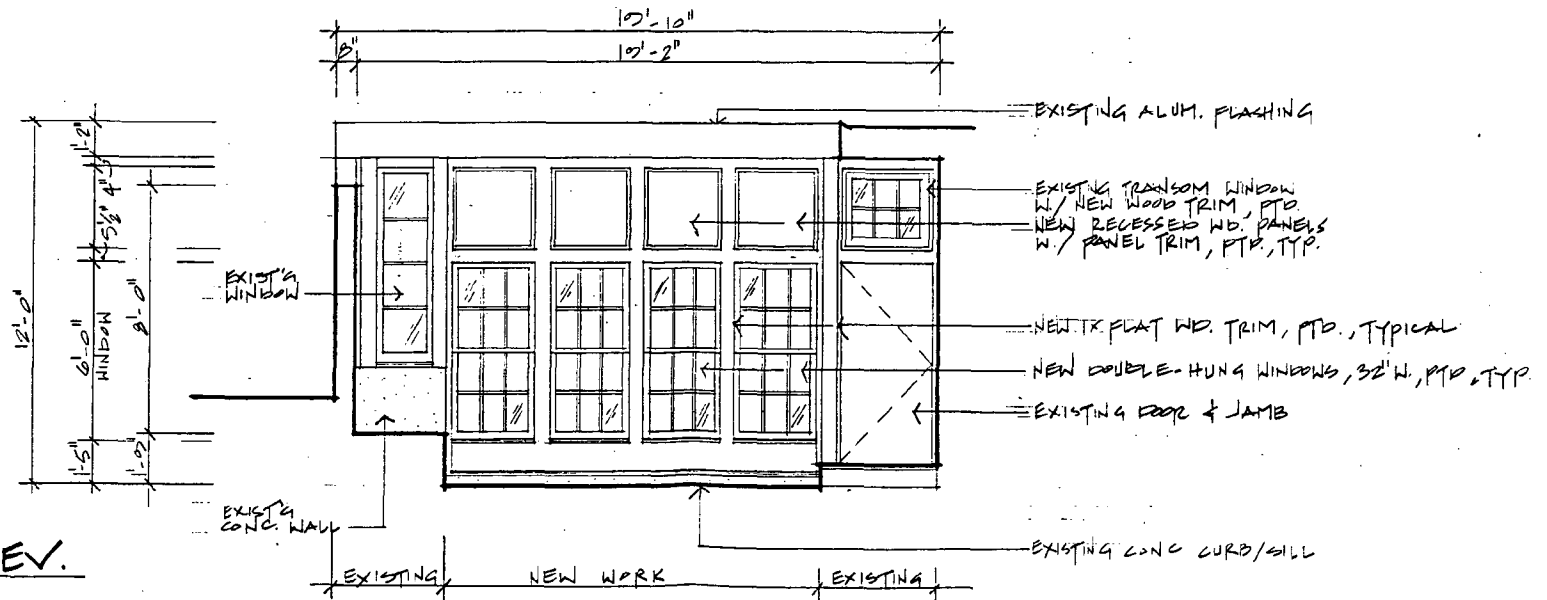
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



EXISTING ELEVATION

1/4" = 1'-0"



PROPOSED ELEV.

1/4" = 1'-0"

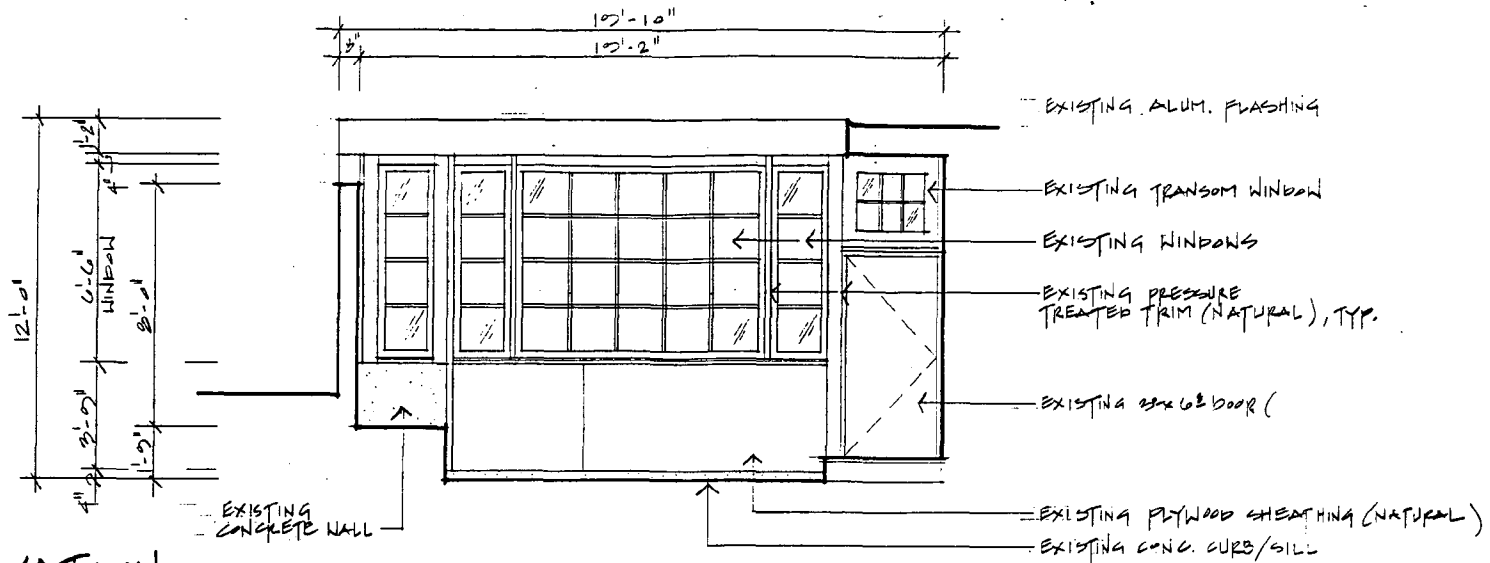
CAFÉ MONET

10417-B ARMORY AVE., KENSINGTON, MD, 20875

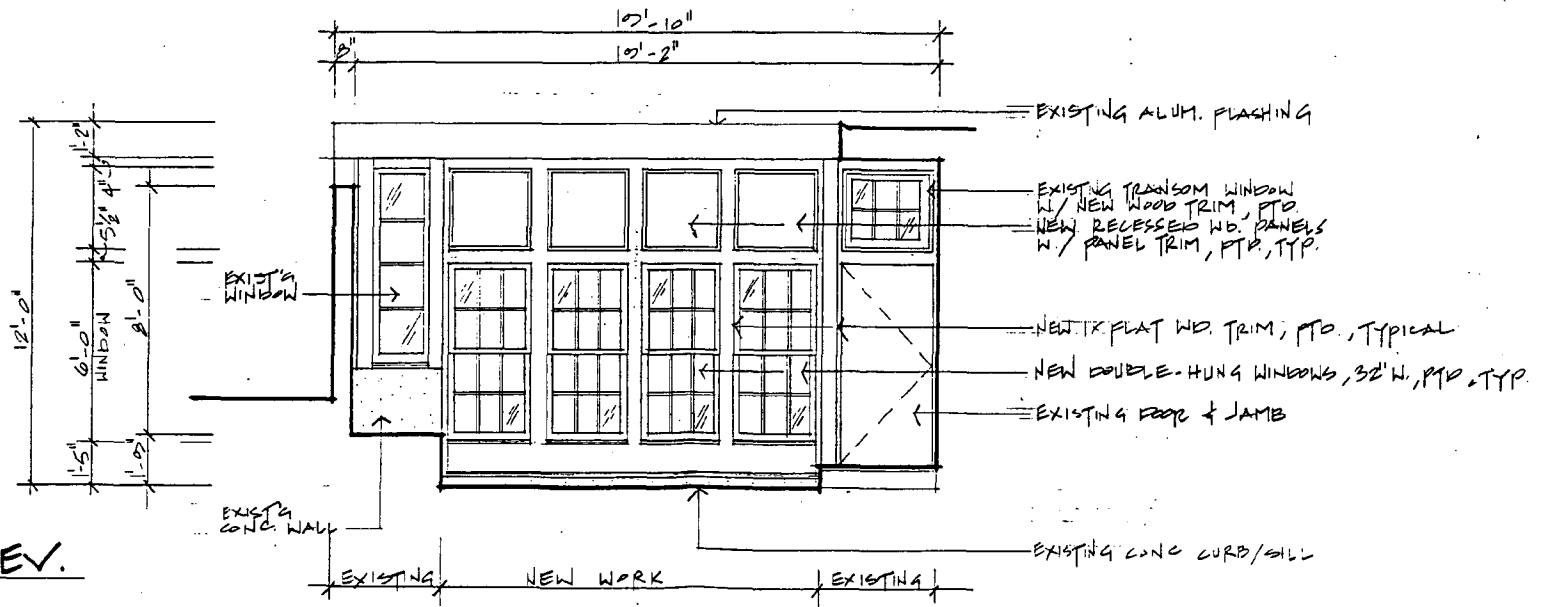
GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

APPROVED
Montgomery County
Historic Preservation Commission

Robert Zick 2/5/96



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



PROPOSED ELEV.
1/4" = 1'-0"

CAFÉ MONET

10417-B ARMORY AVE., KENSINGTON, MD, 20885

APPROVED
Montgomery County
Historic Preservation Commission

Richard Zick 2/25/96

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

Changes to North wall
7 5.5'

Café Monet 10417B

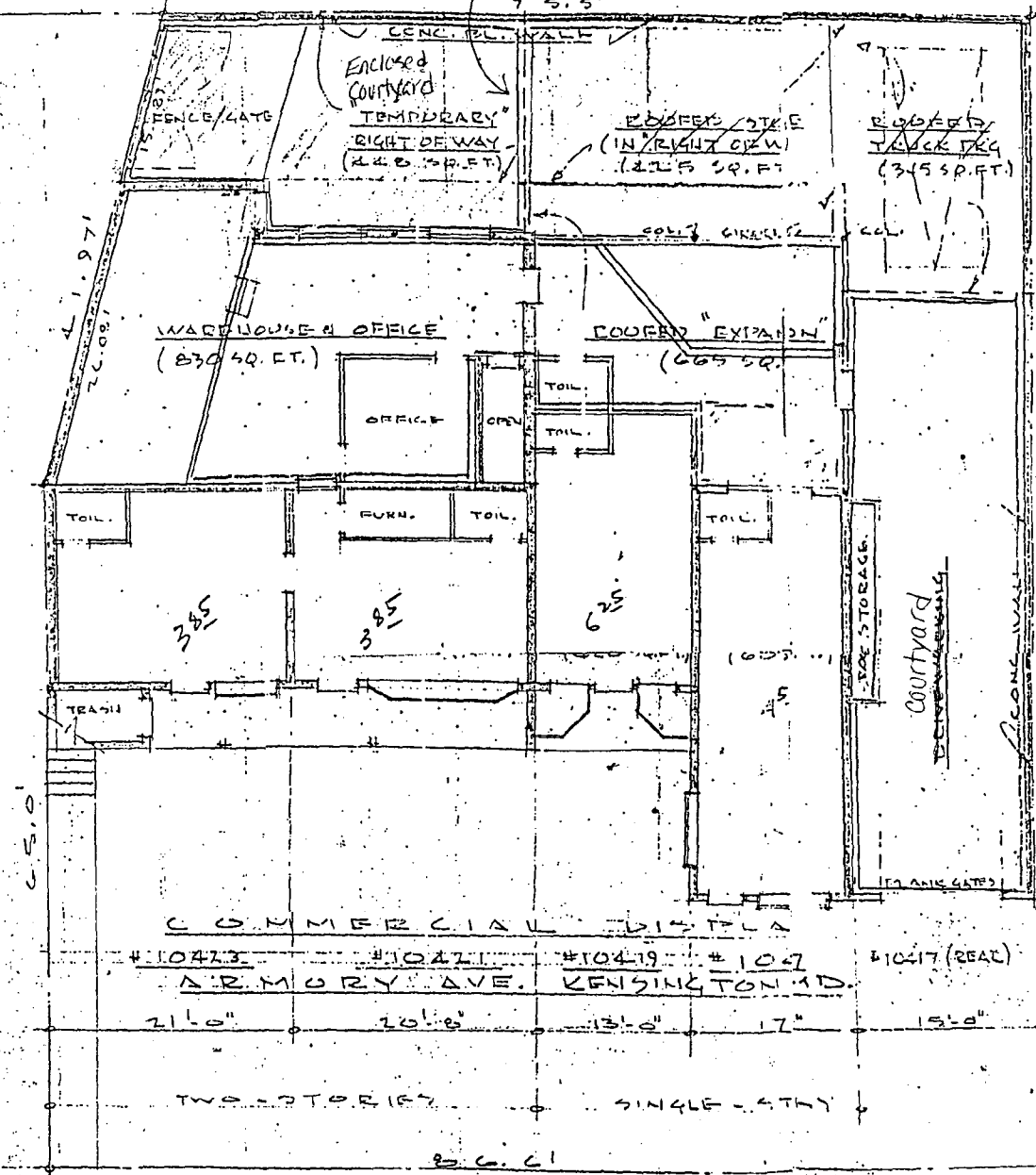


TABLE OF DENTABLE SPACE

COMMERCIAL	AREA	NOTES
4 DISTRICT		
#10417	• 685 S/F	
#10419	• 420 S/F	
#10421	• 496 S/F	
#10423	• 504 S/F	
OFFICE/STUDIO		(2ND FLOOR)
#10421-23	• 1000 S/F	
WAREHOUSE		
9 OFFICE	• 830 S/F	
DISPLAY	• 665 S/F	CONVERSION & "EXPANSION"

TOTAL • 4,600 S/F • DENTABLE

— SHARE 1160 S/F
 — MARTIN PARKING 410 S/F
 — MOVE IN, MOVE OUT

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 4/16/96

No
CAP
Comments

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10417B Armory Avenue

Meeting Date: 2/14/96

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-96B

Tax Credit: No

Public Notice: 1/31/96

Report Date: 2/7/96

Applicant: Debbie Lawless, Caya Cagri

Staff: Robin D. Ziek

PROPOSAL: Replace rear windows

RECOMMEND: APPROVAL

DATE OF CONSTRUCTION: Second half of the 20th century

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

ARCHITECTURAL DESCRIPTION: Brick building containing several individual stores; 10417B is at the south end. Entrance to 10417B is on the west facade, reached via a long narrow courtyard. The courtyard is framed by the store on the north side and a 5' high brick wall on the south side. The adjacent building is a residential frame structure built ca. 1900 which now is utilized strictly as commercial office space.

Space within the subject property is oriented N-S. Natural light is provided from windows on the north elevation which face a second courtyard which is behind other stores in this building. This elevation is not visible from any public right-of-way.

PROPOSAL: Remove existing windows on the north elevation, and install new thermally glazed windows as per enclosed design.

RECOMMENDATION: Approval
 Approval with conditions:

1. _____
2. _____
3. _____


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

①

X 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

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

 <i>Where Coffee Is Art</i>	<p>Debbie Lawless Owner</p> <p>3003 Dennis Avenue Kensington, MD 20895 Office/Fax 301-946-2509</p>
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APPLICATION FOR HISTORIC AREA WORK PERMIT

Caya Cagni 946-5187

CONTACT PERSON Debbie Lawless
DAYTIME TELEPHONE NO. (301) 946-2509
TAX ACCOUNT # 16-13 01022720
NAME OF PROPERTY OWNER Debbie Lawless/Café Monet DAYTIME TELEPHONE NO. (301) 946-2509
ADDRESS 3003 Dennis Ave. Kensington MD 20895
CITY STATE ZIP CODE
CONTRACTOR Undecided TELEPHONE NO. ()
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 10417B STREET Armory Avenue
TOWN/CITY Kensington NEAREST CROSS STREET Knowles Ave
LOT P21 BLOCK _____ SUBDIVISION 15
LIBER _____ FOLIO _____ PARCEL N465

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
1B. CONSTRUCTION COST ESTIMATE \$ \$1500 - 2,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
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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.

Debrah Lawless _____ 1/24/96
Signature of owner or authorized agent Date

APPROVED 9601240067 For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

3

Debbie Lawless & Gaja Casri are in the process of opening a coffee house at 16417 B Armory Ave. We want to replace existing windows with 4 32" wide x 6' long windows and insulate the North wall which faces an enclosed courtyard (as shown in site plan).

The property is managed by Dennis McCurdy of Realty Investment Corporation of America at (301) 933-1551. Our lease provides the owner's approval to perform these renovations/repairs.

The wall is uninsulated plywood with single pane windows. We wish to repair & insulate the wall and install 4 double pane, double hung windows.

Café Monet will be located in the store located on the south end of a two-story building that houses 7 stores.

4

South

GTM Architects
10415 Armory Ave.
Kensington, MD 20895
George Myers

West

Sateway
3838 Howard Ave.
Kensington, MD
20895

North

Building with stores managed
by Dennis McCurdy of
Realty Investment Corporation
of America

ENCLOSED COURTYARD
EMERGENCY EGRESS

Changes to
North wall

Café Monet 10417B

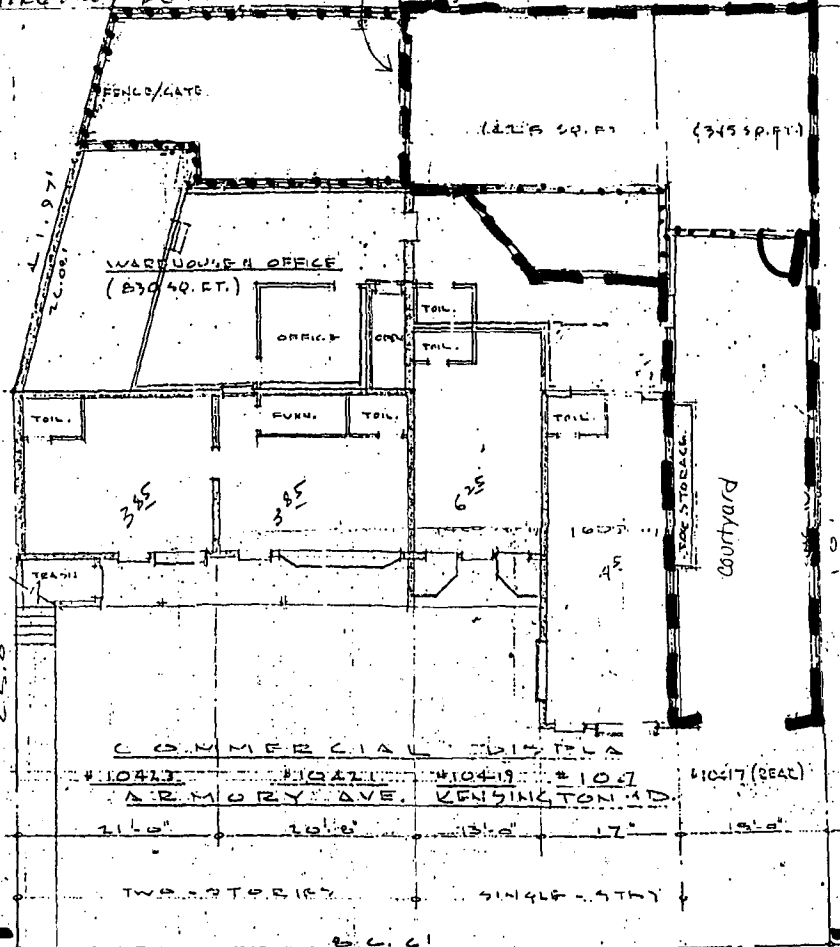


TABLE OF RENTABLE SPACE

COMMERCIAL	AREA	NOTES
DISPLAY		
#10417	685 1/2'	
#10419	220 1/2'	
#10421	496 1/2'	
#10423	504 1/2'	
OFFICE/STUDIO		(2ND FLOOR)
#10411-23	1000 1/2'	
WAREHOUSE		
OFFICE	820 1/2'	
DISPLAY	665 1/2'	CONVERSION OF EXPANSION

TOTAL 4,600 1/2' RENTABLE

1165' SHARE 410 SF MARTIN PARKING MOVE IN, MOVE OUT (3-Veh)

← ARMORY AVENUE →

THE PHILIP C. McCURDY PROPERTIES - ARMORY AVE. KENSINGTON, MD. SCALE: 1/8" = 1'-0"

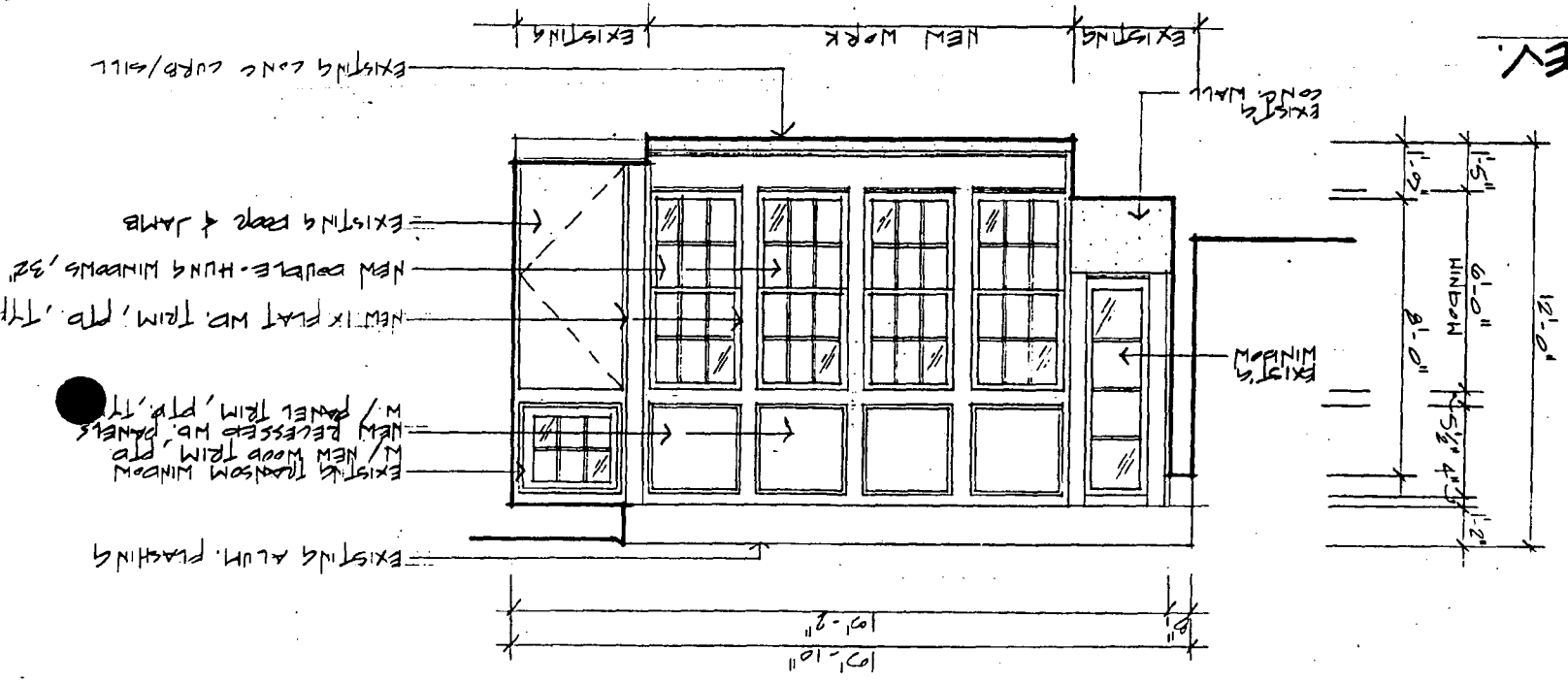
6

CAFE MUNET

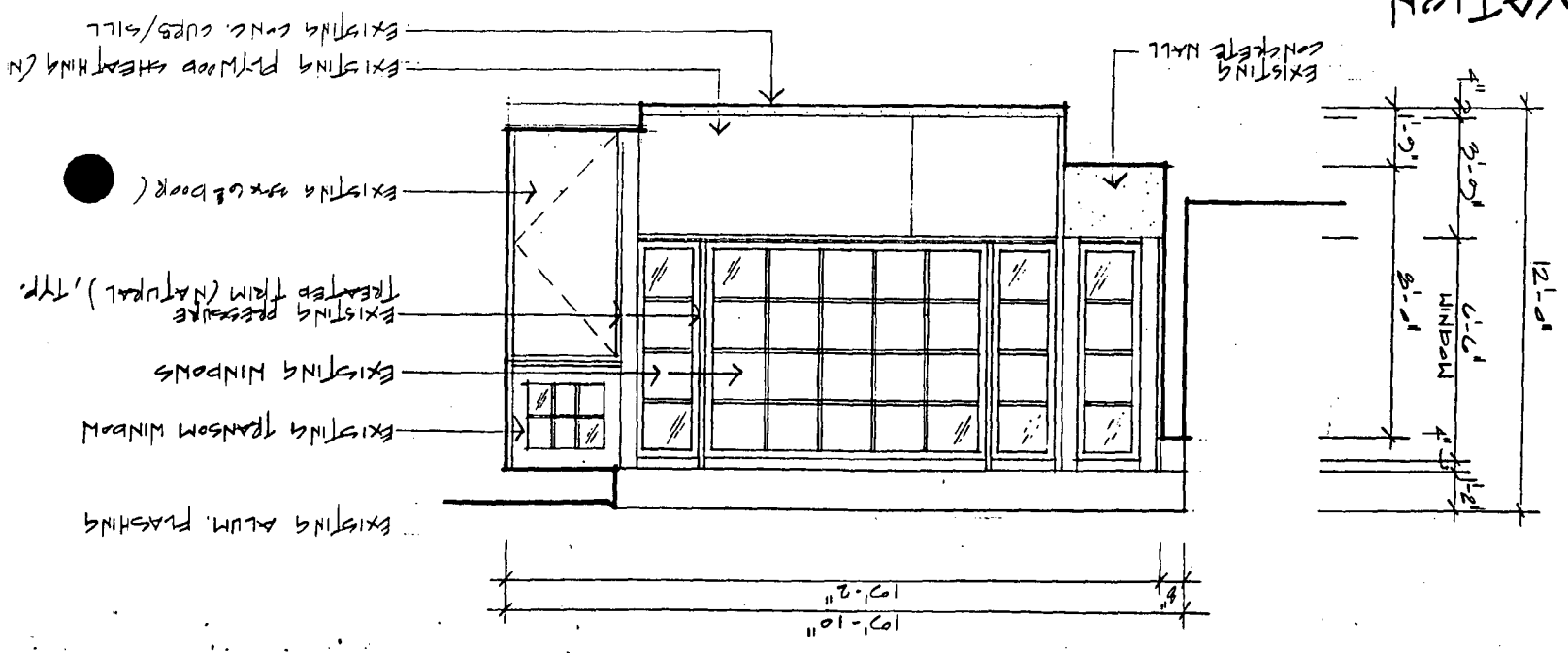
10417-B ARMORY AVE., KENSINGTON, MD, 20875

GTM ARCH
10415 ARMO
KENSINGTON, MA
(301) 94

PROPOSED ELEVATION



EXISTING ELEVATION





Interior window - Cafe Monet
(door to back wall) 1967



Window and ceiling - Cafe Monet
(looking out to courtyard)

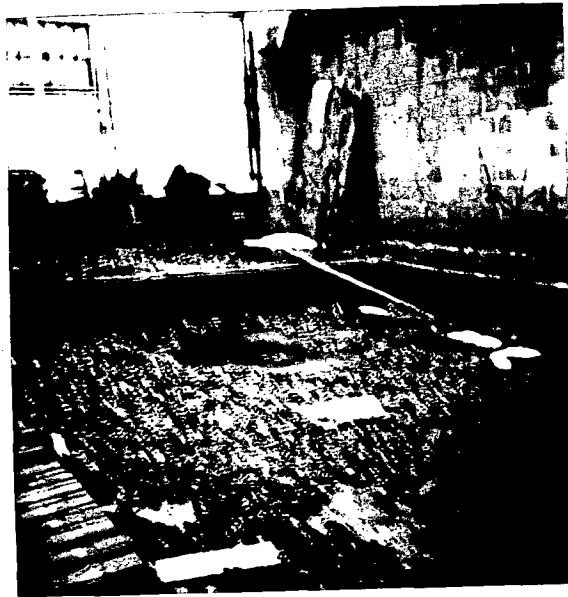


Front facade - Cafe Monet
(Armory Avenue)



Close-up of exterior - Cafe Monet
(window & wall)

Close-up of exterior - Cafe Monet
(window & wall)



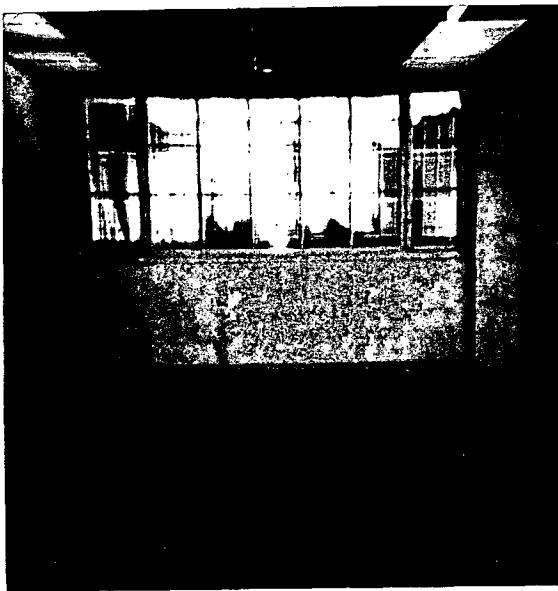
View from window to back - Cafe Monet
courtyard



Courtyard looking to window wall

(Cafe Monet)

13



Interior window wall facade
(Cafe Monet)



INTERIOR WINDOW - Cafe MORST
DOOR TO WALL
BACK

1-24-96



WINDOW AND CEILING - CATS MOST
LOOKING OUT TO COURTYARD

1.24.74



FRONT FACADES. CAFE MOIST

ARMORY AVE

1.24.96



CLOSE-UP OF EXTERIOR - CAFE MOST
WINDOW WALL

1-24-94



VIEW FROM WINDOW TO BACK-CATS MOUNT
COVERED

1-24-94



COURTYARD LOOKING - CARO MOUNT
TO WINDOW WALL

1-29-94



INTERIOR WINDOW WALL FACADE - CAFE MONST

1. 2nd 94