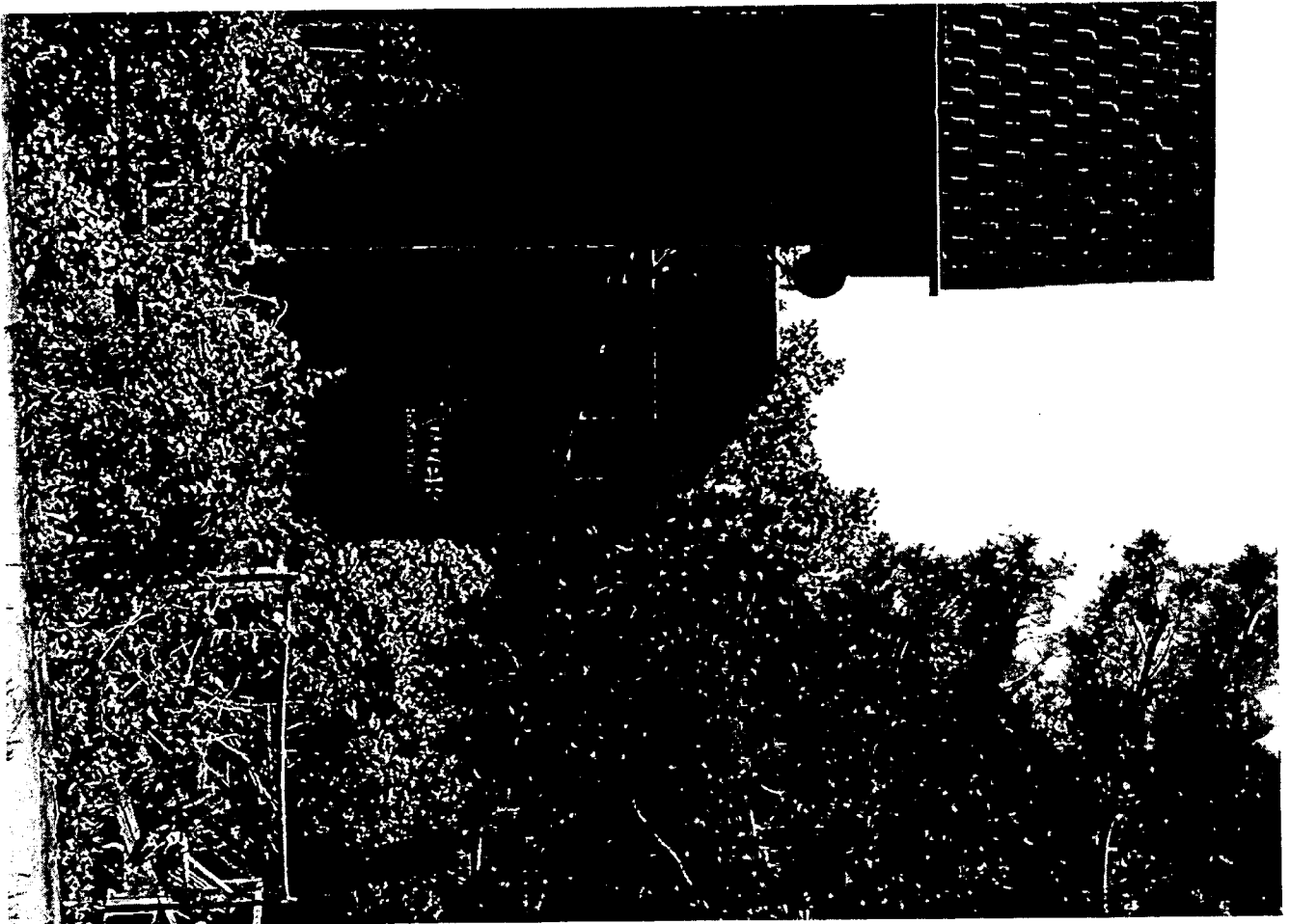


3106-05M 10314 Armory Ave  
Kensington Historic District

F 11



Addition





10510 Armory Tree Rem.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2005

MEMORANDUM

TO: Stephen & Anna McHale  
10314 Armory Ave, Kensington

FROM: Tania Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #388267

---

Your Historic Area Work Permit application for tree removal and fence installation was **Approved with Conditions** by the Historic Preservation Commission at its July 27, 2005 meeting.

When you file for your building permit at DPS, you must take with you the enclosed forms. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director  
FROM: Tania Tully, Senior Planner <sup>TGT</sup>  
Historic Preservation Section  
SUBJECT: Historic Area Work Permit #388267

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions.**

1. For each tree to be removed, one tree from Montgomery County's native species list that is equal to or superior to the removed trees in terms of species quality, shade potential, and other characteristics (min. 3" caliper deciduous or 6' high evergreen) will be planted on the property.
2. The fencing will not be higher than 4' in the front or side yard. It will step up at the rear plane of the house on the adjacent property.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Stephen & Anna McHale

Address: 10314 Armory Ave, Kensington

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANNA MCHALE

Daytime Phone No.: 301 949 1611

Tax Account No.: 16 13 01024353

Name of Property Owner: STEPHEN ANNA MCHALE Daytime Phone No.: 301 949 1611

Address: 10314 ARMORY AVE KENSINGTON MD 20895  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 10314 Street: ARMORY AVE

Town/City: KENSINGTON Nearest Cross Street: WARNER

Lot: 2 Block: 4 Subdivision: 15 DETRICKS

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

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Retire
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: TREE REMOVAL

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### 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

3A. Height 6 feet 5 inches first 8 feet length 4 foot

3B. 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

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.

Anna Mchale  
Signature of owner or authorized agent

6/21/05  
Date

Approved: with conditions For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 7/27/05

Application/Permit No. 388267 Date Filed \_\_\_\_\_ Date Issued \_\_\_\_\_

Ldt: 6/21/05

**SEE REVERSE SIDE FOR INSTRUCTIONS**

Tax No. 16 13 01024353  
10314 Armory Avenue  
Kensington, MD 20895

### Description of Work

#### *Removal of two walnut trees and installation of a screening fence.*

16  
✓  
We plan to remove two walnut trees that have grown up along the side fence on the north side of our property between our house and 10316 Armory Avenue. The larger tree has a diameter of 11 inches; the smaller tree has a diameter of 6 inches. The trees are poorly formed and have overgrown the space, rubbing against the walls of both houses and overhanging the roofs and gutters. The power and telephone lines coming to 10316 Armory Avenue pass through the branches of the trees and have been pulled down in high winds causing a dangerous condition. In addition, because of the poison spread by the walnuts, we can grow nothing around them. Mr. Edward Mulheron, a certified arborist, has recommended that the trees be removed because of their "limited growth area" and the proximity to the houses. A copy of Mr. Mulheron's letter is attached. Following removal of the trees, we plan to landscape the area with low-level shrubbery.

We also plan to install a screening fence along part of the north side of our property. In the 19 years we have lived in our house, 10316 Armory Avenue has been a rental property. The property has been poorly maintained and has often been an eyesore. While the current tenants are good neighbors and are making efforts to improve the property, our experience is such that we know that the property will again be allowed to deteriorate when the current tenants move on. There is insufficient space along much of the property line, particularly between the houses, to allow for effective screening with shrubbery, therefore we would like to install a screening fence.

Currently there is a 3-foot high chain link fence surrounding 10316 Armory. The fence extends along the sidewalk on Armory Avenue and from the sidewalk to the back of the property along the shared property line. We plan to install a 4-foot high picket fence from the sidewalk for the first 8-feet back from the sidewalk and then continue with a flat-board fence topped with lattice. This fence would be 6.5 feet high and would extend a further 104 feet back along the north property line. The fence would be constructed of 4x1 cedar-wood boards; the lattice would also be cedar. The picket fence would match fencing that exists on the south side of the property.

see drawing  
16 1/24/05

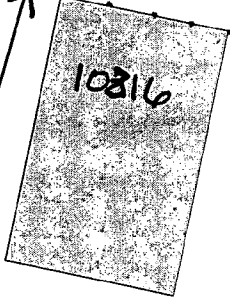
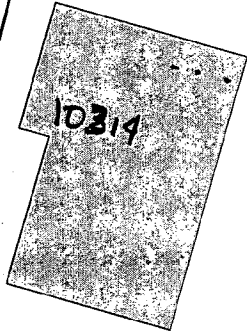
APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/29/15

Total Fence length  
not to exceed  
112 feet.

This  
section is  
wood privacy  
fencing not  
to exceed  
6 1/2' in height.

The height  
changes of the  
rear plane of  
10316 Armory.

This section of wood  
picket fence  
to match height of  
existing picket fence on  
the property, not to  
exceed 4' in height.



Notice:  
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by editing the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14,000 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.  
Copyright ©1998

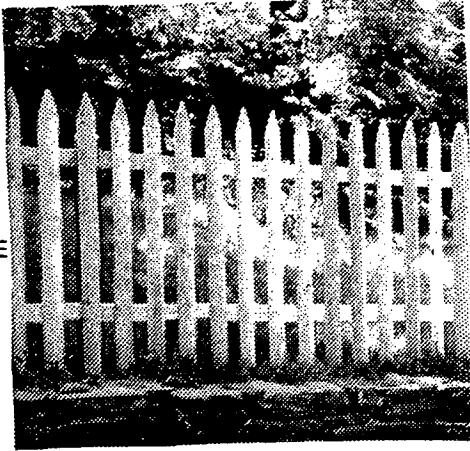


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
887 Georgia Avenue - Silver Spring, Maryland 20910-3100

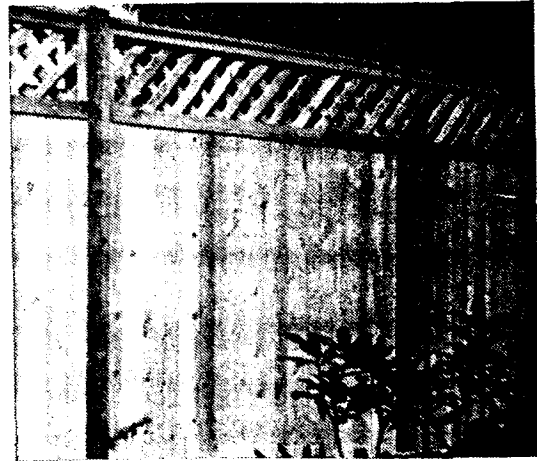
Casual User Application



**POTOMAC PICKET**



**FLATBOARD WITH  
LATTICE**



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/28/05

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED

---

---

---

---

---

---

---

---

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

SEE ATTACHED

---

---

---

---

---

---

---

---

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



10526 St. Paul Street, Kensington, MD 20895  
301-942-6700 Fax 301-942-6734

April 18, 2005

Anna McHale  
10314 Armory Avenue  
Kensington, Maryland 20895

Dear Ms. McHale,

Per your request, this letter is written regarding the 2 Walnut trees located at the right side of your house. The trees have a limited growth area, and are very close to the houses that they grow between. The trees are also conflicting with the fence, which will become a problem in the future.

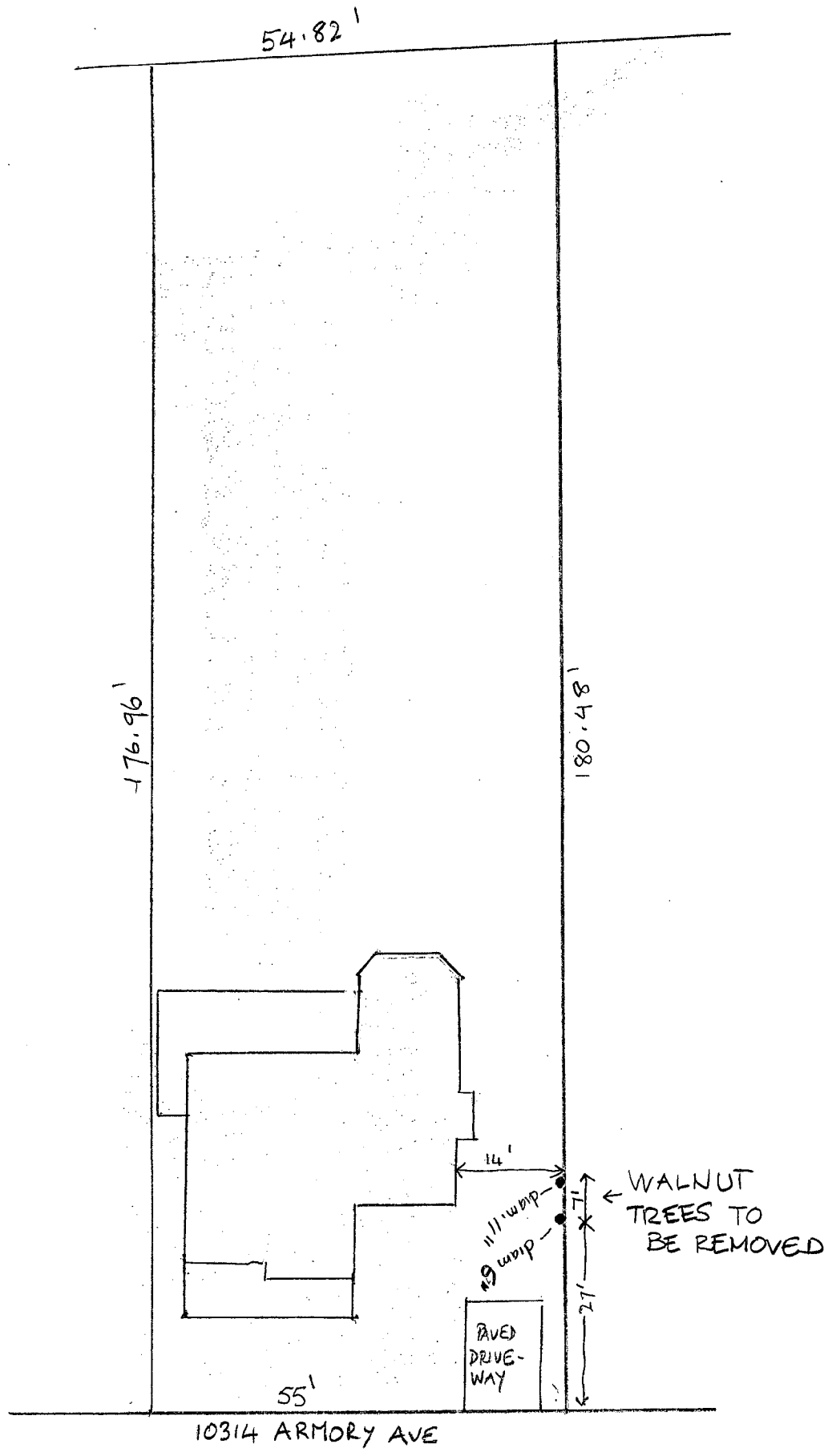
If you have any questions or need further clarification of this matter, please feel free to give us a call.

Sincerely,

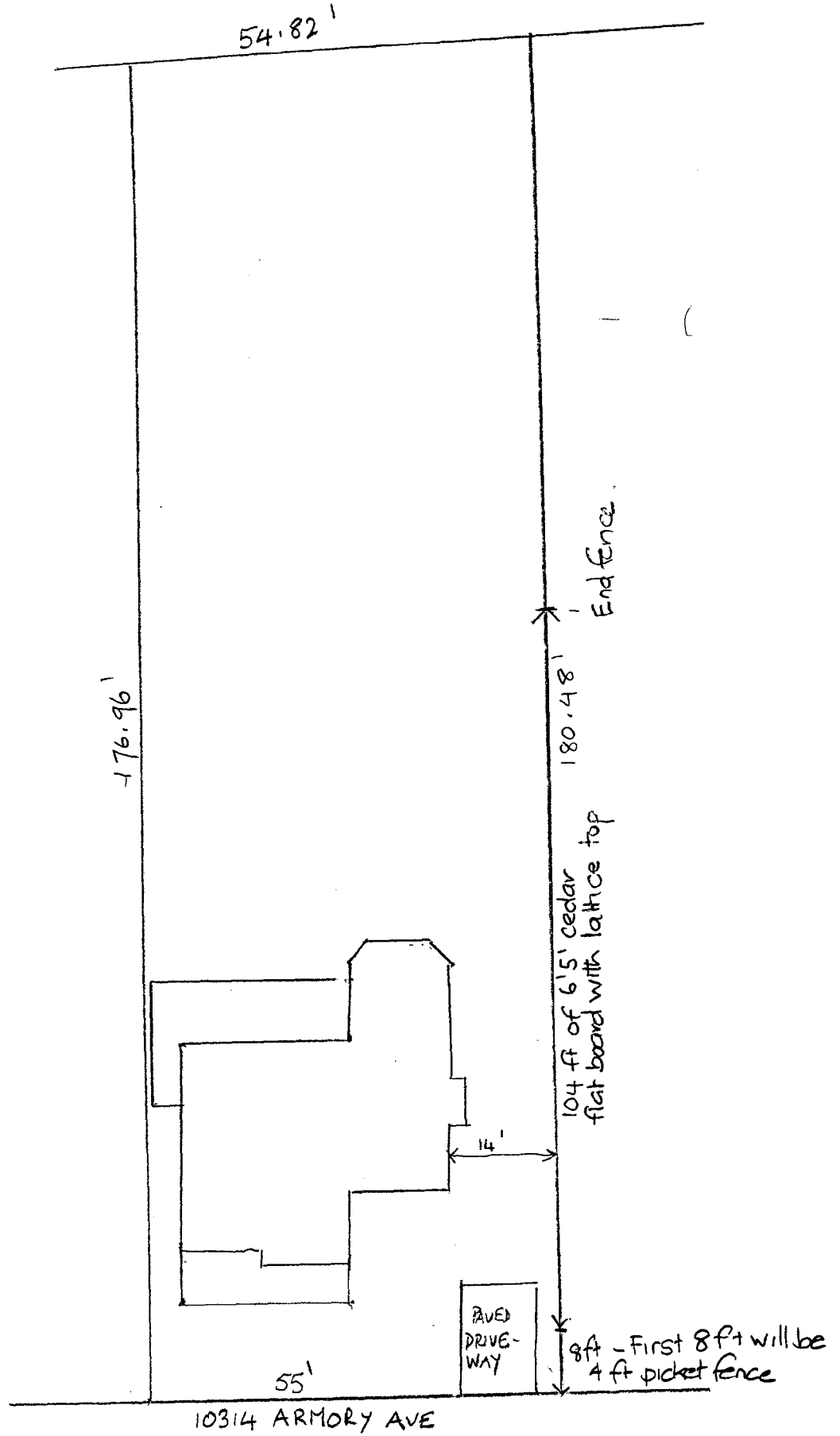
Edward Mulheron  
ISA Certified Arborist



1031 ...  
REMOVAL OF 2 WALNUT TREES



Plan for fence 10314 Armory Ave





View from street showing that the walnut trees have overgrown the space and cover the roofs of both houses.

Note also the power lines passing through them.

10314 Armory Ave and 10316 Armory Ave



10314 Armory Ave

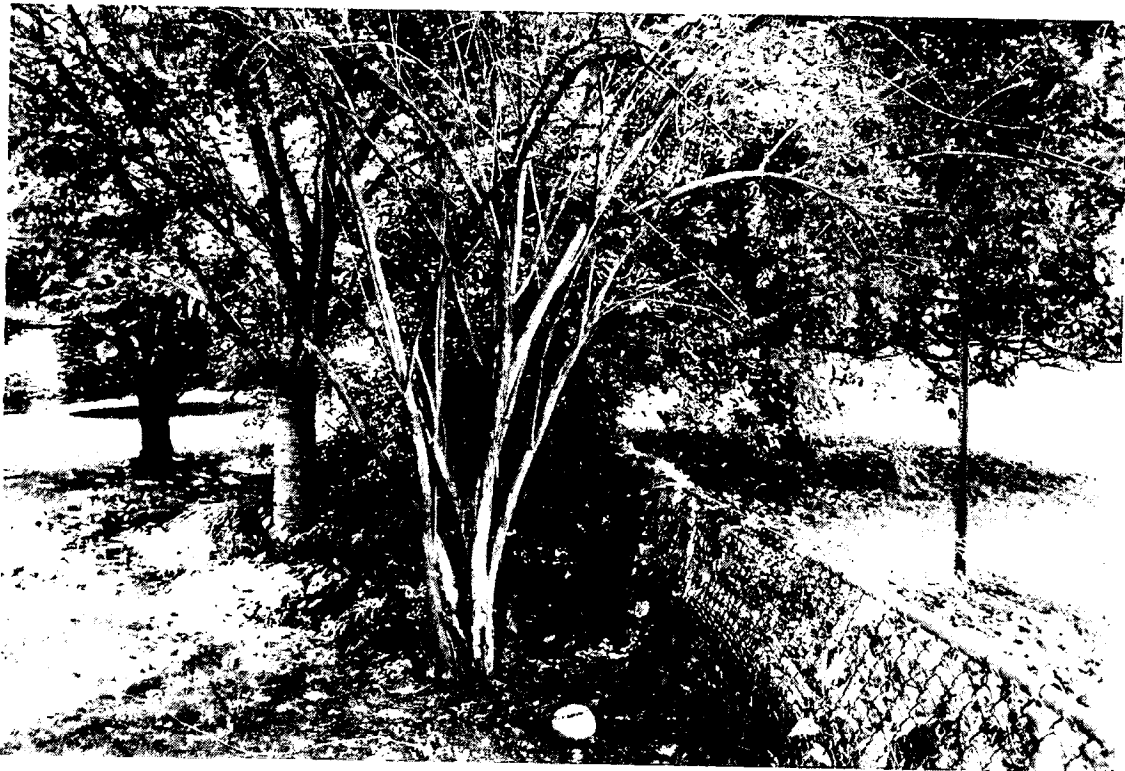


Walnut trees along fence line.  
Note that trees are touching  
both houses and power lines  
pass through them

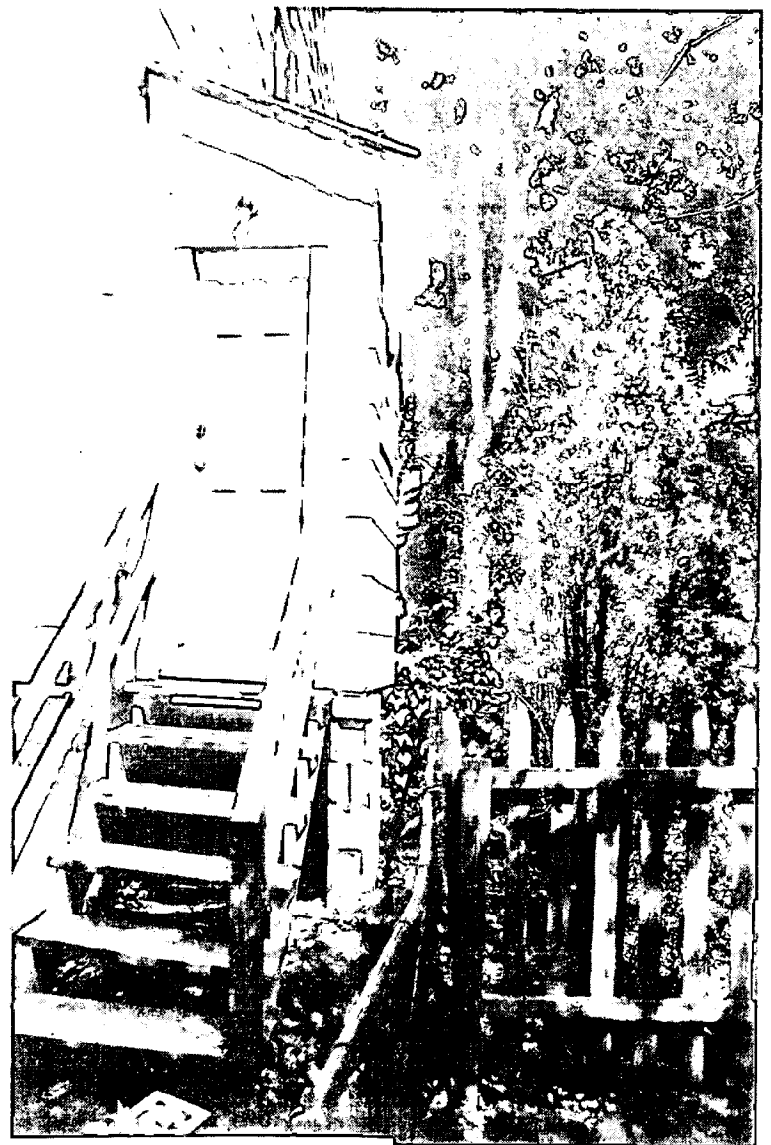




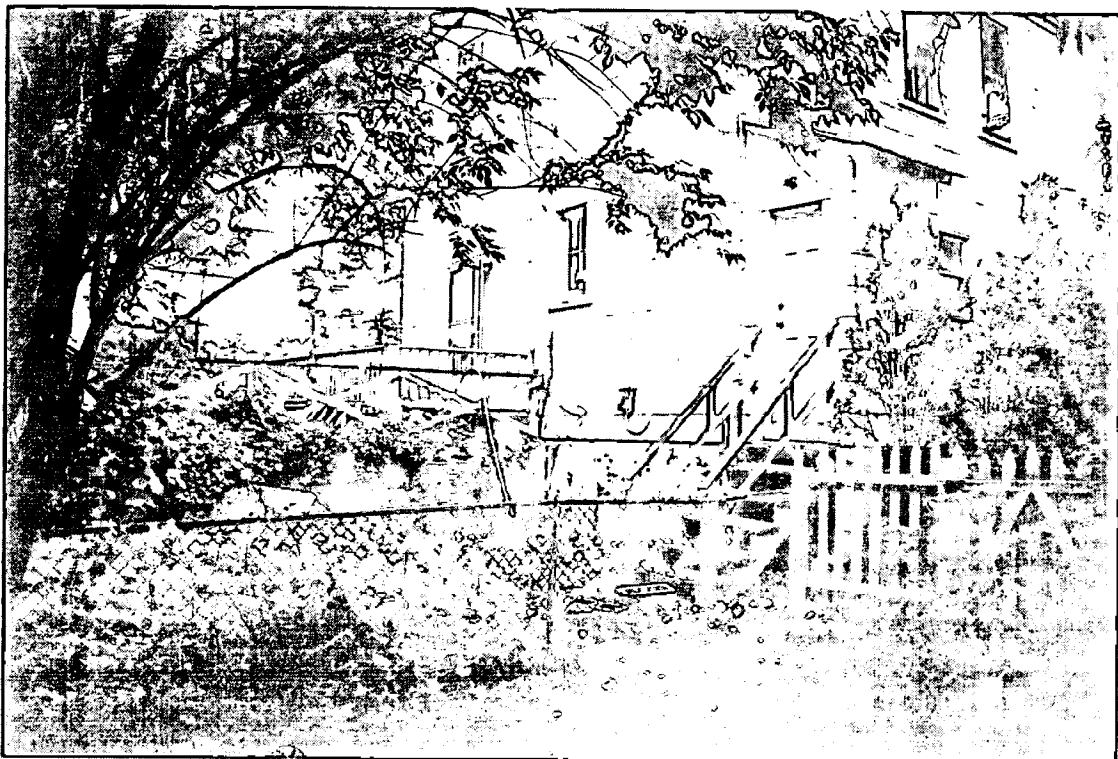
View of existing chain link fence around 10316 Armory Ave, front and back yards







Views of 10316 Armory Ave from 10314 Armory Ave



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

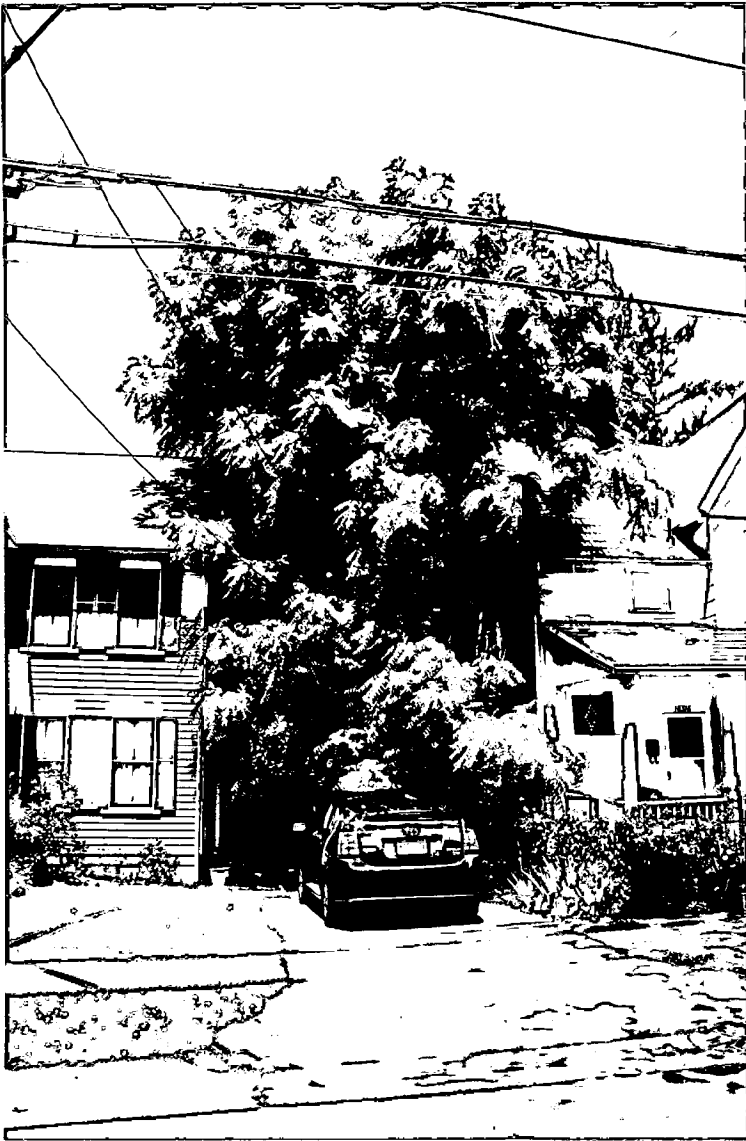
<p><b>Owner's mailing address</b>                  ANNA + STEPHEN McHALE                  10314 ARMORY AVE                  KENSINGTON MD 20895                   301 9491611</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>10316 ARMORY AVE                  KENSINGTON MD 20895                   RENTER/AGENT JAN STITH</p>	<p>HELEN HUGGINS                  9916 HILLRIDGE DRIVE                  KENSINGTON MD 20895                   OWNER</p>
<p>ALISON + JOHN OPPENHEIM                  10312 ARMORY AVE                  KENSINGTON MD 20895</p>	
<p>TOWN OF KENSINGTON                  3710 MITCHELL ST                  KENSINGTON MD 20895</p>	

SPENCER + BARBARA HARRILL  
 3810 WARNER ST  
 KENSINGTON MD 20895



Views of 10316 Armory Ave from 10314 Armory Ave





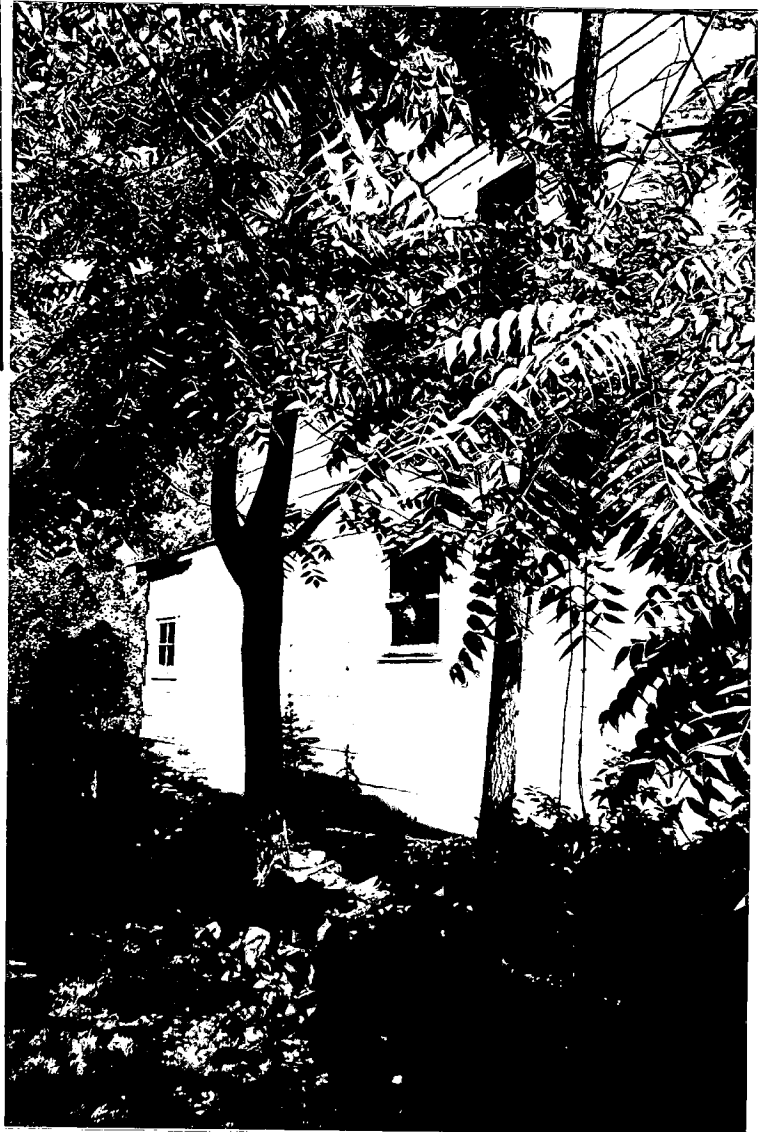
View from street showing that the walnut trees have overgrown the space and cover the roofs of both houses.  
Note also the power lines passing through them.

10314 Armory Ave and 10316 Armory Ave



10314 Armory Ave

Walnut trees along fence line.  
Note that trees are touching  
both houses and power lines  
pass through them

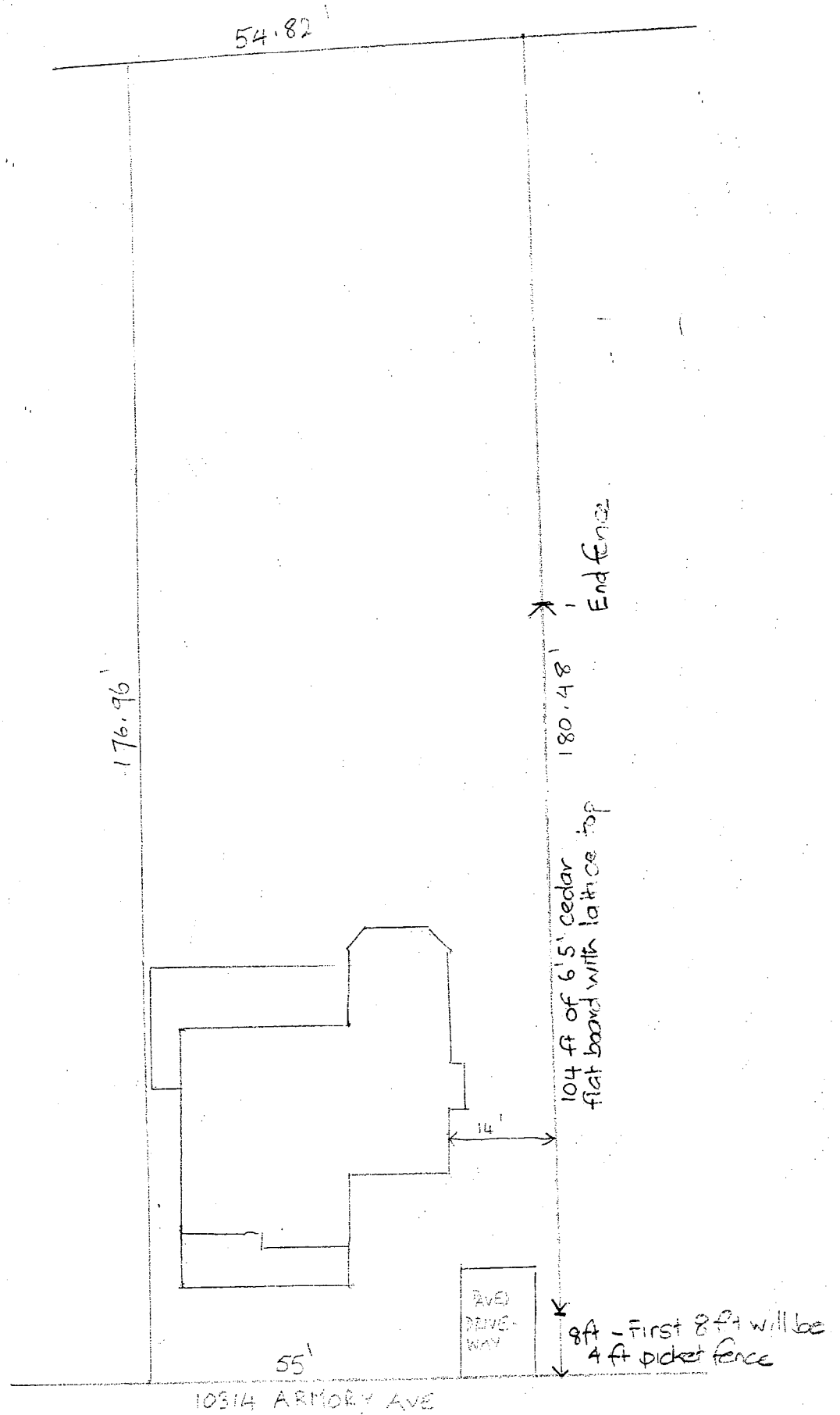




View of existing chain link fence around 10316 Armory Ave, front and back yards



10314 fence 10314 ARMORY AVE



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10314 Armory Avenue, Kensington	<b>Meeting Date:</b>	07/27/05
<b>Applicant:</b>	Stephen and Anna McHale	<b>Report Date:</b>	07/20/05
<b>Resource:</b>	Primary-1 Resource <b>Kensington Historic District</b>	<b>Public Notice:</b>	07/13/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/06-05M	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	Tree removal, fence installation	<b>RECOMMENDATION:</b>	Approve with conditions

---

**STAFF RECOMMENDATION:**

Staff is recommending approval with the following conditions:

1. For each tree to be removed, one tree from Montgomery County’s native species list that is equal to or superior to the removed trees in terms of species quality, shade potential, and other characteristics (min. 3” caliper deciduous or 6’ high evergreen) will be planted on the property.
2. The fencing will not be higher than 4’ in the front or side yard. It will step up at the rear plane of the house on the adjacent property.

**SITE DESCRIPTION**

**SIGNIFICANCE:** Primary-1 Resource within the **Kensington Historic District**  
**STYLE:** Folk Victorian  
**DATE:** c.1900

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner’s persuasion, the Knowles Station depot and post office eventually changed to the Kensington moniker.



## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

### ***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

### ***Secretary of the Interior's Standards for Rehabilitation:***

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

## **PROPOSAL:**

- Remove two walnut trees located between the subject house and 10316 Armory. The trees have limited room for growth and are rubbing against the houses. An arborists' letter is included as Circle 8.
- Install a 4' high wood picket fence starting from the front sidewalk and extending 8' along the property line shared with 10316 Armory. At that point the fence would change to a 6.5' wood lattice topped privacy fence and extend 104' to the rear of the property. The picket fence will match the existing fence on the south side of the property (Circle 10).

**STAFF DISCUSSION**

The Black Walnut is fairly common in most, but not all, areas of Montgomery County and is not an undesirable tree. However, it is one of the species more likely to impact foundations of adjacent structures. As seen in Circle 11 the two trees proposed for removal very close to the houses and overhang the roofs. If removal is approved, staff recommends replacing them with native trees equal to or superior to the removed trees in terms of species quality, shade potential, and other characteristics. Additionally, the locations should be carefully considered so that the new trees will not jeopardize structures. This will enhance the garden-like character of the historic district.

Staff is also supportive of the proposed fencing, with some modification. Historically the Commission has not approved fencing higher than 4' forward of the rear plane of the house. This situation is somewhat unique in that the adjacent house sits forward of the applicant's house. To accommodate the siting of the houses, staff suggests that the fences can be approved if the 4' high picket fence runs until the rear plane of the adjacent house, where the fence will change to the taller privacy fence (Circles 16 and 17).

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the conditions outlined on Circle 1;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANNA MCHALE  
Daytime Phone No.: 301 949 1611

Tax Account No.: 161301024353

Name of Property Owner: STEPHEN ANNA MCHALE Daytime Phone No.: 301 949 1611

Address: 10314 ARMORY AVE KENSINGTON MD 20895  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 10314 Street: ARMORY AVE  
Town/City: KENSINGTON Nearest Cross Street: WARNER  
Lot: 2 Block: 4 Subdivision: 15 DETRICKS  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single family
- Fence/Wall (complete Section 4)
- Other: TREE REMOVAL

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**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**

3A. Height 6 feet 5 inches first 8 feet length 4 foot  
3B. 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

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.

Anna Mchale  
Signature of owner or authorized agent

6/21/05  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No: 388207 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED

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

SEE ATTACHED

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Tax No. 16 13 01024353  
10314 Armory Avenue  
Kensington, MD 20895

### **Description of Work**

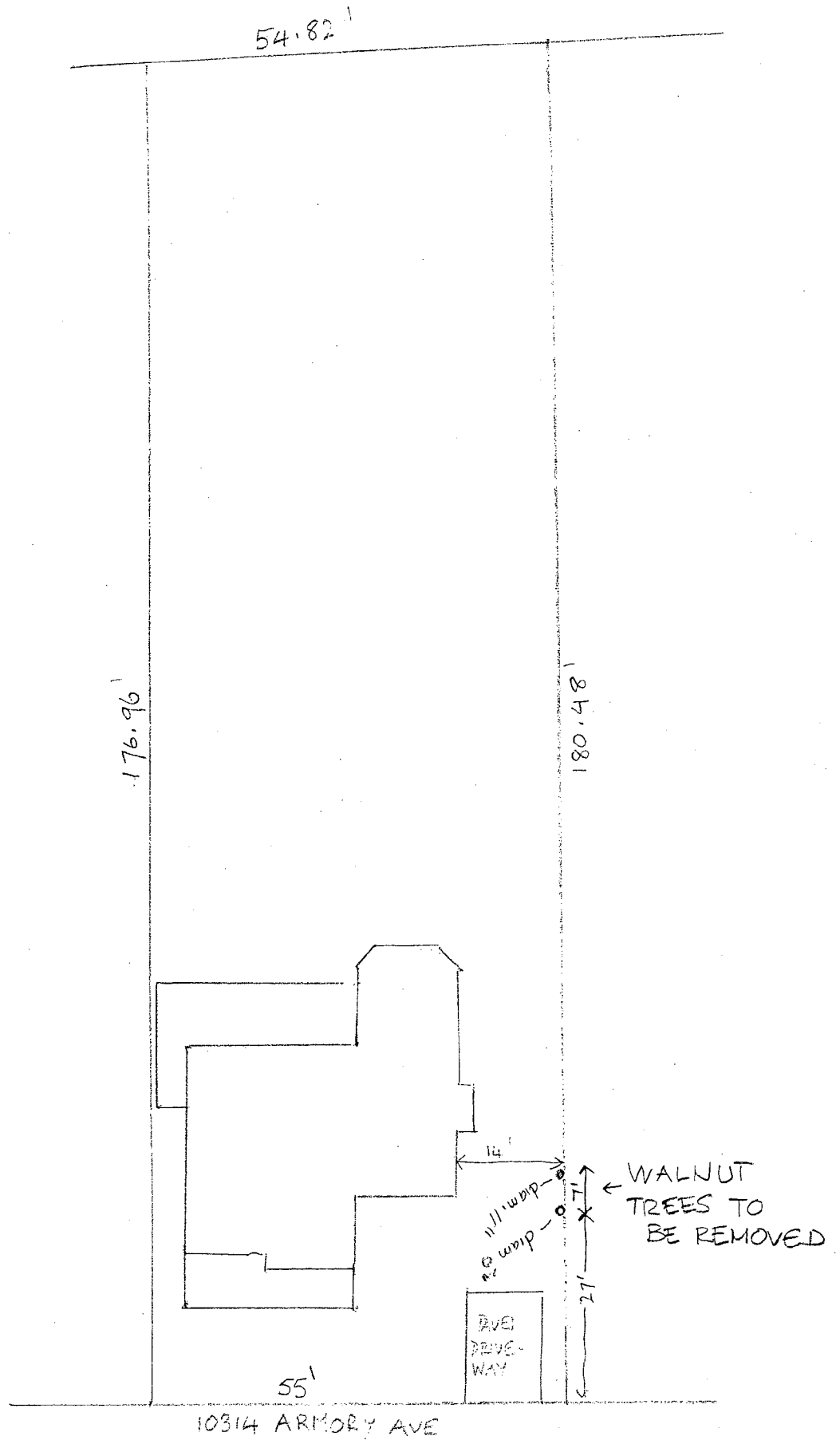
#### *Removal of two walnut trees and installation of a screening fence.*

We plan to remove two walnut trees that have grown up along the side fence on the north side of our property between our house and 10316 Armory Avenue. The larger tree has a diameter of 11 inches; the smaller tree has a diameter of 6 inches. The trees are poorly formed and have overgrown the space, rubbing against the walls of both houses and overhanging the roofs and gutters. The power and telephone lines coming to 10316 Armory Avenue pass through the branches of the trees and have been pulled down in high winds causing a dangerous condition. In addition, because of the poison spread by the walnuts, we can grow nothing around them. Mr. Edward Mulheron, a certified arborist, has recommended that the trees be removed because of their "limited growth area" and the proximity to the houses. A copy of Mr. Mulheron's letter is attached. Following removal of the trees, we plan to landscape the area with low-level shrubbery.

We also plan to install a screening fence along part of the north side of our property. In the 19 years we have lived in our house, 10316 Armory Avenue has been a rental property. The property has been poorly maintained and has often been an eyesore. While the current tenants are good neighbors and are making efforts to improve the property, our experience is such that we know that the property will again be allowed to deteriorate when the current tenants move on. There is insufficient space along much of the property line, particularly between the houses, to allow for effective screening with shrubbery, therefore we would like to install a screening fence.

Currently there is a 3-foot high chain link fence surrounding 10316 Armory. The fence extends along the sidewalk on Armory Avenue and from the sidewalk to the back of the property along the shared property line. We plan to install a 4-foot high picket fence from the sidewalk for the first 8-feet back from the sidewalk and then continue with a flat-board fence topped with lattice. This fence would be 6.5 feet high and would extend a further 104 feet back along the north property line. The fence would be constructed of 4x1 cedar-wood boards; the lattice would also be cedar. The picket fence would match fencing that exists on the south side of the property.

REMOVAL OF 2 WALNUT TREES





10526 St. Paul Street, Kensington, MD 20895  
301-942-6700 Fax 301-942-6734

April 18, 2005

Anna McHale  
10314 Armory Avenue  
Kensington, Maryland 20895

Dear Ms. McHale,

Per your request, this letter is written regarding the 2 Walnut trees located at the right side of your house. The trees have a limited growth area, and are very close to the houses that they grow between. The trees are also conflicting with the fence, which will become a problem in the future.

If you have any questions or need further clarification of this matter, please feel free to give us a call.

Sincerely,

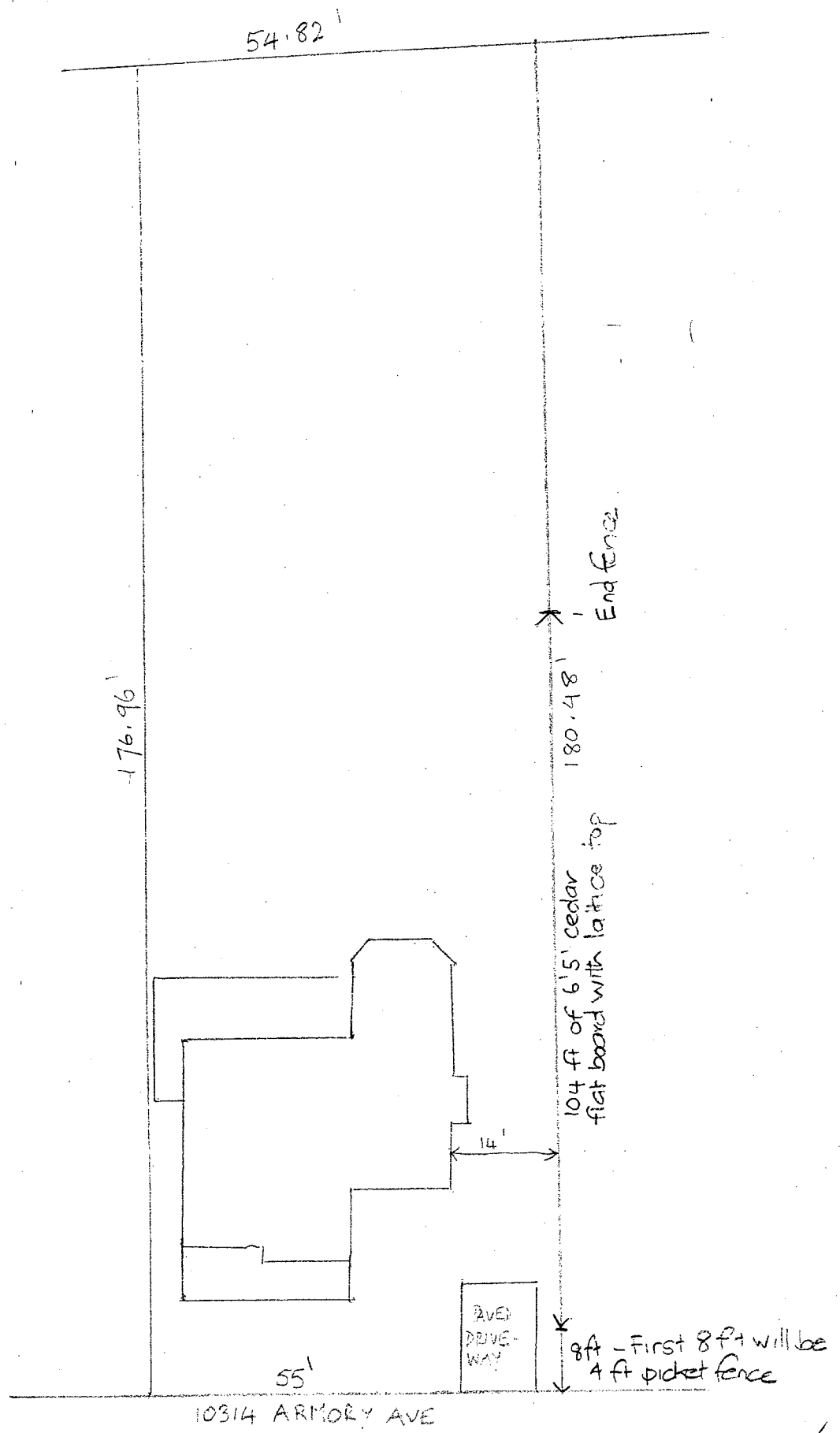
Edward Mulheron  
ISA Certified Arborist



MD TREE EXPERT  
LIC. NO. 715

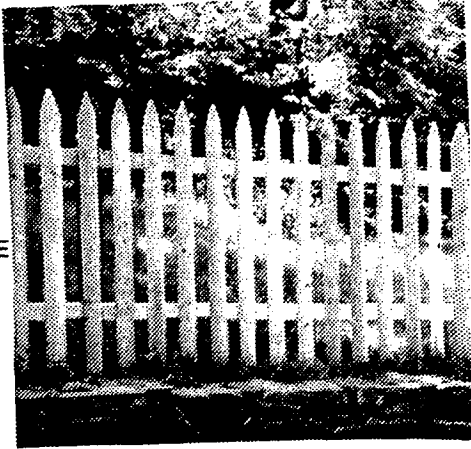
8

Plan for fence 10314 Armory Ave

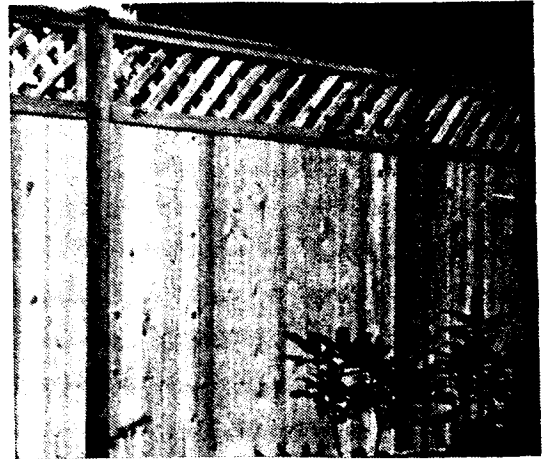




**POTOMAC PICKET**



**FLATBOARD WITH LATTICE**





View from street showing that the walnut trees have overgrown the space and cover the roofs of both houses.

Note also the power lines passing through them.

10314 Armory Ave and 10316 Armory Ave

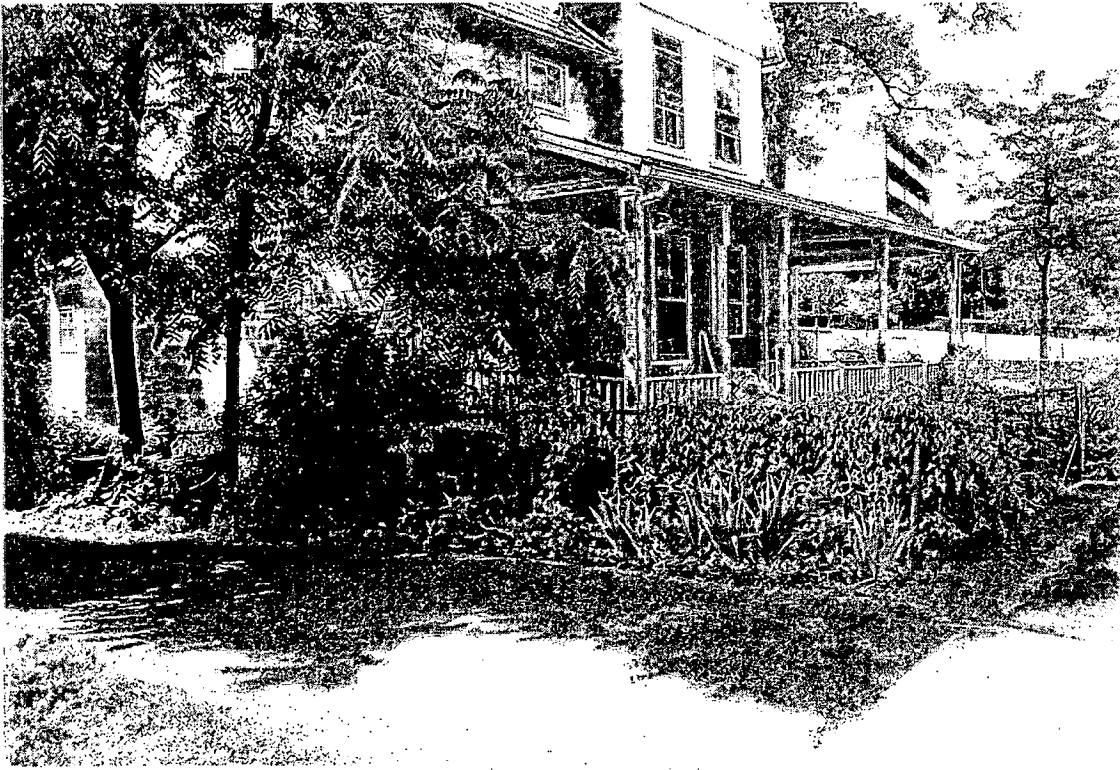


10314 Armory Ave



Walnut trees along fence line.  
Note that trees are touching  
both houses and power lines  
pass through them





View of existing chain link fence around 10316 Armory Ave, front and back yards





Views of 10316 Armory Ave from 10314 Armory Ave

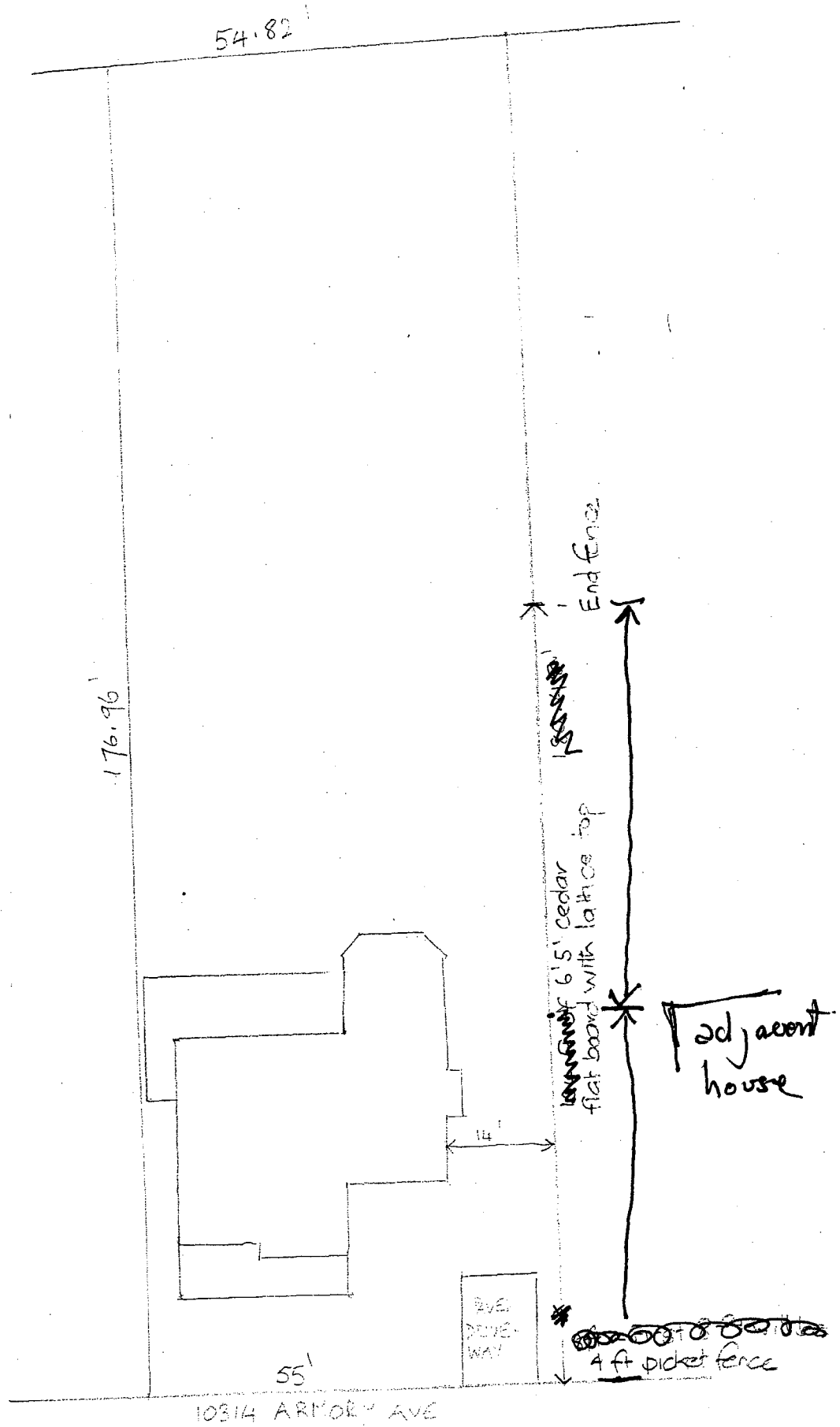


**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  ANNA + STEPHEN McHALE                  10314 ARMORY AVE                  KENSINGTON MD 20895                   301 9491611</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>10316 ARMORY AVE                  KENSINGTON MD 20895                   RENTER/AGENT JAN STITH</p>	<p>HELEN HUGGINS                  9916 HILLRIDGE DRIVE                  KENSINGTON MD 20895                   OWNER</p>
<p>ALISON + JOHN OPPENHEIM                  10312 ARMORY AVE                  KENSINGTON MD 20895</p>	
<p>TOWN OF KENSINGTON                  3710 MITCHELL ST                  KENSINGTON MD 20895</p>	

SPENCER + BARBARA HARRILL  
 3810 WARNER ST  
 KENSINGTON MD 20895

Plan for fence 10314 Armory Ave



STAFF RECOMMENDATION



Begin Privacy Fence here





