

31/6 10304 Montgomery Ave.  
OM 11-88

Sent 3/14/88



Historic Preservation Commission  
100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1018853

NAME OF PROPERTY OWNER Jeffrey P. & Gloria E. Capron TELEPHONE NO. (301) 933-3992  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10304 Montgomery Ave Kensington Maryland STATE 20895 ZIP

CONTRACTOR same TELEPHONE NO. same  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

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

LOCATION OF BUILDING/PREMISE

House Number 10304 Street Montgomery Ave.

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

Nearest Cross Street \_\_\_\_\_

Lot 12, 13, 14 Block 2 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	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \$125,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
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.

2/22/88  
Date

Signature of owner or authorized agent (agent must have signature notarized on back)

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APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 3/10/88

APPLICATION/PERMIT NO: OM 11-88 FILING FEE: \$ \_\_\_\_\_

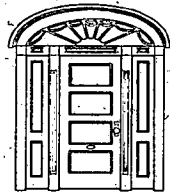
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

*Gloria Capron  
Interior Design*



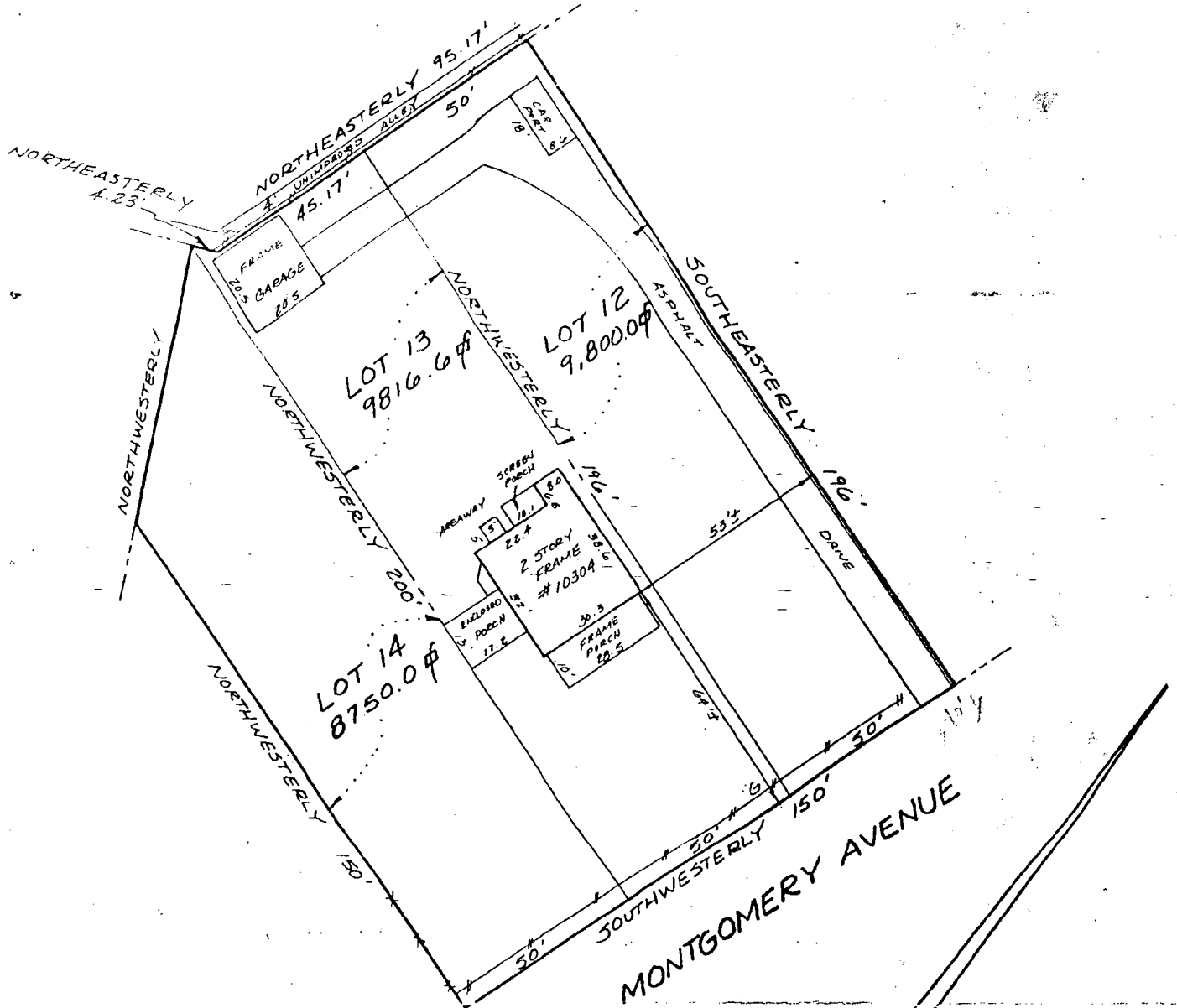
*PHOTOS*

10304 Montgomery Avenue Kensington, Maryland 20895 301-933-0140

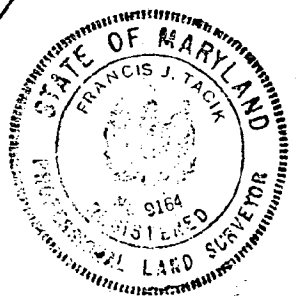




NOTE: This location for title purposes only and not to be used for determining property lines. Property Corner Markers Not guaranteed by this location.

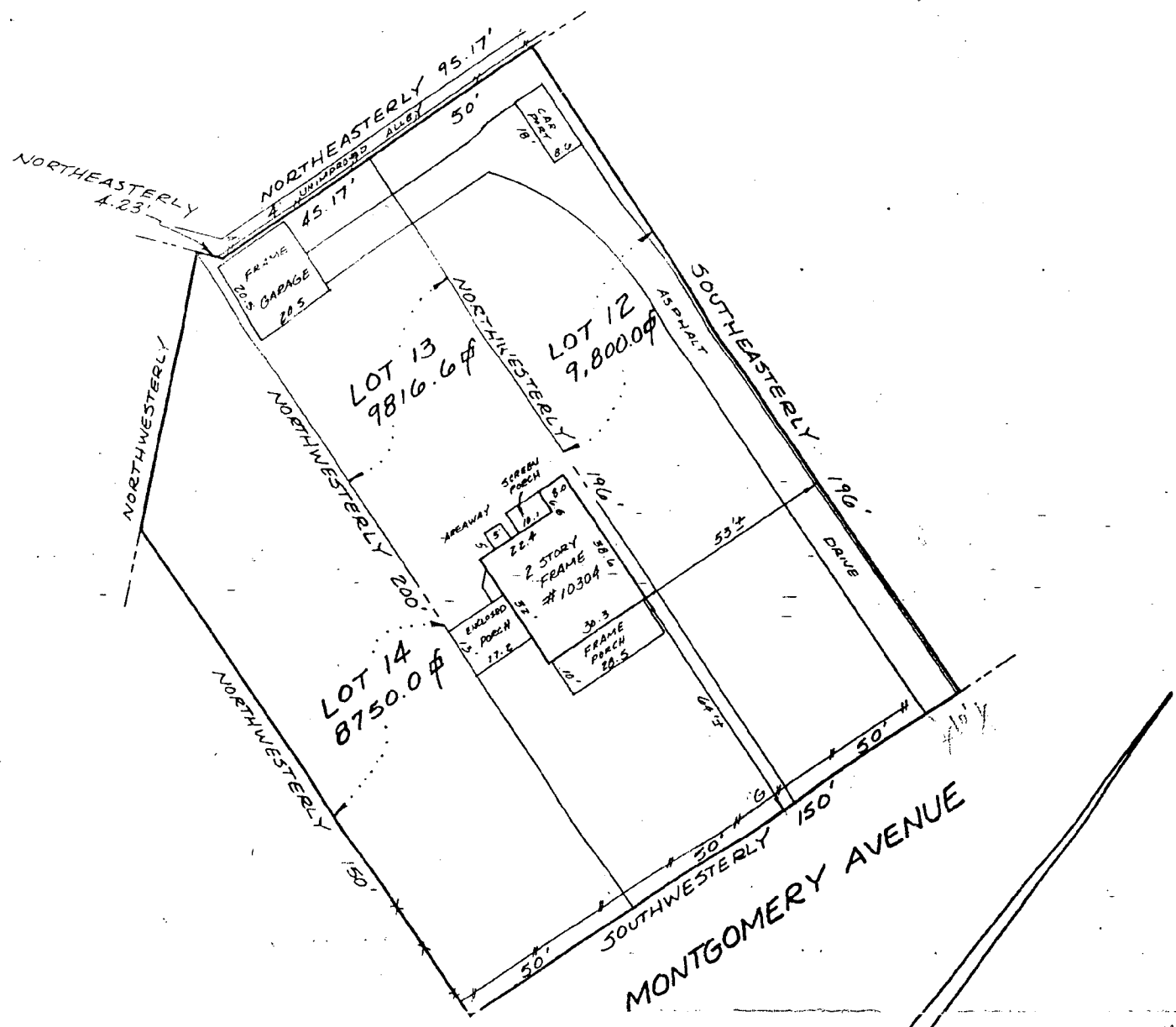


LOCATION OF HOUSE  
 LOTS 12, 13 & 14 BLOCK 2  
**KENSINGTON PARK**  
 MONTGOMERY COUNTY, MD.

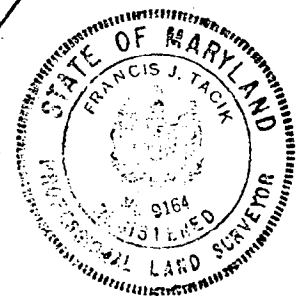


<b>SURVEYOR'S CERTIFICATE</b>  THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED IN PG. B NO. 4 AS RECORDED AMONG THE LAND RECORDS OF MONT. CO. MD.  <i>Francis J. Tacik</i> REGISTERED LAND SURVEYOR MD# 9164	<b>REFERENCES</b>  PLAT BK. <i>C</i>  PLAT NO. <i>4</i>	<b>SNIDER, BLANCHARD, LAUGHLAND &amp; TACIK, INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS  10 East Church Street Frederick, MD 21701 (301) 662-4500	
	LIBER  FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: <i>3-29-85</i> BOUNDARY:	SCALE: <i>1" = 40'</i> DRAWN BY: <i>CEW</i> JOB NO.: <i>85-358</i>

NOTE: This location for title purposes is not to be used for determining property lines. Property Markers Not guaranteed by this location.



LOCATION OF HOUSE  
 LOTS 12, 13 & 14 BLOCK 2  
**KENSINGTON PARK**  
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Town of Kensington historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 10304 Mont. Ave

d. Property owner's name, address and phone number:

Jeffrey P & Gloria E. Capron  
10304 Mont Ave Kensington MD  
(h) 933 3992 (w) \_\_\_\_\_

e. Is this property a contributing resource within the historic district? Yes  No

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No

II. Description of work proposed

a. Briefly describe proposed work: revisions to original plans which were approved. This plan calls for a second story to addition

b. Is this work on the front, rear, or side of the structure?

c. Is the work visible from the street? yes

d. What are the materials to be used?

Same as existing house

e. Are these materials compatible with existing materials? How? If not, why?

yes



III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

*2*

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

*meets all criteria*

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

*two LAC members felt the roof addition should be hip.*

Date on which application received: Feb 22 1988

Date of LAC meeting at which application was reviewed: March 7 1988

Form completed by: K.L. Raymont Title: LAC member

Member of: Kensington LAC

Date: March 8 1988



REAR ELEVATION

SCALE 1/4" = 1'-0"



NEW ASPHALT SHINGLE ROOFING  
TO MATCH COLOR AND SIZE  
OF EXISTING, TYP.

NEW STONE CHIMNEY  
SEE PLAN FOR  
LOCATION

NEW SIDING TO  
MATCH AND ALIGN  
WITH EXIST.

PROPOSED PORCH ADDITION

NEW ASPHALT SHINGLE ROOFING  
TO MATCH COLOR AND SIZE  
OF EXISTING, TYP.

NEW RAIL AND POSTS  
TO MATCH EXISR.  
TYP.

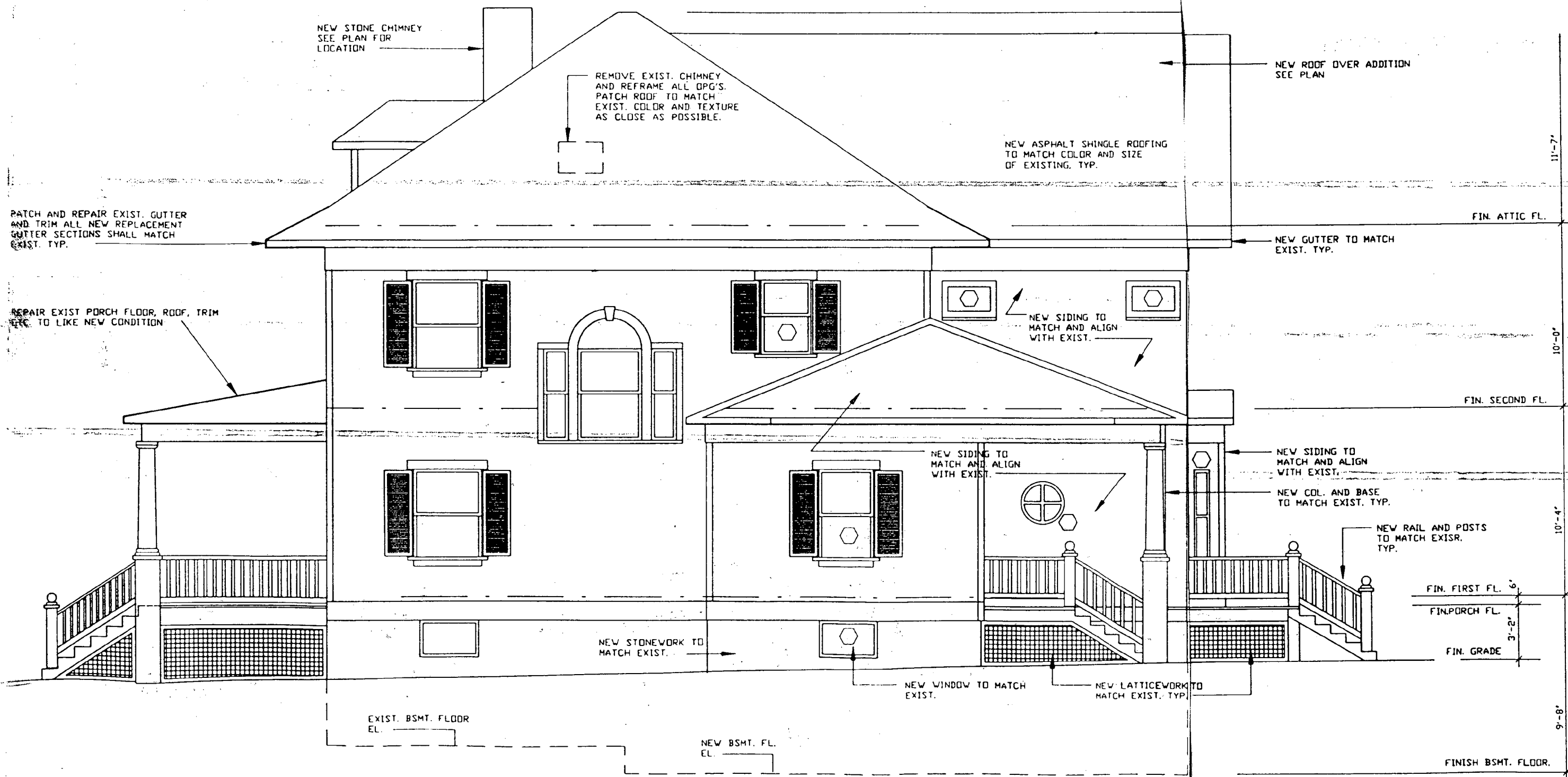
LEFT SIDE ELEVATION  
SCALE = 1/4" = 1'-0"

LATTICE, RAILING, COL'S  
TO MATCH EXISTING

ROOF APEX



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



NEW STONE CHIMNEY  
SEE PLAN FOR  
LOCATION

REMOVE EXIST. CHIMNEY  
AND REFRAME ALL DPG'S.  
PATCH ROOF TO MATCH  
EXIST. COLOR AND TEXTURE  
AS CLOSE AS POSSIBLE.

NEW ASPHALT SHINGLE ROOFING  
TO MATCH COLOR AND SIZE  
OF EXISTING. TYP.

NEW ROOF OVER ADDITION  
SEE PLAN

PATCH AND REPAIR EXIST. GUTTER  
AND TRIM ALL NEW REPLACEMENT  
GUTTER SECTIONS SHALL MATCH  
EXIST. TYP.

NEW GUTTER TO MATCH  
EXIST. TYP.

REPAIR EXIST PORCH FLOOR, ROOF, TRIM  
ETC. TO LIKE NEW CONDITION

NEW SIDING TO  
MATCH AND ALIGN  
WITH EXIST.

NEW SIDING TO  
MATCH AND ALIGN  
WITH EXIST.

NEW SIDING TO  
MATCH AND ALIGN  
WITH EXIST.

NEW COL. AND BASE  
TO MATCH EXIST. TYP.

NEW RAIL AND POSTS  
TO MATCH EXISR.  
TYP.

NEW STONEWORK TO  
MATCH EXIST.

NEW WINDOW TO MATCH  
EXIST.

NEW LATTICEWORK TO  
MATCH EXIST. TYP.

EXIST. BSMT. FLOOR  
EL.

NEW BSMT. FL.  
EL.

FIN. FIRST FL. 6"

FIN. PORCH FL. 3'-2"

FIN. GRADE 3'-2"

FINISH BSMT. FLOOR. 9'-8"

11'-7"

10'-0"

10'-4"

9'-8"

RIGHT SIDE ELEVATION

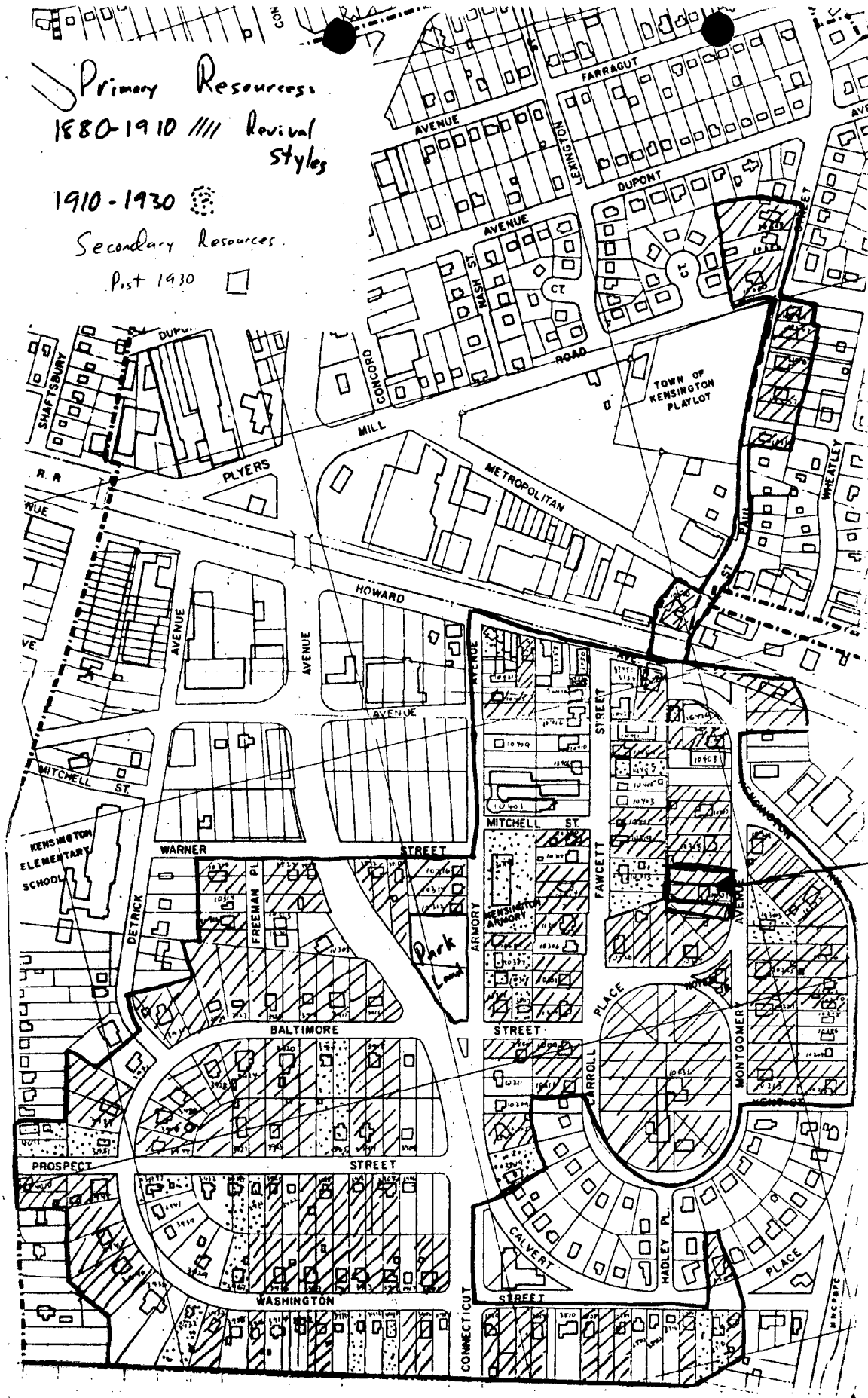
SCALE 1/4" = 1'-0"

Primary Resources  
1880-1910 /// Revival  
Styles

1910-1930

Secondary Resources

Post 1930



10304 Montgomery  
Capron

# ENCLOSURE:

see note for submitted  
with final plans

These are preliminary drawings intended to revise the original plans for the Capron property. We will review these at our next meeting.

Saloman 2/19 - OK

Saul 2/19 approved

Birchby 20<sup>th</sup> Feb - approved - PMB

Raufaste 21 Feb can not approve as I need to look at plans we already approved to compare.

Little - 23 Feb - I believe NEW roofs should be hipped to existing roofs - this would diminish the scale of the rear addition

Dampster - I think the mass of the roof on the rear addition detracts from the main structure's appearance as a primary form.

2/24/88

These are the final plans for the addition to the Capron property. Earlier this month we circulated preliminary drawings of this proposed revision to the original plans. I have included the preliminary drawings and members' comments in this packet. Please review for our next meeting on March 7.

Salomon - 2/25/88 abstains

Saul 2/26/88 approve

Birchby Have no place to lay all this out & explain it. I'd rather go over it with the full committee. PMS 2/28/88

Raufaste Have seen 3/1/88

Little - I think the rear addition should have a hip roof to serve the main house - However, I would not reject the submission on these grounds 3-7-88

~~Overall~~ I agree with Don, that another treatment of the roof addition's roof would be preferable, however overall I like the additions.  
approve 3/7/88



10304 Montgomery Avenue  
Kensington, MD 20895  
February 22, 1988

Mr. Andrew Demster  
Chairman--LAC  
3611 Farragut Street  
Kensington, MD 20895

Re: Residence of Jeffery P. & Gloria E. Capron  
10304 Montgomery Avenue, Kensington, MD 20895

Dear Mr. Demster:

Thank you for taking the time last week to discuss our project. As you know, we have before the LAC a set of architectural plans which reflect revisions to a set of plans earlier submitted to your group (which earlier plans were approved both by your group and by the Montgomery County Historic Preservation Commission).

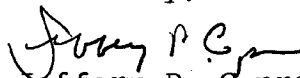
The revisions are substantially identical to the original plans in respect of the basement and first level, but reflect the addition of a second story and certain correlating changes in roof styles, etc.

I am told by our contractor, Mr. Craig Patterson (622-4982), that because of the particular needs associated with his scheduling of the work, he must begin as soon as possible the excavation for the foundation and footings for the new construction. Inasmuch as we have an approved plan and our revisions do not change these plans for the excavation and footings in any substantial way, we would like and plan to attempt to accommodate his request by commencing the excavation and foundation work on his schedule. This could occur before the scheduled meeting dates for the LAC of March 7 and for the HPC of March 17.

This is, as we discussed today, but I wanted to confirm it to you in writing so that you would have a copy for your record.

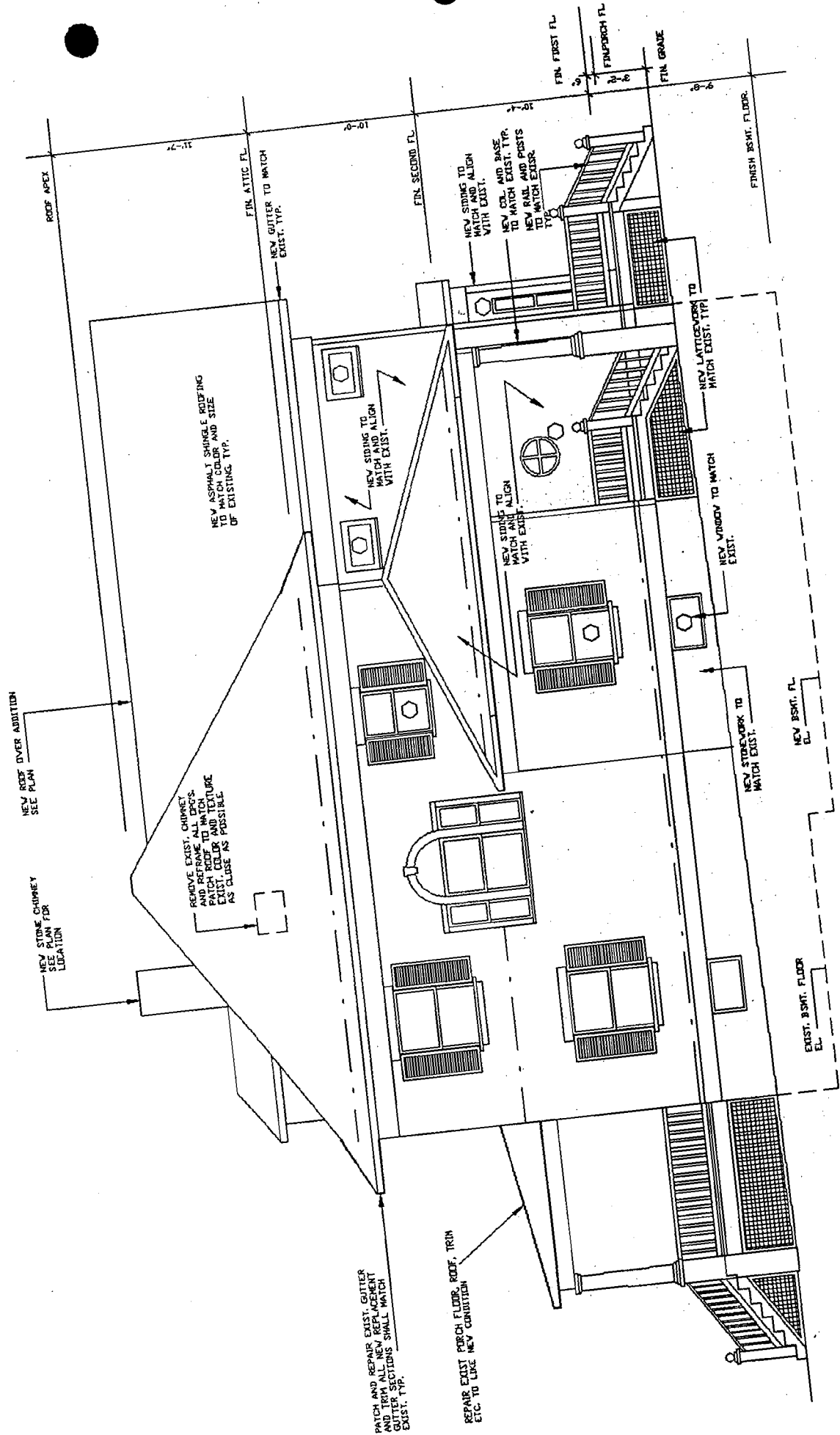
Please let me know if my understanding is accurate.

Sincerely,

  
Jeffery P. Capron

/mjb

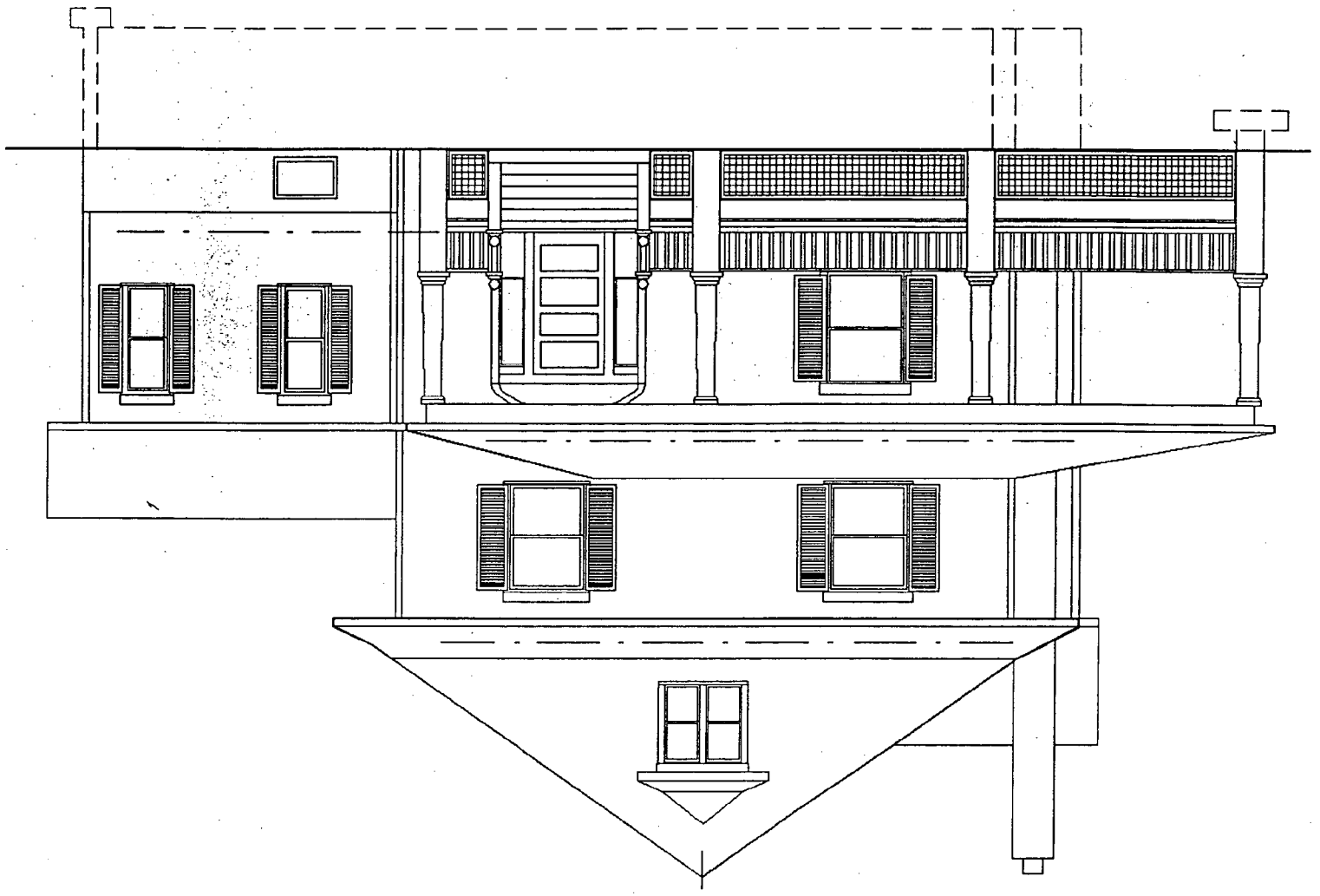
cc: Craig Patterson  
Gloria E. Capron



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

1/8" = 1'0"

FRONT ELEVATION





*REAR ELEVATION*

*SCALE : 1/8" = 1'-0"*

original approved plan

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the KENSINGTON historic district.

b. This is a Master Plan / Atlas historic district (circle one).

c. Address of Property: 10304 MONTGOMERY AVE  
KENSINGTON, MD.

d. Property owner's name, address and phone number:

JEFFREY & GLORIA CAPRON

ABOVE

(h) 933-3992 (w) 933-0140

e. Is this property a contributing resource within the historic district? Yes  No

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No

II. Description of work proposed

a. Briefly describe proposed work:

ADDITION ON REAR

b. Is this work on the front, rear, or side of the structure?

c. Is the work visible from the street? YES

d. What are the materials to be used? WOOD SIDING, WOOD TRIM,  
ASPHALT SHINGLE ROOFING, STONE FOUNDATION

e. Are these materials compatible with existing materials? How? If not, why? YES, SAME

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

1), 2),

4 for

2 against (QUESTIONED PROPORTIONS OF GLAZING @ SIDE AS RELATED ADDITION)

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: 11.30.87

Date of LAC meeting at which application was reviewed: 12.7.87

Form completed by: Donald H. Little Title: CHRMN

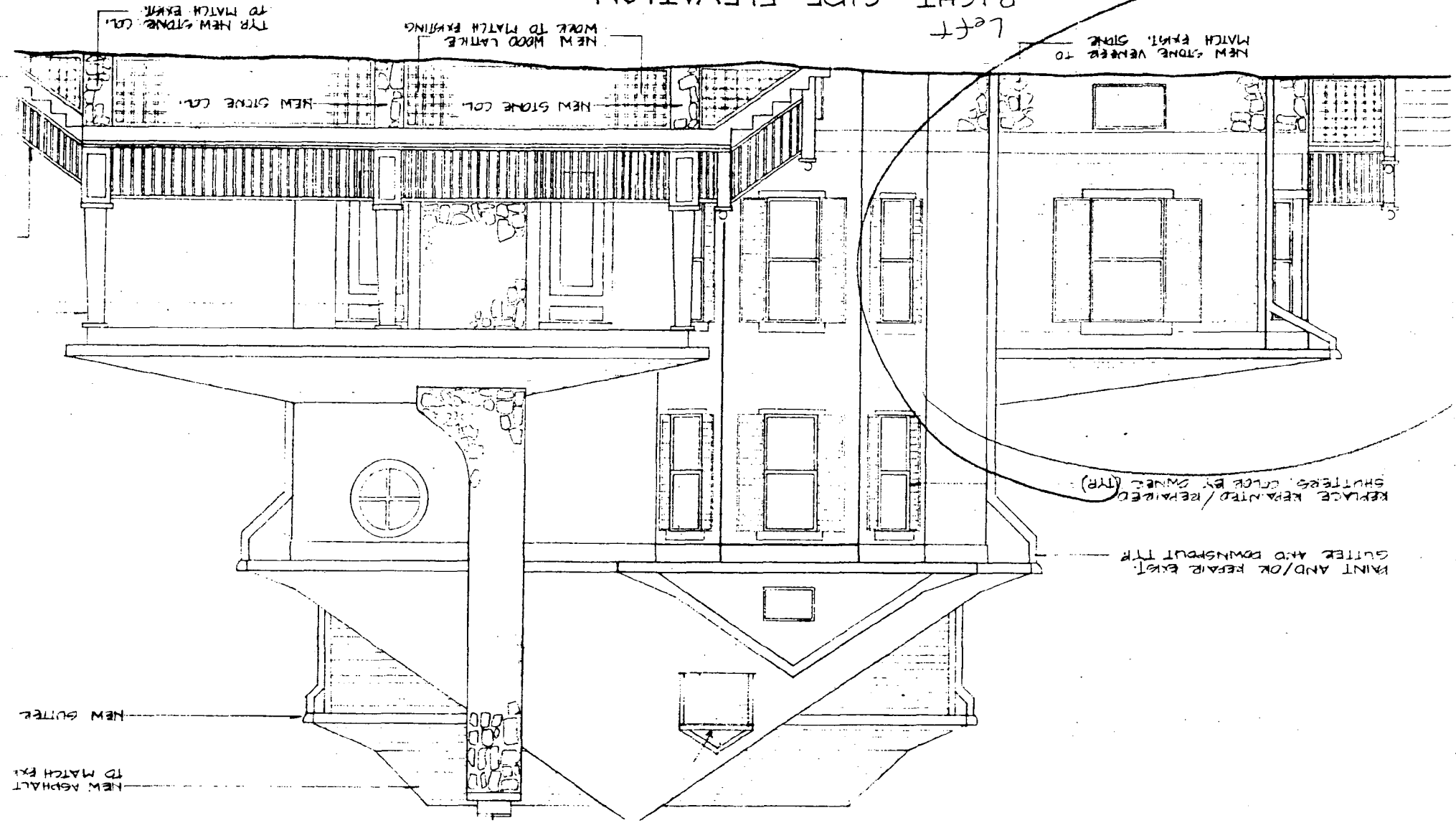
Member of: KENSINGTON LAC

Date: 12.9.87

RIGHT SIDE ELEVATION

1/4" = 1'-0"

Left



NEW ASPHALT TO MATCH EXIST.  
NEW GUTTER

PAINT AND/OR REPAIR EXIST.  
GUTTER AND/OR DOWNSPOUT TR.  
REPLACE REPAIRED/REPAIRED (TR)  
SHUTTERS, GULLY BY OWNER (TR)

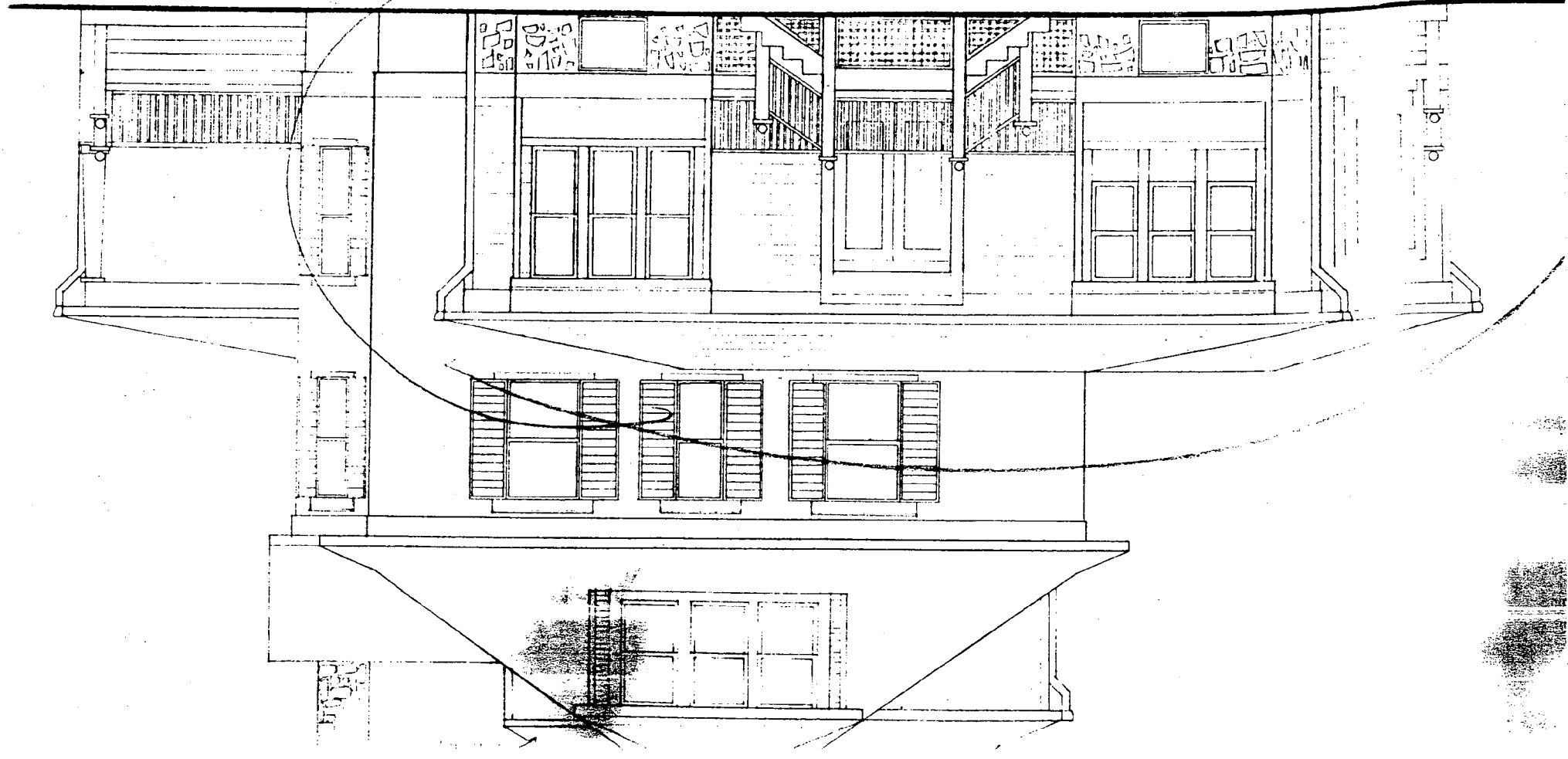
NEW STONE VENEER TO  
MATCH EXIST. STONE

NEW WOOD LATTICE  
WORK TO MATCH EXISTING

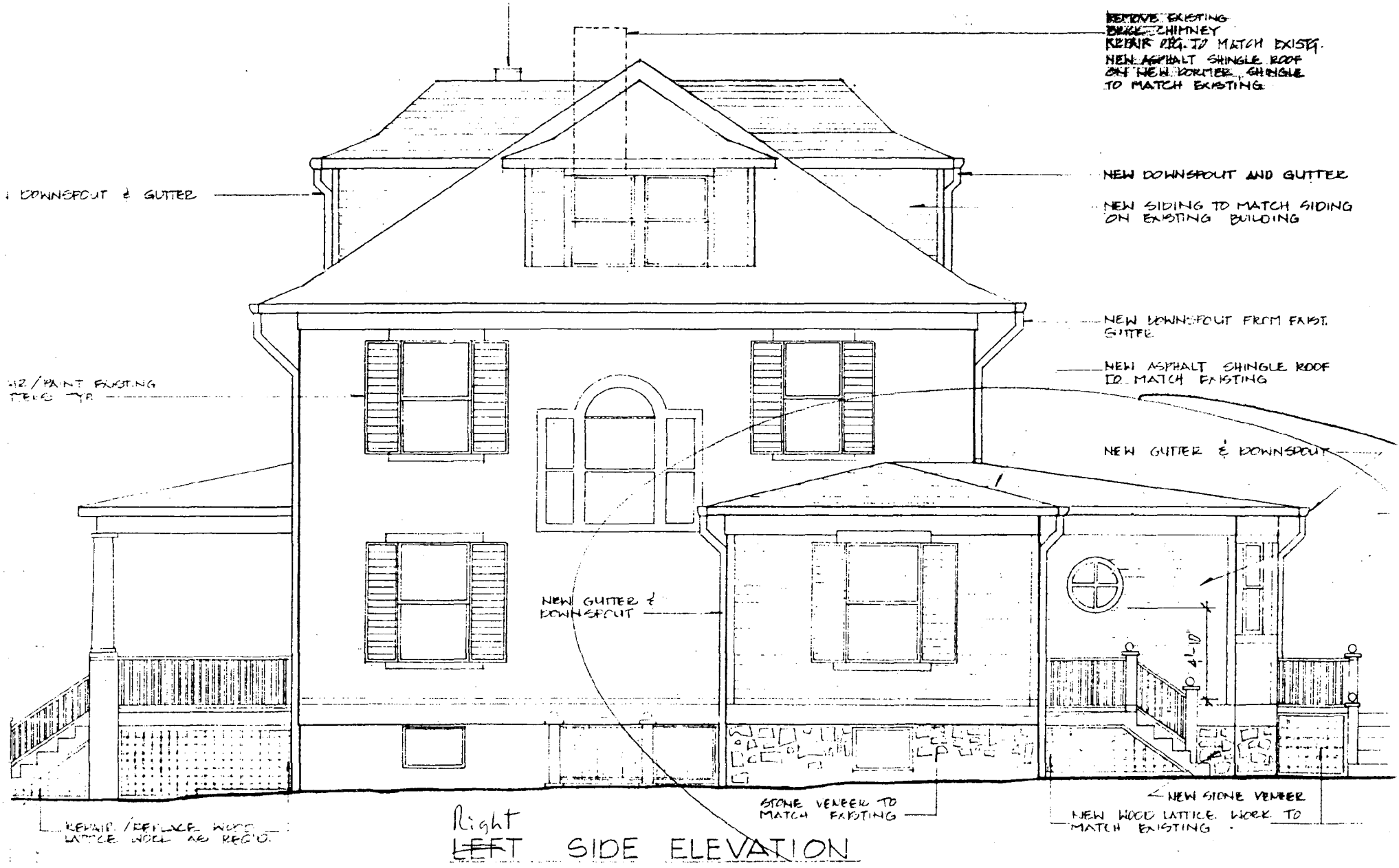
NEW STONE COL.  
NEW STONE COL.

TR NEW STONE COL.  
TO MATCH EXIST.

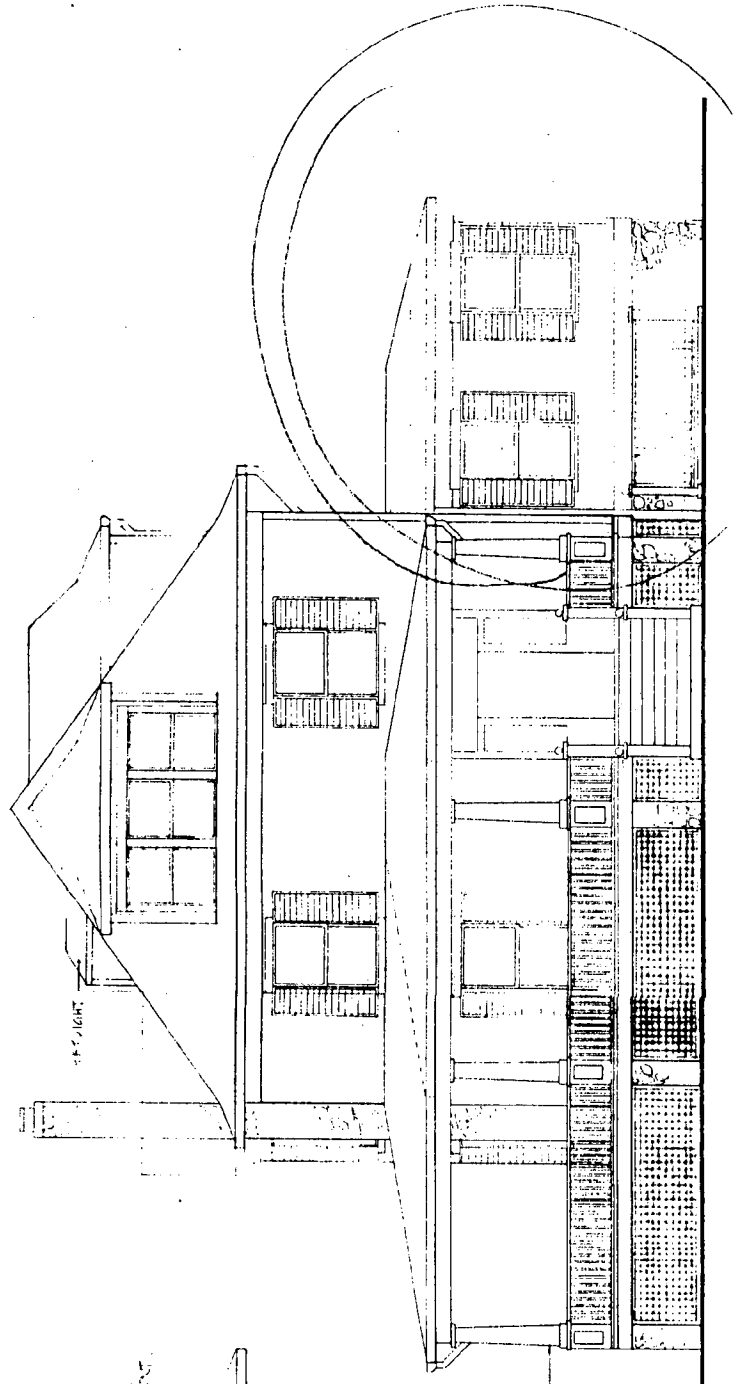
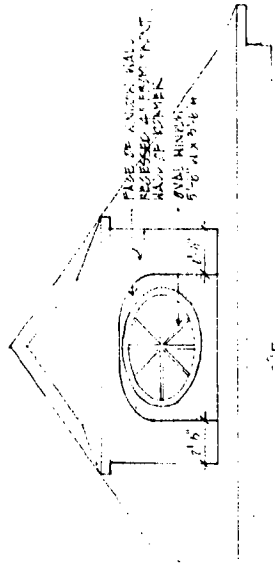
REAR ELEVATION  
1/4" = 1'-0"







Right  
LEFT SIDE ELEVATION



NEW COLUMN TYPICAL TO MATCH EXISTING

FRONT ELEVATION

