

31/6 10312 Armory Ave.
24-87



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327
279-8097

51 Monroe Street, Rm. 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

ACCOUNT # 1020993

NAME OF PROPERTY OWNER MR. & MRS. J. OPPENHEIM TELEPHONE NO. 301 933 5329
(Contract/Purchaser) (Include Area Code)

ADDRESS 10312 ARMORY AVE, KENSINGTON CITY MARYLAND STATE 20895 ZIP 20895

CONTRACTOR KIPP'S CONTRACTING TELEPHONE NO. 301 498 8395 or 7788

DRAWINGS PREPARED BY MR. & MRS. OPPENHEIM TELEPHONE NO. 301 933 5329
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER 01-26759 (Kipp's Contracting)

LOCATION OF BUILDING/PREMISE

Use Number 10312 Street ARMORY AVE.

Town/City KENSINGTON Election District 13

Nearest Cross Street WARNER STREET

Block 3 Block 4 Subdivision R. B. DERRICK'S SUBDIVISION of the Estate of Warner Knowles

Folio 6574 Folio 459 Parcel 13-15-1020993 (Parcel Identifies Tax Account No.)

TYPE OF PERMIT ACTION: (circle one)

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

Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____

CONSTRUCTION COSTS ESTIMATE \$ _____

IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01 WSSC 02 Septic 01 WSSC 02 Well

03 Other 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

HEIGHT 4 feet 0 inches

Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

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 all rules and regulations 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 (agent must have signature notarized on back) John E. Oppenheim Date 8/17/87

APPROVED 24A86(2) For Chairperson, Historic Preservation Commission

APPROVED _____ Signature Robert Sahn Date 10/2/87

APPLICATION/PERMIT NO: 24-87 FILING FEE: \$ _____

PERMIT FILED: _____ PERMIT FEE: \$ _____

PERMIT ISSUED: _____ BALANCE \$ _____

SHIPMENT CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

The Commission recommends **SEE REVERSE SIDE FOR INSTRUCTIONS**
at the fence be painted white

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(see attachments) The fence will be a picket fence of pressure treated pine ^{with cedar pickets} which will run along the north and south sides of the lot at the back of the house only. The fence will also run on the east side of the lot from the house to the property line. The fence will be no higher than 4' 0" and will also include two ^{picket} gates to provide access to the ^{yard} on the south side of the ~~house~~, and to the back yard. The fence will remain unpainted. The fence will be of new materials. All that remains of an old fence is a few metal poles on the south side of the yard.
(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

FILE OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

279-1097

51 Monroe Street, Rm 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 11020993

NAME OF PROPERTY OWNER (Contract/Purchaser) MR. & MRS. J. OPPENHEIM TELEPHONE NO. 301 933 5329

ADDRESS 10312 ARMORY AVE, KENSINGTON, MARYLAND 20895

CONTRACTOR KIPP'S CONTRACTING TELEPHONE NO. 301 496 8500

PLANS PREPARED BY MR. & MRS. OPPENHEIM TELEPHONE NO. 301 933 5329

CONTRACTOR REGISTRATION NUMBER 01-26759 (Kipp's Contracting)

REGISTRATION NUMBER 01-26759

LOCATION OF BUILDING/PREMISE

House Number 10312 Street ARMORY AVE

Town/City KENSINGTON Election District 13

Nearest Cross Street WARNER STREET

Lot 3 Block 4 Subdivision R. B. DERRICK'S SUBDIVISION of the Estate of Luranel Knowles

Liber 6574 Folio 459 Parcel 13-15-1020993 (Parcel located on Tax Map)

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADOITIONS

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

4A. HEIGHT 4 feet 0 inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) John Z. Oppenheim Date 8/17/87

APPROVED X 24 A 8/17/87 For Chairperson, Historic Preservation Commission

OISAPPROVED _____ Signature Ilsebeth Adams Date 10/12/87

APPLICATION/PERMIT NO: 24-87 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CDDE: _____ RECEIPT NO: _____ FEE WAIVED: _____

The Commission recommends **SEE REVERSE SIDE FOR INSTRUCTIONS**
that the fence be painted white

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used):

[Handwritten description of proposed work, including details about materials and site conditions.]

(If more space is needed, attach additional sheets on plain or lined paper to this application)

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MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
 100 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850

TYPE OF PERMIT: NEW CONSTRUCTION AND EXTENSIONS
 REPAIRS TO EXISTING STRUCTURES
 REPAIRS TO EXISTING UTILITIES
 OTHER

APPLICANT'S SIGNATURE: _____
 DATE: _____

APPROVED: _____
 DATE: _____

RECEIPT NO. _____
 BALANCE \$ _____
 PERMIT FEE \$ _____
 FILING FEE \$ _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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(see attachments) The fence will be a picket fence of pressure treated ^{with cedar pickets} pine ^(fence posts & runnals) which will run along the north and south sides of the lot at the back of the house only. The fence will also run on the east side of the lot from the house to the property line. The fence will be no higher than 4' 0" and will also include two ^{picket} gates to provide access to the park on the south side of the ~~house~~ ^{yard} and to the back yard. The fence will remain unpainted. The fence will be of new materials. All that remains of an old fence is a few metal poles on the south side of the yard.
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DELIVER OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

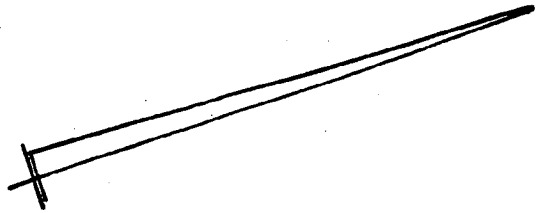
John & Alison Oppenheim

10312 Armory Ave.

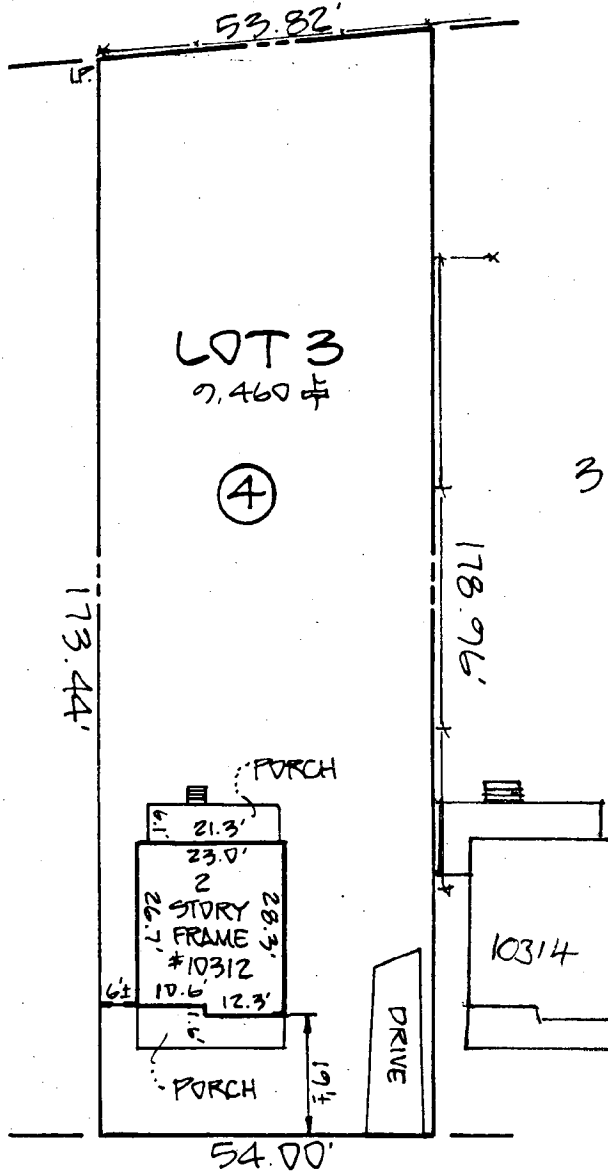
NOTE: This survey for title purposes only not used for determining property lines. Property corner markers not guaranteed by this survey.

Fence Installation Application

Site Plan showing location of neighbors' house.



Land Owned by Town of Kensington (Ernest Park) 4



HOUSE LOCATION
LOT 3, BLOCK 4
R. B. DETRICK'S SUBDIVISION
THE ESTATE OF LURANER KNOWLES AT
KENSINGTON
MONTGOMERY COUNTY, MD

Non-conforming to present day R-60 zoning.
Note: Not in Flood Plain per Record Plat.

ARMORY AVENUE
(For reference of neighbors property)

<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.</p> <p><i>Jefferson D. Lawrence</i></p> <p>JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216</p>	<p>REFERENCES</p> <p>PLAT BK. B</p> <p>PLAT NO. 30</p>	<p>ANDJON ASSOCIATES</p> <p>7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010</p>		
	<p>LIBER</p>	<p>DATE OF SURVEYS</p>	<p>SCALE: 1" = 30'</p>	
	<p>FOLIO</p>	<p>WALL CHECK:</p> <p>HSE. LOC.: 2-28-86</p>	<p>DRAWN BY:</p>	
		<p>BOUNDARY:</p>	<p>JOB NO.: 47786</p>	

MONTGOMERY COUNTY HISTORIC PRESERVATION COMM

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. 2.

I. Location of property

a. Located within the KENSINGTON historic district.

b. This is a Master Plan Atlas historic district (circle one).

c. Address of Property: 10312 ARMORY AVE
KENSINGTON, MD.

d. Property owner's name, address and phone number:

MR. & MRS. J. OPPENHEIM

ABOVE

(h) 933-5329 (w) _____

e. Is this property a contributing resource within the historic district? Yes No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No _____

II. Description of work proposed

a. Briefly describe proposed work:

NEW PICKET FENCE

b. Is this work on the front, rear, or side of the structure?

c. Is the work visible from the street?

YES

d. What are the materials to be used?

WOOD

e. Are these materials compatible with existing materials? How? If not, why? YES

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

D, 2)

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: 9.3.87

Date of LAC meeting at which application was reviewed: 9.14.87

Form completed by: Ronald H. Little title: CHRMN

Member of: KENSINGTON LAC

Date: 9.24.87

M E M O R A N D U M

September 24, 1987

TO: HPC
FROM: Bobbi Hahn *BH*
SUBJECT: Agenda Item I.2.

On the application of Mr. & Mrs. Oppenheim to construct a wood picket fence along the side of their property at 10312 Armory Avenue, Kensington historic district, the only real issue is the high visibility the fence will have from Connecticut Avenue and Armory Place because of its location next to the town park. The LAC recommends approval. The applicant does not propose to paint the fence, thus giving it a fairly rustic appearance. My recommendation is that on the side facing the park and the short area facing Armory the fence should be painted white which is more in keeping with the character of a turn-of-the-century community.

BH: gk: 0373E

Montgomery Journal

55080 LEGALS

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Application of Frank Condatore to install an exhaust duct on the side of the Olney House (#23/98-1), 3308 Olney-Sandy Spring Road, Olney.
2. Application of Mr. & Mrs. Oppenheim to construct a picket fence on the side yard property lines at 10312 Armory Avenue, Kensington historic district (#31/6).

The Public Hearing will be held on Thursday, October 1, 1987, at 7:30 p.m. in the 10th floor conference room, Executive Office Building, 101 Monroe St., Rockville, MD. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1009, Rockville, MD 20850.

September 30, 1987

O9S3001600

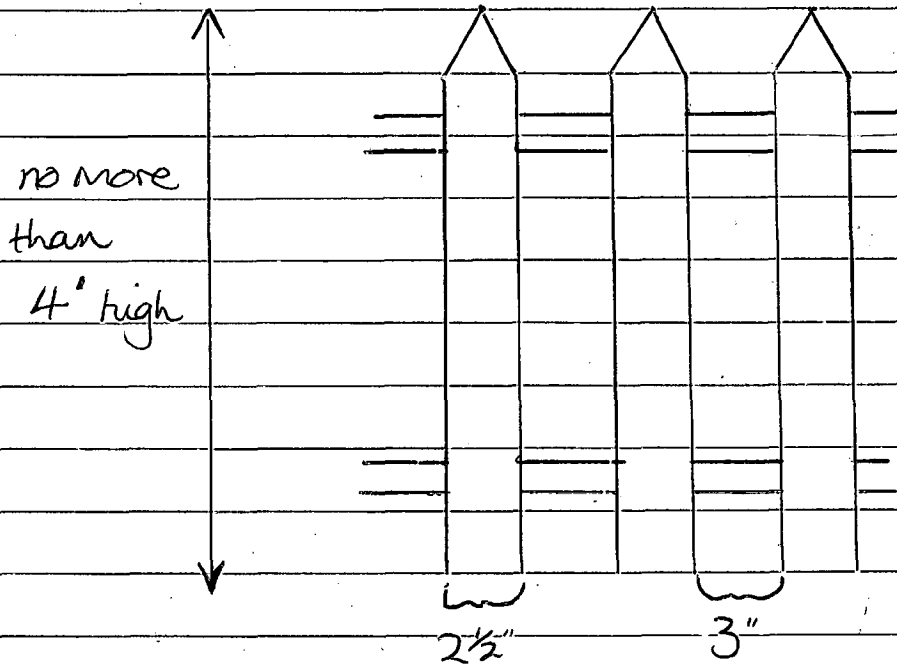
Primary Resources
1880-1910 /// Revival styles
1910-1930 .



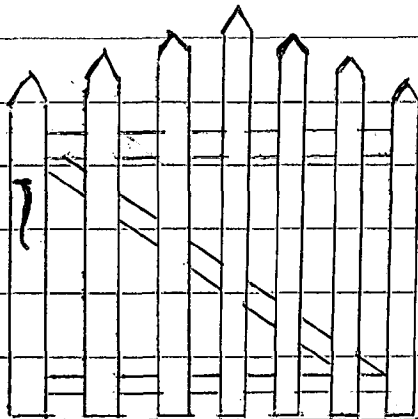
John & Alison Oppenheimer

Diagram of Picket fencing to be installed at

10312 Armorey Ave,
Kensington
Maryland
20895



The supporting 4" x 4" posts for the fence will not extend above the fence line.



gate



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850



Equipment used
Exploration 28

Equipment used
Exploration 28

OCT 1984
N15

OCT 1984
N15

OC











tel. 933 5329

● 10312 Armory Ave.,
Kensington
Maryland
20895
August 20th

Dear Mr. Little,

Please find enclosed the materials necessary for an application to build a fence around part of the lot at the above address.

Included in the application package are:

- ① Application for Historic Area Work Permit
- ② Site plan of property showing location of house and approximate location of house on adjoining lot. (2 copies)
- ③ Tree survey (2 copies)
- ④ Site Plan of property showing proposed fence position (2 copies)
- ⑤ Drawings and specifications for fence and gate (2 copies)

⑥ Photos of house and yard
showing area to be fenced.

Please let me know if you
require any other information.
I will be present at the LAC
meeting at Kensington Town Hall
on September 14th at 8:30.

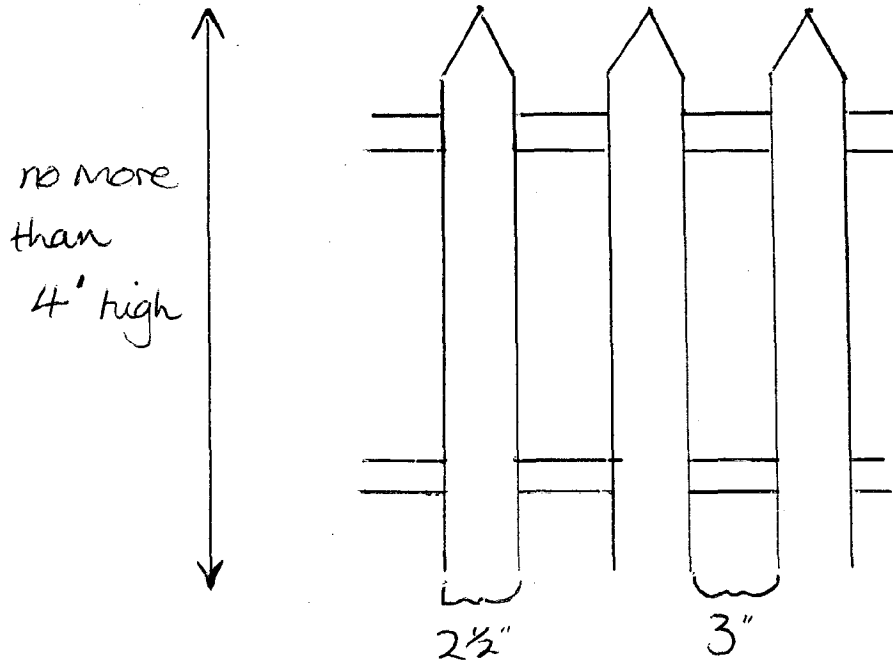
Yours sincerely,

Alison Oppenheim

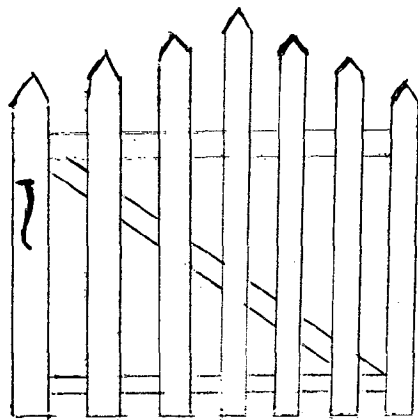
John & Susan Upchurch

Diagram of Picket fencing to be installed at

10312 Armory Ave,
Kensington
Maryland
20895



The supporting 4" x 4" posts for the fence will not extend above the fence line.



gate