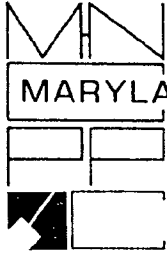


31/6-91F 10314 Armory Avenue  
Kensington

*SLIDES*  
*31/6 - 91F*



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

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: July 25, 1991

SUBJECT: Historic Area Work Permit Application

---

The Montgomery County Historic Preservation Commission, at their meeting of 7/24/91 reviewed the attached application by STEPHEN & ANNA McHALE for a Historic Area Work Permit. The application was:

Approved                       Denied  
 Approved with Conditions: \_\_\_\_\_

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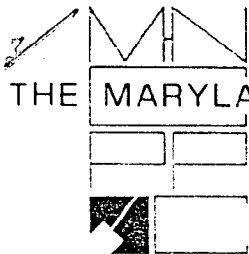
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The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

- Attachments:
1. HAWP APPLICATION
  2. \_\_\_\_\_
  3. \_\_\_\_\_
  4. \_\_\_\_\_
  5. \_\_\_\_\_

hawpok.dep



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: July 25, 1991

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

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Enclosed, please find a copy of your 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.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER STEPHANNA McHALE TELEPHONE NO. (202) 566 8464 DAY  
(Contract/Purchaser) (Include Area Code) (301) 949 0069 NIGHT

ADDRESS 10314 ARMORY AVENUE KENSINGTON MD STATE MD ZIP 20895

CONTRACTOR DIVERSIFIED CARPENTRY TELEPHONE NO. 301 907 0229  
CONTRACTOR REGISTRATION NUMBER 34395

PLANS PREPARED BY OWNER TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 10314 Street ARMORY AVENUE

Town/City KENSINGTON Election District 13

Nearest Cross Street WARNER

Lot 2 Block 4 Subdivision N.B. DETMERS SUBDIVISION OF ORIGINAL LOTS NOS 21, 22, 23, OF THE DIVISION OF THE ESTATE OF LURANER KNOWLES AT KENSINGTON

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

IA. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	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	WINDOW

IB. CONSTRUCTION COSTS ESTIMATE \$ 35,000

IC. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

10. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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:

- 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] Signature of owner or authorized agent (agent must have signature notarized on back) Date 6/24/91

APPROVED \_\_\_\_\_ For Chairperson Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 6/24/91

APPLICATION/PERMIT NO: 910 370061 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Joan E. Simons  
and Gwen Marcus

DATE: July 17, 1991

CASE NUMBER: 31/6 - 91F

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington PROPERTY ADDRESS: 10314 Armory Ave.

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This property, a 2-story Victorian, has been identified as a primary resource in the Kensington Historic District. The applicant is proposing to relocate and enlarge a window opening on the rear (west facade) of the structure as part of a kitchen renovation and to add a small square window on the side (south facade) for a half bath. The side facade window will be a four pane, true divided light wood window 1'-9" x 1'-8" which is similar to a second floor one on the front facade. The rear facade window will consist of an opening approximately 5'-0" x 5'-10" for a pair of double hung wood windows with two-over-two grills to match the appearance of the Victorian windows. It will be comparable to a pair of windows in the same location on the house next door at 10312 Armory Avenue.

*True  
MSOL.*

STAFF RECOMMENDATION:

Although the application states that the house was built in 1983, it was actually built in the late 19th century and has undergone some alterations over time. The proposed wooden windows which are to be located on the side and rear facades are compatible in materials, type and proportion with the structure's other windows. The rear modification is not plainly visible either from Warner Street or Connecticut Avenue. The small side window is unobtrusive. Staff recommends approval of the application based on Criterion 24-8(b)(1) and the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

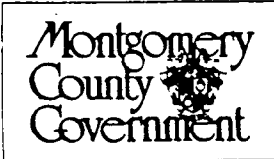
SENT TO LAP: July 09, 1991  
SENT TO APPLICANT: July 17, 1991

COMMENTS RECEIVED: NO *VERBAL OK.*

ATTACHMENTS

1. HAWP Application and Attachments
2. Master Plan Information

*True*



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER STEPHEN ANNA UKHALE TELEPHONE NO. (202) 566 8464 DAY  
 (Contract/Purchaser) (301) 949 0069 NIGHT  
 ADDRESS 10314 ARMORY AVENUE KENSINGTON (Include Area Code) MD 20895  
 CITY STATE ZIP  
 CONTRACTOR DIVERSIFIED CARPENTRY TELEPHONE NO. 301 907 0229  
 CONTRACTOR REGISTRATION NUMBER 34395  
 PLANS PREPARED BY OWNER TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code) \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10314 Street ARMORY AVENUE

Town/City KENSINGTON Election District 13

Nearest Cross Street WARNER

Lot 2 Block 4 Subdivision R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS NO'S 21, 22, 23, OF THE DIVISION OF THE ESTATE OF WARNER KNOWLES AT KENSINGTON

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 35000

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? NO

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:

- 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] Date 6/24/91  
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9106270061 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Small single family home in the Kensington historical district, built in 1983. Two story Victorian clapboard with front and back porches. Similar houses on either side.

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

Renovation of kitchen including; construction of new half bath, requiring opening of new 1ft 9" X 1 ft 8" window on the south side of the house; and moving and enlarging the window on the west side of the house. The window will be enlarged to 5ft wide X 5 ft 10" tall. These new windows will admit additional light to the resource while remaining in keeping with the historic context of the property. The resulting window on the west side of the house will be similar if not identical to one located in the same place on the adjacent property at 10312 Armory Ave. The window on the south side will be similar in size and style to existing windows on the front of the property and on other historic resources in the Kensington historic district including 10312 & 10316 Armory Ave and 3810 Warner street. The project will have no known adverse effect on the historic district.

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2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Windows have been designed to match existing windows on the resource and the adjacent property in scale, style, massing, materials and details.

- b. the relationship of this design to the existing resource(s):

The new windows have been designed to enhance the appearance and utility of the resource.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The project has been designed to ensure that it is compatible with the historic site and to permit the owner to make reasonable use of the resource by admitting natural light to a new half bath and increasing the light in the kitchen.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

ARMORY AVE

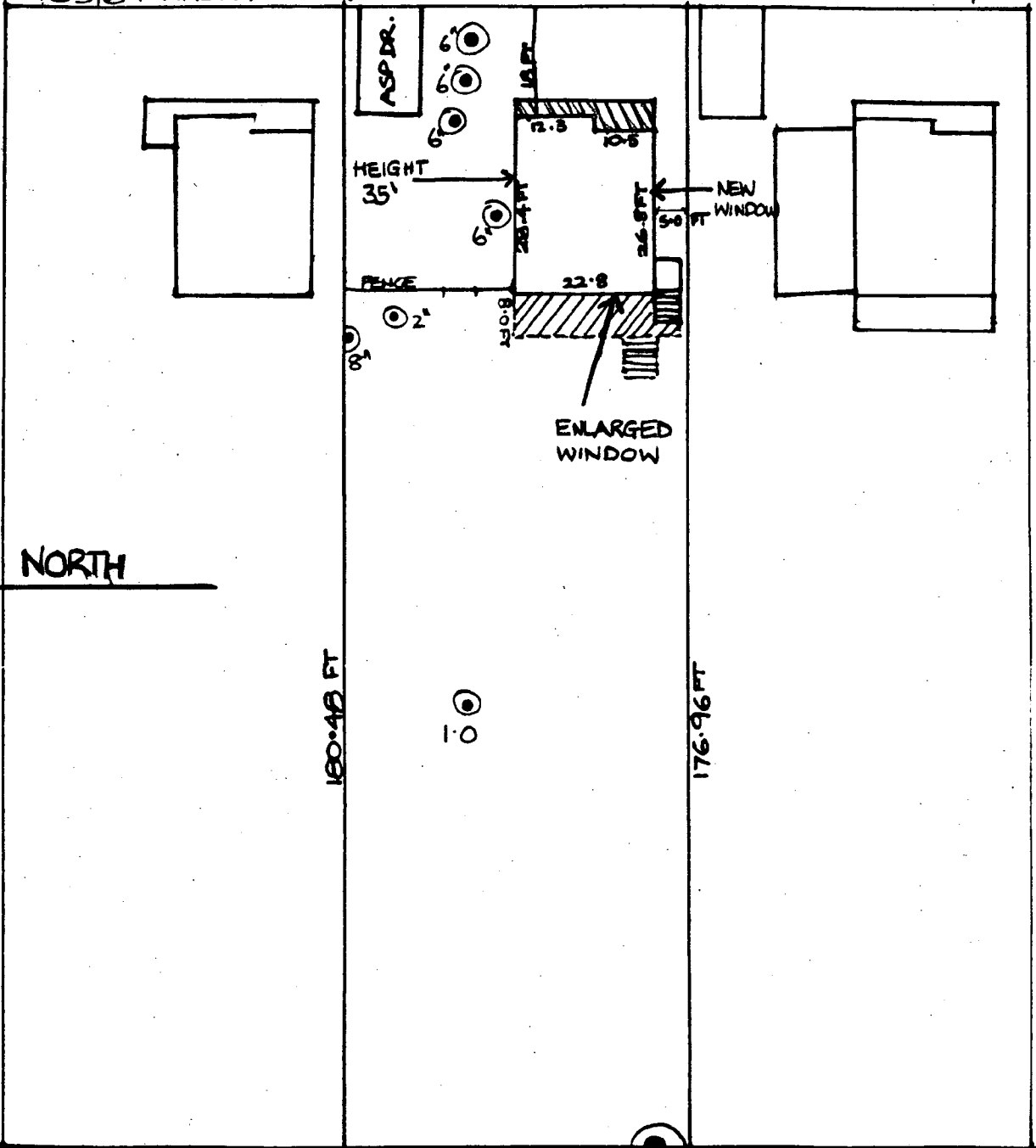
150 FEET

10316 ARMORY

10314

55.0 FT

10312 ARMORY



NORTH

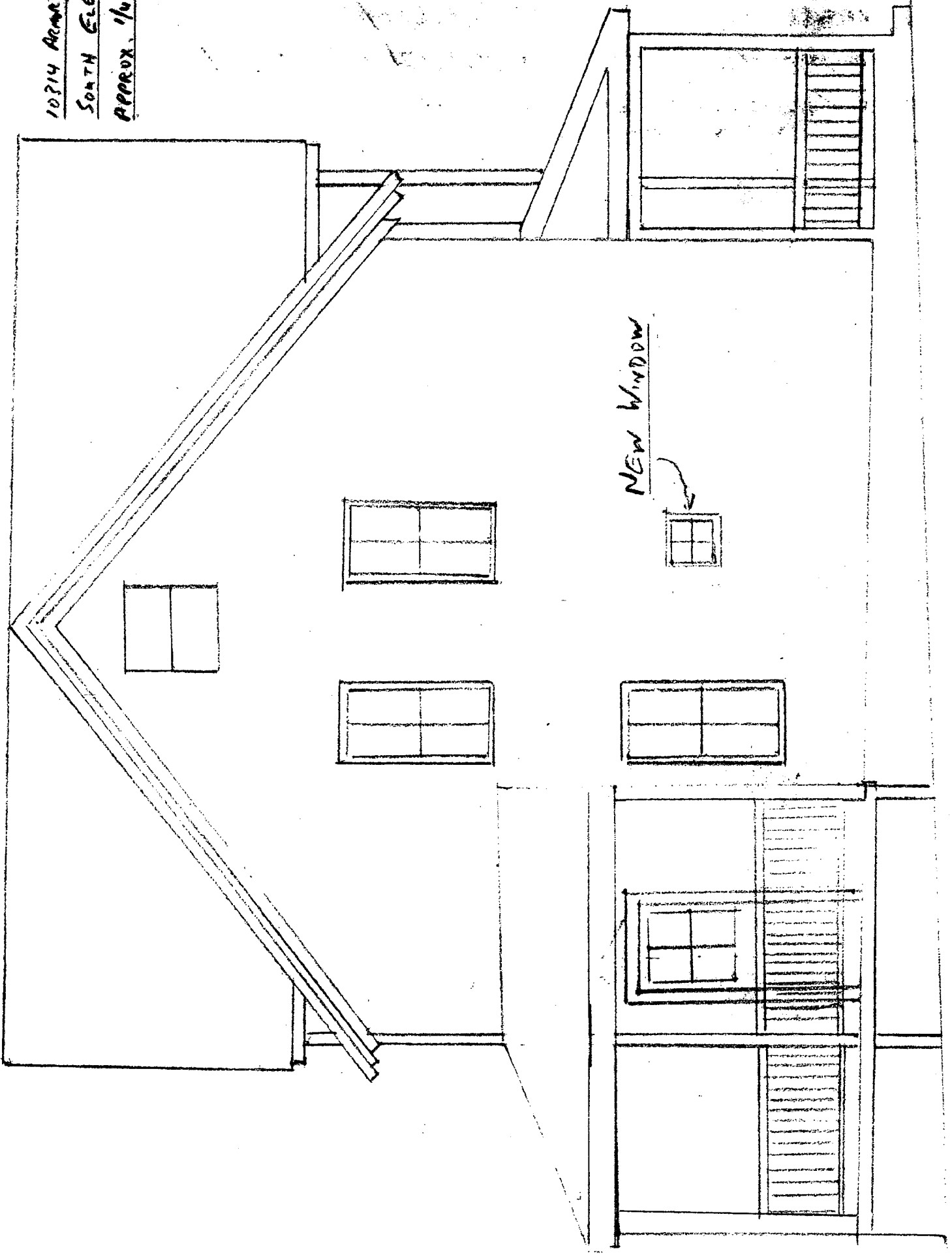
WARNER

3810 WARNER ST

ALL HOUSES 2 STORY FRAME,  
TURN OF THE CENTURY.

10314 ARMORY AVE  
KENSINGTON MD  
20895

10314 ARMY AVE  
SOUTH ELEV  
APPROX. 1/4" = 1'

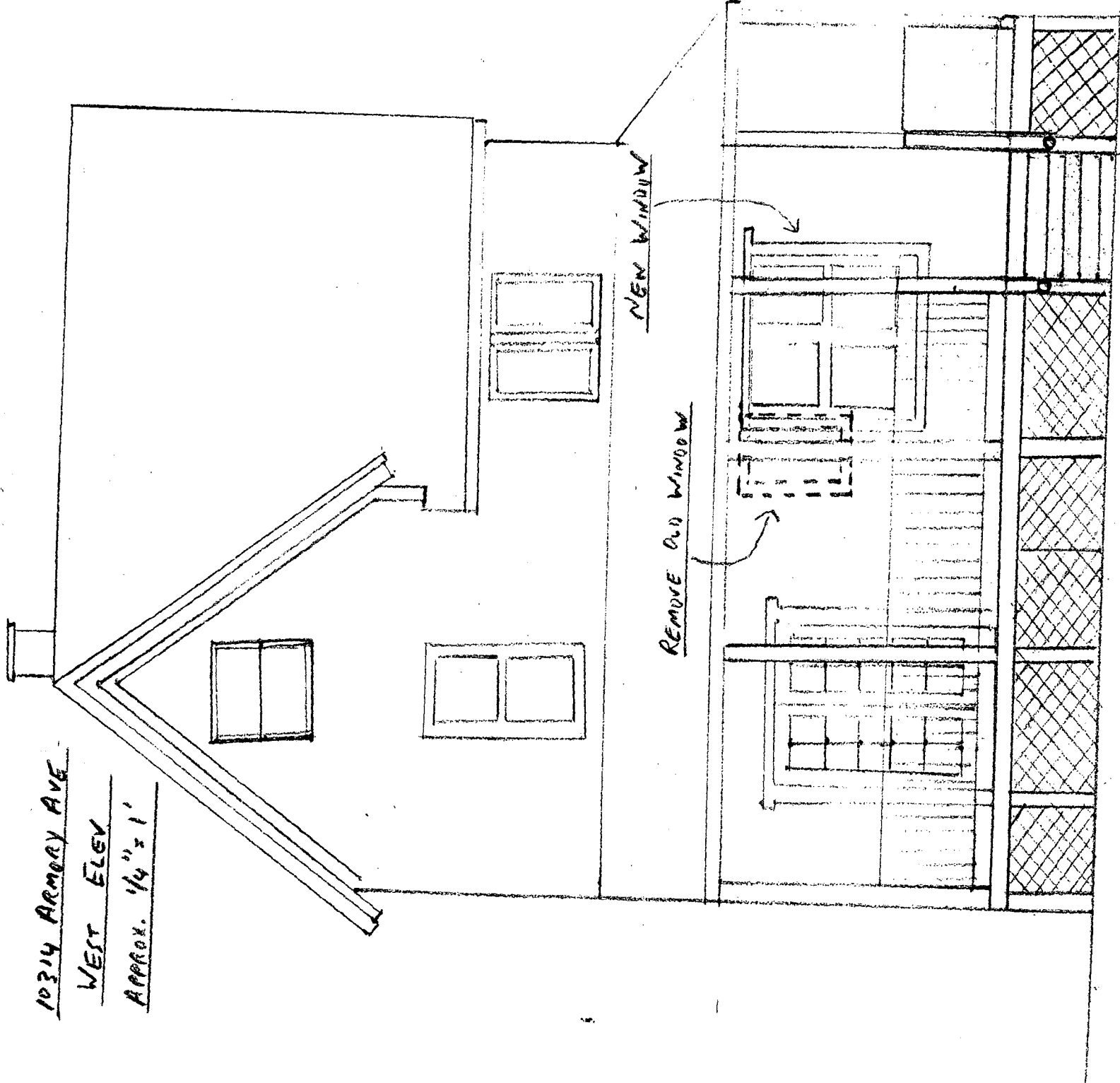


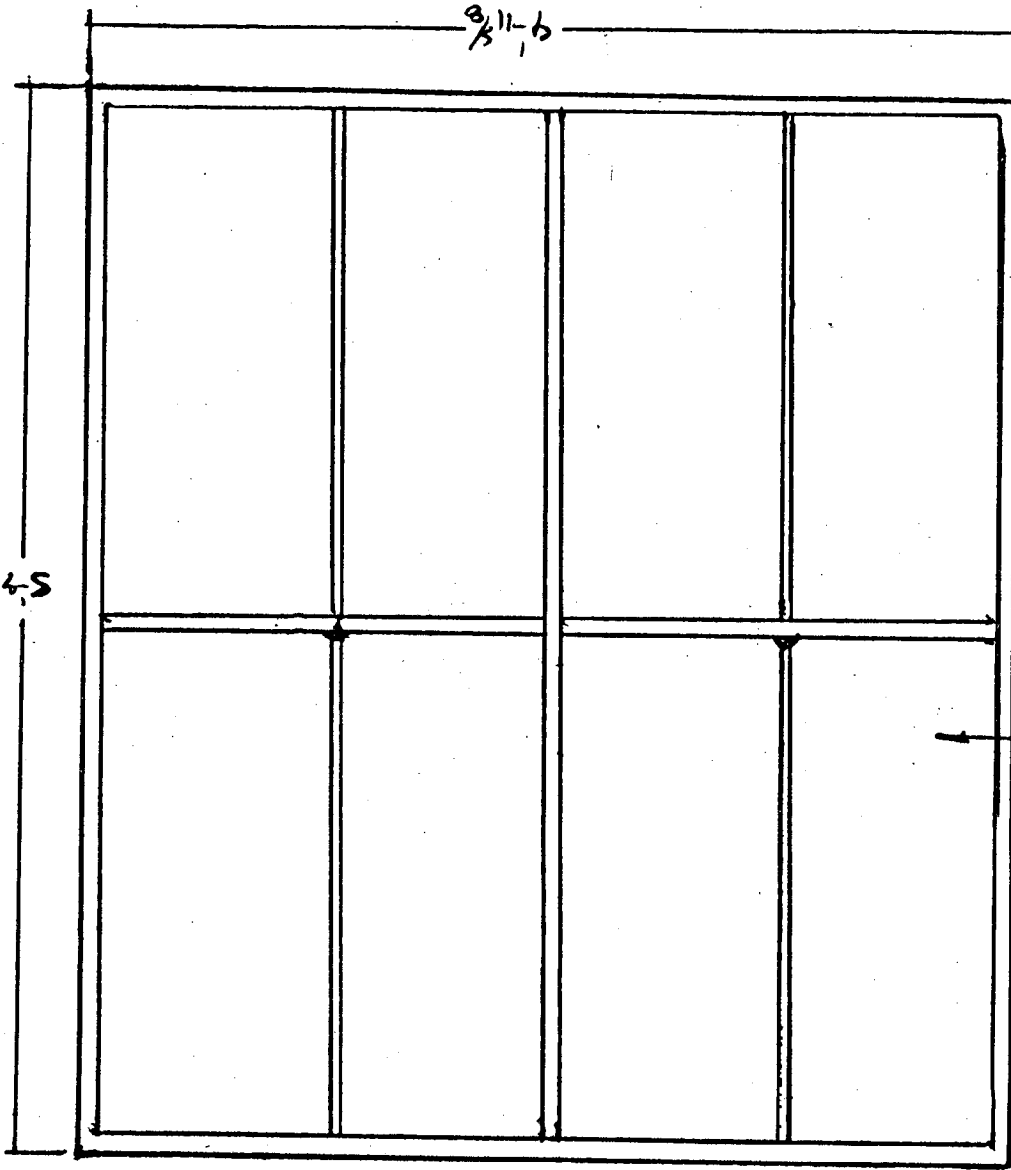
NEW WINDOW

10314 ARMORY AVE

WEST ELEV

APPROX. 1/4" = 1'





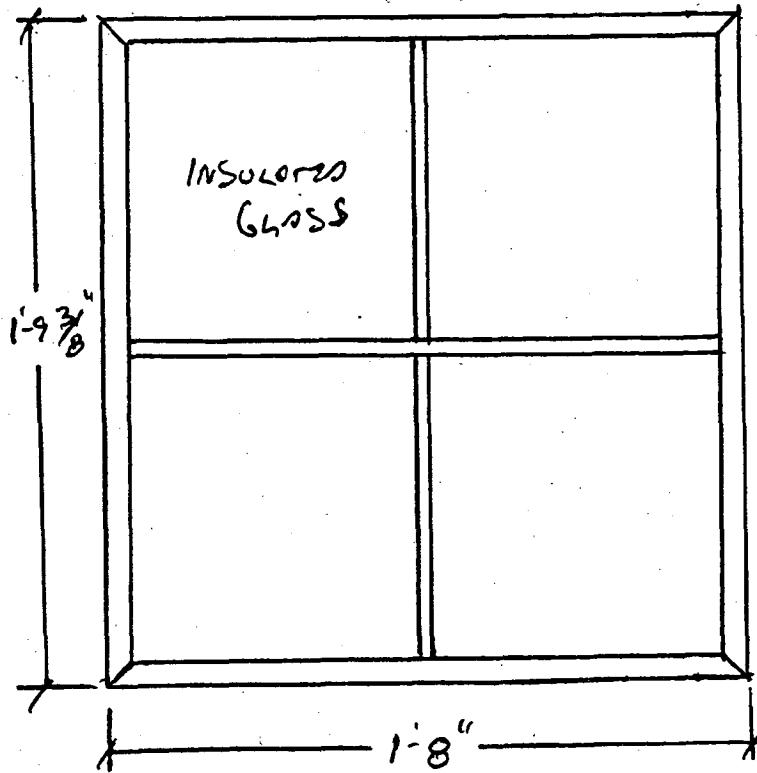
Glue To Metal Posts

Door Lower Hinges

Brake Fast Low Window

Bathroom Windows

Fixed Glass / Two Divided Light



MATERIAL SPECIFICATIONS

West side window to be Weathershield double hung, insulated glass, primed wood with grill to match.

South side window to be Weathershield insulated glass, four pane, true divided light, primed wood.

Exterior trim on new windows to match trim on existing windows.

Original siding to be reused to patch area now occupied by window to be moved on west side.

All paint to match existing paint.



WINDOW ON LOWER RIGHT IS TO BE ENLARGED + MOVED TO RIGHT

10314 ARHORY AVE - WEST SIDE







10314 ARTORY AVE - SOUTH SIDE  
NEW WINDOW TO BE LOCATED BELOW WINDOW  
WITH AIR CONDITIONER.



SOUTH SIDE VIEWED FROM STREET.



10316 ARMORY AVE



VIEW FROM FRONT OF 10314 ARMORY AVE SHOWING  
KENSINGTON TOWN HALL OPPOSITE.



FRONT OF 10314 ARMORY AVE  
(EAST SIDE)

- NEW WINDOW ON SOUTH  
SIDE WILL BE SIMILAR TO  
THE SMALL WINDOW ON  
UPPER LEFT-HAND SIDE

10312 ARMORY  
AVE.







10312 ARMORY AVE  
WEST SIDE.

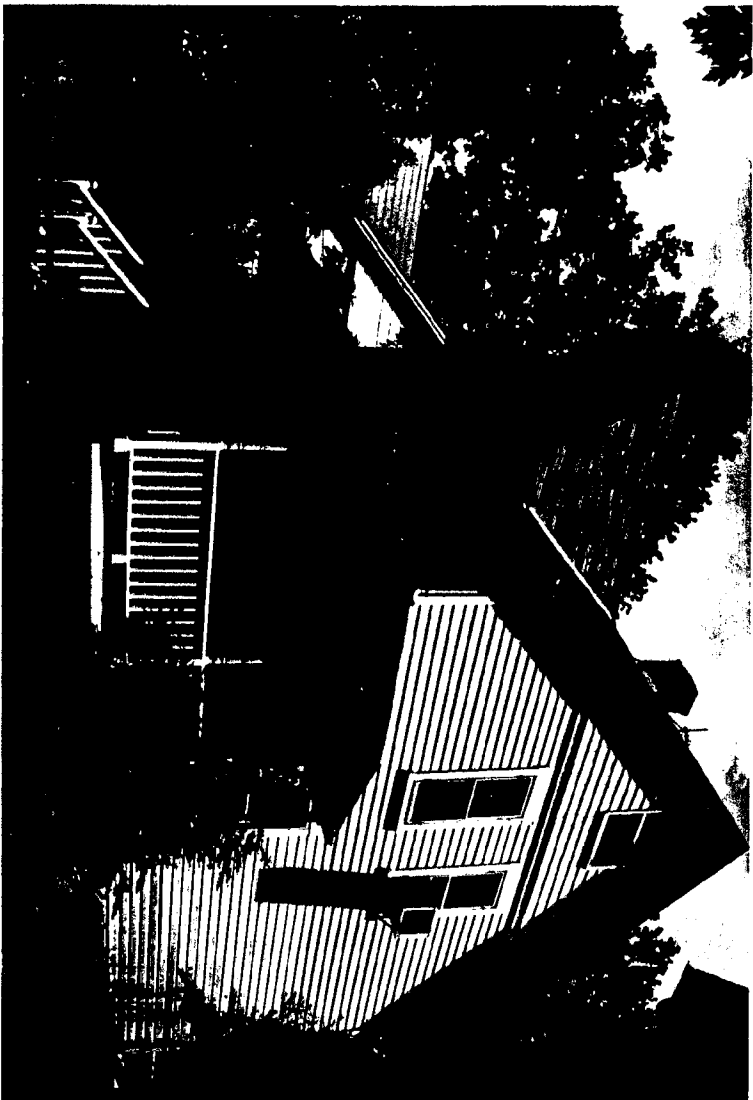
- NEW ENLARGED WINDOW ON WEST SIDE OF 10314 ARMORY WILL BE SIMILAR TO THE WINDOW SHOWN ON THE LOWER RIGHT.



10314 ARMORY AVE - WEST SIDE

WINDOW ON LOWER RIGHT IS TO BE ENLARGED + MOVED TO RIGHT





10314 ARTOERY AVE - SOUTH SIDE  
NEW WINDOW TO BE LOCATED BELOW WINDOW  
WITH AIR CONDITIONER.



SOUTH SIDE VIEWED FROM STREET.



10316 ARMORY AVE



VIEW FROM FRONT OF 10314 ARMORY AVE SHOWING  
KENSINGTON TOWN HALL OPPOSITE.



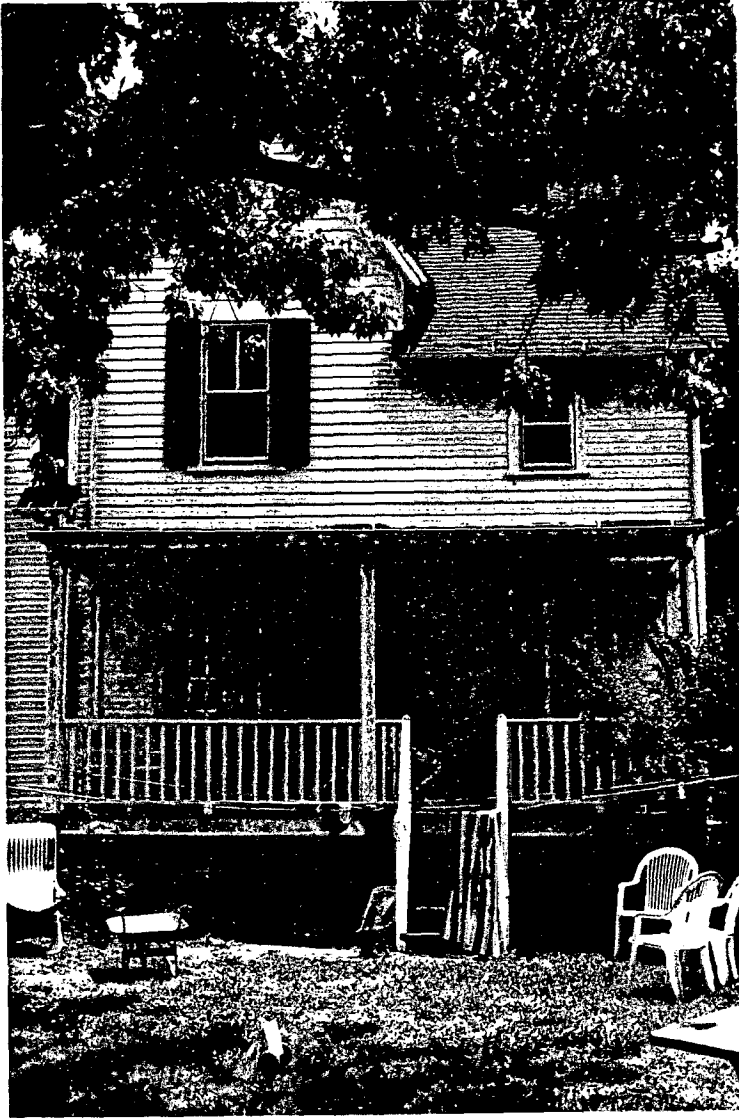
FRONT OF 10314 ARMORY AVE  
(EAST SIDE)

- NEW WINDOW ON SOUTH  
SIDE WILL BE SIMILAR TO  
THE SMALL WINDOW ON  
UPPER LEFT-HAND SIDE

10312 ARMORY  
AVE.







10312 ARMORY AVE  
WEST SIDE.

- NEW ENLARGED WINDOW ON  
WEST SIDE OF 10314 ARMORY  
WILL BE SIMILAR TO THE  
WINDOW SHOWN ON THE  
LOWER RIGHT.

10312 Armory Avenue  
Kensington, MD 20895

June 23, 1991

Montgomery County Historic  
Preservation Commission  
51 Monroe Street  
Suite 1001  
Rockville, MD 20850

Re: Application for HAWP for 10314 Armory Ave.

We have examined the plans for opening a new window on the south side of 10314 Armory Avenue. This window will face our residence. We have no objection to the proposal. We also have no objection to the proposal to move and enlarge a window on the west side of 10314 Armory Avenue.

Sincerely,



Alison Oppenheim

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name John and Alison Oppenheim \*\* See enclosed letter  
 Address 10312 Armory Avenue  
 City/Zip Kensington Md 20895

2. Name Huggins & Harrison Inc, 10615 Connecticut Ave, Kensington, Md. 20895 Owners of property at:-  
 Address 10316 Armory Avenue  
 City/Zip Kensington, Md, 20895

3. Name Spencer & Barbara Harrill  
Address 3810 Warner St  
City/Zip Kensington, Md 20895

4. Name The Town of Kensington (Town Hall - old Armory)  
Address Mitchell Street,  
City/Zip Kensington Md 20895

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

THE AMENDMENT  
KENSINGTON HISTORIC DISTRICT  
Atlas #31/6

The purpose of the following amendment is to designate the Kensington Historic District as delineated in Figure 3 on the Master Plan for Historic Preservation thereby extending to the area the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Finding of Historical & Architectural Significance

The town of Kensington began as a small crossroads settlement along the Bladensburg Turnpike, an early market road between the County's major north/south route, Old Georgetown Road, and the port of Bladensburg on the Anacostia River in Prince George's County. When the B&O Railroad was built in 1873, the crossroads settlement became known as Knowles Station, named after the major land holding family in the area.

By 1890, Knowles Station had developed into a village of several hundred people most of whom were living north of the railroad. In that year, Washington financier, Brainard H. Warner purchased and subdivided property to the south and southwest of the railroad, naming the area Kensington Park after the famous London suburb. The subdivision was designed in the Victorian manner with ample sized lots and a curvilinear street pattern.

Warner established his own summer residence and invited his friends to join him in this park-like setting away from the heat and congestion of Washington. It is this concentration of Victorian period, residential structures located in the center of the town which constitutes the core of the historic district.

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

## Ordinance Criteria & District Guideline Values

The Kensington Historic District specifically meets criteria: 1a and 2a of the Ordinance which states:

"1. Historical and Cultural Significance:

The historic resource:

- a. has character, interest or value as part of the development, heritage or cultural characteristics of the County, State or nation.

2. Architectural and Design Significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction."

## District Boundaries

The Kensington Historic District is wholly located within the Town of Kensington. The district includes residential sections along both sides of Connecticut Avenue, the commercial area along Howard Avenue, and also incorporates a northern annex of period structures along the east side of St. Paul Street. The general outline of the district is shown in Figure 3. However, the district also specifically excludes properties within a sub-area as shown in Figure 4, leaving only the right-of-ways in that subarea as part of the Kensington Historic District.

## IMPLEMENTATION

### Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, significant changes to resources within a historic district must be reviewed by the Historic Preservation Commission and a historic area work permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individuals wishing to nominate potential Districts and individual property owners within designated Districts. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts, not only can vernacular architecture and important settings be protected, but working farms can be sustained to

provide close to market produce, and rural villages retained to provide local small-scale goods and services.

According to the Guidelines, a Historic District as identified, and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

In regard to the properties identified as secondary resources--that is visually contributing but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the District.

#### Local Advisory Committees

The Guidelines encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

#### Preservation Incentives

Appendix A of the Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)

The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799.



Figure

# LOCAL KENSINGTON HISTORIC DISTRICT #31/6

Primary Resources:

1880-1910  
(Revival Styles)

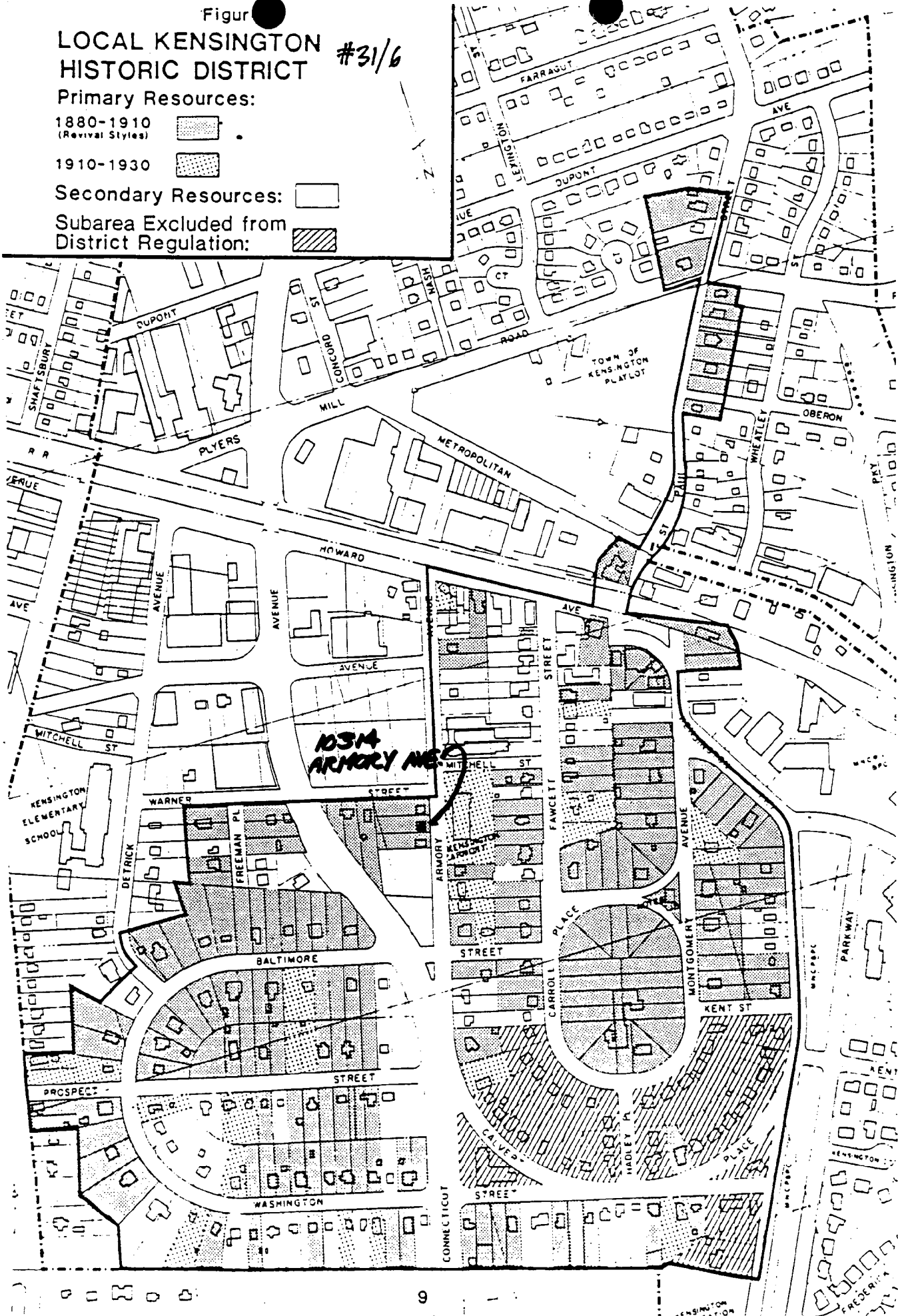


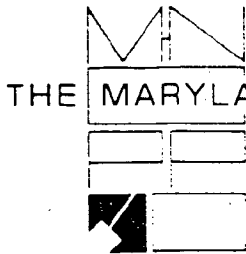
1910-1930



Secondary Resources: 

Subarea Excluded from District Regulation: 





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
9787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants  
**10314 ARMORY AVENUE, KENSINGTON**

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: JULY 17, 1991

SUBJECT: Transmittal of Historic Preservation Commission  
Staff Report

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Attached, please find a copy of the staff report to the Historic Preservation Commission (HPC) regarding your application for a Historic Area Work Permit. This issue will be considered by the HPC on JULY 24, 1991.

This staff report and recommendation is provided to the HPC for its information and use. It is used by the HPC as background and a starting point for the Commissioner's discussion. The report is provided to you for information purposes only.

If you have any questions, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawprept.own

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
495-4570

**\*\*WEDNESDAY\*\***  
July 24, 1991

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING  
MRO AUDITORIUM  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. WORKSESSION - 7:30 p.m.

Interviews with Candidates to fill one open position on HPC

II. HISTORIC AREA WORK PERMITS - 8:30 p.m.

A. Stephen and Anna McHale at 10314 Armory Ave., Kensington  
(HPC Case No. 31/6-91F)

B. Ivanor Corporation at 6 Post Office Rd., Silver Spring  
(HPC Case No. 31/7-91K)

C. Circle Manor Nursing Home at 10231 Carroll Place,  
Kensington (HPC Case No. 31/6-91G)

III. Screening of Preservation Video: Our Living Heritage

IV. APPROVAL OF MINUTES

A. May 8, 1991 (Second Review)

B. May 22, 1991 (Second Review)

C. June 12, 1991 (Second Review)

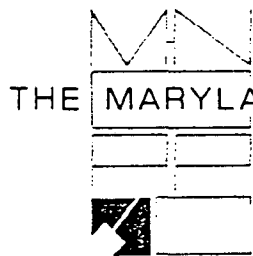
D. June 26, 1991 (First Review)

V. OTHER BUSINESS

A. Commission Items

B. Staff Items - Briefing on Potential Historic Preservation TDR Program

IV. ADJOURNMENT



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Urban Design Division  
M-NCPPC

DATE: JULY 11, 1991

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

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The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on JULY 24, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 8:30 P.M.

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawpdate

ANS

TARCRAFT V8, good cond. 101-297-7082

CARAVAN LE loaded, blue. (3) 866-4012

CARAVAN LE good cond, w/air. 13-455-1756

88 GRAND Fully Loaded. Attention. Well cared for. 703-281-6179

88 GRAND Low mileage. Loaded. Infinita II. 1-770 warranty. \$13,900. 137-4867

CLASSICS

SEDAN 8 Cyl. \$2500/Best Offer. 1) 830-9415

## BEST CHOOSE A SPECIALIST

For the best in home improvement and services, check the Let A Specialist Do It Directory daily, Monday through Friday, in The Journal Newspapers (Fairfax, Arlington, Alexandria, Montgomery and Prince George's). Pick up a copy today at your local newsstand or convenience store or call (703) 750-8600 to start home delivery.

beals, including sanitary and/or Metropolitan District Charges shall be adjusted to date of sale and assumed thereafter by the purchaser. All settlement costs, including all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The improvements are being sold in an "as is" condition, without express or implied warranty as to the nature and description of the improvements as contained therein. If the Trustees cannot deliver good title to purchaser, the sole remedy shall be the return of Purchaser's deposit.

Richard Krampf, Trustee  
Steven H. Hofberg, Trustee  
July 11, 18, 25, 1991  
0783001500

### NOTICE OF PUBLIC APPEARANCE BEFORE THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION FOR THE PURPOSE OF ACTING ON THESE AND OTHER ITEMS: HISTORIC AREA WORK PERMIT APPLICATIONS PENDING:

1. D.S. Ringland at 4722 Dorset Ave., Chevy Chase (HPC Case No. 35/36-91E) - Continued from July 10, 1991
2. Stephen and Anna McHale at 10314 Armory Ave., Kensington (HPC Case No. 31/6-91F).
3. Ivanor Corporation at 6 Post Office Rd., Silver Spring (HPC Case No. 31/7-91K).
4. Circle Manor Nursing Home at 10231 Carroll Place, Kensington (HPC Case No. 31/6-91G).

The regularly scheduled Public Appearance during which these and other items will be considered will be held on Wednesday, July 24, 1991, at 7:30 p.m., in the MRD Auditorium, Maryland-National Capital Park and Planning Commission Building, 8787 Georgia Avenue, Silver Spring, MD. For further information, contact Gwen Marcus at 495-4570, at the Historic Preservation Commission Office, 8787 Georgia Avenue, Silver Spring, MD 20910.

July 11, 1991  
0793001200

feet of the westerly line of Lot 10, Block 9 as shown on a plat of subdivision known as Bradley Farms recorded in Plat Book 23, Plat 1450 among the aforesaid Land Records

4. South 02° 55' 00" West, 400.11 feet to the point of beginning containing 37,996.64 square feet or 0.8723 acres of land.

Being part of the property conveyed to Rosario G. Guerzon and Melba Eunice Guerzon by Deed dated June 9, 1976 and recorded on July 2, 1976 in Liber 4805 at folio 111 among the aforesaid Land Records.

Lot 17 (hereinafter referred to as "Parcel 1"), known as premises 9121 River Road, is improved by a two-story brick and stone single-family detached dwelling containing 6 bedrooms, 5 full baths, 3 half baths, 8 fireplaces, 5 car attached garage, finished basement, tennis court and two inground pools.

Part of Lot 18 (hereinafter referred to "Parcel 2"), known as 9119 River Road, is an unimproved building lot containing 170,541.36 (208,538 - 37,996.64) square feet or 3.91508 (4.78738 - 0.87230) acres.

Parcels 1 and 2 will be sold subject to easements, rights-of-way, building restriction lines, septic area restriction lines and all other matters of record; and, subject also to the rights of redemption granted to the Secretary of the Treasury pursuant to 28 U.S.C. §7425(d).

#### Terms of Sale

Parcels 1 and 2 will first be offered separately, will then be offered as an entirety and will then be sold to the bidder or bidders offering the highest aggregate sum thereof. At the time of sale, a deposit of \$200,000 will be required for Parcel 1, a deposit of \$50,000 for Parcel 2 and a deposit of \$250,000 if both parcels are sold as an entirety, such deposit or deposits to be in the form of a cashier's check, or in such other form as the Trustees may determine in their sole discretion. The balance in cash, with interest at twelve and one-half percent (12.5%) per annum from the date of sale to the date of settlement, shall be payable within twenty (20) days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Time is of the essence. Compliance with terms of sale shall be made within twenty (20) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Samuel S. D. Marsh  
John W. Gill, Jr.  
William C. D. Burr  
Substitute Trustees

July 11, 18, 25, 1991  
0753001900

**NOTICE OF PUBLIC HEARING**

The Board of the Chief Administrative Officer of Montgomery County will conduct a public hearing on July 25, 1991 at 7:30 P.M., in the Auditorium, the Stella B. Wernier Council Office Building, 1000 Avenue, Rockville, Maryland.

The purpose of the hearing will be: (1) to receive on the transfer of a modular day care facility at the Stone Mill Elementary School site, 14323 View Drive, Gaithersburg, Maryland, from the Working Families, Inc. to Montgomery County; (2) to receive comments on the assignment of the Agreement for the land on which the modular facility is to be located to Montgomery County.

Interpreter services may be made available for deaf and hearing impaired citizens by providing five working minutes notice. For additional information, contact the Montgomery County Office of Real Estate Management, 10 North Washington Street, 3rd Floor, Rockville, MD 20850 or call (301) 217-6080.

July 11, 18, 22, 1991

0793000700

of Education of Montgomery County will be for the furnishing of the below listed information by the date(s) and time(s) shown. The bids will be opened in the presence of the director of the Maintenance at Montgomery County Park, 16651 Rockville Way, Rockville, MD 20855. Specifications can be obtained at

the office of the Director of Maintenance. **MINORITY BUSINESS ENTERPRISES ARE ENCOURAGED TO RESPOND TO THIS SOLICITATION NOTICE.**

**Bid #1029-91** Water Heater and Fuel Burner Replacement - July 22, 1991 - 10:00 A.M. EDT.  
Dr. Francis G. Cary  
Director

Division of Maintenance  
July 11, 1991  
0793001000