

10312 Armore Avenue Kensington
HDC Case # 3106-07 K
Kensington Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: December 20, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JAS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #471664, tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the December 19, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: John & Alison Oppenheim

Address: 10312 Armory Avenue, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
285 ROCKY HILL PIKE, ENFLEETOWN, MD 21028
301-787-6374

301 563 3400
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED
NOV 08 2007

APPLICATION FOR
HISTORIC AREA WORK PERMIT OF CASE WORK MK

Contact Person: Alison Oppenheim
Daytime Phone No.: 301 933 5329

Tax Account No.: 01020993
Name of Property Owner: John & Alison Oppenheim Daytime Phone No.: 301 933 5329
Address: 10312 ARMORY AV, 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: 10312 Street: ARMORY AVENUE
Town/City: KENSINGTON Nearest Cross Street: WARNER ST.
Lot: 3 Block: 4 Subdivision: DETRICK
Liber: ? Folio: ? Parcel: ?

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable 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 feet inches
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.

Alison A. Oppenheim Oct 28, 2007
Signature of owner or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12/20/07
Application/Permit No.: 471669 Date Filed: 11/20/07 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:

We would like to remove 6 Leyland
cypress trees + one arbutus from our property.

We planted the trees 17 years ago to act as a
screen and view barrier to Connecticut Avenue
which runs about 40 ft. from the back edge of our
property. The trees have now grown too tall they
produce too much shade for our neighbor's yard, &

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

No effect these trees are not
historic.

over →

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.

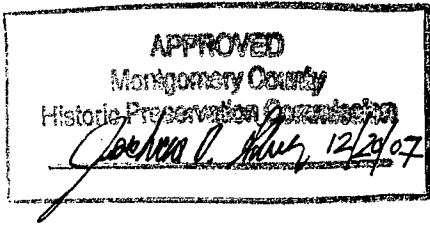
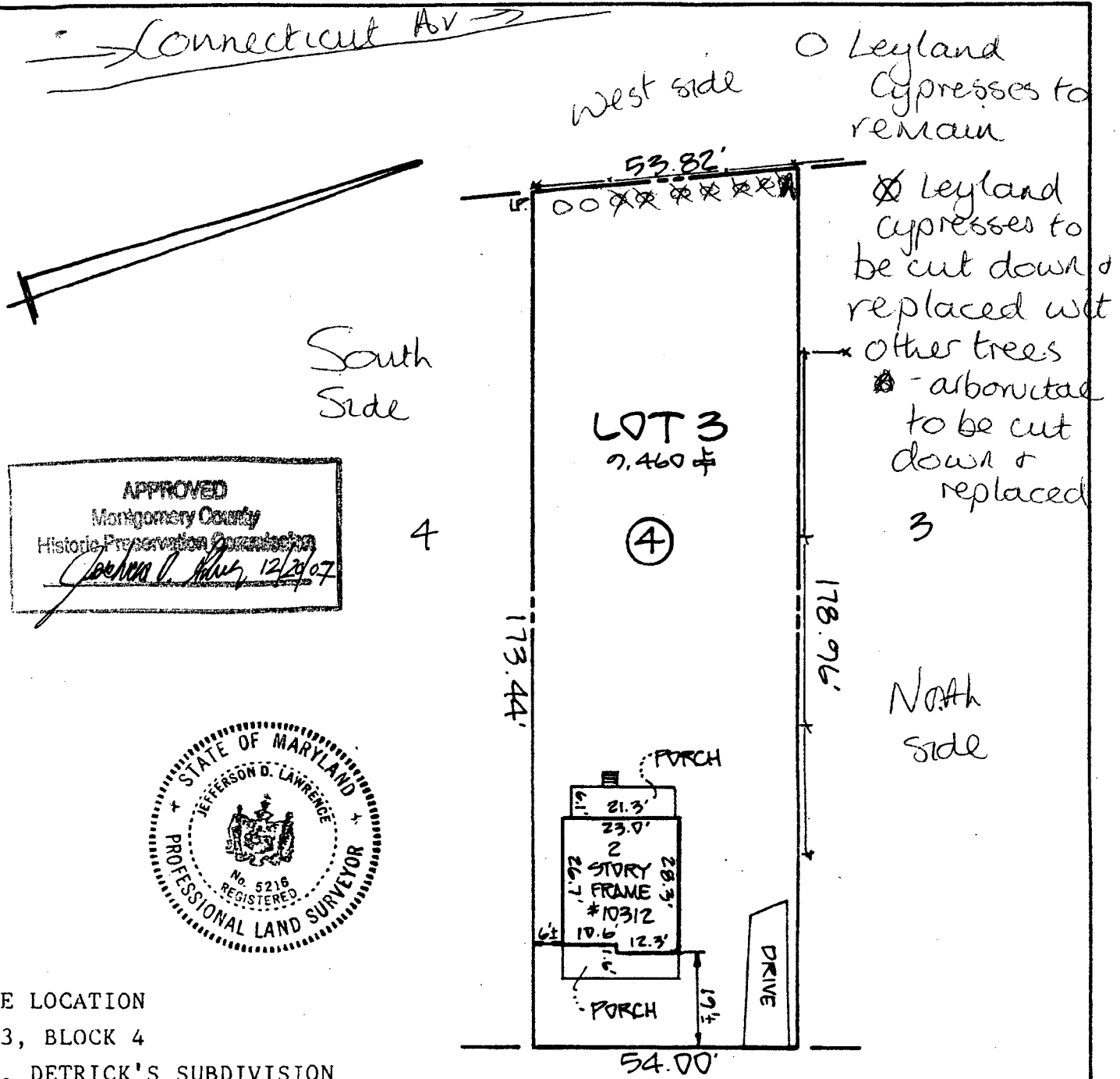
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

Uppenheim 10312 Armory Avenue

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner markers not guaranteed by this survey.



HOUSE LOCATION
 LOT 3, BLOCK 4
 R. B. DETRICK'S SUBDIVISION
 THE ESTATE OF LURANER KNOWLES AT
 KENSINGTON
 MONTGOMERY COUNTY, MD

ARMORY AVENUE

Non-conforming to present day R-60 zoning.
 Note: Not in Flood Plain per Record Plat.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY. <i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216	REFERENCES PLAT BK. B PLAT NO. 30	ANDJON ASSOCIATES 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 2-28-86 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: JOB NO.: 47786

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10312 Armory Avenue, Kensington	Meeting Date:	12/19/2007
Resource:	Primary-1 Resource Kensington Historic District	Report Date:	12/12/2007
Applicant:	John & Alison Oppenheim	Public Notice:	12/05/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-07K	Staff:	Josh Silver
PROPOSAL:	Tree removal		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-1 Resource Within The Kensington Historic District
STYLE: Folk Victorian
DATE: c1900

PROPOSAL:

The applicants are proposing to remove six cypress trees and one arborvitae from the rear of the subject property. The trees were planted approximately 17 years ago to serve as a sound and view barrier from the adjacent road. The applicants intend to replant native trees in the same location.

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." 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

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
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 or to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 Interior Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850

301 563 3400

DPS - #8

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OF CASE WORK M

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Tax Account No.: 01020993 Name of Property Owner: John & Alison Oppenheim Daytime Phone No.: 301 933 5329 Address: 10312 ARMORY AV, KENSINGTON MD 20895

LOCATION OF BUILDING/PREMISE

House Number: 10312 Street: ARMORY AVENUE Town/City: KENSINGTON Nearest Cross Street: WARNER ST. Lot: 3 Block: 4 Subdivision: DETRICK

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Tree removal

1B. Construction cost estimate: \$

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

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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.

Signature of owner or authorized agent: Alison A. Oppenheim Date: Oct 28, 2007

Approved: For Chairperson, Historic Preservation Commission; Disapproved: Signature: Date: Application/Permit No.: 1471664 Date Filed: 11/20/07 Date Issued:

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

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over-

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(4)

our yard. As they were planted too close together they have all lost their bottom branches, & do not now form a barrier to our view of Connecticut Avenue.

The trees are all multitrunk trees, and the largest trunks on ~~some~~^{all} trees measure between 5" & 8" at chest height.

We'd like to start again with native trees that are less likely to lose their bottom limbs & will not grow so tall as to shade our yard so much, and will provide a more effective barrier.

Obviously, these Leylands & one almost dead arborvitae (all the trunks of the arborvitae are less than 6" at chest height) are not historic, & are really just a nuisance!

Thanks,

Alison A. Oppenhi

301 933 5329

October 28, 2007

. Adjacent property owners :

North Side: Steve & Anna McHale
10314 Armony Ave,
Kensington, MD 20895

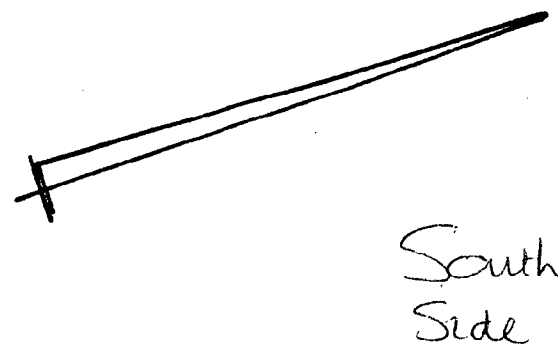
West side: Barbara & Spencer Hamill,
3810 Warner St,
Kensington, MD, 20895

South Side: Town of Kensington (Parkland)
3710 Mitchell St,
Kensington MD 20895

Oppenheim 10312 Armory Avenue

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner markers not guaranteed by this survey.

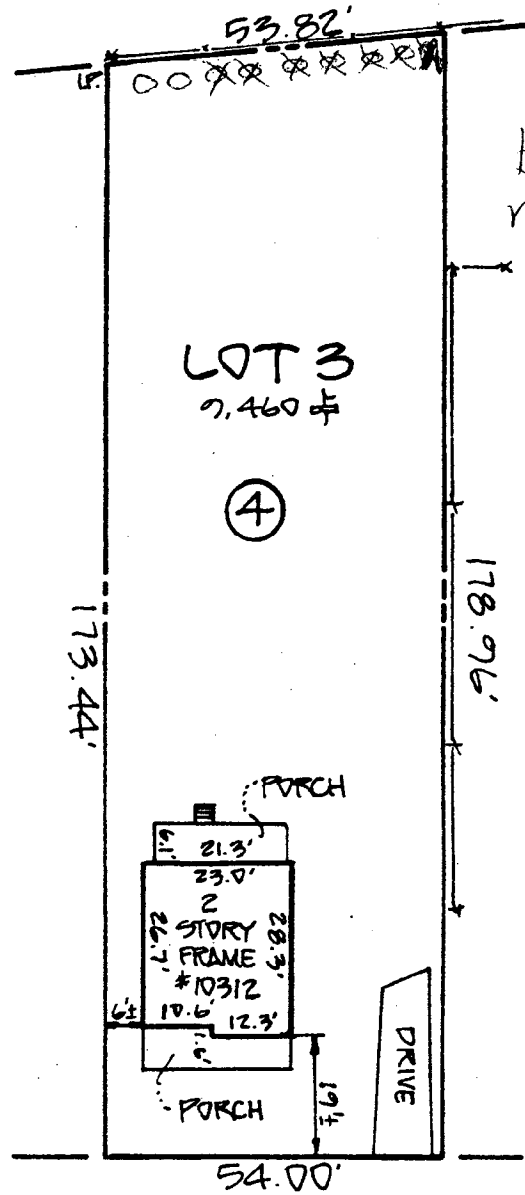
Connecticut Av



West side

○ Leyland Cypresses to remain

⊗ Leyland Cypresses to be cut down & replaced with other trees
 ⊗ arbutus to be cut down & replaced




North Side



HOUSE LOCATION
 LOT 3, BLOCK 4
 R. B. DETRICK'S SUBDIVISION
 THE ESTATE OF LURANER KNOWLES AT
 KENSINGTON
 MONTGOMERY COUNTY, MD

ARMORY AVENUE

Non-conforming to present day R-60 zoning.
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	LIBER FOLIO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 2-28-86 BOUNDARY:	SCALE: 1" = 30' DRAWN BY:

(7)

**10312 Armory Avenue, Kensington
Kensington Historic District**

