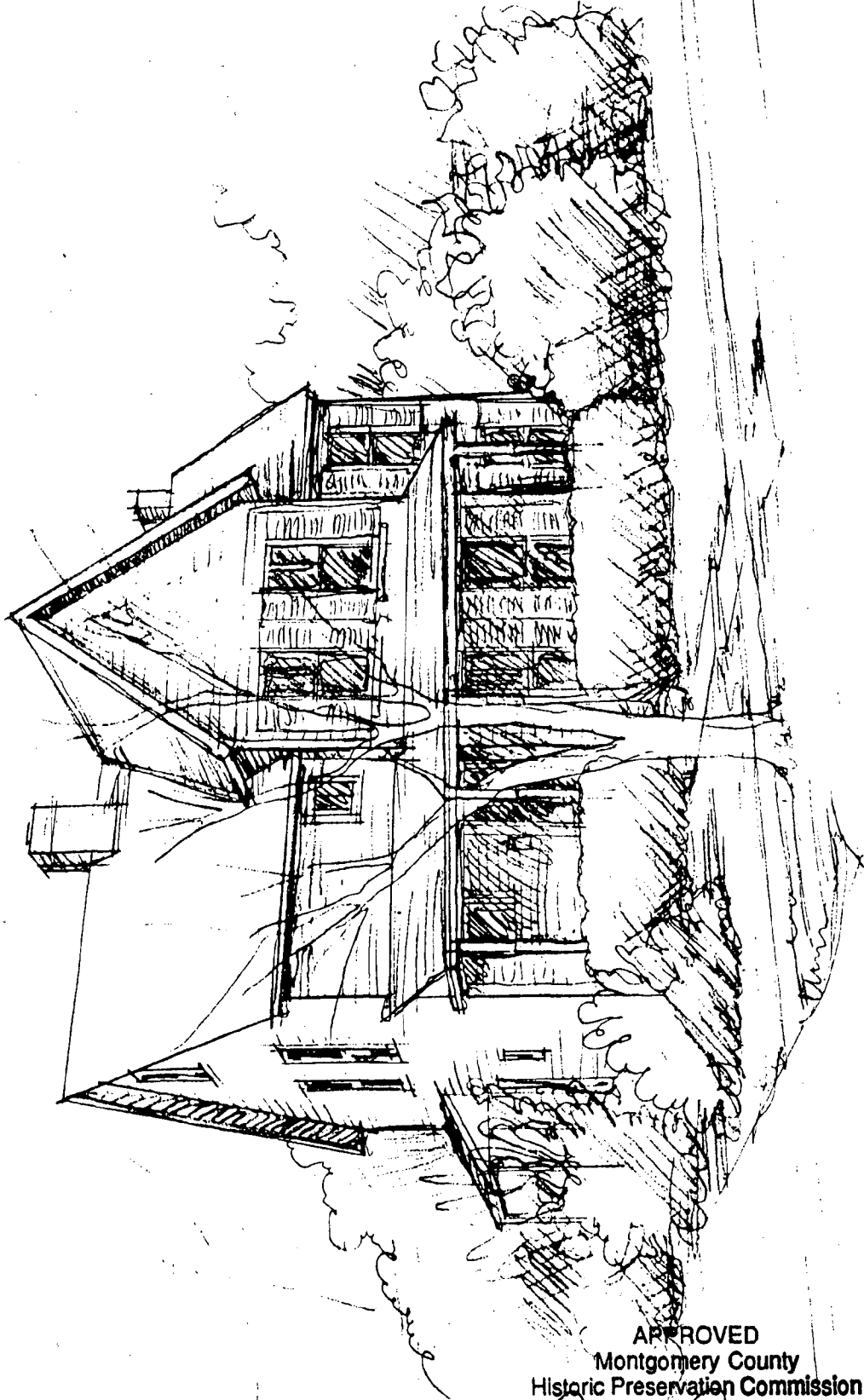


31/6-94D 10314 Armory Avenue
Kensington Historic District

SUBMITTED 5/11/94



APPROVED
Montgomery County
Historic Preservation Commission

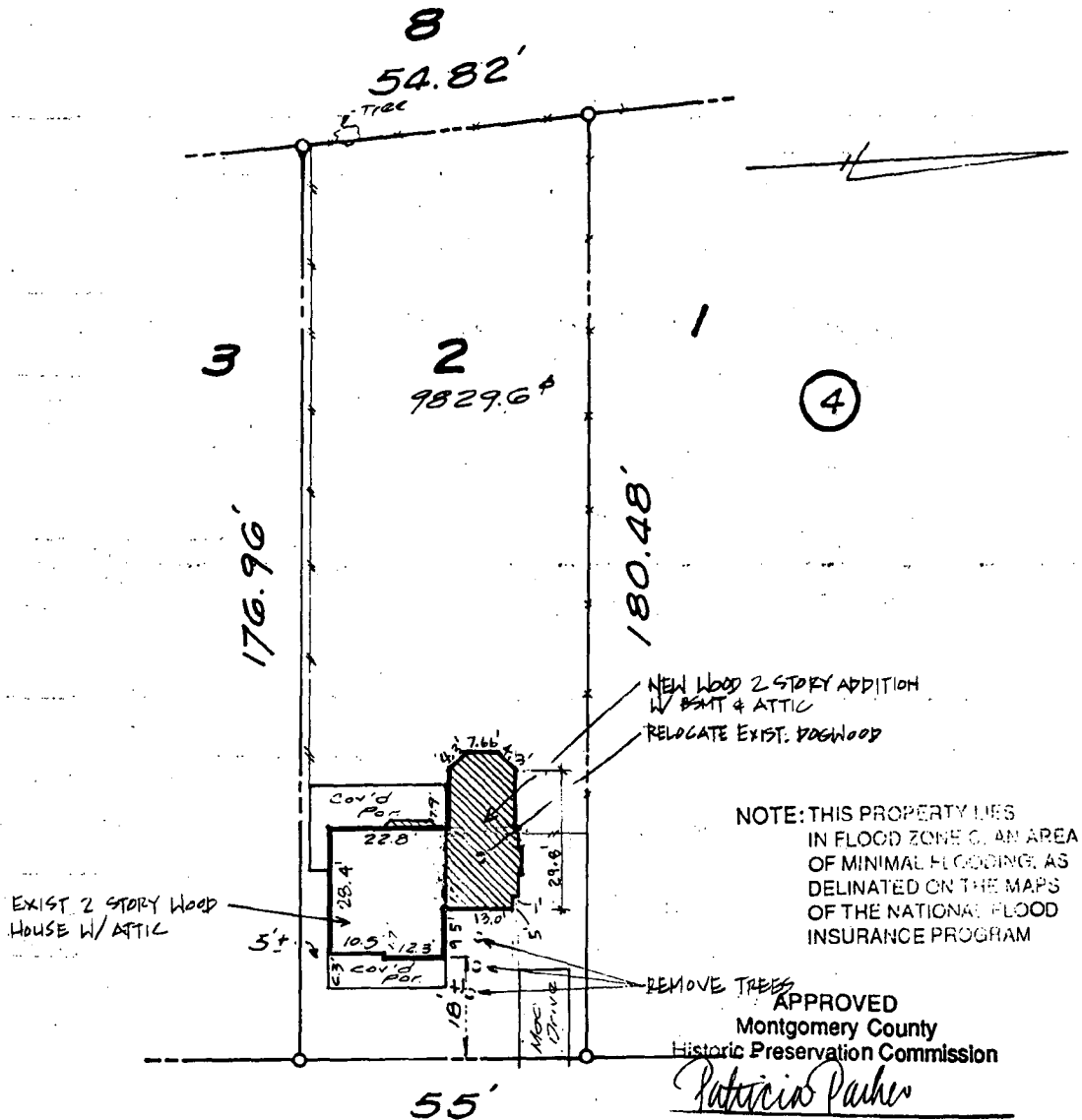
Patricia Parker

SUBMITTED 5/11/94



APPROVED
Montgomery County
Historic Preservation Commission

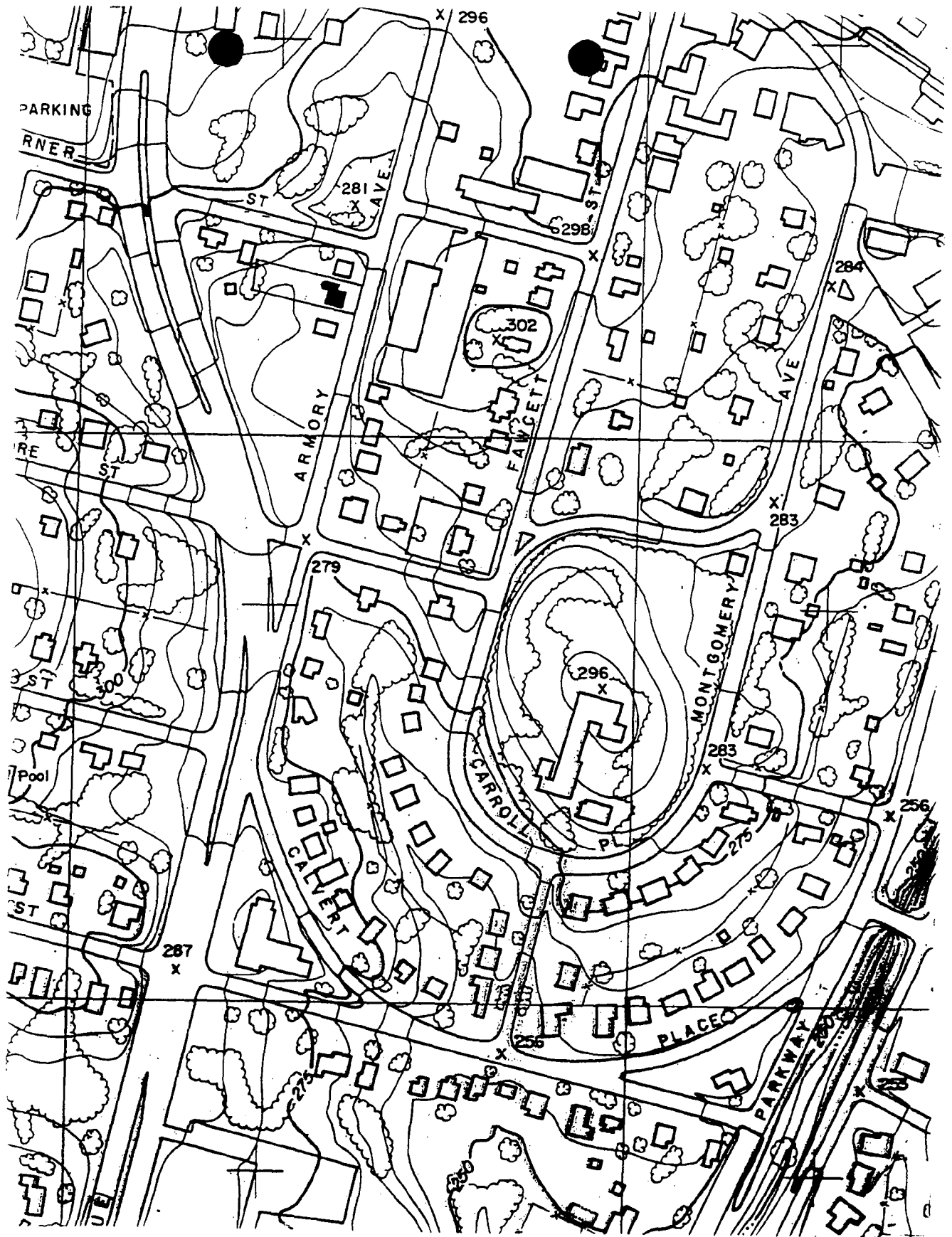
Patricia Parker



ARMORY AVENUE
 (Formerly HOWARD AVENUE)

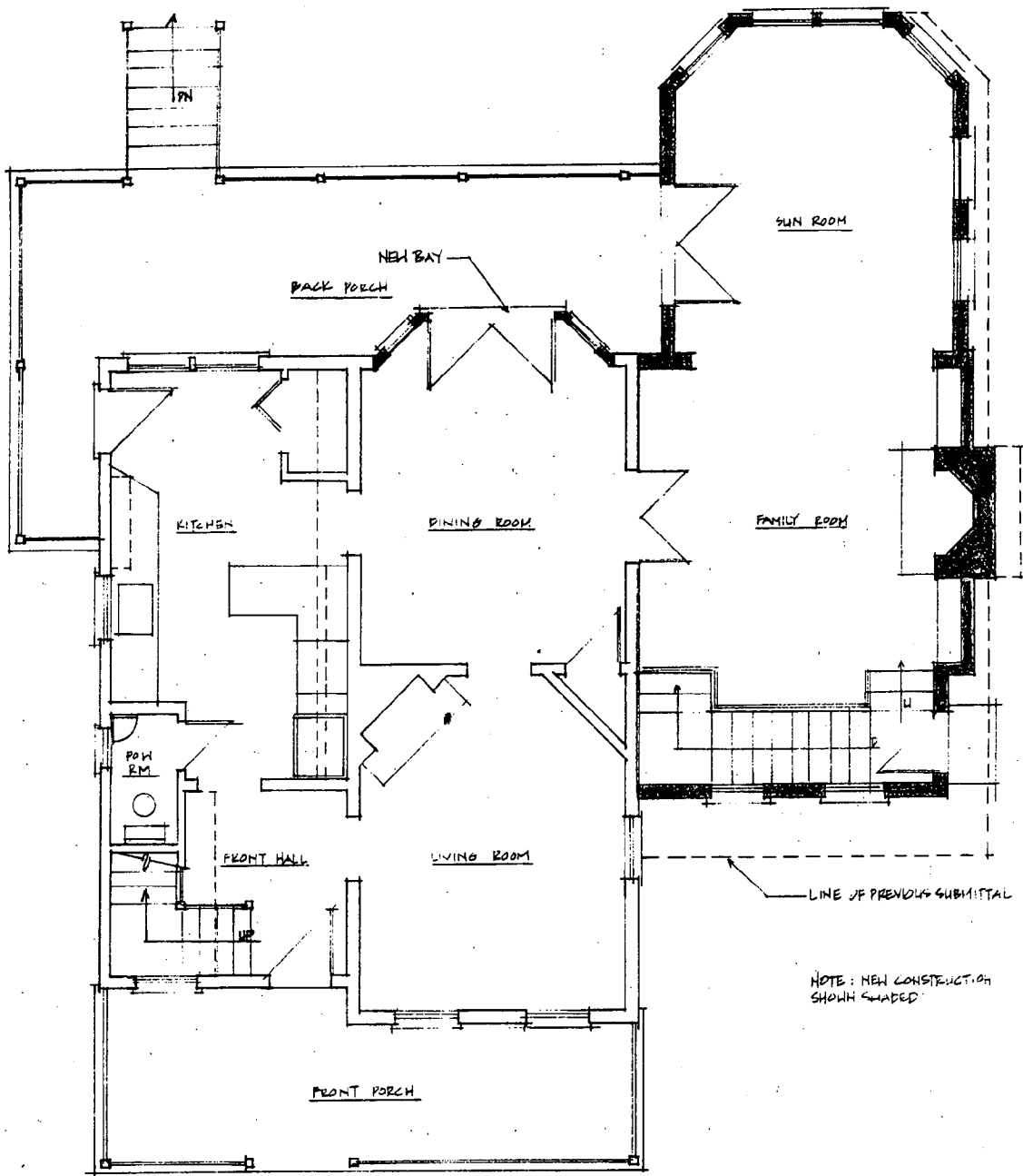
NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 10314 ARMORY AVENUE MONTGOMERY COUNTY, MARYLAND SUBDIVISION R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS 21, 22, & 28 OF THE DIVISION OF THE ESTATE OF LURANER KNOWLES AT KENSINGTON	LOT: <u>2</u>	BLOCK: <u>4</u>
	PLAT BOOK: <u>B</u>	PLAT NO: <u>30</u>
	DATE: <u>9-18-92</u>	SCALE: <u>1" = 30'</u>
	CASE NO: <u>16891</u>	FILE NO: <u>RC 92379</u>
	CERTIFICATION: I hereby certify that the position of all the existing visible improvements	



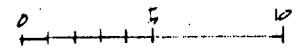
APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker

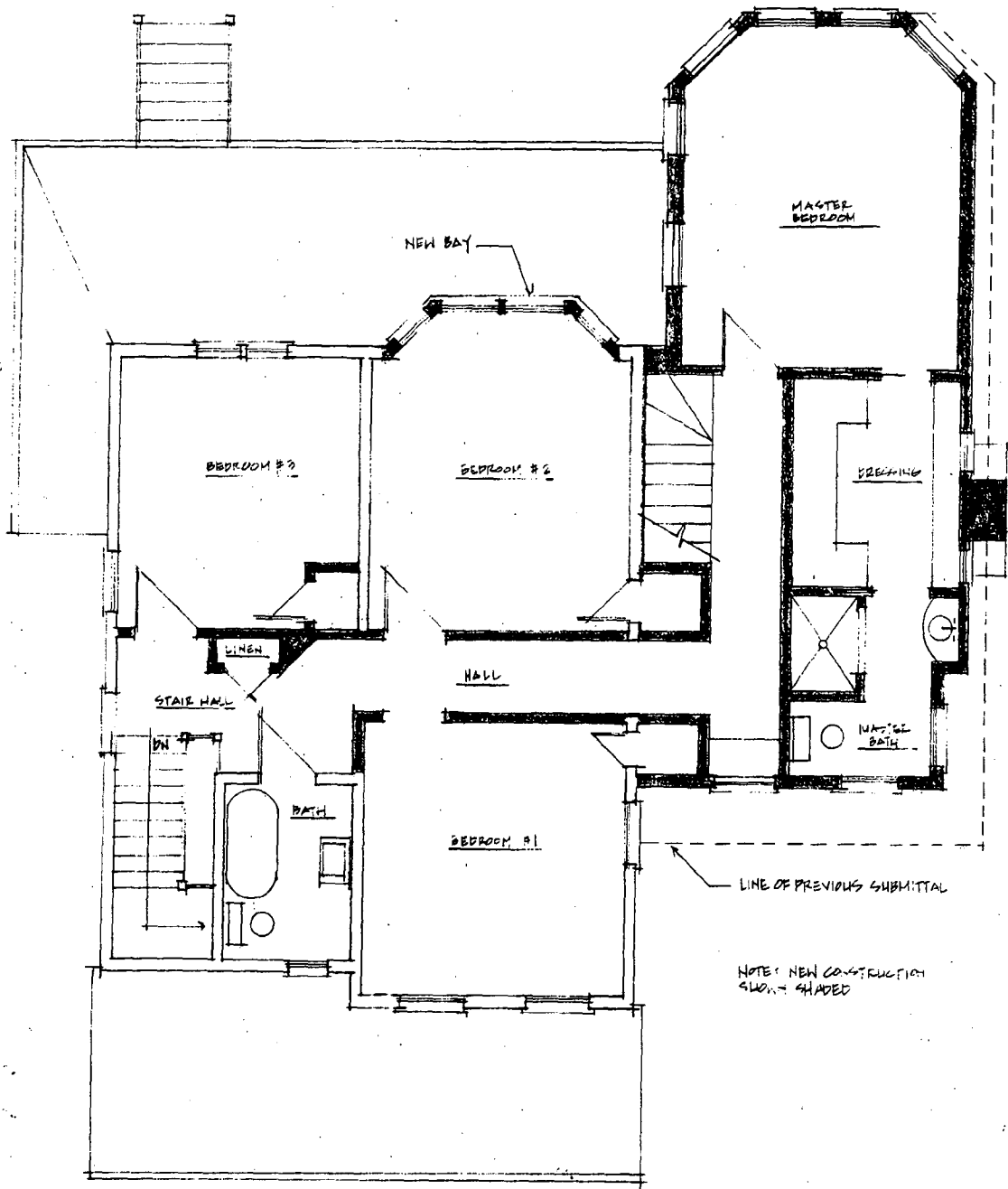


NOTE: NEW CONSTRUCTION
SHOWN SHADED

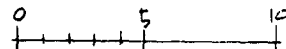
FIRST FLOOR PLAN



APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker

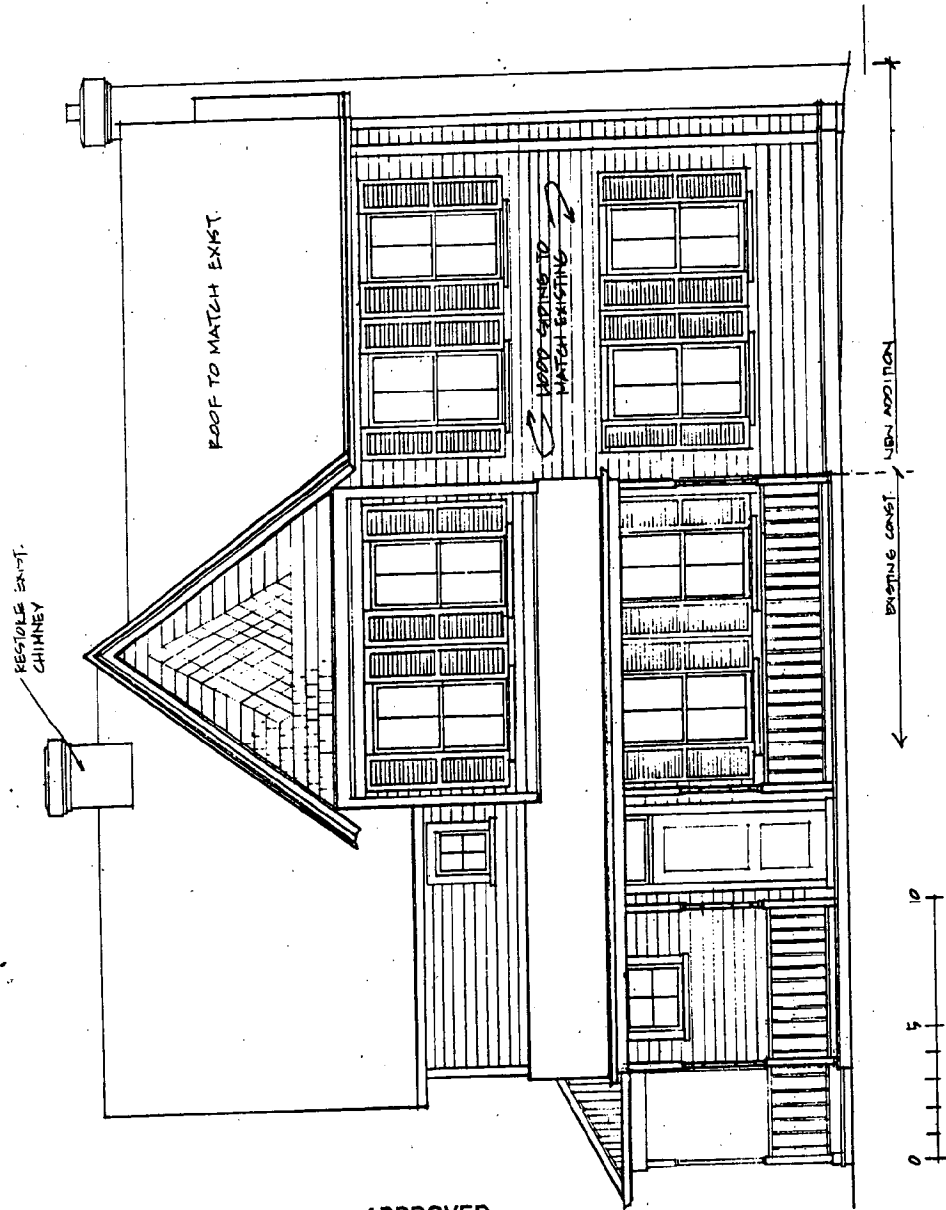


SECOND FLOOR PLAN



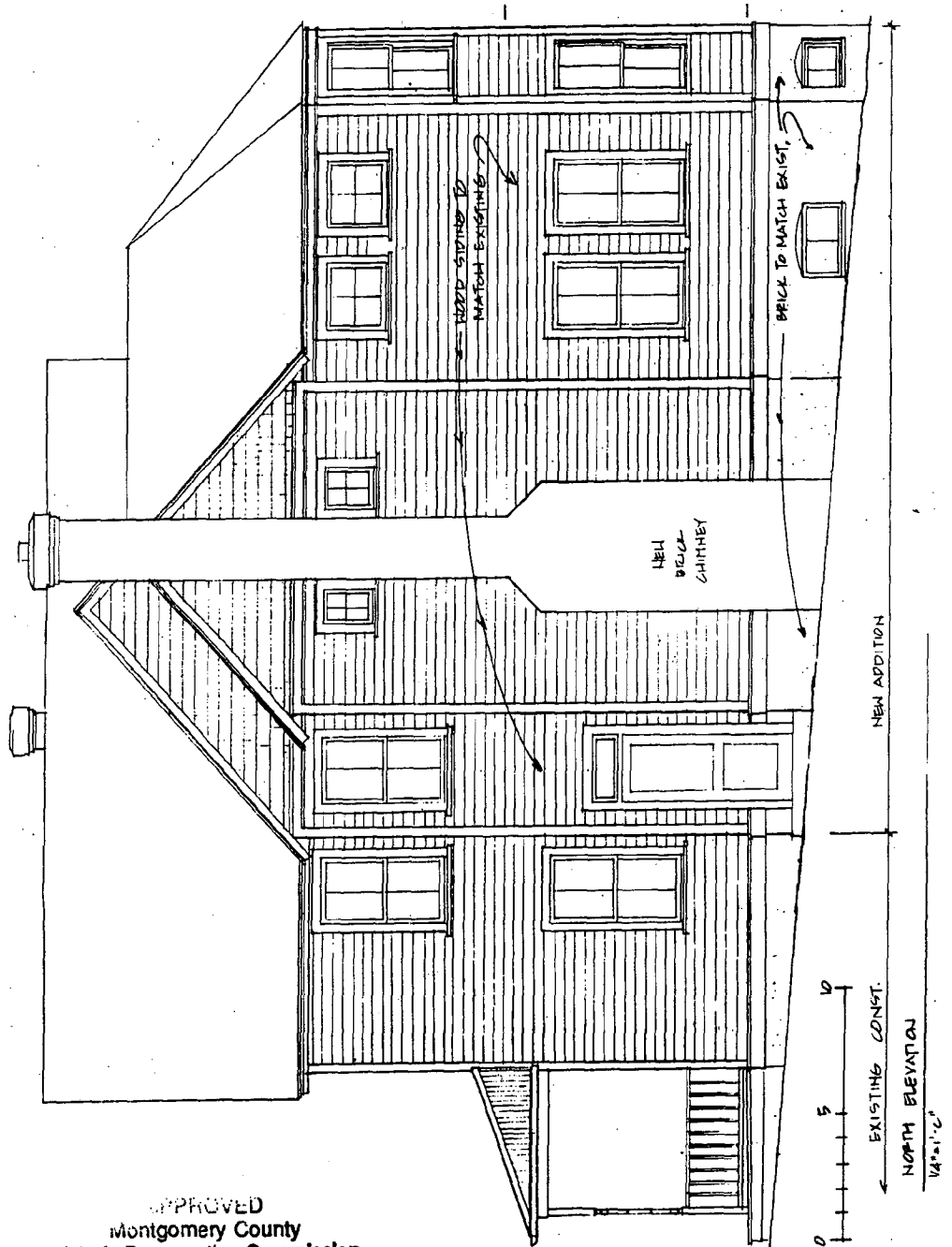
APPROVED
 Montgomery County
 Historic Preservation Commission

Patricia Parker



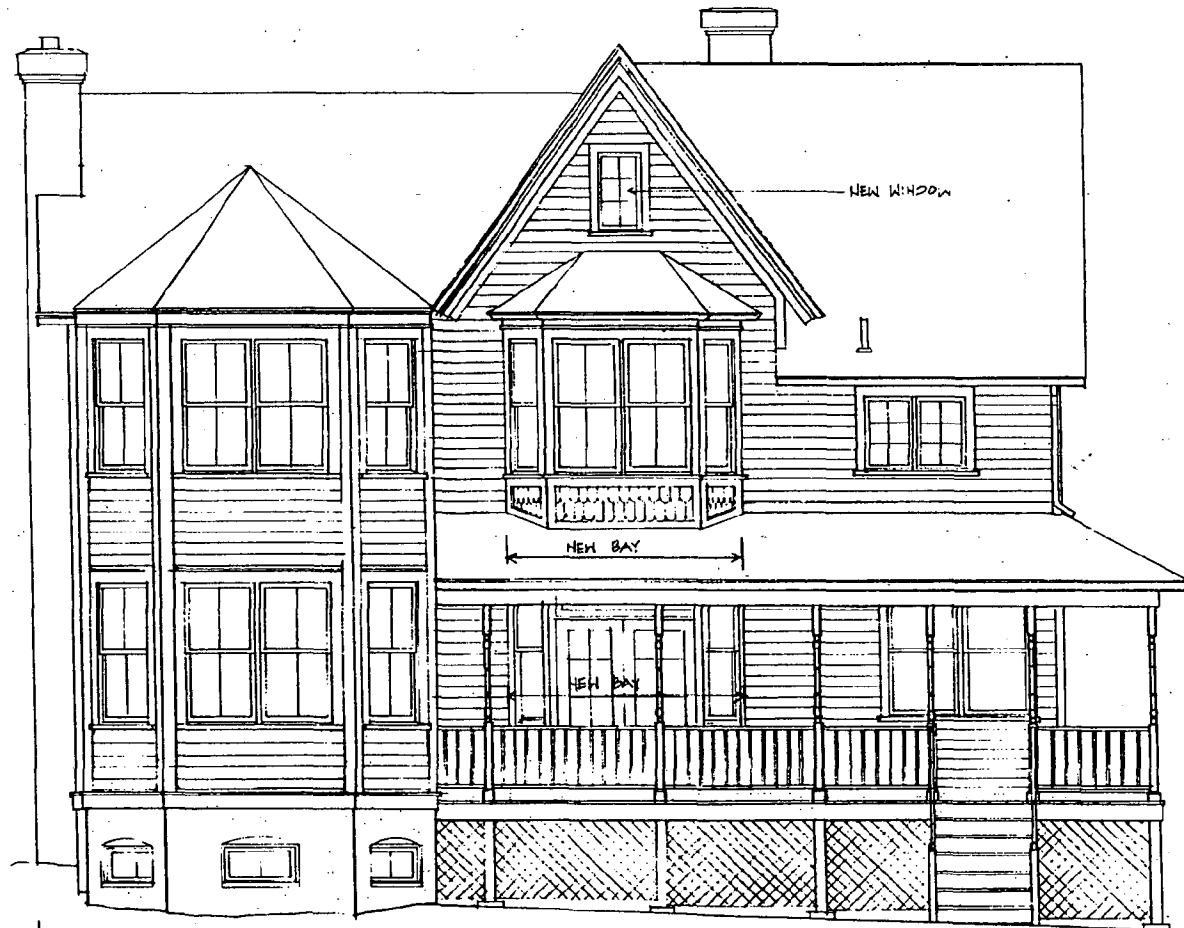
APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker

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



APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker

APPROVED
Montgomery County
Historic Preservation Commission
Peterson Powell



NEW ADDITION

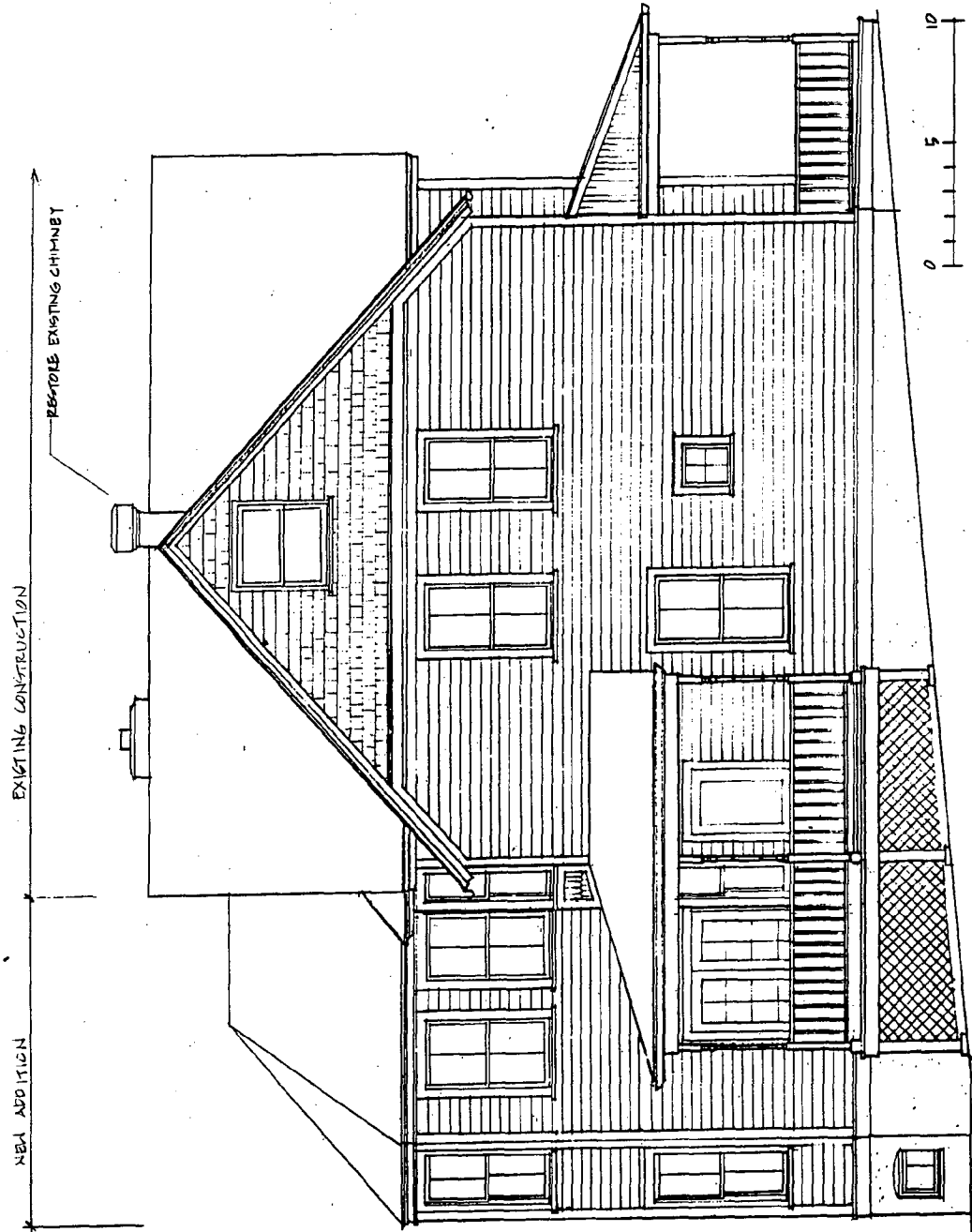
EXISTING CONST.

0 5 10

WEST ELEVATION

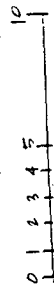
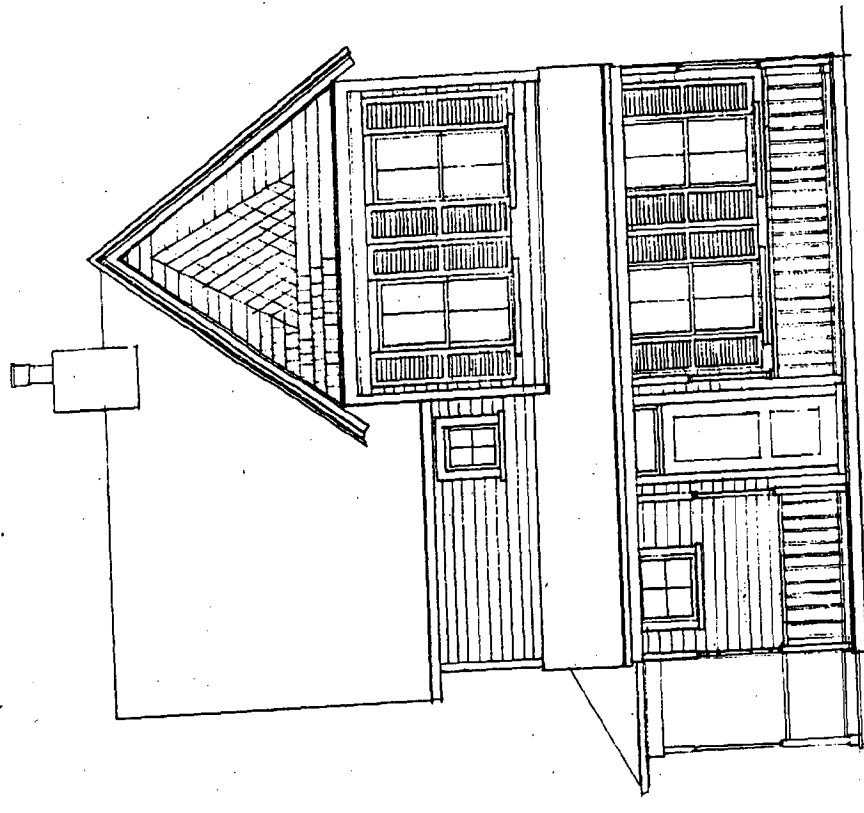
1/4"=1'-0"

3 1/2" x 11" x 1/2"



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

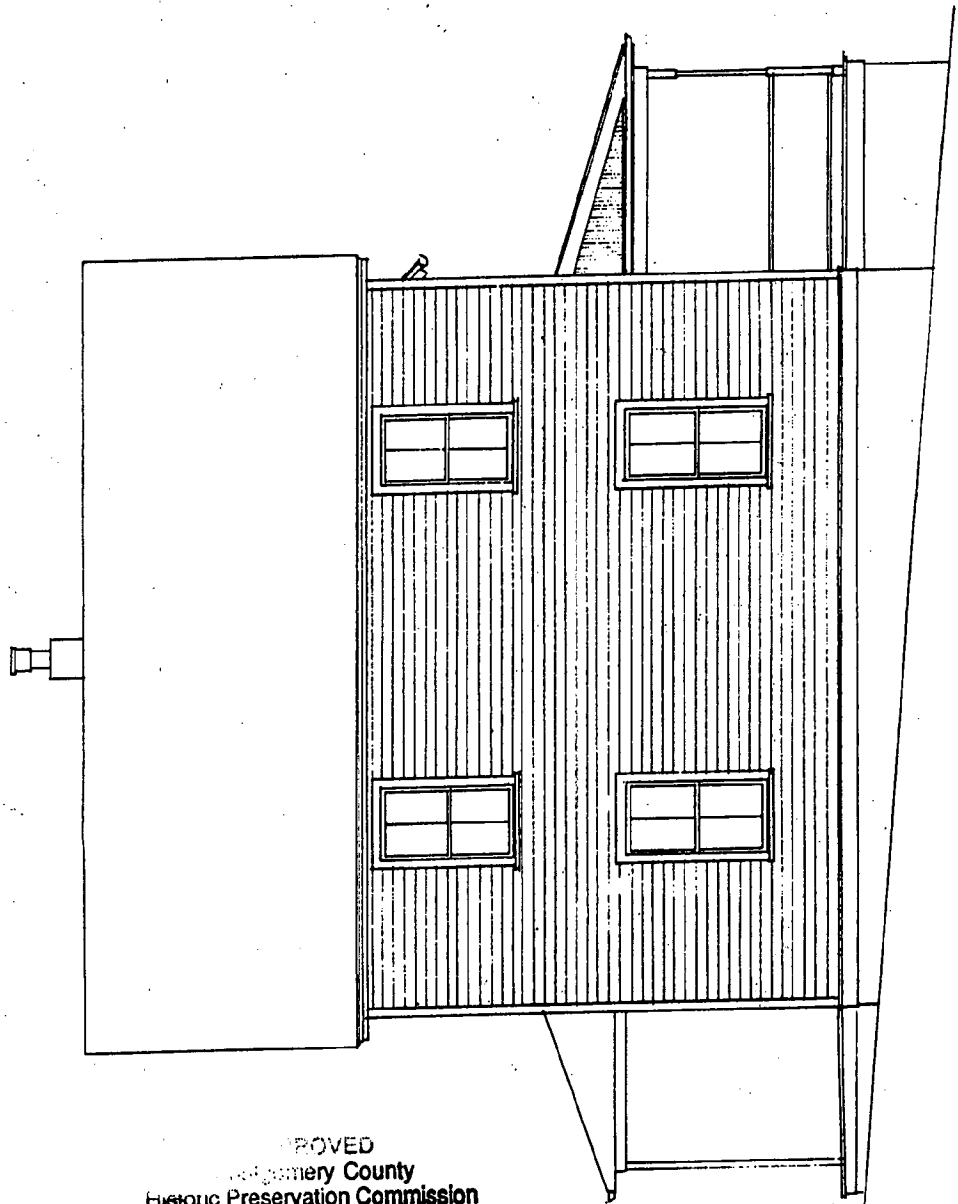
APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker



EAST ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

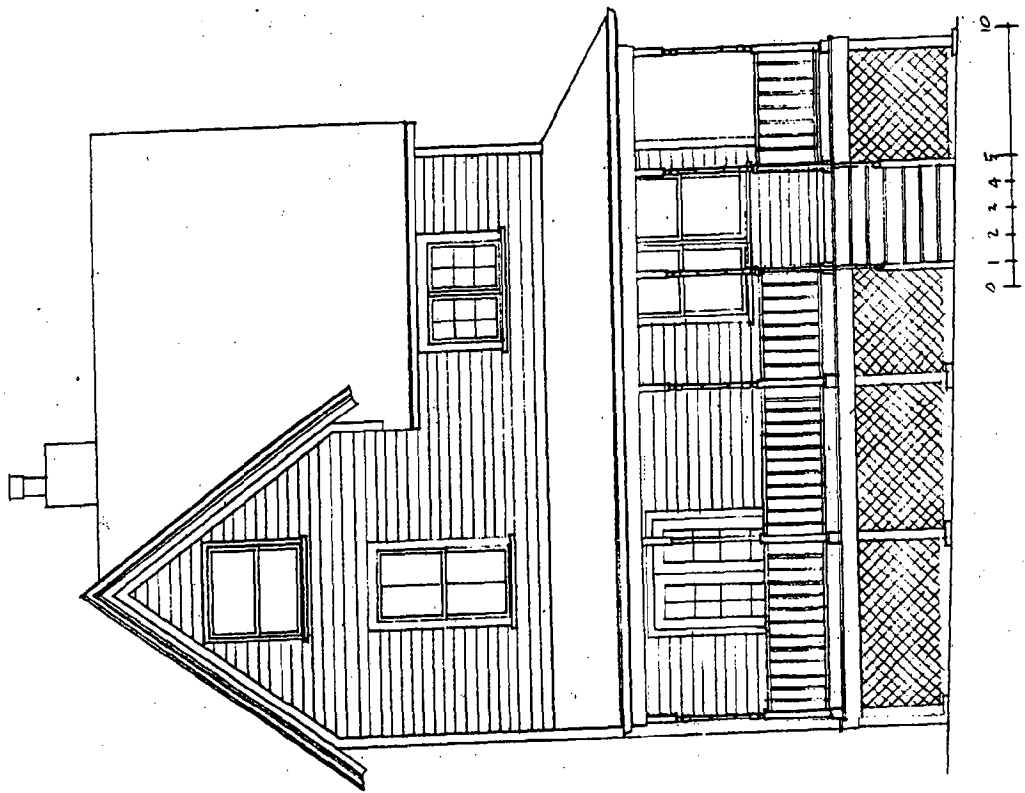
Patricia Parker



0
1
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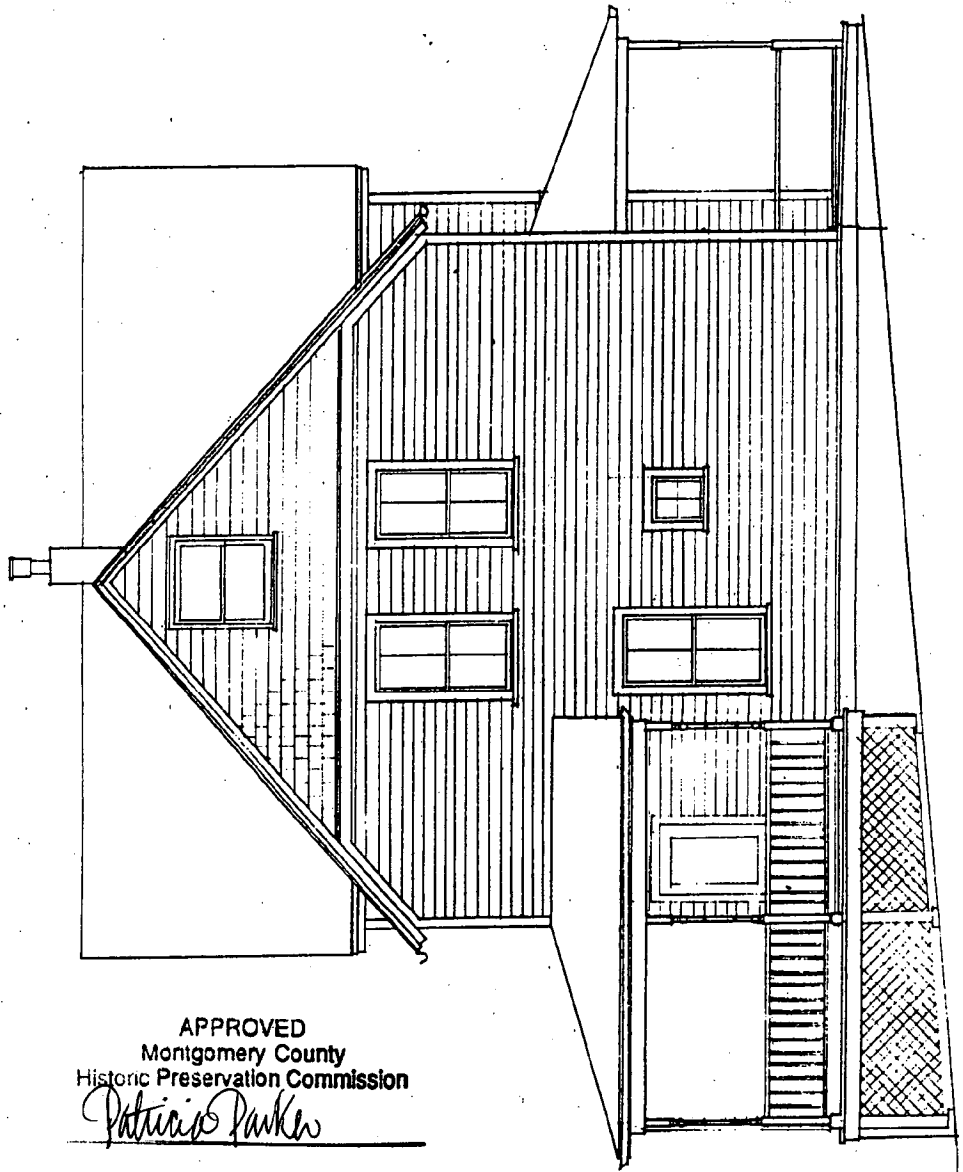
NORTH ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker



WEST ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker



APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker

0 1 2 3 4 5

SOUTH ELEVATION

4

April 19, 1994

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National
Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

**Re: Historic Area Work Permit Review of
Proposed Additions and Renovations to
10314 Armory Avenue
Kensington, Maryland
A home owned by
Mr. and Mrs. Stephen McHale**

Dear Ms. Witherell,

I am enclosing plans, elevations, and a plat showing work we are proposing on the above referenced house. As well, please find enclosed photographs of the existing house.


In response to the Commissions's comments at our Preliminary Review, we have made significant revisions. These revisions include pushing the addition back from the front of the house an additional 2.5 feet and reducing the width of the front elevation by 1.66 feet. We have not extended any farther into the back yard. The addition is now 9.5 feet back from the main front facade, and approximately 15.5 feet back from the front of the front porch. The existing front porch is 25 feet back from the curb and the addition is 40.5 feet back from the curb. By reducing the size of the addition, we are able to leave the existing side windows in place. We have significantly simplified the rear elevation, which is now more similar to a bay, with the roof tied into the main roof, and its peak lowered 4 feet. The fish scale decoration has been removed as suggested by the Commission. Additionally, the main ridge of the addition has been lowered, and the existing chimney, which has had significant repairs, will be restored to its original form, matching the chimney on the house to the south. The reduction in the size of the addition has resulted in the loss of one of the planned second floor bedrooms.

Per our previous application, we are also proposing the removal of the three pines at the front of the house, and the relocation of one dogwood. The pines will be re-

placed by six new trees, and if the dogwood does not survive, it will be replaced by two trees.

We look forward to your review of the enclosed and to the comments from both you and the Commission.

Sincerely,



Stephen Vanze, A.I.A.

Enclosure

pc The McHales



2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130

April 22, 1994

Ms. Nancy Witherell
Maryland National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Ms. Witherell,

I am writing regarding replacement trees for the McHale residence, 10314 Armory Ave. in Kensington. Given the narrow location and the wires overhead, I believe 4 arborvitae planted along the right side of the house at 4' centers and 2 American hollies planted in the right front corner at 8' centers and 5-6' off the drive would provide a suitable replacement for the existing Deodora cedars. As they develop, the hollies will have to be pruned periodically to maintain their perspective in the landscape but this species responds well to this type of maintenance and can be an asset to the property for many years.

Should you have any further questions, please call.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.

cc: Kensington LAP
Anna McHale



Member
National
Arborist
Association



2279 Lewis Avenue □ Rockville, Maryland 20851

(301) 881-8130

RESUME OF

PAUL L. WOLFE, II

April 19, 1994

EDUCATION:

Michigan State University Bachelor of Science 1974
Attend approximately 15 days of professional seminars annually
Licensed Tree Expert- Maryland (License # 319)
Certified Pesticide Applicator- Maryland, Virginia, District
of Columbia

EMPLOYMENT:

Bartlett Tree Expert Co. 1974-1977 Area Manager Marshall, VA
Gustin Gardens Tree Service 1977-1988 Arborist Rockville, MD
Integrated Plant Care 1988-present President Rockville, MD

Professionally employed as an arborist since 1974 actively
participating in all the following activities:

- Formulate and implement plant health care programs
- Street tree inventories
- Diagnose and treat plant insects and diseases
- Consultant to homeowners, communities, developers,
schools, etc.
- Tree appraisals and evaluations
- Collaborate with attorneys and testified in United
States District Court as expert witness
- Testified before United States House of Representatives
- Guest speaker at numerous meetings and seminars
- Organized volunteer tree care project at Arlington
National Cemetery utilizing services of 400 arborists
from 22 states plus Canada

ORGANIZATIONAL AFFILIATIONS:

Board of Directors- National Arborist Association (NAA)
President- Maryland Arborist Association
Member- Professional Consulting Arborists of America
Past-President- Maryland Alliance for Responsible Regulation
of Pesticides
Member- International Society of Arboriculture
Member- Landscape Contractors Association
Member- Chesapeake Coalition for Responsible Environmental Care
Member- American Truck Historical Society
Member- Kensington Historic Preservation Committee



Member
National
Arborist
Association



April 19, 1994 2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130

Ms. Nancy Witherell
Maryland Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Ms. Witherell,

I am writing regarding the McHale Residence at 10314 Armory Ave. in Kensington. Of specific concern are 3 Deodora cedar trees located in the right front of the property. As a member of the Kensington LAP, I was asked by Mrs. McHale to expound on my comments raised at the Kensington LAP hearing on March 16, 1994 as the minutes from that meeting don't include my thoughts.

The 3 trees in question are approximately 7, 8 and 10" in diameter at breast height. They currently range in height from 25 to 35'. Although originally planted as separate trees, they have grown together as a mass providing a dense screen between the properties and the street.

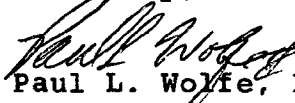
Deodora cedars, as a species, grow to a height of 60-70' with a branch spread of over 40'. One of the delightful characteristics of the species is the gracefully branching habit as they mature. The unfortunate part of the trees at 10314 Armory is that they are planted in such a tight location that they will never have the opportunity to develop properly. The homeowner is already having to cut the lower branches back to clear his driveway. One of the trees is encroaching the sidewalk and all are entangled in the overhead wires.

It is my opinion that the property would best be served by taking down these 3 trees as it was a mistake that they were planted there in the first place. New trees more appropriate to meet the demands of the site could be readily replanted.

The option of removing either one or two trees is not viable as the resulting void in the canopy created by shading from the adjacent trees would never fill in with new growth.

Please accept these comments as an addendum to the Kensington LAP meeting of March 16, 1994.

Sincerely,


Paul L. Woffe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist
Association

Meeting of the Kensington LAP
3/16/94

In attendance:

LAP: Shulman, Wolfe, Morris, Jones, Dedes, Wagner, & Basle

Others: Mr. & Mrs. McHale, their architect Stephen Vanze, Dick Simler, Julie O'Malley, & John Oppenheim

Old Business

1. Appeal by the Kensington Historical Society and some Kensington citizens of the HAWP granted to Mr. Fleming by the HPC in February was reported.
2. Results of the HPC consideration of the Fisher proposal with Gloria Capron as designer for the house at 3923 Baltimore Street were reported. The LAP majority vote had favored plans as submitted although some members had objections to certain element including the wrap-around porch which was the major feature rejected by the HPC. Discussion at the LAP meeting had included a detailed description of the purely advisory function of the LAP to the HPC in order to inform the applicant that LAP decisions may or may not be accepted by the HPC. Nevertheless, the positive LAP vote was misunderstood by the applicants as essentially a binding endorsement. When the HPC rejected the porch and recommended decreasing the size of the kitchen the applicants were greatly disappointed.
3. The sense of betrayal expressed by ^{the} Fishers and Gloria Capron to some member of the LAP and to other citizens who had testified at the HPC meeting has led Helen Wilks to re-examine her feelings about membership in the LAP. As a result, she has resigned, expressing her reasons in a letter which will be circulated to LAP members.

New Business

1. In view of apparent conflicting precedents in allowable or nonallowable changes to historic structures in Kensington, the standards for rehabilitation of the U.S. Department of the Interior, with particular reference to new additions to historic buildings contained on pages 58 and 59 were read to those attending the meeting. On discussion it was brought out that the standards were adopted by Montgomery County several years after establishment of the Kensington Historic District. Some changes approved shortly after this designation may not

be approvable currently. Interpretation of guidelines may also vary among individuals some being more conservation than others; but desire to support the mandate to preserve should be a qualification for serving on the LAP.

2. Consideration of the McHale proposal

A model of the house with proposed additions was shown and described by the architect. Matters considered by the LAP in interaction with the owners and architect included: size and massing, setback, roof line, eave line, tower, finishing details, landscaping, streetscape, and impact on historic preservation in Kensington generally.

After lengthy discussion a motion was passed (5 to 2) to provide the HPC with thoughts expressed on various aspects of the proposal by individual members of the LAP rather than provide a yes or no vote on the overall project which would not be as informative.

Brief summary statements of member were:

Shulman: The proposal seems to be a mix of simple and complex style, the tower appearing too ornate and "presumptuous" against the original. Positive attempts to differentiate new from old construction include set back and difference in eave line, although the roof ridge reads as a single long structure from the front despite setback of new roof. I would be inclined to preserve more of the historic structure and ambience of the neighborhood than is allowed by the proposal but this may not be possible if pressures for different utilization are considered as overriding considerations.

Dedes: The new addition is distinguishable from the old by its design and setback. Further differentiation could be provided by omitting mullions from new windows. The fish-scale feature could be simplified. Overall it is a lovely addition.

Wagner: The tower helps differentiate the new from old construction as does the difference in height of the new eave from the old.

Wolfe: The house would fit in nicely with the character of the neighborhood. The house to the South has a similar addition.

Basle: I have no objection whatsoever to the proposed new construction.

Jones: Eight of the 9 guideline of the Secretary of the Interior appear to be fulfilled. I like the roof line as well as the tower. Landscaping suggested by Paul Wolfe would enhance the addition. It is a great addition that I support 100%.

Morris: As a purist on preservation, I feel historic houses should be preserved as much as possible. We have to hang on desperately to what is left of historic Kensington. Too many changes will leave Kensington as perhaps an interesting town, but no longer an historic town. Architecturally the proposal is sensitive to preserving the appearance of the original cottage by the setback of the addition. However, the tower style is distinct from the cottage style; it mixes Queen Ann with cottage style in an unacceptable way. *edit*

Although not in the summaries, preservation of one or more of the large pines at the front of the house was discussed with opinions both for and against.

Those wishing to make changes before the 3/23 HPC meeting call me at (301) 949-0395.

N. R. Shulman

Addendum to Kensington LAP Minutes, 2/16/94 Meeting

Re: McHale Preliminary Submission

The town arborist, Paul Wolfe, thought that 3 evergreens at the front of the house should be removed because they encroach on the walk and driveway. The front tree is large and relatively well shaped. Others might want to comment on the appropriateness of removing it.

Fiona Morris represented the Historical Society in place of Helen Wilkes. She had been approved by HPC staff but had not yet received an official notification.

March 2, 1994

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National
Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

**Re: Preliminary Review of
Proposed Additions and Renovations to
10314 Armory Avenue
Kensington, Maryland
A home owned by
Mr. and Mrs. Stephen McHale**

Dear Ms. Witherell,

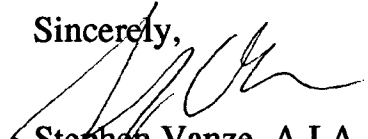
I am enclosing plans, elevations, and a plat showing work we are proposing on the above referenced house. As well, please find enclosed photographs of the existing house.

Briefly, our client, Mr. and Mrs. Stephen McHale, have lived in the house for approximately eight years and hope to make additions and renovations that will accommodate their family. They very much like the neighborhood and wish to continue living there. The existing house is very small, having only two bedrooms and a small study on the second floor. There is no basement under the existing house. We are proposing an addition to the north and west that will accommodate a full basement play room, a first floor family and sun room and a second floor master bedroom and small guest room. Additionally, we have proposed a small bay addition to the dining room and a bay window above it, slightly enlarging a bedroom. Both bay additions are at the rear. We have pulled back the addition from the front of the house, and have broken down the scale of the addition by designing a more playful element at the rear, accommodating the master bedroom.

The McHales strongly desire the addition to the side, very similar to their southern neighbor's recent addition, because anything added to the rear will internalize the kitchen and dining room, cutting them off both visually and physically from the back porch and a very beautiful backyard. They also feel strongly that they are unable to properly utilize the dark and cut off section of yard to the north because of the siting of the original house in the southeast corner of the lot. For these reasons, they feel that the side of the existing house is the proper place to site the addition.

We look forward to your review of the enclosed and to the comments from both you and the Commission.

Sincerely,



Stephen Vanze, A.I.A.

pc The McHales



EAST ELEVATION



McHale Residence
10314 Armory Avenue
Kensington, MD. 20895



**Neighbor to South
10312 Armory Avenue
Kensington, MD 20895**



EAST ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895



BARNES VANZE & ASSOCIATES, ARCHITECTS

August 29, 1994

Mr. David Berg
Historic Preservation Planner
The Maryland-National
Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: **Historic Area Work Permit Review of
Additions and Renovations to
10314 Armory Avenue
Kensington, Maryland
A home owned by
Mr. and Mrs. Stephen McHale**

Dear Mr. Berg,

This letter is to confirm our conversation of August 24, 1994. As I said, the contractor had constructed the roof of the addition, matching the slope of the existing gable to the south and failing to note the 1'-4" dimension noted on the enclosed drawings. The difference between the ridge heights as constructed is 10", not 1'-4". In our conversation, you agreed that the framed roof should not be torn down.

Additionally, this morning, the contractor suggested and tendered a fairly competitive price, to reshingle the existing roof, which is on its last legs. The idea, of course, would be to match the roof that is presently on the house. I will call you in the morning to discuss what approvals the McHales will need for that work. I have enclosed a picture of the house for you reference.

Thank you for your help and I look forward to speaking with you tomorrow.

Sincerely,



Stephen Vanze, A.I.A.

Enclosure
pc The McHales

BARNES VANZE & ASSOCIATES, ARCHITECTS

August 29, 1994

Mr. David Berg
Historic Preservation Planner
The Maryland-National
Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

**Re: Historic Area Work Permit Review of
Additions and Renovations to
10314 Armory Avenue
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A home owned by
Mr. and Mrs. Stephen McHale**

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Sincerely,



Stephen Vanze, A.I.A.

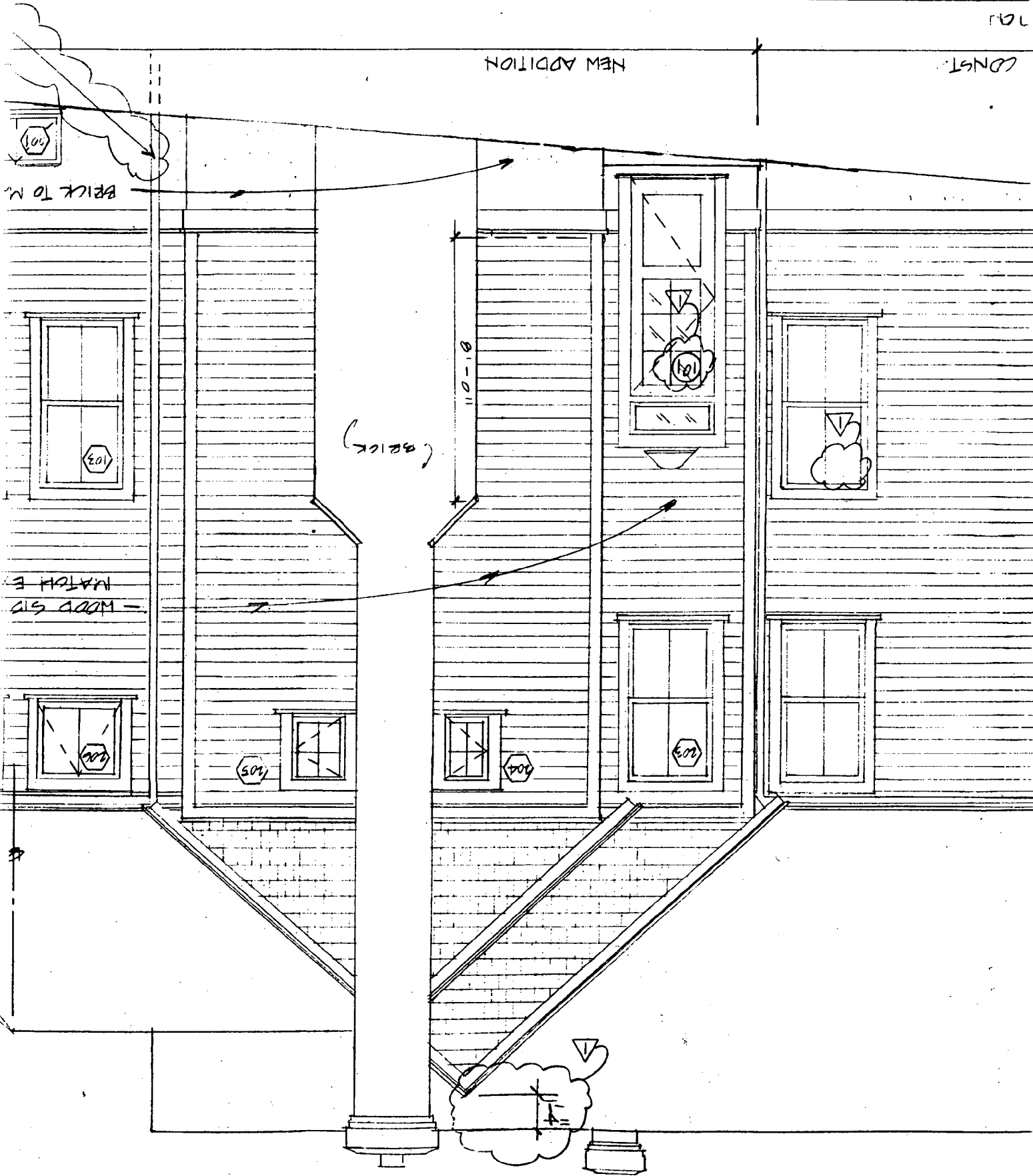
Enclosure
pc The McHales

REBUILD CHIMNEY

101

CONST.

NEW ADDITION



BRICK TO M.

WOOD SIDING MATCH E

(BRICK)

8'-0"

101

101

101

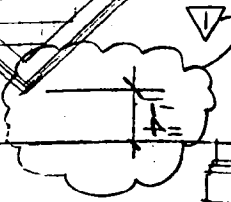
101

101

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101



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: May 12, 1994

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

General Condition: The applicant shall notify DEP 5 days prior to commencement of work & within 2 weeks after completion of work.

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

Applicant: Mr. & Mrs. Stephen McHale

Address: 10314 Army Avenue
Kensington, Md. 20895



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 MR. & MRS. STEPHEN MCCHALE TELEPHONE NO. 301 949 0069
(Contract/Purchaser) (Include Area Code)

ADDRESS 10314 ARMORY AVE KENSINGTON MD 20895
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. _____

PLANS PREPARED BY BARNES VANZE ASSOC., ARCHITECTS TELEPHONE NO. 202 337 7255
(Include Area Code)

REGISTRATION NUMBER 8435

LOCATION OF BUILDING/PREMISE

House Number 10314 Street ARMORY AVENUE

Town/City KENSINGTON Election District 13

Nearest Cross Street WARNER ST

Lot 2 Block 4 Subdivision R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS 21, 22 & 23
OF THE DIVISION OF THE ESTATE OF LUENNER KNOWLES

Liber _____ Folio _____ Parcel @ KENSINGTON

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 \$ TO BE DETERMINED

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 (X) WSSC 02 () Septic
 03 () Other _____

2B. TYPE OF WATER SUPPLY
 01 (X) 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.

Mrs. Marie Prosimi Giordano PIA

4-20-94

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date May 12, 1994

APPLICATION/PERMIT NO: 946430004 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: 941121011 RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10314 Armory Avenue	Meeting Date: 5/11/94
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-94D	Tax Credit: Partial
Public Notice: 4/27/94	Report Date: 5/4/94
Applicant: Stephen and Anna McHale	Staff: Nancy Witherell
PROPOSAL: Construct addition	RECOMMEND: Approve

The applicants appeared before the HPC on March 23, 1994, to discuss a proposal to construct an addition on the right side elevation of a Queen Anne-style house that is designated a primary resource in the Kensington Historic District.

The applicants now appear with a HAWP application and have submitted modified plans as a result of the previous discussion. In general, the HPC concurred with the concept of a set back side addition, but deemed it too wide as seen from the street, recommended that the roof ridge of the addition be lowered, and suggested that the rear turret be simplified in roof form and wall treatment in order to defer to the style and scale of the house.

The applicants' HAWP application shows a side addition that is set back an additional 2'6" (the earlier setback was 7 feet, excluding the 6' width of the porch), for a total of 9'6", thereby preserving the two windows on the side wall in their existing position. The addition has been reduced from the 14'8" width proposed last time. The width of the addition on the street elevation is now 13 feet; it widens an additional foot to a maximum width of 14', excluding the chimney. This plan has the advantage of breaking up the new side elevation into different planes and subsidiary roof forms. The chimney (also shown in the previous proposal) adds interest and scale.

The roof ridge of the proposed addition has been lowered approximately 1'4" from the earlier proposal (and 1'4" from the ridge of the existing house).

At the rear, the turret is the same size as before, but with clapboard instead of shingled walls, and a smaller and lower roof form that ties into the gable face of the house. Pages 3-12 of the preliminary consultation and pages H and M-R of the HAWP proposal best show the applicants' modifications.

The proposed small bay window on the second story at the rear is the same as that shown in the preliminary consultation.

The existing chimney on the central roof has been altered. It would be removed and replaced with a chimney like that on the adjacent house to the south. (The staff would recommend that this project be eligible for the tax credit.)

In addition, the applicants propose removing three Deodora Cedars from the front yard (in front of the proposed addition) and replacing them with six new trees. The plans call for two American Holly trees of approximately 8'-10' in height to be planted in the place of the Cedars and four Arborvitae to be planted along the right side property line opposite the proposed addition.

STAFF DISCUSSION

The staff considers this proposal much improved over the first scheme, acknowledging nevertheless that the width of the addition is still significant in relation to the width of the house. As shown in elevation, the front facade still has the wide, horizontal proportions atypical of Queen Anne-style cottages. When seen from the side and rear, the elevations are properly scaled and massed, in the staff's judgment.

In order to show the true location of the side addition and its setback, the applicants have staked and marked the footprint of the addition in the side yard and have submitted slides to be shown at the HPC meeting. The setback is an important element in the proposal and mitigates the increased width of the house.

The staff has consulted with Steve Cary, a certified horticulturist and arborist with M-NCPPC. He has read Paul Wolfe's letters and concurs that removing one Deodora Cedar would not allow the others to fill in. He believes American Hollies are a good replacement for the Deodora Cedar trees. He also concurs with the use of Arborvitae in the side yard as a replacement tree.

The staff defers to Mr. Cary in the review of tree species. The staff notes, however, that the Deodora Cedars are very large for the scale of the house and yard and that the house would be more visible if smaller trees were planted. The Cedars appear to be in good health, but they are planted closely together and the front tree is very close to the sidewalk.

STAFF RECOMMENDATION

The staff finds that the modifications to the proposal respond to the comments of Commissioners at the preliminary consultation. The applicants and their architect have improved the design of the addition, which alters the existing historic fabric very little. The house, one of three that were originally nearly identical, still would retain its small scale, despite the side

addition. Since the adjacent house to the south added to the side yard instead of the rear yard, it is preferable, in the staff's judgment, to be consistent with the addition to the applicants' house. From the deep, open rear yards, as seen from Connecticut Avenue and the park, the houses still resemble each other in massing and scale. The placement of the three houses very close to their south lot lines provides the opportunity to add to the side while maintaining the unusually large expanse of open space behind the houses. In addition, the proposal is consistent with the HPC's September, 1990, approval of the side addition to the adjacent house to the south.

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #2:

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



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 MR. & MRS. STEPHEN MCHAVE TELEPHONE NO. 301 949 0069
(Contract/Purchaser) (Include Area Code)

ADDRESS 10314 ARMORY AVE KENSINGTON MD 20895
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. _____

PLANS PREPARED BY BARNES VANZE ASSOC., ARCHITECTS CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 202 337 7255
(Include Area Code)

REGISTRATION NUMBER 8475

LOCATION OF BUILDING/PREMISE

House Number 10314 Street ARMORY AVENUE

Town/City KENSINGTON Election District 13

Nearest Cross Street WARNER ST

Lot 2 Block 4 Subdivision R.D. DETRICK'S SUBDIVISION OF ORIGINAL LOTS 24, 22 & 28
OF THE DIVISION OF THE ESTATE OF LUCAS W. KNOWLES

Liber _____ Folio _____ Parcel @ KENSINGTON

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 \$ TO BE DETERMINED

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 - MONTEZ PLAN

ART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other		01 <input checked="" type="checkbox"/> WSSC
		02 <input type="checkbox"/> Well
		03 <input type="checkbox"/> Other

ART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. HEIGHT _____ feet _____ inches

B. 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.

(A)

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:

Existing 2-1/2 story wood-frame, wood-sided house, built circa 1890. House is Victorian Queen Anne, in neighborhood of similar houses. Features include a decorative shingle front gable and front porch.

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

Two-story addition with new Family Room on first floor, master bedroom on second floor. Unfinished basement underneath. Addition is to the side of the house, set back from the existing face. Addition is sympathetic to and in keeping with the style and details of the original house, yet the distinction between old and new is apparent.

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:

The proposed addition is in keeping with the existing house.

All materials will match those of the existing house.

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

The proposed addition is to the side of the existing house.

The addition includes a new family room and new master bedroom off of the existing dining room and existing bedrooms above.

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

The proposed addition is appropriate to the existing context, i.e. the house and the neighborhood. There is minor impact to the extremely deep lot. The addition is distinguishable from the existing house by being lower and set back.

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).

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 * ALISON OPPENHEIM
 Address 10312 ARMORY
 City/Zip KENSINGTON MD 20895
2. Name HUGGINS * HARRISON INC
 Address 10615 CONNECTICUT AVE
KENSINGTON MD 20895
 City/Zip AGENT FOR: 10316 ARMORY

(D)

3. Name SPENCER & BARBARA HARRILL
Address 3810 WARNER ST
City/Zip KENSINGTON MD 20895

4. Name THE TOWN OF KENSINGTON
Address (TOWN HALL - OLD MEMORY) MITCHELL ST.
City/Zip KENSINGTON MD 20895

5. Name BILL & IRENA BOOTH
Address 10309 ARMORY LANE
City/Zip KENSINGTON MD 20895

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

BARNES VANZE & ASSOCIATES, ARCHITECTS

April 19, 1994

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National
Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

**Re: Historic Area Work Permit Review of
Proposed Additions and Renovations to
10314 Armory Avenue
Kensington, Maryland
A home owned by
Mr. and Mrs. Stephen McHale**

Dear Ms. Witherell,

I am enclosing plans, elevations, and a plat showing work we are proposing on the above referenced house. As well, please find enclosed photographs of the existing house.


In response to the Commissions's comments at our Preliminary Review, we have made significant revisions. These revisions include pushing the addition back from the front of the house an additional 2.5 feet and reducing the width of the front elevation by 1.66 feet. We have not extended any farther into the back yard. The addition is now 9.5 feet back from the main front facade, and approximately 15.5 feet back from the front of the front porch. The existing front porch is 25 feet back from the curb and the addition is 40.5 feet back from the curb. By reducing the size of the addition, we are able to leave the existing side windows in place. We have significantly simplified the rear elevation, which is now more similar to a bay, with the roof tied into the main roof, and its peak lowered 4 feet. The fish scale decoration has been removed as suggested by the Commission. Additionally, the main ridge of the addition has been lowered, and the existing chimney, which has had significant repairs, will be restored to its original form, matching the chimney on the house to the south. The reduction in the size of the addition has resulted in the loss of one of the planned second floor bedrooms.

Per our previous application, we are also proposing the removal of the three pines at the front of the house, and the relocation of one dogwood. The pines will be re-

placed by six new trees, and if the dogwood does not survive, it will be replaced by two trees.

We look forward to your review of the enclosed and to the comments from both you and the Commission.

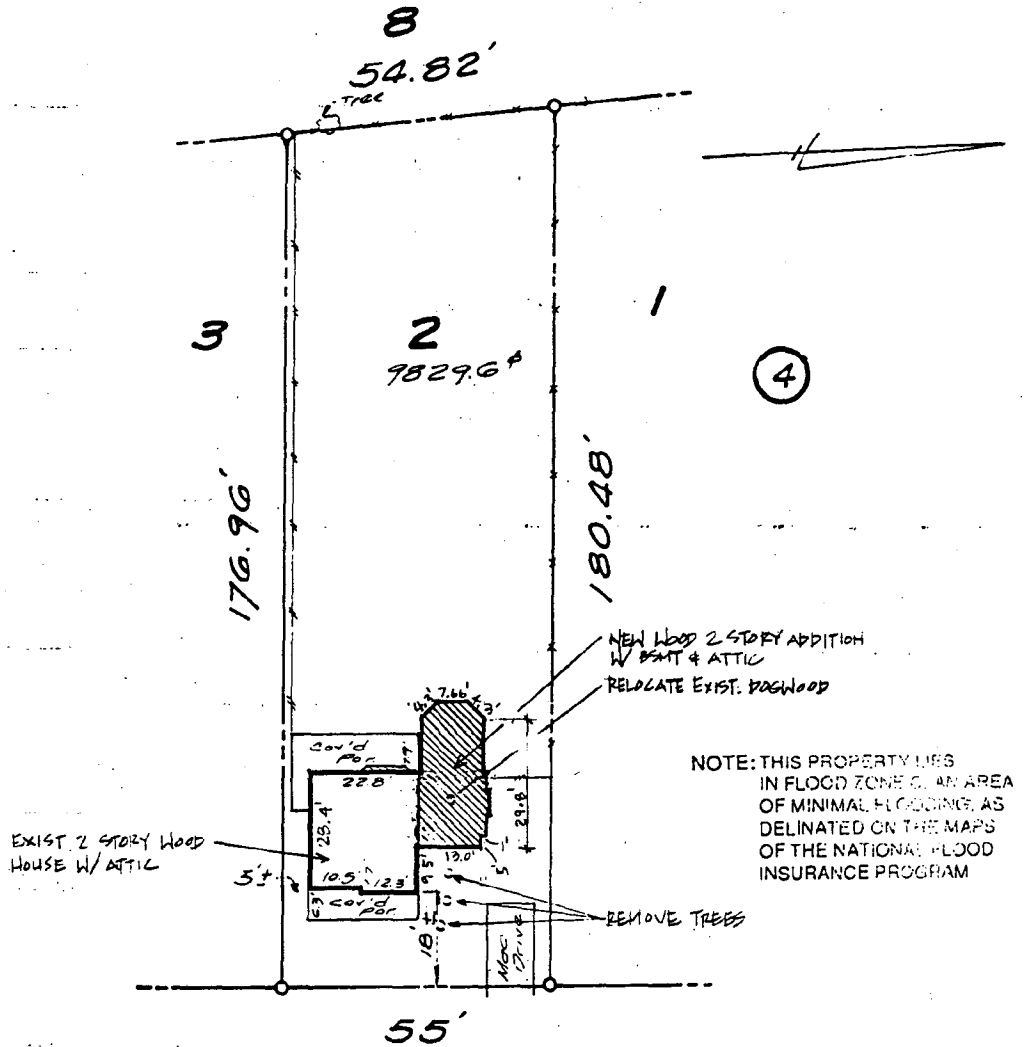
Sincerely,



Stephen Vanze, A.I.A.

Enclosure

pc The McHales



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

ARMORY AVENUE
 (Formerly HOWARD AVENUE)

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 10313 ARMORY AVENUE MONTGOMERY COUNTY, MARYLAND SUBDIVISION R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS 21, 22, & 28 OF THE DIVISION OF THE ESTATE OF LURANER KNOWLES AT KENSINGTON	LOT: <u>2</u>	BLOCK: <u>4</u>
	PLAT BOOK: <u>B</u>	PLAT NO: <u>30</u>
	DATE: <u>9-18-92</u>	SCALE: <u>1"=30'</u>
	CASE NO: <u>16891</u>	FILE NO: <u>RC-92379</u>

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Graden A. Rogers
 GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119

(4)



I

BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 2
	DRAWING TITLE SITE PLAN	DATE 4-19-94



EAST ELEVATION



McHale Residence
10314 Armory Avenue
Kensington, MD. 20895

5



WEST ELEVATION



NORTH ELEVATION

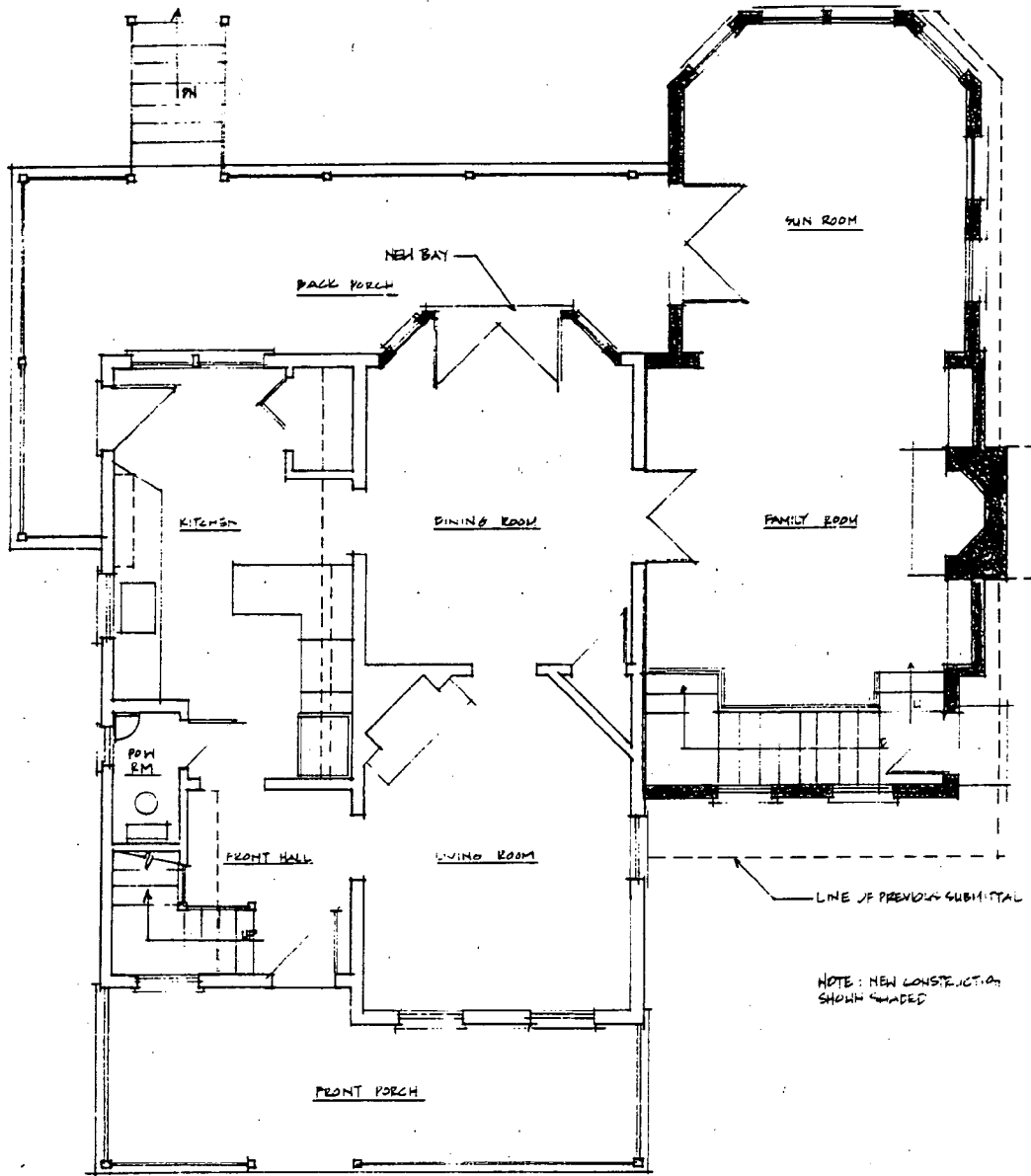
McHale Residence
10314 Armory Avenue
Kensington, MD. 20895

(K)

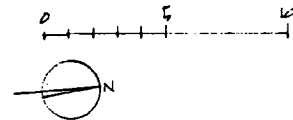


Neighbor to South
10312 Armory Avenue
Kensington, MD 20895

(L)

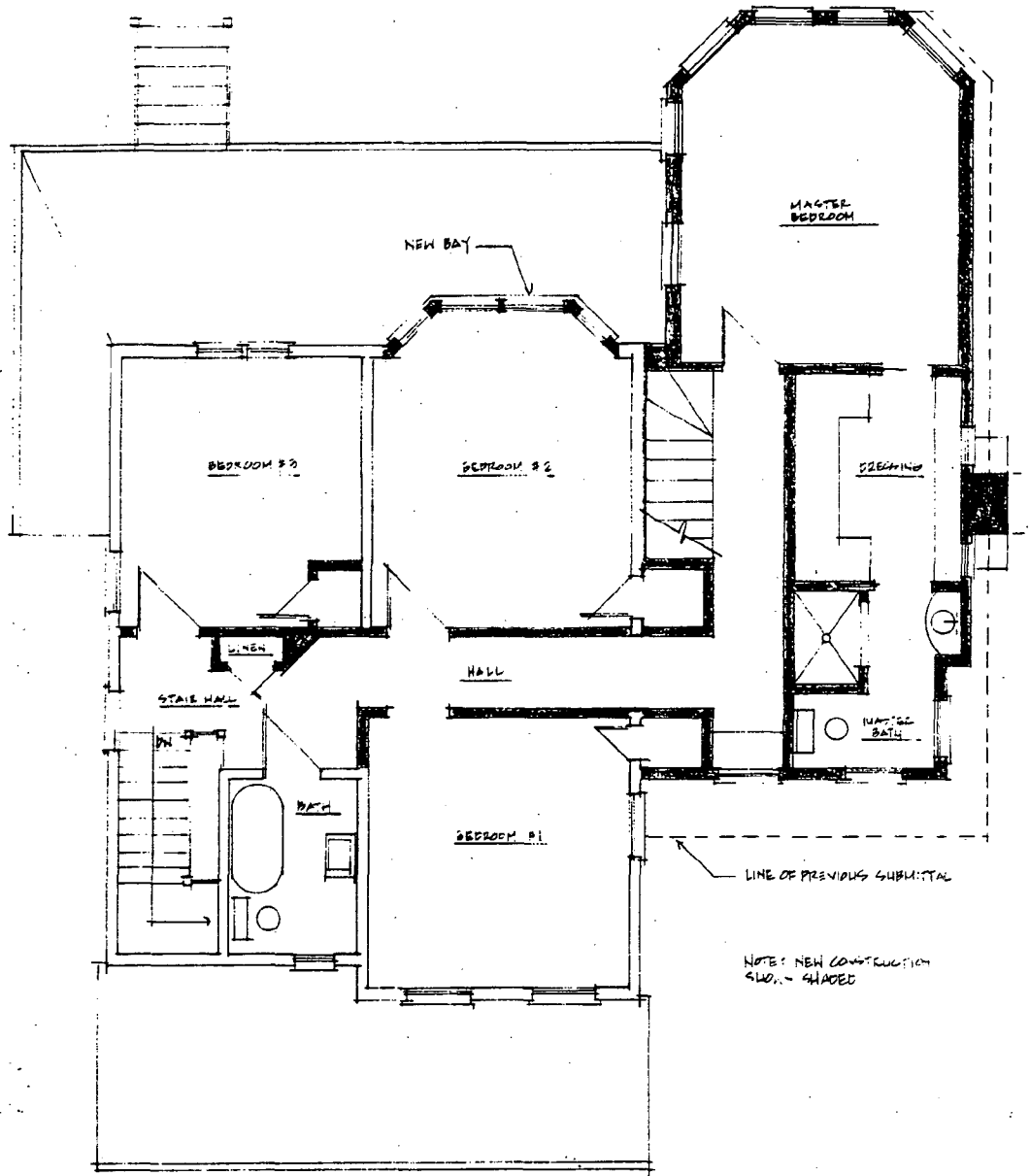


FIRST FLOOR PLAN

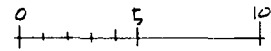


BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 3
	DRAWING TITLE PROPOSED FLOOR PLAN	DATE 4-19-94

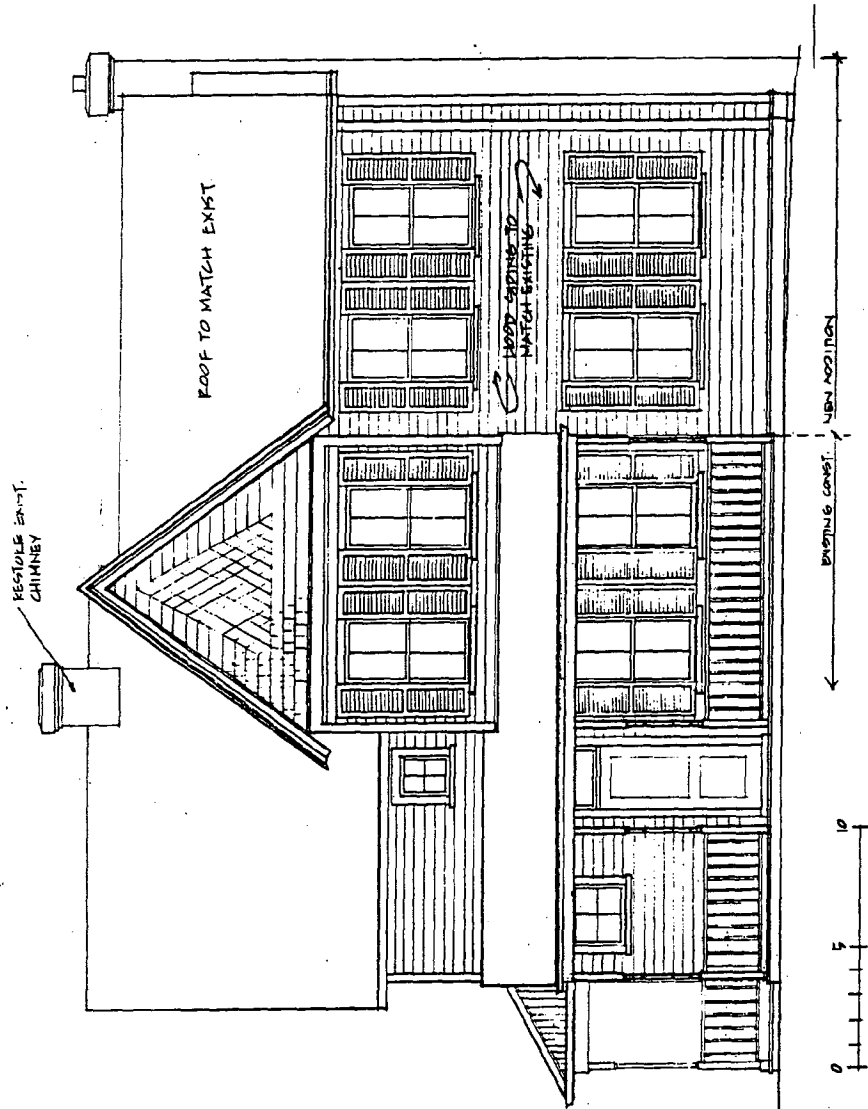
M



SECOND FLOOR PLAN



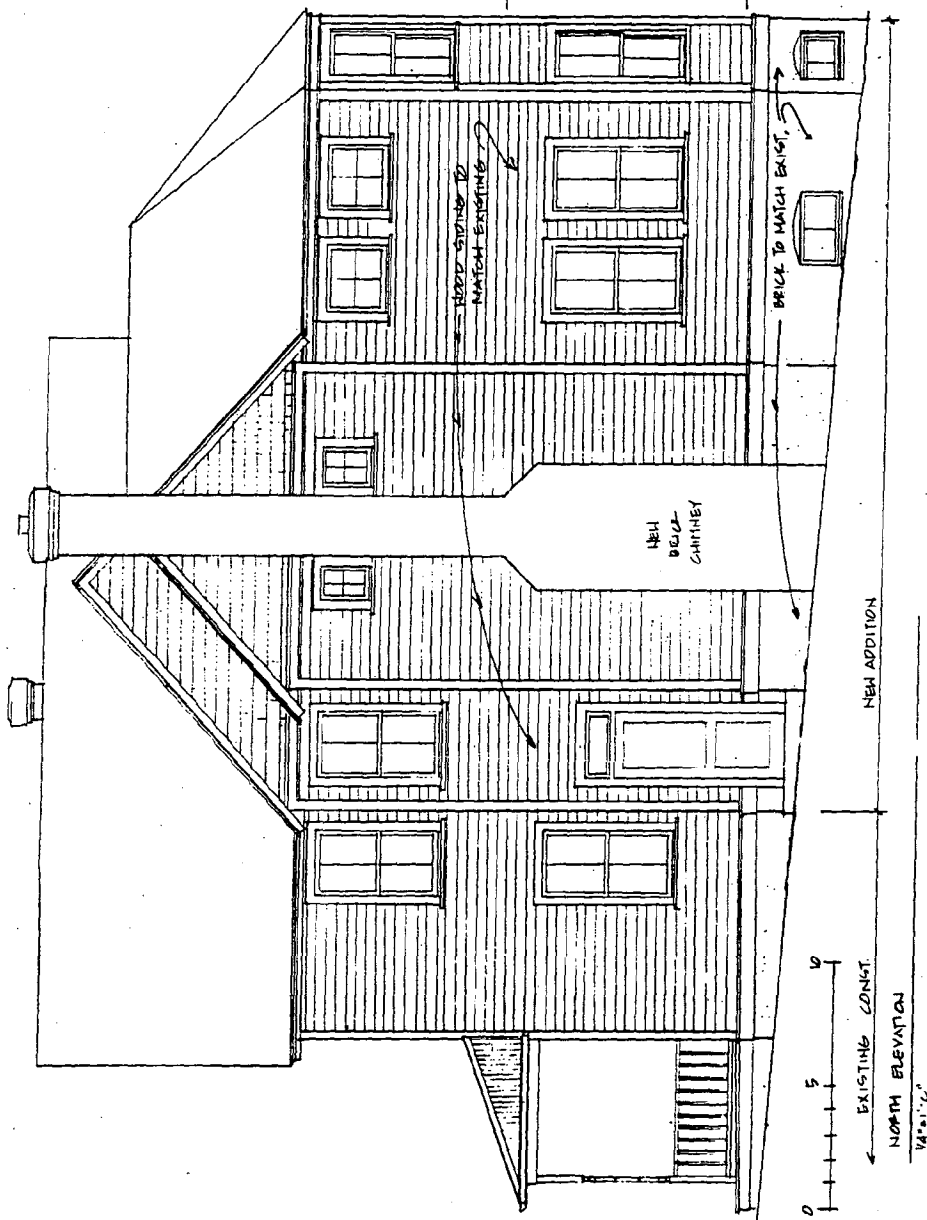
BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 4
	DRAWING TITLE PROPOSED FLOOR PLAN	DATE 4-19-94



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

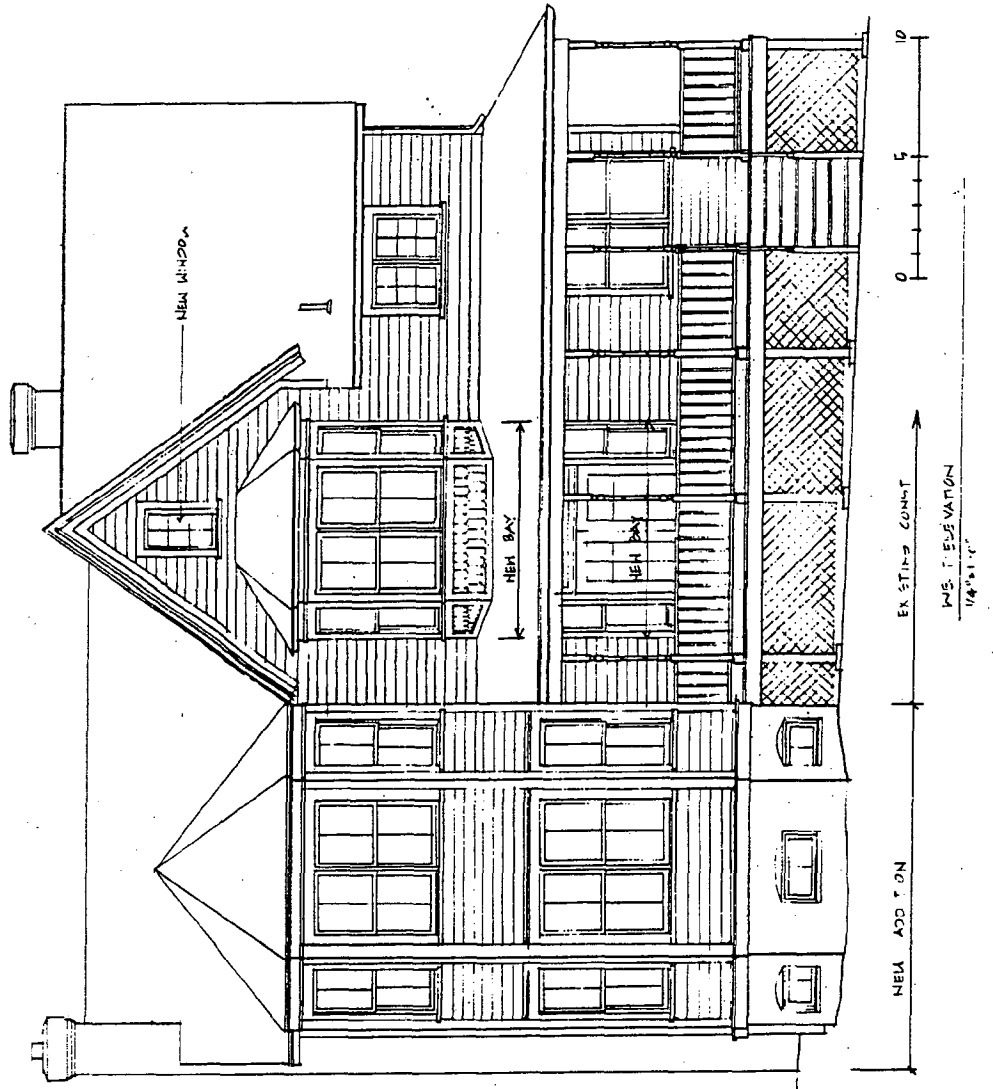
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BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 5
	DRAWING TITLE EXTERIOR ELEVATION (PROPOSED)	DATE 4-19-94



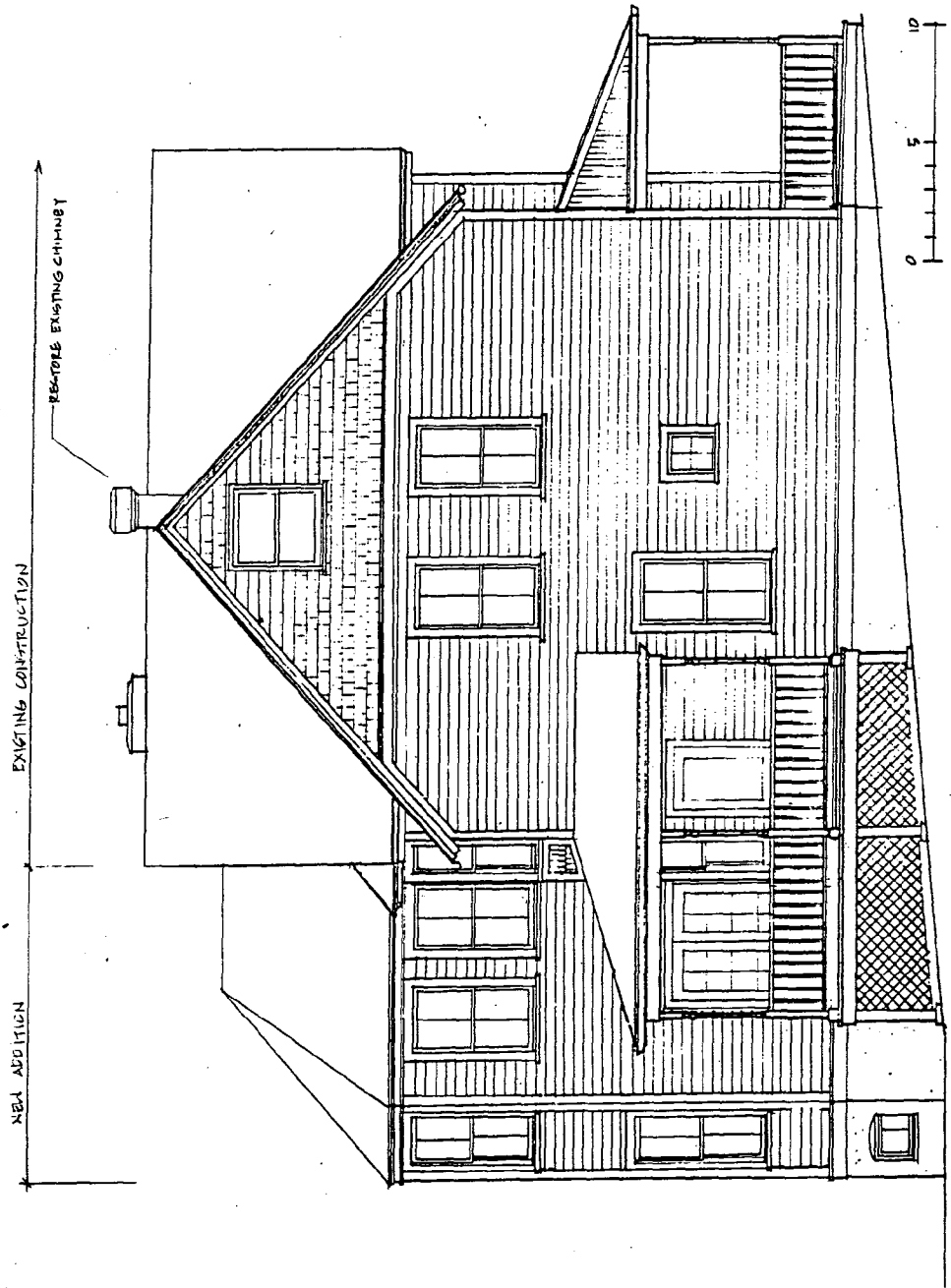
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BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 6
	DRAWING TITLE EXTERIOR ELEVATION (PROPOSED)	DATE 4-19-94



BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 1
	DRAWING TITLE EXTERIOR ELEVATION (PROPOSED)	DATE 4-19-94

Q

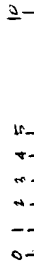
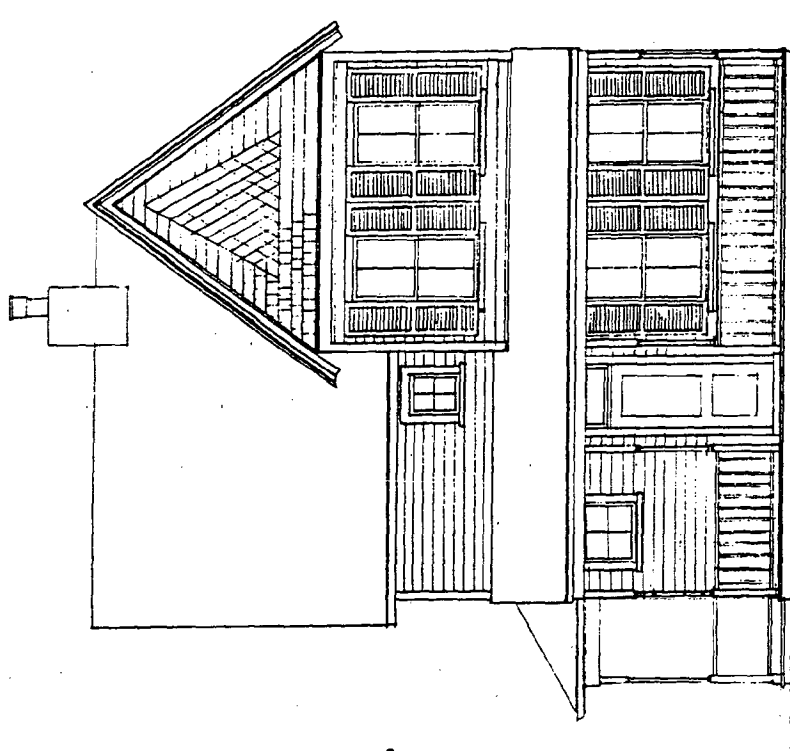


SOUTH ELEVATION
1/8"=1'-0"

4

2

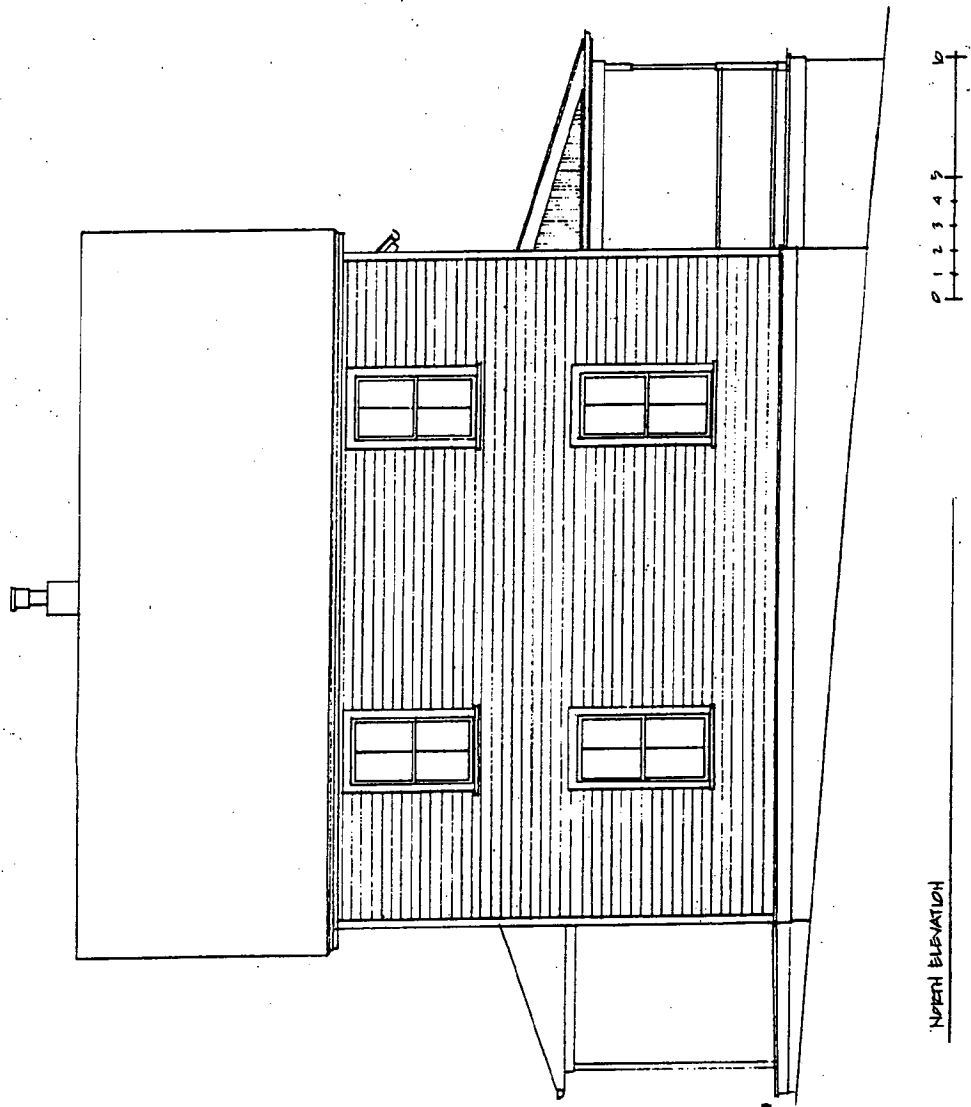
BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 8
	DRAWING TITLE EXTERIOR ELEVATION (PROPOSED)	DATE 4-19-94



EAST ELEVATION

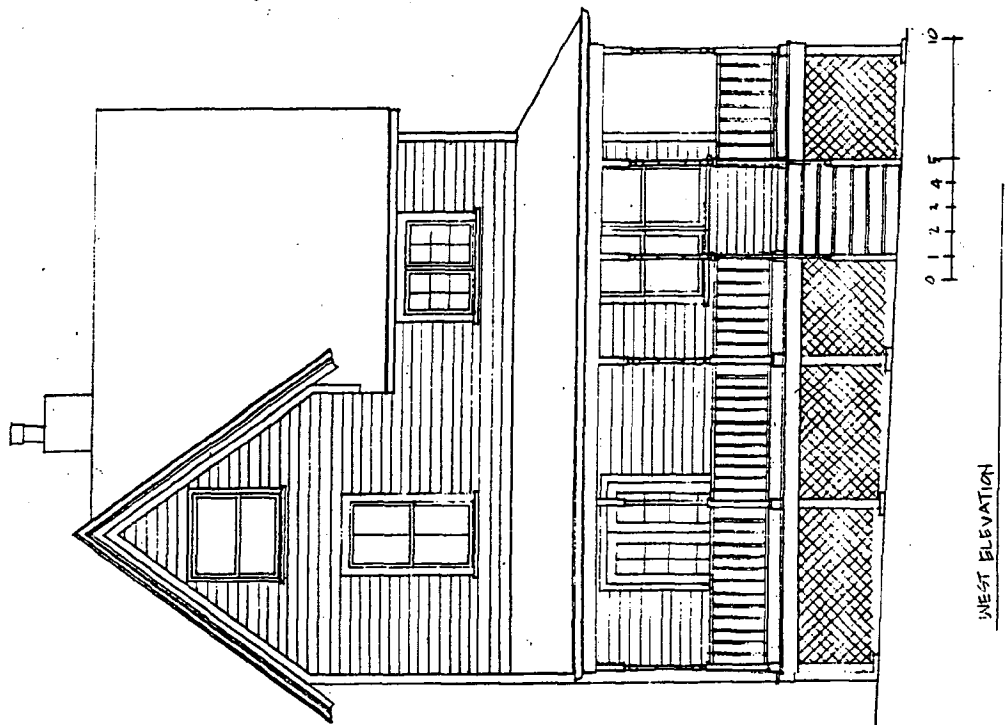
(S)

BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 9
	DRAWING TITLE EXTERIOR ELEVATION (EXIST)	DATE 4-19-94



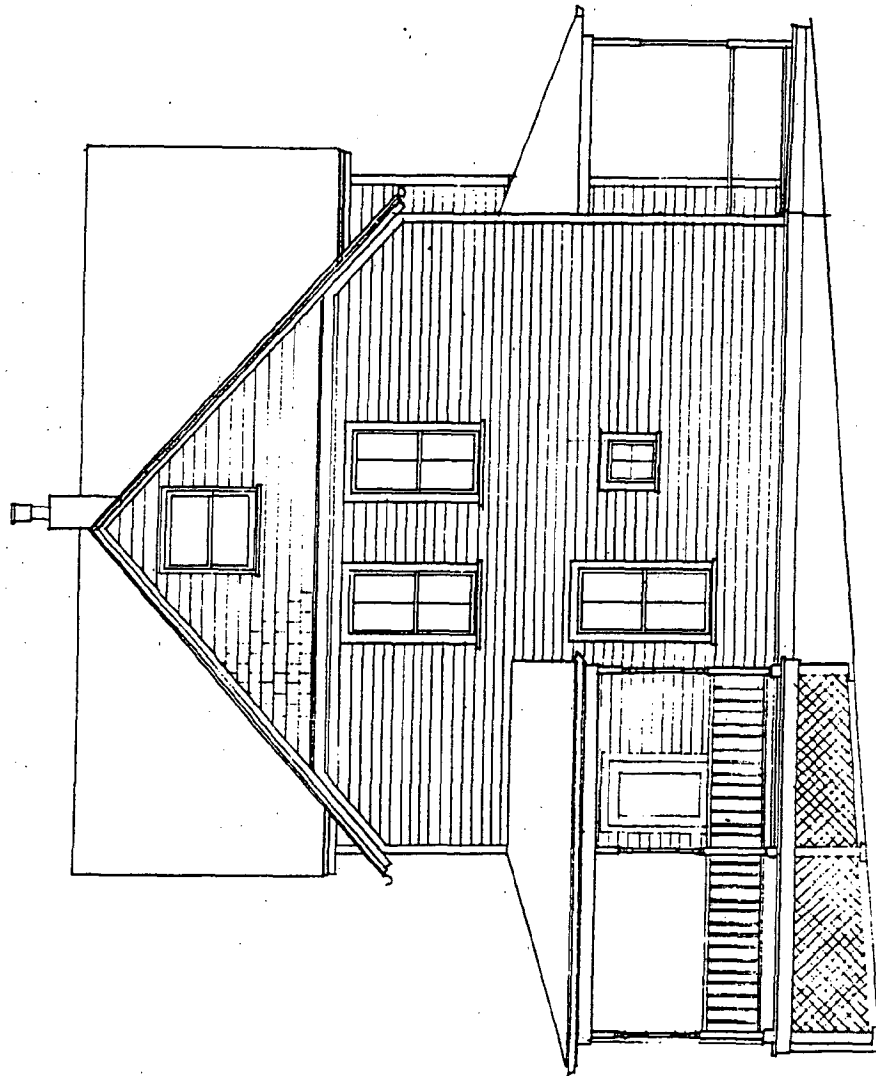
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BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 10
	DRAWING TITLE EXTERIOR ELEVATION (EXIST)	DATE 4-19-94



10

BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 11
	DRAWING TITLE EXTERIOR ELEVATION (EXIST)	DATE 4.19.94



0 1 2 3 4 5

SOUTH ELEVATION

4

✓

BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 12
	DRAWING TITLE EXTERIOR ELEVATION (EXIST)	DATE 4-19-94



The Plant Health Specialists
**INTEGRATED
PLANT CARE**

April 19, 1994 2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130

Ms. Nancy Witherell
Maryland Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Ms. Witherell,

I am writing regarding the McHale Residence at 10314 Armory Ave. in Kensington. Of specific concern are 3 Deodora cedar trees located in the right front of the property. As a member of the Kensington LAP, I was asked by Mrs. McHale to expound on my comments raised at the Kensington LAP hearing on March 16, 1994 as the minutes from that meeting don't include my thoughts.

The 3 trees in question are approximately 7, 8 and 10" in diameter at breast height. They currently range in height from 25 to 35'. Although originally planted as separate trees, they have grown together as a mass providing a dense screen between the properties and the street.

Deodora cedars, as a species, grow to a height of 60-70' with a branch spread of over 40'. One of the delightful characteristics of the species is the gracefully branching habit as they mature. The unfortunate part of the trees at 10314 Armory is that they are planted in such a tight location that they will never have the opportunity to develop properly. The homeowner is already having to cut the lower branches back to clear his driveway. One of the trees is encroaching the sidewalk and all are entangled in the overhead wires.

It is my opinion that the property would best be served by taking down these 3 trees as it was a mistake that they were planted there in the first place. New trees more appropriate to meet the demands of the site could be readily replanted.

The option of removing either one or two trees is not viable as the resulting void in the canopy created by shading from the adjacent trees would never fill in with new growth.

Please accept these comments as an addendum to the Kensington LAP meeting of March 16, 1994.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist

(W)



The Plant Health Specialists
**INTEGRATED
PLANT CARE**

2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130

April 22, 1994

Ms. Nancy Witherell
Maryland National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Ms. Witherell,

I am writing regarding replacement trees for the McHale residence, 10314 Armory Ave. in Kensington. Given the narrow location and the wires overhead, I believe 4 arborvitae planted along the right side of the house at 4' centers and 2 American hollies planted in the right front corner at 8' centers and 5-6' off the drive would provide a suitable replacement for the existing Deodora cedars. As they develop, the hollies will have to be pruned periodically to maintain their perspective in the landscape but this species responds well to this type of maintenance and can be an asset to the property for many years.

Should you have any further questions, please call.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.

cc: Kensington LAP
Anna McHale



Member
National
Arborist





The Plant Health Specialists
**INTEGRATED
PLANT CARE**

2279 Lewis Avenue □ Rockville, Maryland 20851

(301) 881-8130

RESUME OF

PAUL L. WOLFE, II

April 19, 1994

EDUCATION:

Michigan State University Bachelor of Science 1974
Attend approximately 15 days of professional seminars annually
Licensed Tree Expert- Maryland (License # 319)
Certified Pesticide Applicator- Maryland, Virginia, District
of Columbia

EMPLOYMENT:

Bartlett Tree Expert Co. 1974-1977 Area Manager Marshall, VA
Gustin Gardens Tree Service 1977-1988 Arborist Rockville, MD
Integrated Plant Care 1988-present President Rockville, MD

Professionally employed as an arborist since 1974 actively
participating in all the following activities:

- Formulate and implement plant health care programs
- Street tree inventories
- Diagnose and treat plant insects and diseases
- Consultant to homeowners, communities, developers,
schools, etc.
- Tree appraisals and evaluations
- Collaborate with attorneys and testified in United
States District Court as expert witness
- Testified before United States House of Representatives
- Guest speaker at numerous meetings and seminars
- Organized volunteer tree care project at Arlington
National Cemetery utilizing services of 400 arborists
from 22 states plus Canada

ORGANIZATIONAL AFFILIATIONS:

Board of Directors- National Arborist Association (NAA)
President- Maryland Arborist Association
Member- Professional Consulting Arborists of America
Past-President- Maryland Alliance for Responsible Regulation
of Pesticides
Member- International Society of Arboriculture
Member- Landscape Contractors Association
Member- Chesapeake Coalition for Responsible Environmental Care
Member- American Truck Historical Society
Member- Kensington Historic Preservation Committee

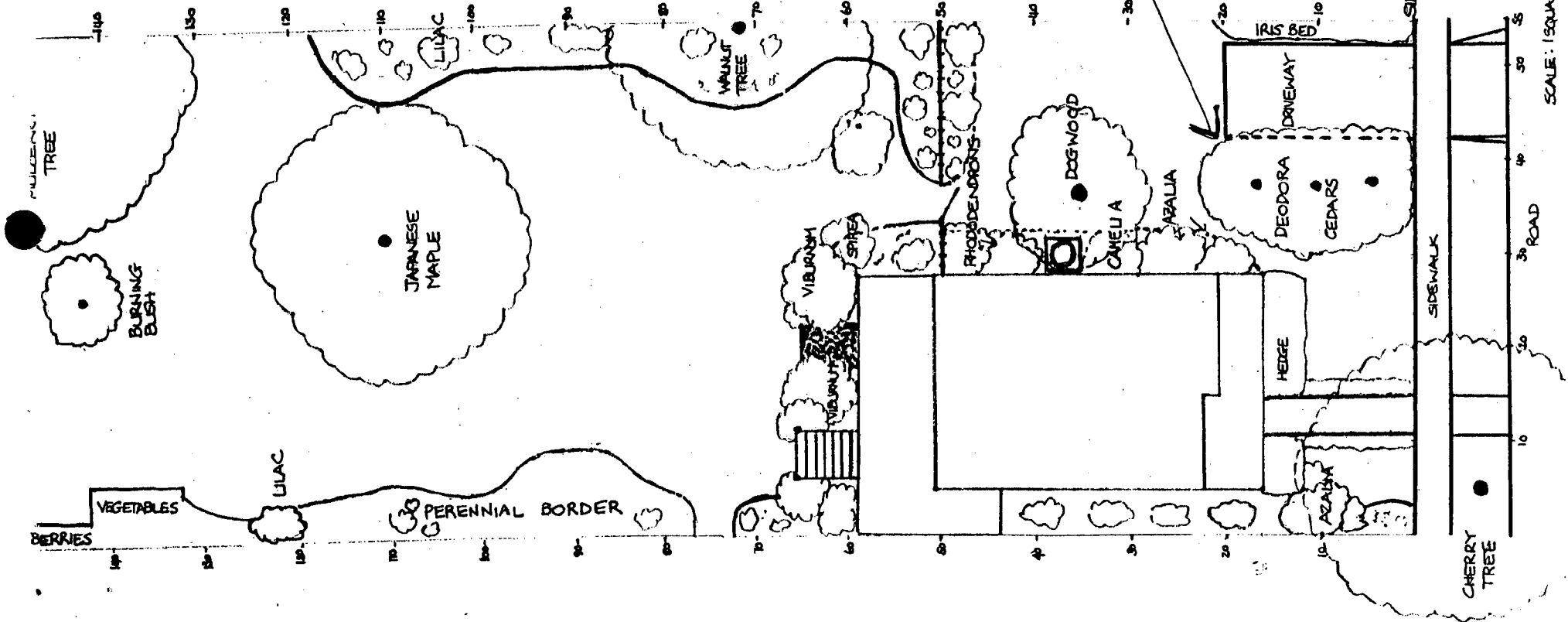


Member
National
Arborist

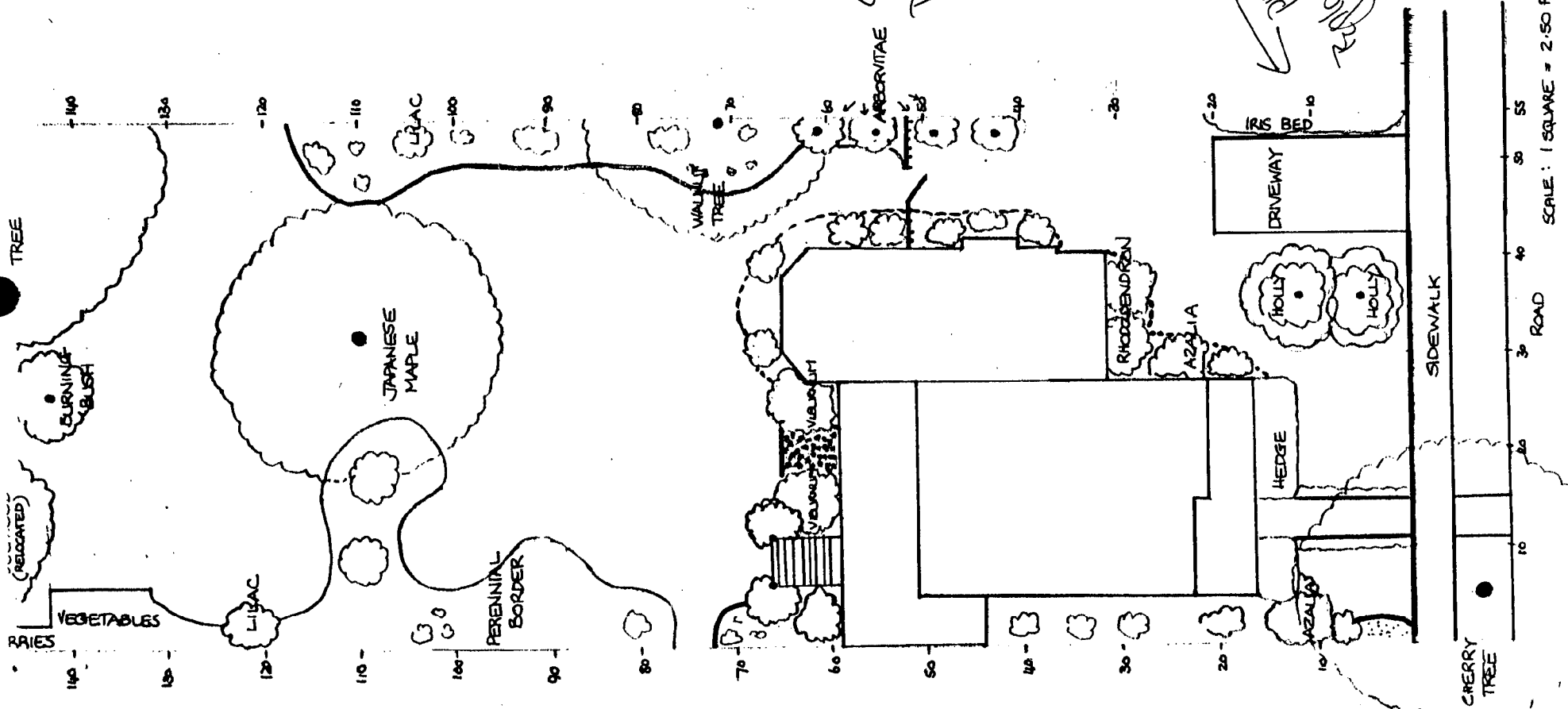
9

EXISTING LANDSCAPE PLAN

Proposed for removal



SCALE: 1 SQUARE = 2.50 FEET



Proposed (Holly) Spirea
 Proposed (Holly) Spirea

Proposed (Holly) Spirea
 PROPOSED LANDSCAPE PLAN

AX

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10314 Armory Avenue	Meeting Date: 3/23/94
Resource: Kensington Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 3/9/94	Report Date: 3/16/94
Applicant: Stephen and Anna McHale	Staff: Nancy Witherell
PROPOSAL: Construct addition	RECOMMEND: Further study

The applicants own a Queen Anne-style house that is designated a primary resource in the Kensington Historic District. The house is the middle one in a row of three houses that were originally nearly identical. The houses are asymmetrical, picturesque, and strongly vertical because of their narrow width and steep front-facing gables. Located across the street from the Kensington Armory, the houses are bounded by Warner Street on the north, Armory Avenue on the east, Ernest Park on the south, and deep back yards from the Armory Avenue and Warner Street houses toward Connecticut Avenue on the west.

The two-story house has a prominent steeply-pitched front gable and a full front porch. Shallow in depth, the house has two windows on each side elevation. The applicants have built a porch across the rear of the house. The three houses have wide right side yards, as they are all built approximately five feet from their left lot lines.

The applicants propose building a two-story plus basement addition on the right (north) side of their house. As stated in the architect's letter, the applicants believe the side yard to be the best location for the addition, as it will preserve the rear rooms' light and access to the rear yard and use a part of the yard that is not utilized.

In plan (pages 5-7 of the packet), the addition would be set back 7 feet from the face of the house (excluding the 6' deep front porch) and would extend beyond the rear face of the house approximately 15' (again, excluding the 8 foot deep rear porch. Including the porch projections, the addition would be set back 13' from the front and would project 7' in a three-sided bay form beyond the rear porch. The house is approximately 23 feet wide; the addition would extend the width by 14'8", more than half the width of the house.

In elevation (pages 9-12 of the packet), the front facade of the addition is relatively plain, with windows that continue the size and configuration of the existing windows, and a flat facade with the roof's gable face toward the street. At the rear, a two-story projecting bay with butted sash windows and a fishscale-shingled wall surface is capped with a polygonal roof.

In addition, the applicants propose the construction of small projecting bays on the first and second stories of the rear elevation. Further, the front pair of windows on the north side elevation would be moved forward to accommodate the addition.

STAFF DISCUSSION

In reviewing this case, the staff has studied the group of three houses on Armory Avenue from all sides. They no longer retain the original rhythm that identical houses normally have because of the construction of a side addition on the house to the south at 10312 Armory Avenue. The houses appear to be close together, especially as a result of the existing side addition, and also, in a deceptive way, because of the tall fir trees in the side yard of the applicants' house. The houses are more consistent at the rear, and their boxy forms are visible from the park and from Connecticut Avenue. The view from these points is interesting, since it is so unusually open for the neighborhood. The view from Warner Street is more problematic, since it doesn't really exist now because of a tall Magnolia tree. One hopes that the tree will live for a long time, but at some point the rear elevations of all three houses will emerge from this vantage point and at that time, the proposed addition would be very apparent, particularly the rear bay tower.

The staff has studied the files for the similar addition on the adjacent house to the south, 10312 Armory Avenue. In that case, approved by the HPC in September, 1990, after an earlier appearance in July, the HPC evidently came to the same conclusions as the McHales about the use of the side yard for the addition rather than the rear yard.

The addition at the adjacent house, 10312 Armory Avenue, is set back only marginally (18") from the front facade, although it does not project beyond the rear elevation of the house. From the front, the addition has a strong front gable peak that mimics the pitch of the main gable. The fenestration is more contemporary and differentiated than in the current proposal, and the width of the addition is 12'. The ridge of the addition's roof is significantly lower than that of the historic house, which helps to create the sense that the addition is ancillary to the original house and to maintain the vertical character of the original facade and roof form.

The McHales' proposal differs from their neighbors in that the 7' setback from the front facade is used (instead of a lower roof ridge) to create the effect of an ancillary addition. The setback and unarticulated roof form of the addition do help to focus

attention on the steep front gable peak; nevertheless, the width of the addition and in particular the continuation of the height of the ridge line and the apparent (although not actual) continuation of the gable face undermine the benefit of the setback and, indeed, the narrow, vertical character of the house.

Another area of concern is the prominence of the rear bay. Again, the view from Warner Street is currently obscured by a large Magnolia tree in the neighbor's yard. The bay would be visible from Connecticut Avenue, although more likely at a pedestrian's pace. The staff doesn't discourage (and in fact often encourages) more contemporary, functional, or more "whimsical"--to use the architect's word--additions at the rear if they are appropriately scaled for the house. In this instance, the staff would recommend that the tower be simplified and made more modest, in keeping with the size and character of the house. At the least, that the polygonal roof form be simplified in form and size by lowering it and attaching it to the rear gable face. It is highly articulated, more so than the historic house, and while it is a form associated with the Queen Anne style, it is seen on high style examples and not on simpler examples such as this house.

The effect of the side addition on the streetscape is a matter of great concern, although the construction of the addition on the adjacent house altered irrevocably the original rhythm of the three houses. The side yard to the north of the house is approximately 28', allowing for a 15' addition and more than the minimum 10' side yard setback stipulated by the Town of Kensington. The area in front of the proposed location for the addition is planted with large fir trees which the applicants would like to remove and replace with more suitable hardwood trees. Ironically, the trees would obscure the addition; now, however, they tend to hide the actual generous width of the side yard and the view of the side of the house.

The small bay projections on the rear elevation are modest and compatible with the style of the house.

STAFF RECOMMENDATION

In general, the staff concludes that an addition at the side would be consistent with the character and style of the house, as well as with the HPC's 1990 decision in the case for 10312 Armory Avenue, provided that the addition's roof ridge be visibly lower than the existing roof ridge. This distinction should be made with most additions to historic houses, and the HPC normally requires it. In this case, where the seam between new and old roofs is visible on the front facade, it is especially important. The purpose of the differentiation in height is to make clear the distinction between the original and the new construction and to make clear that the addition is ancillary to the historic house. In this case, the differentiation would also mitigate the strong, wide horizontal roof line that would be created to the detriment of the narrow, vertical character of the house.

Second, the applicants should restudy the effect of the prominent rear tower so that its overall character is simplified and made more consistent with the modest architectural character and scale of the house.

BARNES VANZE & ASSOCIATES, ARCHITECTS

March 2, 1994

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National
Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

**Re: Preliminary Review of
Proposed Additions and Renovations to
10314 Armory Avenue
Kensington, Maryland
A home owned by
Mr. and Mrs. Stephen McHale**

Dear Ms. Witherell,


I am enclosing plans, elevations, and a plat showing work we are proposing on the above referenced house. As well, please find enclosed photographs of the existing house.

Briefly, our client, Mr. and Mrs. Stephen McHale, have lived in the house for approximately eight years and hope to make additions and renovations that will accommodate their family. They very much like the neighborhood and wish to continue living there. The existing house is very small, having only two bedrooms and a small study on the second floor. There is no basement under the existing house. We are proposing an addition to the north and west that will accommodate a full basement play room, a first floor family and sun room and a second floor master bedroom and small guest room. Additionally, we have proposed a small bay addition to the dining room and a bay window above it, slightly enlarging a bedroom. Both bay additions are at the rear. We have pulled back the addition from the front of the house, and have broken down the scale of the addition by designing a more playful element at the rear, accommodating the master bedroom.

The McHales strongly desire the addition to the side, very similar to their southern neighbor's recent addition, because anything added to the rear will internalize the kitchen and dining room, cutting them off both visually and physically from the back porch and a very beautiful backyard. They also feel strongly that they are unable to properly utilize the dark and cut off section of yard to the north because of the siting of the original house in the southeast corner of the lot. For these reasons, they feel that the side of the existing house is the proper place to site the addition.

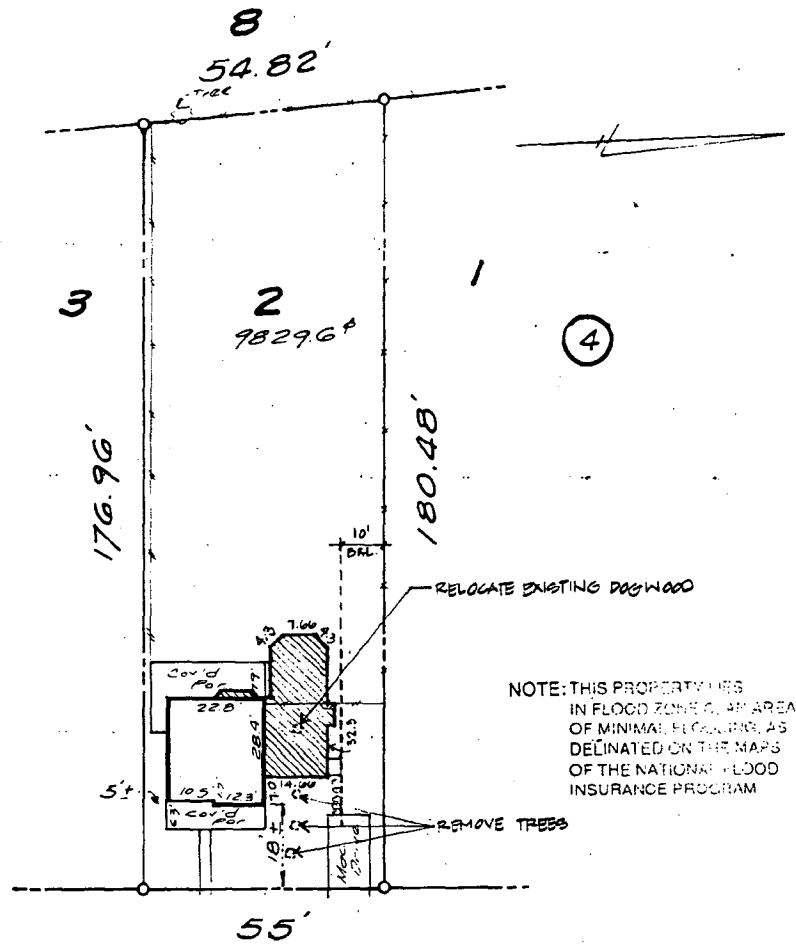
We look forward to your review of the enclosed and to the comments from both you and the Commission.

Sincerely,



Stephen Vanze, A.I.A.

pc The McHales



ARMORY AVENUE
 (Formerly HOWARD AVENUE)

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 10314 ARMORY AVENUE MONTGOMERY COUNTY, MARYLAND SUBDIVISION R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS 21, 22, & 28 OF THE DIVISION OF THE ESTATE OF LURANER KNOWLES AT KENSINGTON	LOT: <u>2</u>	BLOCK: <u>4</u>
	PLAT BOOK: <u>B</u>	PLAT NO: <u>30</u>
	DATE: <u>9-18-92</u>	SCALE: <u>1"=30'</u>
	CASE NO: <u>16891</u>	FILE NO: <u>RC-92379</u>

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

GRADEN A. ROGERS - PROP. L.S. MD LIC NO. 119

3116

Figure 4

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



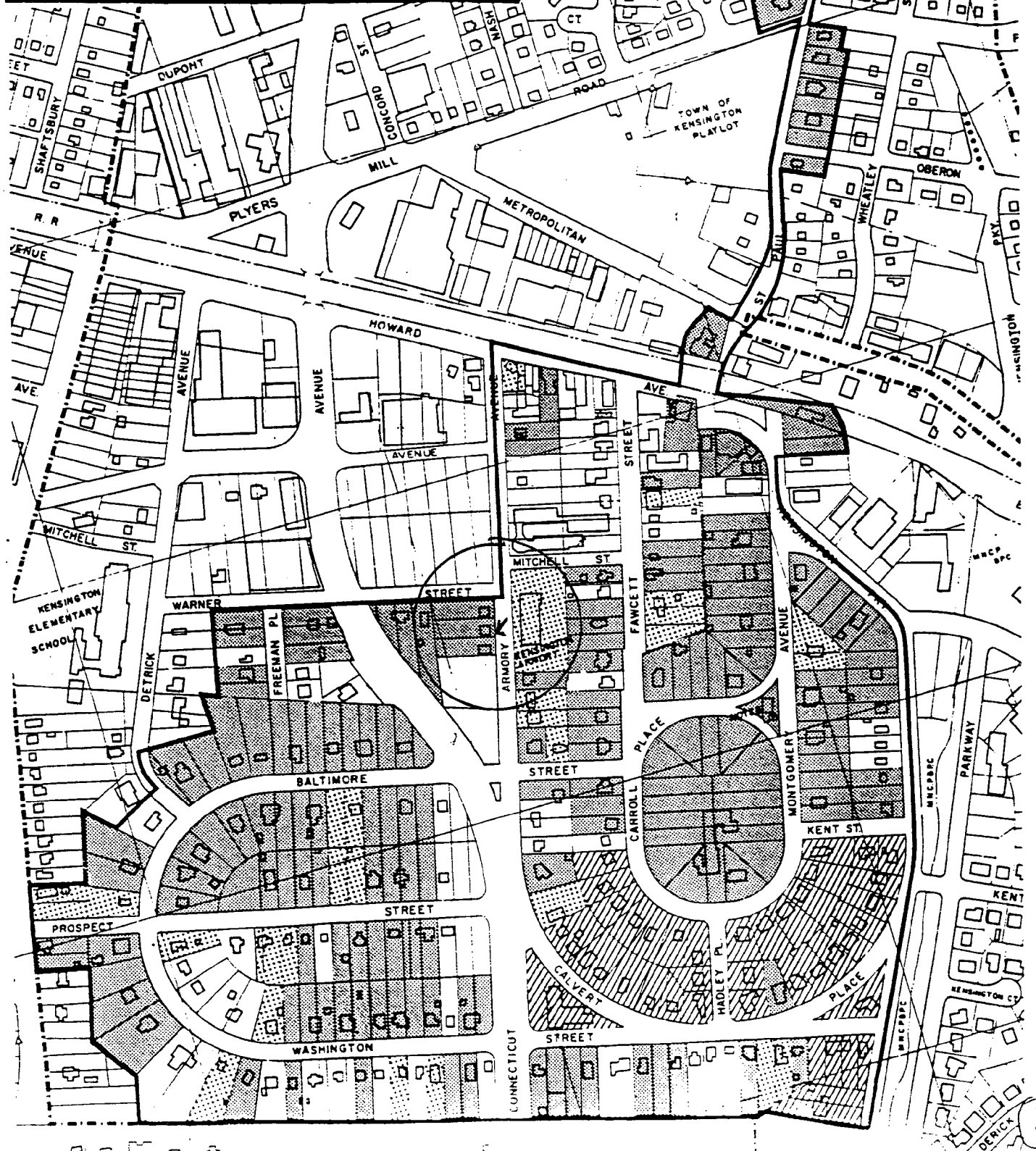
1910-1930

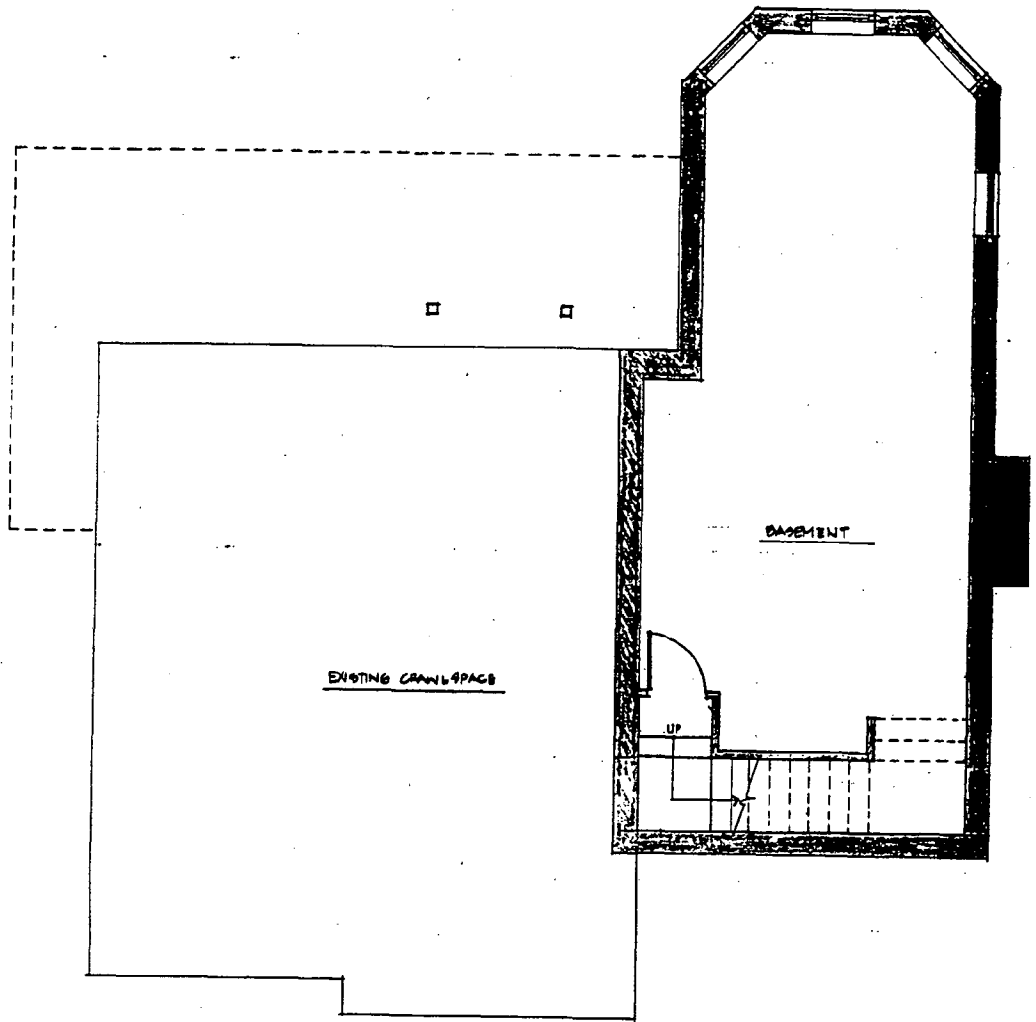


Secondary Resources:



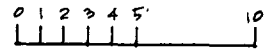
Subarea Excluded from District Regulation:





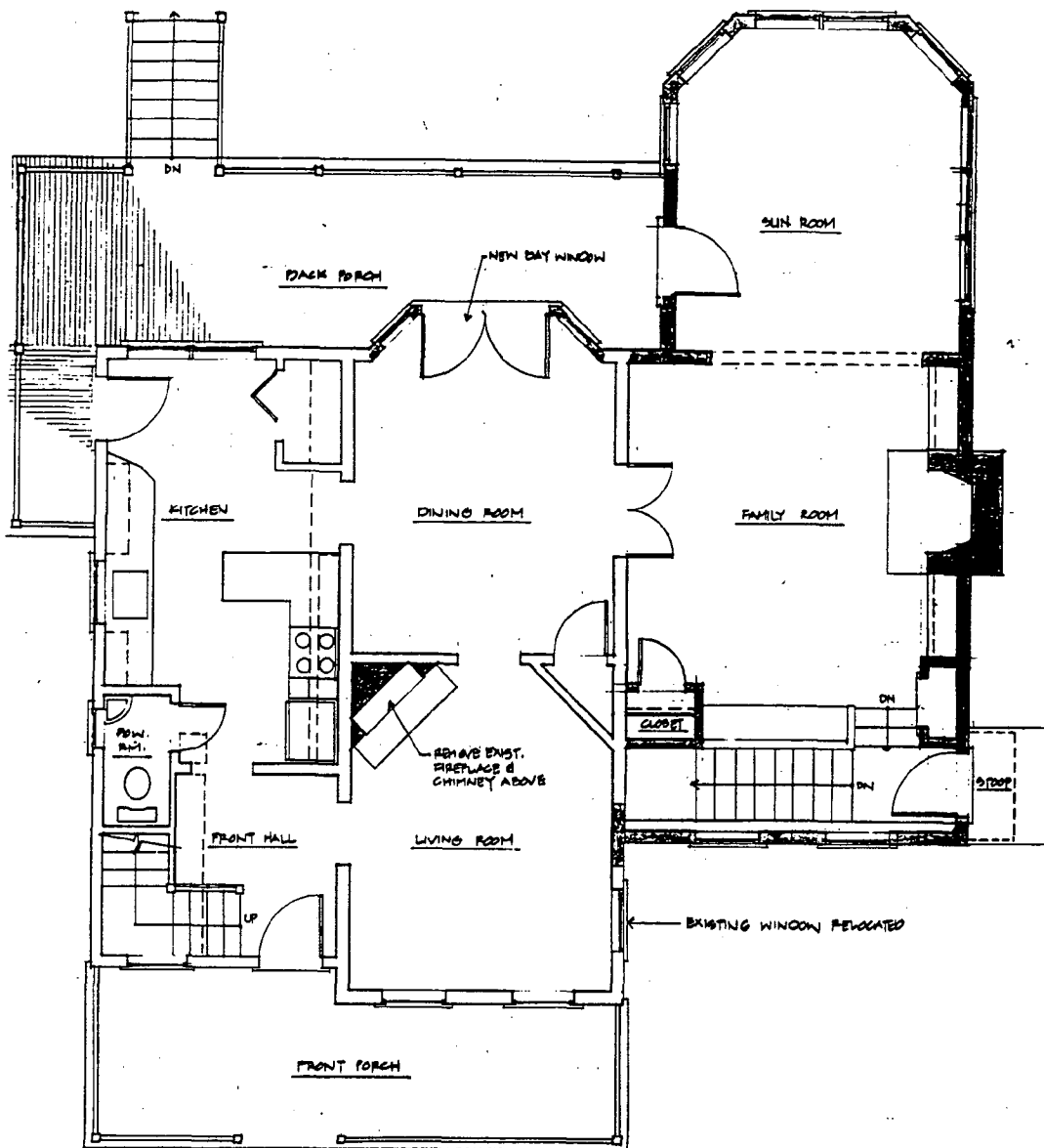
2

BASEMENT PLAN

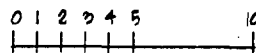


BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 1
	DRAWING TITLE BASEMENT PLAN	DATE 7-2-94

5

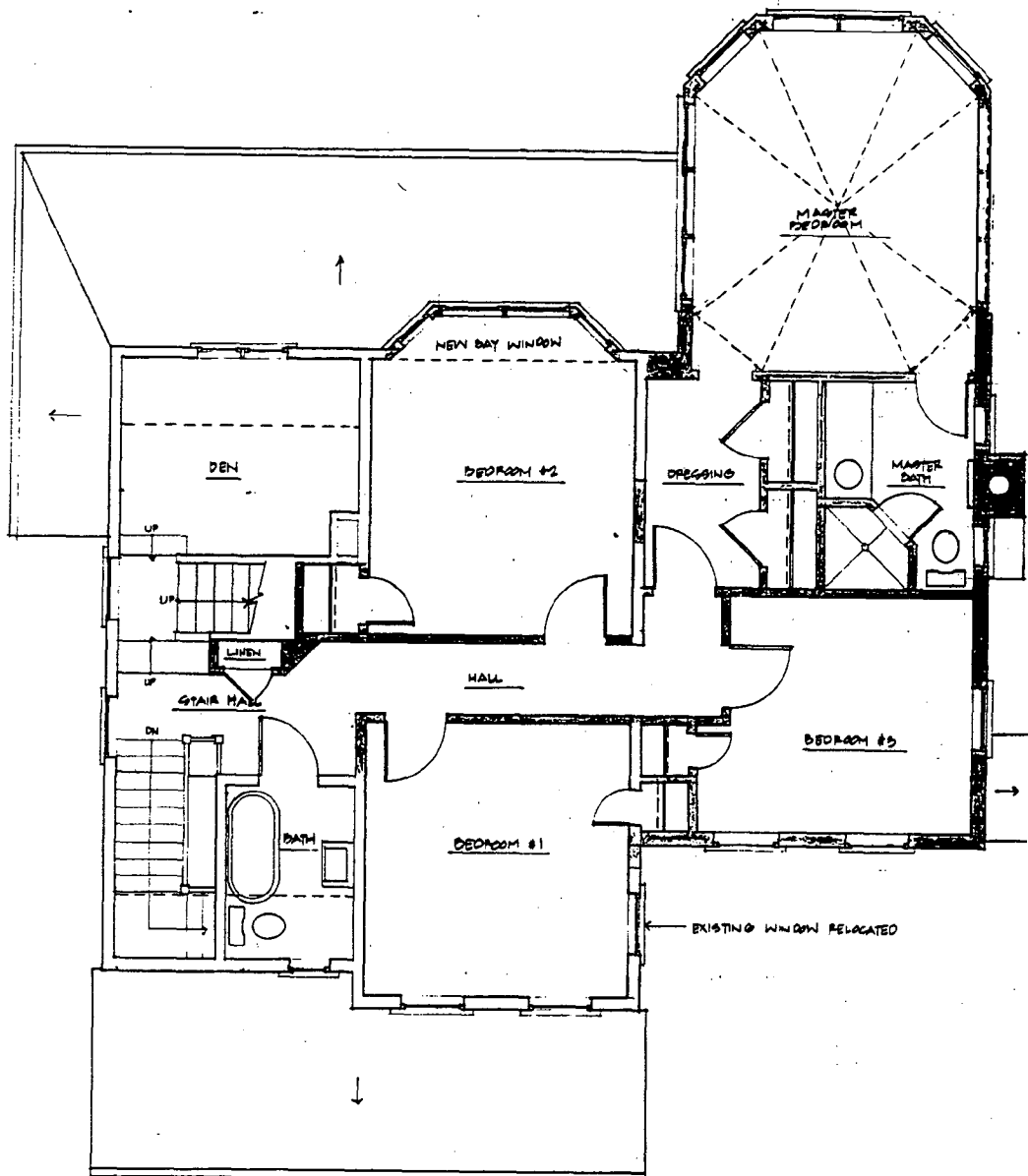


1 FIRST FLOOR PLAN

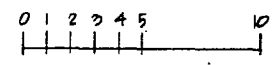


BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 2
	DRAWING TITLE FIRST FLOOR PLAN	DATE 7-2-94

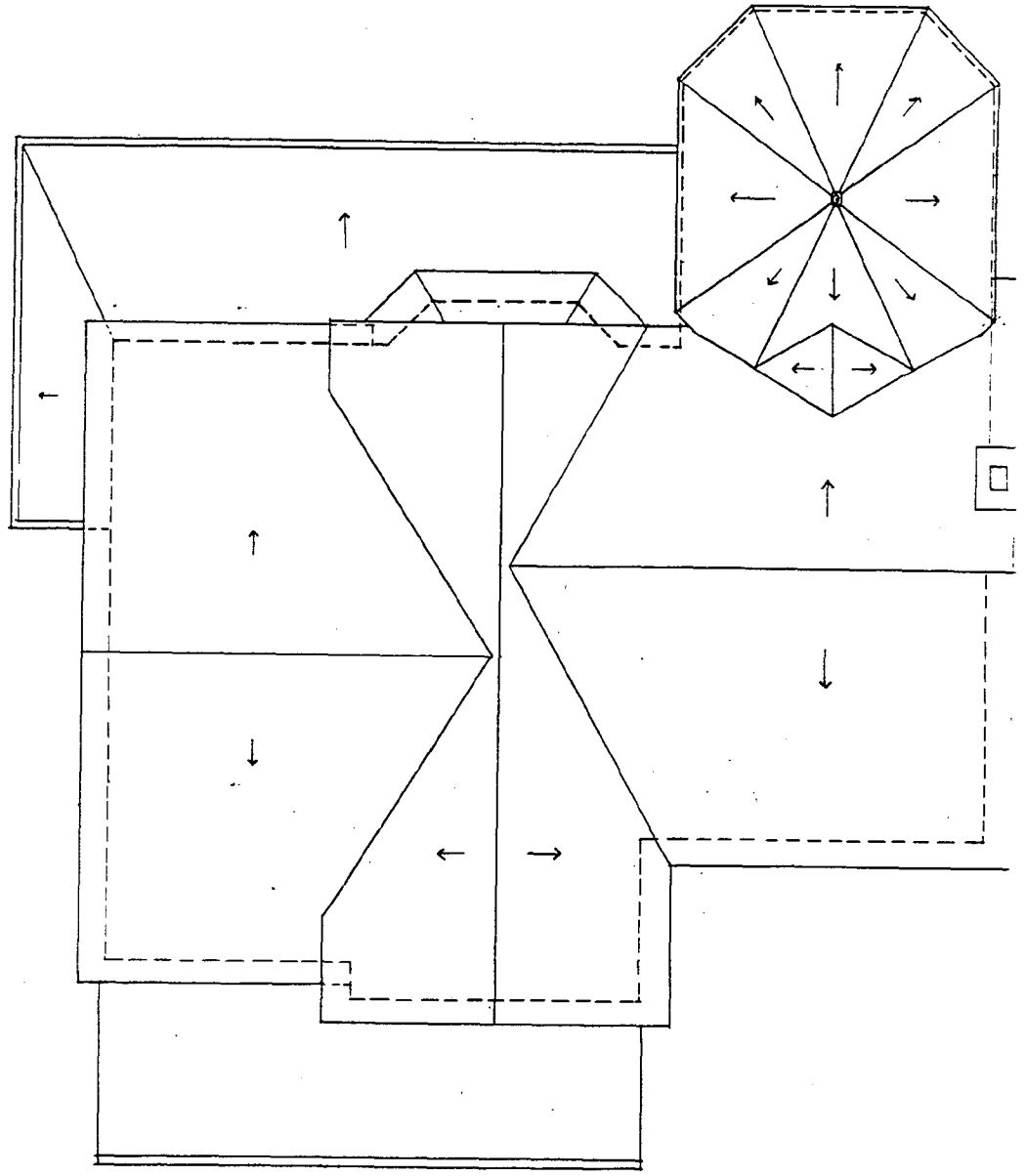
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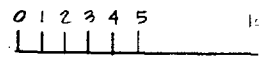
2 SECOND FLOOR PLAN



BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 3
	DRAWING TITLE SECOND FLOOR PLAN	DATE 3-2-94



1 ROOF PLAN

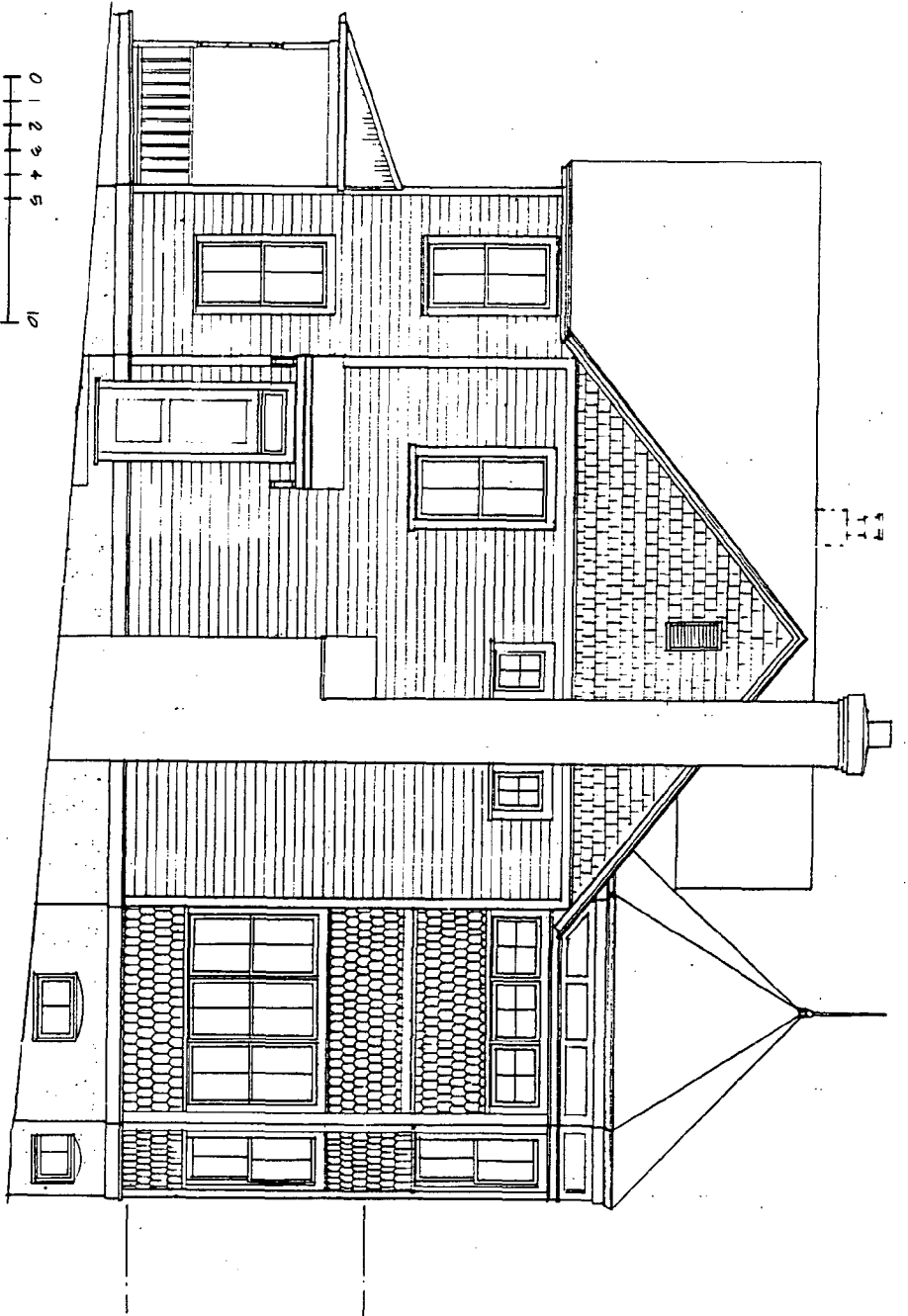


BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 4
	DRAWING TITLE ROOF PLAN.	DATE 7-2-94

(b)

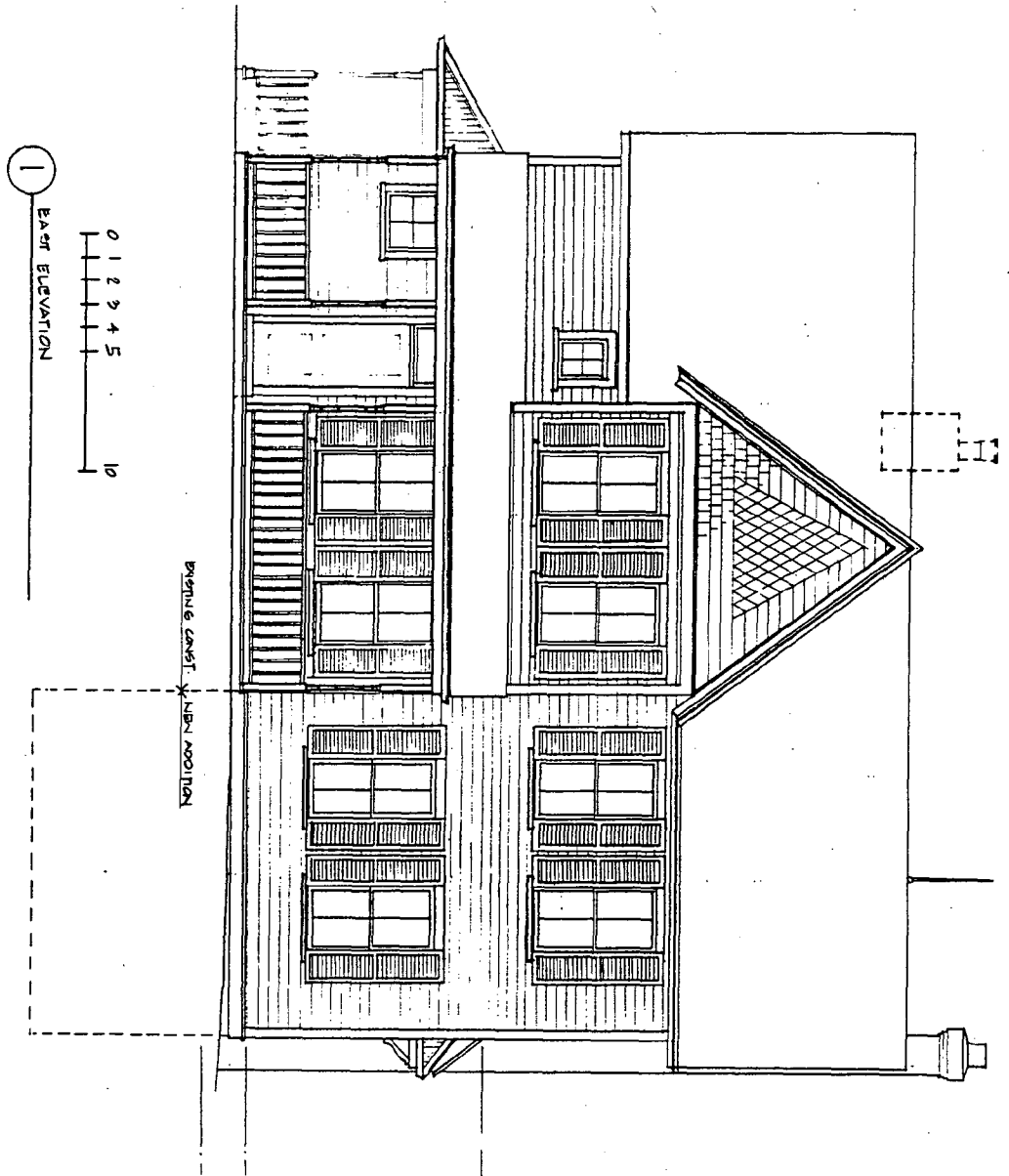
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0 1 2 3 4 5
NORTH ELEVATION



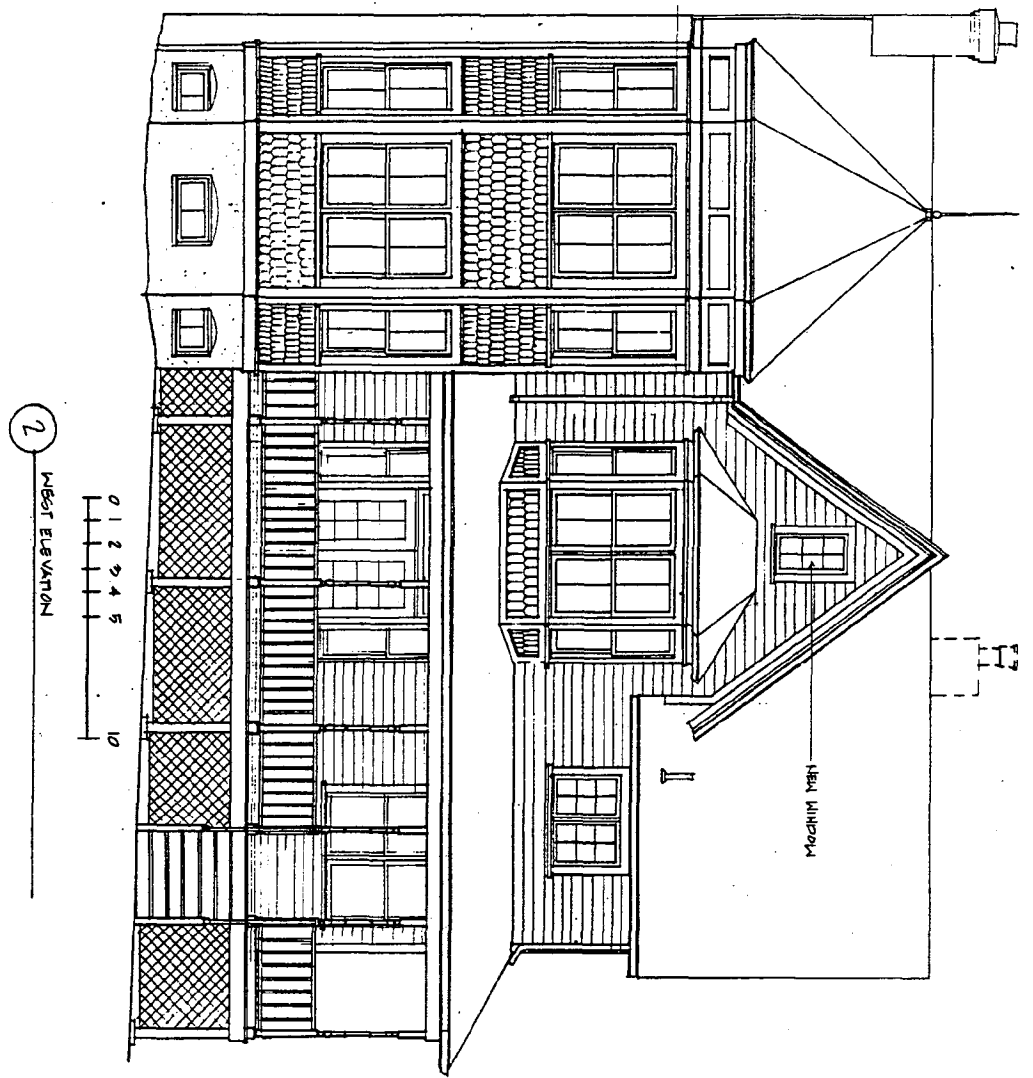
BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 5
	DRAWING TITLE NORTH ELEVATION	DATE 3-2-94

19



BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 6
	DRAWING TITLE EAST ELEVATION	DATE 7-2-94

11

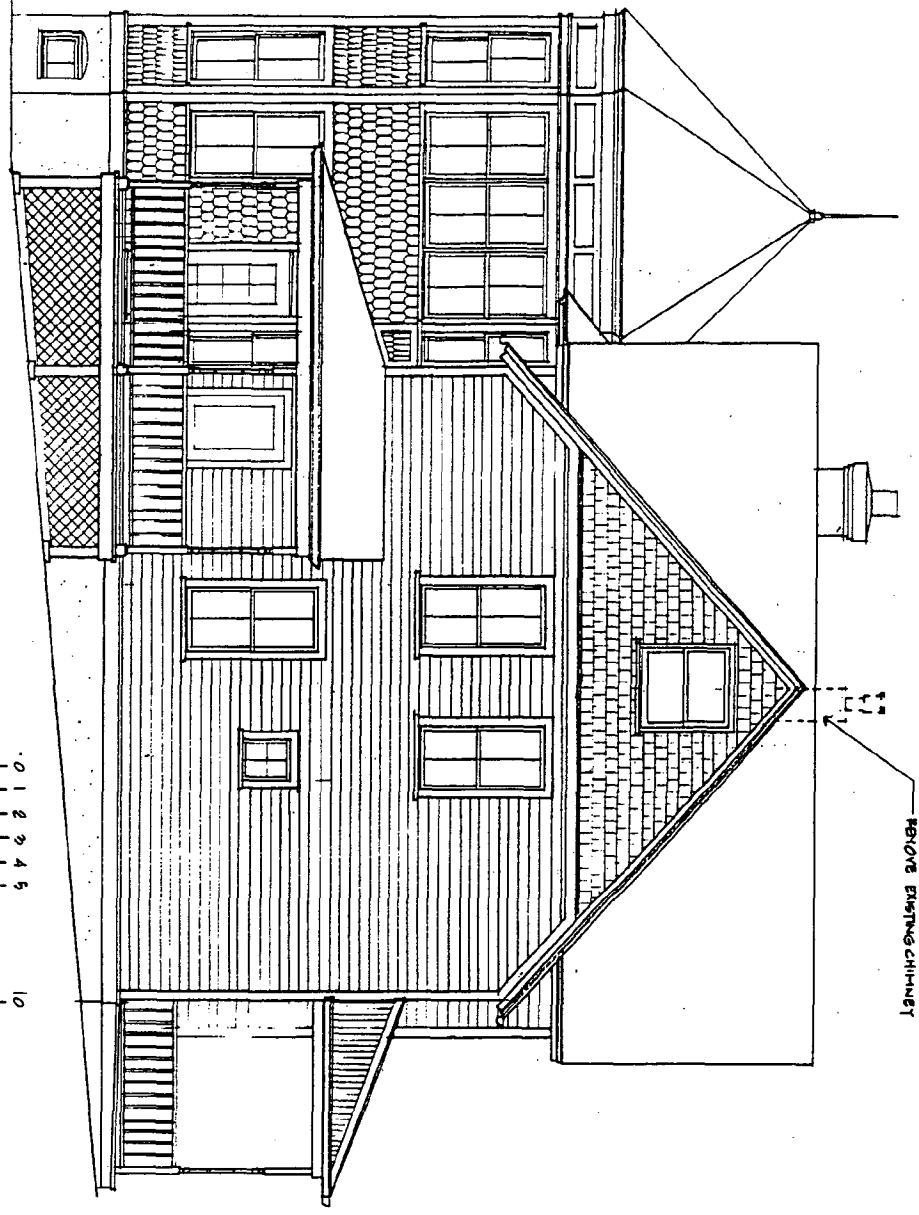
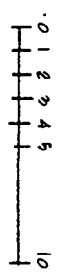


BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCMALE RESIDENCE	DRAWING NO. 7
	DRAWING TITLE WEST ELEVATION	DATE 3-2-94

2

4

SOUTH ELEVATION



BEYOND EASTING CHIMNEY

BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT MCHALE RESIDENCE	DRAWING NO. 8
	DRAWING TITLE SOUTH ELEVATION	DATE 7-2-94



EAST ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895



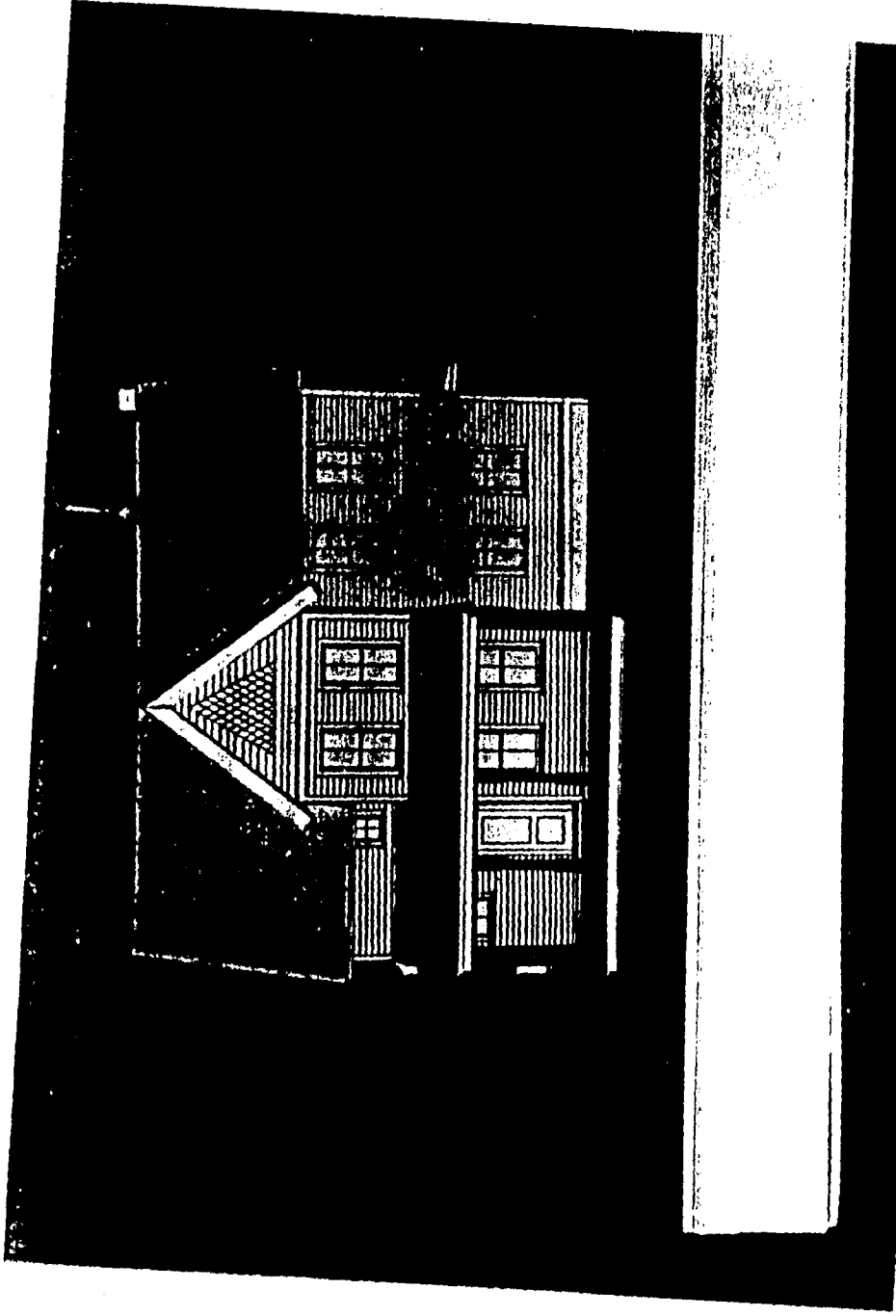
WEST ELEVATION



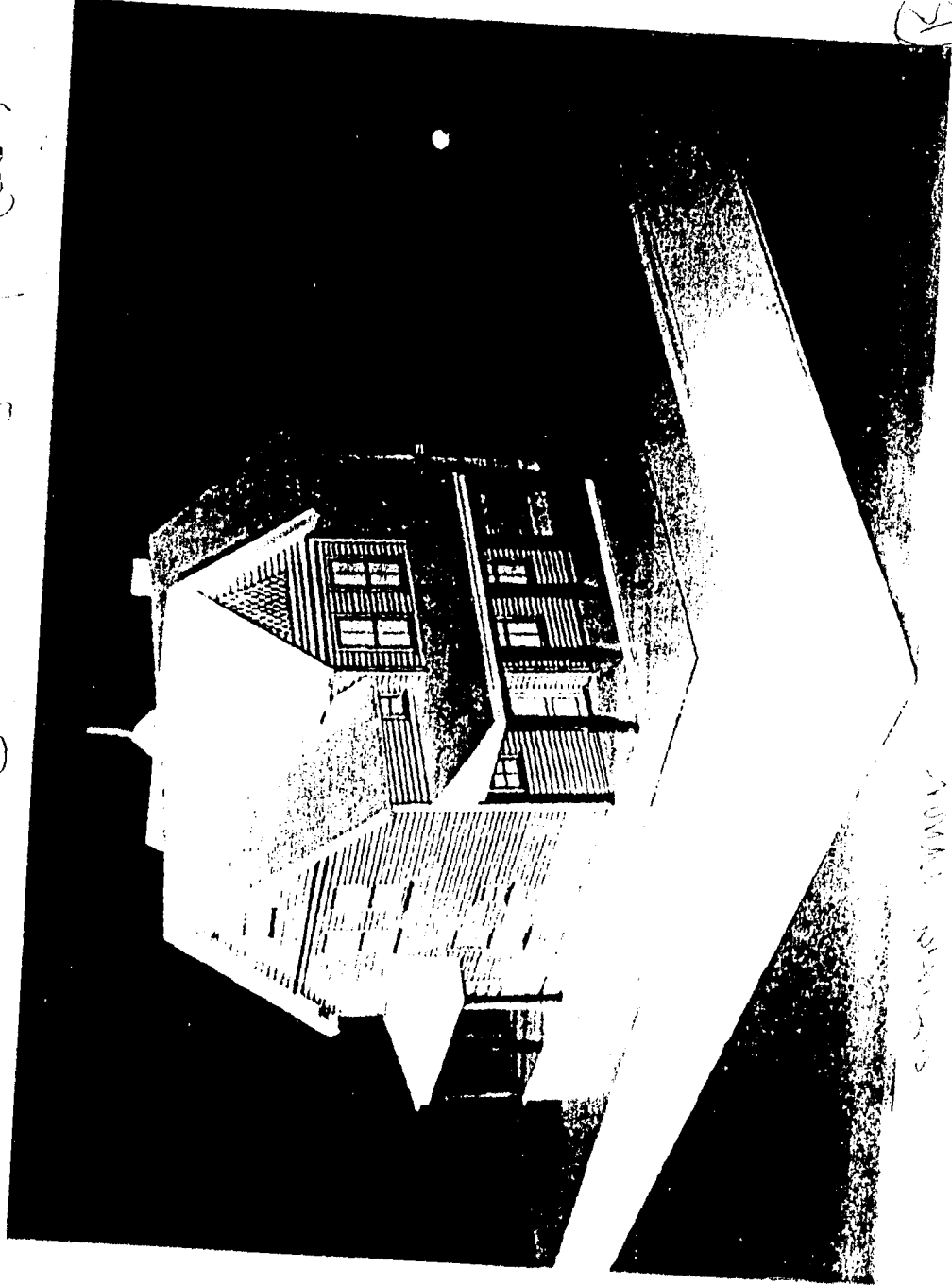
NORTH ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895

1A

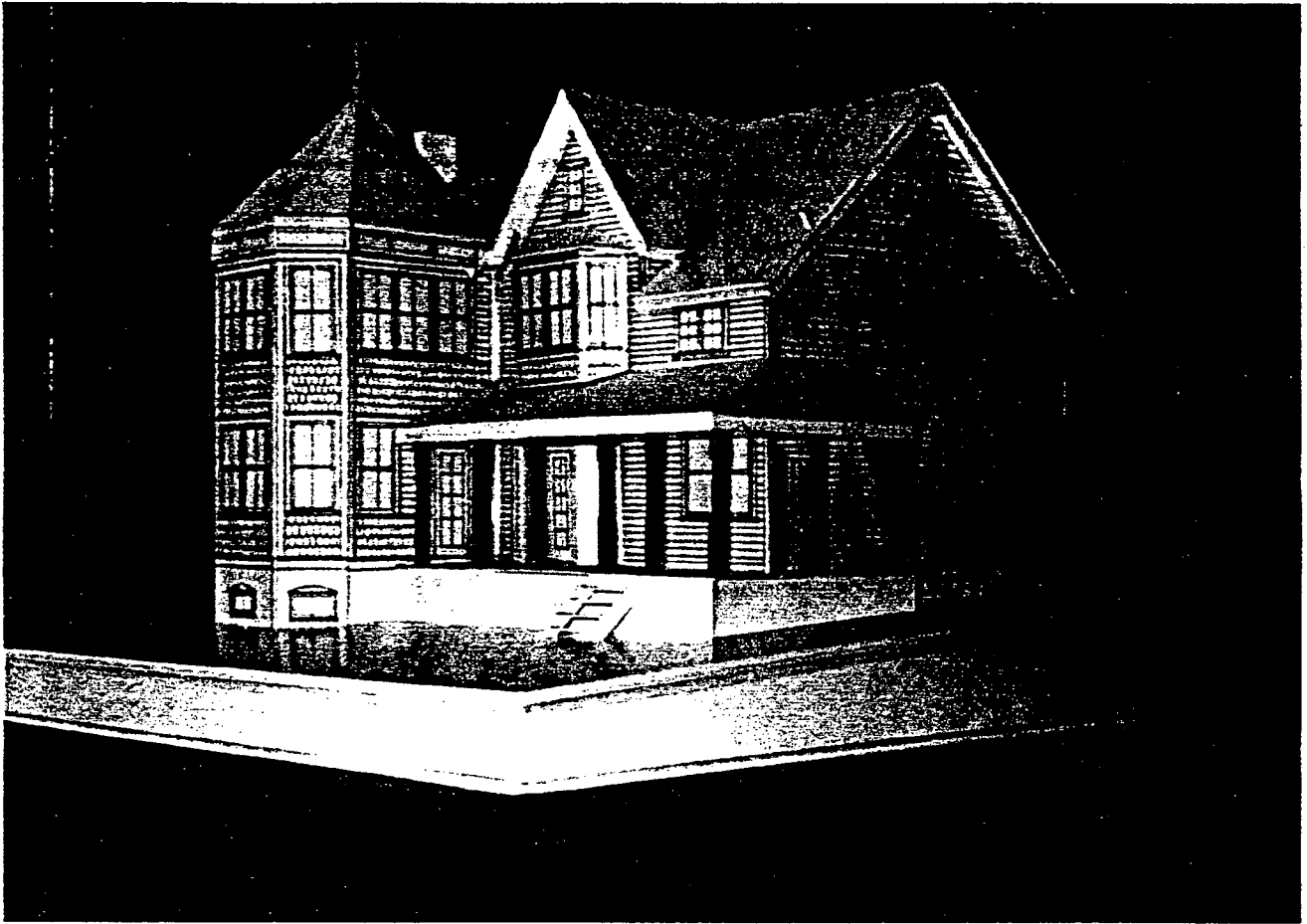


Model will be brought to 4IPC meeting - June (2018)



Model will be brought to 4IPC meeting - June (2018)

(1)



Southwest corner,
showing rear tower at left

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**