

31/6-94C 10211 Connecticut Avenue
Kensington Historic District

**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: 5-2-94

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

+ Approved _____ Denied

_____ Approved with Conditions: _____

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

Applicant: James E. Sullivan

Address: 10211 Connecticut Avenue, Kensington



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER James F. Sullivan TELEPHONE NO. 301-977-8049
(Contract/Purchaser) (Include Area Code)

ADDRESS 10211 Connecticut Ave Kensington, MD 20851
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY James F. Sullivan CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301-977-8049
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10211 Street Connecticut Ave / Acorn Ave

Town/City Kensington Election District _____

Nearest Cross Street Baltimore

Lot 254 P21 Block 8 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|----------------|-----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | <u>Deck</u> | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 2000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY DEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES A SECONDARY HISTORIC SITE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT 3 feet 6 inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/Property line No
 - Entirely on land of owner YES
 - On public right of way/easement NO (Revocable Letter Required).

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

James F. Sullivan Signature of owner or authorized agent (agent must have signature notarized on back) 3/27/94 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 4.27.94

APPLICATION/PERMIT NO: 94041070082 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10211 Connecticut Avenue Meeting Date: 4/27/94
Resource: Kensington Historic District Review: HAWP/Alteration
Case Number: 31/6-94C Tax Credit: No
Public Notice: 4/13/94 Report Date: 4/20/94
Applicant: James E. Sullivan Staff: Nancy Witherell
PROPOSAL: Build/extend deck, fence, RECOMMEND: Approve
install French doors

The house is a frame structure built in the 1930s; it is designated a secondary resource in the Kensington Historic District. The house is sited on 1 1/2 of the original lots and faces west toward Connecticut Avenue at the intersection of Armory Avenue. The rear yard faces east toward Carroll Place.

The 12' x 14' deck will be removed and replaced with a 12' x 24' deck that will extend to the edge of the house. A railing with balusters and a two-tier staircase will lead to the rear yard. The deck extension will cover an existing concrete patio. A set of French doors would be installed in the rear elevation and lead to the deck.

The existing chain link fence running along the driveway between the rear corner of the house and the front corner of the garage will be removed and replaced with a 3'6" wooden picket fence.

STAFF DISCUSSION

The alterations are appropriate for a house of this scale and time period and with a yard of this size. The deck would not extend beyond the edge of the house and its design is an improvement over the current deck. French doors would be installed in a room that was originally a porch. The fence is a picket style that is frequently approved for side and rear yards and is appropriate for a Colonial Revival-style house.

STAFF RECOMMENDATION

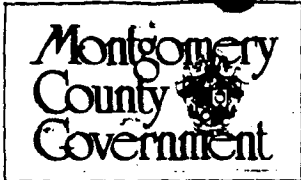
The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

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

historic district;

and Standard #2:

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



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER James E. Sullivan TELEPHONE NO. 301-933-8049
(Contract/Purchaser) (Include Area Code)

ADDRESS 10211 Connecticut Ave. Kensington, MD 20895
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY James E. Sullivan TELEPHONE NO. 301-933-8049
CONTRACTOR REGISTRATION NUMBER _____ (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10211 Street Connecticut Ave / Armony Ave.

Town/City Kensington Election District _____

Nearest Cross Street Baltimore

Lot 20+P21 Block 8 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wrack/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Other	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 2000-

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES, A SECONDARY HISTORIC SITE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

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03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 3 feet 6 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line No
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- On public right of way/easement NO (Revocable Letter Required).

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

James E. Sullivan 3/27/94
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9404070082 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE: \$ _____

HISTORIC AREA WORK PERMITS CHECKLIST OF APPLICATION REQUIREMENTS

REQUIREMENTS	WRITTEN DESCRIPTION	PROJECT INTENT	PROJECT PLAN	TREE SURVEY	DESIGN FEATURES	FACADES	MATERIAL SPECIFICATIONS	PHOTOGRAPHS	PROPERTY OWNER ADDR.
	NEW CONSTRUCTION	*	*	*	*	*	*	*	*
ADDITIONS	*	*	*	*	*	*	*	*	*
PARTIAL/TOTAL DEMO.	*	*	*					*	*
DECKS/PORCHES	*	*	*		*	*	*	*	*
FENCES/WALLS	*	*	*				*	*	*
DRIVES/PARKING AREAS	*	*	*	*			*	*	*
MAJOR LANDSCAP./GRADING	*	*	*	*			*	*	*
TREE REMOVAL	*	*	*	*			*	*	*
SIDING/ROOFING CHANGES	*	*	*			*	*	*	*
WINDOW/DOOR CHANGES	*	*	*		*	*	*	*	*
MASONRY REPAIR/REPOINT	*	*	*			*	*	*	*
SIGNS	*	*	*			*	*	*	*

Please see attached instructions for further details regarding these application requirements.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing structure is a 3BR Colonial with a 2-car garage on approximately 12,000 sq ft of land. The site is a secondary historical site. The fence which extends between the house and garage is standard chain-link fence and is rusting. The existing deck is built over a pre-existing concrete patio. The proposed french door will fit into an existing opening which was ~~closed~~^{closed} up when the then porch was enclosed about 25 years ago.

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

Project involves removing the existing deck which is delapidated, and building a new deck which will match the existing deck in size plus an extension which will extend to the end of the house. The existing deck is 12'x14'. The new deck will be 12'x24' with stairs extending toward the yard. The area the new deck will cover is currently a pre-existing patio. The existing fence will be removed between the house and garage. A new ^{wood picket} fence (type to be determined) will replace the existing fence. No historical resource will be affected. Additionally, a french door is to be added to the house. ~~a small roof will extend out over the kitchen door and be supported by the deck.~~

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

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

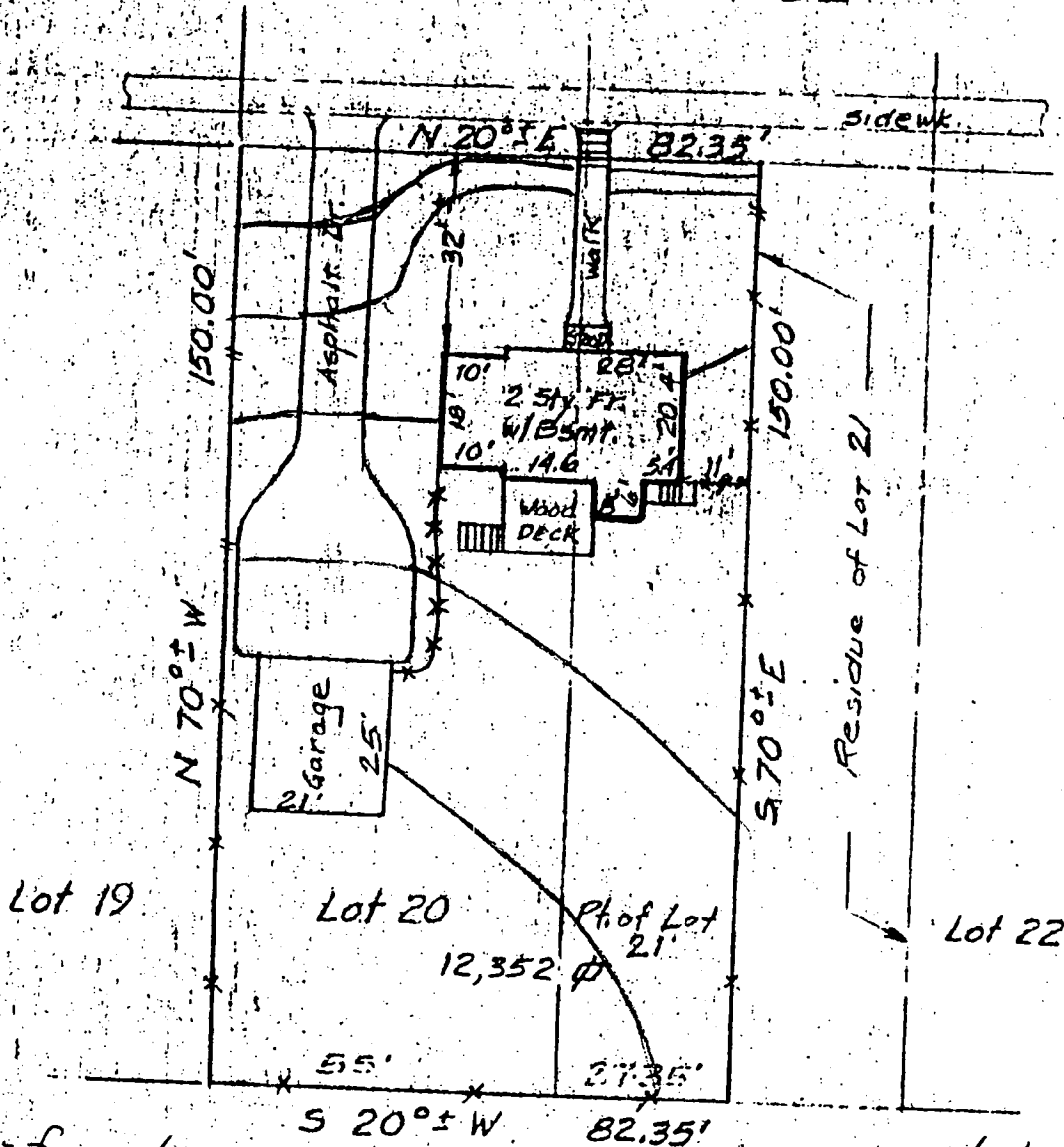
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

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

1. Name Mr. + Mrs. Hogan
 Address 3806 Baltimore Street
 City/Zip Kensington, MD 20895
2. Name Mr. Rick Smith
 Address 10209 Connecticut Ave.
 City/Zip Kensington, MD 20895

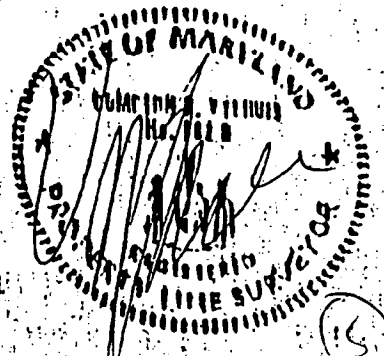
Project
Plan

NORTH
ARMORY AVENUE



2-story frame house c. 1933
shown w/5' contours. Existing
deck is shown. New fence will
replace the fence shown between
the house and garage. The deck
surface will be 5' above ground.

Date: 6/18/91

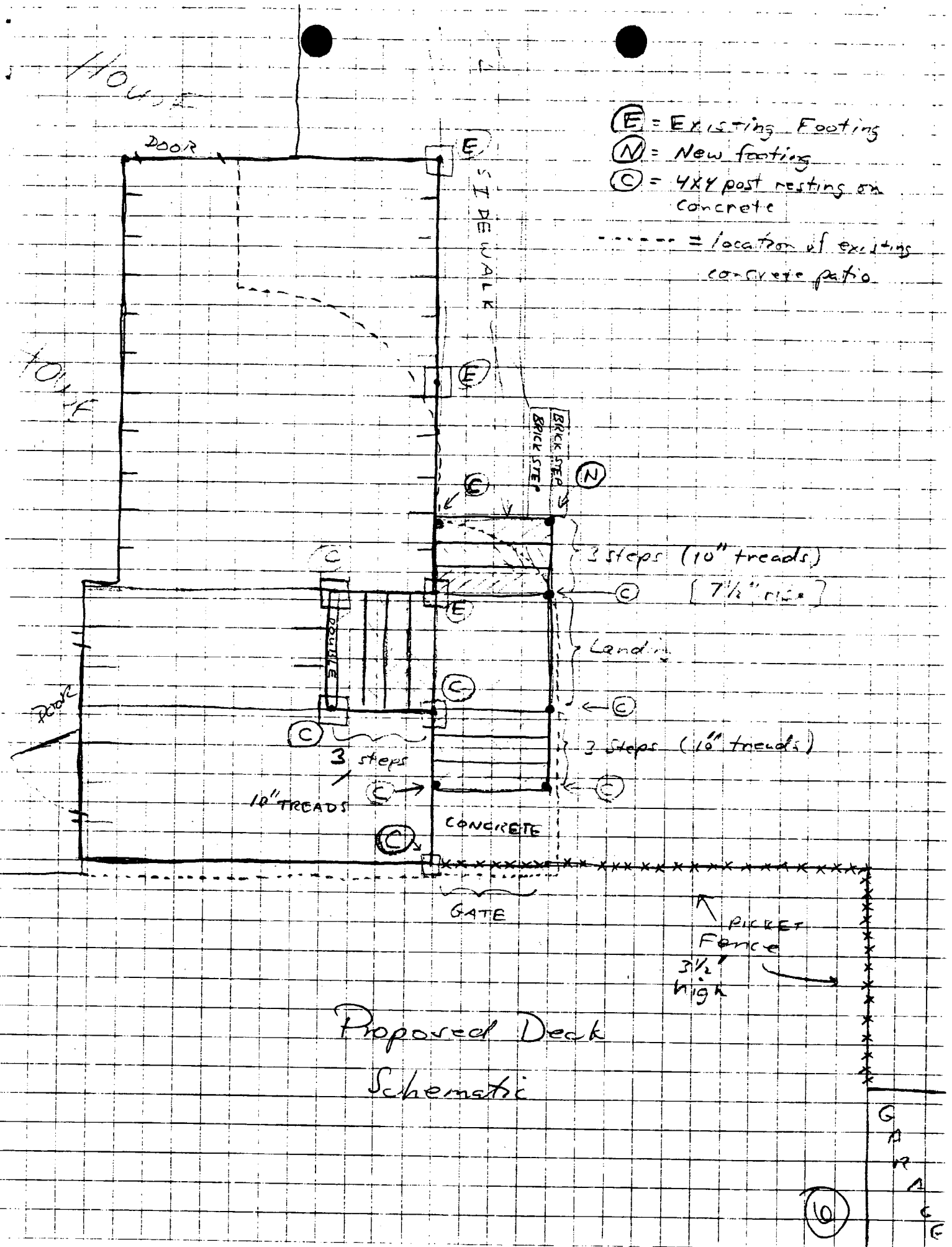


THIS PROPERTY IS NOT IN A FLOOD
PLAIN IN ACCORDANCE WITH NATIONAL
FLOOD INSURANCE STUDIES

ENGINEERS
SURVEYORS
PLANNERS

MEYHUIS & ASSOCIATES

961 EASTERN AVENUE SILVER SPRING, MARYLAND



(E) = Existing Footing

(N) = New footing

(C) = 4x4 post resting on concrete

----- = location of existing concrete patio

HOUSE

DOOR

STEDEWALK

BRICK STEP

(N)

3 steps (10" treads)

(C) [7 1/2" rise]

Landing

3 steps (10" treads)

3 steps

10" TREADS

CONCRETE

GATE

PICKET FENCE
3 1/2' high

Proposed Deck Schematic

GARAGE

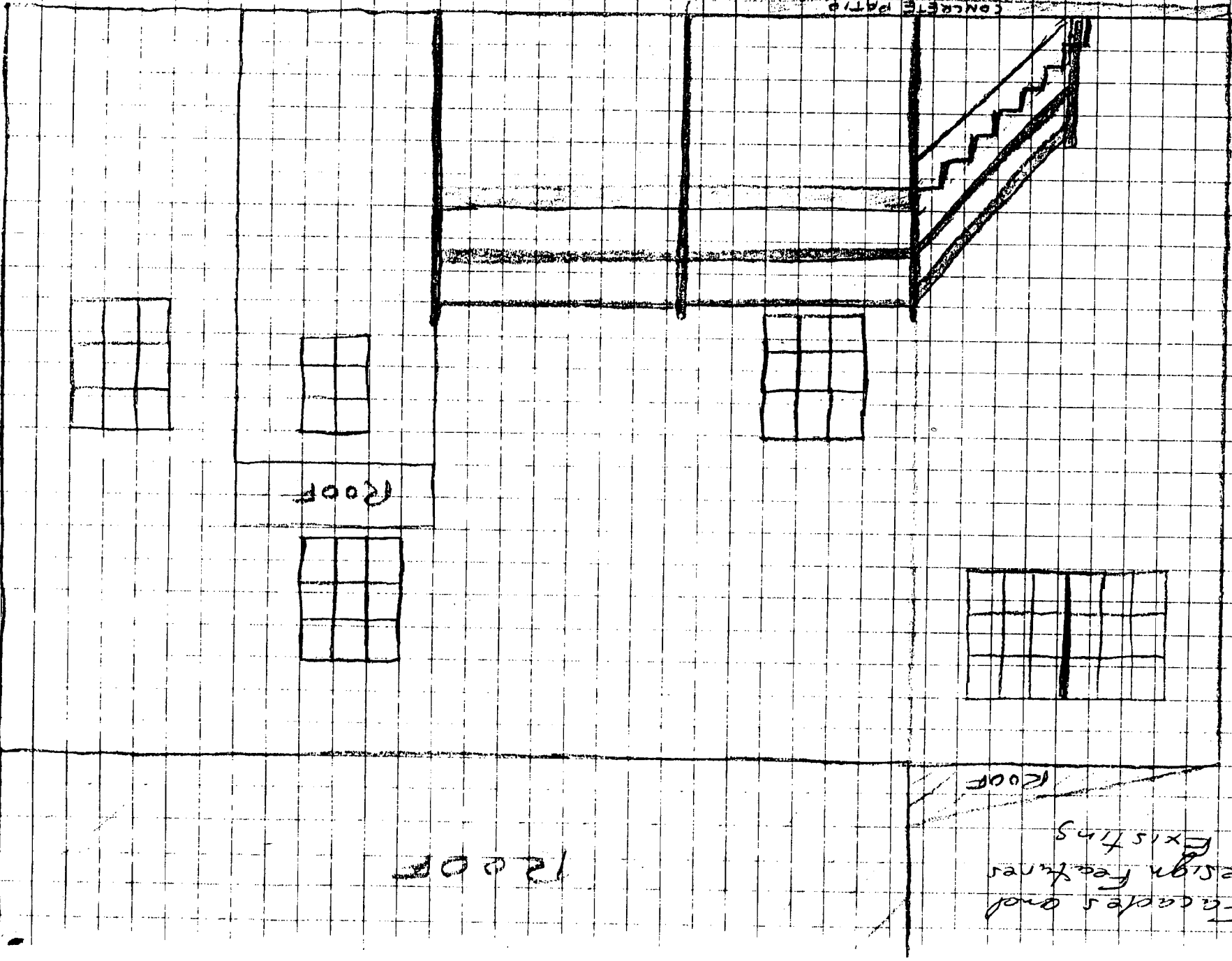
(6)

EXISTING ELEVATION

SCALE: 1/4" = 1'

1

CONCRETE PATIO



ROOF

ROOF

ROOF

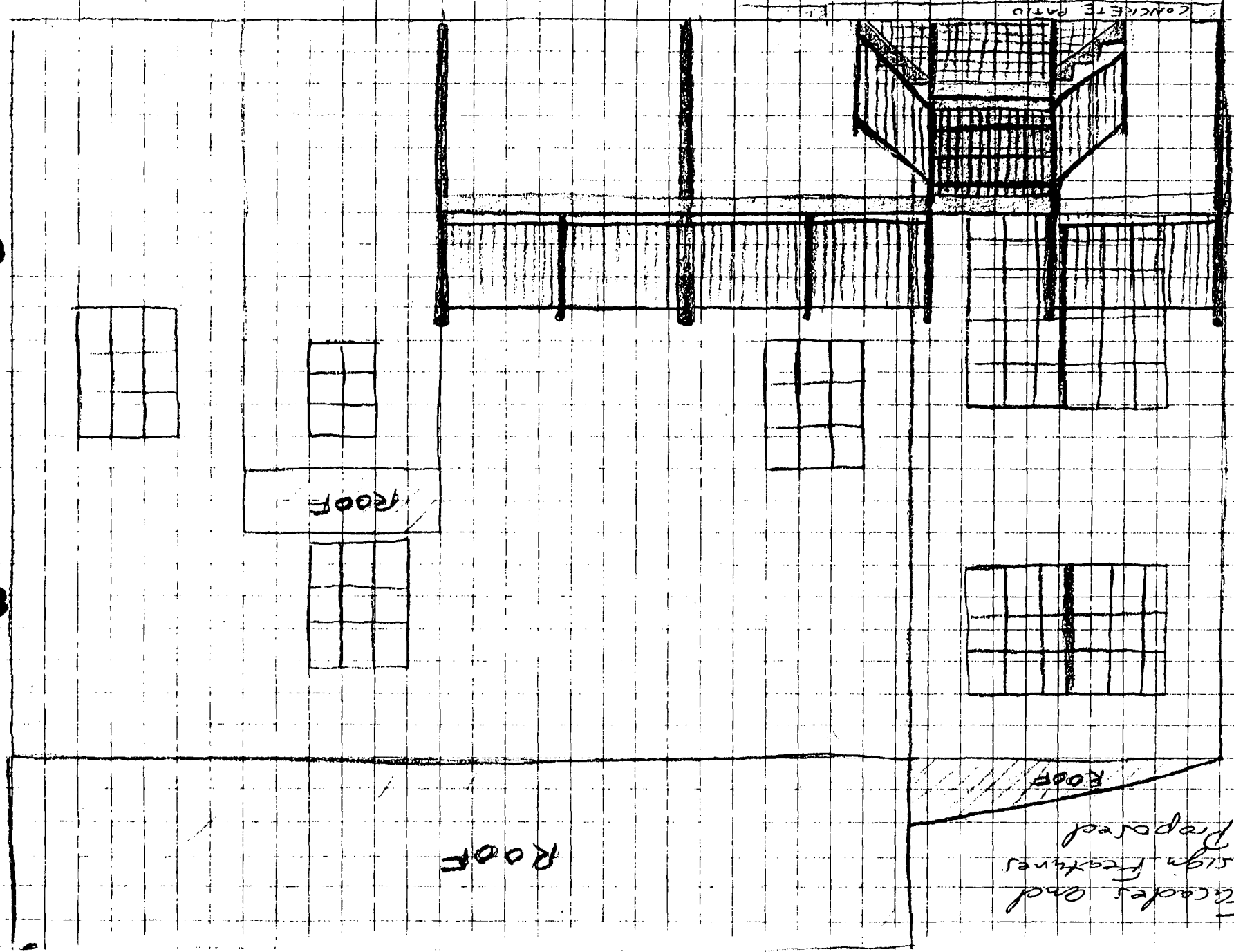
Facades and
Design Features
Existing

Proposed Elevation

SCALE: 1/4" = 1'

ALL PROPOSED MATERIALS ARE PRESSURE TREATED PINE

10



Material Specifications:

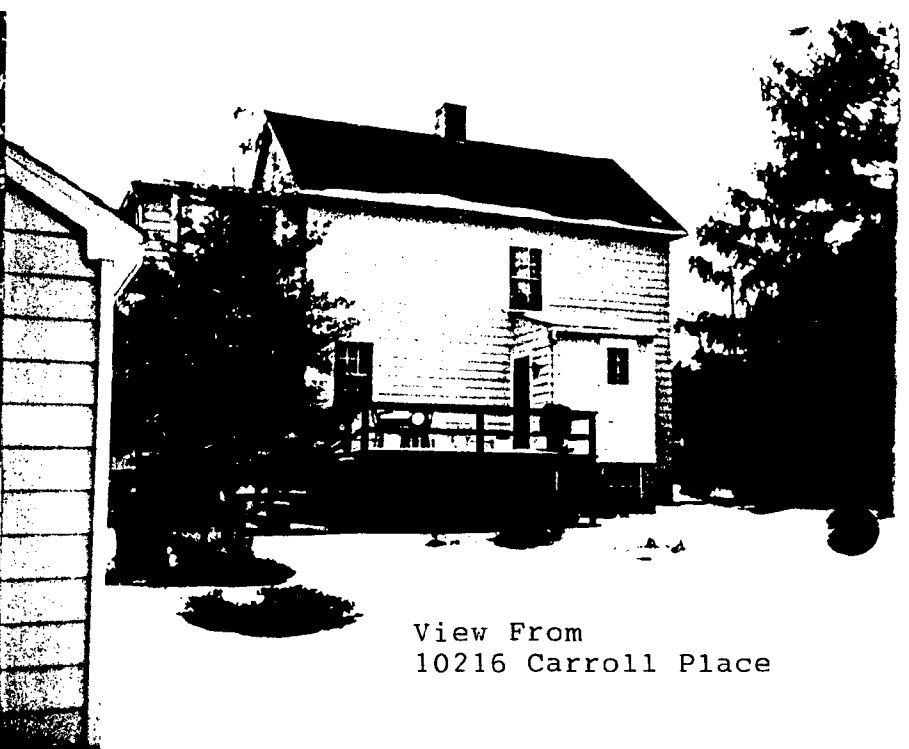
Materials proposed for the shed are pressure treated wood, galvanized nails and bolts.

Materials proposed for the fence are pressure treated wood. The fence will be a picket type fence.

The french door will be typical of those sold by Anderson or Marvin. Exterior of door will be painted white to match existing masonry.



View From
10209 Connecticut Ave



View From
10216 Carroll Place



View From
10220 Carroll Place

8



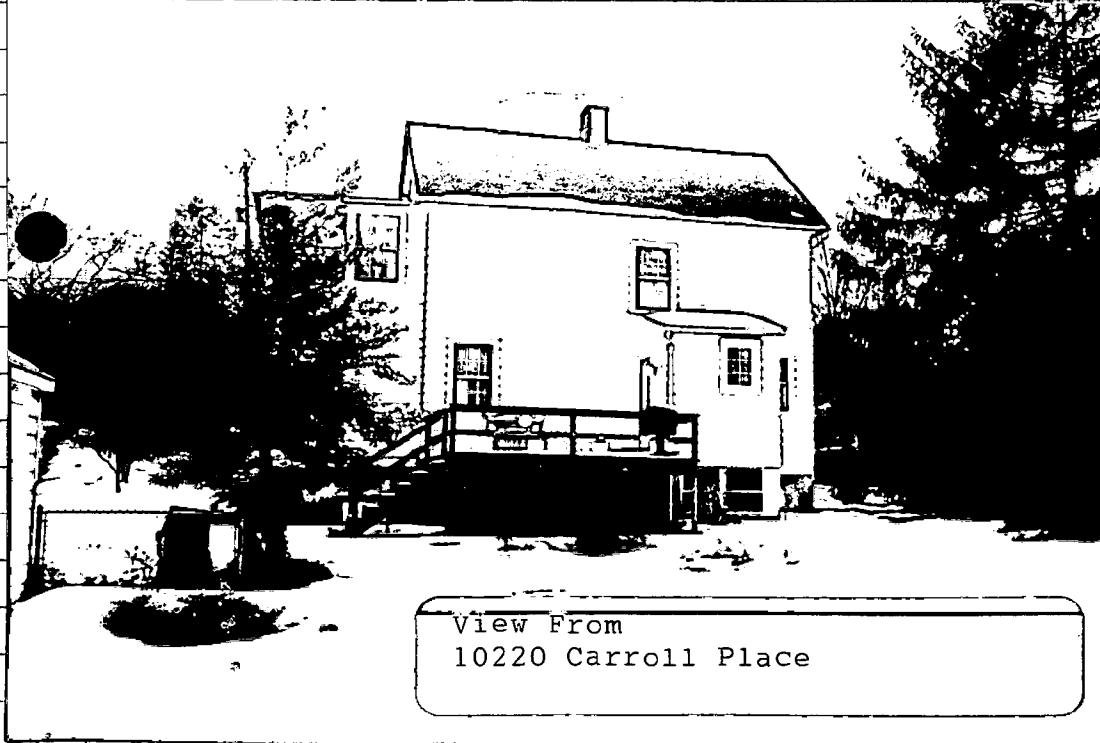
View From
3806 Baltimore St



View From
10209 Connecticut Ave



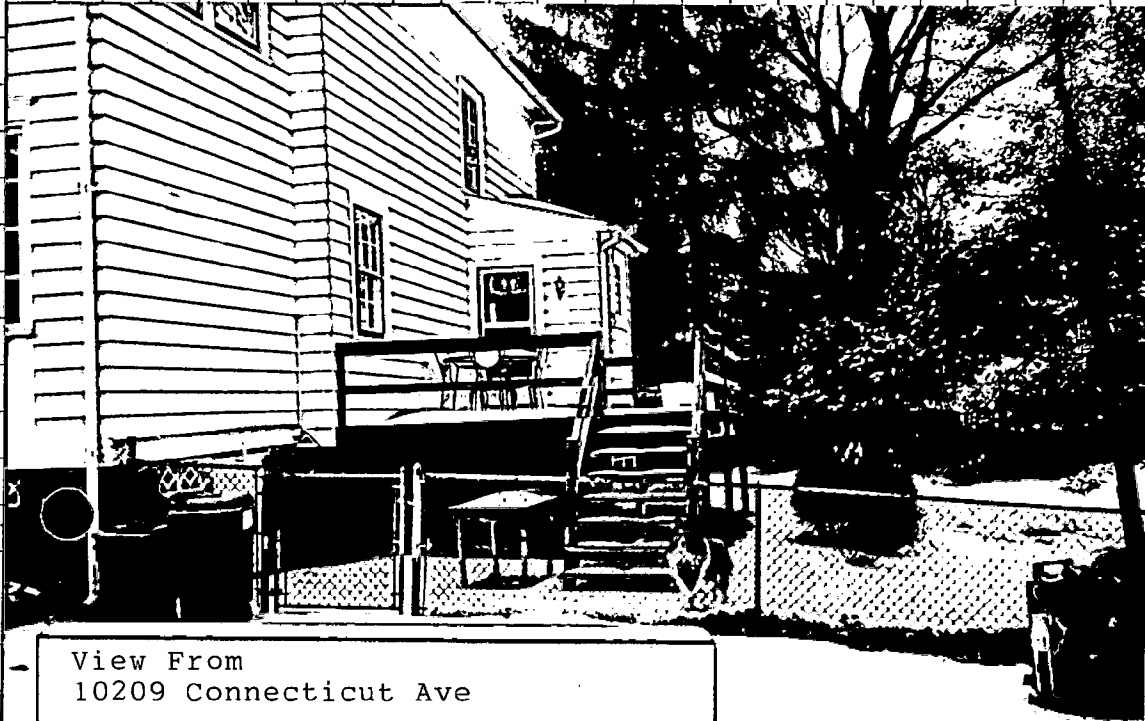
View From
10216 Carroll Place



View From
10220 Carroll Place



View From
3806 Baltimore Street



View From
10209 Connecticut Ave



View From
10216 Carroll Place



View From
10220 Carroll Place



View From
3806 Baltimore Street

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