

31/6-93E 10308 Connecticut Ave
Kensington Historic District



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER BOB KIRCHARD/SURE'S INC TELEPHONE NO. 651-1115
(Contract/Purchaser) 986-1720
(Include Area Code)

ADDRESS 10308 CONNECTICUT AVE CITY KEENSINGTON STATE MD ZIP _____

CONTRACTOR SELF TELEPHONE NO. _____

PLANS PREPARED BY SELF CONTRACTOR REGISTRATION NUMBER _____

TELEPHONE NO. 986-1720
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10308 Street CONNECTICUT AVE

Town/City KEENSINGTON Election District _____

Nearest Cross Street WILSON ST.

Lot 22 Block 4 Subdivision HISTORIC KEENSINGTON

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) REVISION Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable (Revision) Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 1000.00 MORE OR LESS - SEE PERMITS

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? SECONDARY SOURCE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS - Porch Revision

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () Septic N/A 2B. TYPE OF WATER SUPPLY

03 () Other _____ 01 () WSSC 02 () Well

03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches N/A

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 6/29/93

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 7/11/93

APPLICATION/PERMIT NO: 200-21115 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

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

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10308 Connecticut Avenue Meeting Date: 7/14/93
Resource: Kensington Historic District Review: HAWP/Alteration
Case Number: 31/6-93E Tax Credit: No
Public Notice: 6/30/93 Report Date: 7/7/93
Applicant: Robert Kirchiro Staff: Nancy Witherell
PROPOSAL: Site alterations RECOMMEND: Approve

The house in question is a secondary resource in the Kensington Historic District. A one-story, brick and stucco house facing Connecticut Avenue, the house enjoys a generous yard but is otherwise visually distinct from the nearby historic houses in the district. The house has been unused for some time, and the yard had become overgrown. The drainage of the site was problematic, with the basement flooding severely.

The applicant has undertaken renovations that are mostly completed. The house was largely surrounded by a flagstone patio. This area has been dug up by the applicant in order to improve the drainage system, and the surface relaid with red brick. The flagstone area has not been expanded (the existing railroad ties indicate the limit of the paving) except in the area in front of the house, where the area is newly paved. Further, the front flagstone walkway was replaced with red brick.

The second area of alteration for which work was halted pending approval of the HAWP application, is the rear screened porch, which is being enclosed with wood sash windows. The size of the openings has been changed. Previously, the screens extended from the ceiling to the ground. Now, as shown in the photographs, wooden panels have been installed along the floor underneath the sash windows. The existing posts have been retained. As shown on the proposed side elevation drawings for the porch, the side walls would be more solid than they were previously, with windows and the existing door (seen leaning against the wall in one photo) used in conjunction with vertical board. An applied muntin grid has been used with the windows already installed.

The applicant has also cleared the site of a lot of brush and shrubberies.

STAFF DISCUSSION

This property is the subject of a zoning case before the Board of Appeals. If the proposed new use is approved, the Commission will review other alterations to this site, including an expansion of the gravel driveway, the installation of a fence, and the installation of a sign in the front yard. These zoning issues are separate from the alterations proposed in this HAWP application now before the Commission.

The replacement of flagstone with red brick is, in the staff's opinion, an acceptable alteration. Either material would be appropriate for the site, given the style of the house. The enclosure of the rear porch is also, in the staff's judgment, an acceptable alteration. Located at the rear of the house, the proposed sunroom would maintain the existing footprint of the screened porch.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-(b)1:

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

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER BOB KIRCHIRO/SURF'S INC TELEPHONE NO. 654-1015
(Contract/Purchaser) (Include Area Code) 986-1720 *Contact*

ADDRESS 10308 CONNECTICUT AVE KENSINGTON, MD
CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. _____

PLANS PREPARED BY SELF CONTRACTOR REGISTRATION NUMBER _____

TELEPHONE NO. 9861720
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10308 Street CONNECTICUT AVE

Town/City KENSINGTON Election District _____

Nearest Cross Street WARNER ST.

Lot 20 Block 4 Subdivision HISTORIC KENSINGTON

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one) INSTALL DRAIN TILES Circle One: A/C Slab Room Addition
Construct Extend/Add After/Renovate For Flood Problem Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 1000.00 MORE OR LESS - MY OWN LABOR - HELP FROM FAMILY
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- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? SECONDARY RESOURCE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS - porch REVISION

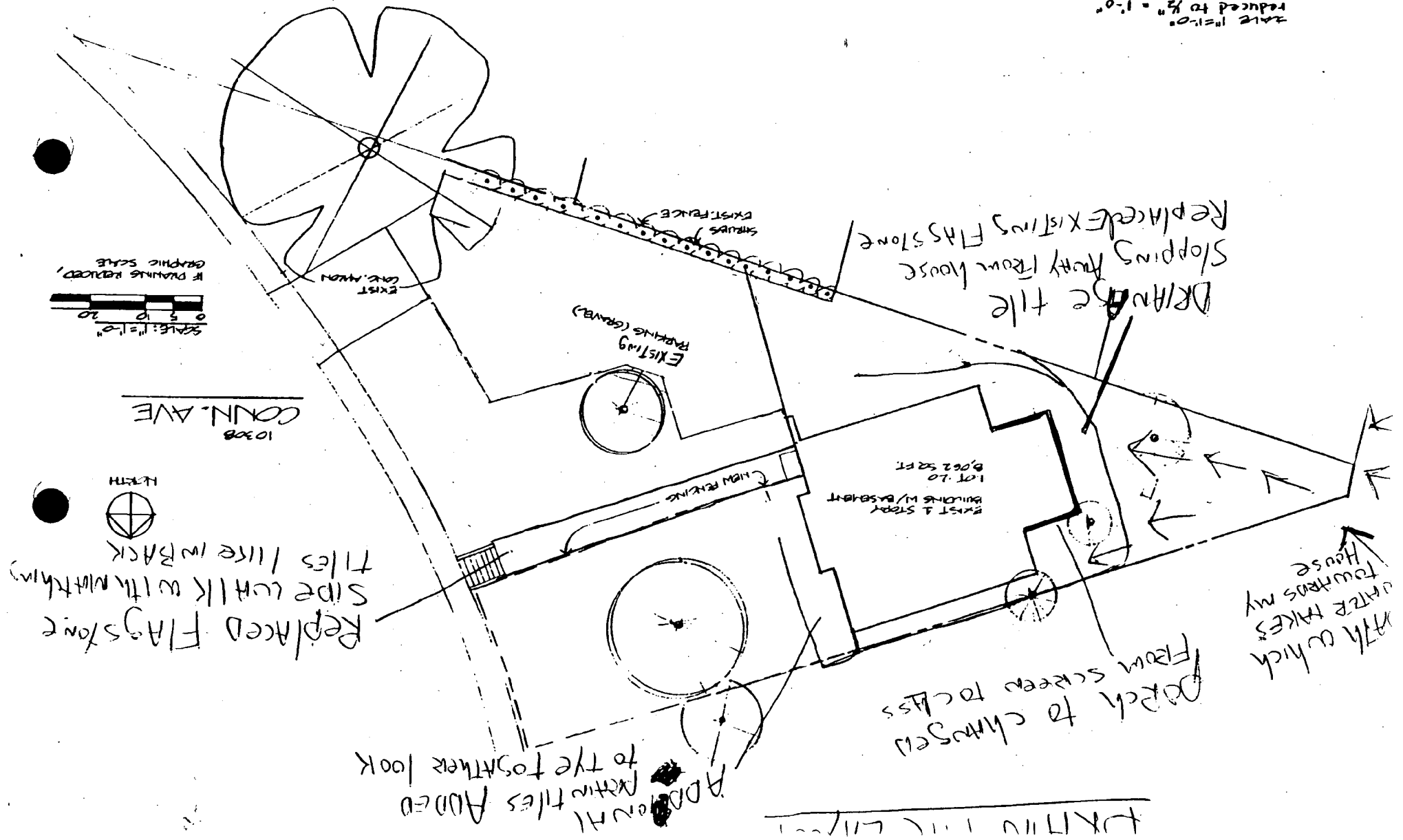
- 2A. TYPE OF SEWAGE DISPOSAL
01 () WSSC 02 () Septic N/A
03 () Other _____
- 2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Well
03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches N/A
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

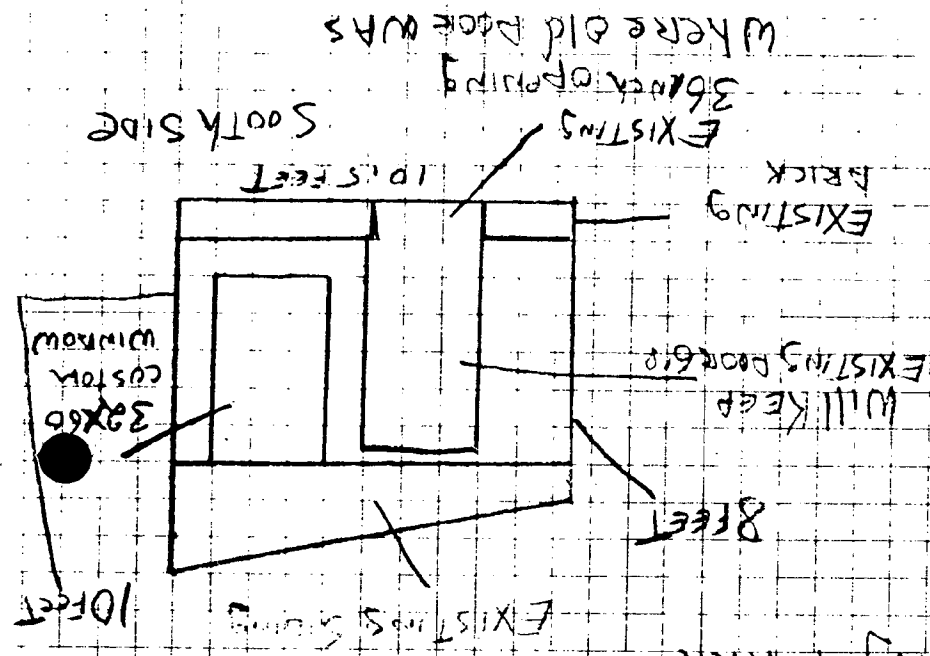
Scale 1/8" = 1'-0" reduced to 1/4" = 1'-0"



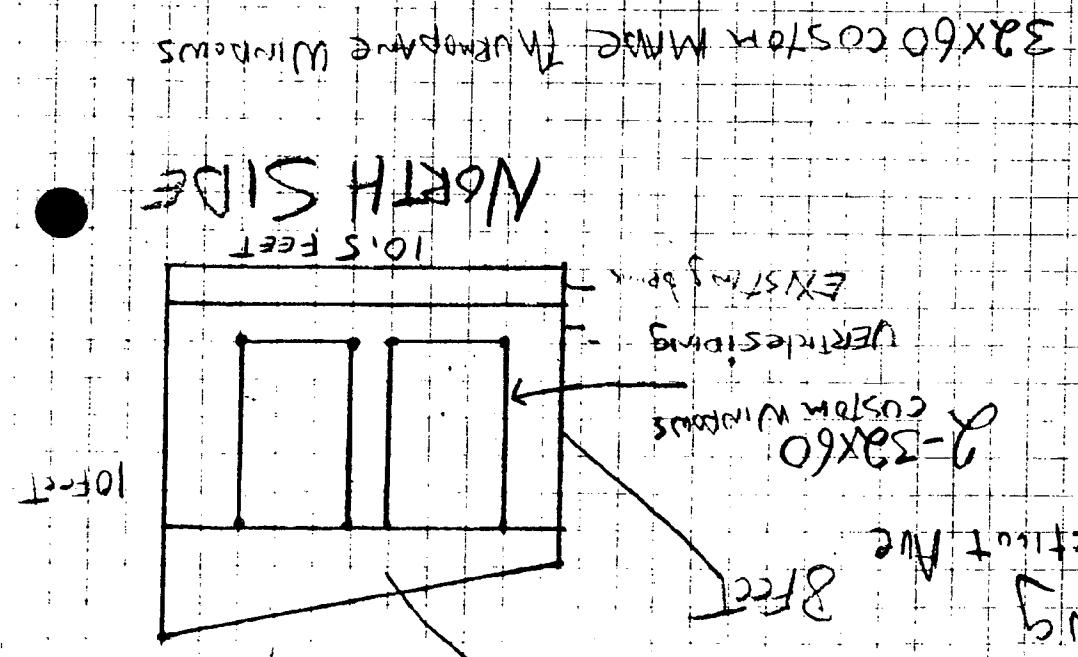
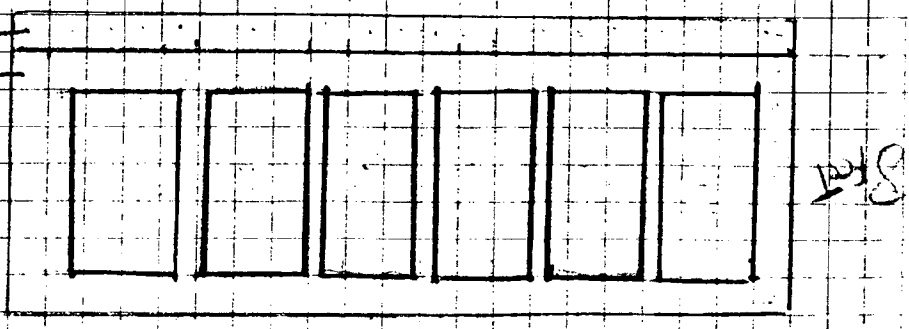
FOR THE LIT...

GRAPH BOX = 1 FOOT

(2)



WEST SIDE
2 FEET



PLANS TO CLOSE IN EXISTING
SCREENED PORCH (10308 CONNECTICUT AVE
KENNISTON
CREATING OPEN AIR / SUN ROOM
PORCH

WHERE OLD DOOR WAS

3/4\"/>

EXISTING BRICK

WILL KEEP EXISTING BOARDING

8 FEET

EXISTING BRICK
VERTICAL SIDING

3 1/2\"/>

NORTH SIDE

EXISTING BRICK

VERTICAL SIDING

2-3 1/2\"/>

8 FEET

①

WEST

10308 (cont) Ave
Kensington

CUSTOM - WINDOWS 32" x 60"

SOUTH

EXISTING DOOR

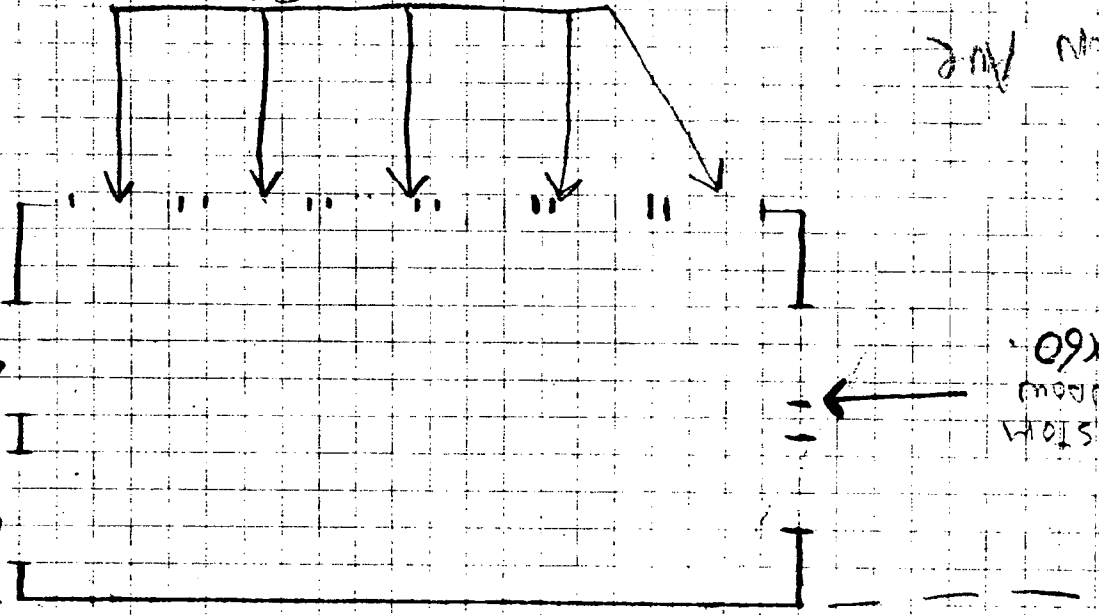
2 CUSTOM WINDOW 32" x 60"

NORTH

32" x 60" CUSTOM WINDOW

HOOR NOT TO SCALE

OVERHEAD



SENT BY: KINKO'S COPIES

: 6-7-93 ; 11:36

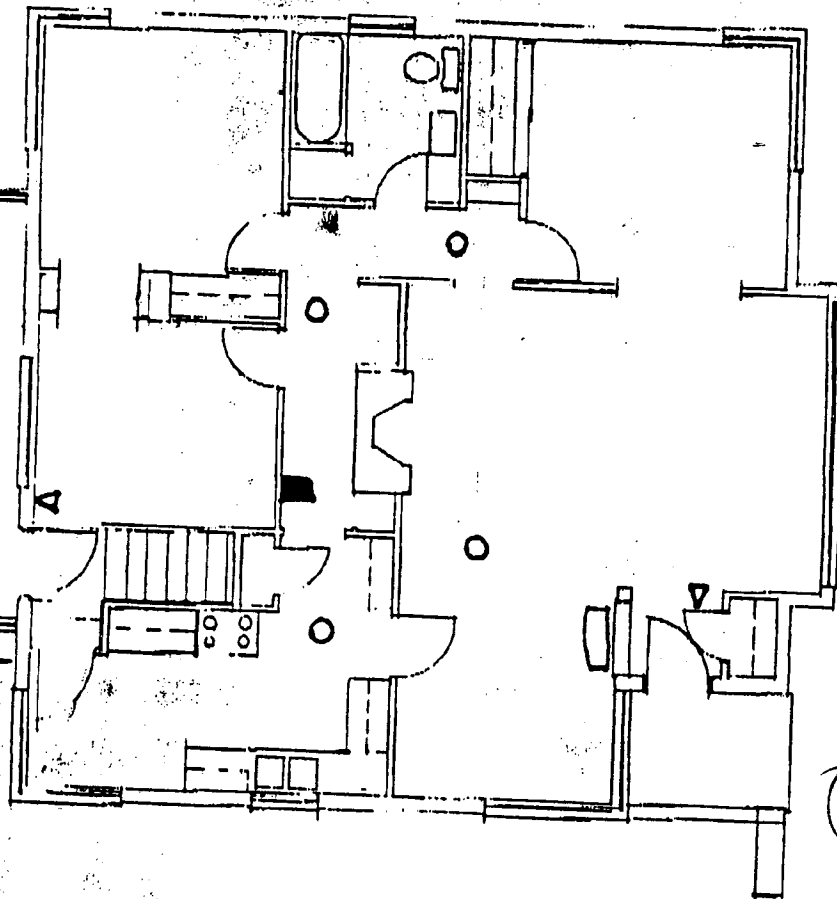
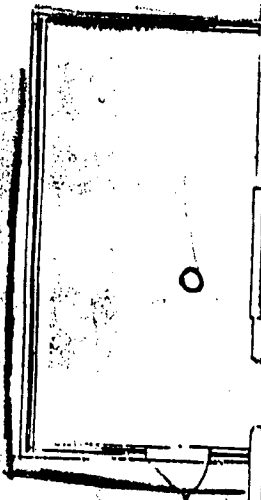
BETHESDA-

301 253 9688; # 1/2

ANOTHER VIEW OF PORCH

10308 CONNECTICUT AVE

porch



Level 1

5

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE 6-27-93	ARCH. DESIGNER: KEITH KRUEGER	SHEET NO A-1
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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:

10308 CONNECTICUT AVE KENSINGTON MA.
SECONDARY RESOURCE ALTHOUGH IN A HISTORIC DISTRICT
I WOULD LIKE TO REMOVE SCREEN FROM THE COVERED
PORCH IN REAR OF HOUSE + REPLACE WITH WINDOWS
TO CREATE SUN ROOM PORCH - BRICK BLOCK-STUCCO
ART/DECO RAMBLER TYPE HOUSE - ABOUT 35 YRS OLD

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

10308 CONNECTICUT AVE - THE REAR PORCH IS IN NEED OF
REPAIR + MOST OF EXISTING SCREEN WAS DESTROYED AND
WEATHER RUINED. ALTHOUGH THE BASIC STRUCTURE OF THE
HOUSE IS SOUND REGULAR MAINTENANCE OF THIS PROPERTY
IN RECENT YEARS HAS BEEN NONEXISTENT, WHEN I BOUGHT
THE PROPERTY THE GRASS WAS 3 FEET HIGH - MANY PEOPLE
TOLD ME THEY DID NOT EVEN KNOW THE HOUSE WAS THERE.
IT WAS ALMOST INVISIBLE FROM CONN AVE, BECAUSE OVER
GROWTH. ALSO THERE ^{WAS AN} ENORMOUS DRAINAGE PROBLEM (6)
WHEN I TOOK POSSESSION OF HOUSE THERE WAS
4 FEET OF WATER IN THE BASEMENT. I BELIEVE THE

MAIN PROBLEM ^{THAT} THE PROPERTY WAS SO STRESSED
IS BECAUSE OF THE WATER PROBLEM, WHEN IT
RAINS A RIVER ABOUT 1 FOOT DEEP + 6 FEET WIDE
POURS DOWN THE HILL ~~TO THE~~ FROM THE
YARDS BEHIND MY HOUSE, A LARGE AMOUNT OF
THAT WATER ENDS UP IN MY BASEMENT. ALTHOUGH
IT SEEMS THE PEOPLE WHO LIVED THERE ^{BEFORE I OWNED THE HOUSE} INSTALLED
DRAINS, DRAINAGE TILE, RAIL ROAD TIES AND SUMP PUMPS
AMONG OTHER THINGS, THESE THINGS MAY ~~HAVE~~ HELPED
WHILE THEY WERE MAINTAINED. I HAVE SPENT A LOT OF
TIME + EFFORT REINSTALLING AND ~~REINSTALLING~~ REINSTALLING
DRAINAGE TILES + OPENING THE ~~DRAINAGE~~ DRAINAGE SYSTEM
AND HOPE THIS WORKS - SO FAR NOT MUCH RAIN.

* I AM VERY PROUD OF THE WORK I ^{HAVE} DONE TO THIS HOUSE + I THINK
IT WILL BE A CREDIT TO THE NEIGHBORHOOD

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:

REPLACED DAMAGED SCREEN WITH WINDOWS
ADDITION OF BRICK TILES

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

I DON'T BELIEVE IT WILL EFFECT ANYTHING

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

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.
1/4" white aluminum sign on wood posts. See drawing.
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 Walter F. Schmitt, Kathryn D. Hoyle
Address 3913 Baltimore St.
City/Zip Kensington, MD 20895
2. Name James + Barbara Wagner
Address 3915 Baltimore St.
City/Zip Kensington, MD 20895

3. Name Jack + Jill, McClary
Address 3919 Bbetimore. Street
City/Zip Kensington, MD 20895

4. Name Charles Hollswell
Address 10311 Freeman. Place
City/Zip Kensington MD 20895

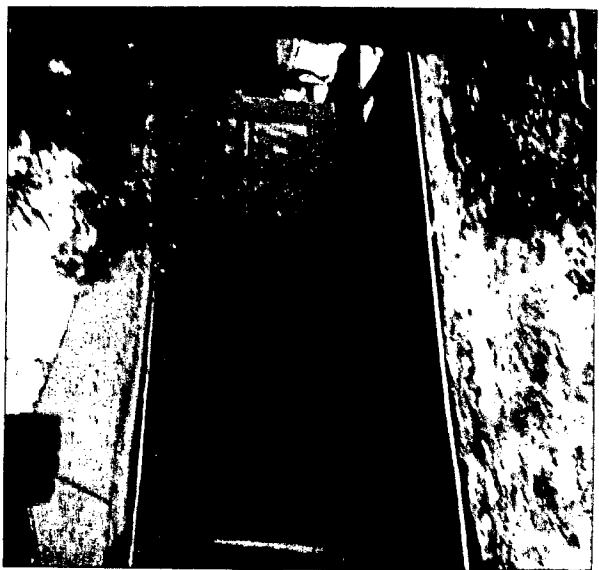
5. Name Gilbert + Mary Rine
Address 3820 Warner Street
City/Zip Kensington MD 20895

6. Name Kaman Maleki
Address 6126 West 77th Drive
City/Zip Arvada, CO 80003

7. Name _____
Address _____
City/Zip _____

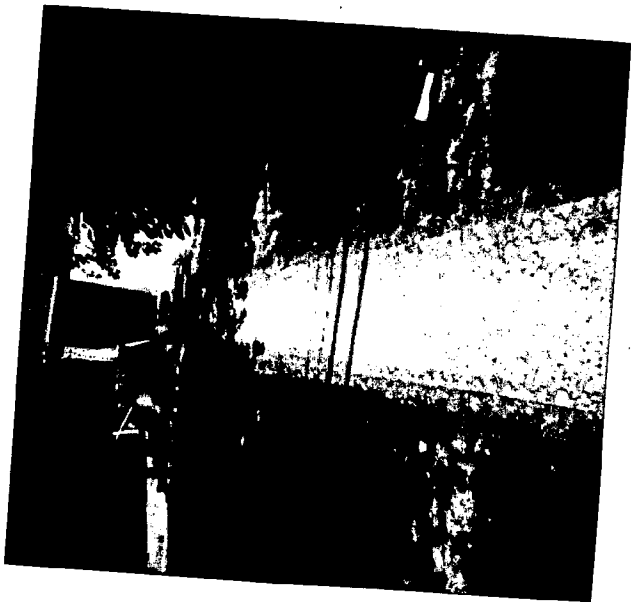
8. Name _____
Address _____
City/Zip _____

1757E



note door
to be fixed

WEST



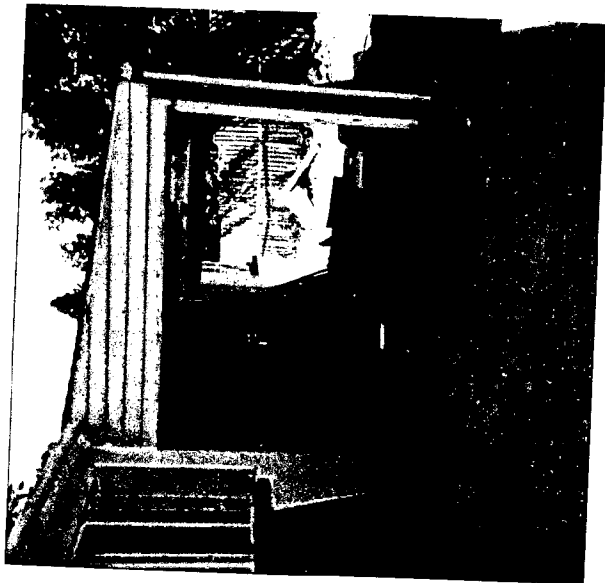
EAST



South

note panels installed under
sash windows

(11)



NORTH

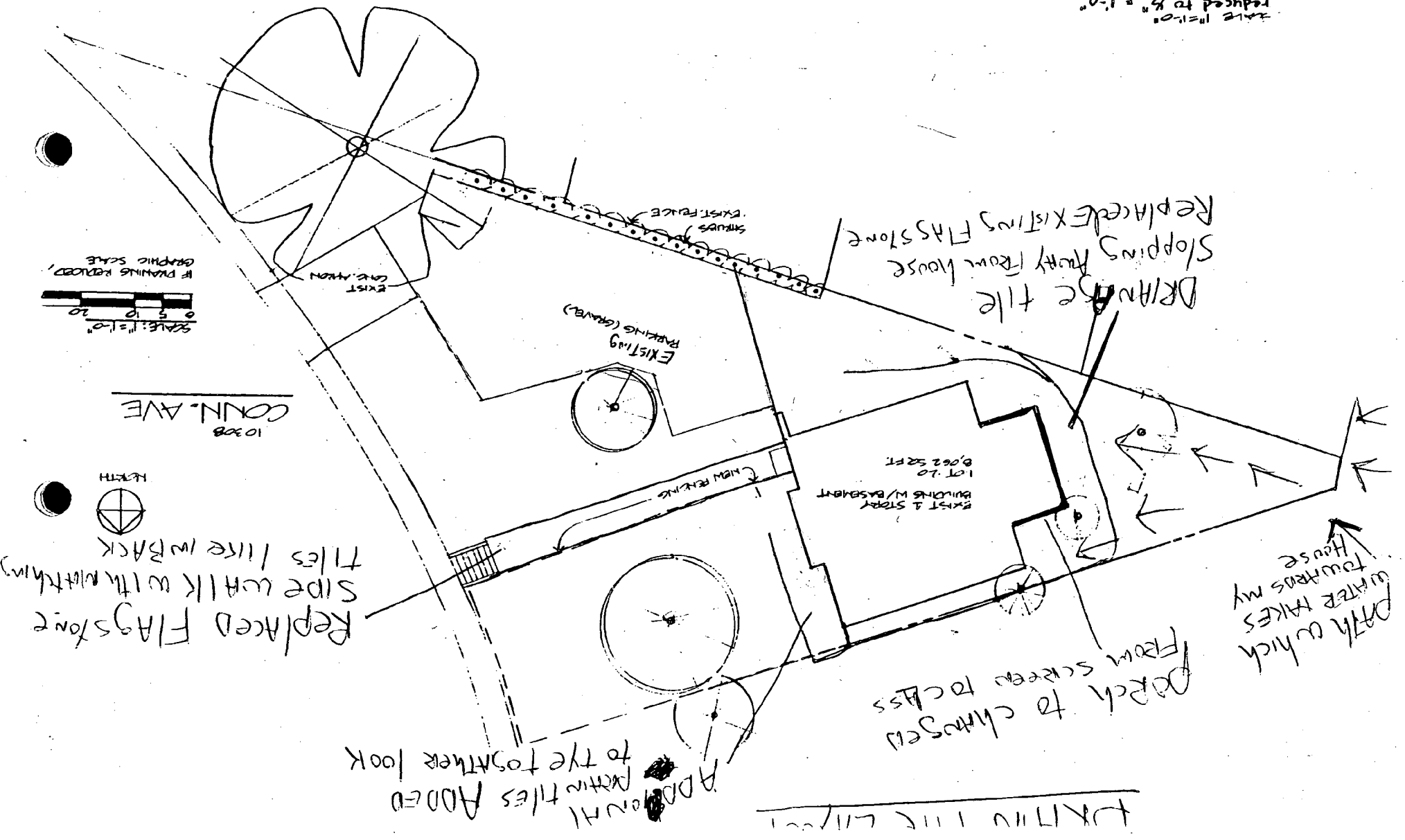


View from house of Connecticut Ave.
~~car sign would be located where~~
~~the car sign is in the photo,~~
~~near the stairs~~



View of house ~~from~~ from
curb of Connecticut Ave.

SCALE 1/8" = 1'-0"
reduced to 1/4" = 1'-0"



SCALE: 1/8" = 1'-0"
IF DRAWING REDUCED,
GRAPHIC SCALE

10308
CONN. AVE



NORTH

Replaced Flags stone
side walk with matching
tiles like in back

Addition to the tiles Added
to the to the other look

Porch to chinosed
from screen to class

PATH WHICH
WATER TAKES MY
TOWARDS MY
HOUSE

LOOKING THE LINE

Replaced existing flag stone
Stopping flag from house
Drainage tile

EXISTING
PARKING (GARAGE)

EXIST 1 STORY
BUILDING W/ BASEMENT
LOT 20
8,062 SQ FT

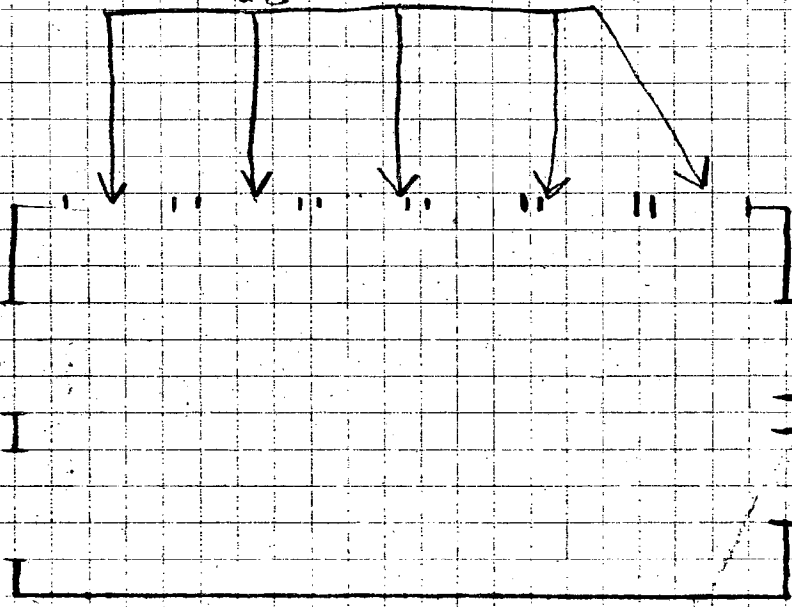
CHIMNEY

EXIST DRIVE

WEST

10308 Corn Ave
Kensington

CUSTOM - WINDOWS 32 INCH



SOUTH

EXISTING DOOR

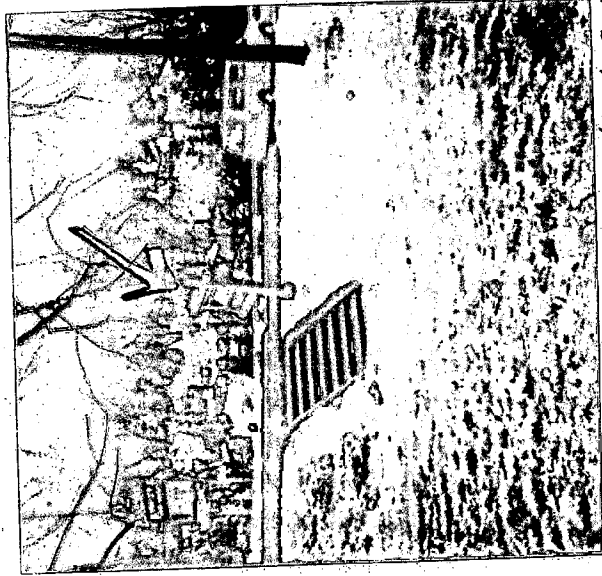
CUSTOM WINDOW 32x60

NORTH

CUSTOM WINDOW 32x60

HOUSE NOT TO SCALE

OVERVIEW



View from house of Connecticut Ave.
our sign would be located where
real estate sign is in this photo,
near top of steps.



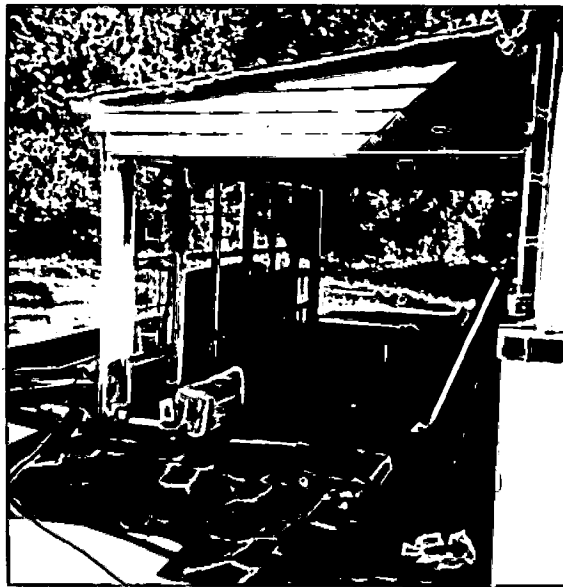
View of house + sign from
curb of Connecticut Ave.

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

11/15/72



WEST



South



EAST



NORTH