

31/6 Prelim. 10415 Armory Avenue 193
(Kensington Historic District)



September 21, 1993

Nancy Witherell
Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD 20902

re: George T. Myers for an addition and site alterations at
10415 Armory Ave.

Dear Nancy:

At the September 13th worksession of Mayor and Council, Mr. Myers presented his proposal for an addition to 10415 Armory Ave.

The Councilmembers present were favorably impressed with the plans that were presented, though no formal vote was taken.

Sincerely,

A handwritten signature in cursive script that reads "Pat".

Pat Weikel
Town Administrator

cc. Mayor and Council
George Myers

Kensington Historical Society
Post Office Box 425
Kensington, MD 20895

September 19, 1993

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

Re: September 22, 1993 Meeting
Proposed Addition to Historical Property
located at 10415 Armory Avenue
Application of George T. Myers

To the Commission:

The Kensington Historical Society has reviewed the materials submitted on the two alternative additions proposed for the building located at 10415 Armory Avenue. The Society agrees with the Commission's staff evaluation that either of the two options is inappropriate and is not consistent with the provisions of Section 24A-8(a). Either of the proposed additions would approximately double the size of the building and would overwhelm its existing features. Specifically, both proposals violate the Ordinance as they would substantially alter the exterior features of a historic resource within an historical district. This is because the proposed additions are substantially larger than the existing structure and therefore would overshadow and dominate the original house from every angle except from the front. The size of any addition should be reduced so that it looks like an addition, rather than like a whole other house, and to reduce the scale and massing of any newly created structure to make it compatible in character and nature with the features of the historical district. The Society shares the staff's concern that there be greater green space behind the building to assure a greater harmony with the balance of the neighborhood.

Sincerely yours,

John M. Robinson
John M. Robinson

President, Kensington
Historical Society

GTM
ARCHITECTS

August 27, 1993

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

To whom it may concern,

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

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

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

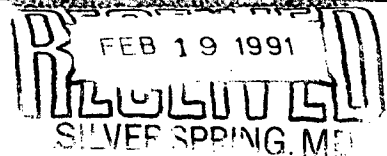
At this time, I am contemplating using the new structure for my home and my office. However, the long term plan will be strictly office use only, and the structure therefore will be required to meet all commercial codes.

Sincerely,



George T. Myers, AIA

M E M O R A N D U M



TO: Pam Johnson, Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Laura McGrath, Planning Specialist LM
Division of Community Planning and Development
Department of Housing and Community Development

SUBJECT: Proposed Rezoning at 10415 Armory Avenue, Kensington
(Application #G68)

DATE: February 15, 1991

At its February 13, 1991, meeting, the Historic Preservation Commission reviewed the application for rezoning at 10415 Armory Avenue, Kensington. This property is located within the Kensington Historic District (Master Plan District #31/6).

Although the Commission has no purview over use, it agreed that the proposed rezoning from R-60 to O-M with subsequent use of the existing structure as general office space would be consistent with other commercial use in the immediate area of the property. The Commission further found that this change in use may actually enhance the long-term preservation of the site because general commercial use is more appropriate for the immediate area in which the property is located.

The Commission chose not to comment on the proposed site plan or improvements, reserving comment until an official Historic Area Work Permit application has been filed for review.

Please feel free to call me at 217-3625 with any further questions regarding this matter.

2519E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

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

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

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

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

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

STAFF DISCUSSION

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

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

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

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

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

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

GTM
ARCHITECTS

August 27, 1993

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

To whom it may concern,

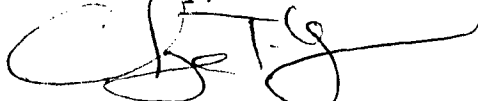
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Sincerely,



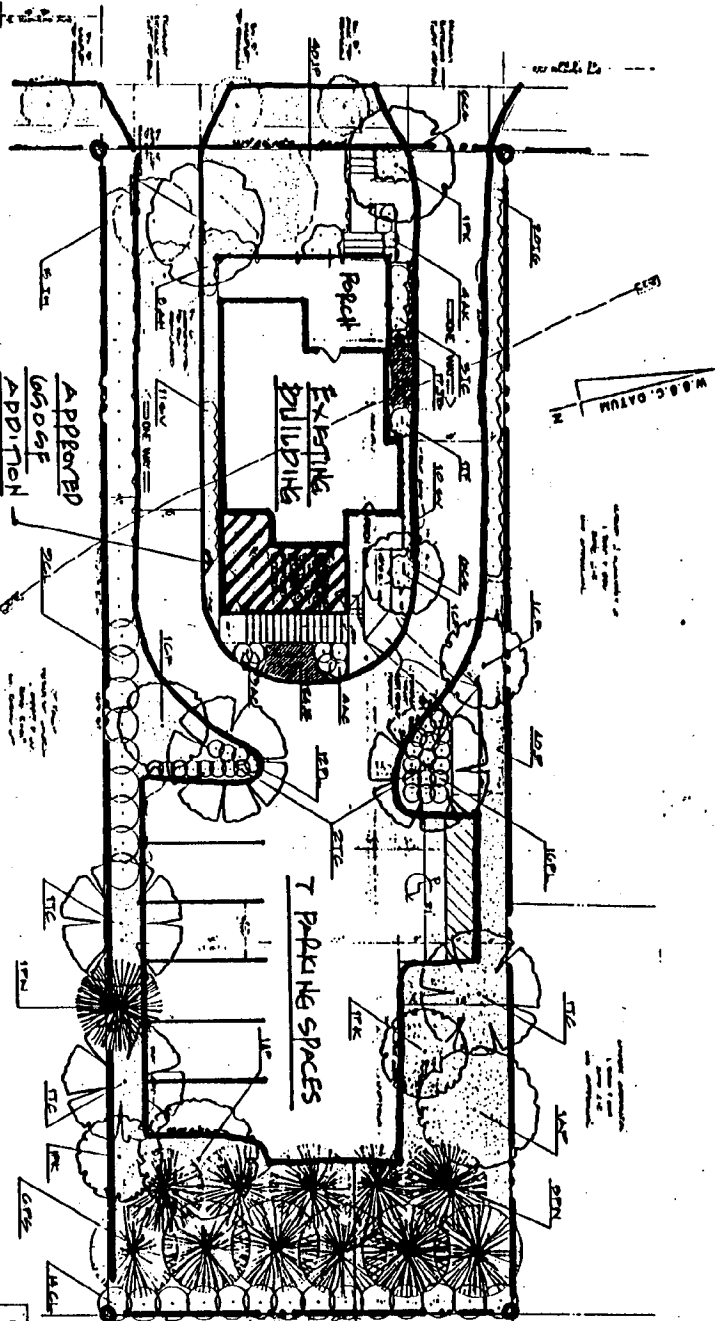
George T. Myers, AIA

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**PROPOSED ADDITION
TO
10415 ARMORY AVENUE**

**GTM Architects
August 17, 1993**

ARMORY AVENUE (15' R/W)



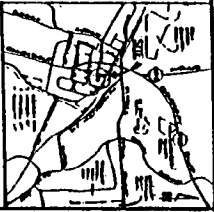
PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME
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2.00	2	...
3.00	3	...
4.00	4	...
5.00	5	...
6.00	6	...
7.00	7	...
8.00	8	...
9.00	9	...
10.00	10	...
11.00	11	...
12.00	12	...
13.00	13	...
14.00	14	...
15.00	15	...
16.00	16	...
17.00	17	...
18.00	18	...
19.00	19	...
20.00	20	...
21.00	21	...
22.00	22	...
23.00	23	...
24.00	24	...
25.00	25	...
26.00	26	...
27.00	27	...
28.00	28	...
29.00	29	...
30.00	30	...

BINDING ELEMENTS

SYMBOL	QUANTITY	DESCRIPTION
1.00	1	...
2.00	2	...
3.00	3	...
4.00	4	...
5.00	5	...
6.00	6	...
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27.00	27	...
28.00	28	...
29.00	29	...
30.00	30	...

APPROVED SCHEMATIC
SITE DEVELOPMENT
PLAN - 1991



NOTE: LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY

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

ZONING APPLICATION G-680

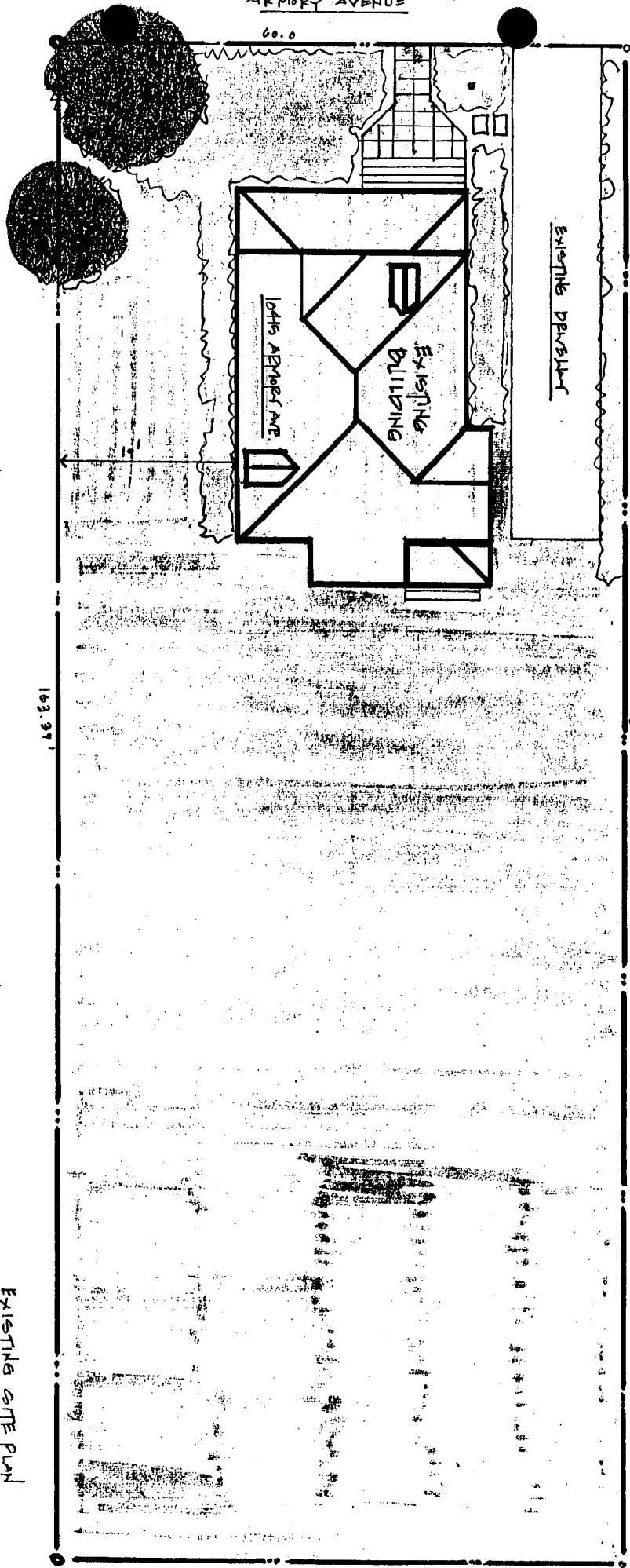
REVISED SCHEMATIC DEVELOPMENT PLAN
CRANDON PROPERTY

Dewberry & Davis
Architects
Engineers
Planners
Surveyors

13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOV. 2990
V/S-1-0
1-1
DP - 163

ARMORY AVENUE

60.0

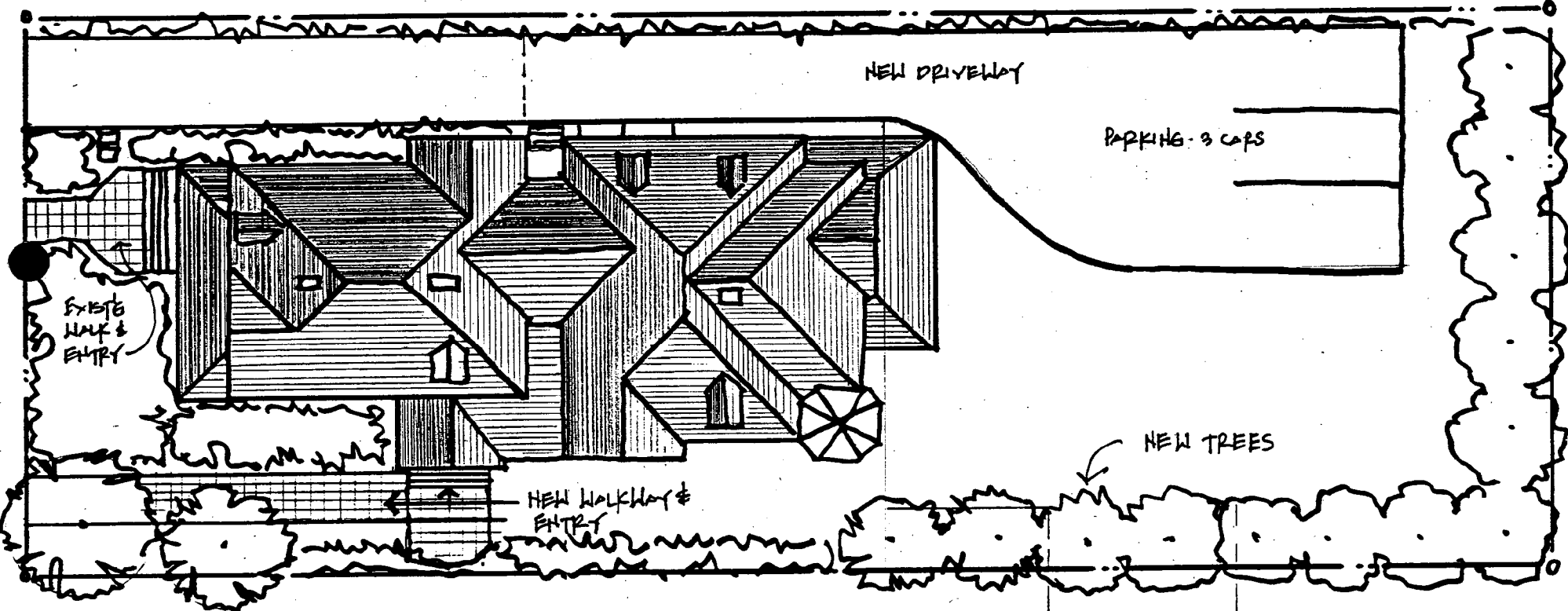


EXISTING SITE PLAN

5

← EXISTING STRUCTURE | PROPOSED STRUCTURE →

ARMORY AVENUE



EXISTING WALK & ENTRY

NEW DRIVEWAY

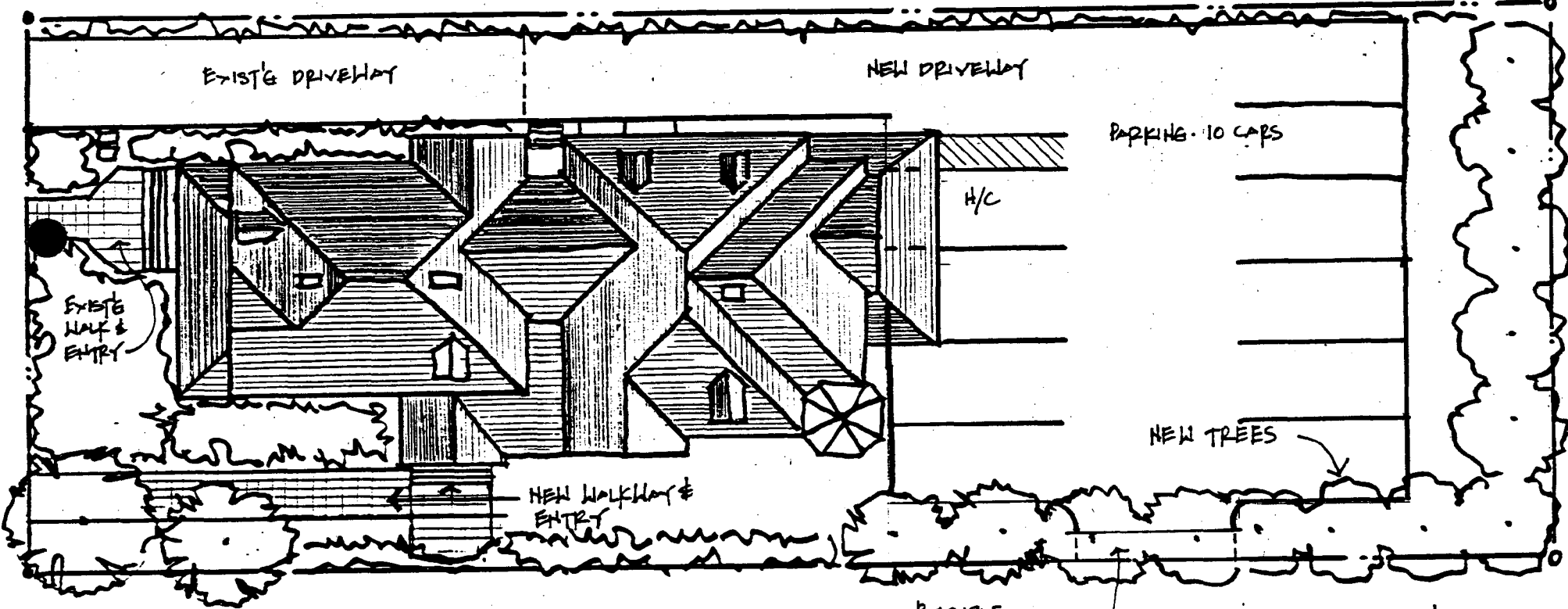
PARKING & CARS

NEW WALKWAY & ENTRY

NEW TREES

church parking

PROPOSED SITE PLAN
PHASE ONE: PARTIAL
RESIDENTIAL
USE



EXIST'G WALK & ENTRY

EXIST'G WALK & ENTRY

NEW WALKWAY & ENTRY

H/C

PARKING - 10 CARS

NEW TREES

↑ CHURCH PARKING 2

POSSIBLE CONNECTION TO CHURCH PARKING

PROPOSED SITE PLAN
PHASE 2 - ALL OFFICE USE

GITE SUMMARY : 10415 ARMORY AVENUE
KENSINGTON, MD.

ELEMENTS	PERMITTED/REQ'D WITHIN ZONE	EXISTING BUILDING ELEMENTS - 1991 PLAN	PROPOSED BUILDING ELEMENTS - 1993 PLAN	CHANGED REQUIRED?
• BUILDING LOT COVERAGE	60% MAX.	16% MAX.	30% MAX.	YES
• FLOOR AREA RATIO (F.A.R.)	1.5 MAX.	0.3 MAX.	0.5 MAX.	YES
• BUILDING HEIGHT	6 STORIES, 60' MAX.	3 STORIES, 35' MAX.	3 STORIES, 35' MAX.	NO
• BUILDING SETBACKS:				
FRONT (WEST)	15' MIN.	15'	15'	NO
SIDE (NORTH)	1' BREACH 3' BLDG. HEIGHT, 12' MIN	13'	13'	NO
REAR (EAST) C-2 ZONE	"	90'	65'	YES
SIDE (SOUTH) R-20 ZONE	"	14'	12'	YES
SIDE (SOUTH) R-60 ZONE	"			

SITE AREA: 9,825 SF

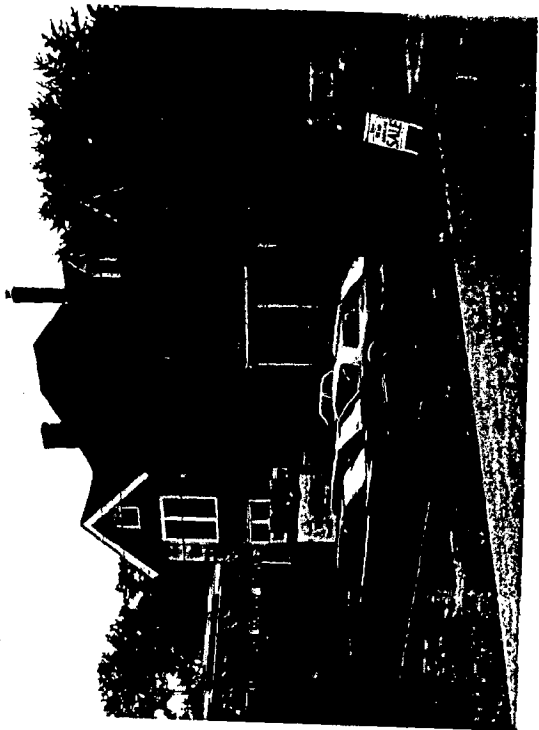
BUILDING DATA:

	FOOTPRINT	GROSS FLOOR AREA
EXISTING BLDG.	1060 SF	1630 SF
ADDITION	1340 SF	2200 SF
TOTAL	2400 SF	3,730 SF

8



REAR (EAST) ELEVATION



SIDE (NORTH) ELEVATION

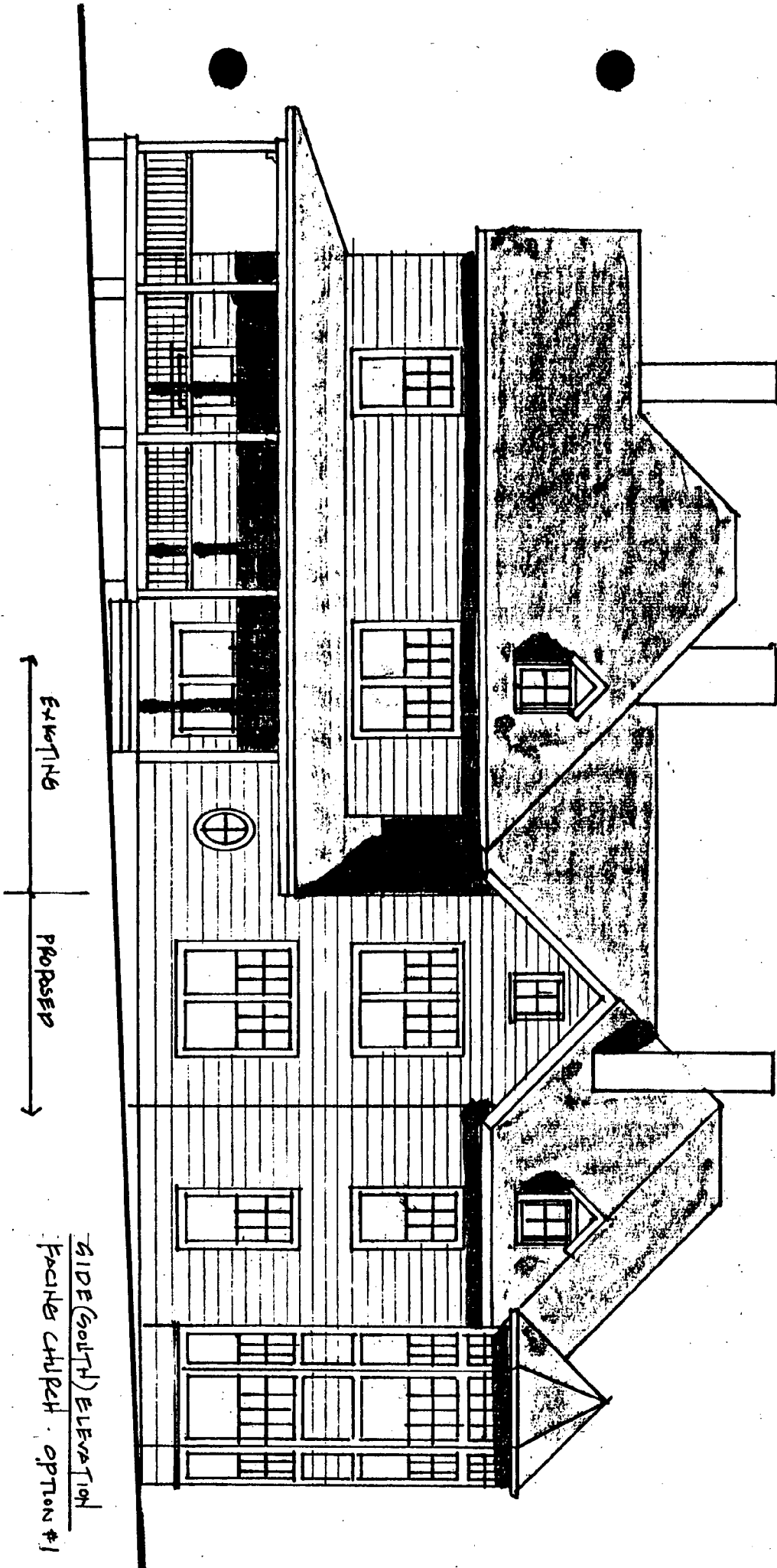


SIDE (SOUTH) ELEVATION



FRONT (WEST) ELEVATION

6



EXISTING

PROPOSED

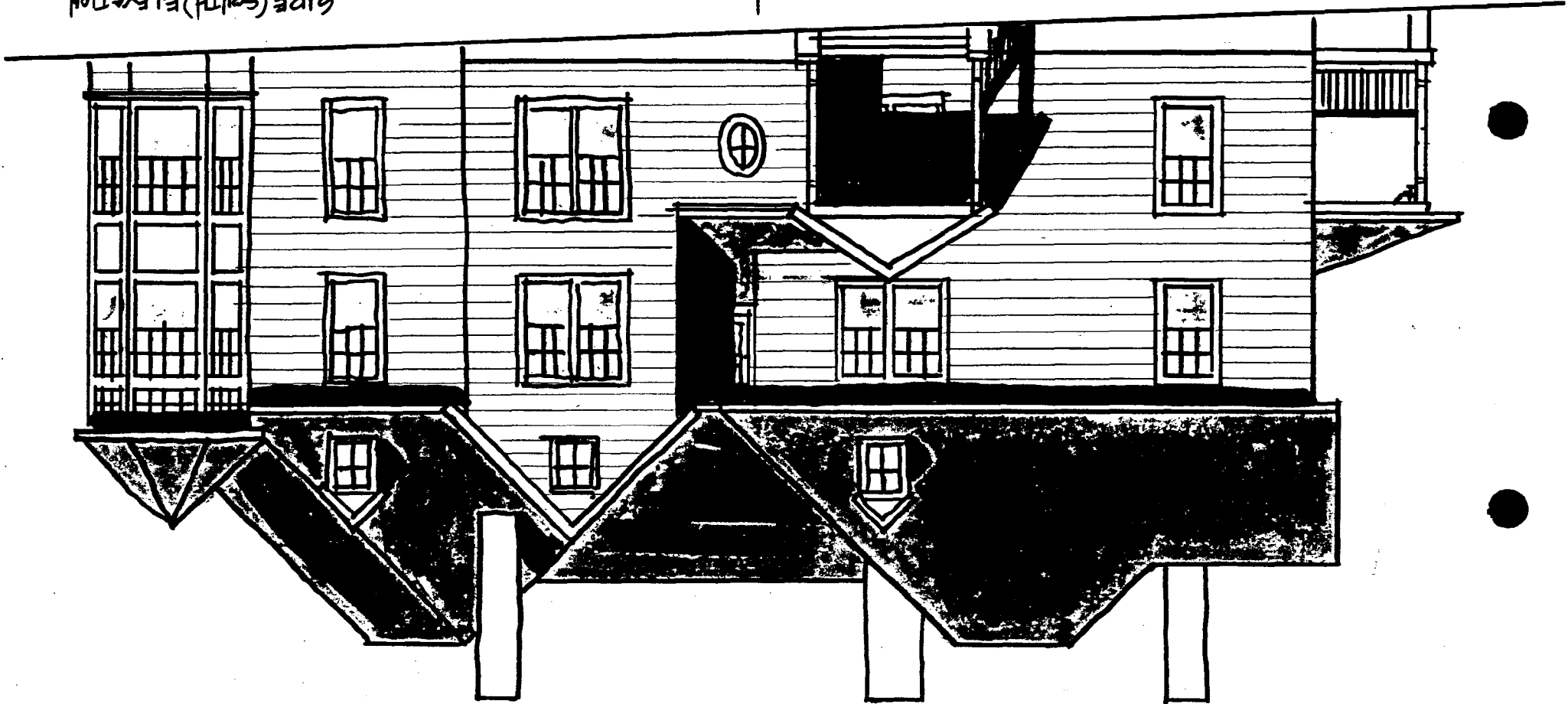
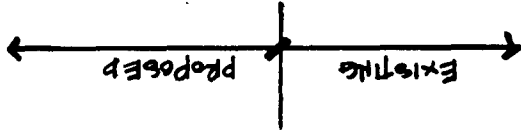
SIDE (SOUTH) ELEVATION
FACILE CHURCH - OPTION #1

7

9

8

SIDE (SOUTH) ELEVATION #2
FACING CHURCH - OPTION #2



①

11



← PROPOSED | EXISTING →

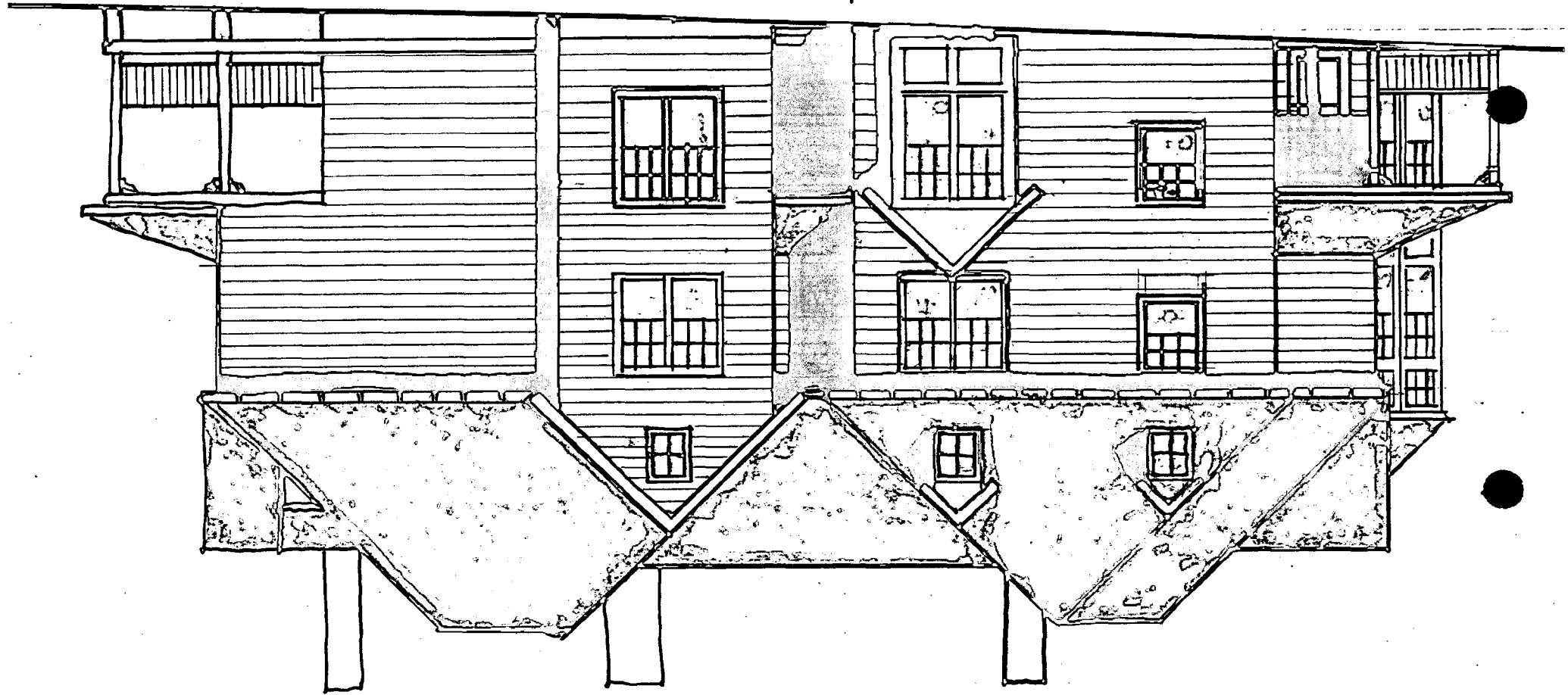
SIDE (NORTH) ELEVATION
OPTION #1

9

10

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

← EXISTING → PROPOSED



12

13



REAR (EAST ELEVATION)

$\frac{1}{8}'' = 1'-0''$

31/6

Figure

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



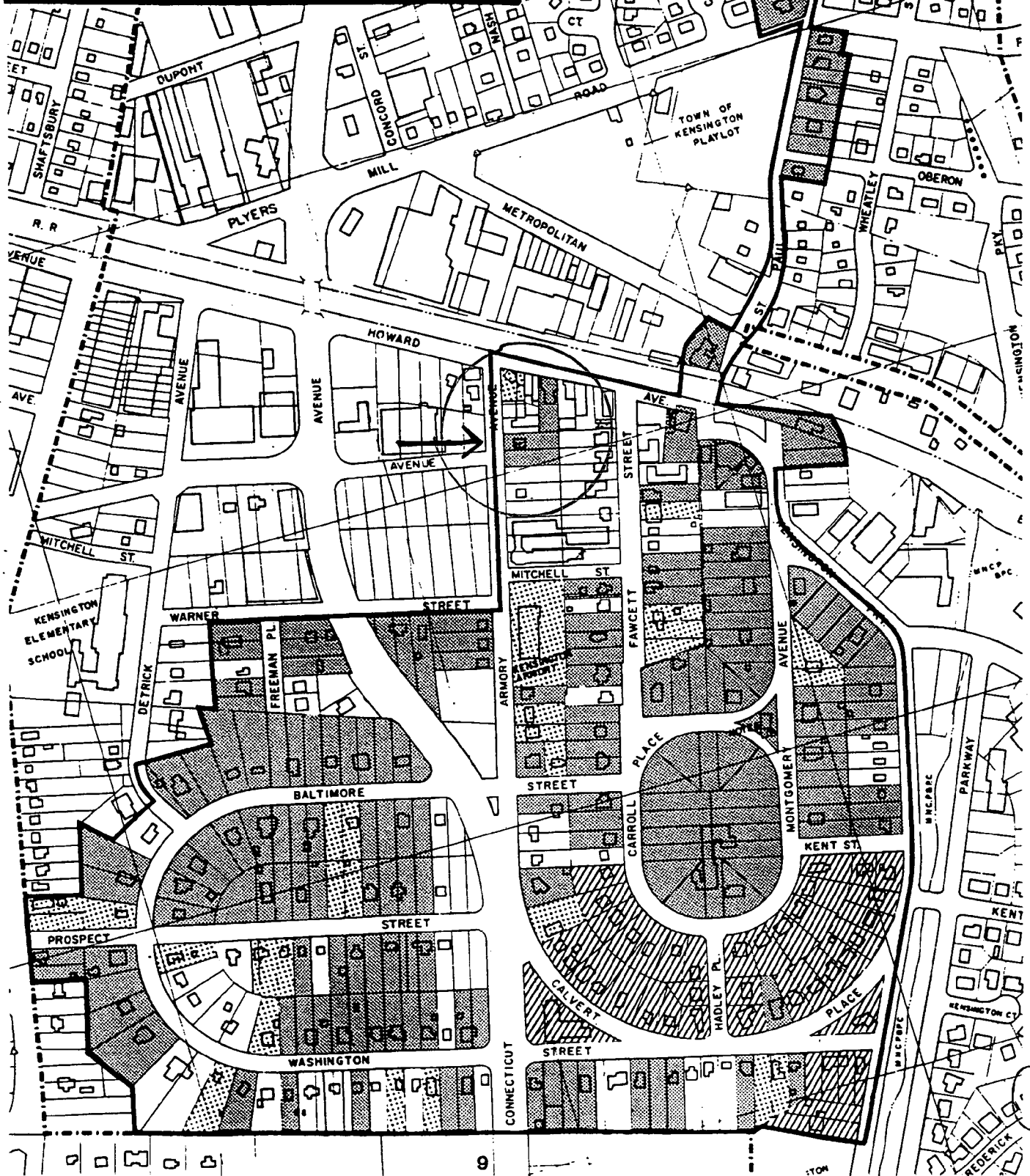
1910-1930



Secondary Resources:



Subarea Excluded from
District Regulation:



19

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ARCHITECTS

August 27, 1993

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

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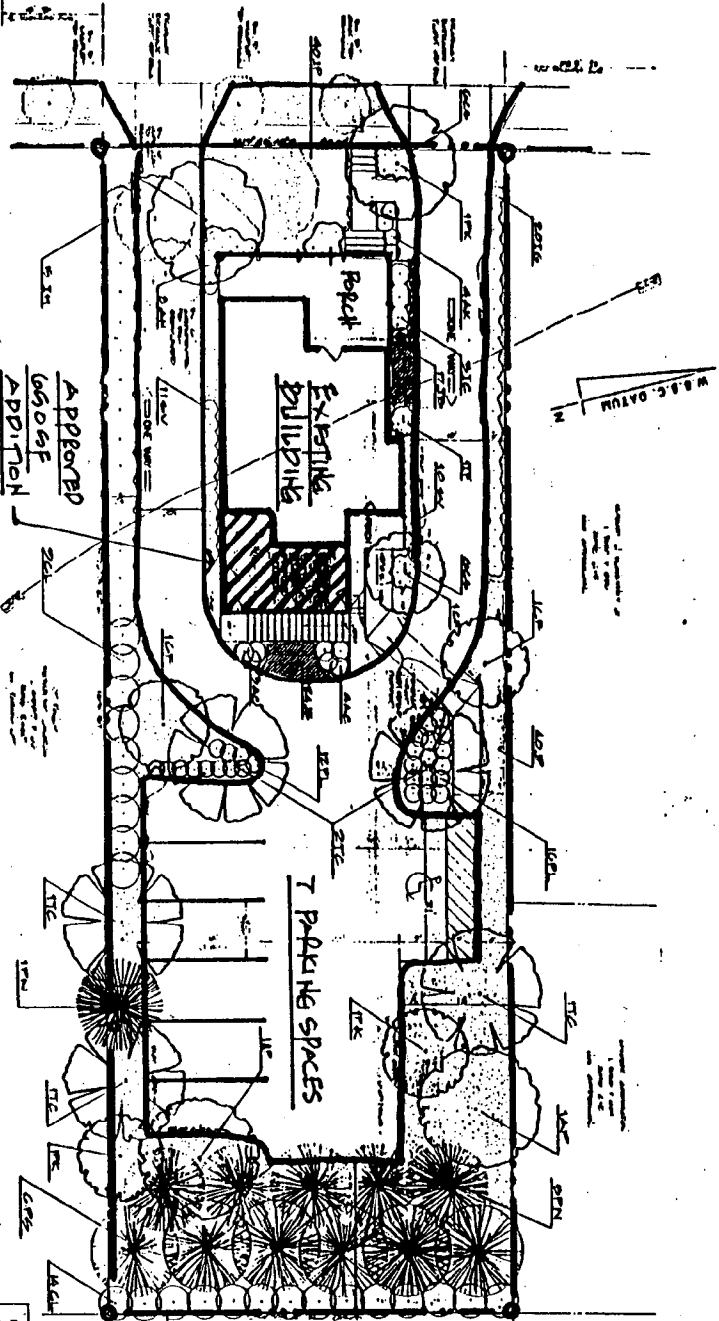
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George T. Myers, AIA

**PROPOSED ADDITION
TO
10415 ARMORY AVENUE**

**GTM Architects
August 17, 1993**



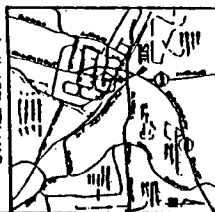
PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME
(Symbol)	1	Planting Schedule Item 1
(Symbol)	1	Planting Schedule Item 2
(Symbol)	1	Planting Schedule Item 3
(Symbol)	1	Planting Schedule Item 4
(Symbol)	1	Planting Schedule Item 5
(Symbol)	1	Planting Schedule Item 6
(Symbol)	1	Planting Schedule Item 7
(Symbol)	1	Planting Schedule Item 8
(Symbol)	1	Planting Schedule Item 9
(Symbol)	1	Planting Schedule Item 10
(Symbol)	1	Planting Schedule Item 11
(Symbol)	1	Planting Schedule Item 12
(Symbol)	1	Planting Schedule Item 13
(Symbol)	1	Planting Schedule Item 14
(Symbol)	1	Planting Schedule Item 15
(Symbol)	1	Planting Schedule Item 16
(Symbol)	1	Planting Schedule Item 17
(Symbol)	1	Planting Schedule Item 18
(Symbol)	1	Planting Schedule Item 19
(Symbol)	1	Planting Schedule Item 20

BINDING ELEMENTS

DESCRIPTION	QUANTITY	UNIT
Planting Schedule Item 1	1	Each
Planting Schedule Item 2	1	Each
Planting Schedule Item 3	1	Each
Planting Schedule Item 4	1	Each
Planting Schedule Item 5	1	Each
Planting Schedule Item 6	1	Each
Planting Schedule Item 7	1	Each
Planting Schedule Item 8	1	Each
Planting Schedule Item 9	1	Each
Planting Schedule Item 10	1	Each
Planting Schedule Item 11	1	Each
Planting Schedule Item 12	1	Each
Planting Schedule Item 13	1	Each
Planting Schedule Item 14	1	Each
Planting Schedule Item 15	1	Each
Planting Schedule Item 16	1	Each
Planting Schedule Item 17	1	Each
Planting Schedule Item 18	1	Each
Planting Schedule Item 19	1	Each
Planting Schedule Item 20	1	Each

APPROVED
SITE DEVELOPMENT
PLAN - 1991



NOTE: LANDSCAPING FOR ILLUSTRATIVE PURPOSES ONLY

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

ZONING APPLICATION G-680

**REVISED SCHEMATIC DEVELOPMENT PLAN
CRANDON PROPERTY**

13TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

Dewberry & Davis

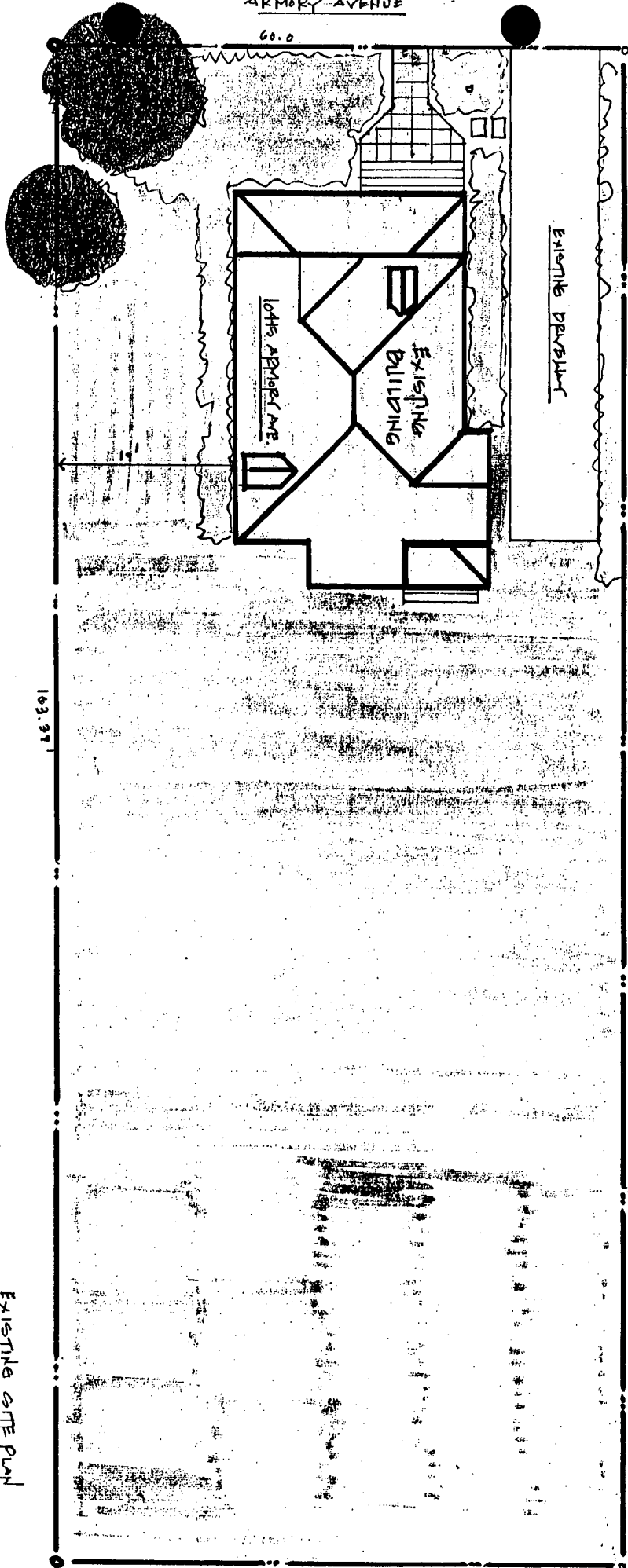
Architects
Engineers
Planners
Surveyors

DP - 163
1-1
NOV. 1990
V/S-1-0



ARMORY AVENUE

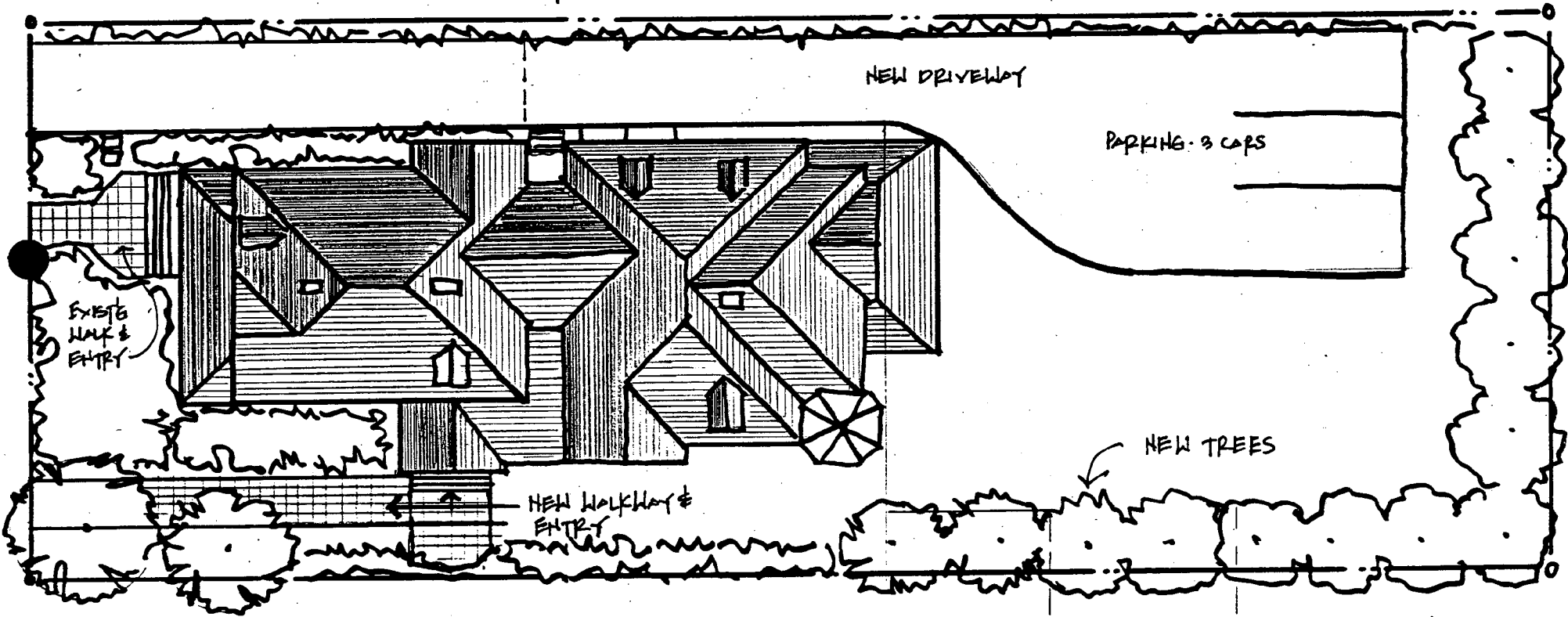
60.0



EXISTING SITE PLAN

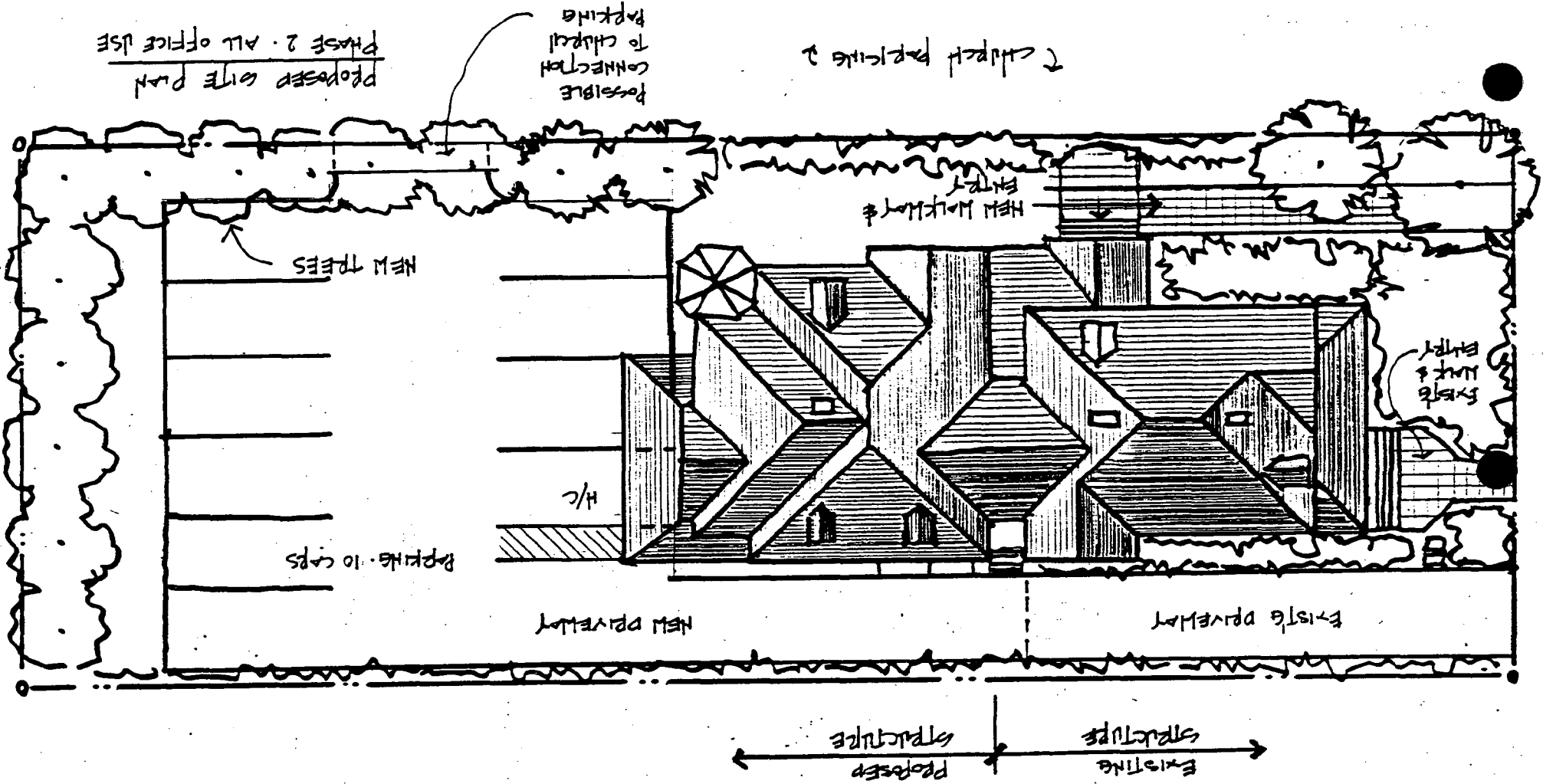


ARMORY AVENUE



CHURCH PARKING 2

PROPOSED SITE PLAN
 PHASE ONE: PARTIAL
 RESIDENTIAL
 USE



GITE SUMMARY : 10415 ARMORY AVENUE
KENSINGTON, MD.

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• BUILDING LOT COVERAGE	60% MAX.	15% MAX.	30% MAX.	YES
• FLOOR AREA RATIO (F.A.R.)	1.5 MAX.	0.3 MAX.	0.5 MAX.	YES
• BUILDING HEIGHT	5 STORIES, 60' MAX.	3 STORIES, 35' MAX.	3 STORIES, 35' MAX.	NO
• BUILDING SETBACKS				
FRONT (WEST)	15' MIN.	15'	15'	NO
SIDE (NORTH)	1' BREACH 3' BLDG HEIGHT, 12' MIN.	13'	13'	NO
REAR (EAST) C-2 ZONE	"	90'	65'	YES
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TOTAL	2400 SF	3,730 SF



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION

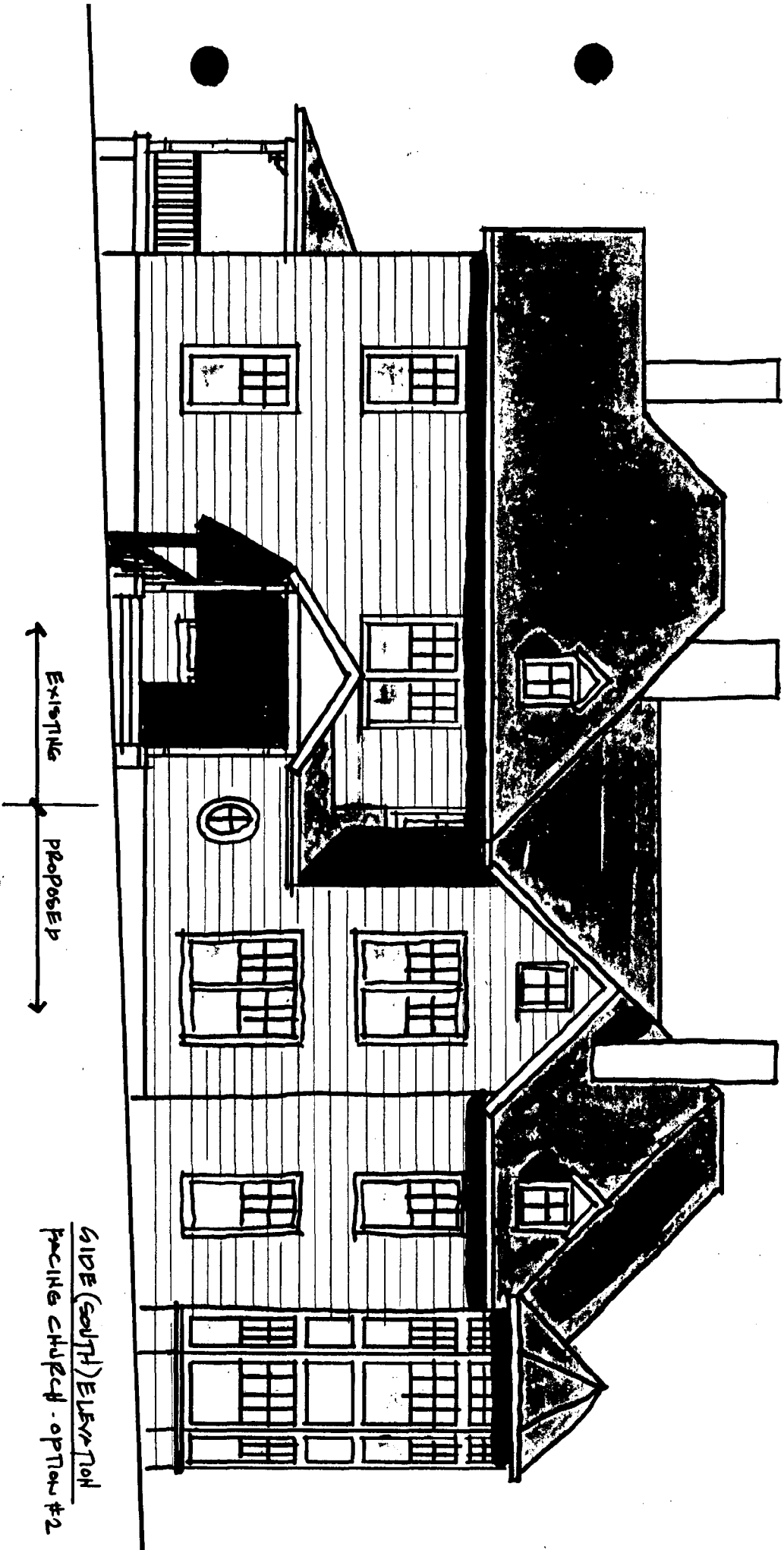


SIDE (SOUTH) ELEVATION

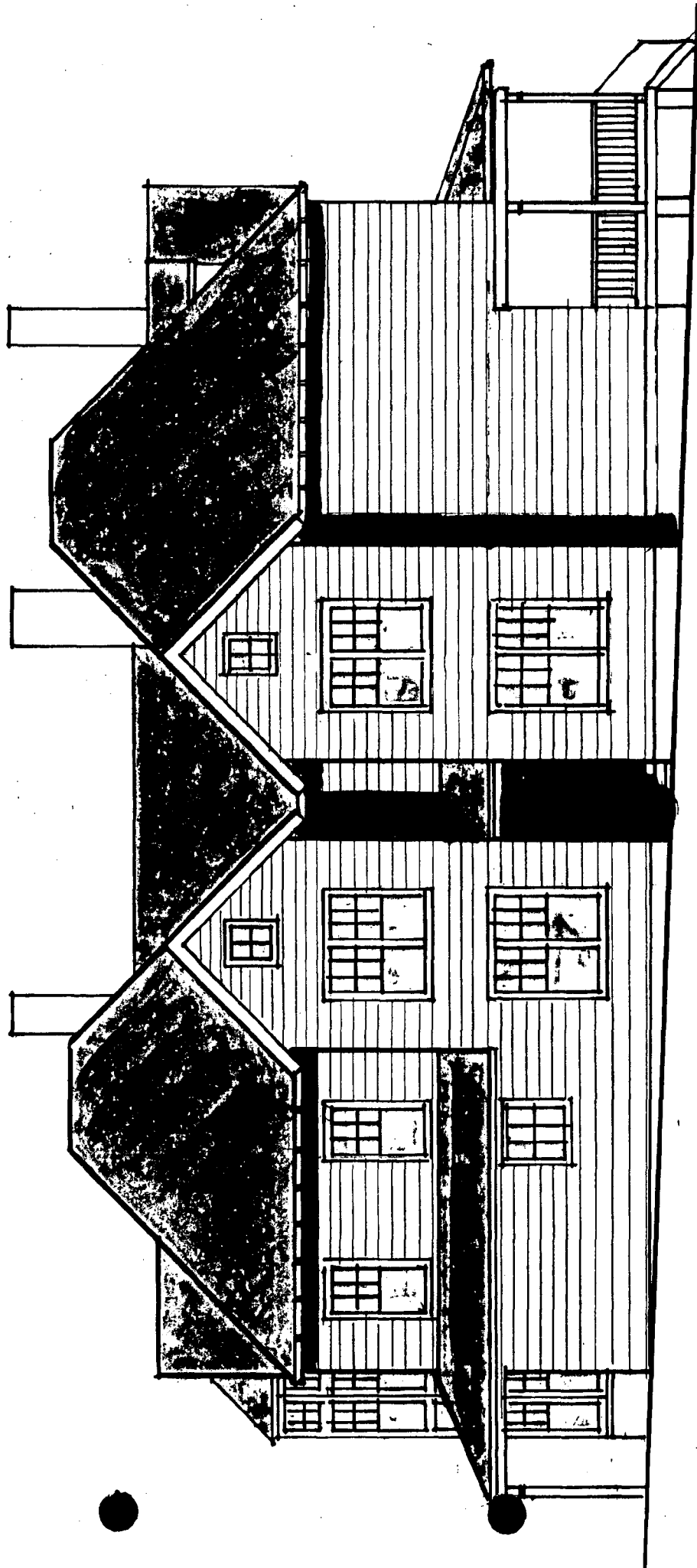


← EXISTING | PROPOSED →

SIDE (SOUTH) ELEVATION
FACING CHURCH - OPTION #1



SIDE (SOUTH) ELEVATION
FACING CHURCH - OPTION #2



SIDE (NORTH) ELEVATION
OPTION #1

← PROPOSED EXISTING →



← PROPOSED | EXISTING →

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



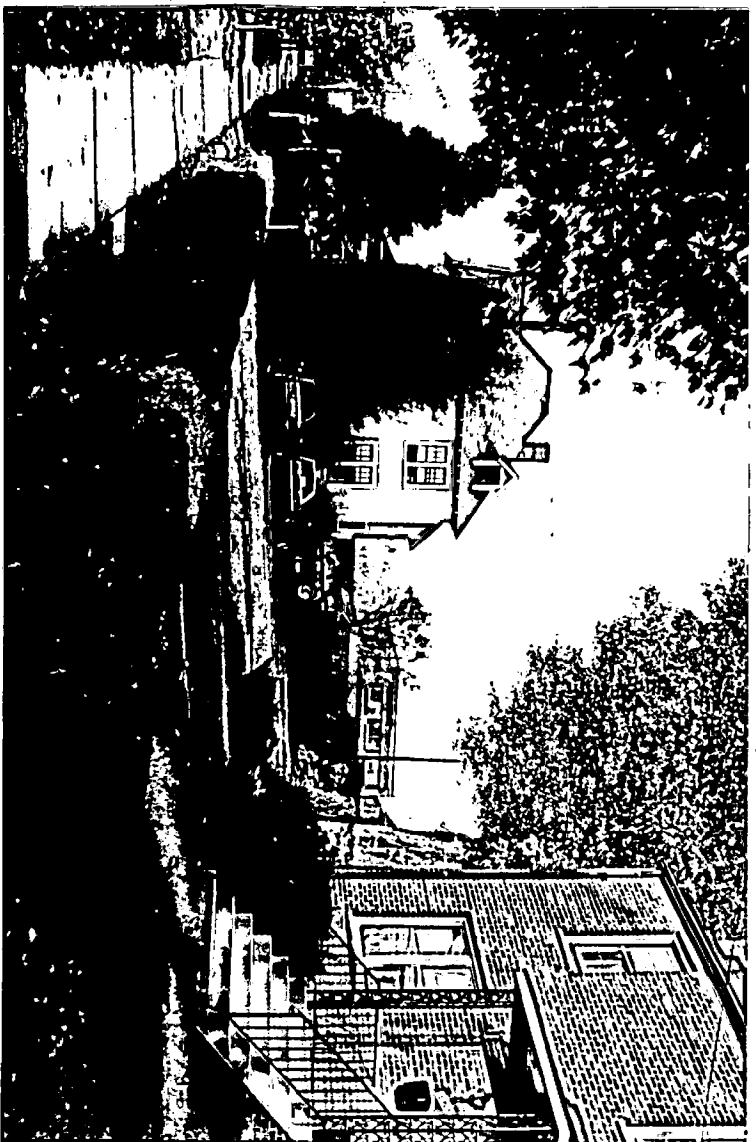
REAR (EAST ELEVATION)
1/8" = 1'-0"



house across
street, next to
Sageway lot

1910
Gas
Station

sign of
10415
Armory



Existing
10415
Armory

New →
addition

1910
house
with brick
facade

Streetscape of Armory Avenue

- Julie O'Malley

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