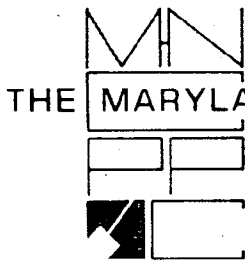


31/6-93 O REVISION 10415 Armory Ave. p

(Kensington Historic District)



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

May 9, 1994

MEMORANDUM

TO: Denis Canavan, Coordinator, Zoning Section

FROM: Gwen Marcus, Coordinator, Historic Preservation Section *GM*

SUBJECT: Schematic Development Plan Amendment No. 94-3-  
MYERS PROPERTY, 10415 Armory Avenue, Kensington  
Zoning Application G-680

The property is a "primary resource" (dating from the earliest period of the development of the subdivision of Kensington) in the Kensington Historic District.

On October 27, 1994, the HPC reviewed a HAWP proposal for an addition that had a footprint very similar to the current proposal and a two-way driveway on the north side of the house. The HPC approved the proposal with conditions (architectural in nature) on a close vote, with the majority stating that the house no longer retained its historic residential context and that the office addition and parking therefore did not adversely affect the character of the property and historic district. It was understood that approvals for the amendment to the Schematic Development Plan and for the proposed non-conforming driveway had not yet been secured.

Subsequently, the Kensington Historical Society, which testified against the proposal at the meeting, filed an appeal of the HPC's decision with the Board of Appeals. As a result of the filing, the applicant negotiated a compromise with the Kensington Historical Society whereby the appearance of the addition was redesigned to retain a similar footprint but reduce the massing significantly in return for the withdrawal of the Kensington Historical Society's appeal.

The revised design was reviewed again by the HPC at a public meeting on February 23, 1994, during which the Kensington Historical Society testified in support of the negotiated revision. The HPC vote was in favor of the revision with the condition that the two-way driveway be located so that a strip of planted greenscape be preserved between the north side of the house and the driveway pavement. The reason for the condition is

that the historic structure should retain a yard buffer on the front and sides.

The HPC, while understanding the difficulty of obtaining relief from the 20-foot requirement for a two-way driveway, wanted to prevent the appearance of the historic frame house sited directly on a paved driveway on the north side. (The retention of the greenspace to the south of the house is very important and argues against a one-way driveway encircling the house.)

In subsequent discussions with the applicant and Division staffmembers, the idea of retaining a 2' wide planted area west of (in front of) the side bay extension were agreeable to the applicant. The staff has also suggested using pavers rather than asphalt for the section of driveway adjacent to the house.

If you have any questions about these comments, please contact Nancy Witherell on x317.



April 18, 1994

**MEMORANDUM**

**TO:** Gwen Marcus, Coordinator, Historic Preservation Section  
John Carter, Coordinator, Design Section  
Perry Berman, Chief, Community Planning Division  
Rick Hawthorne, Chief, Transportation Planning Division  
Jorge Valladares, Chief, Environmental Planning Division  
Bette McKown, Chief, Development Review Division  
Bill Gries, Park Planning and Development Division

Greg Leck, Mont. Co. Department of Transportation  
Bill Hamilton, Mont. Co. Bureau of Fire Prevention

**FROM:** Douglas Alexander, Chief *da/ds*  
Design, Zoning, and Preservation Division

**SUBJECT:** Schematic Development Plan Amendment No. 94-3 -  
MYERS PROPERTY, O-M Zone, 10415 Armory Avenue, Kensington  
(Zoning Application G-680)

---

Schematic Development Plan Amendment No. 94-3 is being referred to you for review and written comments. The Amendment requests a larger addition resulting in changes to lot coverage, floor area ratio, setback requirements, green space, and the driveways.

The Amendment has been tentatively scheduled for the Board's agenda of June 9. Please submit comments by no later than Monday, May 9. ?

If you have any questions regarding the Amendment, contact Judy Daniel of this Division at 495-4570.

DA:ds

Attachment

cc: Nancy Witherell

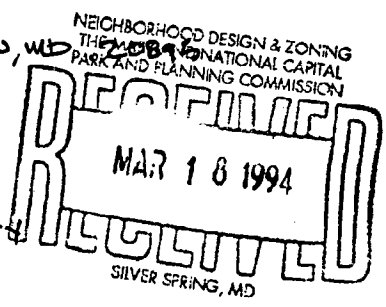
# Application for Schematic Development Plan Amendment Montgomery County, Maryland

GEORGE T. MYERS 10415 ARMORY AVE. KENSINGTON, MD. 20895 301 942-9062  
Name of Applicant Address Tel. No.

makes application with the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, for the amendment of the Schematic Development Plan, Exhibit No. 21a, in Zoning Application No. S-680, approved by the County Council on JUNE 4, 1991, and approved Declaration of Covenants recorded at liber 7974, folio 190, in the land records of Montgomery County.

### Concise Description of the Schematic Development Plan Amendment

Location of Property: 10415 ARMORY AVENUE KENSINGTON, MD  
Tax Account #: 13/01019254  
Acreage: 9,829 SF, .23 ACRE  
Existing Zoning: O/M OFFICE, MODERATE INTENSITY



- As originally approved, the Schematic Development Plan proposed:  
A 650 SF ADDITION, PARKING FOR SEVEN CARS, ONE WAY DRIVEWAYS ON BOTH SIDES OF EXISTING STRUCTURE, EXTENSIVE LANDSCAPING, INCREASED MINIMUM BLDG. SETBACKS. - ALL OFFICE USE.
- The requested Schematic Development Plan Amendment would make the following change(s):  
A LARGER ADDITION - AS A RESULT, CHANGES ARE NEEDED FOR LOT COVERAGE, FAR, SETBACK REQUIREMENTS, + GREEN SPACE. ALSO, CHANGE ONE WAY DRIVEWAY ON BOTH SIDES OF HOUSE TO ONE 2-WAY DRIVEWAY ON NORTH SIDE.

Pursuant to Section 59-D-1.74(a) this application for a schematic development plan amendment includes a copy of the certified approved schematic development plan if approved after 8/17/87 or a copy of the uncertified approved schematic development plan if approved before that date, and all relevant information required by Section 59-H-2.53 of the Zoning Ordinance.

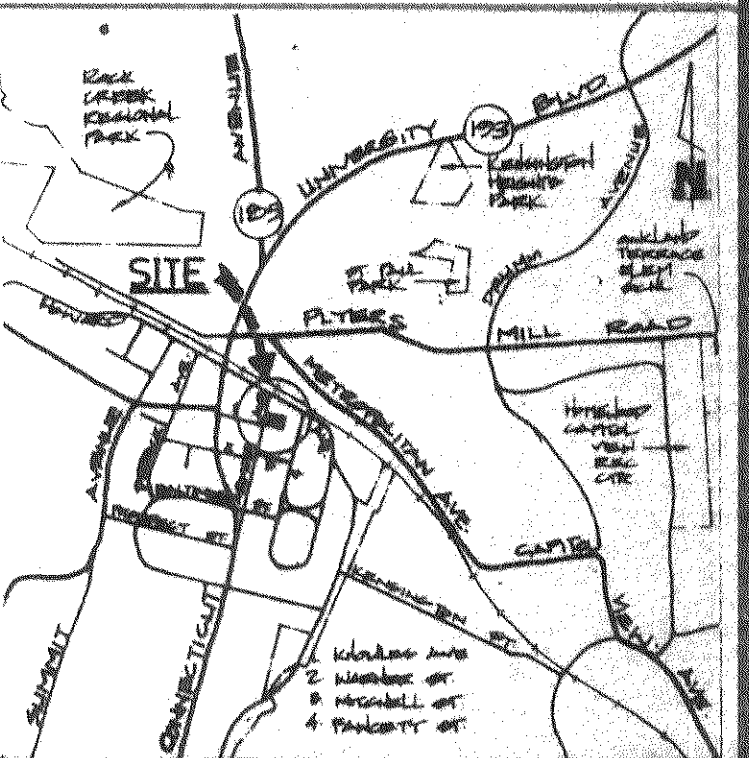
George T. Myers  
Signature of Applicant

**Filing Fee** This application must be accompanied by a check, drawn to the order of Montgomery County, Maryland, in the amount specified in the Fee Schedule of the Office of Zoning and Administrative Hearings. The fee cannot be refunded once it is paid.

**Initial Copies** The Applicant shall submit three copies of the completed application, the Schematic Development Plan Amendment and the previously approved and certified Schematic Development Plan. The Application shall also include a copy of the existing recorded covenants and the proposed new covenants. By the close of the hearing record, a copy of the newly executed covenants shall be made a part of the official record. The Technical Staff of the Maryland-National Capital Park and Planning Commission will notify the Applicant concerning the amount of additional copies of the Schematic Development Plan Amendment needed for the processing of the Application.

PROJECT TITLE:

MYERS PROPERTY  
10415 ARMORY AVENUE  
KENSINGTON, MD. 20895



VICINITY MAP  
SCALE: 1" = 2000'

DRAWING TITLE:

AMENDED SCHEMATIC  
DEVELOPMENT PLAN.

OWNER:

GEORGE & JANINE MYERS  
10415 ARMORY AVENUE  
KENSINGTON, MD. 20895

JAMES C. MYERS  
10415 ARMORY AVENUE  
KENSINGTON, MD. 20895

MR & MRS. JOHN F. MYERS

ARCHITECT SEAL:

REVISIONS:

DRAWN BY:

GTM

DRAWING NUMBER:

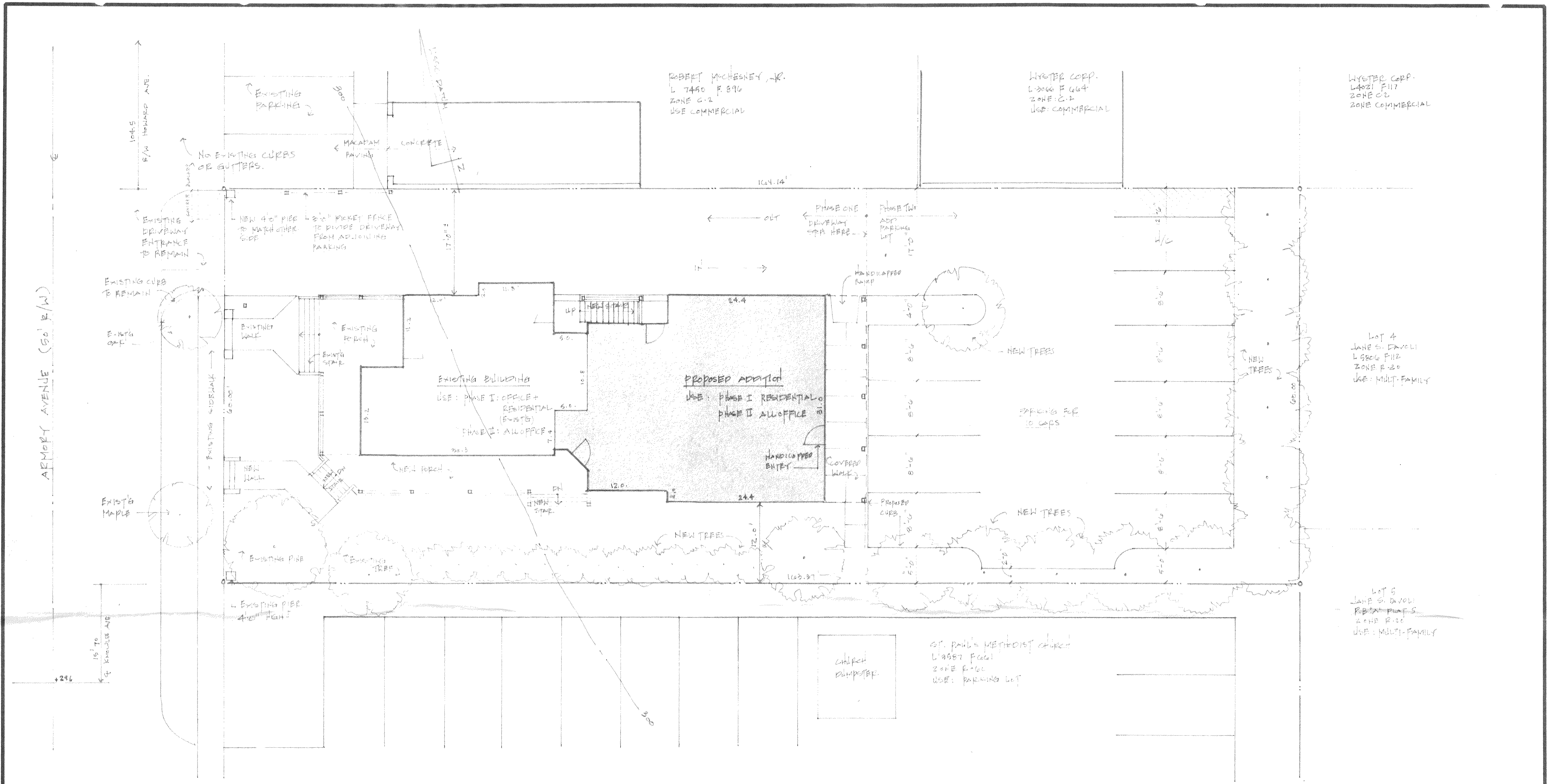
SCALE:

1/8" = 1'-0"

DATE:

2.28.94

PROJECT NUMBER:



BINDING ELEMENTS		* INDICATES CHANGE REQUIRED	
ELEMENTS	PERMITTED/REQUIRED WITHIN C-2 ZONE	BINDING ELEMENTS 1991 (EXISTING) USE 0600	PROPOSED BINDING ELEMENTS/THIS PLAN
• BUILDING LOT COVERAGE	60% MAXIMUM	18% MAXIMUM	90% MAX. *
• FLOOR AREA RATIO (F.A.R.)	1.8 MAXIMUM	0.8% MAXIMUM	0.9% MAX. *
• BUILDING HEIGHT	6 STOREYS OR MAX.	2 STOREYS MAX.	3 STOREYS MAX.
• BUILDING SETBACKS			
• FRONT (WEST) STREET FRONT SETBACK	10' MINIMUM	10' MIN.	10' MIN.
• SIDE (NORTH) (C-2 ZONE)	1 FEET LESS OF BUILDING HEIGHT (REQUIRE 2' MIN. MIN.)	12' MIN.	12' MIN.
• REAR (EAST) (R-20 ZONE)	"	90' MIN.	60' MIN. *
• SIDE (SOUTH) (R-20 ZONE)	"	14' MINIMUM	10' MIN. *
• GREEN AREA	10% MINIMUM	25% MIN.	22% MIN. *
• LAND USE	SELECTED OFFICE RETAIL SERVICES USES IN NEW OR EXISTING STRUCTURE	GENERAL OFFICES ONLY EXISTING STRUCTURE TO BE RETAINED	GENERAL OFFICES ONLY W/RESIDENTIAL OR OFFICE TO BE RETAINED

SITE SUMMARY (NOT BINDING ELEMENTS)	
EXISTING ZONING	PROPOSED ZONING
CITE AREA	CITE AREA
EXISTING BUILDING GROSS FLOOR AREA	1,830 SF (EXCLUDES BASEMENT + ATTIC)
PROPOSED BUILDING GROSS FLOOR AREA	2,475 SF (EXCLUDES BASEMENT + ATTIC)
TOTAL GROSS FLOOR AREA	3,705 SF
EXISTING BUILDING FOOTPRINT	1,009 SF (INCLUDES FRONT PORCH)
NEW BUILDING FOOTPRINT ON EXISTING BUILDING FOOTPRINT	1,270 SF (INCLUDES REAR PORCH)
TOTAL BUILDING FOOTPRINT	2,475 SF
PARKING REQUIRED	10 SPACES (2.0/1,000 SF)
PARKING PROVIDED	10 SPACES.

- GENERAL NOTES:
1. CURRENT STRUCTURE TO REMAIN AS PERMITTED. FIRST FLOOR: RESIDENTIAL (SINGLE FAMILY). SECOND FLOOR: OFFICE (R-20 ZONE).
  2. EXPLANATION OF PHASES:  
 PHASE I: USE OF EXISTING STRUCTURE TO REMAIN THE SAME. PROPOSED ADDITION TO BE STRICTLY RESIDENTIAL USE. NEW WIDENED DRIVEWAY TO GRP @ BACK OF ADDITION (PARKING LOT CREAR WILL NOT BE BUILT); OFF-STREET PARKING WILL BE PROVIDED FOR TWO CARS IN DRIVEWAY FOR RESIDENTIAL COMPONENT; PARKING FOR OFFICE COMPONENT WILL BE PROVIDED THROUGH LEASED SPACES & ADJOINING CHURCH PARKING LOT.  
 PHASE II: USE OF ENTIRE STRUCTURE (NEW/OLD) WILL BE OFFICE USE. PARKING LOT WILL BE BUILT AT THAT TIME.
  3. BOUNDARY INFO FROM DEED & PLATBOOK B, PLAT 30, R.B. DETRICK'S SUBDIVISION, TOPOGRAPHY FROM 1920' MNCPR TOPOGRAPHIC MAPS, CONTOUR INTERVAL 5'.
  4. THERE ARE NO BODIES OF WATER, WATERCOURSES, WETLANDS, OR 100 YEAR FLOOD PLAINS ON THIS PARCEL ACCORDING TO AVAILABLE RECORDS.
  5. SUBJECT PROPERTY IS LOCATED IN KENSINGTON HISTORIC DISTRICT. DESIGN OF BUILDING ADDITION HAS BEEN APPROVED BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
  6. INTERESS & EGRESS FROM ARMORY AVENUE AS SHOWN.
  7. STORMWATER WAIVER TO BE REQUESTED.
  8. LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY.

BOARD OF APPEALS  
for  
MONTGOMERY COUNTY

Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

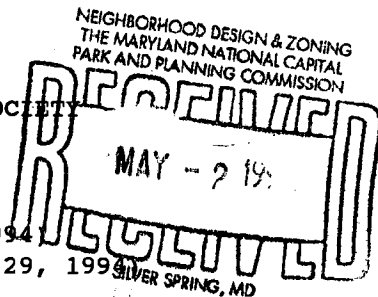
Telephone  
Area Code 301  
217-6600

Case Nos. A-3990

'APPEAL OF KENSINGTON HISTORICAL SOCIETY  
By: John M. Robinson

RESOLUTION TO DISMISS APPEAL

(Resolution adopted April 27, 1994)  
(Effective date of Resolution: April 29, 1994)



On April 12, 1994, the Board received a letter from John M. Robinson, President and Counsel for the Kensington Historical Society, which states, in part:

"This is to advise that the Kensington Historical Society, appellant in the captioned case, has received a copy of the historical area work permit issued in the captioned case. The permit is consistent with the Historical Society's understanding with Mr. Meyers, owner of the property ... The Society therefore requests that its appeal in the captioned proceeding be dismissed."

In Case No. A-3990, the appellant charges administrative error on the part of the Historic Preservation Commission in its approval of an Application for Historic Area Work Permit dated October 27, 1993, contending that Chapter 24-A of the Montgomery County Code was misinterpreted.

The request was considered by the Board which found that the request is in accordance with the Montgomery County Zoning Ordinance and the Rules of Procedure for the County Board of Appeals. Therefore,

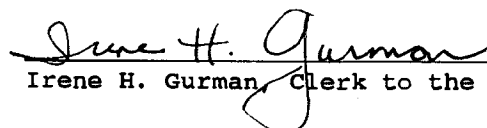
BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that pursuant to written request in the above-entitled case, Case No. A-3990, Appeal of Kensington Historical Society, shall be, and hereby is dismissed with prejudice; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the hearing scheduled for the 4th day of May, 1994, shall be and hereby is cancelled.

The subject property is Lot 1 and Part of 2, Block 2, Derrick Subdivision, located at 10415 Armory Avenue, Kensington, Maryland in an O-M Zone.

The foregoing Resolution was proposed by K. Lindsay Raufaste and concurred in by William Green, Helen R. Strang and Judith B. Heimann, Chairman. Allison Bryant was necessarily absent and did not participate in the foregoing Resolution.

Entered in the Opinion Book of the Board of Appeals for Montgomery County, Maryland, this 29th day of April, 1994.

  
Irene H. Gurman, Clerk to the Board

Kensington Historical Society  
P.O. Box 453  
Kensington, MD 20895

February 17, 1994

Ms. Irene H. Gurman  
Clerk to the Board  
Board of Appeals for Montgomery County  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Case No. A-3990

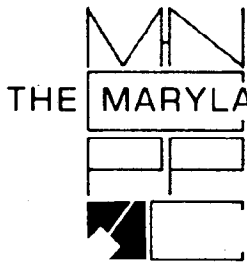
Dear Ms. Gurman:

This is to advise that the Kensington Historical Society, appellant in the captioned case, appears to have reached an understanding with Mr. Meyers, owner of the property at 10415 Armory Avenue, Kensington, MD. The matter will not be fully resolved until Mr. Meyers submits his most recent plans, as these are understood by the Society, to the Historical Preservation Commission and they are approved. If the approved plans are consistent with our understanding, the Society will request that the appeal be dismissed. Since it would be wasteful for all involved to hold the hearing now scheduled for March 2, 1994, the Society requests a 45 day continuance of the hearing.

Sincerely yours,  
/s/  
John M. Robinson  
President and  
Counsel

cc. Ms. Nancy Witherell, HPC  
Mr. George T. Meyers





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

April 5, 1994

Mr. John Robinson, President  
Kensington Historical Society  
c/o 9616 Old Spring Road  
Kensington, MD 20895

Dear Mr. Robinson:

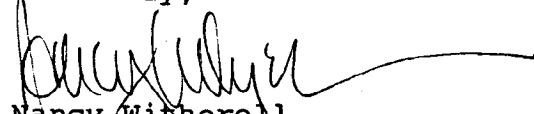
I am writing to inform you that this office has transmitted Mr. Myers' plans for the addition and single driveway to the Department of Environmental Protection. The plans are the same as were submitted to the HPC and approved by the Commission at its meeting on February 23, 1994. I have enclosed a copy of the drawings presented to the HPC at the meeting, a copy of the transmittal form to DEP, and the page from the transcript with the vote and condition about the driveway.

If this information is sufficient, I hope you will copy us, as you did before, in your letter to the Board of Appeals confirming the disposition of the case.

The Board of Appeals hearing for relief of the driveway requirement will be scheduled soon, I understand. I will notify you when I learn the date.

Thank you very much for your hard work on this case.

Sincerely,

  
Nancy Witherell  
Historic Preservation  
Planner

cc: George T. Myers

1 microphone did not pick that up.

2           Okay, is there any discussion of the  
3 Commission? I would think there ought not to be a  
4 protracted one. Is there a motion perhaps to accept it  
5 as proposed by staff, with that condition, provided that  
6 that works out with the zoning folks?

7           MS. LANIGAN: I move that an Historic Area Work  
8 Permit be granted to George T. Myers, Case Number 31/6-  
9 930, based on the staff report and the conditions  
10 mentioned in the staff report. I'd also like to add that  
11 I think it's commendable of the applicant to (inaudible).

12           CHAIRMAN RANDALL: Just a point of  
13 clarification. The condition is, of course, one, if it's  
14 only permissible based upon what the Board of Appeals  
15 does with the driveway. Apparently there's a  
16 possibility, because the width might not be, the ability  
17 to have grass plantings. Is that intended to be a part  
18 of your motion?

19           MS. LANIGAN: Yes.

20           CHAIRMAN RANDALL: Is there a second?

21           MR. BRENNEMAN: Second.

22           CHAIRMAN RANDALL: There's a second. There's  
23 no discussion on the motion. I close the public record.  
24 Those in favor of the motion please signify by raising  
25 your hand.

**GTM**  
**ARCHITECTS**

February 22, 1994

Dr. Edward Graham  
Department of Environmental Protection  
101 Monroe Street  
Rockville, Md. 20850

Re: 10415 Armory Avenue  
Kensington, Md. 20895

Dear Dr. Graham,

I am writing in regard to the property mentioned above. The property is located in the Kensington Historic District and the house on the property is currently used as my office. It is my intention to build an addition on to the existing house in order to create enough space for my family to live there as well. Since the property was rezoned for office use in 1991, any alterations to the property must be reviewed for office use, even though I plan on using the additional space as my residence. In order to do this, I am applying for an amendment to the schematic development plan which was approved when the property was rezoned from residential use(R-60) to office use(OM) in 1991. The 1991 plan (see attached sheet 2) shows a smaller addition and a one way driveway encircling the existing house.

The Historic Preservation Commission has approved the plans for the addition; however, the commission questions the necessity of the one-way driveway around the entire house, in as much as it will require the removal of several mature trees, and the parking lot in its final form (see attached sheet 4) will have only ten spaces. I agree with the commission that it would be better to preserve as much green space as possible, and that is why I am writing to you to request the exceptions from the following parking lot requirements:

1. Section 59 E-2.72 : 4' landscaped area

In order to widen the existing driveway as much as possible (to have two-way traffic), I will need to be exempted from having a 4' wide landscaped area between the driveway/parking lot and the adjoining property. The adjoining properties are commercially zoned, and

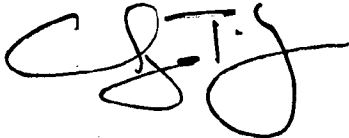
essentially have windowless brick party walls all along the property line. In short, the landscape strip would only benefit my property. The lack of planting along these walls would certainly not cause a hardship.

2. Section 59 E-2.41: 20' Driveway Width

On Option #1 (see sheets 3A & 4A), the resulting driveway would be 17' wide, with the exception of one 11' section, where it would be 15' wide. On Option #2 (see sheets 3B & 4B), the resulting driveway would be 15' wide. The Historic Preservation Commission prefers Option #2 because of the green area next to the house. As far as I am concerned, Option #1 seems safer, but both are preferable to driveways on both sides of the house.

Thankyou for your consideration in this manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'G.T.M.', with a stylized flourish at the end.

George T. Myers, AIA

10415 Armory Avenue  
Kensington, Md. 20895

List of Adjoining Property Owners:

1. St. Paul's Methodist Church  
10401 Armory Avenue  
Kensington, Md. 20895
2. Robert McChesney, Jr. (10417 Armory Avenue)  
4429 Haverford Drive  
Rockville, Md. 20853
3. Wyster Corporation  
3760 Howard Avenue  
Kensington, Md. 20895
4. Jane S. Davoli  
2501 East Meredith Street  
Vienna, Virginia 22180
5. Safeway Stores 98 Inc.  
4th & Jackson Street  
Oakland, California 94660

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

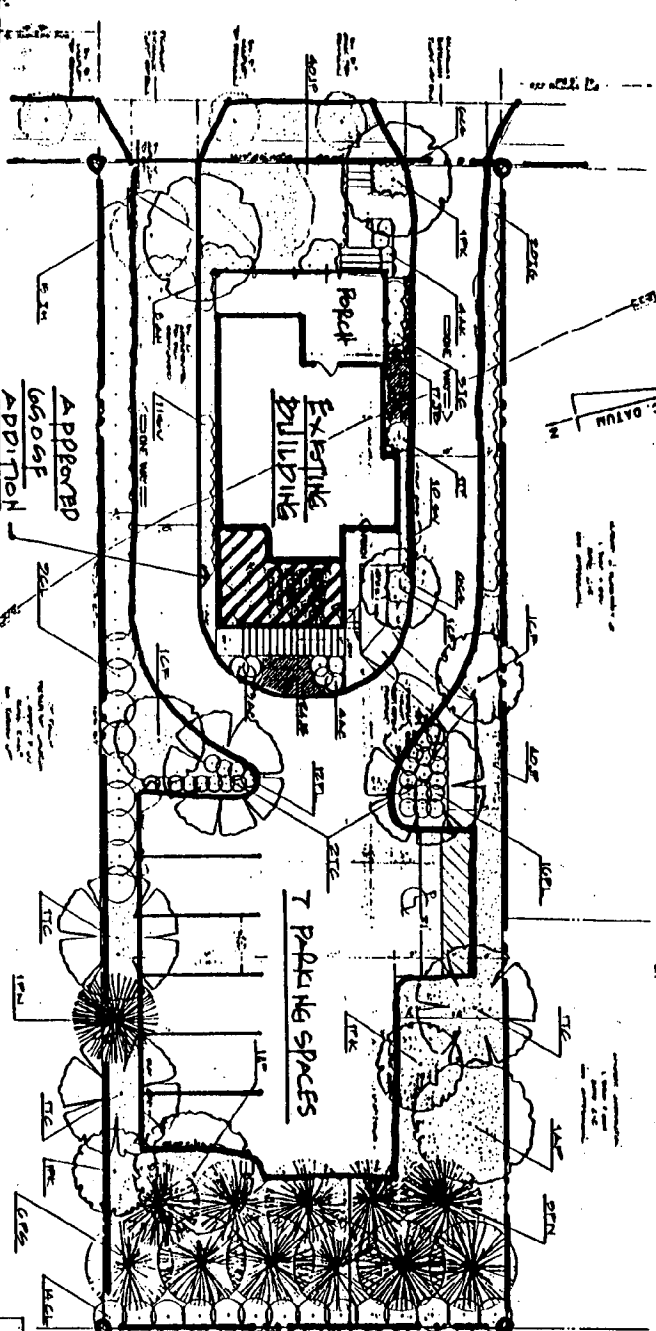
CHURCH  
DUMPSTER

ZONE R-60  
USE: CHURCH PARKING LOT

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

EXISTING SITE PLAN  
1" = 20'-0"

ARMORY AVENUE (186' R/W)



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
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BINDING ELEMENTS

ELEMENT	SYMBOL / REFERENCE	DETAILS / NOTES
...	...	...
...	...	...
...	...	...
...	...	...
...	...	...
...	...	...
...	...	...
...	...	...
...	...	...

APPROVED SCHEMATIC  
SITE DEVELOPMENT  
PLAN - 1991

LANDSCAPING AND DEVELOPMENT PLAN BY WEINERKA & CRISHN DESIGN GROUP, INC.  
MODIFIED BY DEWBERRY & DAVIS



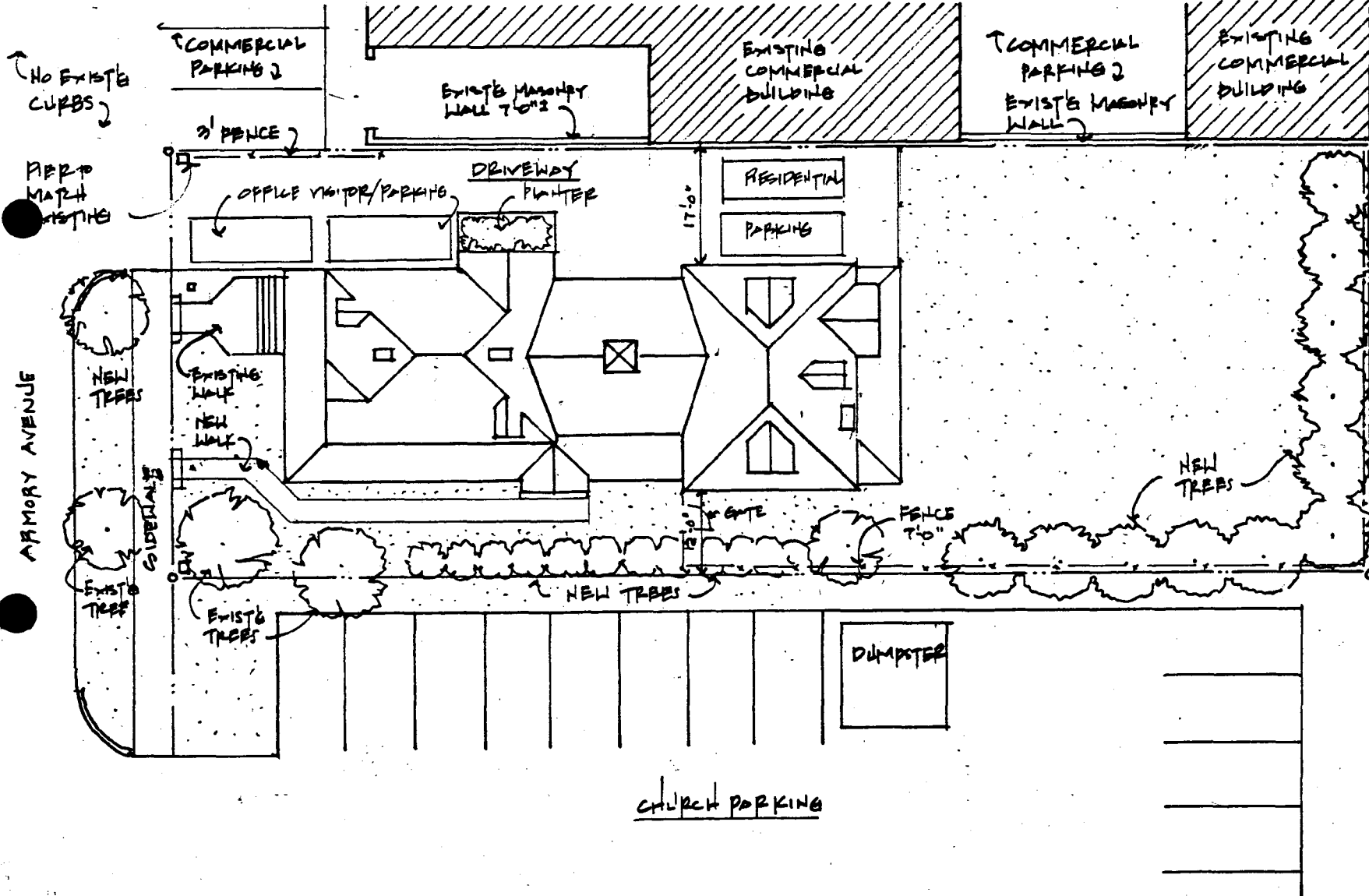
ZONING APPLICATION G-680

REVISED SCHEMATIC DEVELOPMENT PLAN  
**CRANDON PROPERTY**

DATE: NOV. 1990  
SCALE: 1" = 1'-0"  
SHEET: 1 of 1  
PROJECT: DP - 163

**Dewberry & Davis**  
Architects  
Planners  
Engineers

SITE PLAN - PHASE I  
RESIDENTIAL + OFFICE  
1"=20'-0"

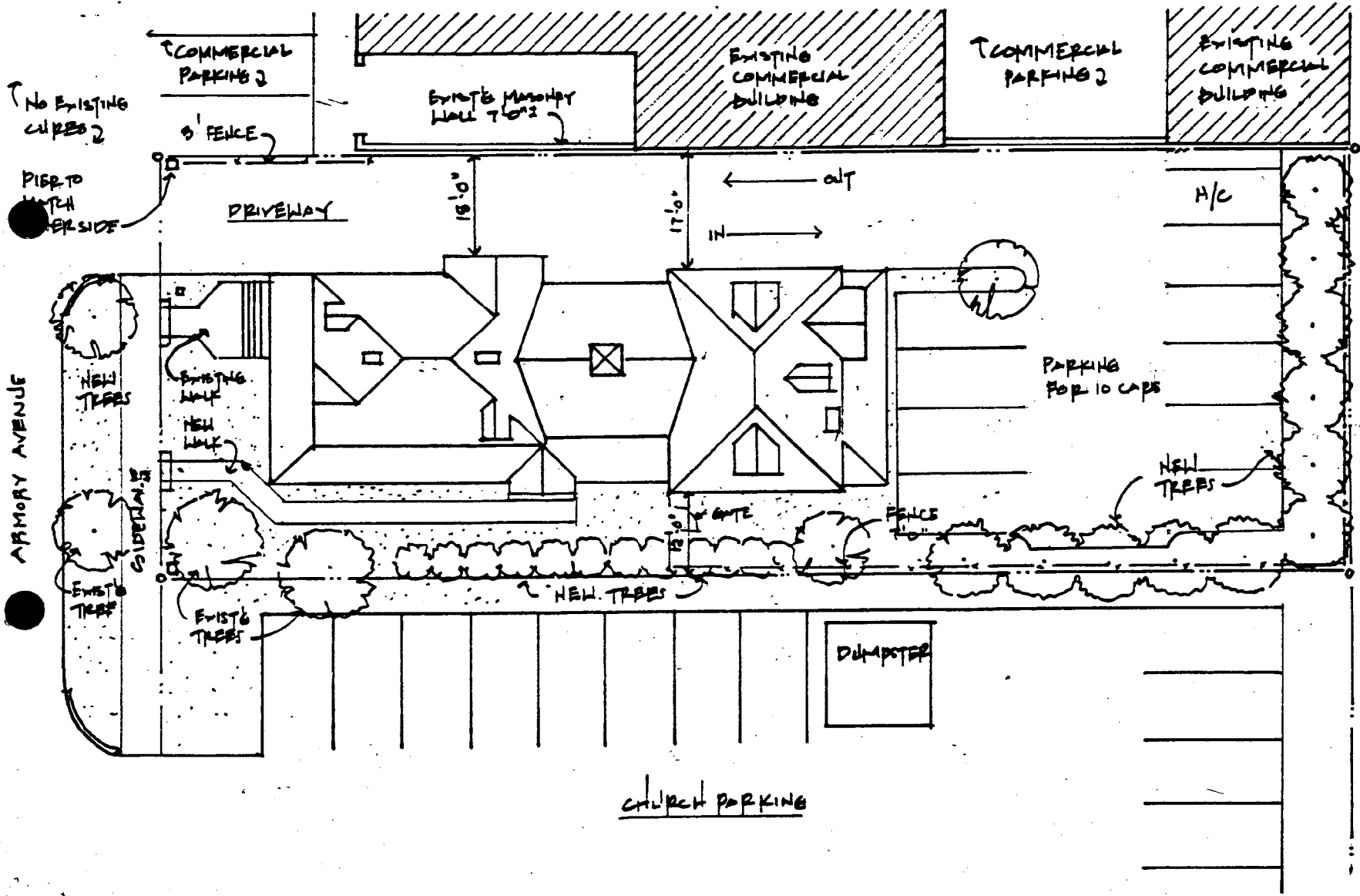


3A

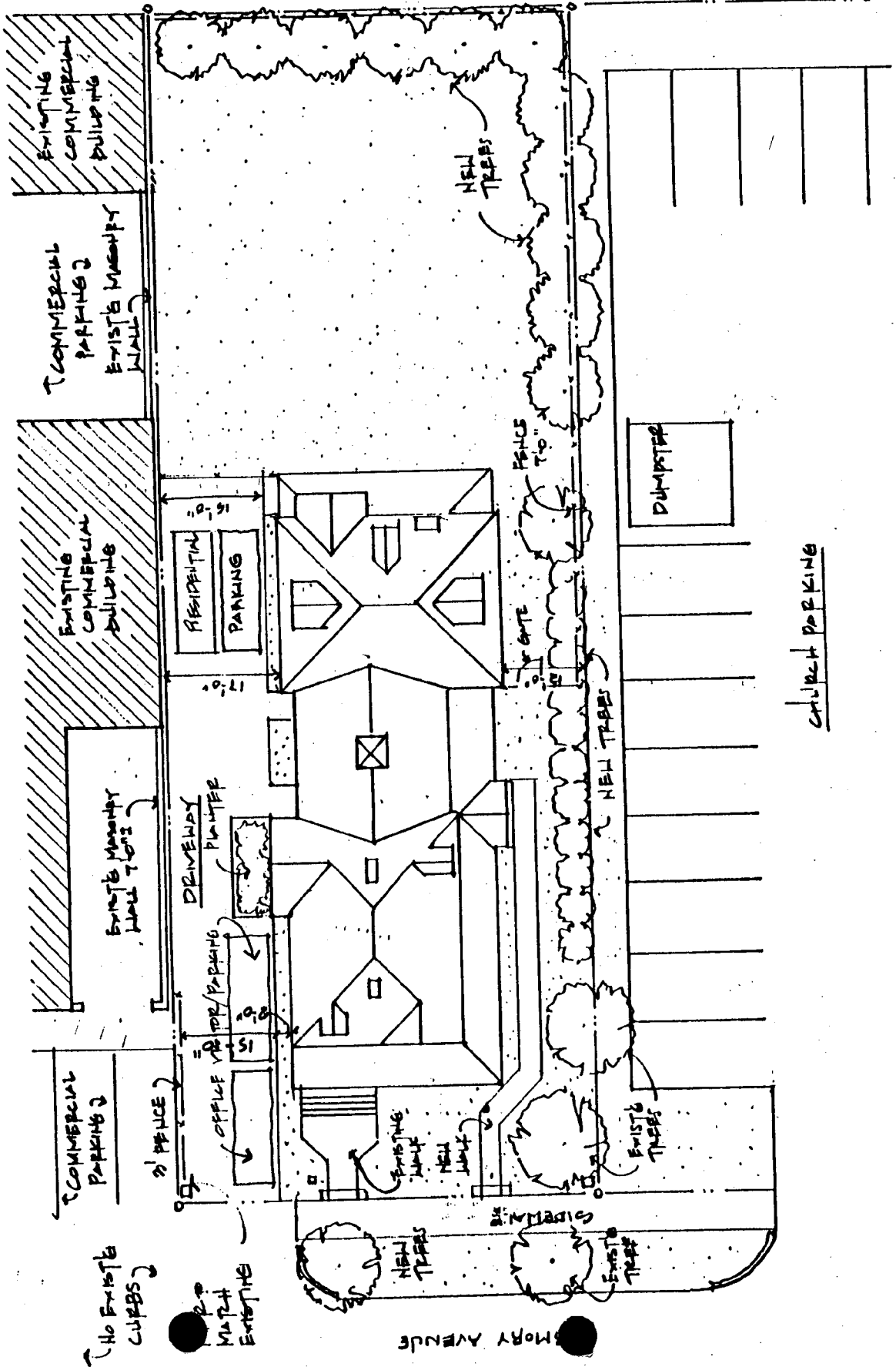




SITE PLAN - PHASE II  
ALL OFFICE



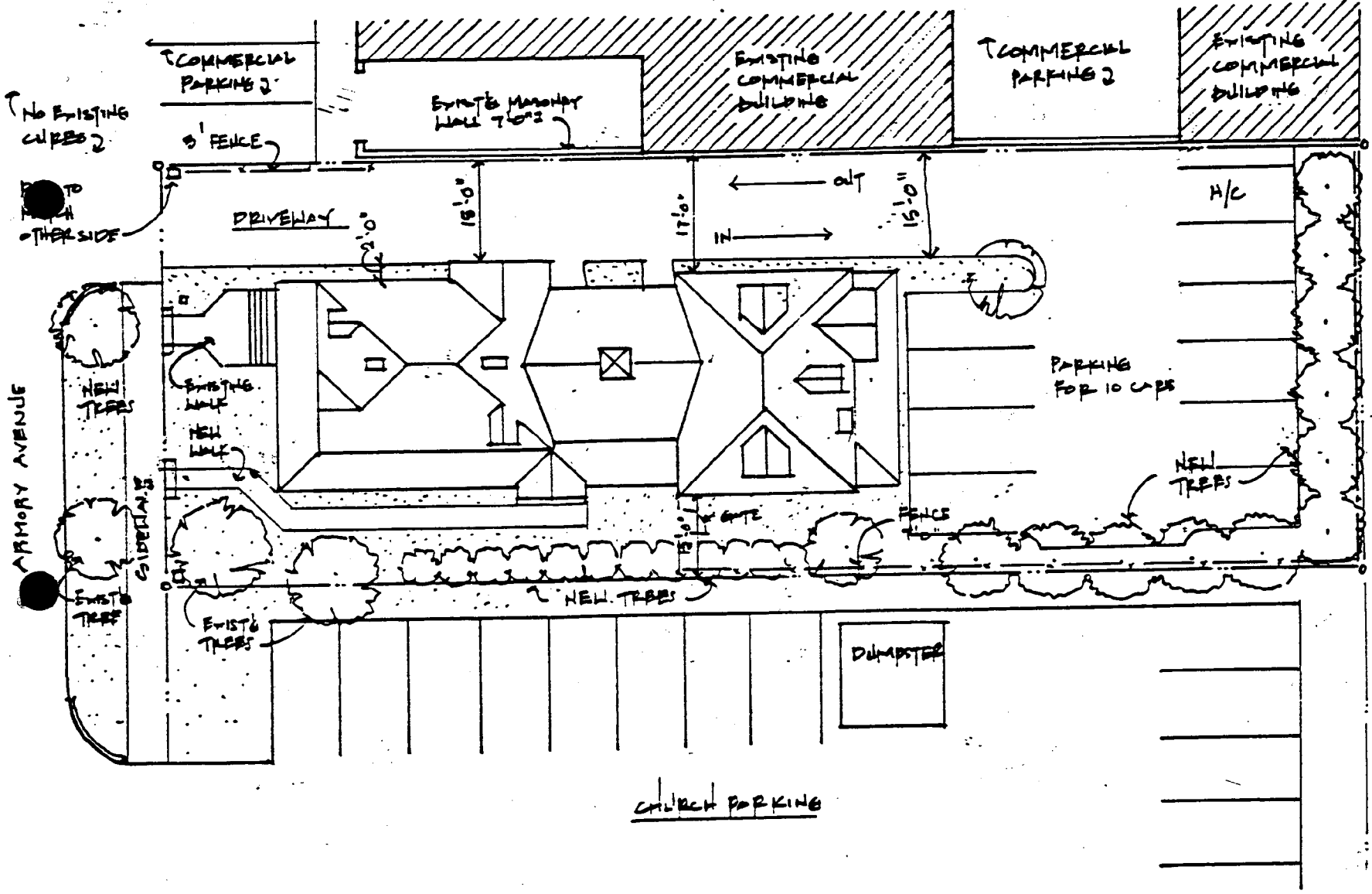
SITE PLAN - PHASE I  
RESIDENTIAL OFFICE  
1"=20'-0"



CHILD PARKING



SITE PLAN - PHASE II  
ALL OFFICE



Minutes of the 2/21/94 Meeting of Kensington LAP

Members attending were: Shulman (chairman), Dedes, Thompson, Basle, Wagner, Little, and Gurney.

I. Case# 31/6-930

Most of the discussion concerning proposed changes in structure of 10415 Armory Ave. indicated agreement with the HPC staff report. The changes appear to complement the primary resource and preserve more trees, plantings, and open space. In particular, the applicants proposal to construct one driveway with two-way traffic rather than a U-shaped driveway was supported. A motion to approve the plan passed 5 to 1.

II. Case# 31/6-94B

The proposal for alterations at 3923 Baltimore St. raised several considerations.

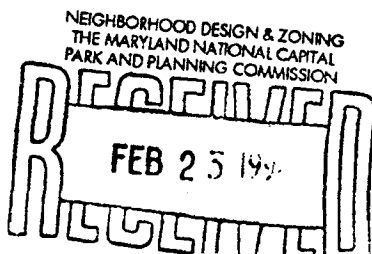
1. Details and drawings of a proposed rear deck and area beneath it are not clearly presented because the precise construction has not been settled on. The back porch is shown extending approximately 9 feet past the west side of the house and would extend across the back of the house where it is not shown. Mrs. Fisher, present at the meeting, indicated that the entire back porch is not to be considered part of the present application, but may be a future submission.

2. A wrap-around extension of the front porch was considered inappropriate by the HPC staff. LAP discussants brought out examples of original wrap-around porches on some resource 4-square houses in Kensington. Also, such additions have been permitted previously. It was pointed out that although most 4-square houses have symmetrical window distribution on the front, this house's windows are not centered, making the asymmetric porch extension less disruptive. A motion in favor of extending the porch as shown was approved unanimously. Those voting for the motion also approved the proposed new kitchen projection.

3. Massing of the rear addition with respect to height of the hip roof and failure to discriminate between new and old construction were discussed. One LAP member not present forwarded comments, read to the group, favoring reducing the mass of the rear addition to more clearly indicate new construction. There were 5 votes in favor of a motion to approve the rear addition as is. One member present plus the chairman and the member supplying written comments favored a lower roof line.

III.

Discussion of the Fleming application brought out the fact that the HPC reviewed a different set of plans on 2/14/94 than those reviewed at the 2/3/94 LAP meeting. New plans with major changes were submitted to the HPC the day of its meeting despite Mr. Fleming's assurance to the LAP that the 2/3/94 plans were final. A motion was passed unanimously to write to the Chairman of the HPC (with copies to the County Government) expressing our dismay that the HPC permitted consideration of the new plans and in so doing bypassed and ignored the LAP in this important case.



**IMPORTANT MESSAGE**

FOR Robin  
 DATE 2/25 TIME 10:25 <sup>A.M.</sup>/<sub>P.M.</sub>  
 M. George Myers  
 OF \_\_\_\_\_  
 PHONE 942-9062 X13  
AREA CODE NUMBER EXTENSION  
 FAX  
 MOBILE  
AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE Staff Report:  
 → double doors on side that was the porch... That's a gate for the garbage - still open but 6' enclosure for garbage - Town ordinance.

SIGNED A. (over)

② Brackets - original drawing  
didn't show brackets.  
But porch has the brackets  
brackets on front porch are  
existing.

- brackets will go on side +  
stay on front.

(to match existing)  
(NOT new)

WJH

HPC Letterhead

May 8, 2000

National Preservation Awards Coordinator  
National Trust for Historic Preservation  
1785 Massachusetts Avenue, N. W.  
Washington, D. C. 20036

Dear Sir,

The Queen Anne Style residence built in 1905 at **10415 Armory Avenue, Kensington Maryland** is a Primary Resource in the Kensington Historic District. As it is a significant property within one of Montgomery County's pre-eminent historic districts, the Montgomery County Historic Preservation Commission has reviewed the changes to the rear of the structure with great interest. The effective adaptation of this property is an example of streetscape revitalization, and of the community needs being met by the active use of individual landmarks.

The owner/designer, GTM Architects, spent years developing a project that is sensitive to the historic character of the site and to the setting on a busy street in the midst of the historic district. At the same time, the project is responsive to the burgeoning needs of a contemporary architecture studio.

The creativity and the patience of the designer in satisfying contemporary building codes and use and occupancy requirements while maintaining the architectural integrity of the historic resource are greatly to be admired and emulated.

The staff of the HPC has enjoyed working with GTM on this project because at all times it was clear that although the goal was to meet the needs of a rapidly expanding work force, the focus was on achieving this goal well within the guidelines for historic rehabilitation. No compromises were made in adherence to sound preservation practices. In our opinion, the final result clearly demonstrates that adaptive re-use can be made of historic structures while keeping them intact.

Thank you for allowing us the opportunity to publicly commend this nominee.

Sincerely,

George Kousoulas  
Chair



10415 Armory Avenue  
Kensington, MD 20895  
(301) 942-9062  
Fax (301) 942-3929  
Toll Free (877) 942-9062  
www.gtmarchitects.com

**FAX**

**Date:** Friday, May 05, 2000

**To:**

**Barry Peoples**  
**Phone:** 301-942-4820  
**Fax:** 301-942-2880

**From:**

**GTM Architects Incorporated**  
**Cathy Williford**  
**Phone:** 301-942-9062, x16  
**Fax:** 301-942-3929

**Pages:** 8 including cover

**GTM File #:** National Preservation Awards 2000

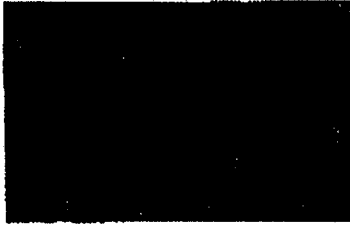
*10415 Armory Ave*

**Subject:**

Thank you all for speaking with me today. I have attached the whole brochure for this competition but have clearly marked the category we entered and areas that apply to our submission and that would be of help to you in composing the letter. For your information I have also attached the description of the project that I did for the competition. I so very much appreciate your help in this matter. If I could have your letters no later than Tuesday morning, I will courier them down to National Trust and then we can hope we have a winner. Please call me if you have any questions or concerns. Once again, thank you so very much.

**cc:** Julie O'Malley - hand delivered  
Helen Wilkes - fax 301-933-8756  
Tara van Emmerik - fax *301.942.6366*  
Perry Kephart - fax *301.563.3412*

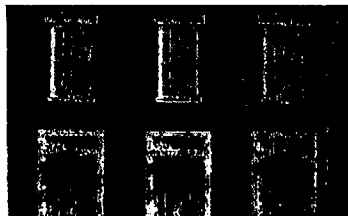




NATIONAL TRUST  
for HISTORIC PRESERVATION



# National Preservation Awards



Each year the National Trust for Historic Preservation celebrates the best of preservation by presenting National Preservation Awards to individuals and organizations whose contributions demonstrate outstanding excellence in historic preservation. A select number of recipients is chosen for the National Preservation Honor Awards. One recipient is chosen for each of the Trustees and HUD awards.

**THE NATIONAL PRESERVATION HONOR AWARDS** recognize the efforts of individuals, local organizations and corporations whose skill and determination have given new meaning to their communities through preservation. These efforts include citizen attempts to save and maintain important landmarks, as well as architects, craftsmen, and developers whose exemplary work restores the richness of the past. We applaud the vision of elected and appointed officials who support preservation projects and legislation in their communities; and educators, journalists and writers who help Americans understand the value of preservation. All demonstrate commitment, leadership and achievement worthy of national recognition.

**THE TRUSTEES' AWARD FOR ORGANIZATIONAL EXCELLENCE** recognizes a nonprofit organization that has demonstrated sustained and superlative achievement in historic preservation.

**THE TRUSTEES' AWARD FOR OUTSTANDING ACHIEVEMENT IN PUBLIC POLICY** honors an individual who has made an outstanding contribution to historic preservation in the field of public policy.

**THE TRUSTEE EMERITUS AWARD FOR EXCELLENCE IN THE STEWARDSHIP OF HISTORIC SITES** recognizes outstanding achievement in the programming, management and interpretation of one or more historic sites.

**THE NATIONAL TRUST/HUD SECRETARY'S AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION** recognizes organizations and agencies for their success in advancing the goals of historic preservation while providing affordable housing and/or expanded economic opportunities, particularly for low- and moderate-income families and individuals.

*The National Trust invites you to participate in the celebration of the best of historic preservation by nominating those individuals and organizations you believe are most deserving of a National Preservation Award.*



## AWARD CATEGORIES

### NATIONAL PRESERVATION HONOR AWARDS Nominations must be postmarked by May 1, 2000.

National Preservation Honor Award nominees are judged for the success they have achieved in the preservation, rehabilitation, restoration and interpretation of our architectural and cultural heritage. The general evaluation criteria include the following:

- Impact of the nominee's project on the community
- Quality and degree of difficulty of the nominee's project or efforts
- Degree to which the nominee's project is unusual or pioneering, or serves as an example that influences others

In addition to recognizing individuals and organizations, the National Trust is particularly interested in nominations that demonstrate historic preservation as a strategy to renew the viability of diverse older neighborhoods; revitalize the livability of older communities; protect the historic and scenic character of America's rural landscapes; and meet community needs through the rehabilitation and active use of individual landmarks.

A jury of preservation professionals and representatives is invited each year to review nominations for National Preservation Honor Awards. Although the composition of the jury changes each year, the National Trust strives to achieve balanced representation from the various professional preservation disciplines and geographic regions of the United States.

*If you have any questions or need additional information, please call (202) 588-6236 or e-mail awards@nehf.org.*

### TRUSTEES' AWARD FOR ORGANIZATIONAL EXCELLENCE

Nominations must be postmarked by March 1, 2000.

This award recognizes a nonprofit organization that has accomplished the following:

- Achieved outstanding success in historic preservation over a sustained period of time
- Broadly and effectively communicated the value of historic preservation to its constituents
- Exhibited leadership in issues of importance to historic preservation
- Demonstrated integrity in its dealings, including its financial management
- Made appropriate efforts to be inclusive in the composition of its board, staff, membership, and programs

The Preservation Committee of the National Trust Board of Trustees selects the recipient of the award.

*If you have any questions or need additional information, please call (202) 588-6236.*

3/1/00

?

**TRUSTEES' AWARD FOR OUTSTANDING ACHIEVEMENT IN PUBLIC POLICY**  
Nominations must be postmarked by March 1, 2000.

**NATIONAL TRUST/HUD SECRETARY'S AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION**  
Nominations must be postmarked by March 1, 2000.

Nominations for this award are judged according to the following criteria:

- Outstanding achievement in historic preservation public policy at the federal, state or local level over a sustained period of time
- Broad and effective advocacy for the value of historic preservation to elected officials and government agencies, either as a colleague or constituent
- Leadership on issues of importance to historic preservation policy, as an elected official, career public servant, citizen volunteer or advocate
- Success in broadening the base of support for historic preservation beyond its traditional constituencies

The National Trust/HUD Secretary's Award for Excellence in Historic Preservation recognizes organizations and agencies for their success in advancing the goals of historic preservation while providing affordable housing and/or expanded economic opportunities, particularly for low- and moderate-income families and individuals.

In addition to the general evaluation criteria outlined under the National Preservation Honor Awards category, the following criteria will also be applied for National Trust/HUD Award nominees:

- Does the nominated project or activity provide for the adaptive use of historic structures and districts for affordable housing and/or economic development opportunities for low- and moderate-income residents?
- Is the project or activity in an area that is part of a locally developed, overall community revitalization effort or part of a community revitalization plan?

The Law and Public Policy Committee of the National Trust Board of Trustees selects the recipient of the award.

*If you have any questions or need additional information, please call (202) 588-6255.*

**TRUSTEES' EMERITUS AWARD FOR EXCELLENCE IN THE STEWARDSHIP OF HISTORIC SITES**  
Nominations must be postmarked by March 1, 2000.

Although HUD funding or other participation in nominated projects is not required, the nomination should clearly state what, if any, role HUD played in the nominated project or activity.

The historic site associated with the nominee must demonstrate overall solid museum programming. The award recognizes achievement in any one or more of the following areas:

A jury of preservation professionals and HUD representatives is invited each year to review the nominations for the National Trust/HUD Secretary's Award for Excellence in Historic Preservation.

- Playing a leadership role in preservation in the community
- Promoting preservation through unique and effective programming
- Preservation and maintenance of historic structures and landscapes
- Excellence in interpretive education projects
- Public relations/marketing projects, including overall programming or programming relative to a specific project
- Excellence in general or fiscal management, especially in particularly challenging situations

*If you have questions or need additional information, please call HUD USER at (800) 245-2691 or the National Trust Awards Coordinator at (202) 588-6236.*

The Historic Sites Committee of the National Trust Board of Trustees selects the recipient of the award.

*If you have any questions or need additional information, please call (202) 588-6151.*



**THE NATIONAL TRUST FOR HISTORIC PRESERVATION** provides leadership, education, and advocacy to save America's diverse historic places and revitalize our communities.

National Trust Forum (\$115) membership entitles you or your organization to all the valuable benefits listed above and, in addition, a subscription to the quarterly *Forum Journal*, the bi-monthly *Forum News*, access to the *Forum Online* web site, participation in financial assistance programs, technical advice, and substantial member discounts on publications from the *Preservation Books* catalog and registration for the National Preservation Conference.

Through membership in the National Trust, you assist our efforts to save America's historic and architectural heritage. Your support helps revitalize historic districts, older neighborhoods, central business districts, rural communities and maritime heritage.

Support is provided by membership dues; endowment funds; individual, corporate and foundation contributions; and grants from state and federal agencies.

Individual (\$20) and Family (\$24) membership provides our bi-monthly magazine *Preservation*, a 10 percent discount at Preservation Shops and free admission to National Trust museum properties.

# GENERAL REQUIREMENTS

## NOMINATION REQUIREMENTS

Each nomination must include the following:

### ELIGIBILITY

- Any individual, organization or project involved in historic preservation is eligible to receive a National Preservation Award.
- Nominated projects must have been completed within the last three years.
- Previous nominations not selected to receive an award may be revised, expanded and resubmitted.
- Nominations may be made without the knowledge of the nominee. Self-nominations will be accepted. Nominations for posthumous awards will not be accepted.
- National Trust trustees, advisors, and staff are not eligible for a National Preservation Award for individual achievement during the period of their active service and for three years thereafter. Properties owned by the National Trust will not be considered, nor will individuals or groups of individuals for their work relative to National Trust properties.

- A completed nomination form.
- A \$25 processing fee. Checks should be made payable to the National Trust.
- A concise description in 750 words or less of the project, organization, or individual that is being nominated.

If the nominee is a site or district, explain its historical significance, the challenges overcome, unique strategies and activities carried out, and the impact of these activities on the community.

Please also indicate if its significance has been recognized by listing as a National Historic Landmark, in the National Register of Historic Places or by a state or local designation program.

Describe the people involved and how this project could be a model for other communities. If the nominee is an individual or organization, describe his or her accomplishments and contributions in the area of historic preservation.

If the nomination is for a program or project, those who made a significant contribution to its success should be listed as co-nominees. Please list no more than five co-nominees.

### NOMINATION PROCEDURE

Nominations must conform to the procedures outlined in this brochure to be considered for a National Preservation Award.

All nomination materials must be submitted in a pocket-style folder.

Nominations must be submitted by the March 1 deadline to be considered for one of the special categories, i.e., the Trustees awards or the HUD award. Unless the nominator indicates otherwise on the nomination form, all nominations received after the March 1 deadline and before the May 1 deadline, as well as all nominations not selected to receive a special category award, will be considered in the judging for National Preservation Honor Awards.

National Preservation Award recipients will be notified no later than September 1st. In the case of all other entrants, the nominator will be notified. Award announcements and presentations are made at a special ceremony during the National Preservation Conference in November.

All materials submitted will become the property of the National Trust unless the nominator specifically requests that they be returned and provides a self-addressed package with adequate postage for this purpose. Every effort will be made to protect and return the submissions if requested. The National Trust cannot be held responsible for any of the material submitted.

- Four 8x10 inch color photographs and ten 35mm professional quality color slides, horizontal format, illustrating various aspects of the project or program should be submitted.

Slides must be labeled, include a credit line for publication, and must be submitted in a protective plastic sleeve. Slides should be in focus with proper exposure.

Project photos and slides should demonstrate before and after results, show interior site shots from a variety of angles, and include overall exterior shots. Special architectural details should be identified with close-up shots. Photos must include people and activity around the site, including a shot of the project in the context of the greater community.

Slides of individuals should include at least two different head shots. The balance should illustrate the body of work for which the individual is being nominated.

- No more than five supporting brochures or news clippings should be submitted.
- No more than five letters of recommendation that demonstrate community support may be submitted. A listing of any awards received may also be included.

letters of recommendation

## DEADLINES

Complete submissions for the special category awards (Trustees Awards and the National Trust/HUD Secretary's Award) must be postmarked no later than MARCH 1, 2000.

Complete submissions for the National Preservation Honor Awards must be postmarked no later than MAY 1, 2000.

# NOMINATION FORM

Please type or print clearly.

Nominee \_\_\_\_\_

Contact person \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone \_\_\_\_\_

E-mail \_\_\_\_\_

Nomination submitted by \_\_\_\_\_

Organization \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone \_\_\_\_\_

E-mail \_\_\_\_\_

Check the category for which you are submitting the nomination. Projects not selected to receive special category awards will automatically be considered for National Preservation Honor Awards.

### SUBMISSION DEADLINE MARCH 1, 2000

- Trustees' Award for Organizational Excellence
- Trustees' Award for Outstanding Achievement in Public Policy
- Trustee Emeritus Award for Excellence in the Stewardship of Historic Sites
- National Trust/HUD Secretary's Award for Excellence in Historic Preservation

- Do not consider this nomination for a National Preservation Honor Award.

### SUBMISSION DEADLINE MAY 1, 2000

- National Preservation Honor Awards

Briefly describe the project/activity for which the individual(s) or organizations(s) is being nominated.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you are not a National Trust member, check here to receive a six-month complimentary membership.

Check here if you would like to receive more information on National Trust Forum membership.

The National Trust's Main Street Center recognizes exceptional accomplishments in revitalizing America's historic and traditional downtowns and neighborhood commercial districts through the Great American Main Street Awards. Check here to receive a nomination packet.

### RELEASE AUTHORIZATION

*(Note: This form must be signed in order for entries to be judged.)*

The undersigned gives to the National Trust for Historic Preservation the absolute and unqualified right to use in whole or in part, in whatever manner the National Trust may desire, including (*but not limited to*) use for publicity, audio-visual presentation, and/or promotion, all photographs, videos, and other materials submitted to the National Trust's National Preservation Awards Program for one year.

The National Trust for Historic Preservation is hereby given permission to make any editorial changes and/or additions to the materials referred to in paragraph one above as it may deem necessary or desirable for production purposes.

The undersigned hereby guarantees to have on file all individual agreements and signatures from each model (*adult, minor with parent or guardian written approval*), creator, photographer and producer needed for this assignment to the National Trust for Historic Preservation.

Release authorized by \_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
*(Print or type name and title)*

**ALL AWARD NOMINATIONS SHOULD BE ADDRESSED TO:**

National Preservation Awards Coordinator  
 National Trust for Historic Preservation  
 1785 Massachusetts Avenue, N.W.  
 Washington, D.C. 20036

*Address*

## Project Description

As Americans race into the next century, they reach to the past with a desire to embrace the style and context of an earlier America. There is a longing for that sepia toned America where the lifestyle is perceived as slower, friendlier, and safer. To merge those qualities of life with all the modern amenities that the 21<sup>st</sup> century has to offer is one of the goals of historic preservation. The 10415 Armory Avenue venture was conceived with this basic tenet of historic preservation in mind. Accordingly, it is now the picture of a successful adaptive re-use project.

Incorporated in 1894, Kensington, located in Montgomery County, Maryland on the northern border of Washington, D.C., was the quintessential small town until the end of the Second World War. The commercial boom of the 1950's and the subsequent sprawl of Washington, D.C. transformed Kensington into the bustling community it is today.

The Victorian home at 10415 Armory Avenue dates from 1898 and is listed as an historic property in a Montgomery County Historic District. It had been continuously occupied as a residence from the time of construction until purchased by its present owners in 1992 to be used for commercial purposes. Though the home was to be converted into professional offices, there was never any question that the historic fabric of the structure should be maintained. It was the last such home on the street that had not fallen victim to the wrecking ball to make way for other business ventures. The house was no longer viable as a residence but its use as a commercial office space made sense. The property's simple grace and beauty created the perfect buffer between residential and commercial areas, and the new owners knew the structure could not only provide a comfortable home for a professional firm, but also helped preserve the small town air of the community.

The project demanded a sizeable addition to house the current owners. Extensive reorganization of space inside was required to accommodate the office layout and design. The building needed to be upgraded to meet ADA accessibility standards and had to be capable of handling the latest technological equipment. The difficulty was to create a new structure that captured the design intent of the original Victorian home. To accomplish this, the architect looked to the key elements of the building. The house was a box approximately 24' x 30' with a hipped roof, and gables with fish scale shingles. The columns of the ubiquitous front porch were adorned with simple gingerbread. The architect designed the same size box but rotated it 90° and made a connection to the existing home. Another hipped roof, but with a modern skylight, covers the new section, with fish scale shingled gables complementing the originals. The porch with its Victorian details now wraps around two sides of the house, blending the old with the new. Asbestos shingles dating from the 1950's had to be removed to uncover the original wood siding which was then patched and repainted. New siding installed on the addition, matches the historic siding. Inside, the original molding was replicated throughout the house to ensure flow and continuity. The resulting structure measures more than twice the size of the original but still preserves the comfortable appearance of a large stately, turn of the century Victorian home.

The use of the property as an office promises an additional support base to the community. The influx of an increased number of professionals helps to maintain a thriving village by their patronage of local businesses, restaurants and services. Employees, many of whom who now reside in Kensington, are involved in a number of community events such as the local Chamber of Commerce 8K Race, holiday celebrations, and other local events. The restoration of this once proud Victorian home stands as a perfect example to other D.C. property owners on how best to create a new use for an existing structure while preserving its historic integrity.

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.

**CONDITIONS**

1. The side porch on the middle section as originally approved will be retained.
2. All the new dormer windows should have 6/1 true divided light windows.
3. Porch brackets not be installed without staff confirmation that they were originally on the historic resource.
4. The location of the windows on the side elevations of the new addition be as originally approved.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



**GTM**  
**ARCHITECTS**

February 10, 1997

Gwen Marcus  
Historic Preservation Coordinator  
MNCPPC

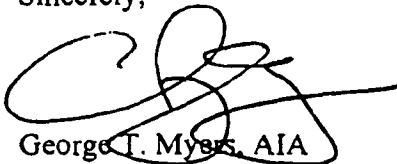
Re: Revision to Historic Area Building Permit  
10415 Armory Avenue  
Kensington, Md. 20895

Dear Gwen,

I am sending you this letter to request a revision to the previously issued historic area work permit for the above referenced project. The major revision (raising the middle roof section by approximately 6' ) is necessitated by the fire marshall's requirement that a new means of egress be provided to access the existing attic. The new stair, which is also required to be an exterior stair (see South elevation), has to be covered, so therefore we had to raise the roof to accommodate it. A dormer was added on each side of the roof to add light and to break up the roof. In any case, we feel the raised roof is still well within the confines of the original requirement that the new roof structures stay two feet below the existing roof.

The other changes reflect design refinements (i.e. window placements, wood trellis, relocation of bay window at the rear, etc. ) which work better with our current needs. I appreciate your help in this matter.

Sincerely,



George T. Myers, AIA

④

FINAL DESIGN  
Previously approved



APPROVED  
by Monterey County  
Planning Commission

EXISTING      ADDITION

North Elevation 1/8" = 1'-0"  
Facing changed per  
revision to approved (October) design

7



1 SOUTH (RIGHT) ELEVATION

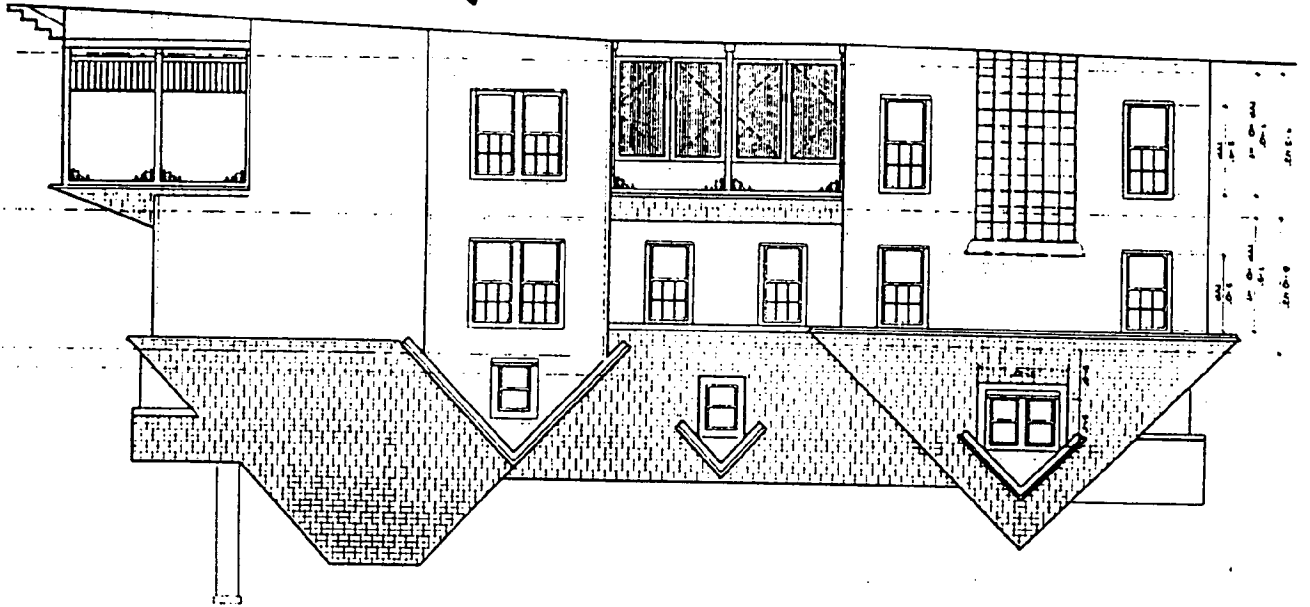
Proposed

5

9

Proposed

2 NORTH (LEFT) ELEVATION



8

Return to approved design

1/8" = 1'-0"

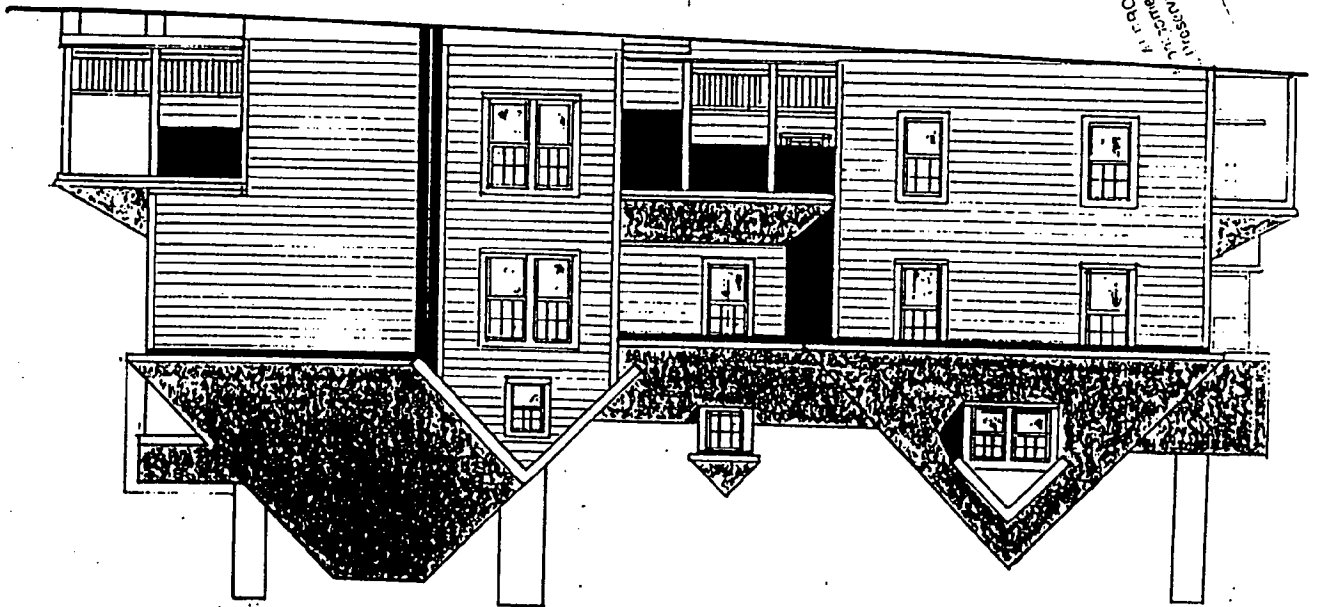
North Elevation

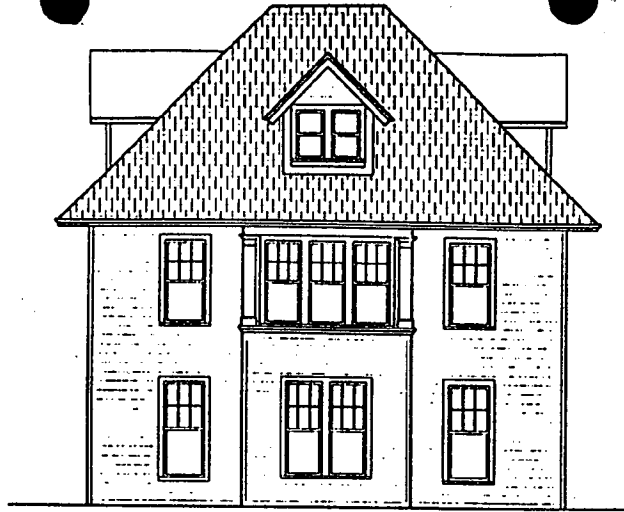
Previously approved



APPROVED  
Secretary County  
Inspection Commission

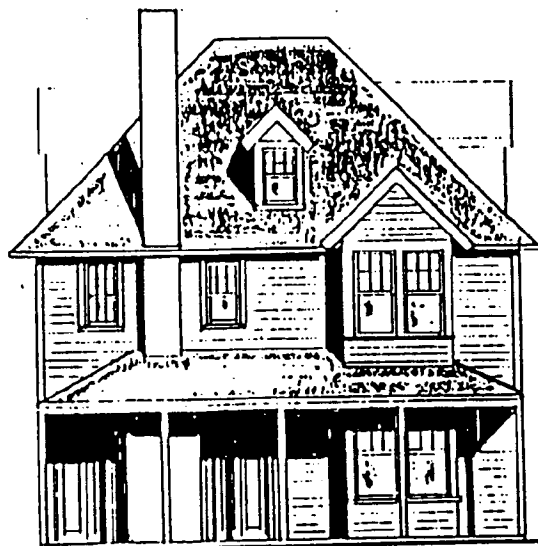
10





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

Proposed



Previously approved

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

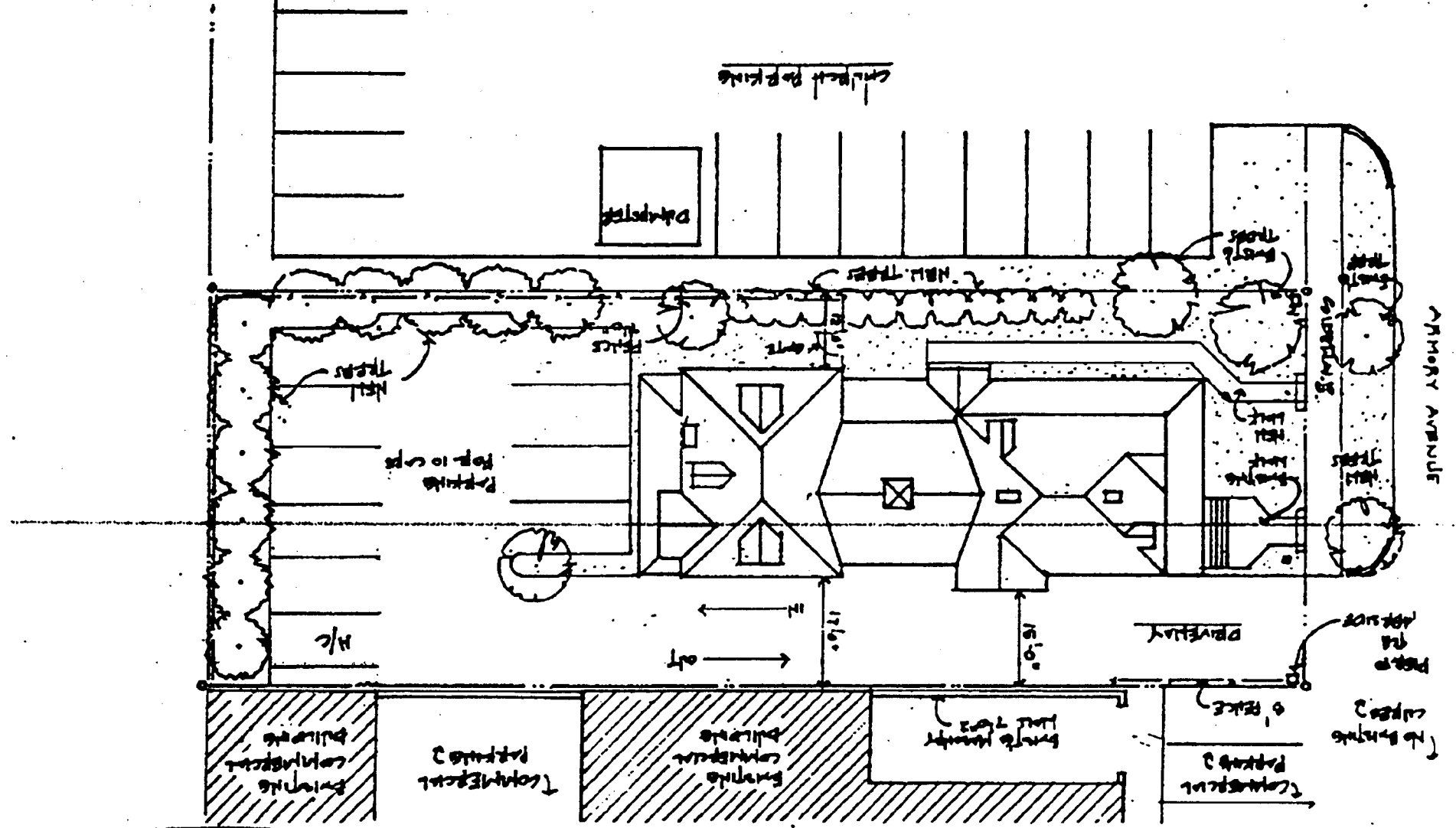
Revised

7

!)

APPROVED  
Harrison County  
Planning Commission

If building use is expanded to all office buildings would be situated to rear and parking areas. HPL proposed a similar plan in October, 1993.



SITE PLAN - phase II  
ALL OFFICE





SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION



SIDE (SOUTH) ELEVATION



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue	Meeting Date: 2/23/94
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93 0	Tax Credit: No
Public Notice: 2/9/94	Report Date: 2/16/94
Applicant: George T. Myers	Staff: Nancy Witherell
PROPOSAL: Construct addition	RECOMMEND: Approve w/condition

---

The applicant appeared before the Commission at its October 27, 1993, meeting and received approval for a large rear addition to a primary resource in the historic district. The property is used for both residential and office purposes and would continue to serve both uses. At the October meeting, the lengthy discussion focused on the setting for this property, whose architectural character is residential but whose context is now commercial.

Although the applicant received approval from the HPC (with conditions that specified removing the corner tower from the proposed rear addition and lowering the ridge of the roof of the addition two feet), he has revised the plans beyond the conditions stipulated in October and seeks stronger support from the Commission for the revised proposal. The staff would characterize the changes as an attempt to integrate the addition more compatibly with the house's massing, and to make it smaller in scale. The new roof massing has been simplified, and the addition no longer reads as a near mirror image of the historic house.

STAFF DISCUSSION

The staff recommends that the HPC support the revisions for several reasons: the project is improved, in the staff's judgment, by the proposal of a smaller and more compatible addition; the Kensington Historical Society, which had been opposed to the previous proposal, supports this proposal and has agreed not to pursue the appeal of the Commission's October decision; and stronger approval from the Commission will assist the applicant in the variance he seeks before the Board of Appeals for a two-way driveway. A U-shaped driveway is presently required by the zoning code for the construction of this addition. The applicant would prefer just one driveway for two-way traffic on the north side of the house, but a 20' minimum width is required. Since

there is insufficient room, the variance request would seek relief from the 20' requirement.

The HPC voted approval in October for a site plan that showed just the one driveway on the north side of the building. The staff is strongly opposed to a U-shaped driveway that would encircle the house with pavement and require a reduction in green space and vegetation on the more visible south side of the lot.

The staff notes, however, that the revised proposal shows a wider paved area for the driveway (and parking spaces) on the north side than was shown in the approved October proposal--the pavement now would extend to the edge of the house. Although the staff would like to minimize the paved area at the rear, that is preferable to extra paving at the front. In no circumstance (except for a rear patio) should pavement meet the edge of the house, because that would alter the character of the property more than a rear addition. Despite the commercial surroundings, a pedestrian is very conscious of the residential character of the building and yard, which the staff believes is significant since the building still looks like a historic house, regardless of its current and future use. The staff urges the retention of vegetation along the edge of the building, even if that leads to a variance request for greater relief from the 20' requirement.

The applicant has submitted Phase I and Phase II schemes. Although Phase II may not be implemented for some years, the HPC should vote on that proposal (with 10 required parking spaces, as before) since the Planning Board will also vote on it when it reviews the amended site plan.

#### STAFF RECOMMENDATION

1) The staff recommends that the Commission find the revised rear addition compatible with the purposes of the ordinance, citing the particular provisions below.

2) The staff recommends that the HPC approve and strongly endorse the concept of one two-way driveway, rather than the U-shaped driveway required by the zoning code, provided some area of grass or shrubbery is retained along the north elevation of the house.

Further, the staff commends the applicant and members of the Kensington Historical Society for working together in good-spirited cooperation to resolve their differences for the benefit of the project and the historic district.

24A-8(b)1: The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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.





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

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!



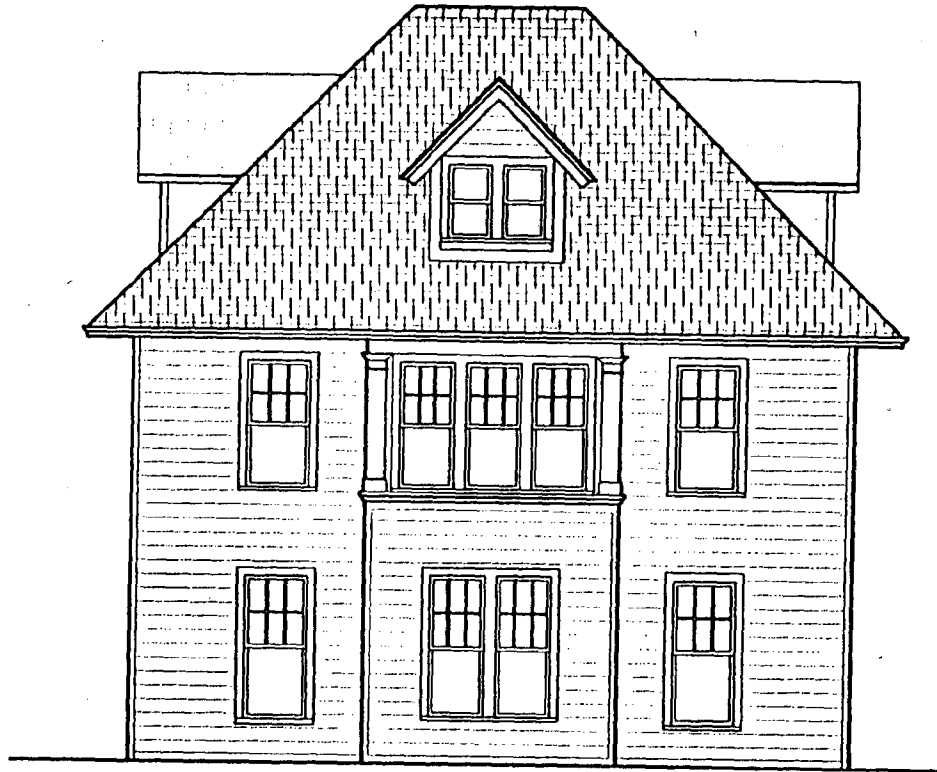
2 NORTH (LEFT) ELEVATION  
1/4"=1'-0"

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



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

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



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

APPROVED *[Signature]*  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 2/29/12

GTM  
ARCHITECTS

February 10, 1997

Gwen Marcus  
Historic Preservation Coordinator  
MNCPPC

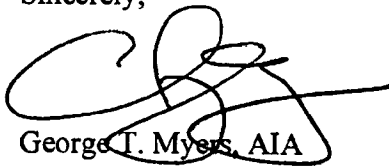
Re: Revision to Historic Area Building Permit  
10415 Armory Avenue  
Kensington, Md. 20895

Dear Gwen,

I am sending you this letter to request a revision to the previously issued historic area work permit for the above referenced project. The major revision (raising the middle roof section by approximately 6' ) is necessitated by the fire marshal's requirement that a new means of egress be provided to access the existing attic. The new stair, which is also required to be an exterior stair (see South elevation), has to be covered, so therefore we had to raise the roof to accommodate it. A dormer was added on each side of the roof to add light and to break up the roof. In any case, we feel the raised roof is still well within the confines of the original requirement that the new roof structures stay two feet below the existing roof.

The other changes reflect design refinements (i.e. window placements, wood trellis, relocation of bay window at the rear, etc. ) which work better with our current needs. I appreciate your help in this matter.

Sincerely,

  
George T. Myers, AIA

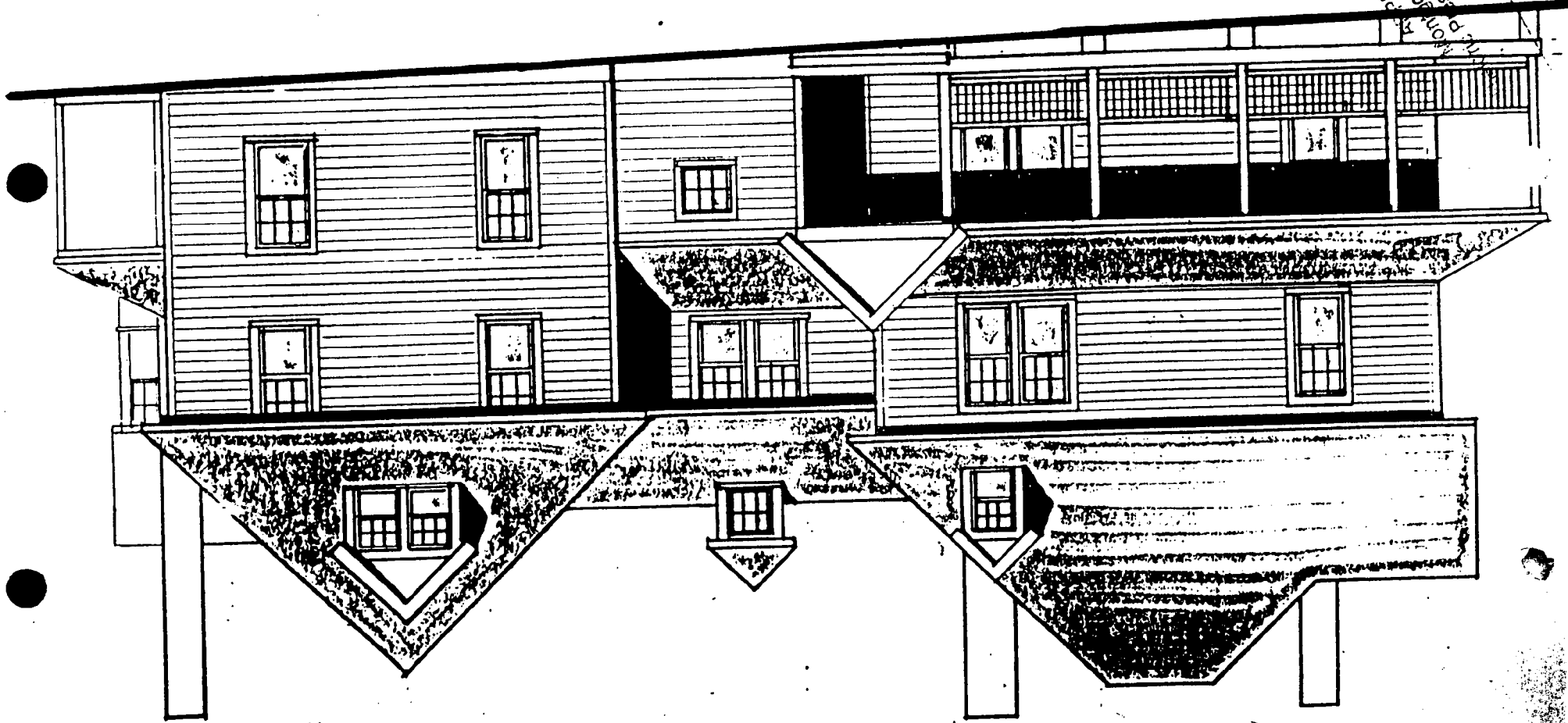
APPROVED *conditions*  
Montgomery County  
Historic Preservation Commission  
*Benjamin* 2/26/97

APPROVED  
Montgomery County  
Zoning Commission

7

REVISION TO APPROVED (October) DESIGN  
FACETS CHIPPED PARTIAL  
ROOF ELEVATION 1/8" = 1'-0"

ADDITION ← → EXISTING



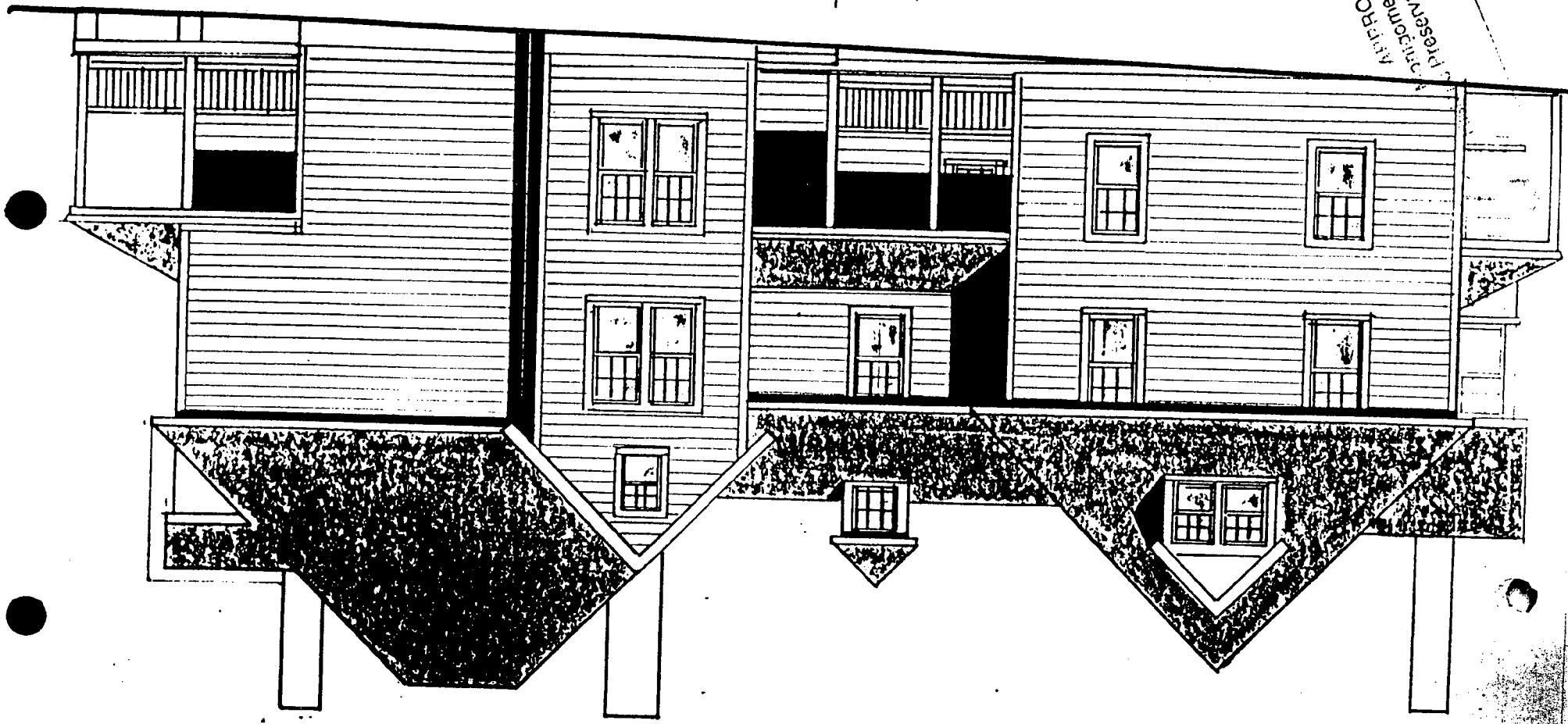
FINAL DESIGN

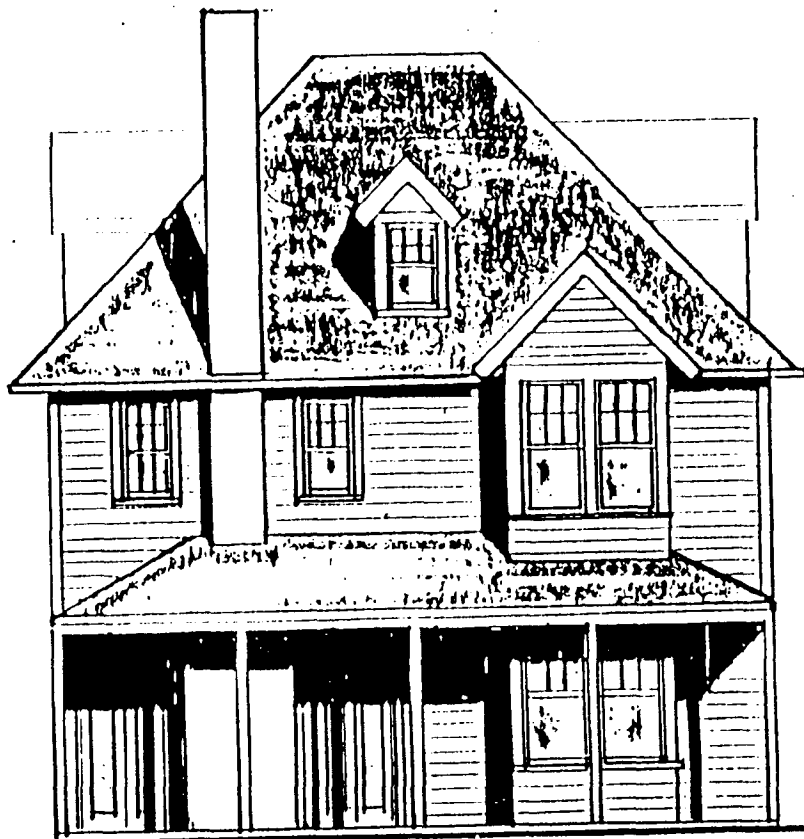
Revised to approved design

1/8" = 1'-0"  
North Elevation

EXISTING      ADDITION

APPROVED  
Perry County  
Preservation Commission





EAST (RB)  
1/8" = 1'-0"

TEVISON

APPROVED  
Montgomery County  
Preservation Commission



## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 10415 Armory Avenue

**Meeting Date:** 02/26/97

**Resource:** Kensington Historic District

**HAWP:** Alteration

**Case Number:** 31/6-930 (REVISION)

**Tax Credit:** None

**Public Notice:** 02/12/97

**Report Date:** 02/19/97

**Applicant:** George Myers

**Staff:** Perry Kephart

**PROPOSAL:** Construct new addition

**RECOMMEND:** Approve w/  
conditions

---

**DATE OF CONSTRUCTION:** 1905

**SIGNIFICANCE:** Primary Resource in Kensington Historic District.

### **ARCHITECTURAL DESCRIPTION**

Hipped roof three story frame Queen Anne 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 1st and 2nd 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**

Applicant proposes to revise a previously approved design for an extensive rear addition in order to meet fire code requirements for providing access to the existing attic by means of a covered exterior stairway. Applicant has proposed a number of design refinements.

Applicant proposes:

1. To raise the roof height of the middle or connecting section between the old house and the new addition.
2. Also proposed is the addition of an exterior stair well between the two sections on the south elevation with a side porch landing at the top of the stairs and another entry door proposed under the stairway on the ground floor.
3. A small side porch is proposed to be omitted.
4. On the north elevation of the middle section, applicant proposes to replace a side porch with two sets of double doors.
5. Applicant proposes to add a dormer on either side of the new roof section to add light to the enlarged space.
6. Applicant also proposes to modify the asymmetrical design for the rear elevation of the new addition by eliminating an exterior chimney, a rear porch and a two story bay. In their place, applicant proposes a symmetrical three bay facade with the center bay to have three banked windows bracketed by two window-length pilasters.
7. Trellises are proposed for either side of the rear addition. Applicant proposes to move the side windows out to enlarge the open wall space to accommodate the trellis.
8. Bracketing has been proposed for all the porches.

①

## STAFF DISCUSSION

The large addition approved by the Historic Preservation Commission on October 27, 1993 was the subject of considerable discussion. The Kensington Historical Society opposed the size of the proposed addition as it was originally approved. The applicant revised the proposal and submitted a smaller and more compatible design that was supported by the KHS and approved by the HPC on February 23, 1994. Staff is concerned that the revisions that have been proposed at this time should be in keeping in scale and mass with the design that was finally approved.

Staff would support most of the changes that have been proposed. The new design for the rear elevation is a departure from the simple asymmetrical porch and bay that was approved. It is more elegant than the simple Homestead style of the historic resource, but makes a reasonable differentiation between the new and old sections. The rear elevation takes on some of the appearance of a Four Square house. That style could be considered a natural evolution from the Queen Anne style of the earlier section. It is also in keeping with the more cubical proportions of the new addition.

The use of trellises and the relocation of the windows on the side elevations reinforces the Four Square look of the addition, and might be considered as consistent with the scale of the lower, less vertical new structure. Staff would note, however, that the trellis are not a permanent architectural feature, and are difficult to maintain. Relocating the windows to accommodate a temporary structure is, in staff's opinion, a questionable design decision. Staff would support the use of the trellises, but would recommend that the window locations remain as originally approved.

Staff would suggest that there be some indication that porch brackets were original to the house before they are approved by the commission as they may be considered too elaborate for the simplicity of the resource.

Staff feels that the double doors on the north elevation are out of keeping with the overall design and should be omitted. The side porch on north elevation should be retained as originally approved. The side porch addition on the south elevation can be omitted, in staff's opinion, now that the exterior stairway will include a continuation of the front porch wraparound.

As to the main issue, the increased roof height and exterior stairway, staff would support the revision as the roof height is still well below that of the historic resource and is set in on both sides from the original structure. The change from a cupola to two dormers is in keeping with the style of the dormers on the older section.

Staff would add that the design as submitted shows 1/1 dormer windows and would make it a condition of approval that a 6/1 true divided light window design be used for all the dormer windows to match the dormer window configuration in the historic resource.

## STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal consistent with the purposes of 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:

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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.

**CONDITIONS**

1. The side porch on the middle section as originally approved will be retained.
2. All the new dormer windows should have ~~6~~/<sup>8</sup>/<sub>1</sub> true divided light windows.
3. Porch brackets not be installed without staff confirmation that they were originally on the historic resource.
4. The location of the windows on the side elevations of the new addition be as originally approved.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

5. Replace 2 existing w/6/1 as orig.  
w/ nature approved by staff

GTM  
ARCHITECTS

February 10, 1997

Gwen Marcus  
Historic Preservation Coordinator  
MNCPPC

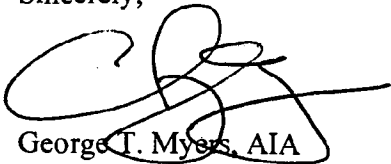
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Sincerely,



George T. Myers, AIA

④

FINAL DESIGN  
Previously approved



APPROVED  
Montgomery County  
Preservation Commission

← EXISTING      ADDITION →

REVISION to approved (October) design  
NORTH ELEVATION 1/8" = 1'-0"  
FRAMES AND PORCH PARTIAL

7



1 SOUTH (RIGHT) ELEVATION

Proposed

5



APPROVED  
 PLYMOUTH COUNTY  
 ZONING COMMISSION

← ADDITION | EXISTING →

Previously approved

Revision to approved design

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

8

(1)

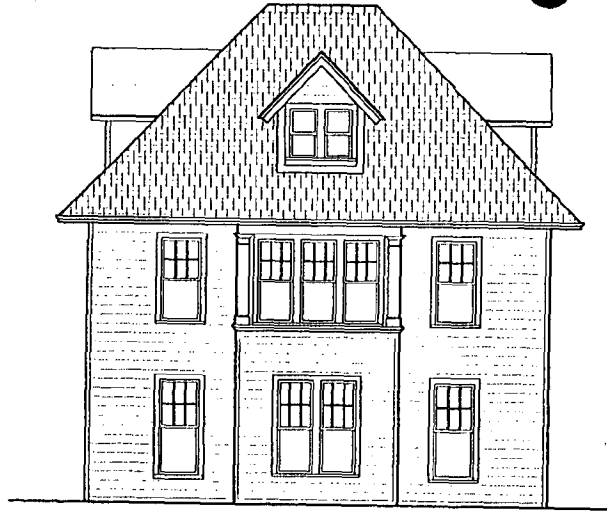


8'-0" 1/2"  
 7'-0"  
 3'-0"  
 4'-0" 1/2"  
 7'-0"  
 3'-0"  
 4'-0" 1/2"

2 NORTH (LEFT) ELEVATION

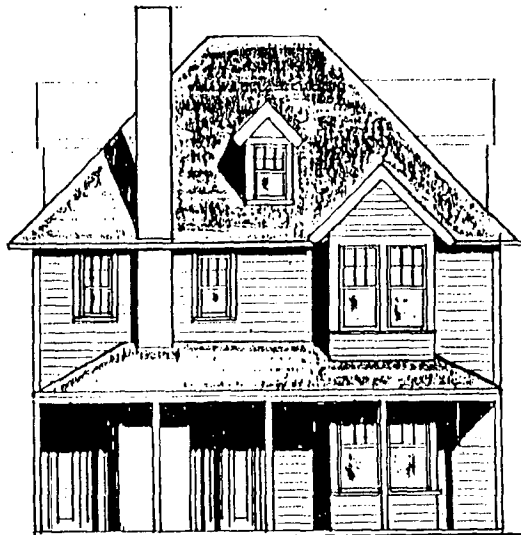
Proposed

(6)



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

Proposed



Previously approved

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

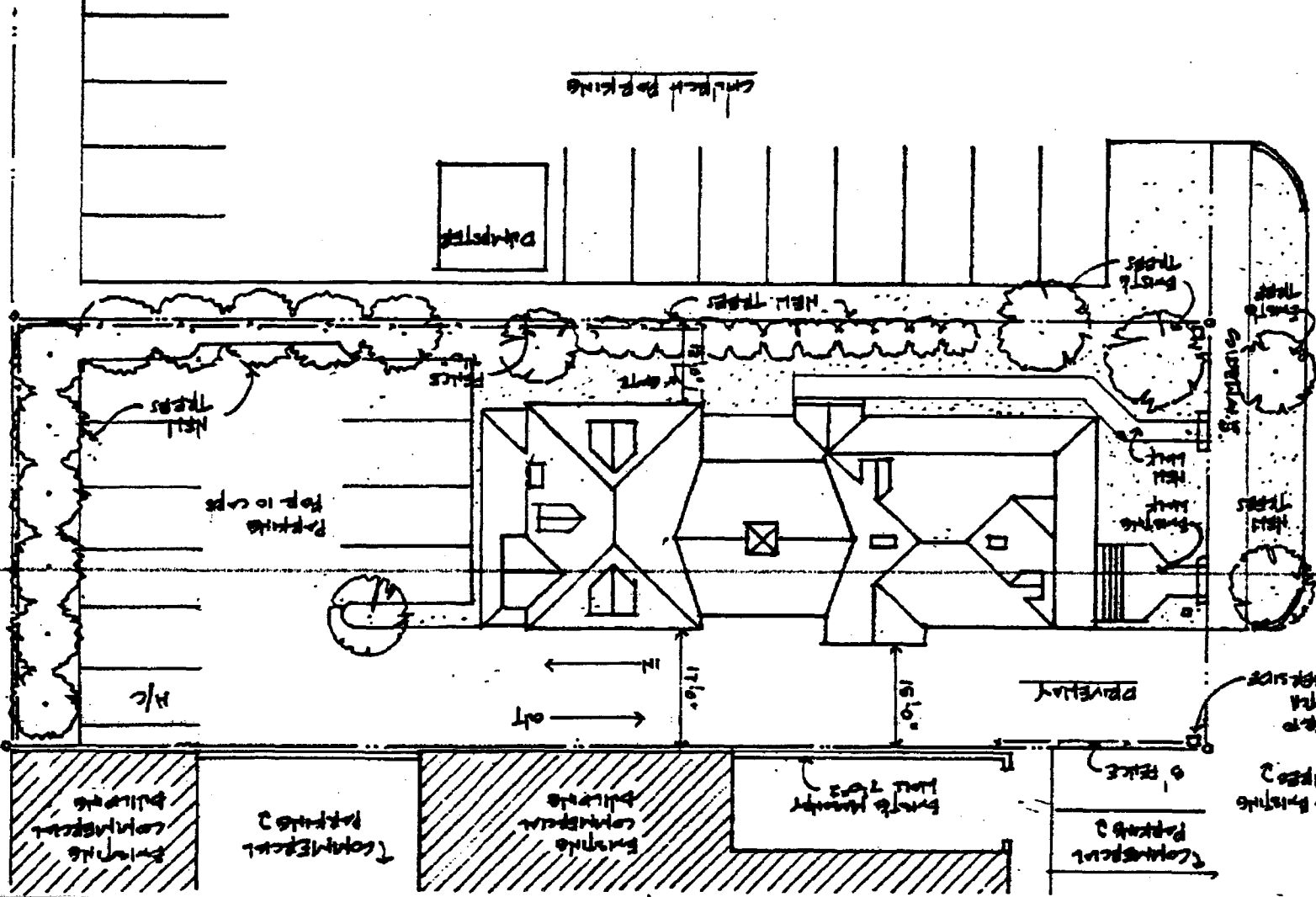
REVISION

7

APPROVED  
Hartford County  
Public Preservation Commission



SITE PLAN - phase II  
ALL OFFICE



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

3  
9

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.

adjoining  
owners  
notified:

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

9

1A

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 \_\_\_\_\_

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

1757E

10

15

I

Side (South) Elevation



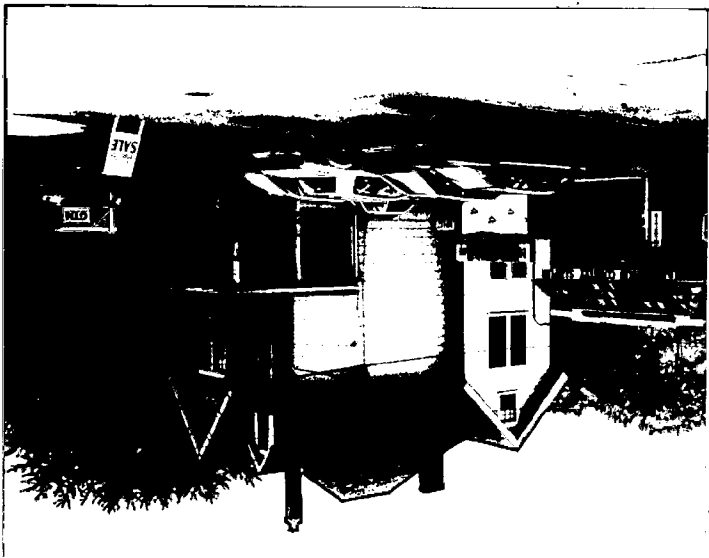
Rear (East) Elevation



Front (West) Elevation



Side (North) Elevation



II

3. Name WYSTER CORPORATION  
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City/Zip ROCKINGHAM, 20895

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City/Zip \_\_\_\_\_

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

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

1757E

10

15

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10415 Armory Avenue	Meeting Date: 2/23/94
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93 0	Tax Credit: No
Public Notice: 2/9/94	Report Date: 2/16/94
Applicant: George T. Myers	Staff: Nancy Witherell
PROPOSAL: Construct addition	RECOMMEND: Approve w/condition

---

The applicant appeared before the Commission at its October 27, 1993, meeting and received approval for a large rear addition to a primary resource in the historic district. The property is used for both residential and office purposes and would continue to serve both uses. At the October meeting, the lengthy discussion focused on the setting for this property, whose architectural character is residential but whose context is now commercial.

Although the applicant received approval from the HPC (with conditions that specified removing the corner tower from the proposed rear addition and lowering the ridge of the roof of the addition two feet), he has revised the plans beyond the conditions stipulated in October and seeks stronger support from the Commission for the revised proposal. The staff would characterize the changes as an attempt to integrate the addition more compatibly with the house's massing, and to make it smaller in scale. The new roof massing has been simplified, and the addition no longer reads as a near mirror image of the historic house.

STAFF DISCUSSION

The staff recommends that the HPC support the revisions for several reasons: the project is improved, in the staff's judgment, by the proposal of a smaller and more compatible addition; the Kensington Historical Society, which had been opposed to the previous proposal, supports this proposal and has agreed not to pursue the appeal of the Commission's October decision; and stronger approval from the Commission will assist the applicant in the variance he seeks before the Board of Appeals for a two-way driveway. A U-shaped driveway is presently required by the zoning code for the construction of this addition. The applicant would prefer just one driveway for two-way traffic on the north side of the house, but a 20' minimum width is required. Since

there is insufficient room, the variance request would seek relief from the 20' requirement.

The HPC voted approval in October for a site plan that showed just the one driveway on the north side of the building. The staff is strongly opposed to a U-shaped driveway that would encircle the house with pavement and require a reduction in green space and vegetation on the more visible south side of the lot.

The staff notes, however, that the revised proposal shows a wider paved area for the driveway (and parking spaces) on the north side than was shown in the approved October proposal--the pavement now would extend to the edge of the house. Although the staff would like to minimize the paved area at the rear, that is preferable to extra paving at the front. In no circumstance (except for a rear patio) should pavement meet the edge of the house, because that would alter the character of the property more than a rear addition. Despite the commercial surroundings, a pedestrian is very conscious of the residential character of the building and yard, which the staff believes is significant since the building still looks like a historic house, regardless of its current and future use. The staff urges the retention of vegetation along the edge of the building, even if that leads to a variance request for greater relief from the 20' requirement.

The applicant has submitted Phase I and Phase II schemes. Although Phase II may not be implemented for some years, the HPC should vote on that proposal (with 10 required parking spaces, as before) since the Planning Board will also vote on it when it reviews the amended site plan.

#### STAFF RECOMMENDATION

1) The staff recommends that the Commission find the revised rear addition compatible with the purposes of the ordinance, citing the particular provisions below.

2) The staff recommends that the HPC approve and strongly endorse the concept of one two-way driveway, rather than the U-shaped driveway required by the zoning code, provided some area of grass or shrubbery is retained along the north elevation of the house.

Further, the staff commends the applicant and members of the Kensington Historical Society for working together in good-spirited cooperation to resolve their differences for the benefit of the project and the historic district.

24A-8(b)1: The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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.

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.
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 City/Zip ROCKVILLE, MD. 20853

9

1A



FRANK O'DONNELL  
10407 Fawcett Street  
Kensington, MD 20895  
301-942-3513

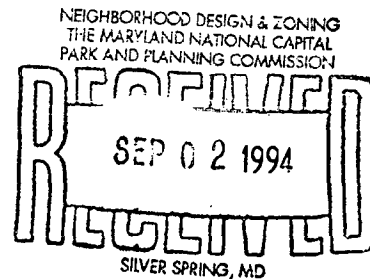
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**FAX COVER PAGE**

**TO:** ~~Gwen Marcus~~  
Judy Daniel 301-495-1307

**FROM:** Frank O'Donnell

**DATE:** September 2, 1994



**TOTAL NUMBER OF PAGES, INCLUDING COVER: 7**

Thank you both for taking so much time talking with me about the background of decisions concerning Development Plan Amendment No. 94-3 at 10415 Armory Ave.

For your records, I am attaching the Nov. 17, 1993 letter from then-Mayor Jack Jones to Mr. Philip Tierney regarding the Town Council's intentions. On August 29, 1994, the Council voted 4-1 to reaffirm that letter and to state that the Council has not voted in favor of any changes to the binding elements of the 1991 zoning decision.

I am also attaching correspondence from Mr. T.J. O'Malley outlining his position, which was shared by other Town residents at the August 29 Town meeting.

I hope this material will help clarify the record and prove useful in related future cases.



November 17, 1993

Mr. Philip Tierney  
Hearing Examiner  
Office of Zoning  
100 Maryland Ave.  
Rockville, Maryland 20850

Dear Mr. Tierney:

At The October 25th Meeting of Mayor and Council, the Council approved, in a three to one vote, the planned addition and site improvements at 10514 Armory Ave. It was the understanding of the Council that this vote was on the aesthetics of the proposed plans not on the intensified use of the property (see enclosures).

In a conversation on November 16, 1993, Gwen Marcus, Historic Preservation Commission (HPC) Staff, confirmed to Pat Weikel, Town Administrator, that the HPC hearing on October 27 was devoted to the aesthetics of the proposal, not to any zoning issue to include intensified use of the property.

In the Town of Kensington Charter Section 411-B it states that the Mayor and Council cannot make any recommendation to the Maryland National Park and Planning Commission for more intensive use of land within the corporate limits of the Town without a unanimous recorded vote by the Mayor and all Councilmembers or approval by a majority of voters in a special election.

It is with this understanding, that when the proposed plan for this property reaches the zoning board for any amendments to existing conditions, the Town expects the opportunity to comment on any zoning change decision.

Should there be any questions on the above comments, please contact Pat Weikel, Town Administrator, at 949-2424.

Sincerely,

*Jack Jones*  
Jack Jones  
Mayor

*Memo For Record*  
~~10/25~~  
10/25 \*  
9/18/93

MFR: the conversation during the two public meetings held with Mr. Myers was totally in the area of aesthetics; never was the discussion involving the intensive use of property. The two letters forwarded to the HPC were interpreted to be only about aesthetics, not intensive use of the property in question. The only time intensity was mentioned as at the worksession on November

15, 1993 by a few citizens in attendance. The Council agreed that upon research by the Town staff and myself, if the situation of the contents of the letters to HPC was implying intensive use of the property, then I have their approval to rescind the letters accordingly. After review of information available, the letter above was forwarded to the Zoning Board. J.J.

10019 Frederick Avenue  
Kensington, MD 20895  
August 18, 1994

Mr. Charles Stuart, Mayor  
Kensington Town Hall  
3710 Mitchell Street  
Kensington, MD, 20895

Dear Charlie,

The issue of zoning and intensity of use at the property at 10415 Armory Avenue has been a long and difficult one. As you'll recall from your first tenure as Mayor, the Town consistently opposed repeated efforts by the owners for intensification of use on that site. Time after time, because of well-founded concerns over already overly-dense land use patterns in Kensington, the Mayor and Council refused to support such actions. In 1991, however, the Town, moved by the hardship plea of the owner, compromised by not opposing some intensification on that site. The land use plan approved then by the Board of Appeals allowed an addition of up to 600 square feet to the property.

Apparently, this was enough to make the property a viable and desirable parcel, since it was sold shortly thereafter. Now the current owner, Mr. Myers, wishes to add more than 2000 square feet to the property, more than doubling its size. The hearing on this application before the Board of Appeals is scheduled for September 8 ( Development Plan Amendment 94-3 ).

I understand from Mr. Tierney at the Board that the package submitted by Mr. Myers in support of the application claims that the application has Town approval. This is in error and I believe the Town must take immediate steps to correct it. As far as I can ascertain, there has been no public discussion of this issue at a Town meeting. The Mayor and Council mistakenly had taken a position at one time, but had not realized that the Town Charter required unanimous approval of any intensified usage or higher zoning. I've enclosed a copy of a letter to the Board from Mayor Jones explicitly stating that the Town did not approve any intensification of usage. I've also enclosed a copy of a letter I wrote to then-Mayor Jones at the time expressing my views, which includes some background on the issue.

I believe there was some sympathy for Mr. Myers when he was in the position of raising a family and operating a business out of the same property. But he has just bought the Walsh property on Fawcett Street for a residence. As things stand now, then, the situation is a purely commercial and individual one--Mr. Myers has a business property and wants to maximize its value. This is nothing more than the classic zoning issue--benefits for an individual versus costs

for the community. I see no benefit for Kensington to outweigh the dangers of allowing more commercial encroachment on our beleaguered residential enclave.

At the very least, I suggest that the Town should reiterate its position and make it absolutely clear to the Board of Appeals that there is no Town approval of this application. I would like to see the Town go further and express strong opposition to any intensification of usage or higher density zoning in Kensington. As a principle to guide us in the future and to inform the Board of the Town's position this seems the only acceptable one.

Yours truly,



T.J. O'Malley

cc. Council members

10019 Frederick Avenue  
Kensington, MD 20895  
November 12, 1993

Mr. Jack Jones, Mayor  
Kensington Town Hall  
3710 Mitchell Street  
Kensington, MD, 20895

Dear Jack,

I'm sure you remember from your early days as Mayor that the issue of the 1991 zoning change at 10415 Armory Avenue was a highly contentious one. In fact, the Town had rejected a rezoning proposal in 1989. A great concern of many Town citizens, raised at several Town meetings, was the encroachment of the commercial district into residential areas. Others, myself included, were moved by the hardship on the owner due to the difficult nature of the site. The compromise solution crafted in 1991, which upgraded the zoning from Residential to allow office and mixed use in return for restrictions on further development on the site, was approved by the Council and seemed a fair one to most citizens. Some, however, still expressed fears that the action amounted to letting the camel's nose into the tent and would soon be followed by the whole camel.

In fact, the camel has indeed appeared with Mr. Myers' proposal to more than double the size of the existing house and his stated plan to make the site completely commercial. This is exactly the realization of the fears expressed at the Town meetings before the 1991 compromise. And those of us who felt that the compromise was a fair one, needing only the continuing good will and attention of the parties involved to protect the Town's interests, feel doubly betrayed. After only two years, the Mayor and Council are willing to give away all the protection afforded the Town by the 1991 agreement, to the extent of formally expressing a Town resolution supporting Mr. Myers proposal. This despite the fact that no public hearing was held on the issue! ( Maybe you've underestimated the amount of citizen opposition, because no one knew this issue was to be discussed at the Town Meeting.)

Jack, I don't understand why the Town is not vehemently opposing this. The ink is hardly dry on the last concession we made to the owner of this property, and now the new owner wants to rip up that compromise. Don't we care about commercial encroachment? In a town that's already zoned too heavily? Don't we want the Zoning Board to believe that Kensington takes zoning issues seriously, and wants to see agreements enforced vigorously? Do we want to send a message that if people are unhappy with a Town decision they can just come back two years later, when the Town will have forgotten and then they can get whatever they want? To my mind, this makes the Town look like a lightweight, lacking any seriousness of purpose about our zoning. Is that the way we want the County and the Zoning Board to view us?

Another issue is the legality of the Town's approval. I understand that the approval was, in fact, illegal, as the Charter requires unanimous approval by the Mayor and Council on any issue involving intensification of land use. I believe this issue arose in 1991, as well. I hope this issue will be on the agenda for the November Work Session, and that the Town will resolve it. If the Town approval did not conform to the Charter, then I presume the Town will notify all the relevant parties ( including the Historic Preservation Commission and the Zoning Board ) that Town approval does not, in fact, exist.

I would like to see the Town go further, and explicitly and forcefully request that the Zoning Board uphold the agreement of 1991. I see no other course if the Town wishes to maintain any respect from the Zoning Board. Mr. Myers was well aware of the constraints when he bought the property. He has no complaints of hardship, as did the previous owner. He simply wants more. I see no good reason for the Town to support him. Abiding by the terms of an agreement that's only two years old hardly seems an undue burden.

Yours truly,

T.J. O'Malley

cc. Council members



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: 3.24.94

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

① The grass strip will be maintained along the northern elevation of the building (between the house and the driveway to the north)

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

Applicant: George Myers

Address: 10415 Armory Avenue, Kensington

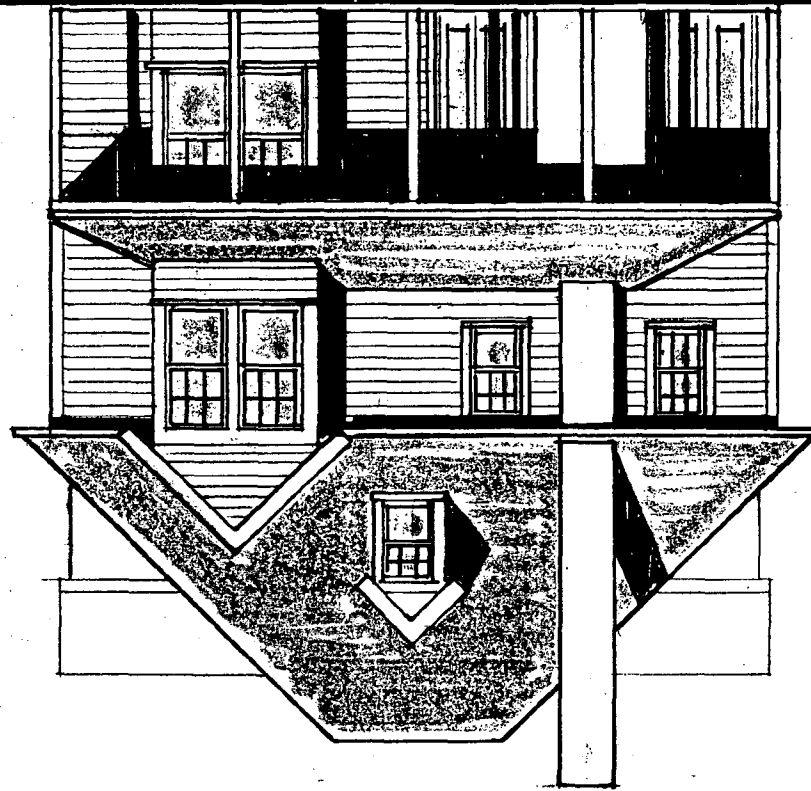


6

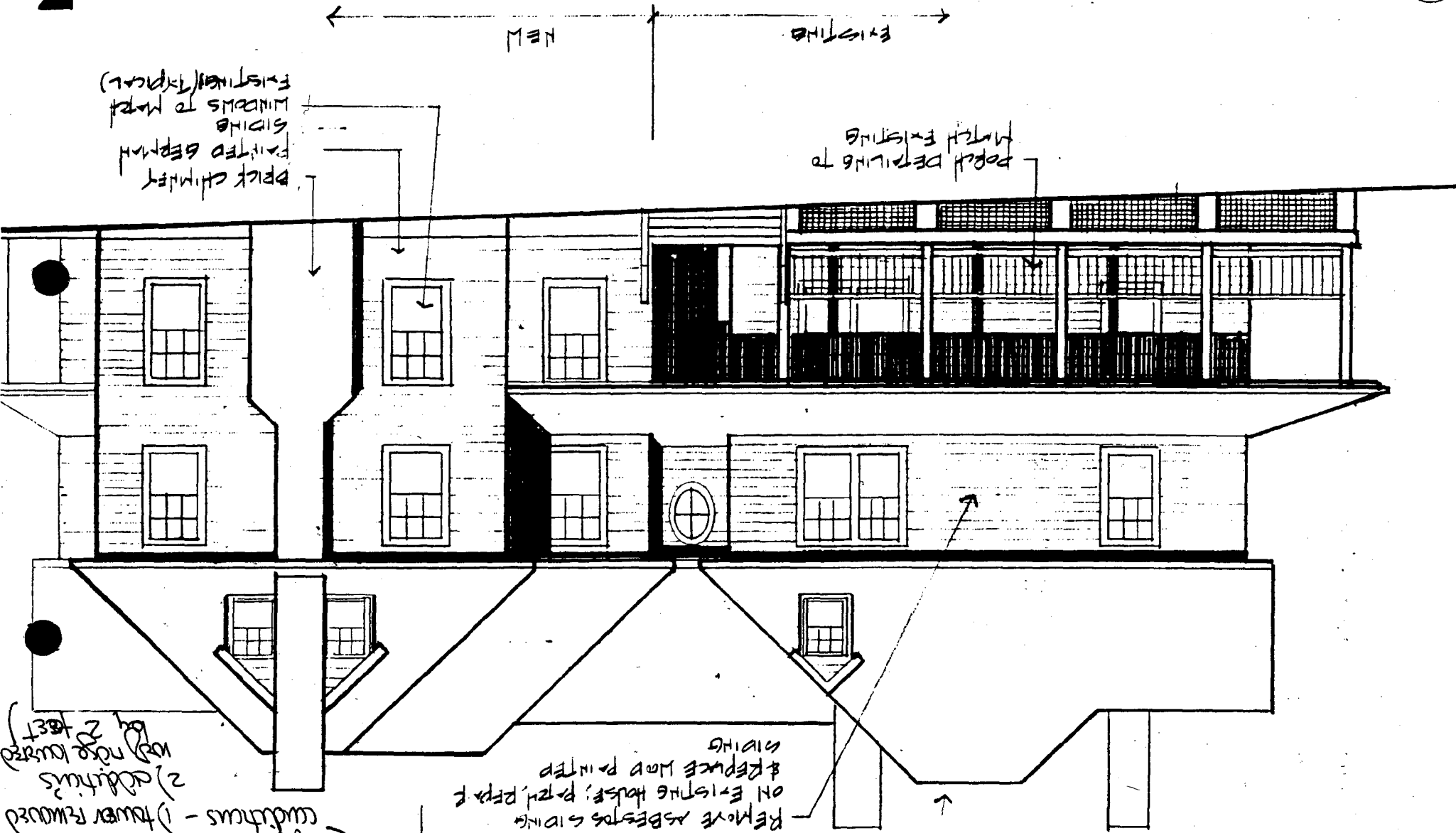
②

~12/18/21

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



NOTED ELEVATION 1/8" = 1'-0"  
PACIFIC CHURCH PARKING



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

ROOF DETAILING TO  
MATCH EXISTING

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

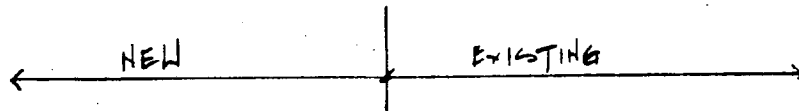
ALL ROOF MATERIALS, PATCH,  
OVERLAPING DETAILS, ETC., TO  
MATCH

(approved scheme with  
10.27.93)  
\* conditios - 1) tower removed  
2) conditios  
3) roof note located  
by 2/10/93

AS PER HPC  
REQUIREMENTS

AS PER HPC  
REQUIREMENTS

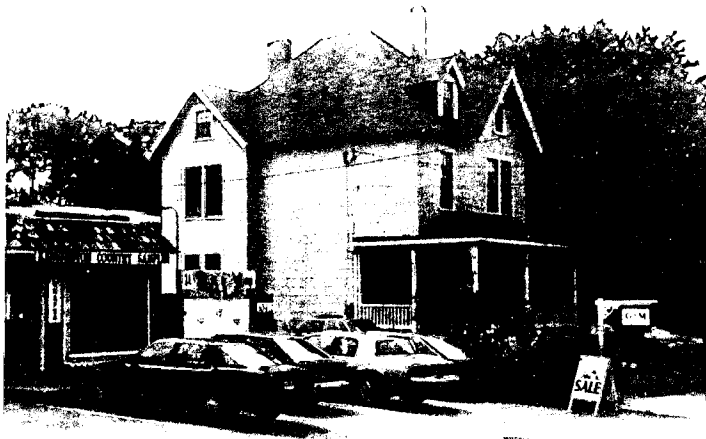
10.27.93  
(per October vote,  
with conditional  
corrections shown)



SEE NOTES, SHEET 7.

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

51



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



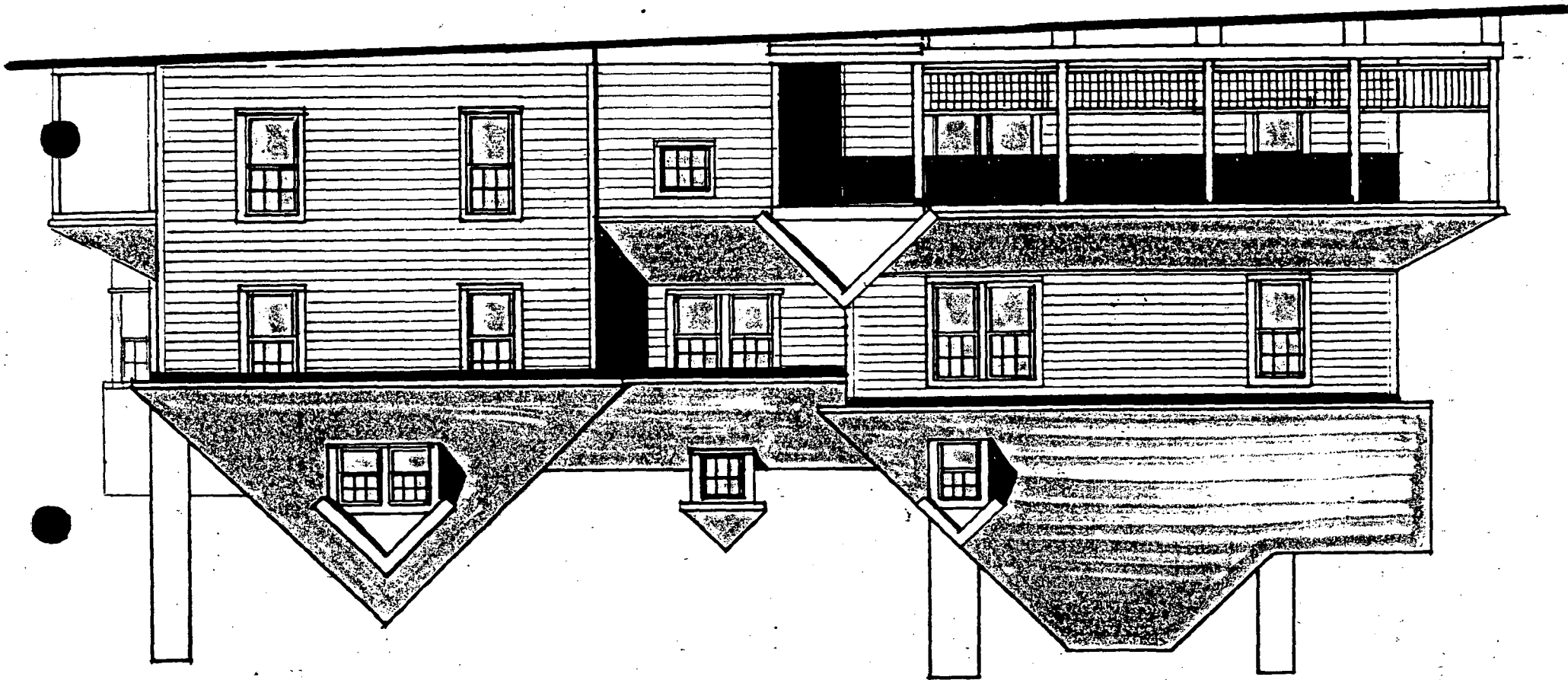
FRONT (WEST) ELEVATION



WIDE (SOUTH) ELEVATION

8

7  
Revision to approved (Outdoor) Garage  
FACED WITH BRICK PAVING  
SOUTH ELEVATION 1/8"=1'-0"



Revised to approved design

1/8" = 1'-0"

NORTH ELEVATION



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 REQUIRED?
• 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) C-2 ZONE	1' BREACH 3' BLDG. 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	2400 SF	3580 SF

**PROPOSED ADDITION  
TO  
10415 ARMORY AVENUE**

**GTM Architects**

REVISED 1.20.94

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

(1)



GTM  
ARCHITECTS

February 7, 1993

Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, Md. 20919-3750

Re: 10415 Armory Avenue  
Kensington, Md. 20895

To the Commission,

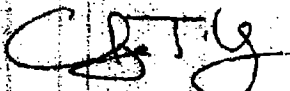
Enclosed is a revised set of drawings describing the proposed addition to 10415 Armory Avenue, which was approved with conditions at the meeting on October 27, 1993. As you may recall, the conditions were that the corner tower be eliminated, and that the roofline be lowered by two feet.

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 Withersall 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

EXISTING SHEET

I

ZONE R-20  
USE: MULTIFAMILY  
FAMILY (APARTMENTS)

ZONE R-20  
USE: MULTIFAMILY  
FAMILY (APARTMENTS)

ZONE C-2  
USE: COMMERCIAL  
C-2

ZONE C-2  
USE: COMMERCIAL

LOTS 1 & 2  
LOT 1, BLOCK 2  
9,826 SF  
ZONE: OH  
USE: RESIDENTIAL & OFFICE

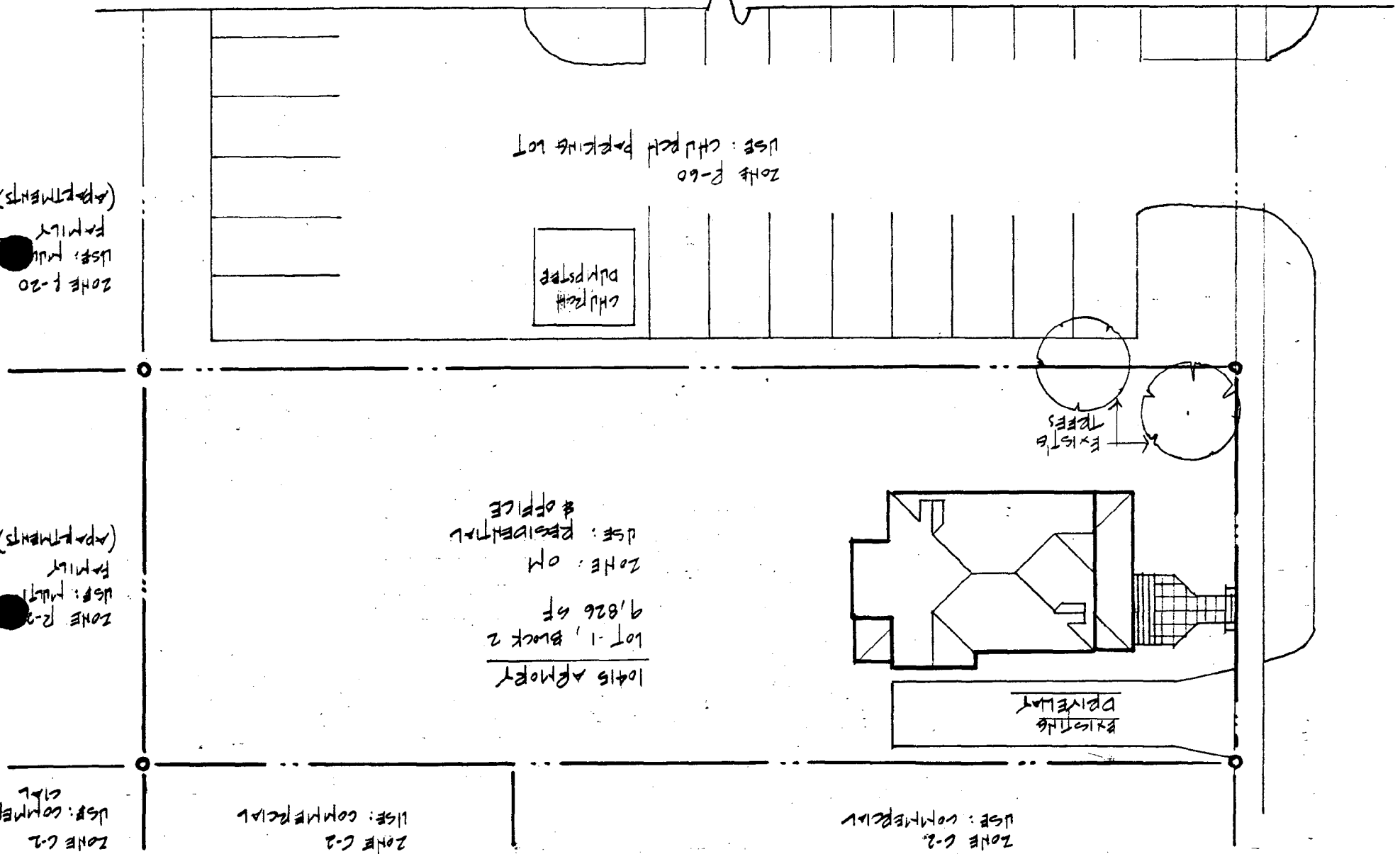
ZONE R-60  
USE: CHILDREN'S PARKING LOT

CHILDREN'S  
PARKING

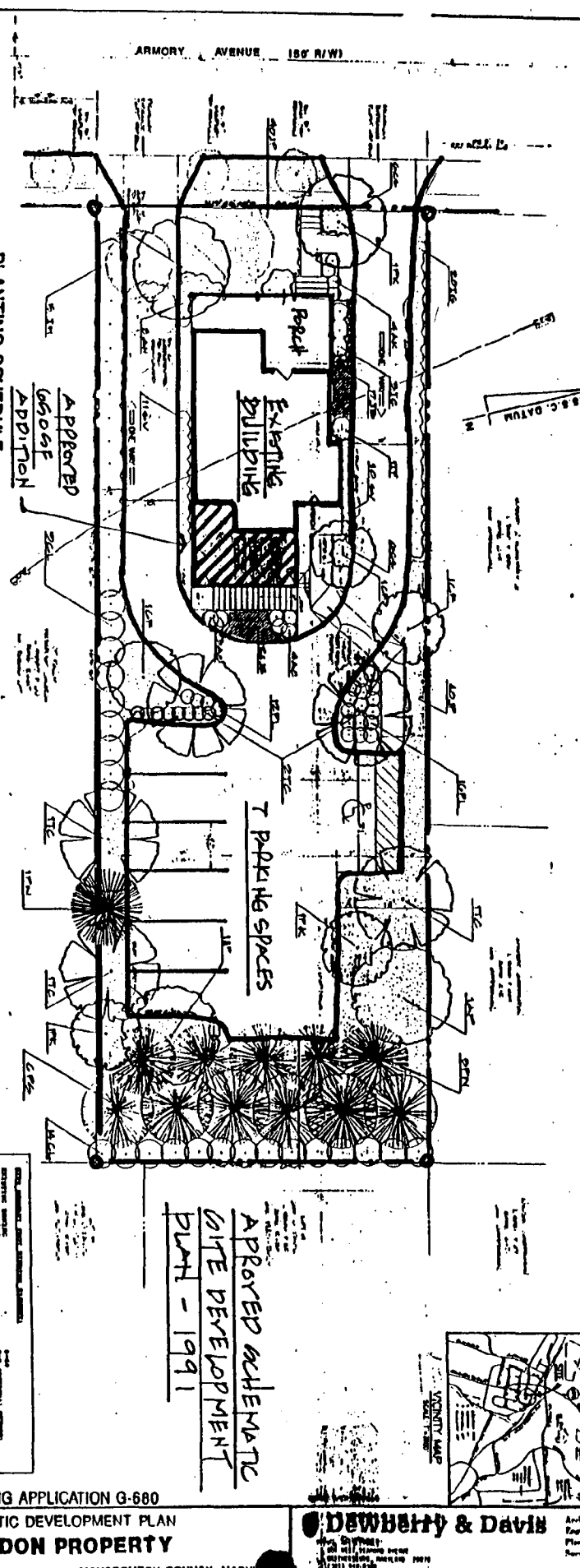
ZONE C-2  
USE: COMMERCIAL

EXISTING  
DRIVEWAY

EXISTING  
TREES



X



### PLANTING SCHEDULE

SYM. QTY.	BOTANICAL NAME / COMMON NAME
10	1. <i>Liquidambar styraciflua</i> - Sweetgum
10	2. <i>Quercus prinus</i> - White Oak
10	3. <i>Prunella serotina</i> - Black Cherry
10	4. <i>Hamamelis virginica</i> - Witch Hazel
10	5. <i>Cornus florida</i> - Spicebush
10	6. <i>Asplenium platyneuron</i> - Broadleaf Spleenwort
10	7. <i>Wisteria sycifolia</i> - American Wisteria
10	8. <i>Hesperis matronalis</i> - Night-flowering Four o'Clock
10	9. <i>Amorpha canescens</i> - Sainfoin
10	10. <i>Lonicera japonica</i> - Japanese Honeysuckle
10	11. <i>Salix nigra</i> - Black Willow
10	12. <i>Thuja occidentalis</i> - Eastern White Cedar
10	13. <i>Juniperus horizontalis</i> - Creeping Juniper
10	14. <i>Yucca filamentosa</i> - Adam's Needle
10	15. <i>Scilla maritima</i> - Sea Squill
10	16. <i>Albermaria acuminata</i> - Black-eyed Susan
10	17. <i>Coreopsis grandiflora</i> - Annual Coreopsis
10	18. <i>Helianthus annuus</i> - Annual Sunflower
10	19. <i>Rudbeckia hirta</i> - Black-eyed Susan
10	20. <i>Chrysanthemum morifolium</i> - Garden Chrysanthemum
10	21. <i>Geopelia argentea</i> - Silver Chrysanthemum
10	22. <i>Chrysanthemum 'Snowflake'</i>
10	23. <i>Chrysanthemum 'Frostbite'</i>
10	24. <i>Chrysanthemum 'Violet Star'</i>
10	25. <i>Chrysanthemum 'Jade Green'</i>
10	26. <i>Chrysanthemum 'Ribbon Candy'</i>
10	27. <i>Chrysanthemum 'Yellow Ribbon'</i>
10	28. <i>Chrysanthemum 'White Ribbon'</i>
10	29. <i>Chrysanthemum 'Orange Ribbon'</i>
10	30. <i>Chrysanthemum 'Pink Ribbon'</i>
10	31. <i>Chrysanthemum 'Purple Ribbon'</i>
10	32. <i>Chrysanthemum 'Blue Ribbon'</i>
10	33. <i>Chrysanthemum 'Green Ribbon'</i>
10	34. <i>Chrysanthemum 'Red Ribbon'</i>
10	35. <i>Chrysanthemum 'White Ribbon'</i>
10	36. <i>Chrysanthemum 'Yellow Ribbon'</i>
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10	45. <i>Chrysanthemum 'Orange Ribbon'</i>
10	46. <i>Chrysanthemum 'Pink Ribbon'</i>
10	47. <i>Chrysanthemum 'Purple Ribbon'</i>
10	48. <i>Chrysanthemum 'Blue Ribbon'</i>
10	49. <i>Chrysanthemum 'Green Ribbon'</i>
10	50. <i>Chrysanthemum 'Red Ribbon'</i>

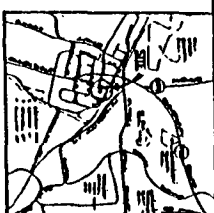
### BINDING ELEMENTS

DESCRIPTION	QUANTITY	SYMBOL
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LANDSCAPING AND DEVELOPMENT PLAN BY WERWICK & CRISPIN DESIGN GROUP, INC.  
MODIFIED BY DEWBERRY & DAVIS

Approved schematic site development plan from 1991. The applicant wants to amend this plan.

APPROVED SCHEMATIC  
SITE DEVELOPMENT  
PLAN - 1991

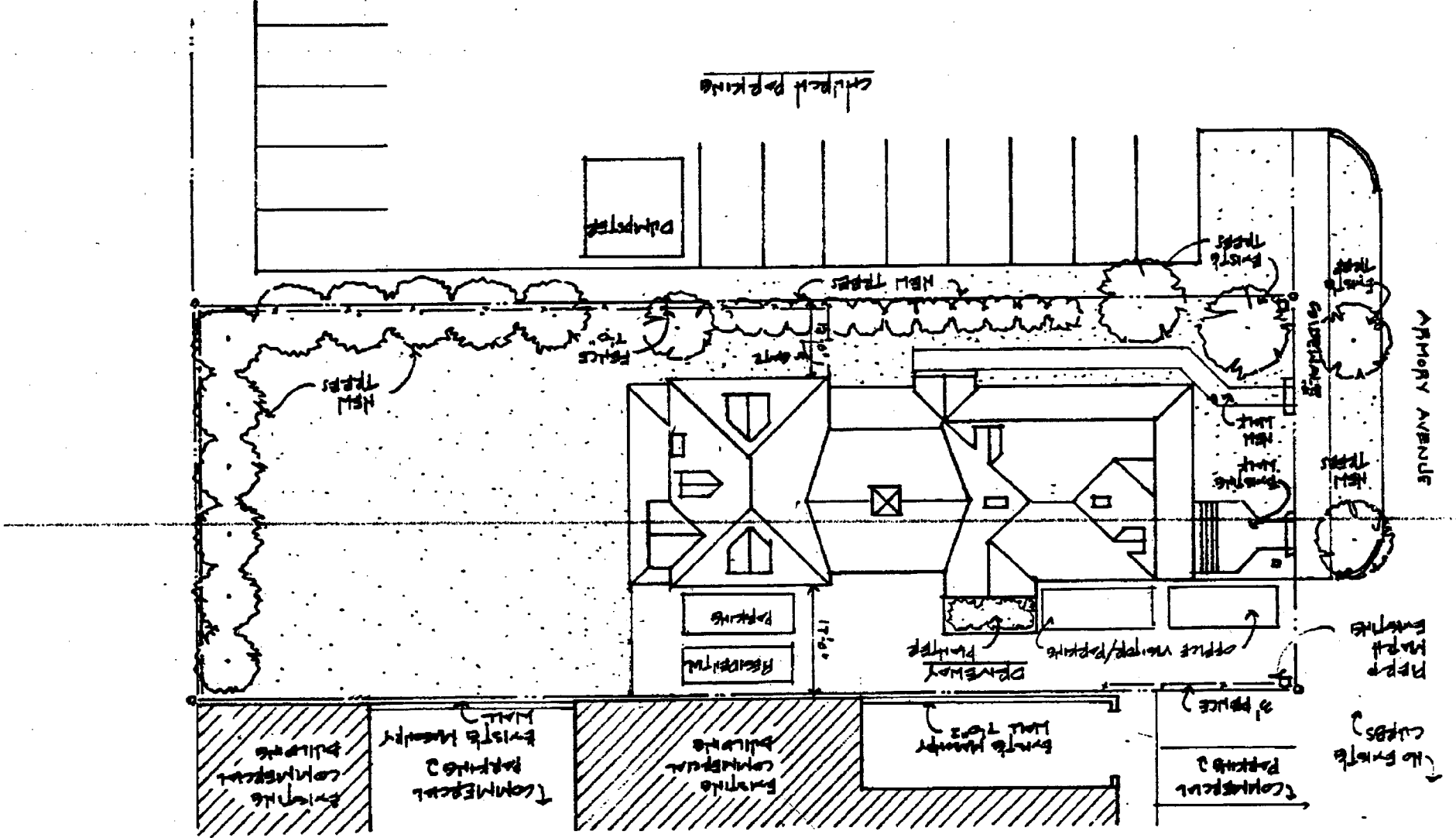


NOV. 1990  
DP - 163

3

Revison to the approved site plan from October, 1993 - note water driveway on north side

5



SITE PLAN - PHASE I  
 PREPARED BY L & OF PCE  
 1" = 20' 0"



GTM  
ARCHITECTS

FACSIMILE COVER PAGE

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: NANCY WITHERELL  
FIRM: HPC  
FAX NUMBER: 495-1307  
FROM: GEORGE MYERS  
NUMBER OF PAGES INCLUDING COVER PAGE: 3  
DATE: 2-22 TIME: \_\_\_\_\_

RE: 10415 ARMORY AVE.

IF YOU HAVE ANY QUESTIONS OR PROBLEMS, PLEASE CALL GTM ARCHITECTS AT 301-942-9062.

NANCY -

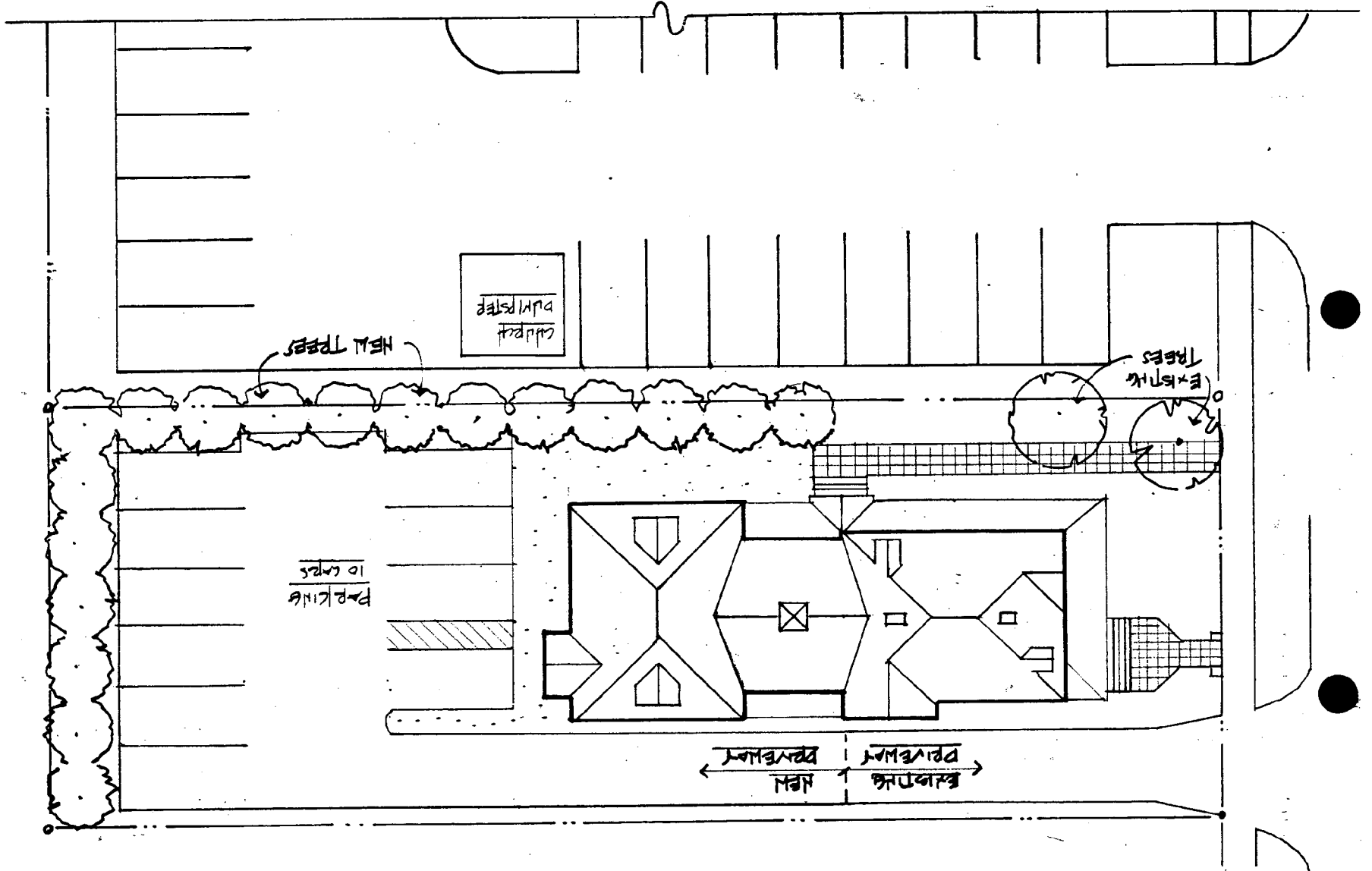
ENCLOSED ARE SITE PLANS SHOWING 2'-0"  
PLANTING STRIP & EDGE OF ~~WALK~~<sup>HOUSE</sup>. I AM  
ALL FOR THIS, BUT I AM SKEPTICAL  
THAT THE DEP/ZONING WILL SAY  
THAT A 15'-0" WIDE DRIVEWAY IS ~~ACCEPTABLE~~  
ACCEPTABLE FOR 2-WAY TRAFFIC.  
WE MAY WANT TO HAVE THESE PLANS  
AVAILABLE FOR HPC TO REVIEW TOMORROW.

THANKS,  
GEORGE

10415 ARMORY AVENUE • KENSINGTON, MARYLAND 20895 • (301) 942-9062 • FAX (301) 942-3929

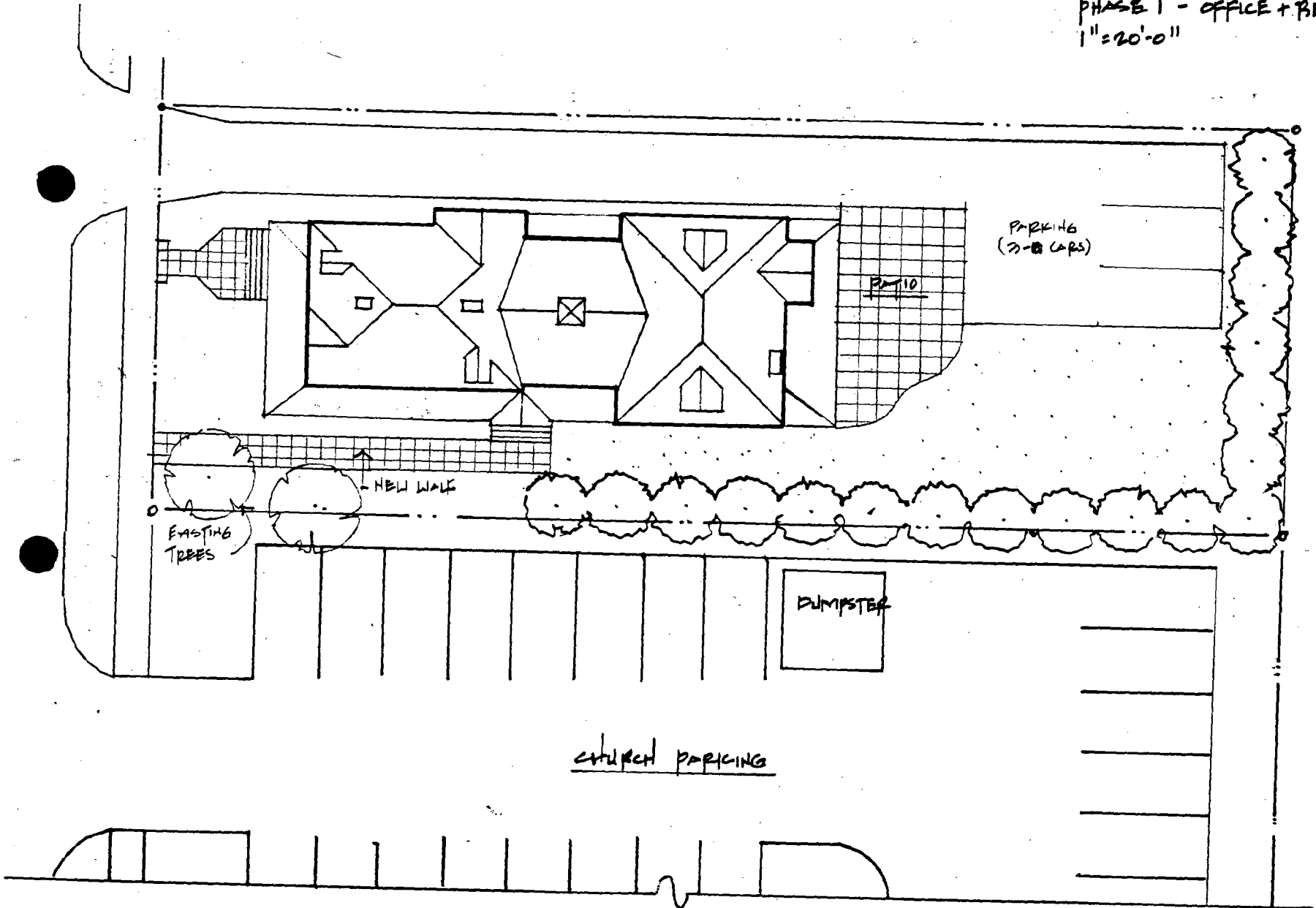
ARMORY AVENUE

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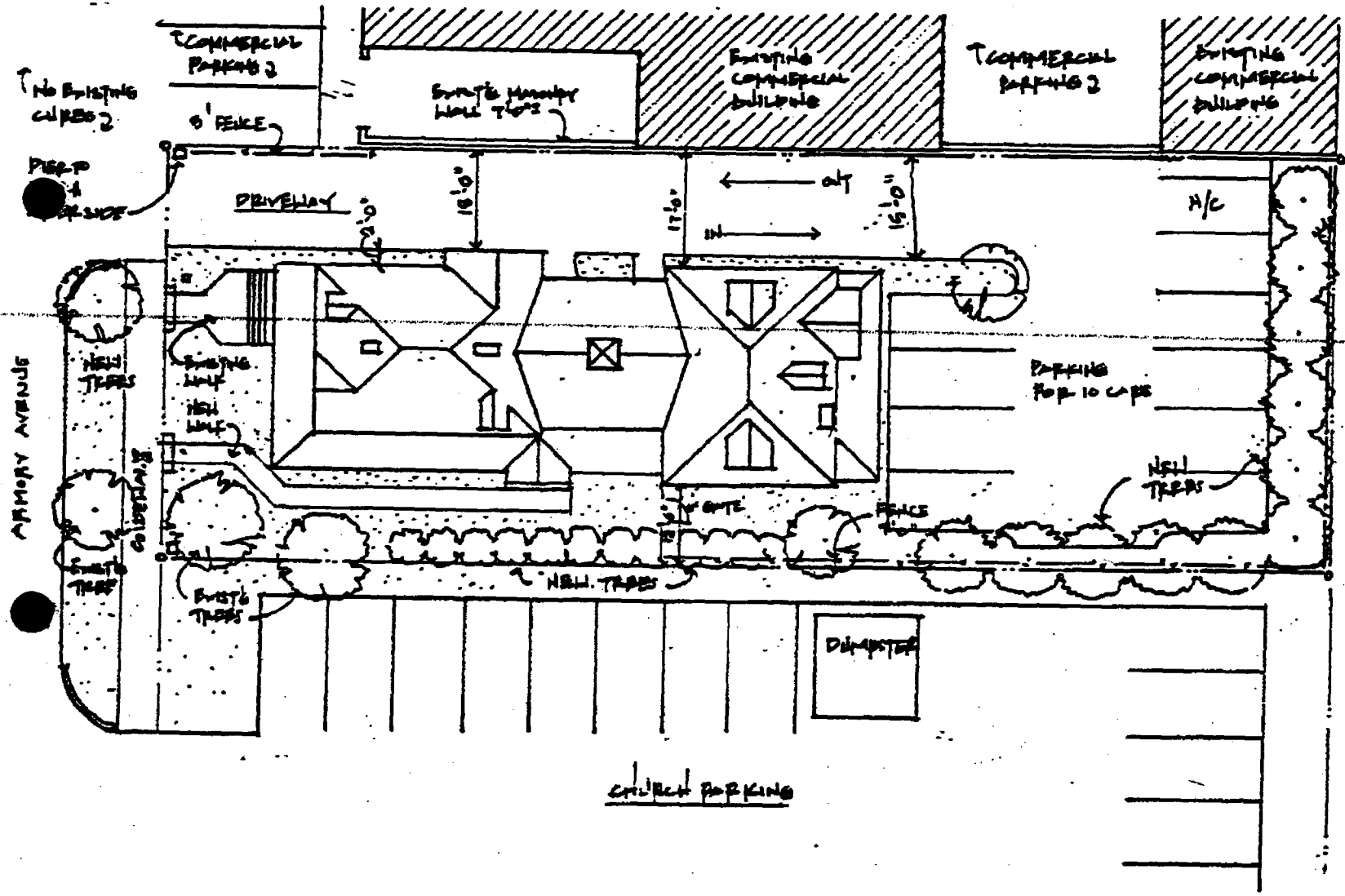


~~DATE PRINT - 11/10/00~~  
 PHASE 2 - ALL OFFICE  
 1" = 20'-0"

SITE PLAN - ~~XXXXXXXXXX~~  
PHASE I - OFFICE + RESIDENTIAL  
1" = 20'-0"



SITE PLAN - PHASE II  
ALL OFFICE







SITE PLAN - PHASE I  
RESIDENTIAL + OFFICE  
1" = 20' 0"

