

31/6-98C 10309 Armory Avenue  
(Kensington Historic District)





ATTENTION: DEPARTMENT OF PERMITTING SERVICES  
 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
 301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: \_\_\_\_\_  
 Daytime Phone No.: \_\_\_\_\_  
 Tax Account No.: 1023781  
 Name of Property Owner: Carleton and Cynthia Corant Daytime Phone No.: 301 933-8056  
 Address: 10309 Armay Ave Kensington MD 20875  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 10309 Armay Ave Street: \_\_\_\_\_  
 Town/City: Kensington MD Nearest Cross Street: Baltimore  
 Lot: 14 Block: 9 Subdivision: Kensington Park  
 Liber: 13171 Folio: 302 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 71500

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 4 feet 0 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] \_\_\_\_\_ 4/10/98 \_\_\_\_\_  
Signature of owner or authorized agent Date

Approved: X w/ conditions [Signature] Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 7/8/98  
 Application/Permit No.: 9806170408 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

31/6-980

**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 (alum siding)

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

Build partial fence in backyard (where gaps in the existing chain link fence exist) in order to close yard for expected baby and puppy! Fence will be 4' tall wood picket painted white

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

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

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date:

7/8/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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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) of approval.

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

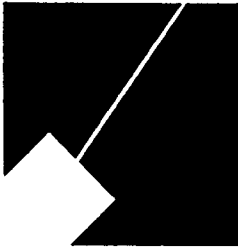
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing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

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

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

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 7/2/98

TO: Local Advisory Panel/Town Government KENSINGTON

FROM: Historic Preservation Section, M-NCPPC

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

SUBJECT: Historic Area Work Permit Application - HPC Decision

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The Historic Preservation Commission reviewed this project on 7/8/98  
A copy of the HPC decision is enclosed for your information.

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

G\wp\aphawp.ltr

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 10309 Armory Avenue

Meeting Date: 7/8/98

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-98C

Tax Credit: No

Public Notice: 6/24/98

Report Date: 7/1/98

Applicant: Carlton & Cynthia Grant

Staff: Robin D. Ziek

PROPOSAL: Fence installation

RECOMMENDATIONS: APPROVAL  
W/CONDITIONS

**DATE OF CONSTRUCTION:** c1903

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

**ARCHITECTURAL DESCRIPTION:** 2-1/2 story frame house with full-width front porch.

**PROPOSAL:** Install two segments of fencing to complete enclosure of backyard well back from the forward edge of the house. There will be a swinging gate at the driveway, and a fence with a "rose arbor" entry gate. The new fencing is proposed to be white picket, and 4' tall.

**RECOMMENDATION:**  Approval  
 Approval with conditions:

1. The finish height for the fence posts will be no greater than 4'-6" to minimize the height of the new construction.

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

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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

DEPT. OF PERMITS

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Daytime Phone No.: \_\_\_\_\_

Tax Account No.: 1023781

Name of Property Owner: Carleton and Cynthia Conant Daytime Phone No.: 301 933-8056

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Lot: 14 Block: 9 Subdivision: Kensington Park

Liber: 13171 Folio: 302 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 71500

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

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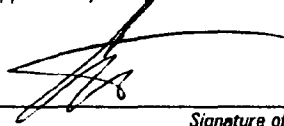
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition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

  
Signature of owner or authorized agent

4/10/08  
Date

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

Discriminator:

Signature:

Date:

2



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HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

~~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 Armorey Ave

Kensington MD

20895

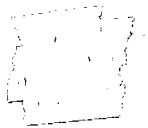
Lee Brierly

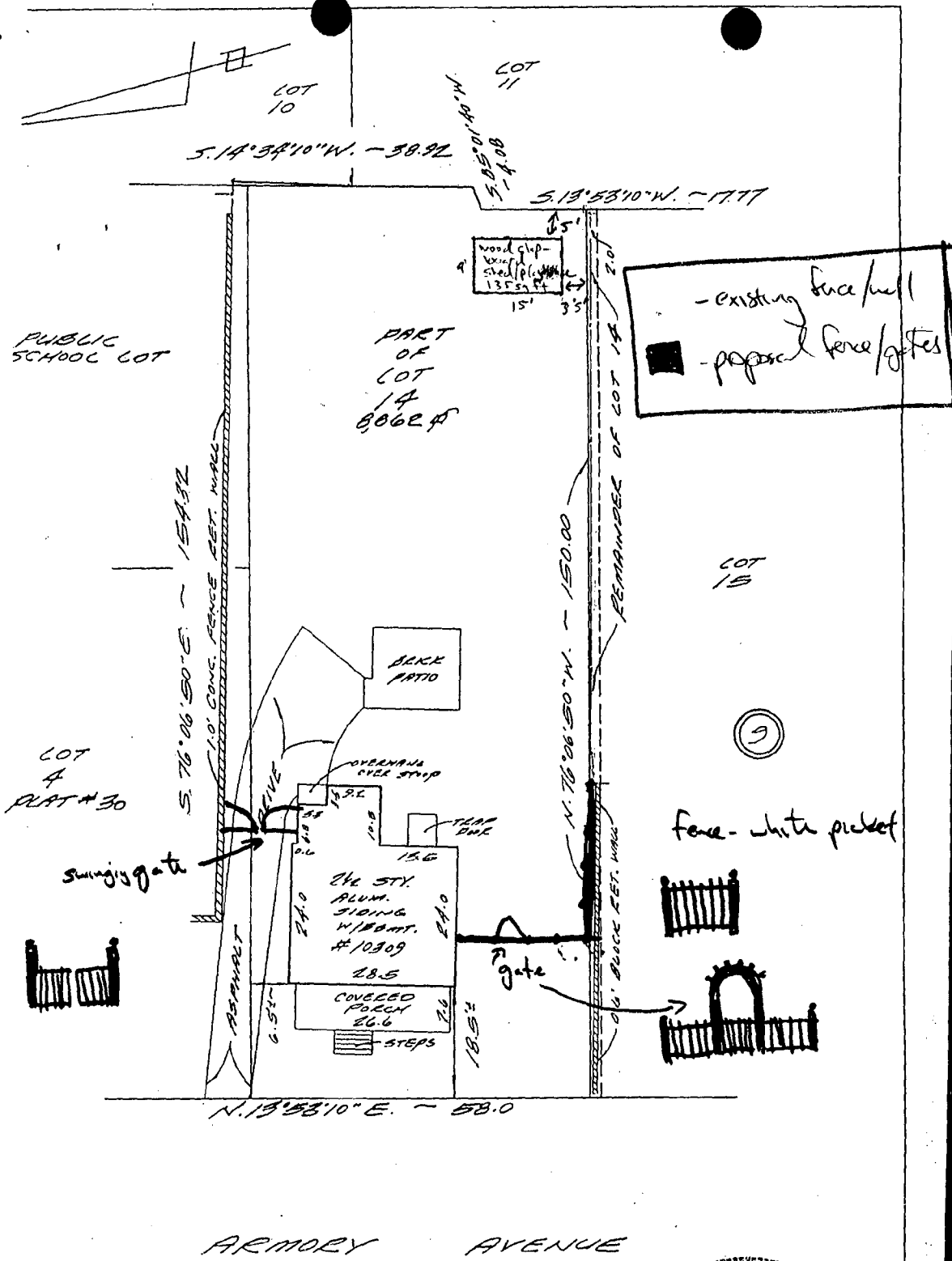
10307 Armorey Ave

Kensington MD

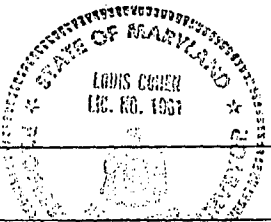
20895

(over)





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 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  
 Recorded in Plat Book - 67 Plat - 687 Scale 1" = 20'

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*  
 LOUIS COHEN  
 Registered Land Surveyor  
 Maryland No. 1961

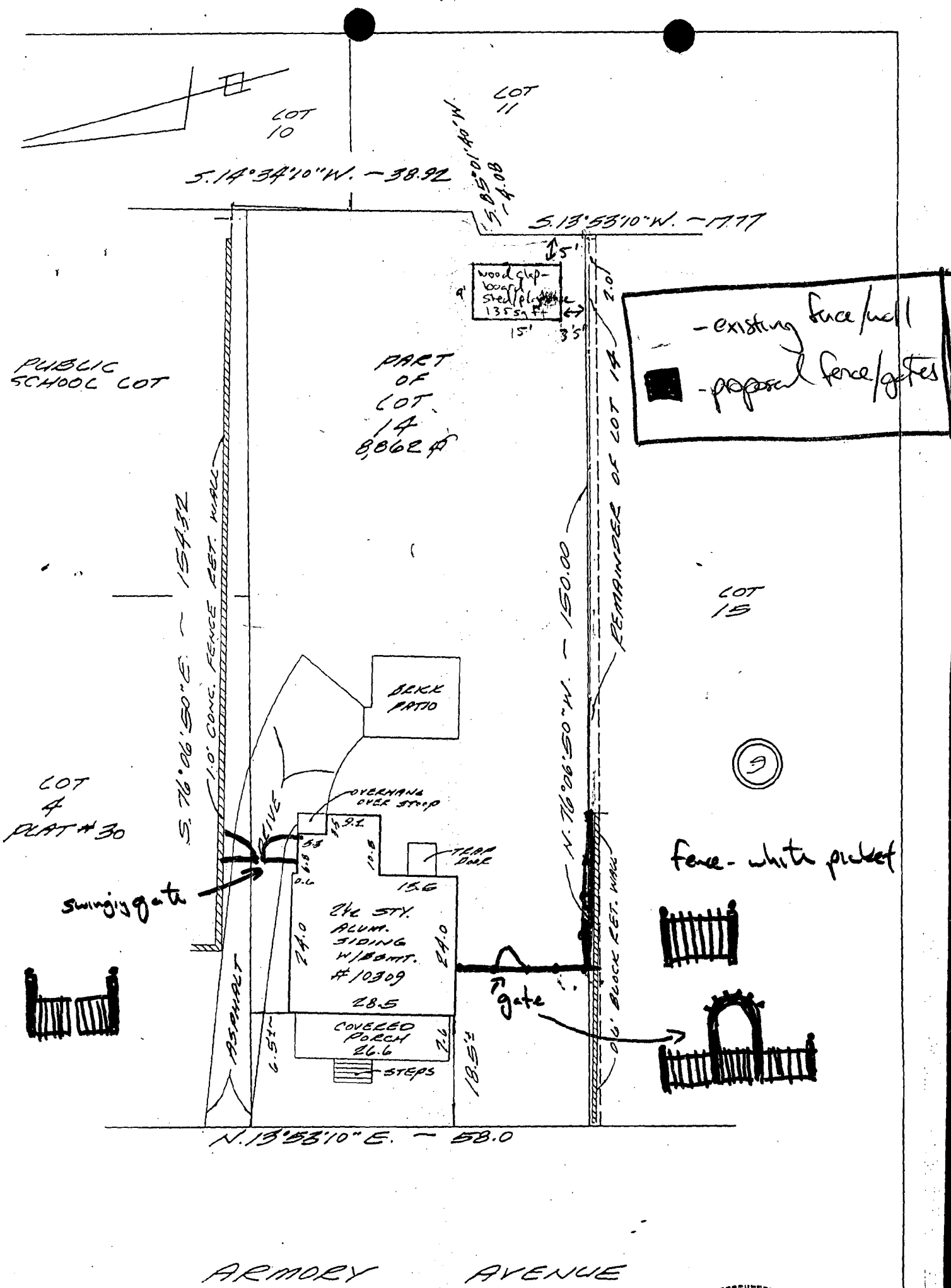
DATE: DEC. 9, 1982 CASE: 1A97.94 FILE: 51189

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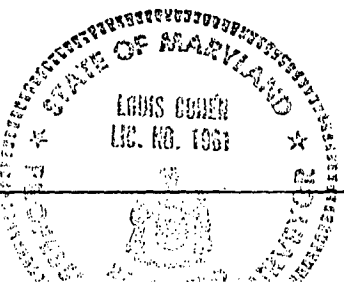
10309 Armory Avenue - Kensington

6



- existing fence/wall  
 - proposed fence/gates

fence - white picket



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.  
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PART HOUSE LOCATION  
 OF LOT - 14 BLOCK - 9  
 KENSINGTON PARK  
 MONTGOMERY COUNTY, MARYLAND  
 Recorded in Plat Book - 67 Plat - 6157 Scale 1" = 20'

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: DEC. 9, 1994

CASE: 1497-94

FILE: 51189