

31/6-92G

10415 Armory Avenue
Kensington H.D.

GTM ARCHITECTS
11722 Highview Avenue
SILVER SPRING, MARYLAND 20902
(301) 942-9062

HISTORIC PRESERVATION
COMMISSION

ATT: NANCY WITHERALL

RE: 10415 ARMORY AVENUE



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER George T. Myers TELEPHONE NO. (301) 942-9062
(Contract/Purchaser) (Include Area Code)

ADDRESS 16415 ARMORY AVENUE KENSINGTON MARYLAND 20895
CITY STATE ZIP

CONTRACTOR To be selected TELEPHONE NO. (301) 942-9062

PLANS PREPARED BY George T. Myers CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 942-9062
(Include Area Code)

REGISTRATION NUMBER # 8385

LOCATION OF BUILDING/PREMISE

House Number 16415 Street ARMORY AVENUE

Town/City KENSINGTON Election District _____

Nearest Cross Street KNOWLES

Lot 2 Block 2 Subdivision E.B. DETMERS SUBDIVISION OF ESTATE OF WILLIAM F. KNOWLES

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 |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 500.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC ELECTRIC POWER & LIGHT CO.
- 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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.

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

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date _____

APPLICATION/PERMIT NO: 9308000001 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue Meeting Date: 9/9/92
Resource: Kensington Historic District Review: HAWP/Alt.
Case Number: 31/6-92G Tax Credit: No
Public Notice: 8/26/92 Report Date: 8/21/92
Applicant: George T. Myers Staff: Nancy Witherell

The applicant proposes installing a second front door on the facade under the front porch of a Queen Anne-style house recently approved for conversion to commercial use. The existing door leading to the vestibule will be used for a professional office on the second and third floors. The proposed second door would lead directly to a first floor apartment. The two doors would be at right angles to each other; the applicant proposes that the two doors look identical.

A second part of the proposal is to install a wooden sign in the front yard. The painted sign would hang at eye level from a post designed to match the front porch posts. The applicant would like to install a small light in the ground underneath the sign so that it can be illuminated.

STAFF DISCUSSION

The addition of a door in a house converted to commercial use is appropriate and in this case sensitively designed. The staff and applicant have discussed the intent of Standard #9 in recommending a distinction between old and new construction. In this instance, the trim around the existing door is so flat that there is no readily apparent way to differentiate the proposed design other than to simplify the door panel itself. As an option, the staff suggests that the top half of the door be glazed with a single light; additional simplification might appear inappropriate on a house of this style.

The sign is well-designed and scaled for the house and is sited appropriately. The proposal for external illumination of the sign is consistent with generally accepted standards for signage in historic districts.

STAFF RECOMMENDATION

The staff recommends that the proposal be found to be consistent with Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standard #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.



Historic Preservation Commission

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(Contract/Purchaser) (Include Area Code)

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CITY STATE ZIP

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CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY George T. Myers TELEPHONE NO. (301) 942-9062
(Include Area Code)

REGISTRATION NUMBER #9385

LOCATION OF BUILDING/PREMISE

House Number 10415 Street ARMORY AVENUE

Town/City KENSINGTON Election District _____

Nearest Cross Street KNOWLES

Lot 1 & 2 Block 2 Subdivision B.B. DETRICK'S SUBDIVISION OF ESTATE OF WILFRED HOWL

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|-----------------------|--------------------|---------------------------------|-------|-------------------------------|------|-------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | 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 | <u>ADD NEW EXTERIOR DOOR.</u> | | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 500.00 +
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO.
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
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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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXISTING VICTORIAN HOUSE W/ LARGE FRONT
PORCH, PREVIOUSLY USED ONLY AS A RESIDENCE.
THE PROPERTY HAS BEEN REZONED FOR COMMERCIAL
USE AND UNDER CURRENT COUNTY ZONING LAWS,
MAY BE USED FOR PROFESSIONAL OFFICES AND/OR
A COMBINATION OF OFFICES AND RESIDENTIAL.

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

THE HOUSE IS NOW INTENDED TO BE USED FOR ARCHITECT
OFFICES ON THE SECOND ~~2~~ & THIRD FLOOR FLOOR, AND
A 1 BEDROOM RESIDENTIAL APARTMENT ON THE
FIRST FLOOR. (SEE ATTACHED FIRST FLOOR PLAN). THE
HOUSE IS OF LIMITED SIZE, SO IT IS INTENDED THAT
THE TWO SEPARATE USES CAN BE ACHIEVED W/OUT
SHARING ANY INTERNAL SPACE. BY ADDING AN
ADDITIONAL ENTRY DOOR ON THE FRONT PORCH (SIDE
ELEVATION), THE EXISTING ~~FOYER~~ FOYER MAY BE
USED AS A RECEPTION AREA FOR THE OFFICES ABOVE,
AND THE 1ST FLOOR MAY HAVE A SEPARATE ENTRANCE
OFF OF THE FRONT PORCH. WE FEEL THAT THIS WILL
ALLOW US REASONABLE USE OF THE PROPERTY W/OUT HAVING →

AN OVERLY DETRIMENTAL EFFECT ON
THE PROPERTY.

WHILE WE (THE OWNERS) UNDERSTAND THAT
TWO DOORS OFF OF THE PORCH WOULD BE VERY
ODD IN A STRICTLY RESIDENTIAL USE, WE
HOPE THAT THE HISTORIC COMMISSION WILL
AGREE THAT SINCE THIS PROPERTY HAS BEEN
REZONED COMMERCIAL & RESIDES ON A VERY
COMMERCIAL STRIP, CERTAIN SMALL MODIFICATIONS
SHOULD BE ALLOWED TO ACCOMMODATE ITS
NEW USE. (NEEDLESS TO SAY, THE NEW DOOR
WOULD MATCH THE EXISTING DOOR IN EVERYWAY)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

NEW ENTRY DOOR OFF PORCH.

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

WE FEEL THAT THE DOOR WILL ~~BE~~ HAVE A MINIMAL EFFECT ON THE OVERALL "FEEL" OF THE HOUSE, IN LIGHT OF THE DEEP PORCH AND THE DOOR'S LOCATION ON THE SIDE WALL.

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

THE DETAILING OF THE NEW DOOR WILL MATCH THE ~~EXISTING~~ EXISTING DOOR.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

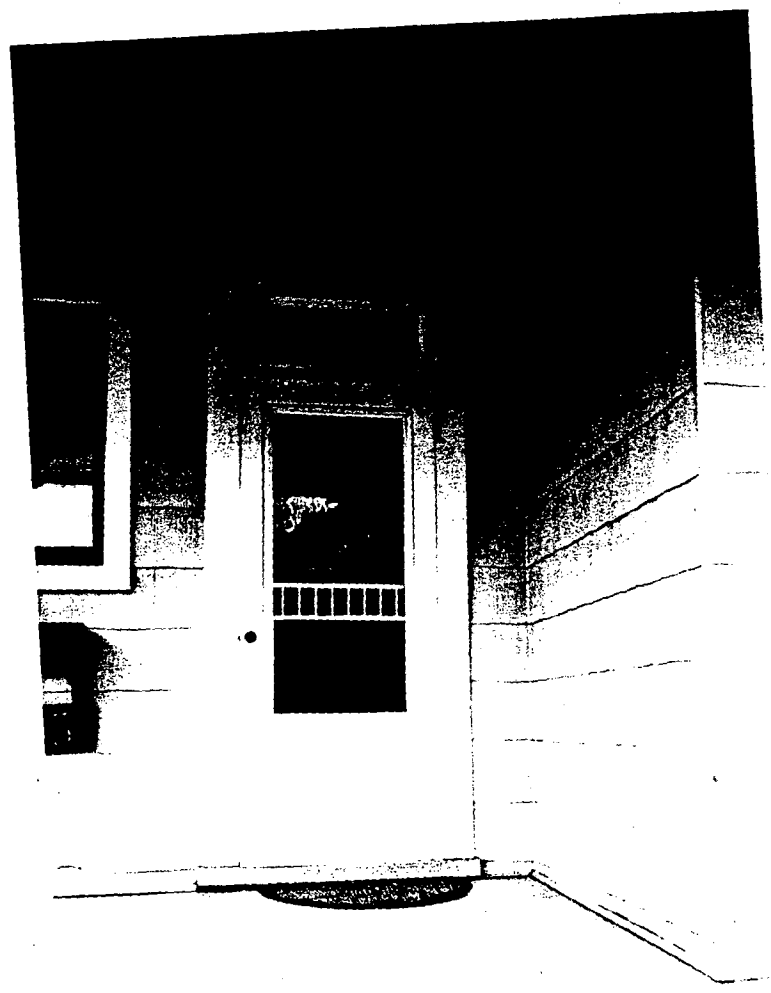
10. **Addresses of Adjacent Property Owners.** For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

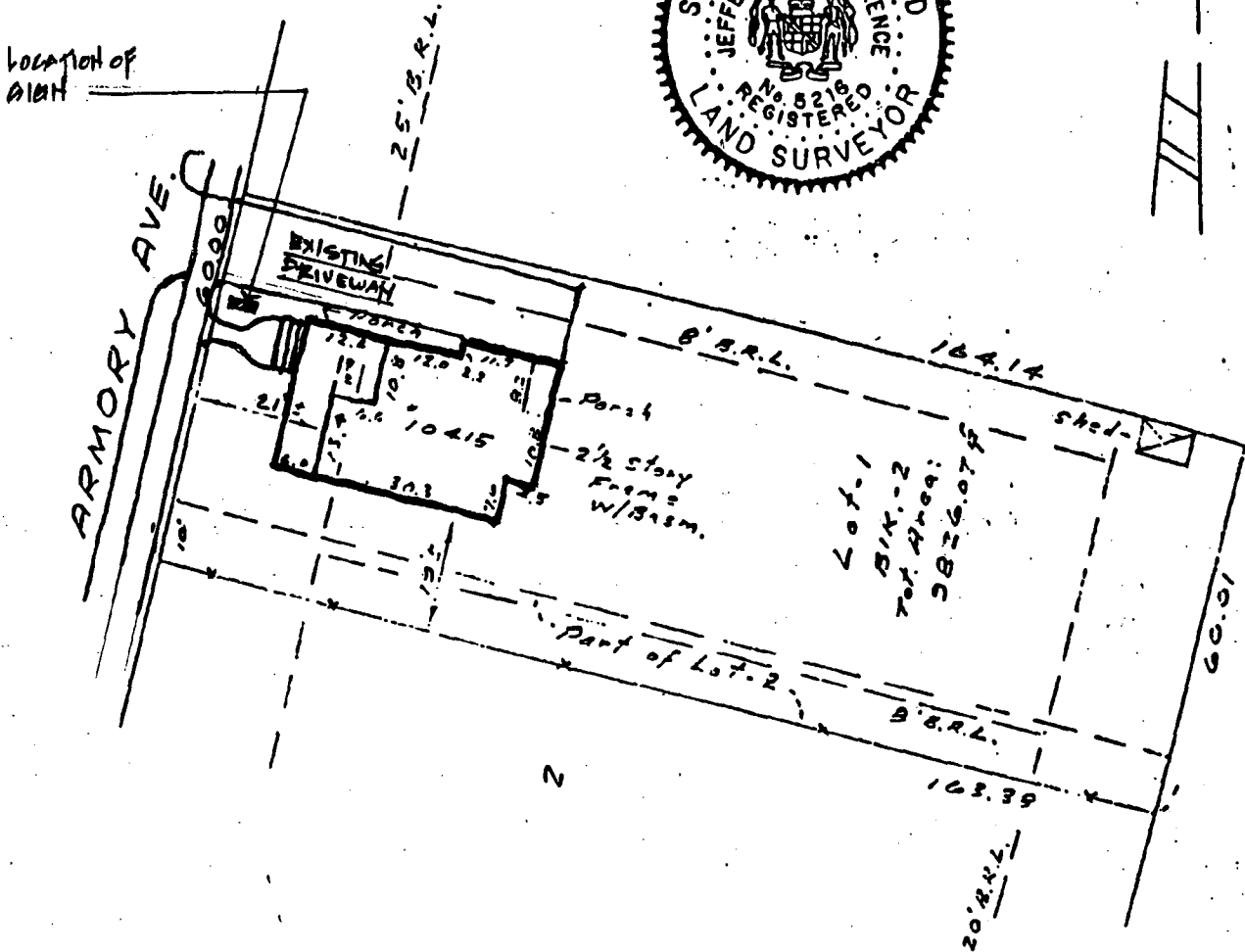
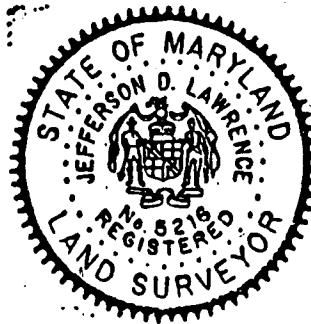
5) Manual
3rd Floor.

1. Name WORCESTERSHIRE SHOP
Address 10417 ARMORY AVE
City/Zip KENSINGTON, MD. 20895.
2. Name SAFEWAY
Address 3038 HOWARD AVENUE
City/Zip KENSINGTON, MD. 20895.

4







NOTE: (1.) Plat Book B, Plat 30 has no bearings referented on lot lines.
 (2.) House built prior to zoning.

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

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

HOUSE LOCATION
 LOT 1 AND PART OF LOT 2 BLOCK 2
 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 the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: OCT. 1, 1987

Jefferson O. Lawrence
 JEFFERSON O. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5216



10415 ARMORY AVENUE
PROPOSED NEW DOOR &
EXISTING PORCH

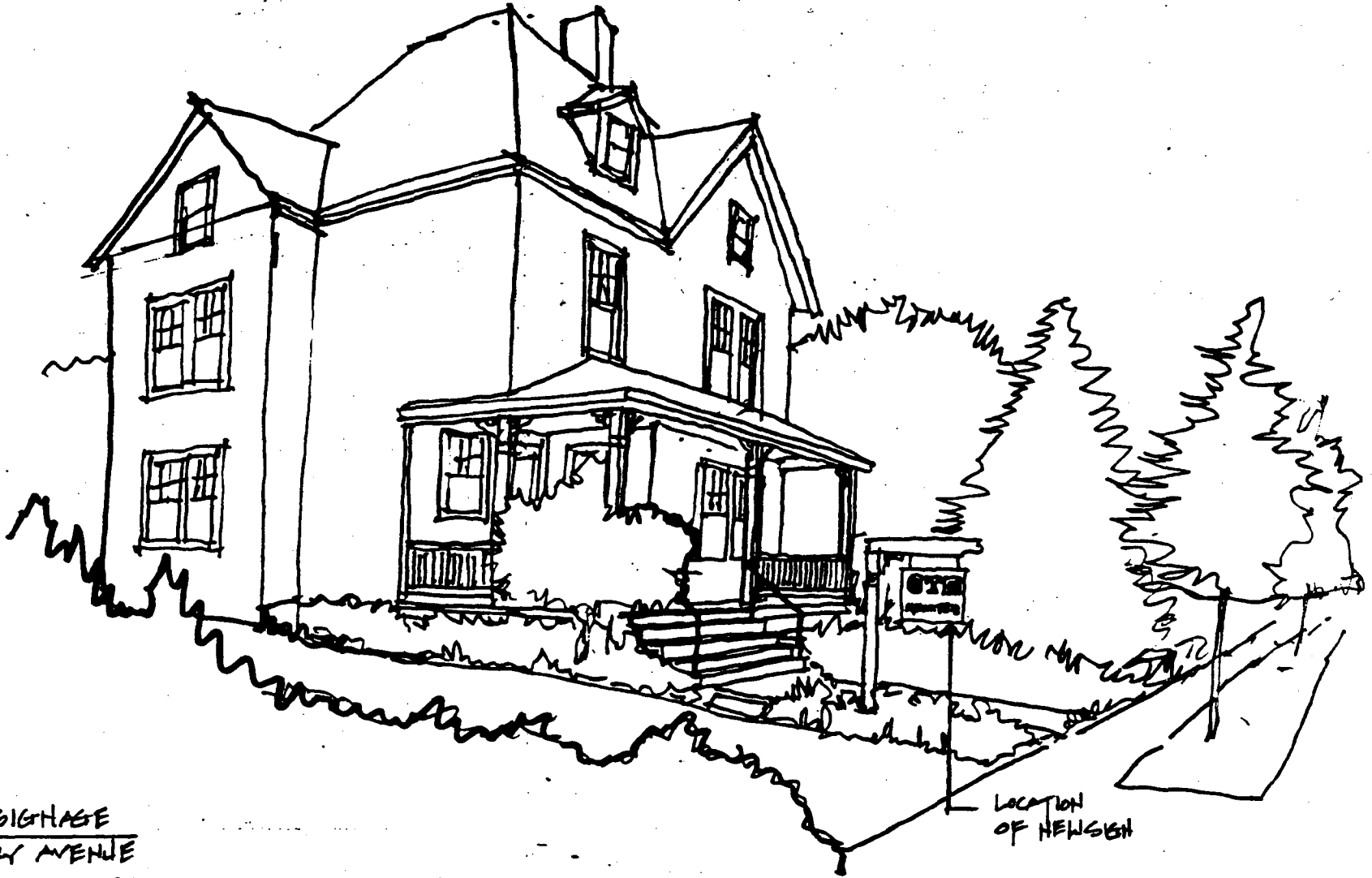
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PROPOSED NEW DOOR & EXISTING PORCH
10416 ARMORY AVENUE
KENSINGTON, MD. 20895

8.18.92

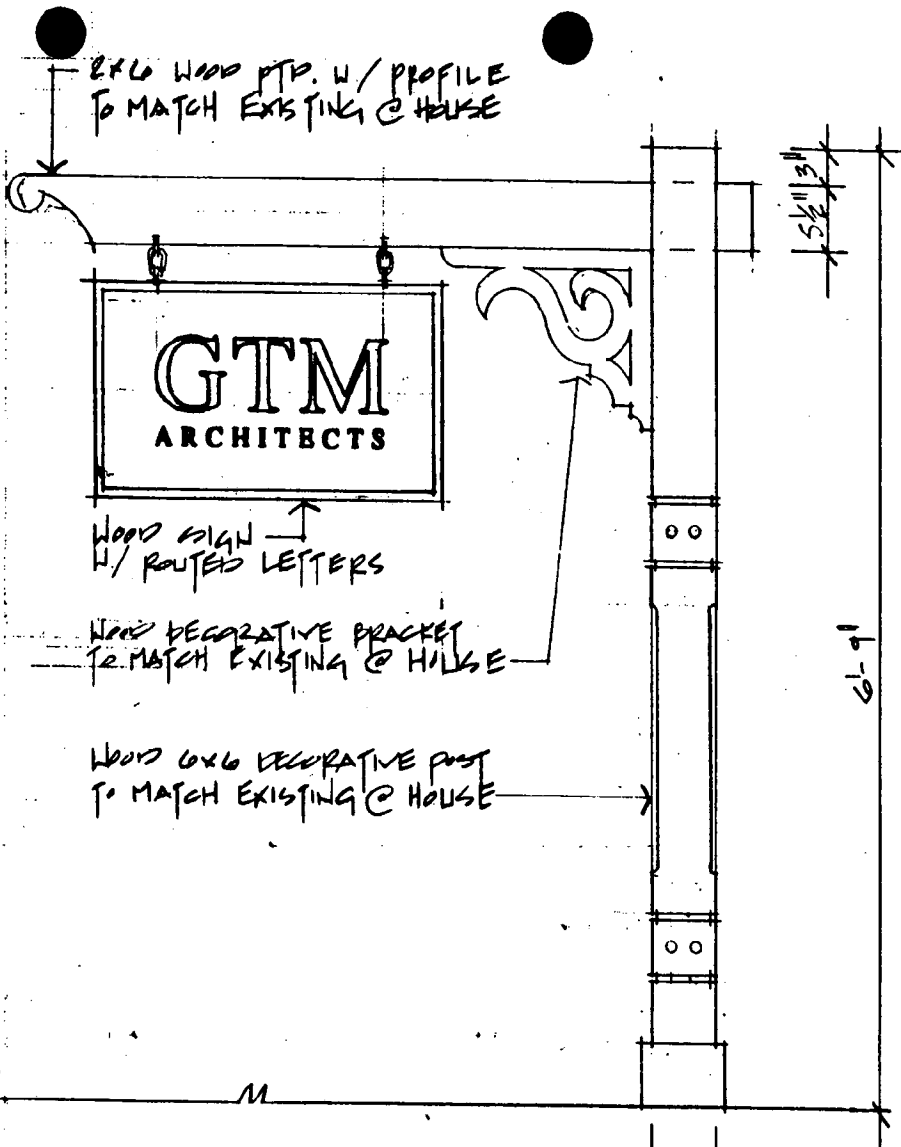
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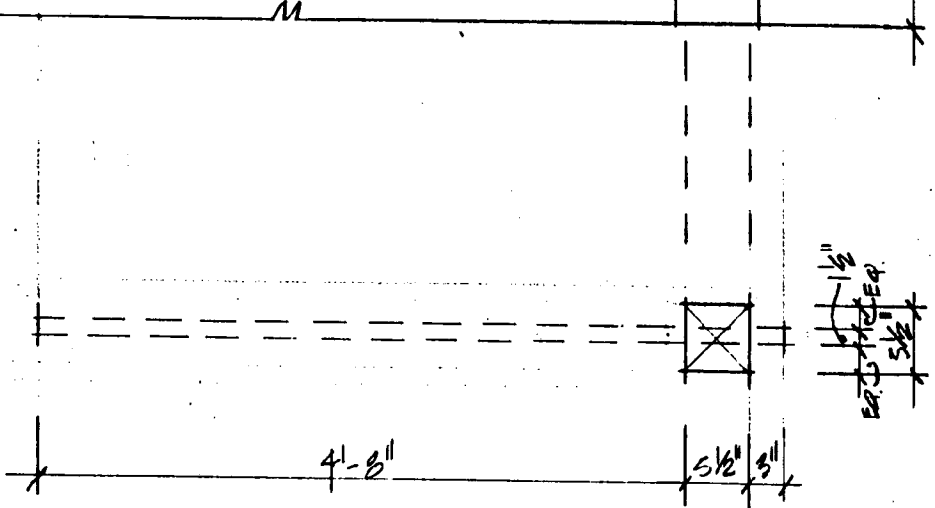
PROPOSED SIGHASE
10415 ARMORY AVENUE
KENSINGTON, MD. 20995

LOCATION
OF NEWSBIT

GTM ARCHITECTS
11722 Highview Avenue
SILVER SPRING, MARYLAND 20902
(301) 942-9062



ELEVATION



PLAN

PROPOSED SIGNAGE
10415 ARMY AVENUE
KENSINGTON, MD. 20895

GTM ARCHITECTS
11722 Highview Avenue
SILVER SPRING, MARYLAND 20902
(301) 942-9062



PROPOSED NEW DOOR & EXISTING PORCH
10416 ARMORY AVENUE
KENSINGTON, MD. 20895

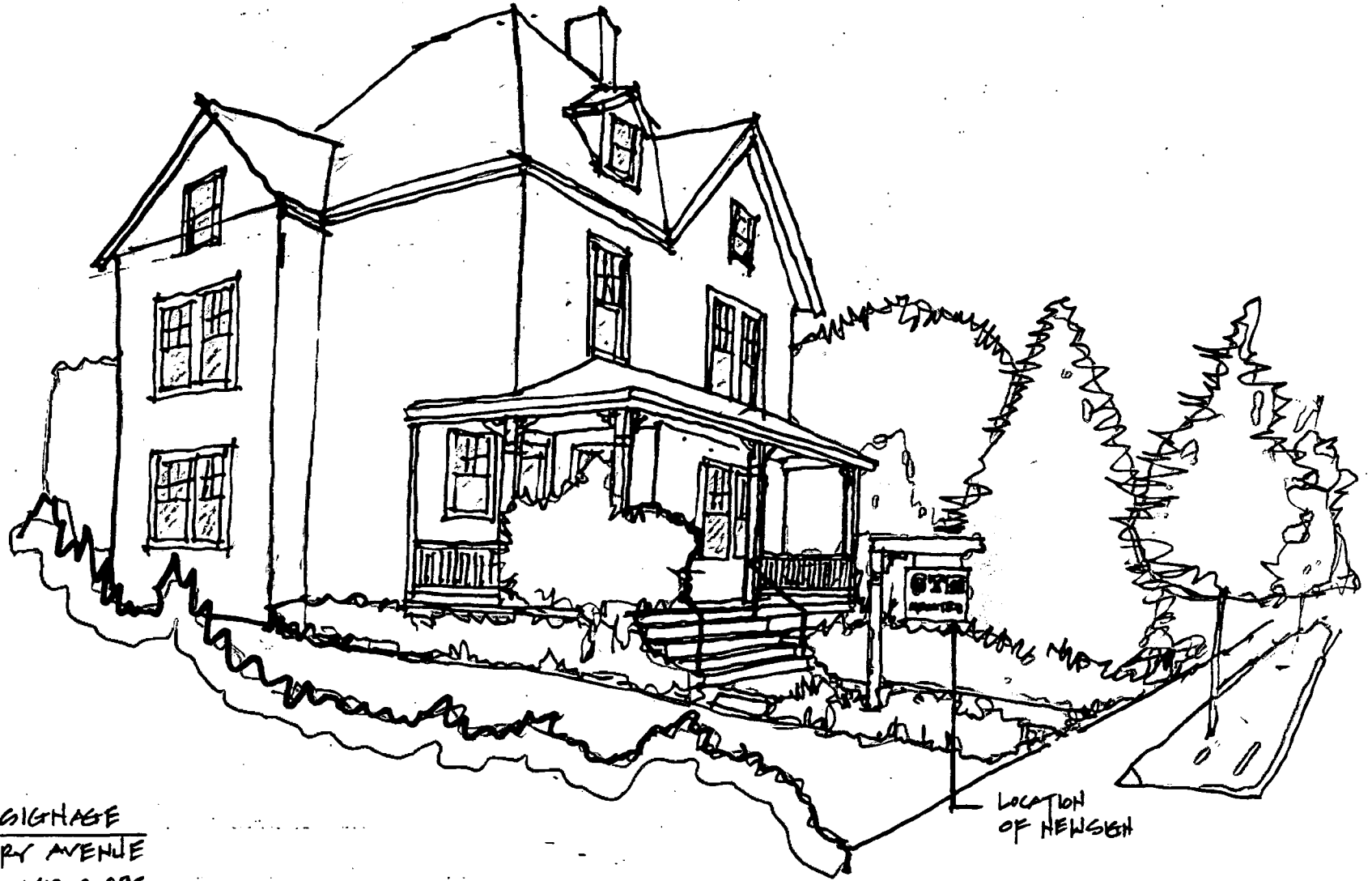
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PROPOSED NEW DOOR &
EXISTING PORCH

9208060061



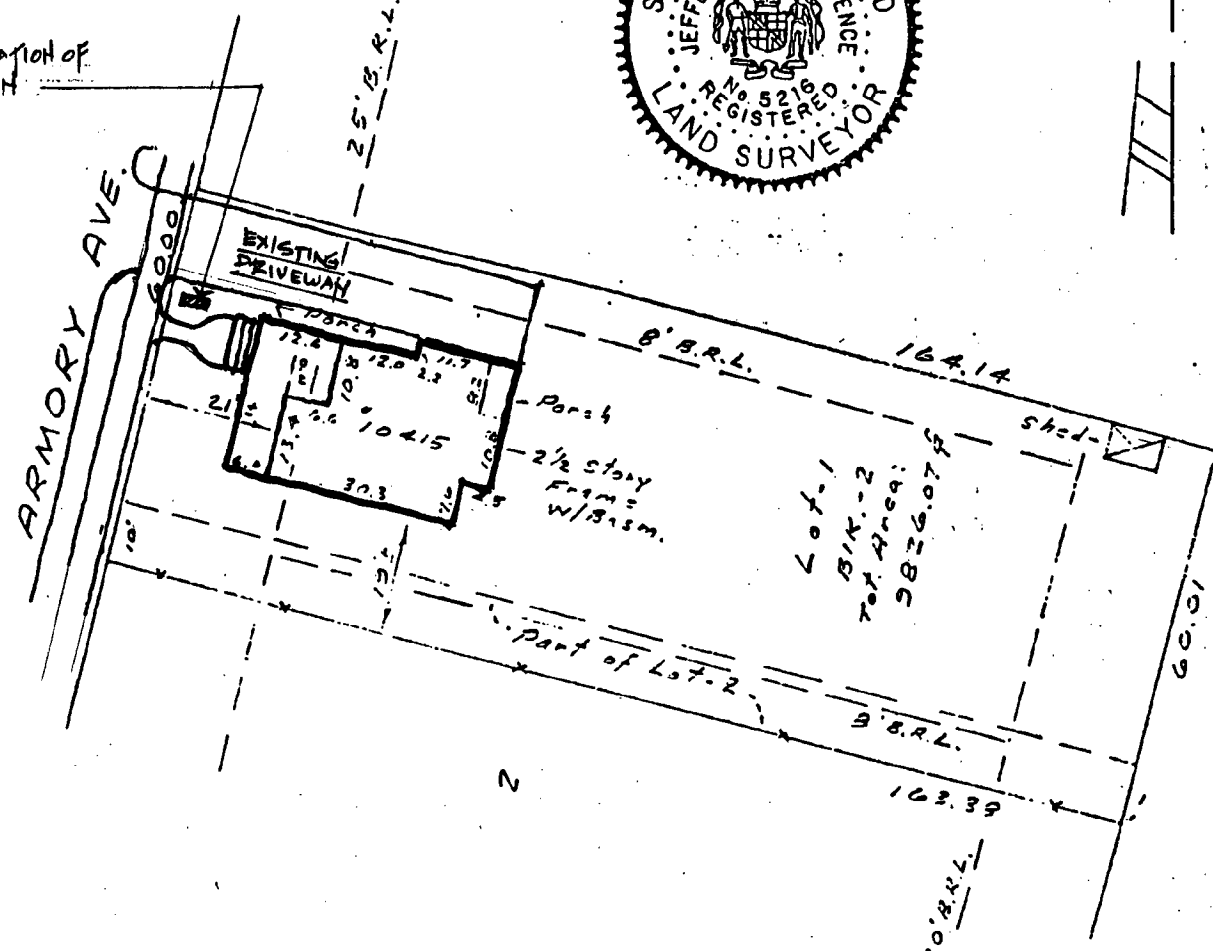
PROPOSED SIGNAGE
10416 ARMORY AVENUE
KEESWICK, MD. 20895

LOCATION
OF NEWSIGN

GTM ARCHITECTS
11722 Highview Avenue
SILVER SPRING, MARYLAND 20902
(301) 942-9062



LOCATION OF
SIGN



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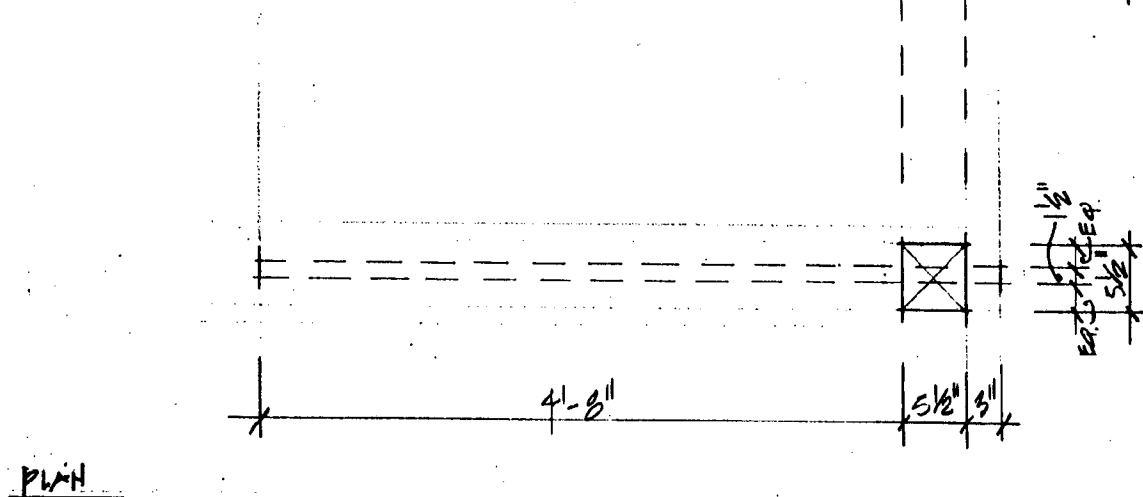
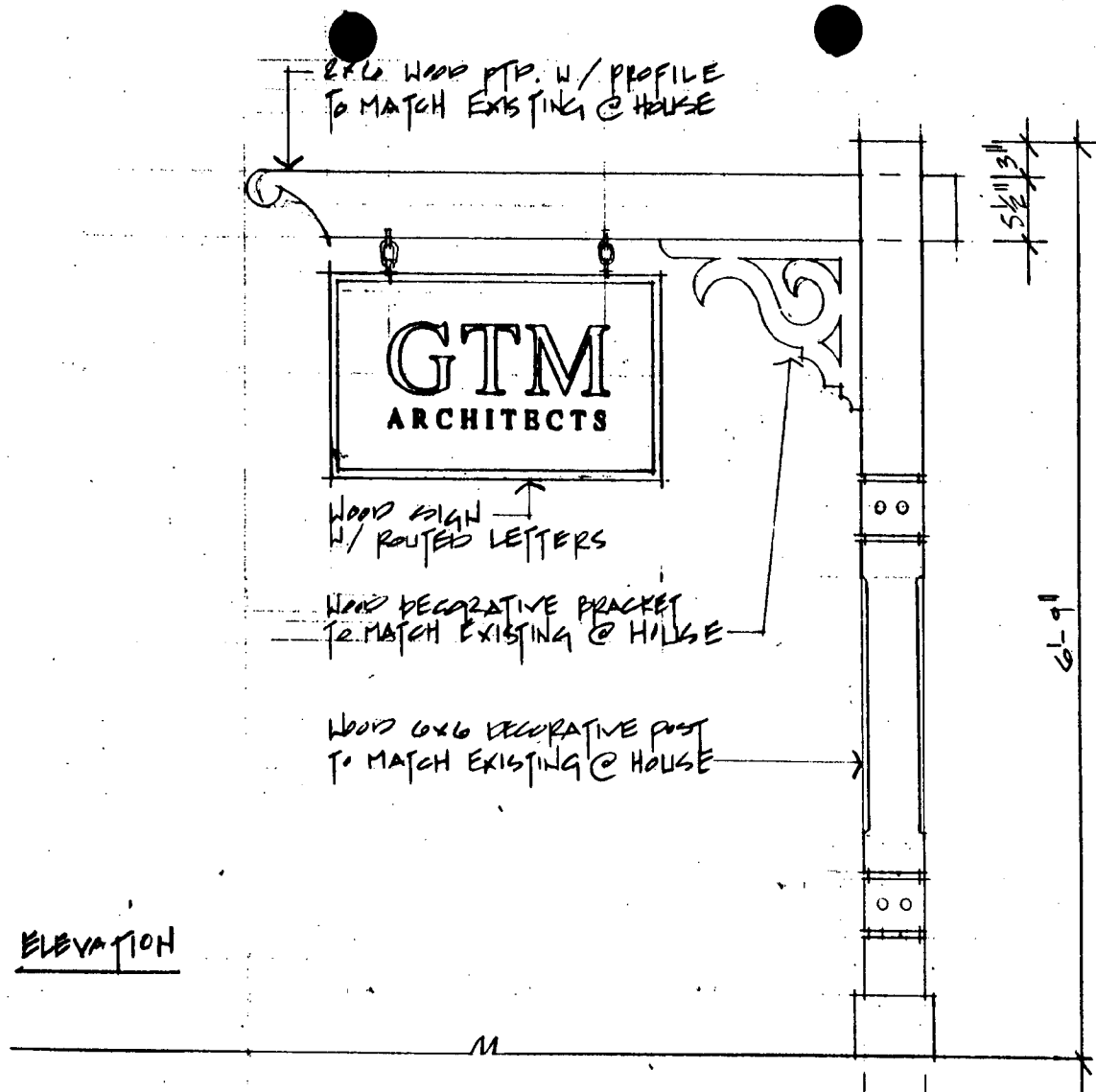
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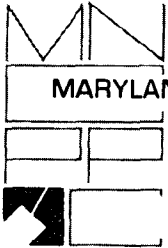
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878 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
URBAN DESIGN DIVISION

316-924 Kensington

10415 Avenue D Ave

HAWP 9.9.92







