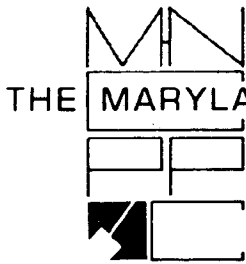


31/6-93 O 10415 Armory Avenue  
Kensington Historic District



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

December 6, 1993

Mr. John Robinson  
Kensington Historical Society  
9616 Old Spring Road  
Kensington, MD 20895


Dear Mr. Robinson:

Enclosed are two copies of the verbatim transcript of the George Myers case heard by the HPC on October 27, 1993. As we discussed last week, Mr. Myers has not yet revised his drawings to reflect the conditions imposed by the HPC. As a result, the (still conditionally) approved HAWP has not been sent to the Department of Environmental Protection for issuance.

I have received a copy of your appeal from the Board of Appeals and note that we are scheduled for Wednesday, March 2, 1994, at 2:30. I trust that you feel you have sufficient time to prepare your case. When Mr. Myers revises his plans, I'll send you a copy, although the final approved plans should be fairly easy to visualize in the interim since the conditions are so specific.

In the meantime, please call if you have questions about the BOA proceedings or other matters.

Sincerely,

  
Nancy Witherell  
Historic Preservation  
Planner

MONTGOMERY COUNTY, MARYLAND  
HISTORIC PRESERVATION COMMISSION  
MEETING

Wednesday,  
October 27, 1993

PRESENT:

Albert Randall, Chairman  
Joseph Brenneman, Commissioner  
Walter Booth, Commissioner  
Gregg Clemmer, Commissioner  
Ellen Pratt Harris, Commissioner  
George Kousoulas, Commissioner  
Martha Lanigan, Commissioner  
Ken Norkin, Commissioner

ALSO PRESENT:

Gwen Marcus, Historic Preservation Coordinator  
Patricia Parker, Staff  
Nancy Witherell, Staff

JOHNSON & WARREN REPORTING, INC.  
UPPER MARLBORO, MARYLAND  
(301) 952-0511

1 MS. HARRIS: I'll be happy to make a motion. I  
2 move that HPC Case 37/3-93HH for L. Steinberg and P.  
3 Weiss at 7407 Baltimore Avenue in the Takoma Park  
4 Historic District be approved for the reasons stated in  
5 the staff report.

6 MR. RANDALL: Second?

7 MR. NORKIN: Second.

8 MR. RANDALL: There is a second. Any  
9 discussion on the motion?

10 (No response)

11 MR. RANDALL: There being no discussion on the  
12 motion, I close the public record. Those in favor of the  
13 motion as read, please signify by raising your hand.

14 (Vote taken)

15 MR. RANDALL: The motion carries unanimously.  
16 I thank you very much.

17 MS. STEINBERG: Thank you.

18 MR. RANDALL: I see we have got a full slate  
19 here from Kensington. What I would like to do, since  
20 we've been closeted since 7:00, is to take a five-minute  
21 break because this ain't going to be fast. So we'll be  
22 back in five minutes.

23 (Brief recess)

24 MR. RANDALL: Let's proceed with the Historic  
25 Area Work Permit agenda. The last item on the agenda is

1 Item J. Could we have the staff report, please?

2 MS. WITHERELL: This is a primary resource in  
3 the Kensington Historic District. It's a transitional  
4 Queen Anne style house dating to around the turn of the  
5 century. It was the subject of a preliminary  
6 consultation before the Commission on September 22nd.  
7 There were five members present at that consultation.

8 The applicant has returned now for an Historic  
9 Area Work Permit, and the proposal is to build a very  
10 substantial addition, two-story addition at the rear of  
11 the house.

12 I'm standing across the street now, across  
13 Armory Avenue, and I'll show these slides which will  
14 circle around to the left around the house.

15 You will note that although it is a primary  
16 resource it does have later resources and non-  
17 contributing resources around it. It also is on a lot  
18 that right now is very green and is very visible.

19 Here's the view from the front. It's currently  
20 being used as an architect's office, and the applicant is  
21 the architect. And he wishes to expand to add  
22 residential living space in the property. However, it  
23 would be reviewed -- it's in the OM zoning, which is  
24 moderate density office zoning, and would be reviewed, if  
25 it were expanded, under those criteria.

1           Here's a view just to the north, looking up  
2 toward Howard. And then a view of the north elevation of  
3 the property. It's largely unaltered except for the  
4 application of the later asbestos shingles, which the  
5 applicant has stated in his application he would remove.

6           Here's the backyard. To the left is the  
7 Worcester Shop brick wall, and then to the rear are small  
8 garden apartments on Fawcett. This is a view to the  
9 south. It's of the church, St. Paul's Methodist Church  
10 and the parking lot for the church immediately adjacent  
11 on the south of this property.

12           And that's a dark slide. I'm standing in the  
13 rear of the yard shooting across the street. Across the  
14 street directly is a loading dock area for a grocery  
15 store, and then that large building is the union  
16 building.

17           And then here's a view, the southeast corner of  
18 the house is just visible on the left, and I'm shooting  
19 toward the rear of the yard, showing the plantings and  
20 the green space back there. The applicant has filed to  
21 have parking go in, and that's one of the issues that  
22 would come up during subsequent reviews of this property.

23           And then just a last shot from the St. Paul  
24 parking lot. The addition would extend behind this  
25 existing house. Here's another view.

1           The application is fairly similar to what was  
2 presented at the preliminary consultation, although in  
3 comparing the two proposals you'll note that I've  
4 attached the September staff report and application  
5 behind the current one. It starts after page 18.

6           In the earlier plan there was a rounded tower  
7 projection off the southeast corner. That's been moved  
8 around. There's been a slight reconfiguration of the  
9 footprint. There's been apparently some reduction in the  
10 square footage, although I'm not sure that you were  
11 counting the porches the same on both plans. And perhaps  
12 you can clarify that.

13           And the other part of the application concerned  
14 a reduction on paper of the number of parking spaces.

15           This was the subject of a schematic development  
16 plan that went through in 1991 and actually was reviewed  
17 by the HPC in February of '91. I've put at your places a  
18 letter concerning that review.

19           At that time the zoning was changed from  
20 residential to the office, moderate density office, and  
21 HPC was generally supportive of that, understanding that  
22 any alterations to the exterior would come back for  
23 review. At that time a 650 square foot addition was  
24 proposed.

25           Thee applicant now is coming to you first for

1 design input. And if he chooses to proceed, he would  
2 have to apply for an amendment to the schematic  
3 development plan and it would go before the Zoning  
4 Hearing Examiner and would require legislative approval  
5 and then would go to Site Plan process.

6 So, again, you're reviewing some of this now,  
7 but there are other features of the proposal if the  
8 applicant were to prove successful at subsequent stages  
9 where you would need to review parking and other types of  
10 site issues.

11 George, you may at some point want to discuss  
12 the parking situation and all of that.

13 Let me go ahead and talk a little bit further  
14 about the proposal. As staff, I recommended against an  
15 addition of this size at our first preliminary  
16 consultation. And the sentiment on the Commission was  
17 fairly unanimous that the context here has been altered.  
18 Two Commissioners stated that they still were concerned  
19 about the size. Others expressed no objection.

20 The difficulty for staff is that this is listed  
21 as a primary resource, and I hesitate to recommend or  
22 suggest anything that would go against a designation, you  
23 know, done formally through an amendment process. This  
24 was designated as a primary resource.

25 However, part of my decision to go ahead and



1 support the position of the HPC during the preliminary  
2 consultation is that the context has been so altered  
3 here, and recognizing that the design overall is designed  
4 to be integrated with the property.

5 You will notice that the Secretary's standards  
6 that I cited are the ones calling for reversibility and  
7 so forth, stating that the -- I think I stated Standards  
8 9 and 10. It doesn't destroy historic material and it  
9 can be reversible if necessary.

10 I found that in general, given that this is a  
11 primary resource, it's hard to say that this addition is  
12 compatible, even though it's designed similarly, just  
13 because of the scale. The change in scale really changes  
14 the character of this house as a historic structure.

15 However, if -- you know, the applicant is here  
16 to get input tonight from you and, hopefully, a HAWP  
17 vote, and then will make a decision on whether to proceed  
18 further with his amendment through the zoning process.

19 So based on the discussion at the last meeting,  
20 I've recommended approval of his project.

21 MR. RANDALL: Let me ask staff one question and  
22 it's one I try out every several meetings, which is that  
23 with this particular structure and with the proposed  
24 addition, if it came before us in the first instance  
25 would I be seeing in a staff report language that, "no,

1 it probably ought not to be put on the Master Plan  
2 because it has been 'substantially altered'?"

3 MS. WITHERELL: Are you referring to this as  
4 part of the historic district or as an individual  
5 resource? Because that's the distinction that I have  
6 tried to make.

7 MR. RANDALL: Let's look at it as an individual  
8 resource.

9 MS. WITHERELL: With an addition of that size,  
10 I would say not.

11 MR. RANDALL: It would not be substantial  
12 alteration?

13 MS. WITHERELL: I would say that it would not,  
14 should not be designated; that it would be a substantial  
15 alteration if it were to be filed as an individual site.  
16 And as Gwen is mentioning, you -- I mean, I'm not sure  
17 that you would be looking at it as an individual site.

18 Now, as a structure within the historic  
19 district, it's a different issue.

20 MS. MARCUS: Yes. I think we have to look at  
21 this as a structure within the district. If this had  
22 been a house just sitting in Germantown or just sitting  
23 somewhere without the addition that is being proposed  
24 this evening, I don't know if it would meet the standard  
25 as an individual landmark on the Master Plan for Historic

1 Preservation.

2 I think it is important, and its significance  
3 comes as part of the Kensington Historic District and it  
4 certainly is of the period of major historical  
5 significance of the district and it is an architecturally  
6 contributing structure to the district.

7 But I do think that -- so I guess the question  
8 really is, if this addition had existed on this building  
9 when the Kensington Historic District was being  
10 designated, would this addition have made this a  
11 secondary structure instead of a primary structure, or  
12 would it have been excluded from the district entirely  
13 because of the addition.

14 My sense is no, that it would not have been  
15 excluded from the district entirely because of the  
16 addition, but it probably -- if this size addition had  
17 been preexisting before the district, it probably  
18 wouldn't have been a primary resource either.

19 MR. RANDALL: Okay. I still want to -- and I  
20 understand the point you make, but from my narrow  
21 thinking on it, a district is obviously made up of a  
22 variety of resources. But at the point at which all or  
23 many of those resources might have had something that one  
24 calls substantial alteration, it probably doesn't become  
25 a district.

1           And what that kind of suggests to me, kind of  
2 backing into the thing, is that when conceivably dramatic  
3 changes occur to a structure, that maybe then does have a  
4 potentially significant impact on what's around it.  
5 Because if you look at the aggregate, and if you've done  
6 it to a variety of those as we've seen in some other  
7 initially recommended districts that never got to the  
8 point of being districts, substantial alteration to a  
9 number of the structures resulted in that.

10           Okay, but I -- we need to proceed. Any other  
11 questions of staff?

12  
13           MS. WITHERELL: The very last page of the  
14 packet you'll see the historic district map. You have  
15 other letters at your place as well. I mentioned on the  
16 record a letter from St. Paul's Church supporting the  
17 project; a letter from the Town of Kensington supporting  
18 the project. And then that memo that I referred to, the  
19 1991 memo.

20           MR. RANDALL: Any other questions of staff? If  
21 not, if the applicant would come forward, please,  
22 identify yourself for the record, and you may have up to  
23 seven minutes to make whatever statement you'd like.

24           MR. MYERS: My name is George Myers, the  
25 applicant on the project.

1           With regard to what you were talking about with  
2 the -- it seems apparent to me that this structure --  
3 we're here because it's part of the historic district.  
4 And I think probably -- I certainly don't think that this  
5 house alone, if it were not -- if it were standing out  
6 somewhere as you said, I don't think it would be a  
7 historic landmark.

8           It's historic because it's part of the  
9 district. However, if you've been on that street, I  
10 think you'd be hard pressed to see that that's part of a  
11 historic district at this point since it's so radically  
12 changed.

13           There's no other houses like that on that  
14 block. Across the street is a Safeway and a tall office  
15 building and small commercial structures. So what I'm  
16 saying is I think this house was designated as historic  
17 because it was part of a number of Victorian structures,  
18 and at this point it's really not -- it doesn't seem or  
19 appear in any way like it's part of a street of Victorian  
20 structures.

21           If it were down the street where it is part, I  
22 wouldn't be here before you because I wouldn't think it's  
23 right to add onto this. But at this point, the historic  
24 district around it, it really doesn't exist, is what I'm  
25 saying. The reason for this being historic really

1 doesn't exist anymore as far as that street is concerned.

2 But in any case, just to explain the process of  
3 this -- the addition, the addition basically is -- the  
4 goal of it was twofold. Phase 1, as you'll see in your  
5 packet, was to be able to -- is going to be for living  
6 space. And you'll see that the Site Plan only shows a  
7 few parking spaces because the plan is I will live in the  
8 back part of the house with my family and the front part  
9 will remain my office.

10 At this point, we're very tight on our office  
11 space, so it may be sort of combined and the office may  
12 expand. The front building is really only 1500 square  
13 feet of usable space. It's really quite small.

14 The second part of -- Phase 2 will be expansion  
15 into office space at some point. This could happen two  
16 years from now, it could happen in ten years from now.  
17 With any luck at all, I could make a profitable business  
18 and stay exactly that size and live and work in  
19 Kensington indefinitely, which would be great for me.  
20 That's what I'd like to do. That's really what I would  
21 like to see happen.

22 So as far as the size of it goes, it's really  
23 basically designed around -- I mean the back part of the  
24 building is about 2000 square feet of living space, which  
25 is a moderate size house. I wouldn't say it's a mansion

1 or anything. I don't think it's over-sized.

2 It also would explain the design which has sort  
3 of a duplex look, both to accommodate the staff opinion  
4 that the original building be clearly distinguishable.

5 And there's just a couple other points I would  
6 just like to make. This house -- I would hope it's not  
7 looked on as a precedent, because it clearly is unique.  
8 There's not another house like this in the Kensington  
9 district zoned office, zoned commercial. There's not  
10 another house like it surrounded by the high level of  
11 commercial that it is.

12 It's not the kind of place that will ever be  
13 probably used as a residential structure again, except  
14 probably for someone -- I mean, it's unique to me at this  
15 point because I don't see anybody buying this house  
16 because of the commercial nature of the street.

17 It shouldn't be regarded as a precedent that if  
18 you let me do this that, you know, the other houses back  
19 on the next street over or in the historic district would  
20 do it because this is totally different. Those are  
21 residential zones, those are part of a number of  
22 residential structures which make a street, which  
23 together make a district.

24 This is out sitting by itself. Maybe at one  
25 time it was part of -- it looked like -- before these

1 structures went up it looked more like the district. But  
2 now the context has changed so dramatically it's easily  
3 the smallest structure there on that street.

4 The other thing is that what I'm proposing to  
5 do in terms of square footage on the site is still less  
6 than half of what is allowed in that zone in terms of the  
7 square footage. I'm not asking for that. I'm not coming  
8 in here proposing to build something five stories tall,  
9 which technically is something you could ask for. I'm  
10 still way below what the zoning has allowed.

11 I know there's other processes you have to go  
12 through, but I don't think it's appropriate. I think  
13 what I'm doing is appropriate.

14 There also is some precedent for -- even back  
15 in the historic district of not only houses of this size  
16 but additions of this size. The yellow house on the  
17 corner, for example, is about the comparable square  
18 footage, the one on the circle there. I think it's on  
19 Fawcett.

20 One other thing that I do want to make a point  
21 to the people who are going to come up and speak against  
22 me here, is that unlike some other people in Kensington  
23 who have tried to come in and take some smaller lots and  
24 divide them up and make big houses there to make money,  
25 this is not about money at all. This is really about my



1 desire to live and work and stay in Kensington and what  
2 it will take in terms of square footage for that to  
3 happen.

4 That's really why I'm here. The fact of the  
5 matter is if I can't really add onto this building in a  
6 significant way, unfortunately I'm going to end up having  
7 to move because my office is already -- it's a very small  
8 amount of office space.

9 I don't want that to happen. I want to be able  
10 to stay here. I want to do it in an appropriate way, but  
11 I want the project and this property to change its use  
12 and still be part of the character of Kensington. I  
13 don't want to change it. I just want -- the use has  
14 changed.

15 Everybody should acknowledge that it's not a  
16 house anymore. It deserves to be a bigger Victorian  
17 structure because it's a commercial use now, it's an  
18 office use now. If it ends up looking like an office  
19 kind of office park or something, well, it's maybe not  
20 that bad because that's really what the use is now and it  
21 needs to change.

22 MR. RANDALL: We have a number of speakers.  
23 You may have some initial questions for the applicant.  
24 My presumption is that the applicant will be visiting  
25 again with us in a few minutes after we hear the other

1 witnesses from Kensington. So you can either proceed  
2 with some questions, or if you want to hold them until  
3 after we've heard the other observations from the other  
4 folks in Kensington, we can do that as well.

5 Any questions, or do you want to hold off on  
6 it?

7 (No response)

8 MR. RANDALL: All right. Let me suggest then,  
9 Mr. Myers, that we bring forth the other individuals, if  
10 you can remain available to come back in a few minutes.

11 Dr. Schulman, Ms. O'Malley, Mr. O'Malley, and  
12 Ms. Wagner, if I can ask you all to come up? I think  
13 that's four. I see three seats. Maybe it's possible to  
14 grab another one. And if you can identify yourself for  
15 the record.

16 And, Dr. Schulman, representing the LAP, if you  
17 could kick things off, you may have five minutes and the  
18 others each may have three minutes to present whatever  
19 views they'd like.

20 DR. SCHULMAN: My name is Ray Schulman,  
21 Montgomery Avenue, Kensington.

22 The property under consideration was rezoned in  
23 1991 for limited office use with the restriction that the  
24 site would not be developed more intensely than indicated  
25 in a plan showing 650 square foot addition, including a

1 deck; seven spaces for parking; and extensive plantings.

2 Mr. Myers now wants to double the approved  
3 square footage, have ten parking spaces, and omit  
4 plantings except for screening at the borders. This  
5 would require rezoning approval for more intensive use.  
6 He wants the opinion of the HPC before proceeding with  
7 the Zoning Board, which entails an expense.

8 Mr. Myers' house abuts that part of the  
9 Kensington business section which is entirely in the  
10 historic district. The house is a primary historic  
11 resource with a very pleasing Victorian design and is  
12 highly visible on three sides from Howard, Armory and  
13 Knolls Avenues. It heralds the character of areas  
14 immediately outside the commercial district and is an  
15 excellent transitional property.

16 Historic designation and limited office use  
17 were arrived at by lengthy and open processes, as was  
18 pointed out by the HPC staff. The proposed development  
19 does not show respect for the primary resource or  
20 surrounding open spaces. The north and south aspects of  
21 the existing house would be completely overwhelmed by the  
22 proposed equal size, mirror-image addition with  
23 ornamentation not characteristic of the original, making  
24 the structure look like a modern Victorian style  
25 apartment house.

1           Also, the proposed wrap-around porch would  
2 markedly change the west and south facades. Moreover,  
3 any open grounds would be converted to parking spaces and  
4 driveways, with all plantings removed except for  
5 screening at the edges.

6           The present proposal should not be approved for  
7 a number of reasons. First, the house is a primary  
8 historic resource and should be treated like any other  
9 historic house in Kensington. To my knowledge, highly  
10 visible additions of the proposed relative size have not  
11 been approved in Kensington.

12           Second, open spaces around a primary resource  
13 is a leading attribute of the Kensington Historic  
14 District. The proposed expanded structures would not  
15 only alter the streetscape by filling the lot but also  
16 would significantly obliterate the open view of trees and  
17 the sky when looking north or south on Armory.

18           Third, proximity to a commercial area has not  
19 by precedent been a reason to allow inappropriate changes  
20 to a primary historic resource. It is apparent on  
21 visiting the site that an enlarged three-story structure  
22 on its elevated lot would oppressively overshadow  
23 adjacent low-level properties and would detract from one  
24 of the most attractive commercial areas in town.

25           Fourth, limited development was part of the

1 1991 rezoning procedure and should not be abrogated.  
2 Intensity of use as well as appearance are important  
3 considerations in preserving neighborhoods. Unless  
4 transitional properties like this are limited to a  
5 transitional degree of usage, further encroachment of  
6 commercial and residential zones can be anticipated. For  
7 example, why does the proposed plan show a possible  
8 connection to the next-door R60-zoned parking lot?

9 Finally, there are several confusing aspects of  
10 the application itself which may have led to unwarranted  
11 positive comments by the HPC staff. The footprint of  
12 additions in the plans submitted for consultation is  
13 actually not decreased in the present plan. It appears  
14 that a planned new porch is simply subtracted from the  
15 category of new structures and added to the category of  
16 existing structures.

17 Also, the patio, fewer parking spaces and more  
18 greenery, which the staff commended, is only a  
19 transitional plan which actually will be changed in the  
20 final form to add several more parking spaces, delete the  
21 patio, and remove the greenery.

22 To summarize, changes should be limited to the  
23 1991 rezoning agreement. Thank you.

24 MR. RANDALL: Next?

25 MS. O'MALLEY: I'm Julie O'Malley, and I'm

1 reading a letter from Helen Wilkes for the Kensington  
2 Historical Society.

3 "Dear Members of the Historic Preservation  
4 Commission, I am writing to express my opinion on behalf  
5 of the Kensington Historical Society regarding the  
6 proposed addition to 10415 Armory Avenue. The applicant  
7 has proposed some changes to the existing house which are  
8 laudable, notably the restoration of the original wood  
9 siding and the treatment of detailing and the material in  
10 general.

11 "The applicant has also shown some sensitivity  
12 to the compatibility of massing of the new addition.  
13 However, the proposed addition is disproportionately  
14 scaled, such that the primary resource is overshadowed,  
15 perhaps even overwhelmed by the new addition.

16 "The proposed addition reverses the appropriate  
17 relationship of a primary resource to its addition. That  
18 is, by overshadowing the original structure by virtue of  
19 its greater size, it detracts from the reading of that  
20 historic resource's primary.

21 "Because of the depth and breadth of the  
22 adjacent church parking lot, the proposed south facade  
23 would be highly visible and prominent and would, due to  
24 its greater size and forward-projecting massing, compete  
25 with the reading of the original house as a primary

1 resource. The addition should certainly be reduced to a  
2 size which defers appropriately to the original  
3 structure.

4 "In spite of its unique position as an  
5 'isolated historic resource,' the house is still a  
6 primary resource, and the proposed addition should be  
7 denied in keeping with Section 24(a)(8) of the Historic  
8 Preservation Ordinance as the alteration would be  
9 inappropriate or inconsistent with or detrimental to the  
10 preservation enhancements or ultimate protection of the  
11 historic site or historic resource.

12 "Sincerely, Helen Wilkes, Historic Preservation  
13 Chair."

14 And I would like to add that the rezoning of  
15 this property in 1991 was only agreed to after the Town  
16 Council was assured that it would have certain binding  
17 elements. The present owner did know this, about the  
18 zoning restrictions when he purchased the property. And  
19 yet already we're faced with a request to double the  
20 coverage which is presently permitted.

21 MR. O'MALLEY: I'm T.J. O'Malley. I've spoken  
22 to you before as the president of the Historical Society  
23 in Kensington. I've stepped down from that, so I'm just  
24 talking as a concerned citizen. A little bit of an  
25 annoyed citizen.

1 I sat in with a lot of contentious council  
2 meetings in Kensington while we hammered out the  
3 compromise to a -- that allowed this zoning change to  
4 take place. A lot of us were moved by the hardship of  
5 the previous owner. It is a difficult site. We all  
6 understand that.

7 The current owner has no claim for hardship.  
8 Eyes were open and that deal had been hammered out.  
9 We've run into that thing here like an earlier one where,  
10 of course, the zoning is another issue that needs to be  
11 set up. So let's talk about the history a little bit.

12 I'm concerned from reading about the  
13 preliminary hearing and what I've heard from the  
14 applicant about people underestimating the historicity of  
15 the commercial district of Kensington.

16 There's been a modest commercial district along  
17 the railroad since the B&O came through in 1873 and  
18 Kensington was still Knoll Station. Not the same  
19 buildings, of course, and they are modest little  
20 buildings there by and large. But the gas station and  
21 two of the buildings adjacent are both turn-of-the-  
22 century buildings. That area does have some historic  
23 qualities.

24 It was a conscious decision through the proper  
25 procedures to place that in the historic district. And I



1 don't think we can make that go away. It still deserves  
2 that. And the context of that area, I mean, we may look  
3 at it now and we may see the Safeway and the Baker's  
4 Union, but that context was the same at the designation.  
5 That is known and I believe that we have to proceed on  
6 that basis.

7 In general, I echo the comments of the LAP.  
8 The massing is simply too large for that. We are talking  
9 about swamping what is there. I agree with the staff's  
10 initial consideration which went along with that. This  
11 is simply too big. It does not respect the historical  
12 quality of that area and I ask that you reject the  
13 application.

14 Thank you.

15 MS. WAGNER: I'm Barbara Wagner, and I'm  
16 speaking as a private citizen. I live on Baltimore  
17 Street in Kensington.

18 I would just like to reiterate that when the  
19 HPC reviewed the change in zoning, it was with the  
20 understanding that the binding elements were in place.  
21 The thrust of our approval was that this would protect  
22 the resource because it would give it a viable life. It  
23 did not have a viable life as a residence. We thought  
24 that it would protect the structure to bring in a  
25 commercial activity. We were not in any way thinking

1 that the OM Maximums could be applied to this building.

2 I think that the whole proposal should be  
3 reviewed in the context of the existing commercial  
4 district. The buildings are small. They do not have a  
5 large mass. If this building has an addition as  
6 proposed, it could well be the largest building in that  
7 block.

8 The other thing to consider is that when we see  
9 tables that talk about the maximums allowed under the  
10 zone, all of the little small buildings that go back to  
11 the turn-of-the-century are zoned C2. Do we really want  
12 to set a precedent and have those owners in suggesting  
13 that their buildings are not of very much significance,  
14 that they should be able to go up?

15 I think it's a very dangerous precedent. I  
16 think that it needs to be rejected.

17 MR. RANDALL: Questions from the Commissioners?

18 MR. NORKIN: I'm curious to know whether this  
19 zoning consensus or agreement, compromise, whatever it  
20 was from several years ago, has the force of law, and is  
21 that a legal limit on development?

22 MS. WITHERELL: Yes. As it stands now, the  
23 most that can happen here is a 650 square foot addition.  
24 That was part of the limitations that were set when the  
25 zoning was changed from residential to office.

1 MR. NORKIN: And if that's --

2 MS. WITHERELL: That's shown in your packet.

3 I'll look for the page number.

4 VOICE: I'm going to address that.

5 MR. NORKIN: You're going to address that?

6 Well, maybe there's an application in for an appeal. But  
7 if that's the limit --

8 MS. MARCUS: I think what --

9 MR. NORKIN: -- why do we have an application  
10 out of conformance with the law?

11 MS. MARCUS: There would have to be a revision  
12 to the schematic development plan.

13 MS. WITHERELL: An amendment.

14 MS. MARCUS: Yes. And I think what Nancy said,  
15 the reason the applicant is coming in now is to find out  
16 bottom line if there's any chance from the HPC  
17 perspective that he can do an addition of this size, and  
18 if there is a chance then he'll proceed with the other  
19 amendments --

20 MS. WITHERELL: With --

21 MS. MARCUS: -- development plan.

22 MS. WITHERELL: This is on page 11 of the  
23 packet.

24 MS. MARCUS: But I think as the applicant  
25 said --

1 MS. WITHERELL: -- 1991 proposal. The hatch at  
2 the rear is the 650 square feet. It was approved under  
3 this agreement that everyone has referred to as  
4 negotiated.

5 MS. MARCUS: And I think as the applicant said,  
6 he's not going to pursue this if the HPC doesn't approve  
7 it.

8 MR. RANDALL: Well, we're getting into a little  
9 bit of a chicken-and-egg thing here. And as Commissioner  
10 Booth mentioned earlier about the ripeness of us to be  
11 acting, we in theory would be approving something that we  
12 know not to be in accordance with law this evening.

13 We are where we are, but I would just like, off  
14 line from this discussion, to take a look at what our  
15 ability is to await the ripeness of some of these cases  
16 before we start spending a lot of people's time and  
17 effort on things that maybe aren't appropriately before  
18 us.

19 But let's put that aside for the moment. Well,  
20 Commissioner Booth, you were about to say something?

21 MR. BOOTH: Well, it's the same point I raised  
22 earlier. We have things that -- this is going to go in  
23 front of the Zoning Board. The earlier one had to go in  
24 front of the Board of Appeals and then had to get an  
25 agreement from DOT.

1 I guess in law we call that whether the issue  
2 is actually ripe for us to rule on or not. And I had  
3 doubts about the other one and I have doubts about this  
4 one. I don't really know that it's within our  
5 jurisdiction.

6 I guess the aesthetic qualities are certainly  
7 there, but is there really authority in our situation to  
8 review something, knowing that at the moment we review  
9 it, it's not legally permissible.

10 MS. MARCUS: The same could be said of the  
11 Zoning Board. They could review a schematic development  
12 plan, and let's say they approved it, but it might not be  
13 permissible because the HPC might not issue an Historic  
14 Area Work Permit on it. So it is a chicken-and-egg kind  
15 of issue.

16 And I think the reason a lot of people come to  
17 the HPC first is because --

18 MR. RANDALL: We're cheaper.

19 MS. MARCUS: We're cheaper, that's one. And I  
20 think some people consider it a bottom-line issue.

21 MR. BOOTH: I also don't want to see us  
22 becoming a lever. You know, people going in front of  
23 this next board, which is actually -- the legal board is  
24 going to give them the authority or the building permit  
25 and saying, "Gee, I don't know why you're turning me

1 down. The HPC approved me."

2 MS. WAGNER: The HPC did not approve the 650  
3 square foot addition, and the Zoning Board did approve  
4 the zoning change.

5 MR. BOOTH: That's the Zoning Board for  
6 Kensington?

7 MS. WAGNER: No. This is the Zoning Board of  
8 Montgomery County.

9 MS. MARCUS: It's Montgomery County --

10 MS. WAGNER: Kensington has no --

11 MS. MARCUS: -- Zoning Board.

12 MS. WAGNER: -- authority.

13 MR. RANDALL: Well, again, we are where we are.

14 I would like to take this up in a broader context, and  
15 maybe we need counsel here and so forth. So let's put a  
16 mental tick mark to get back to that. But any other  
17 questions of this panel?

18 MS. HARRIS: I think we need a clarification on  
19 something Ms. Wagner just said. Did I hear you just say  
20 that the 650 square foot addition was not approved? Was  
21 that because it was never brought to us?

22 MS. WAGNER: It was never brought forward.  
23 That was set as the maximum size of any addition. It was  
24 not a foregone conclusion that it could have a 650 square  
25 foot addition. It would not ever have one that is larger

1 than that.

2 MS. WITHERELL: The memo states that -- you  
3 know, that was the limitation, the zoning limitation, but  
4 also states that every kind of alteration would come back  
5 to the HPC. And the HPC did not review specific  
6 alterations in advance.

7 MS. MARCUS: It's never been built.

8 MS. HARRIS: So the 650 square foot addition  
9 was never brought to the HPC. It's not that it was  
10 denied; it's --

11 MS. WITHERELL: Exactly.

12 MS. HARRIS: -- was never brought forward.

13 MS. WITHERELL: That's the maximum allowed  
14 under the current --

15 MR. BOOTH: And what year was that compromise?

16 MS. WAGNER: That was in February of 1991. So  
17 it wasn't very long ago.

18 MR. NORKIN: Okay, I'm with you there. And I  
19 had a question. This is more for staff. And I think  
20 this has come up before, and excuse me for asking the  
21 same thing again. Do HAWPs expire?

22 MS. WITHERELL: No.

23 MR. NORKIN: Building permits do but HAWPs  
24 don't?

25 MS. WITHERELL: That's correct.

1 MR. NORKIN: Well, I can see the situation  
2 then. You issue a HAWP and it's a standing approval to  
3 do something whether some later body approves or not.

4 I'm beginning to be swayed by our lawyerly  
5 opinion on the ripeness of the issue. And, yes, I  
6 realize that as staff said it's a chicken-or-egg  
7 situation, but the HPC unlike other bodies offers a  
8 preliminary consultation. I'm not aware that you can go  
9 before the Planning Board and get a sense from the  
10 Planning Board about whether you can rezone something.

11 So I would think that the preliminary  
12 consultation would suffice and provide someone whatever  
13 level of confidence, comfort or reassurance that they  
14 need to carry forward. And the applicant came before the  
15 HPC, and granted there were only five of us in attendance  
16 that night, and heard what a consensus was, or heard some  
17 members saying that what they saw that night was to their  
18 mind approvable or buildable. And you heard some, myself  
19 included, saying we'd like to see something smaller.

20 I'm not comfortable at all with an actual  
21 application brought before us to build something that is  
22 clearly not consistent with existing law, and if  
23 presented a motion I would vote against it on that basis  
24 alone, regardless of what I think about the design,  
25 because I think that what's being presented is legally



1 not buildable, and I have no reason to cast a vote for  
2 it.

3 MR. RANDALL: Other jail-house lawyers? Other  
4 comments?

5 MR. KOUSOULAS: Yes. I can appreciate all the  
6 procedure stuff that just happened. But I guess I'd like  
7 to cut a bit closer to this thing. And that is if this  
8 was surrounded by compatible fabric, maybe secondary  
9 resources, maybe a couple of other primary ones, but  
10 something that was compatible, more like the interior  
11 part of the district, we wouldn't be worrying so much  
12 about the neighbors first, but first we would start with  
13 the resource.

14 And I couldn't approve this addition on the  
15 resource, let alone what it might be doing to the  
16 neighbors. I mean, the resource itself would be harmed.  
17 If it was surrounded by modern buildings all around it  
18 the way the Withers House is in Bethesda, I still  
19 couldn't approve an addition like this.

20 It happens to be surrounded by something else,  
21 sort of a slightly mediocre parking lot, kind of it's not  
22 quite there. So there's a tendency to say, well, it's  
23 not going to hurt anything; it's kind of bad anyway, it's  
24 not going to hurt anything around it.

25 And I think that's kind of screwed up. It's

1 going to hurt the resource. And I don't care what the  
2 context for the resource looks like at this point. Maybe  
3 in the future it will get better because it's all subject  
4 to our review. But the resource just -- with this  
5 proposal gets changed dramatically.

6 MR. RANDALL: Other Commissioners with  
7 observations?

8 (No response)

9 MR. RANDALL: Then why don't we ask the  
10 applicant to return. Than you very much, panel.

11 Why don't you come back, and first of all we're  
12 provide you the opportunity to respond to issues you  
13 heard raised.

14 MR. MYERS: One of the issues that they just  
15 spoke about was the fact that this agreement with the  
16 site was hammered out in a town council thing to limit it  
17 to the size that it is, you know, 1991 or whatever; and  
18 this is why this was like this.

19 I'll remind you that the town council --  
20 there's a letter before you -- the town council voted on  
21 this Monday night and approved it. In effect, basically  
22 telling me that this is now fine with them. So they're  
23 not speaking for the town council at this point. The  
24 town council has approved exactly what you see before you  
25 in terms of the size.

1           As far as the zoning issues, I've ben with  
2 preliminary -- had preliminary discussions with Zoning.  
3 The site is not a problem. The zoning issues are all  
4 whether or not I can provide parking setbacks, enough  
5 parking for the square footage of office, if it goes to  
6 office.

7           All of these things are not a problem and  
8 they're more like it's just -- they're easily solvable on  
9 the site as it is right now. And, in fact, what you see  
10 there has pretty much solved it. I have to get an  
11 exception for a one-way driveway. It's been indicated  
12 that that's okay. It shouldn't be that much of a problem  
13 considering that there's not that many spaces and it's  
14 not many people coming in and out of there.

15           As far as what you were saying in terms of why  
16 do I come here first, well, what we're hearing now is a  
17 perfect example, because if I had taken a preliminary  
18 discussion and said based on that, oh, well, it's going  
19 to be approved, which it looked like; it was very  
20 favorable and hopefully still is to a number of you, and  
21 taken that; and then you're talking about the serious  
22 commitment both financially and time-wise to go through  
23 the process, it basically is you just have to pay a big  
24 fee to the County Council to amend the schematic site  
25 plan. And then they kick it back to Zoning, and Zoning

1 works it out, and they kick it back.

2           It's more or less I'm taking on the toughest  
3 obstacle first. That was really my feeling for it,  
4 because whatever the site plan says, it will be  
5 contingent on approval by Historic Preservation. So  
6 what's the point in getting the approval for this  
7 footprint of a building and parking and solving all that  
8 if the building itself will not be approved. I would  
9 have spent a lot of time and money for nothing. So  
10 that's where I'm coming from.

11           Some things that I find, you know, being an  
12 architect and being someone who does this for a living,  
13 and most of our work is residential additions, the one  
14 thing that I feel strongly about is any time you add onto  
15 a structure, you change it, any time you add onto it.

16           So to say that if I decrease the size of this  
17 structure by ten percent, by 15 percent, or even by 50  
18 percent, it's going to change that structure in a big  
19 way. It may -- you know, there are examples in  
20 Kensington of buildings that have been added onto in  
21 very, very significant ways. Big additions.

22           Maybe it's not so much of an issue because, you  
23 know, a lot of it is in the back and that sort of thing.  
24 But this is not the first time this has been done in  
25 Kensington. So I don't want that to be -- they were

1 sort of making it out to be like this was something out  
2 of left field.

3 As far as some of these other issues, for  
4 example, there are some inconsistencies. He says -- it's  
5 exactly the same height of the old building, everything  
6 matches. I'm going to improve the old building, I'm  
7 going to take off the asbestos siding. I'm going to make  
8 the investment to make that better.

9 I happen to disagree that this hurts the  
10 commercial district. I think it brings more business to  
11 the commercial district. The Kensington Town Council  
12 agreed with me. They want to encourage revitalization  
13 here, and they agreed with me, and I want that to be very  
14 clear, that the town council supported me.

15 Of course, you never -- normally the people who  
16 supported these things, as you well know, are the ones  
17 who usually come to these meetings. So I may wish I had  
18 gone around and gotten a petition to sign up who's for  
19 and against it. But just keep in mind it was the town  
20 council who was for it on this.

21 That's all I can say in refuting some of their  
22 claims.

23 MR. BRENNEMAN: What is the actual size of the  
24 house once you put the addition on?

25 MR. MYERS: The actual -- in terms of footprint

1 size, there's a sheet in there that --

2 MS. MARCUS: I think it's Circle 14.

3 MR. MYERS: I think the new one is -- well, one  
4 second, excuse me. I'll find it for you. We have a  
5 table in here. It's page five.

6 MS. MARCUS: It is Circle 14 in your packet.

7 MR. MYERS: The existing building, the  
8 footprint is 1230. And I agree that it counts the new  
9 side porch. If you take off the side porch, which is  
10 about six feet wide by 30 feet, take 180 feet off. So  
11 the existing building footprint probably is more like  
12 1100. The addition is also 1180 square feet. So -- in  
13 terms of footprint size.

14 So it's in effect doubling it, and I'm being  
15 creative with some square footage inside to get more  
16 square footage.

17 So, again, I feel the thing is very compatible  
18 and I wouldn't propose it if I didn't. I spent a lot of  
19 time and worked with staff on a number of different  
20 additions and tried to get the massing the way they've  
21 liked it. And that's why they've recommended approval.

22 MR. RANDALL: Okay. Other --

23 MR. BRENNEMAN: So the gross floor space is  
24 3500 square feet?

25 MR. MYERS: That's correct, of the entire

1 structure.

2 MR. BRENNEMAN: Which is not a large home  
3 really, by today's standards.

4 MR. MYERS: I agree. I think what may be  
5 throwing people off is the fact that it's doubling the  
6 size. You forget that this is not a big structure. The  
7 square footage of this house is 1500 feet of usable  
8 footage in this house. It's two floors and then there's  
9 an attic and a basement, both of which are not usable in  
10 terms of living space.

11 MR. RANDALL: Then I guess it's in fact more  
12 than doubling the size. It's going to --

13 MR. MYERS: The footprint doesn't double. The  
14 square footage is more than doubled. The footprint  
15 doesn't.

16 MR. RANDALL: Other Commissioners?

17 MR. CLEMMER: Mr. Myers, how many parking  
18 spaces do you have on your property right now?

19 MR. MYERS: Right now all there is is the  
20 existing residential driveway, which is two cars back-to-  
21 back essentially.

22 MR. CLEMMER: And I look at Circle 12 and it  
23 says parking for three cars, and then I go to Circle 13  
24 and there's parking for ten spaces. The question I have  
25 is, ultimately, how many parking spaces would you put on

1 this property or would you want to put on this property?

2 MR. MYERS: To be honest with you, I would --  
3 my intention is to live here in the back. And as far  
4 as -- I'm putting three spaces there because the zoning  
5 will require me to park three spaces for the existing  
6 office space. Plus in that area it would be nice to have  
7 off-street parking for three cars just for residential  
8 use. I prefer just to have two cars.

9 MR. CLEMMER: What's the reason for the ten  
10 parking spaces on Circle --

11 MR. MYERS: The reason for ten parking spaces  
12 is if at some point in the future the whole structure  
13 becomes office, I will more than likely -- the zoning has  
14 indicated they want me to show as much parking as I can  
15 off street. In lieu of that, they also indicated that I  
16 could lease spaces off site, which --

17 MS. WITHERELL: I wanted to bring up that  
18 issue. I don't know if you feel prepared to discuss  
19 that.

20 I should mention that I spoke today with Dennis  
21 Canavan of our Zoning Office. And he said that if this  
22 plan were to be amended and were to be approved that the  
23 parking would have to be put in. Even though you're  
24 using it for residential, it has to be provided for any  
25 future use.



1                   However, he also stated --

2                   MR. MYERS: He told me that only when I went  
3 for the certificate of occupancy for the office permit,  
4 that's when I'd have to put all the space in.

5                   MS. WITHERELL: And he also stated that it  
6 might be possible to use off-site space. Do you want  
7 to -- can you address that?

8                   MR. MYERS: Yes. He indicated that I didn't,  
9 by zoning, have to exactly provide the parking on site  
10 for this office space if I leased or provided parking  
11 elsewhere. Currently, I have an arrangement with the  
12 church next door because nobody uses their lot Monday  
13 through Friday, and that's where we park. My three  
14 employees park in that lot.

15                   I would prefer not to have to rely on other  
16 parking, but if that were a condition, if there's a big  
17 problem with the fact that there's so much paving on the  
18 site, I could live with finding -- there's plenty of  
19 parking in the building across the street, with Safeway  
20 and the church where I can make arrangements. It's only  
21 a matter of four employees, and at tops would probably be  
22 about seven or eight for the entire building.

23                   MR. RANDALL: Do any other Commissioners have  
24 concerns you'd like to get out there to shape the  
25 discussion? Not necessarily questions for the applicant.

1 I will go on record that I think the addition  
2 is excessively large, and I'm troubled as well by the  
3 chicken-and-egg thing. That wouldn't be -- the latter  
4 wouldn't be, to me, reason to vote against the  
5 application, but I've got some real problems with the  
6 huge size of that structure. I mean, doubling of any  
7 historic building is not something to be taken lightly.

8 MR. BOOTH: I'd like to add that I think  
9 Commissioner Kousoulas made a nice point when he stated  
10 that one thing we have to consider is that this is a  
11 primary resource. It may have a parking lot sitting next  
12 to it, but the house is still a primary resource in the  
13 historic district.

14 Also, I thought some of the speakers also made  
15 interesting points when they discussed the fact that this  
16 business district is part of the historic district and it  
17 is a low scale. If not particularly an ornate or fancy  
18 business district, it is one of small scale and some  
19 older buildings.

20 One thing that this addition would do is would  
21 sort of almost cut off, because of it's very size, this  
22 business district from the rest of the district and  
23 almost create a wall.

24 I'd have to also agree with Commissioner  
25 Randall, I just think it's too large. And that's not

1 even withstanding the points that I've raised and  
2 Commissioner Norkin has raised as to whether in fact it's  
3 ripe before us, whether we should be acting, period, and  
4 whether we're actually voting on something that is  
5 theoretically or even practically illegal at this  
6 particular juncture.

7 MR. RANDALL: Commissioner Lanigan?

8 MS. LANIGAN: I think the addition is very  
9 large. However, I know in the past we've approved very  
10 large additions. The reason I would be almost tempted to  
11 go along with this is because I think it's going to be  
12 very hard to find a good use for this property. I think  
13 for -- I think a good use for the property is extremely  
14 important.

15 MR. RANDALL: Mr. Clemmer?

16 MS. LANIGAN: It's a hard one.

17 MR. RANDALL: I'm sorry.

18 MR. CLEMMER: Yes. This is another good old  
19 Kensington tough nut to crack. I've dug my heels in as  
20 hard as I can dig on some of these properties, trying to  
21 preserve the open space of Kensington because I think  
22 that's one of its highest qualities.

23 You remember the property up at St. Paul and  
24 Oberon where they were going to try to put a fairly large  
25 house on that corner lot. It was a Juraselski or --

1 correct me, staff. I don't know if that happened or not,  
2 but I lost on that one.

3 I don't think you should fill up these open  
4 spaces. And when I look down through Baltimore Street  
5 and Washington Street, I see other battles that we  
6 fought, and we've kept houses from going in on some of  
7 these "buildable" lots.

8 But when I look at the geographical location of  
9 this property, it is isolated. It's a primary resource,  
10 but it's isolated, and it's in a sea of commercial  
11 property. And I look next door at the church president's  
12 letter, and instead of seeing a wall, like Commissioner  
13 Booth says, he sees a buffer from that. And he doesn't  
14 use the word "unsightly," but I will. From the unsightly  
15 commercial development in the so-called historic  
16 commercial district there, which consists I think of a  
17 1930s gas station and one other structure.

18 VOICE: 1900.

19 MR. CLEMMER: Thank you. A modified 1900s gas  
20 station. But I don't see a wall there, I do see a  
21 buffer. And that might be somewhat different from the  
22 way I normally would come down on this, but it's an  
23 isolated property. It's not down in the heart of the  
24 historic district, which is residential, it's open space.

25 The open space here is essentially long

1 compromised. I sort of lean with Commissioner Lanigan on  
2 this one.

3 MR. BRENNEMAN: I would like to say, too, I  
4 think if it was being up for demolition I would be  
5 against it, very much against it. The church presenting  
6 a letter saying they would encourage it or go for it, I  
7 think means a lot. If it were up on Baltimore or  
8 Washington Street, it would be a different story here.  
9 It's in a highly commercial area.

10 And I can't help but think about the big  
11 addition we did on the beautiful ten blocks away up in  
12 Garrett Park on Strathmore Avenue on the corner. There,  
13 I think, we ruined a property by allowing a very large  
14 addition, and we're not doing that here.

15 MR. RANDALL: Ms. Harris?

16 MS. HARRIS: I think I would tend to agree with  
17 some of the comments tonight. This is a little bit of a  
18 special case because of its context and being surrounded  
19 by more commercial-type structures.

20 I, however, am still a little bit troubled by  
21 the size of it and the fact that the rear mimics the  
22 front so much. And, quite frankly, I really dislike the  
23 turret because it's on the back of a structure and a  
24 Victorian house would not have had a turret on the back.  
25 It would have been on the front. So I think that

1 particularly that articulation is not appropriate.

2 I don't have there any trouble with there being  
3 an addition to this building. I don't have any trouble  
4 with the addition being relatively large. But I think it  
5 still is a little bit too large.

6 We have certainly approved additions to  
7 buildings that were almost doubling the structure in size  
8 or doubling the main part of the house in size, but they  
9 still were somewhat less than what the existing house  
10 was. And they still seemed like rear additions. They  
11 didn't seem to be like they were building another house  
12 on the back. At least the ones that I'm most familiar  
13 with.

14 And as far as a procedural matter, I don't have  
15 any problem with proceeding with this. Somebody has got  
16 to say something. And Mr. Myers has gone through all the  
17 trouble of being here tonight. I can perfectly  
18 understand that he would want to have our opinion before  
19 he goes through the other hoops of getting something like  
20 this approved, which are certainly more onerous than  
21 coming before us.

22 MR. RANDALL: Okay. Further discussion, or is  
23 there a motion? There seem to be two distinct schools of  
24 thought with some mush in the middle. I would think that  
25 we ought to have a motion at one end of the spectrum or

1 the other to just see where folks stand.

2 MR. BRENNEMAN: I guess to break the ice and  
3 find out, I'll make a motion that an Historic Area Work  
4 Permit be granted to George T. Myers, Case Number 31/6-  
5 930, based on staff's approval with the conditions cited.

6 MR. RANDALL: Is there a second?

7 MR. CLEMMER: I would be tempted to second  
8 that, but I'm concerned about this turret issue that has  
9 been raised.

10 MR. MYERS: Consider it gone.

11 MS. HARRIS: Is that a "consider it gone"?

12 MR. MYERS: I have no problem with the turret  
13 not being there, if that's what's troubling you. That's  
14 a style issue which really I could -- it doesn't matter  
15 to me. I don't have a problem with it being on the front  
16 or the back.

17 MR. RANDALL: Well, I don't want to get into  
18 further discussion with the pending motion. The motion-  
19 maker may wish to --

20 MS. HARRIS: Well, it was never seconded.

21 MR. CLEMMER: I never seconded it. I just  
22 raised that issue.

23 MR. RANDALL: Right. And I'm waiting for a  
24 second, or otherwise we probably won't discuss that  
25 motion and we'll move on to another motion. But if the

1 motion-maker would like to recast that to take into  
2 account what I believe to be an amended Historic Area  
3 Work Permit that takes the turret out of the design of  
4 the structure.

5 MR. BRENNEMAN: That would be fine with me.

6 MR. RANDALL: Is there a second?

7 MR. CLEMMER: Second.

8 MS. HARRIS: I'm not --

9 MR. RANDALL: Now we can discuss the motion.

10 MS. HARRIS: The problem with the motion is we  
11 don't know what we're approving, or would be approving.  
12 And certainly we're taking the turret out, but how does  
13 that affect the rest of the design and how the floor plan  
14 is going to work and everything else?

15 MR. RANDALL: Well, the floor plan really isn't  
16 our interest.

17 MS. HARRIS: Well, it has to do with how the  
18 building works.

19 MR. CLEMMER: Could we assume we go back to a  
20 square corner?

21 MR. MYERS: Certainly. That's what would  
22 happen. The hip roof would just come down and it would  
23 land on a hip corner. That's it.

24 MR. RANDALL: Okay. So that is what the motion  
25 would incorporate in the amended HAWP. I think we've got



1 that all down. We have a reasonable sense of that. So  
2 is there further discussion on the motion?

3 (No response)

4 MR. RANDALL: Hearing no further discussion on  
5 the motion, I'd like to close the public record and ask  
6 for all of those who are in favor of the motion to please  
7 signify by raising your hand.

8 (Vote taken)

9 MR. RANDALL: Four in favor of the motion. All  
10 those who oppose the motion, please signify by raising  
11 your hand.

12 (Vote taken)

13 MR. RANDALL: Okay. It's four against the  
14 motion. The motion does not carry. Is there a second  
15 motion?

16 MR. CLEMMER: Mr. Chairman, are you sure on  
17 that point? The tie goes to the runner?

18 MR. RANDALL: No. The HAWP is not approved. I  
19 mean, the fact of it, it's disapproved.

20 MS. MARCUS: I wish we had counsel here. I  
21 would say the motion did not have a majority and there  
22 needs to be another motion of some sort.

23 MS. HARRIS: But that doesn't -- we didn't just  
24 deny the HAWP either.

25 MS. MARCUS: Correct, correct. All that

1 happened was that that specific motion failed.

2 MR. RANDALL: But if we cannot reach agreement,  
3 I think a ruling of the Chair subject to counsel having a  
4 different perspective later would be that it is a de  
5 facto a denial of the HAWP in that the HAWP has not been  
6 approved. Otherwise the failure of the HPC to act on a  
7 HAWP provides for automatic approval in 45 days.

8 So I think it's a de facto denial of the HAWP  
9 if the HAWP is not approved by an affirmative motion. We  
10 can talk to counsel later.

11 MS. WITHERELL: Staff doesn't want to have to  
12 write a denial.

13 MR. RANDALL: Well, is there a --

14 MR. BOOTH: I would say that it's certainly a  
15 non-approval. There was a HAWP that came in front of  
16 this Commission and it was not approved.

17 MS. MARCUS: The ordinance says we can do three  
18 things. We can approve, we can deny, we can approve with  
19 conditions. It doesn't say anything about non-approval.  
20 It just says only those three things. So my  
21 interpretation would be you need a motion to do one of  
22 those three things.

23 MR. KOUSOULAS: There was a case several months  
24 ago and our counsel said that -- it had to do with --  
25 there were so many abstentions that the thing was like

1 two-to-one-to seven or, you know, two-to-one-to-six. And  
2 I think what came out of that was that it failed because  
3 you needed a majority of, at least a quorum.

4 MS. MARCUS: I think there were five people  
5 there, which was a quorum, and one person abstained. And  
6 four people voted and it was three-to-one. The question  
7 was -- and I think Walter brought up the question, which  
8 was if there are only a minimum number of people here for  
9 a quorum and not all of those people vote, is the vote  
10 still legal. Is that what you remember, Walter?

11 MR. BOOTH: Well, that was one of them, but  
12 there was also the issue of numerous abstentions, where  
13 you would have seven votes and it would be two-two, with  
14 three abstentions.

15 MS. MARCUS: I don't know if we've ever had  
16 that actually arise, though.

17 MR. KOUSOULAS: But we asked that as a  
18 hypothetical.

19 MS. WITHERELL: And the answer was, yes,  
20 abstentions count as people present for the quorum.

21 MR. RANDALL: Okay. We could --

22 MR. MYERS: Can I ask one thing? If there were  
23 seven here and I -- it's just a majority, is that what  
24 the issue was?

25 MR. RANDALL: Yes.

1 MR. MYERS: Okay.

2 MR. RANDALL: Okay. Now --

3 MR. MYERS: One other question. Is there  
4 anyone who voted against the last motion, I would like to  
5 know what it is it would take, if anything --

6 MS. HARRIS: Well, my question, and maybe I can  
7 help you along with this a little bit, is if there was a  
8 design -- and this is just a question for those people  
9 who voted against this particular motion, just to help  
10 Mr. Myers out.

11 If there was a design before us that was a  
12 revised design that had a slightly smaller footprint than  
13 what we're seeing but was essentially still a large  
14 addition, but it was somewhat smaller than what we're  
15 seeing now, bringing more in proportion to some of the  
16 projects that we have approved in the past; and my second  
17 suggestion is that the roof line of the addition be lower  
18 than the existing house; are any of those people willing  
19 to reconsider?

20 MR. RANDALL: Yeah, but I don't --

21 MS. HARRIS: I'm just trying to help him out to  
22 tell him this size addition or something close to it is  
23 never, ever going to work, forget it, or it may be  
24 something that's going to be possible.

25 MR. RANDALL: Well, we haven't gotten -- there

1 are only several iterations of motions we can have.  
2 We're clearly not going to be in a position to redesign a  
3 structure tonight.

4 MS. HARRIS: No, I'm not suggesting that. I  
5 was suggesting --

6 MR. RANDALL: And I think --

7 MS. HARRIS: -- continued and --

8 MR. RANDALL: -- of those that voted against  
9 it, I think at least the clear message that I believe I  
10 heard was concerns that we were doubling the footprint of  
11 a structure. Now, whether you can get up to replicating  
12 it by three quarters or five-ninths or whatever, I don't  
13 know. But clearly there -- I didn't hear anybody say,  
14 gee, nothing is buildable.

15 So I think the inference one can draw is that a  
16 different plan that is less large would clearly be more  
17 inclined to get the votes of those that were opposed to  
18 it. And I think that's probably a fair inference. But  
19 we're not going to -- I mean, there's no way --

20 MR. MYERS: I'd like to say one thing. It says  
21 exactly in the staff report, it mentions other cases in  
22 the Kensington Historic District where the -- this is a  
23 quote, "where the footprint of the house has expanded  
24 appreciably or even doubled, and the staff was satisfied  
25 that the Commission fully considered the effect of such -

1 -"

2 I mean, what I'm getting at is this has been  
3 done. And I think it seems as though it's the luck of a  
4 draw because if I was here a month ago and asked for a  
5 vote, it appeared to me, especially there have been some  
6 people here who were singing a different tune than they  
7 did a month ago.

8 MR. RANDALL: Well, that may be --

9 MR. MYERS: I honestly wonder if I should just  
10 keep coming back until the right people show up, which is  
11 -- I know it's ridiculous, but this is how important this  
12 is to me. And it seems how funny that it's just a luck  
13 of the draw, and such an important matter as this could  
14 just be who happens to be here.

15 MR. RANDALL: But I think if we check with  
16 counsel, there is probably a concept of law that one  
17 can't keep coming back with the same denied or unapproved  
18 HAWP without the passage of some time. But I don't want  
19 to get into an extended discussion. I think we're at the  
20 point where we close the public record. We're dealing  
21 with motions. We have one that was not approved.

22 As I say, in the absence of a motion that  
23 affirmatively disapproves it, the Chair will rule that  
24 it's a de facto disapproval, subject to counsel making a  
25 different motion. Because it's clearly not an approval,

1 it's clearly not an approval with a condition.

2 MS. MARCUS: Would it be worth having someone  
3 make a motion for denial and see if anyone changes --

4 MR. RANDALL: That's where I'm heading. That's  
5 the other alternative. Commissioner Kousoulas, would you  
6 be willing to offer a motion to deny the Historic Area  
7 Work Permit?

8 MR. KOUSOULAS: I see a dead-lock. I won't  
9 make the motion.

10 MR. RANDALL: You see a deadlock? Okay. Then  
11 the Chair will step down from the Chair. The Chair will  
12 offer a motion to deny the Historic Area Work Permit  
13 that's in front of us in that it's incompatible with the  
14 historic structure there.

15 Is there a second?

16 MR. BOOTH: Second.

17 MR. RANDALL: There's a second. Discussion on  
18 the motion?

19 MR. CLEMMER: What would this get us if this  
20 ends up with a four-four vote?

21 MR. RANDALL: It puts us back to the same place  
22 we started.

23 MR. CLEMMER: It gives Christopher Hitchens  
24 something solid to work with?

25 (Laughter)

1 MR. RANDALL: There are only three ways that we  
2 can try to approach this. I'm willing to exhaust two of  
3 them. And then I can't really see any likelihood of  
4 approval with conditions unless somebody is more  
5 creative.

6 MR. NORKIN: And what if this motion clearly  
7 fails?

8 MR. BOOTH: It still hasn't been approved.

9 MR. RANDALL: Yes. All right. There is a  
10 second. Go ahead, further discussion?

11 MS. HARRIS: The motion that is on the table  
12 is a motion that is to deny the drawings as we see before  
13 us?

14 MR. RANDALL: Right, that is correct.

15 MS. HARRIS: Those of us who voted for the  
16 first motion weren't approving those drawings anyway.

17 MR. RANDALL: That is correct.

18 MS. HARRIS: So the motion that's before us  
19 is --

20 MS. MARCUS: The motion before you is to deny  
21 the Historic Area Work Permit as amended. It may be that  
22 the vote will come out differently, but there's only one  
23 way to find out.

24 MR. RANDALL: Yes. That's --

25 MS. MARCUS: It has been amended.



1 MR. RANDALL: I don't think any of us are going  
2 to be so persuasive that we're going to do a tremendous  
3 thing. Why don't we just call for the question and  
4 proceed.

5 MR. CLEMMER: Mr. Chairman, there is one other  
6 possibility that could happen as a result of a tie vote  
7 and this motion being defeated. He could go make an  
8 appeal.

9 MR. BOOTH: Yes.

10 MR. RANDALL: He could. Absolutely right.

11 MR. CLEMMER: So there are two more options.

12 MR. RANDALL: Certainly --

13 MR. CLEMMER: -- or wins.

14 MR. RANDALL: Certainly the applicant, if he's  
15 not granted the approval of the HAWP, has the ability to  
16 appeal that and would be notified after staff checks with  
17 counsel.

18 In any event, a question is called for. All  
19 those in favor of a motion to deny the amended Historic  
20 Area Work Permit please signify by raising their hand.

21 (Vote taken)

22 MS. HARRIS: Wait a minute. You just amended  
23 it.

24 MS. MARCUS: He amended it earlier to remove  
25 the turret. So it's the same issue before you.

1 MS. HARRIS: Okay, I'm sorry.

2 MS. MARCUS: The plans is exactly as you've  
3 seen with no turret.

4 MS. HARRIS: Okay, I apologize. Go ahead.

5 MR. RANDALL: Let's just proceed. Those  
6 opposed to the motion please signify by raising their  
7 hand.

8 (Vote taken)

9 MR. RANDALL: Five opposed to the motion to  
10 deny the HAWP. Okay. So then that would suggest that  
11 maybe somebody would like to go back to a motion to  
12 approve the HAWP as one last effort to see if their votes  
13 have shifted. And then we are going to move on.

14 MR. CLEMMER: Can we legally have a second vote  
15 on the same motion in the same meeting?

16 MS. HARRIS: Well, I'll fix that. I would like  
17 to move that the Historic Area Work Permit that we've  
18 been discussing for quite a while here be approved with  
19 two conditions. One is that the turret be eliminated and  
20 that that corner be square, and that the roof line of the  
21 addition be made slightly lower than the front part of  
22 the house.

23 MR. RANDALL: Is there a second?

24 MR. BRENNEMAN: I will second.

25 MR. RANDALL: There is a second. Is there

1 discussion on the emotion?

2 MR. CLEMMER: Would you put a specific figure  
3 on how much it needs to be lowered?

4 MS. HARRIS: Typically, they're about two feet  
5 lower. Approximately two feet.

6 MR. CLEMMER: I don't want to get into  
7 semantics. Two inches. He comes back with a plan for  
8 two inches. He's done that. That doesn't accomplish  
9 anything.

10 MS. HARRIS: Right. Approximately two feet.

11 MR. RANDALL: So now we've had clarification.  
12 And I presume the seconder agrees with it as clarified?  
13 Okay.

14 All right. Any discussion on the motion? No  
15 discussion. Those in favor of the motion please signify  
16 by raising their hand.

17 (Vote taken)

18 MR. RANDALL: Four. Those opposing the motion  
19 please signify by raising their hand.

20 (Vote taken)

21 MR. RANDALL: Three. Those abstaining? One  
22 abstention. So I think we're in a position where the  
23 motion carries. Okay.

24 MS. MARCUS: So just to clarify --

25 MS. HARRIS: Do you understand what happened?

1 MR. MYERS: Yes. Absolutely.

2 MS. MARCUS: As we have it, the two conditions  
3 are no turret and the roof line of the addition being two  
4 feet lower.

5 MS. HARRIS: Or thereabout.

6 MS. MARCUS: Or thereabout of the existing  
7 house.

8 MR. MYERS: Thank you.

9 MS. WITHERELL: Do you want to see it?

10 MS. HARRIS: I think it's contingent on staff  
11 approval. That's fine.

12 MR. RANDALL: Let's move on to the next item on  
13 the agenda, if I can find my agenda, which I believe is  
14 grants. On the grants, everybody has had the  
15 applications in their package. I hope everybody has  
16 taken a glance at it. The dollar amounts match up with  
17 what the people have requested. It is left -- \$3500, I  
18 believe Gwen had said earlier.

19 So rather than substantively getting into each  
20 and every grant, let me ask if anybody has any objections  
21 or by exception needs some information on a particular  
22 grant.

23 MS. LANIGAN: I do.

24 MR. RANDALL: Okay, go ahead, Martha.

25 MS. LANIGAN: (Inaudible)

COUNTY BOARD OF APPEALS  
FOR  
MONTGOMERY COUNTY

NEIGHBORHOOD DESIGN & ZONING  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Case No. A-3990  
Date Filed 11-30-93  
Hearing Date 3-2-94 @ 2:30

APPEAL CHARGING ERROR  
IN ADMINISTRATIVE RULING OR ACTION

PLEASE NOTE INSTRUCTIONS ON REVERSE SIDE.  
ATTACH ADDITIONAL SHEETS IF REQUIRED FOR ANSWERS.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1984, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made: Historical Preservation Commission (HPC)

Brief description of ruling or action from which this appeal is made (Attach duplicate copy of ruling or document indicating such action): There is no document, nor is it clear that a final action has been taken, see several letters

Date of that ruling or action: Meeting of the HPC on October 27, 1993

Brief description of what, in appellant's view, the ruling or action should have been: Denial of the Application in HPC case No. 31/6-93-0

The Citation is to Chapter 244 of the County Code.

Number of section, and subsection if any, of the Montgomery County Code 1984, as amended, or citation of other statutory provision, which appellant contends was misinterpreted: Historical Preservation Ordinance, Chapter 244

Error of fact, if any, involved in the ruling or action from which this appeal is made: Compatibility with character of a historical site (See page 5 Staff Report)

Error of law, if any, involved in the ruling or action from which this appeal is made: Improper evaluation of the role of the historical importance of the Commercial District of Kensington MD

Question(s) of fact, if any, presented to the Board by this appeal: Judgement of the HPC on historical preservation in Kensington MD

Question(s) of law, if any, presented to the Board by this appeal: Interpretation of the purpose of the Kensington Historical District; Decision making process of HPC in this case.

Description of real property, if any, involved in this appeal: Lot 1 Part of 2, Block 2

Subdivision Detriels, Town Kensington, MD, Street and Number 10415 Atwamy Blvd.

Zone Classification OM - see attachment

Appellant's present legal interest in above property, if any:  Owner (including joint ownership).  Lessee.  Contract to lease or rent.  Contract to purchase.  Other (describe) Preservation of the historical character and nature of the Kensington MD Historical District.

Description of taxicab or other personal property, if any, involved in this appeal: Not relevant.

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): The Kensington Historical Society is concerned with historical preservation under its charter and has consistently worked to uphold historical preservation in Kensington. This action offends the Society and its individual members living in the Kensington area.

Further comments, if any: A taped summary is attached - together with 2 Attachments

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.  
Taped summary is attached.

John M. Robinson  
SIGNATURE OF ATTORNEY and President  
202-208-0808  
PHONE NUMBER

9616 Old Spring Road, Kensington, MD Day

Kensington Historical Society  
SIGNATURE OF APPELLANT(S)  
P.O. Box 453 Kensington, MD  
ADDRESS OF APPELLANT(S) 20815  
202-208-0808

*Kensington Historical Society  
P.O.Box 453  
Kensington, Maryland 20895*

November 29, 1993

To: The Montgomery County Board of Appeals  
Re: Appeal of the Kensington Historical Society  
in Historical Preservation Commission Case No. 31/6-93 O

To the Board:

The Kensington Historical Society (Society) is filing an appeal of a discussion held by the Historical Preservation Commission (HPC) on October 27, 1993 in the captioned case. The attached appeals form does not comply with the Board's printed requirements, nor can it given the current procedural posture in of the captioned case before the HPC. The HPC voted to approve the application subject to conditions; however, no approval letter or HOP notification authorizing a building permit has been issued. Therefore no document indicating final agency action is available as required by the appeals form. Nor are copies of the transcript of the October 27, 1993 meeting, nor is it known when the transcript will be available. The appeal is filed at this time solely because the County Attorney's office has informally advised the Society that an appeal may be due 30 days after the HPC meeting with which Society is concerned.

The Board should be advised that the Board, the Society, the HPC (through its Staff), nor even the Applicant in HPC Case Number 31/6-93 O, Mr. Meyers, knows what the final design will be for the property at 10415 Armory Avenue, if approved, and as such, what it will look like if and when it is reconfigured. This is because no revised plans have been submitted to the HPC. As such, it is possible the Applicant might chose not to proceed with the project, or that the revised plans would require further by the HPC if the HPC staff concludes that further review of the case is warranted based on questions that may be raised by the revised application. In short, the Kensington Historical Society has been forced to appeal at a time when no interested party, including the HPC Staff, knows for certain what plans for the building at 10415 will look like. The best information that can be is the HPC Staff report dated 10/20/93 on the subject property, which does not reflect the HPC's October 27 deliberations in this case. Since the appeal form the Society has filed is incomplete on its face, the Society understands that the Board may reject it. If Board does so, please advise the Society in writing with a copy to the undersigned at 9616 Old Spring Road, Kensington, MD 20895.

Sincerely yours,

*John M. Robinson*

John M. Robinson

*President*

Typed version, with minor amendment, of Appeal by the Kensington Historical Society on Historical Preservation Commission Case Number 31/6-93 O

The appeal is from the Historical Preservation Commission.

There is not document evidencing agency action, nor is it clear that a final action has been taken. See cover Letter.

The appeal concerns a vote by the HPC at its meeting of October 27, 1993, to approve the application in Case Number 31/6-93 O subject to a two foot reduction in the roof line.

The proper action is denial of the application in HPC Case 31/6-93 O.

The citation is to the Montgomery County Historical Preservation Ordinance, Chapter 24A.

The error of fact is compatibility with the character of the historical site. (See page 3 of Staff Report.)

The error of law is the improper evaluation of the role of the historical importance of the commercial district of Kensington, MD.

The question of fact presented to this appeal is the judgement of the HPC on historical preservation in Kensington in this case.

The question of law presented in this appeal is the interpretation of the purpose of the Kensington Historical District; The decision making process of the HPC in this case.

The property description is Lot 1 and part of 2, Block 2, Derrick Subdivision, Kensington MD, at 10415 Armory Avenue.

Appellant's interest is preservation of the historical character and nature of the Kensington MD Historical District.

The Kensington Historical Society is concerned with Historical Preservation under its charter and has consistently worked to uphold historical preservation in Kensington. This action offends the Society and its individual members in the Kensington area.

Attachments include the HPC Staff Report date 10/20/93, and a list of adjacent and confronting property owners.

I certify that this is the same information contained on the previous appeal form, as amended on the nature of the HPC action, and I adopt the certification affixed thereto.

*John M. Robinson*  
John M. Robinson

*November 29, 1993*

Substitute Form 5

Attached to the Appeal of The Kensington Historical Society  
Regarding Historical Preservation Commission Case 31/6-93-0

The adjacent and confronting property owners and their addresses  
for the subject property located at 10415 Armory Avenue are as  
follow. The source is pp. 3 and 4 of the HPC Staff report  
attached to the appeal form.

1. St. Paul's Methodist Church *Pl. 2 Lot 2 R.B. Detricks Sub*  
10401 Armory Avenue *10409 Armory Ave.*  
Kensington, MD 20895
2. Robert McChesney Jr. *Lot 9 Block 2 R.B. Detricks Sub*  
4429 Haverford Drive *10417 Armory Avenue*  
Rockville, MD 20853
3. Wyster Corporation *Lot 1 Wood + Pauls Sub*  
3760 Howard Avenue  
Kensington, MD 20895
4. Jane S. Davoli *Lot 4 Wood + Pauls Sub*  
2501 East Meridith *10422 Fawcett St.*  
Vienna, Virginia 22180
5. Safeway Stores 98 Inc. *Block 1 R.B. Detricks Sub*  
4th and Jackson Street *3838 Howard Avenue*  
Oakland, California 94660 *Lots 2, 3 4 7 8 9 10 11*  
*P145*



Attachment 1 to Appeal of  
HPC Case No.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue	Meeting Date: 10/27/93
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93 0	Tax Credit: No
Public Notice: 10/14/93	Report Date: 10/20/93
Applicant: George T. Myers	Staff: Nancy Witherell
PROPOSAL: Construct rear addition	RECOMMEND: Approve with condition

---

The proposal before the Commission is similar to a preliminary consultation held between the applicant and the HPC on September 22, 1993. The applicant's previous submission and the staff report for that review are attached at the back of this report.

At that meeting, the applicant presented a proposal to build an addition that would more than double the size of a primary resource in the Kensington Historic District. The house is situated in the commercial part of Kensington and is, in fact, not adjacent to any other primary resources. On either side are a church parking lot and a non-historic one-story brick commercial structure, across Armory Avenue are large scale commercial structures and parking lots, and behind the property are brick apartment buildings listed as secondary resources.

The five commissioners at the September 22 meeting discussed the issue of compatibility of the addition with the house's context, as opposed to the compatibility of the addition to the house itself. It was understood by all that the addition would radically alter the house, but was also acknowledged by all that the house's original context has been radically changed. Several Commissioners questioned the inclusion of the resource in the historic district. All agreed that the site is unique and that a decision concerning this property would not reflect on decisions made about proposed additions to other primary residential structures in the historic district in the past or future.

Two Commissioners stated that the addition should be reduced somewhat; three Commissioners stated that the addition was acceptable as proposed. All Commissioners agreed that a fully attached addition (as opposed to the use of a hyphenated structure or a separate structure) was most appropriate.

## STAFF DISCUSSION

In the HAWP proposal before the Commission, the applicant has redesigned the rear addition, altering the roof form and the projections, especially on the south and east elevations. The turret has been moved to the north elevation. The footprint of the new addition has been reduced by 160 square feet and the gross floor area by 150 square feet. New materials, including windows and roofing, would match the existing. The asbestos cladding on the house would be removed and the existing wood siding underneath would be patched, repaired, or replaced as necessary.

The applicant previously showed the Commission two options for treatment of the front porch. The staff had recommended the simpler treatment, which left the front porch intact and created a separate stoop on the south elevation. There was no discussion of this issue at the September meeting, and the applicant has elected to proceed with his preferred design, which is to continue the porch around the corner to create a wrap-around porch. The staff acknowledges that the wrap-around porch provides additional articulation on this elevation--the most exposed side of the building--but still expresses reservations at altering the front porch of the house.

The staff continues to focus in the analysis of this project on the designation of this house as a primary resource in the historic district, while fully recognizing the arguments concerning loss of original context put forth by the applicant and concurred in by the Commission during the preliminary consultation. The staff, therefore, is troubled not only by a proposal that would so substantially alter a primary resource but by the apparent consensus that the designation process erred in the determination made about this property. Staff believes that it is important to uphold decisions previously made about properties during the lengthy and open designation process.

Despite this concern, however, the staff also fully concurs with the analysis of the site's context as discussed at the September meeting and is prepared to recommend that the project be approved. The staff has come to this conclusion also in part because other large-scale additions have been approved by the HPC for houses of a similar size in the past year. In each of these other cases--in the Kensington Historic District and in other districts--the footprint of the house was expanded appreciably or even doubled and staff was satisfied that the Commission fully considered the effect of such additions on the character of not only the house but the character of the historic district as a whole.

The applicant has responded positively to the recommendation in the previous staff report to enhance landscaping at the rear of the house. Decreased parking spaces, increased greenspace, and a patio are the result.

STAFF RECOMMENDATION

The staff strongly recommends that the Commission direct the applicant to find ways to reduce the addition further as a condition of approval, but recommends that the proposal be found consistent with the purposes of Chapter 24A. The staff bases its recommendation on the stated judgment of Commissioners at the September 22, 1993, meeting, the substantially altered context of the house, and the precedent of other approved large additions to primary resources in this and other historic districts.

The staff relies on the following criteria:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and Standards #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13/01019254

NAME OF PROPERTY OWNER GEORGE T. MYERS TELEPHONE NO. 301 942 9062  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10415 ARMORY AVENUE KENSINGTON MD. 20895  
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. \_\_\_\_\_  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY GTM ARCHITECTS TELEPHONE NO. 301 942 9062  
(Include Area Code)

REGISTRATION NUMBER # 0385

LOCATION OF BUILDING/PREMISE

House Number 10415 Street ARMORY AVENUE

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street KNOWLES AVENUE

Lot 1 Block 2 PART OF Subdivision R.B. DETRICK'S SUBDIVISION, PLAT BOOK B, PAGE 30

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

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

Construct	<input checked="" type="radio"/> 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)	Other	Woodburning Stove

2. CONSTRUCTION COSTS ESTIMATE \$ UNKNOWN

3. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

4. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

5. 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 conform with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

(4)

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 STRUCTURE IS A 2<sup>1</sup>/<sub>2</sub> STORY RESIDENTIAL TYPE  
STRUCTURE, VICTORIAN IN STYLE. IT IS PART OF  
KENSINGTON HISTORICAL DISTRICT, THOUGH IT IS  
SURROUNDED BY NON-HISTORICAL PROPERTIES, ALL  
OF NON-RESIDENTIAL (SINGLE FAMILY) USE.

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

THE PROPOSAL IS TO ADD AN APPROXIMATELY 2,000 SF  
EXPANSION, TO BE USED INITIALLY FOR RESIDENTIAL  
PURPOSES. HOWEVER, THE STRUCTURE WILL AT  
SOME POINT BE USED FOR OFFICE / COMMERCIAL  
PURPOSES (THE PROPERTY IS O/M ZONED), AND THEREFORE  
SHOULD BE REVIEWED AS SUCH.

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:

ALL STYLING, DETAILS, ETC WILL MATCH EXISTING.

IN ADDITION, WE PROPOSE TO REMOVE THE NON-HISTORICAL ASBESTOS SIDING FROM THE ORIGINAL STRUCTURE & RETURN IT TO ITS ORIGINAL PAINTED CLAPBOARD.

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

REFER TO DRAWINGS.

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

REFER TO DRAWINGS.

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.

1. Name ST. PAUL'S METHODIST CHURCH  
 Address ~~10401 ARMORY AVE~~ 10401 ARMORY AVE.  
 City/Zip KENSINGTON MD. 20895.
2. Name ROBERT MCCHESNEY JR. (10401 ARMORY ~~A~~  
 Address 4429 HAVERFORD DRIVE AVE.)  
 City/Zip ROCKVILLE, MD. 20853

3. Name WYSTER CORPORATION  
Address 3760 HOWARD AVE.  
City/Zip PHENIXVILLE, 20895

4. Name JANE S. DAVOLI (APARTMENTS)  
Address 2501 EAST MEREDITH ST.  
City/Zip VIENNA, VIRGINIA 22180

5. Name SAFeway STORES 98 INC.  
Address 4TH & JACKSON ST.  
City/Zip OAKLAND, CA. 94660

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



9

**PROPOSED ADDITION  
TO  
10415 ARMORY AVENUE**

**GTM Architects**

OCTOBER 6, 1993

ZONE C-2  
USE: COMMERCIAL

ZONE C-2  
USE: COMMERCIAL

ZONE C-2  
USE: COMMERCIAL

EXISTING  
DRIVEWAY

10415 ARMORY

LOT 1, BLOCK 2  
9,826 SF

ZONE: OM  
USE: RESIDENTIAL  
& OFFICE

ZONE R-20  
USE: MULTI-  
FAMILY  
(APARTMENTS)

EXIST'G  
TREES

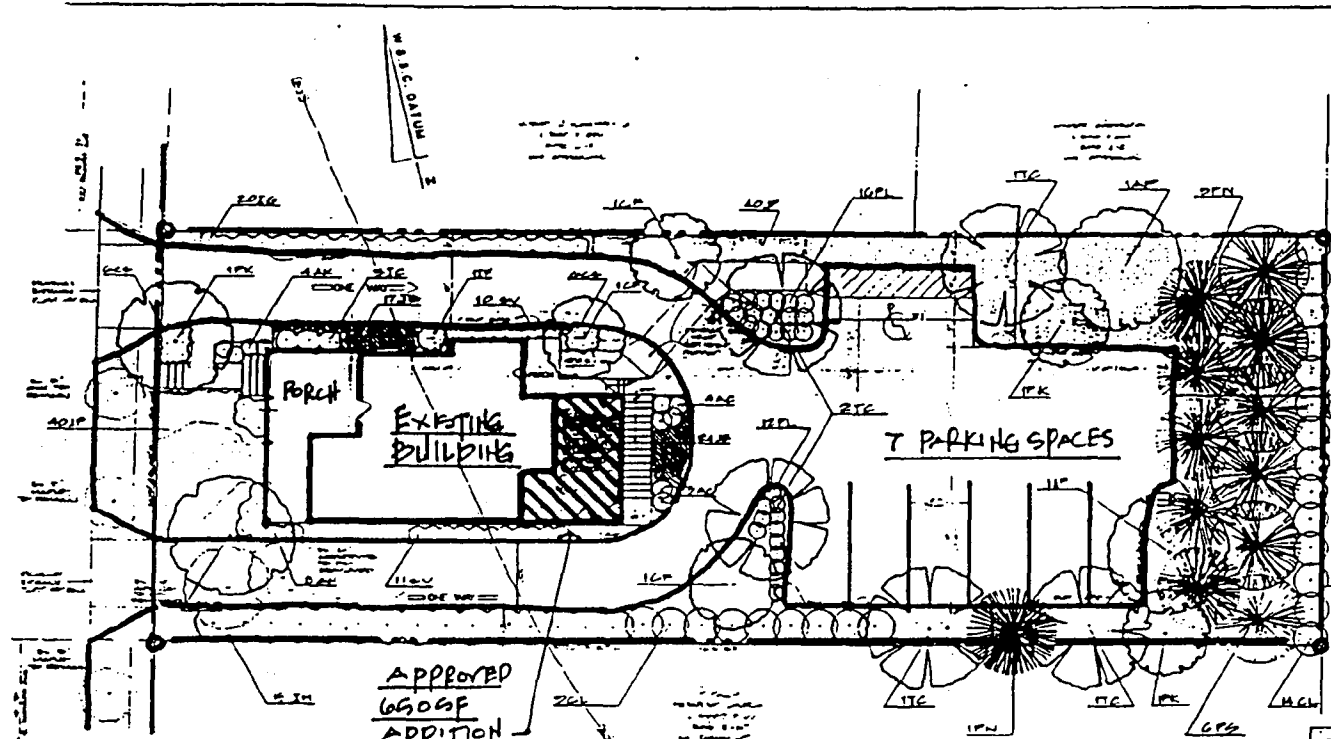
CHURCH  
DUMPSTER

ZONE F-20  
USE: MULTI-  
FAMILY  
(APARTMENTS)

ZONE F-60  
USE: CHURCH PARKING LOT

EXISTING SITE PLAN  
1" = 20'-0"

ARMORY AVENUE 185' B/W



APPROVED  
6509F  
ADDITION

APPROVED SCHEMATIC  
SITE DEVELOPMENT  
PLAN - 1991

**PLANTING SCHEDULE**

SYM.	QTY.	BOTANICAL NAME / COMMON NAME
1	1	<b>TREES</b>
1	1	... ..
2	1	... ..
3	1	... ..
4	1	... ..
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6	1	... ..
7	1	... ..
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**BINDING ELEMENTS**

ELEMENT	DESCRIPTION/NOTES	NUMBER ELEMENTS
BUILDING FOOTPRINT	... ..	01
... ..	... ..	02
... ..	... ..	03
... ..	... ..	04
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ITEM	DESCRIPTION	QUANTITY	UNIT
1	EXISTING BUILDING	1	SQ. FT.
2	PROPOSED BUILDING	1	SQ. FT.
3	EXISTING DRIVEWAY	1	SQ. FT.
4	PROPOSED DRIVEWAY	1	SQ. FT.
5	EXISTING PAVEMENT	1	SQ. FT.
6	PROPOSED PAVEMENT	1	SQ. FT.
7	EXISTING SIDEWALK	1	LINEAL FT.
8	PROPOSED SIDEWALK	1	LINEAL FT.
9	EXISTING CURB	1	LINEAL FT.
10	PROPOSED CURB	1	LINEAL FT.
11	EXISTING FENCE	1	LINEAL FT.
12	PROPOSED FENCE	1	LINEAL FT.

NOTE: LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPING AND DEVELOPMENT PLAN BY WEWERKA & CRISPIN DESIGN GROUP, INC  
MODIFIED BY DEWBERRY & DAVIS



Dewberry & Davis  
INCORPORATED  
1000 W. BROADWAY  
MONTGOMERY, MARYLAND 20814

ZONING APPLICATION G-880  
REVISED SCHEMATIC DEVELOPMENT PLAN  
CRANDON PROPERTY

NOV 1990

DP - 163

ARMORY AVENUE

SIDEWALK

30'

164'

EXIST'G DRIVEWAY

NEW DRIVEWAY

14'

PARKING FOR 3 CARS

EXISTING WALK

EXIST'G PORCH

NEW PORCH

NEW WALK

PATIO

GATE

EXISTING STRUCTURE

NEW STRUCTURE

7' HIGH PRIVACY FENCE  
PINE TREES

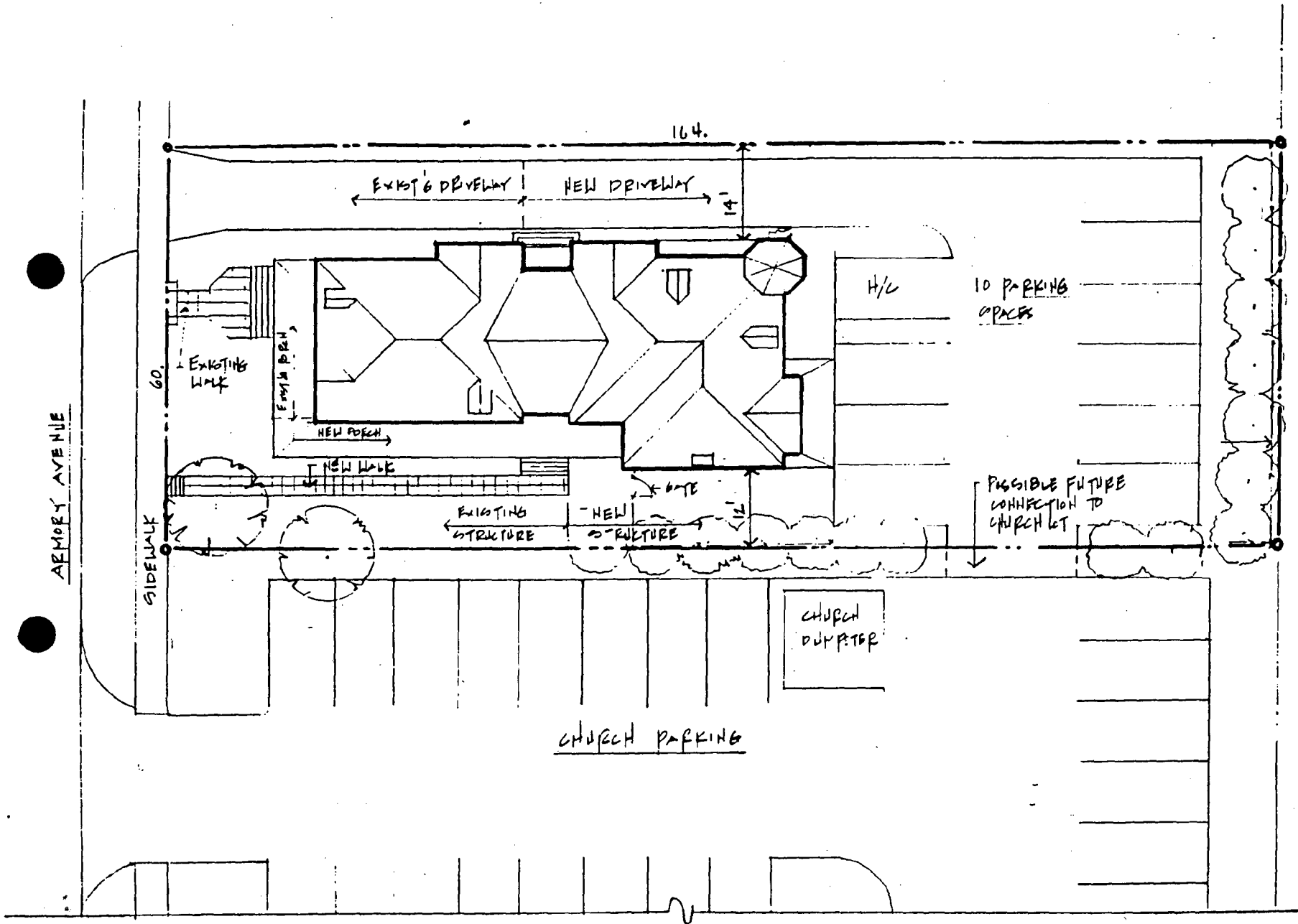
CHURCH  
DISPENSER

CHURCH PARKING

SITE PLAN - PHASE ONE

1" = 20'-0"

RESIDENTIAL  
\* OFFICE USE



SITE PLAN - PHASE TWO - OFFICE  
1" = 20'-0" USE ONLY



PERMITTED HEIGHTS  
LELAND AVENUE

ELEMENT	PERMITTED PER HEIGHT OF ZONE	EXISTING BUILDING ELEMENTS - 1991	PROPOSED BUILDING ELEMENTS - 1993 PLAN	CHANGE REQUIRED?
BUILDING LOT COVERAGE	60% MAX.	150% MAX.	200% MAX.	YES
FLOOR AREA RATIO (F.A.R.)	1.5 MAX.	2.5 MAX.	0.5 MAX.	YES
BUILDING HEIGHT	6 STORIES, 60' MIN.	3 STORIES, 25' MAX.	2 STORIES 25' MAX.	No
BUILDING SETBACKS				
FRONT (100 FT)	15' MIN.	15'	15'	No
SIDE (100 FT) R-20 ZONE	1' PER EACH 3' BUILDING HEIGHT 12' MIN	13'	13'	No
REAR (EAST) R-20 ZONE	"	10'	65'	YES
SIDE (SOUTH) R-60 ZONE	"	14'	12'	YES

SITE AREA: 9,825 SF

BUILDING DATA:

	FOOTPRINT	GROSS FLOOR AREA EXCLUDES ATTIC & BASEMENT
EXISTING BLDG. (INCLUDES PORCHES, INCLUDING NEW SITE PORCH)	1230 SF	1530 SF
ADDITION INCLUDES PORCHES	1180 SF	2050 SF
TOTAL	2410 SF	3580 SF



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION



WIDE (SOUTH) ELEVATION

ALL ROOF MATERIALS, PITCH,  
OVERHANGS DETAILS, ETC, TO  
MATCH

REMOVE ASBESTOS SIDING  
ON EXISTING HOUSE; PATCH, REPAIR  
& REPLACE WOOD PAINTED  
SIDING

POUCH DETAILING TO  
MATCH EXISTING

BRICK CHIMNEY  
PAINTED GERMAN  
SIDING  
WINDOWS TO MATCH  
EXISTING (TYPICAL)

EXISTING

NEW

SOUTH ELEVATION 1/8" = 1'-0"  
FARMING CHURCH PARKING





(17)



SEE NOTES, SHEET 7.

NORTH ELEVATION  $\frac{1}{8}'' = 1'-0''$   
FACING COMMERCIAL



SEE NOTES, SHEET 7

FISH SCALE TYPE  
SIDING

REAR ELEVATION  $\frac{1}{8}'' = 1'-0''$   
(FACING APARTMENTS)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue	Meeting Date: 9/22/93
Resource: Kensington Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 9/8/93	Report Date: 9/16/93
Applicant: George T. Myers	Staff: Nancy Witherell
PROPOSAL: Rear addition	RECOMMEND: Further study

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This preliminary consultation involves the proposed construction of an addition to a primary resource in the Kensington Historic District. Formerly a residence, the structure is now zoned for office use and is occupied by the applicant's architectural firm.

The map on the last page of the packet is marked to show the location of the property. Although the structure remains residential in character, it's original context has been lost. The building is surrounded by commercial development, including small non-contributing structures to the north, a parking lot to the south, and parking lots and large-scale buildings across the street to the west. However, the building is near a park across the street, and structures designated as secondary resources face Fawcett Street to the east of the applicant's property.

The building's footprint measures 1,060 square feet on a lot measuring 9,825 square feet, for coverage of under 11%. The applicant proposes a two-story addition that would more than double the footprint of the building to 2,400 square feet, for coverage of under 25%. The proposed addition, which retains the roof ridge height and general character of the house, is designed to incorporate the materials and irregular massing of the Queen Anne-style house.

The applicant has submitted two schemes, the first of which integrates a side porch on the south elevation with the existing front porch, and a longer one-story section on the north elevation. The second scheme leaves the front porch intact and utilizes a small entrance porch on the south elevation, instead. In addition, the north elevation features a smaller porch and a projecting bay.

## STAFF DISCUSSION

Constructing an addition on this structure would meet the purposes of Chapter 24A and be consistent with approved rear additions to primary resources in the Kensington Historic District. However, in the staff's judgment, the proposed addition is too large for the building. Although the addition's massing has been fairly well articulated, it would create, if built, a structure fundamentally different than the existing structure. Instead of a house that is fairly square in plan and organized under a hip roof, the structure would become a very long rectangle, with a length and massing that did not occur in houses of the period.

The staff would suggest, however, that a smaller addition could be constructed behind the existing house. The rear elevation is fairly flat and a well-articulated addition could be attached to it without distorting the architectural character of the building. The addition, if shorter, would solve the problem inherent in this proposal, particularly in scheme 1, of apparent bisymmetry on the north elevation. In general, the staff would recommend the approach shown in scheme 2, which keeps the original front porch separate from the new entrance on the side (south) elevation.

It is ironic that a longer addition, such as that proposed, would actually block views of non-contributing buildings and features to the north and south of the property. Nevertheless, the scale and architectural character of the resource itself must be preserved.

The applicant has submitted on page 3 of the packet the schematic site plan approved in 1991. It includes 7 parking spaces accessed by two driveways. Although some areas of greenspace would be preserved, the house would be virtually surrounded by paving when seen from the street. Pages 5 and 6 show, in two phases, the site plan the applicant would propose if an addition were approved by the HPC. In both schemes, only one driveway is proposed, thus saving greenspace at the front of the lot.

The staff notes, however, that the proposed site plan on page 6 shows the addition extending all the way to the paved parking lot. The absence of appropriate greenspace directly behind the structure--so that the building can continue to read as a historic residential structure--reinforces the staff's recommendation that the addition be made smaller and more sympathetic to the scale of the existing primary resource.

The applicant has done well to use the building as his office without altering its original residential character. His office sign, reviewed by the Commission in 1992, was designed to maintain that character. A smaller rear addition and appropriate landscaping could be designed to retain that historic residential character, as well.

November 1, 1993

Albert Randall, Chairperson, HPC  
23340 Frederick Road  
Clarksburg, Maryland 20871

Dear Mr. Randall,

I am disturbed by the capricious behavior of the Historic Preservation Commission in reaching its decision on the property at 10415 Armory Ave. in Kensington (HPC Case No. 31/6-930.) I do not believe it was proper for the Commission to approve a plan which more than doubled the footprint of a primary resource in the Historic District, nor to indicate approval of increased density of use well beyond that approved in the rezoning site plan, in order to spare the applicant the trouble of coming back with another plan!

Perhaps the Commission was unduly influenced by communications from the Mayor and Council of the Town of Kensington. The Mayor and Council do not represent the opinions of many Town residents who are concerned with the preservation of the Historic District.

Mr. Myers' surprise appearance at the beginning of the Town meeting on October 25 was not on the agenda, and those residents who might have spoken against his plan were not alerted to be present. I was present, and I heard Mr. Myers do the same thing he did before the HPC: he predicted easy approval by the HPC and "no problem" obtaining intensified site use, in order to gain approval from the Town. Subsequently, he claimed approval from the Town as a reason to get approval from the HPC. Next, no doubt, he will go before the Zoning Examiner and claim approval from the Town and the HPC in order to get zoning approval for intensified use. I find this a very manipulative way of operating. Unfortunately, it seems to work.

It should be noted that the only Kensington Town Council member with any history of interest in preservation, Mr. Wagner, voted against Mr. Myers' plan. He pointed out that Mr. Myers had neglected to mention HPC and Staff reservations about the size of his design. In addition, the Town engineer expressed concern about increased storm water run-off and potential storm drain problems associated with intensified use (paved parking, less green space.) The applicant said he had not yet considered these issues.

The HPC Commissioners did have an opportunity to hear many cogent arguments against the size of this project from concerned Kensington residents. They chose to ignore these arguments and their own reservations, apparently in order to "help" the applicant and spare him the trouble of coming before them again. Many people have been back many times for less. Such inconsistency is, at the least, lamentable.

Sincerely yours,

*Ilene Shulman*

Ilene Shulman  
10221 Montgomery Ave.  
Kensington, Md. 20895

cc: Commission members

Kensington LAP Report on Case #31/6-93 0

The property under consideration was re-zoned in 1991 for limited office use with the restriction that the site would not be developed more intensely than indicated in a plan showing a 650 square foot addition <sup>including</sup> with a deck, 7 parking spaces and extensive plantings. Mr. Meyers now wants to double the approved square footage, have 10 parking spaces, and omit plantings except for screening at the borders. This would require re-zoning approval for more intense <sup>use</sup> use. He wants the opinion of the HPC before proceeding with the zoning Board which entails an expense.

Mr. Meyers' house abuts that part of the Kensington business section which is <sup>entirely</sup> in the historic district. The house is a primary historic resource with a very pleasing Victorian design and is highly visible on three sides from Howard, Armory, and Knowles Avenues. It heralds the character of areas immediately outside the commercial district and is an excellent transitional property. Historic designation and limited office use were arrived at by lengthy and open processes as was pointed out the HPC <sup>staff</sup>.

The proposed development does not show respect for the primary resource or surrounding open spaces. The N and S aspects of the existing house would be completely overwhelmed by <sup>at the proposed</sup> equal-sized mirror image addition with ornamentation not characteristic of the original, making the structure look like a modern Victorian-style apartment house. Also, the proposed wrap-around porch would markedly change the W and S facades. Furthermore, any open grounds would be converted to parking spaces and driveways, with all plantings removed except for screening at the edges.

The present proposal should not be approved for a number of reasons.

1. First, the house is a primary historic resource and should be treated like any other historic house in Kensington. <sup>To my knowledge highly visible</sup> Additions <sup>relative</sup> of the proposed <sup>size</sup> have not been approved in Kensington.

2. Second, open space around a primary resource is a leading attribute of <sup>the</sup> ~~Kensington~~ <sup>historical district</sup>. The proposed expanded structures would not only alter the streetscape by filling the lot, but also would <sup>significantly</sup> obliterate the <sup>open</sup> view of trees and sky when looking N or S on Armory.

3. Third, proximity to a commercial area has not by precedent been a reason to allow inappropriate changes to a primary historic resource. It is apparent on visiting the site that an enlarged 3-story structure on <sup>its elevated lot</sup> ~~high ground~~ would oppressively overshadow adjacent low level properties and would detract from one of the most attractive commercial areas in Town.

4. Fourth, limited development was part of the 1991 rezoning procedure and should not be abrogated. Intensity of use as well as appearance are important considerations in preserving neighborhoods. Unless transitional properties like this are limited to a transitional degree of useage, further encroachment of commercial on redidential zones can be anticipated. For example, why does the proposed plan show a possible connection to the nextdoor R-60 zoned parking lot?

5. Finally, there are several confusing aspects to the application itself which <sup>may have</sup> led to unwarranted positive comments by the <sup>HPC</sup> Staff. The footprint of additions in the plan submitted for consultation is actually not decreased in the present plan; it appears that a planned new porch is simply subtracted from the category of new structures and added to the category of existing structures. Also, the patio, fewer parking spaces, and more greenery, which the staff commended is <sup>only</sup> ~~part~~ of a transitional plan which actually will be changed to <sup>add</sup> several more parking spaces, <sup>delete the</sup> no patio, and <sup>remove</sup> no greenery in the final form.

To summarizing changes should be limited to the 1991 rezoning agreement.

*N.R. Shulman*  
N.R. Shulman

*N.R. Shulman*





October 26, 1993

Ms. Nancy Witherell  
Historic Preservation Commission  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Nancy:

At the regular meeting of Mayor and Council on October 25, 1993, the majority of the Town Council voted to support George Myer's proposed addition and site alterations at 10415 Armory Ave. with the conditions that, at the proper time, the Town will review parking, stormwater management and public space improvements.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jack Jones".

Jack Jones  
Mayor

cc. George Myers  
Town Council

**Kensington Historical Society  
P.O. Box 453  
Kensington, Maryland 20895**

25 October 1993

Dear Members of the Historic Preservation Commission:

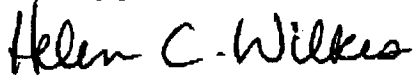
I am writing to express my opinion, on behalf of the Kensington Historical Society, regarding the proposed addition to 10415 Armory Avenue.

The applicant has proposed some changes to the existing house which are laudable--notably, the restoration of the original wood siding and the treatment of detailing and of materials in general. The applicant has also shown some sensitivity to the compatibility of massing of the new addition. However, the proposed addition is disproportionately scaled, such that the primary resource is overshadowed, perhaps even overwhelmed, by the new addition.

The proposed addition reverses the appropriate relationship of a primary resource to its addition--that is, by overshadowing the original structure by virtue of its greater size, it detracts from the reading of that historic resource as "primary". Because of the depth and breadth of the adjacent church parking lot, the proposed south facade would be highly visible and prominent and would, due to its greater size and forward-projected massing, compete with the reading of the original house as a primary resource.

The addition should certainly be reduced to a size which defers appropriately to the original structure. In spite of its unique position as an "isolated" historic resource, the house is still a primary resource, and the proposed addition should be denied in keeping with Section 24A-8 of the Historic Preservation Ordinance, as "the alteration...would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement, or ultimate protection of the historic site, or historic resource..."

Sincerely yours,



Helen Crettier Wilkes, A.I.A.  
Historic Preservation Chair

ST. PAUL'S METHODIST CHURCH  
10401 ARMORY AVENUE \* KENSINGTON, MARYLAND 20895

*Pastors*

CHESTER W. KIRK  
ANNE YARBROUGH

*Telephone*  
(301)933-7933

*Minister of Education & Youth:*  
RICHARD L. BUCKINGHAM

October 25, 1993

Historic Preservation Commission  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20919-3760

Re: Proposed Addition to 10415 Armory Avenue  
Application of George T. Myers

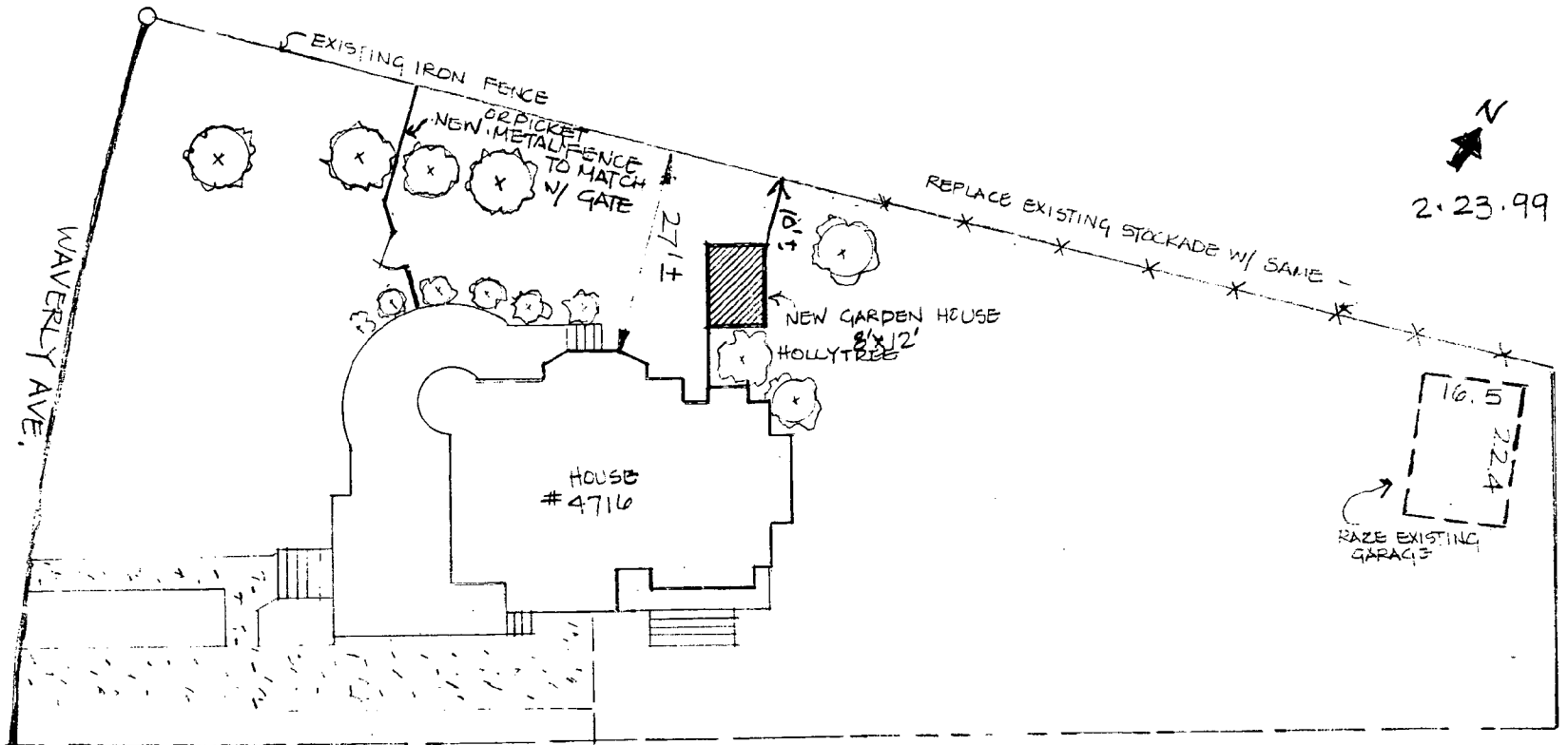
To the Commission:

On behalf of St. Paul's Methodist Church, I have reviewed the proposed plans for the above referenced addition. I find that the new addition will not only improve the aesthetic quality of the structure as a whole, but it will also visually block the unsightly low commercial structures to the north. In short, the structure as shown on the drawings, combined with the landscaping along the property line, will be a welcome improvement as far as the church is concerned. We sincerely hope that the Commission approves the application.

Sincerely,

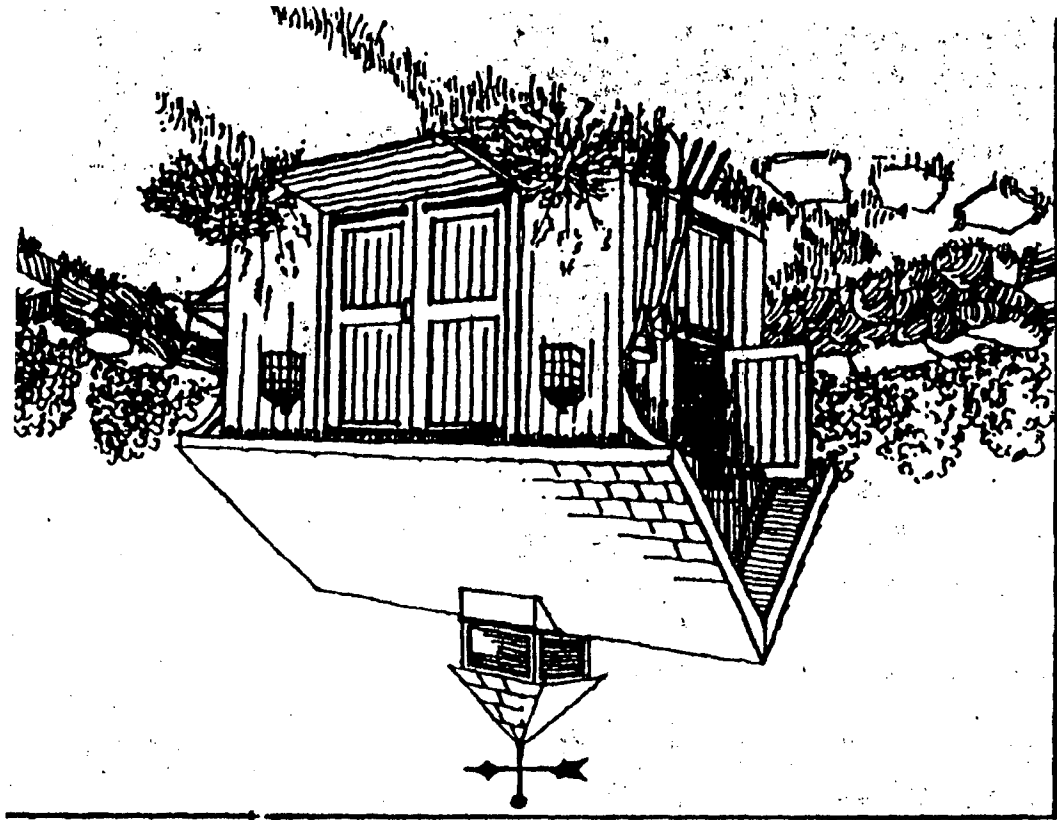


Ken Rhodes  
President, Board of Trustees



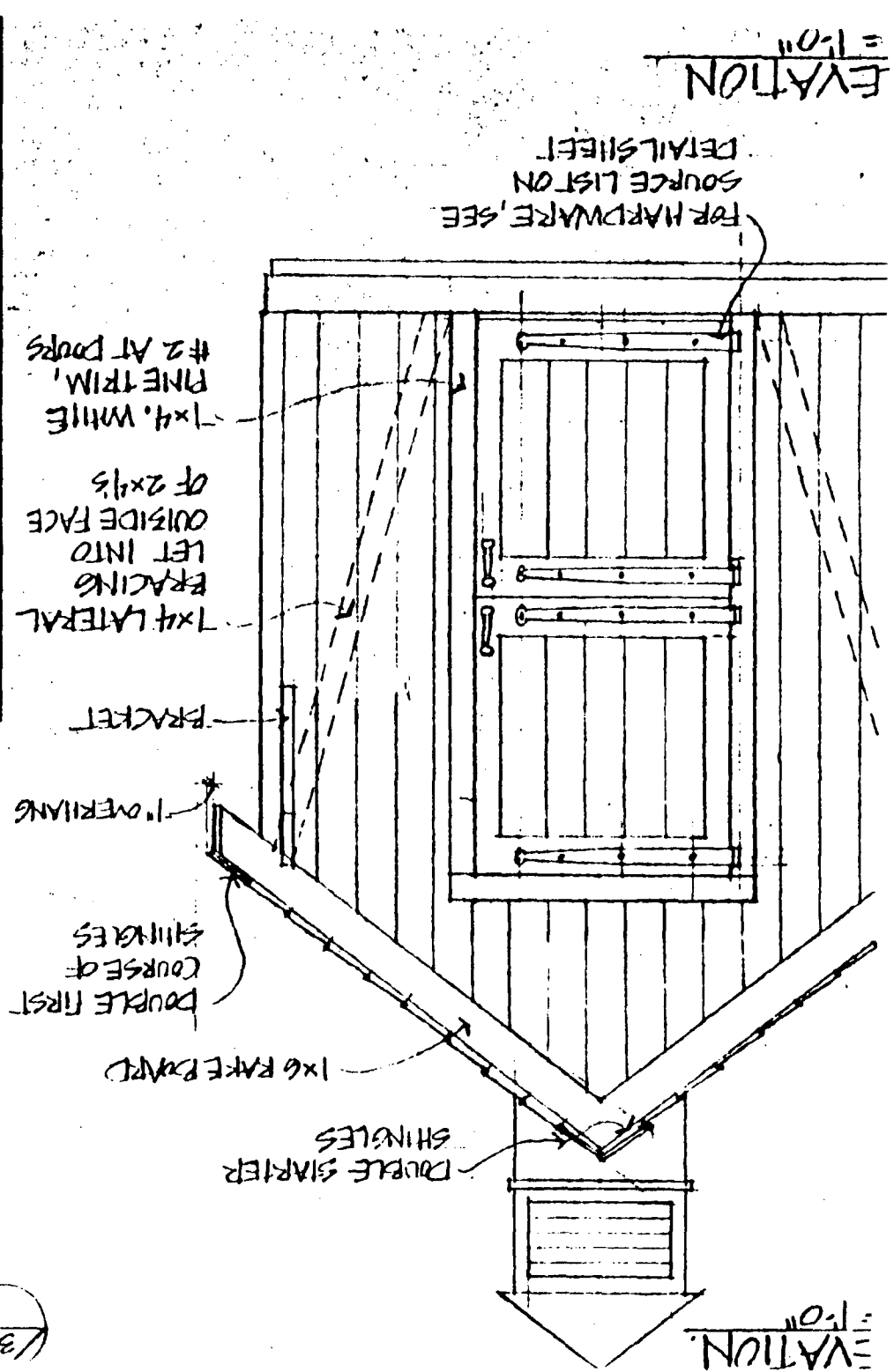
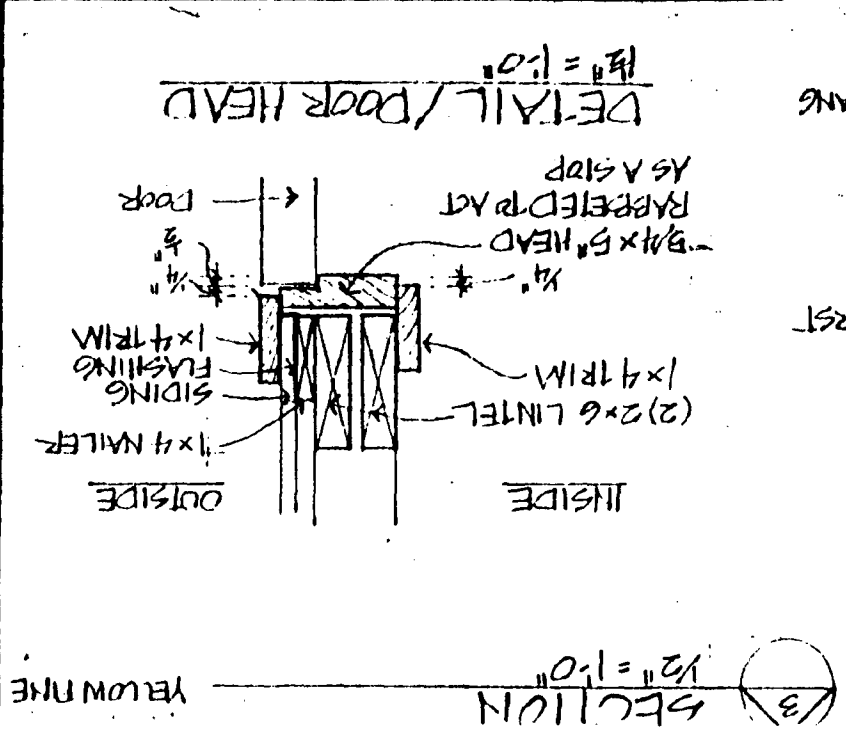
OPTION 1 - GARDEN HOUSE - SALMON 2124.99





Gardensheds

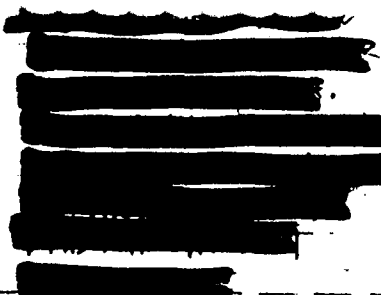
© Nellie Ahl 1994



FOUNDATION OF  
CRUSHED STONE.  
STRUCTURE ATTACHED  
TO GROUND AT FOUR  
CORNERS

(1) ELEVATION  
1/2" = 1'-0"

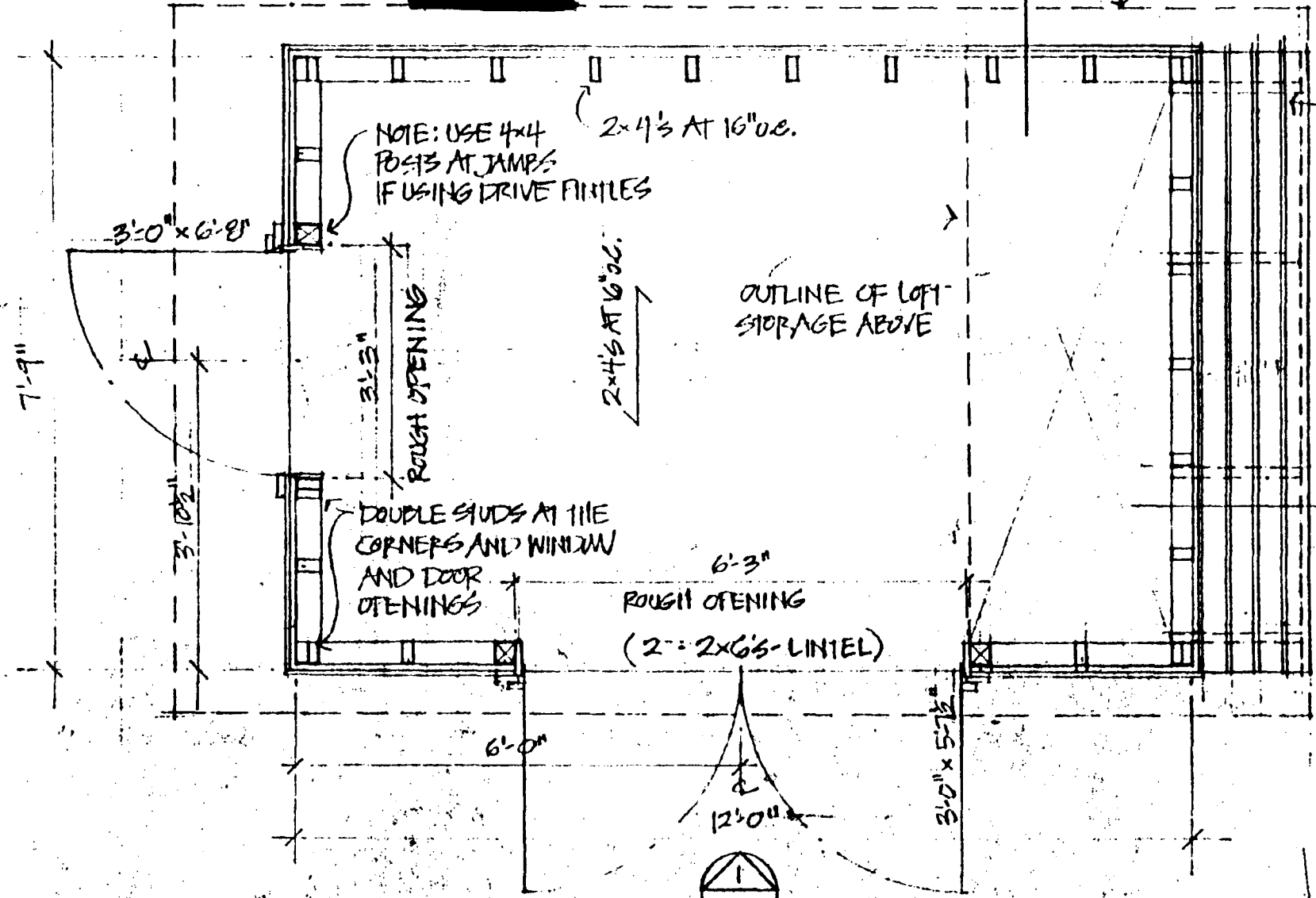
(2)



(SIM) (NO DOOR-)

(3)

OUTLINE OF OVERHANGS



NOTE: USE 4x4  
POSTS AT JAMBS  
IF USING DRIVE FITTLES

2x4'S AT 16"oc.

OUTLINE OF LOFT  
STORAGE ABOVE

DOUBLE STUDS AT THE  
CORNERS AND WINDOW  
AND DOOR  
OPENINGS

6'-3"  
ROUGH OPENING  
(2 - 2x6'S - LINTEL)

PLAN  
1/2" = 1'-0"

(4)

(2)

(2.1)

(4)

1x4 LATERA  
BRACING LI  
INTO CRUIZIT

SEE 1 EIA  
FOR  
2.3  
FOR  
1x6 BRACI

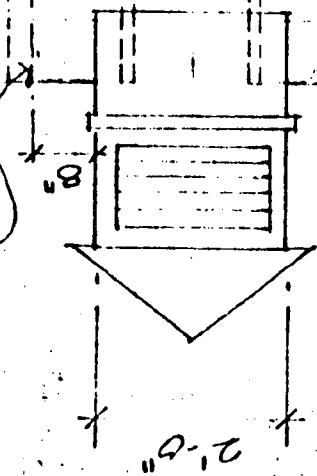
PROVIDE AN  
ADDITIONAL  
2x6 INSTALLING  
A SHIPMENT

1x6, 2-6" GROOVE,  
#2, WHITE PINE  
SILLING

OVERHANG  
RAKE WITH  
SHINGLES IN

OFFSET SPACE  
BETWEEN SHINGLES  
1/2" (MINIMUM) REP-  
THREE SUCCESSIVE  
(COUPLES)

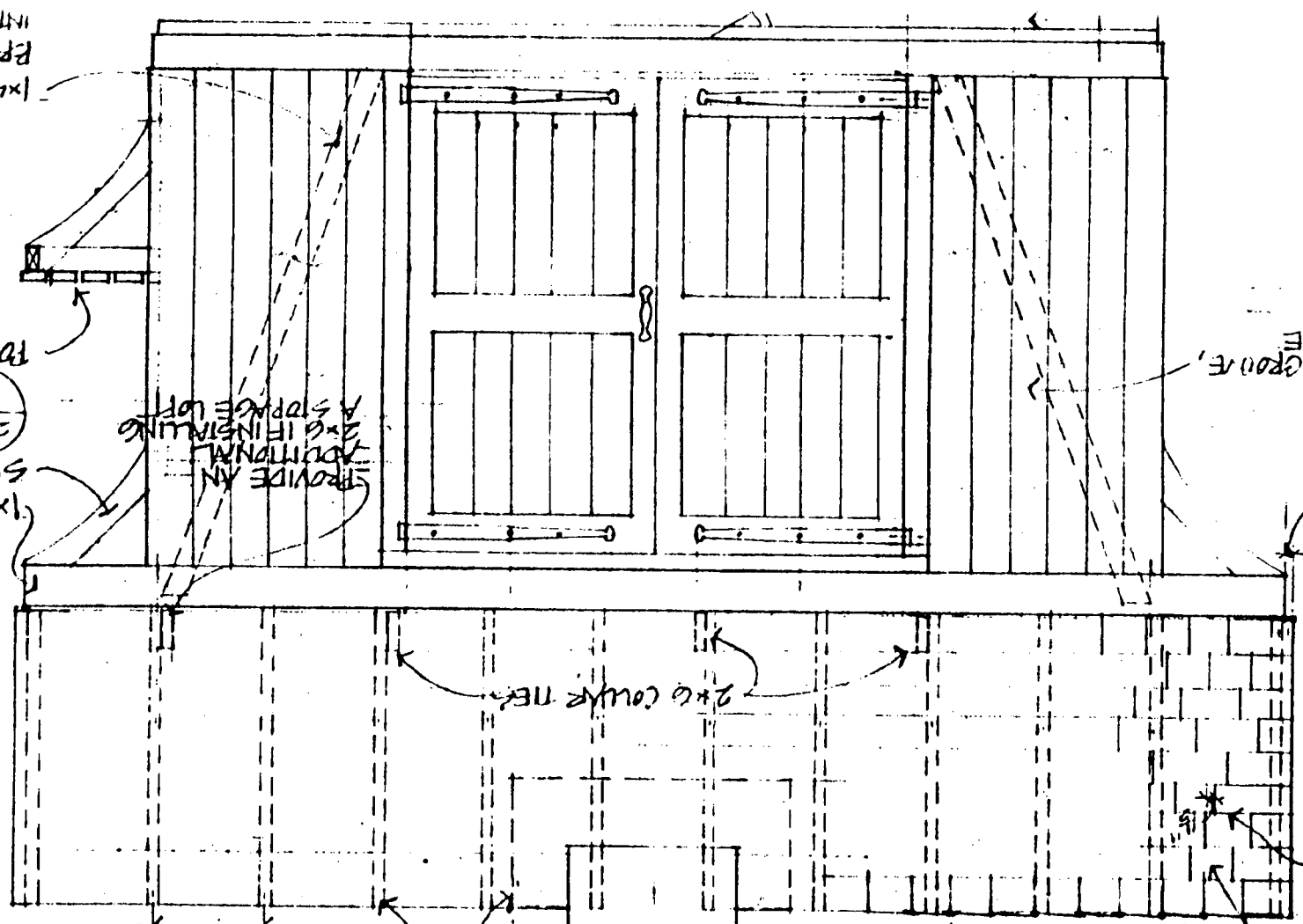
FLASH IF  
INSTALLING  
CURVA  
(BOILED OIL) IN  
2x6 RAFTERS  
1/4"



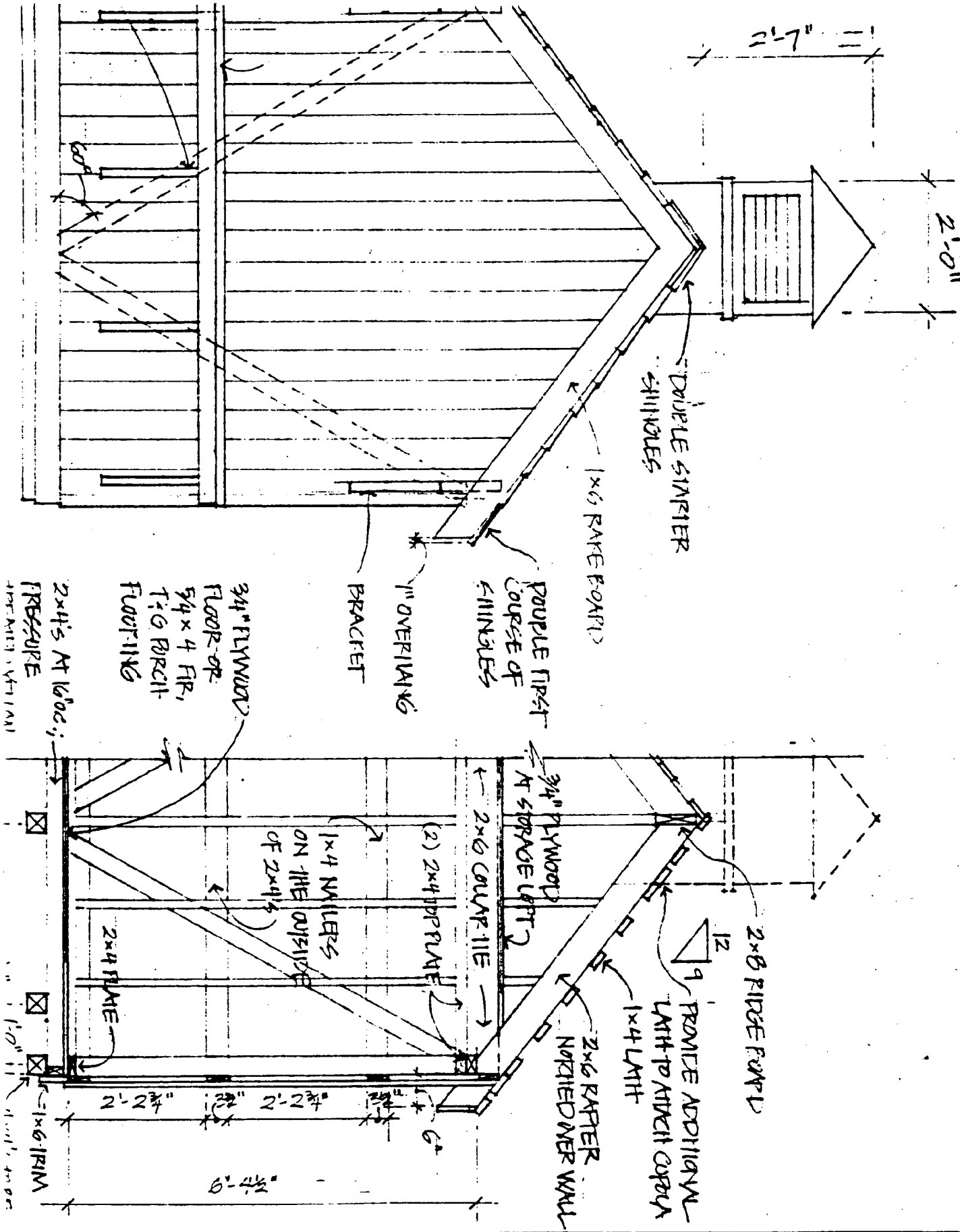
5" EXPOSURE  
PREVAILING WIND  
DIRECTION OF

ALTERNATE LAP  
DIRECTION OF  
RIDGE SHINGLES

RANDOM WHIRLS,  
IN 1 GRADE,  
CEDAR SHINGLES,  
24" LONG WITH 7"  
EXPOSURE



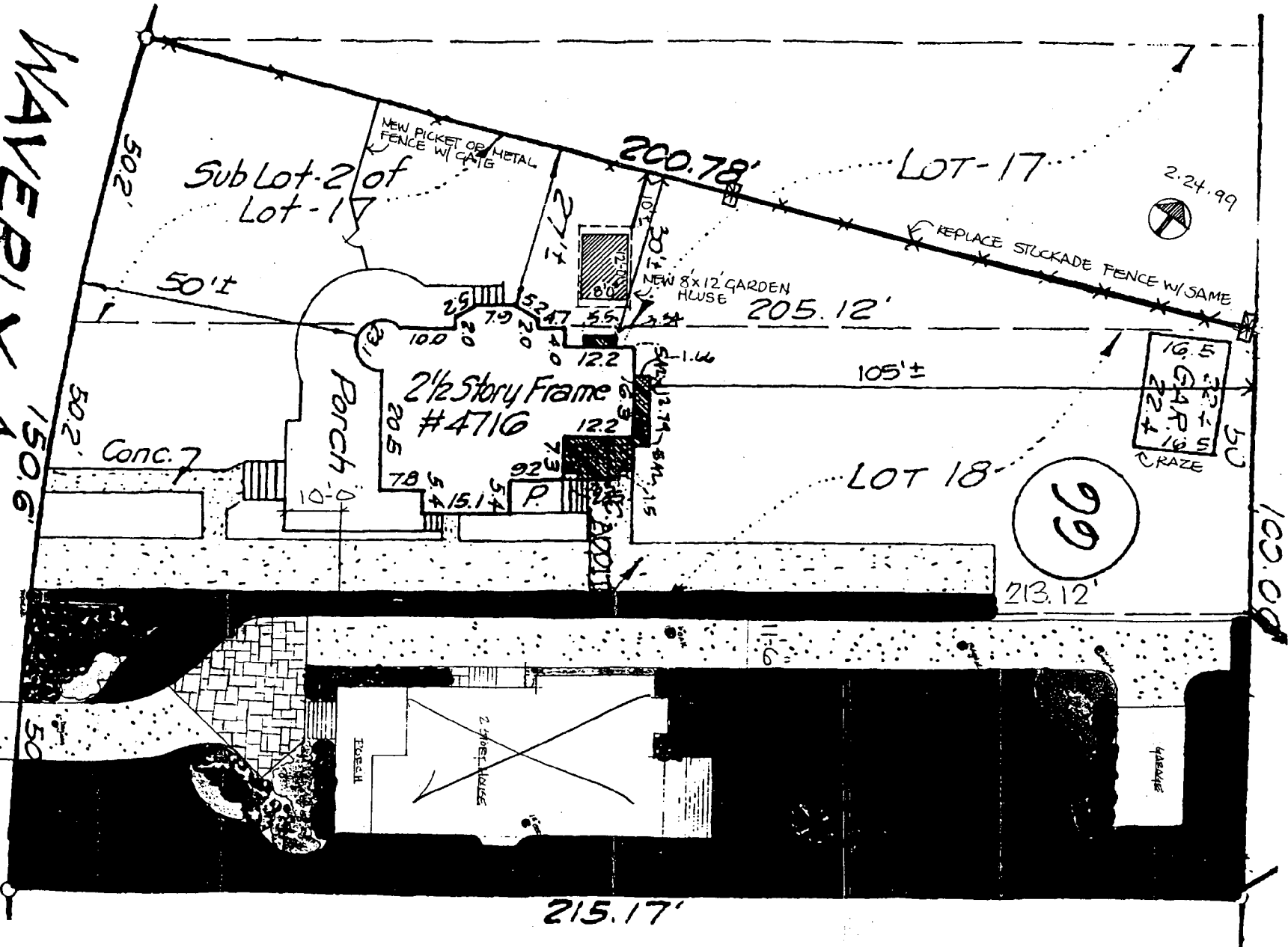




**DESIGN  
B**

rights reserved to the author of these plans. These plans are  
 exclusive property of Nellie Abl. Any copying or other use of

WAVERLY AVENUE



215.17'





# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13/019254

NAME OF PROPERTY OWNER GEORGE T. MYERS TELEPHONE NO. 301 942 9062  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10415 ARMORY AVENUE KENSINGTON MD 20895  
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY GTM ARCHITECTS TELEPHONE NO. 301 942 9062  
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION NUMBER H 8383

LOCATION OF BUILDING/PREMISE

House Number 10415 Street ARMORY AVENUE

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street KNOWLES AVENUE

Lot 1 Block 2 PART OF Subdivision R.B. DETRICK'S SUBDIVISION PLAT BOOK B PLAN 30  
Parcel \_\_\_\_\_

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

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

Construct	<u>Extend/Add</u>	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

2. 2 SAWN ADDITION.

1B. CONSTRUCTION COSTS ESTIMATE \$ UNKNOWN.

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

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.

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date 10-5-93

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

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date \_\_\_\_\_

APPLICATION/PERMIT NO: 93105-062 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: 10/27/93
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93 O	Tax Credit: No
Public Notice: 10/14/93	Report Date: 10/20/93
Applicant: George T. Myers	Staff: Nancy Witherell
PROPOSAL: Construct rear addition	RECOMMEND: Approve with condition

---

The proposal before the Commission is similar to a preliminary consultation held between the applicant and the HPC on September 22, 1993. The applicant's previous submission and the staff report for that review are attached at the back of this report.

At that meeting, the applicant presented a proposal to build an addition that would more than double the size of a primary resource in the Kensington Historic District. The house is situated in the commercial part of Kensington and is, in fact, not adjacent to any other primary resources. On either side are a church parking lot and a non-historic one-story brick commercial structure, across Armory Avenue are large scale commercial structures and parking lots, and behind the property are brick apartment buildings listed as secondary resources.

The five commissioners at the September 22 meeting discussed the issue of compatibility of the addition with the house's context, as opposed to the compatibility of the addition to the house itself. It was understood by all that the addition would radically alter the house, but was also acknowledged by all that the house's original context has been radically changed. Several Commissioners questioned the inclusion of the resource in the historic district. All agreed that the site is unique and that a decision concerning this property would not reflect on decisions made about proposed additions to other primary residential structures in the historic district in the past or future.

Two Commissioners stated that the addition should be reduced somewhat; three Commissioners stated that the addition was acceptable as proposed. All Commissioners agreed that a fully attached addition (as opposed to the use of a hyphenated structure or a separate structure) was most appropriate.

## STAFF DISCUSSION

In the HAWP proposal before the Commission, the applicant has redesigned the rear addition, altering the roof form and the projections, especially on the south and east elevations. The turret has been moved to the north elevation. The footprint of the new addition has been reduced by 160 square feet and the gross floor area by 150 square feet. New materials, including windows and roofing, would match the existing. The asbestos cladding on the house would be removed and the existing wood siding underneath would be patched, repaired, or replaced as necessary.

The applicant previously showed the Commission two options for treatment of the front porch. The staff had recommended the simpler treatment, which left the front porch intact and created a separate stoop on the south elevation. There was no discussion of this issue at the September meeting, and the applicant has elected to proceed with his preferred design, which is to continue the porch around the corner to create a wrap-around porch. The staff acknowledges that the wrap-around porch provides additional articulation on this elevation--the most exposed side of the building--but still expresses reservations at altering the front porch of the house.

The staff continues to focus in the analysis of this project on the designation of this house as a primary resource in the historic district, while fully recognizing the arguments concerning loss of original context put forth by the applicant and concurred in by the Commission during the preliminary consultation. The staff, therefore, is troubled not only by a proposal that would so substantially alter a primary resource but by the apparent consensus that the designation process erred in the determination made about this property. Staff believes that it is important to uphold decisions previously made about properties during the lengthy and open designation process.

Despite this concern, however, the staff also fully concurs with the analysis of the site's context as discussed at the September meeting and is prepared to recommend that the project be approved. The staff has come to this conclusion also in part because other large-scale additions have been approved by the HPC for houses of a similar size in the past year. In each of these other cases--in the Kensington Historic District and in other districts--the footprint of the house was expanded appreciably or even doubled and staff was satisfied that the Commission fully considered the effect of such additions on the character of not only the house but the character of the historic district as a whole.

The applicant has responded positively to the recommendation in the previous staff report to enhance landscaping at the rear of the house. Decreased parking spaces, increased greenspace, and a patio are the result.

STAFF RECOMMENDATION

The staff strongly recommends that the Commission direct the applicant to find ways to reduce the addition further as a condition of approval, but recommends that the proposal be found consistent with the purposes of Chapter 24A. The staff bases its recommendation on the stated judgment of Commissioners at the September 22, 1993, meeting, the substantially altered context of the house, and the precedent of other approved large additions to primary resources in this and other historic districts.

The staff relies on the following criteria:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and Standards #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13 / 01019254

NAME OF PROPERTY OWNER GEORGE T. MYERS TELEPHONE NO. 301 942.9042  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10415 ARMORY AVENUE KENSINGTON MD. 20895  
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. \_\_\_\_\_  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY GTM ARCHITECTS TELEPHONE NO. 301 942 9062  
(Include Area Code)

REGISTRATION NUMBER H 8385

LOCATION OF BUILDING/PREMISE

House Number 10415 Street ARMORY AVENUE  
(north side of road, to right of center line, unless otherwise noted)

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street KNOWLES AVENUE

Lot 2 Block 2 PART OF Subdivision REB. DETRICK'S SUBDIVISION, PLAT BOOK B, PAGE 30

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

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |           |                   |                |        |            |      |         |           |          |
|-----------|-------------------|----------------|--------|------------|------|---------|-----------|----------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Wreck/Raze | Move | Install | Revocable | Revision |
|-----------|-------------------|----------------|--------|------------|------|---------|-----------|----------|
- Circle One: A/C Slab Room Addition  
Porch Deck Fireplace Shed Solar Woodburning Stove  
Fence/Wall (complete Section 4) Other
- 1B. CONSTRUCTION COSTS ESTIMATE \$ UNKNOWN
- 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? 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.

4



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 STRUCTURE IS A 2 1/2 STORY RESIDENTIAL TYPE  
STRUCTURE, VICTORIAN IN STYLE. IT IS PART OF  
KENSINGTON HISTORICAL DISTRICT, THOUGH IT IS  
SURROUNDED BY NON-HISTORICAL PROPERTIES, ALL  
OF NON-RESIDENTIAL (SINGLE FAMILY) USE.

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

THE PROPOSAL IS TO ADD AN APPROXIMATELY 2,000 SF  
EXPANSION, TO BE USED INITIALLY FOR RESIDENTIAL  
PURPOSES. HOWEVER, THE STRUCTURE WILL AT  
SOME POINT BE USED FOR OFFICE / COMMERCIAL  
PURPOSES (THE PROPERTY IS O/M ZONED), AND THEREFORE  
SHOULD BE REVIEWED AS SUCH.

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:

ALL STYLING, DETAILS, ETC WILL MATCH EXISTING.

IN ADDITION, WE PROPOSE TO REMOVE THE NON-HISTORICAL ASBESTOS SIDING FROM THE ORIGINAL STRUCTURE & RETURN IT TO ITS ORIGINAL PAINTED CLAPBOARD.

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

REFER TO DRAWINGS.

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

REFER TO DRAWINGS.

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.

1. Name ST. PAUL'S METHODIST CHURCH  
 Address ~~10401 ARMOY AVE~~ 10401 ARMOY AVE.  
 City/Zip KENSINGTON, MD. 20895.
2. Name ROBERT MCCHESNEY JR. (10401 ARMOY ~~AV~~ AVE.)  
 Address 4429 HAVERFORD DRIVE  
 City/Zip ROCKVILLE, MD. 20853

3. Name WYSTER CORPORATION  
Address 3760 HOWARD AVE.  
City/Zip WILMINGTON, 20895
4. Name JANE S. DAVOLI (APARTMENTS)  
Address 2501 EAST MEREDITH ST.  
City/Zip VIENNA, VIRGINIA 22180
5. Name SAFEWAY STORES 98 INC.  
Address 4TH & JACKSON ST.  
City/Zip OAKLAND, CA. 94660
6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

19

**PROPOSED ADDITION  
TO  
10415 ARMORY AVENUE**

**GTM Architects**

OCTOBER 6, 1993

ZONE C-2  
USE: COMMERCIAL

ZONE C-2  
USE: COMMERCIAL

ZONE C-2  
USE: COMMERCIAL

EXISTING  
DRIVEWAY

10415 ARMORY

LOT 1, BLOCK 2  
9,826 SF

ZONE: OM  
USE: RESIDENTIAL  
& OFFICE

ZONE R-20  
USE: MULTI-  
FAMILY  
(APARTMENTS)

EXIST'G  
TREES

CHURCH  
DUMPSTER

ZONE R-20  
USE: MULTI-  
FAMILY  
(APARTMENTS)

ZONE R-60  
USE: CHURCH PARKING LOT

EXISTING SITE PLAN  
1" = 20'-0"



**Dewberry & Davis**  
 10011 ARMORY AVENUE  
 SUITE 100  
 GAITHERSBURG, MARYLAND 20878  
 (301) 948-1100

MONTGOMERY COUNTY, MARYLAND

ZONING APPLICATION G-680  
 REVISED SCHEMATIC DEVELOPMENT PLAN  
**CRANDON PROPERTY**

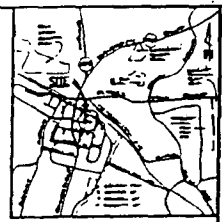
13TH ELECTION DISTRICT

NOV. 1990

1/8" = 1'-0"

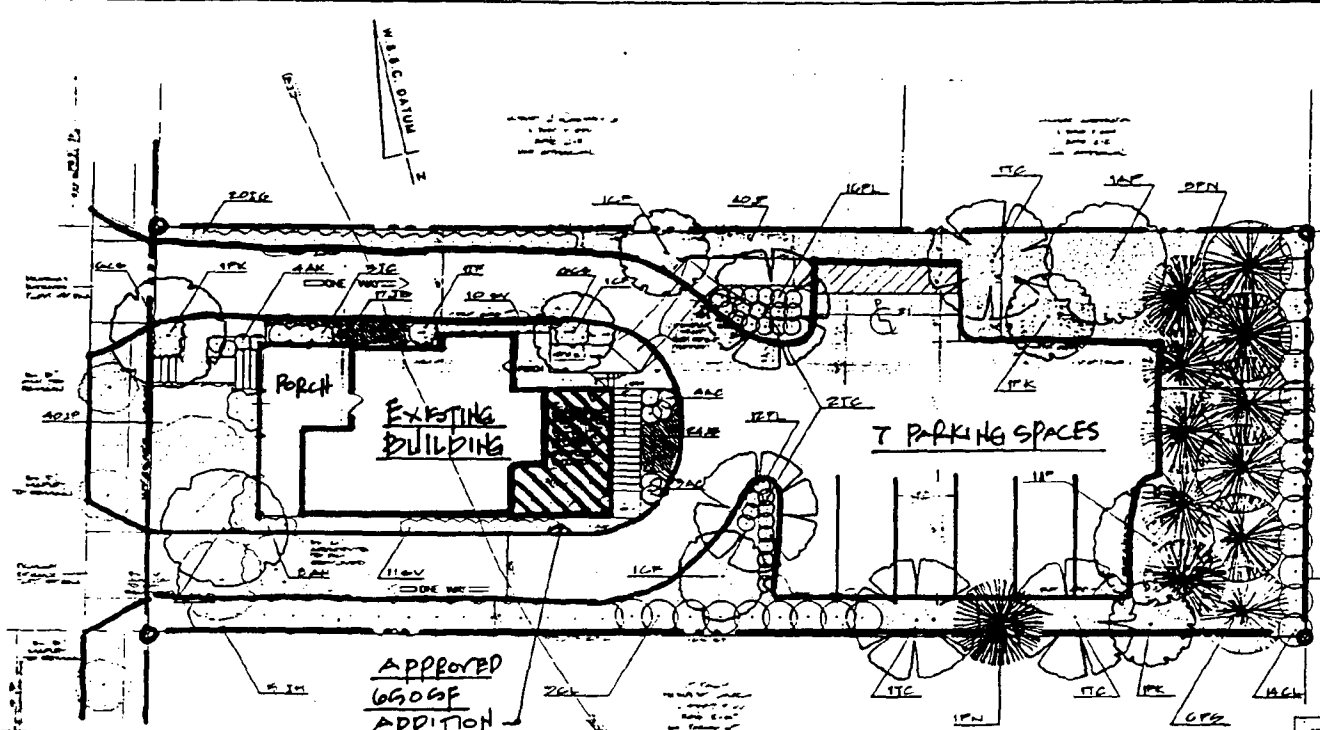
1-1

DP - 163



VICINITY MAP  
 SCALE 1" = 100'

**APPROVED SCHEMATIC  
 SITE DEVELOPMENT  
 PLAN - 1991**



**PLANTING SCHEDULE**

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
<b>TREES</b>		
1	1	Small flowering tree
2	1	Small tree
3	1	Small tree
4	1	Small tree
5	1	Small tree
6	1	Small tree
7	1	Small tree
8	1	Small tree
9	1	Small tree
10	1	Small tree
<b>SHRUBS</b>		
11	1	Small shrub
12	1	Small shrub
13	1	Small shrub
14	1	Small shrub
15	1	Small shrub
16	1	Small shrub
17	1	Small shrub
18	1	Small shrub
19	1	Small shrub
20	1	Small shrub

**BINDING ELEMENTS**

ELEMENT	PERMITTED/REQUIRED STYLED PER SIGN	MINIMUM HEIGHT BY SIGN CODE
WALLING	40' MAXIMUM	40' MAXIMUM
FLOOR AREA RATIO (FAR)	3.2 MAXIMUM	0.54 MAXIMUM
BUILDING HEIGHT	3 STOREY MAXIMUM, 40' MAXIMUM	3 STOREY MAXIMUM, 33' MAXIMUM
BUILDING SETBACKS		
FRONT (STREET) SIGHT-TRIP	10' MINIMUM	11' MINIMUM
SIDE (NORTH) 0-10' SIDE	1' PER EACH 3' BUILDING HEIGHT (MINIMUM 11' MINIMUM)	11' MINIMUM
REAR (EAST) 0-20' SIDE	1' PER EACH 3' BUILDING HEIGHT (MINIMUM 11' MINIMUM)	11' MINIMUM
SIDE (SOUTH) 0-20' SIDE	1' PER EACH 3' BUILDING HEIGHT (MINIMUM 11' MINIMUM)	11' MINIMUM
FREEZED AREA	20' MINIMUM	20' MINIMUM

ITEM	AMOUNT	UNIT	REMARKS
EXISTING BLDG.	0.00	SQ. FT.	
PROPOSED BLDG.	0.00	SQ. FT.	
TOTAL BLDG.	0.00	SQ. FT.	
EXISTING BLDG. CHANG. FLOOR AREA	1,041	SQ. FT.	
PROPOSED BLDG. CHANG. FLOOR AREA	2,111	SQ. FT.	
TOTAL BLDG. CHANG. FLOOR AREA	3,152	SQ. FT.	
EXISTING BLDG. FOOTPRINT	2,000	SQ. FT.	
PROPOSED BLDG. FOOTPRINT	3,111	SQ. FT.	
TOTAL BLDG. FOOTPRINT	5,111	SQ. FT.	
PLANTING REQUIRED	3.00	SQ. FT.	
PLANTING SUPPLIED	6.00	SQ. FT.	

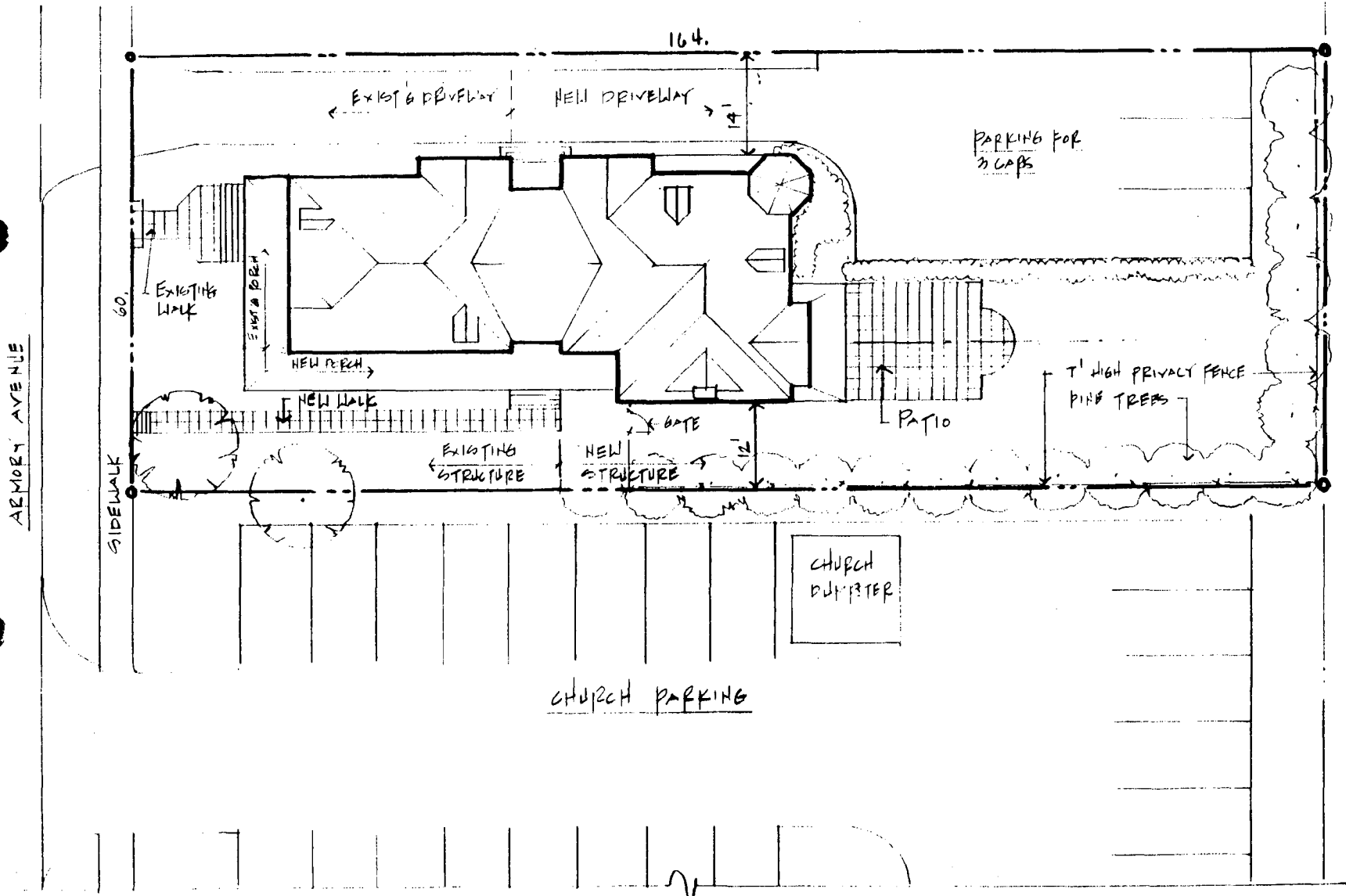
GENERAL NOTES:  
 1. SHOWN INFORMATION FROM DEED AND PLAT BOOK 2, PLAT 24, D.C. DISTRICT'S RECORDS. TOPOGRAPHY FROM 1" = 100' SCALE TOPOGRAPHIC MAPS, COURTESY FEDERAL 3.  
 2. THERE ARE NO NOTES OF WAYS, EASEMENTS, UTILITIES, OR LAND-TRAP ENCUMBRANCES ON THIS MAP. ACCORDING TO AVAILABLE RECORDS.  
 3. SUBJECT PROPERTY IS LOCATED IN GAITHERSBURG DISTRICT, REGION OF DISTRICT. ANYTHING WILL BE SUBJECT TO REVIEW BY DISTRICT'S CIVIL ENGINEERING DEPARTMENT.  
 4. THERE IS A CHANCE TO PROPERTY FROM ARMORY AVENUE AS SHOWN.  
 5. FURNISHED INFORMATION INTEND TO BE SUBMITTED.  
 DRAWN: CAROL CRISPIN  
 18011 ARMORY AVENUE  
 GAITHERSBURG, MARYLAND 20878

NOTE: LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPING AND DEVELOPMENT PLAN BY WEWERKA & CRISPIN DESIGN GROUP, INC  
 MODIFIED BY DEWBERRY & DAVIS

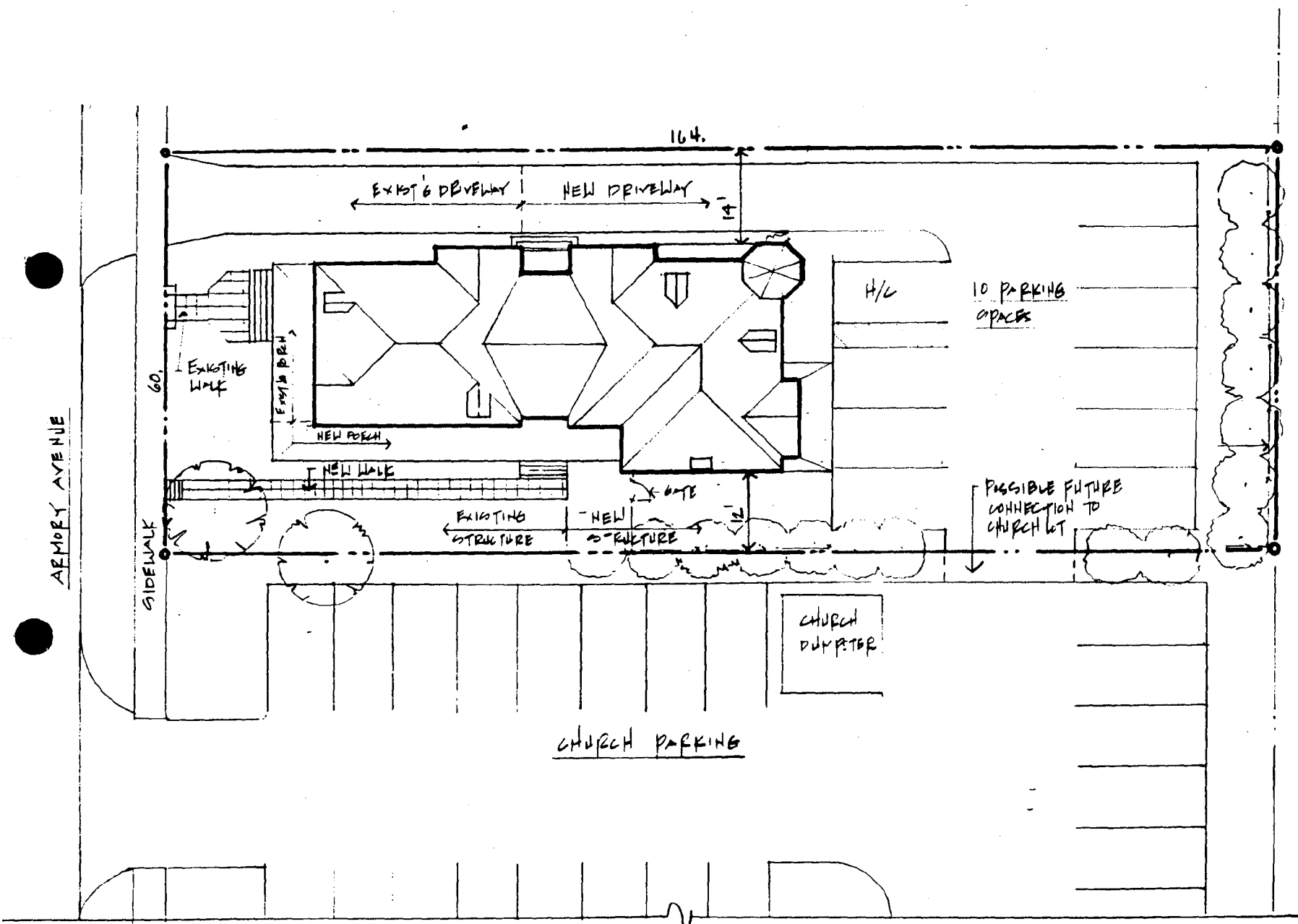


10011 Armory Avenue	10011 Armory Avenue
10011 Armory Avenue	10011 Armory Avenue
10011 Armory Avenue	10011 Armory Avenue



SITE PLAN - PHASE ONE  
 1" = 20'-0"  
 RESIDENTIAL  
 \* OFFICE USE





SITE PLAN - PHASE TWO - OFFICE USE ONLY  
1" = 20'-0"



OUTLINE SUMMARY: 10415 APPROXIMATE  
 LEISURE/RECREATION

ELEMENT	PERMITTED PER UTIL. OF ZONE	EXISTING BUILDING ELEMENTS - 1991 PLAN	PROPOSED BUILDING ELEMENTS - 1993 PLAN	CHANGES REQUIRED?
BUILDING LOT COVERAGE	60% MAX.	15% MAX.	30% MAX.	YES
FLOOR AREA RATIO (F. & F.)	1.5 MAX.	0.3 MAX.	0.5 MAX.	YES
BUILDING HEIGHT	5 STORIES, 60' MAX.	3 STORIES, 25' MAX.	2 STORIES, 25' MAX.	NO
BUILDING SETBACKS				
FRONT (WEST)	15' MIN.	15'	15'	NO
SIDE (NORTH) C-2 ZONE	1' BREACH 3' BURN HEIGHT 12' MIN	13'	13'	NO
REAR (EAST) R-20 ZONE	"	90'	65'	YES
SIDE (SOUTH) R-60 ZONE	"	14'	12'	YES

SITE AREA: 9,825 SF

BUILDING DATA:

	FOOTPRINT	GROSS FLOOR AREA EXCLUDES ATTIC & BASEMENT
EXISTING BLDG. (INCLUDES PORCHES, INCLUDING NEW SIDE PORCH)	1230 SF <del>150</del> 1100	1530 SF
ADDITION (INCLUDES PORCHES)	1180 SF	2050 SF
TOTAL	2410 SF 2280	3580 SF

ALL ROOF MATERIALS, PITCH,  
OVERHANG DETAILS, ETC., TO  
MATCH

REMOVE ASBESTOS SIDING  
ON EXISTING HOUSE; PATCH, REPAIR  
& REPLACE WOOD PAINTED  
SIDING

POORCH DETAILING TO  
MATCH EXISTING

BRICK CHIMNEY  
PAINTED GERMAN  
SIDING  
WINDOWS TO MATCH  
EXISTING (TYPICAL)

← EXISTING

NEW →

SOUTH ELEVATION 1/8" = 1'-0"  
FACING CHURCH PARKING





← NEW | EXISTING →

SEE NOTES, SHEET 7.

NORTH ELEVATION  
FACING COMMERCIAL  
1/8" = 1'-0"



SEE NOTES, SHEET 7

FISH SCALE TYPE  
SIDING

REAR ELEVATION  $\frac{1}{8}'' = 1'-0''$   
(FACING APARTMENTS)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue	Meeting Date: 9/22/93
Resource: Kensington Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 9/8/93	Report Date: 9/16/93
Applicant: George T. Myers	Staff: Nancy Witherell
PROPOSAL: Rear addition	RECOMMEND: Further study

---

This preliminary consultation involves the proposed construction of an addition to a primary resource in the Kensington Historic District. Formerly a residence, the structure is now zoned for office use and is occupied by the applicant's architectural firm.

The map on the last page of the packet is marked to show the location of the property. Although the structure remains residential in character, it's original context has been lost. The building is surrounded by commercial development, including small non-contributing structures to the north, a parking lot to the south, and parking lots and large-scale buildings across the street to the west. However, the building is near a park across the street, and structures designated as secondary resources face Fawcett Street to the east of the applicant's property.

The building's footprint measures 1,060 square feet on a lot measuring 9,825 square feet, for coverage of under 11%. The applicant proposes a two-story addition that would more than double the footprint of the building to 2,400 square feet, for coverage of under 25%. The proposed addition, which retains the roof ridge height and general character of the house, is designed to incorporate the materials and irregular massing of the Queen Anne-style house.

The applicant has submitted two schemes, the first of which integrates a side porch on the south elevation with the existing front porch, and a longer one-story section on the north elevation. The second scheme leaves the front porch intact and utilizes a small entrance porch on the south elevation, instead. In addition, the north elevation features a smaller porch and a projecting bay.

(A)

## STAFF DISCUSSION

Constructing an addition on this structure would meet the purposes of Chapter 24A and be consistent with approved rear additions to primary resources in the Kensington Historic District. However, in the staff's judgment, the proposed addition is too large for the building. Although the addition's massing has been fairly well articulated, it would create, if built, a structure fundamentally different than the existing structure. Instead of a house that is fairly square in plan and organized under a hip roof, the structure would become a very long rectangle, with a length and massing that did not occur in houses of the period.

The staff would suggest, however, that a smaller addition could be constructed behind the existing house. The rear elevation is fairly flat and a well-articulated addition could be attached to it without distorting the architectural character of the building. The addition, if shorter, would solve the problem inherent in this proposal, particularly in scheme 1, of apparent bisymmetry on the north elevation. In general, the staff would recommend the approach shown in scheme 2, which keeps the original front porch separate from the new entrance on the side (south) elevation.

It is ironic that a longer addition, such as that proposed, would actually block views of non-contributing buildings and features to the north and south of the property. Nevertheless, the scale and architectural character of the resource itself must be preserved.

The applicant has submitted on page 3 of the packet the schematic site plan approved in 1991. It includes 7 parking spaces accessed by two driveways. Although some areas of greenspace would be preserved, the house would be virtually surrounded by paving when seen from the street. Pages 5 and 6 show, in two phases, the site plan the applicant would propose if an addition were approved by the HPC. In both schemes, only one driveway is proposed, thus saving greenspace at the front of the lot.

The staff notes, however, that the proposed site plan on page 6 shows the addition extending all the way to the paved parking lot. The absence of appropriate greenspace directly behind the structure--so that the building can continue to read as a historic residential structure--reinforces the staff's recommendation that the addition be made smaller and more sympathetic to the scale of the existing primary resource.

The applicant has done well to use the building as his office without altering its original residential character. His office sign, reviewed by the Commission in 1992, was designed to maintain that character. A smaller rear addition and appropriate landscaping could be designed to retain that historic residential character, as well.

GTM  
ARCHITECTS

August 27, 1993

Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, Md. 20910-3760  
Re: 10415 Armory Avenue  
Kensington, Md. 20895  
Proposed Addition

To whom it may concern,

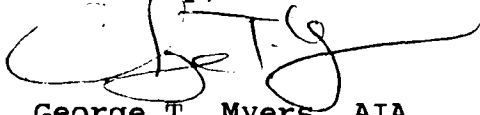
As per HPC requirements, enclosed is an 8-1/2"x 11" package describing the addition I am proposing to my office. As I described to HPC planners Nancy Witherell and Pat Parker, the site was rezoned for office use(OM) by the previous owner in 1991. However, as part of the rezoning, it was agreed that the site would be developed according to the schematic development plan shown on page one of the enclosed package. This plan greatly limits the development of the site, and in my opinion leaves much to be desired, in that it seems as though the entire site is being paved for seven parking spaces.

I have had preliminary discussions with the zoning and land use offices, and they have indicated that the site plan that I am proposing would be able to meet all necessary requirements (with a few minor adjustments). However, it will be necessary to apply for a modification to the approved schematic development plan. While I am not sure whether the HPC would have to approve the new site plan, I know the HPC will have to approve the new structure, and there is no point in going through the process to change the site plan if the structure will not be approved.

On page five of the package is a site summary showing the changes that I am proposing to the schematic site development plan. While I am seeking increases in several areas, the numbers I am proposing still do not even approach the typical OM development standards. In any case, I believe the location (in a largely commercial area) and the size of the lot warrant a larger structure, provided it is done in the same style and character of the original building.

At this time, I am contemplating using the new structure for my home and my office. However, the long term plan will be strictly office use only, and the structure therefore will be required to meet all commercial codes.

Sincerely,



George T. Myers, AIA

©

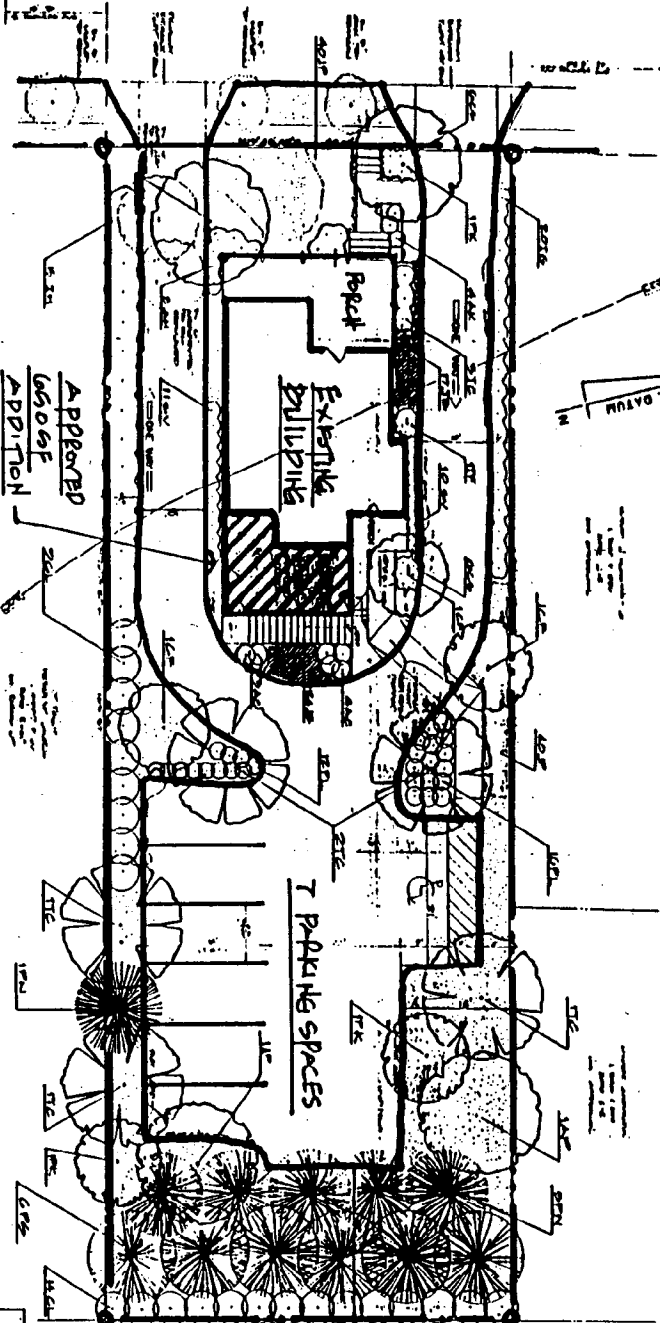


**PROPOSED ADDITION  
TO  
10415 ARMORY AVENUE**

**GTM Architects  
August 17, 1993**



ARMORY AVENUE (86' R/W)



PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME
1	1	...
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50	1	...

SHADING ELEMENTS

SYMBOL	QTY	DESCRIPTION	DATE
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3	1	...	...
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5	1	...	...
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49	1	...	...
50	1	...	...

APPROVED SCHEMATIC  
SITE DEVELOPMENT  
PLAN - 1991



NOTE: LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPING AND DEVELOPMENT PLAN BY WENIENKA & CRISPIN DESIGN GROUP, INC. MODIFIED BY DEWBERRY & DAVIS

ZONING APPLICATION G-680

REVISED SCHEMATIC DEVELOPMENT PLAN  
CRANDON PROPERTY

13TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

Dewberry & Davis

Architects  
Engineers  
Planners  
Interior Designers

DP - 163

NOV. 2000

1-1

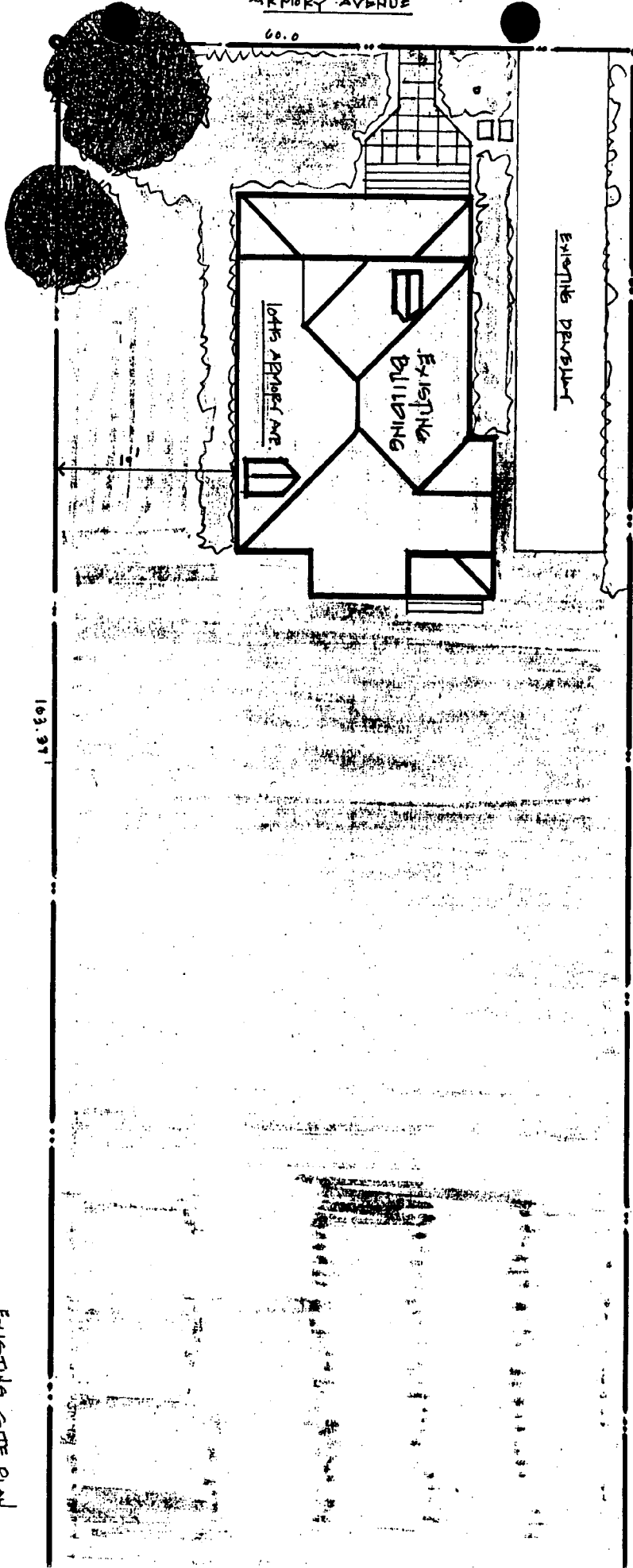
VE-1-0



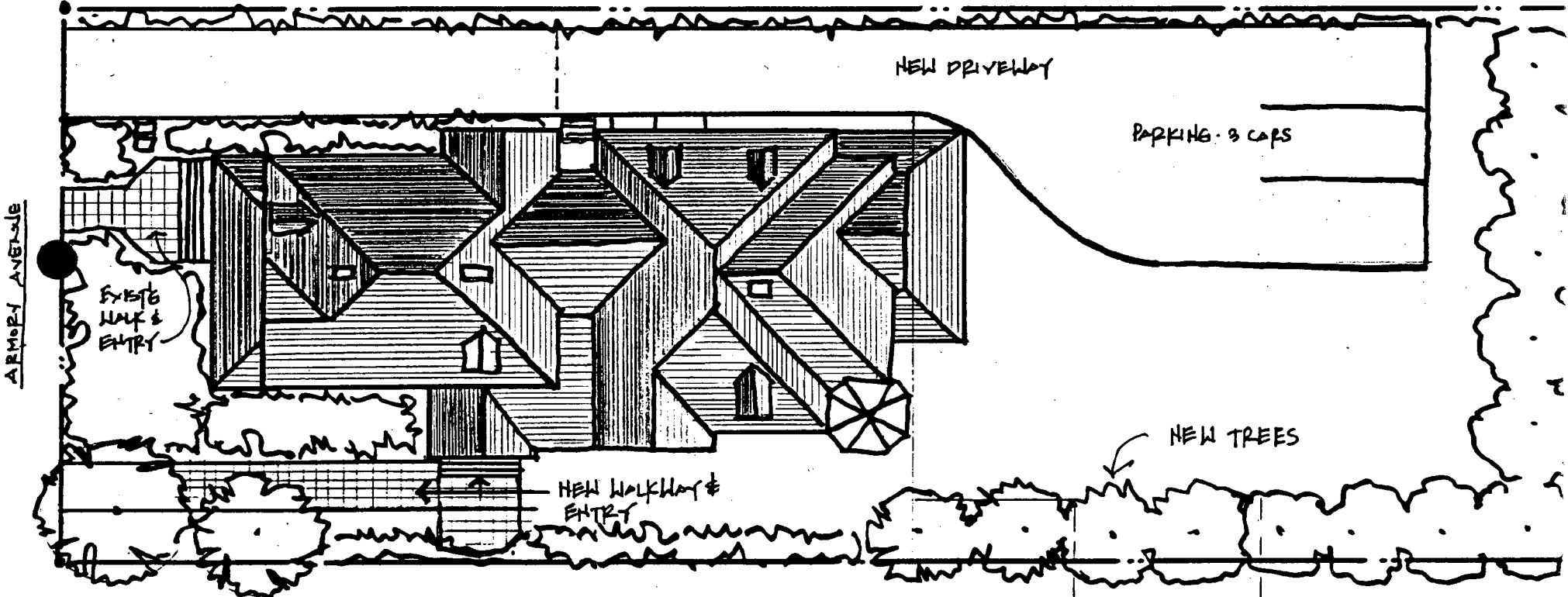
13

ARMORY AVENUE

60.0



EXISTING SITE PLAN



↑ CHURCH PARKING ↓

PROPOSED SITE PLAN  
 PHASE ONE : PARTIAL  
 RESIDENTIAL  
 USE

EXISTING STRUCTURE      PROPOSED STRUCTURE

EXIST'G DRIVEWAY

NEW DRIVEWAY

PARKING - 10 CARS

H/C

EXIST'G HALL & ENTRY

NEW TREES

NEW HALLWAY & ENTRY

↑ church parking ↓

POSSIBLE CONNECTION TO CHURCH PARKING

PROPOSED SITE PLAN  
PHASE 2 - ALL OFFICE USE

SITE ADDRESS: 10415 ARNOLD AVENUE  
LENSINGTON, MD

ELEMENTS	PERMITTED/REQ'D WITH IN ZONE	EXISTING BUILDING ELEMENTS - 1991 PLAN	PROPOSED BUILDING ELEMENTS - 1993 PLAN	CHANGED REOLIPED?
<ul style="list-style-type: none"> <li>BUILDING LOT COVERAGE</li> <li>FLOOR AREA RATIO (F.A.R.)</li> <li>BUILDING HEIGHT</li> <li>BUILDING SETBACKS</li> </ul>	60% Max. 1:5 Max.	15% Max. 0.3 Max.	30% Max. 0.5 Max.	YES YES NO NO
<ul style="list-style-type: none"> <li>FRONT (WEST)</li> <li>SIDE (NORTH)</li> <li>C-2 ZONE</li> <li>R-20 ZONE</li> <li>R-60 ZONE</li> </ul>	15' MIN. 1' SETBACK BLDG HEIGHT, 12' MIN.	15' 13' 90'	18' 13' 65'	NO NO YES YES

SITE AREA: 9,825 SF  
BUILDING DATA:

FOOTPRINT	GROSS FLOOR AREA
EXISTING BLDG. 1000 SF	1500 SF
ADDITION 1340 SF	2200 SF
<b>TOTAL 2400 SF</b>	<b>3,730 SF</b>

(H)

5



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION



SIDE (SOUTH) ELEVATION

2

6



← EXISTING | PROPOSED →

SIDE (SOUTH) ELEVATION  
FACING CHURCH . OPTION #





← EXISTING | PROPOSED →

SIDE (SOUTH) ELEVATION  
FACING CHURCH - OPTION #2



← PROPOSED | EXISTING →

SIDE (NORTH) ELEVATION  
OPTION #1

2



← PROPOSED | EXISTING →

SIDE (NORTH) ELEVATION  
FACING COMMERCIAL ZONE  
1/8" = 1'-0" . OPTION #2



REAR (EAST ELEVATION)  
1/8" = 1'-0"

316

# LOCAL KENSINGTON HISTORIC DISTRICT

Figure

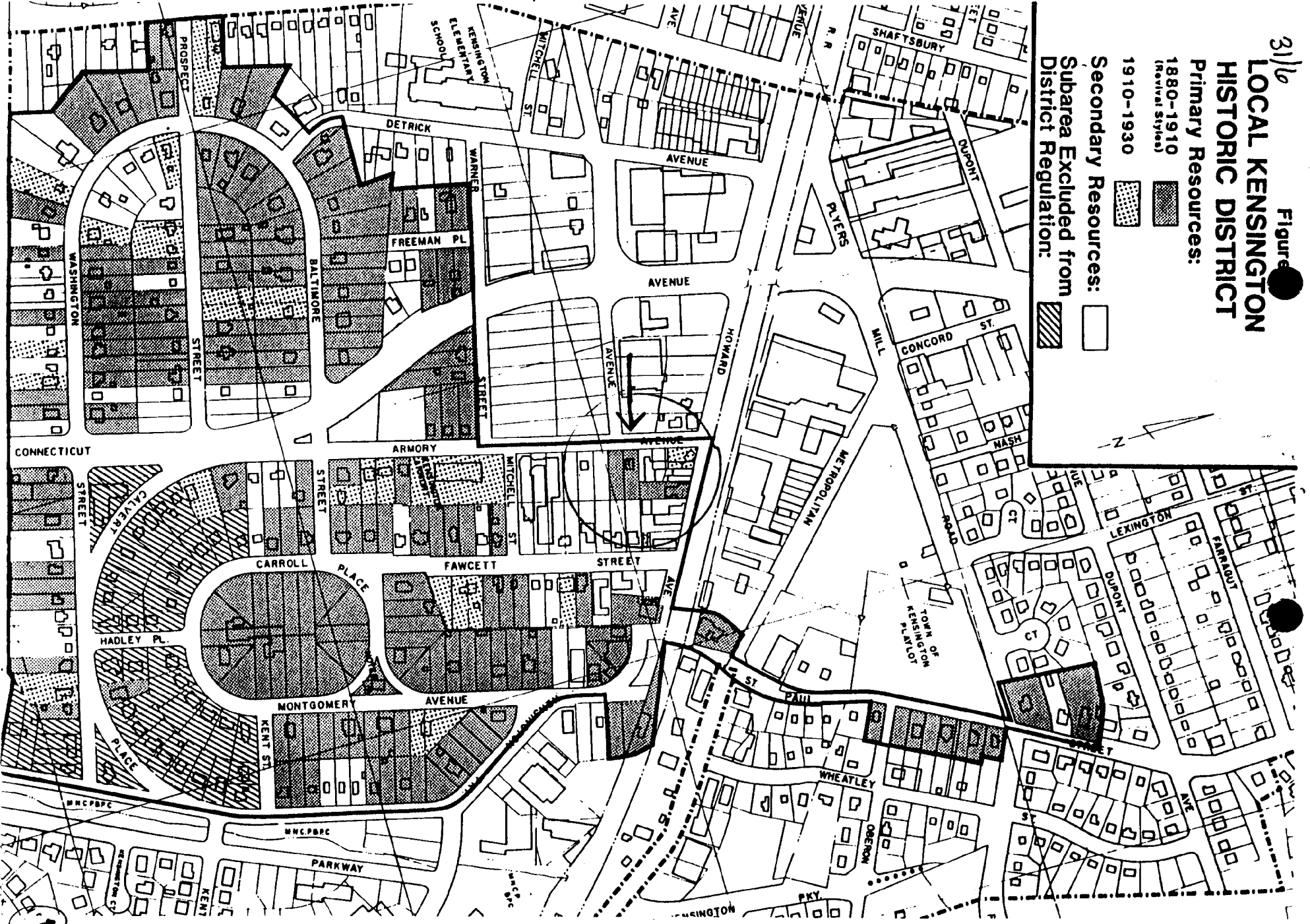
Primary Resources:

1880-1910  
(Revival Styles)

1910-1930

Secondary Resources:

Subarea Excluded from  
District Regulation:



W.C.P.B.C.

**PROPOSED ADDITION  
TO  
10415 ARMORY AVENUE**

**GTM Architects**

OCTOBER 6, 1993

ZONE C-2  
USE: COMMERCIAL

ZONE C-2  
USE: COMMERCIAL

ZONE C-2  
USE: COMMERCIAL

EXISTING  
DRIVEWAY

10415 ARMORY

LOT 1, BLOCK 2  
9,826 SF

ZONE: OM  
USE: RESIDENTIAL  
& OFFICE

ZONE R-20  
USE: MULTI-  
FAMILY  
(APARTMENTS)

EXIST'G  
TREES

CHURCH  
DUMPSTER

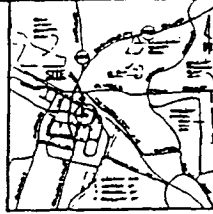
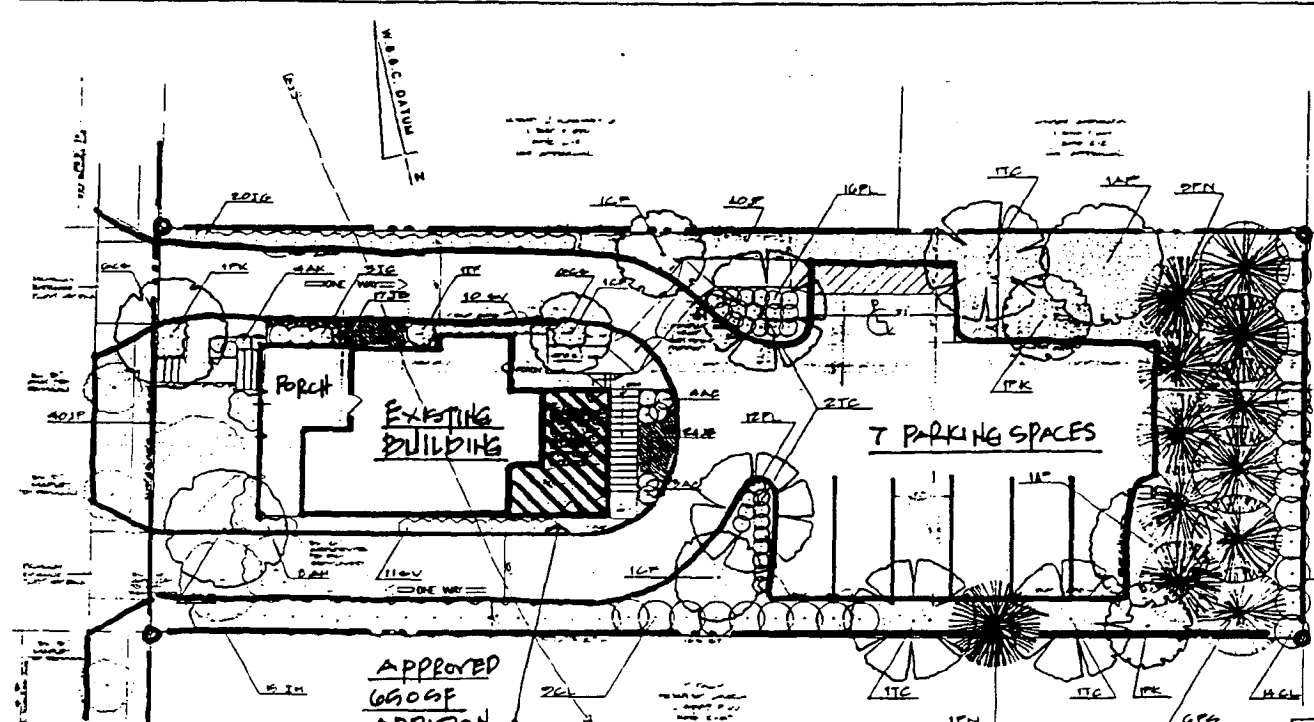
ZONE R-60  
USE: CHURCH PARKING LOT

ZONE R-20  
USE: MULTI-  
FAMILY  
(APARTMENTS)

EXISTING SITE PLAN  
1" = 20'-0"

1

ARMORY AVENUE (60' R/W)



APPROVED SCHEMATIC  
SITE DEVELOPMENT  
PLAN - 1991

**PLANTING SCHEDULE**

SYM.	QTY.	BOTANICAL NAME / COMMON NAME
<b>TREES</b>		
1	5	Plantinga (ornamental)
2	5	Plantinga (ornamental)
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100	5	Plantinga (ornamental)

**BINDING ELEMENTS**

ELEMENT	QUANTITY/AMOUNT	SCREEN CLASSIFY
BUILDING COVERAGE	60% MAXIMUM	1% MAXIMUM
PLANT AREA (SQ FT)	2.5 MAXIMUM	0.2% MAXIMUM
BUILDING HEIGHT	3 STORIES MAXIMUM, 40' MAXIMUM	2 STORIES MAXIMUM, 35' MAXIMUM
BUILDING SETBACKS		
FRONT (STREET SIDE-OF-WAY)	35' MINIMUM	35' MINIMUM
SIDE (NORTH) 2-5 SIDE	3' FROM EACH 3' BUILDING HEIGHT (MINIMUM 35' MINIMUM)	3' MINIMUM
REAR (EAST) 2-5 SIDE	3' FROM EACH 3' BUILDING HEIGHT (MINIMUM 35' MINIMUM)	3' MINIMUM
SIDE (SOUTH) 2-5 SIDE	3' FROM EACH 3' BUILDING HEIGHT (MINIMUM 35' MINIMUM)	3' MINIMUM
SCREEN AREA	10% MINIMUM	2% MINIMUM

SITE SUMMARY (SEE EXHIBIT ATTACHED)	
EXISTING BUILDING	0-00
PROPOSED BUILDING	0-00 (PARTIAL NETWORK)
EXISTING SITE AREA	1,122 SQ. FT.
PROPOSED BUILDING FOOTPRINT	1,122 SQ. FT.
PROPOSED BUILDING PLANT AREA	1,122 SQ. FT.
PROPOSED BUILDING PLANT AREA	1,122 SQ. FT.
TOTAL BUILDING PLANT AREA	1,122 SQ. FT.
DRIVING BUILDING FOOTPRINT	1,122 SQ. FT.
PROPOSED BUILDING FOOTPRINT	1,122 SQ. FT.
TOTAL BUILDING FOOTPRINT	1,122 SQ. FT.
PARKING REQUIRED	7 SPACES (1,711 SQ. FT.)
PARKING PROVIDED	7 SPACES

- GENERAL NOTES**
1. GENERAL INFORMATION FROM ZONING AND PLAT BOOKS, PLAT NO. 2, D.C. DISTRICT OF COLUMBIA, MONTGOMERY, FROM 17' - 24' ZONING REGULATIONS, CHAPTER 2, SECTION 2-1.
  2. THERE ARE NO NOTES ON THESE INTERFERING UTILITIES OR 100-YEAR FLOODPLAINS ON THIS PARCEL ACCORDING TO AVAILABLE RECORDS.
  3. EXISTING PROPERTY IS LOCATED IN MONTGOMERY DISTRICT, SECTION OF BUILDING ADDITION WILL BE SUBJECT TO REVIEW BY MONTGOMERY COUNTY DISTRICT INSPECTION DIVISION.
  4. ADDRESS & ZONING TO PROPERTY FROM ADJACENT OWNER AS SHOWN.
  5. APPROVED SCHEMATIC MUST BE IN COMPLIANCE WITH THE ZONING REGULATIONS.

THIS PRINT MADE  
FEB 15 1991



NOTE: LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPING AND DEVELOPMENT PLAN BY WEWERKA & CRISPIN DESIGN GROUP, INC  
MODIFIED BY DEWBERRY & DAVIS

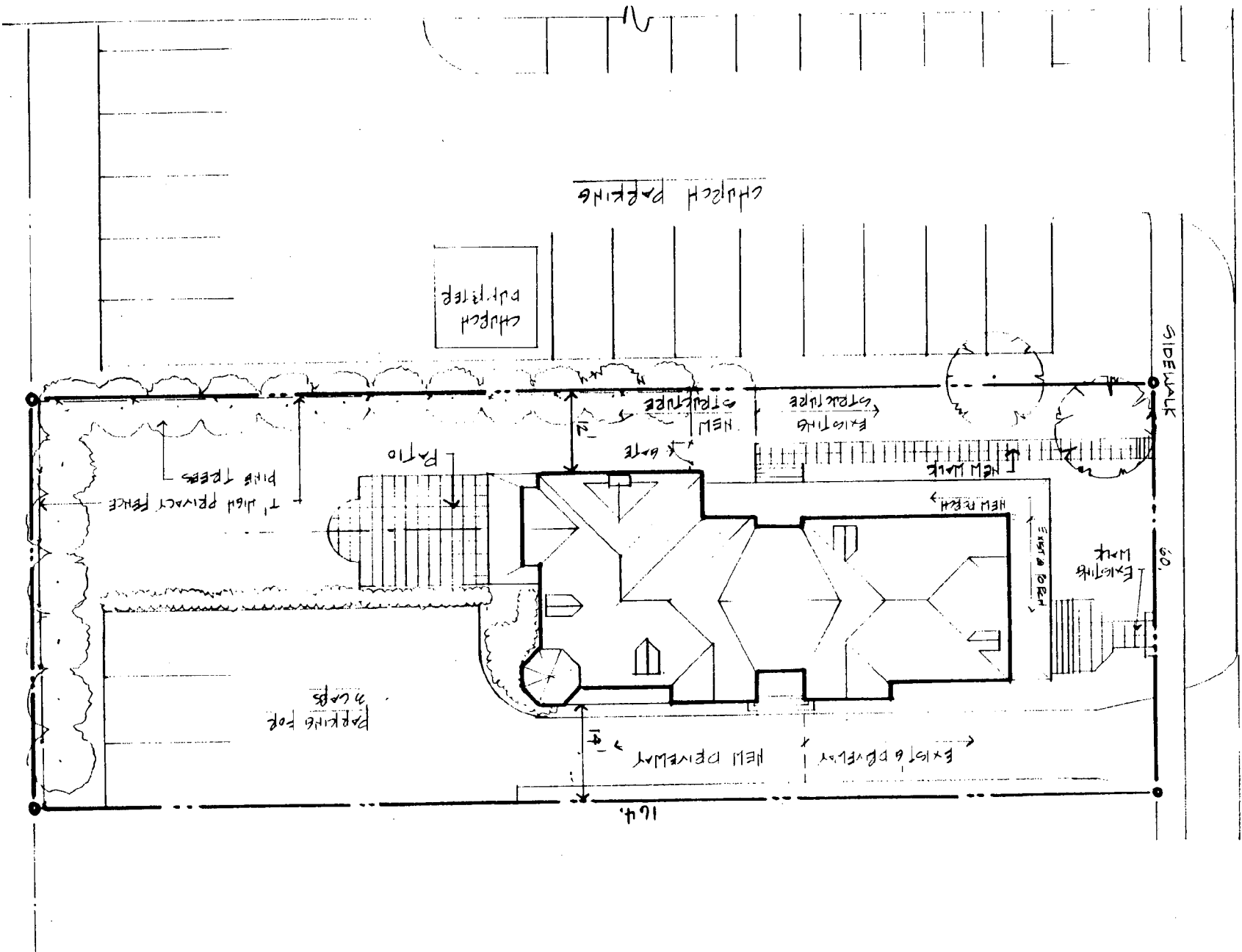
ZONING APPLICATION G-680  
 REVISED SCHEMATIC DEVELOPMENT PLAN  
**CRANDON PROPERTY**  
 MONTGOMERY COUNTY, MARYLAND  
 13TH ELECTION DISTRICT  
 NOV. 1990  
 1-1  
 DP - 163

**Dewberry & Davis**  
 1000 W. WASHINGTON AVENUE  
 SUITE 200  
 WASHINGTON, D.C. 20004





Site plan - phase one  
1" = 20'-0"  
RESIDENTIAL  
\* 2' FIRE USE



ARMORY AVENUE

SIDEWALK

60'

164'

church entrance

church parking

Ratio

PARKING FOR CARS

T' HIGH PRIVACY FENCE  
PINE TREES

EXISTING WALK

EXISTING STAIRS

NEW PERCH

EXISTING STRUCTURE

NEW PORT

EXISTING PORT

EXISTING PERCH

NEW PERCH



DATE: 1/14/15  
 10415 3RD AVE S  
 SEATTLE, WA 98148

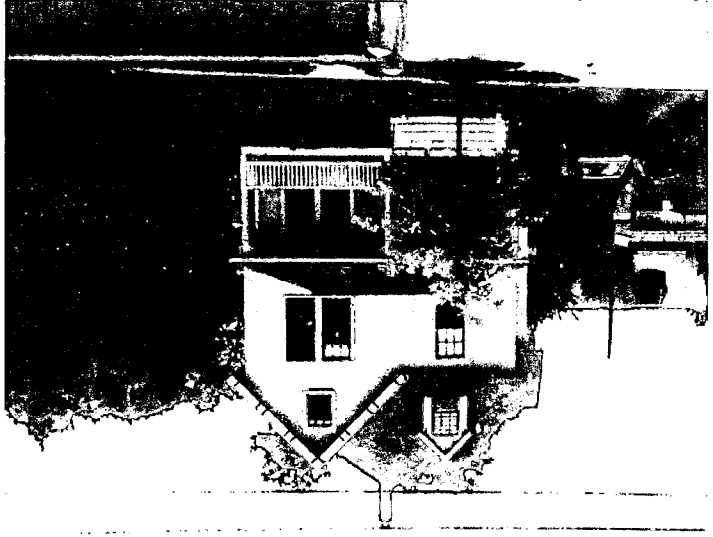
ELEMENT	PERMITTED PER 12' MIN ON ZONE	EXISTING BUILDING ELEMENTS - 1991 PLAN	PROPOSED BUILDING ELEMENTS - 1013 PLAN	CHANGES REQUIRED?
BUILDING LOT COVERAGE	30% MAX.	16% MAX.	30% MAX.	YES
FLOOR AREA RATIO (F.A.R.)	1.5 MAX.	0.3 MAX.	0.5 MAX.	YES
BUILDING HEIGHT	5 STORIES, 60' MAX.	3 STORIES, 25' MAX.	3 STORIES, 25' MAX.	NO
BUILDING SETBACKS				
FRONT (110' W)	15' MIN.	15'	15'	NO
SIDE (110' W) O-2 ZONE	1' BREACH 3' BULK HEIGHT, 12' MIN	13'	13'	NO
REAR (EAST) R-20 ZONE	"	90'	65'	YES
SIDE (SOUTH) R-60 ZONE	"	14'	12'	YES

SITE AREA: 9,825 SF

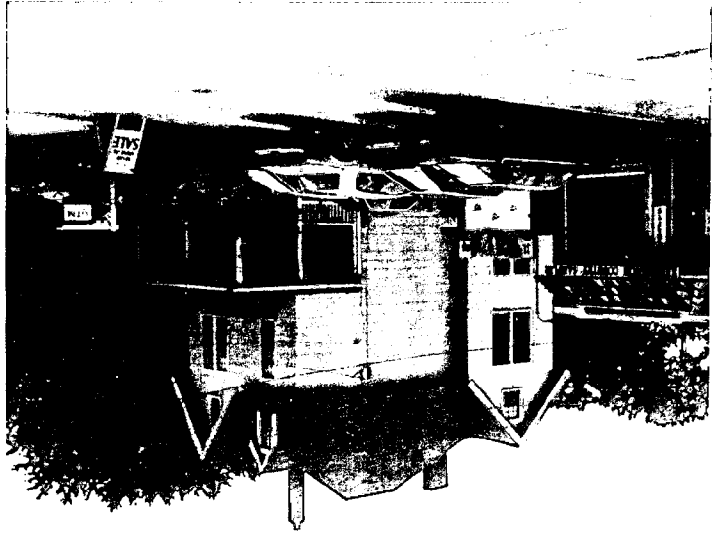
BUILDING DATA:

	FOOTPRINT	GROSS FLOOR AREA EXCLUDES ATTIC & BASEMENT
EXISTING BLDG. (INCLUDES PORCHES, INCLUDING NEW SIDE PORCH)	1230 SF	1530 SF
ADDITION INCLUDES PORCHES	1180 SF	2050 SF
TOTAL	2410 SF	3580 SF

FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (EAST) ELEVATION



ALL ROOF MATERIALS, PITCH,  
OVERHANG DETAILS, ETC, TO  
MATCH

REMOVE ASBESTOS SIDING  
ON EXISTING HOUSE; PATCH, REPAIR  
& REPLACE WOOD PAINTED  
SIDING

PORCH DETAILING TO  
MATCH EXISTING

BRICK CHIMNEY  
PAINTED GERMAN  
SIDING  
WINDOWS TO MATCH  
EXISTING (TYPICAL)

← EXISTING → NEW →

SOUTH ELEVATION 1/8" = 1'-0"  
FACING CHURCH PARKING

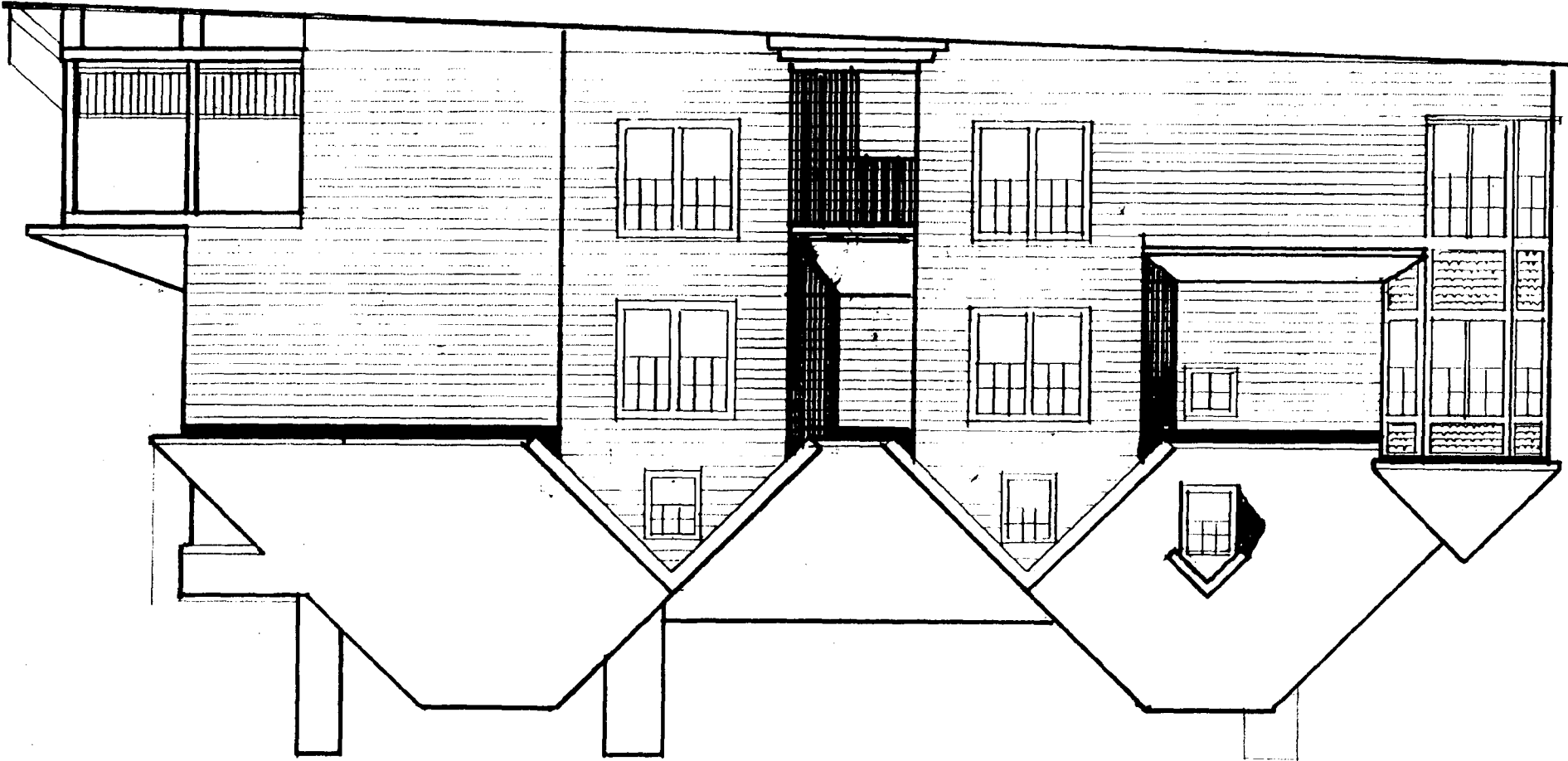
1



8

NORTH ELEVATION  
1/8" = 1'-0"  
FACING COMMERCIAL

SEE NOTES, SHEET 7.





SEE NOTES, SHEET 7

FISH SCALE TYPE  
SIDING

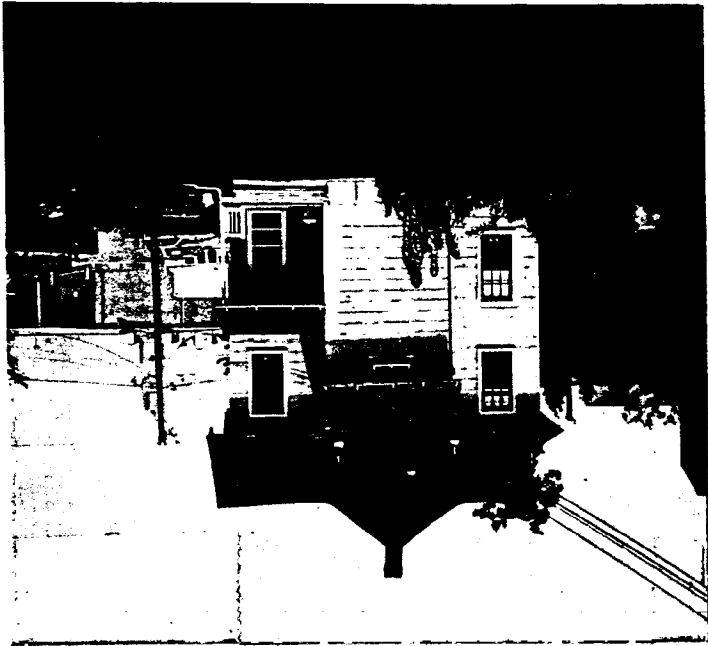
REAR ELEVATION  $\frac{1}{8}'' = 1'-0''$   
(FACING APARTMENTS)

6

SIDE (SOUTH) ELEVATION



REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION

