

31/6-92J 10213 Montgomery Avenue  
Kensington Historic District



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

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

ADDRESS 10213 MONTGOMERY AVE, KENSINGTON, MD STATE MD ZIP 20875  
CITY

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY LITTLE + ARCHITECTS TELEPHONE NO. (301) 949-8800  
(Include Area Code)

REGISTRATION NUMBER 3311-A

LOCATION OF BUILDING/PREMISE

House Number 10213 Street MONTGOMERY AVENUE

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street KENT STREET

Lot 11, 12, 13 Block 3 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  Revision  Porch Deck Fireplace Shed Solar Woodburning Stove  
Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.00

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 2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Septic 01  WSSC 02 ( ) Well  
03 ( ) Other \_\_\_\_\_ 03 ( ) 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:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

Sworn to and subscribed before me  
this 13 day of October, 1992.  
Witness my hand and official seal. 13 OCT 92  
Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_  
My commission expires 4-1-93

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 10-28-92

APPLICATION/PERMIT NO: 9210130063 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: 10213 Montgomery Avenue                      Meeting Date: 10/28/92  
Resource: Kensington Historic District              Review: HAWP/Alt.  
Case Number: 31/6-92J                                      Tax Credit: No  
Public Notice: 10/16/92                                      Report Date: 10/21/92  
Applicant: Harry & Trisha McPherson              Staff: Nancy Witherell

---

The applicants propose adding a one-story, semi-circular breakfast room bay and surrounding porch to the side rear elevation of their house, a primary resource in the district dating to approximately 1892.

The addition and porch would extend approximately 12 feet into the side yard; the extent of alteration along the first floor of the side elevation would be approximately 18 feet. The bay would replace a corner of the house now spanning the distance between two porches and containing two sash windows. The new porch section would connect the two porches. The porch would open to steps leading to the side yard.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 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 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 HARRY & TRISHA McPHERSON. TELEPHONE NO. 301 942-4395  
(Contract/Purchaser) (Include Area Code)

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

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY LITTLE + ARCHITECTS TELEPHONE NO. (301) 949-8800  
(Include Area Code)

REGISTRATION NUMBER 3311-A

### LOCATION OF BUILDING/PREMISE

House Number 10213 Street MONTGOMERY AVENUE.

Town/City Kensington Election District \_\_\_\_\_

Nearest Cross Street KENT STREET.

Lot 1, 18, 19 Block 3 Subdivision KENSINGTON PARK.

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.<sup>00</sup>

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	2B. TYPE OF WATER SUPPLY
01 <input checked="" type="checkbox"/> WSSC	01 <input checked="" type="checkbox"/> WSSC
02 ( ) Septic	02 ( ) Well
03 ( ) Other _____	03 ( ) 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.

Sworn to and subscribed before me  
this 13 day of October, 1995.  
[Signature] \_\_\_\_\_

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:)

The Project is A FIRST FLOOR ADDITION OF A HALF ROUND BAY AND WRAPPING PORCH ON THE NORTHEAST FACADE. THIS ADDITION IS INTENDED TO MINIMIZE DISRUPTION OF THIS SIDE OF THE HOUSE AND ALL DETAILING AND MATERIALS WILL BLEND WITH THE STRUCTURE AS IF IT WERE ORIGINAL CONSTRUCTION. IMPACT ON THE EXISTING SETTING WILL BE MINIMUM, IF AT ALL.

(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  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

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 was constructed approximately 1892 for the  
Townsend Family to a design by Washington Architect Edward Wolz.  
This house is a primary resource in the Kensington Historic District.  
The property directly abuts the property of the original Warner  
Mansion which is the heart of the district. The original house  
had a front porch which was removed in 1945 when the house was  
restyled in the Georgian mode.

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

The project is a first floor  
addition of a half round bay and wrapping porch on the northeast  
facade. This addition is intended to minimize disruption of this  
side of the house and all detailing and materials will blend with  
the structure as if it were original construction. Impact on the  
existing setting will be minimum, if at all.

9210130063

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Half round bay and wrapping porch with painted  
wood framing and trim to match existing structure. Roof  
slopes and materials will match existing.

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

All parts will match.

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

One (1) and Two (2)

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
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 Ray & Ilene Shulman  
Address 10221 Montgomery Avenue  
City/Zip Kensington, Md. 20895
2. Name Wayne & Elizabeth Koontz  
Address 10200 Kensington Parkway  
City/Zip Kensington, Md. 20895



3. Name Circle Manor Nursing Home  
Address 10231 Carroll Place  
City/Zip Kensington, Md. 20895

4. Name Helen Miller  
Address 10211 Montgomery Avenue  
City/Zip Kensington, Md. 20895

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

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

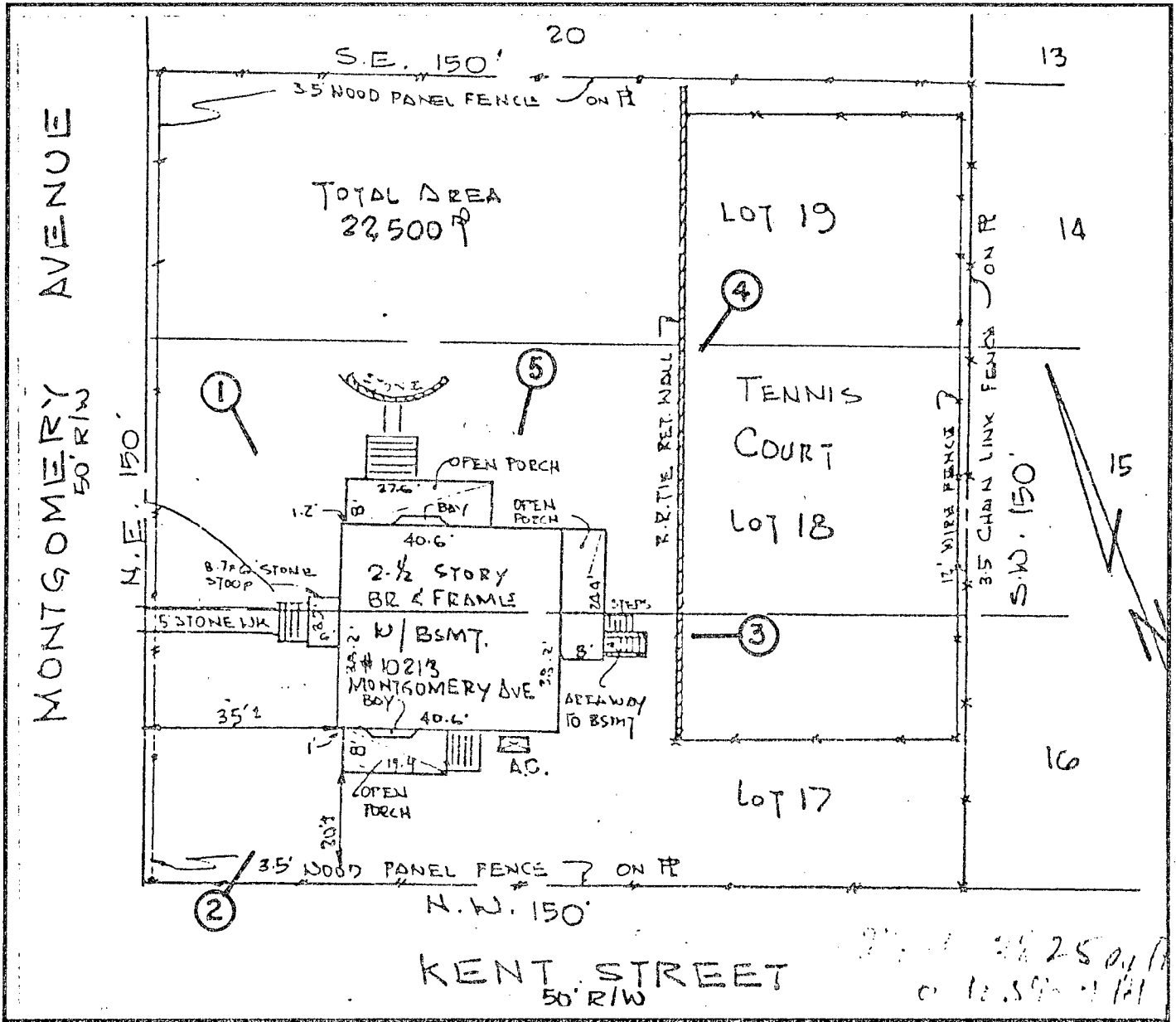
7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

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

1757E

**LITTLE + ARCHITECTS**

3504 Farragut Avenue  
 Kensington  
 Maryland 20895  
 301 949 8800



McPherson Residence  
 10213 Montgomery Avenue  
 Kensington, Maryland 20895

Lots 17, 18, 19 Block 3  
 Scale 1" = 30'-0"

**LITTLE +** ARCHITECTS

3504 Farragut Avenue  
Kensington  
Maryland 20895  
301 949 8800



1. Northwest Corner - Front Elevation - Montgomery Avenue :

**LITTLE +** ARCHITECTS

---

*3504 Ferragut Avenue  
Kensington  
Maryland 20895  
301 949 8800*



2. Southwest Corner - Kent Street

**LITTLE +** ARCHITECTS

3504 Farragut Avenue  
Kensington  
Maryland 20895  
301 949 8800



3. East Elevation - Rear

**LITTLE +** ARCHITECTS

3504 Farragut Avenue  
Kensington  
Maryland 20895  
301 949 8800



4. Northeast Elevation

**LITTLE +** ARCHITECTS

3504 Farragut Avenue  
Kensington  
Maryland 20895  
301 949 8800



5. North Elevation

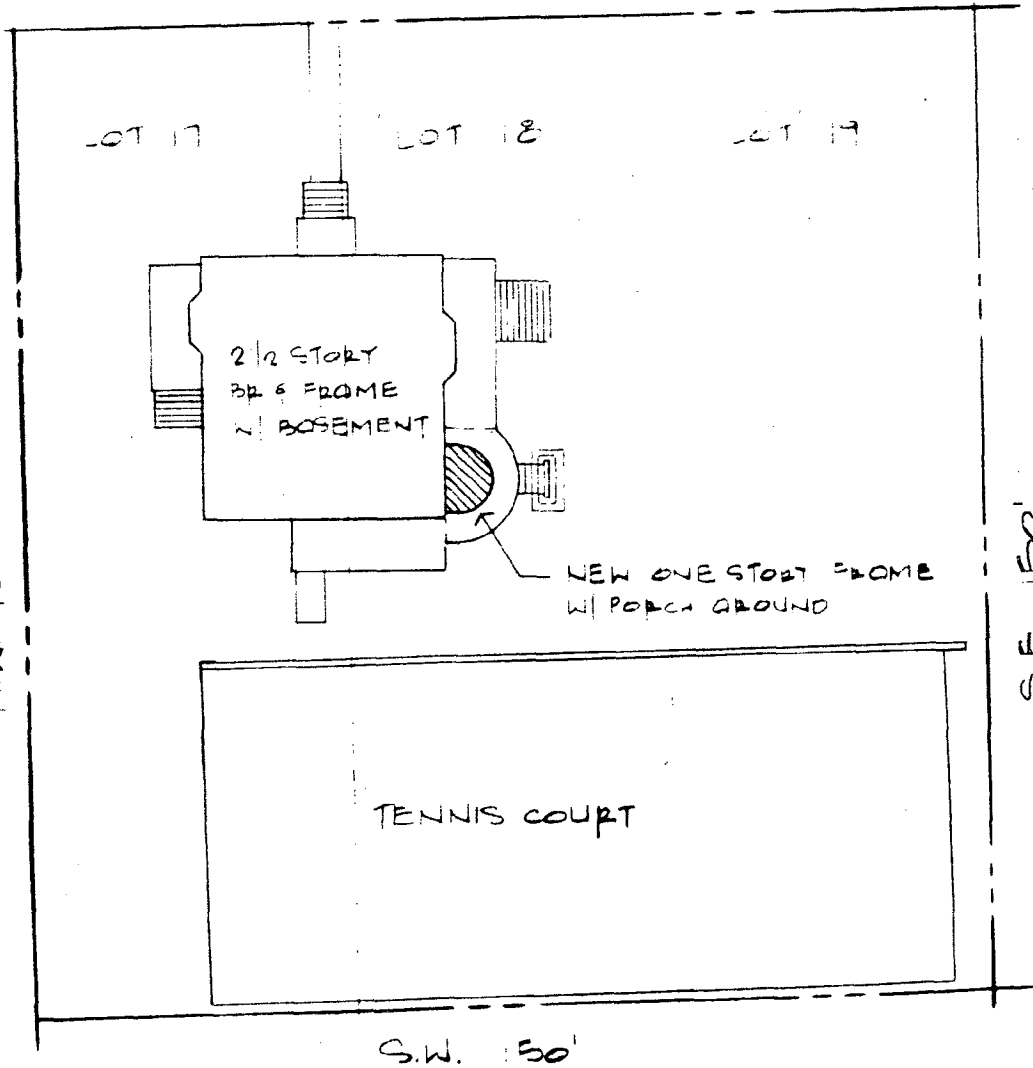
MONTGOMERY AVENUE

N.E. 150

KENT STREET

N.W. 150

S.E. 150



2  
LOT 18

SITE PLAN

10213 MONTGOMERY AVENUE

150'-0"

LOTS 17, 18, 19 - BLOCK 3



EXISTING DINING

EXISTING PORCH

BREAKFAST

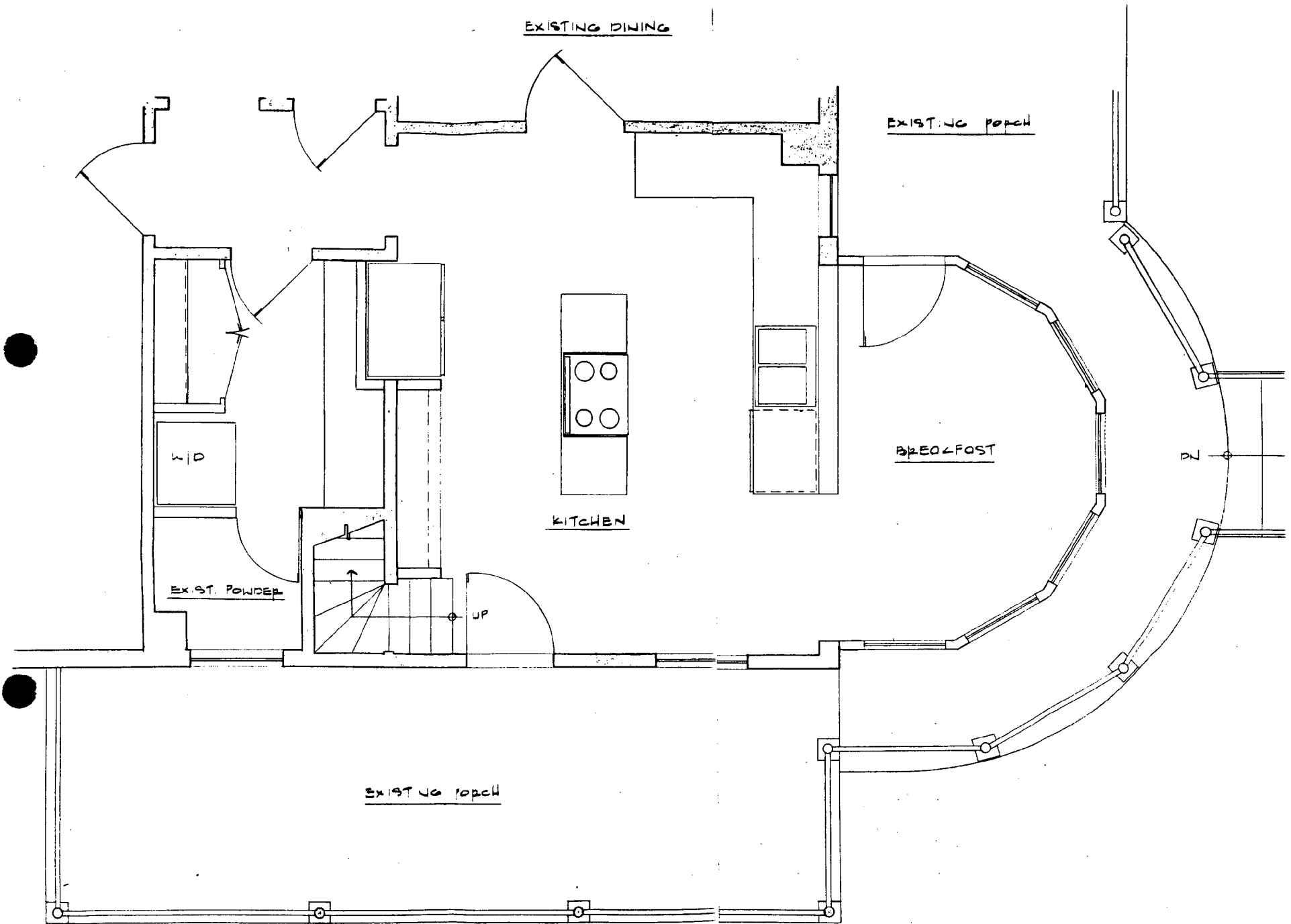
KITCHEN

W/D

EXIST. POWDER

UP

EXISTING PORCH





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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