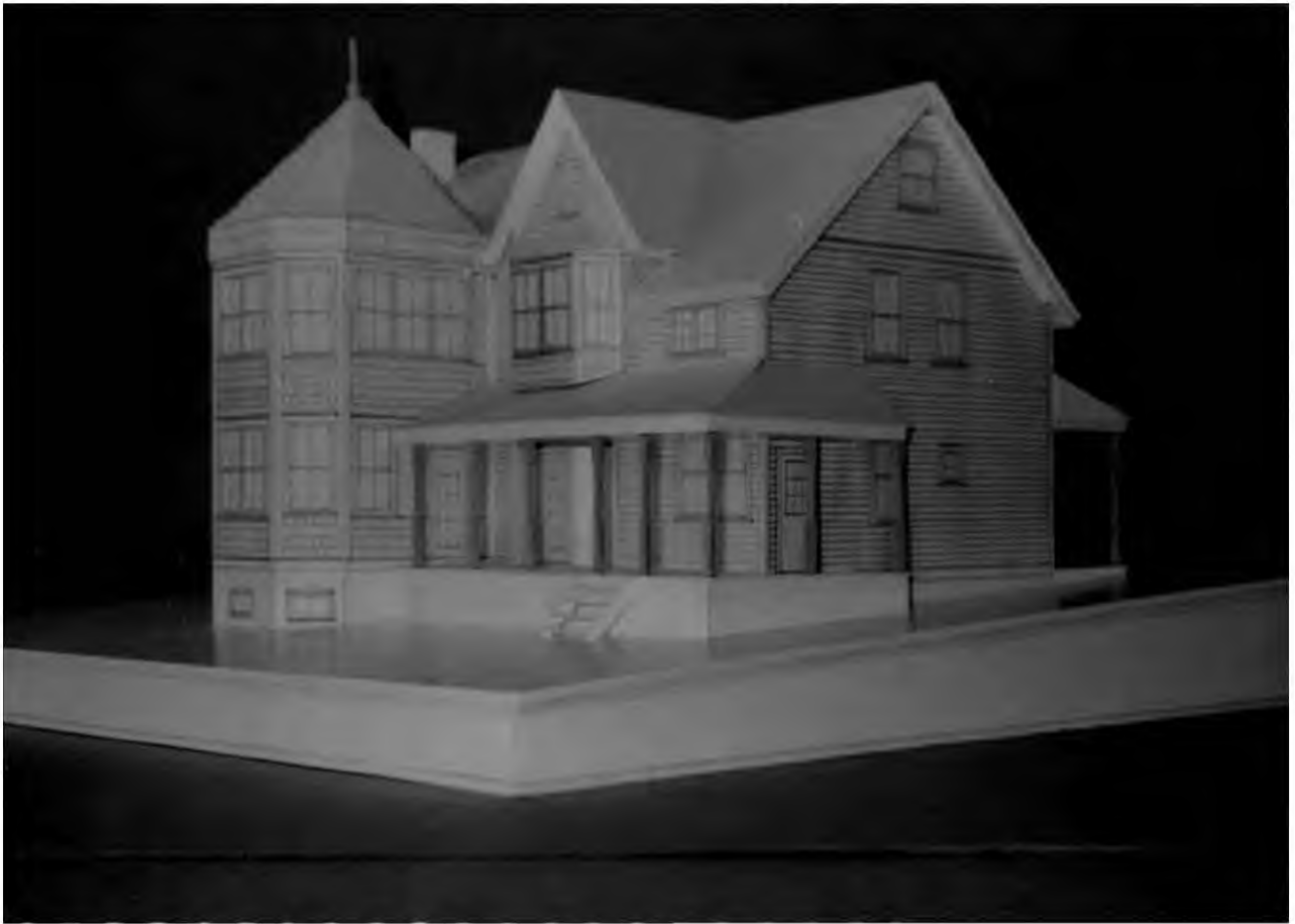
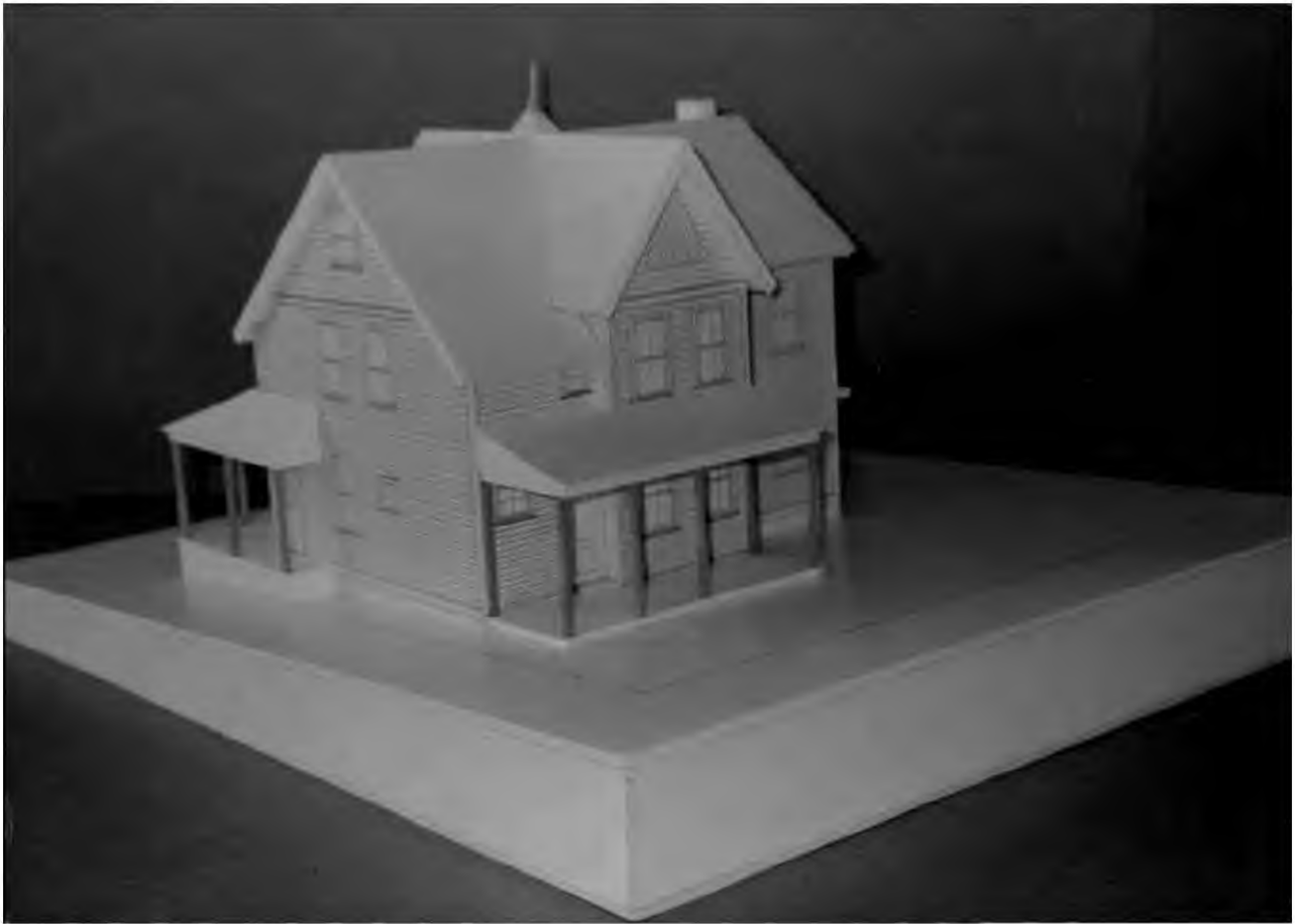
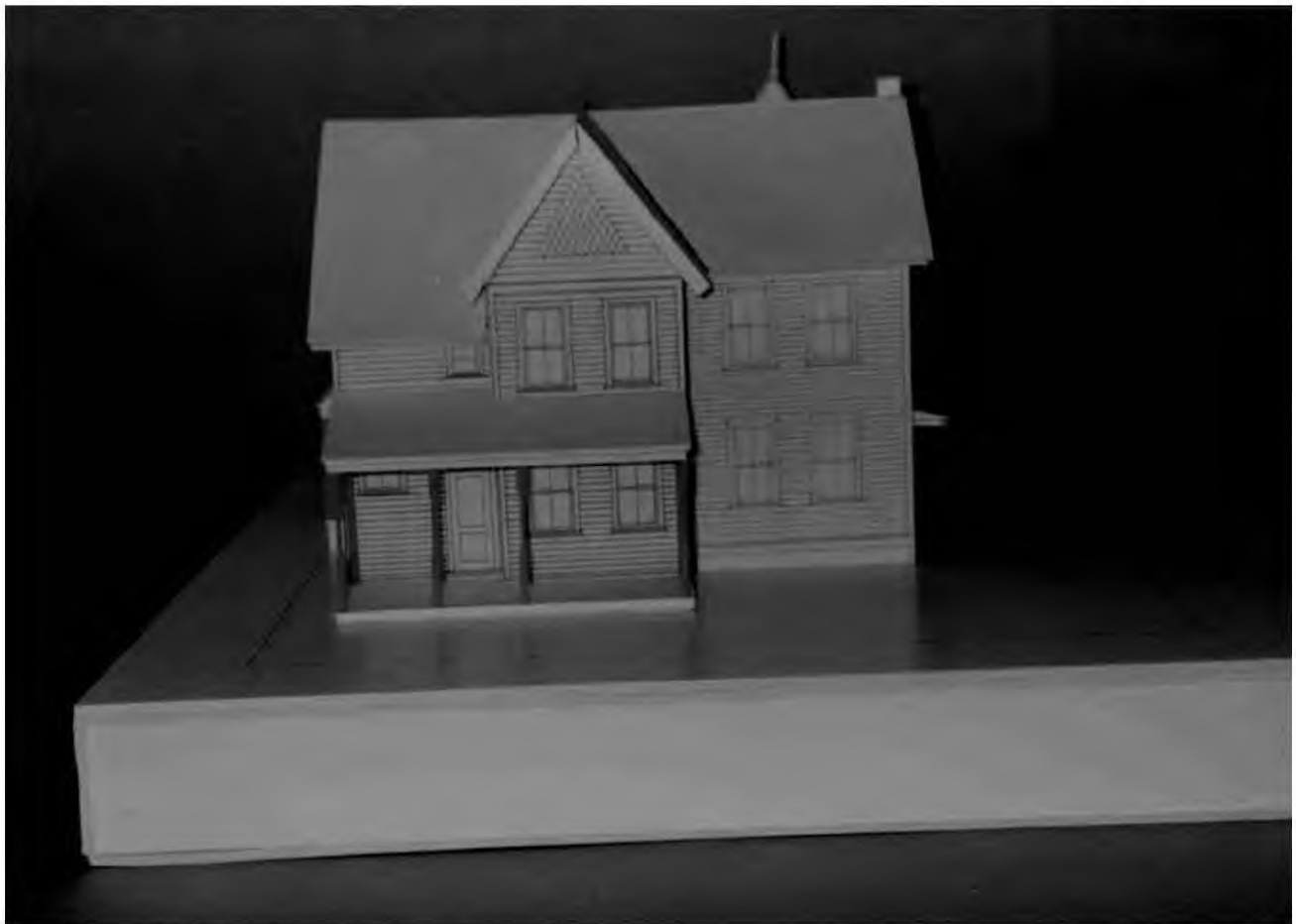


31/6-prelim 10314 Amory Avenue
Kensington Historic District







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



WEST ELEVATION



NORTH ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895



WEST ELEVATION



NORTH ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

Stephan and Anne

McDole

10314 Arman Ave, Kensington

MD 20891 (301) 323-3233

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,

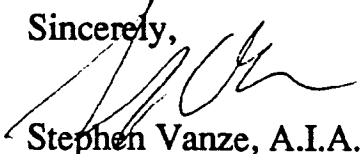
I am enclosing plans, elevations, and a plat showing work we are proposing on the above referenced house. As well, please find enclosed photographs of the existing house.

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.

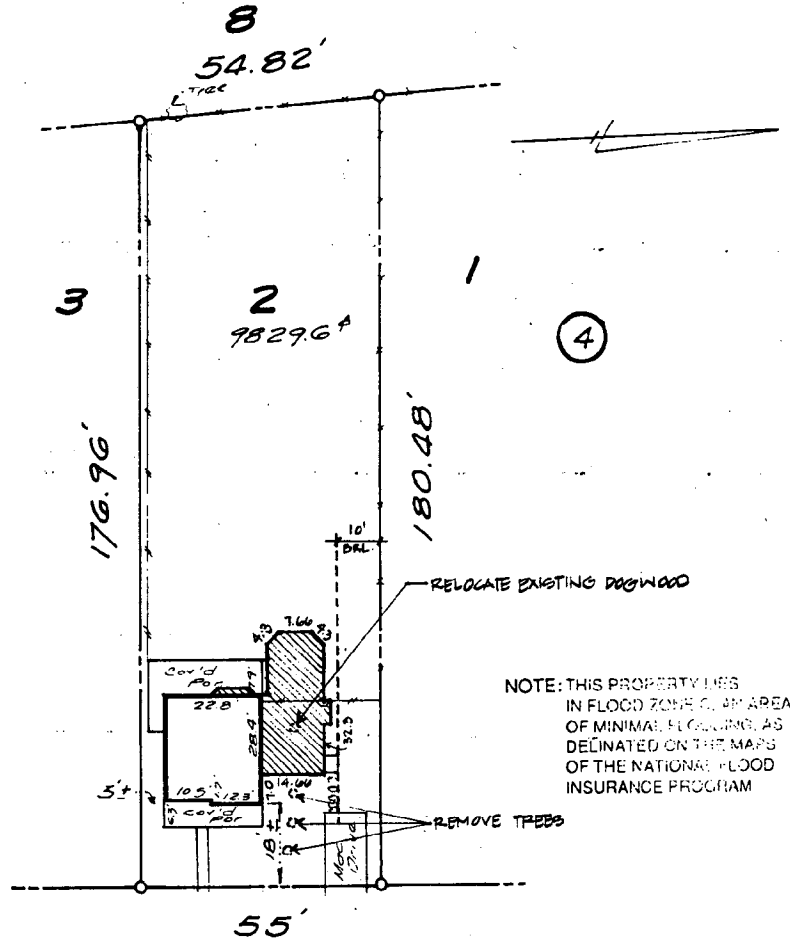
We look forward to your review of the enclosed and to the comments from both you and the Commission.

Sincerely,



Stephen Vanze, A.I.A.

pc The McHales



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

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

31/6

Figure 1 LOCAL KENSINGTON HISTORIC DISTRICT

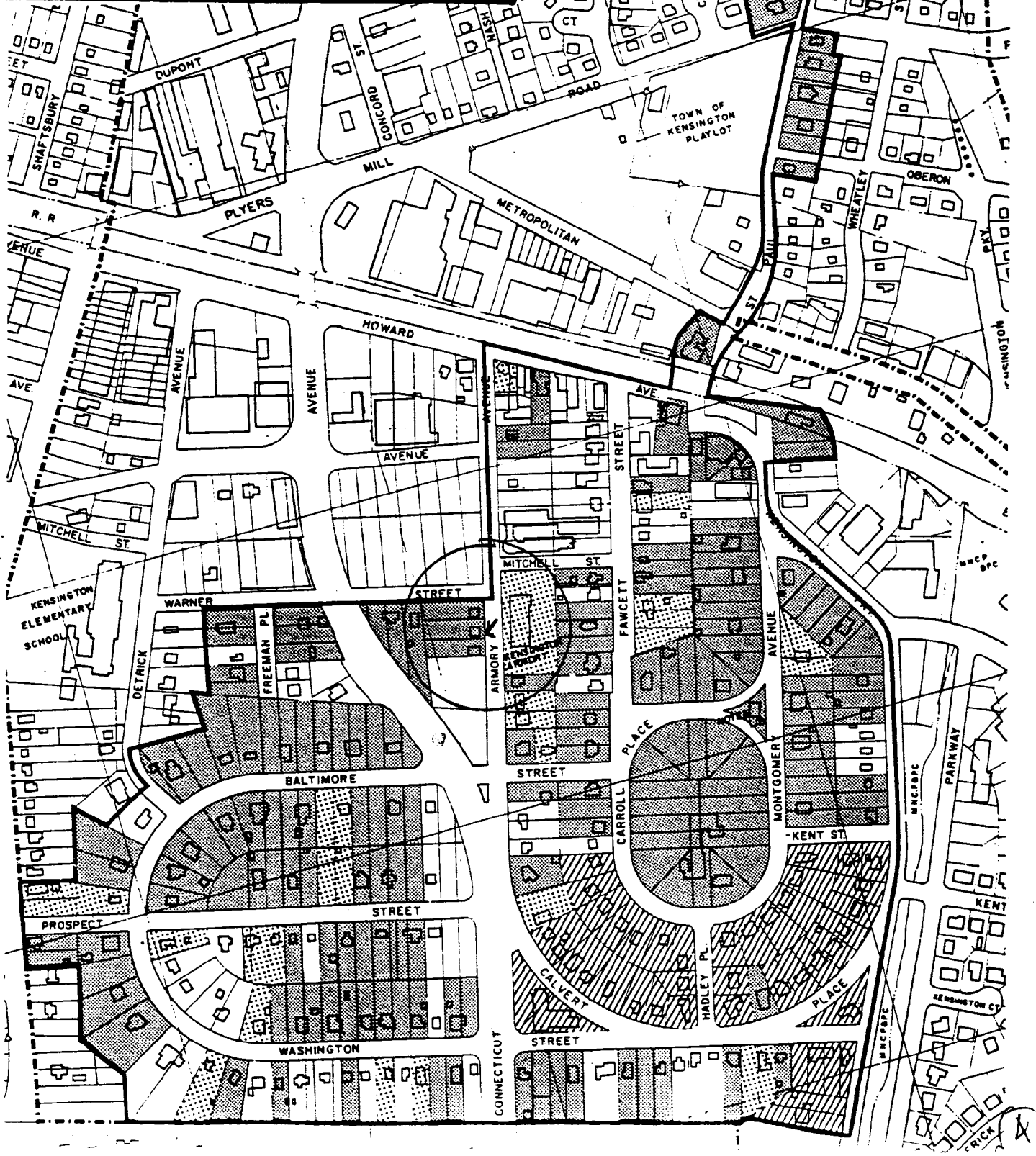
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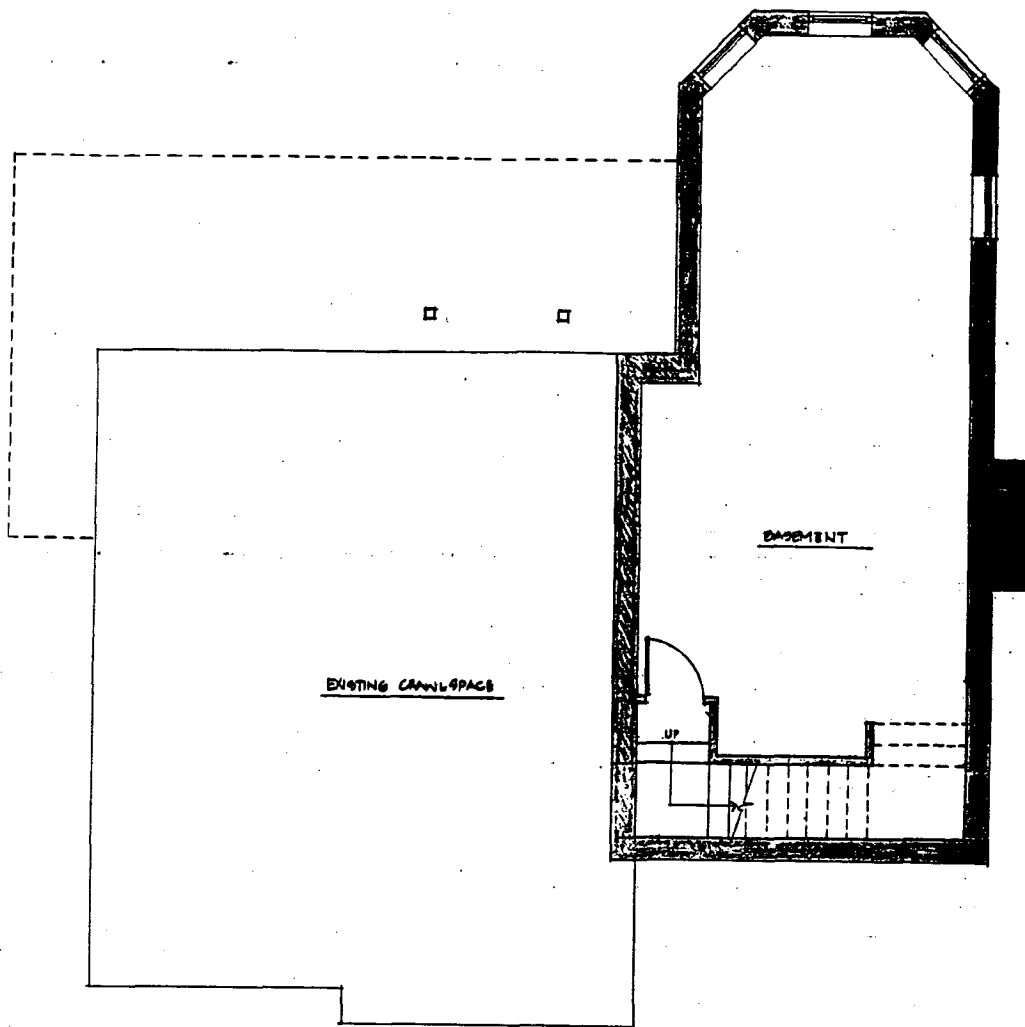
1880-1910
(Revival Styles) 

1910-1930 

Secondary Resources: 

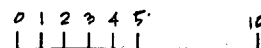
Subarea Excluded from District Regulation: 





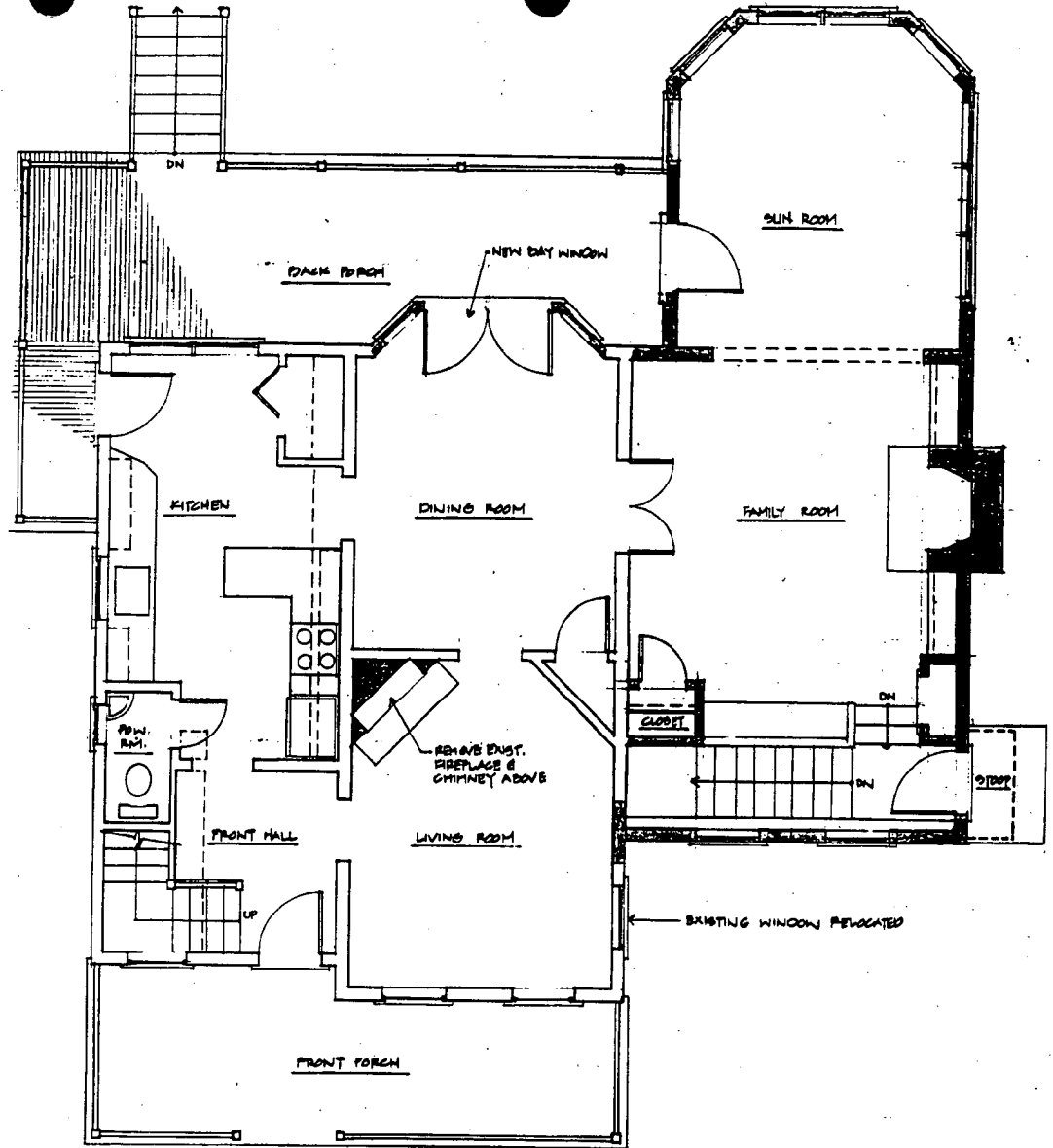
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BASEMENT PLAN

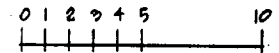


BARNES VANZE & ASSOCIATES, ARCHITECTS 1206 31ST Street, N.W. Washington, D.C. 20007 202 337 7255 Fax 202 337 0609	PROJECT McHALE RESIDENCE	DRAWING NO. 1
	DRAWING TITLE BASEMENT PLAN	DATE 3-2-94

(5)

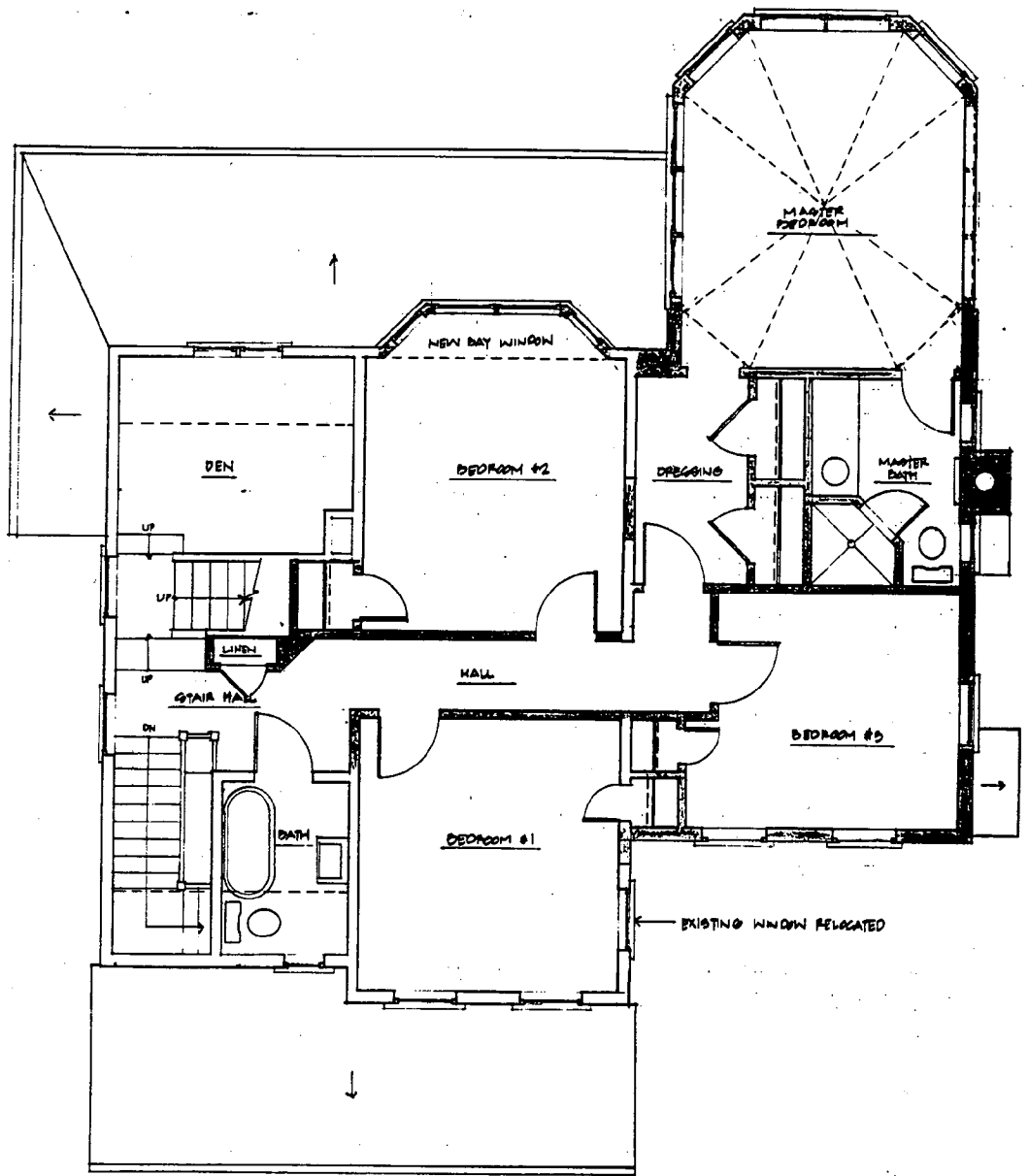


1 FIRST FLOOR PLAN

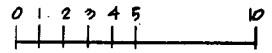


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	DRAWING TITLE FIRST FLOOR PLAN	DATE 7-2-94

6

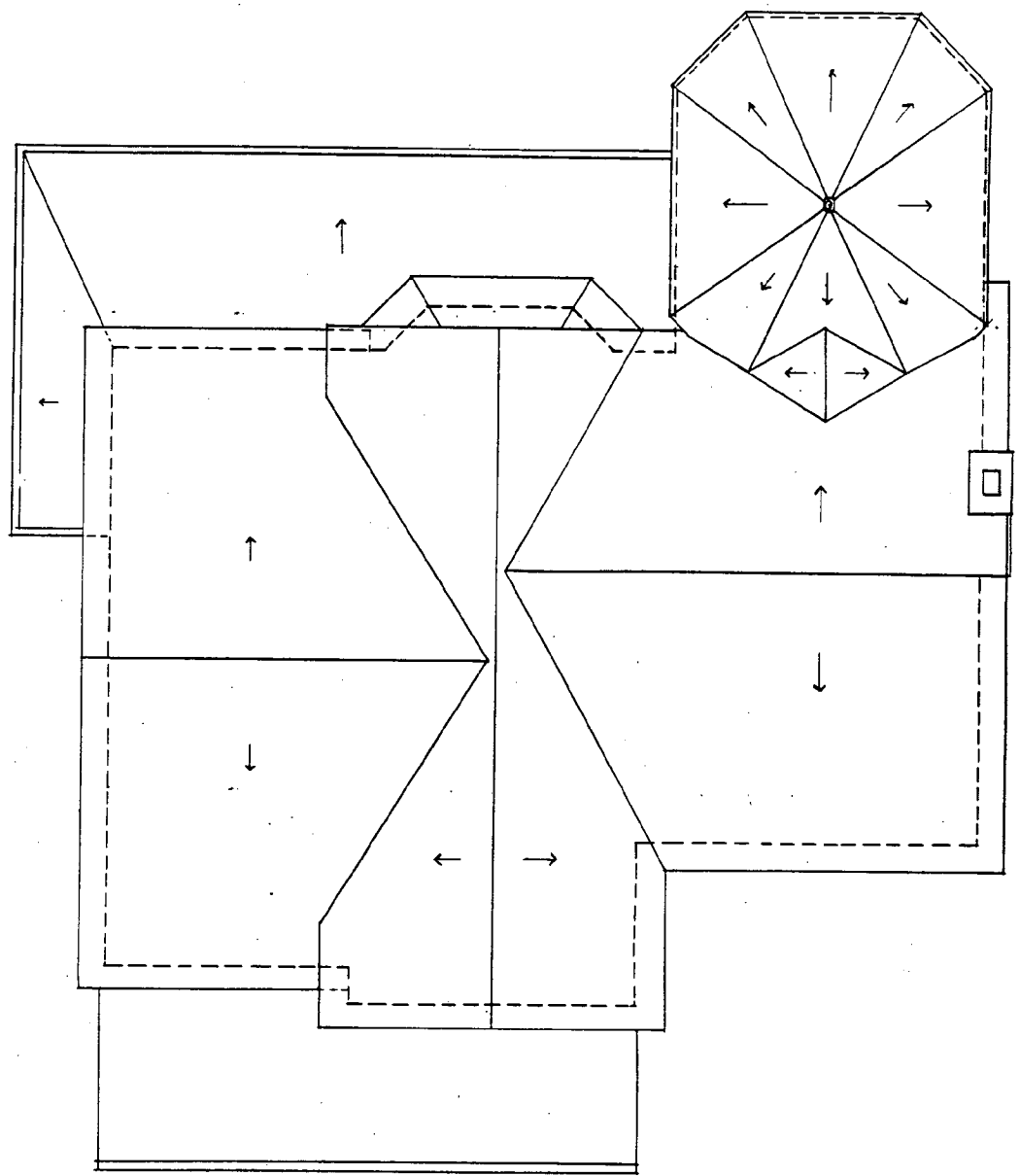


2 SECOND FLOOR PLAN



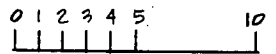
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	DRAWING TITLE SECOND FLOOR PLAN	DATE 7-2-94

7



1

ROOF PLAN



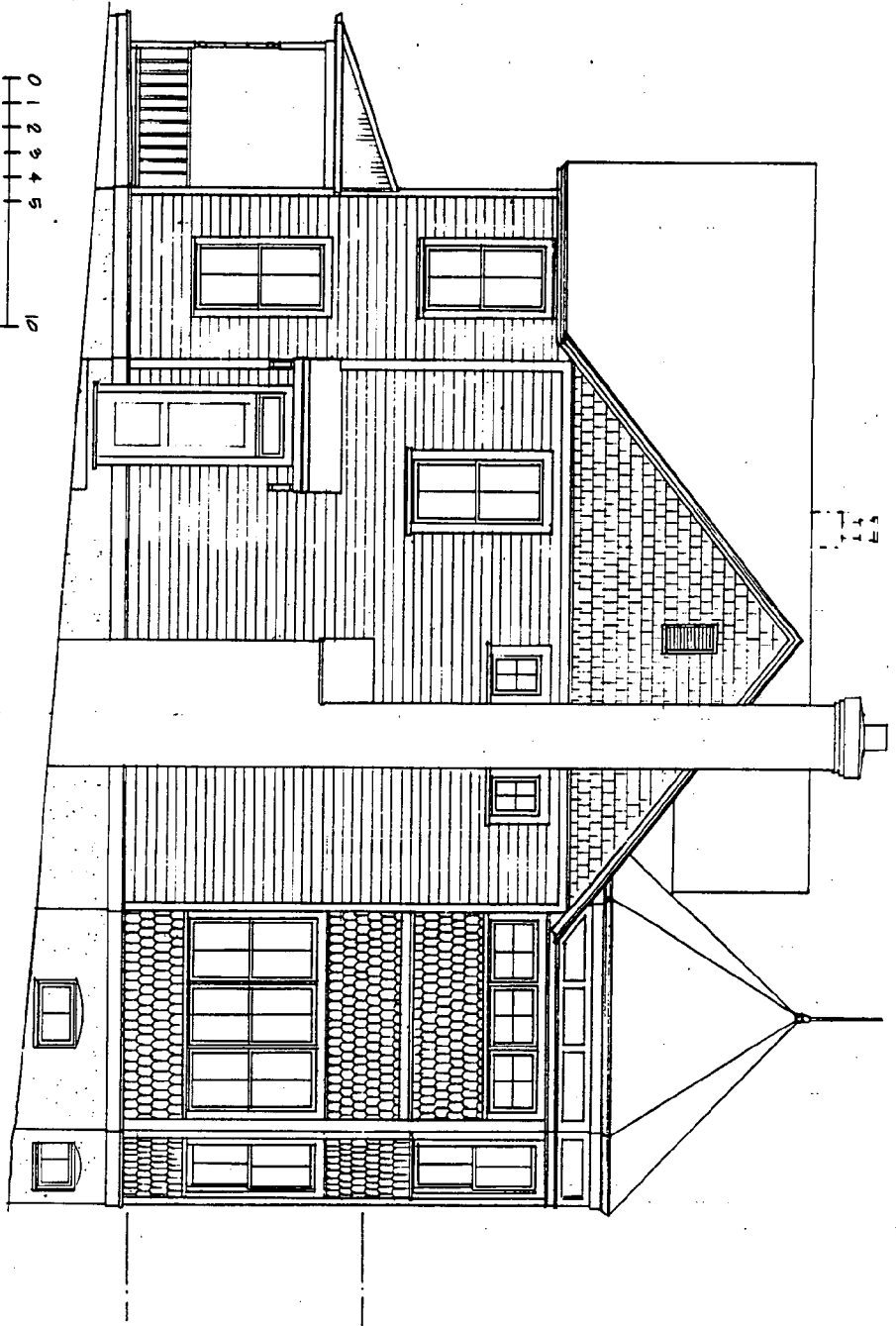
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6

(b)

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NORTH ELEVATION



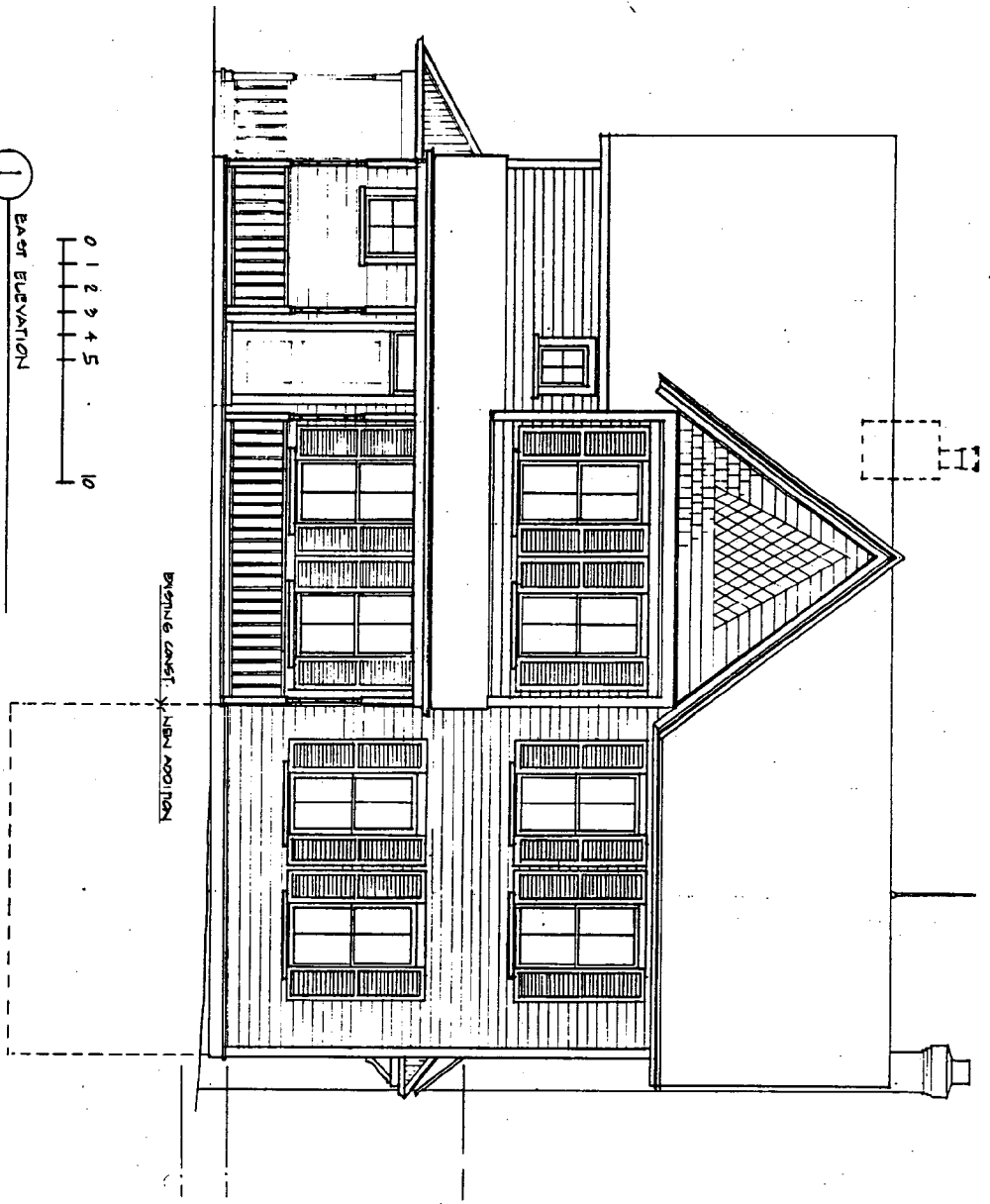
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	DRAWING TITLE NORTH ELEVATION	DATE 3.2.94

(1)

1 EAST ELEVATION

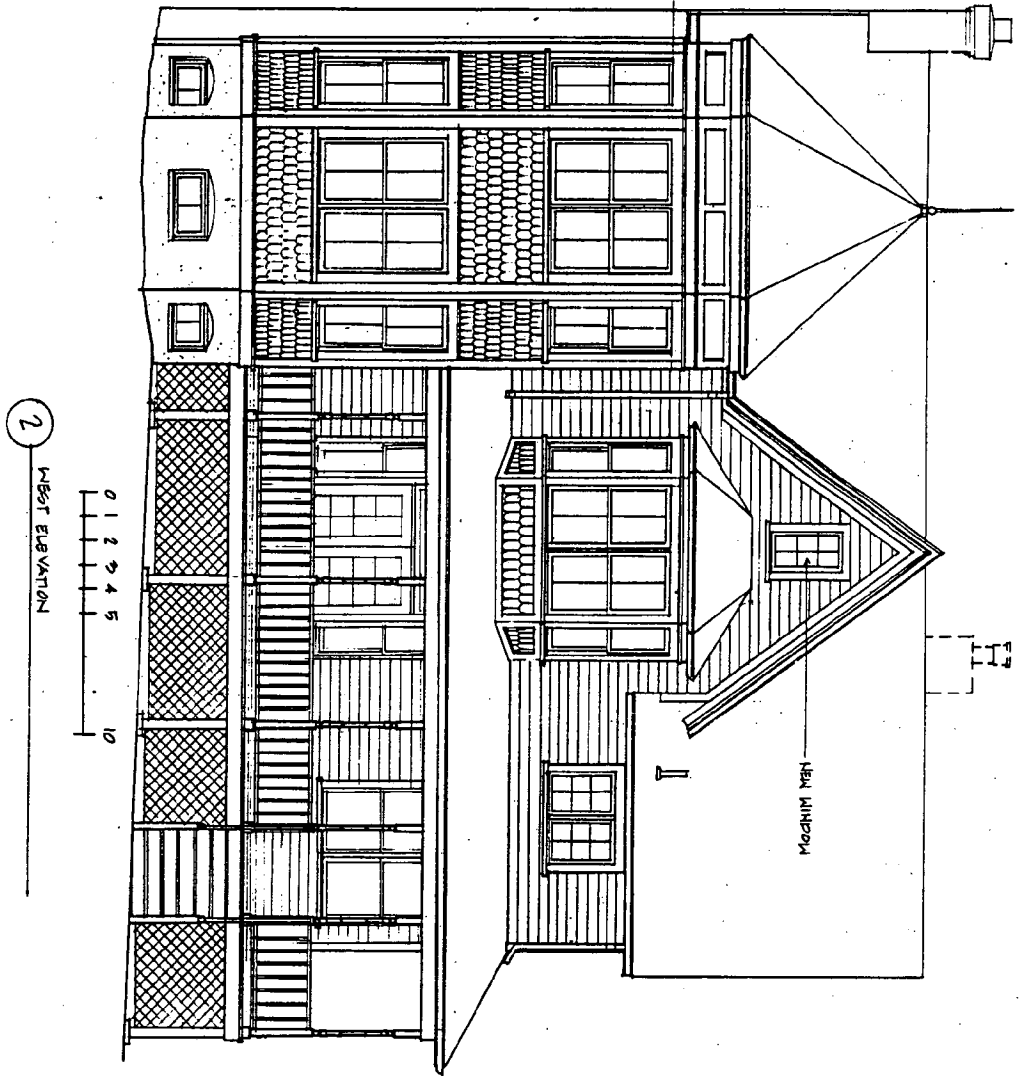
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BRICK & CONCR. NEW CONCR. ADDITION



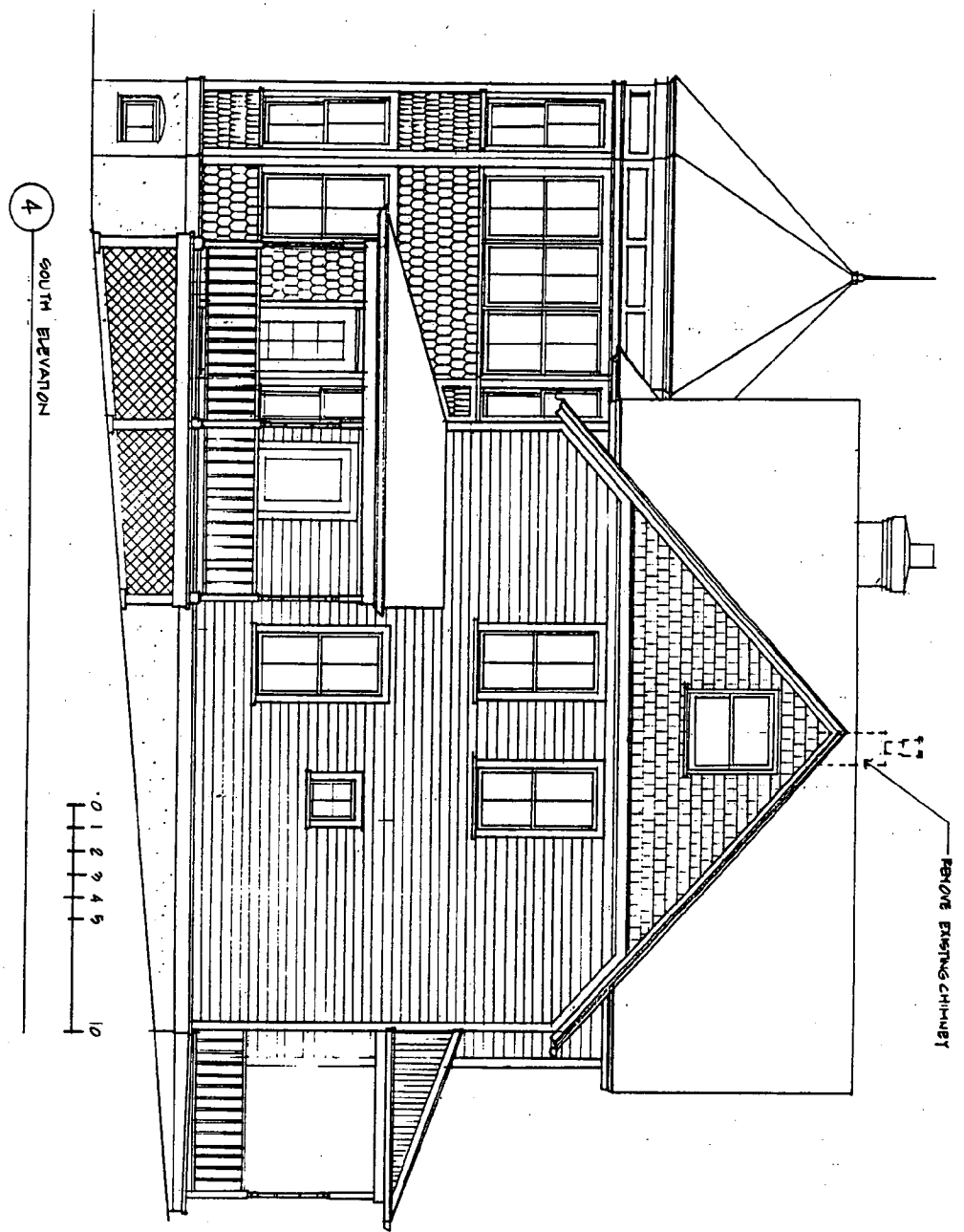
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	DRAWING TITLE	DATE
	EAST ELEVATION	7-2-94

11



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

(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 SOUTH ELEVATION	DATE 7-2-94



EAST ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895



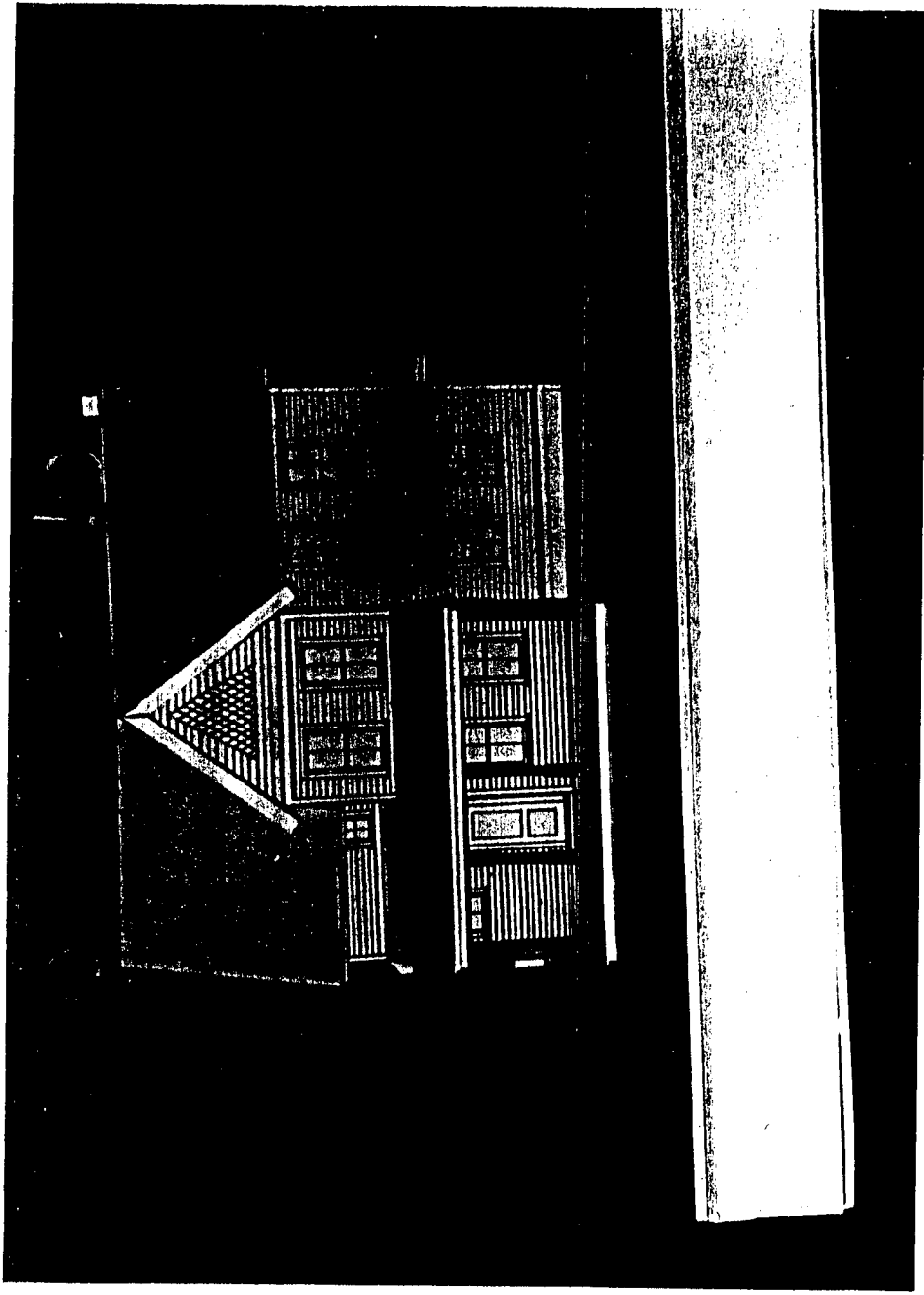
WEST ELEVATION



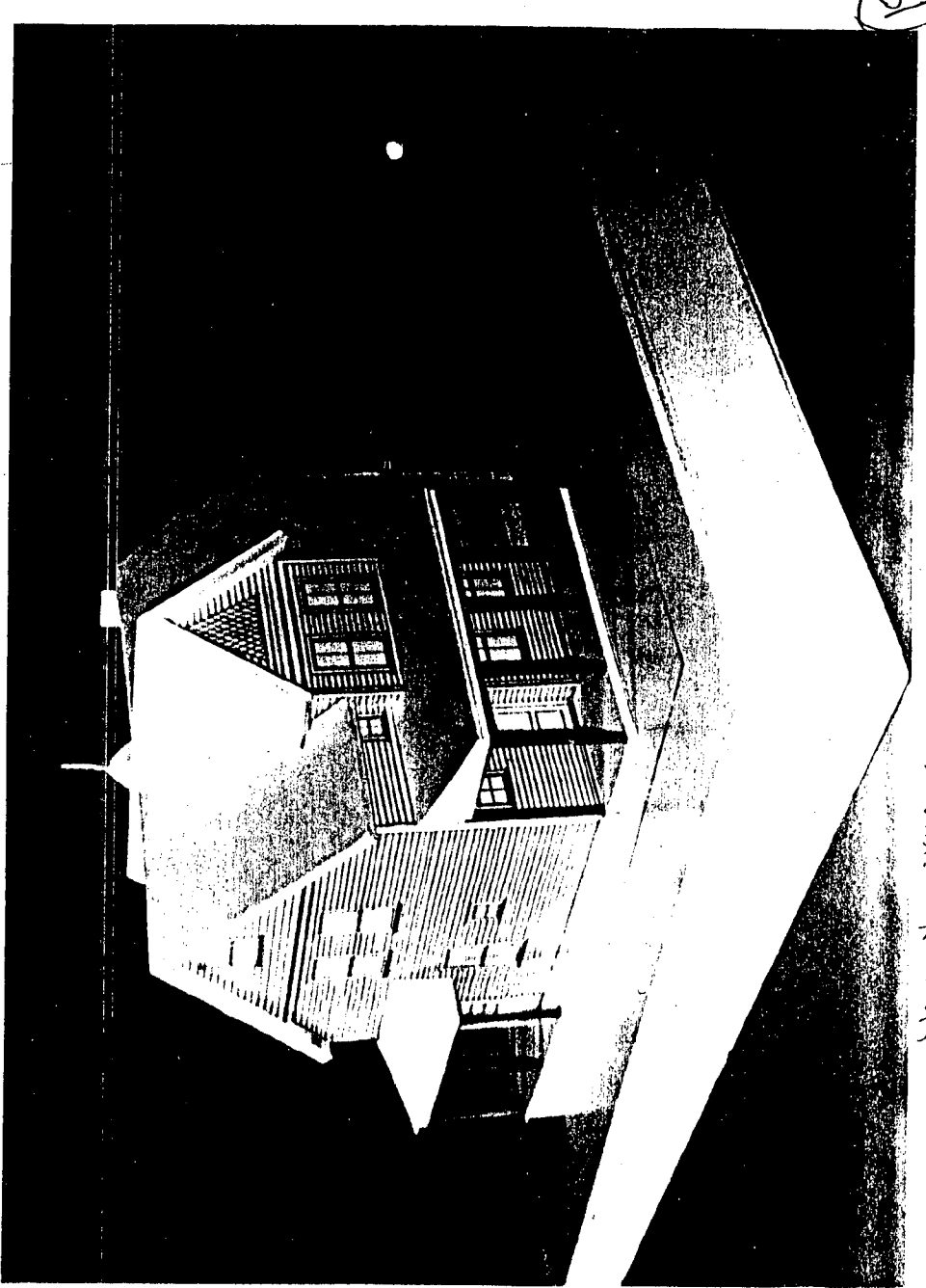
NORTH ELEVATION

McHale Residence
10314 Armory Avenue
Kensington, MD. 20895

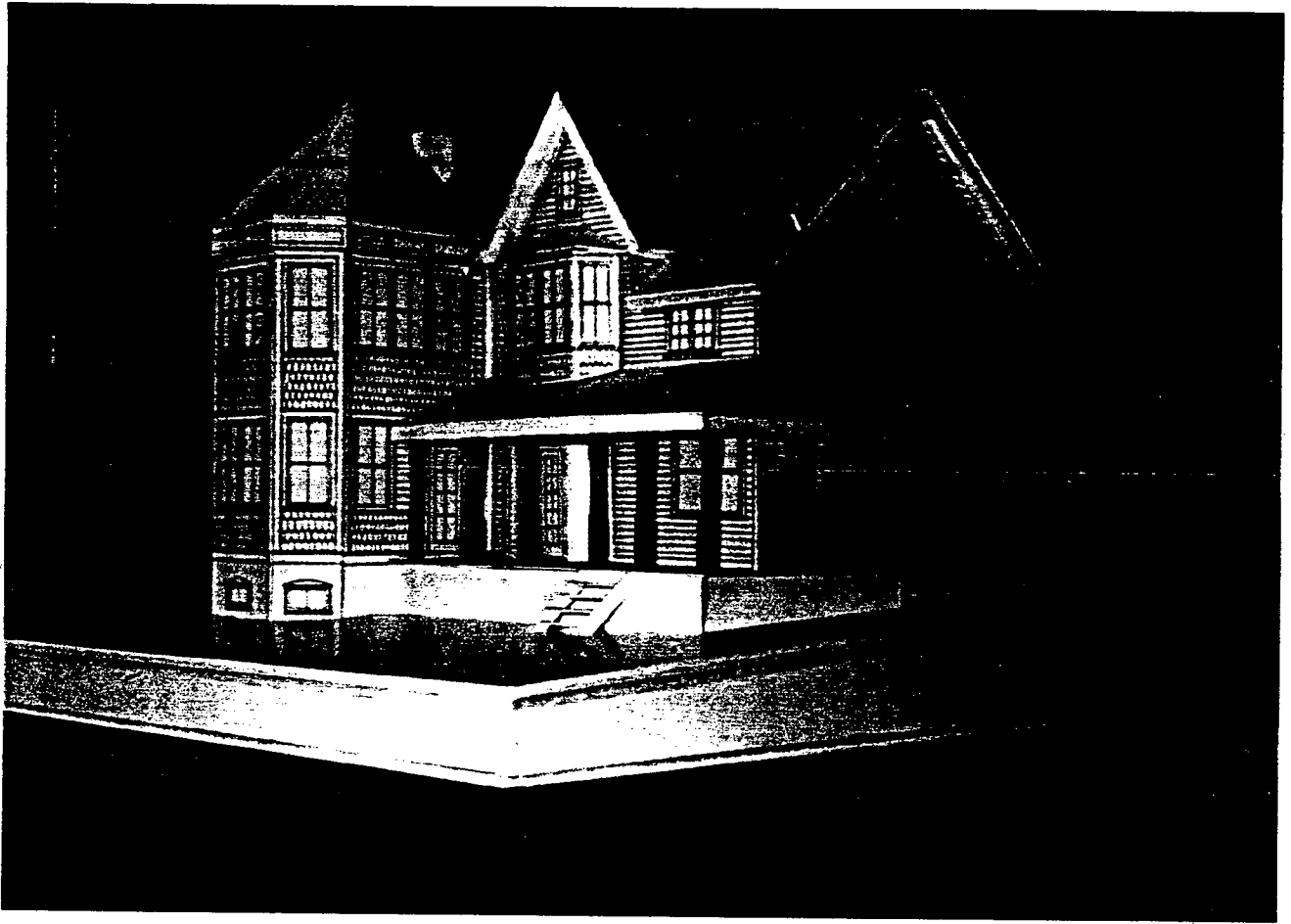
(1A)



Model will be brought to 4PC meeting - Frank (SASH)



RS



Southwest corner,
showing Bear tower at left