

31/6-94F 10316 Armory Avenue

MEMORANDUM

TO: File

FROM: Robin Ziek

SUBJECT: Changes to approved HAWP at 10316 Armory Avenue, Kensington

DATE: October 20, 1995

Mr. Huggins has begun work at this property, and I went over today to inspect the work, and speak with his contractor, and approved installation of turned columns instead of the modified posts which were approved by HPC.

[I had received a call from Alison Oppenheim at 10312 Armory about the work, and sent her a copy of the approved drawings so she could check on the work.]

Mr. Huggins' contractor had informed him that the existing 6x6 posts are much too rough to modify to match the proposal in the approved drawings. In addition, he has discovered the original columns under the porch. Since the modifications to the existing posts was a way to save money/labor costs, and they will be removed entirely, I considered the new proposal in light of the existing columns in the neighborhood, the original column found under the porch, and the decorative posts approved by the HPC.

The original columns were 5x5 posts, with chamfered corners. There are very similar columns at the rear of Ms. Oppenheim's house...simple posts with chamfered corners.

Mr. Huggins proposes to install stock turned columns instead of modifying the existing posts. The turned columns would be 5-1/2" square, with a turned section above the railing and below a squared portion (designed to receive a decorative bracket).

I discussed the idea of copying the original column with the contractor. It would be somewhat more expensive than the turned column, because of the handwork involved. It would be very plain.

Since the HPC had approved a decorative column treatment in their decision, I felt that the decorative turned column was in-line with their decision. The adjacent two houses are "sister" houses, and they both have turned columns.

I spoke to Ms. Oppenheim and asked her opinion. Since she has both types of columns on her house, we could get a good idea of how they would look. The plainer columns look fine on the simple rear porch. Her porch, of course, does have the decorative brackets in place, and the turned columns on the front porch are much of the decoration on the house.

I will take a picture of the original columns for the file.

³⁻¹⁰⁻⁹⁵
Day (H) 617 - 784 - 7848

Pⁿ (W) 617 - 787 - 7332

~~XXX~~ -

William B. Higgins
14 Massapoag Ave
Sharon, Mass. 02067

3/13/94 calling DEP
to check out - Stan
Cordere

Dec 5, 1994

Mailed to

10615 Conn. Ave

DEP will send him a
new Permit to MASS.
Address. He'll follow
approved drawings

5/24/95 Huggins has
applied for building permit -
They needed extra drawings -
and he's sent them
& he's writing. He has
Contractor lined up.

Mr. Huggins was
• Received HAWP
is • Waiting to hear back
from DEP -
permit applied
for 1 1/2 weeks
ago.
3/30/95

April 26, 1994

Mr. William B. Huggins
Huggins & Harrison, Inc.
10615 Connecticut Avenue
Kensington, MD 20895

Dear Mr. Huggins:

Thank you for filing a Historic Area Work Permit for review of work done at your parents' home at 10316 Armory Avenue, Kensington. Unfortunately, you seem to have received only half of the application form. I am enclosing the application attachment, which requires a very brief description (you can reference your letter and the information you have provided on the green application form) and the names and mailing addresses of the adjacent and confronting property owners.

In addition, please include information on the design of the "ornamental trim" and a sketch showing where on the porch you would install it. This information is needed as part of the application, since the Historic Preservation Commission will vote on it along with the other porch alterations already completed.

In addition, if you have the original photos from which the photocopies you submitted were made, would you please mail them to me. I can return them to you if necessary. Your application will be disseminated in the neighborhood as well as to the Commission members, and I would like the images to be as clear as possible.

Please mail the materials directly to me. When your application is complete, we will schedule your case for the next available Historic Preservation Commission meeting. The filing deadline for the May 25 HPC meeting is Friday, May 6, for example.

Please call me if you need further information on filing the HAWP application or have questions about the HPC's review procedures. Thank you.

Sincerely,

Nancy Witherell
Historic Preservation
Planner

June 6, 1994

10314 Armory Avenue
Kensington, Md. 20895

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: *Application for Retroactive Approval of
HAWP at 10316 Armory Avenue, Kensington*

To the Commission:

Unfortunately, we are unable to attend the hearing on this application. Please accept this letter into the record as our comments.

We live next door to 10316 Armory Avenue and have reviewed the application for an historic area work permit for that property. The requested permit should be denied. The work covered by the permit was performed almost 18 months ago. It was performed in a shoddy and unworkman-like manner with no concern for the historic resource. The materials used are of the type found in poor quality, modern decks. Widely spaced planks replaced what appeared to be tongue and groove flooring. Now, weeds grow through the gaps in the floor. Large square deck supports replaced appropriately scaled posts. The new supports are rough-cut and do not properly mate either with the floor or the beam supporting the porch roof. The new railing makes no attempt to maintain the historic character of the structure. The wood has been left unpainted and is completely out of character with other porches in the district. The new deck on the side and rear of the property is inappropriate for the historic resource.

We and our community take the historic preservation review process seriously. The Commission will recall that we appeared before it twice recently in connection with our application for a HAWP for an addition. We made very extensive alterations in our plans to meet the Commission's concerns and to ensure that the addition would be consistent with the character of the historic district. In particular, we agreed at the Commission's request, to restore a chimney. This work will cost us several thousand dollars and it would have been far simpler and cheaper to have flaunted the rules and removed the chimney without informing the Commission. Of course, such an action would have been illegal. Moreover, we believe that the Commission's concerns were valid

and that the chimney is an important feature of the house. Thus, the review process worked as it should in our case.

In contrast, the owners of 10316 Armory Avenue have ignored the Commission for months and badly damaged a primary resource of the district. The front porches of the three small houses on Armory Avenue are their most prominent and obvious features. Ensuring that they are properly maintained and, when necessary, rebuilt in a workman-like manner with appropriate materials would seem to be essential to retaining their historic character. Indeed, seven years ago when we applied to the Commission for approval of a new rear porch, the Commission insisted that the floor be tongue and groove, that it have a picket railing, and the posts be turned in a Victorian style. Nothing less should be required for the front porch of 10316 Armory Avenue.

Once again, thank you for your courtesy in approving our recent HAWP and for considering our views here.

Sincerely,


Stephen J. McHale


Anna R. McHale

Minutes Kensington LAP Meeting

of 6/2/94

re: House at Armory + Warner

Meeting attended by Basle, Jones and Shulman with opinions by Little and Gurney submitted.

There was unanimous agreement that the porch posts should be turned and similar in dimensions to those of the other 2 houses of the same style on Armory Ave. Brackets at the top of posts should also be similar to those of the other 2 houses. A picture of 10312 Armory details these structures. All supports and detailing should be painted.

Basle and Jones felt the present flooring could be permitted if painted and if a railing with pickets were placed around the porch as well as the deck and painted. Little, Gurney and Shulman thought the floor of the porch should be classic tongue and groove and painted and that a railing possibly with modified supports as on the other 2 houses rather than pickets would be adequate. All porch wood should be painted. Little and Shulman thought the deck added to the side and back could remain as is while Gurney felt the deck floor should be the same as the porch.

Landscaping would obscure the deck from Warner Street. It would be nice if the original siding of the house were restored. Discussion brought out the long delay (well over a year) from initial notification by the town that inappropriate unapproved construction took place till the present hearing on restoration.

N.R. Shulman
N.R. Shulman

June 8, 1994
10312 Armory Avenue
Kensington
Maryland
20895

Dear Commissioners,

We are writing to encourage you to deny an Historic Work Permit to Mr. Huggins for work on the front porch of 10316 Armory Avenue in Kensington. We feel it would be unfair and inappropriate to approve the proposed plan for the following reasons:

1) the plan clearly is out of character with the historic features of the house and the neighboring homes. The pressure treated plank flooring and the square posts are not appropriate construction materials for the exterior

②

of a house built in the 1890s.

2) we spent a lot of time and money designing and building an addition to our house, which is two doors down from the one in question, in 1990 and 1991. We followed the rules and went through your hearings and approval process and eventually came up with a design that was compatible with the house and the neighborhood. To have to look at that porch every day is like a slap in the face!

3) if you approve the plan as it stands, what is to stop other residents of historic homes from making repairs to their houses in a similar manner? Will there be a proliferation of porches with decking and square posts on historic homes in the county?

(3)
4) if you approve Mr. Huggins' plan,
we feel that this makes a mockery
of the H.P.C.'s purpose in monitoring
and policing exterior renovations
and additions zone on historic
homes in Montgomery County.

Thank you for your time.

Sincerely,

Misson & John

Oppenheim

June 8, 1914

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2) We spent a lot of time and money designing and building an addition to our house, which is two doors down from the one in question, in 1900 and 1901. We followed the rules and went through your hearings and approval process and eventually came up with a design that was compatible with the house and the neighborhood. To have to look at that porch every day is like a slap in the face!

3) If you approve the plan as it stands, what is to stop other residents of historic homes from making repairs to their houses in a similar manner? Will there be a proliferation of porches with decking and square posts on historic homes in the county?

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Alison & John

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Thank you for your time.

Sincerely,

Alison & John

Oppenheim

June 2, 1994

Dear Ms. Witherell,

I am writing to you about the porch on 10316 Armony Avenue, Kensington, MD 20895. I live on the same block, in the house next to the Town Hall. I can see the 10316 Armony Avenue porch from my house.

For years, my husband and I have been appalled at the lack of maintenance and care at this property. The grass was not cut for over a year, the large tree in the front yard is overgrown with ivy that blooms in a 3 foot diameter out from the tree and is encircled by thousands of wasps some summers, weeds abound and basically, no attention has been paid to the yard in the eight years we have lived here. We have repeatedly tried to contact the owners, Huggins and Harrison, but have received no response on this rental property.

This general lack of interest in the house has led to what I believe is a very inappropriate porch replacement. The overall structure is crudely made and no attempt was made to follow historic guidelines in making this porch.

When we had to repair our front porch in August 1999 we went to great lengths to put in tongue and groove flooring and to reuse any old wood that was still in

P.S. My husband and I shudder to think of what has been ruined inside the house and what the owners will next do to the exterior.

I urge you not to approve any retroactive application. The highly visible floor, posts and rails are all unacceptable. The porch and deck should be redone properly.

Irene Booth
10309 Army Ave.
Kensington MD 20895

good shape (for example, are the posts and rails.) We realize that we had to spend a lot more money to do this, but, ~~with~~ the end result ^{that} we have a beautiful porch which is historically appropriate. The porch ^{at 10316} 10316 Army Ave. meets all the hard work we put into our porch in following the historical guidelines.

June 6, 1994

10314 Armory Avenue
Kensington, Md. 20895

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: *Application for Retroactive Approval of
HAWP at 10316 Armory Avenue, Kensington*

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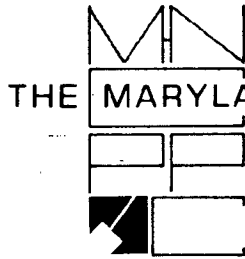
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Once again, thank you for your courtesy in approving our recent HAWP and for considering our views here.

Sincerely,


Stephen J. McHale


Anna R. McHale



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 15, 1994

Mr. William Huggins
14 Massapoag Avenue
Sharon, MA 02067

Dear Mr. Huggins:

Thank you for your phone call following up on the Historic Preservation Commission's discussion of your family's property at 10316 Armory Avenue in Kensington. I have waited several days before responding in order to be able to enclose a copy of the transcript of the discussion so that you can read it firsthand. Transcripts are always slow reading, but you'll be able to see the specific points and suggestions that were made.

The porch extension around the rear corner was approved. As you see, there is some leeway on the columns--it will be up to you to give us a drawing or description of what you choose to use, and whether you will replace the posts or chamfer and reuse the existing posts. Vertical square pickets and a shaped railing will be needed, as will tongue and groove flooring.

As Commissioner Brenneman suggested, you may want to save some money by building the new tongue and groove flooring on top of the existing flooring (and using a bandboard around the front edge). Tongue and groove is stipulated here as in all porches (as distinguished from decks) the Commission reviews. Standard 3" pine tongue and groove boards should be used. For the exposed area of the porch, make sure the slope of the porch floor will allow for adequate drainage. The need for porch brackets will depend on the style of porch post. Include them in your drawing if you want to use them. It was understood that the porch would be painted.

Please submit a drawing of your proposal directly to me. I will need it in order to approve the Historic Area Work Permit, which I am still holding until receipt of a drawing, and in order to provide documentation for your county building permit. I will notify Jay Calloway when I hear from you so that he can record that the case has been concluded satisfactorily. It was understood that the work would be completed in about 90 days from the date of the meeting. If it will take much longer than that, please let me know in your letter.

I would be happy to discuss any of this with you. My phone number is 301-495-4570. Again, thank you very much for your help in following through with the application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Witherell", with a long horizontal flourish extending to the right.

Nancy Witherell
Historic Preservation
Planner

MONTGOMERY COUNTY

HISTORIC PRESERVATION COMMISSION

MEETING

Wednesday,
June 8, 1994

PRESENT:

- WALTER BOOTH, ~~Chairman~~ *Commissioner Vice Chairman*
- ALBERT RANDALL, ~~Commissioner~~ *Chairman*
- PAULA BIENEFELD, Commissioner
- JOSEPH B. BRENNEMAN
- GREGG CLEMMER, Commissioner
- ELLEN PRATT HARRIS, Commissioner
- MARTHA LANIGAN, Commissioner

ALSO PRESENT:

- Gwen Marcus, Historic Preservation Coordinator
- Patricia Parker, Staff
- Nancy Witherell, Staff

JOHNSON & WARREN REPORTING
UPPER MARLBORO, MD 20772
(301) 952-0511

P-R-O-C-E-E-D-I-N-G-S

(7:30 p.m.)

1
2
3 CHAIRMAN RANDALL: Good evening, and welcome to
4 the June 8th meeting of the Montgomery County Historic
5 Preservation Commission. I'm Bert Randall, Chairman of
6 the Commission, from Clarksburg.

7 If the Commissioners starting on my far left
8 could introduce themselves, please?

9 MS. BIENENFELD: Paula Bienenfeld from
10 Rockville.

11 MR. CLEMMER: Gregg Clemmer from Darnestown.

12 MS. HARRIS: Ellen Harris, Takoma Park.

13 MS. LANIGAN: Martha Lanigan, Silver Spring.

14 MR. BOOTH: Walter Booth from Forest Glen.

15 MR. BRENNEMAN: Joe Brenneman, Silver Spring.

16 MS. MARCUS: Gwen Marcus, Historic Preservation
17 Coordinator.

18 MS. WITHERELL: Nancy Witherell, Staff.

19 MS. PARKER: Patricia Parker, Staff.

20 CHAIRMAN RANDALL: The first order of business
21 this evening will be Historic Area Work Permits. Have
22 all these cases been advertised?

23 MS. WITHERELL: Yes. These appeared in The
24 Journal --

25 CHAIRMAN RANDALL: We could say recently. I

1 MR. BLOWER: Surely. My name is Brad Blower
2 and I'm the sole owner of the property.

3 MS. LANIGAN: My question is how long have you
4 had the property?

5 MR. BLOWER: Just about ten months. I moved in
6 -- the previous owner had lived there for about 40 years.
7 And I actually called him before I applied, to find out
8 about the shed, because I'm a first-time homebuyer. When
9 I bought the house I thought, oh, it's got a nice shed in
10 the back. But then when I walked inside, I -- I didn't
11 really look at the inside until after I had bought the
12 house. And I had people come and look at it to see if it
13 could be salvaged, and they all said it should be
14 scrapped because of the drainage problem.

15 MS. LANIGAN: Okay, thanks.

16 CHAIRMAN RANDALL: Are we ready for a motion,
17 then, or does anybody have anything further to discuss?

18 MS. HARRIS: I'm happy to make a motion for HPC
19 Case 37/3-94J at 6912 Westmoreland Avenue in the Takoma
20 Park Historic District, for Bradley H. Blower; that the
21 HAWP application for demolition of the shed be approved
22 for the reasons stated in the staff report and with the
23 condition as stated in the staff report.

24 CHAIRMAN RANDALL: Is there a second?

25 MR. BRENNEMAN: I would second the motion.

1 CHAIRMAN RANDALL: Any discussion on the
2 motion?

3 (No response)

4 CHAIRMAN RANDALL: There being no discussion on
5 the motion, I close the public record. Those in favor of
6 the motion please signify by raising your hand.

7 (Vote taken)

8 CHAIRMAN RANDALL: The motion carries
9 unanimately. Thank you very much.

10 MR. BLOWER: Thank you. And I'd like to thank
11 the Commissioners for reconsidering the application.

12 CHAIRMAN RANDALL: The next case is Case H.
13 Has the applicant arrived? Okay, then if we could
14 proceed with the staff report, please?

15 MS. WITHERELL: This is 10316 Armory Avenue.
16 It's on the corner of Armory and Warner, and I'm standing
17 at the middle of the intersection. Just to my left,
18 across the street from this house is the Town Hall for
19 Kensington and the Kensington Armory.

20 You can see, because -- where the unpainted
21 wood is, this is the part of the porch that was replaced
22 about two years ago. Here's a view of the front of the
23 property. Parts of the porch that were replaced were the
24 posts, the railing, and the decking, that is, the
25 flooring.

1 The applicant has offered in the application to
2 put on bracket trim and to paint, but I'm making a point
3 of showing you the unpainted portions because those are
4 the parts that are replaced. Notice the existing
5 railing. The decking is about ten inches or so in width
6 and the posts are now just six-by-six.

7 Also, in addition to the new work on the
8 existing porch, it was extended around the side and rear
9 as you see here, just as a deck with a partial railing.
10 The roof was not extended. And there's a view of the
11 back.

12 As a comparison, I show you the two other
13 houses that form the trio of houses there, that were
14 originally either identical or very close to be
15 identical, and now over time have become a little bit
16 different.

17 This is 10312, the one two away from this one,
18 and you'll note there that this has its original turn-
19 posts. It does have a later railing.

20 I guess I'm missing a photograph of the
21 McHale's House, which is in between, and that's at 10314.
22 That has slender posts that are not original. They're
23 the kind that you would see ordered from a catalogue. It
24 does have vertical for the railing. It has square
25 pickets and a shaped top rail.

1 The comparison I was trying to make is that
2 these are the posts that are original to the ^{house} ~~one~~ and that
3 one may presume are original to the subject property.
4 And it's also, I think, fairly straightforward to assume
5 that originally these three houses had vertical picket
6 railing, either the same railing that you see on 10314 or
7 one that's very similar to it.

8 The house is a late Queen Anne style house, and
9 toward the turn of the century you would see square
10 pickets on the railing rather than turned railings.

11 My recommendation is to support the extension
12 of the porch around the side and the rear because it is a
13 corner property and because it's fairly low scale, just
14 at grade, if the railing were to be extended. However, I
15 think that the six-by-six posts, which are of a nature
16 similar to those that are used on decks at the rear ^{of the}
17 property for recreation purposes, modern decks, is not
18 appropriate for a house of this time period, nor is the
19 existing railing pattern, which is a very simple two-by-
20 fours, which are now together.

21 CHAIRMAN RANDALL: Would you go back to the
22 picture of the house itself, while you're giving us your
23 staff recommendations? Thank you.

24 MS. WITHERELL: In addition, the Commission has
25 always taken great care in reviewing alterations to

1 visible facades of houses, particularly front porches.
2 There have been several cases recently in Kensington and
3 other historic districts where the Commission has given
4 great consideration for proposed alterations to porches.

5 And it was my judgment that if this was coming
6 in to you on paper that you would not approve this as is
7 because it is inconsistent with the architectural and
8 historic character of the property, which is a primary
9 resource in the Kensington Historic District.

10 So my recommendation is to support the
11 extension of the deck as long as the railing is
12 continued, but not to support the use of six-by-six posts
13 in a railing such as this. Also, the decking here is not
14 tongue^{and}~~in~~ groove, which it would have been originally.

15 You have received four letters from the
16 community: three from neighbors, one across the street
17 and two from the owners of the other two houses next to
18 this that are similar, and also comments from the LAP.
19 You will note that the LAP comments on the whole concur
20 with the staff recommendations, and the comments from the
21 adjacent property owners also are very similar.

22 CHAIRMAN RANDALL: Did the applicant wish to
23 make a statement? Please come forward. Identify
24 yourself for the record, please, and then proceed.

25 MS. HUGGINS: I'm Linda Huggins. This house

1 belongs to my father, who passed away last year. We're
2 aware that the community apparently doesn't like the
3 structure of the house. We have not been able to take
4 care of painting it and putting the trim on it and what
5 have you.

6 My father, as I said, was very ill and passed
7 away last year. I almost died last year, and I was
8 taking care of the house and have not been able to do
9 anything for the year. We are planning on painting it
10 and doing whatever you suggest we do to the house.

11 CHAIRMAN RANDALL: Have you had a chance to see
12 the staff report?

13 MS. HUGGINS: Not really, no.

14 CHAIRMAN RANDALL: Well, I guess you had at
15 least a chance to hear it this evening. The tongue^{and}~~is~~
16 groove and the turn-posts and so forth, those things are
17 things you would readily agree to doing?

18 MS. HUGGINS: Right, right.

19 CHAIRMAN RANDALL: Does anybody have any
20 opposition to the approach taken in the staff report?

21 (No response)

22 CHAIRMAN RANDALL: It seemed to me to be a
23 reasonable solution, what was contained in the staff
24 report. And with the applicant agreeing that that would
25 be amenable, and I think the Commission would be feeling

1 that those things would be necessary anyway, we probably
2 should proceed with business then.

3 MR. BRENNEMAN: I had said earlier, and I don't
4 know if that would be of any help, but the planks that
5 are on the porch now, if you don't want to bother taking
6 them up, it would make a much more solid porch. If you
7 just left that and went over it with the tongue-and-
8 groove flooring, it would at least save the tearing out
9 and that sort of thing. And then put a band-board around
10 the front where they show. They do show from the street
11 pretty badly. I drove by today. So you don't see the
12 end of the plank, the two-by-six or two-by-eight,
13 whatever it is.

14 I think that would do it. And also the posts,
15 I think if you would take a look up at ^{GEORGE MYERS'} ~~the~~ Architectural
16 Firm on Armory Avenue, they have the square posts, but
17 they have been milled down. They look good and they've
18 decorated them with paint. And I think it would be very
19 fitting. That way, you wouldn't have to even move the
20 posts and go about jacking up the porch again, and that
21 sort of thing.

22 But that's only an idea that I had. And staff
23 could work with you on that. But I definitely think you
24 need to change the rails and the pickets to standard
25 porch rail and picket.

1 MS. WITHERELL: Do you have an opinion on
2 brackets? We saw on the neighboring house two doors
3 down, I think they have their original brackets. I don't
4 know whether you want to talk about those in relation to
5 this property or not.

6 CHAIRMAN RANDALL: Well, it's my sense that
7 some decorative features similar to that should be there
8 because otherwise it's going to be -- in comparison to
9 what's there, it's a very, very plain kind of treatment.

10 MR. BRENNEMAN: I think the house up the street
11 has the brackets on it, also. But you can buy those
12 brackets --

13 MS. WITHERELL: I was looking in a catalogue
14 just recently and I can get you information on it. You
15 can just purchase them and have your contractor just
16 install them and then paint it. They're not that
17 expensive.

18 CHAIRMAN RANDALL: I don't recall, does the
19 staff report mention specifically the brackets?

20 MS. WITHERELL: I don't think I did. I think I
21 commented on the -- the brackets that are proposed are
22 not appropriate for a Queen Anne house. It needs to be
23 something very similar to this. The LAP also commented
24 that they would like to see brackets.

25 CHAIRMAN RANDALL: Okay. So the brackets could

1 be something that could be approved by staff?

2 MS. HARRIS: There's --

3 MS. WITHERELL: Well, I think we would need to
4 look at what kind of posts that would go in or how they
5 would be turned.

6 MS. HARRIS: There's so many different ways of
7 redoing this porch, and without a plan in front of us
8 it's very difficult for us to really -- because we could
9 talk about it. But there's so many different ways of
10 doing it. I mean, brackets look right with certain posts
11 and certain posts are going to look good without them.

12 I'm comfortable at leaving this at a staff
13 level, but I think that we do need to request that some
14 documentation be submitted so that we know what is going
15 to go in so that it can be approved.

16 MS. WITHERELL: Do you want to stipulate that
17 they look like this or similar to this, because these are
18 the originals, and what would have been originally there?

19 MS. MARCUS: I think Ellen may be saying --

20 MS. HARRIS: I think appropriate design is
21 fine.

22 MS. WITHERELL: I mean, do you want to give
23 some guidance on that?

24 CHAIRMAN RANDALL: I guess we don't have any --
25 maybe the applicant knows. Do you know when the posts

1 and so forth were removed?

2 MS. HUGGINS: When were they removed?

3 CHAIRMAN RANDALL: Right.

4 MS. HUGGINS: Loosely, about a year-and-a-half,
5 two years ago.

6 CHAIRMAN RANDALL: Okay. And they were similar
7 to what is here?

8 MS. HUGGINS: No, they weren't. They were
9 similar to what's up there now. Very similar. The only
10 difference is they were painted. Same thing with the
11 floor, the floor was painted blue, but they were similar
12 to what's on the floor now.

13 CHAIRMAN RANDALL: So somebody had already done
14 a little --

15 MS. HUGGINS: Exactly. When we bought the
16 house, which was quite a few years ago.

17 CHAIRMAN RANDALL: All right. Why don't we
18 proceed, then, leaving it at the staff level.
19 Otherwise --

20 MS. MARCUS: Just so we're clear, you're saying
21 that it can be approved at a staff level and they could
22 be either turn-posts, which are the rounded ones, or
23 chamfered posts, which is what I think Joe was
24 describing, which is a square post with just areas
25 beveled in? So you're saying that either one would be

1 acceptable from an HPC perspective?

2 MR. BRENNEMAN: I think the house up the street
3 is a Queen Anne, isn't it?

4 MS. WITHERELL: Yeah.

5 MR. BRENNEMAN: And I think they look quite
6 nice.

7 CHAIRMAN RANDALL: I would think --

8 MS. WITHERELL: This is the model.

9 CHAIRMAN RANDALL: -- what the staff would find
10 compatible and the staff could work with the applicant.
11 We can't really design it tonight. But I would be
12 inclined to leave that to the staff, of whichever design
13 is apparently most compatible with what's there around
14 it, and then appropriately with brackets, if it's the
15 right kind of post and so forth.

16 Is there any dissension in the ranks over that?
17 That seems to me to be the --

18 MS. HARRIS: No, that's fine with me. We can't
19 require them to restore it. What we can ask is for
20 something that's compatible. If they want to restore it,
21 that's wonderful. But what we're talking about is
22 something that's a compatible design, and I'm just saying
23 that can run the gamut and it's just too difficult. We'd
24 have to wind up designing it.

25 I would like to -- you know, that the rail --

1 add to that, that the railing be appropriate and --

2 MS. WITHERELL: Vertical?

3 MS. HARRIS: Probably have vertical pickets of
4 some sort. It can be very plain, it can be very simple,
5 but --

6 MS. WITHERELL: Do you want to stipulate a time
7 period that's agreeable also to Ms. Huggins?

8 CHAIRMAN RANDALL: What kind of a time line do
9 you think we can reasonably be talking about here?

10 MS. HUGGINS: Well, I have to get in touch with
11 contractors, first of all. Probably a couple of months,
12 I would think, would probably be good.

13 CHAIRMAN RANDALL: Ninety days?

14 MS. HUGGINS: I think 90 days would be fine.

15 MS. MARCUS: That's similar to what the HPC has
16 done in other cases, like the fence case in Takoma Park.
17 I think that was about 90 days.

18 CHAIRMAN RANDALL: Right. I think 90 days.
19 Well, why don't we have a motion, then, that kind of
20 captures those elements.

21 MS. HARRIS: You're looking at me. I suppose I
22 could.

23 I would like to make a motion that HPC Case
24 31/6-94F for the F.M. Huggins Estate at 10316 Armory
25 Avenue in the Kensington Historic District be approved

1 for alterations to the post and railings on the front and
2 side porch. This recommendation also approves the
3 extension of that porch into a deck on the side and the
4 rear.

5 The HAWP application is approved with the staff
6 recommendations as noted in the staff report, and that
7 the applicant will work with staff for a specific
8 compatible design to the porch elements that need to be
9 replaced, and that this work be completed within a 90-day
10 time frame.

11 CHAIRMAN RANDALL: Is there a second?

12 MR. BRENNEMAN: Second.

13 CHAIRMAN RANDALL: There is a second. Any
14 discussion on the motion?

15 (No response)

16 CHAIRMAN RANDALL: There being no discussion on
17 the motion, I close the public record. Those in favor of
18 the motion please signify by raising your hand.

19 (Vote taken)

20 CHAIRMAN RANDALL: The motion carries
21 unanimously. Thank you very much.

22 MS. HUGGINS: Thank you.

23 CHAIRMAN RANDALL: The next order of business
24 is the minutes. Does anybody have any objection to
25 approving the minutes?

1 (No response)

2 CHAIRMAN RANDALL: There being no objection to
3 approving the minutes, the minutes are approved.

4 Commission items, we can take up to a minute on
5 that if somebody has got something very pressing.

6 (No response)

7 CHAIRMAN RANDALL: Okay, I don't see any
8 significant Commission items.

9 I would just like to note on the record that I
10 thought it was -- well, we're going to do that just as
11 soon as I finish noting on the record. I thought that
12 the recent case before the Planning Board was an
13 exceptionally well done thing. I know it had to be a
14 very, very difficult case for us to get our points
15 across. I would like to commend the three Commissioners
16 that were there advancing the Commission's case.

17 Martha?

18 MS. LANIGAN: Gwen, were you going to bring up
19 the Open House?

20 MS. MARCUS: Yes.

21 MS. LANIGAN: I don't have anything, then.

22 MS. MARCUS: I think one other Commission item
23 that maybe Walter might want to talk about is the fact
24 that the Banfield Case went on at the Board of Appeals
25 and maybe just report on how that went.

IMPORTANT MESSAGE

For Jwen

Day 9/5/95 Time 9:10 A.M.
P.M.

M Ron Robinson

Of DEP

Phone _____

FAX Area Code Number Extension _____

MOBILE Area Code Number Extension _____

Telephoned	<input checked="" type="checkbox"/> Returned your call	<input type="checkbox"/> RUSH	
Came to see you	<input type="checkbox"/> Please call	<input checked="" type="checkbox"/> Special attention	
Wants to see you	<input type="checkbox"/> Will call again	<input type="checkbox"/> Caller on hold	

Message Re: 10316 Armoury Place
permit - he has it in the
computer but is having difficulty
sending paper copy

Signed Auc

June 8, 1994
10312 Armory Avenue
Kensington
Maryland
20895

Dear Commissioners,

We are writing to encourage you to deny an Historic Work Permit to Mr. Huggins for work on the front porch of 10316 Armory Avenue in Kensington. We feel it would be unfair and inappropriate to approve the proposed plan for the following reasons:

- 1) the plan clearly is out of character with the historic features of the house and the neighboring homes. The pressure treated plank flooring and the square posts are not appropriate construction materials for the exterior

②

of a house built in the 1890s.

2.) We spent a lot of time and money designing and building an addition to our house, which is two doors down from the one in question, in 1990 and 1991. We followed the rules and went through your ~~the~~ hearings and approval process and eventually came up with a design that was compatible with the house and the neighborhood. To have to look at that porch every day is like a slap in the face!

3.) if you approve the plan as it stands, what is to stop other residents of historic homes from making repairs to their houses in a similar manner? Will there be a proliferation of porches with decking and square posts on historic homes in the county?

③ If you approve Mr. Oppen's plan, we feel that this makes a mockery of the H.P.C.'s purpose in monitoring and policing exterior renovations and additions done on historic homes in Montgomery County.

Thank you for your time.

Sincerely,

Allison + John

Oppenheim

June 2, 1994

Dear Mr. Witherell,

I am writing to you about the porch on 10316 Army Avenue, Kennington, MD 20895. I live on the same block, in the house next to the Town Hall. I can see the 10316 Army Avenue porch from my house. For years, my husband and I have been appalled at the lack of maintenance and care at this property. The grass was not cut for over a year, the large tree in the front yard is overgrown withing that blooms in a 3 foot diameter cut from the tree and is encircled by thousands of wraps some summers, weeds abound and basically, no attention has been paid to the yard in the eight years we have lived here. We have repeatedly tried to contact the owners, Higgins and Harrison, but have received no response on this rental property.

This general lack of interest in the house has led to

what I believe is a very inappropriate porch replacement. The overall structure is crudely made and no attempt was

made to follow historic guidelines in making this porch.

When we had to repair our front porch in August 1993,

we went to Great lengths to put in tongue and groove flooring and to reuse any old wood that was still in

good shape (for example, all the posts and rails,) We realize that we had to spend a lot more money to do this, but, ~~in~~ the end result ^{is that} we have a beautiful porch which is historically appropriate. The porch ^{and deck} on 10316 Armory Ave. mock all the hard work we put into our porch in following the historical guidelines.

I urge you not to approve any retroactive application. The highly visible floor, posts and rails are all unacceptable. The porch and deck should be redone properly.

Julia Booth
10309 Armory Ave.
Kensington MD 20895

P.S. My husband and I shudder to think of what has been ruined inside the house and what the owners will next do to the exterior.

Minutes Kensington LAP Meeting

OF 6/2/94
re: *House at Armory + Warner*

Meeting attended by Basle, Jones and Shulman with opinions by Little and Gurney submitted.

There was unanimous agreement that the porch posts should be turned and similar in dimensions to those of the other 2 houses of the same style on Armory Ave. Brackets at the top of posts should also be similar to those of the other 2 houses. A picture of 10312 Armory details these structures. All supports and detailing should be painted.

Basle and Jones felt the present flooring could be permitted if painted and if a railing with pickets were placed around the porch as well as the deck and painted. Little, Gurney and Shulman thought the floor of the porch should be classic tongue and groove and painted and that a railing possibly with modified supports as on the other 2 houses rather than pickets would be adequate. All porch wood should be painted. Little and Shulman thought the deck added to the side and back could remain as is while Gurney felt the deck floor should be the same as the porch.

Landscaping would obscure the deck from Warner Street. It would be nice if the original siding of the house were restored. Discussion brought out the long delay (well over a year) from initial notification by the town that inappropriate unapproved construction took place till the present hearing on restoration.

N.R. Shulman
N.R. Shulman

I Called on

1/6/95

- Still Looking

For Contractor

Orig Contractor
was fired after ↑ price.

I will suggest a mill to
have parts made

2/10/95

-called Mr.

Hoggins: he is

getting bids.

-mat submit new
design-DCB

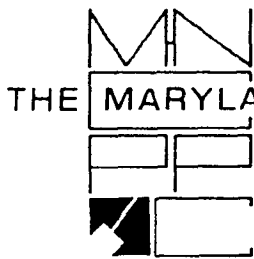
Robin
Call Mr. Huggins
AT his
MASS- #
-(617) 784-7848

8787 Virginia Avenue • Silver Spring, Maryland 20910 • 3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

Stamps



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

DATE: 11/23/94

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

~~to~~ All visible components of
the porch posts and railings will be wood.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: William Huggins / F. M. Huggins Estate

Address: 10316 Armory Avenue, Kensington MD

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10316 Armory Avenue	Meeting Date: 6/8/94
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-94F	Tax Credit: No
Public Notice: 5/25/94	Report Date: 6/1/94
Applicant: F.M. Huggins Estate	Staff: Nancy Witherell
PROPOSAL: Replacement of front porch	RECOMMEND: Partial approval with conditions

The application concerns the replacement of the front porch of a Queen Anne-style house designated a primary resource in the Kensington Historic District. The HPC staff and the Town of Kensington first received calls about the work in the Spring of 1992 and the case was referred to DEP for enforcement.

The application shows the porch largely completed but the applicant states that bracket trim will be added and the porch painted. The porch posts, flooring, and railing were replaced two years ago and the porch was extended as a deck (without a roof) around the rear elevation of the house.

The house is one of three originally identical or nearly identical houses, all primary resources across the street from the Armory.

STAFF DISCUSSION

The porch, as replaced, is inconsistent with the style of the house and is similar to rear decks constructed for recreational purposes. The posts, railing, and decking (flooring) are not appropriate for the small-scale, picturesque historic house. The porch should have turned posts, vertical balusters, and delicate (if any) brackets. The posts are unarticulated 6x6 posts, the railings are also unarticulated, and the flooring is not tongue and groove but rather wide plank decking.

The other two houses in the row have had alterations to their front porches; the staff believes that the front railing of 10312 was replaced and the porch posts of 10314, although turned, are probably more slender than they were originally.

The front railing of 10316 is now very similar to that at 10312, although the top railing is not shaped and the railing members are not otherwise articulated as they would normally be for a front porch of a house of this style and era. The staff includes

a photograph of the applicant's house taken in 1987 showing the earlier railing, also not original, and the original configuration of the rear stoop on concrete blocks.

The staff does not find the extension of the porch as an open deck around the rear corner of the house to be inconsistent with other decisions and alterations in the historic district. It replaces an earlier alteration, a large deck or stoop, that was less appropriate for the house.

The Historic Preservation Commission has consistently shown great care in reviewing the alteration of front porches and has been concerned with their retention and historic appearance because they are character-defining features of historic houses. This has been the case in the Kensington Historic District as well as in other historic districts. The staff believes that the HPC would not have approved this alteration if it had been presented in a HAWP application prior to construction.

STAFF RECOMMENDATION

In light of the previous alterations to this house and to the two similar adjacent houses, the staff recommends the following: that the extension of the porch at the rear outside corner be approved, provided the porch posts, railing, and decking be replaced with materials appropriate for the front porch of a Queen Anne-style house designated a primary resource in the historic district.

The staff would recommend that turned posts similar to the other two houses be used, that tongue and groove flooring be installed, and that the railing be composed of vertical balusters. As a second choice, in consideration of the fact that the replaced railing was not original, an articulated and shaped horizontal railing could be used. Brackets would not necessarily be needed with turned posts, although they could be proposed if desired. The porch should be painted, as the applicant has offered to do.

The staff recommendation is consistent with previous decisions by the HPC, particularly as related to alterations to the front and visible side elevations of historic resources in historic districts.

If these revisions to the HAWP proposal were made, the following ordinance criterion would be met:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and the proposal would be consistent with the Secretary of the Interior's Standards, particularly #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.

Called 1/6/95

- had contractor

12/17/95 but he raised
price \$2000.00

- price went up

- Addresses of mills
+ workers



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 12 44 1117 WITH WILLIAM HUGGINS AND 2790902 SUPPORTS
 NAME OF PROPERTY OWNER F.M. HUGGINS ESTATE TELEPHONE NO. (301) 941-2400
 (Contract/Purchaser) JAMES HUGGINS (Include Area Code)
 ADDRESS 1215 CONN. AVE. KENSINGTON, MD 20895
 CONTRACTOR HUGGINS MARKER INC. TELEPHONE NO. 301 797 2000
 PLANS PREPARED BY WILLIAM H. HUGGINS TELEPHONE NO. (301) 797-2000
 REGISTRATION NUMBER BE PAINTED TO MATCH EXISTING

LOCATION OF BUILDING/PREMISE
 House Number 10516 Street ARMORY AVE. WATZ 0102
 Town/City KENSINGTON Election District _____
 Nearest Cross Street WARNER STREET
 Lot 1 Block 4 Subdivision PICKERS SUB. OF KENSINGTON
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 1,800.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS
 2A. TYPE OF SEWAGE DISPOSAL
 01 WSSC 02 Septic
 03 Other _____
 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Well
 03 Other _____

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

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 4/9/94

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 11043001 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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

PLANS ARE TO ATTACH DECK (DRAWING INCLUDED) TO FRONT PORCH TO ACHIEVE WRAP-AROUND FLOW TO FIRST FLOOR. ALSO NECESSARY IS REPAIR + REPLACEMENT OF EXISTING PORCH FLOORING, VERTICAL SUPPORTS AND RAILING WITH SIMILAR SIZED PRESSURE TREATED WOOD. ADDITIONAL ORNAMENTAL TRIM TO BE USED TO CONFORM TO HISTORICAL STYLE OF THIS HOME. FINAL STRUCTURE WILL BE PAINTED WHITE TO MATCH PRESENT COLOR SCHEME. FLOORING WILL BE PAINTED WITH SOLID STAIN.

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

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

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

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:

2-STORY WOOD FRAME SINGLE FAMILY
DWELLING W/WRAP AROUND FRONT PORCH.
BUILT APPROX. 1942 (DRAWINGS + PLOT PLAN ENCLOSED)

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

REPLACE VERTICAL SUPPORTS, RAILING, + FLOORING
ON EXISTING PORCH DUE TO STRUCTURAL
WEAKNESS. ALSO, EXTEND DECK TO WRAP AROUND
REAR CORNER ON NW SIDE OF HOUSE. (DRAWINGS
ENCLOSED) FINISHED STRUCTURE PAINTED WHITE
TO MATCH PRESENT COLOR OF HOUSE TRIM.

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:

ADD DECK SO FRONT PORCH WILL WRAP AROUND
1ST FLOOR FRONT ROOM. (DRAWINGS ENCLOSED)

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

SCALE WILL CONFORM TO EXISTING FRONT PORCH
DIMENSIONS. WOOD TRIM WILL FOLLOW + ENHANCE HISTORIC
NATURE OF ARCHITECTURE. (DRAWING ENCLOSED)

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

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 SPENCER J + BARBARA HARRILL
 Address 3810 WARNER ST.
 City/zip KENSINGTON, MD. 20895
2. Name STEPHEN + ANN McHALL
 Address 10314 ARMORY AVE.
 City/zip KENSINGTON, MD 20895

AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers
BETHESDA, MARYLAND

APR 23456 MEC 11913
House Location Plat
10316 Amory Avenue
Lot 1 Block 4
Dietricks Subd. of original
lots 21, 22, 23 of the Estate of
Beraner Knowles, Mont. Co. Md.
Plat Book B at 30
Scale 1"=30' July 23, 1963

DECK
ADDITION

Warner Street

N-76-41-20-W 222.00

Lot 1
9112f

Frame House
Asbestos Siding

S-76-41-20-E 180.48

N-13-18-19-E 50.00

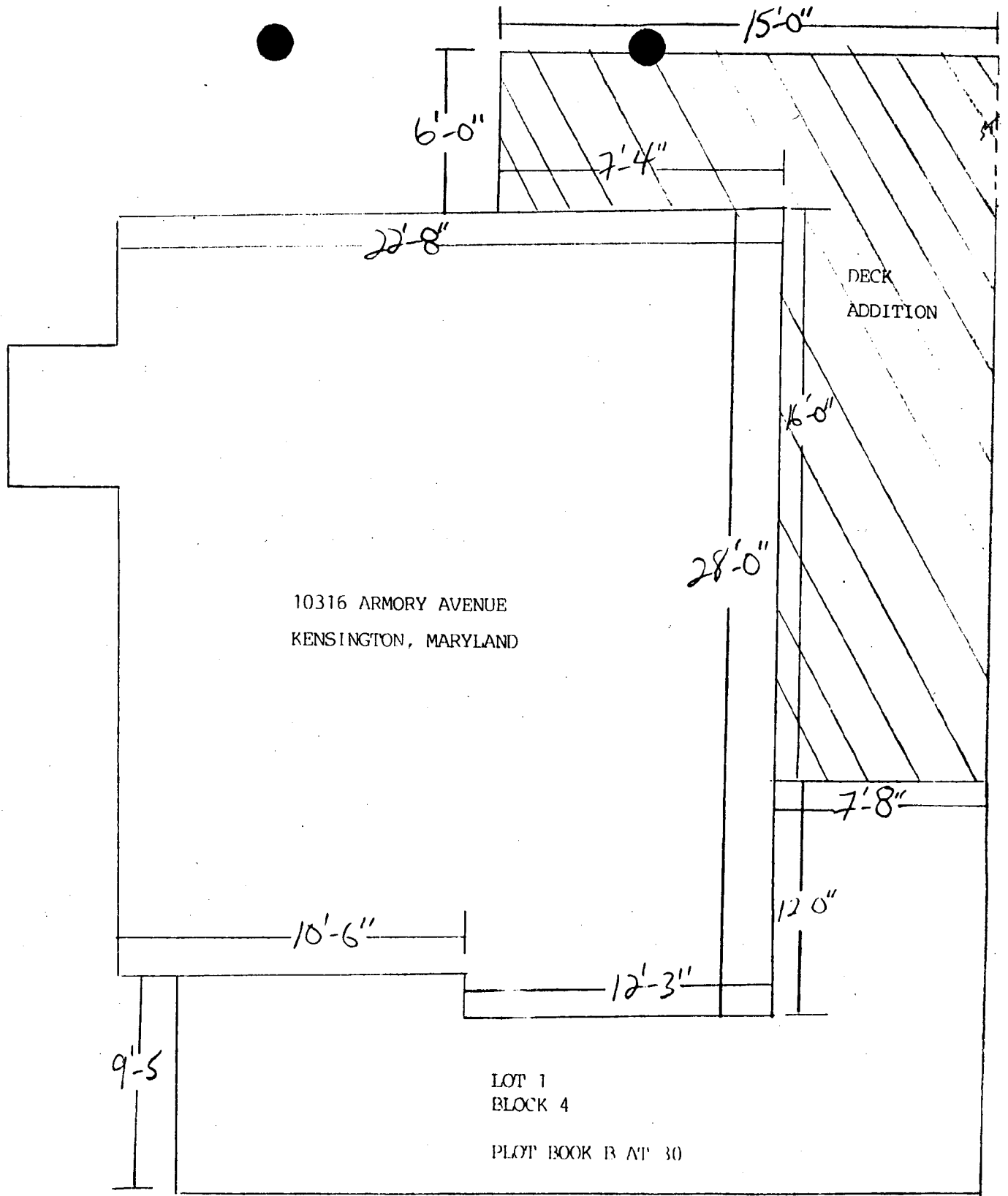
Amory Avenue

2

APPROVED
Montgomery County
Historic Preservation Commission

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY
TO ALL CORNER POINTS THEREON AND HAVE FOUND IT TO BE THE SAME AS SHOWN ON THE PLAT AND
THE CORNER MARKERS THEREON TO BE CORRECTLY ACROSS FROM THE CORNER POINTS.

2012



10316 ARMORY AVENUE
KENSINGTON, MARYLAND

DECK
ADDITION

LOT 1
BLOCK 4
PLOT BOOK B AT 30

ARMORY AVENUE

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

DAVID BERG
HISTORIC PRESERVATION COMMISSION

15 NOVEMBER 1994

DEAR DAVID,

HERE ARE SOME SCETCHES DETAILING THE WORK TO BE COMPLETED AT
10316 ARMORY AVE., KENSINGTON, MD. OF COURSE, THE FLOORING WILL
ALSO BE REPLACED WITH 1X3 OR 1X4 TONGUE IN GROOVE LUMBER. THE
ENTIRE STRUCTURE TO BE PAINTED WHITE TO MATCH COLOR OF HOUSE.

PLEASE CONTACT ME AS SOON AS POSSIBLE SO THAT WORK CAN
BEGIN PRIOR TO THE ONSET OF SEVERE SEASONAL WEATHER.

REGARDS,

Bill Huggins
BILL HUGGINS

HUGGINS & HARRISON INC.
(617) 787-7332

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

BASE MOLDING

BASE FINISHED WITH 1x4 BOX @ 2 SPACES

APPROVED
Montgomery County
Historic Preservation Commission

SCULPTURED RAILING

6" Posts CHAMFERED @ EDGES

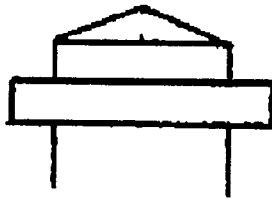
CROWN MOLD

8" SQUARE CAP ALUMINUM COVERED WITH

PLAN 1

2-3

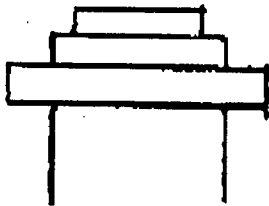
POST 1



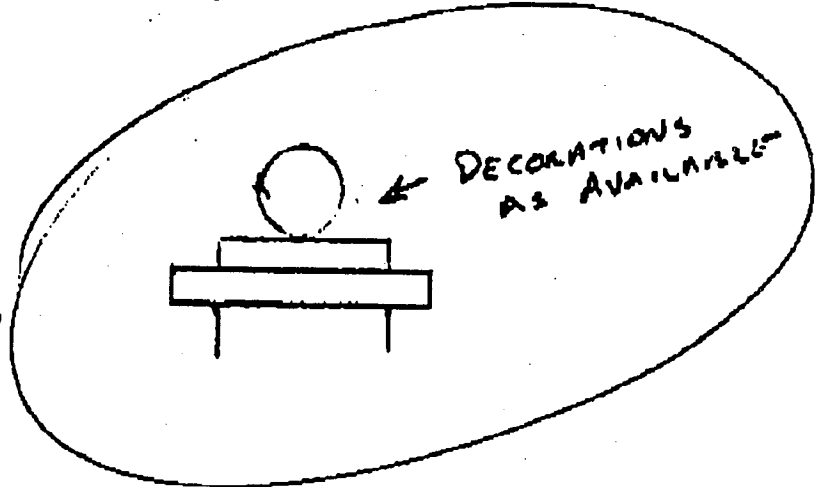
APPROVED
Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, appearing to read "W. C. ...", written over the printed text of the approval stamp.

POST 2



POST 3



BASE OF POST TO MATCH COLUMNS

HUGGINS & HARRISON, INC.
10615 Connecticut Avenue
Kensington, Maryland 20895
April 9, 1994

DEPT. OF ENVIRONMENTAL PROTECTION
250 Hungerford Drive
Rockville, Maryland
20850
Att: Edward J. Callaway

**Re: Proposed porch repair and deck addition to
10316 Armory Avenue
Kensington, Maryland
Owned by the Estate of Francis M. Huggins**

Dear Mr. Callaway,

Enclosed is an application, plot plan, elevation, and photographs detailing the improvements underway at 10316 Armory Ave. The front porch vertical supports, railing, and flooring had become structurally unsafe and it was decided that replacement was necessary. Also, it was thought that attaching a deck to the rear of the porch would be attractive and enhance the flow around the main room of the first floor.

This home has been owned by my family for many years and is part of the estate of my late father, Francis M. Huggins, who passed away in March of last year. It is currently being rented to provide income for my mother's retirement. Unfortunately, because of the extended illness which preceded my father's death, this project was not closely supervised, nor was it completed.

It is my intention to complete the work by adding ornamental trim and painting the structure so that it will more closely conform to the original style of the architecture. Any advice you might offer would be welcome.

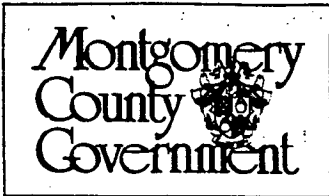
I regret that this application was not filed sooner, however, I was not aware that any work was being done that was not in full compliance with local ordinances or Historic Preservation Commission guidelines.

There is presently a court date pending of April 19th. If for any reason you have any further requirements or questions concerning this matter, I would appreciate your postponing that hearing to allow time for further action.

Thank you for your kind attention to this case.

Sincerely yours,


William B. Huggins



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 F.M. HUGGINS ESTATE TELEPHONE NO. (301) 949-2800
 (Contract/Purchaser) (Include Area Code)

ADDRESS 10315 CONN. AVE. KENSINGTON, MD. 20895
 CITY STATE ZIP

CONTRACTOR HUGGINS & HARRISON INC. TELEPHONE NO. (301) 949-2800
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY WILLIAM B. HUGGINS TELEPHONE NO. (617) 784-7848
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10316 Street ARMORY AVE.

Town/City KENSINGTON, Election District _____

Nearest Cross Street WARNER STREET

Lot 1 Block 4 Subdivision DIETRICKS SUBD. OF ORIGINAL LOTS 21, 22, 23 OF ESTATE OF LURANER KNIEWS

Liber. _____ Folio _____ Parcel PLAT BOOK B AT 30

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,800.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AOOITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 <u>(X)</u> WSSC	01 <u>(X)</u> WSSC
02 () Septic	02 () Well
03 () Other _____	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.

W.B. Huggins Signature of owner or authorized agent (agent must have signature notarized on back)

4/9/94 Date

HUGGINS & HARRISON, INC.
10615 Connecticut Avenue
Kensington, Maryland 20895
May 16, 1994

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

Re: Proposed porch repair and deck addition to
10316 Armory Avenue
Kensington, Maryland
Owned by the Estate of Francis M. Huggins

Dear Ms. Witherell,

Enclosed is the additional information you requested concerning the improvements underway at 10316 Armory Ave. Some of the information may have already been forwarded to you by J. Callaway of the Dept. of Environmental Protection.

I have also enclosed the letter I sent to him originally which details the history and scope of this project.

I hope this will satisfy the requirements of the commission and that I can take the necessary steps toward completing this project in a timely manner.

Thank you for your kind attention to this case.

Sincerely yours,


William B. Huggins

HUGGINS & HARRISON, INC.
10615 Connecticut Avenue
Kensington, Maryland 20895
April 9, 1994

DEPT. OF ENVIRONMENTAL PROTECTION
250 Hungerford Drive
Rockville, Maryland
20850
Att: Edward J. Callaway

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10316 Armory Avenue
Kensington, Maryland
Owned by the Estate of Francis M. Huggins**

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It is my intention to complete the work by adding ornamental trim and painting the structure so that it will more closely conform to the original style of the architecture. Any advice you might offer would be welcome.

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Sincerely yours,


William B. Huggins

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:

2-STORY WOOD FRAME SINGLE FAMILY
DWELLING W/WRAP AROUND FRONT PORCH.
BUILT APPROX. 1942 (DRAWINGS + PLOT PLAN ENCLOSED)

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

REPLACE VERTICAL SUPPORTS, RAILING, + FLOORING
ON EXISTING PORCH DUE TO STRUCTURAL
WEAKNESS. ALSO, EXTEND DECK TO WRAP AROUND
REAR CORNER ON NW SIDE OF HOUSE. (DRAWINGS
ENCLOSED) FINISHED STRUCTURE PAINTED WHITE
TO MATCH PRESENT COLOR OF HOUSE TRIM.

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:

ADD DECK SO FRONT PORCH WILL WRAP AROUND
1ST FLOOR FRONT ROOM. (DRAWINGS ENCLOSED)

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

SCALE WILL CONFORM TO EXISTING FRONT PORCH
DIMENSIONS. WOOD TRIM WILL FOLLOW + ENHANCE HISTORIC
NATURE OF ARCHITECTURE. (DRAWING ENCLOSED)

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

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 SPENCER J + BARBARA HARRILL
 Address 3810 WARNER ST.
 City/Zip KENSINGTON, MD. 20895
2. Name STEPHEN + ANN McHALL
 Address 10314 ARMORY AVE.
 City/Zip KENSINGTON, MD 20895

AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers

BETHESDA, MARYLAND

ATF 23456 M&C 11913
House Location Plat
10316 Amory Avenue
Lot 1 Block 4
Dietricks Subd. of original
lots 21, 22, 23 of the Estate of
Luramer Knowles, Mont. Co. Md.
Plat Book B at 30
Scale 1"=30' July 23, 1983

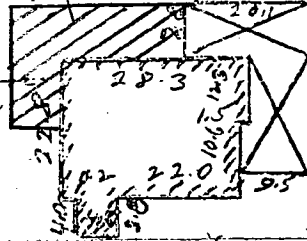
DECK
ADDITION

Warner Street

N-76-41-20-W 23.00

LOT 1
91124

Frame House
Asbestos Siding



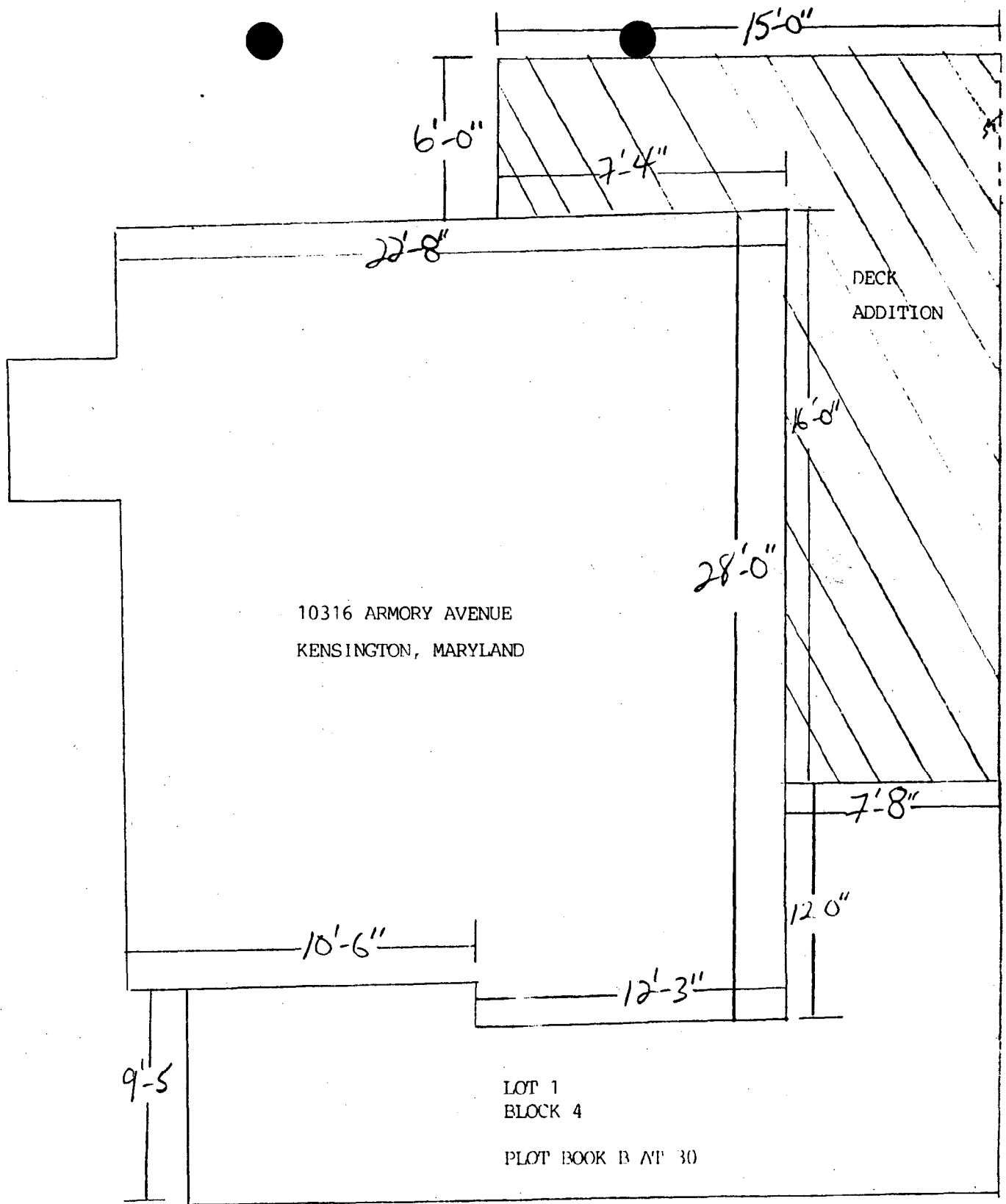
S-76-41-20-E 180.48

N-13-18-19-E 50.00

Amory Avenue

2

[Handwritten signature]



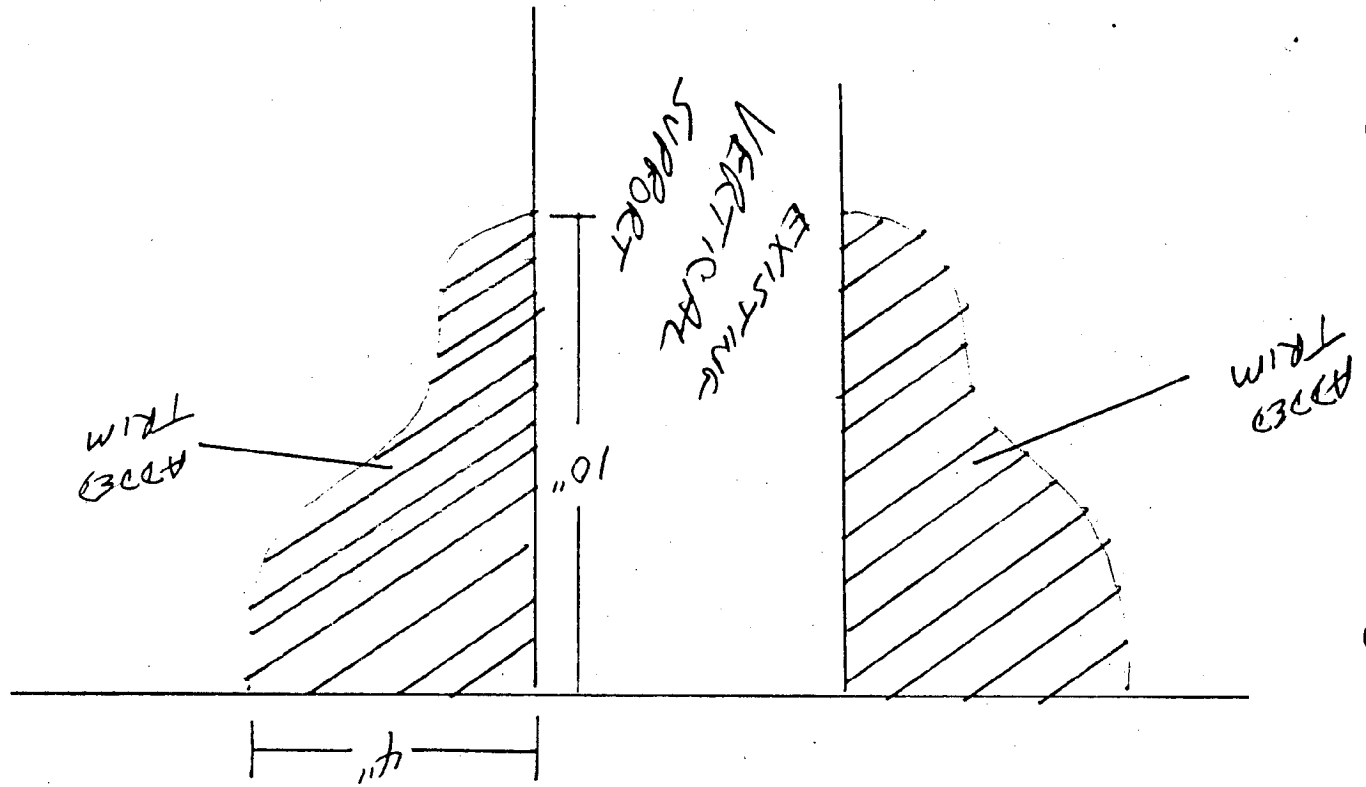
10316 ARMORY AVENUE
KENSINGTON, MARYLAND

DECK
ADDITION

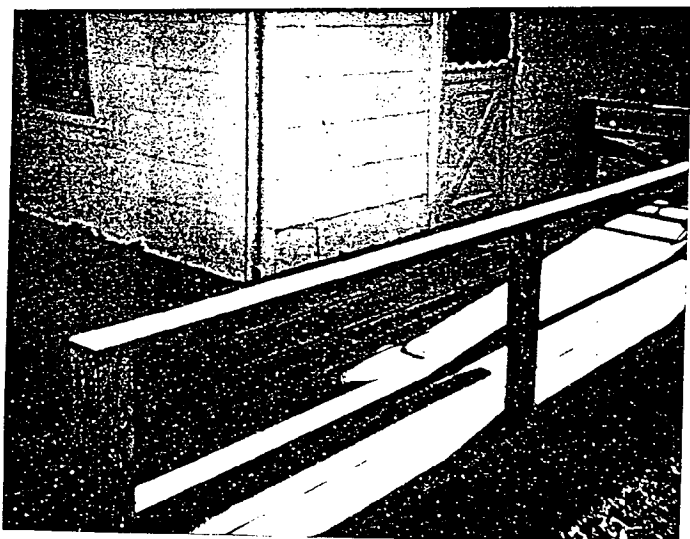
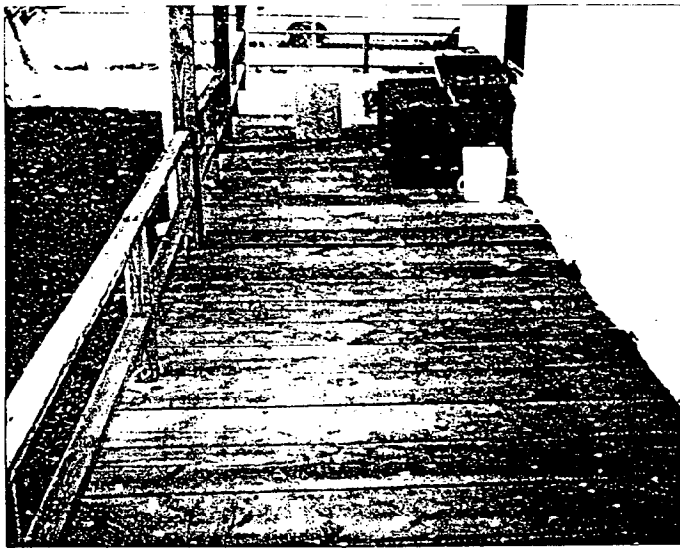
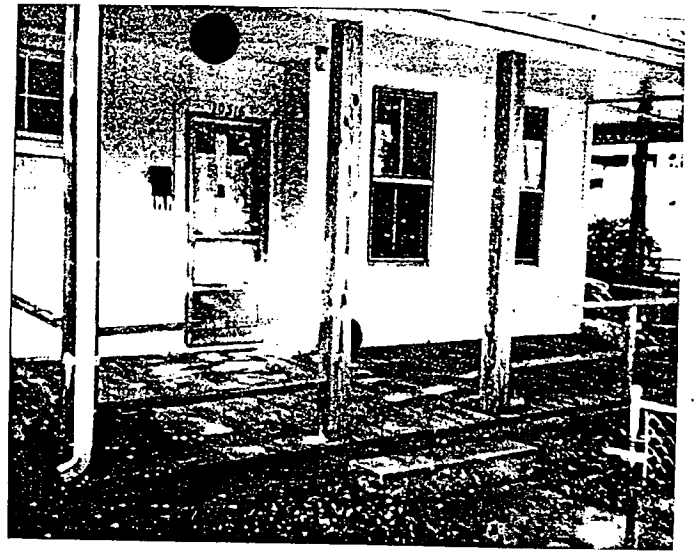
LOT 1
BLOCK 4
PLOT BOOK B AT 30

ARMORY AVENUE

16316 ARMORY AVE.
KENSINGTON, MD.



POOR ROOF





← use for 10316
Armorey

VIEW FROM WARNER ST
SHOWING REAR VIEW OF
10316, 10314, 10312 ARMORY
AVENUE



→
10316 ARMORY
AVE, FRONT
VIEW.
10314 ARMORY TO
LEFT.



10316 Armory Avenue
Kensington Historic District



REAR DECK
WEST FACADE



FRONT PORCH
EAST FACADE



SIDE PORCH/DECK
NORTH FACADE



SIDE PORCH/DECK
NORTH FACADE



SIDE PORCH
NORTH FACADE



FRONT PORCH

