


31/6-93 0 (Revision) 10415 Armory
Avenue (Kensington Historic District)

31/6-930 REV 10415 Armory Ave.
(Kensington Historic District)

March 24, 1999

MEMORANDUM

TO: Historic Preservation Commission

FROM: Perry Kephart 

RE: Revision of the Conditions for Approval
HPC Case 31/6-930 (REV 4)
10415 Armory Avenue, Kensington

Please revise the staff report to include the following conditions:

1. The HPC discourages the construction of exterior stair systems on historic buildings except when there is no other remedy of an unsafe condition. This application is to be approved only if it is determined by the Fire Marshall that there is no alternative stair system available, including an exception being made for the use of an internal stair system.
2. If the first condition is met, then the materials used for the new dormer are to match those of the historic resource.
3. If the first condition is met, the stair and railings are to be constructed of wood. The railing and framing are to be painted and the railing is to have inset balusters. The specific design of the railing is to be approved by staff before installation.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13/010192 STATE

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 H 0383

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 10
CITY

Liber _____ Folio _____ Parcel _____

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

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Sieb	Room Addition				
Wreck/Raze	Move	Install	Revocable	Revision	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4) Other						
				<u>2 STAR ADDITION</u>						

1B. CONSTRUCTION COSTS ESTIMATE \$ UNKNOWN

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 410

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: 931005-0062 FILING FEE: \$ _____

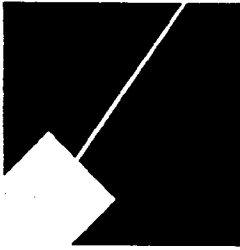
DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-24-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

HPC 31/6-930 (Rev 4)

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

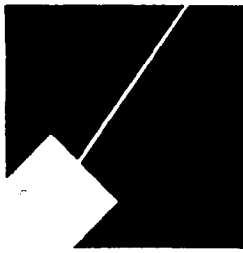
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 3.24.99
TO: Local Advisory Panel/Town Government
FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner *PK*

SUBJECT: Historic Area Work Permit Application - HPC Decision . # 3116.930 (Rev4)

The Historic Preservation Commission reviewed this project on 3-24-99.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

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 AVE.)
- Address 4429 HAVERFORD DRIVE
- City/Zip ROCKVILLE, MD. 20853

3.

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

4.

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

5.

Name SAFELWAY 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



March 24, 1999

The Montgomery County Historic
 Preservation Commission
 8787 Georgia Avenue
 Silver Spring, Maryland 20910


Re: 10318 Fawcett Street (HPC Case No. 31/6-99C)
 10415 Armory Avenue (HPC Case No. 31/6-930)
 3941 Baltimore Street (HPC Case No. 31/6-99D)

Dear Commissioners:

The Mayor and Council concur that we support the recommendations of the Historic Preservation Commission Staff Reports for the above referenced projects.

Further, the owners and architect of 10318 Fawcett Street should be aware that they will be required to obtain a variance for a side yard setback on the south side of the residence. They should contact the Town Office for a copy of the Town's Building Line Setback Ordinance and our variance procedure.

Sincerely,


 Kitty L. Rauffaste
 Mayor

Kensington LAP
Frank O'Donnell, Chair

MEMORANDUM

To: Montgomery County Historic Preservation Commission
From: Frank O'Donnell, Kensington LAP
Date: March 23, 1999
Re: Case Number 31/6-99C and other items on March 24 agenda

Summary:

The Kensington LAP is pleased to endorse the staff recommendation for Case No. 31/6-99C (the Scanlon residence) and urges that the HPC approve the HAWP. The LAP agrees the applicants should be commended for the design and for their response to comments. The LAP also believes this HAWP could set a useful precedent for future proposed infill modifications in the Kensington Historic District.

Discussion:

The applicants had a preliminary consultation with the HPC on February 10, 1999. At that time, various questions were raised about the initial design. The key issue appeared to be a concern that the proposed modification would, in effect, "compete" with (and thereby diminish) the next-door primary resource at 10320 Fawcett Street. Additional concerns were raised about the potential precedent this case could pose for other infill modifications in the Kensington Historic District.

In response to comments at the preliminary consultation, the applicants have substantially modified their initial design. As the HPC staff report notes, the height of the proposed house is well below that of the historic resources, and it would not mimic them in style. Although the house would be significantly expanded from its present size, the proposed new house clearly would continue to defer to the primary resource at 10320 Fawcett Street. The LAP commends the applicants for their responsiveness and urges that the HAWP be approved as recommended by staff.

The LAP also believes this HAWP could become a useful precedent for future proposed modifications to infill properties in the Kensington Historic District. Of course, other proposed infill modifications would still need to be evaluated on a case-by-case basis, but this case demonstrates that existing infill properties can be modified – even significantly modified – while still deferring to the adjacent primary resource.

Regarding items docketed for the March 24 meeting, the Kensington LAP has no objections. One member has raised a question about the impact of a possible third-floor deck at 10415 Armory Avenue (Case No. 31/6-930) on the privacy of neighbors. However, it is our understanding that this project is not scheduled to go forward in the near future.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue **Meeting Date:** 03/24/99
Resource: Kensington Historic District **Public Notice:** 03/10/99
Case Number: 31/6-930 (Revision 4) **Report Date:** 03/17/99
Tax Credit: None **Review:** HAWP
Applicant: George Myers **Staff:** Perry Kephart
PROPOSAL: Install Fire Escape **RECOMMEND:** Approval with conditions.

DATE OF CONSTRUCTION: 1905

SIGNIFICANCE: Primary Resource in Kensington Historic District

ARCHITECTURAL DESCRIPTION

Hipped roof, three-story frame Queen Anne residence with Tudoresque front elevation, shingled siding, and dormers on the front and one (south) side. North side elevation has a projecting two story pitched roof bay with paired windows on the first and second story. The hipped roof front porch extends across the front elevation. There are a variety of windows on the house, but the majority of windows are 6/1 and are paired on the front and side elevations.

PROPOSAL

The applicant proposes to revise a previously approved and revised design for an extensive rear addition. The revisions proposed are:

1. Installation of a rear dormer exit from the third floor of the original resource.
2. Deletion of the peaked roof previously approved for the connecting section between the original resource and the approved rear addition.
3. Deletion of the porch on the first level of the connecting section on the south elevation.
4. Installation of a flat roof over the connecting section with a balustrade along both sides.
5. Installation of an exterior fire escape from the third floor roof with landings at the first and second floor on the south elevation.

STAFF DISCUSSION

The design modifications are within the scale and materials specifications of the earlier submissions and well within the guidelines for the historic district.

The installation of fire stairs and a dormer exit allow the third floor of the historic resource to be occupied. The changes are being made either to the rear of the resource or to a non-historic section of the structure. Although they will be visible from the street, they will not directly affect the front facade or the streetscape.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)2:

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 with Chapter 24A-8(b)4:

The proposal is necessary in order that unsafe conditions or health hazards be remedied;

and with the Secretary of the Interior's Standards for Rehabilitation #10:

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.

with the conditions:

1. The materials used for the new dormer are to match those of the historic resource.
2. The stair and railings are to be constructed of wood. The railing and framing are to be painted and the railing is to have inset balusters. The specific design of the railing is to be approved by staff before installation.

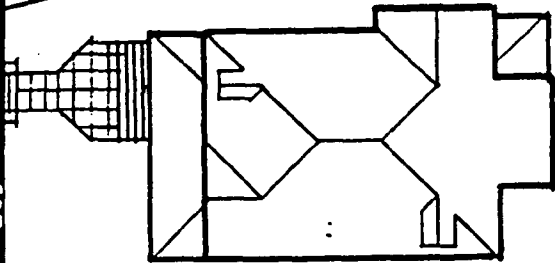
and with the general condition applicable to all Historic Area Work Permits that the applicant shall present the permit set of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

ZONE C-2
USE: COMMERCIAL

ZONE C-2
USE: COMMERCIAL

ZONE C-2
USE: COMMERCIAL

EXISTING
DRIVEWAY



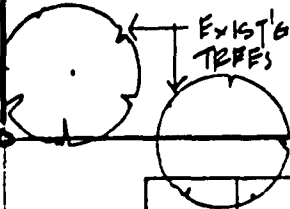
10416 ARMORY

LOT 1, BLOCK 2
9,826 SF

ZONE: OM
USE: RESIDENTIAL
& OFFICE

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

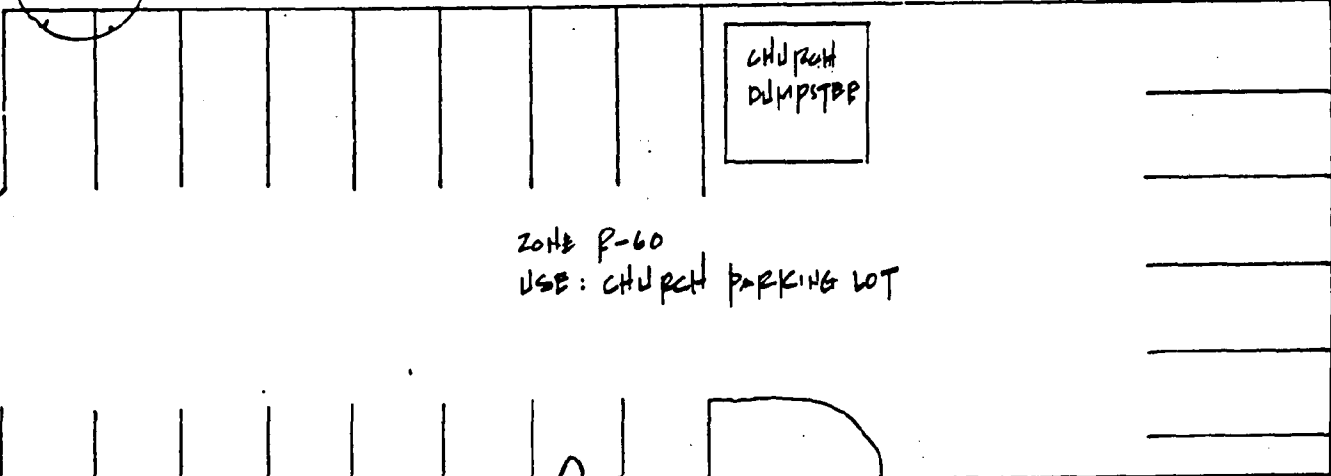
EXIST'G
TREES



CHURCH
DUMPSTER

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

ZONE P-60
USE: CHURCH PARKING LOT



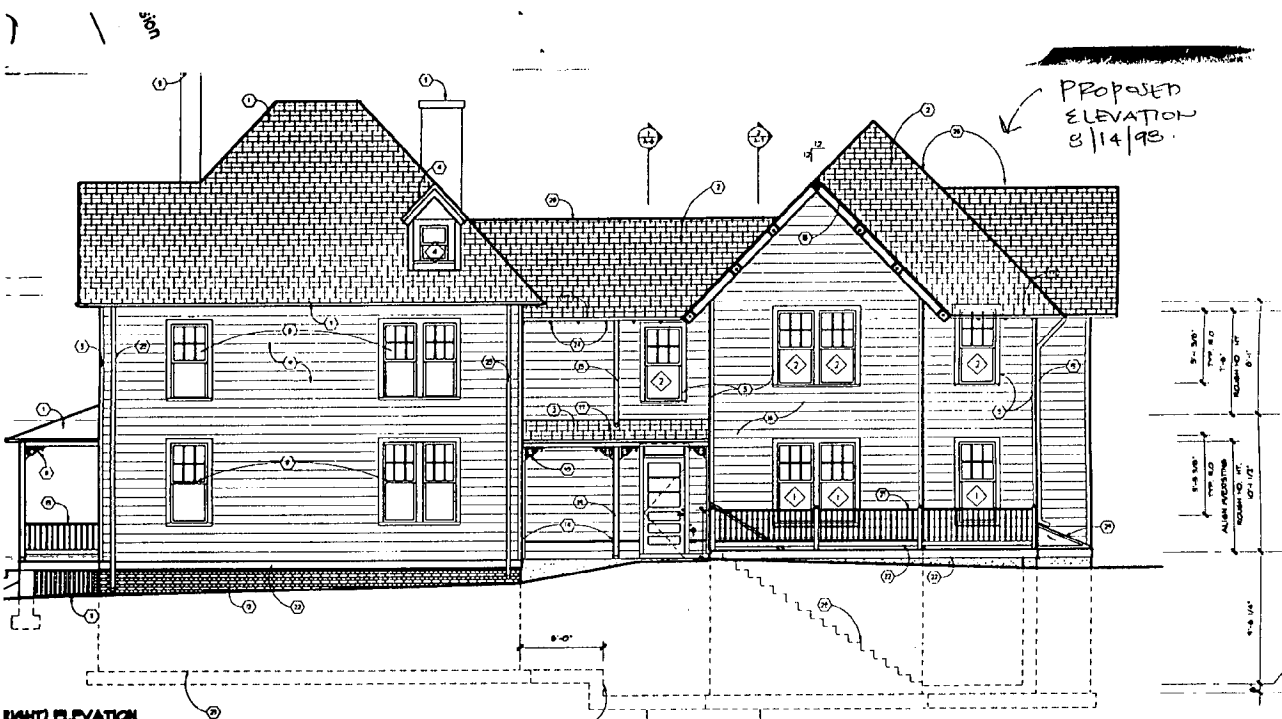
HISTORIC
MORCOMBY COUNTY
APPROVED
PRESERVATION COMMISSION

EXISTING SITE PLAN
1" = 20'-0"

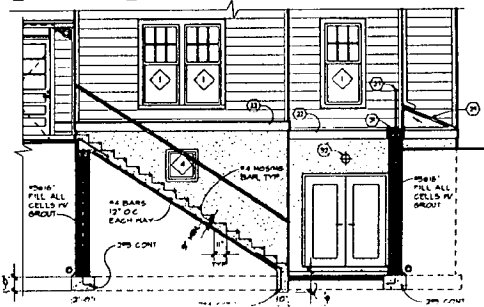


SOUTH (RIGHT) ELEVATION
1/8" = 1'-0"

APPROVED *J. Anderson*
Montgomery County
Historic Preservation Commission
J. Anderson 2/28/97



SOUTH (LEFT) ELEVATION
1/8" = 1'-0"



2 SECTION THROUGH EXTERIOR STAIR
1/8" = 1'-0"

South elevation previously approved 9/9/98

8



2 NORTH (LEFT) ELEVATION
14'-0"

APPROVED *Conditions*
 Montgomery County
 Historic Preservation Commission
[Signature] 2/26/97

(1) 1 3



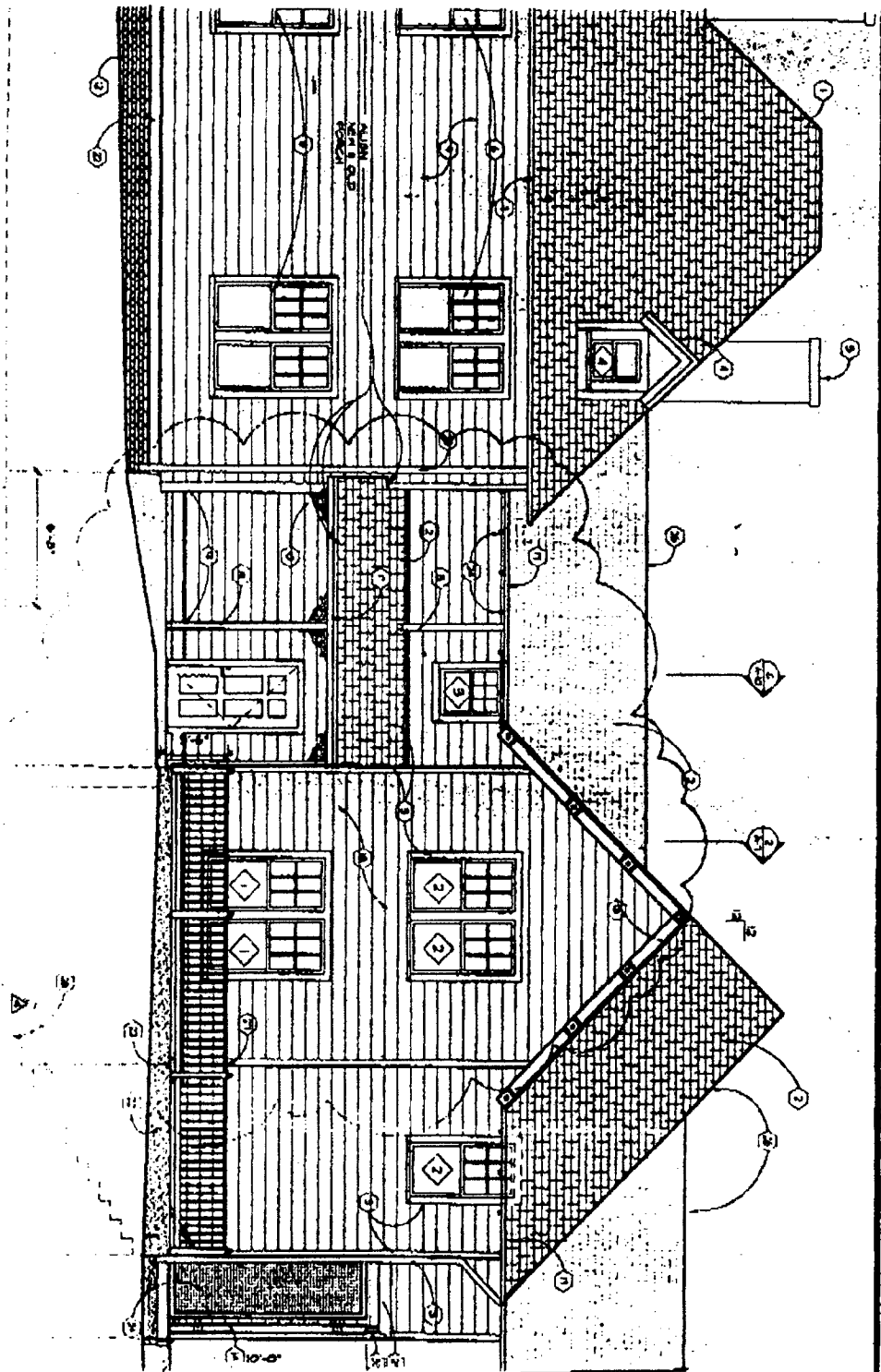
PROPOSED ELEVATION
 8/14/93

1 NORTH (LEFT) ELEVATION
 14'-0"

North elevation as approved 1/19/98

9

01



← EXISTING STRUCTURE →

ADDITION →

South elevation as approved 9/9/98

PREVIOUSLY APPROVED (UNDER CONSTRUCTION)



EXIT FROM EXISTING
THIRD FLOOR

New exterior
STAIR, FOR
EXIT FROM EXISTING
3RD FLOOR SPACE.

EXIST
STRUCTURE ADDITION.

Proposed
3/24/99

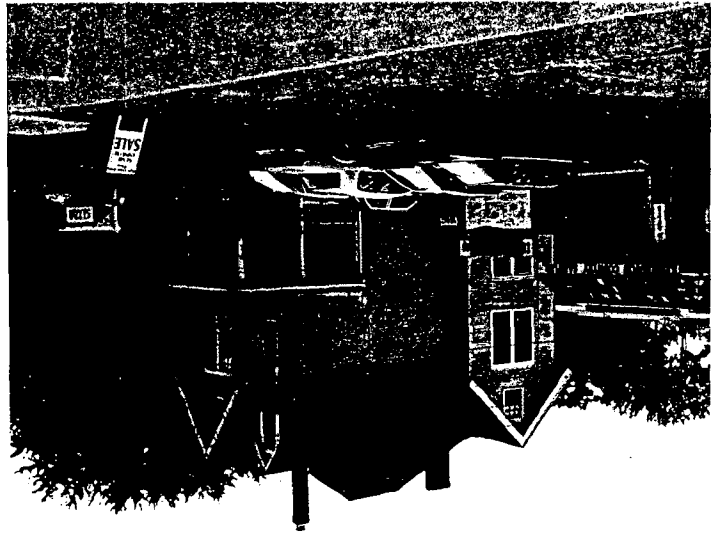
11

(2)

FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (EAST) ELEVATION



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- City/Zip KENSINGTON MD. 20895.
2. Name ROBERT MCCHESNEY JR. (10418 ARMORY AVE.)
- Address 4429 HAVERFORD DRIVE
- City/Zip ROCKVILLE, MD. 20853

joining
owners
listed

3.

Name

WYSTER CORPORATION

Address

3760 HOWARD AVE.

City/Zip

JENNINGTON, 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

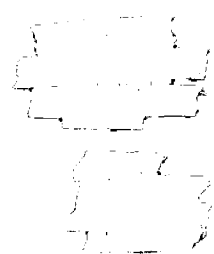
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Name

Address

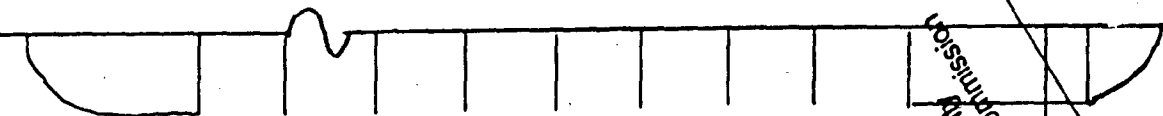
City/Zip

1757E



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EXISTING STEEP

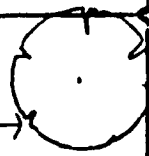
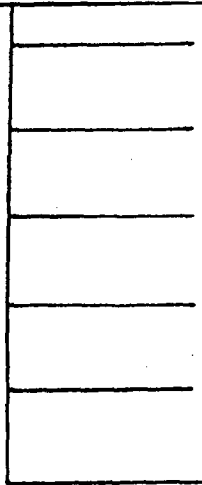


APPROVED
Historic Preservation Commission
Hiram County

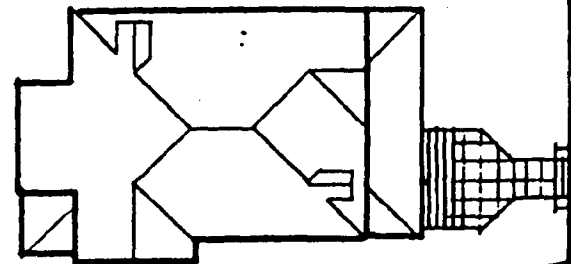
Zone R-60
USE: CHILD PARKING LOT



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



lots 1 & 2
Lot 1, Block 2
9,826 SF
Zone: OM
USE: RESIDENTIAL & OFFICE



DRIVEWAY

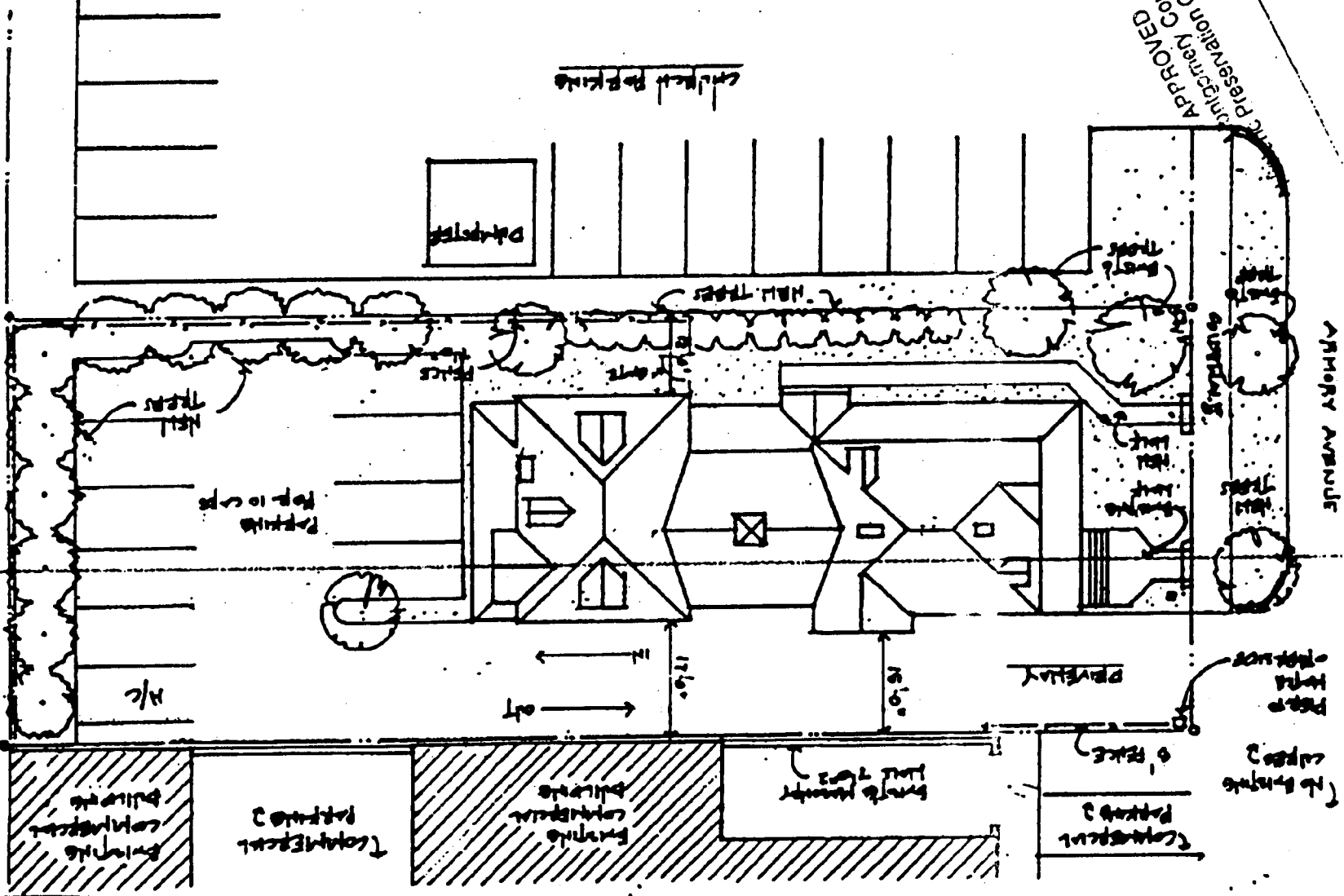
Zone R-20
USE: MULTI-FAMILY (APARTMENTS)

Zone C-2
USE: COMMERCIAL

Zone C-2
USE: COMMERCIAL

Zone C-2
USE: COMMERCIAL

If building use is expanded to all-office
 structure would be situated to rear and
 parkway added. HPL approved a similar plan
 in October, 1993.



APPROVED
 Monterey County
 Planning Commission

- site plan - please if
 all office



2 NORTH (LEFT) ELEVATION

APPROVED *Conditions*
 Montgomery County
 Historic Preservation Commission
[Signature] 7/26/97

(=) \ S



Proposed ELEVATION
 8/19/99

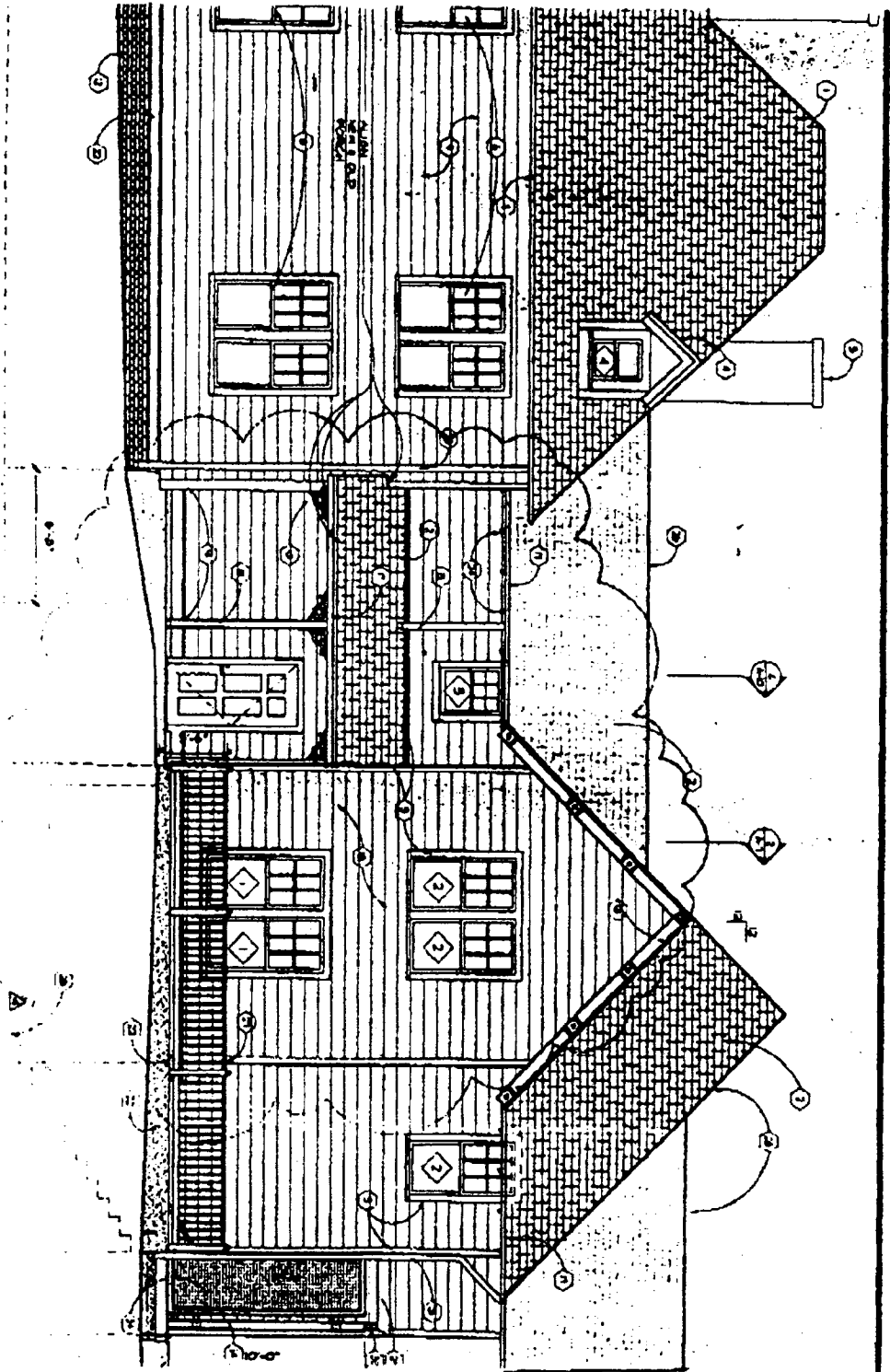
1 NORTH (LEFT) ELEVATION

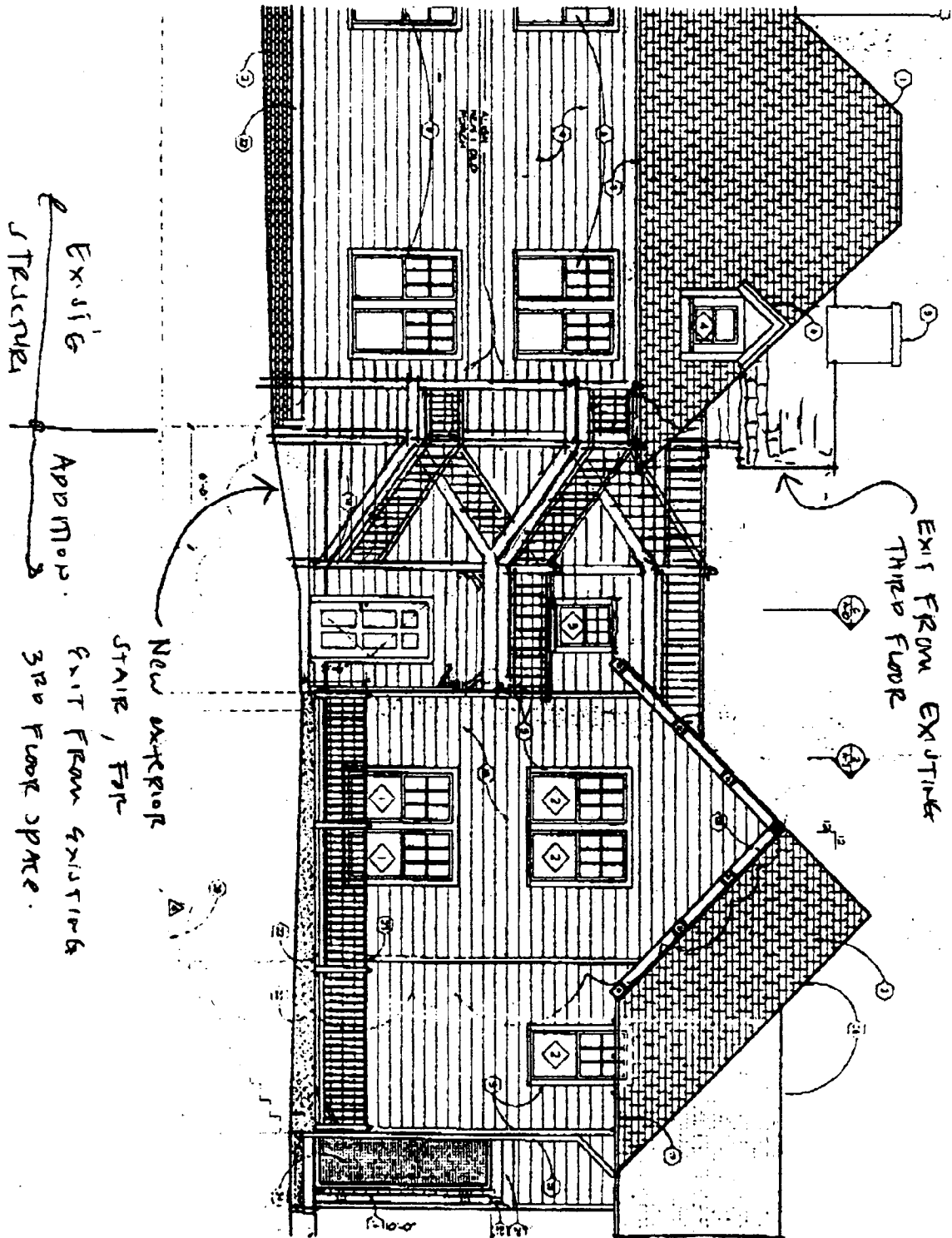
NEW EXISTING
 CONSTRUCTION CONSTRUCTION

EXISTING STRUCTURE ←

ADDITION →

PREVIOUSLY APPEARED
(UNDER CORRECTION)





SIDE (SOUTH) ELEVATION



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION



SIDE (NORTH) ELEVATION





MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9/9/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gfw*

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved Denied

Approved with Conditions: _____

① location of dumpsters subject to staff approval.

② ^{any} changes in sidewalk configuration re. leading to basement entry subject to staff approval.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: George Myers

Address: 10415 Armorey Avenue Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-9-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *GW*

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

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue	Meeting Date: 09/09/98
Resource: Kensington Historic District	Review: HAWP
Case Number: 31/6-930 (Revision)	Tax Credit: None
Public Notice: 08/26/98	Report Date: 09/02/98
Applicant: George Myers	Staff: Perry Kephart
PROPOSAL: Construct Rear Addition	RECOMMEND: Approval

DATE OF CONSTRUCTION: 1905

SIGNIFICANCE: Primary Resource in Kensington Historic District

ARCHITECTURAL DESCRIPTION

Hipped roof, three-story frame Queen Anne residence with Tudoresque front elevation, shingled siding, and dormers on the front and one (south) side. North side elevation has a projecting two story pitched roof bay with paired windows on the first and second story. The hipped roof front porch extends across the front elevation. There are a variety of windows on the house, but the majority of windows are 6/1 and are paired on the front and side elevations.

PROPOSAL

The applicant proposes to revise a previously approved and revised design for an extensive rear addition. The revisions proposed are:

1. On the south elevation of the addition, the approved side porch, trellis and two dormers would be deleted from the design. A peaked two story bay with paired 6/1 windows on both levels would be added.
2. Also on the south elevation of the addition, an exterior stair to the basement with a white painted railing would be added. The material for the railing is not specified.
3. On the east or rear elevation of the addition the dormer and triple windows would be replaced with a two story peaked bay with paired 6/1 windows on both levels.
4. Basement skylights are proposed for the rear elevation.
5. On the north elevation the dormer and trellis are to be deleted and the right hand window on both elevations is to be replaced with a set of paired 6/1 windows.
6. The trash collection point on the north middle section is to be replaced in the design with a door and the windows on both levels are to be half size 6/1 to accommodate restroom facilities.

STAFF RECOMMENDATION

The revised application submitted at this time is substantially the same as that already approved. The design modifications are within the scale and materials specifications of the earlier submissions and well within the guidelines for the historic district.

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

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 with the Secretary of the Interior's Standards for Rehabilitation #10:

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.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall present the permit set of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

GTM
ARCHITECTS

August 14, 1998

Perry Kephart
Historic Preservation Commission

Re: Revision to Historic Area Building Permit
10415 Armory Avenue
Kensington, Md. 20895

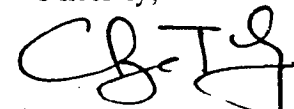
Dear Perry,

I am sending this letter to request a revision to the previously issued Historic Area Building Permit for the above referenced project. The permit was originally issued in March 1994, and was amended in February 1997. We are finally in a position to build the addition; however, budget constraints have resulted in some changes. We eliminated the third floor and the side porch extension, which resulted in the following:

1. South Elevation: eliminated the side porch, trellis, and the two dormers, added a peak that would match the original in their detailing and massing. We feel that massing-wise, the peaks on the hip roof are consistent with the spirit of the original structure. We also changed the windows under the peaks to a double windows, which is what occurs under the two peaks of the original house. Also added an exterior stairwell to basement as required for egress. Top of stairwell has a white painted railing to match existing porch.
2. East/Rear Elevation: Eliminated dormer, changed to peak over two windows. Also added two basement wells w/skylights to add light in basement. Landscaping will conceal skylights from view.
3. North Elevation: Eliminated Dormers. Eliminated trash doors @ middle section, changed to smaller windows at the middle section (area is now restrooms inside), added entry door @ middle section. Eliminated trellis, changed one single window to a double window.

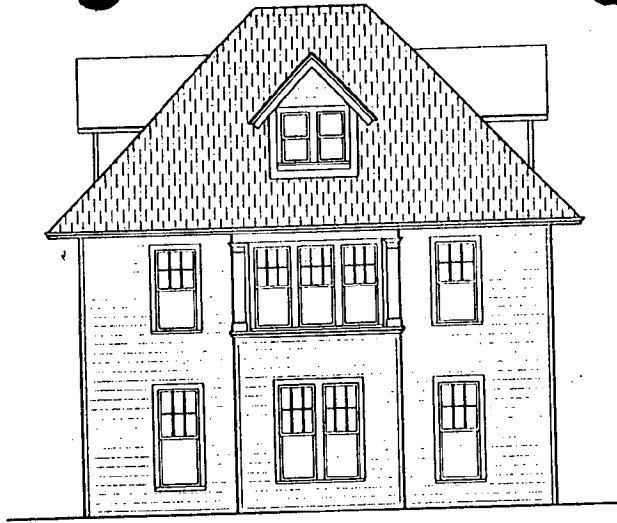
Please let me know if you need further information.

Sincerely,


(George T. Myers)

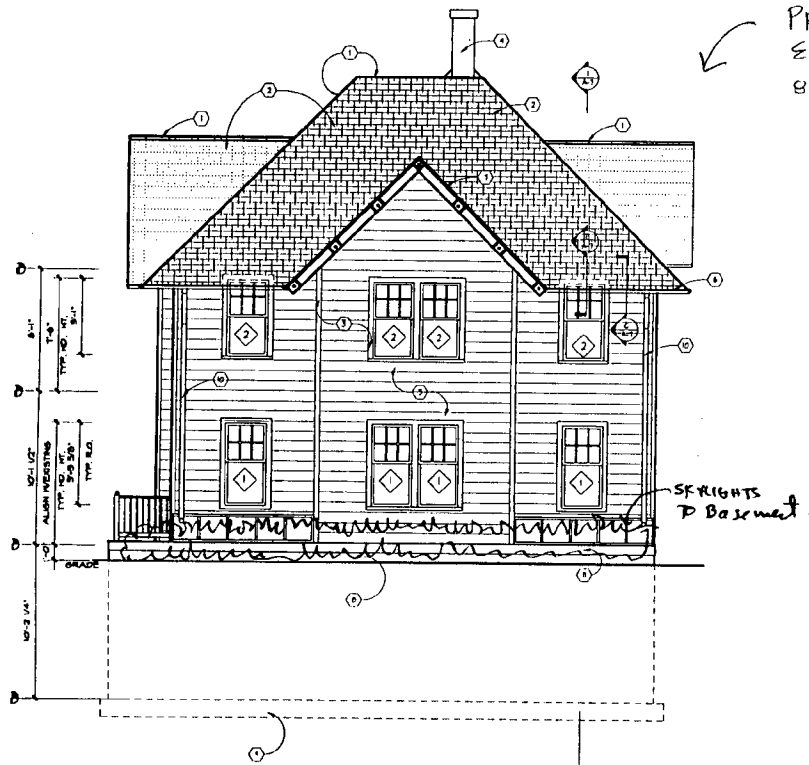
31/6 '930

3



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

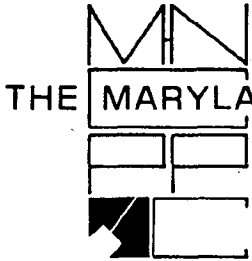
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
[Signature]



PROPOSED
ELEVATION
8/19/98

RIGHTS
D Basement

6



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

DATE: 2.26.97.

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

_____ Approved _____ Denied
X _____ Approved with Conditions: _____

- 1) All the new dormer windows to have 1/1 true divided light windows
- 2) Replace 2 existing ^{6/1} dormer windows that were removed from original resource
- 3) The location of the windows on the side elevations of the new addition be as originally ^{approved}

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED ^{approved} CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: George Myers
Address: 10415 Armory Ave, Kensington

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



2 NORTH (LEFT) ELEVATION
1/4"=1'-0"

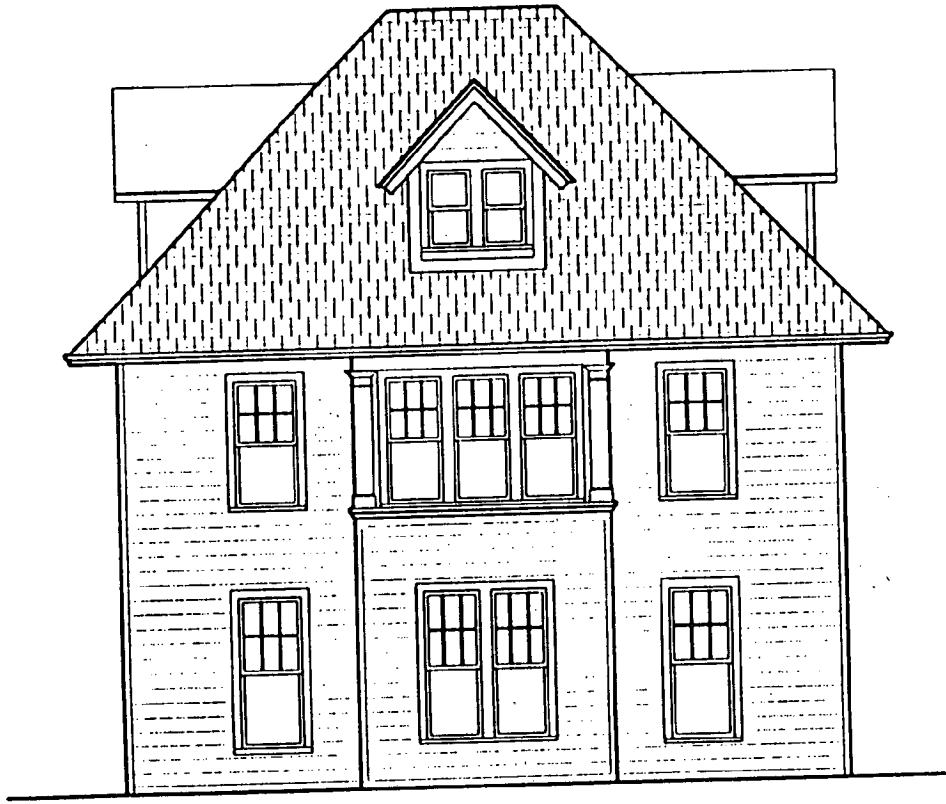
APPROVED *Conditions*
Montgomery County
Historic Preservation Commission
[Signature] 7/26/97



PROPOSED ELEVATION
8/14/98

1 NORTH (LEFT) ELEVATION
1/4"=1'-0"

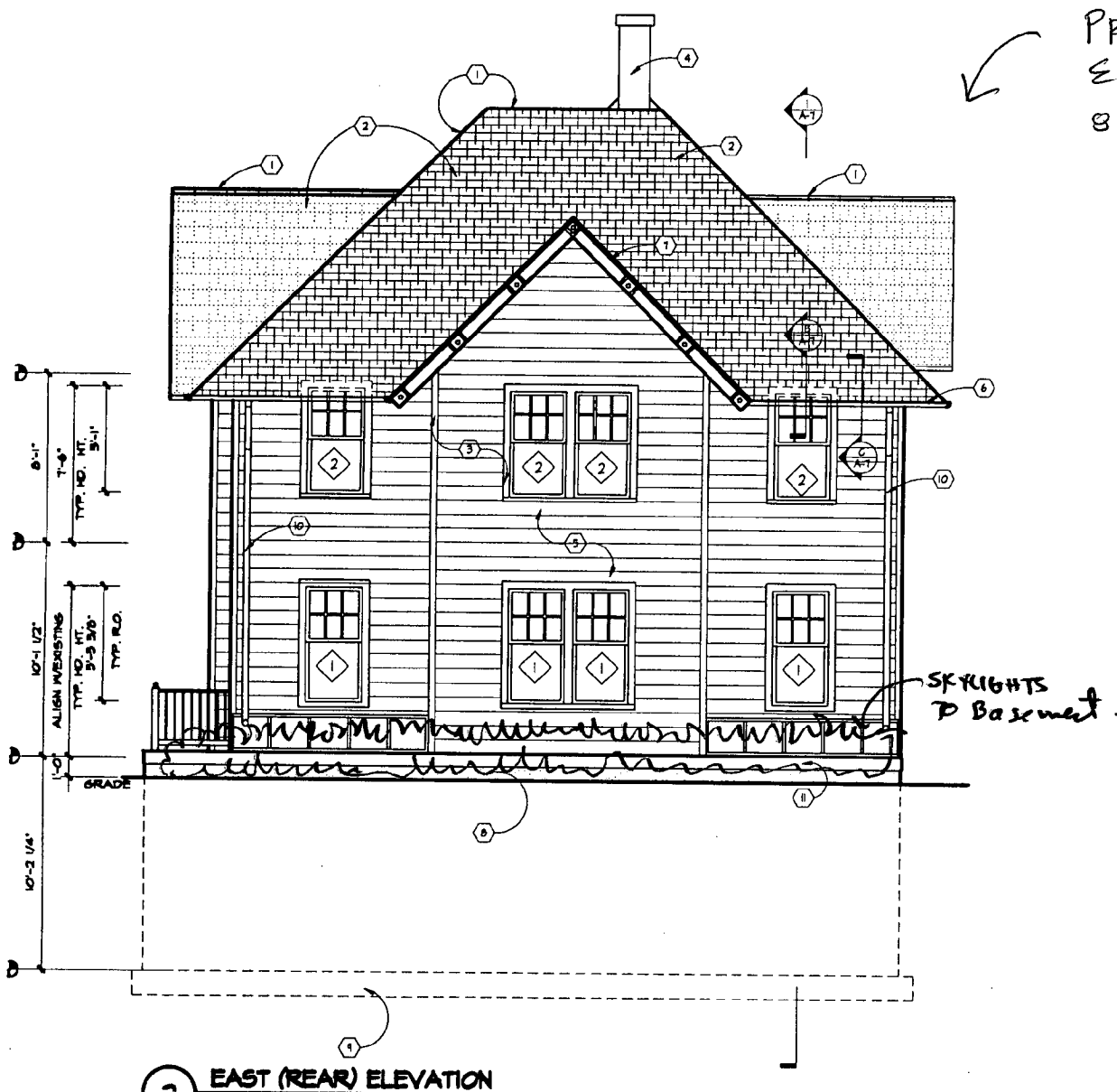
Plan on back



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

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signatures]



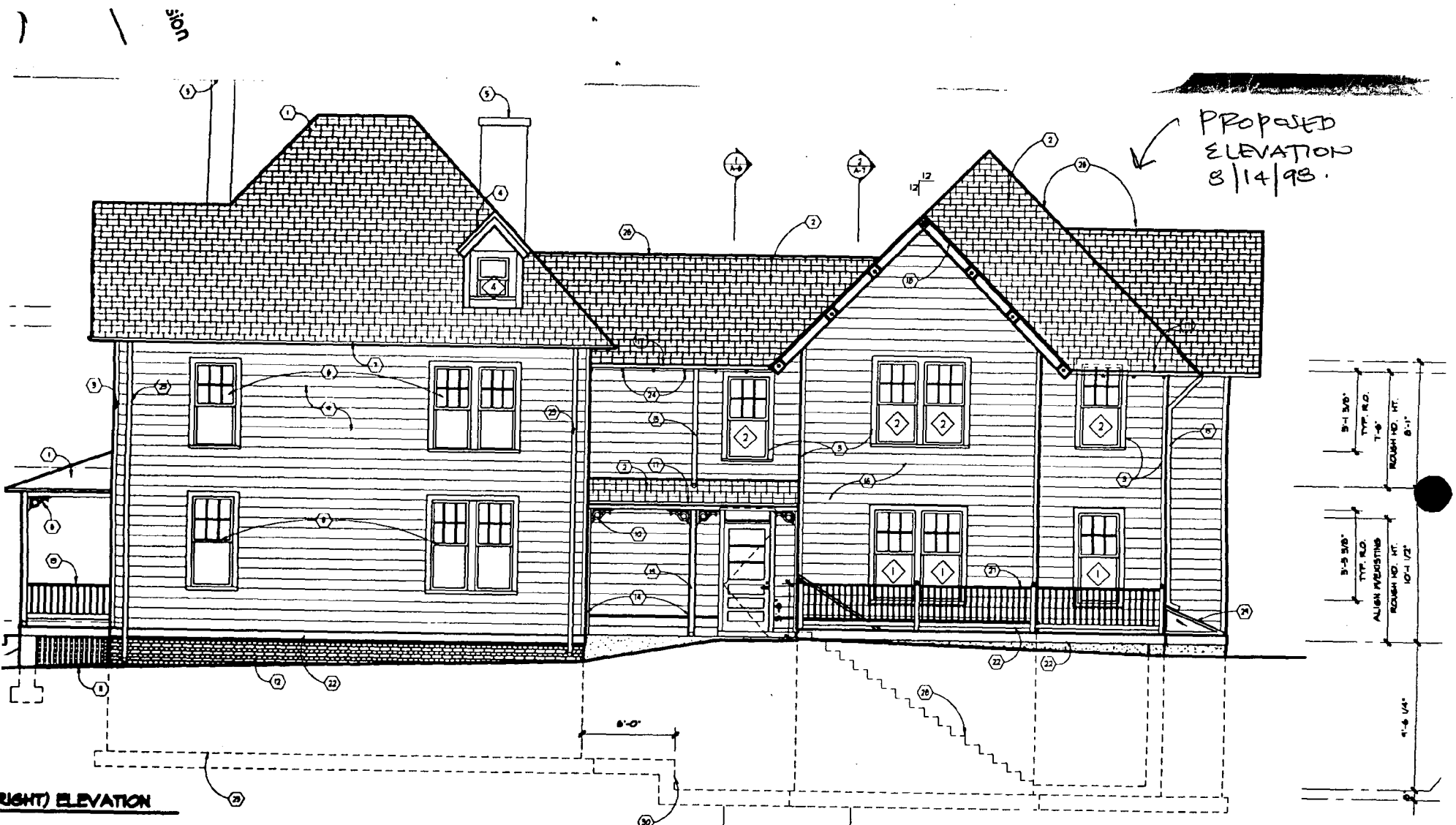
PROPOSED
ELEVATION
8/19/98

2 EAST (REAR) ELEVATION



SOUTH (RIGHT) ELEVATION
1/4"=1'-0"

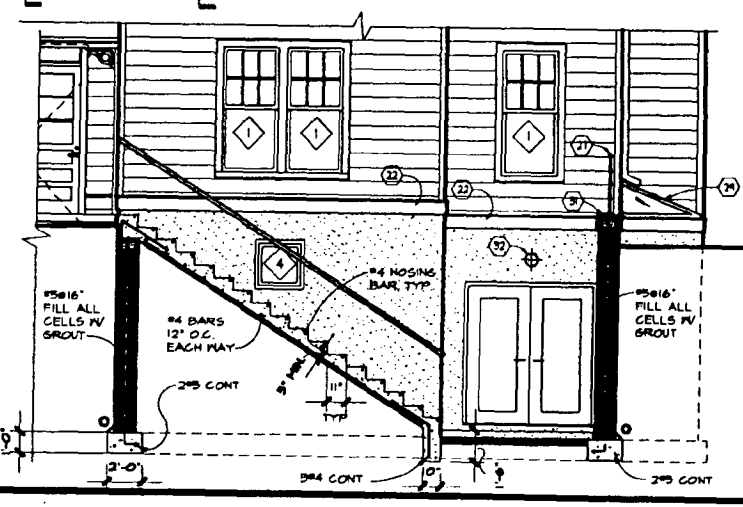
APPROVED *conditions*
Montgomery County
Historic Preservation Commission
[Signature] 2/28/97



WEST (LEFT) ELEVATION
1/4"=1'-0"

PROPOSED
ELEVATION
8/14/93.

2 SECTION THROUGH EXTERIOR STAIR
1/4"=1'-0"



GTM
ARCHITECTS

August 14, 1998

Perry Kephart
Historic Preservation Commission

Re: Revision to Historic Area Building Permit
10415 Armory Avenue
Kensington, Md. 20895

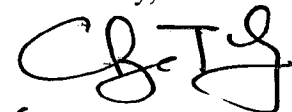
Dear Perry,

I am sending this letter to request a revision to the previously issued Historic Area Building Permit for the above referenced project. The permit was originally issued in March 1994, and was amended in February 1997. We are finally in a position to build the addition; however, budget constraints have resulted in some changes. We eliminated the third floor and the side porch extension, which resulted in the following:

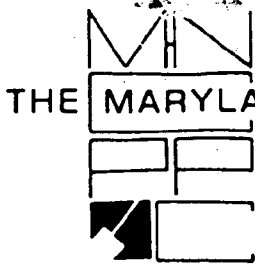
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3. North Elevation: Eliminated Dormers. Eliminated trash doors @ middle section, changed to smaller windows at the middle section (area is now restrooms inside), added entry door @ middle section. Eliminated trellis, changed one single window to a double window.

Please let me know if you need further information.

Sincerely,


(George T. Myers)

31/6 '930



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

Amended HAWP

DATE: 2-26-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

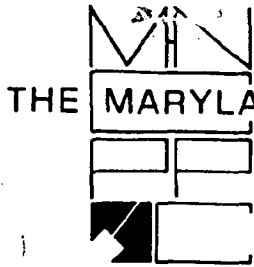
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



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

DATE: 2.26.97.

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

_____ Approved _____ Denied
X _____ Approved with Conditions: _____

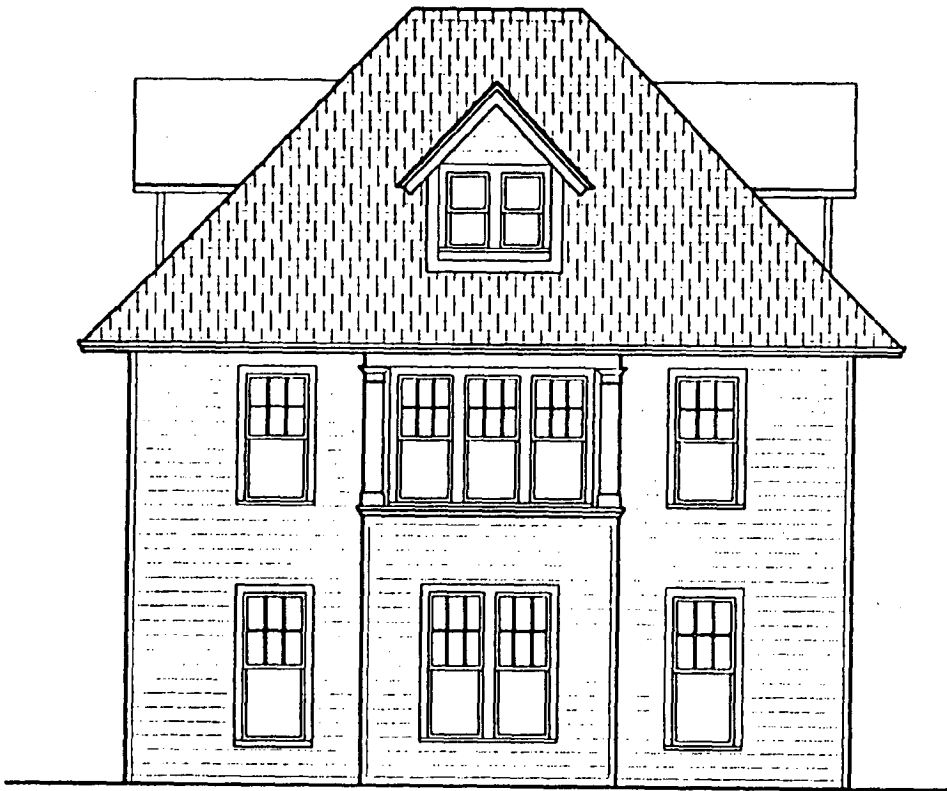
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- 2) Replace 2 existing ^{6/1} dormer windows that were removed from original resource
- 3) The location of the windows on the side elevations of the new addition be as originally ^{approved}

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED ^{approved} CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: George Myers

Address: 10415 Armory Ave, Kensington

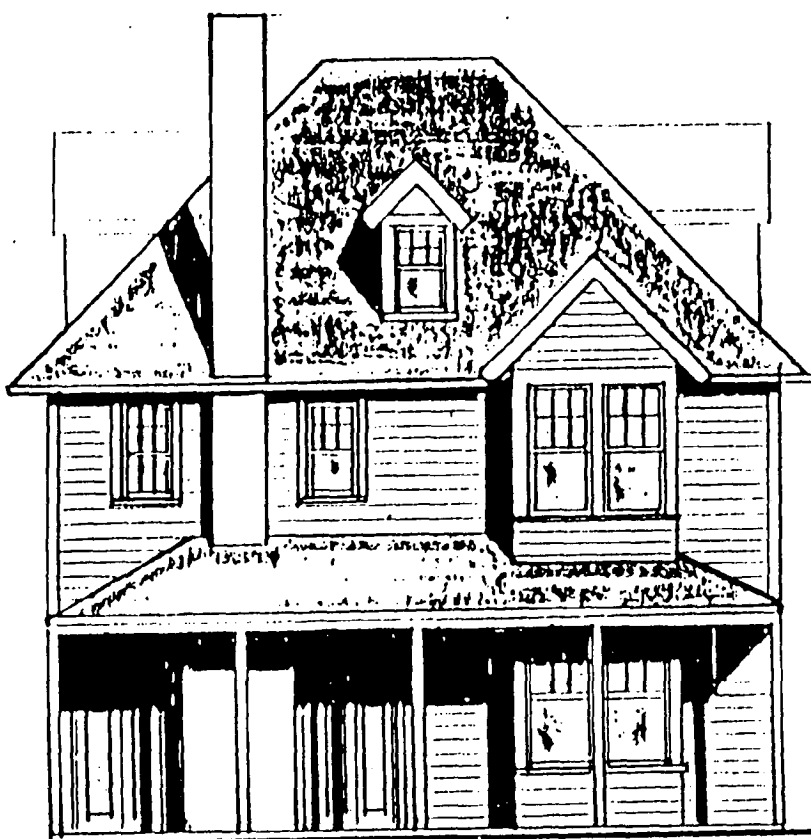
THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signatures]



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

REVISION:

APPROVED
Montgomery County
Historic Preservation Commission



← ADDITION | EXISTING →

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

Revision to approved design

APPROVED
Montgomery County
Historic Preservation Commission

8



NORTH (LEFT) ELEVATION
1/8" = 1'-0"

APPROVED *Conditions*
Montgomery County
Historic Preservation Commission
[Signature] 7/26/97

FINAL DESIGN



← EXISTING | ADDITION →

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

REVISION to approved (October) design

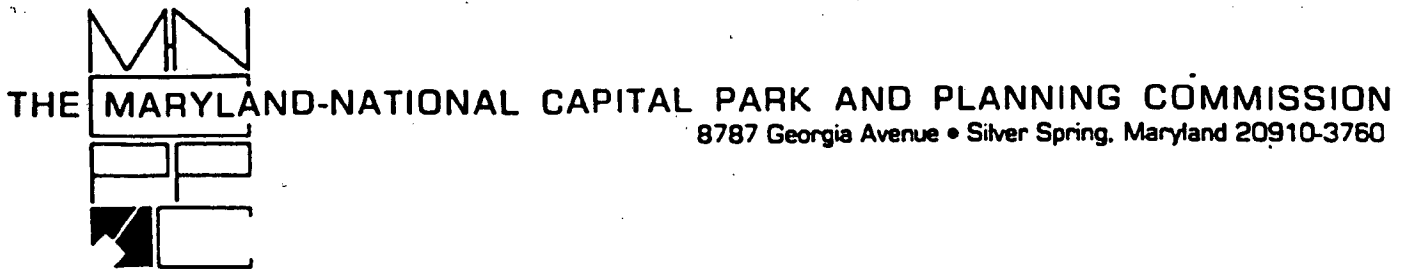
APPROVED
Montgomery County
Historic Preservation Commission

7



1 SOUTH (RIGHT) ELEVATION
1/8" = 1'-0"

APPROVED *J. Anderson*
Montgomery County
Historic Preservation Commission
J. Anderson 2/28/97

**MEMORANDUM**

TO: Historic Area Work Permit Applicants

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

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

DATE: 3.24.94

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

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

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!

**PROPOSED ADDITION
TO
10415 ARMORY AVENUE**

GTM Architects

REVISED 1.20.94

submitted as a revision to approved
HAWP 31/6-930

(F)

GTM ARCHITECTS

February 7, 1993

Historic Preservation Commission
9787 Georgia Avenue
Silver Spring, Md. 20919-3760

Re: 10415 Armory Avenue
Kensington, Md. 20895

To the Commission,

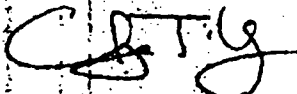
Enclosed is a revised set of drawings describing the proposed addition to 10415 Armory Avenue, which was approved with conditions at the meeting on October 27, 1993. As you may recall, the conditions were that the corner tower be eliminated, and that the roofline be lowered by two feet.

In light of the closeness of the vote and the opposition of the Kensington Historic Society, I have changed the design considerably, and have gone well beyond what was required for final approval. The Historic Society has indicated that they are satisfied with the new design, and as of this date are taking the necessary steps to cancel their appeal of the October decision.

Nancy Witherell has recommended that I come back to the Commission in order to have on record a more favorable vote. Both Nancy and Dennis Canavan (Zoning) have indicated that strong support from the Commission will be helpful in obtaining the necessary variance to avoid adding an additional driveway on south side of the house. This additional driveway, which is what is currently approved, will result in the loss of several mature trees and considerably less green space. In my opinion, the driveway is unnecessary, but I will need all the support I can get to have the site plan approved without it.

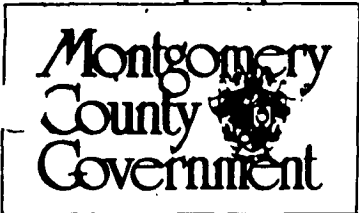
In any case, I hope that the commissioners who voted against the project in October will find the revised design more acceptable.

Sincerely,



George T. Myers, AIA

APPROVED
Montgomery County
Historic Preservation Commission



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)
 ADDRESS 10415 ARMORY AVENUE KENSINGTON (Include Area Code) MD 20895
 CITY STATE ZIP
 CONTRACTOR TO BE SELECTED TELEPHONE NO. _____
 PLANS PREPARED BY GTM ARCHITECTS CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301 942 9062
 (Include Area Code)
 REGISTRATION NUMBER # 8385

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 PLAT 30
 Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add 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 2 STORY ADDITION
- 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 WSSC 02 Septic
 03 Other _____
- 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Well
 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

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

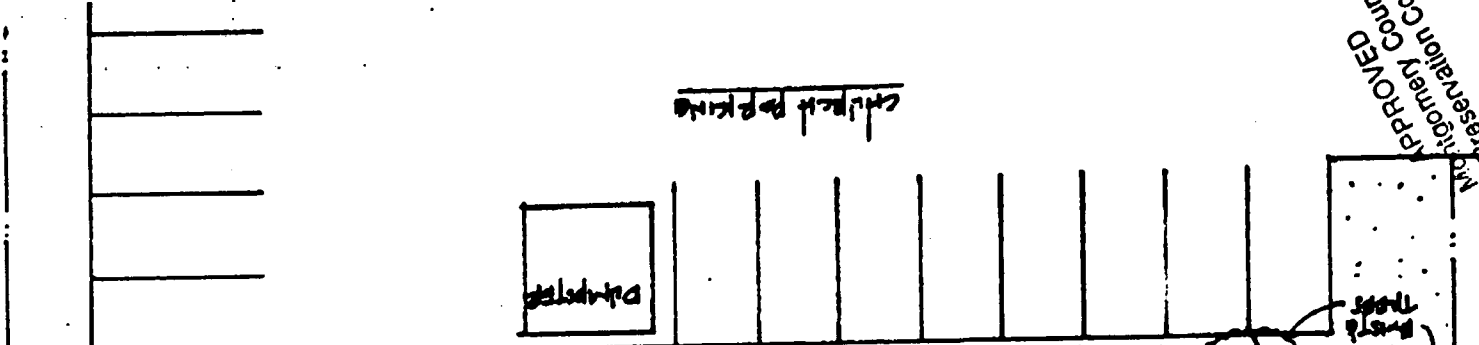
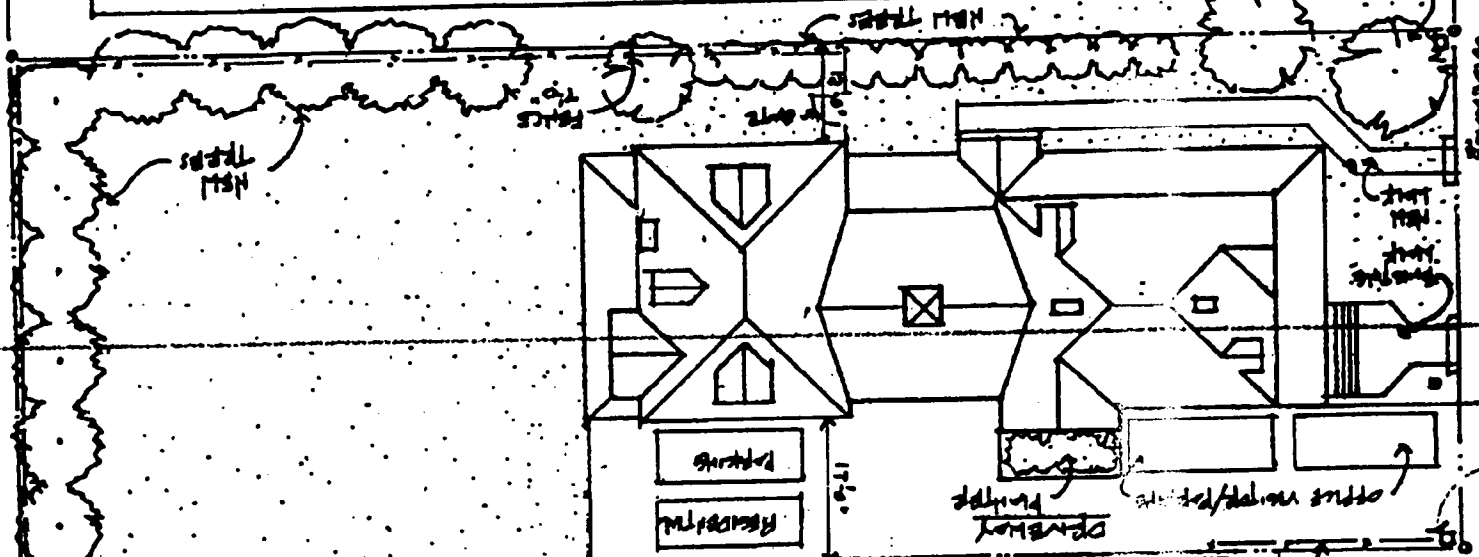
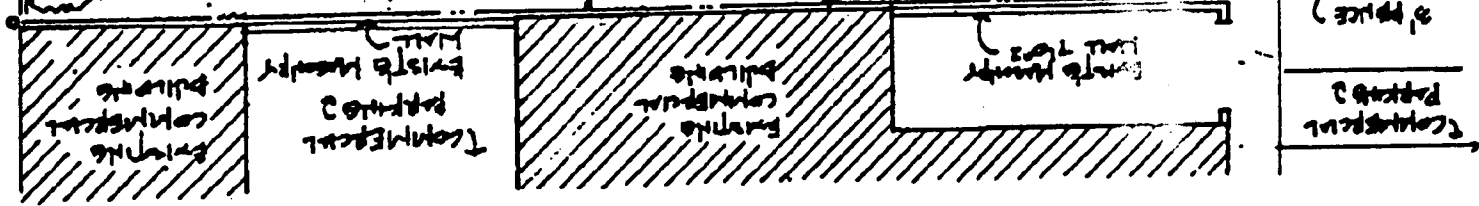
APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date _____

APPLICATION/PERMIT NO: 9310050062 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Site plan - phase 1
 1"=20'0"
 Residential + office



APPROVED
 Monterey County
 Historical Preservation Commission

ARMORY AVENUE

NO EXISTING CURBS
 AT DRIVE ENTRIES



Revisions to the approved site
 plan in town October, 1993 - note
 Historic Commission on north side



5

GITE SUMMARY : 10415 ARMORY AVENUE
KENSINGTON, MD.

ELEMENTS	PERMITTED/REQ'D WITHIN OM ZONE	EXISTING BUILDING ELEMENTS - 1991 PLAN	PROPOSED BUILDING ELEMENTS - 1993 PLAN	CHANGED REQ'D? YES
BUILDING LOT COVERAGE	60% MAX.	15% 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, 35' MAX.	3 STORIES, 35' MAX.	NO
• BUILDING SETBACKS.				
FRONT (WEST)	15' MIN.	15'	15'	NO
SIDE (NORTH)	1' REAR 3' BLDG. HEIGHT, 12' MIN	13'	13'	NO
C-2 ZONE				
REAR (EAST)	"	90'	65'	YES
R-20 ZONE				
SIDE (SOUTH)	"	14'	12'	YES
R-60 ZONE				

SITE AREA 9,825 SF

BUILDING DATA:

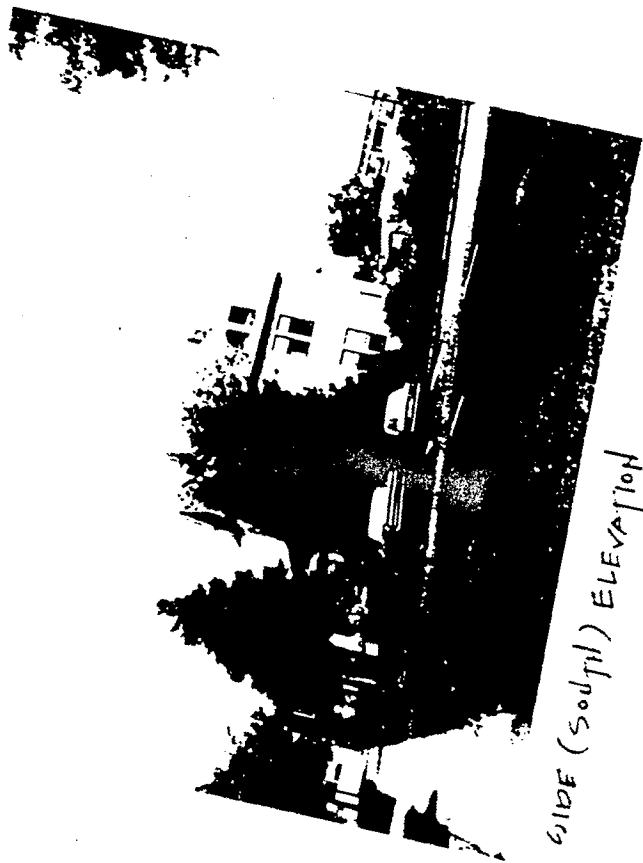
	FOOTPRINT	GROSS FLOOR AREA (EXCLUDES ATTIC & BASEMENT)
EXISTING BLDG. (INCLUDES PORCHES, INCLUDING NEW SIDE PORT)	1230 SF	1530 SF
ADDITION (INCLUDES PORCHES)	1180 SF	2050 SF
TOTAL	2400 SF	3580 SF

1

5



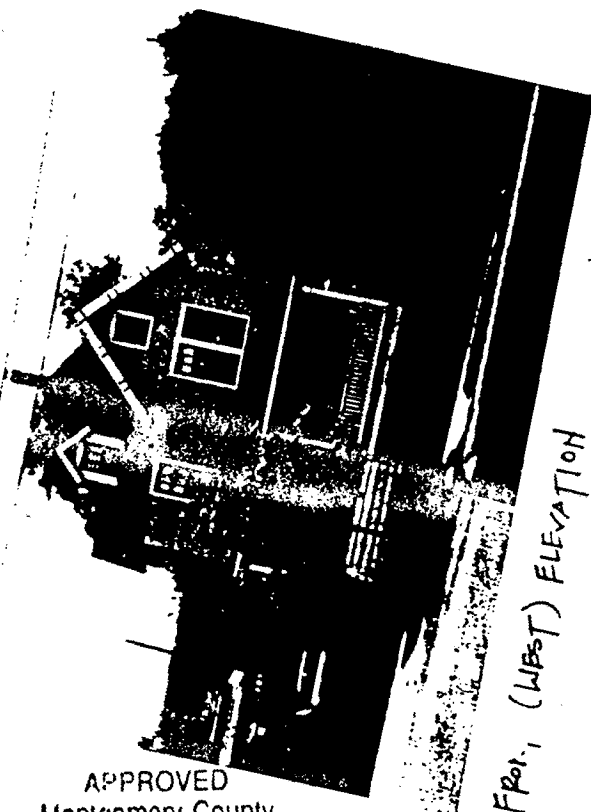
REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION



FRONT (WEST) ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

FINAL DESIGN



← EXISTING ADDITION →

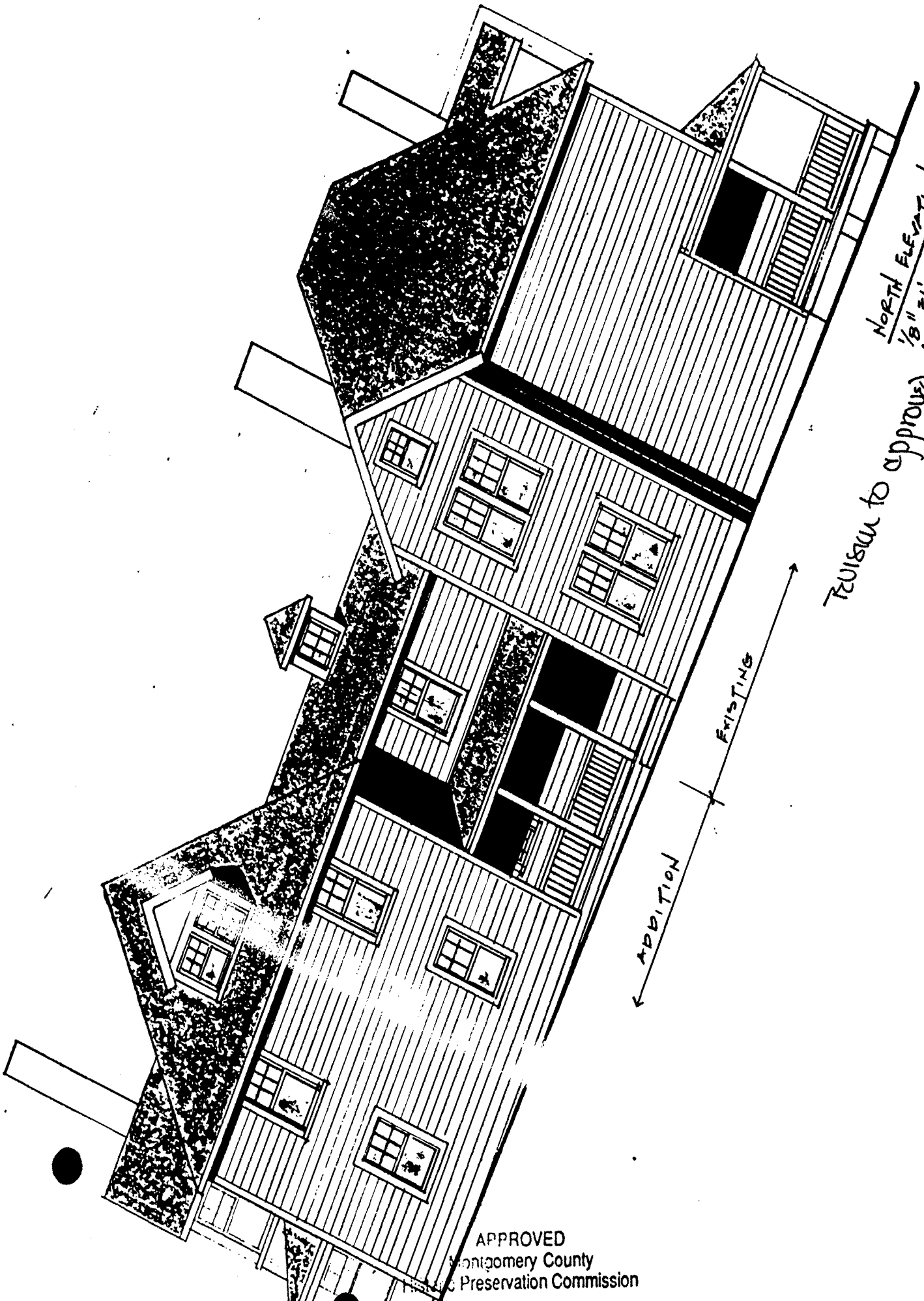
NORTH ELEVATION 1/8" = 1'-0"
FACING CHURCH PARKING

REVISION to approved (October) design

APPROVED
Montgomery County
Historic Preservation Commission

2

7



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

Revision to approved design

← ADDITION
EXISTING →

APPROVED
Montgomery County
Preservation Commission



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

TEUSCH

APPROVED
Montgomery County
Historic Preservation Commission

(11)

9)

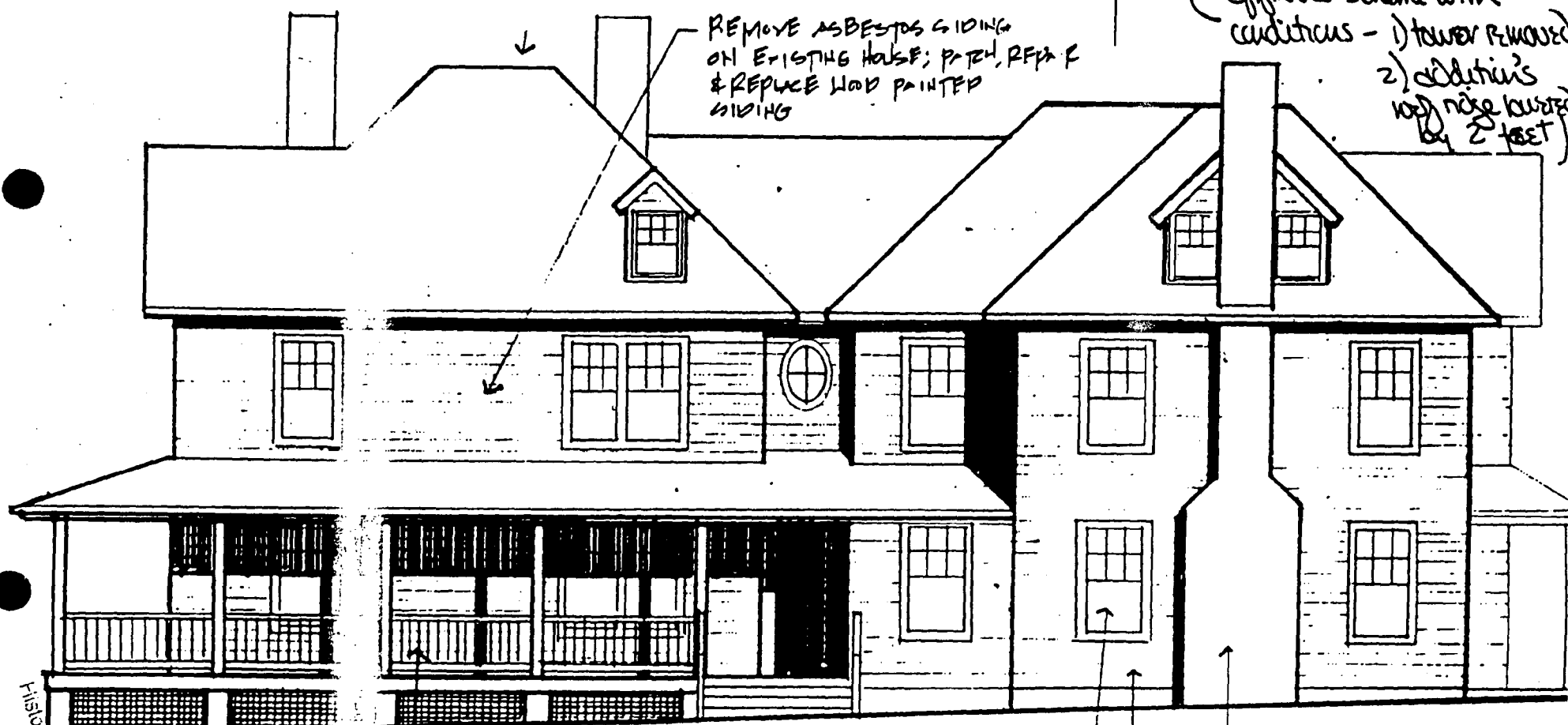
AS PER HI -
REQUIREMENTS

10.27.93 *

(Approved scheme with conditions - 1) tower removed
2) addition's roof ridge curved by 2 feet)

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

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



POOR DETAILING TO MATCH EXISTING

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

EXISTING

NEW

SOUTH ELEVATION 1/8" = 1'-0"

Historic
APPROVED
Indigo Bay County
Preservation Commission

(12)

1

attach to
stamped
plans

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9/9/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gfw*

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved Denied

Approved with Conditions: _____

① location of dumpsters subject to staff approval.

② ^{any} changes in sidewalk configuration re. loading to basement entry subject to staff approval.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: George Myers

Address: 10415 Armore Avenue Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.