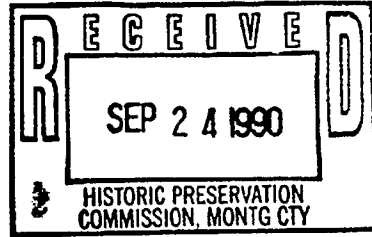


31/6-90M

10312 Armory Avenue, Kensington

3116 10312 Army Avenue

#3116
case file



10312 Armony Ave.,
Kensington

Maryland
20895
September 19.

Dear Ms. Van Hilft,

~~My husband and I~~
have just successfully completed an application for an Historic Area Work Permit. In the course of preparing our application we received much help and encouragement from your excellent staff members Alison Vawter and ~~Laura McGrath~~ who I found them both to be very knowledgeable and friendly. I wish all County employees were as good!

Also, we enjoyed reading our copy of "The Preservationist" and think this could be an excellent medium for letting us "old house owners" know more about H.P.C. policies, ~~and~~ guidelines,

and decisions. It would be very
if you could consider expanding the
publication to include suppliers of other
house parts, (such as hinges, wooden
door knobs, milled trim) and even lists
of contractors able and willing to do
specialized work on old houses. I would
be pleased to work with someone from
your office, (perhaps an intern?) if you
think this would be appropriate.

Thanks for your time, and keep

up the good work,

Mison and John Oppenheim.



Montgomery County Government

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Laura E. McGrath, Planning Specialist *LM*
Department of Housing and Community Development
Division of Community Planning and Development

DATE: *September 13, 1990*

SUBJECT: Approval of Work Permit/Release of Other Required Permits

Enclosed please find a copy of your ^{*revised*} Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 217-3625, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

JBC:av
1144E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625



Montgomery County Government

MEMORANDUM

TO: Robert Seely, Chief
 Division of Construction Codes Enforcement
 Department of Environmental Protection

FROM: Laura E. McGrath, Planning Specialist *LM*
 Division of Community Planning and Development
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: September 13, 1990

The Montgomery County Historic Preservation Commission, at their meeting of 9/12/90 reviewed the attached application by *Yonisee* *D. Peckheim* for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

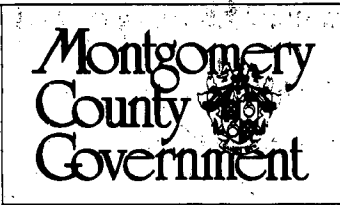
Attachments:

1. *HPWP Application*
2. *Revised Window Addition Plan*
3. *Photos*
4. *Aug. 23 Submissions to HPC*
5. _____

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

Contact: Mrs. Opendium
33-5329

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1020993

NAME OF PROPERTY OWNER JOHN ALLEN OPENDIUM TELEPHONE NO. 301 933 5329
(Contract/Purchaser) (Include Area Code)

ADDRESS 10312 ARMORY AVENUE CITY KENSINGTON STATE MD ZIP 20893

CONTRACTOR STILL TO BE SELECTED TELEPHONE NO. _____

PLANS PREPARED BY CROSS CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 301 538 8150
(Include Area Code)

REGISTRATION NUMBER 3911 - N. MONTGOMERY

LOCATION OF BUILDING/PREMISE

House Number 10312 Street ARMORY AVENUE

Town/City KENSINGTON Election District KENSINGTON

Nearest Cross Street WILMERS STREET

Lot 3 Block 4 Subdivision R.B. DETRICKS SUBDIVISION

Libel 1574 Folio 459 Parcel 13-15

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (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 A. Opendium Date 6/26/90

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Bernard Taylor Date 7/12/90

APPLICATION/PERMIT NO: 9006276084 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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)

[This section contains ten horizontal lines for describing the proposed work. The entire page is crossed out with a large 'X' from the top-left to the bottom-right.]

(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, drives, 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.

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

[Handwritten signature]

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: Laura McGrath, Planning Specialist LM
Division of Community Planning and Development

DATE: September 5, 1990

SUBJECT: Second Review of HPC Case No. 31/6-90M (10312 Armory Avenue,
Kensington)

At the July 25, 1990 HPC meeting, the applicants were asked to further explore some of the critical issues raised upon review of their original application for a side addition, installation of bay window, and construction of half-circular back porch (original staff report attached). The concerns of the HPC were:

1. The appropriateness of the bay window on the south elevation
2. The appropriateness of constructing the addition in the side yard, as opposed to another location;
3. The appropriateness of the streetwall to be created by the proposed addition. Commission members questioned whether it might be more appropriate to site the addition, should it be constructed in its proposed location in the side yard, further back from the street;
4. The amount of space between the house and the adjacent resource, and whether reduction in that space would adversely affect those structures, the streetscape, and ultimately, the integrity of that part of the Kensington Historic District; and
5. The presentation of the half-circular back porch, and how it would present itself three dimensionally.

The applicants have responded to these concerns in their attached written statement to the Commission and have submitted revised plans, a streetscape elevation as requested by the HPC, and a site plan (attached). In summary, the applicants have revised their proposal in the following ways:

1. Deletion of proposed bay window on south elevation; new proposal to enlarge existing small window to size equal to existing windows.
2. Slight setback (18") of side addition from front elevation.
3. Deletion of half-circular back porch addition.

HPC Case No. 31/6-90M (continued)

After further consideration, staff recommends approval of the proposed addition based on criterion 24A-8(b)(1). This recommendation is made primarily because of the somewhat unique circumstances under which the existing house is clearly visible on the south and west elevations due to its location between Connecticut Avenue, Baltimore Street, and Armory Avenue and adjacent to the open space of Ernest Park. It is staff's opinion that an addition on the north elevation would have the least impact on the existing house and the historic district in general. An addition to the rear of the house would greatly alter the sense of open space created by the park and rear yards of the Armory Avenue homes which appears to be as important at this location as the Armory Avenue streetscape. The design and scale of the addition are also sensitive to the existing house and neighboring structures.

Staff also recommends approval of the applicants' proposal to enlarge an existing small window on the south elevation based on criterion 24A-8(b)(1). The existing small window is not original to the house and the proposed window would be equal in style and size to the remaining windows.

ATTACHMENTS:

1. Original staff report
2. Written statement from applicant
3. Additional photographs submitted by applicant
4. Revised plans and elevations
5. Revised Site Plan
6. Streetscape Elevation

2065E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 18, 1990

CASE NUMBER: 31/6-90M

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 10312 Armory Avenue

TAX CREDIT ELIGIBLE: NO

DISCUSSION:

The applicant is proposing construction of a side wing or extension at the north elevation of this primary resource in the Kensington Historic District. A preliminary consultation was not sought by the applicant. The proposal also includes a small porch conversion/addition at the rear elevation and a window modification at the south elevation.

Generally, staff finds that, while the proposal is sensitive in terms of design, it could be improved in terms of placement and impact on the existing historic fabric and streetscape. Staff finds that the most appropriate addition would be one placed at the rear elevation, and one which is scaled so as to pose the least possible impact on the existing historic fabric and streetscape.

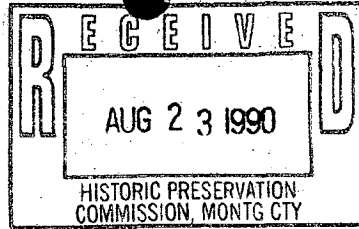
STAFF RECOMMENDATION:

Staff recommends that the record be left open in order to explore alternative proposal(s) with a goal of meeting the applicant's needs for additional space while conforming with Chapter 24A and the Secretary of the Interior's Guidelines.

ATTACHMENTS:

1. HAWP Application
2. Site Plan
3. Photographs
4. Proposed Elevations
5. Demolition Plan
6. Proposed Floor Plans

JBC:av
1956E



August 23, 1990

Laura McGrath
Planning Specialist
Historic Preservation Commission
Montgomery County Government
51 Monroe Street
Rockville, Maryland 20850-2419

Dear Ms. McGrath:

The following materials are submitted for consideration by the HPC concerning our application for an Historic Area Work Permit (HPC Case No. 31/6-90M):

1. Streetscape elevation of Armory Avenue and surrounding area.
2. Revised design plans that include the following changes:
 - A. deletion of bay window on south side
 - B. setback of addition from existing streetwall
 - C. deletion of half-circular porch addition
3. Statement addressing HPC concerns.

We are not submitting an architectural model at this time because we understood at the July 25th meeting that this was not a requirement but rather a suggested option for showing the proposal. In addition, Commission members indicated at the meeting that they were going to visit Armory Avenue. We didn't think it was necessary to model what is already in place.

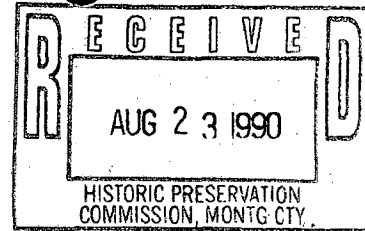
If you have any questions about this material or would like additional information, please give us a call. Thank you for your assistance.

Sincerely,

Alison A. Oppenheimer / John Z. Oppenheimer

Alison and John Oppenheimer

August 23, 1990



Historic Preservation Commission
Montgomery County Government
51 Monroe Street
Rockville, Maryland 20850-2419

Dear Historic Preservation Commission Members:

We would like to submit the following statement to you concerning our application for an Historic Area Work Permit (HPC case number 31/6-90M) to build an addition at 10312 Armory Avenue, Kensington.

Background: Our house on Armory Avenue was built in the late 1890's and is characteristic of the late Victorian/Queen Anne style of architecture. When we bought our house in 1985, we found it to be in a state of benign neglect. The last major work on the house was completed in the late 1940's. Although the house was structurally sound, there was significant exterior work to be done to repair peeling paint, leaking gutters, windows, missing trimwork, and a rotting backporch. The interior of the house was similarly neglected and needed work to repair crumbling plaster, remove layers of paint from windows, doors, and wood trim, and remodel plumbing and electric services. Furthermore, the yard was an overgrown mess of weeds and vines.

For the past five years, we have worked long and hard to restore the house. Neither of us began this effort with much in the way of home remodeling skills but, through much trial and error, we have become reasonably adept at restoring wood trim, windows, cracked plaster, wall papering, and painting. At times, we have also used professional contractors to complete various projects that were beyond our capabilities. Throughout this ongoing restoration process, we have paid particular attention to maintaining the historic features of the house. Rather than "cut corners", we have stripped paint (often up to ten coats) from wood trim, doors, and windows in order to display the original wood finish. In addition, we have repaired the original pine floors in the house and have scoured the area for old house parts to replace broken or lost parts (e.g., door hinges and wood trim). In short, we have put a tremendous amount of blood, sweat, tears, time, and money into this neglected beauty!

Planning an addition: Currently, we are a family of four (two children aged 2 and 4) living in a house of only 1250 square feet of space (exceedingly small by most modern standards). With the addition of two small children, our house feels like it is bursting at the seams. In order to stay in the house, we need

additional living space. There is also considerable remodeling work still to be done, including updating the 1940's kitchen. We are, as you might imagine, very reluctant to move elsewhere and give someone else the benefits of the hard work we have invested in remodeling the house. The town of Kensington has now become our home and we have put down roots in the community.

With these considerations in mind, we first contacted Don Little in 1988 for consultation about ways of increasing our living space. We selected Mr. Little because of his professional knowledge and experience of historic preservative and his familiarity with historic homes in Kensington (he is a former chairman of the Kensington Local Advisory Committee). Our first consultation with Mr. Little involved an assessment of whether or not our attic space could be converted to useable living space. Mr. Little advised us that the attic space would not conform to county code restrictions (for room height) so we abandoned the idea. In January 1990, we again contacted Mr. Little and began discussions about the feasibility of developing plans to build an addition to the house. For many months we worked together to develop the proposed addition that is now before the HPC for review. We feel that this design plan meets our need to increase living space as well as our goal of preserving the historic character of the house and surrounding environment.

Historic Preservation Commission Concerns: At the July 25th hearing of the HPC, several Commissioners raised a number of concerns about the proposed design we submitted for review. These concerns were summarized in a letter from Ms. McGrath dated July 30th. We have spent some time, in consultation with Mr. Little, considering various options for addressing these concerns. We believe that several of the HPC concerns are reasonable and we have now made certain changes in the proposed design to address these concerns. These concerns deal with the proposed bay window on the south elevation, the appropriateness of the streetwall and whether or not the addition should be set back from the street, and the proposed half-circular porch. With respect to the other concerns, particularly the appropriateness of constructing the addition in the side yard, we respectively disagree. The following information responds to your concerns:

1. Proposed bay window on south elevation: We believe that the addition of a bay window would adversely impact the highly visible south side of the house. We have decided to delete this feature from the proposed design. We would, however, like to enlarge the small window that is located to the rear of the house in order to match the other windows on the south side and provide more light into what is to become a family room. This window is not an original feature of the house but was added on sometime in the 1940s when a side door was moved to the rear of the house.

2. Constructing an addition on the side yard vs. the back yard: We considered a number of different design options during the course of planning the addition, including several design plans for building the addition on the back of the house. After much review, we decided, in consultation with Mr. Little, that building an addition on the side yard was preferable to the back of the house for the following reasons:

A. The south side of the house abuts Ernest Park, a town park of about one acre which is largely composed of open space and selected plantings. Ernest Park stretches from our house south to Connecticut Avenue. For visitors entering the town of Kensington via Armory Avenue (a major route into the commercial center and antique row), the south side of our house is a prominent view. Off the back of the house (and to the south) is Connecticut Avenue which is approximately 100 feet from our rear property line. Because of the openness of the park, the rear and side views of the house are clearly visible to the many travelers and commuters who use Connecticut Avenue. We believe that these sides of the house are integral components of the streetscape. They are more prominently on view than the front facade of the house. An addition to the rear of the house would have a greater impact given the clear visibility of these two sides of the house (south and rear).

B. In addition to the open space of Ernest Park, there is an open space area created by the back yards that are linked together among the neighboring houses to the north and west of our house. A rear addition on our house would partially destroy this openness and reduce our neighbors' views of Ernest Park.

C. A rear addition would necessitate destroying or cutting back the large silver maple tree that is currently located 25 feet from the rear of the house. This tree shades our house from the hot summer sun and helps to block our view and our neighbor's view of Connecticut Avenue.

D. Connecticut Avenue is a very heavily travelled road. Commuter traffic has increased even in the time we have lived in the house. Building an addition to the rear of the house would obviously move us closer to Connecticut Avenue and the noise, dirt, and unsightliness that are associated with traffic congestion.

E. An addition to the rear of the house would take away a portion of our backyard that is used as a play area by our children. Building the addition to the north side of the house would use space that we rarely use.

F. We strongly feel that the addition should blend in as well as possible with the rest of the house. A rear addition would elongate an already long and narrow house and tend to stick out like an "addition". A side yard addition would take advantage of the long side of the house and blend in better with the main part of the house. Although not evident in the design plans we submitted, it is our intent to recycle materials such as windows and exterior siding that are torn out of the main house as a result of constructing the addition.

3. Appropriateness of the streetwall: The proposed design currently includes an offset feature which is an eighteen inch indentation on the front facade. We agree with the Commissioners that a more distinct offset may be helpful to reduce any perceived impact on the streetscape to the east side of the house. We are proposing now that the entire addition be set back eighteen inches from the main part of the house. In addition, as a means to further minimize visual impact, we propose to landscape the area in front of the addition with plants and shrubs.

4. Space between our house and the adjacent house: There is 28 feet of space from our house to the northern line of our property. The proposed addition will use 12 feet of this space, leaving 16 feet remaining between the houses. We do not feel that this reduction in space will adversely affect the streetscape or integrity of the immediate neighborhood. At the July 25th meeting, we provided a letter from our neighbors in the adjacent house that expressed their support for the proposed addition. There are many houses in Kensington that are as close, if not closer, than 16 feet apart. We are submitting a streetscape elevation to help illustrate how the proposed addition will fit in with the surrounding structures.

5. Half-circular back porch: We have decided not to alter the back porch as initially proposed.

In conclusion, we have worked long and hard for many months to develop a design that will provide us with needed living space yet also compliment the historic character of the house. We believe that constructing an addition on the side yard is best for the reasons described above. We would like to urge you to broaden your definition of streetscape to include all elevations of the house, particularly since many more people view the south and west sides than the east side of the house. Thankyou for your consideration of our views. We look forward to further discussions with you about these concerns.

Sincerely,

Alison A. Oppenheim / John E. Oppenheim

Alison and John Oppenheim



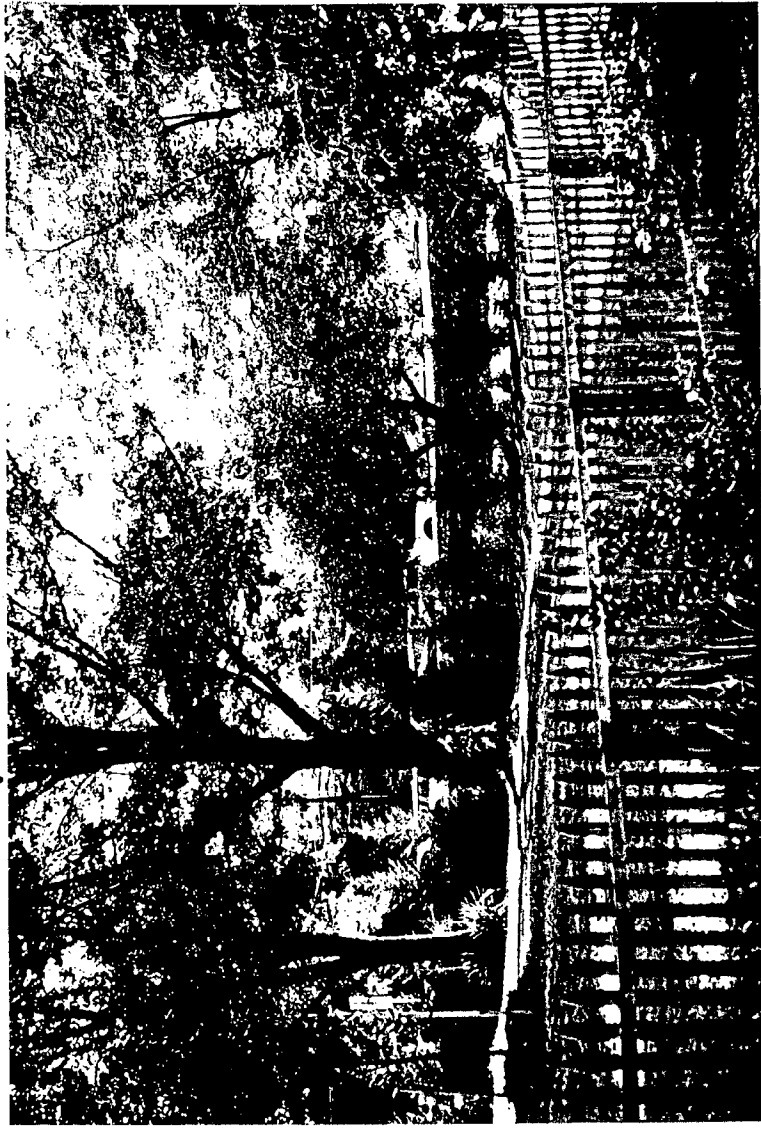
Oppenheim Back Yard



↑

View of back-up on Connecticut from Oppenheim back porch.

↓



Pantry window - used to be
back door. Note unmatchd
siding. Would like to enlarge
this window to same size
as others on ground floor.



Oppenheim &
McHale Houses
from Ernest Park



Side Addition-
Capron House,
Montgomery
Avenue,
Kensington



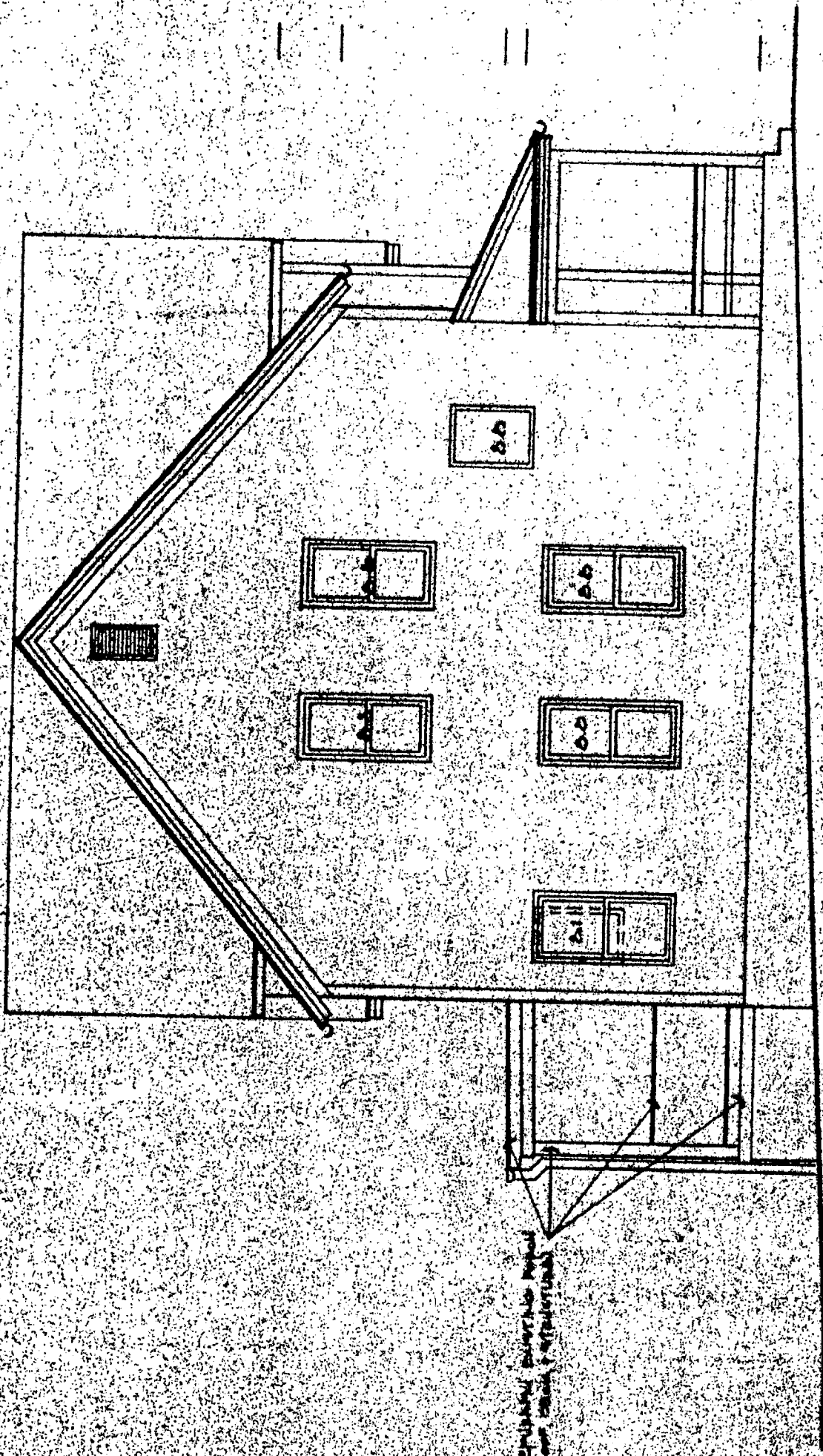
Side Addition in Kensington - Connecticut Avenue



View from Oppenheim front door. Army Building
occupies remainder of block up to Mitchell Street.



10312 Army - Site of proposed addition



REMARKS: SURFACE PAINT
(SHOW BRICK & STRUCTURE)

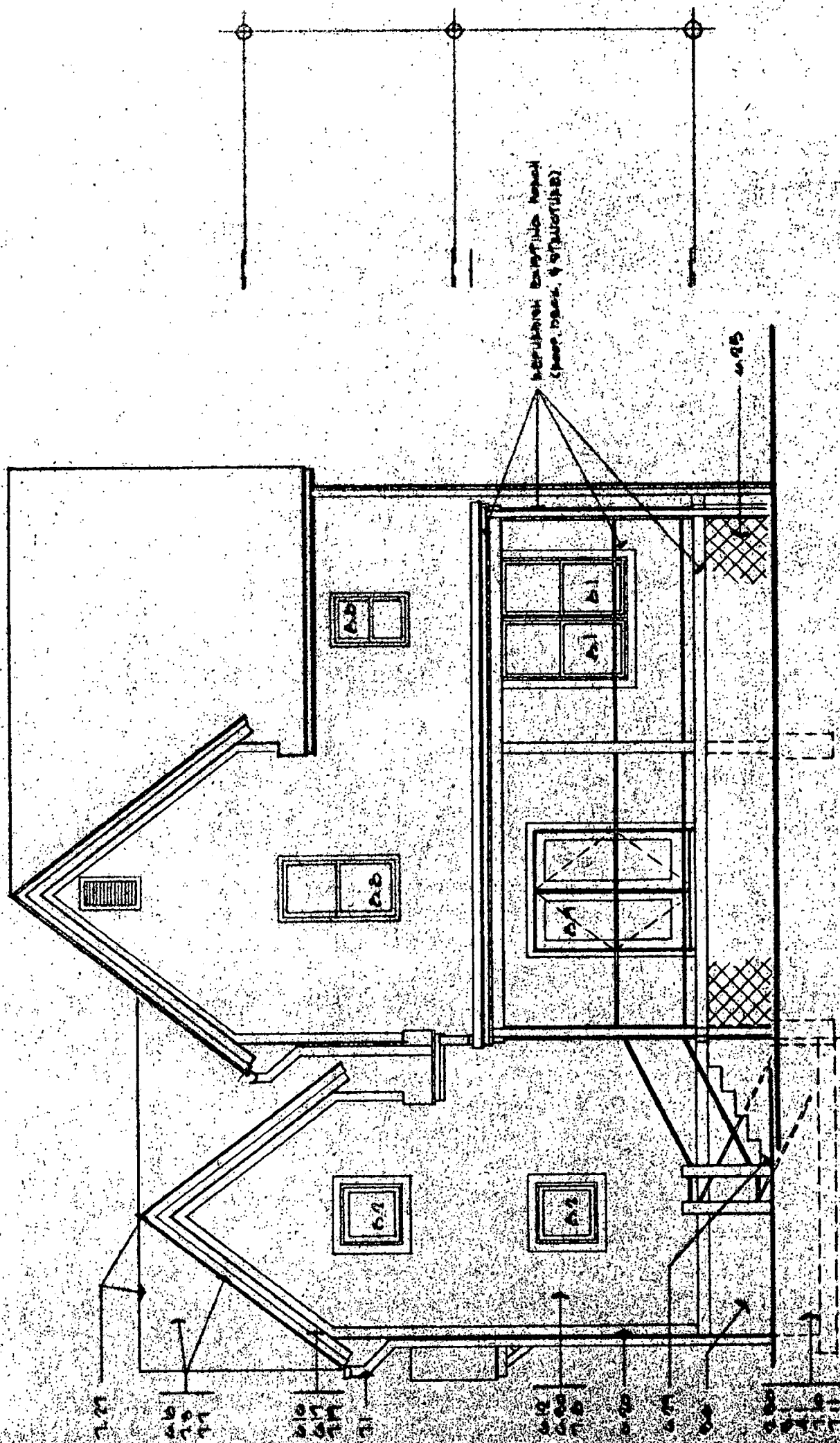
SOUTH ELEVATION

14' x 12'

SOUTH ELEVATION

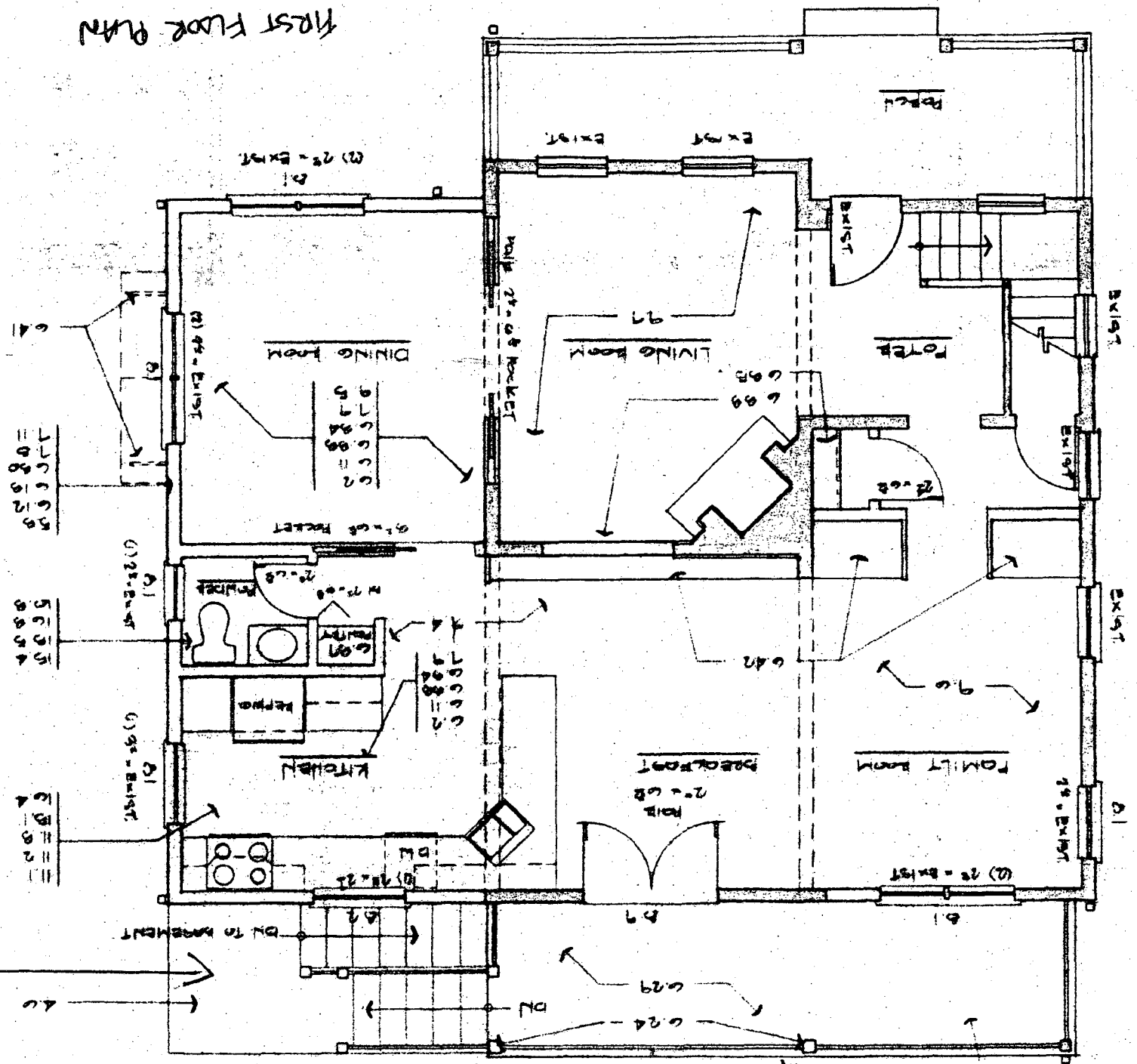
1/4" = 1'-0"

0105



WEST ELEVATION

FIRST FLOOR PLAN



* KITCHEN STAIRCASE LOCATION

NOTE: STAIRCASE WILL REMAIN IN PRESENT CENTER LOCATION, *NOT ON SIDE AS SHOWN

Union Building

Warner Street

3810
Ganginis House

3812
Hamill House

10316
Huggins/
Harrison House

10314
McBride House

10312
Appenheim House

Connecticut Avenue

→ to Washington D.C.

ERNEST MEMORIAL
PARK
(Town of Kensington)

Sketch Map of
Armory Avenue

North



Baltimore Street

Baltimore Street

11111111
(Town of Kensington)

10309
Baskin

10307
Brierly

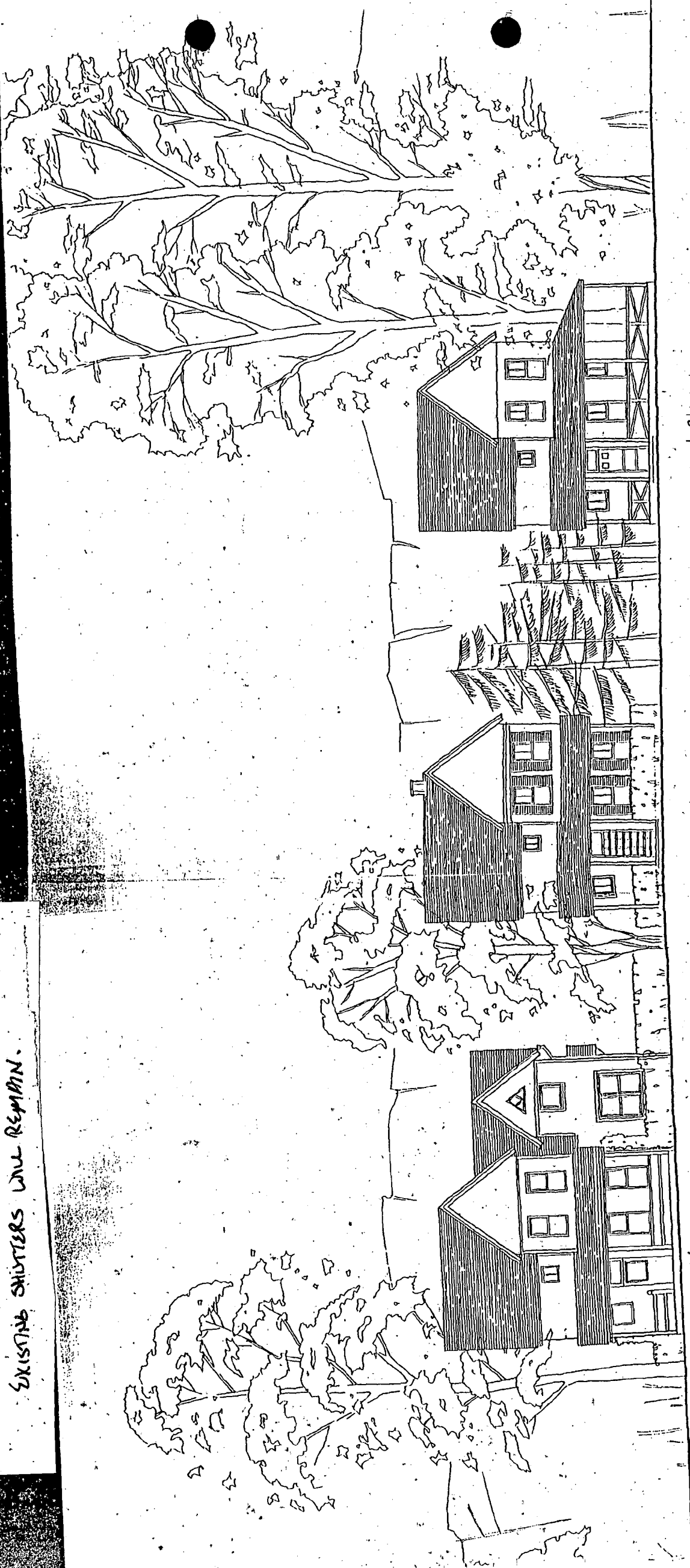
10305
Mullerberg

10301
Rauwaste

Armory Avenue

EIVE
31 880

NOTE: EXISTING SHUTTERS ON 10312 ARMORY AVENUE
WERE INADVERTENTLY LEFT OFF OF DRAWING.
EXISTING SHUTTERS WILL REMAIN.



10316

10314

10312

ARMORY AVENUE STREETSCAPE W/ PROPOSED ADDITION

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 18, 1990

CASE NUMBER: 31/6-90M

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 10312 Armory Avenue

TAX CREDIT ELIGIBLE: NO

DISCUSSION:

The applicant is proposing construction of a side wing or extension at the north elevation of this primary resource in the Kensington Historic District. A preliminary consultation was not sought by the applicant. The proposal also includes a small porch conversion/addition at the rear elevation and a window modification at the south elevation.

Generally, staff finds that, while the proposal is sensitive in terms of design, it could be improved in terms of placement and impact on the existing historic fabric and streetscape. Staff finds that the most appropriate addition would be one placed at the rear elevation, and one which is scaled so as to pose the least possible impact on the existing historic fabric and streetscape.

STAFF RECOMMENDATION:

Staff recommends that the record be left open in order to explore alternative proposal(s) with a goal of meeting the applicant's needs for additional space while conforming with Chapter 24A and the Secretary of the Interior's Guidelines.

ATTACHMENTS:

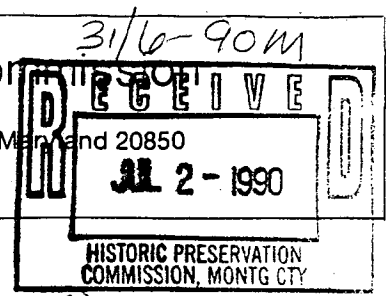
1. HAWP Application
2. Site Plan
3. Photographs
4. Proposed Elevations
5. Demolition Plan
6. Proposed Floor Plans

JBC:av
1956E



Historic Preservation

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact: Mrs. Oppenheim
933-5329

TAX ACCOUNT # 1020993
NAME OF PROPERTY OWNER JOHN + ALISON OPPENHEIM TELEPHONE NO. 301 933 5329
(Contract/Purchaser) (Include Area Code)
ADDRESS 10312 ARMORY AV. KENSINGTON MD 20895
CITY STATE ZIP
CONTRACTOR STILL TO BE SELECTED TELEPHONE NO. -
CONTRACTOR REGISTRATION NUMBER _____
PLANS PREPARED BY CROSS & LITTLE ARCHITECTS TELEPHONE NO. 301 588 8100
(Include Area Code)
REGISTRATION NUMBER 3311 - A - Maryland

LOCATION OF BUILDING/PREMISE
House Number 10312 Street ARMORY AVENUE
Town/City KENSINGTON Election District KENSINGTON
Nearest Cross Street WARNER STREET
Lot 3 Block 4 Subdivision R.B. DETRICK'S SUBDIVISION
Liber 6574 Folio 459 Parcel 13-15

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 \$ 70,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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
4A. HEIGHT _____ feet _____ 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.

John E. Oppenheim Alison A. Oppenheim 6/26/90
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

Small Victorian home in down-town Kensington, circa 1898. Two stories ^{wood frame} with steep gabled roof. Exterior is German Clapboard siding, painted white, with double-hung, 4-glass-pane windows + original shutters. Front + back porches. Great house - but too small for a growing family!

b. General Description of Project:

It is the intent of the owners to build an addition on to the north side of the house. The first floor of the addition will include a new kitchen, powder room and dining room. The second floor will provide for a future master bedroom. The rear (west) porch will be reworked to include a dining area, and a bay window will be placed in the south wall.

All siding, shutters, gutters, roof materials and most windows will match the rest of the house.

2. **SITE PLAN.** For all projects, attach an accurate site plan or property survey, which shall include the following:

- ✓ a. Scale (for example, 1/4" = 1 foot)
- ✓ b. North Arrow
- ✓ c. Location and dimensions of all existing and proposed structures:
- ✓ d. Location of other features such as walks, drives, fences, ponds, streams, dumpsters, mechanical equipment, and major landscaping elements.

3. **TREE SURVEY.** If any 6" diameter or larger trees are to be removed, or fall within the construction zone, attach an accurate tree survey. The survey should include the exact location, size, and species of all trees located in the project area, indicating which are to be preserved and which are to be removed.

4. **FLOOR PLANS; CONSTRUCTION PLANS.** For new construction and room additions, attach a complete set of scaled floor plans. For porches and decks, attach scaled drawings showing dimensions, materials, and where and how they will be attached to existing structures. For other types of work, such as outbuildings and fences, attach scaled drawings showing dimensions, materials, construction methods, and design details.

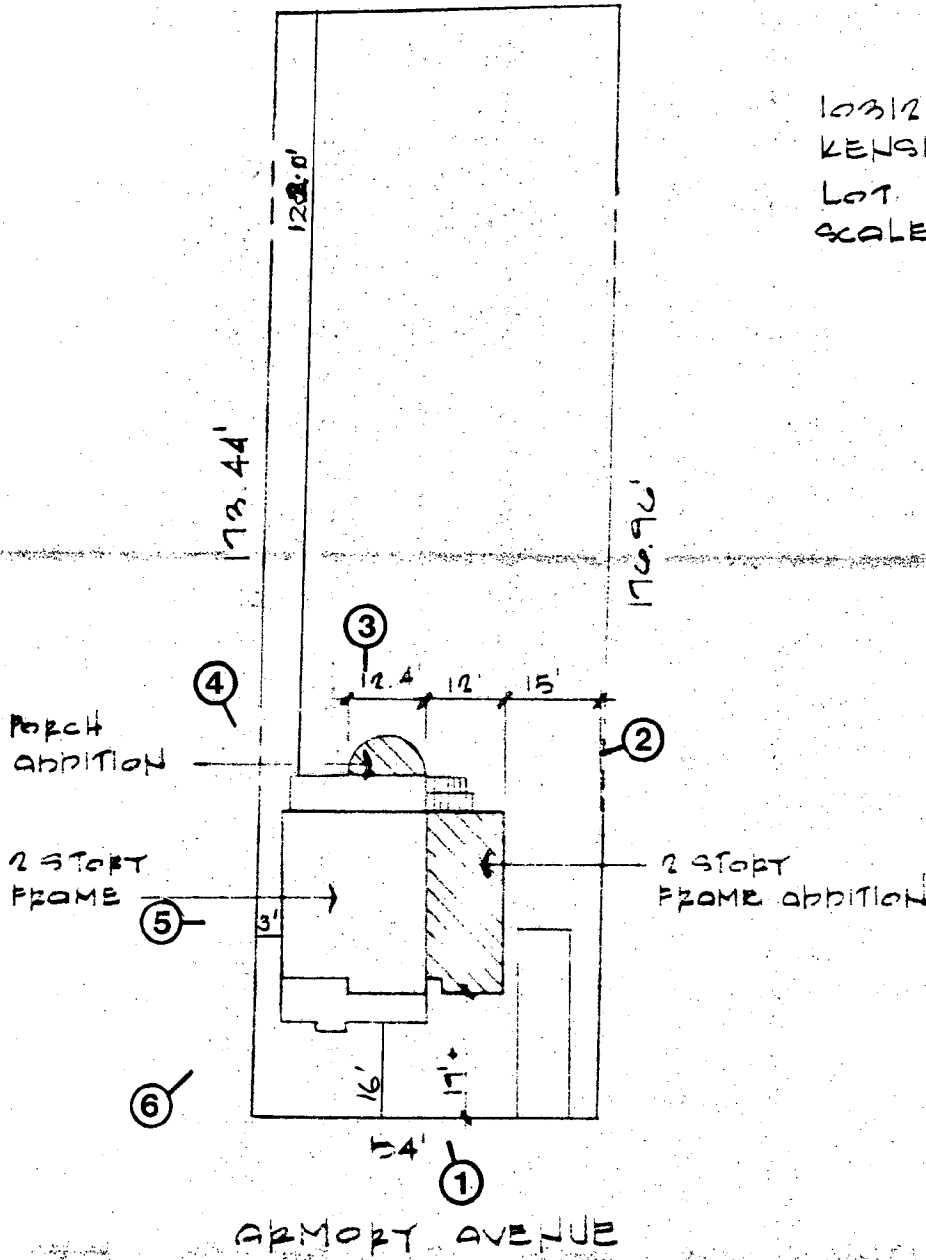
5. **ELEVATION DRAWINGS.** For new construction, including outbuildings, attach scaled drawings of all sides of the proposed structure. For additions, decks, porches, and major exterior alterations, attach scaled drawings of all sides of structure which will be affected by the proposed work.

6. **MATERIAL SPECIFICATIONS.** For all projects, provide a written description of all exterior materials to be used. If desired, material specifications may also be included as notes on elevation drawings. If available, manufacturer's literature may also be included.

It is the owners' intent to match all exterior materials to those of the original house :-

- ① Siding will be German Clapboard, painted white
- ② Windows will be the same size and configuration as the originals, except where noted on the ~~elevation~~ ^{elevation} ~~drawings~~ ^{drawings}
- ③ All full-sized windows will have shutters painted maroon
- ④ Roof shingles will match those on ~~the~~ house currently (asphalt roof shingles)
- ⑤ Gutters - half round aluminum

10312 ARMORY AVENUE
KENSINGTON, MD 20895
LOT 3, BLOCK 4
SCALE 1" = 30'-0"



CROSS
LITTLE + ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100



East side
(front)

1



North West
side

2

**CROSS
LITTLE** + ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 538 8100



west side
(back)

CROSS
LITTLE +

ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100



South
West side

4



South
side

5

**CROSS
LITTLE** +

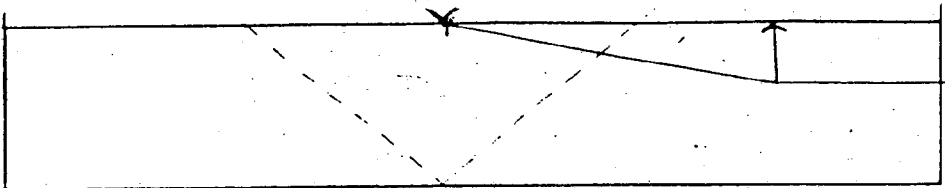
ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910

301 588 8100

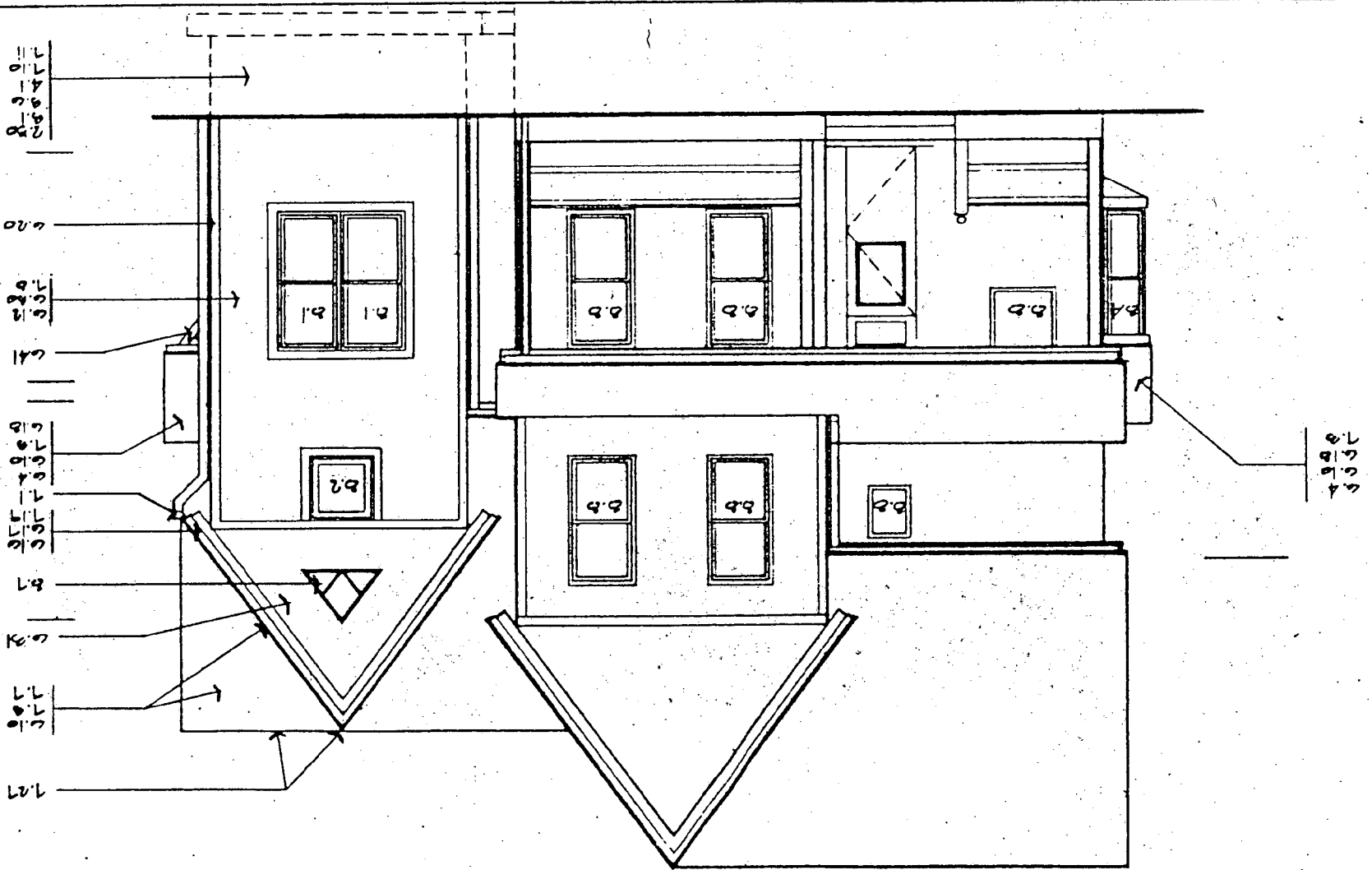


South
east side



1.21

1/4" = 1'-0"
 EAST ELEVATION



1.10
 1.14
 1.08
 1.02

1.20

1.16
 1.12

1.11

1.08
 1.04
 1.00

1.06
 1.02
 0.98

0.94
 0.90

0.87

0.83

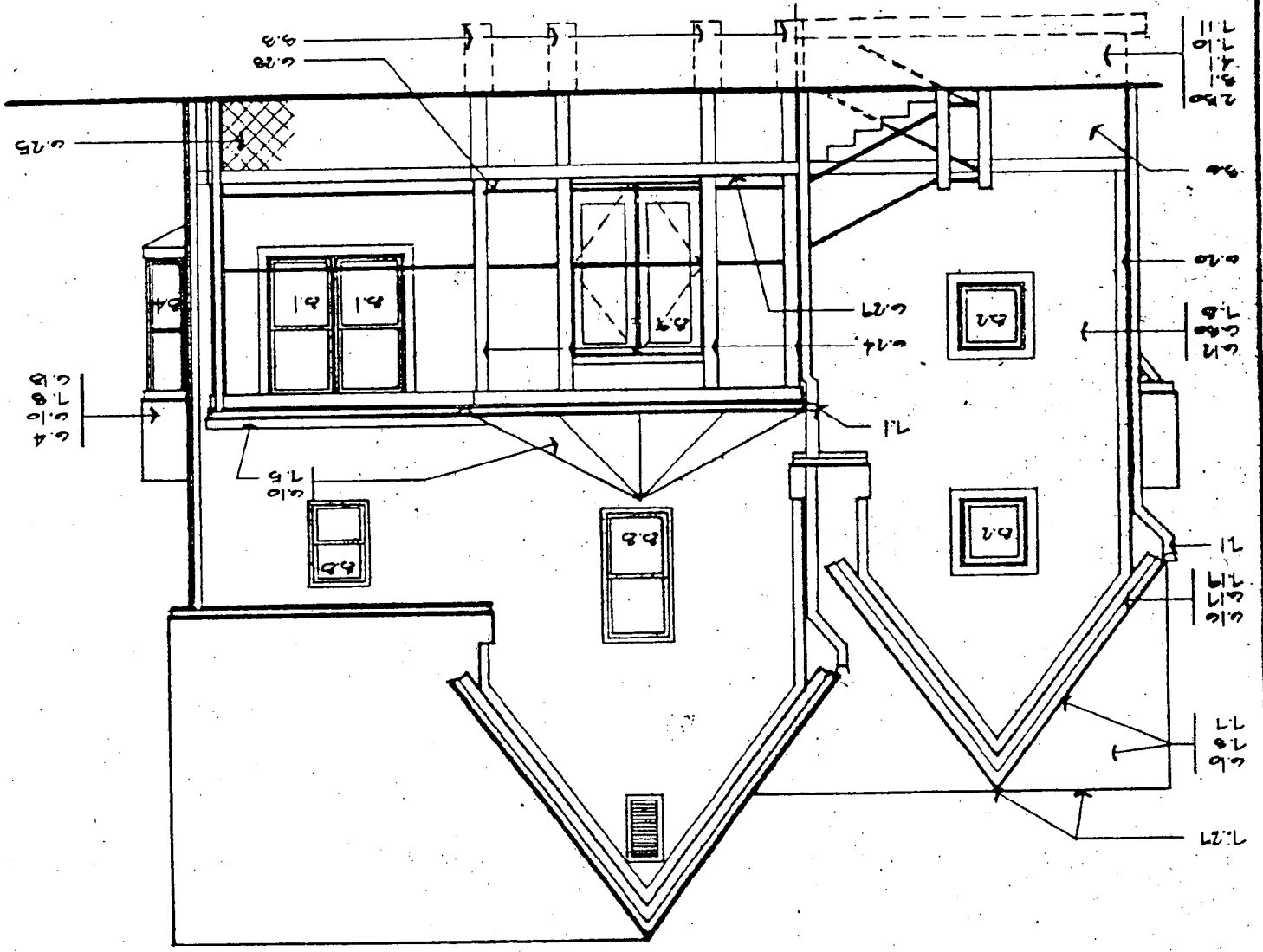
1.11
 1.07

1.03

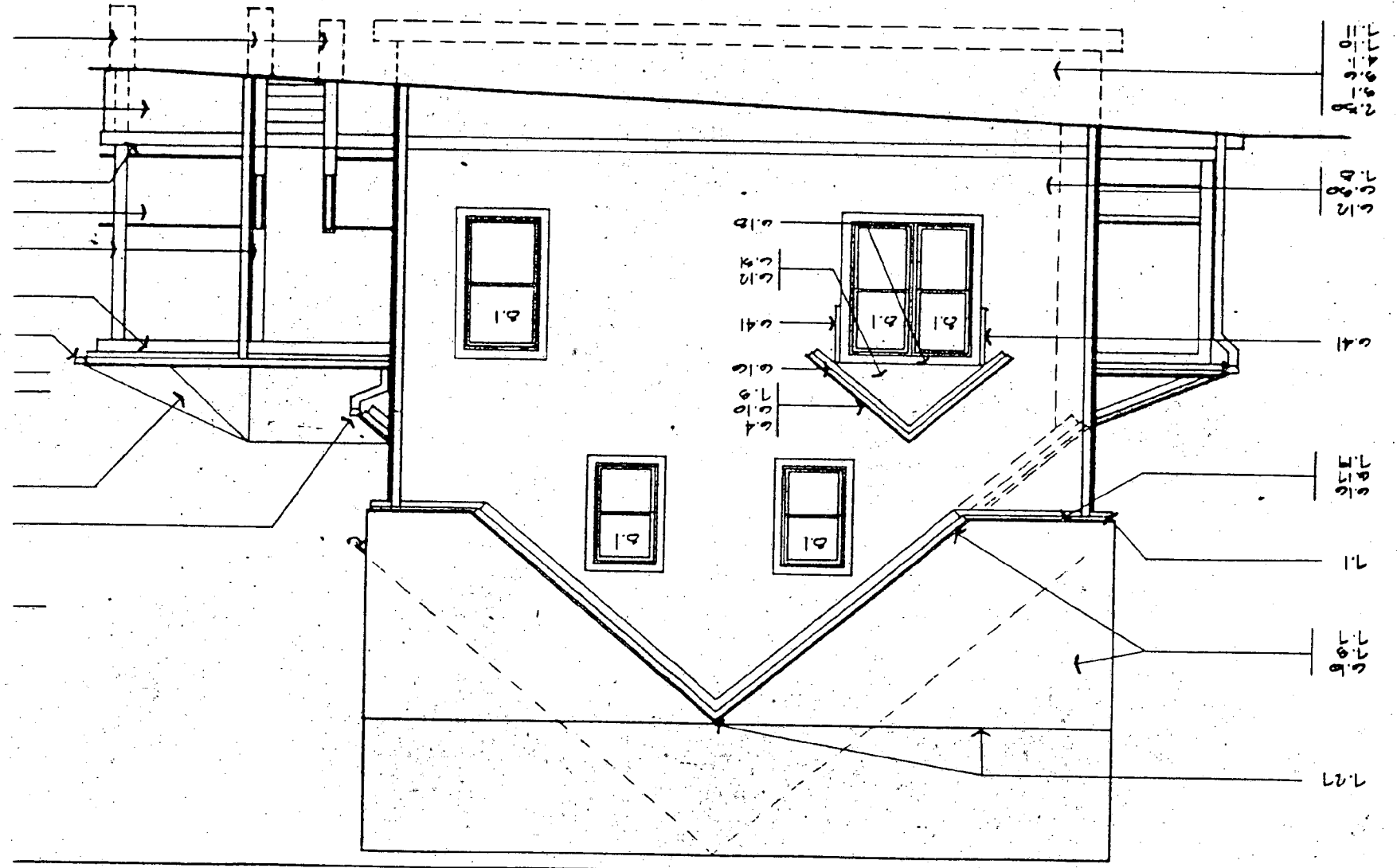
1.21

1.21
 1.17
 1.13

WEST ELEVATION



NORTH ELEVATION



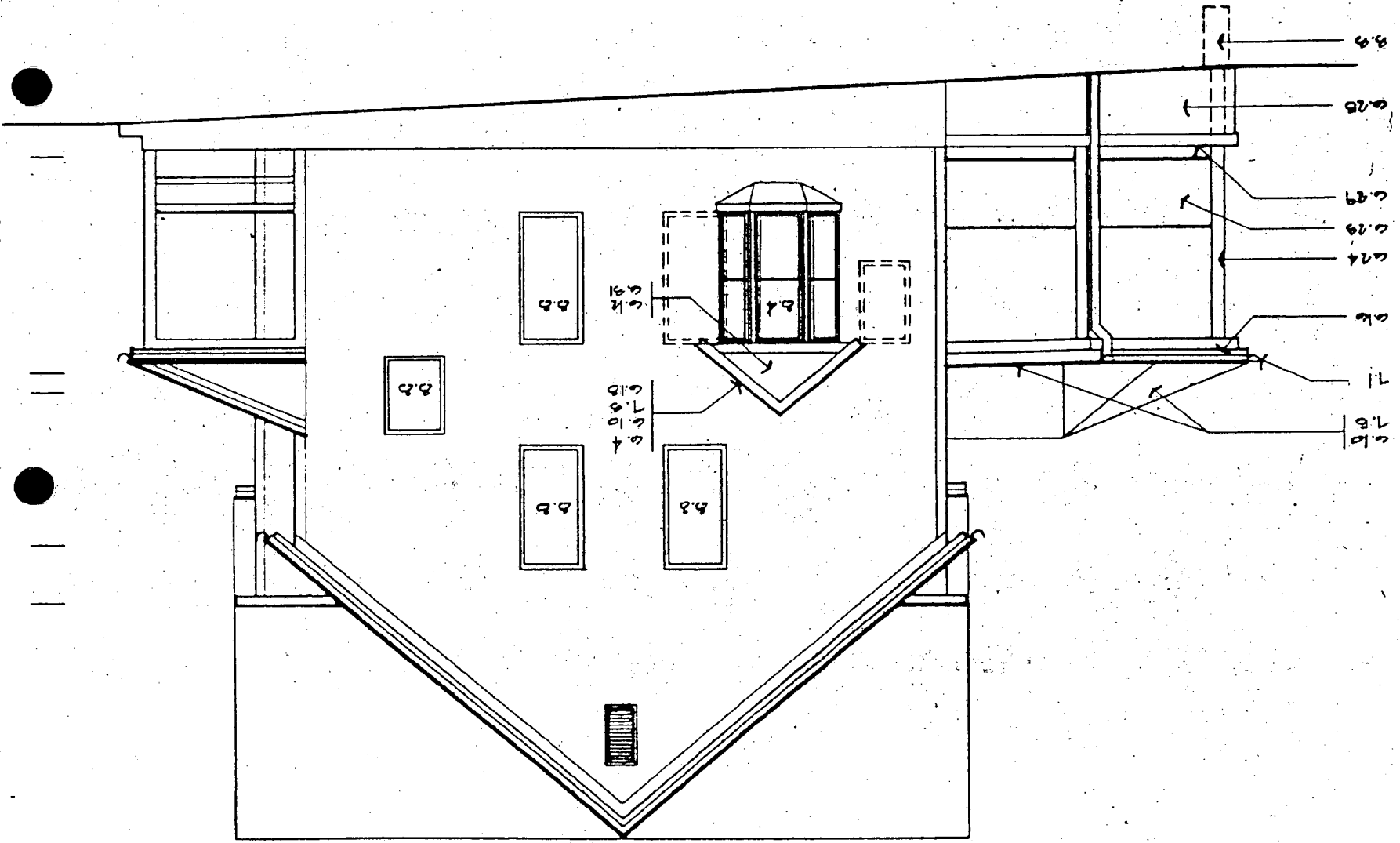
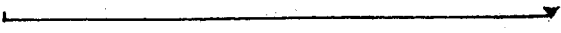
1"=10'
NORTH ELEVATION

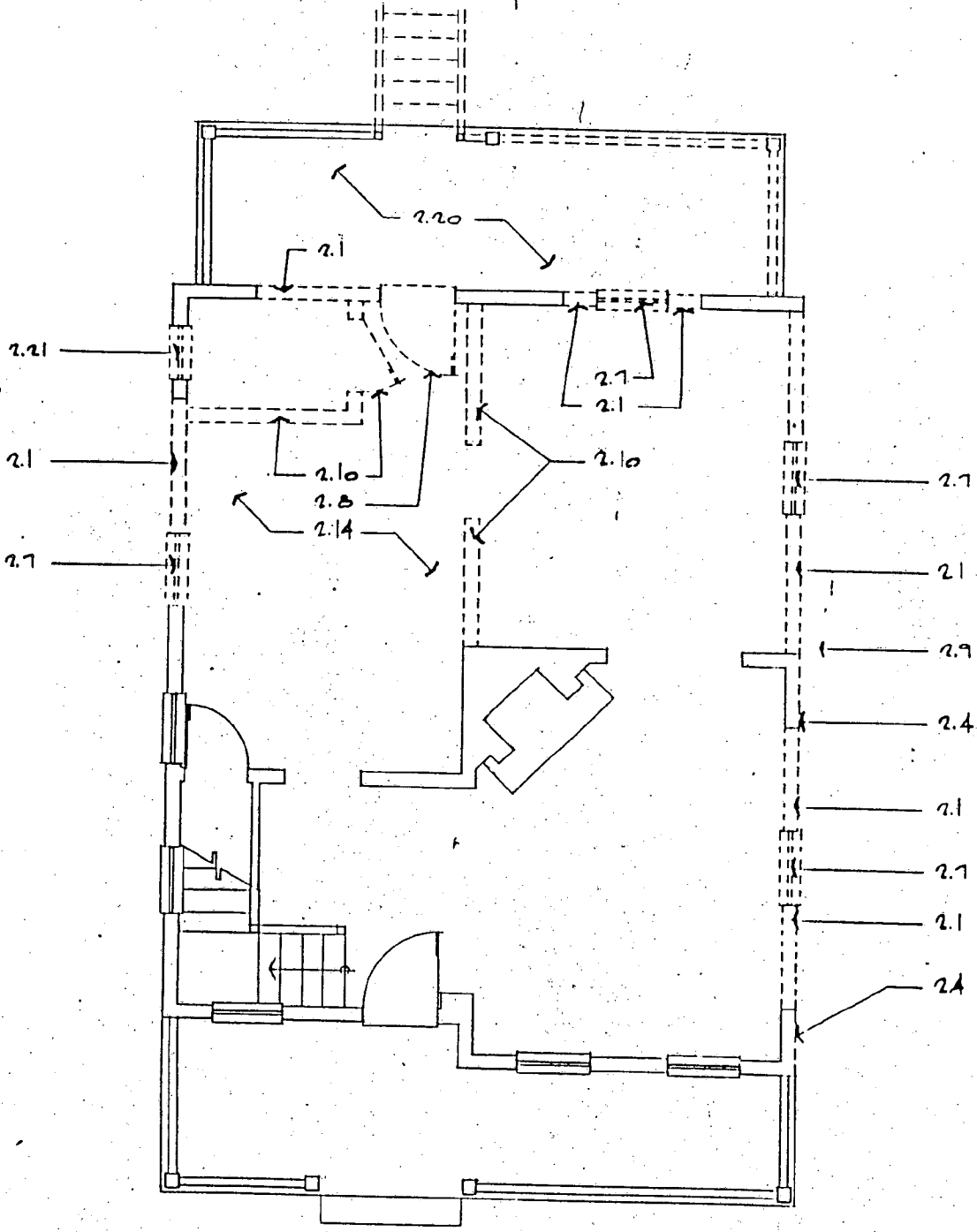
7.10

1

SOUTH ELEVATION

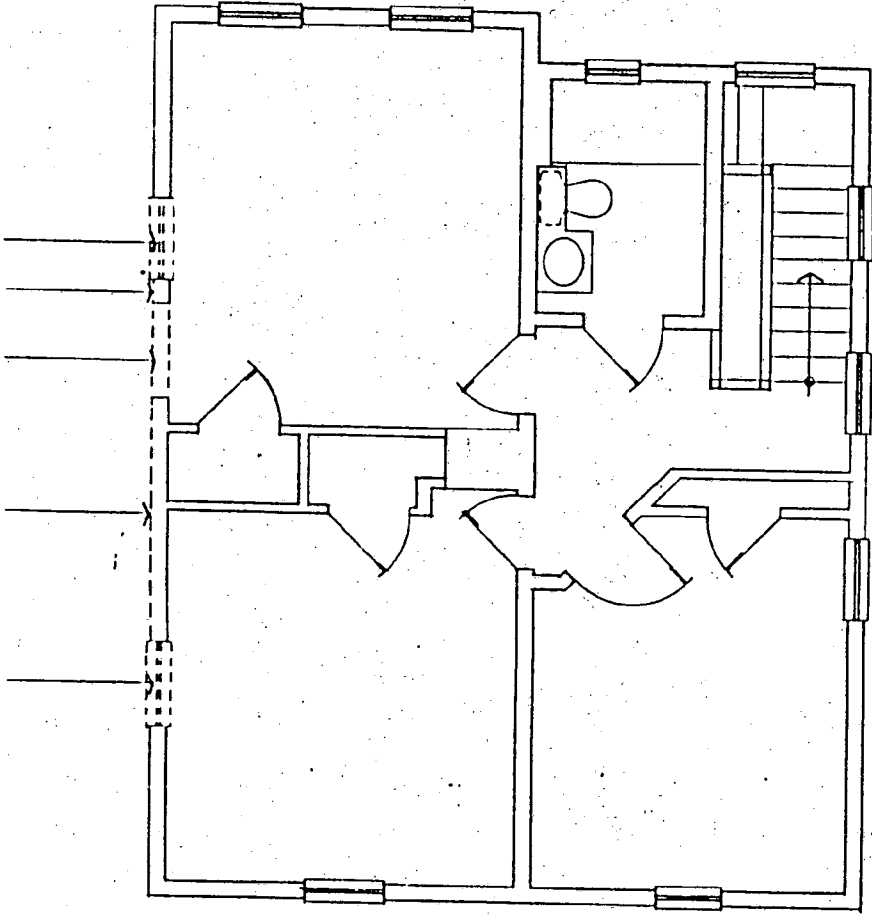
1/4" = 1'-0"





FIRST FLOOR DEMOLITION PLAN

SECOND FLR. DEMOLITION PLAN



Specify all necessary wall, floor structural
loadings per code - means of grade changes,
loading bed.

7 diameter x 12" with 2" hooks at 4'-0" o.c.

1 #4 @ 4'
1 #4 @ 4' Floor joists to be clear to follow slope.
1 #4 @ 4' and 4'-0" o.c. max.
7 interior physical anchoring with ply clips. See
1 at four panels and two bays to be 1 x 8 T&B

8 Physical. See Structural Notes.
with air distribution handles. "Type" or equal.

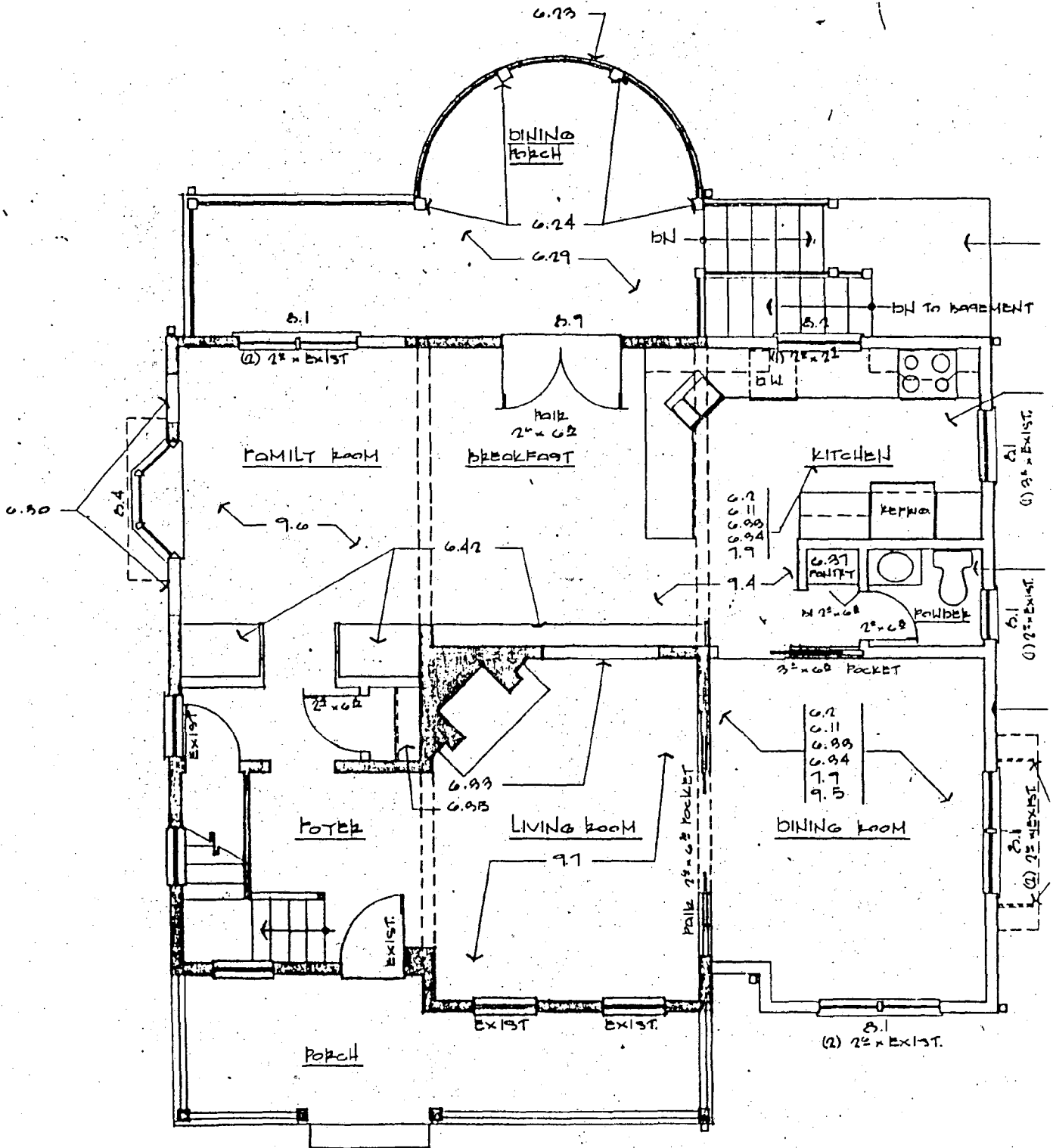
8.42 Built - in bench/V./three phases. Allowance \$ 1800.00.

7.1 2" x 4" half round gutter and round downspout to splash block. Pair
7.2 to be spaced 8" on center (7) layer of 18# asphalt saturated
felt. Match existing.
7.3 2" x 4" to be fast nailed on two (2) layers of 30# asphalt
saturated roofing felt.
7.7 Insulation at roof to be full faced batt. R-30.

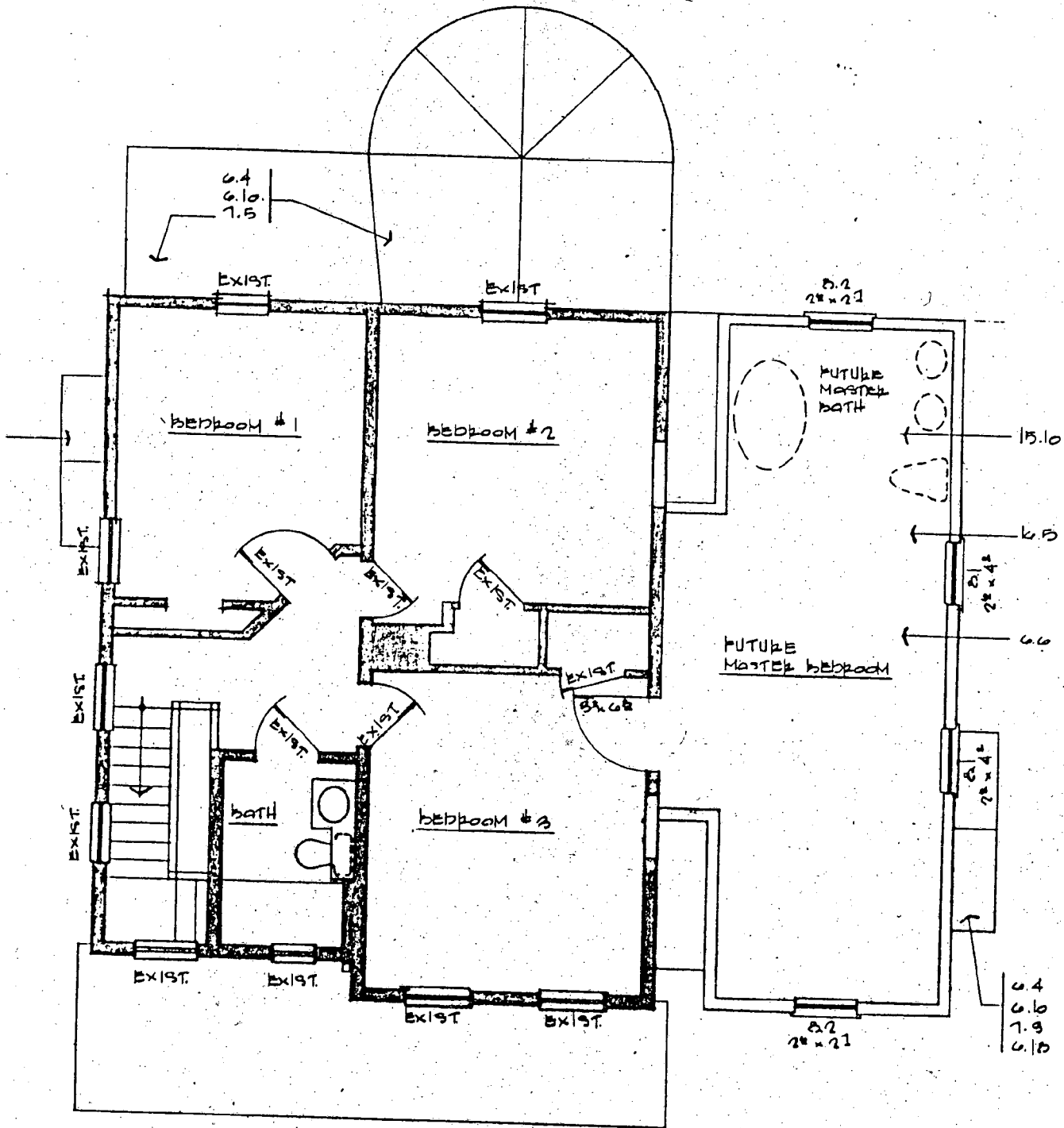
Woodshed.

8.4 Floor to be 1 1/2" Fin. Selection by Owner.
The Allowance \$17,000.00.
8.5 Floor to be hardwood. Match existing
two (2) coats of polyurethane.
8.6 Sand and sealer on existing hardwood
polyurethane. Finish floor where new
allowance \$3,500.00.
8.7 Provide 1/2" gypsum wall board over
Roof.

NOTES



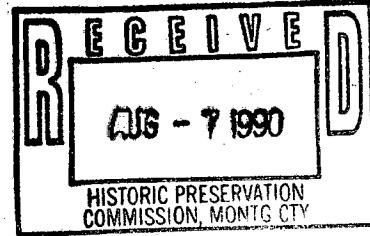
FIRST FLOOR



SECOND FLOOR



Montgomery County Government



July 30, 1990

John and Alison Oppenheim
10312 Armory Avenue
Kensington, Maryland 20895

Dear Mr. and Mrs. Oppenheim:

As you know, the Historic Preservation Commission reviewed your application for an Historic Area Work Permit at its July 25, 1990 meeting. At that time, the Commission determined that, should a vote be taken on the specific proposal presented, your application would be denied. Therefore, the Commission determined to continue the record to a later meeting. You raised no objections. This continued proceeding will give you and your architect the opportunity to further explore some of the critical issues raised during the course of the public appearance on July 25, and to answer some of the Commission's concerns.

Specifically, the Commission was concerned with:

1. The appropriateness of the proposed bay window on the south elevation;
2. The appropriateness of constructing the addition in the side yard, as opposed to another location;
3. The appropriateness of the streetwall to be created by the proposed addition. Commission members questioned whether it might be more appropriate to site the addition, should it be constructed in its proposed location in the side yard, further back from the street;
4. The amount of space between your home and the adjacent resource, and whether reduction in that space would adversely affect those structures, the streetscape, and ultimately, the integrity of that part of the Kensington Historic District; and
5. Finally, the Commission was concerned with the presentation of the half-circular back porch, and how it would present itself three dimensionally.

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

John and Alison Oppenheim
Page Two
July 30, 1990

The Commission has also specifically requested that a streetscape elevation of Armory Avenue be provided, in addition to a simple model to help it better visualize the proposal.

It is my understanding that you will be out of town on August 15, 1990, the next scheduled Historic Preservation Commission meeting. The Commission will again meet on Wednesday, September 12, 1990. If you believe that you and your architect can provide sufficient information to answer the concerns of the Commission by that date, please sign and date the enclosed copy of this letter and return it at your earliest convenience. The deadline for materials that will be included in the Commission's packet for that meeting is Monday, August 27, 1990. The streetscape elevation and any other materials you wish to submit must be received in the Commission office by 5 p.m. that day, if you wish for the application to be taken up at that meeting.

Thank you for your continuing cooperation and patience as the Commission reviews your proposal. Should you have any questions, please do not hesitate to contact me, at 217-3625.

Sincerely,

Laura E. McGrath

Laura E. McGrath
Planning Specialist

cc: Don Little

I/We agree to continue the record on HPC Case No. 31/6-90M until September 12, 1990, or until such time as the HPC and I/we may mutually agree upon.

Alison A. Oppenheim *John E. Oppenheim*
Alison and/or John Oppenheim 8/2/90

1974E

There were three four members of the LAF
 available for consultation this proposal - all books have
 ② Andrew Dunbar and Roy Skelton - and no opportunity
 for dialogue with the applicants or their architect -
 proposed
 thoughts on presentation in this area

(Reviewer 1) 1. Unusual in that there are 3 adjacent
 identical small houses, the grouping of which
 provides a strong rhythm to the street

(Reviewer 2) 2. Extensive additions would change the
 rhythm

(Reviewer 3) 3. Facade changes to the S. bordering on
 the park would ^{modernise} the sample
 taken of the century design and be governing

(Reviewer 3) 4. The houses are close and probably
 no more than 3 feet from each other
 set lines, making ~~attractive~~
 irregularity over the boundary

(Reviewer 3) 5. Although houses may be functionally
 obsolete by modern standards because
 small size, meaning of large
 addition may be in breach
 of requirements

(Reviewer 2) 1. Approx 50% increase in ~~area~~
 New ~~additions~~ ^{proposed} ~~proposed~~ ^{proposed} ~~proposed~~
 meaning of roofline, windows and
 gates.

(Reviewer 1) 2. ~~proposed~~ ^{proposed} ~~proposed~~ ^{proposed}
 meaning of roofline, windows and
 gates.

(Reviewer 1 and 2) 3. Material in keeping with historic
 structures

(Reviewer 1) 4. The ~~current~~ ^{proposed} ~~proposed~~ ^{proposed}
 created by the proposed addition to the north
 in an acceptable presentation

(Reviewer 1) 5. Elements of proposed construction are
 in a suitable proportion and sensitive, representing

a distinctive addition that stands on its own merits.

Recommendation:

Reviewer (Dempster)

1. Size of an addition should not be restricted if house is inadequate by modern standards and improves design.

Reviewer (Hanks-Henry)

2. Would have preferred improvements kept to the rear but recommends approval with the thought that allowing families to increase the size of their house is more important than ~~being~~ forcing them to leave because of difficulty getting HPC approval. Design is good with good materials.

Reviewer (Shulman)

3. The proposed ~~changes~~ ^{additions} overwhelm the little house, although ~~they are~~ ^{they are} carefully designed. ~~They~~ ^{They} additions raise the question of ~~depth~~ ^{depth} ~~guidelines~~ ^{guidelines} ~~for preservation~~ ^{for preservation} ~~versus~~ ^{usage} ~~requirement~~ ^{requirement}, or ~~consistent~~ ^{consistent} ~~decision~~ ^{decision}. There are currently no guidelines ~~for~~ ^{for} balance preservation versus usage requirements. Some relatively small changes have been denied in the past whereas ~~by~~ ^{by} some ~~large~~ ^{large} massive alterations have been permitted.

DATE: July 20

WORK PERMIT APPLICATION: John & Alison Oppenheim

LAP MEMBER: Judy Banks-Henn

COMMENTS:

1. The Oppenheim live on unusual street, is one of three ^{adjacent} identical small turn-of-the-century homes. This grouping of houses provides a strong rhythm to the street.
2. The extensive additions proposed to the house add a full 50% more massing - as seen from the street (this destroying the rhythm of the street).
3. The proposal shows the new construction with pleasant massing of rooflines, windows, and gables.
4. The materials proposed are in keeping with the historical structure.
5. The site plan shows that the proposed massing fits in not jammed next to the lot line.

RECOMMENDATIONS:

Although I would have preferred to see the improvements kept to the rear of the house to preserve the street rhythm. I suspect the program for a dining room, a kitchen and master bedroom dictated the direction to the side of the house. A pity.

- I recommend approval as I see it ^{of} paramount importance that families living in Kensington be allowed to increase their house size rather than selling it because of the difficulty in getting HPC approval.
- ② The Oppenheims proposal is a good design w/ good materials

placed in the south wall.

All siding, shutters, gutters, roof materials and most windows will match the rest of the house.

Date: July 20 1990

LAP Member: Judy Hanks-Jean

APPLICATION FOR HISTORIC AREA HOME PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

(a) Description of existing structure(s):

Small Victorian home in Garden Town neighborhood.
Two stories with steep gabled roof. Exterior is German Clapboard siding finished
with white double-hung glass-pane windows.
Original structure front porch removed.
Small house - but too small for a growing family.

2. General Description of Project:

It is the intent of the owners to build an addition
on to the north side of the house. The first floor
of the addition will include a new kitchen,
bathroom and living room. The second
floor will provide for a future master bedroom.
The rear (west) porch will be removed to provide
a single open area for a porch.

2. **SITE PLAN.** For all projects, attach an accurate site plan or property survey, which shall include the following:

- ✓ a. Scale (for example, 1/4" = 1 foot)
- ✓ b. North Arrow
- ✓ c. Location and dimensions of all existing and proposed structures:
- ✓ d. Location of other features such as walks, drives, fences, ponds, streams, dumpsters, mechanical equipment, and major landscaping elements.

No trees to be removed

3. **TREE SURVEY.** If any 6" diameter or larger trees are to be removed, or fall within the construction zone, attach an accurate tree survey. The survey should include the exact location, size, and species of all trees located in the project area, indicating which are to be preserved and which are to be removed.

✓ 4. **FLOOR PLANS; CONSTRUCTION PLANS.** For new construction and room additions, attach a complete set of scaled floor plans. For porches and decks, attach scaled drawings showing dimensions, materials, and where and how they will be attached to existing structures. For other types of work, such as outbuildings and fences, attach scaled drawings showing dimensions, materials, construction methods, and design details.

✓ 5. **ELEVATION DRAWINGS.** For new construction, including outbuildings, attach scaled drawings of all sides of the proposed structure. For additions, decks, porches, and major exterior alterations, attach scaled drawings of all sides of structure which will be affected by the proposed work.

✓ 6. **MATERIAL SPECIFICATIONS.** For all projects, provide a written description of all exterior materials to be used. If desired, material specifications may also be included as notes on elevation drawings. If available, manufacturer's literature may also be included.

It is the owners' intent to match all exterior materials to those of the original house. -

- ① Siding will be German Clapboard, painted white
- ② Windows will be the same size and configuration as the originals, except where noted on the ~~original~~ ^{elevation} ~~draw~~ ^{draw}
- ③ All full-sized windows will have shutters painted maroon
- ④ Roof shingles will match those on ~~the~~ house currently (asphalt roof shingles)
- ⑤ Gutters - half round aluminum

2/21

OPPENHEIM - GENERAL NOTES

Oppenheim

0. Project Scope - It is the Intent of the Owner to renovate the first floor and add a bay to the west elevation. The first floor of the bay will include a new kitchen, powder room, and dining room. The second floor will be framed and insulated only to provide for a future Master Bedroom. Plumbing for the future Master Bath shall be roughed in only. The rear (south) deck shall be reworked to accommodate a new dining area.
1. All work shall conform to Montgomery County, Maryland Building Code and all other applicable codes. The contractor shall notify the architect if the drawings are in variance therewith.
2. The contractor shall prepare permit set of drawings. The contractor shall also obtain and pay for all permits and fees. Note: Architect will make presentation to Historic Preservation Commission.
3. Allowances for lighting, hardware, etc., to be clearly identified. All respective labor amounts to be included in base number. Lighting allowance to be a minimum 1 1/2% of the construction cost.
4. Preliminary estimate to include all necessary trades, as required to provide a complete project (i.e. mechanical, electrical, plumbing, etc.).
5. Existing walls are shown shaded.
6. Insulation to be foil faced batt. Provide R-30 at new roofs, R-11 at exterior walls, and R-19 in floors over unheated spaces. Provide Air Infiltration Barrier over all exterior sheathing. "Tyvek" or equal. Provide 6 mil polyethylene vapor barrier directly over grade at all new construction.
7. All new exterior walls to be 2 x 4 wood studs @ 16" o.c. with 1/2" exterior sheathing with lap siding. Siding to match existing in size, texture, and profile. Typical unless otherwise noted.
8. All new interior partitions to be 2 x 4 wood studs @ 16" o.c. All new interior doors to be paneled to match existing.
9. Provide minimum one jack and one king stud on each side of all window and door headers.
10. Incidental framing, blocking, furring, shimming, nailing, and bolting not noted on the drawings, but necessary to complete the work as per the intent of the drawings and to maintain the structural integrity of the building, shall be assumed in the Contractor's bid price.
11. New interior walls and ceiling finish to be 1/2" gypsum wall board. Provide moisture resistant gypsum wall board in all "wet" areas.
12. All interior paint - N.I.C. Drywall work to include tape, block, and prime only.
13. Provide New electrical outlets per code and owner's requirements.
14. New H.V.A.C. - Contractor to provide option price for:
 - a. New gas forced air high efficiency furnace and ducted high efficiency a/o system.
 - b. New furnace only.
15. All new interior wood trim at Family Room, Breakfast Room, and Kitchen to match existing. Paint grade.
16. All new interior wood trim at Foyer, Living Room, and Dining Room to match existing. Stain grade. Note - Owner to re-use/re-install existing trim saved from demolition.
17. All exterior trim to redwood. Size and shape to match existing. Painted.
18. Future Master Bedroom to be framed and insulated only. Do not provide any finishes. Master Bath to be roughed-in only. Do not provide fixtures. Future electric stub - up coil for two (2) circuits at second floor.
19. Inspect windows to be removed. Relocate/reuse if windows are in good condition. Reuse existing storm windows with reused existing windows.
20. Marvin window sizes are specified. Contractor to provide price for alternate window manufacturer.
21. All new windows to have insulated glass and tempered per code. Provide screens at all operable units.
22. Contractor to provide alternate price for bay window at West Elevation in lieu of two (2) double hung windows (with no roof).
23. Remove/rework existing drainage boots and pipes as required.
24. Soil to be treated at new construction to protect against termite infestation. All treatment shall conform to all County, State, and other applicable codes.
25. Roofing at rear porch to be all new. Inspect framing and sheathing.

CROSS
SECTION

DETAILS - FINISHES

Ogdenheim

- 2.50 4" perforated footing drain with felt cover in coarse gravel. Drain to day.
- 3.1 Foundation wall footing to be 10" x 16" reinforced concrete with two (2) #4 bars continuous at bottom. Footing to be minimum 2' - 6" below grade. Footing to align, match, and tie into existing footings. Step footing as required.
- 3.3 Pier footing to be 12" x 12" reinforced concrete with two (2) #4 bars at bottom. Footing to be 2' - 6" minimum below grade.
- 3.5 Concrete slab on grade to be 4" slab with 6 x 6 8/8 W.W.M. on 4" compacted gravel. Concrete compressive strength to be 4,000 psi. air entrained. See Structural Notes
- 3.8 Parging to be 2 coats of 1/4" cement. Allow first layer to dry completely prior to application of second layer. Provide asphalt membrane waterproofing at foundation wall below grade.
- 4.1 Foundation wall to be 8" C.M.U. Provide truss type horizontal joint reinforcing at 16" o.c. vertically in all masonry wall. See Structural Notes. Provide 8" x 16" block vents per code - locate as grade dictates.
- 4.6 Brick pavers set in sand setting bed.
- 5.3 Provide anchor bolts 3/8" diameter x 12" with 2" hooks at 4'-0" o.c. Minimum 2 per board.
- 6.2 Floor joist to be 2 x 10 @ 16" o.c.
- 6.4 Roof joist to be 2 x 6 @ 24" o.c.
- 6.6 Roof joist to be 2 x 10 @ 24" o.c. Roof joists to be clear to follow slope. All collar ties to be above 8' - 0" and 4' - 0" o.c. max.
- 6.10 Roof sheathing to be 5/8" exterior plywood sheathing with ply clips. See Structural Notes. Option at rear porch and two bays to be 1 x 6 T&G exterior sheathing.
- 6.11 Subfloor to be 3/4" T & G Plywood. See Structural Notes.
- 6.12 1/2" exterior sheathing with air infiltration barrier. "Tyvek" or equal.
- 6.13 P.T. 2 x 4 wood sill.
- 6.16 Fascia board to be redwood. Size to match existing. Painted.
- 6.17 Soffit to be redwood 1 x 6. Painted. Provide continuous 2" vent with insect screen.
- 6.18 Soffit to be exterior 1 x 4 T&G. Painted.
- 6.20 Exterior trim to be 1 x 4. Redwood to match existing. Painted.
- 6.23 Guardrail to match existing. Redwood. Painted.
- 6.24 Post to be redwood to match existing. Painted.
- 6.25 Lattice to be redwood. Painted.
- 6.29 Deck to match existing on P.T. deck framing. Steps to be P.T. to match existing with P.T. framing; rise 6", tread 12".
- 6.30 Exterior siding to be lap siding to match existing. Painted.
- 6.31 Exterior siding to be wood shingle to match existing. Painted.
- 6.33 Interior wood trim to match existing.
- 6.34 Interior base moulding to match existing.
- 6.35 Single closet pole and shelf @ 5'-4" A.F.F.
- 6.37 Five (5) wood closet shelves. Painted.
- 6.41 Roof bracket to be redwood 2 x 4 with trim. Painted.
- 6.42 Built - in book/T.V./stereo shelves. Allowance \$ 1500.00.
- 7.1 New half round gutter and round downspouts to splash blocks. Painted.
- 7.3 Roof to be asphalt shingles on one (1) layer of 15# asphalt saturated roofing felt. Match existing.
- 7.5 Roof to be flat seam metal on two (2) layers of 30# asphalt impregnated roofing felt.
- 7.7 Insulation at roof to be foil faced batt. R-30.
- 7.8 Insulation at exterior walls to be foil faced batt. R-11.
- 7.9 Insulation to be foil faced batt. R-19.
- 7.10 6 mil. polyethylene vapor barrier directly over grade.
- 7.11 Sill seal insulation @ all foundation walls (typ)
- 7.19 Soffit vent to be 2" continuous metal with insect screen.
- 7.27 Low profile ridge vent.
- 8.1 Windows to be wood double hung w/ clear, insulated glass. Marvin or Equal. Reuse existing window and storm window if possible.
- 8.2 Windows to be wood awning with clear, insulated glass. Marvin or equal.
- 8.4 45 degree bay wood double hung window unit. Side 16" - center 20" - side 16". Marvin or equal. Windows to match existing windows.
- 8.7 Custom triangle wood window.
- 8.8 Existing window to remain.
- 8.9 Pair of french style doors. Provide wood frame to match windows. Glazing to be clear, insulated, and tempered. Provide aluminum threshold.
- 9.4 Floor to be 1/2" tile. Selection by Owner. Installation by Contractor. Tile Allowance \$10.00/sq. ft.
- 9.5 Floor to be hardwood. Match existing width and finish. Finish with two (2) coats of polyurethane.
- 9.6 Sand and refinish existing hardwood floors with two (2) coats polyurethane. Patch floor where required. Alternate carpet. Material allowance \$25.00/yd.
- 9.7 Provide 1/2" gypsum wall board over existing plaster walls at Living Room.
- 10.3 Mirror.
- 11.1 Existing refrigerator - relocated.
- 11.2 New Stove/Oven. Selection by Owner. Allowance \$1,000.00.
- 11.3 New dishwasher. Selection by Owner. Allowance \$350.00.
- 11.4 New Kitchen cabinets and counters. Selection by Owner. Allowance \$7,800.00.
- 15.1 Kitchen Sink with Garbage Disposal. Selection by Owner. Allowance \$425.00.
- 15.4 New Sink, Vanity, and Top. Selection by Owner. Allowance \$1,200.00.
- 15.5 New Toilet. Selection by Owner. Allowance \$250.00.
- 15.10 Future Master Bath plumbing to be roughed - in only.
- 16.3 Provide Bathroom Exhaust Fan.
- 16.4 Provide exhaust fan to exterior wall with hood and light.
- 16.5 Future electric - provide first floor per code and stub up coll for two (2) circuits at second floor.

CROSS
LITTLE + ARCHITECTS

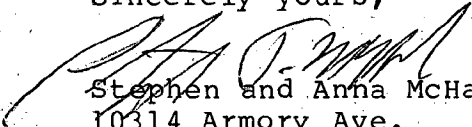
June 30, 1990

Montgomery County Historic
Preservation Commission
Rockville, Maryland

To Whom It May Concern:

We have reviewed the architectural drawings for the home addition and remodeling project at 10312 Armory Avenue in Kensington. We approve of the existing plans and believe that such an addition will enhance the general quality and character of the neighborhood. We are particularly pleased that the proposed addition will maintain the historical style of the residential housing in the town and on Armory Avenue. If you would like any further input from us regarding this matter, please call us at 949-0069.

Sincerely yours,



Stephen and Anna McHale
10314 Armory Ave.
Kensington, Md. 20895

