

31/6-91A

10213 Montgomery Avenue,
Kensington



Montgomery County Government

Historic Preservation Commission

51 Monroe Street

Rockville, Maryland 20850

31/6 Montgomery Ave.
(MPreson)

HAWP PROCESSING CHECKLIST

Case No. 3116-91A

Address: 10213 Montgomery Ave,
Kensington

Items Submitted:

Other Items Submitted: _____

	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	*	*	*			*	*	*	*

Copy of Application sent to LAP: 2-11-91

Appearance Advertised: 2-13-91

Applicant/Prop. Owners Notified: 2-13-91

Revisions sent to LAP: _____

Commission Action: Approved _____ Denied _____
 Approved with conditions: _____

Copy of App. to Applicant: _____ Original Submission to DEP: _____

Decision logged on index card _____

Appropriate minutes filed: _____



Montgomery County Government

MEMORANDUM

TO: Robert Seely, Chief
 Division of Construction Codes Enforcement
 Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit Application

DATE: 3-14-91

The Montgomery County Historic Preservation Commission, at their meeting of 3-13-91 reviewed the attached application by Harry & Lucia McPherson for an 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.

Attachments:

1. HAWP App. & Attachments
2. Observations
3. _____
4. _____
5. _____

2020E



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

HP Case 31/10 A

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER HARRY & TRICIA McPHERSON TELEPHONE NO. (301) 942-4395
(Contract/Purchaser) (Include Area Code)

ADDRESS 10213 MONTGOMERY AVE KENSINGTON, MD 20895
CITY STATE ZIP

CONTRACTOR UNKNOWN TELEPHONE NO. _____

PLANS PREPARED BY CROSS + LITTLE, INC. CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. (301) 588-8100
(Include Area Code)

REGISTRATION NUMBER MD 9311-A

LOCATION OF BUILDING/PREMISE

House Number 10213 Street MONTGOMERY AVE.

Town/City KENSINGTON Election District _____

Nearest Cross Street KENT

Lot 118A Block 3 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

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

CROSS + LITTLE ARCH. T. S. LITTLE 2.7.11
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Demand Taz Date _____

APPLICATION/PERMIT NO: 910240251 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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

[This section is crossed out with a large 'X' and contains several horizontal lines for text entry.]

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

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

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

[Handwritten signature]

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: February 20, 1991

CASE NUMBER: 31/6-91A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 10213 Montgomery Avenue

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants are requesting approval of a proposed window addition to the third floor (attic) of the northeast facade of this primary resource in the Kensington Historic District. The existing house is 2 1/2 stories with gable-roofed dormers projecting from all 4 sides of the attic roof - double window dormers on the front and back and single-window dormers on the sides. Elements of the house have been altered in the past, including removal of a front porch and the addition of "Williamsburg" details.

The proposed window will be recessed from the roof and will include a small dormer over a pair of french doors. Wood framing and trim, as well as paint color, will match the existing structure.

A representative of the applicants met with the Commission for a preliminary consultation at its January 23 meeting. At that time, several window alternatives were discussed. The Commission generally agreed that the design as proposed in this application was the most compatible with the existing structure while having the least physical impact on it. (See Staff Report, excerpt from minutes attached).

STAFF RECOMMENDATION:

The proposed window is designed so as to have no impact on the existing roof line or on the second-floor bay window, and so is less intrusive than a standard dormer. In addition, the window cut is not to be made on the character-defining front elevation of the house and is located on the least visible elevation. Staff recommends approval of the application based on criterion 24A-8(b)(1).

SENT TO LAP 2-11-91

COMMENTS RECEIVED? No

SENT TO APPLICANT 2-21-91

ATTACHMENTS:

1. HAWP Application
2. Existing Elevations
3. Proposed Elevations
4. January 23, 1991, Staff Report and Draft HPC Minutes

2521E



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 HARRY & TRICIA McPHERSON TELEPHONE NO. (301) 942-4395
(Contract/Purchaser) (Include Area Code)

ADDRESS 10213 MONTGOMERY AVE. KENSINGTON, MD. 20895
CITY STATE ZIP

CONTRACTOR UNKNOWN TELEPHONE NO. _____

PLANS PREPARED BY CROSS + LITTLE, INC. CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. (301) 588-8100
(Include Area Code)

REGISTRATION NUMBER MD 3311-A

LOCATION OF BUILDING/PREMISE

House Number 10213 Street MONTGOMERY AVE.

Town/City KENSINGTON Election District _____

Nearest Cross Street KENT

Lot 17, 18, 19 Block 3 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|-----------------------|----------|---------------------------------|-----------|-------------------|
| Construct | <u>Extend/Add</u> | <u>Alter/Renovate</u> | Repair | Circle One: <u>A/C</u> | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revision | Porch <u>Deck</u> | Fireplace | Shed |
| | | Revocable | | Fence/Wall (complete Section 4) | Solar | Woodburning Stove |
| | | | | | Other | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000.00
- 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.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

CROSS + LITTLE ARCH. [Signature] 2.7.91
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: 9102110051 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

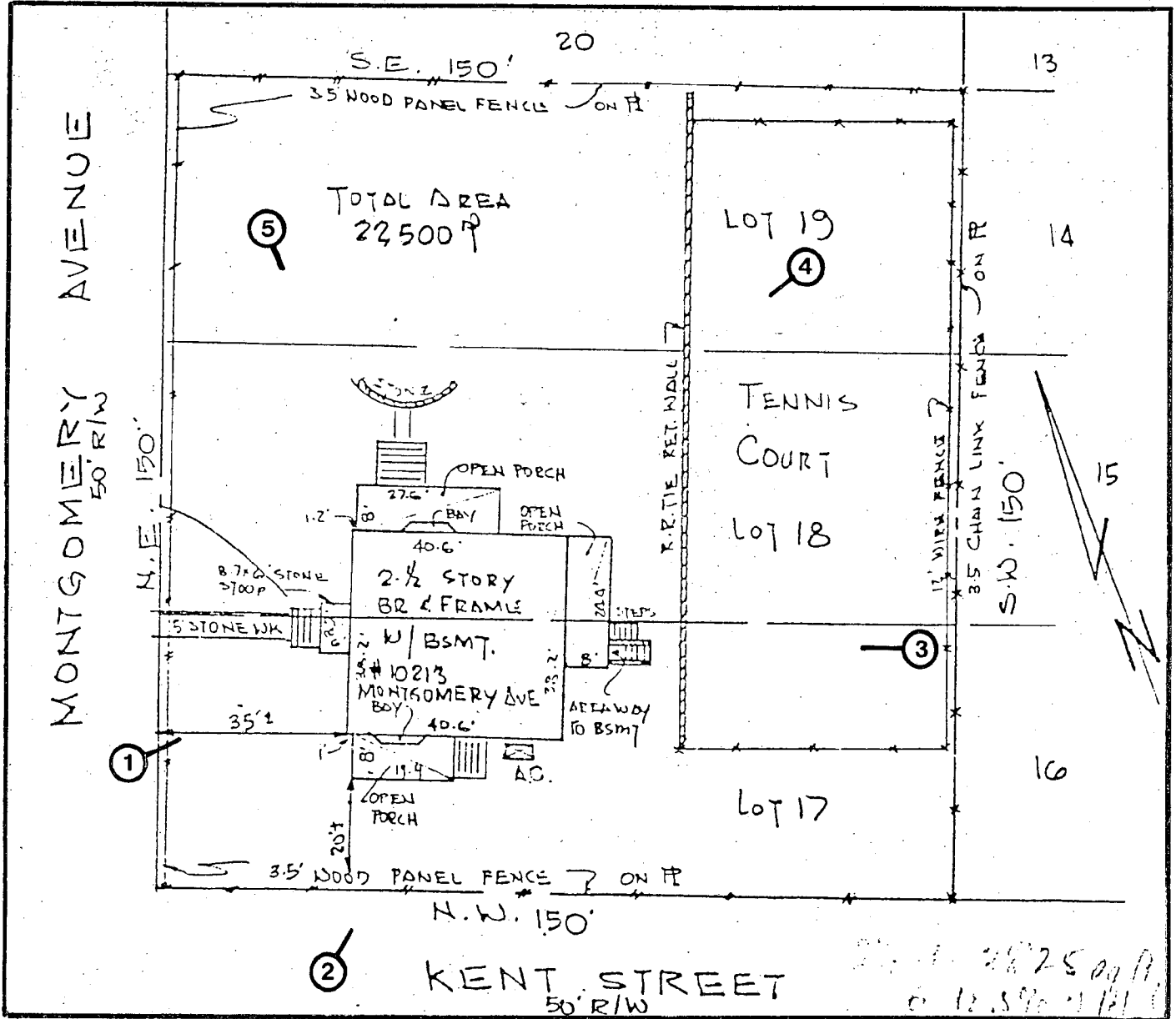
DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

**CROSS
LITTLE** + ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100



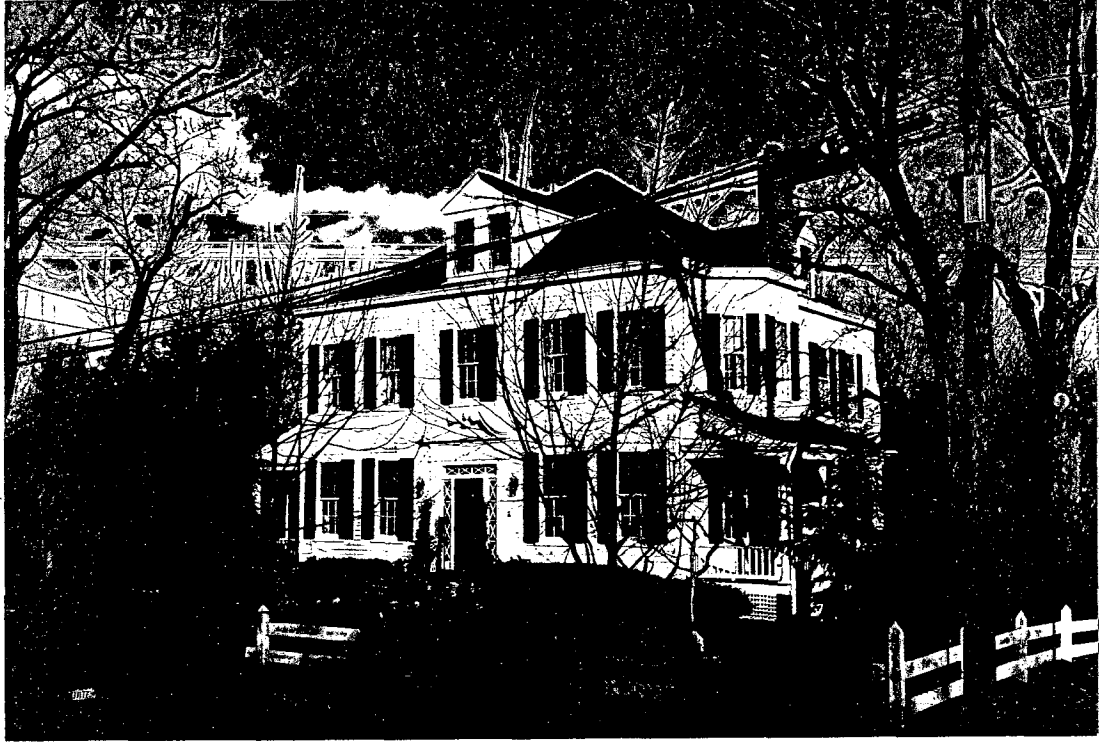
9102110051

McPHERSON RESIDENCE
10213 MONTGOMERY AVE
KENSINGTON, MD. 20895
LOTS 17, 18, 19 BLOCK 3
SCALE: 1" = 30'

3

**CROSS
LITTLE** + ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100

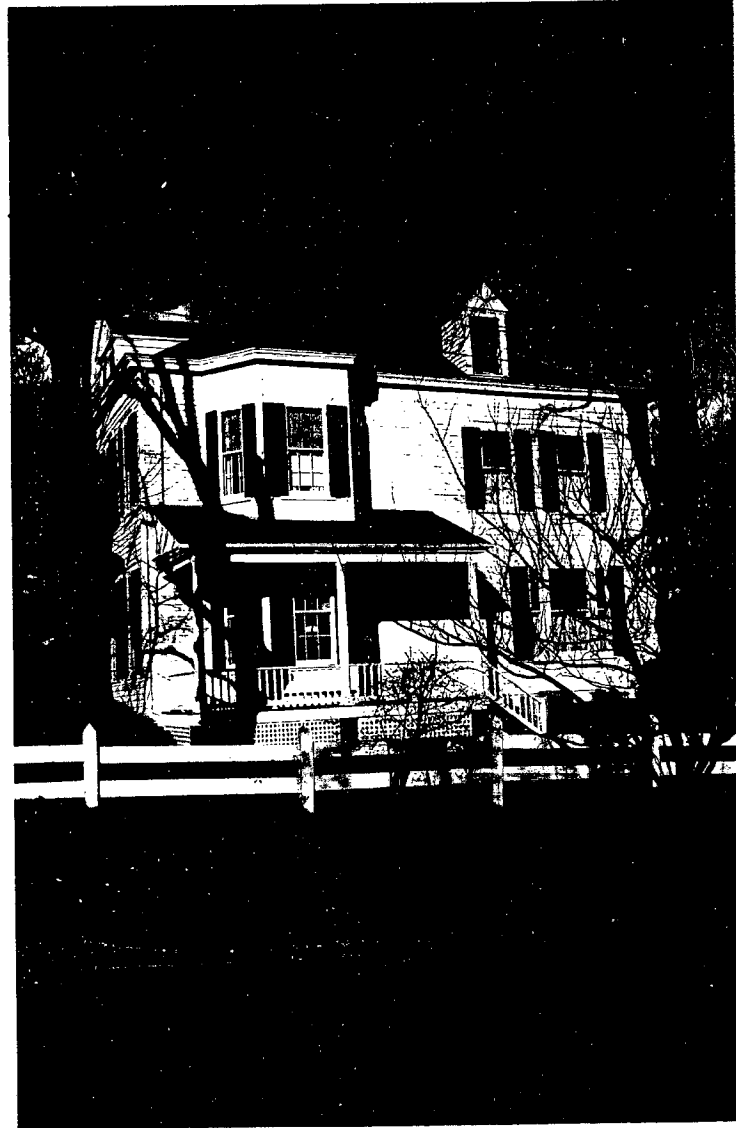


4

**CROSS
LITTLE** +

ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100



8

**CROSS
LITTLE** +

ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100



3



6

4

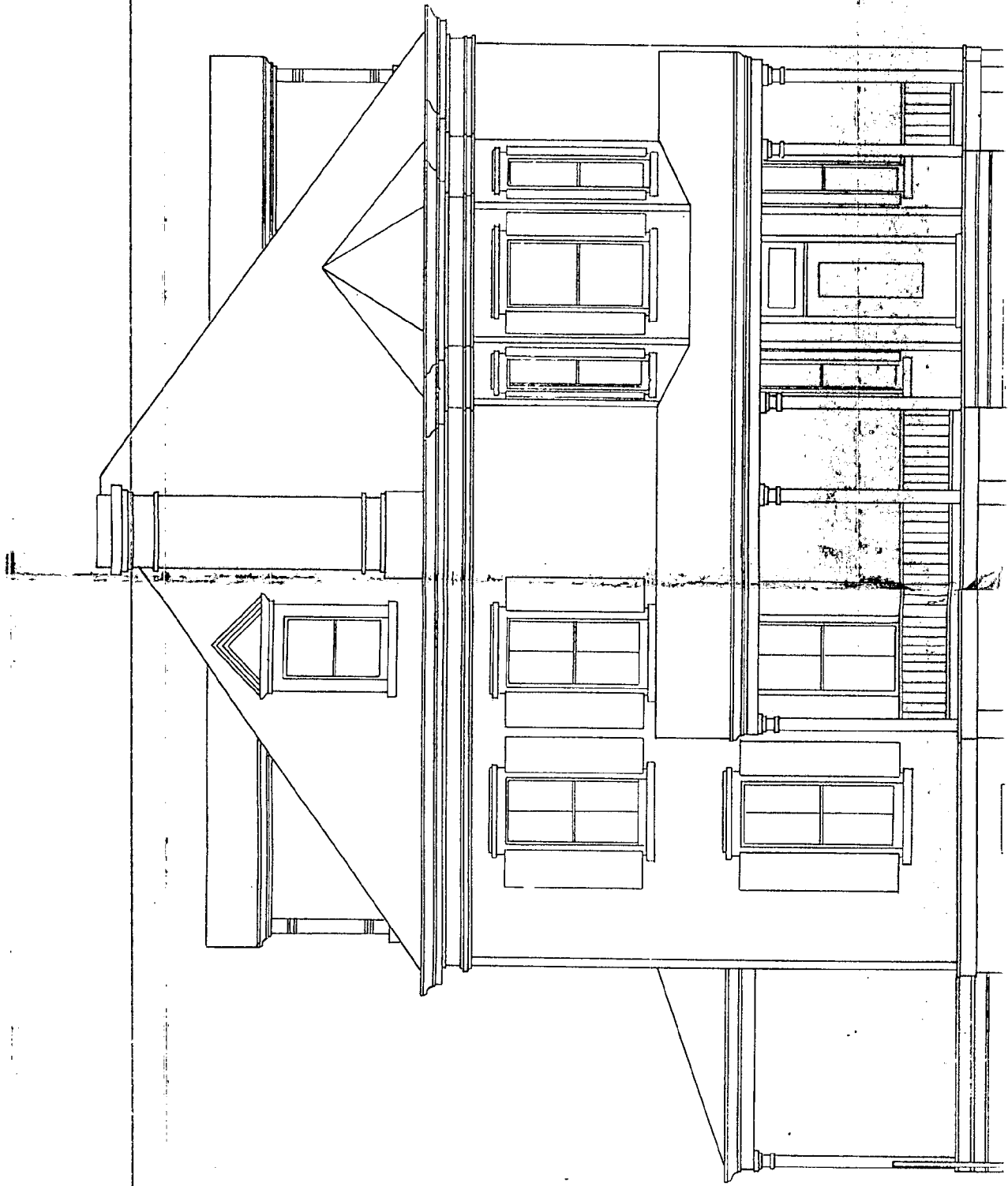
**CROSS
LITTLE** + ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100



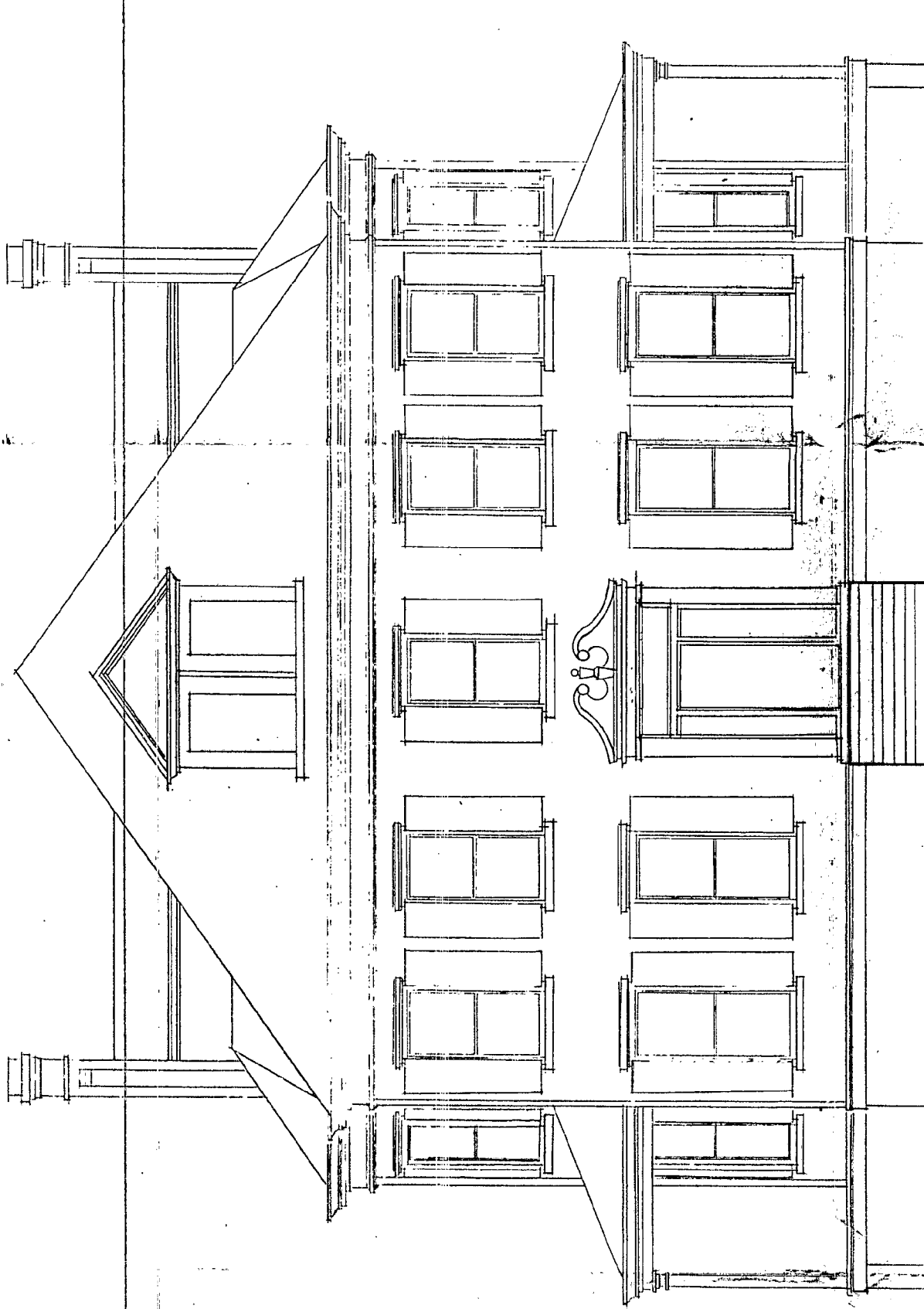
5

7

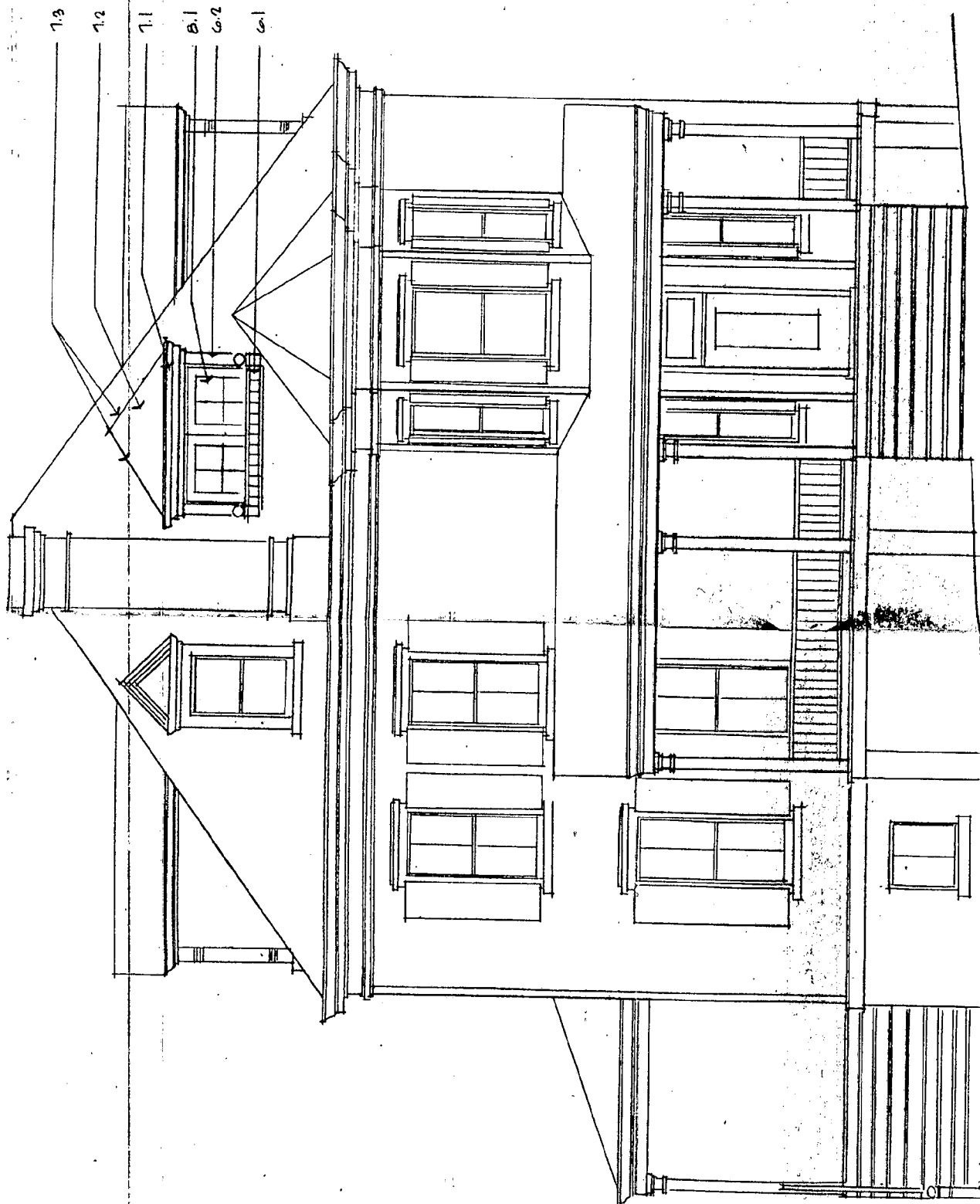


North-east Elevation - Existing

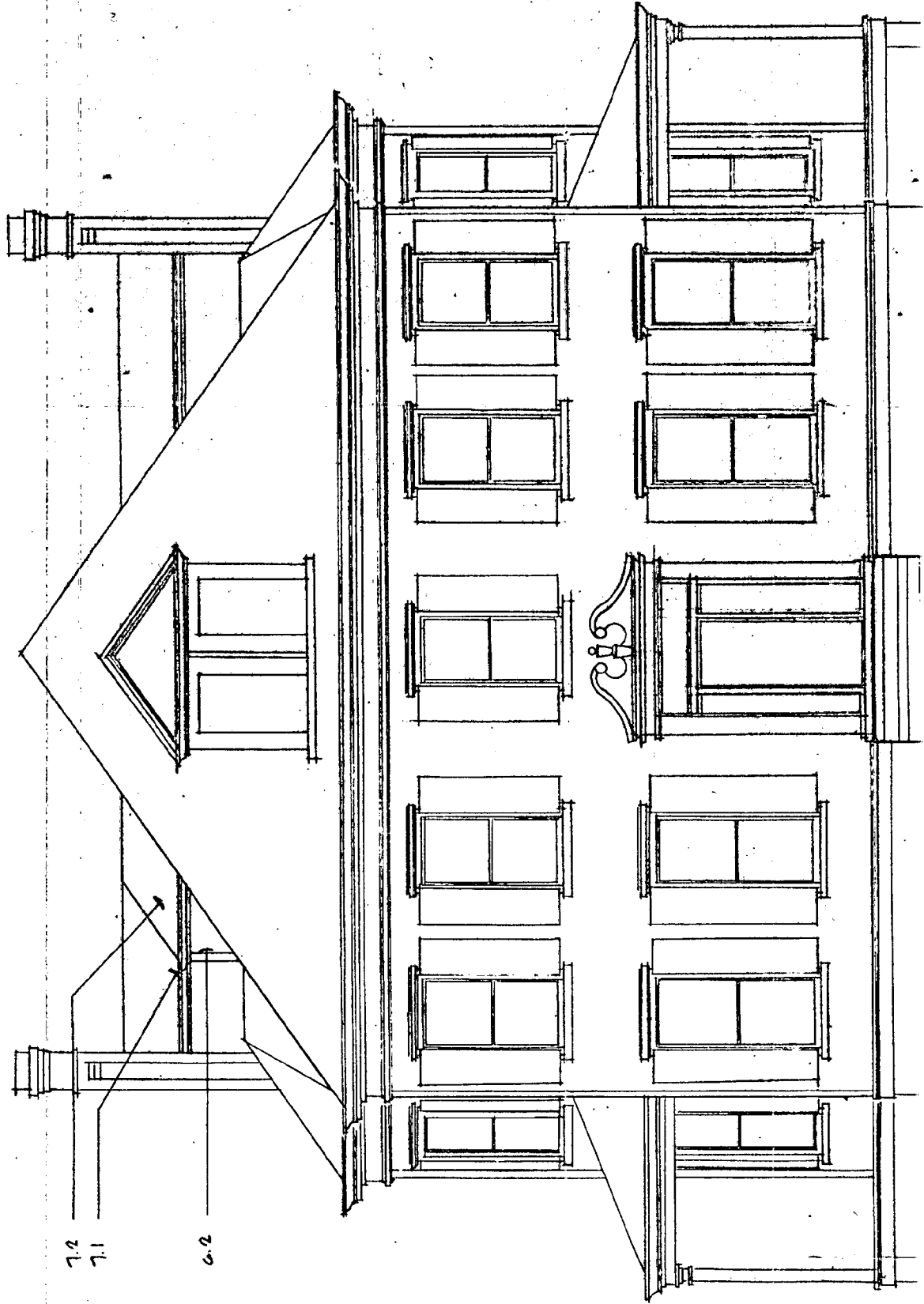
8



Northwest Elevation - Existing



Northwest Elevation - Proposed



Northwest Elevation - Proposed

(=)

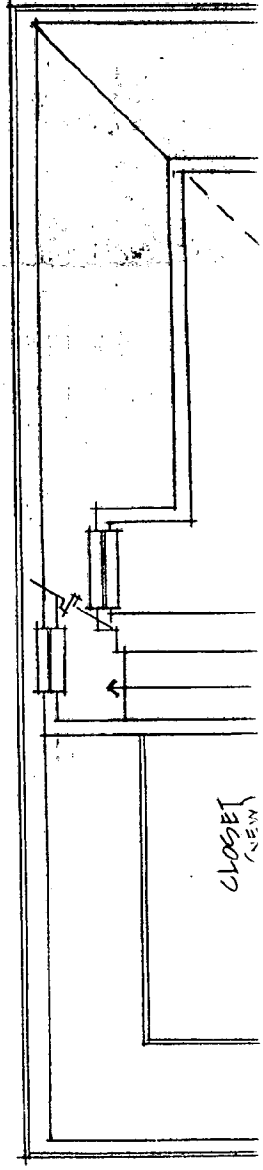
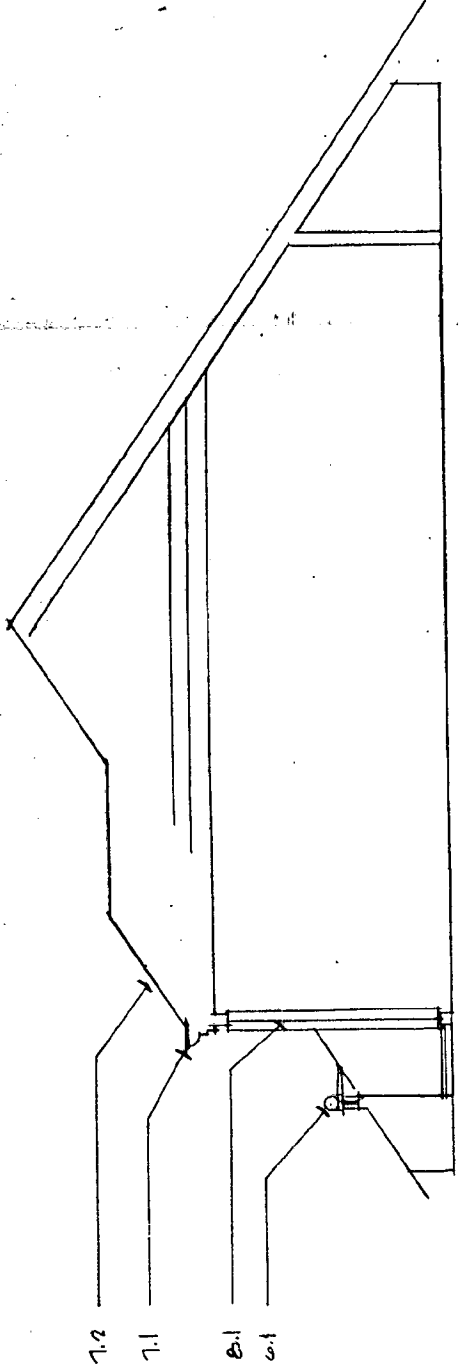
McPHERSON - KEYNOTES

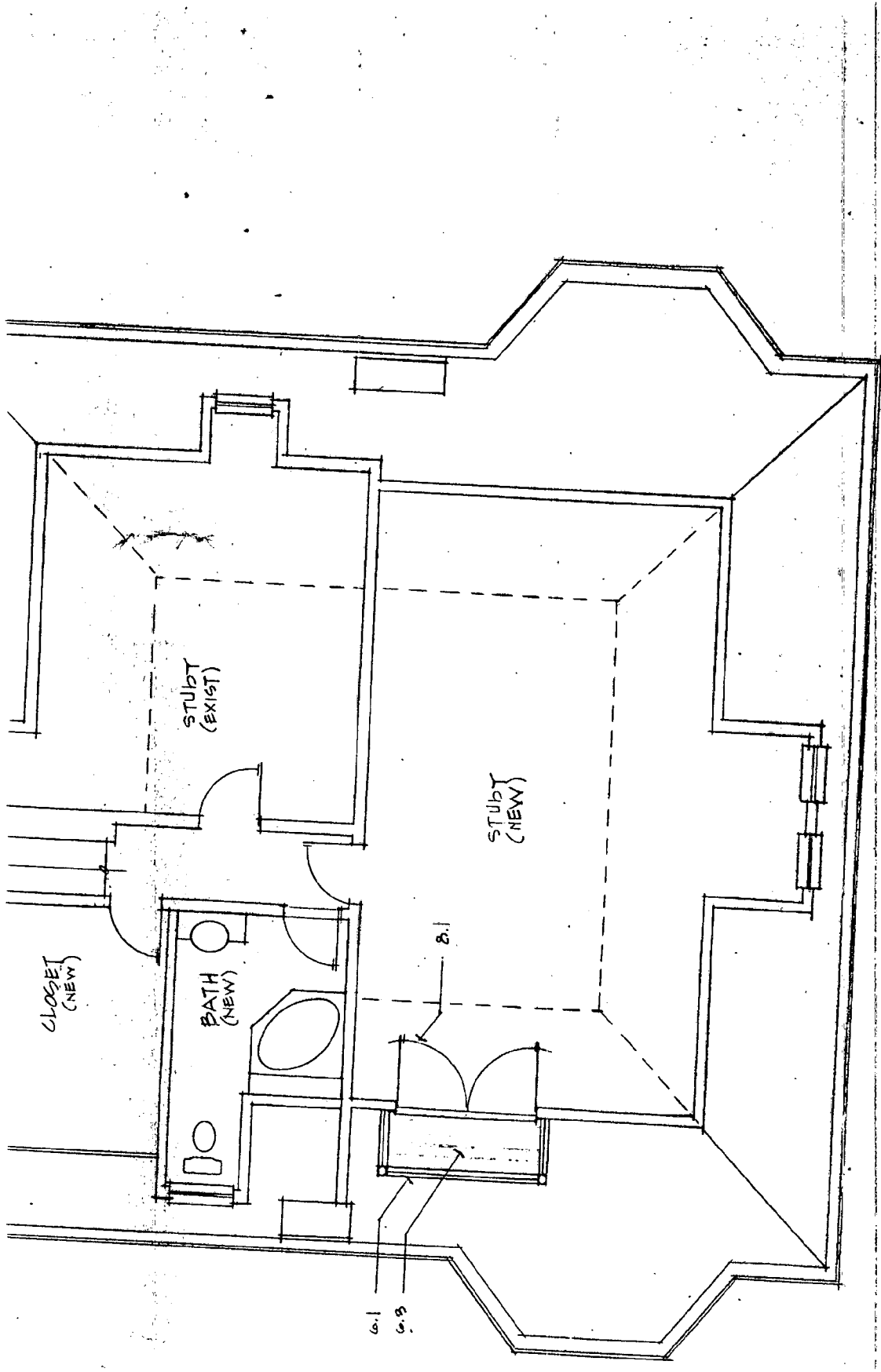
- 6.1 New wood rail to match existing. Painted.
- 6.2 New wood siding and trim to match existing. Painted.
- 6.3 Wood dock to 5/4 x 4. Painted.
- 7.1 New gutter and/or downspouts to match existing.
- 7.2 New slate roof to match existing. Roof slopes to match existing roof.
- 7.3 Copper flashing to match existing.
- 8.1 New glazed french doors to match existing. Glazing to be insulated with
Insu divided lite.

2 NORTH WEST ELEVATION WITH ADDITION

14" = 1'-0"

12





McPHERSON - REMARKS

- 6.1 New wood rail to match existing. Painted.
- 6.2 New wood siding and trim to match existing. Painted.
- 6.3 Wood deck to 5/4" x 4". Painted.
- 7.1 New gutter and/or downspouts to match existing.
- 7.2 New gable roof to match existing. Roof slope to match existing roof.
- 7.3 - Change flashing to match existing.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: January 14, 1991

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 10213 Montgomery
Avenue

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants have requested a preliminary consultation to seek Commission comment on plans to add a window to the attic space of this primary resource in Kensington. The existing house is 2 1/2 stories, with gable-roofed dormers projecting from all 4 sides of the roof - double-window dormers on the front and back and single-window dormers on the sides.

3 schemes for the additional window have been submitted for the Commission's consideration; in all the proposed window will be located on the north-eastern (side) elevation towards the front of the house. They are as follows:

- A. Installation of a double-window dormer with gable-roof. This would require alteration of the projecting bay window roof on the second floor.
- B. Installation of a recessed double-window/door dormer and creation of a small balcony. This would not require alteration of the second-floor bay window's roof.
- C. Installation of a flat "skylight" window.

The applicants have noted a preference for Scheme B. A front elevation of the house incorporating this scheme is provided.

141

STAFF RECOMMENDATION:

Staff finds that, although Scheme C alters the existing house the least and is the least intrusive in that the symmetry of the existing dormers is not disturbed, it is not very complimentary to or compatible with the character of the resource. While Scheme A is most in keeping with the shape of existing window openings, it would require the alteration of the lower window roof. In staff's opinion, alteration of the bay window roof would be a greater alteration to the resource than the addition of a window. Scheme B would allow the same area of window and light into the attic as Scheme A without impacting the second-floor window roof.

The Secretary of Interior's Guidelines for Rehabilitation recommend against cutting new window openings on historic resources, especially on the front or character defining elevation. Any of the proposed windows would be visible from the side and Schemes A and B would be somewhat visible at the front elevation.

Staff recommends that the applicant consider locating a window to the rear of the attic and, if this is not possible, that the Commission give further consideration to Scheme C as the least intrusive alternative or Scheme B as the most sympathetic addition/alteration to the resource because it appears to be compatible in style while not completely imitative and because it will not impact the lower window roof.

SENT TO LAP: 1-14-91
SENT TO APPLICANT: 1-16-91

COMMENTS RECEIVED: No

ATTACHMENTS:

1. Site Plan
2. Proposed Schemes/Elevations

2431E

(15)

III. PRELIMINARY CONSULTATIONS

- A. Harry and Trisha McPherson, at 10213 Montgomery Avenue,
Kensington

The Chair asked for staff's report and recommendations on the proposal to modify this primary resource. Ms. McGrath explained that the applicants have requested a preliminary consultation to seek Commission comment on plans to add a window to the attic space of the structure. The existing house, she said, is 2 1/2 stories, with gable-roofed dormers projecting from all 4 sides of the roof - double-window dormers on the front and back and single-window dormers on the sides.

Ms. McGrath said that three schemes for the additional window have been submitted for the Commission's consideration; in all of them, the proposed window will be located on the northeastern/side elevation towards the front of the house:

- A. Installation of a double-window dormer with gable-roof. This would require alteration of the projecting bay window roof on the second floor.
- B. Installation of a recessed double-window/door dormer and creation of a small balcony. This would not require alteration of the second-floor bay window's roof.
- C. Installation of a flat "skylight" window.

The applicants have noted a preference for Scheme B, according to staff.

Ms. McGrath stated that although Scheme C alters the existing house the least and is the least intrusive in that the symmetry of the existing dormers is not disturbed, it is not very complimentary to or compatible with the character of the resource. While Scheme A is most in keeping with the shape of existing window openings, she said, it would require the alteration of the lower window roof. In her opinion, alteration of the bay window roof would be a greater alteration to the resource than the addition of a window. Scheme B would allow the same area of window and light into the attic as Scheme A without impacting the second-floor window roof, according to her analysis.

Ms. McGrath stated that the Secretary of Interior's Guidelines for Rehabilitation recommend against cutting new window openings on historic resources, especially on the front or character defining elevation; any of the proposed windows would be visible from the side and Schemes A and B would be somewhat visible at the front elevation.

Staff recommended that the applicant consider locating a window to the rear of the attic and, if this is not possible, that the Commission give further consideration to Scheme C as the least intrusive alternative or Scheme B as the most sympathetic addition/alteration to the resource because it appears to be compatible in style while not completely imitative and because it will not have an impact on the lower window roof.

The McPherson's architect, Mr. Don Little, came forward to answer the questions of the Commission. Dr. Ray Shulman, representing the LAP and also appearing as a concerned private citizen, was also present.

Commissioner Randall asked Ms. McGrath if she felt any alteration would be appropriate, keeping in mind that the Secretary's Guidelines discourage new window cuts; Ms. McGrath replied that the Guidelines specifically discourage new window cuts on the front elevation, and pointed out that this new opening would be on the side elevation of the McPherson residence. The Chair commented that the Commission has always been particularly vigilant with regard to front facades. Commissioner Cantelon commented that the fourth alternative would be to make no alteration. Commissioner Randall agreed and stated that not altering the structure would fall in line most closely with the Guidelines.

Mr. Little explained that Mr. McPherson is seeking to utilize the space to be created as a study, and would like to have a window for light purposes and also to overlook the side garden.

Mr. Little stated that the house was originally built with a front porch across the front; the dormer in the front was a single dormer. Sometime in the 1920's, the house was "Williamsburged", and sometime later, the single dormer was transformed into a double dormer on the front.

With regard to the various options, he said, "A" would be quite noticeable from certain angles; Option "B" would exist within the present roof planes and would not involve any change over the bay. The third option, Mr. Little explained, was drawn because the argument can be presented that a skylight would be invisible if hidden behind a dormer. However, he said, his clients do not like the third option as well as the first two for various reasons: the skylight would be visible at night, and at some angles, and does date itself. Mr. Little said that both "A" and "B" would not be readily identifiable as contemporary additions, and would be compatible with neighboring architecture. He said that Mr. and Mrs. McPherson prefer option "B".

The Chair commented that the more artful, attractive and interesting architectural solution seems to him to be "B"; Mr. Little agreed. The Chair commented that of consideration when reaching a decision is certainly the fact that the proposed alteration will not take place on a primary elevation. Commissioner Randall also stated that the structure is not pristine; it has been altered in the past. The Commission generally agreed that option "B" was more compatible. Commissioner Cantelon, however, commented that he believed the best option was "D" - no alteration to the structure. He stated that the Commission has made every attempt to keep primary resources intact, and that he was of the opinion that this facade should be preserved in its current state.

Dr. Shulman, commenting on the proposal, stated that from a personal perspective, the change of the roofline in scheme "B" would not be very

intrusive. In scheme "C", he said, the skylight will look like a gaping hole at night. The LAP, said Dr. Shulman, considered the fact that the house has been previously altered. The group also came to the conclusion that there is no perfect solution to the problem, according to Dr. Shulman, and voiced its concerns about each proposal without taking a vote.

There being no further business before the Commission, the meeting was adjourned at 10:30 p.m.

Submitted for the Commission's review and approval on this 13th day of February, 1991:

Alison B. Vawter
Historic Preservation Assistant

2459E

18



Montgomery County Government

MEMORANDUM

TO: Ray Shulman, Chairman
Kensinger Local Advisory Panel

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

DATE: 2-11, 1990/991

SUBJECT: Historic Area Work Permit Application

The attached application by MCPherson for an Historic Area Work Permit at 10713 Montgomery Avenue is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than 2-19-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 2-27, 1990/991.

JBC:av
1549E
1/90

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: January 14, 1991

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 10213 Montgomery
Avenue

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants have requested a preliminary consultation to seek Commission comment on plans to add a window to the attic space of this primary resource in Kensington. The existing house is 2 1/2 stories, with gable-roofed dormers projecting from all 4 sides of the roof - double-window dormers on the front and back and single-window dormers on the sides.

3 schemes for the additional window have been submitted for the Commission's consideration; in all the proposed window will be located on the north-eastern (side) elevation towards the front of the house. They are as follows:

- A. Installation of a double-window dormer with gable-roof. This would require alteration of the projecting bay window roof on the second floor.
- B. Installation of a recessed double-window/door dormer and creation of a small balcony. This would not require alteration of the second-floor bay window's roof.
- C. Installation of a flat "skylight" window.

The applicants have noted a preference for Scheme B. A front elevation of the house incorporating this scheme is provided.

STAFF RECOMMENDATION:

Staff finds that, although Scheme C alters the existing house the least and is the least intrusive in that the symmetry of the existing dormers is not disturbed, it is not very complimentary to or compatible with the character of the resource. While Scheme A is most in keeping with the shape of existing window openings, it would require the alteration of the lower window roof. In staff's opinion, alteration of the bay window roof would be a greater alteration to the resource than the addition of a window. Scheme B would allow the same area of window and light into the attic as Scheme A without impacting the second-floor window roof.

The Secretary of Interior's Guidelines for Rehabilitation recommend against cutting new window openings on historic resources, especially on the front or character defining elevation. Any of the proposed windows would be visible from the side and Schemes A and B would be somewhat visible at the front elevation.

Staff recommends that the applicant consider locating a window to the rear of the attic and, if this is not possible, that the Commission give further consideration to Scheme C as the least intrusive alternative or Scheme B as the most sympathetic addition/alteration to the resource because it appears to be compatible in style while not completely imitative and because it will not impact the lower window roof.

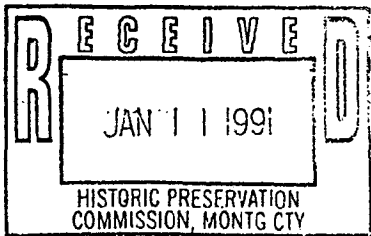
SENT TO LAP: 1-14-91
SENT TO APPLICANT: 1-16-91

COMMENTS RECEIVED: No

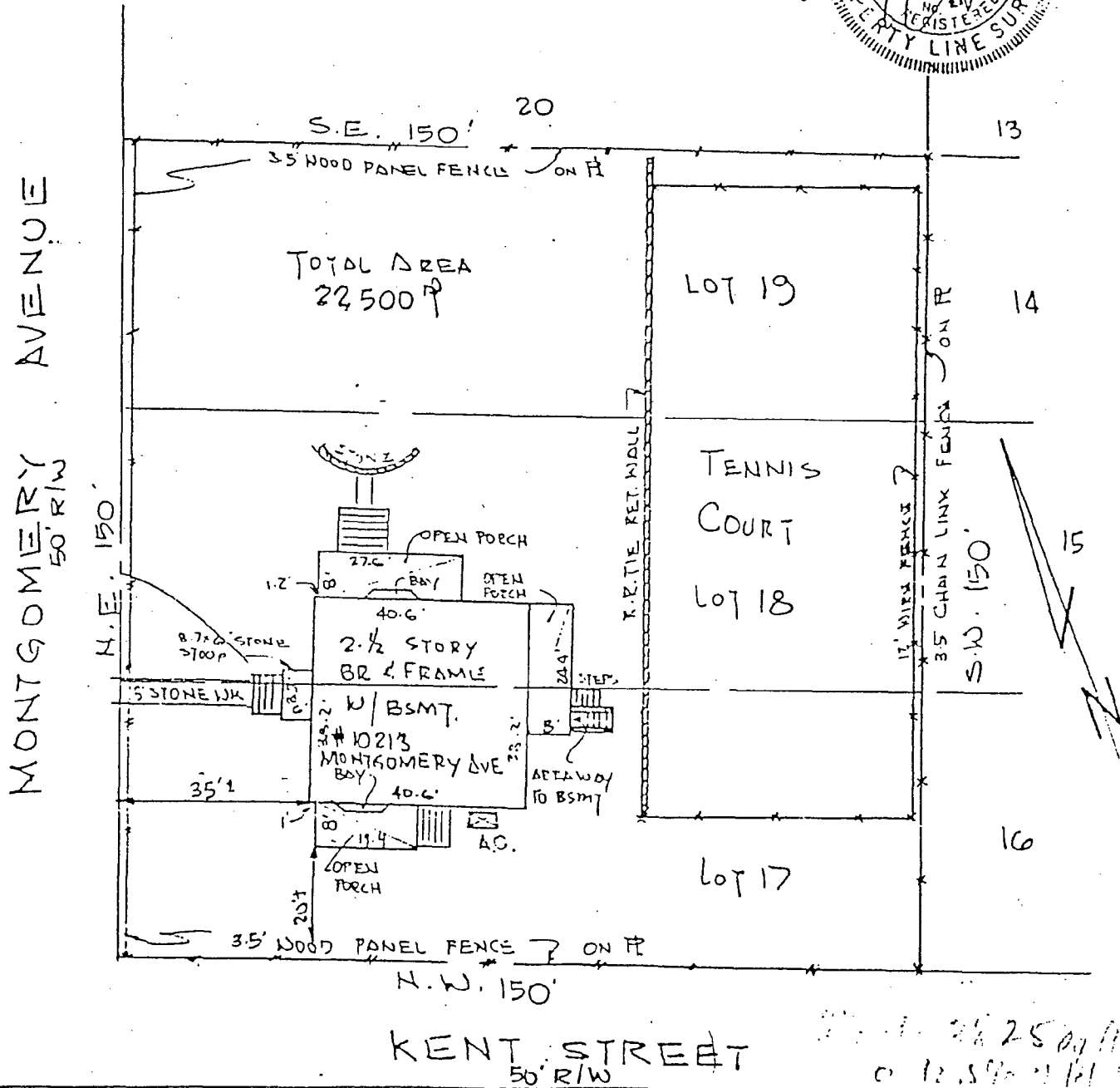
ATTACHMENTS:

1. Site Plan
2. Proposed Schemes/Elevations

2431E

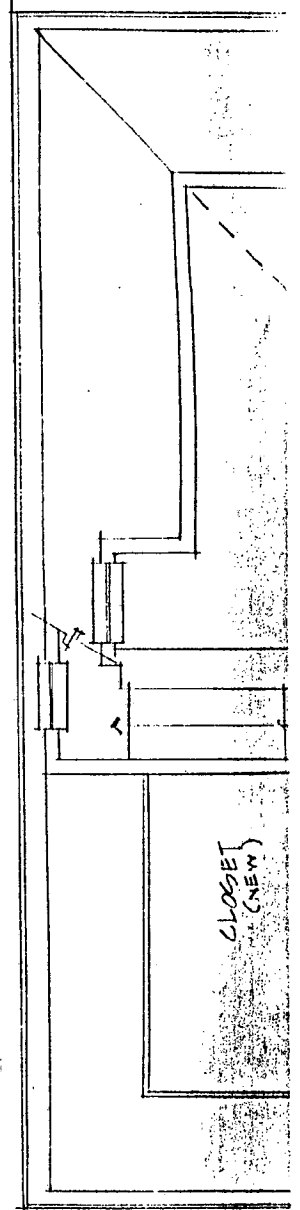
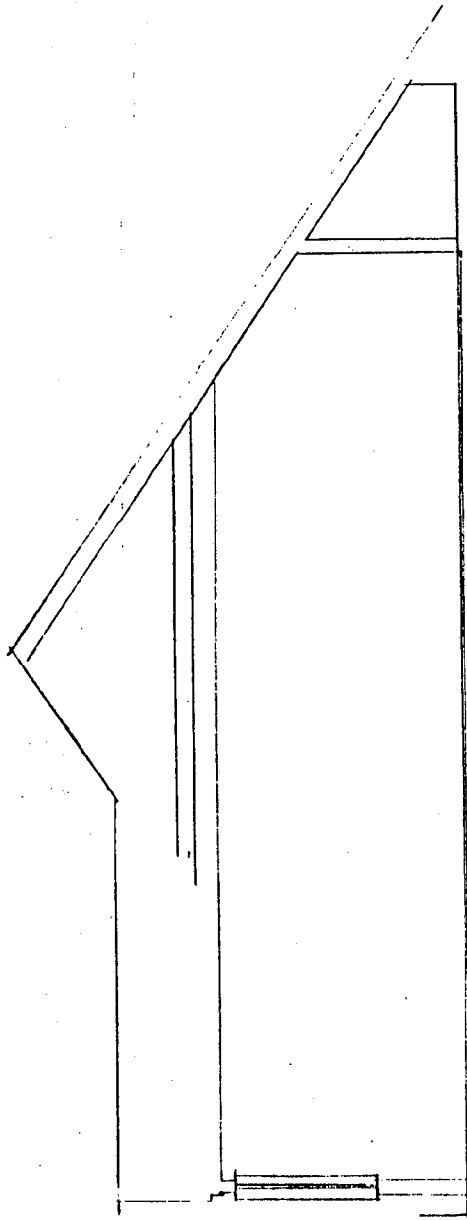


LOT IMPROVEMENT SURVEY
 LOTS 17, 18 & 19
 BLOCK 3
 KENSINGTON PARK
 Montgomery Co., Maryland

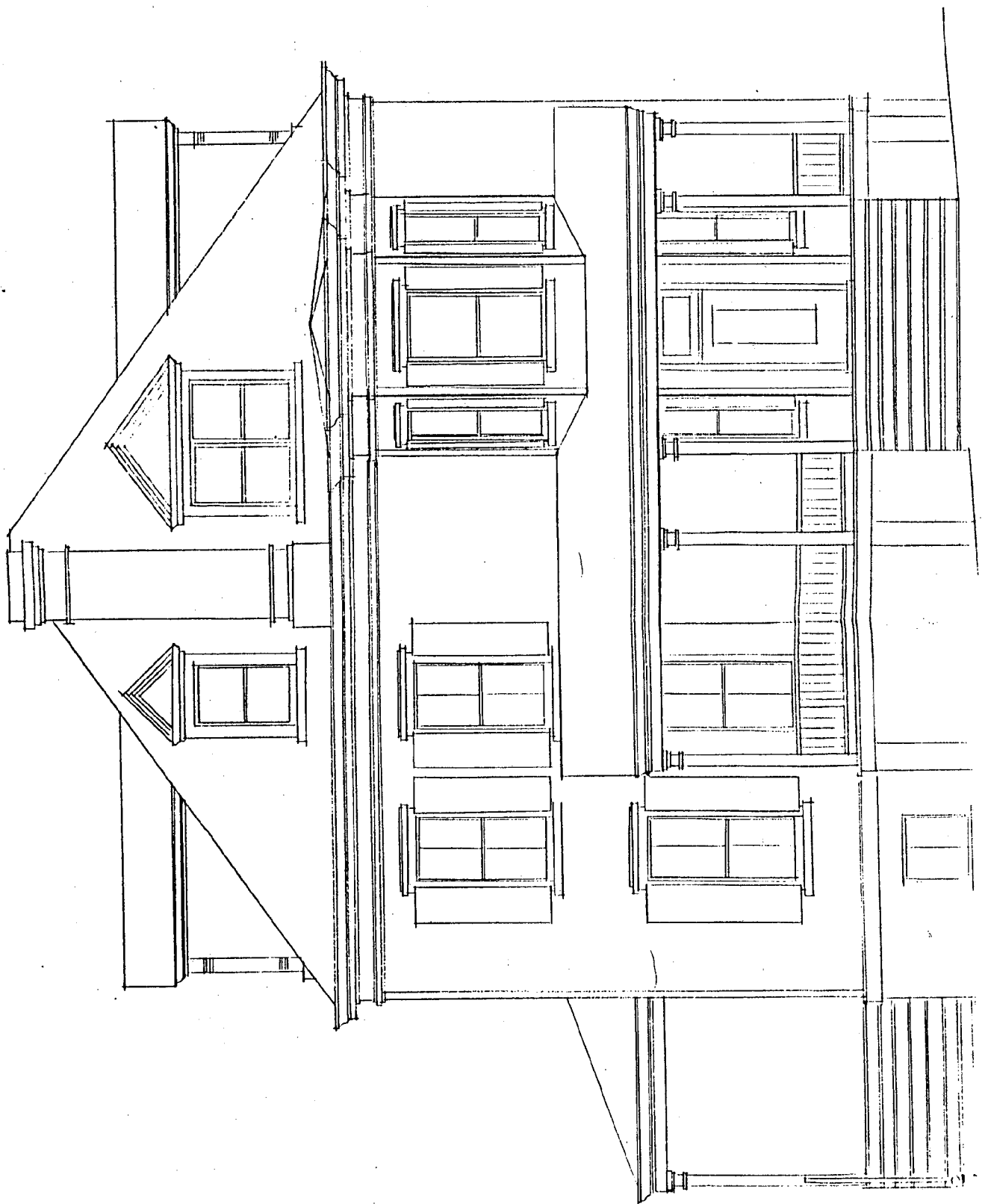


22500 sq ft
 0 12.590 1/161

SURVEYORS CERTIFICATE		CONSTRUCTION SURVEYS, INC.			
I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON, IN ACCORDANCE WITH RECORD DESCRIPTION AND HAVE LOCATED ALL OF THE EXISTING IMPROVEMENTS THEREON BY A TRANSIT-TAPE SURVEY, AND THAT CORNERS HAVE BEEN FOUND OR PLACED AS SHOWN, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS INDICATED. <i>Monroe G. Chew</i> 404 1/23/84 MONROE G. CHEW 4TH PROPERTY LINE SURVEYOR, MD. #21	REFERENCE	MARYLAND D. C. VIRGINIA 6327 GATEWAY BLVD. DISTRICT HEIGHTS, MD. 20747 TELEPHONE (301) 420-4310			
	PLAT BOOK			DRAWN BY	JOB NUMBER
	PLAT NO.			CHECKED BY	FILE NUMBER
	LIEER			SCALE	
	FOLIO			DATE	
	JA 23	Monte	84-01-373		
	2	MGC			
		1" = 30'			
		1-23-84			



Scheme A



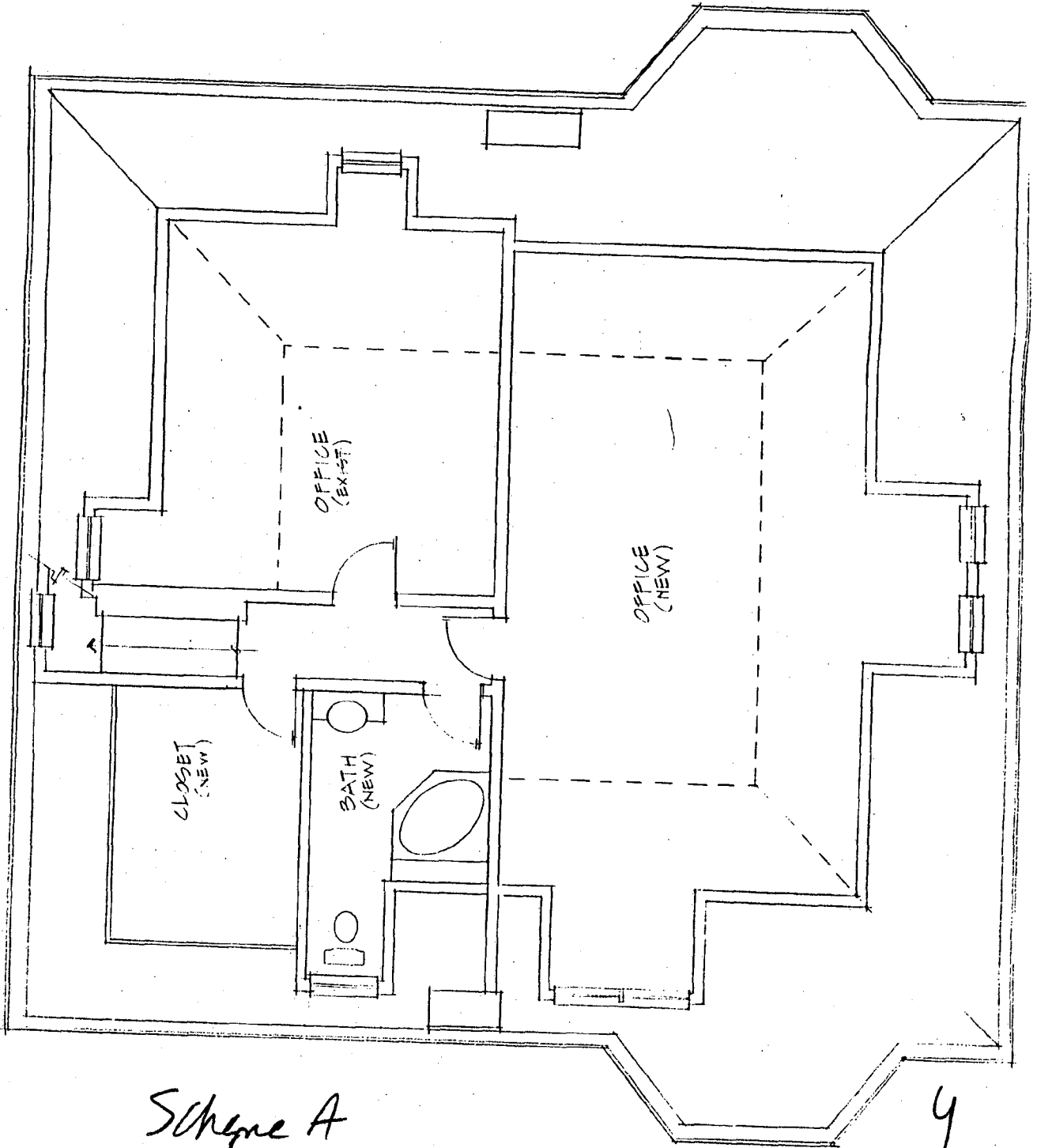
Scheme A

3

ME A

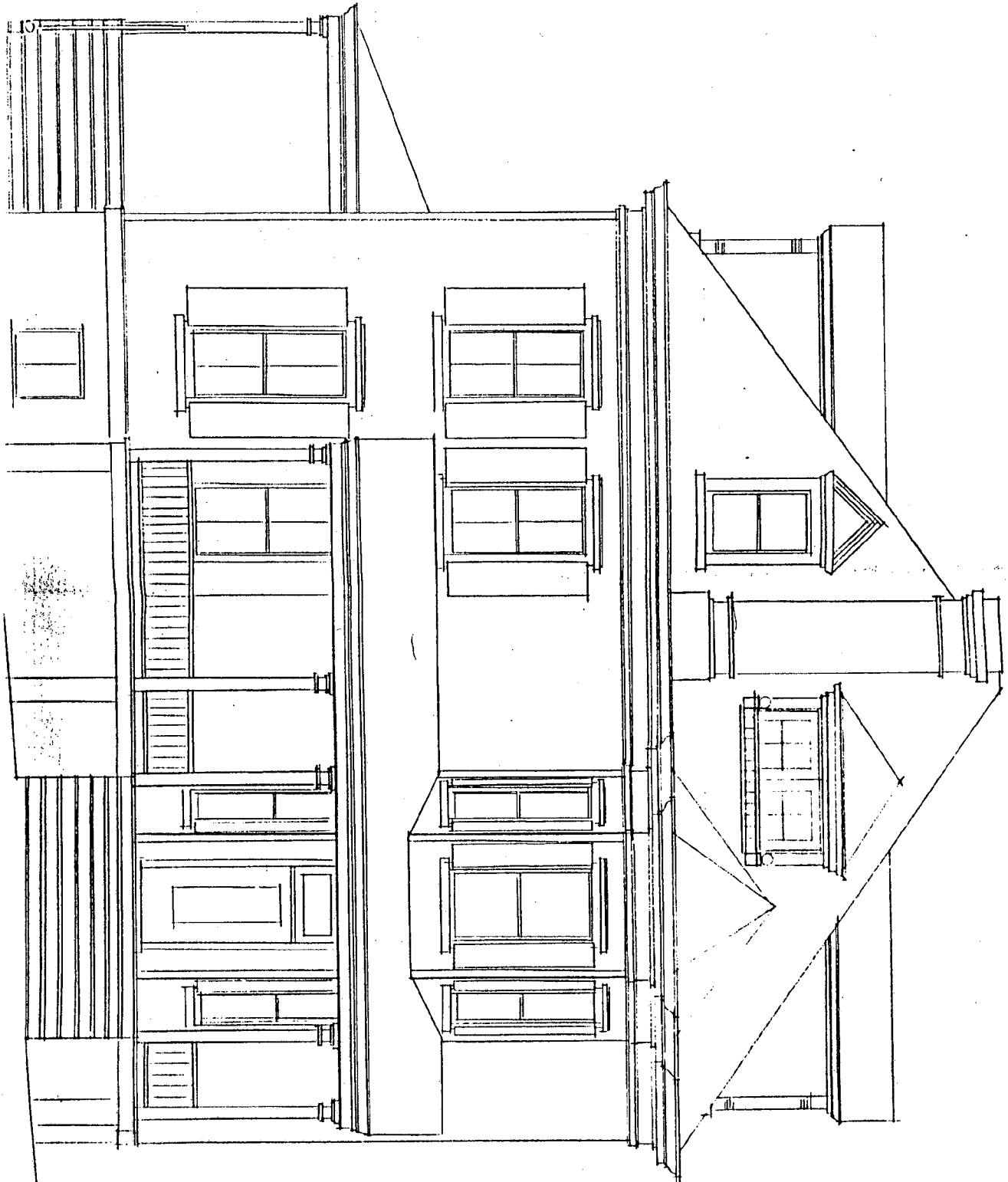


CROSS

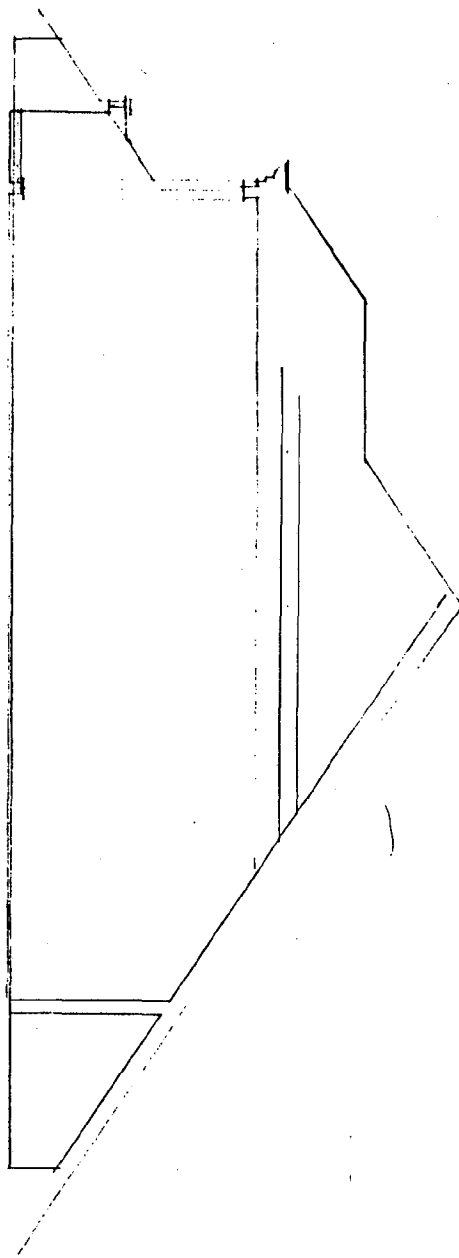
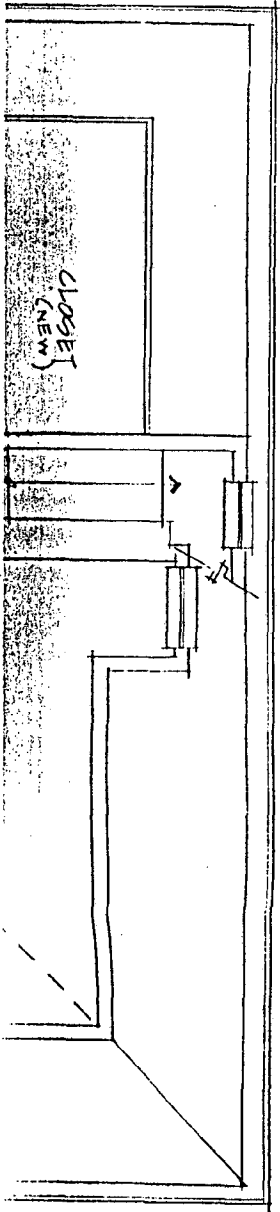


Scheme A

4



Scheme B



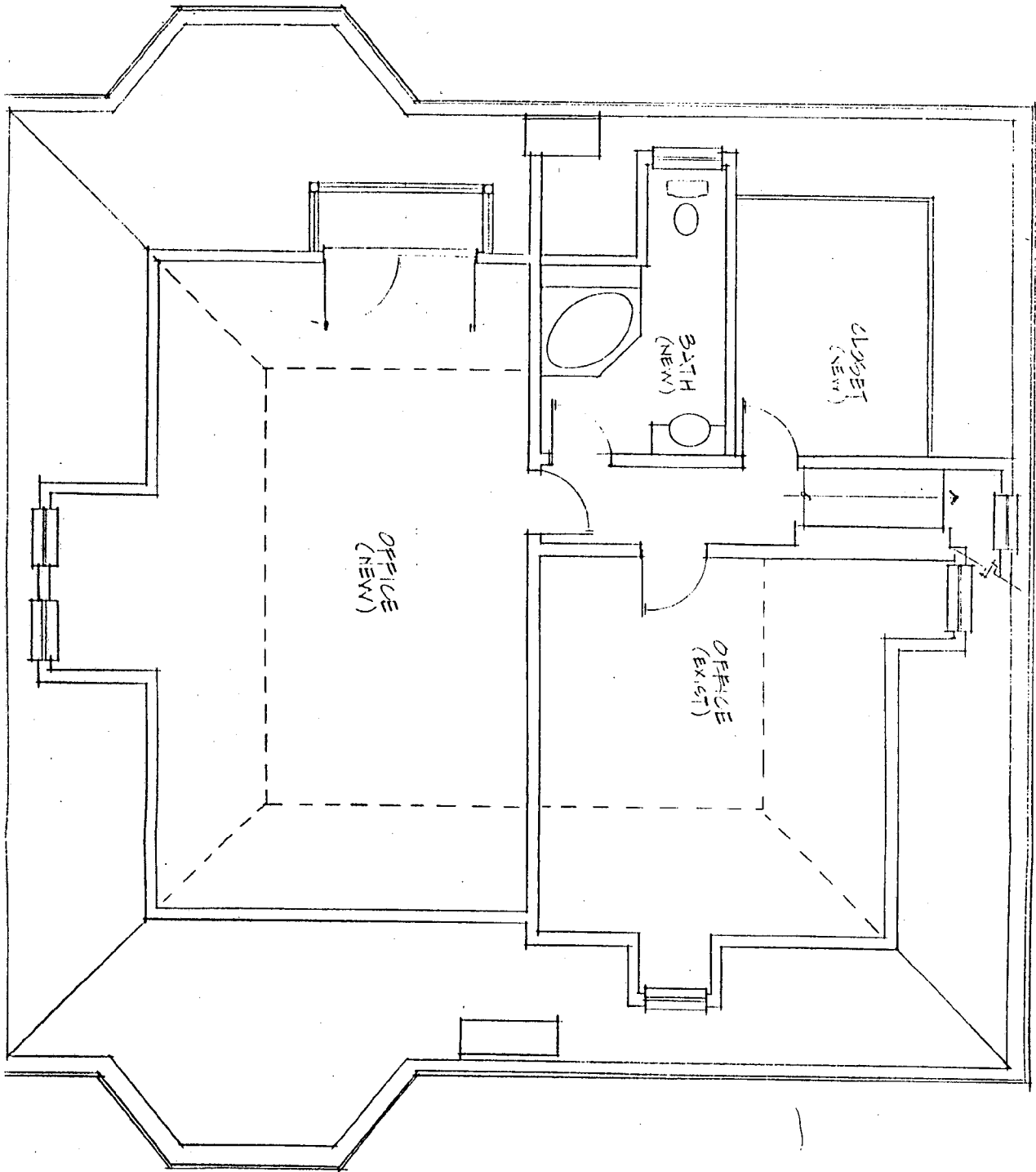
Scheme B

6

CROSS
LITTLE +

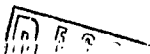
ARCHITECTS

McPHERSON RESIDENCE



Scheme B

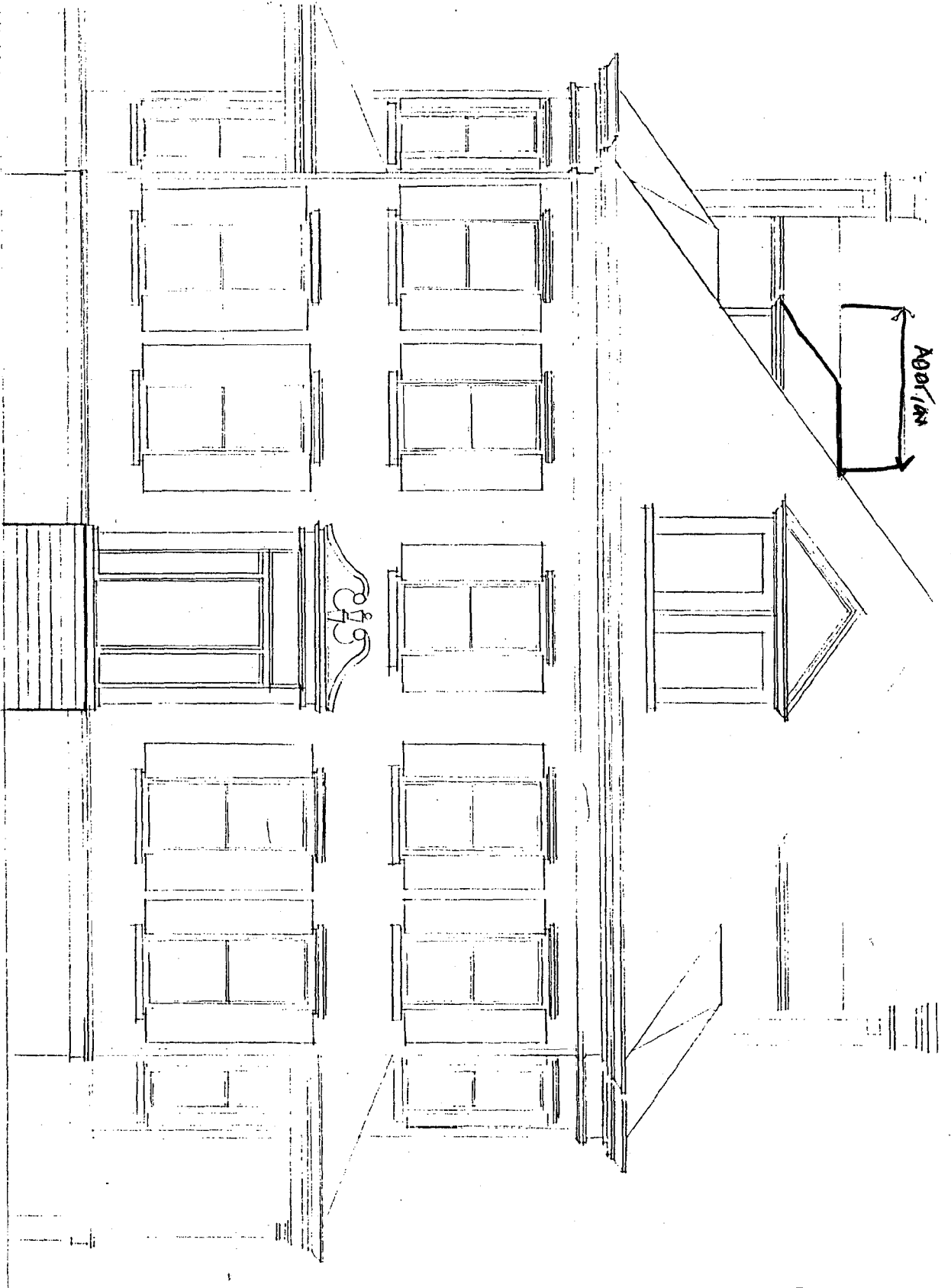
ME B



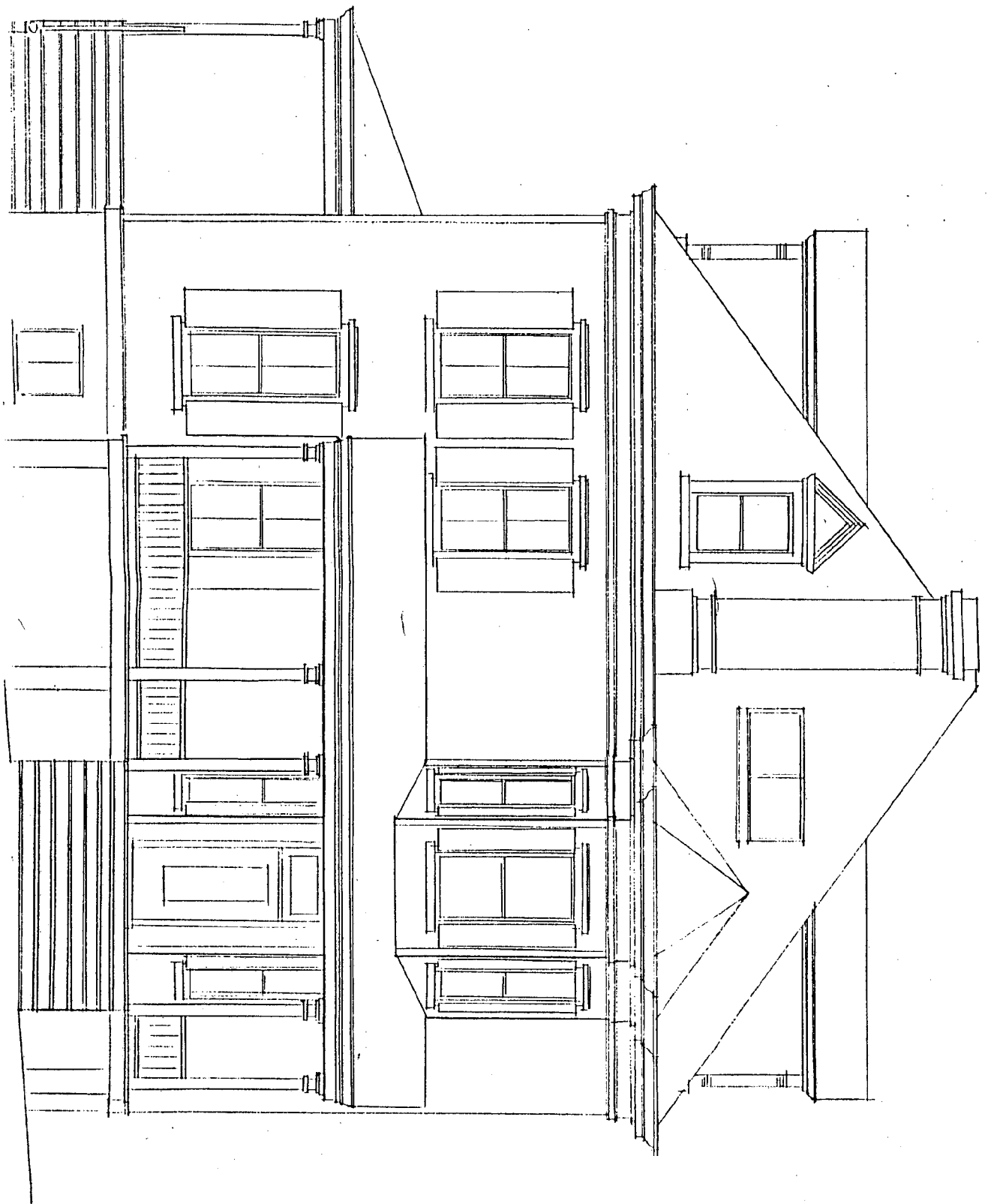
CROSS

9

Scheme B - Front elevation

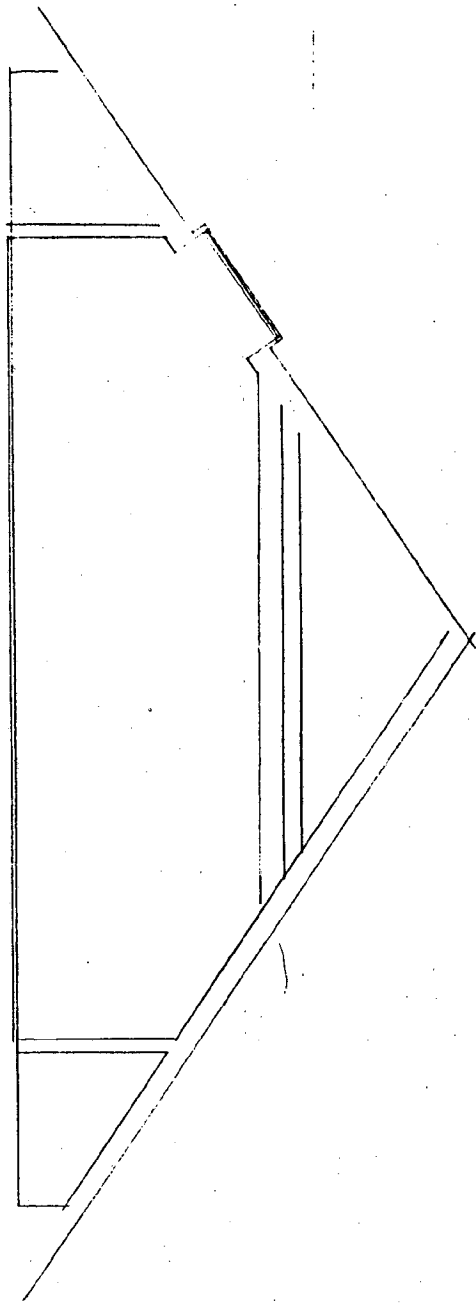
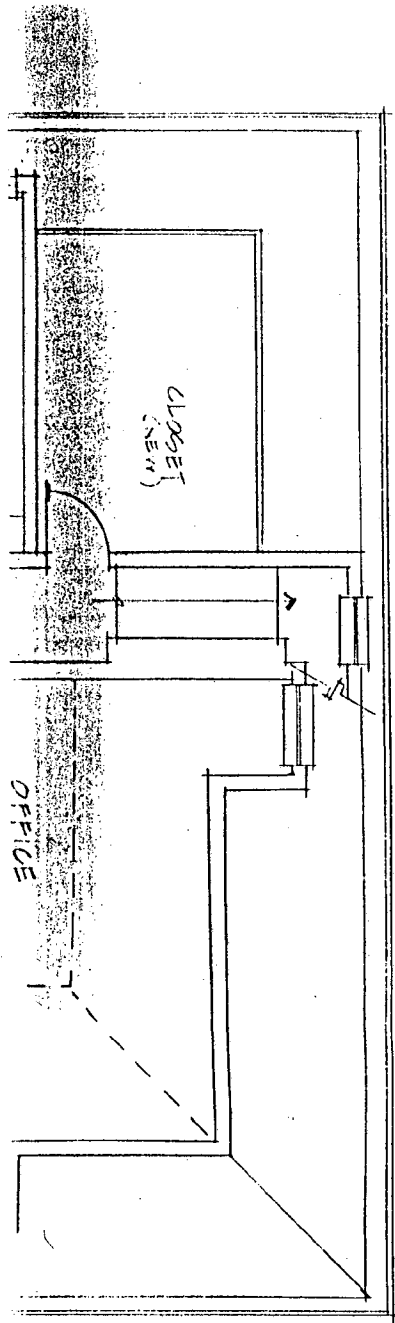


8



Scheme C

9



Scheme C

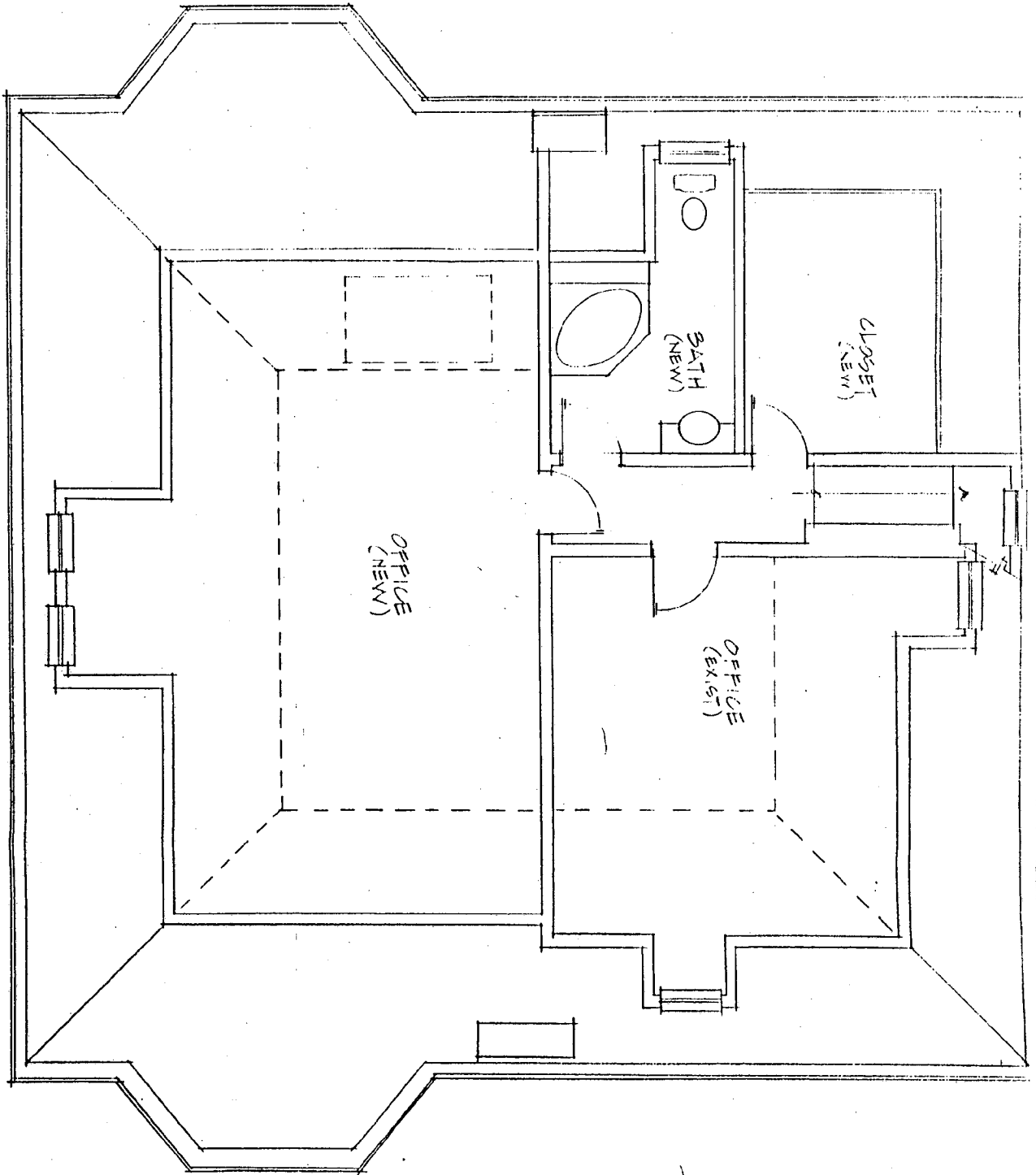
**CROSS
LITTLE** +

ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100

MOPHERSON RESIDENCE
10213 MONTGOMERY AVE.
KENSINGTON, MD.

10



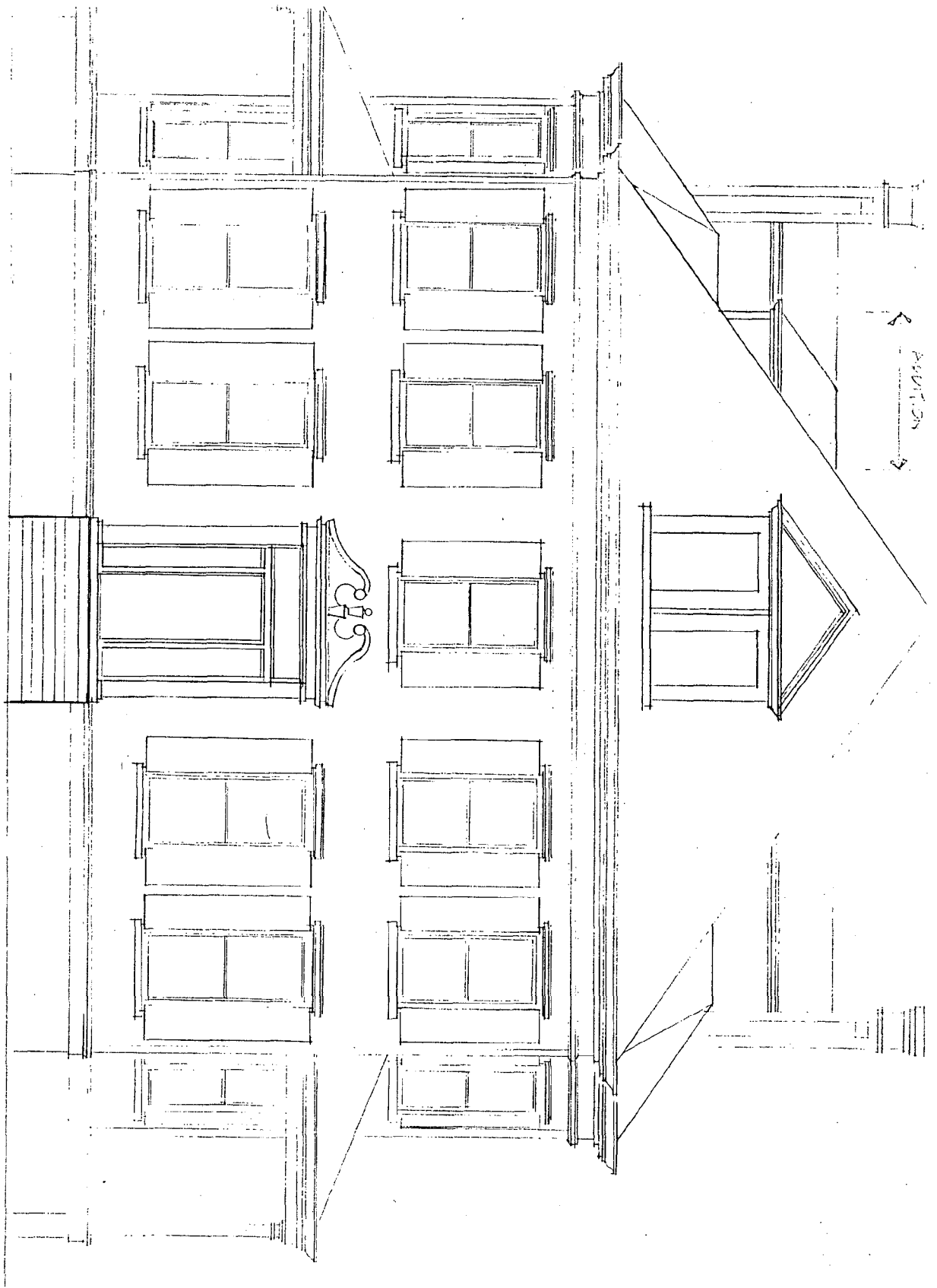
SCHEME C

RECEIVED

CROSS
LITTLE +

11

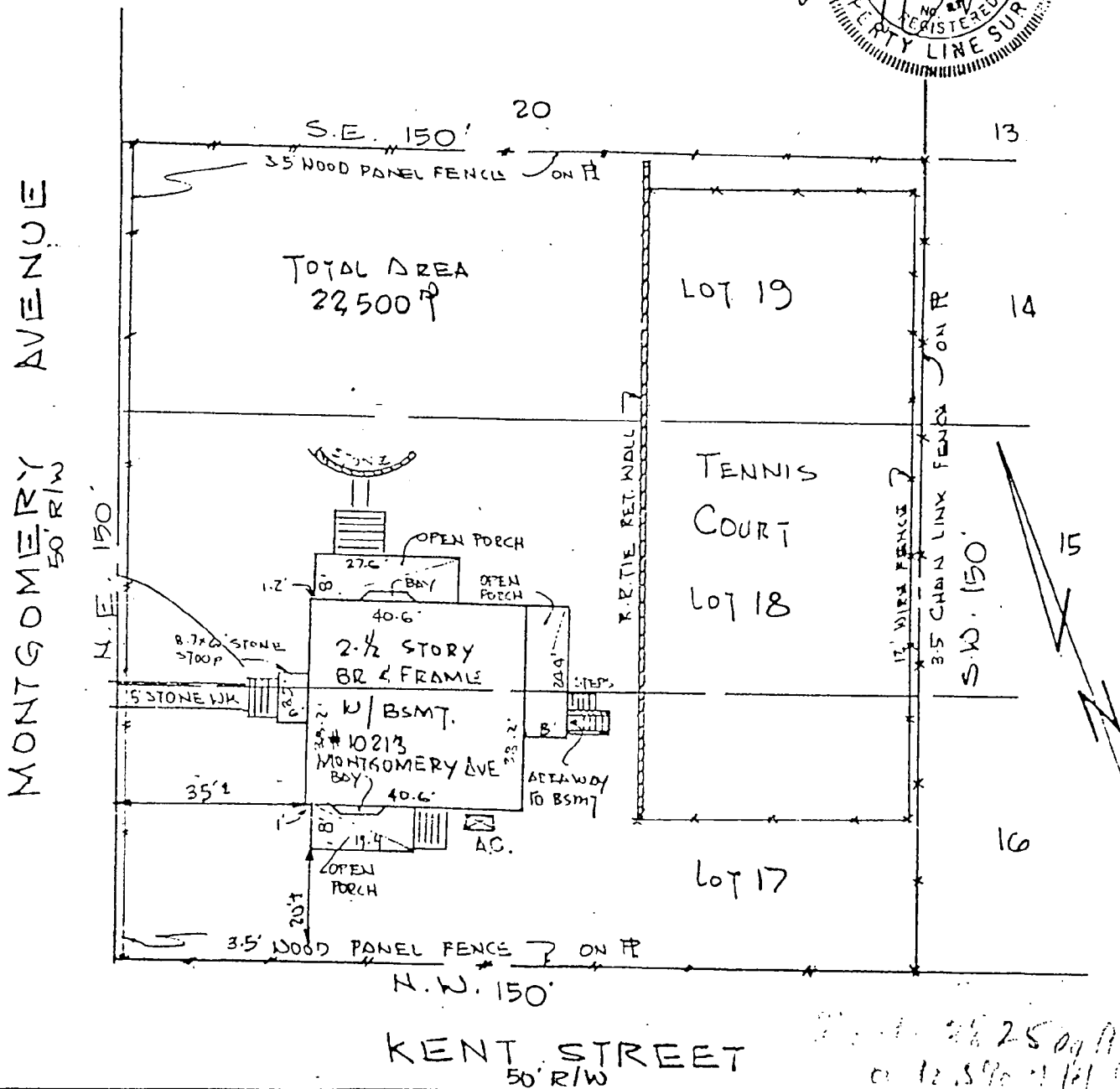
Scheme B





RECEIVED
 JAN 11 1991
 HISTORIC PRESERVATION
 COMMISSION, MONTG. CTY

LOT IMPROVEMENT SURVEY
 ON
 LOTS 17, 18 & 19
 BLOCK 3
 HENSINGTON PARK
 Montgomery Co., Maryland



SURVEYORS CERTIFICATE		CONSTRUCTION SURVEYS, INC.	
I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON, IN ACCORDANCE WITH RECORD DESCRIPTION AND HAVE LOCATED ALL OF THE EXISTING IMPROVEMENTS THEREON BY A TRANSIT-TAPE SURVEY, AND THAT CORNERS HAVE BEEN FOUND OR PLACED AS SHOWN, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS INDICATED. <i>Monroe G. Chew</i> 404 1/23/84 MONROE G. CHEW 4TH PROPERTY LINE SURVEYOR, MD. #21	REFERENCE	MARYLAND D. C. VIRGINIA 6327 GATEWAY BLVD. DISTRICT HEIGHTS, MD. 20747 TELEPHONE (301) 420-4310	
	PLAT BOOK		
	PLAT NO.	JOB NUMBER 84-01-373	
	LIEB	SCALE 1" = 30' FILE NUMBER	
	FOLIO	DATE 1-23-84	