

31/6 10232 Carroll Pl.

31/6-90G

lot 17

# Montgomery County Government

## OFFICE OF THE COUNTY ATTORNEY

Executive Office Building  
101 Monroe Street, 3rd Floor  
Rockville, Maryland 20850-2589

TELEPHONE  
301/217-2600  
FAX 301/217-2662  
TDD 301/217-2499



August 26, 1991

Barbara Wagner, Chairperson  
Montgomery County Historic Preservation Commission  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Re: Avery-Flaherty Properties, Inc. and Paul V. Flaherty v. Montgomery County Board of Appeals and Montgomery County, Maryland  
Circuit Court for Montgomery County, Maryland  
Civil Action No. 73402

Dear Barbara:

I am writing to let you know that the above-referenced appeal was dismissed by the Montgomery County Circuit Court on August 19, 1991. A copy of Judge Hyatt's order is attached hereto. As you know, both Avery-Flaherty Properties, Inc. and Paul V. Flaherty filed for bankruptcy. Once it was learned that the bank (the trustee in bankruptcy) did not wish to incur the cost of attacking the Board of Appeals' decision in the Circuit Court, the parties consented to dismissal of the appeal. Thus, a case which has spanned three and one half years and five HPC chairpersons has, apparently, come to a final conclusion. If you have any questions, please feel free to give me a call.

Very truly yours,

JOYCE R. STERN  
COUNTY ATTORNEY

*Eddie*

Edward B. Lattner  
Assistant County Attorney

0783.EBL:91.02201

EBL:st

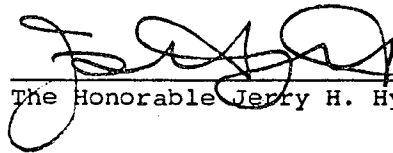
cc: Mayor Jack Jones  
Councilmember George Basle  
Councilmember Carol Dedes  
Councilmember Spencer Harrill  
Councilmember James Wagner  
Harry McPherson, Esquire  
Annette G. van Hilst, Chief, Community Planning and  
Development Division  
Christopher Hitchens, Esquire  
Leonard Taylor  
Gwen L. Marcus, Historic Preservation Planner ✓

IN THE CIRCUIT COURT OF MONTGOMERY COUNTY, MARYLAND

AVERY-FLAHERTY PROPERTIES, INC. :  
:   
and :   
:   
PAUL V. FLAHERTY :   
:   
Appellants :   
:   
v. : Civil Action No. 73402  
:   
MONTGOMERY COUNTY BOARD OF APPEALS, :   
:   
Appellee :

ORDER

Upon consent of the parties herein, the above-captioned case is hereby DISMISSED.

  
The Honorable Jerry H. Hyatt

County Attorney  
RECEIVED  
AUG 22 1991  
MONTGOMERY COUNTY, MD

LAW OFFICES  
MILLER, MILLER & CANBY  
CHARTERED  
200-B MONROE STREET  
ROCKVILLE, MARYLAND  
301 762-5212  
129-13 WEST PATRICK ST.  
FREDERICK, MARYLAND  
301 696-1380

**FILED**

AUG 19 1991

Clerk of the Circuit Court  
Montgomery County, Md.

BEFORE THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Application of Paul V. Flaherty, Jr.

Before the Historic Preservation Commission is the application of Paul V. Flaherty, Jr. for an Historic Area Work Permit for new construction at 10232 Carroll Place (Lot 17, Block 2), Kensington Park Subdivision, Kensington, Maryland.

Procedural History

The Historic Preservation Commission (the "Commission") received the application on April 6, 1990 (HPC Exhibit 3).

The application was filed jointly with another application for an Historic Area Work Permit filed by Avery-Flaherty Properties, Inc. for new construction at 10234 Montgomery Avenue (Lot 15, Block 2, Kensington Park Subdivision). Therefore, both Historic Area Work Permit applications were considered at the same time by the Kensington Local Advisory Panel (the "LAP") and by this Commission.

A public hearing on the applicant's plans was held by this Commission on May 9, 1990.

The applicant appeared, represented by his architect, and presented several exhibits for the Commission's consideration. The Kensington LAP, the Mayor of the Town of Kensington, the Kensington Historical Society, the Kensington Citizens Association and many Kensington residents appeared in opposition to the application. Following the hearing, the record was left open until the close of business May 14, 1990, to allow the applicant to submit a streetscape plan and allow time for comment by "the opposition."

Commission Decision

Having heard and considered all of the testimony and exhibits contained in the record, it is the decision of the Commission to deny the application by Paul V. Flaherty, Jr. for an Historic Area Work Permit for new construction at 10232 Carroll Place pursuant to Section 24A-8(a) of the Montgomery County Code (1984) as amended.

Background

It is the purpose of Chapter 24A of the Montgomery County Code, "Preservation of Historic Resources," to provide for the identification, designation and regulation, for purposes of protection, preservation, and continued use and enhancement, of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological,

architectural, or cultural value in that portion of Montgomery County within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the County, safeguard the historical and cultural heritage of the County, strengthen the local economy, stabilize and improve property values in and around historic areas, foster civic beauty, and to preserve such sites, structures, and districts for the education, welfare, and continued utilization and pleasure of the citizens of the County, the State of Maryland and the United States of America.

The following terms are defined in Section 24A-2 of the Code:

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the Master Plan for Historic Preservation.

Historic Resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County."

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the Master Plan, and structures thereon, on which is located an historic resource, unless reduced by the District Council or the Commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

On July 7, 1986, the Montgomery County Council, sitting as the District Council, approved a resolution designating the Kensington Historic District (#31/6) as an amendment to the Master Plan for Historic Preservation. The amendment was adopted by the Maryland-National Capital Park and Planning Commission (M-NCPPC), effective July 8, 1986.

It is the responsibility of the Montgomery County Historic Preservation Commission to preserve designated historic districts and historic resources in the County through powers specified in the Historic Resources Preservation Ordinance. One of the primary methods of fulfilling this responsibility is through the Historic Area Work Permit review process.

It is the responsibility of an applicant for an Historic Area Work Permit to provide "information sufficient to support the application and the burden of persuasion on all questions of fact which are to be determined by the commission." Sec. 24A-7(g)(1). The plan submitted must meet at least one of the criteria set forth in Section 24A-8(b).

The Kensington Master Plan Amendment states:

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

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

#### Evidence

The Kensington Master Plan amendment states that 12 properties in the immediate vicinity of the proposed new construction on Lot 17 are designated as primary resources. These primary resources include 10226 Carroll Place, 10231 Carroll Place, 10234 Carroll Place, 10300 Fawcett Street, 10302 Fawcett Street, 10213 Montgomery Avenue, 10221 Montgomery Avenue, 10225 Montgomery Avenue, 10303 Montgomery Avenue, 10304 Montgomery Avenue, 10308 Montgomery Avenue, and the Noyes Library, located at the corner of Carroll Place and Montgomery Avenue. Thus, Lot 17 is located in a primary resource area within the historic district.

The following exhibits and testimony were presented at the hearing:

George Martin of Martin & Nguyen, Inc., representing the applicant, Paul V. Flaherty, Jr., as well as an applicant for a related Historic Area Work Permit for new construction on Lot 15, Block 2, testified that the design of the proposed new house on Lot 17 is a "carriage house" configuration. Mr. Martin further stated that the design of its narrow facade which faces Carroll Place can be interpreted as a "carriage house" for the historic residence on adjacent Lot 16 or the proposed new structure on Lot 15. In his testimony, Mr. Martin stated that the proposed design for Lot 17 reflected a typical carriage house in terms of its siting, detailing and massing.

Mr. Martin also stated that the construction of the driveway, which would run from Carroll Place to the north of Lot 17, with a parking space in the front of the house, would result in additional open space between the proposed new residence on Lot 17 and the existing historic residence on Lot 16. In addition, it was the opinion of Mr. Martin that this proposed treatment of the driveway would maintain the Tulip Poplar located on Lot 16, and that there would be no damage to other vegetation on Lot 16 and Lot 17.

Lastly, in response to a Commission question on the relationship between the existing development patterns of the Carroll Place area and the proposed development patterns of the Carroll Place area and the proposed construction for Lot 17, Mr. Martin described the area as a "living room for this historic part of town." As such, Mr. Martin stated that, in his opinion, the proposed new structure for Lot 17 was an appropriate design solution (HPC Exhibit 1, pages 14-28 and 77-80).

Dr. Ray Shulman, Acting Chair of the Kensington LAP, testified that, in its review and analysis of the application on May 6 and 8, 1990, the Kensington LAP found the proposed plans for new construction would "interfere with the existing rhythm of the buildings as they exist in this area of Kensington" (HPC Exhibit 1, page 11).

He stated that the houses in the immediate area of the historic district are of "showcase quality." Dr. Shulman further stated that these houses average 118 feet apart and averaged three lots per house, with an average frontage of approximately 159 feet. Dr. Shulman went on to say that, historically, these multiple-lot sites have been transferred undivided from property owner to property owner for more than 100 years, thus establishing a development pattern of houses built in a spacious garden setting.

Lastly, Dr. Shulman cited the absence of a tree survey, a landscape plan and a streetscape plan in the application submitted for the proposed new construction on Lot 17. According to Dr. Shulman, the proposed driveway and required excavation work for the full basement for the new structure on Lot 17 would result in the destruction of much of the existing vegetation and several mature trees on Lots 16 and 17. (HPC Exhibit 1, page 13).

Mr. Don Little, speaking on behalf of many of the citizens of Kensington, presented an analysis of the average percentage of yard coverage (defined as the ratio of house footprint to the total yard coverage of primary resources within the core of the historic district). The analysis indicated that the average yard coverage in this area of the historic district is approximately eight percent and that the proposed new construction for Lot 17 would result in a yard coverage of 12.8 percent.

Mr. Little also stated that, due to the size and scale of the proposed "carriage house" structure, the proposed new construction for Lot 17 did not defer to the existing historic residence on Lot 16, nor the other historic residences in the surrounding area.

Mr. Little stated that more detailed information was needed with respect to the construction sequence for the proposed new house, to assess adequately the impact of construction on the existing vegetation on Lot 16 and Lot 17. In his opinion, based on the information submitted by the applicant, the construction of the proposed structure would destroy much of the environmental setting of the Lot 16 resource.

Mr. Jeff Capron, owner and resident of 10304 Montgomery Avenue, Kensington, testified that in his opinion the proposed construction for Lot 17 is incompatible within this core historic area in terms of size and relationship of the historic built environment to its surrounding traditional open space.

Mr. Capron testified that this collection of viewsheds is an important element of the historic district. He cited the experience several years ago of his own application for an Historic Area Work Permit for an addition to his Montgomery Avenue residence. According to Mr. Capron, in approving his building plans, the Commission stated the importance of preserving these multiple vistas as an important feature in the core historic area (HPC Exhibit 1, pages 74-76).

Mr. Jay Henn, owner and resident of 10234 Carroll Place, Kensington (Lot 16), stated that the proposed structure would seriously impair the existing vegetation on Lot 16, particularly the American Elm located in the front yard, and the Tulip Poplar located in the back yard. Mr. Henn stated that construction of the full basement currently proposed for the structure on Lot 17 would require excavation, and would result in the severance of a substantial portion of those trees' root systems.

Mr. Henn also submitted a copy of Greydon Tolson's testimony, prepared for, and submitted at a previous Commission hearing, which states that the Tulip Poplar located on Lot 16 is approximately 150 years old and is a specimen example (HPC Exhibit 1, pages 61-69).

Helen Wilkes, testifying as a resident of the historic district, an architect and co-chair of the preservation committee of the Kensington Historical Society, stated that a critical component of historic Kensington is its Victorian garden setting. In her opinion, Ms. Wilkes stated, the construction of the proposed new house on Lot 17 would create excess bulk and thus impair the naturalistic setting of the core historic area.

She challenged Mr. Martin's statement that there was a need for "edge definition" such as the proposed new house for Lot 17. Ms. Wilkes testified that, in her opinion, the construction of the proposed structure for Lot 17 represents an urban, rather than suburban, design solution and is thus inappropriate to the garden and open space of the Carroll Place area (HPC Exhibit 1, pages 72-73).

In addition, many area residents and concerned citizens, the Mayor of the Town of Kensington, the Kensington Historical Society and the Kensington Citizens Association presented verbal and written testimony in opposition to the construction proposal. Their testimony was entered into the record, and is found in HPC Exhibit 1, pages 46-76, and in Opposition Exhibits 7, 10, and 13.

### Findings

The Kensington Master Plan amendment ("Master Plan amendment") details the findings of historical and architectural significance that resulted in the placement of the historic district on the Master Plan.



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

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

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

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

1. Based on the evidence presented and the testimony in the record, the Commission finds that the proposed structure would do irreversible damage to the Kensington Historic District by violating its essential character as defined in the Master Plan amendment, that of a cohesive grouping of late 19th and early 20th century architecture in a Victorian suburb setting which is dominated by large areas of open green space, spacious informal yards and mature plantings and trees. The proposed structure would increase the density of the district at a crucial core location. This core area includes 12 historic resources in the immediate vicinity of Lot 17, all of which are indicated as primary resources in the historic district, according to the Master Plan.

As shown in both the oral and written testimony submitted by the Kensington LAP and Mr. Little, the average percentage of yard coverage (defined as the ratio of house footprint to its traditional yard coverage) in the core area of the district is approximately eight percent. The current proposed footprint for Lot 17 covers nearly 13 percent of the yard, more than one and a half times the average in this area. Thus, the proposed construction would dramatically change the existing traditional development pattern of house-to-open space.

2. The Commission finds that the proposed construction would radically alter the established streetscape of the core of the historic district. Streetscape is defined as the street views created by the interrelationship of structures, appurtenances and environmental setting.

As shown in the oral testimony of Mr. Little (HPC Exhibit 1, pages 33-46), and articulated in the Master Plan amendment, the streetscape in this area of the historic district is that of a garden suburb, an area characterized by late 19th and early 20th century houses situated on informal yet spacious yards.

The proposed structure, because of its size (1122 square feet), massing (a very large, vertical box) and location (35 feet from the nearest adjacent historic resource), violates the graceful rhythm and harmonious relationship of building to open space of the area.

3. The Commission finds that the overall size and massing of the proposed structure is inappropriate and negatively impacts the surrounding historic resources. In addition, due to its close proximity, the proposed house would dramatically overwhelm the neighboring historic resource on Lot 16.

In his testimony, George Martin stated that the proposed structure, because of its design, appears as a "carriage house", either for the existing historic resource on Lot 16, and/or for the proposed house on Lot 15. Although the design and detailing of the current proposal reflect many characteristics of a carriage house type structure, its size presents an imposing vertical presence, particularly from the Montgomery Avenue perspective. In addition, the proposed structure is located less than 35 feet from the nearest adjacent historic residence in an area where the average spacing between houses is 118 feet.

Thus, because of its size, scale, and location, the proposed structure fails to be compatible with the immediately adjacent and nearby historic resources.

4. The Commission finds that the location for the proposed driveway on Lot 17 is detrimental to the historic resource. As planned, the driveway and parking area for Lot 17 is between the proposed building and the street. This arrangement is extraordinary for this area of the historic district, and represents a pattern which does not reinforce the ambience of the district, as articulated in the Master Plan amendment.
5. The Commission finds that the proposed construction would adversely affect the existing natural environment on Lot 16 and Lot 17.

Based on the testimony submitted by Mr. Little (HPC Exhibit 1, pages 38-40), construction of the proposed structure for Lot 17 with a full basement and driveway could result in the loss of trees, shrubs and other vegetation on Lot 17.


In addition, according to the testimony of Mr. Henn (Opposition Exhibit 10), the proposed construction would likely destroy much of the existing vegetation on Lot 16, particularly the American Elm in the front yard, and the Tulip Poplar in the back yard. Mr. Greydon Tolson's written testimony also stated that the Tulip Poplar is approximately 150 years old. He added that, as a specimen Tulip Poplar, the tree is an integral feature of the historic landscape of the district.

Thus, the Commission finds that the collective loss of these landscape features will adversely impact the environmental setting of the area, recognized in the Master Plan amendment for its mature trees and informal gardens.

In the absence of a tree survey and landscape plan for the proposed construction on Lot 17, the Commission cannot evaluate how the applicant proposes to mitigate the impact of this loss.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the application by Paul V. Flaherty, Jr. for an Historic Area Work Permit for new construction at 10232 Carroll Place (Lot 17, Block 2), Kensington Park Subdivision, is denied.

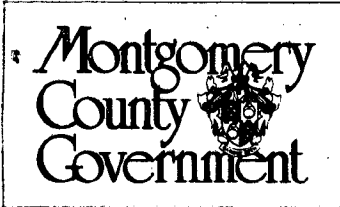
If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed with the Board of Appeals for Montgomery County, Maryland, within 30 days from the date on which the Commission's decision is made public.



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Jeffrey Miskin, Chairperson  
Montgomery County Historic Preservation Commission

1882E



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1001663

NAME OF PROPERTY OWNER Elizabeth D. Jones & TELEPHONE NO. (301) 330-4071  
(Contract/Purchaser)

ADDRESS 1714 Carroll Place, Rockville, MD 20850 CITY Rockville STATE MD ZIP 20850

CONTRACTOR AMESA ROOFERS, INC. TELEPHONE NO. (301) 417-2711  
CONTRACTOR REGISTRATION NUMBER 000

PLANS PREPARED BY Barbara Jones & Associates, Inc. TELEPHONE NO. (301) 457-2201  
(Include Area Code)

REGISTRATION NUMBER 2107-01

### LOCATION OF BUILDING/PREMISE

House Number 10992 Street Carroll Place

Town/City Rockville, Maryland Election District 1000

Nearest Cross Street Montgomery Avenue

Lot 11 Block 4 Subdivision Montgomery Park

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	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)			Other		

1B. CONSTRUCTION COSTS ESTIMATE \$ 273,000.

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY MDP&E

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADOITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

Elizabeth D. Jones Signature of owner of authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

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

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

APPLICATION/PERMIT NO: \_\_\_\_\_ 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:)

Construction of one (1) single family house with  
two-car detached garage. Siding to be vinyl with  
4" reveal. Cedar shingles to be used on front bay window  
and gable of house. Roof to be machine-cut cedar shakes.

(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.

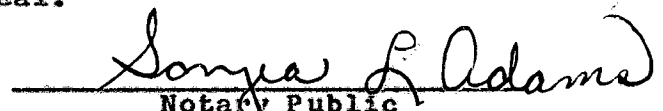
MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

STATE OF MARYLAND

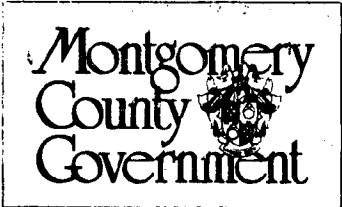
COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 25th day of April, 1988, before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared William H. Avery, Jr. personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

  
\_\_\_\_\_  
Notary Public  
Sonjia L. Adams

My Commission Expires: July 1, 1990



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1021565

NAME OF PROPERTY OWNER Elizabeth D. Jones & Jack C. Jones TELEPHONE NO. (301) 933-1673  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10234 Carroll Place, Kensington, Maryland STATE MD ZIP 20895

CONTRACTOR AVERY HOMES, INC. TELEPHONE NO. (301) 587-3011

PLANS PREPARED BY Sullivan & Almy, Inc. CONTRACTOR REGISTRATION NUMBER 999 TELEPHONE NO. (301) 657-2290  
(Include Area Code)

REGISTRATION NUMBER 2714-R

### LOCATION OF BUILDING/PREMISE

House Number 10232 Street Carroll Place

Town/City Kensington, Maryland Election District 13th

Nearest Cross Street Montgomery Avenue

Lot 17 Block 2 Subdivision Kensington Park

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

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
		<input type="checkbox"/> Revision		<input type="checkbox"/> Shed		<input type="checkbox"/> Solar
				<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other
						<u>SFD</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 275,000.

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY P E P C O

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS

2A. TYPE OF SEWAGE DISPOSAL

01 ( <input checked="" type="checkbox"/> ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Well
03 ( ) Other _____	

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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.

William H. Avery, Jr. Signature of owner or authorized agent (agent must have signature notarized on back) Date 25 April 1988

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

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

APPLICATION/PERMIT NO: \_\_\_\_\_ 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:)

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two-car detached garage. Siding to be vinyl with  
4" reveal. Cedar shingles to be used on front bay window  
and gable of house. Roof to be machine-cut cedar shakes.

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HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

STATE OF MARYLAND

COUNTY OF MONTGOMERY

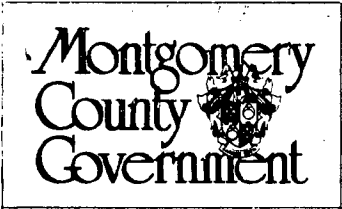
I HEREBY CERTIFY that on this 25th day of April, 1988, before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared William H. Avery, Jr. personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

  
Notary Public  
Sonjia L. Adams

My Commission Expires: July 1, 1990.





# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1021565

NAME OF PROPERTY OWNER Elizabeth D. Jones & Jack C. Jones TELEPHONE NO. (301) 933-1673  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10234 Carroll Place, Kensington, Maryland STATE 20895  
CITY (Include Area Code) ZIP

CONTRACTOR AVERY HOMES, INC. TELEPHONE NO. (301) 587-3011

PLANS PREPARED BY Sullivan & Almy, Inc. CONTRACTOR REGISTRATION NUMBER 999 TELEPHONE NO. (301) 657-2290  
(Include Area Code)

REGISTRATION NUMBER 2714-R

### LOCATION OF BUILDING/PREMISE

House Number 10232 Street Carroll Place

Town/City Kensington, Maryland Election District 13th

Nearest Cross Street Montgomery Avenue

Lot 17 Block 2 Subdivision Kensington Park

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

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

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Shed		<input type="checkbox"/> Solar
				<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Woodburning Stove
						<input type="checkbox"/> SFD

1B. CONSTRUCTION COSTS ESTIMATE \$ 275,000.

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY P E P CO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

William H. Avery, Jr. 25 April 1988  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

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

APPLICATION/PERMIT NO: \_\_\_\_\_ 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:)

Construction of one (1) single family house with  
two-car detached garage. Siding to be vinyl with  
4" reveal. Cedar shingles to be used on front bay window  
and gable of house. Roof to be machine-cut cedar shakes.

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

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\_\_\_\_\_  
Notary Public  
Sonjia L. Adams

My Commission Expires: July 1, 1990.



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

Historic Preservation Commission (HPC) and its members

do not have the authority to issue permits for construction

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1021565

NAME OF PROPERTY OWNER Elizabeth D. Jones TELEPHONE NO. (301) 933-1673  
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							<u>SPD</u>

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William H. Jones, Jr. Signature of authorized agent (agent must have signature notarized on back) 25 April 1988 Date

\*\*\*\*\* William H. Jones, Jr. \*\*\*\*\*

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

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

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*Sonjia L. Adams*  
\_\_\_\_\_  
Notary Public  
Sonjia L. Adams

My Commission Expires: July 1, 1990