

31/6-91G 10231 Carroll Place
Kensington

SLIDES
31/6 - 910

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

*PHOTOS
31/6 - 910*



4-20-10



4-20-10

4-20-10





100-1017

100-1017

100-1017

SP-1017

SP-1017

100-1017



NO. 1947



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FABRIQUE AU CANADA
MADE IN CANADA





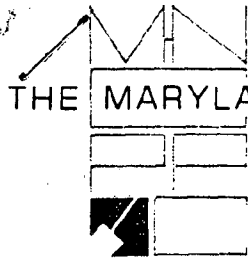
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KODAK SAFETY FILM

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NO. 1047





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

DATE: July 25, 1991

SUBJECT: Historic Area Work Permit Application - Approval
of Application/Release of Other Required Permits

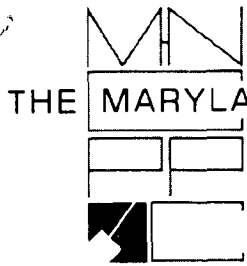
Enclosed, please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own



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

MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

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

DATE: July 25, 1991

SUBJECT: Historic Area Work Permit Application

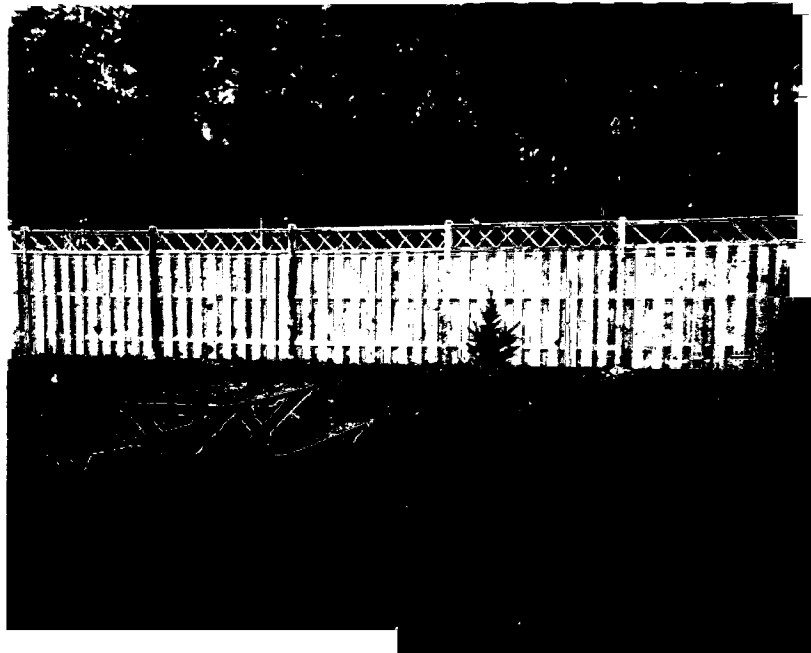
The Montgomery County Historic Preservation Commission, at their meeting of July 24, 1991 reviewed the attached application by Circle Manor Nursing Home for a Historic Area Work Permit. The application was:

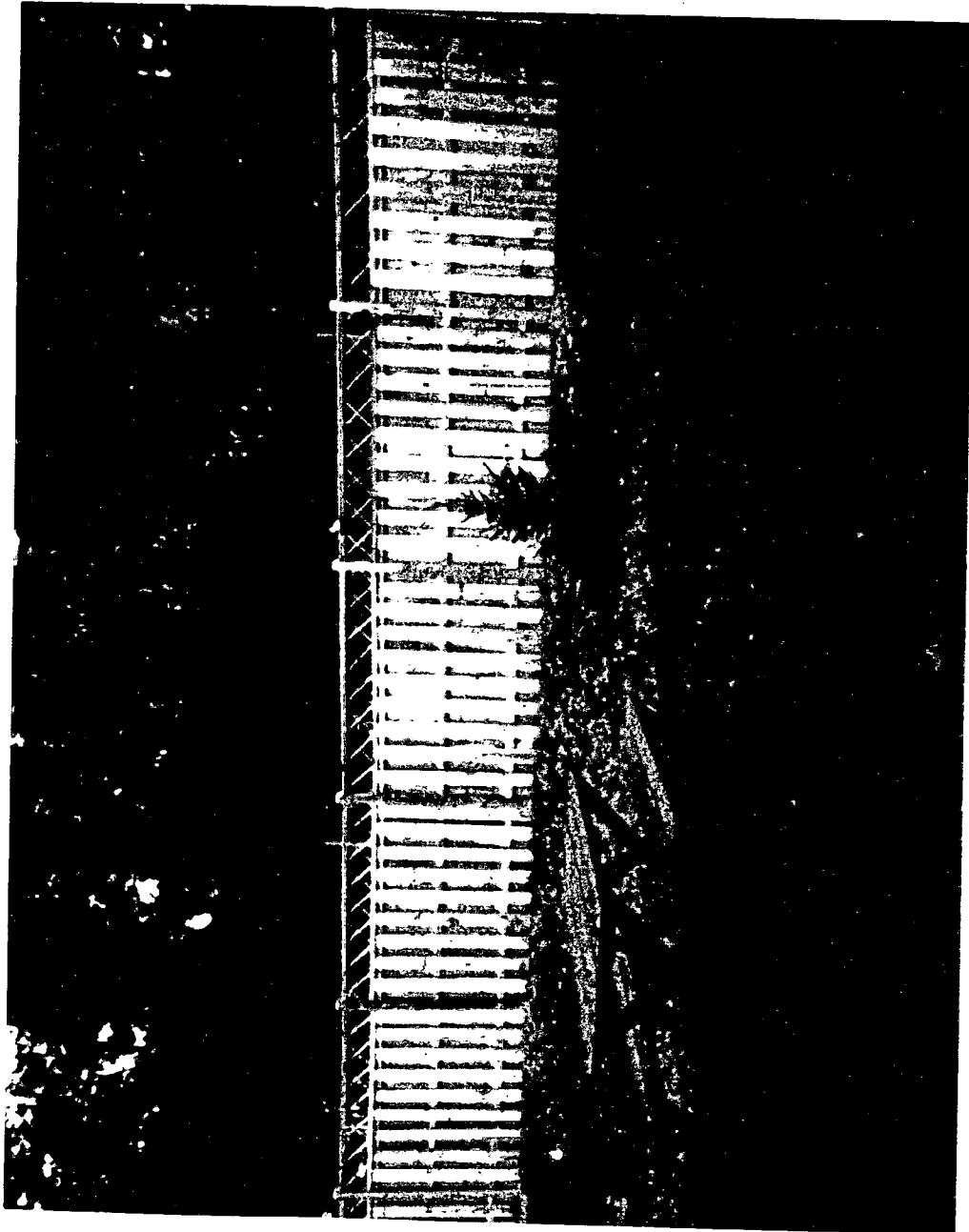
 Approved Denied
 ✓ Approved with Conditions:

1. The southernmost fence segment, facing Hadley Place, should be constructed of wooden 7'-0" vertical slatted fencing materials (as depicted in the attached photograph).
2. The northernmost fence segment, facing the rear portions of the nursing home and the original house, should also be constructed of wooden 7'-0" slatted fencing materials (as depicted in the attached photograph).
3. The eastern part of the fence, including the gates, should be constructed of 7'-0" high chain link with black vinyl or wooden slats.
4. All wooden portions of the fence should be painted or stained with an opaque stain.

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

- Attachments:
1. Original HAWP application
 2. Photo of approved wooden fencing material





7/24/91



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contractor: Fredrick Fence Co.

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Circle Manor Nursing Home TELEPHONE NO. 301-949-0230
(Contract/Purchaser) (Include Area Code)

ADDRESS 10231 Carroll Place, Kensington Md. 20891
STATE

CONTRACTOR Fredrick Fence Co. TELEPHONE NO. 301-840-0051 ZIP
CONTRACTOR REGISTRATION NUMBER 16416-1

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10231 Street Carroll Place

Town/City Kensington Election District _____

Nearest Cross Street Baltimore St.

Lot 1-18 Block _____ 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	Slab	Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar
					<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,500.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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 7' feet 0" 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	<u>NO</u>
2. Entirely on land of owner	<u>YES</u>
3. On public right of way/easement	<u>NO</u> (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] _____ Date 7-3-91
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED WITH CONDITIONS For Chairperson of Historic Preservation Commission
(SEE ATTACHED MEMO) [Signature] Date 7/24/91

DISAPPROVED _____ Signature _____ Date _____

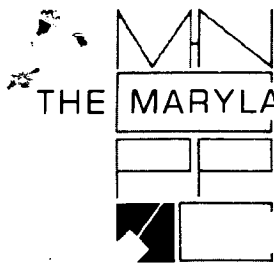
APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS



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

MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

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

DATE: July 25, 1991

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of July 24, 1991 reviewed the attached application by Circle Manor Nursing Home for a Historic Area Work Permit. The application was:

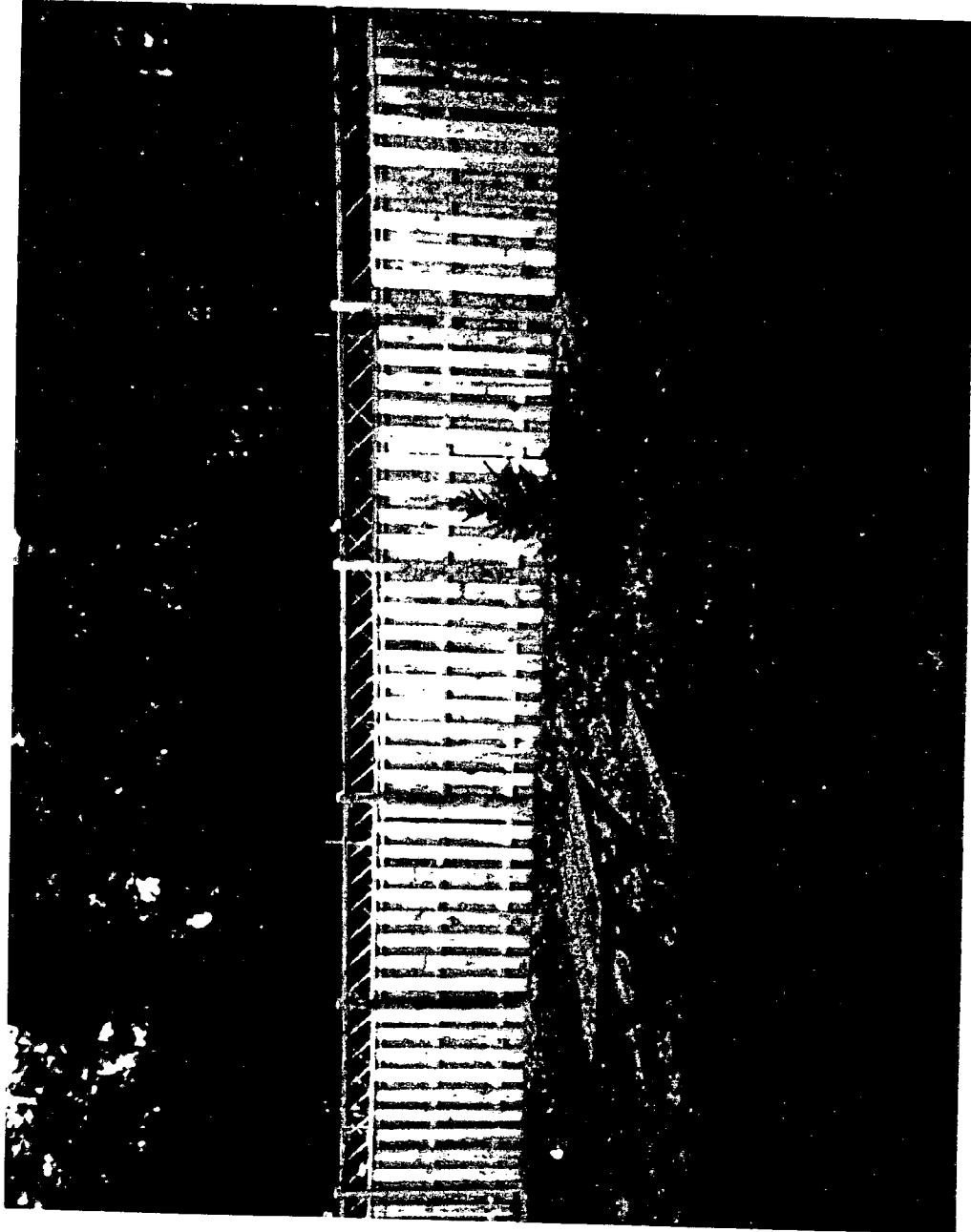
Approved Denied
 Approved with Conditions:

1. The southernmost fence segment, facing Hadley Place, should be constructed of wooden 7'-0" vertical slatted fencing materials (as depicted in the attached photograph).
2. The northernmost fence segment, facing the rear portions of the nursing home and the original house, should also be constructed of wooden 7'-0" slatted fencing materials (as depicted in the attached photograph).
3. The eastern part of the fence, including the gates, should be constructed of 7'-0" high chain link with black vinyl or wooden slats.
4. All wooden portions of the fence should be painted or stained with an opaque stain.

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

Attachments:

1. Original HAWP application
2. Photo of approved wooden fencing material



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Joan E. Simons
and Gwen Marcus

DATE: July 17, 1991

CASE NUMBER: 31/6 - 91G

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington PROPERTY ADDRESS: 10231 Carroll
Place, Kensington

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This property has been identified as a primary resource in the Kensington Historic District. This very significant 4 acre site - whose plat was filed in November of 1890 - was the home of Brainard H. Warner, the developer of Kensington Park, and subsequently Frederic D. McKenney, a prominent Washington lawyer. It is now the Circle Manor Nursing Home. The applicant is proposing to construct a fence to conceal the trash dumpster area (as required by DEP). The dumpster is located at the juncture between an original outbuilding and a 2-story concrete block addition to the main structure. As proposed, the two segments of the 7'-0" high fence consist of a total of 52 lineal feet of chain link with green vinyl slats. Double swing gates which are 7'-0" tall and 13'-0" wide (2 gates each 6'-6" wide) face the service entry drive.

STAFF RECOMMENDATION:

The proposed fencing is required by DEP as part of a County-wide effort to screen dumpsters. Staff is sympathetic to the need to screen dumpsters and those located in historic districts would seem especially important to screen appropriately.

Staff is concerned about the use of 7'-0" chain link for fencing which could be visible in the Kensington Historic District. This choice of materials is not compatible with the character of the district. However, staff also understands the needs to utilize materials which will stand up to regular contact with the trucks that empty the dumpster.

Therefore, staff recommends that this application for fencing at the Circle Manor Nursing Home be approved, but that wooden vertical slatted fencing be used for screening in the areas which are most visible in the district and which have the least contact with the trucks and that chain link be used in the least visible areas which have regular contact with the trucks.

Specifically, staff recommends approval of this application based on Criterion 24-8(b)(1) with the following conditions:

1. The southernmost fence segment, facing Hadley Place, should be constructed of wooden 7'-0" vertical slatted fencing materials.
2. The northernmost fence segment, facing the rear portions of the nursing home and the original house, should also be constructed of wooden 7'-0" slatted fencing materials.
3. The eastern part of the fence, including the gates, should be constructed of chain link with black vinyl or wooden slats.

SENT TO LAP: July 09, 1991
SENT TO APPLICANT: July 17, 1991

COMMENTS RECEIVED: NO *NO BAL OK*

ATTACHMENTS

1. HAWP Application and Attachments
2. Master Plan Information

4. Wood painted or stained,



Historic Preservation Commission
51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3626
495-4577

Contact: Gary ^{DR DAVID}
YAN KANICH

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Circle Manor Nursing Home TELEPHONE NO. 301-949-0230
(Contract/Purchaser) (Include Area Code)

ADDRESS 10231 Carroll Place, Kensington Md. 20993
CITY STATE ZIP

CONTRACTOR Frederick Fence Co. TELEPHONE NO. 301-840-0051
CONTRACTOR REGISTRATION NUMBER 16416-1

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10231 Street Carroll Place

Town/City Kensington Election District _____

Nearest Cross Street Baltimore St.

Lot 1-18 Block _____ 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	Slab	Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" 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"/> Woodburning Stove
				<input type="checkbox"/> Fence/Wall (complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 1500.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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 7' feet 0" inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line NO
- Entirely on land of owner Yes
- On public right of way/assessment NO (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] _____ Date 7-3-91

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

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9107030166 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

CARROLL PLACE

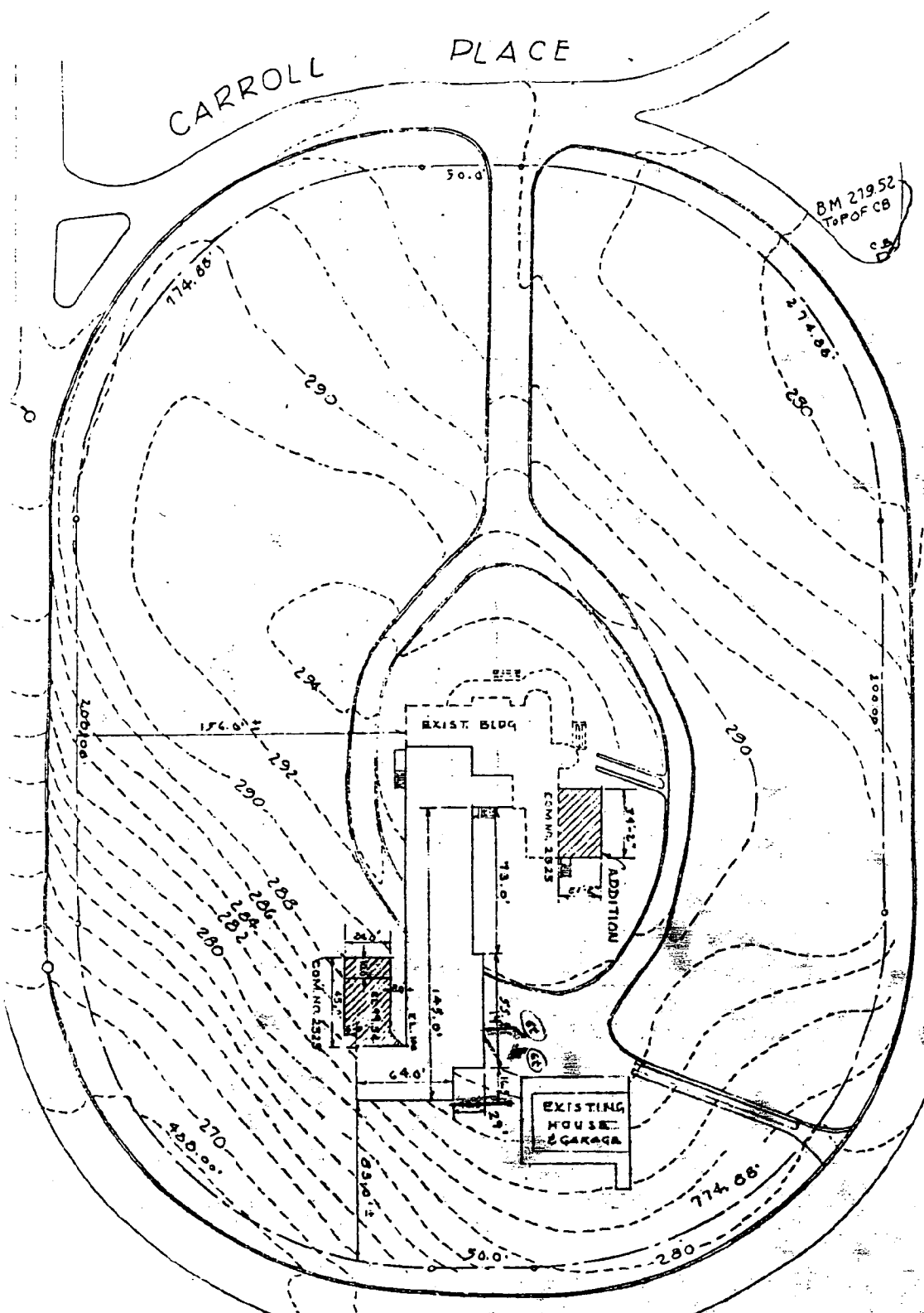


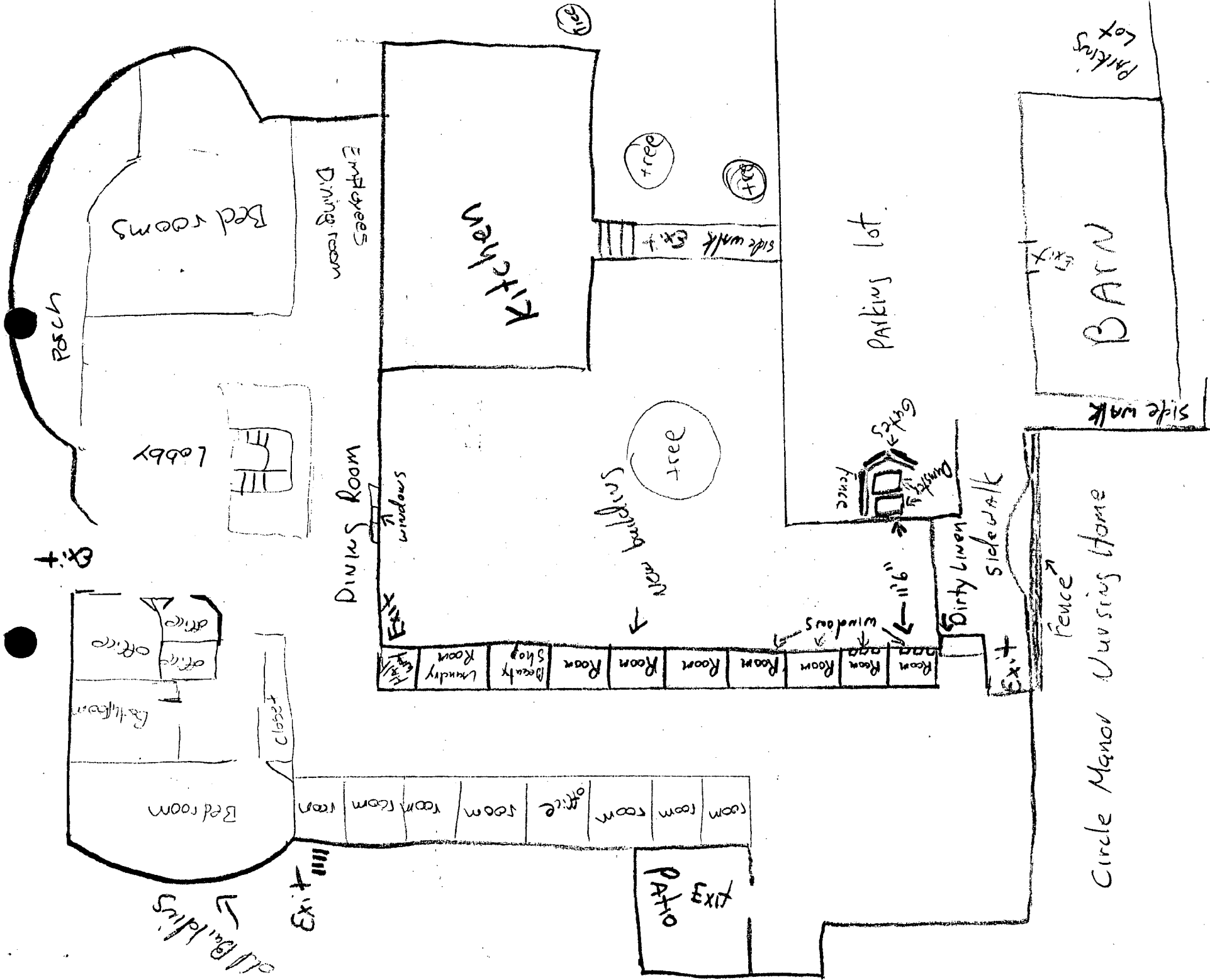
MONTGOMERY AVENUE

KENT ST.

HADLEY PLACE

BM 219.52
TOP OF CB





Circle Manor Unwiring Home

10/19/12



RECEIVED
JUN 25 1991

5811 Grove Lane, Frederick, MD 21701

PERMITS
DEC 17 1991

(301) 663-4000 (301) 840-0051

Feb. 27, 1991
Circle Manor Nursing Home
10231 Carrol Dr.
Kensington md. 20895

Dear Mr. Gary Yankanich,

We propose to furnish labor and material to install approximately ~~50~~ linear feet of 7' high of chain link fence with vinyl slats. including one (1) 13' wide double swing gate at the above referenced location. Material to consist of the following.

Fabric shall be 7' high, 9 gauge, vinyl slat link fence.

Framework and posts shall be galvanized and to conform to manufacturer's standards.

End, corner posts shall be 3" O.D. SS40 pipe

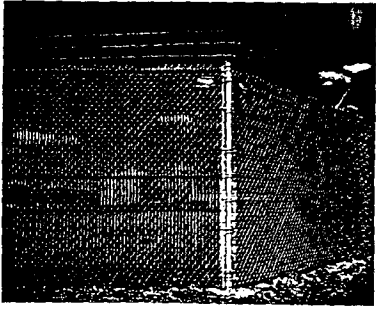
Line posts shall be 2 1/2" O.D. SS40 pipe

Gate posts shall be 3" O.D. Schedule 40 pipe

Posts shall be encased in a concrete footing of approximately 36".

Double swing gate shall be 7' high x 13' (two 6 1/2') wide opening and shall be constructed of 1-5/8" O.D. SS20 pipe weighing 1.43 lbs. per linear foot. Gate shall be equipped with a latch to accommodate a padlock.

All posts shall be set true to line and grade; fabric shall be stretched taut; gates shall be hung squarely. All work shall be done by trained men with previous experience in the erection of fencing.



Chain link with PVT slats

Fence looks like above but
with green slats

Barbed wire out /
wood fence would not
last around dumpsters

RECEIVED

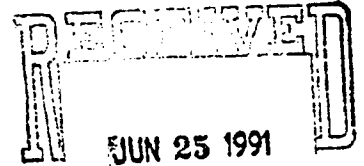
JUN 25 1991

PERMITS
DCCE/DEP



CIRCLE MANOR NURSING HOME

June 24, 1991



PERMITS
DCCE/DEP

To whom it may concern:

As you may or may not be aware Circle Manor Nursing Home has been ordered to place its trash dumpster in a fenced enclosure.

Enclosed is our application for a permit for this fence with documentations requested by the historic society.

Thank you for your attention to this matter.

I might point out that this design has been recommended by the fencing company as the only one feasible to withstand the wear and tear that will occur because of trash pickups.

Sincerely,

Harvey Wertlieb
Administrator

HW/pj

9107030166

Carroll Place

RECEIVED
JUN 25 1991

PERMITS
DCCE/DEP

- 10202 - Mrs. Lucille Conn
10204 - H. J. Higgins
10206 - Lorna + William Parsons
10208 - Helen + Temple Bachschmid
10210 - Daniel Borkiss
10212 - Beatrice Gingsburg / Enrique Martinez
10214 - Carl + Ray Fournier
10216 - Eileen + Robert O'Neill
10220 - Middleton
10226 - Carl + Jim Sharp
10234 - Judy Hanks-Henn + Jay Henn

Montgomery Avenue

- 10203 - Allen Kravotadt
10205 -
10207 - Mary Brade
10209 - Miriam + John Coffin
10211 - Helen Miller
10213 - Traska + Harry McPherson
10221 - Gene + M. Raphael Shulman
10225 -

THE AMENDMENT
KENSINGTON HISTORIC DISTRICT
Atlas #31/6

The purpose of the following amendment is to designate the Kensington Historic District as delineated in Figure 3 on the Master Plan for Historic Preservation thereby extending to the area the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Finding of Historical & Architectural Significance

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.

Ordinance Criteria & District Guideline Values

The Kensington Historic District specifically meets criteria: 1a and 2a of the Ordinance which states:

"1. Historical and Cultural Significance:

The historic resource:

- a. has character, interest or value as part of the development, heritage or cultural characteristics of the County, State or nation.

2. Architectural and Design Significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction."

District Boundaries

The Kensington Historic District is wholly located within the Town of Kensington. The district includes residential sections along both sides of Connecticut Avenue, the commercial area along Howard Avenue, and also incorporates a northern annex of period structures along the east side of St. Paul Street. The general outline of the district is shown in Figure 3. However, the district also specifically excludes properties within a sub-area as shown in Figure 4, leaving only the right-of-ways in that subarea as part of the Kensington Historic District.

IMPLEMENTATION

Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, significant changes to resources within a historic district must be reviewed by the Historic Preservation Commission and a historic area work permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individuals wishing to nominate potential Districts and individual property owners within designated Districts. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts, not only can vernacular architecture and important settings be protected, but working farms can be sustained to

provide close to market produce, and rural villages retained to provide local small-scale goods and services.

According to the Guidelines, 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.

Local Advisory Committees

The Guidelines encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

Preservation Incentives

Appendix A of the Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)

The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799.

Figure 4

LOCAL KENSINGTON HISTORIC DISTRICT #31/6

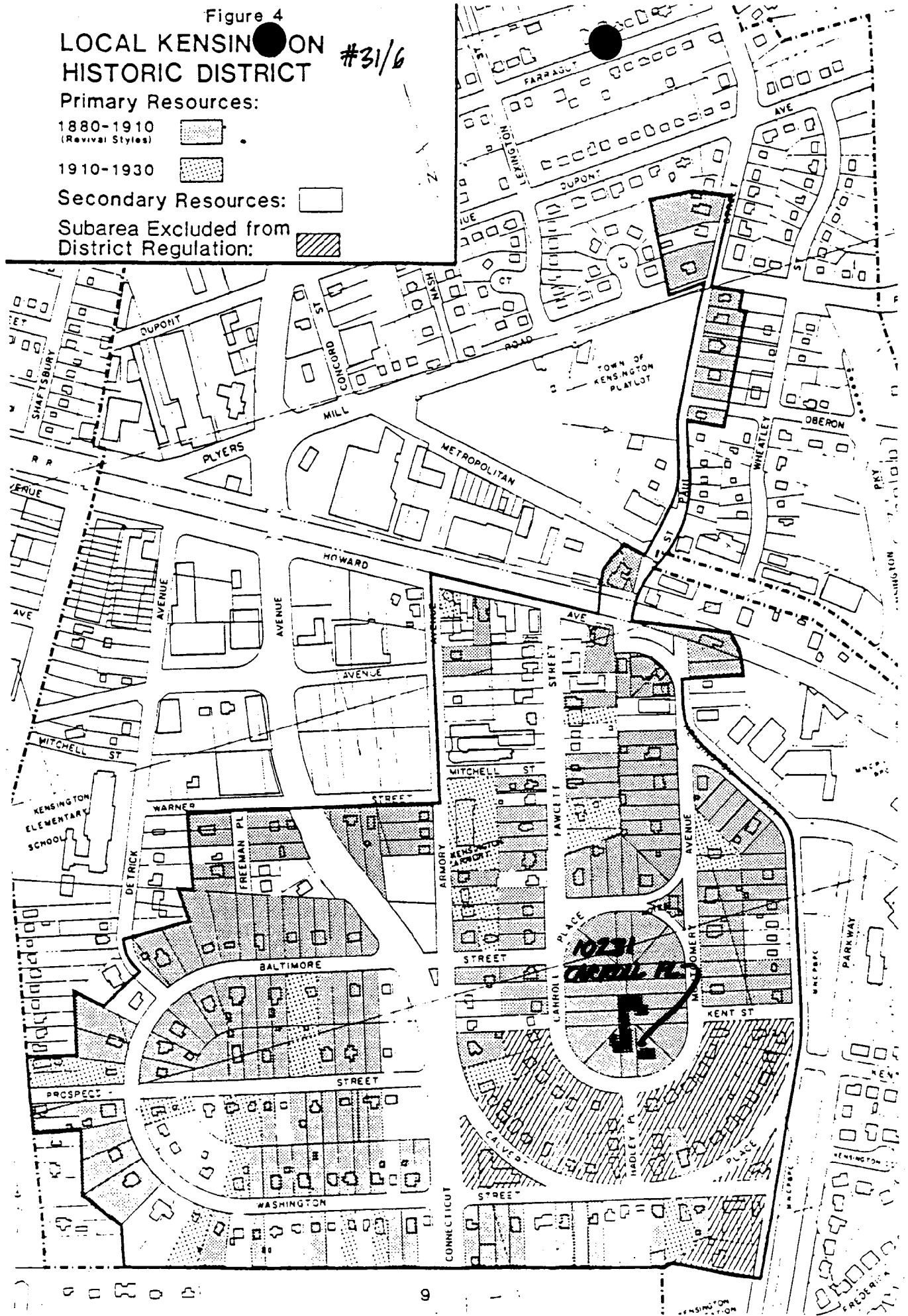
Primary Resources:

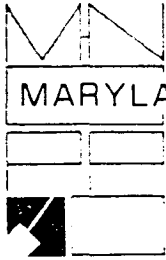
1880-1910
(Revival Styles)

1910-1930

Secondary Resources:

Subarea Excluded from District Regulation:





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

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants
10231 CARROLL PLACE, KENSINGTON

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

DATE: *JULY 17, 1991*

SUBJECT: Transmittal of Historic Preservation Commission
Staff Report

Attached, please find a copy of the staff report to the Historic Preservation Commission (HPC) regarding your application for a Historic Area Work Permit. This issue will be considered by the HPC on *JULY 27, 1991*.

This staff report and recommendation is provided to the HPC for its information and use. It is used by the HPC as background and a starting point for the Commissioner's discussion. The report is provided to you for information purposes only.

If you have any questions, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawprept.own

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
495-4570

****WEDNESDAY****
July 24, 1991

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. **IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

I. WORKSESSION - 7:30 p.m.

Interviews with Candidates to fill one open position on HPC

II. HISTORIC AREA WORK PERMITS - 8:30 p.m.

A. Stephen and Anna McHale at 10314 Armory Ave., Kensington
(HPC Case No. 31/6-91F)

B. Ivanor Corporation at 6 Post Office Rd., Silver Spring
(HPC Case No. 31/7-91K)

C. Circle Manor Nursing Home at 10231 Carroll Place,
Kensington (HPC Case No. 31/6-91G)

III. Screening of Preservation Video: Our Living Heritage

IV. APPROVAL OF MINUTES

A. May 8, 1991 (Second Review)

B. May 22, 1991 (Second Review)

C. June 12, 1991 (Second Review)

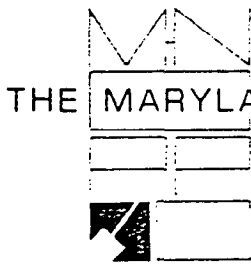
D. June 26, 1991 (First Review)

V. OTHER BUSINESS

A. Commission Items

B. Staff Items - Briefing on Potential Historic Preservation TDR Program

IV. ADJOURNMENT



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

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

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

DATE: JULY 11, 1991

SUBJECT: Historic Preservation Commission Review of HAWP
Application

The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on JULY 24, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 8:30 P.M..

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

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BEST CHOOSE A SPECIALIST

For the best in home improvement and services, check the Let A Specialist Do It Directory daily, Monday through Friday, in The Journal Newspapers (Fairfax, Arlington, Alexandria, Montgomery and Prince George's). Pick up a copy today at your local newsstand or convenience store or call (703) 750-8600 to start home delivery.

NOTICE PUBLIC HEARING

Agency of the Chief Administrative Officer of Montgomery County will conduct a public hearing on July 25, 1991 at 7:30 P.M., in the Auditorium, the Stella B. Werner Council Office Building, 1000 Avenue, Rockville, Maryland.

Purpose of the hearing will be: (1) to receive on the transfer of 8 modular day care facility the Stone Mill Elementary School site, 14323 View Drive, Gaithersburg, Maryland, from Working Families, Inc. to Montgomery County; (2) to receive comments on the assignment of the Agreement for the land on which the modular day care facility may be made available for deaf and hearing impaired citizens by providing five working day notice. For additional information, contact the Montgomery County Office of Real Estate Management, 10 North Washington Street, 3rd Floor, Rockville, MD 20850 or call (301) 217-6080.

July 11, 18, 22, 1991

0793000700

of Education of Montgomery County will be for the furnishing of below listed information by the date(s) and time. The bids will be opened in the presence of the director of the Maintenance at Montgomery County Park, 16651 Rockwood Way, Rockville, MD 20855. Specifications obtained at

the office of the Director of Maintenance. **MINORITY BUSINESS ENTERPRISES ARE ENCOURAGED TO RESPOND TO THIS SOLICITATION NOTICE.**

Bid #1029-91 Water Heater and Fuel Burner Replacement - July 22, 1991 - 10:00 A.M. EDT.

Dr. Francis G. Cary
 Director
 Division of Maintenance
 July 11, 1991
 0793001000

basis, including sanitary and/or Metropolitan District Charges shall be adjusted to date of sale and assumed thereafter by the purchaser. All settlement costs, including all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The improvements are being sold in an "as is" condition, without express or implied warranty as to the nature and description of the improvements as contained therein. If the Trustees cannot deliver good title to purchaser, the sole remedy shall be the return of Purchaser's deposit.

Richard Krampf, Trustee
 Steven H. Hofberg, Trustee
 July 11, 18, 25, 1991

0783001500

NOTICE OF PUBLIC APPEARANCE BEFORE THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION FOR THE PURPOSE OF ACTING ON THESE AND OTHER ITEMS: HISTORIC AREA WORK PERMIT APPLICATIONS PENDING:

1. D.S. Ringland at 4722 Dorset Ave., Chevy Chase (HPC Case No. 35/36-91E) - Continued from July 10, 1991
2. Stephen and Anna McHale at 10314 Army Ave., Kensington (HPC Case No. 31/6-91F).
3. Ivanor Corporation at 6 Post Office Rd., Silver Spring (HPC Case No. 31/7-91K).
4. Circle Manor Nursing Home at 10231 Carroll Place, Kensington (HPC Case No. 31/6-91G).

The regularly scheduled Public Appearance during which these and other items will be considered will be held on Wednesday, July 24, 1991, at 7:30 p.m., in the MRO Auditorium, Maryland-National Capital Park and Planning Commission Building, 8787 Georgia Avenue, Silver Spring, MD. For further information, contact Gwen Marcus at 495-4570, at the Historic Preservation Commission Office, 8787 Georgia Avenue, Silver Spring, MD 20910.

July 11, 1991

0793001200

feet of the westerly line of Lot 10, Block 9 as shown on a plat of subdivision known as Bradley Farms recorded in Plat Book 23, Plat 1450 among the aforesaid Land Records

4. South 02° 55' 00" West, 400.11 feet to the point of beginning containing 37,996.64 square feet or 0.8723 acres of land.

Being part of the property conveyed to Rosario G. Guerson and Melba Eunice Guerson by Deed dated June 9, 1976 and recorded on July 2, 1978 in Liber 4805 at folio 111 among the aforesaid Land Records.

Lot 17 (hereinafter referred to as "Parcel 1"), known as premises 9121 River Road, is improved by a two-story brick and stone single-family detached dwelling containing 6 bedrooms, 5 full baths, 3 half baths, 8 fireplaces, 5 car attached garage, finished basement, tennis court and two in-ground pools.

Part of Lot 18 (hereinafter referred to "Parcel 2"), known as 9119 River Road, is an unimproved building lot containing 170,541.38 (208,538 - 37,996.64) square feet or 3.91508 (4.78738 - 0.87230) acres.

Parcels 1 and 2 will be sold subject to easements, rights-of-way, building restriction lines, septic area restriction lines and all other matters of record; and, subject also to the rights of redemption granted to the Secretary of the Treasury pursuant to 26 U.S.C. § 7425(d).

Terms of Sale

Parcels 1 and 2 will first be offered separately, will then be offered as an entirety and will then be sold to the bidder or bidders offering the highest aggregate sum thereof. At the time of sale, a deposit of \$200,000 will be required for Parcel 1, a deposit of \$50,000 for Parcel 2 and a deposit of \$250,000 if both parcels are sold as an entirety, such deposit or deposits to be in the form of a cashier's check, or in such other form as the Trustees may determine in their sole discretion. The balance in cash, with interest at twelve and one-half percent (12.5%) per annum from the date of sale to the date of settlement, shall be payable within twenty (20) days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Time is of the essence. Compliance with terms of sale shall be made within twenty (20) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Samuel S. O. Marsh
 John W. Gill, Jr.
 William C. D. Burr
 Substitute Trustees

July 11, 18, 25, 1991

0753001900