

31/6-98E 10211 Armory Avenue
(Kensington Historic District)

3-962.7200

El Cootle.



RE. TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Ed Castle
Daytime Phone No.: 301-962-7200
929-6433
Tax Account No.: 470068
Name of Property Owner: Edward + Page Castle Daytime Phone No.: 301-962-7200
Address: 10211 Connecticut Ave Kensington MD 20895
Street Number City State Zip Code
Contractor: E.M Castle Construction Inc Phone No.: 301-962-7200
Contractor Registration No.: MHC # 40931
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10211 Connecticut Ave Street: Connecticut Ave
Town/City: Kensington Nearest Cross Street: Baltimore + Armory
Lot: 20 + 21 Part #20 Block: 8 Subdivision: Kensington Park
Liber: _____ Folio: _____ 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: \$ \$12200
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.

Edward Castle Signature of owner or authorized agent 02/17/98 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 9809270061 Date Filed: _____ 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:

House is 1925 Era Wooden Weather Board
House with Flat Roof Porch

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

Flat Roofs Are Not Typical of This
Era. We Wish To Restore The Porch
To One That is Typical To The Original
Era of The House

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

MEMORANDUM

DATE: 9-9-98

TO: Local Advisory Panel/Town Government KENSINGTON

FROM: Historic Preservation Section, M-NCPPC

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

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 9-9-98.
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.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-9-98

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

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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10211 Armory Avenue

Meeting Date: 9/9/98

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-98E CONTINUED

Tax Credit: No

Public Notice: 8/26/98

Report Date: 9/2/98

Applicant: Edwin & Page Castle

Staff: Robin D. Ziek

PROPOSAL: Porch alteration, window replacement

RECOMMENDATIONS: APPROVAL
with CONDITIONS

This application came before the HPC on 8/12/98. There were many questions from the HPC regarding the project, as the submission included only partial elevations of the proposal. The applicant was not present to respond, and via a telephone call with staff, the applicant agreed to continue the application to the present meeting. The HPC did make comments which were conveyed to the applicant, including concerns about the proposed footprint of the new porch, the appearance and proportions of the overall porch and the new columns.

PROJECT DESCRIPTION

RESOURCE: Secondary Resource in the Kensington Historic District

STYLE: Federal Revival

DATE: Late 1920s/1930s

The Kensington Historic District has both Colonial Revival style homes with Georgian details, and Federal (Adam) Revival style homes, which are related, but use plainer details. "The Federal Revival style in Kensington is characterized by symmetric and ordered design compositions, with flat elevations interrupted by simply detailed entry projections or doorways" (Vision of Kensington, page 42).

This 2-story frame structure has wood siding, 6/6 windows with shutters, a 2-story side addition which once was stacked porches (screened or open), and a small entry porch at the front door. The front walk, steps and stoop are concrete; the stoop is edged with brick.

PROPOSAL

- 1) Remove two non-original casement windows on the front elevation of the side porch with two wood double-hung windows. The new windows would be single-glazed with an energy panel on the exterior (preferred) or interior. The house has existing storm windows.

- 2) Remove the existing front porch with its flat roof, and construct a new front porch of **the same size, using the existing stoop**, but with a gable roof form. The new columns would be round, and the pediment over the entrance would have a flat arched opening.
- 3) Add slate to the front stoop and steps, setting the slate over the existing concrete.

STAFF DISCUSSION

The applicant has provided additional drawings as requested, to provide the HPC with a more complete picture of the proposal. Staff feels that the application is appropriate for this particular resource in the district. This a Secondary Resource which was built at the end of the period of significance for the district. The proposed changes are in scale with the resource, and the proposed design is consistent with the house stylistically.

The proposed replacement of non-original, out-of-period windows with new windows to match all of the other windows on the front elevation is an attempt to remove an anomaly on the facade. The existing porch windows are vertical casement windows with four horizontal panes, described by the owner as "awning casement windows". They are out of scale with the original 6/6 windows. The proposed replacement windows are of a suitable material and design for this house, and the side addition will still "read" as a secondary element on the facade.

The front porch is the most prominent decorative feature on this somewhat severe house and the proposed new porch is consistent with the simplicity of the overall resource. The applicants propose to use round columns rather than boxed columns of a fairly narrow proportion which would be consistent with the Federal Revival Style which includes a range of column types.

The proposal for the front stoop and steps still needs further development. The current stoop is concrete with a decorative edge of brick. The proposed application of slate would introduce a material at the entrance which is more suitable for patio paving or for a walkway than a stoop. The stoop is an architectural element which is part of the house, and provides the transition between the ground and the interior living space. Staff feels that this facet of the proposal should be further developed and come back to the HPC as a revision to the HAWP or be delegated for a staff level approval.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

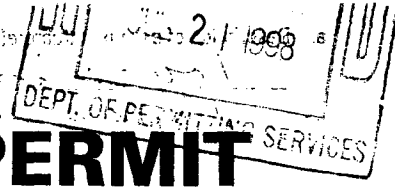
1. HPC staff will work with the applicant on the proposed redesign of the front steps and stoop to achieve an entrance consistent with the resource.

and subject to the general conditions:

(1) The applicant will provide the permit set of drawings to HPC staff for review and stamping prior to applying for the building permit with DPS; and

(2) 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.

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Contact Person: Ed Castle

Daytime Phone No.: 301-962-7200
929-6433

Tax Account No.: 470068

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Street Number City State Zip Code

Contractor: E.M. Castle Construction Inc Phone No.: 301-962-7200

Contractor Registration No.: MHIC # 40981

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 10211 CONNECTICUT AVE Street: ARMORY AVENUE
Town/City: KENSINGTON Nearest Cross Street: Baltimore + Armory
Lot: 20 Block: 8 Subdivision: KENSINGTON PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" 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 type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |
- 1B. Construction cost estimate: \$ \$2200
- 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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- 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.

Edward Castle
Signature of owner or authorized agent

02/17/98
Date

4

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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House with Flat Roof Porch

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Era. We Wish To Restore The Porch
To One That is Typical To The Original
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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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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.

5

Addresses of Adjacent and confronting property owners of
10211 Armory/Connecticut Avenue

Jenny and Dan Gaylin
10216 Carroll Place
Kensington, MD 20895

Ben Middleton
10220 Carroll Place
Kensington, MD 20895

Sophika and Richard Smith
10209 Connecticut Avenue
Kensington, MD 20895

Bart Hogan
3906 Baltimore Street
Kensington, MD 20895

David Wilson
3908 Baltimore Street
Kensington, MD 20895

Porch Renovation
(10211 Connecticut Avenue)
10211 Armory Avenue

- 1) Remove 2 awning casement windows and replace with true divided lite wood double hung windows to match existing windows.
- 2) Scope of work: Remove existing porch, Install flagstone on existing concrete stoop. Install 10 inch wood pillars with pitched roof as in plans. Roof to be 35 year asphalt shingle matching existing roof. Porch to be built with fir and pine materials.

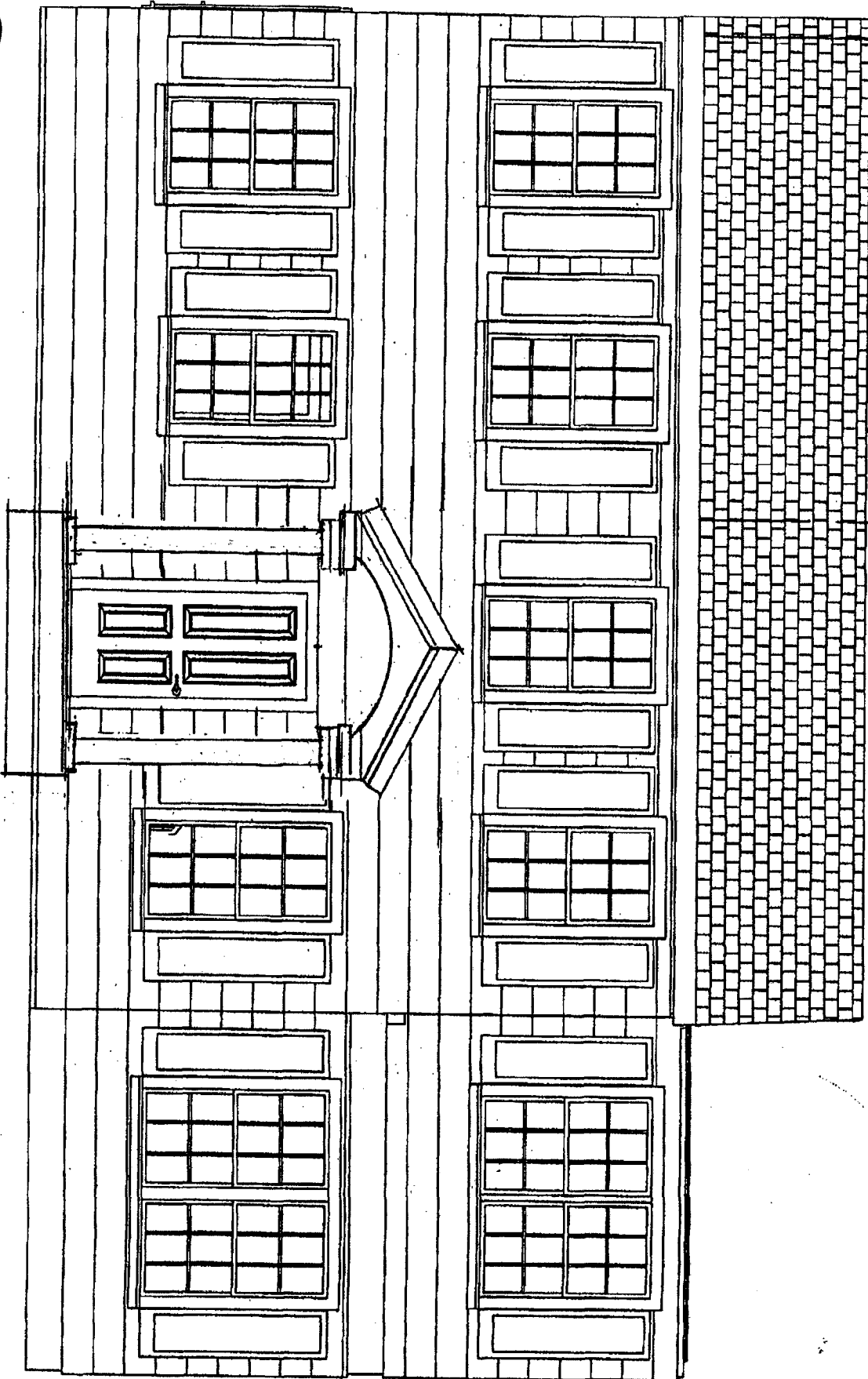
Existing



6

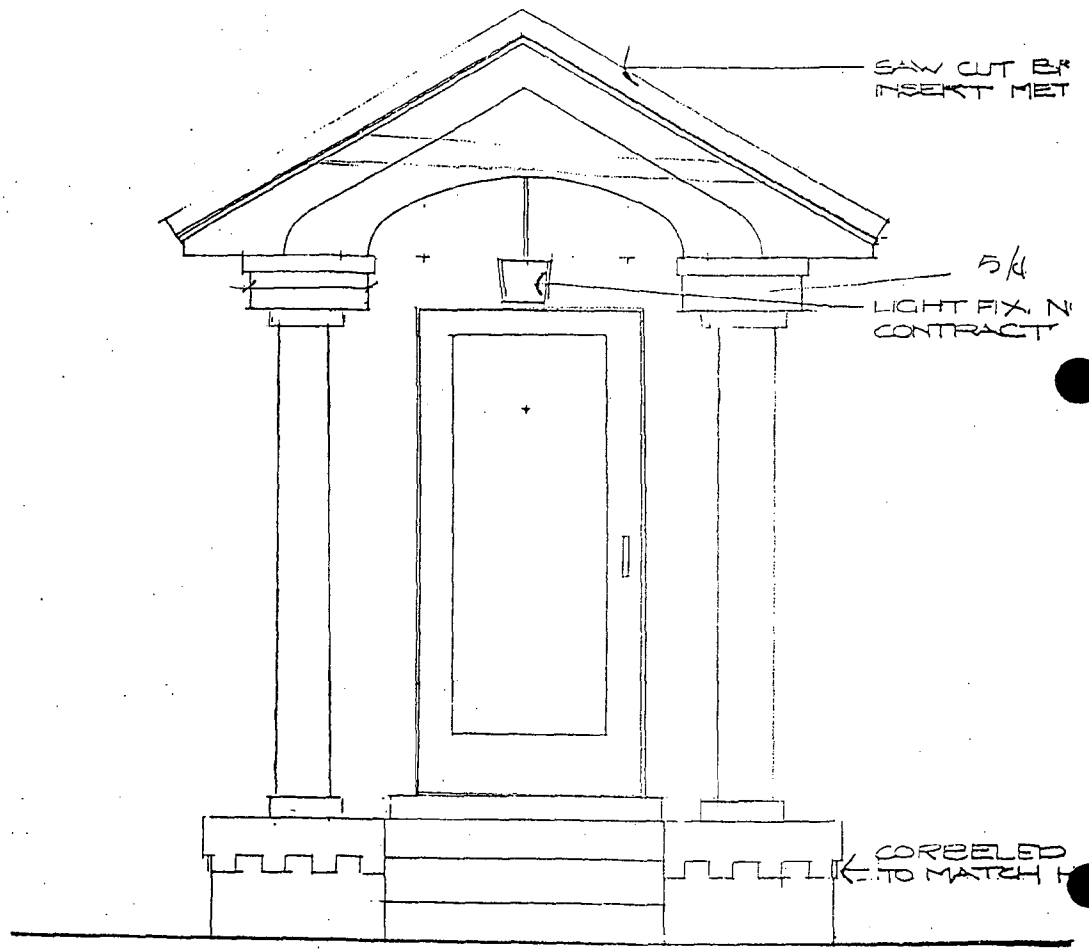
EXISTING 10211 Connecticut Ave
A 14

01



PROPOSED

10811 Connecticut Ave
Armory St.



Scale
 $1/2" = 1'0"$

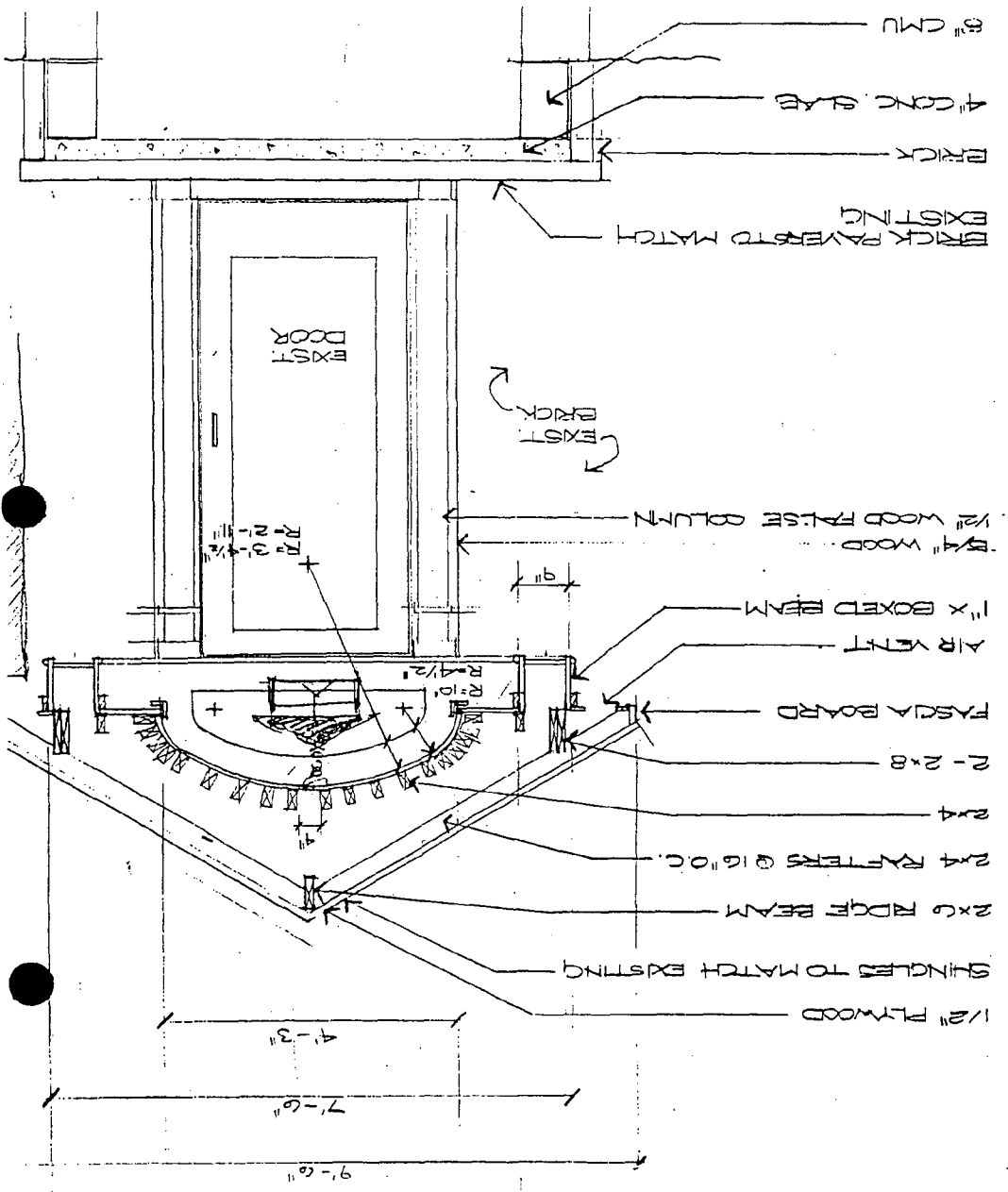
Proposed Porch
10211 Armoncy Ave

{PREVIOUS SUBMISSION}



21

MISSING SCHEDULE



70

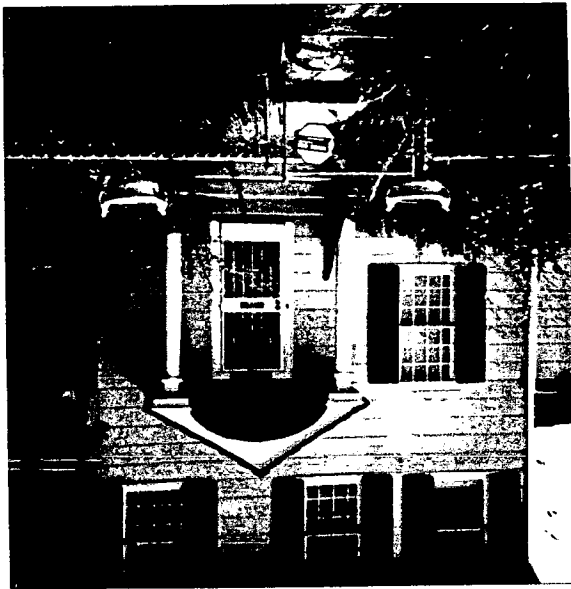
View
From
Front
of
House



14

INSPIRATION FOR PAPER PROPOSAL

10422 Armory Avenue



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10211 Armory Avenue

Meeting Date: 8/12/98

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-98E

Tax Credit: No

Public Notice: 7/29/98

Report Date: 8/5/98

Applicant: Edwin & Page Castle

Staff: Robin D. Ziek

PROPOSAL: Porch alteration, window replacement

RECOMMENDATIONS: APPROVAL
with CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Secondary Resource in the Kensington Historic District

STYLE: Federal Revival

DATE: Late 1920s/1930s

*(1) Defer the decision, as per the telephone conversation with the applicant (Page Castle).
Defer to Sept 9.*

The Kensington Historic District has both Colonial Revival style homes with Georgian details, and Federal Revival style homes, which are related, but use plainer details. "The Federal Revival style in Kensington is characterized by symmetric and ordered design compositions, with flat elevations interrupted by simply detailed entry projections or doorways" (Vision of Kensington, page 42).

This 2-story frame structure has wood siding, 6/6 windows with shutters, a 2-story side addition which once was stacked porches (screened or open), and a small entry porch at the front door. The strength of the house is in its symmetry and the understated detailing of such features as the mitered clapboard corners. The house is located on a small segment of Armory Avenue immediately adjacent to Connecticut Avenue. The road grade in front of the house was raised when Connecticut Avenue was widened/reconfigured and there is a steep flight of steps leading down to the front walkway so that one actually looks down on the porch roof as one approaches the front door. The front walk, steps and stoop are concrete; the stoop is edged with brick.

PROPOSAL

The applicant proposes three changes on the front elevation of this house:

- 1) Remove two non-original casement windows on the front elevation of the side porch with two wood double-hung windows. The new windows would be single-glazed with an energy panel on the exterior (preferred) or interior. The house has existing storm windows.

- 2) Remove the existing front porch with its flat roof, and construct a new front porch of similar dimensions but with a gable roof form. The existing porch is deteriorated and in need of repair and the applicants feel this is a good time to look at another design option.
- 3) Add slate to the front stoop and steps, setting the slate over the existing concrete.

STAFF DISCUSSION

Staff feels that the proposals are, for the most part, appropriate for this particular resource in the district. The house is a Secondary Resource, built at the end of the period of significance for the district.

The proposed replacement of non-original, out-of-period windows with new windows to match all of the other windows on the front elevation is an attempt to remove an anomaly on the facade. The existing porch windows are vertical casement windows with four horizontal panes, described by the owner as "awning casement windows". They are out of scale with the original 6/6 windows. The proposed replacement windows are of a suitable material and design for this house.

Even with the proposed window change, the side addition will read as a secondary feature to the main block of the house. If the side porch were still open, staff might suggest a fenestration pattern which would suggest the openness of the porch. However, the porch is entirely closed in at this point with matching clapboard siding beneath the windows on the front elevation and solid panel (plywood?) infill beneath the windows on the side elevation.

The proposed front porch replacement comes before the HPC now because the existing porch is in poor condition and has to be rebuilt or replaced. The proposed design will correct several problems with the existing front porch: 1) The gable roof form is less likely to leak in the future than the current flat roof form; 2) With a gable roof, the existing gutter and downspout system could be removed; 2) Side shutters could be placed on the [original] front window to the right of the porch which is not possible now due to the location of the downspout. (This is the only original window on the front elevation without shutters); and 3) The gable form will present a front form to the elevated street rather than the flat roof now apparent as one approaches the house.

The proposal to change the material of the front stoop and steps seems to need further development. The stoop is currently consistent with the revival style, with the brick as a decorative edge worked into the 20th century concrete material. The proposed application of slate would introduce a material at the entrance which is more suitable for patio paving or for a walkway than a stoop. The stoop is a substantial element at the entrance of a house, providing a transition between the ground and the house. Staff feels that this facet of the proposal should be further developed and come back to the HPC as a revision to the HAWP or delegated to staff for approval.

STAFF RECOMMENDATION

Staff recommends that, with the following conditions, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

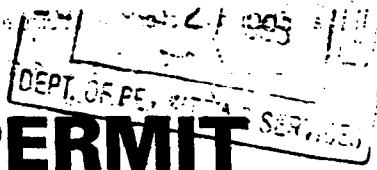
CONDITIONS:

1. HPC staff will work with the applicant on the proposed redesign of the front steps and stoop to achieve an entrance consistent with the resource.

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.

Scale of porch columns + roof connection
Column is too small for steps plinths +
capitals.
To reduce the scale of the front porch -
this is wider than the existing stoop.
- Cleaner lines - more Federal Revival style. Square lines.
Smaller -
- Bring back to one style.
= Seeing this drawing on the house.

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Ed Castle

Daytime Phone No.: 301-962-7200

Tax Account No.: 470068

Name of Property Owner: Edwards + Page Castle Daytime Phone No.: 301-962-7200

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House Number: 10211 CONNECTICUT AVE Street: CONNECTICUT AVE

Town/City: KENSINGTON Nearest Cross Street: Baltimore + Armory

Lot: 20 Block: 8 Subdivision: KENSINGTON PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" 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 type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ \$2200

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

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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.

Ed Castle
 Signature of owner or authorized agent

02/17/98
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

(4)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10211 Armory Avenue Meeting Date: 8/12/98
Resource: Kensington Historic District Review: HAWP
Case Number: 31/6-98E Tax Credit: No
Public Notice: 7/29/98 Report Date: 8/5/98
Applicant: Edwin & Page Castle Staff: Robin D. Ziek
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DATE: Late 1920s/1930s

The Kensington Historic District has both Colonial Revival style homes with Georgian details, and Federal Revival style homes, which are related, but use plainer details. "The Federal Revival style in Kensington is characterized by symmetric and ordered design compositions, with flat elevations interrupted by simply detailed entry projections or doorways" (Vision of Kensington, page 42).

This 2-story frame structure has wood siding, 6/6 windows with shutters, a 2-story side addition which once was stacked porches (screened or open), and a small entry porch at the front door. The strength of the house is in its symmetry and the understated detailing of such features as the mitered clapboard corners. The house is located on a small segment of Armory Avenue immediately adjacent to Connecticut Avenue. The road grade in front of the house was raised when Connecticut Avenue was widened/reconfigured and there is a steep flight of steps leading down to the front walkway so that one actually looks down on the porch roof as one approaches the front door. The front walk, steps and stoop are concrete; the stoop is edged with brick.

PROPOSAL

The applicant proposes three changes on the front elevation of this house:

- 1) Remove two non-original casement windows on the front elevation of the side porch with two wood double-hung windows. The new windows would be single-glazed with an energy panel on the exterior (preferred) or interior. The house has existing storm windows.

- 2) Remove the existing front porch with its flat roof, and construct a new front porch of similar dimensions but with a gable roof form. The existing porch is deteriorated and in need of repair and the applicants feel this is a good time to look at another design option.
- 3) Add slate to the front stoop and steps, setting the slate over the existing concrete.

STAFF DISCUSSION

Staff feels that the proposals are, for the most part, appropriate for this particular resource in the district. The house is a Secondary Resource, built at the end of the period of significance for the district.

The proposed replacement of non-original, out-of-period windows with new windows to match all of the other windows on the front elevation is an attempt to remove an anomaly on the facade. The existing porch windows are vertical casement windows with four horizontal panes, described by the owner as "awning casement windows". They are out of scale with the original 6/6 windows. The proposed replacement windows are of a suitable material and design for this house.

Even with the proposed window change, the side addition will read as a secondary feature to the main block of the house. If the side porch were still open, staff might suggest a fenestration pattern which would suggest the openness of the porch. However, the porch is entirely closed in at this point with matching clapboard siding beneath the windows on the front elevation and solid panel (plywood?) infill beneath the windows on the side elevation.

The proposed front porch replacement comes before the HPC now because the existing porch is in poor condition and has to be rebuilt or replaced. The proposed design will correct several problems with the existing front porch: 1) The gable roof form is less likely to leak in the future than the current flat roof form; 2) With a gable roof, the existing gutter and downspout system could be removed; 2) Side shutters could be placed on the [original] front window to the right of the porch which is not possible now due to the location of the downspout. (This is the only original window on the front elevation without shutters); and 3) The gable form will present a front form to the elevated street rather than the flat roof now apparent as one approaches the house.

The proposal to change the material of the front stoop and steps seems to need further development. The stoop is currently consistent with the revival style, with the brick as a decorative edge worked into the 20th century concrete material. The proposed application of slate would introduce a material at the entrance which is more suitable for patio paving or for a walkway than a stoop. The stoop is a substantial element at the entrance of a house, providing a transition between the ground and the house. Staff feels that this facet of the proposal should be further developed and come back to the HPC as a revision to the HAWP or delegated to staff for approval.

STAFF RECOMMENDATION

Staff recommends that, with the following conditions, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

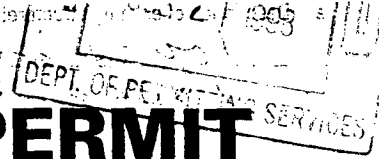
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. HPC staff will work with the applicant on the proposed redesign of the front steps and stoop to achieve an entrance consistent with the resource.

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



Contact Person: Ed Castle

Daytime Phone No.: 301-962-7200

Tax Account No.: 470068

Name of Property Owner: Edwards + Page Castle Daytime Phone No.: 301-962-7200

Address: 10211 Connecticut Ave KENSINGTON MD 20895
Street Number City State Zip Code

Contractor: E.M. Castle Construction Inc Phone No.: 301-962-7200

Contractor Registration No.: MHIC # 40981

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE ARMORY AVENUE ARMORY AVENUE

House Number: 10211 Connecticut Ave Street: Connecticut Ave

Town/City: KENSINGTON Nearest Cross Street: Baltimore + Armory

Lot: 20 + Part of 21 Block: 8 Subdivision: KENSINGTON PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" 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 type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ \$2200

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.

Edward Martello
 Signature of owner or authorized agent

02/17/98
 Date

Approved: _____ For Chairperson, Historic Preservation Commission



**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:

House is 1925 Era Wooden Weather Board
House with Flat Roof Porch

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

Flat Roofs Are Not Typical of That
Era. We Wish To Restore The Porch
To One That is Typical To The Original
Era of The House.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

5

Addresses of Adjacent and confronting property owners of
10211 Armory/Connecticut Avenue

Jenny and Dan Gaylin
10216 Carroll Place
Kensington, MD 20895

Ben Middleton
10220 Carroll Place
Kensington, MD 20895

Sophika and Richard Smith
10209 Connecticut Avenue
Kensington, MD 20895

Bart Hogan
3906 Baltimore Street
Kensington, MD 20895

David Wilson
3908 Baltimore Street
Kensington, MD 20895

Porch Renovation
(10211 Connecticut Avenue)
10211 Armory Avenue

1) Remove 2 awning casement windows and replace with true divided lite wood double hung windows to match existing windows.

on front of house

*piggy-back
energy panel
outside
preferred*

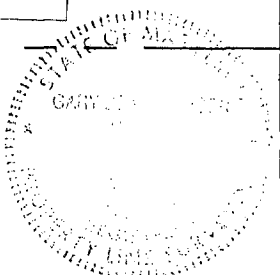
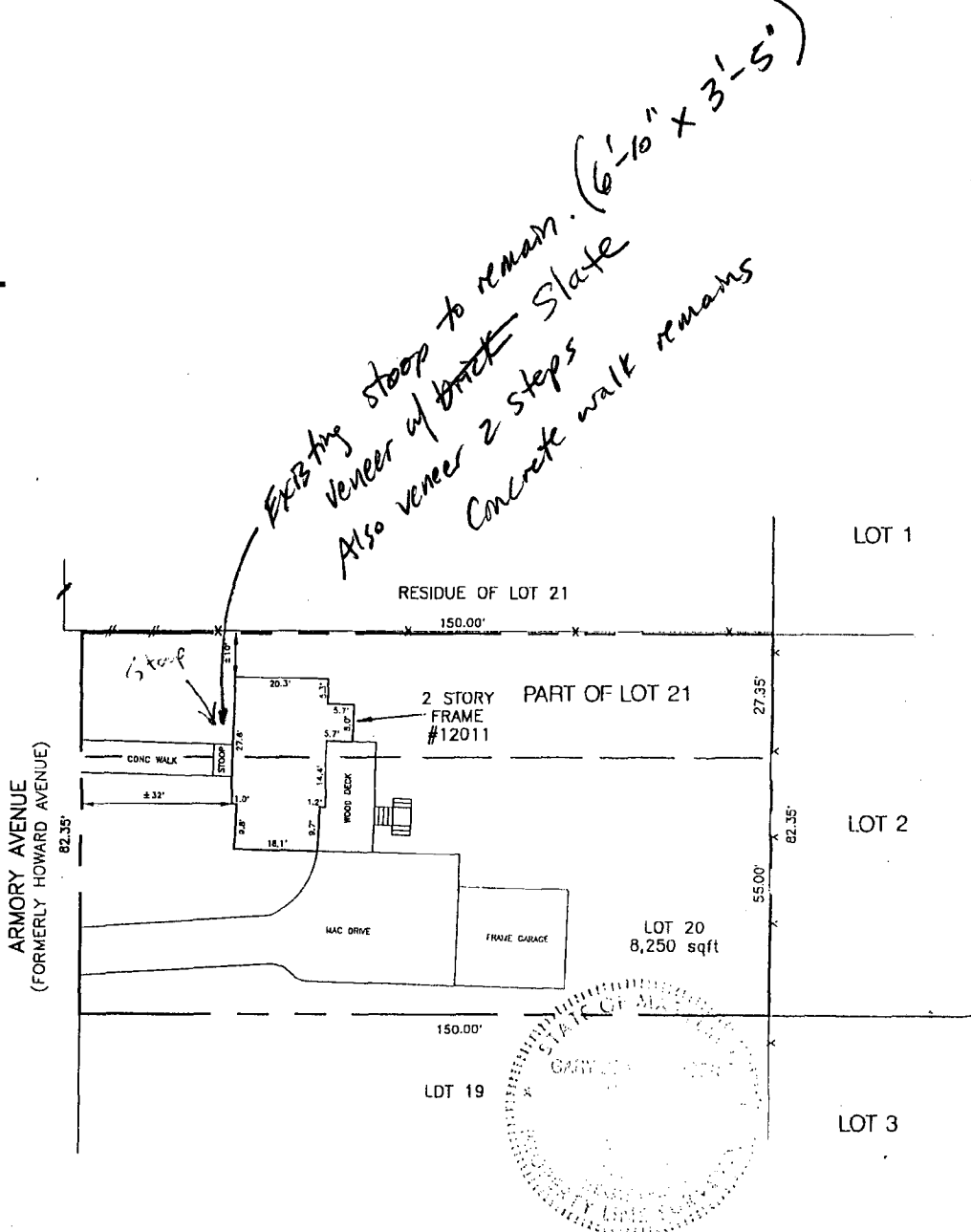
2) Scope of work: Remove existing porch, Install flagstone on existing concrete stoop. Install 10 inch wood pillars with pitched roof as in plans. Roof to be 35 year asphalt shingle matching existing roof. Porch to be built with fir and pine materials.

CASE NO. 12469

LOCATION DRAWING

KENSINGTON PARK
LOT 20 AND PART OF LOT 21
BLOCK 8
MONTGOMERY COUNTY, MARYLAND

NORTH



REVISED 08-26-97

PROPERTY ADDRESS: 10211 ARMORY AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0175 C AS REVISED 8/01/84.

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Gary Dean Simpson
GARY DEAN SIMPSON
Reg. MARYLAND Property Line Surveyor No. 514

REFERENCES

- PLAT BK. B
- PLAT NO. 4
- LIBER
- FOLIO



CENTRAL MARYLAND SURVEYORS, INC.

4319 NORTHMEW DRIVE (301) 262-2500 FAX (301) 262-9878 BOWIE, MD 20716

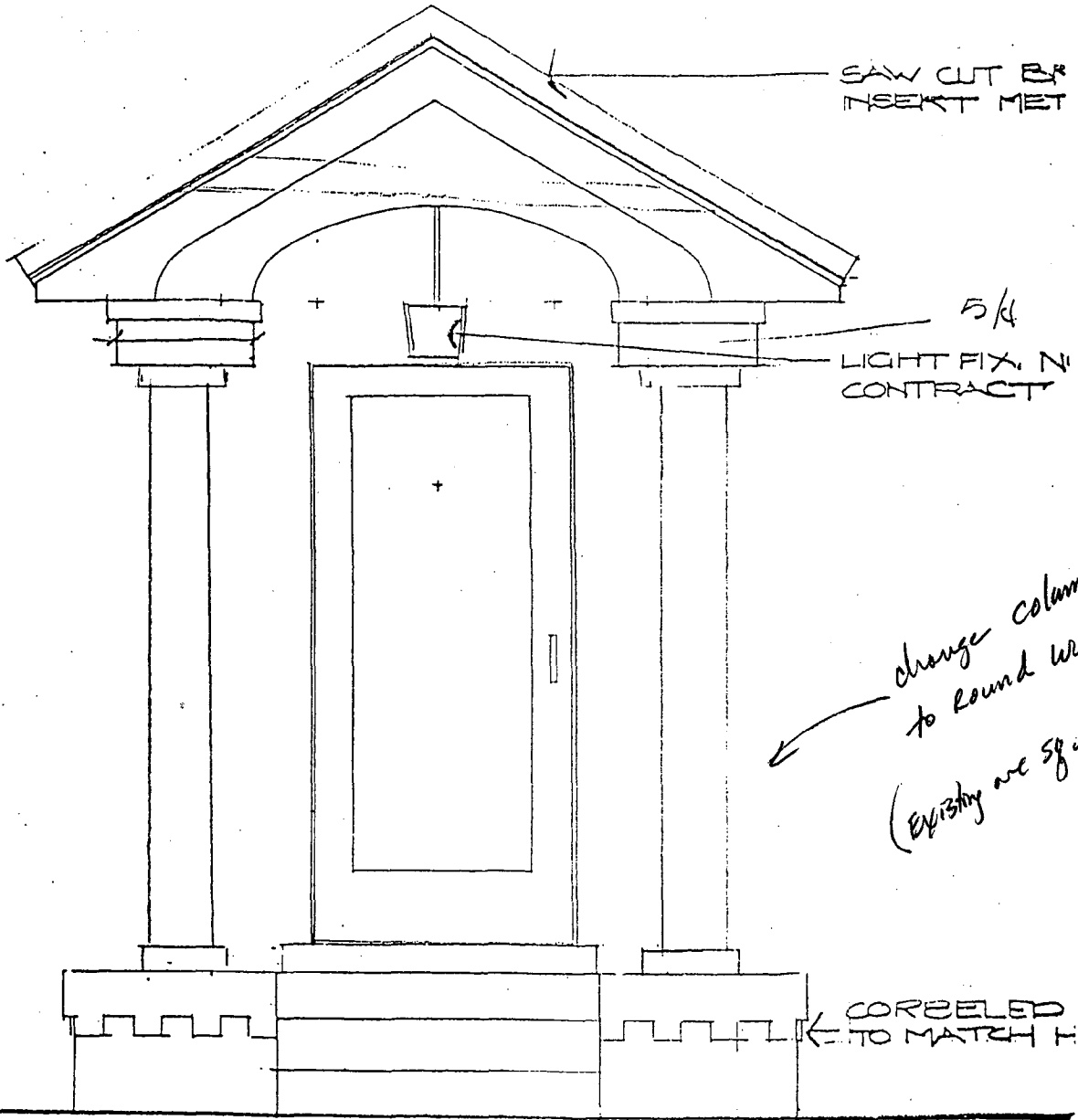
WALL CHECK:	SCALE: 1" = 30'
HSE. LOC.: 8/18/97	DRAWN BY: MJW
BOUNDARY:	JOB NO.: 2360-97

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- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 3) B.R.L. information, if shown was obtained from existing record plat or was provided to CMS, and is not guaranteed by CMS, Inc.
 4) Flood Zone information is subject to the interpretation of the originalator.
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 6) Level of accuracy 8±.

8

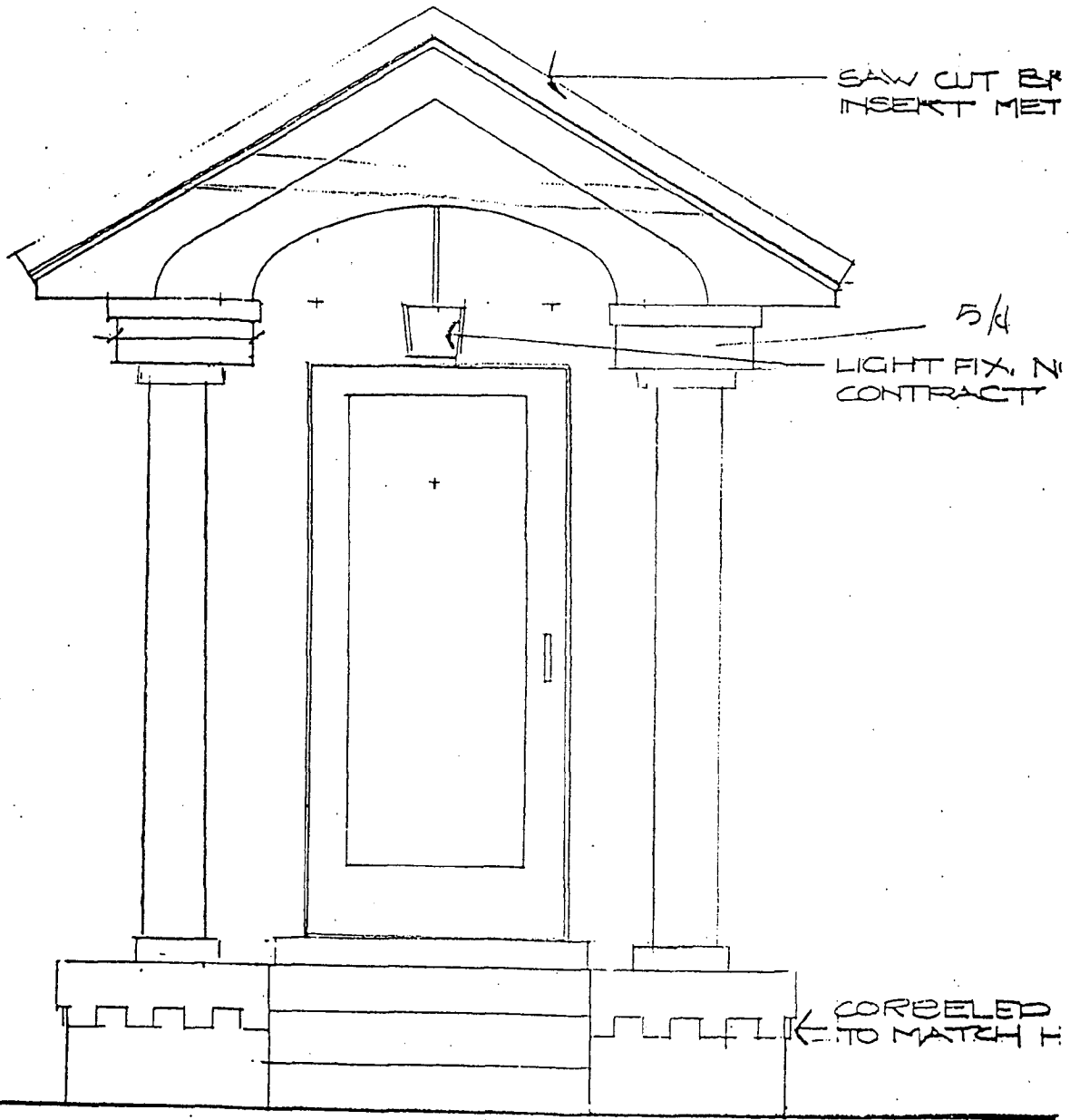
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Scale
 $1/2" = 1'0"$

Proposed Porch
 10211 Armorey Ave

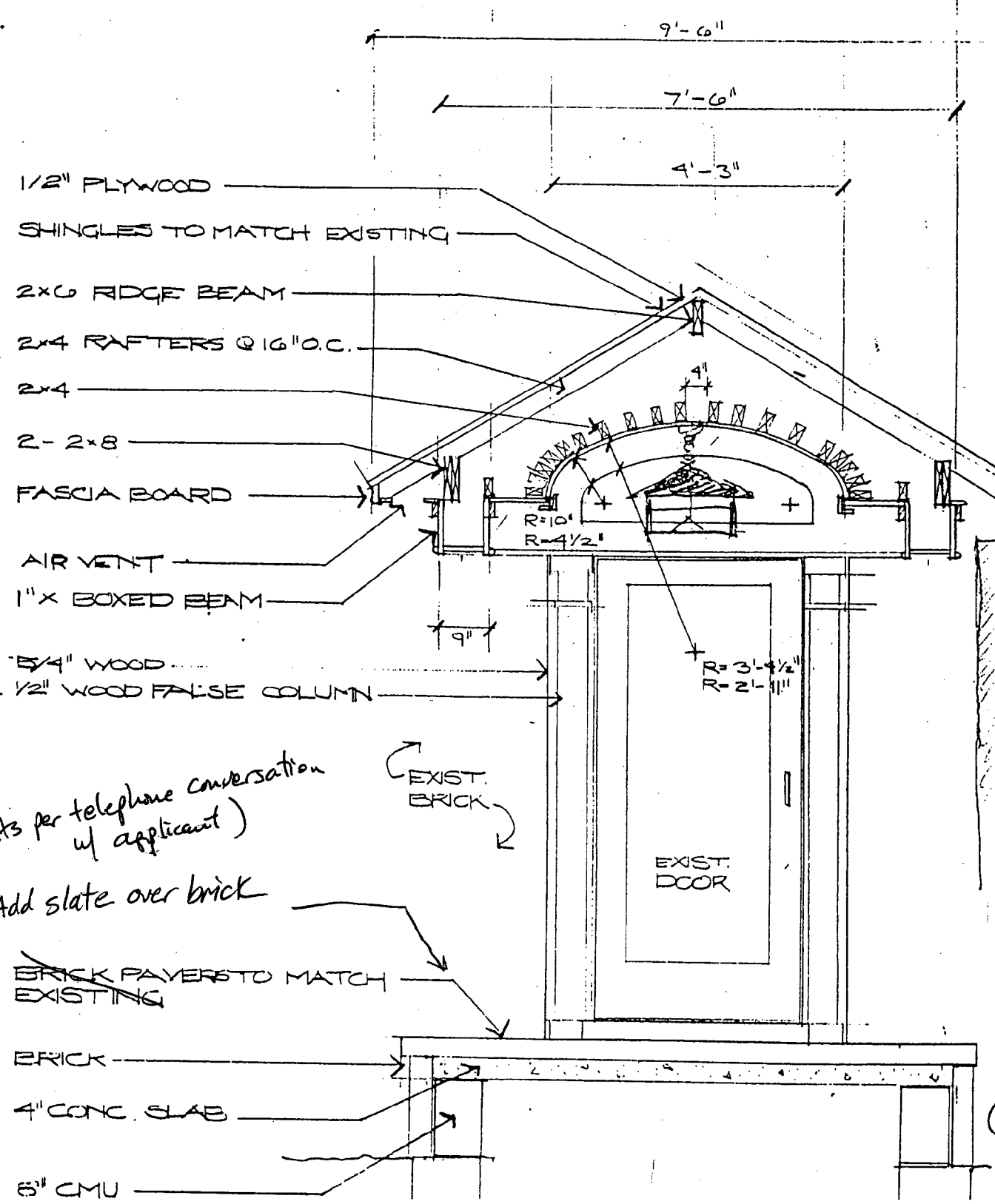
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Scale
 $1/2" = 1'0"$

Proposed Porch
10211 Among Ave

79



(As per telephone conversation
of applicant)

Add slate over brick

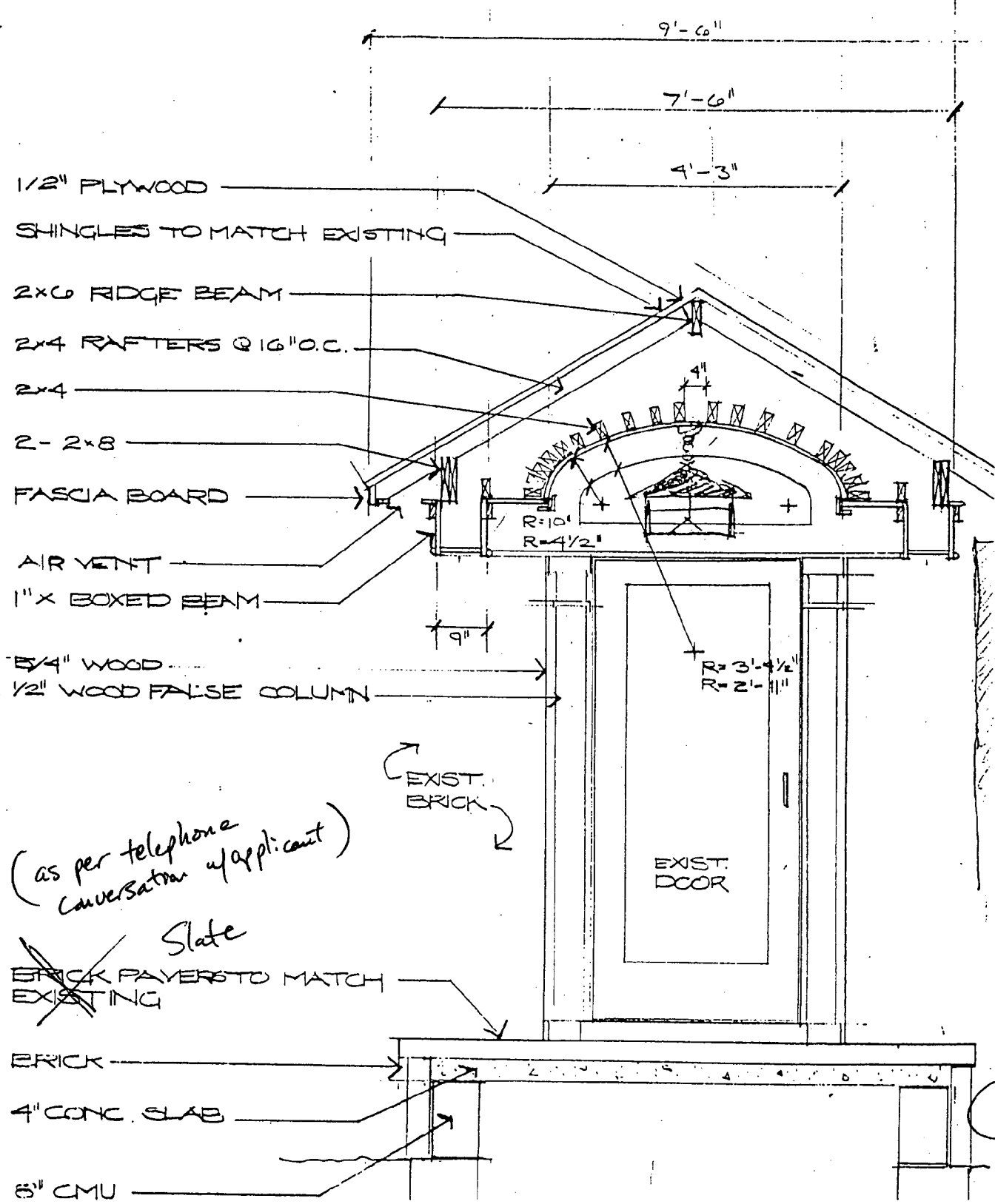
~~BRICK PAVEMENT TO MATCH
EXISTING~~

BRICK

4" CONC. SLAB

6" CMU

(11)



- 1/2" PLYWOOD
- SHINGLES TO MATCH EXISTING
- 2x6 RIDGE BEAM
- 2x4 RAFTERS @ 16" O.C.
- 2x4
- 2- 2x8
- FASCIA BOARD
- AIR VENT
- 1" X BOXED BEAM
- 5/4" WOOD
- 1/2" WOOD FALSE COLUMN

(as per telephone conversation w/ applicant)

- ~~BRICK PAVEMENT TO MATCH EXISTING~~
- BRICK
- 4" CONC. SLAB
- 8" CMU

Slate

EXIST. BRICK

EXIST. DOOR

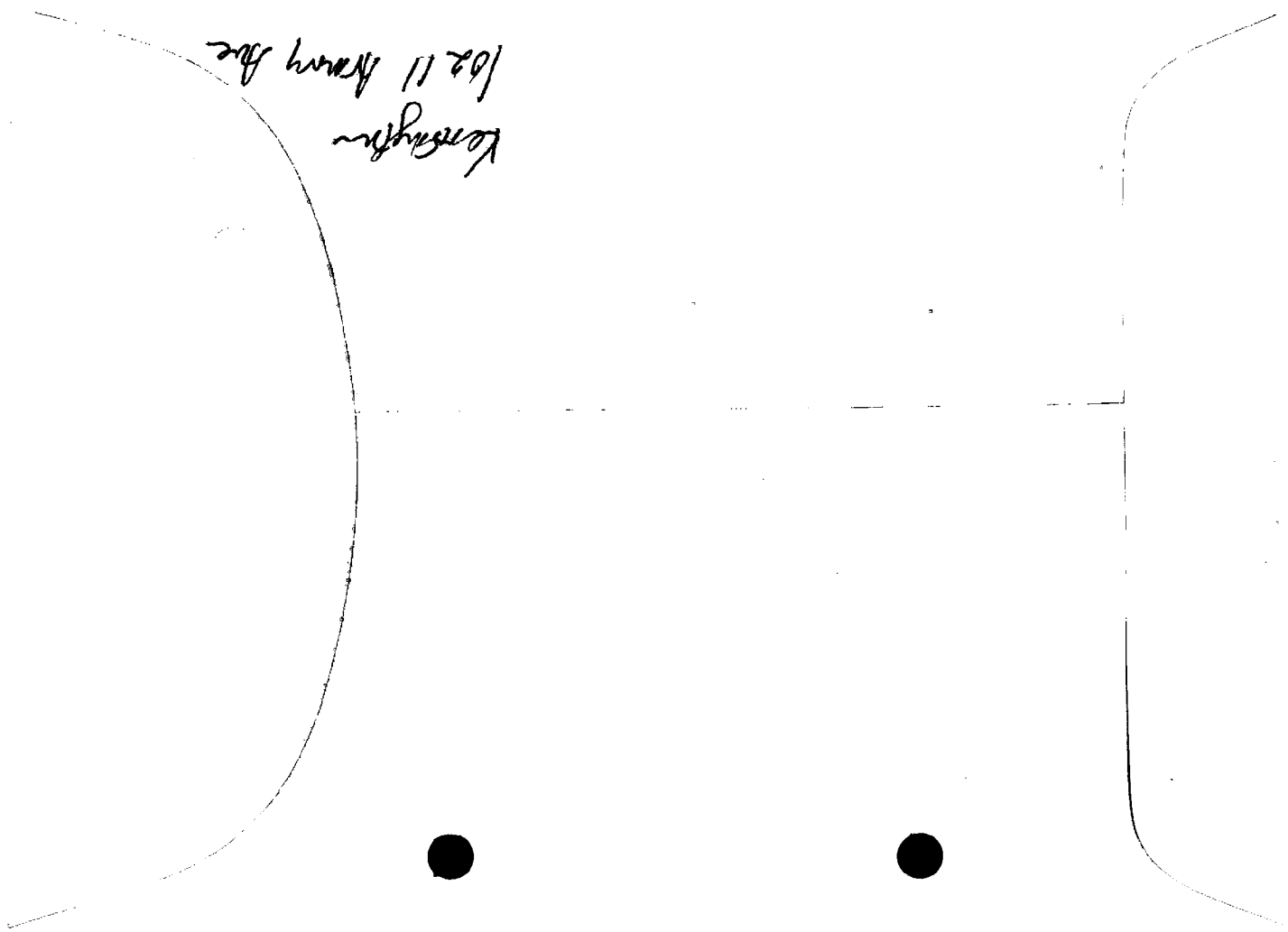


View
From
Armory
+
Connecticut
Avenue

2

10211 Army Ave

Kensington





10422 Armory Avenue.

