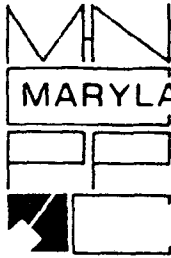


31/6-96Q 10309 Armory Avenue  
(Kensington Historic District)



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

DATE: December 18, 1996

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: Carlton & Cynthia Conant

Address: 10209 Armory Avenue, 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: December 18, 1996

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!



Division of Development Services and Regulation  
250 Hungerford Drive, Rockville, Maryland 20850  
(301) 217-6370

NOV 13 1996

# Historic Preservation Commission

(301) 495-4570

DDSR/DEP

## APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carleton A. Conant  
 DAYTIME TELEPHONE NO. (301) 669-3392  
 TAX ACCOUNT # 1023781  
 NAME OF PROPERTY OWNER Carleton + Judith Conant DAYTIME TELEPHONE NO. (301) 933-8056  
 ADDRESS 10309 Armary Ave Kensington MD CITY STATE ZIP CODE 20895  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( ) \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( ) \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 10309 STREET Armary Ave  
 TOWN/CITY Kensington NEAREST CROSS STREET Mitchell/Baltimore  
 LOT 14 BLOCK 9 SUBDIVISION Kensington Park  
 LIBER 13171 FOLIO 302 PARCEL \_\_\_\_\_

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

1A. CIRCLE ALL APPLICABLE: Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision   
 CIRCLE ALL APPLICABLE: A/C  Slab  Room Addition  Shed  Solar  Woodburning Stove   
 Porch  Deck  Fireplace  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 1,500  
 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 \_\_\_\_\_

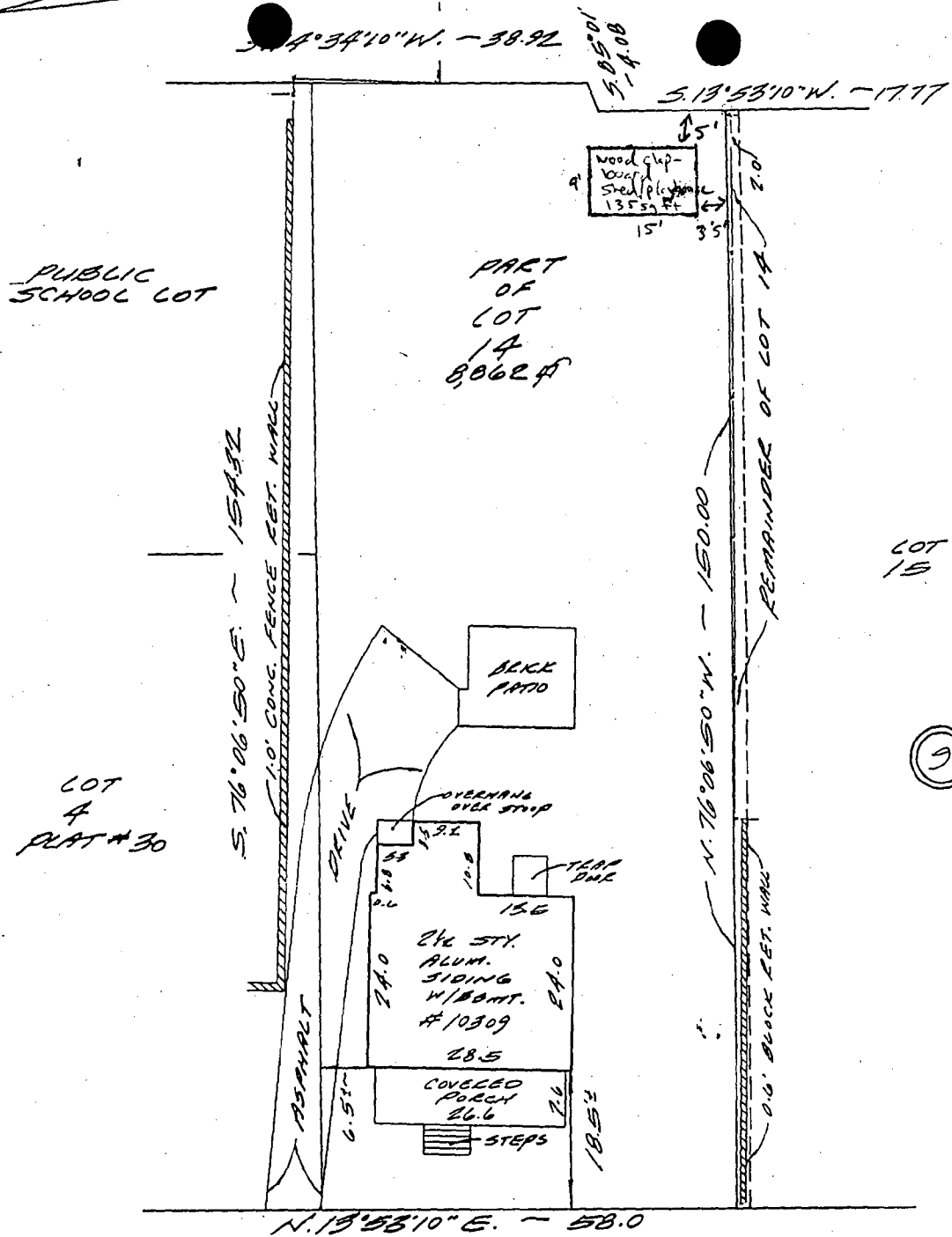
### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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 of owner or authorized agent \_\_\_\_\_ Date 11/7/96

APPROVED  For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 12-18-96



PUBLIC SCHOOL LOT

LOT 4 PLAT # 30

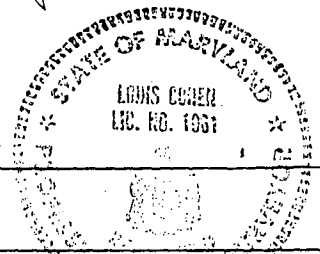
LOT 15

9

APPROVED  
Montgomery County  
Historic Preservation Commission

ARMORY

*Walter J. Probst* 12/19/96  
AVENUE



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.  
NOTE: This survey prepared for title purposes only.

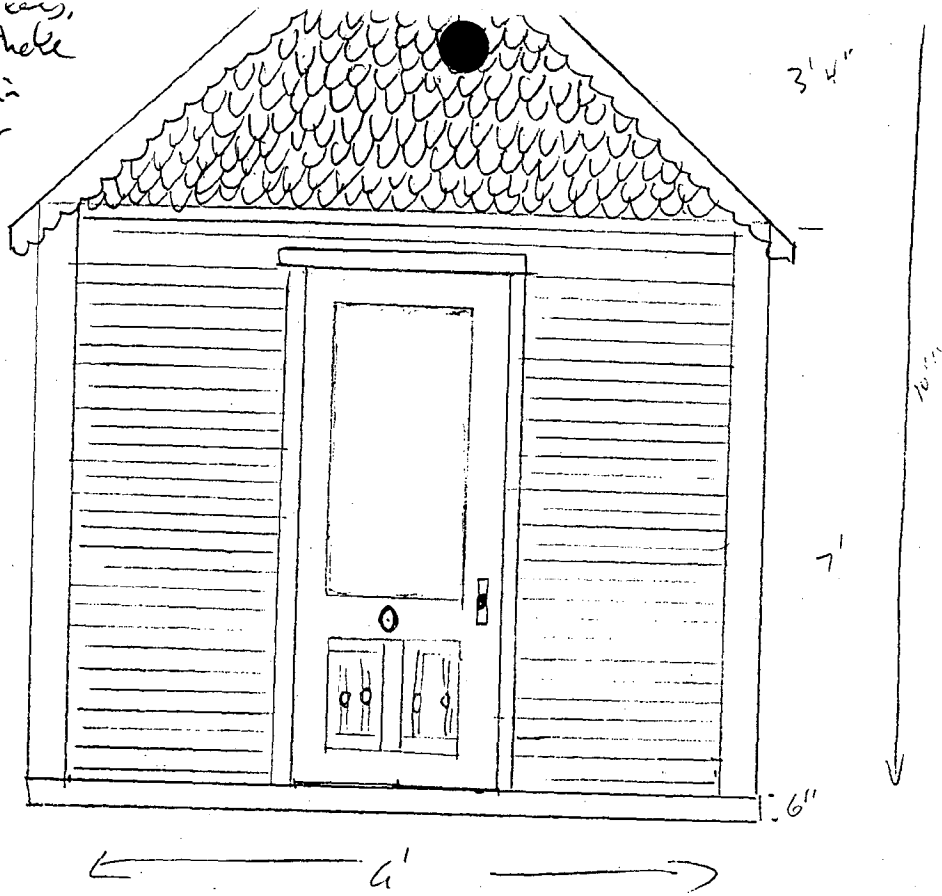
**CAPITOL SURVEYS**

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county

PART HOUSE LOCATION  
OF LOT - 14 BLOCK - 9  
KENSINGTON PARK  
MONTGOMERY COUNTY, MARYLAND

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

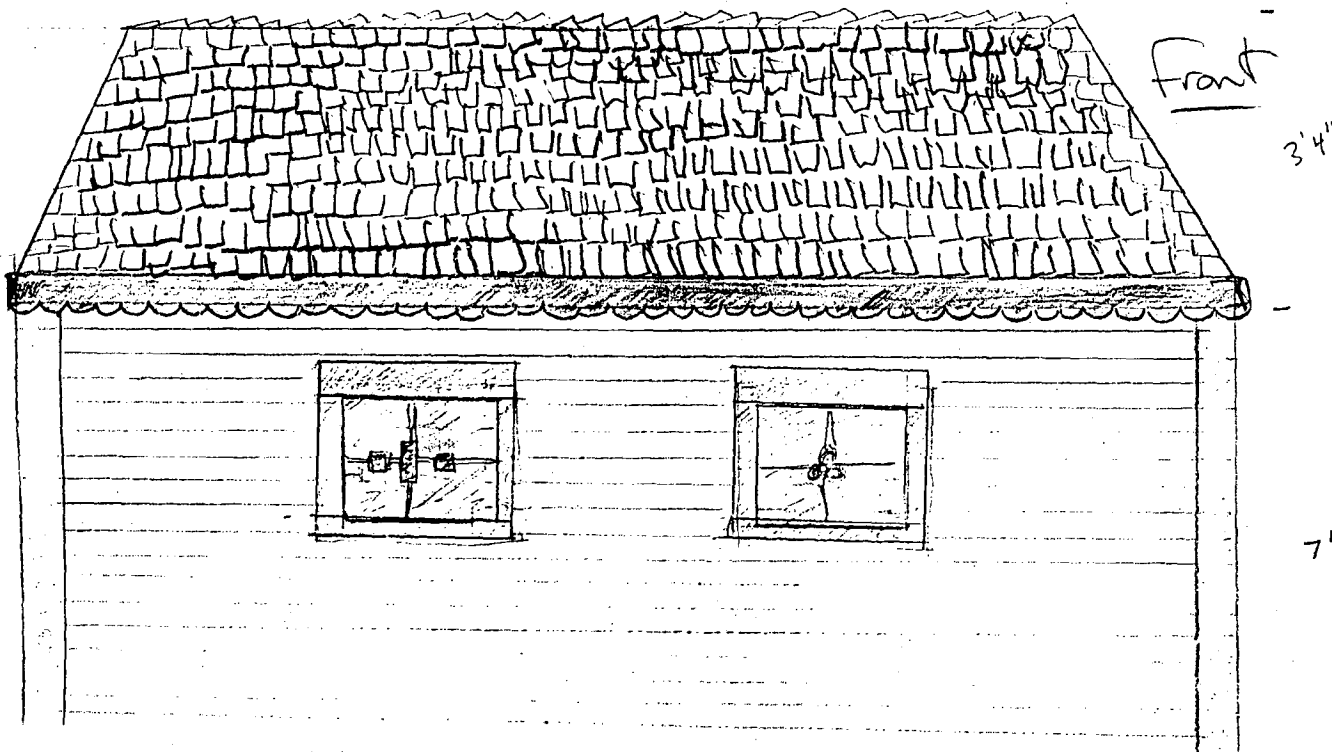
Cedar shingles under eaves,  
 Hard splay cedar shake  
 roof. Antique stain  
 glass windows. Door  
 is a Kensington  
 original from  
 1894. Site  
 is a ~~existing~~  
 previous site  
 of old bank  
 taken down in  
 1970's. Structure  
 will be painted  
 all white and  
 conforms to  
 size/shape of  
 1901 Victoria  
 main house on  
 site. Site in  
 rear of property.



1/2 Carleton Court

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature] 12/19/2035 s/f

shed / Playhouse - drawn to scale 1/2" = 1'



**Expedited  
Historic Preservation Commission Staff Report**

**Address:** 10209 Armory Avenue                      **Meeting Date:** 12/18/96  
**Resource:** Kensington Historic District              **Public Notice:** 12/04/96  
**Case Number:** 31/6-96Q                                  **Report Date:** 12/11/96  
**Review:** HAWP    **Tax Credit:** No  
**Applicant:** Carleton & Cynthia Conant              **Staff:** Perry Kephart

---

**DATE OF CONSTRUCTION:** Circa 1901

**SIGNIFICANCE:**

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

**ARCHITECTURAL DESCRIPTION:** Wood frame Queen Anne with aluminum siding and composite shingle roof.

**PROPOSAL:** Build a shed/playhouse at rear of property on site of barn torn down in 1972. The shed to be 9' x 15' in size and 10'10" tall. It will be wood frame with wood siding and wood shake shingled roof with cedar shingles in the gable pediments to match the historic resource. An old door and old stained glass windows salvaged from other properties will be used.

**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

①

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 replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall 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 buildings which are not original to the site nor 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 which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which 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, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which 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 through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which 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 which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carleton A. Conant  
 DAYTIME TELEPHONE NO. (301) 669-3392

TAX ACCOUNT # 1023781  
 NAME OF PROPERTY OWNER Carleton + Cynthia Conant DAYTIME TELEPHONE NO. (301) 933-8056  
 ADDRESS 10309 Armary Ave CITY Kensington STATE MD ZIP CODE 20895

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( ) \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( ) \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 10309 STREET Armary Ave  
 TOWN/CITY Kensington NEAREST CROSS STREET Mitchell / Baltimore  
 LOT 14 BLOCK 9 SUBDIVISION Kensington Park  
 LIBER 13171 FOLIO 302 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision   
 CIRCLE ALL APPLICABLE: Porch  Deck  Fireplace  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 A/C  Slab  Room Addition   
 Shed  Solar  Woodburning Stove

1B. CONSTRUCTION COST ESTIMATE \$ 1,500

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 of owner or authorized agent \_\_\_\_\_ Date 11/7/96

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

(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:

Victorian (1901) wood frame, clapboard (aluminum siding)

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

Shed/playhouse - wood frame, stain glass windows, clapboard siding, wood shake roof, cedar shingle (under eaves to match house) - set in rear of property (1305 sq ft)  
Set in location of old barn (prior to 1972)

**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.

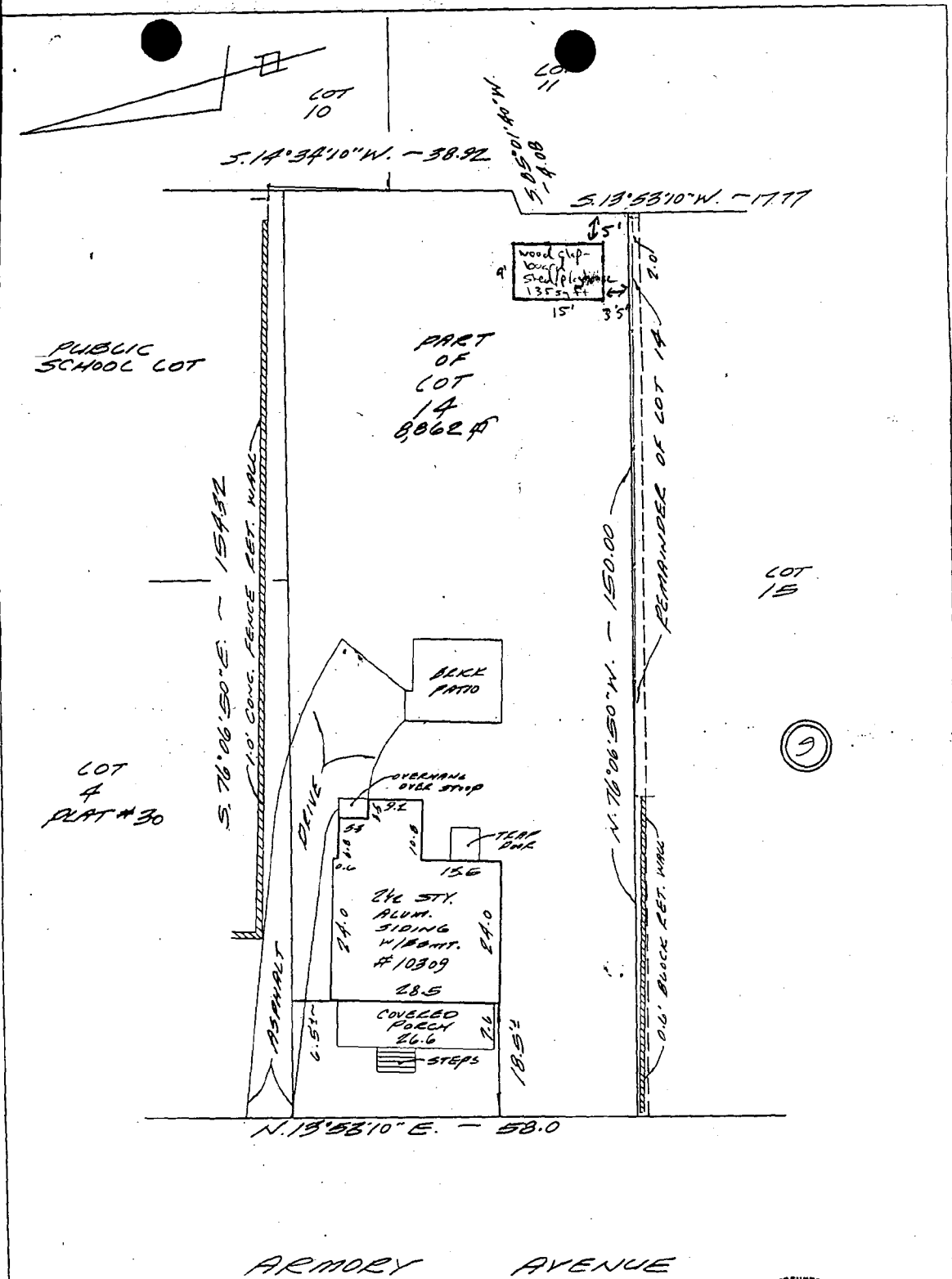
**5. PHOTOGRAPHS**

- 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.

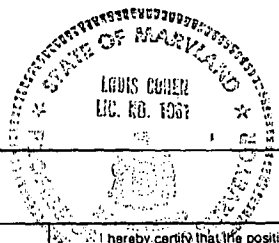
**6. TREE SURVEY**

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

6

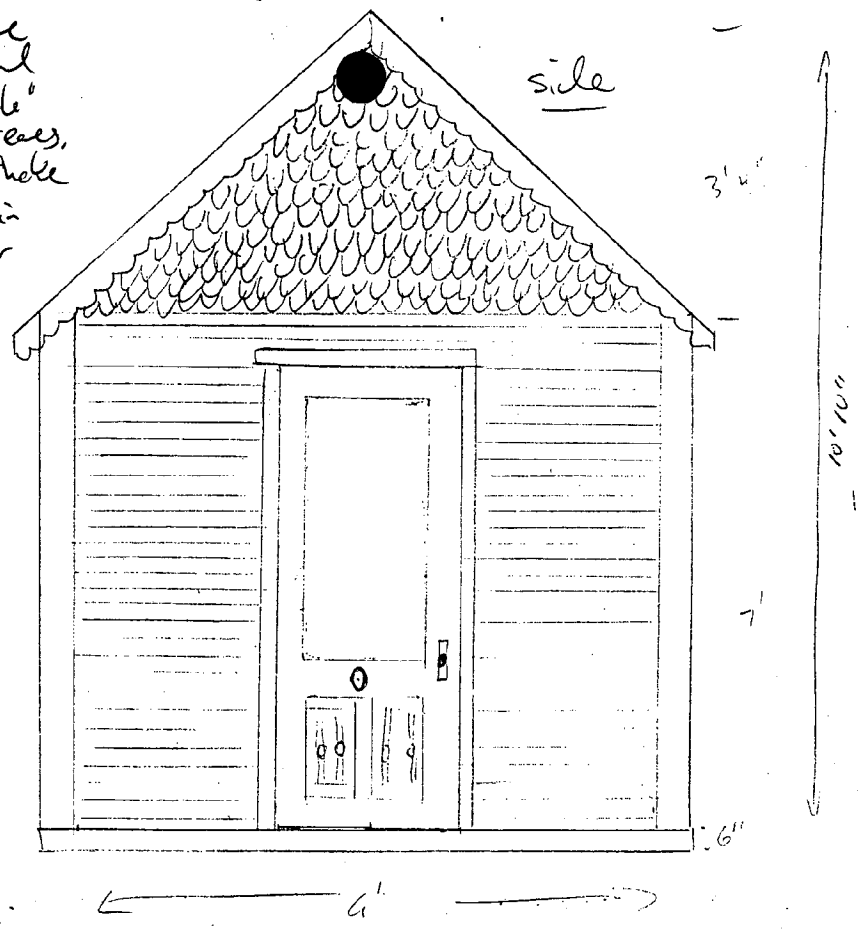


Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.  
 NOTE: This survey prepared for title purposes only.



<b>CAPITOL SURVEYS</b>		
NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.	PART OF LOT - 14  HOUSE LOCATION BLOCK - 9  KENSINGTON PARK  MONTGOMERY COUNTY, MARYLAND	I hereby certify that the position of the existing improvements on the above described property have been established by accepted field practices, and the unless otherwise shown there are no visible encroachments.  <i>Louis Cohen</i> LOUIS COHEN Registered Land Surveyor Maryland No. 1967
	Recorded in Plat Book - 67    Plat - 657    Scale 1" = 20'	
DATE: DEC. 9, 1994	CASE: 1497.94	FILE: 51189

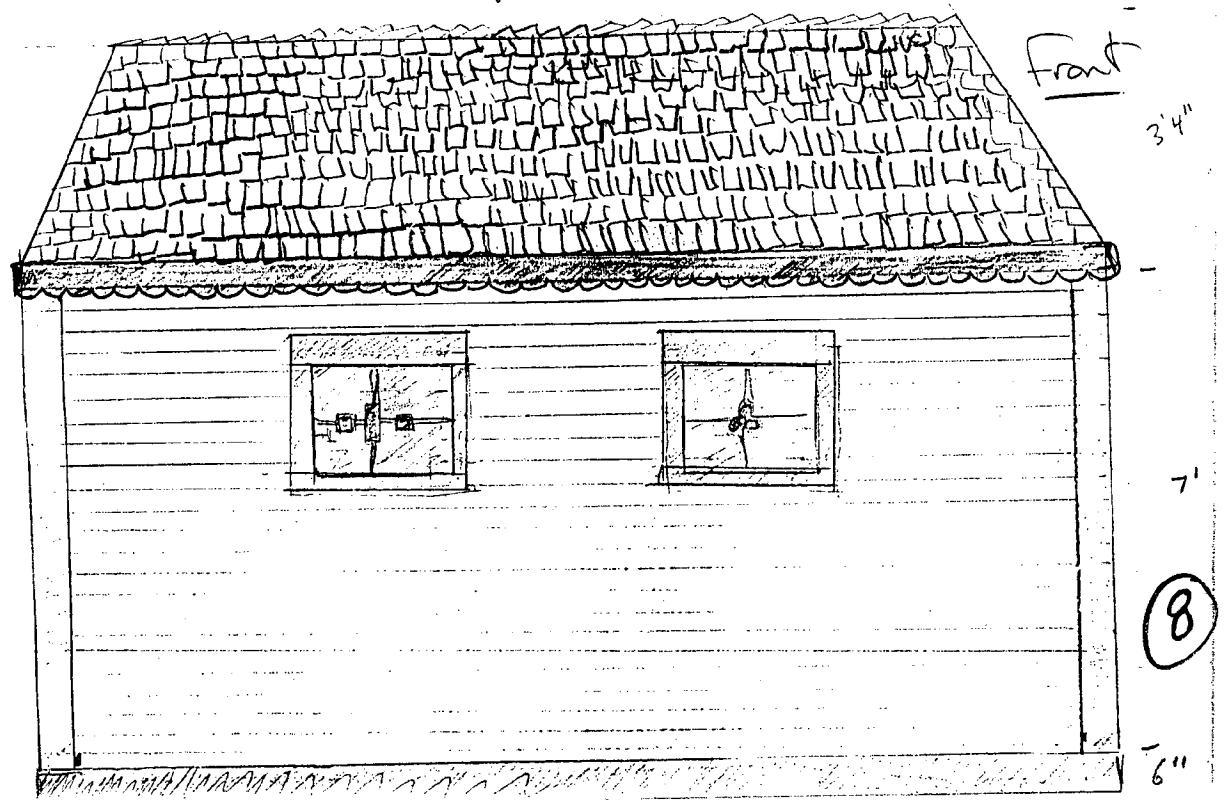
Features - Shed/Playhouse  
 wood for  $\frac{1}{2}$  clapboard  
 side with fishscale  
 cedar shingles underneath,  
 Hand split cedar shake  
 roof. Antique stain  
 glass windows. Door  
 is a Kensington  
 original from  
 1894. Site  
 is a ~~existing~~  
 previous site  
 of old barn  
 taken down in  
 1975. Structure  
 will be painted  
 all white and  
 conforms to  
 size/shape of  
 1901 Victoria  
 main house on  
 site. Set in  
 rear of property.



$\frac{1}{2}$  Carleton Creek

135 sq ft

Shed/Playhouse - drawn to scale  $\frac{1}{2}'' = 1'$





10300 Elmory Avenue

Kensington

~~Kyle + Ken Richards~~ ~~10310 Fawcett St~~

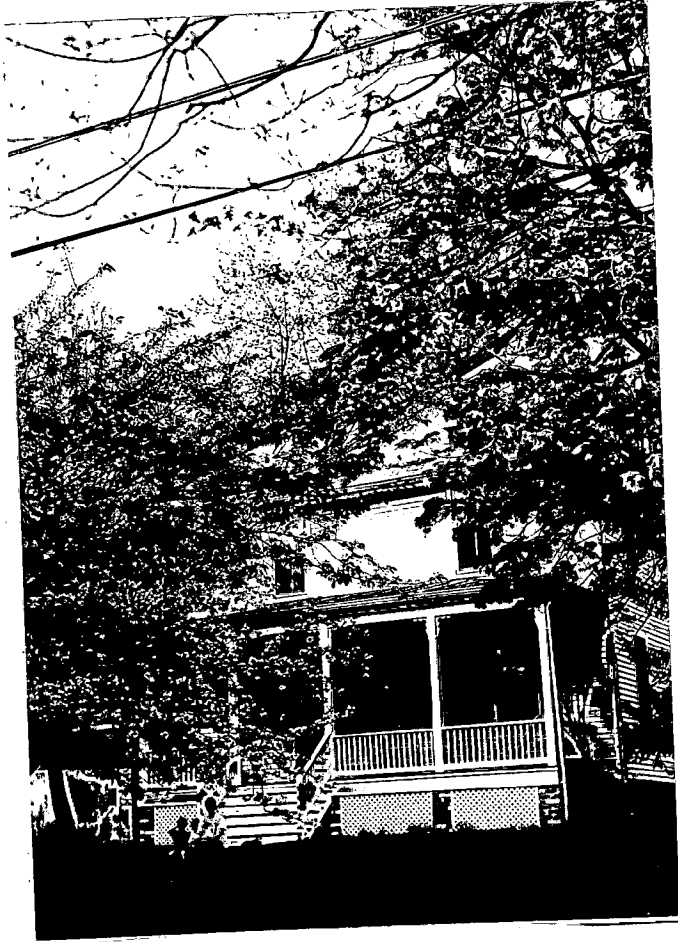
Kyle + Ken Richards  
10310 Fawcett St  
Kensington MD  
20895

Freda + Warren Chu  
10306 Fawcett St  
Kensington MD  
20895

John + Alison Oppenheim  
10312 Armory Ave  
Kensington MD  
20895

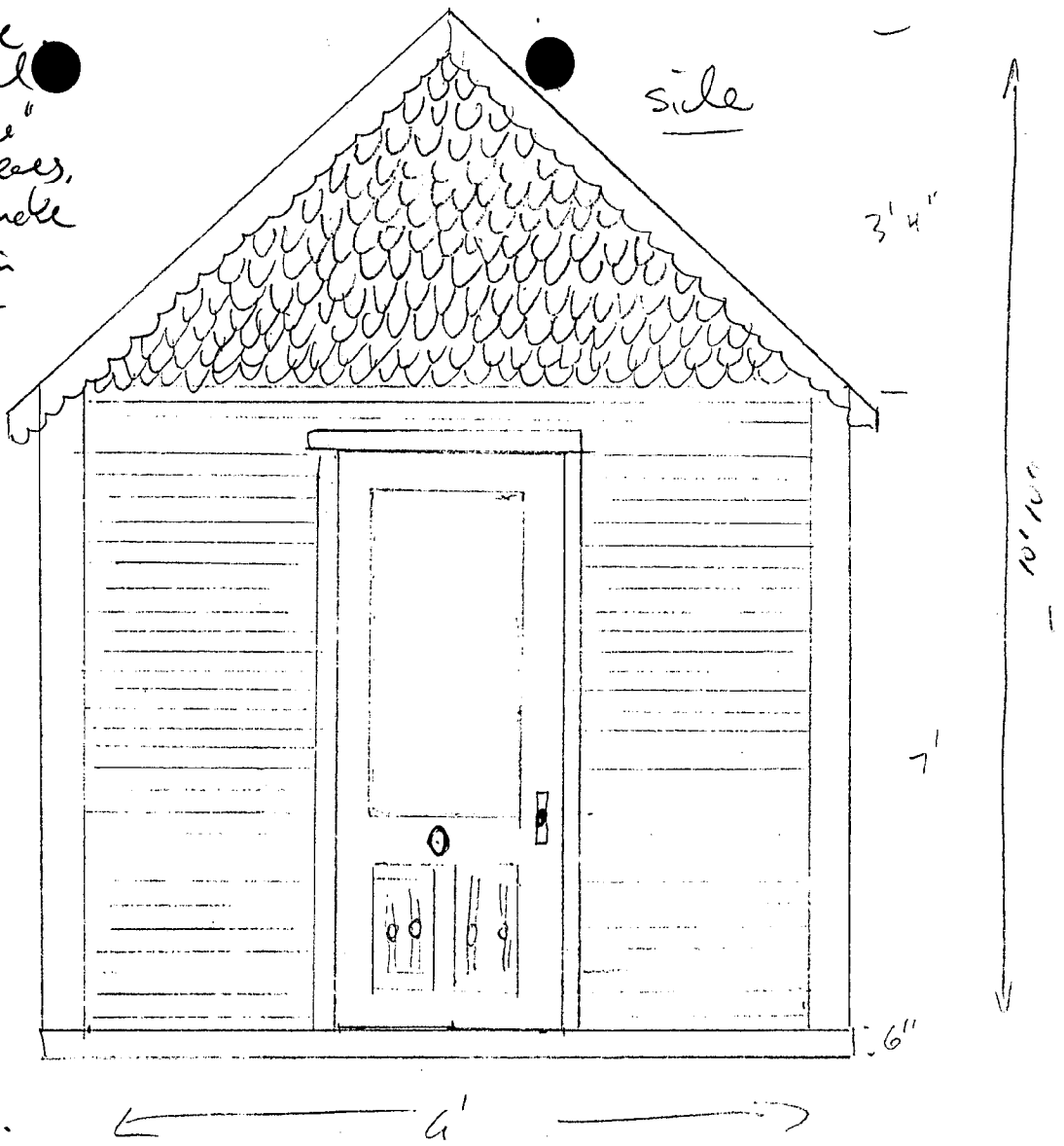
Lee Bricker  
10309 Armory Ave  
Kensington MD  
20895





10309 Armory Avenue  
Kensington

Features - shed/playhouse  
 wood frame, decked  
 side with "fishscale"  
 cedar shingles underneath,  
 Hard split cedar shake  
 roof. Antique stain  
 glass windows. Door  
 is a Kensington  
 original from  
 1894, site  
 is an ~~existing~~  
 previous site  
 of old barn  
 taken down in  
 1970's. Structure  
 will be painted  
 all white and  
 conforms to  
 size/shape of  
 1901 Victoria  
 main house on  
 site. Set in  
 rear of property.



1/2 Carleton Coach

1350 ft

Shed/Playhouse - drawn to scale 1/2" = 1'

