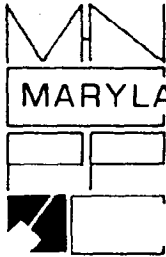


31/6-96J 10305 Armory Avenue
(Kensington Historic District)



Handwritten notes or markings on the right side of the page, including a large 'S' and other illegible characters.





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

DATE: 8/27/96

MEMORANDUM

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

FROM: 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

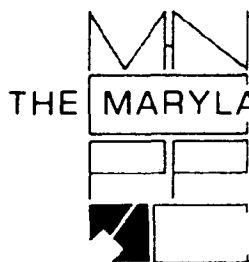
Approved with Conditions: _____

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

Applicant: Richard Bond

Address: 10305 Armon Ave, Kensington

***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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6-27-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen 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.

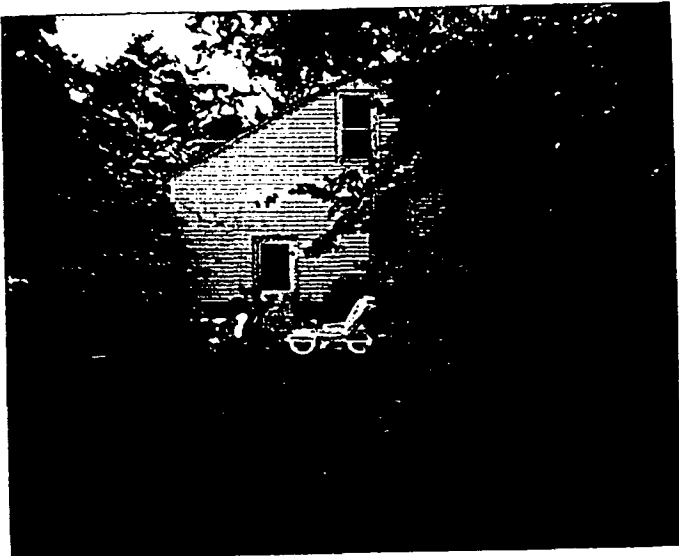
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

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!

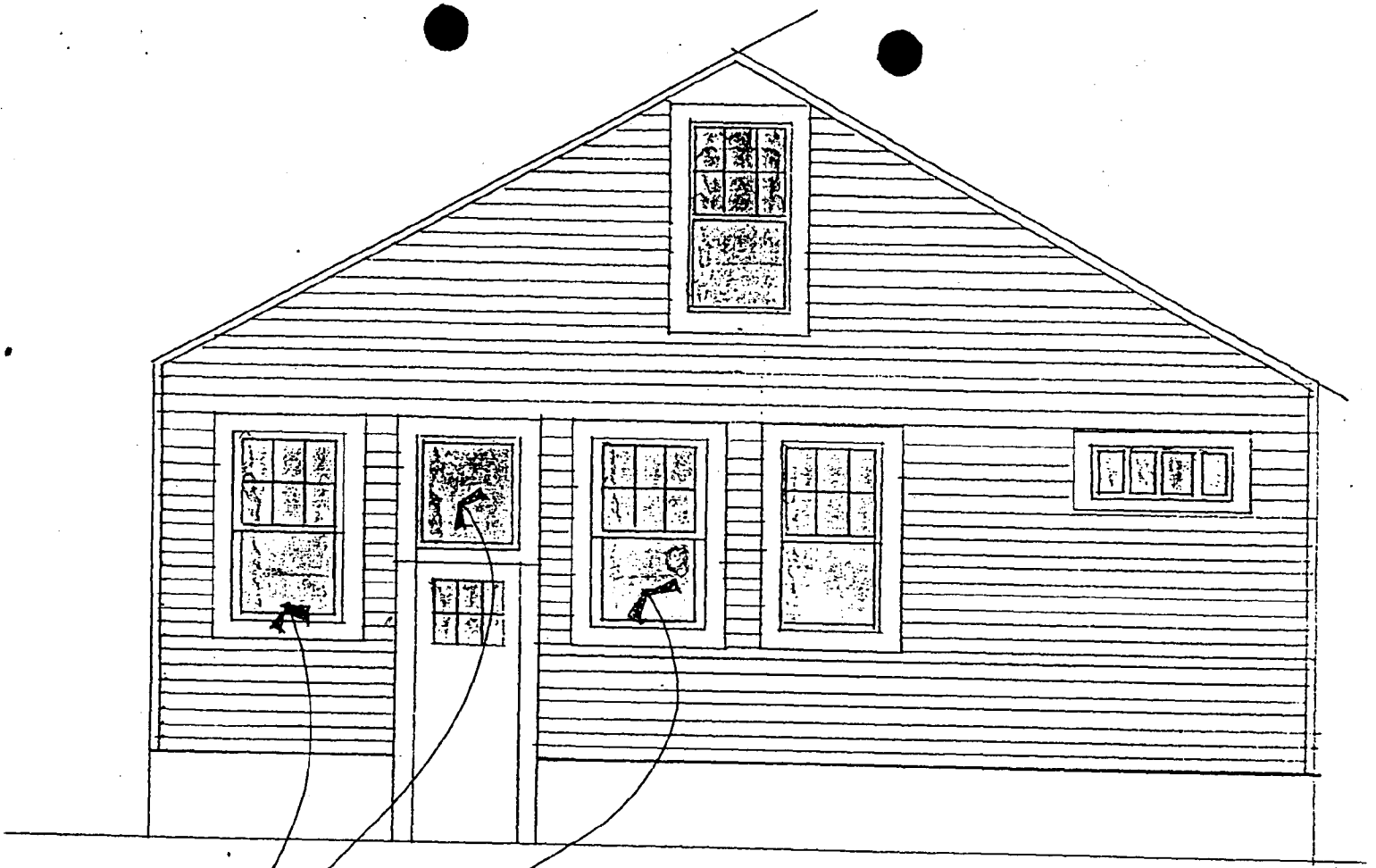


EXISTING CONDITION 1/4" = 1'



APPROVED
Montgomery County
Historic Preservation Commission

Tom Kephart 6/27/96



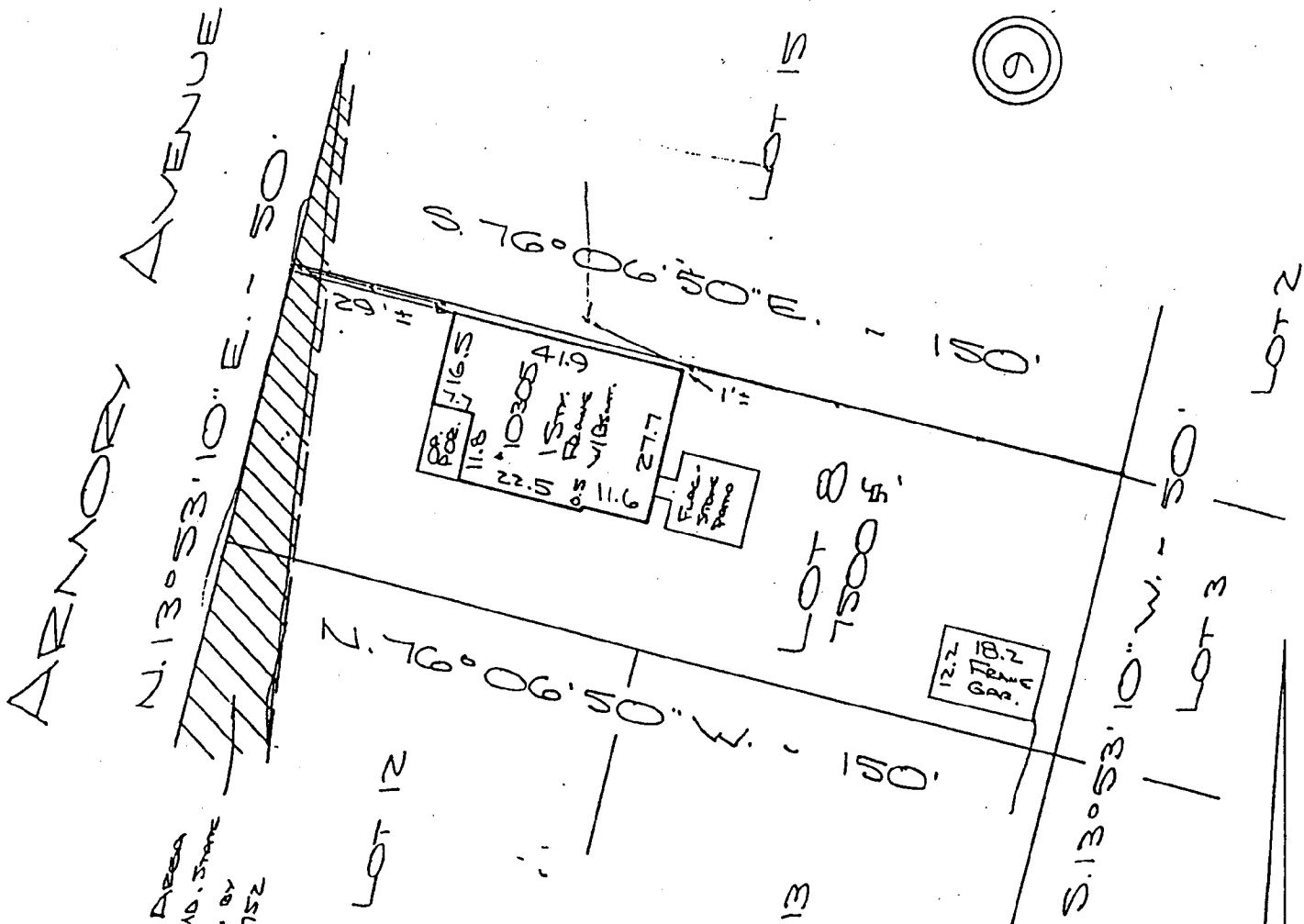
SCALE: 1/4" = 1'

PROPOSED CHANGES:

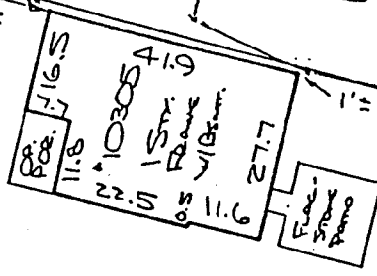
APPROVED
 Montgomery County
 Historic Preservation Commission
 Tony Keglant 6/27/96

INSTALL 2(ea) POZZI ALUMINUM CLAD
 WITH WINDOWS (DOUBLE HUNG)
 # CDH 2824 (28" x 46")
THERMA BAR CONSTRUCTION

1(ea) POZZI ALUMINUM CLAD
 WITH WINDOW
 # CDHM 2826 (DOUBLE HUNG
 TRANSOM)
 (28" x 26")

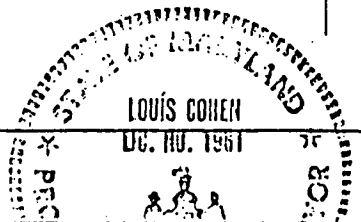


ARMORY AVENUE
 N. 13° 53' 10" E. - 50.
 EASEMENT AREA
 CONVEYED TO MD. STATE
 ROAD COMMISSION BY
 S.R.C. PLAT # 13752
 480' ±



APPROVED
 Montgomery County
 Historic Preservation Commission
 P. Keplart 6/27/96

Note: This property does not lie within the limits of a flood hazard area as delineated in the maps of the National Flood Insurance Program, unless otherwise shown.



CAPITOL SURVEYS

HOUSE LOCATION
 LOT 8 BLOCK 9
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book B Plat 4 Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

NOTE: 22 PAI

CASE: 1547 01

FILE: 4778

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10305 Armory Avenue Meeting Date: 6/26/96
Resource: Kensington Historic District Review: HAWP
Case Number: 31/6-96J Tax Credit: No
Public Notice: 6/12/96 Report Date: 6/19/96
Applicant: Richard Bond Staff: Genevieve Courbois
PROPOSAL: Add windows to rear facade **RECOMMEND:** Approval

DATE OF CONSTRUCTION: ca. 1910-30

SIGNIFICANCE: Contributing Resource in Kensington Historic District

ARCHITECTURAL DESCRIPTION:

The residence located at 10305 Armory Avenue is situated on a block between Baltimore and Mitchell Streets. This one-and-a-half-story, vinyl-sided, Colonial-Revival-Style cottage faces west on to Armory Avenue. An abundance of flora characterizes the environmental setting of this site. Neighboring Armory Avenue properties include two Contributing Resources ca. 1910-30 and an Outstanding Resource ca. 1880-1910. Adjacent Carroll Place properties are recognized as Outstanding Resources.

PROPOSAL:

The applicant proposes to add three windows to the rear facade of the residence. A single-paned window measuring 28" x 26" will be placed directly above the rear door. Two 28" x 46" double-hung, six-over-one, thermal bar divided lite windows with applied muntins will be positioned on either side of the door. Detailing on these thermal bar divided lite windows includes 3/4" wide aluminum exterior muntins on the outer pane, 3/4" wide wood interior muntins on the inner pane and a 5/8" x 3/16" shadow bar between the two panes. The new windows will be aluminum clad wood windows and will each be framed with a 4" wide band of vinyl material to match existing windows in the rear facade.

STAFF DISCUSSION:

One-over-one, double-hung windows are typical of this residence. Existing windows in the rear facade consist of two six-over-one, double-hung windows as well as one horizontal, band-like, four-lighted window.

The proposed windows are in keeping with the style and scale of the existing windows. In addition, alterations will be confined to the rear of the structure and therefore will not be visible from the public right-of-way.

Staff recommends approval of this application given the minimal exterior alteration, the existing features of the residence, and the location of the proposed alteration. Such alteration will not disrupt those qualities intrinsic to the district, "...the houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, couple with the dominant design inherent in [the] original plan of subdivision, conveys a strong sense of both time and place that of Victorian garden suburb."

Maintaining the existing color scheme of the structure in any new trim or window sash is encouraged by the staff.

STAFF RECOMMENDATION:

Staff recommends approval of this HAWP as the proposal is consistent with the following:

1. Montgomery County Code Chapter 24A-8(b)1:

The proposal would not substantially alter the exterior features of an historic site or historic resource within an historic district.

2. The Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

And, with the general condition applicable to all Historic Area Work Permits that the applicant shall 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON MARJORIE PICK BOND
DAYTIME TELEPHONE NO. (301) 295-8327

TAX ACCOUNT # 1022560

NAME OF PROPERTY OWNER RICHARD BOND DAYTIME TELEPHONE NO. (301) 295-8327

ADDRESS 10305 ARMORY AVE. KENSINGTON, MD 20895
CITY STATE ZIP CODE

CONTRACTOR HOMEOWNER TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10305 STREET ARMORY AVENUE

TOWN/CITY KENSINGTON NEAREST CROSS STREET BALTIMORE

LOT 8 BLOCK 9 SUBDIVISION KENSINGTON PARK

LIBER 10023 FOLIO 199 PARCEL _____

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 WINDOWS

1B. CONSTRUCTION COST ESTIMATE \$ 1500⁰⁰

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.

[Signature]
Signature of owner or authorized agent

21 May 96
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

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:

1 STORY BUNGALOW HOME, VINYL SIDING, IN HISTORIC DISTRICT

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

ADD THREE WINDOWS TO REAR ELEVATION. NO IMPACT APPARENT TO DISTRICT, OR VIEWS OR HARBOR FROM SURROUNDINGS.

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

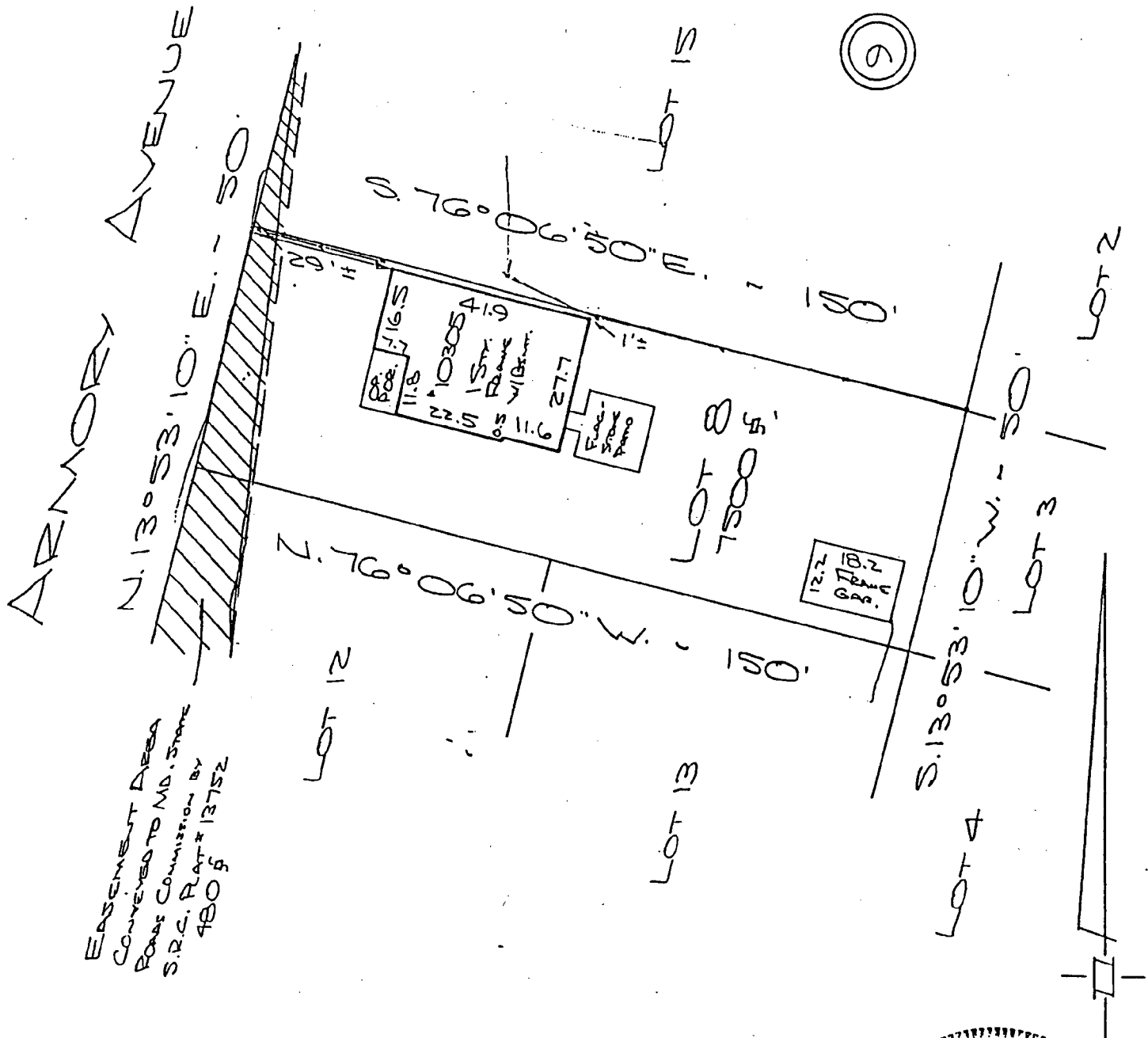
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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.

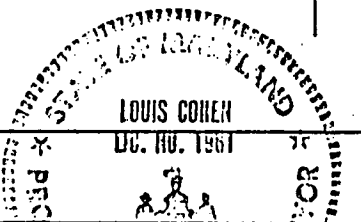
6. TREE SURVEY

If you are proposing construction adjacent to or within the district of any tree 2" in diameter or more...



EASEMENT AREA
 CONVEYED TO MD. STATE
 ROAD COMMISSION BY
 S.R.C. PLAT # 13752
 480 5'

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. Information shown hereon taken from the land records of the county and city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 8 BLOCK 9
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book B Plat 4 Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: OCT 22 1991 CASE: 1540-91 FILE: 40768

5



EXISTING CONDITION $\frac{1}{4}'' = 1'$



7

(28" x 26")

CDHM 2826 (Double Hung Transom)

wood window

Pozzi Aluminum Clad

1 (ea)

THRU BAR construction

CDH 2824 (28" x 46")

wood windows (double hung)

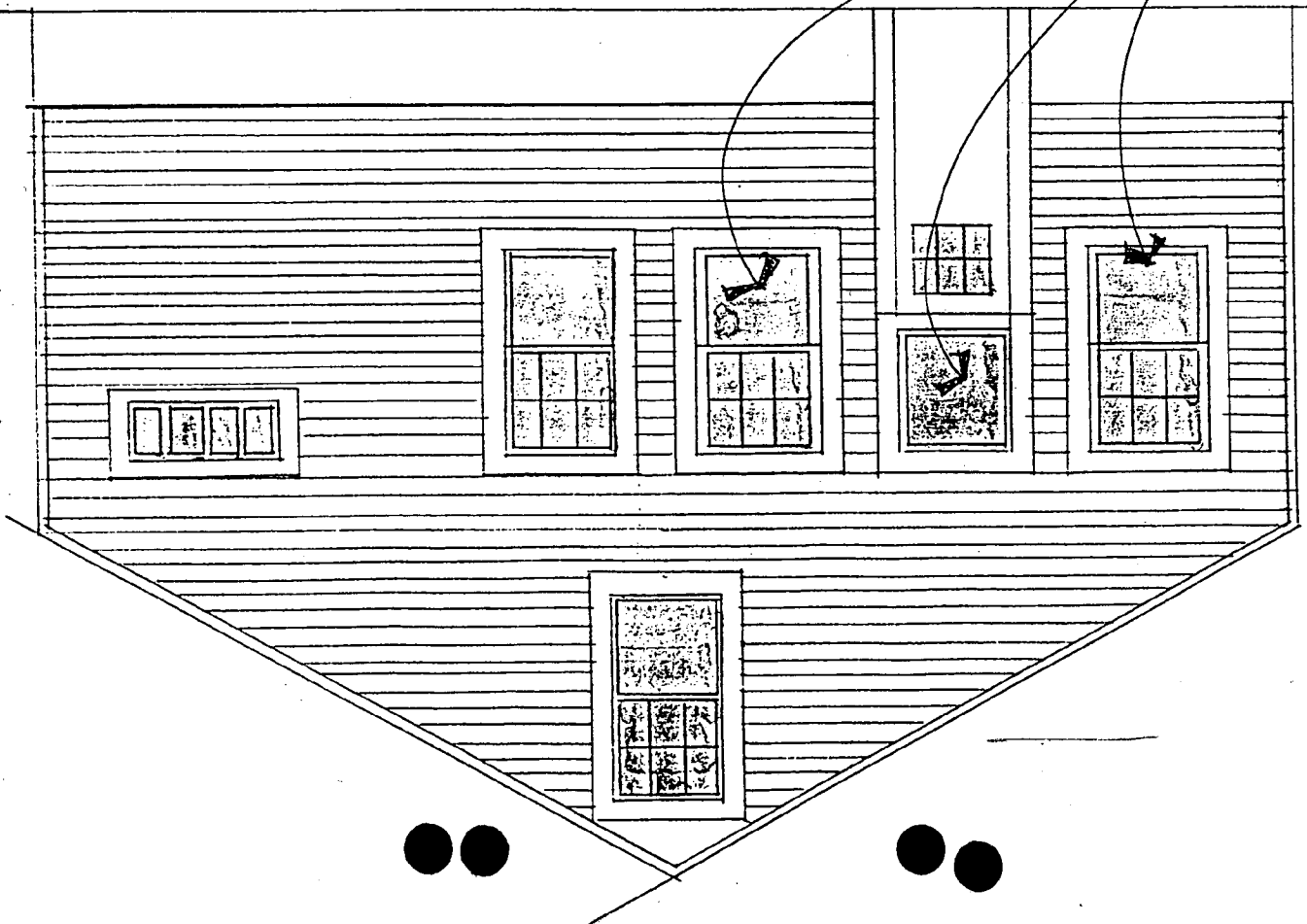
Pozzi Aluminum Clad

2 (ea)

Insert

PROPOSED CHANGES:

Scale: 1/4" = 1'





CLAD NEW CONCEPT TILT DOUBLE HUNG

Technical Specifications

ASSEMBLY

All units are furnished factory assembled with sash mounted and balanced in the frame, sash locks and retainers applied, and screen installed. Interior stops are applied. Interior stool is an available option, and is listed in Parts & Accessories at the end of this section.

EXTERIOR FINISH

Wood parts are treated with moisture and insect repellent preservatives prior to cladding. Clad exterior surfaces are finished in a five step process including cleaning, etching, and coating with baked-on high solids acrylic polyester paint meeting or exceeding all standards required by AAMA specifications #603.8. Bronze, white, champagne, and hunter tones are standard colors.

Custom color clad is available as an option. Twenty-seven colors are offered as standard; and customer specified colors may be matched at additional cost. All custom color finishes utilize high durability fluoropolymer resins, and meet the performance standards of AAMA specifications #605.2.

EXTERIOR TRIM

Vinyl nailing flange and metal drip cap are furnished for installation of unit. Folding nailing flange, masonry clips, or extruded aluminum clad brickmould are available options.

FRAME

Frames are kiln dried western pine with weatherstrip and balance hardware applied. Overall jamb thickness is 21/32" to width of 4-9/16". Jambliners are high impact PVC, and are available in beige or white color. Wood frame parts have extruded aluminum clad applied to the exterior. Jamb adjusters are standard.

GLAZING

Glazing options are sealed insulated dual pane. Insulated units are 5/8" overall with a 7/16" captive air space. Glazing is mounted with a flexible welded vinyl boot.

All units are manufactured with premium quality float glass. Insulated glazing utilizes a capillary tube to address environmental stress factors. OPEN GLAZING IS NOT AN OPTION.

THERMAL BAR DIVIDED LITES

Thermal Bar divided lites feature a standard one lite unit with 3/4", 1", or 1-1/2" wide aluminum exterior muntins and matching width interior muntins with standard Pozzi profile. One-inch wide exterior muntins are available in both simulated bead stop and putty line profiles. Interior and exterior muntins are permanently bonded to the glass surface and a 3/4" thick by 3/16" shadow bar (5/8" x 3/16" for the 3/4" bar option) is aligned with the bars between the panes of the sealed insulated glass unit.

GRILLES

Removable full surround grilles constructed from clear western pine are available in rectangular (colonial) pattern. The muntin bars are 3/8" thick by 5/8" wide. Wide-bar grille muntins are also available, dimensioned at 3/8" thick by 1-3/16" wide. Pre-primed interior grilles are not an option.

HARDWARE

All operating units have a concealed block-and-tackle balance operating system. The system allows for easy tilt and removal of sash for maintenance and cleaning. Surface mounted cam locks are standard (one lock on units with widths up to 3'-0" sash opening, and two locks on wider units). Available interior hardware finishes are white, bronze, and polished brass. Transom and picture units are assembled without jambliners or interior hardware. Sash lifts are available as an option.

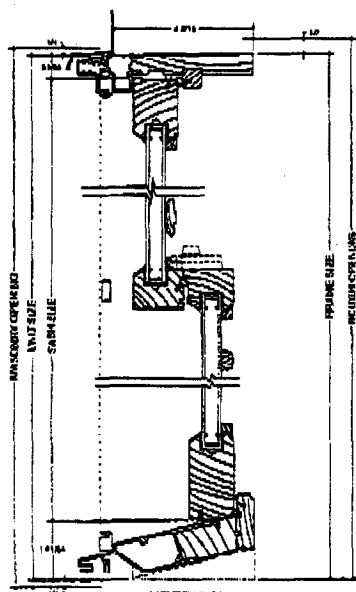
INTERIOR FINISH

Standard units are supplied with unfinished stain grade western pine interiors. Pre-primed interior is an available option.

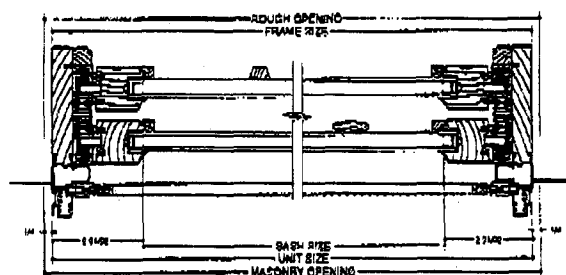
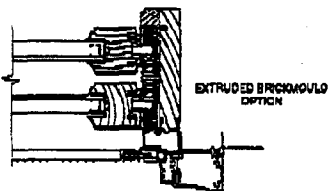
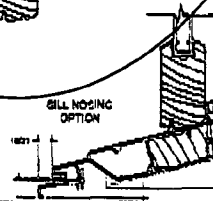
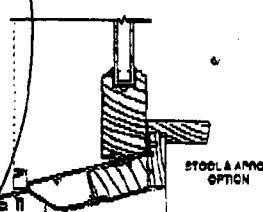
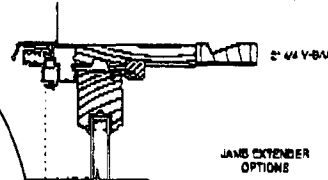
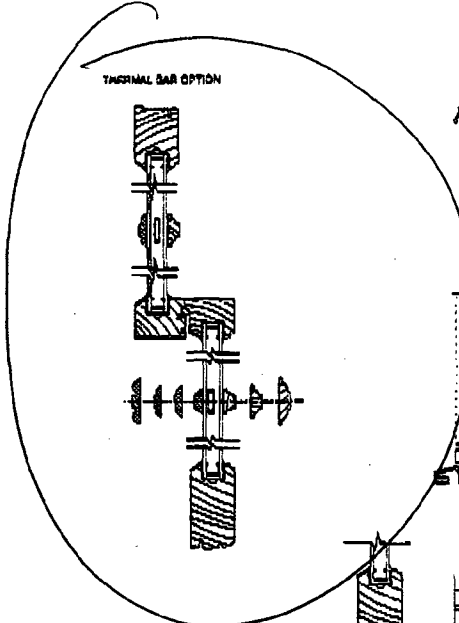


CLAD NEW CONCEPT TILT DOUBLE HUNG

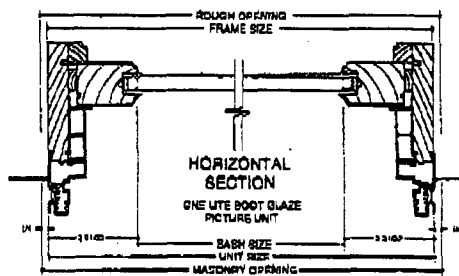
Detail Drawings



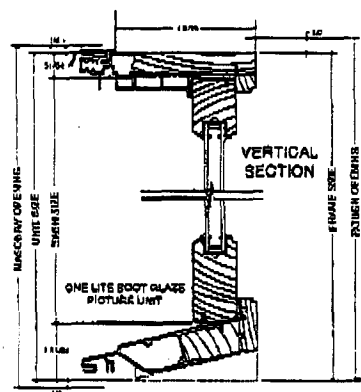
VERTICAL SECTION
ONE LITE BOOT GLAZE WITH STANDARD AND WIDE BAR GRILLE OPTION



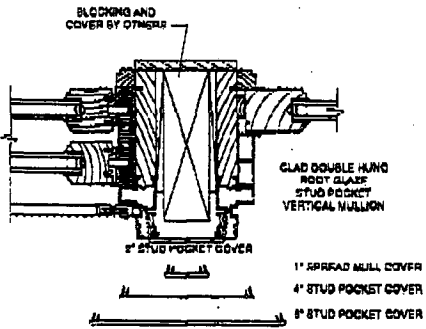
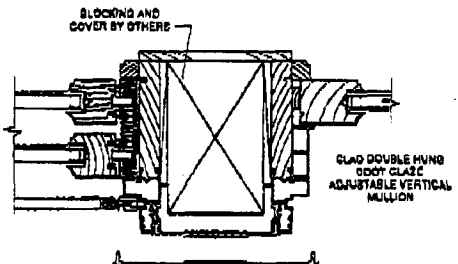
HORIZONTAL SECTION



HORIZONTAL SECTION
ONE LITE BOOT GLAZE PICTURE UNIT



VERTICAL SECTION



CLAD NEW CONCEPT TILT DOUBLE HUNG



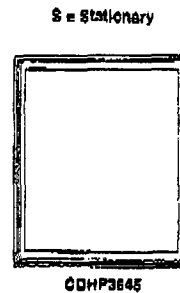
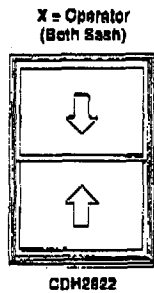
Technical Specifications: continued

JAMB EXTENSION

Basic jamb width is 4-9/16". 4/4 jamb extensions may be applied up to a maximum of 7-9/16".

OPERATION

Visual representation of double hung windows is based on the premise that the unit is viewed from the outside.



SASH

Sash are constructed from kiln dried western pine. Stiles and rails are 1-7/16" thick. Joints are mortise-and-tenon, secured with concealed screws to allow easy field re-glazing. Wood parts are sheathed with .018" thick roll formed aluminum cladding.

SCREENS

Screens have a rigid roll formed aluminum surround with components linked by nylon corner keys. The finish is bronze, white, or champagne with 18 x 16 charcoal colored fiberglass mesh. Screens are mounted on the exterior of the units, covering the entire sash opening. Custom color clad double hung windows are supplied with matching color screens.

WEATHERSTRIP

Weatherstrip consists of a primary, compressible bulb seal around the complete perimeter of each sash and at the check rail. Secondary weatherstrips are at the frame head, sash edges, and bottom rail.



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

JOEL J. RAUFASTE
10301 ARMY AVE.
KENSINGTON, MD
20895

LEE BULLY
10307 ARMY AVE.
KENSINGTON, MD
20895

MARTHA A. FORDNER PARIS
3807 BALTIMORE ST.
KENSINGTON, MD.
20895

ELIZABETH WICKENHEISER
10302 FAWCETT ST.
KENSINGTON, MD.
20895