

31/6 10314 Armory Ave.

HAWP 13-87

JUL 15 1985



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1024353 (202) 724 7228 Day
 NAME OF PROPERTY OWNER Stephen & Anna McHale TELEPHONE NO. (301) 949 0069 Evening
 (Contract/Purchaser) ADDRESS 10314 Armory Avenue, Kensington Md. 20895 (Include Area Code)
 CITY STATE ZIP
 CONTRACTOR Kipp's Kontracting TELEPHONE NO. (301) 498 7788
 CONTRACTOR REGISTRATION NUMBER 26759
 PLANS PREPARED BY Kipp's Kontracting TELEPHONE NO. (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 10314 Street Armory Avenue
 Town/City Kensington Election District 13
 Nearest Cross Street Warner
 Lot 2 Block 4 Subdivision R.B. Detricks Subdivision of oridinal lots 21,22, &23 of the division of the Estate of Luraner Knowles
 Liber JA29 Folio 422 Parcel 13-15-1024353

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other Open door & window.
 1B. CONSTRUCTION COSTS ESTIMATE \$ 8,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 WSSC 02 Septic
 03 Other _____
 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Wall
 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] 4/30/87
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X 2YA-8(6)(2) with conditions below: For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature R. Halm Date 6/5/87

APPLICATION/PERMIT NO: HAWP 13-87 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

* See Conditions on back

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:)

SEE ATTACHED.

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

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

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

CONDITIONS:

1. Porch pickets and posts are to match those on the front of the house and are to be painted.
2. Porch decking may be pressure treated wood with trellis work between the porch and the ground.
3. Side porch is approved with or without roof although the inclusion of a roof is more compatible with the style of the house.
4. New window on the second floor rear will be centered under the sloping roof.



Historic Preservation Commission

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 CONTRACTOR Kipp's Contracting TELEPHONE NO. (301) 498 7788
 CONTRACTOR REGISTRATION NUMBER 26759
 PLANS PREPARED BY Kipp's Contracting TELEPHONE NO. (Include Area Code)
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House Number 10314 Street Armory Avenue
 Town/City Kensington Election District 13
 Nearest Cross Street Warner
 Lot 2 Block 4 Subdivision R.B. Detricks Subdivision of ordinal lots 21, 22, & 23 of the division of the Estate of Luraner Knowles
 Liber JA29 Folio 422 Parcel 13-15-1024353

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 Open door & window.

1B. CONSTRUCTION COSTS ESTIMATE \$ 8,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Septic 01 WSSC 02 Well
 03 Other _____ 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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 DISAPPROVED _____ Signature [Signature] Date 6/5/87

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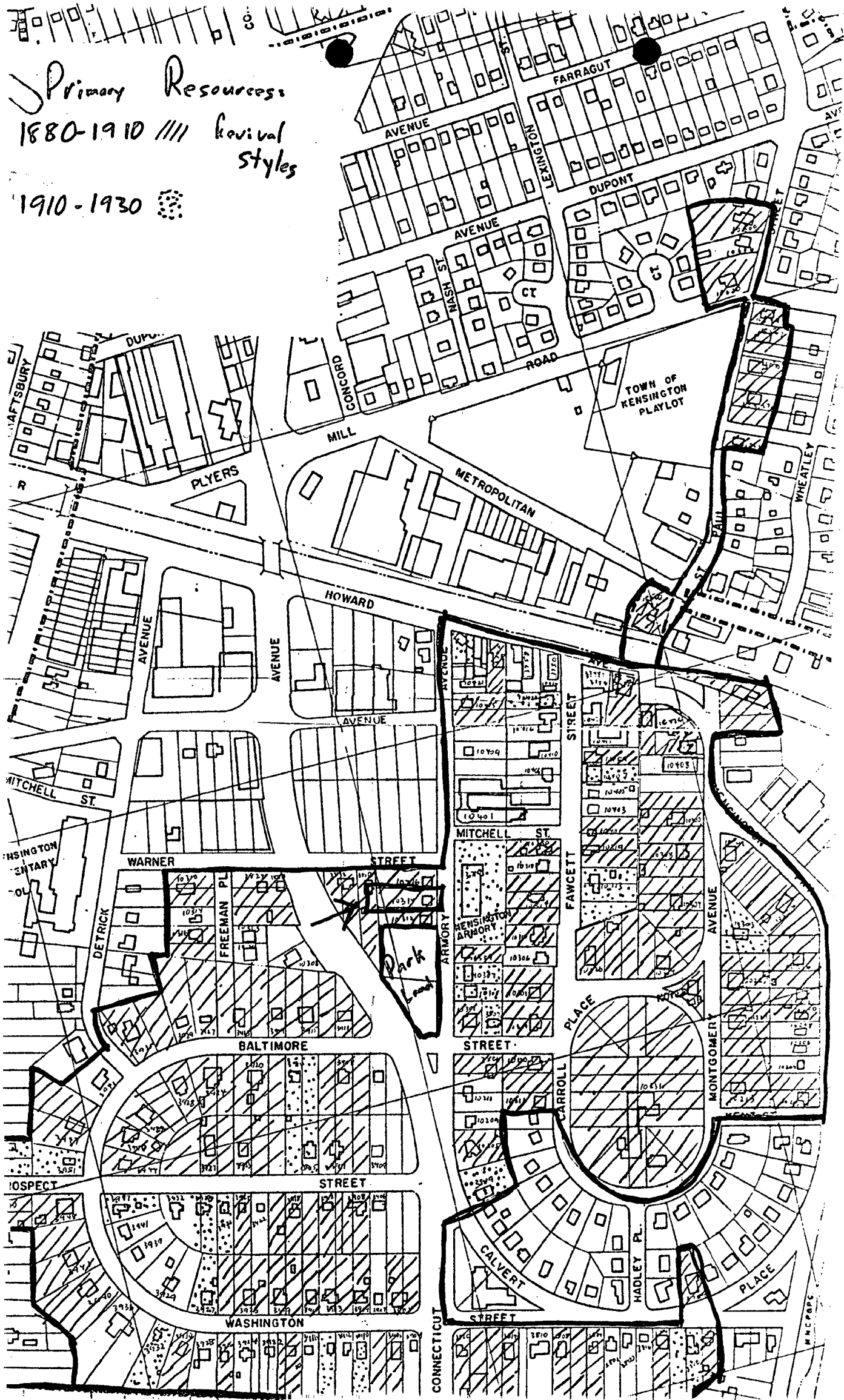
(If more space is needed, attach additional sheets on plain or lined paper to this application)

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100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Primary Resources
1880-1910 /// Colonial
styles

1910-1930 . . .

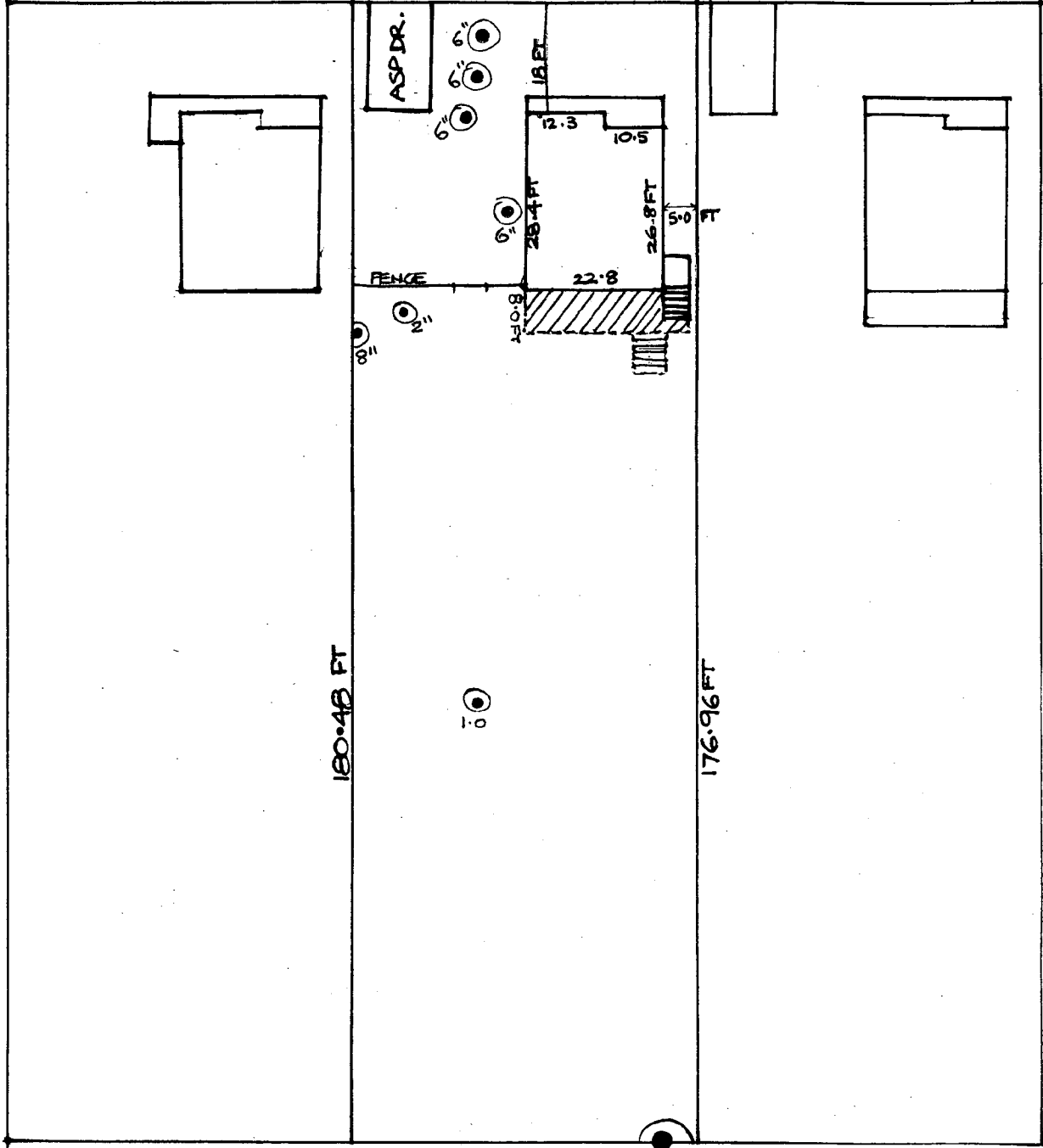


Proposed Construction at
10314 Armory Avenue, Kensington

Addition of an 8 foot deep covered porch to the rear of 10314 Armory Avenue wrapping around to an existing rear side door. The porch will be constructed entirely of wood and will be similar to existing porches on the front and rear of 10312 Armory, the front of 10314 Armory and the front of 10316 Armory (see attached photographs). The floor will be approximately four to five feet above the ground and trellis work will screen the area beneath the porch. Stairs will lead from the porch into the rear yard. The porch will have a picket-type railing to match the existing railing on the front porch. The roof of the porch will be sloped similarly to the roof on the front porch and will be covered with shingle to match existing roofing. It will be a minimum of 8 feet above the floor. An existing window in the rear wall of the house will be cut down into a doorway leading from the dining room on to the porch. The doorway will be approximately 4 feet wide and 6 feet, 8 inches high and will have french doors. A window will be opened in the upper right area of the rear wall to provide a window to a windowless room on the second floor. The window will be of a casement type, approximately 4 feet wide and 2 feet, 6 inches high and will be similar to existing windows in the same location on the rear walls of 10312 Armory and 3810 Warner (see attached photographs). All construction will meet code standards and will be finished with paint and trim to match the existing conditions.

50 100 150 FEET
ARMORY AVE

10316 ARMORY ← 10314 55.0 FT → 10312 ARMORY

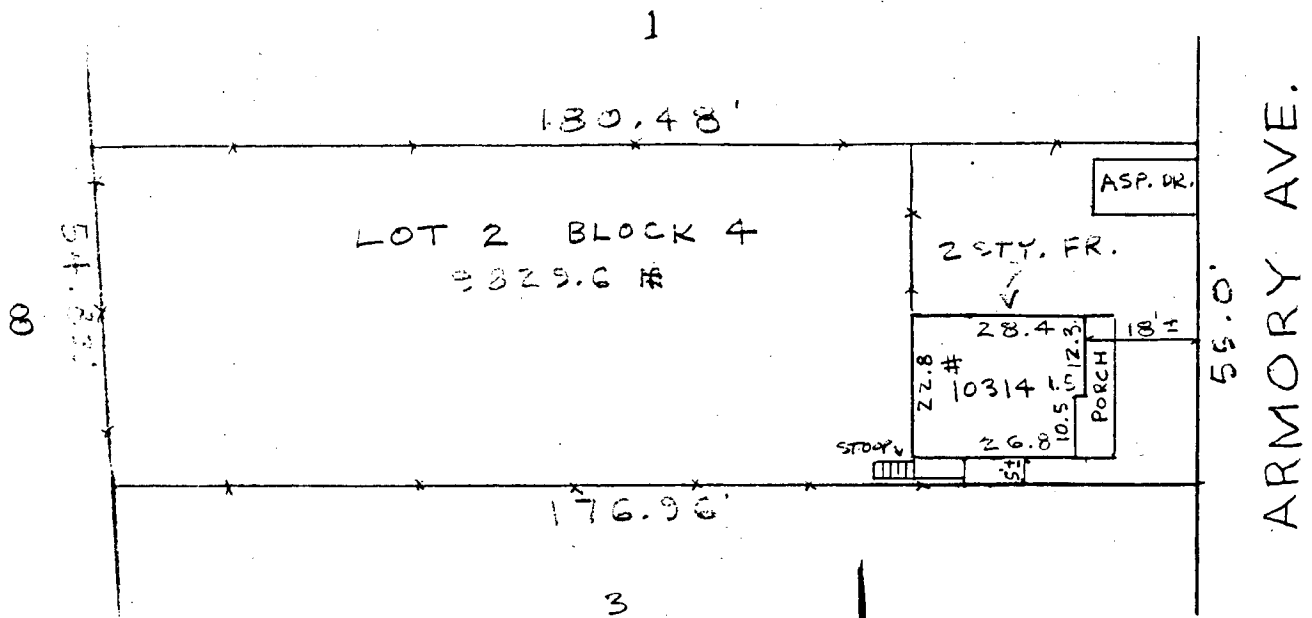


WARNER

3810 WARNER ST

ALL HOUSES 2-STORY FRAME,
TURN OF THE CENTURY

PROPOSED PORCH : 10314 ARMORY AVE
KENSINGTON MD
20895



Not in flood plain per record plat

86218

SCALE: 1" = 30'
 RECORDED IN:
 PLAT BOOK: B
 PLAT: 30

HOUSE LOCATION

LOT 2 BLOCK 4
 R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS
 NOS. 21, 22, 23 OF THE DIVISION OF THE ESTATE OF
 LURANER KNOWLES AT KENSINGTON

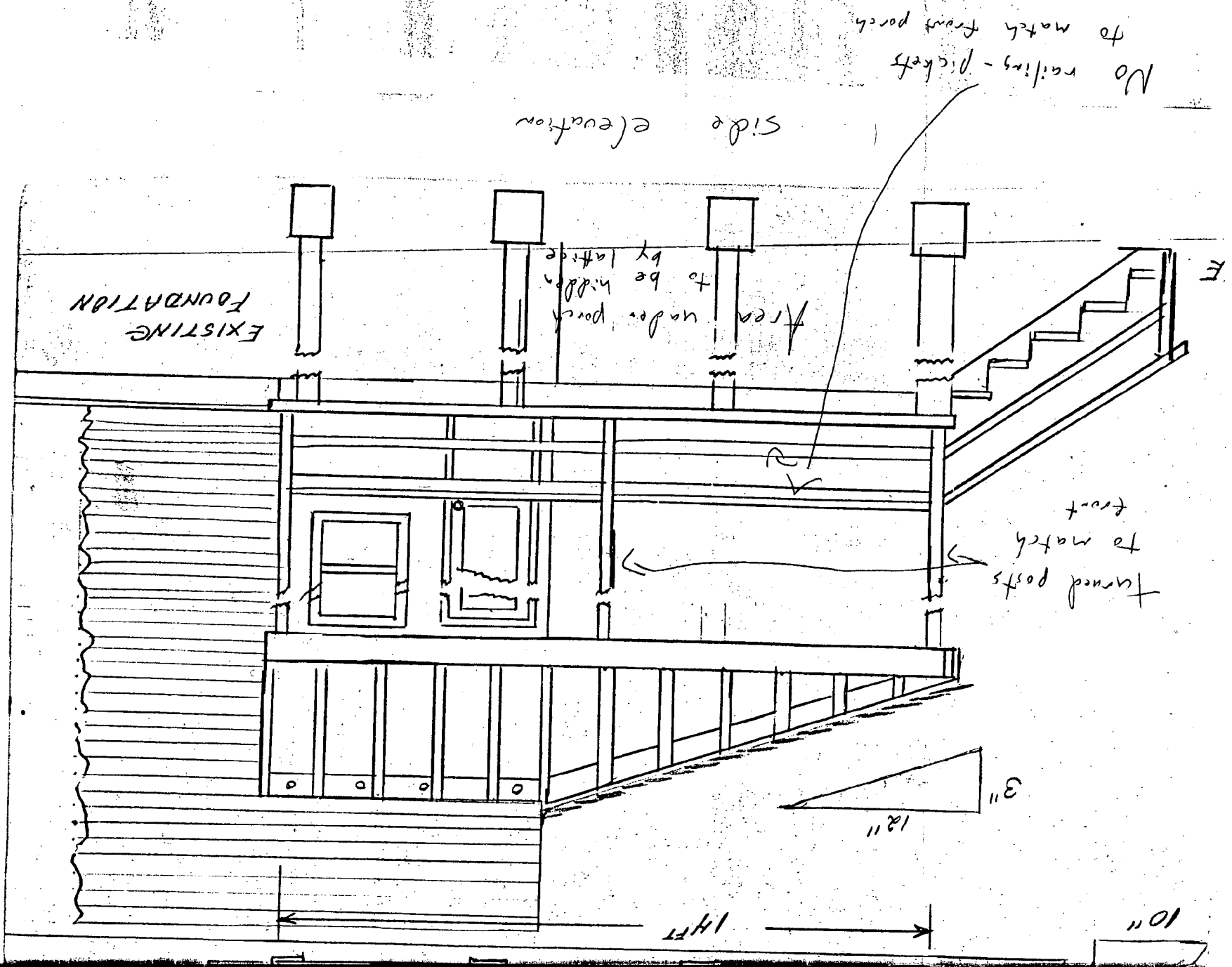
MONTGOMERY COUNTY MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which this property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: March 24, 1986

Jefferson D. Lawrence
 JEFFERSON D. LAURENCE,
 PROFESSIONAL LAND SURVEYOR #5216 MD.



EXISTING FOUNDATION

Side elevation

Area under porch to be hidden by lattice

No railings - pickets to match front porch

turned posts to match front

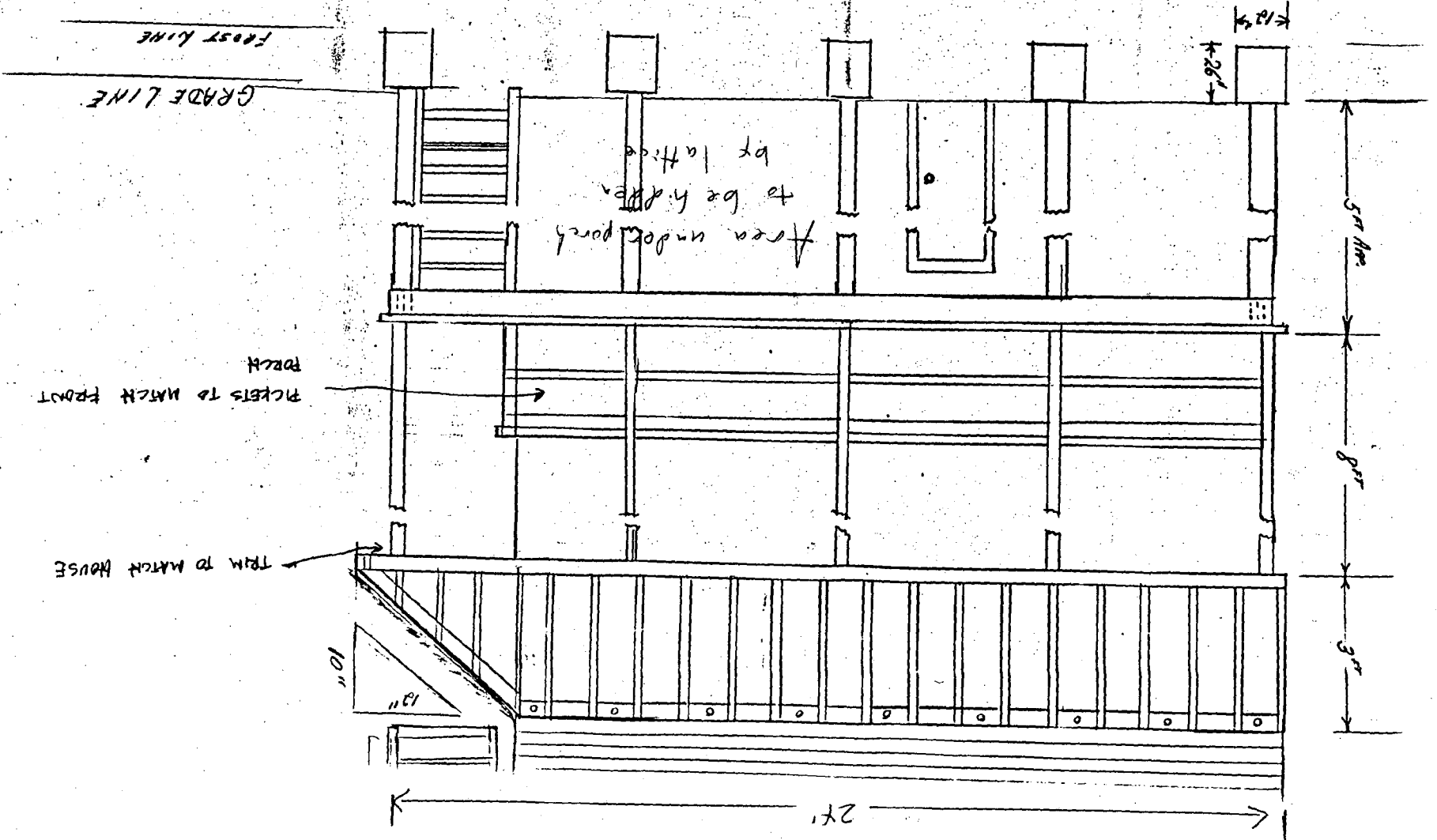
14"

12"

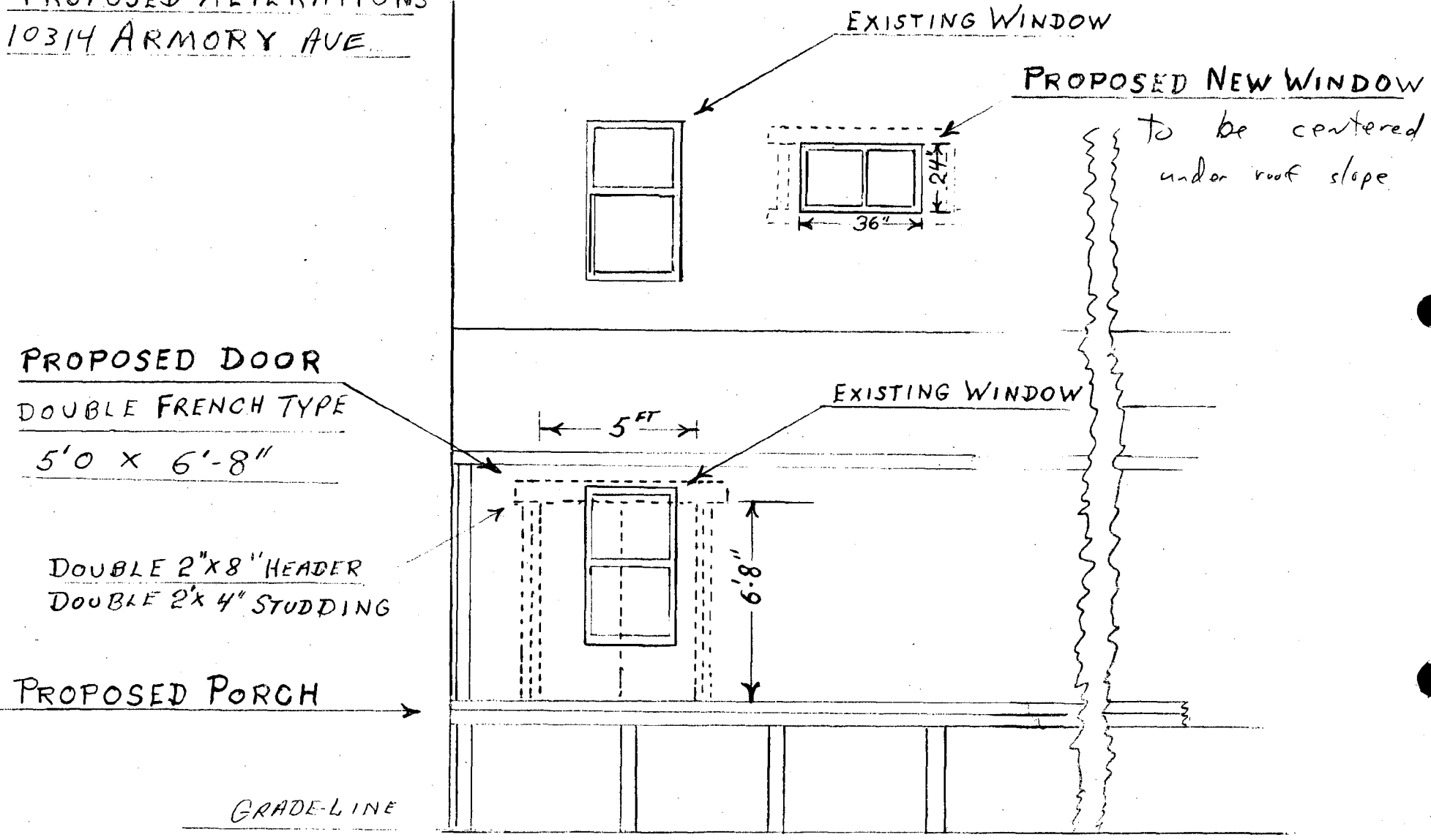
3"

10"

Rear elevation



PROPOSED ALTERATIONS
10314 ARMORY AVE.



REAR VIEW SCALE $\frac{1}{4}'' = 1\text{-FOOT}$

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the KENSINGTON historic district.

b. This is a Master Plan Atlas historic district (circle one).

c. Address of Property: 10314 ARMORY AVENUE
KENSINGTON, MD

d. Property owner's name, address and phone number:

STEPHAN & ANNA McHALE

ABOVE

(h) 949-0069 (w) 724-7228

e. Is this property a contributing resource within the historic district? Yes No

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No

II. Description of work proposed

a. Briefly describe proposed work:

ERECT PORCH AT REAR, PORCH ROOF OVER EXIST
SIDE STOOP, & INSTALL WINDOW & FRENCH DOOR
AT REAR

b. Is this work on the front, rear, or side of the structure?

c. Is the work visible from the street? YES, CONN. AVE

d. What are the materials to be used?

WOOD, ASPHALT SHINGLES

e. Are these materials compatible with existing materials? How? If not, why?

YES, PORCH TO MATCH FRONT, WINDOWS &
DOORS TO MATCH EXIST.

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

1) , 2)

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

PICKETS @ RAILING TO MATCH EXIST FRONT PORCH TRIM TO MATCH EXIST.

b. Disapproval of Work

1. On what grounds is disapproval recommended? - Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments. SIDE PORCH ROOF MAY NOT BE ALLOWED BY ZONING, LAC APPROVES PORCH WRAPPING AROUND WITH OR WITHOUT ROOF @ SIDE

Date on which application received: 4-30-87

Date of LAC meeting at which application was reviewed: 5-4-87

Form completed by: Donald H. Little Title: CHRMN

Member of: KENSINGTON, LAC

Date: 5-6-87

Montgomery Journal

6/1/87

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Application of Stephen & Anna McHale for construction of a rear porch and addition of a new rear door and window to 10314 Armory Ave., a contributing resource within the Kensington historic district (#31/6).
2. Application of Tom & Elizabeth Flaven for an addition to 10210 Capitol View Avenue, CVP historic district (#31/7).
3. Application of V.A. & N. Petrucci for alterations to the front porch and expansion of the parking area of the Post Office, 1 High Street, a contributing resource within the Brookeville historic district (#23/65).
4. Application of Carol Tutera & John Troha for alterations and repairs to #29/36, Ellerslie, 9030 Saunders Lane, Potomac.

The Public Hearing will be held on Thursday, June 4, 1987 at 7:30 p.m. in the 10th floor conference room, Executive Office Building, 101 Monroe Ave., Rockville, MD. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1009, Rockville, MD 20850.

June 1, 1987

05T7801600



10312 ARMORY AVE. ↑
FRONT VIEW

Adjacent house



10312
~~10314~~ ARMORY
AVE.
REAR VIEW.
Adjacent house ↑



10314 ARMORY AVENUE ↑
FRONT VIEW



→ REAR VIEW
10314 ARMORY AVE

*AREA OF
CONSTRUCTION.



↑
REAR VIEW SHOWING 10314
AND 10312 ARMORY AVE



→
REAR VIEW
10312 ARMORY AVE.
Adjacent to McHale
property

REAR VIEW →
10316 ADHOCK
AVE.

REAR VIEW ↓
3810 WARNER ST

