

10401 Armory Avenue, Kensington
(HPC Case # 31/06-08 F)
Kensington Historic District



F

HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 15, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #483402, window replacement

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 May 14, 2008 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: St. Paul's UMC Board of Trustees
Address: 10401 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
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
246 777-8070

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

HIP # 4183422

Contact Person: Tracey Furman
Daytime Phone No.: (301) 442-4507

Tax Account No.: 52-0684163
Name of Property Owner: St Paul's OMC Board of Trustees Daytime Phone No.: (301) 933-7933
Address: 10401 Kensington Armory 20895
Street Number City Street Zip Code
Contractor: Insulators Home Exteriors Phone No.: (301) 476-8488
Contractor Registration No.: MHIC #7890
Agent for Owner: Terit Siedor Daytime Phone No.: (240) 674-8072

LOCATION OF BUILDING/PREMISE

House Number: 10401 Street: Armory Ave
Town/City: Kensington Nearest Cross Street: Connecticut & Knowles Ave
Lot: Armory 3-8 Block: 2 Subdivision: 15 Detrick's Additions
Parcel 9-11
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:

- AC Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: Window replacement

1B. Construction cost estimate: \$ 98,000 - 103,000

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.

[Signature] President 4/22/08
Signature of owner or authorized agent Board of Trustees Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 5/16/08
Application/Permit No.: _____ Date Filled: _____ 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:

- ___ St Paul's Church stretches two corners in the Town Of Kensington's Historic District. ___
- ___ Situated at the corner of Armory Ave. and Mitchell St. on the SW and Mitchell St and ___
- ___ Fawcett St. on the SE. The front of the building faces west, directly across the street in ___
- ___ the non Historic District is Reinhardt Park and the Bakers Union Building. To the south, ___
- ___ the Town Of Kensington Town Hall and the side yard of the house that faces Fawcett St. ___
- ___ On the east is residential and on the north a mix of residential single and multifamily ___
- ___ dwellings and businesses. The exterior of the building is masonry and stone with flat and ___
- ___ slate roofs. Construction on the current building began in 1952 and was completed as it ___
- ___ stands today in 1968. Established in 1885, St Paul's is rich in history, but its building ___
- ___ with its mix of contemporary and traditional architecture has no historic significance. ___

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

- ___ Project consist of replacing 56-year old metal framed single pane and 51-year old ___
- ___ aluminum framed single pane windows on the west, south, east and north sides of the ___
- ___ building. Replacing windows that do not meet today's energy efficiency standards and ___
- ___ are in deteriorating condition will enhance the exterior of the building, which in turn, ___
- ___ improves the neighborhood. ___

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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

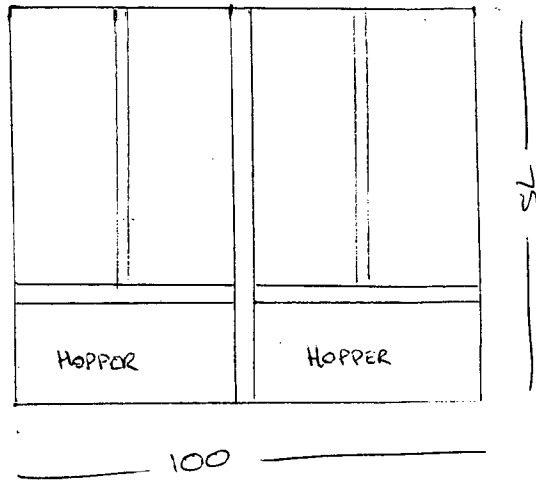
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

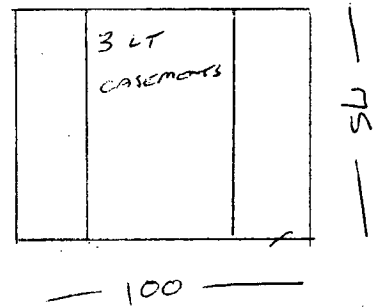
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

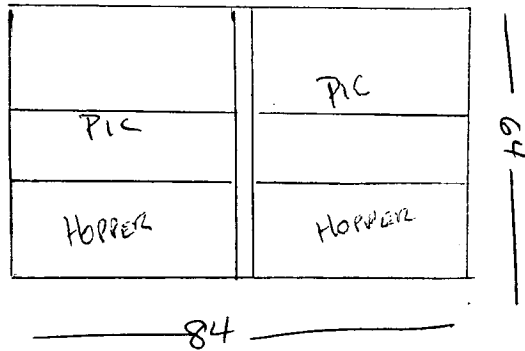
Current window style Ed wing



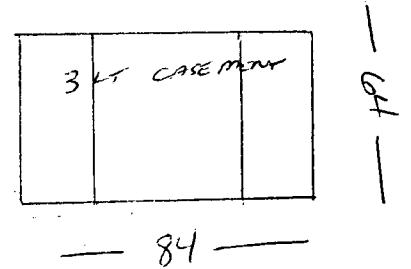
Change to



Current window style Lower level

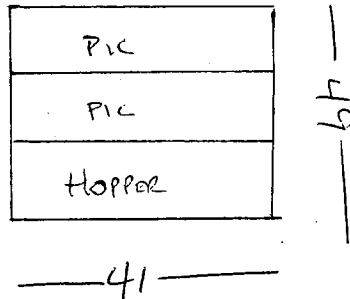


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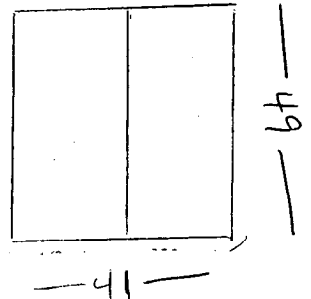


APPROVED
Montgomery County
Historic Preservation Commission
John A. Kilum 5/16/09

Current window style Stairwell



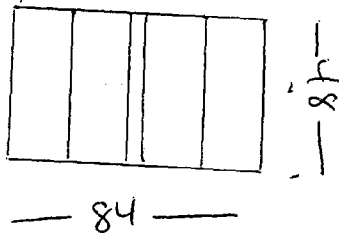
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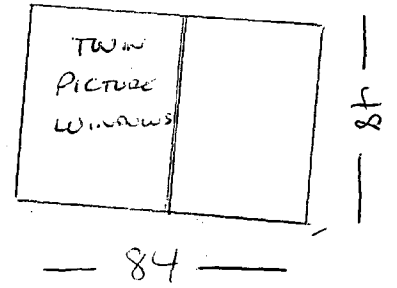
* There is NO change to any window dimensions

St Paul's UMC

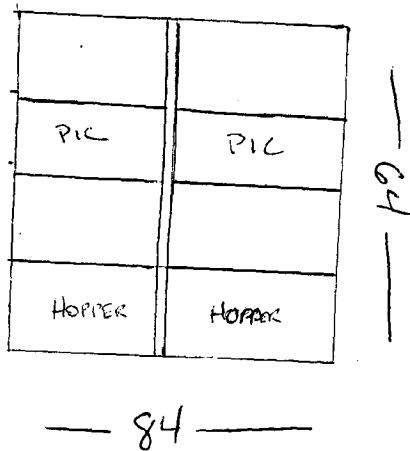
Current window
Style Parlor Center



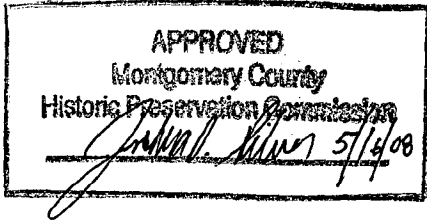
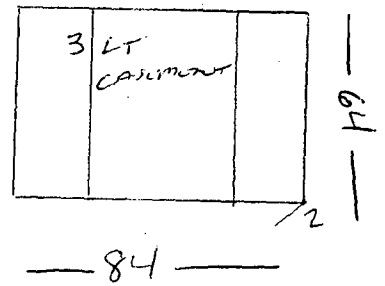
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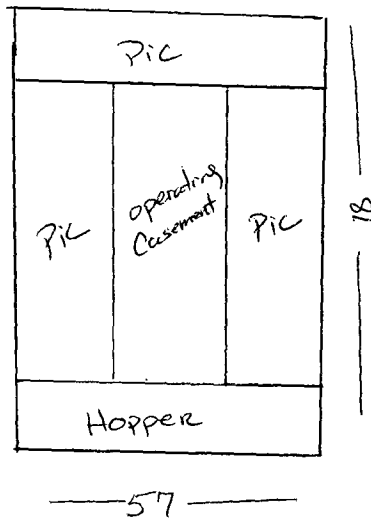
Current window
Style Kitchen



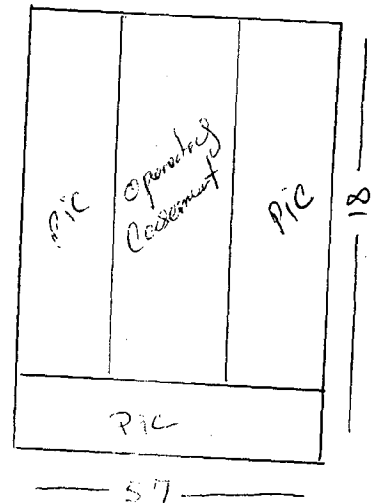
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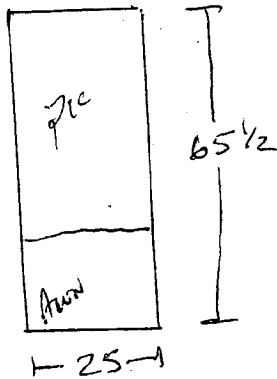
Current window
Style RM 109



Change to

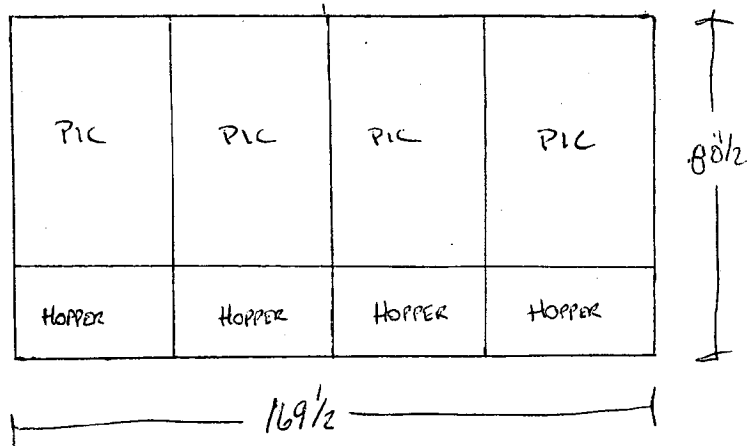


Current window
Northside 2114
music office



N/change

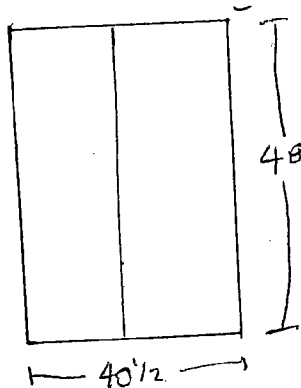
Current window
Southside 2114
music office Hallway



N/change

APPROVED
Montgomery County
Historic Preservation Commission
John A. ... 5/16/09

Current window
Parlor
Left & Right



N/change

St Paul's Umc

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10401 Armory Avenue, Kensington	Meeting Date:	5/14/2008
Resource:	Secondary Resource Kensington Historic District	Report Date:	5/7/2008
Applicant:	St. Paul's UMC Board of Trustees (Jerit Siedor, Agent)	Public Notice:	4/30/2008
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-08F	Staff:	Josh Silver
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource Within The Kensington Historic District
STYLE: Church
DATE: c.1952

HISTORIC CONTEXT

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.

Inviting friends to join him in the country, away from the heat and congestion of Washington, Warner established his own summer residence on a large, circular parcel of land at the heart of the community. The *Warner Residence*, now a nursing home, is sited at the southern end of the historic district, at 10231 Carroll Place. Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered in a 10-block area south of the railroad.

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington.

Supplementing train service, the streetcar, operates from 1895-1933, made Kensington even more accessible in the pre-automobile era.

PROPOSAL:

The applicant is proposing to remove 71 (non-historic) metal windows from the subject property and install new vinyl casement windows in the same openings.

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.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district.

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

- 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

#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.

STAFF DISCUSSION

Staff supports the proposed window replacement project. The subject property is a secondary resource and contains non-historic windows. The removal of the non-historic windows and installation of casement windows will have no adverse impact on the structure or streetscape of the historic district. *Staff is recommending the Commission approve this HAWP application.*

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
301-777-4270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Tracey Furman
Daytime Phone No.: (301) 442-4507

Tax Account No.: 52-0684163

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Armory 3-8
Lot: Follett 9-11 Block: 2 Subdivision: 15 Detrick's Additions
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|--|---|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input checked="" type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>window replacement</u> | | | |

1B. Construction cost estimate: \$ 98,000 - 103,000

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.

Tracey Furman President
Signature of owner or authorized agent Board of Trustees
Date: 4/22/08

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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1. WRITTEN DESCRIPTION OF PROJECT

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Material Specifications and Plans/Elevation

Product Description:

- Starmark by Okna
- Cellular framed window
 - Maintains higher flexural modulus (stiffness), lower coefficient of thermal expansion and higher heat deflection temperature
- Double pane glass low e-coat & argon gas
- .25 u-factor

Benefit:

- UV protection and noise reduction
- Expected monthly savings on utilities 30-40%

In the current fiscal year, St Paul's budgeted for heat and air conditioning, \$66,000 to pay for electricity and gas

Style Change:

- Cost, Quality
- 1 unit vs. multiple, reduces manufacturing and installation cost,
- Provides better air infiltration barrier and maintains quality
- Current window style in the education wing does not meet fire code for infant daycare

St Paul's UMC

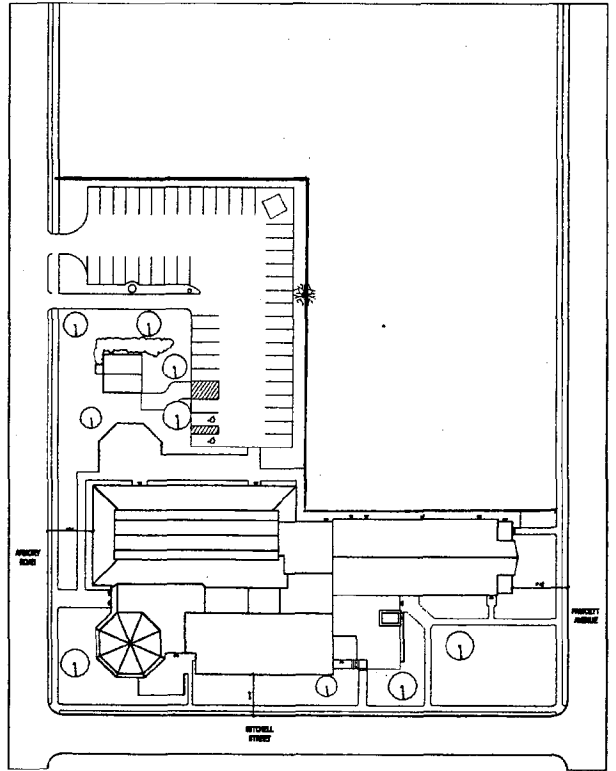
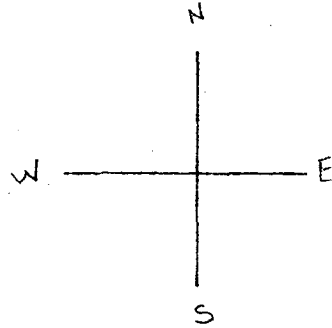
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
Board of Trustees St Paul's United Methodist Church 10401 Armory Ave. Kensington, MD 20895	Insulators Home Exteriors Jerit Siedor 15430-D Old Columbia Pike Burtonsville, MD 20866 301-476-8488
Adjacent and confronting Property Owners mailing addresses	
Ginnie & Peter Stuart 10319 Fawcett St. Kensington, MD 20895	Miriam & Mark Ruminski 10320 Fawcett St. Kensington, MD 20895
Priscilla Arenas 10401 Fawcett St. Kensington, MD 20895	Kenneth Simpson, Jr. Owner.....10410 Fawcett St 5720 Rossmore Dr. Bethesda, MD 20814
Suly & Rudy Uberman 10403 Fawcett St Kensington, MD 20895	Kenneth Simpson, Jr. Owner....10406 Fawcett St 5720 Rossmore Dr. Bethesda, MD 20814
Brain Kahin & Julia Royal 10405 Fawcett St. Kensington, MD 20895	Mayor Peter Fosselman Town Of Kensington 3710 Mitchell St. Kensington, MD 20895
Gregg Dyer Dyer & Associates Apostles LLC 10415 Armory Ave. Kensington, MD 20895	Baker Confectionary & Tobacco 10400 Connecticut Ave. Kensington, MD 20895
Helen Huggins Owner.....10316 Armory Ave. 9916 Hillridge Dr Kensington, MD 20895	

Site Plan



4/22/08

SCALE: 1/32" = 1'-0"

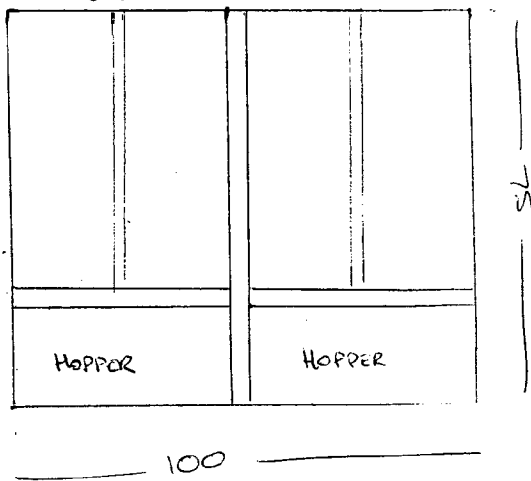


Shade portion to indicate North

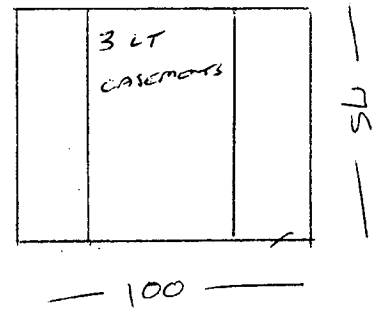
Applicant: St Paul's OMC

Page: 11

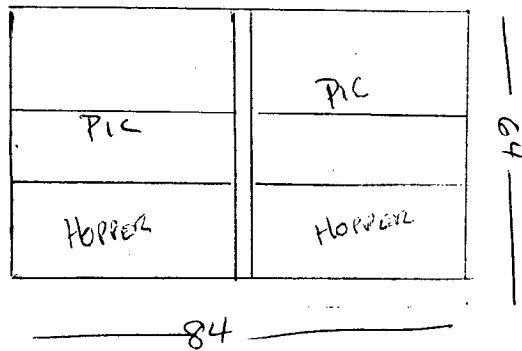
Current window
Style Ed wing



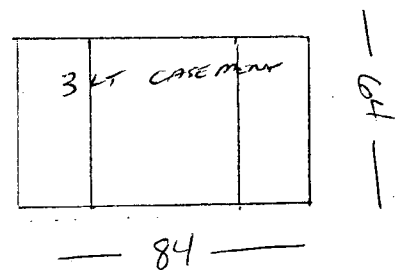
Change to



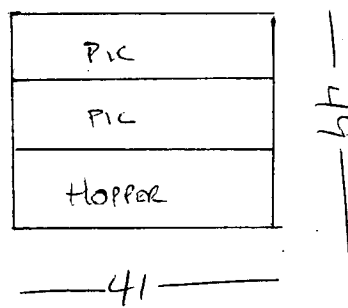
Current window
Style Lower level



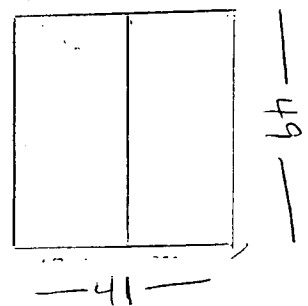
Change to



Current window
Style Stairwell

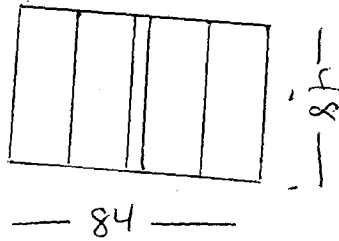


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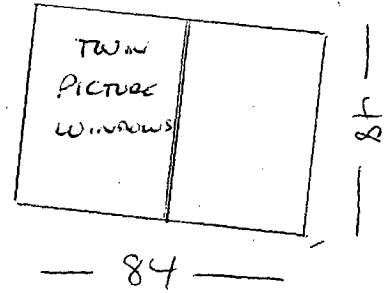


* There is NO change to any window dimensions

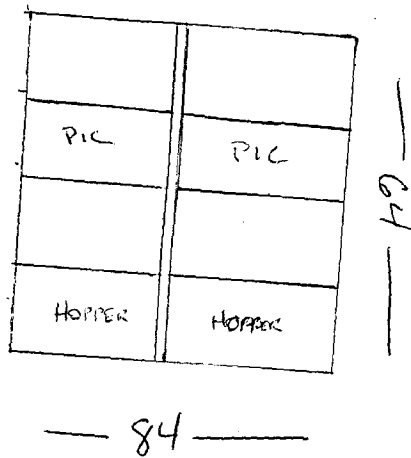
Current window
Style Parlor Center



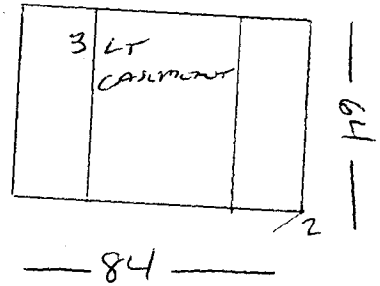
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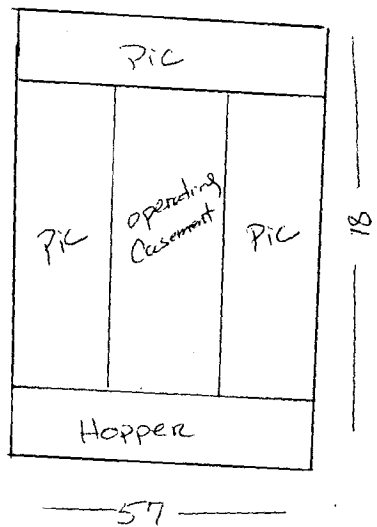
Current window
Style Kitchen



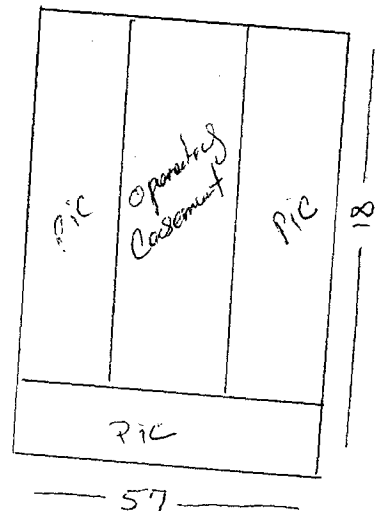
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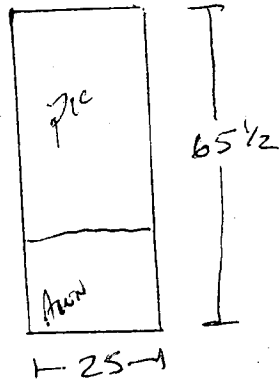
Current window
Style RM 109



Change to

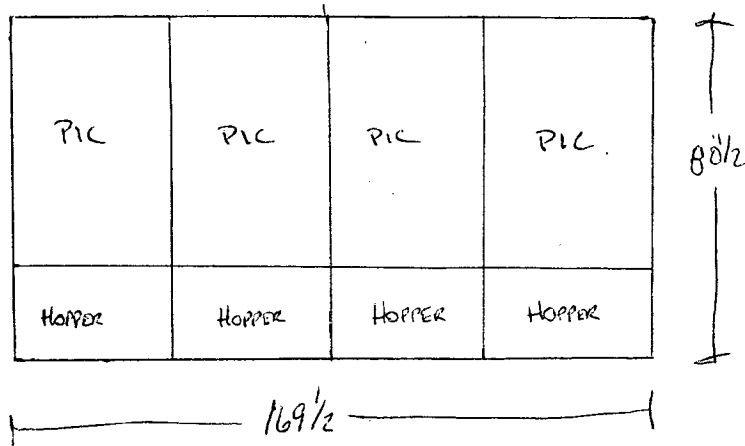


Current window
Northside 2114
music office



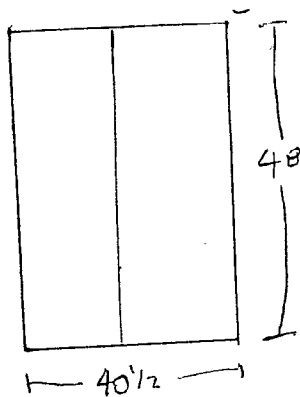
N/change

Current window
Southside 2114
music office Hallway



N/change

Current window
Parlor
left & Right

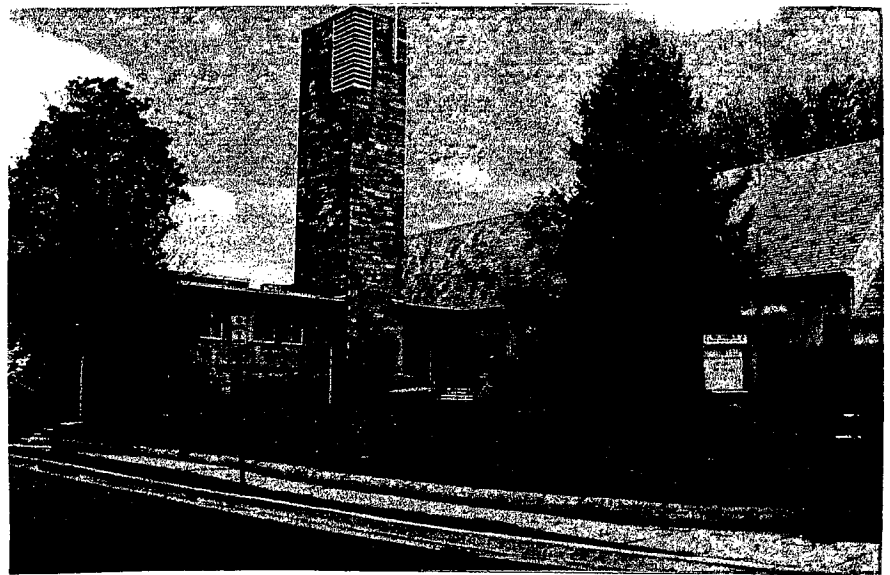


N/change

Existing Property Condition Photographs (duplicate as needed)



Detail: view from Army + Mitchell St SW corner



Detail: view from Mitchell + Fawcett St SE corner

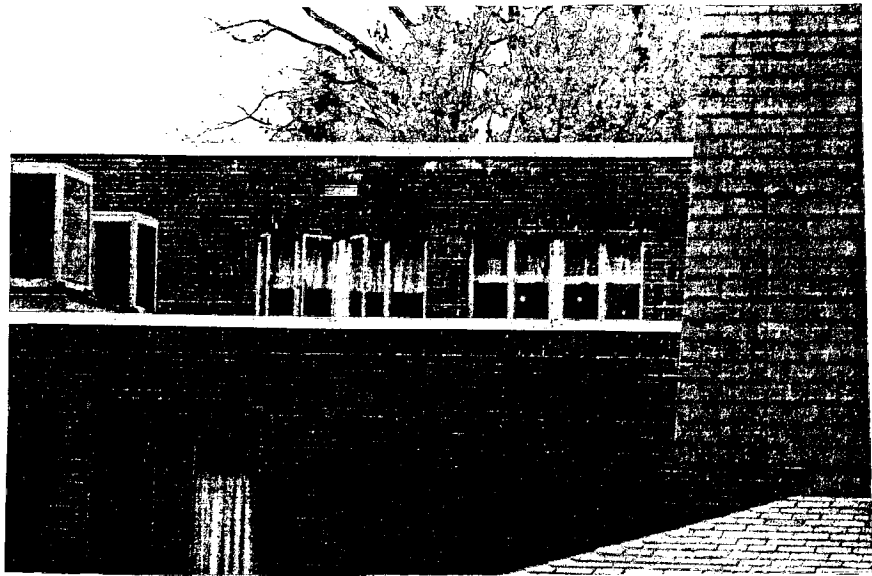
Applicant: St Paul's UMC

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Northside

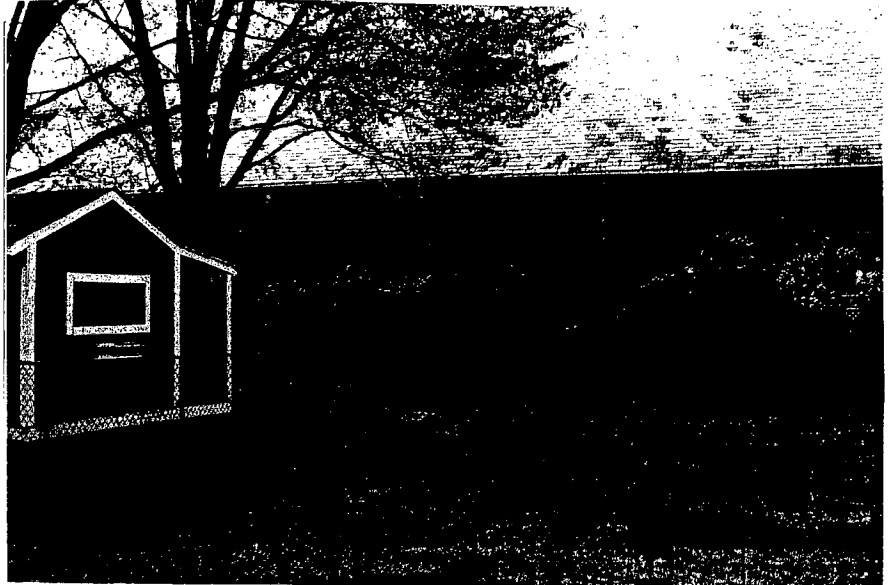


Detail: View from Northside

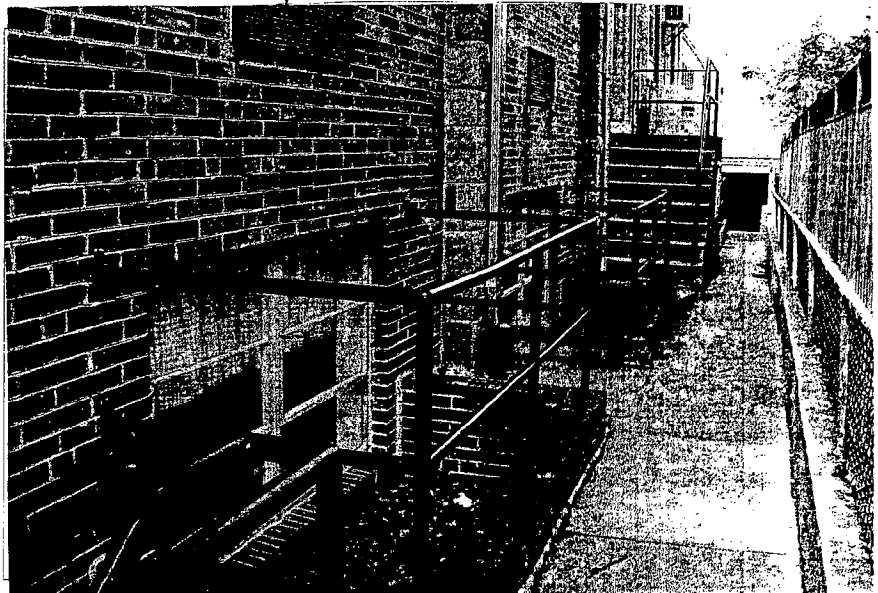
Applicant: St Paul's UMC

Page: 2

Existing Property Condition Photographs (duplicate as needed)



Detail: Above ally level northside

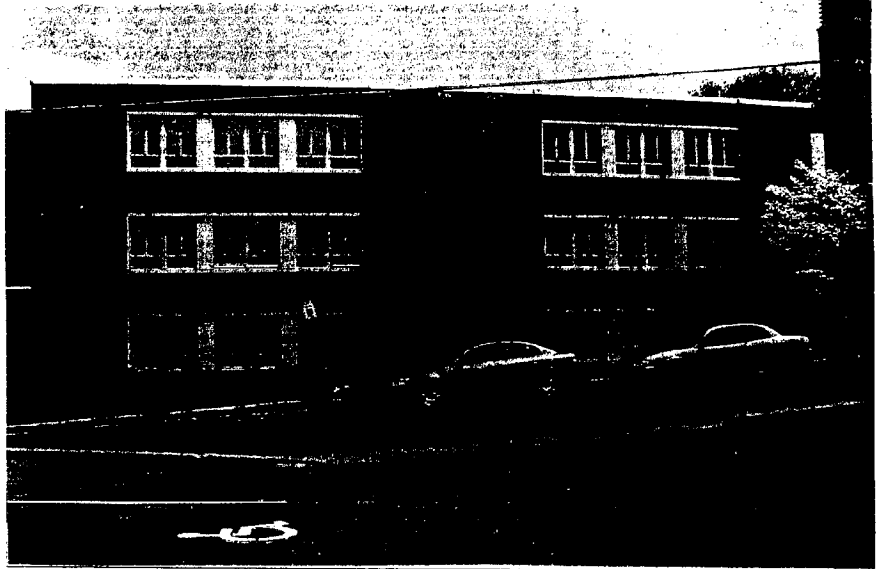


Detail: Ally Northside from east corner

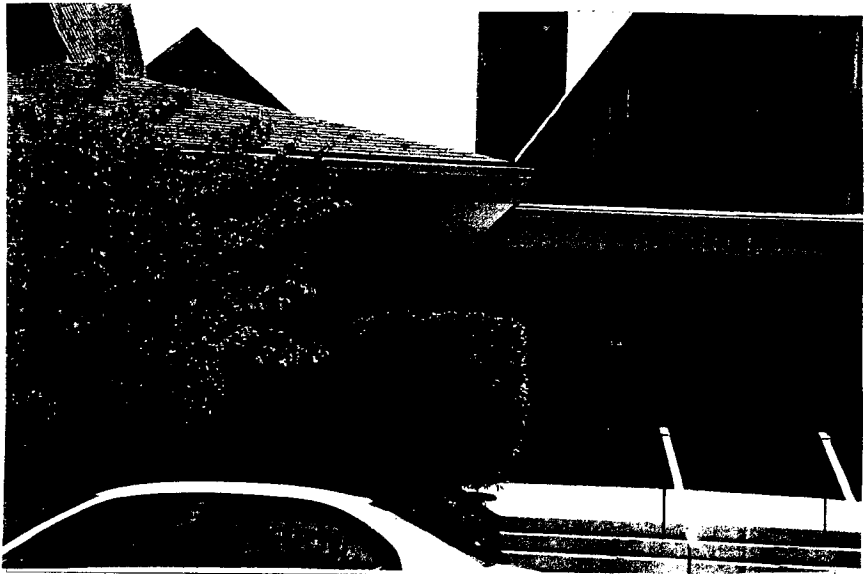
Applicant: St Pauls UME

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Mitchell St South side

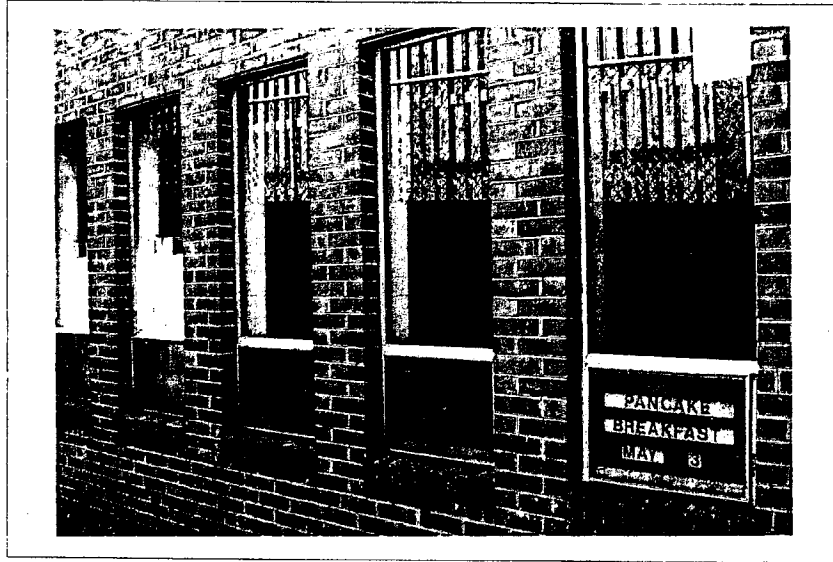


Detail: View from Armory Ave west side

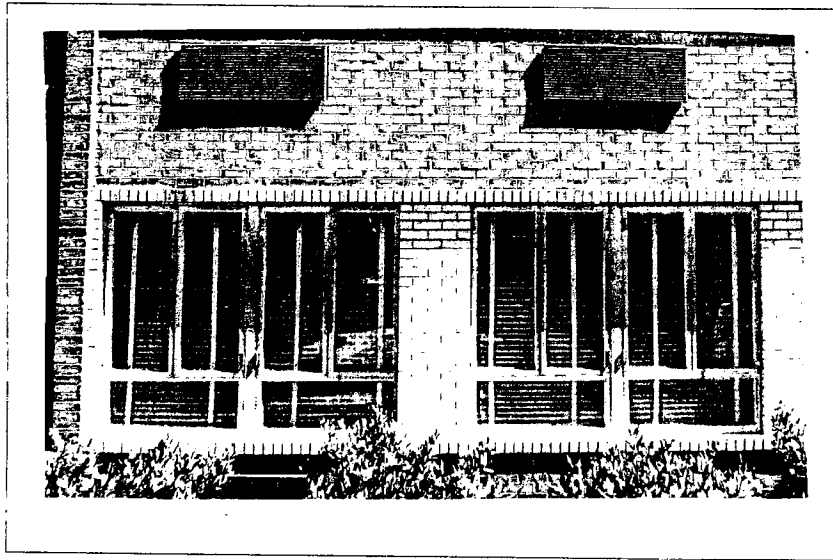
Applicant: St Paul's OMC

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: music office 10 windows aluminum frame

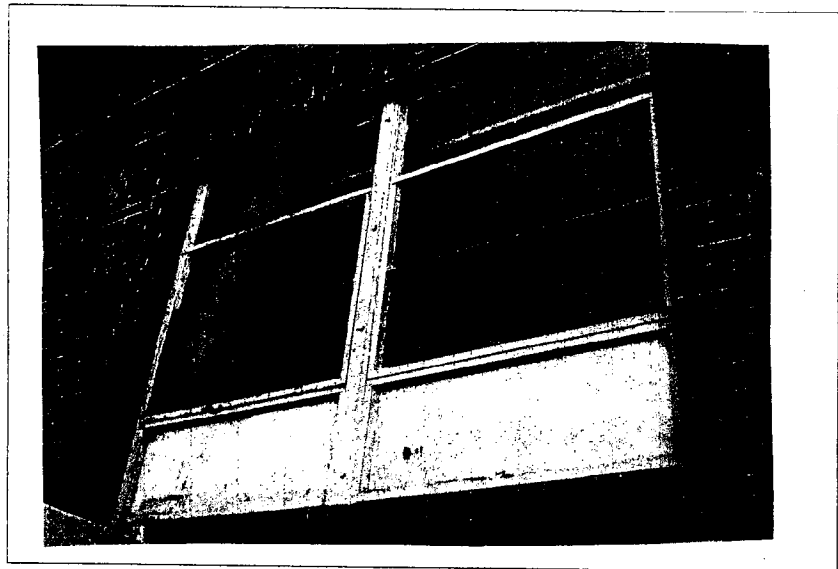


Detail: Education Wing 36 windows aluminum frame

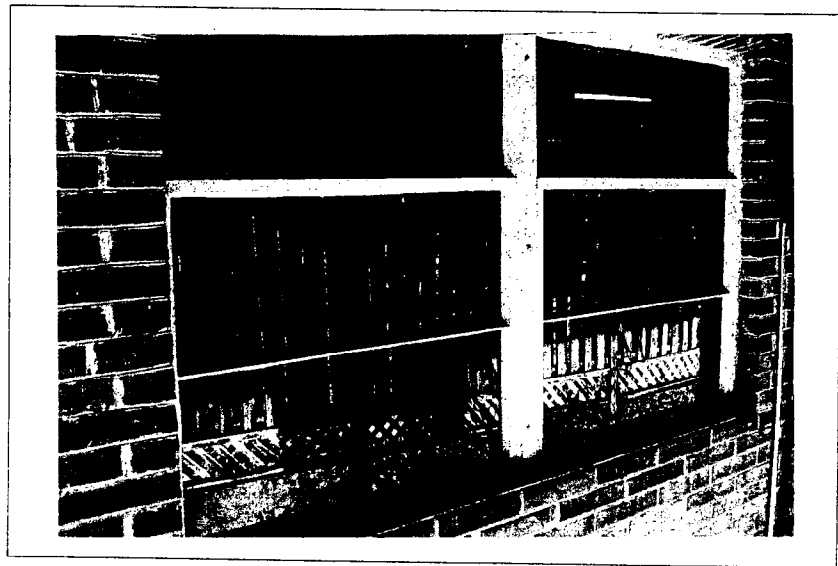
Applicant: St Paul's UMC

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: Kitchen 2nd floor 3 windows metal frame

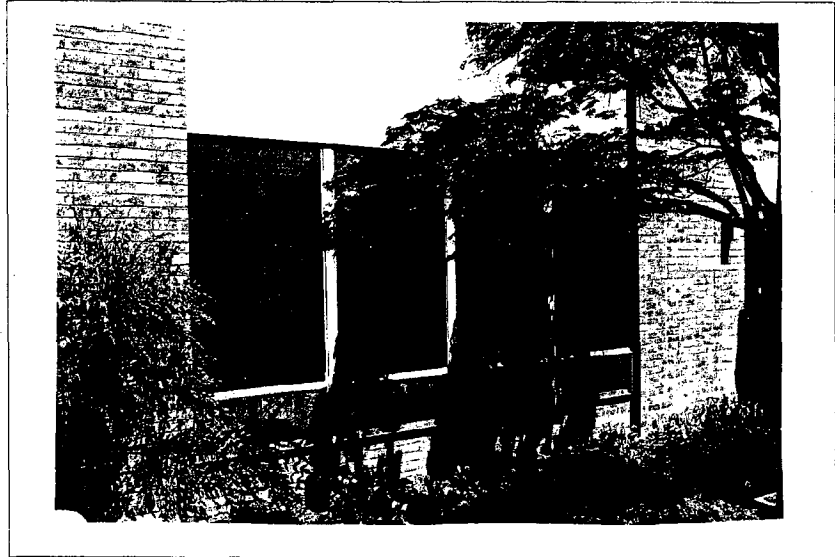


Detail: Lower level 7 windows metal frame

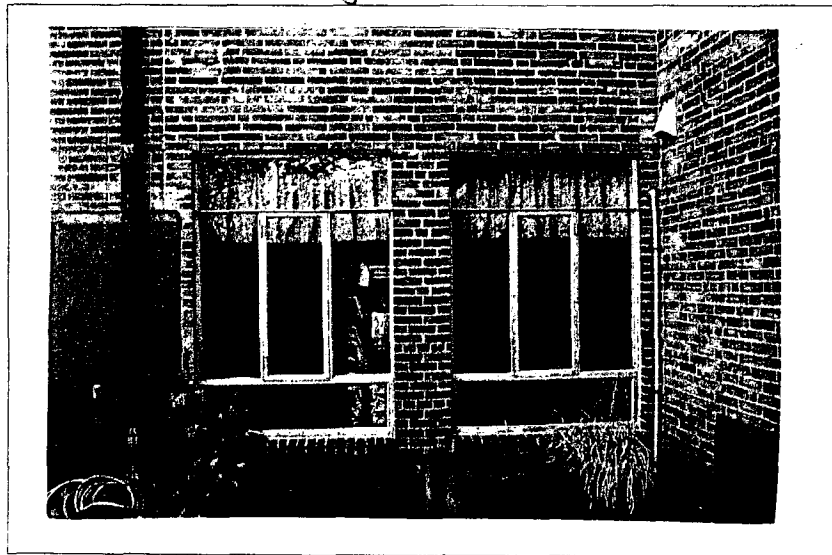
Applicant: St Pauls UMC

Page: 6

Existing Property Condition Photographs (duplicate as needed)



Detail: Interior Courtyard 2 sets windows
music office hallway + z11 aluminum frame

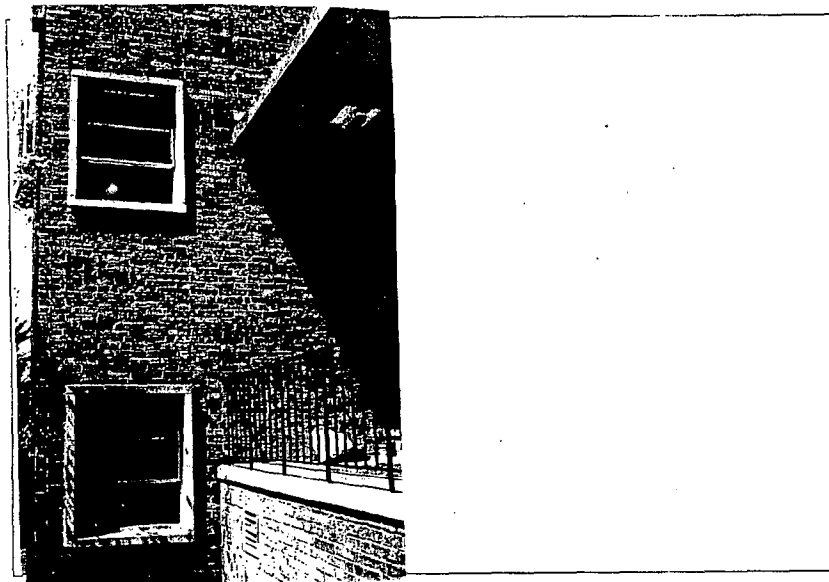


Detail: Interior courtyard 2 windows aluminum frame
Rm 109

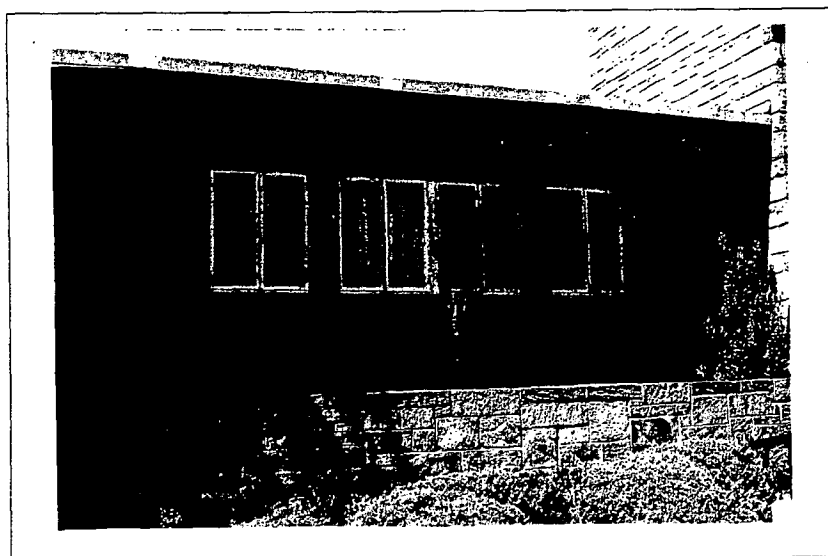
Applicant: St Paul's UMC

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Existing Property Condition Photographs (duplicate as needed)

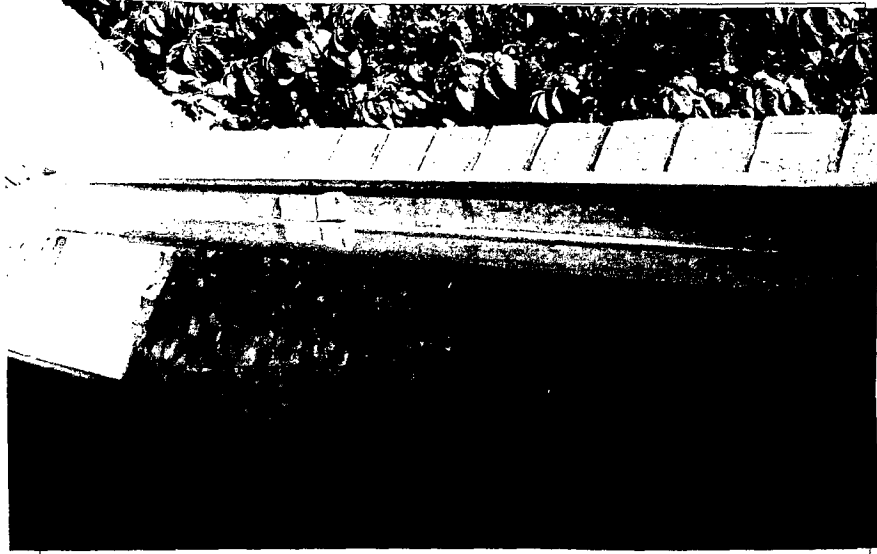


Detail: Stairwell 5 windows aluminum frame



Detail: Parlor exterior 4 windows aluminum frame

Existing Property Condition Photographs (duplicate as needed)



Detail: Example of window condition



Detail: Example of window condition

Applicant: St Paul's UMC

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10401 Armory Avenue, Kensington	Meeting Date:	5/14/2008
Resource:	Secondary Resource Kensington Historic District	Report Date:	5/7/2008
Applicant:	St. Paul's UMC Board of Trustees (Jerit Siedor, Agent)	Public Notice:	4/30/2008
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-08F	Staff:	Josh Silver
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource Within The Kensington Historic District
STYLE: Church
DATE: c.1952

HISTORIC CONTEXT

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.

Inviting friends to join him in the country, away from the heat and congestion of Washington, Warner established his own summer residence on a large, circular parcel of land at the heart of the community. The *Warner Residence*, now a nursing home, is sited at the southern end of the historic district, at 10231 Carroll Place. Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered in a 10-block area south of the railroad.

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington.

Supplementing train service, the streetcar, operates from 1895-1933, made Kensington even more accessible in the pre-automobile era.

PROPOSAL:

The applicant is proposing to remove 71 (non-historic) metal windows from the subject property and install new vinyl casement windows in the same openings.

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.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district.

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

- 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

- #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.

STAFF DISCUSSION

Staff supports the proposed window replacement project. The subject property is a secondary resource and contains non-historic windows. The removal of the non-historic windows and installation of casement windows will have no adverse impact on the structure or streetscape of the historic district. *Staff is recommending the Commission approve this HAWP application.*

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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: Tracey Furman
 Daytime Phone No.: (301) 442-4507

Tax Account No.: 52-0684163

Name of Property Owner: St Paul's OMC Board of Trustees Daytime Phone No.: (301) 933-7933

Address: 10401 Kensington Armory 20895
Street Number City State Zip Code

Contractor: Insulators Home Exteriors Phone No.: (301) 476-8488

Contractor Registration No.: MHIC #7890

Agent for Owner: Terit Siedor Daytime Phone No.: (240) 674-8022

LOCATION OF BUILDING/PREMISE

House Number: 10401 Street: Armory Ave
 Town/City: Kensington Nearest Cross Street: Connecticut & Knowles Ave
 Lot: Armory 3-8 Block: 2 Subdivision: 15 Detrick's Additions
 Fawcett 9-11
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct Extend Alter/Renovate A/C 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: Window replacement

1B. Construction cost estimate: \$ 98,000 - 103,000

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.

[Signature] President 4/22/08
Signature of owner or authorized agent Board of Trustees Date

Approved: _____ ** For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ 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:

___ St Paul's Church stretches two corners in the Town Of Kensington's Historic District. ___
___ Situated at the corner of Armory Ave. and Mitchell St. on the SW and Mitchell St and ___
___ Fawcett St. on the SE. The front of the building faces west, directly across the street in ___
___ the non Historic District is Reinhardt Park and the Bakers Union Building. To the south, ___
___ the Town Of Kensington Town Hall and the side yard of the house that faces Fawcett St. ___
___ On the east is residential and on the north a mix of residential single and multifamily ___
___ dwellings and businesses. The exterior of the building is masonry and stone with flat and ___
___ slate roofs. Construction on the current building began in 1952 and was completed as it ___
___ stands today in 1968. Established in 1885, St Paul's is rich in history, but its building ___
___ with its mix of contemporary and traditional architecture has no historic significance. ___

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

___ Project consist of replacing 56-year old metal framed single pane and 51-year old ___
___ aluminum framed single pane windows on the west, south, east and north sides of the ___
___ building. Replacing windows that do not meet today's energy efficiency standards and ___
___ are in deteriorating condition will enhance the exterior of the building, which in turn, ___
___ improves the neighborhood. ___

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.

Material Specifications and Plans/Elevation

Product Description:

- Starmark by Okna
- Cellular framed window
 - Maintains higher flexural modulus (stiffness), lower coefficient of thermal expansion and higher heat deflection temperature
- Double pane glass low e-coat & argon gas
- .25 u-factor

Benefit:

- UV protection and noise reduction
- Expected monthly savings on utilities 30-40%

In the current fiscal year, St Paul's budgeted for heat and air conditioning, \$66,000 to pay for electricity and gas

Style Change:

- Cost, Quality
- 1 unit vs. multiple, reduces manufacturing and installation cost,
- Provides better air infiltration barrier and maintains quality
- Current window style in the education wing does not meet fire code for infant daycare

St Paul's UME

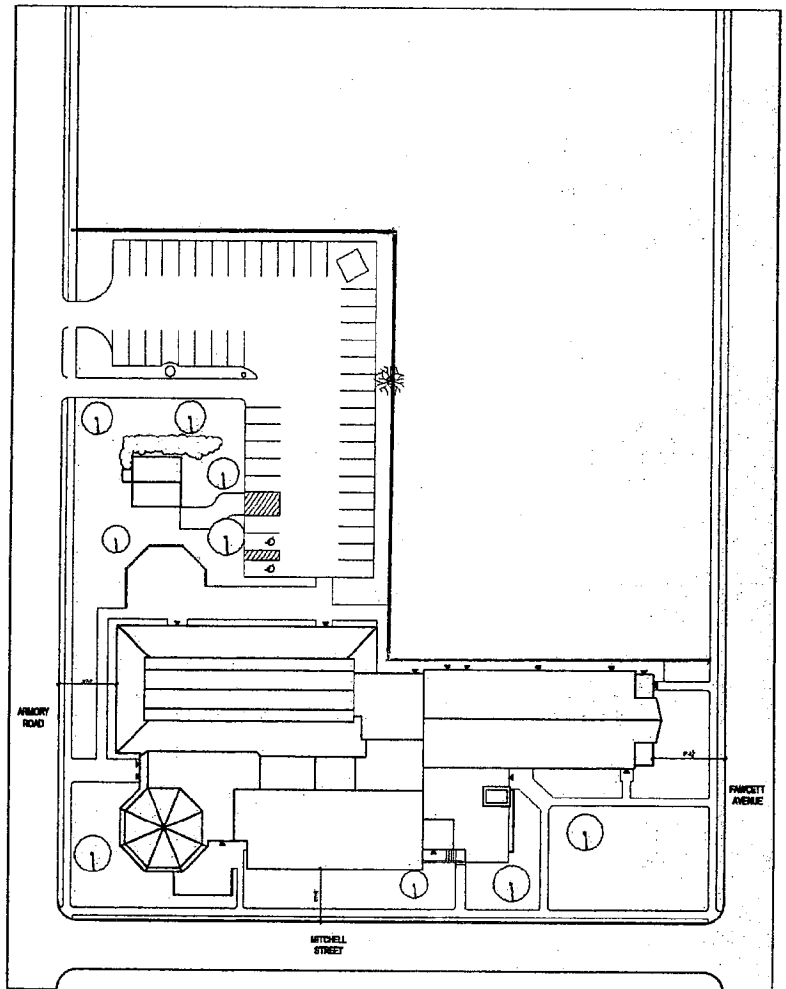
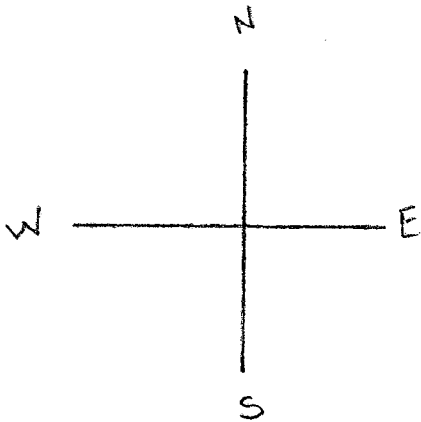
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

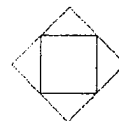
Owner's mailing address	Owner's Agent's mailing address
Board of Trustees St Paul's United Methodist Church 10401 Armory Ave. Kensington, MD 20895	Insulators Home Exteriors Jerit Siedor 15430-D Old Columbia Pike Burtonsville, MD 20866 301-476-8488
Adjacent and confronting Property Owners mailing addresses	
Ginnie & Peter Stuart 10319 Fawcett St. Kensington, MD 20895	Miriam & Mark Ruminski 10320 Fawcett St. Kensington, MD 20895
Priscilla Arenas 10401 Fawcett St. Kensington, MD 20895	Kenneth Simpson, Jr. Owner.....10410 Fawcett St 5720 Rossmore Dr. Bethesda, MD 20814
Suly & Rudy Uberman 10403 Fawcett St Kensington, MD 20895	Kenneth Simpson, Jr. Owner....10406 Fawcett St 5720 Rossmore Dr. Bethesda, MD 20814
Brain Kahin & Julia Royal 10405 Fawcett St. Kensington, MD 20895	Mayor Peter Fosselman Town Of Kensington 3710 Mitchell St. Kensington, MD 20895
Gregg Dyer Dyer & Associates Apostles LLC 10415 Armory Ave. Kensington, MD 20895	Baker Confectionary & Tobacco 10400 Connecticut Ave. Kensington, MD 20895
Helen Huggins Owner.....10316 Armory Ave. 9916 Hillridge Dr Kensington, MD 20895	

Site Plan



4/22/08

SCALE: 1/32" = 1'-0"

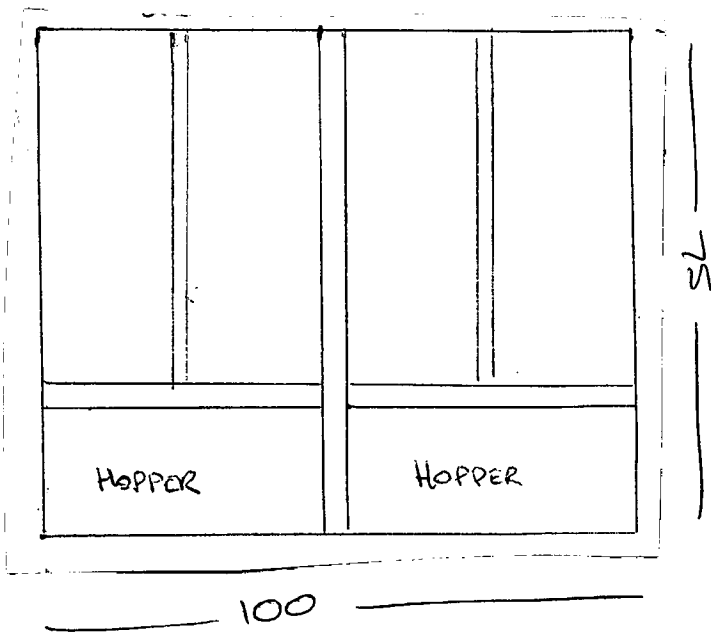


Shade portion to indicate North

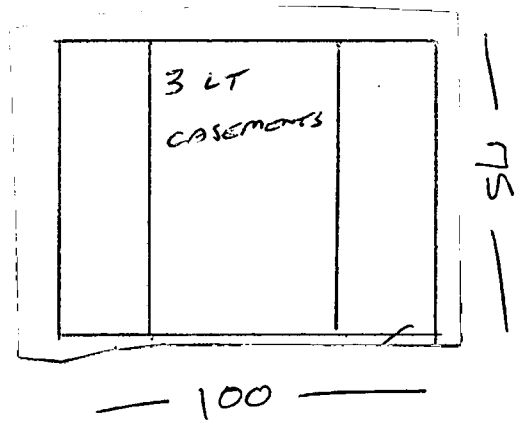
Applicant: St Paul's UMC

Page: 11

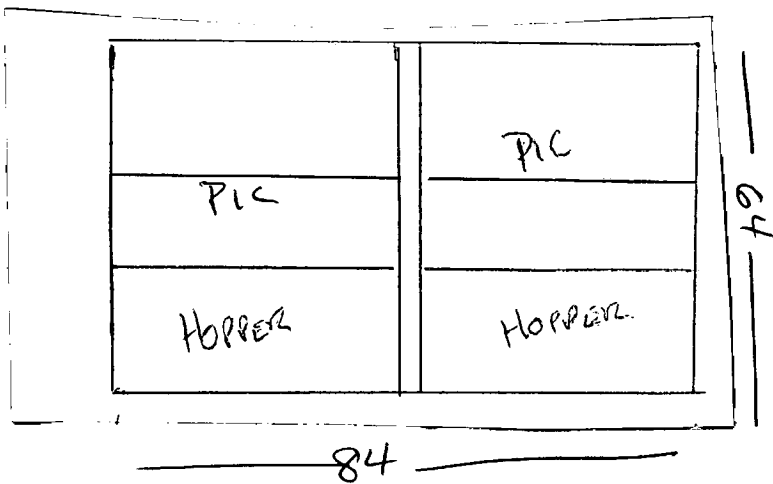
Current window style Ed wing



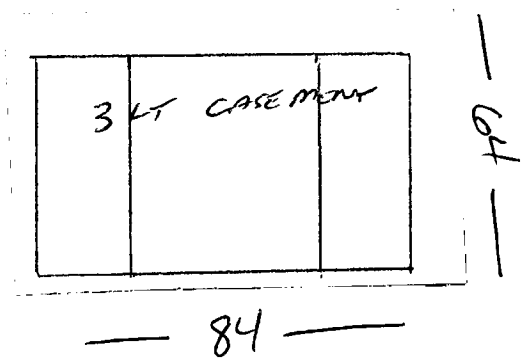
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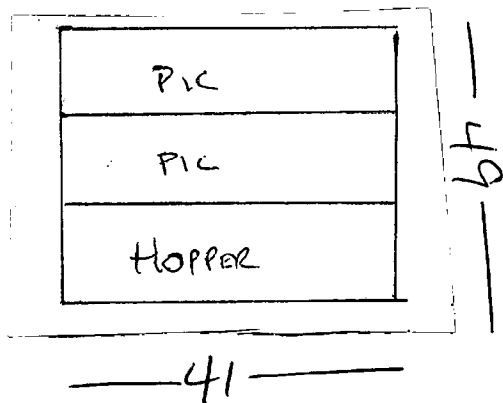
Current window style Lower level



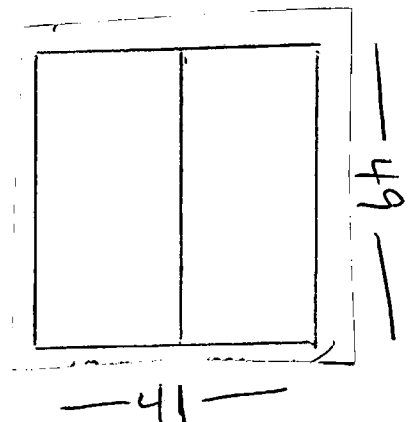
Change to



Current window style Stairwell

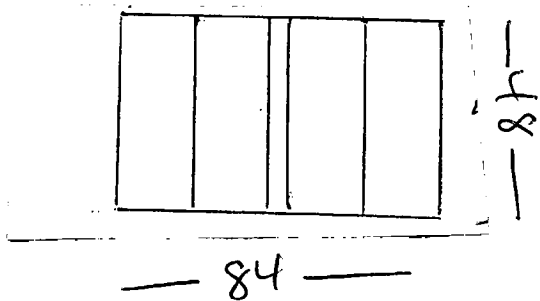


Change to

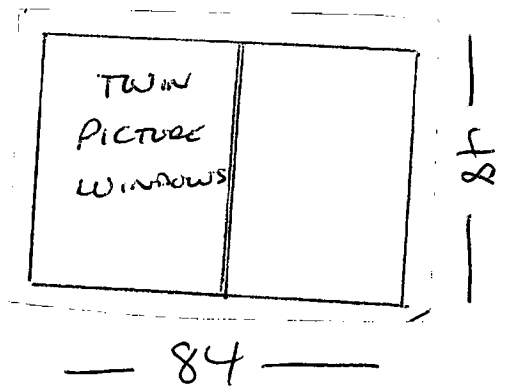


* There is NO change to any window dimensions

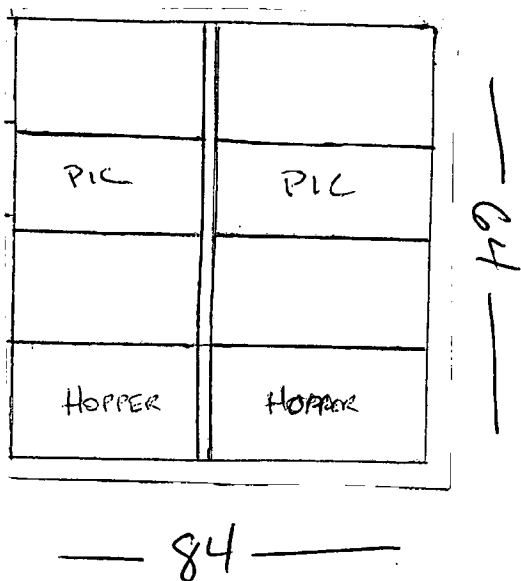
Current window
Style Parlor Center



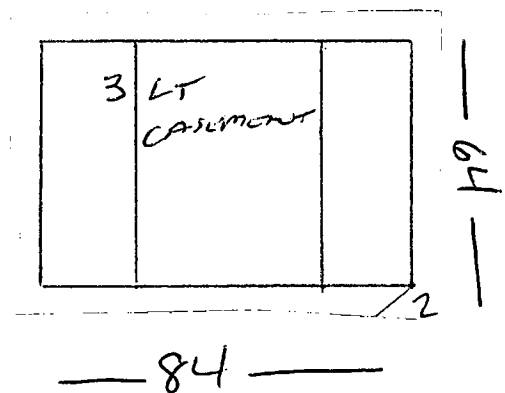
Change to



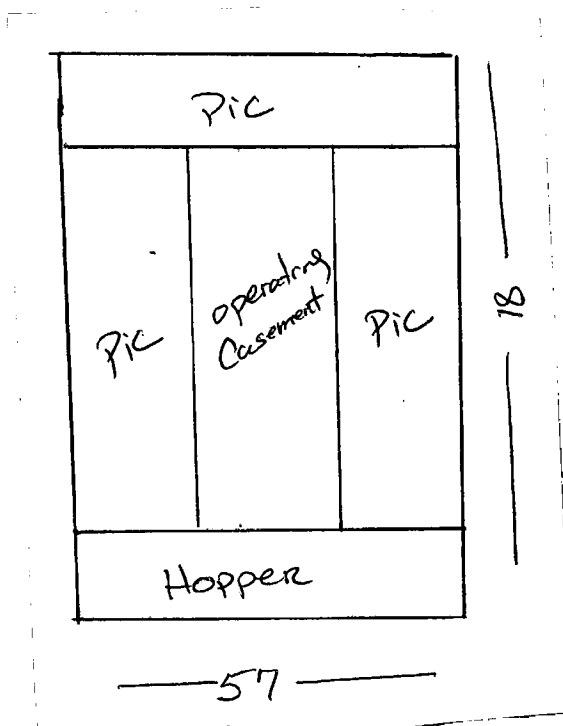
Current window
Style Kitchen



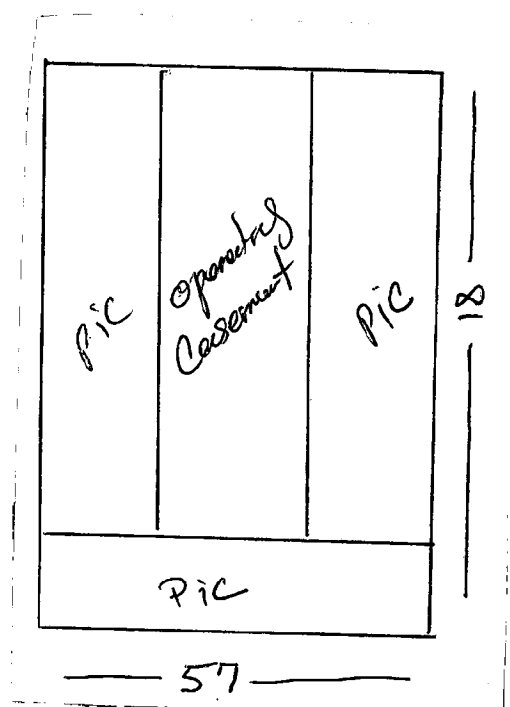
Change to



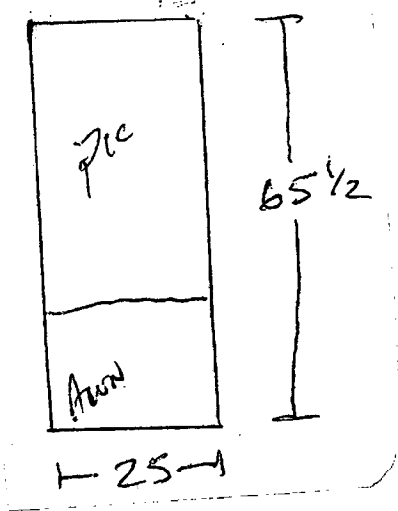
Current window
Style RM 109



Change to

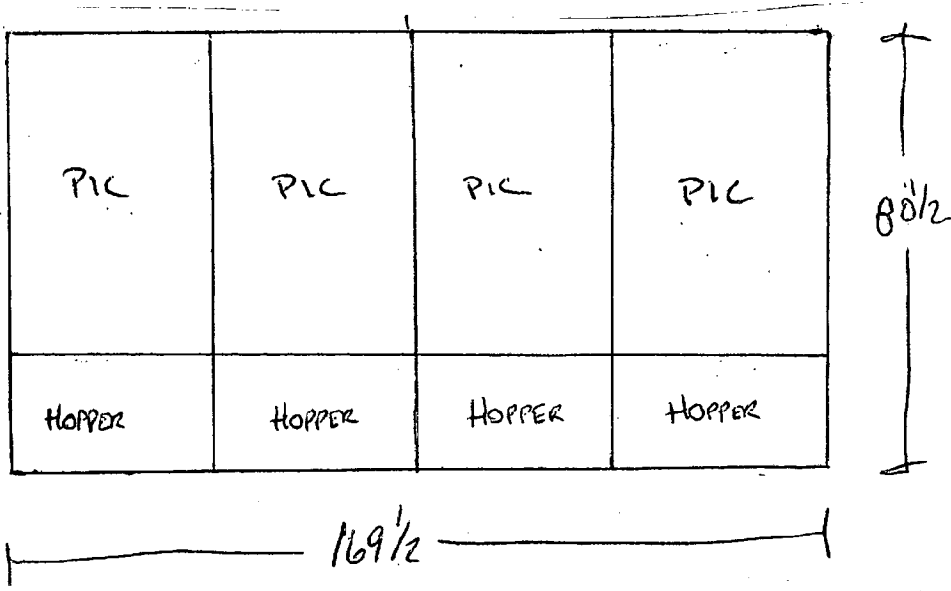


Current window
Northside 211 &
music office



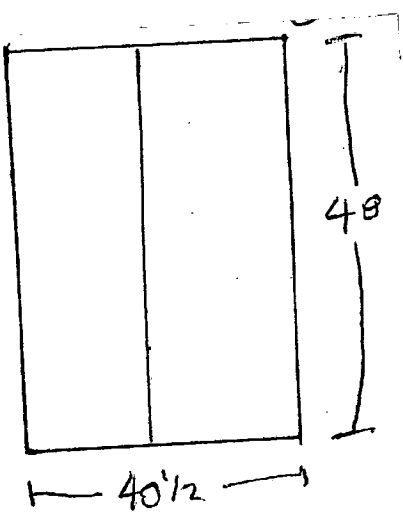
N/change

Current window
Southside 211 &
music office Hallway



N/change

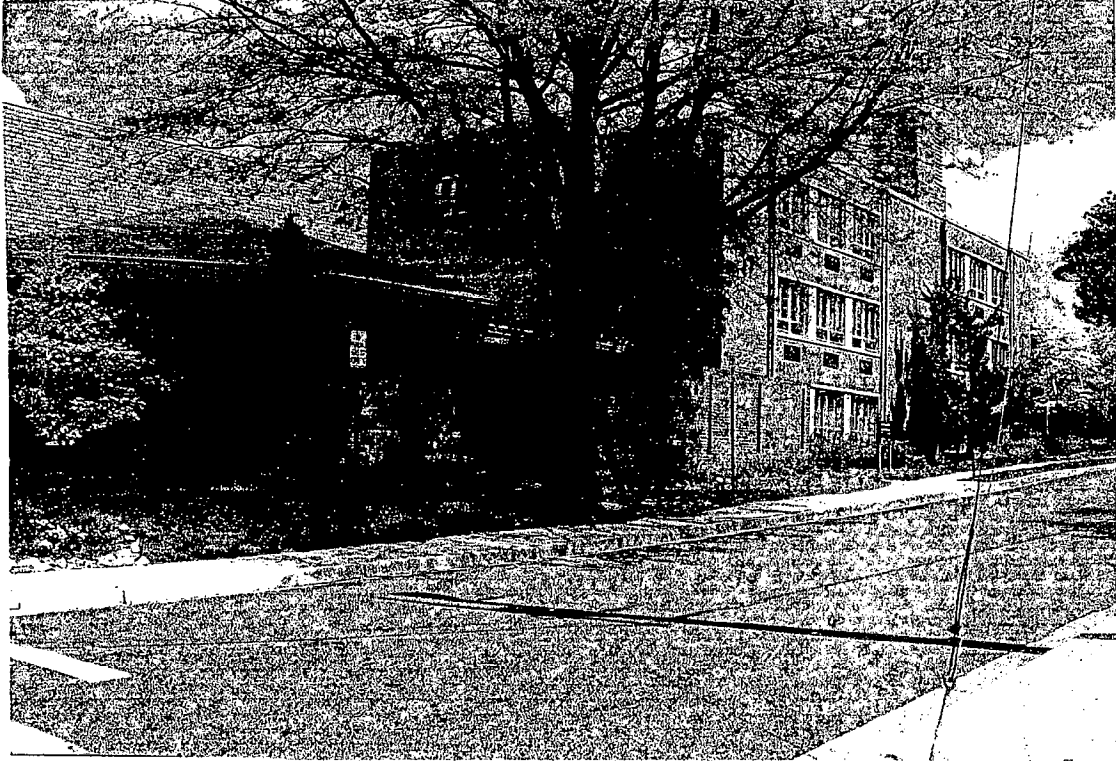
Current window
Parlor
left & Right



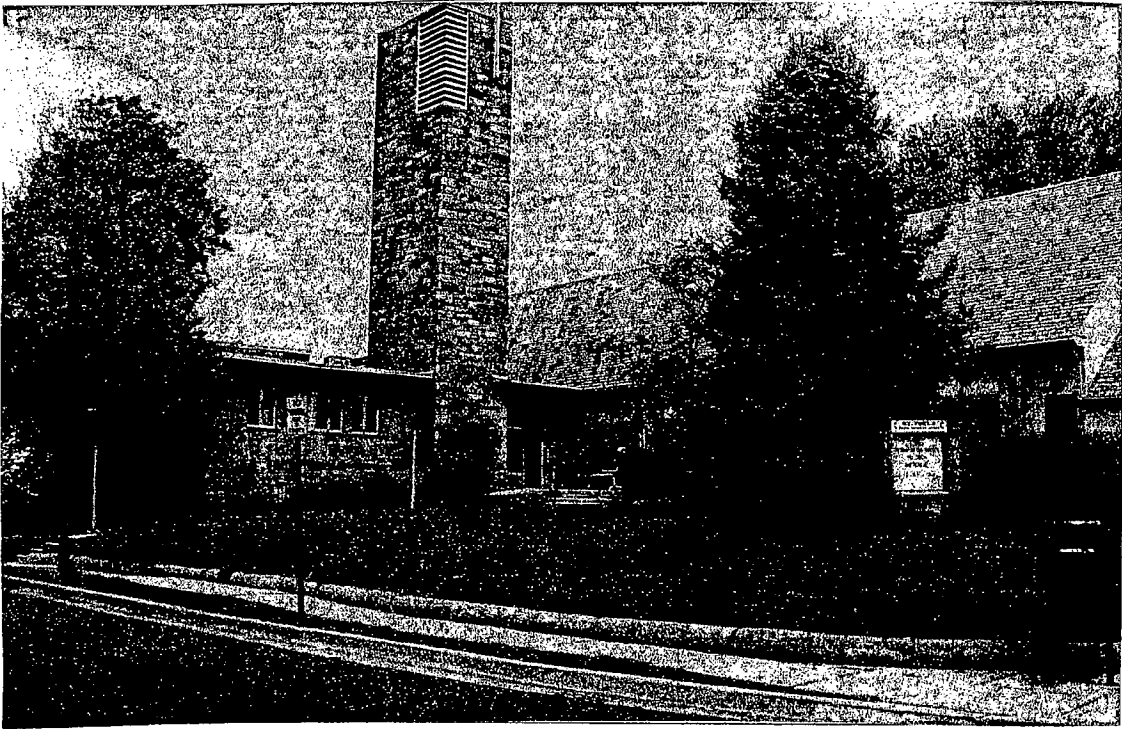
N/change

St Paul's Umc

Existing Property Condition Photographs (duplicate as needed)



Detail: view from Armony + Mitchell St SW corner

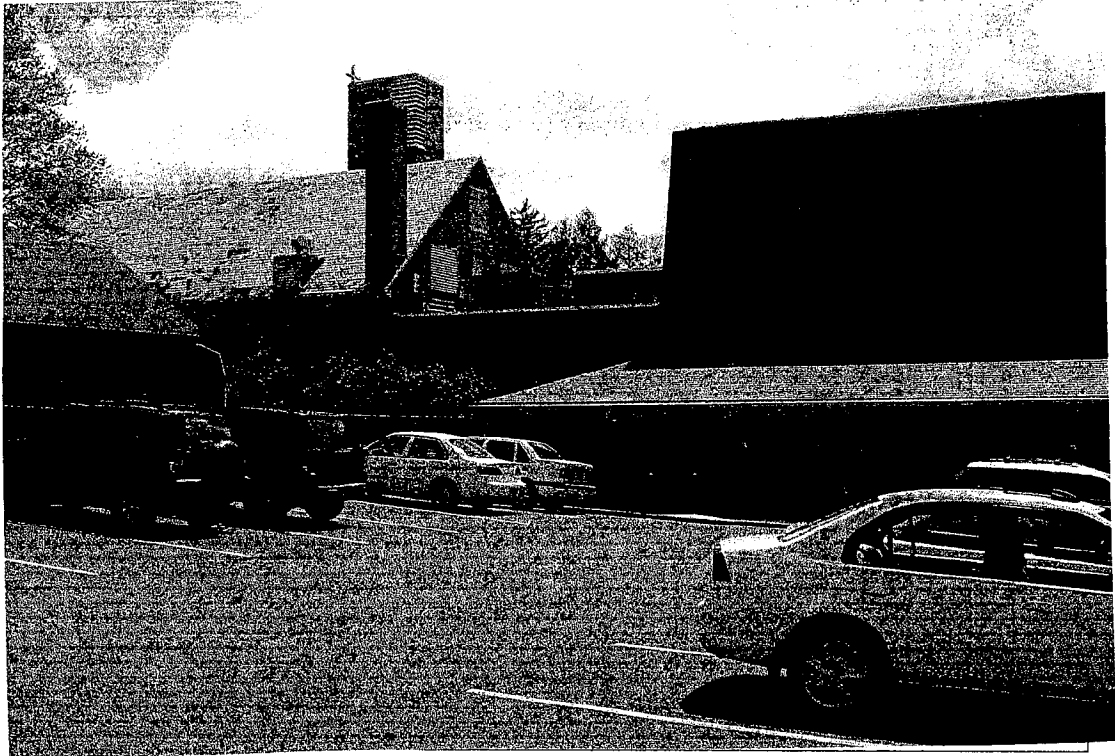


Detail: view from Mitchell + Fawcett St SE corner

Applicant: St Paul's UMC

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Northside

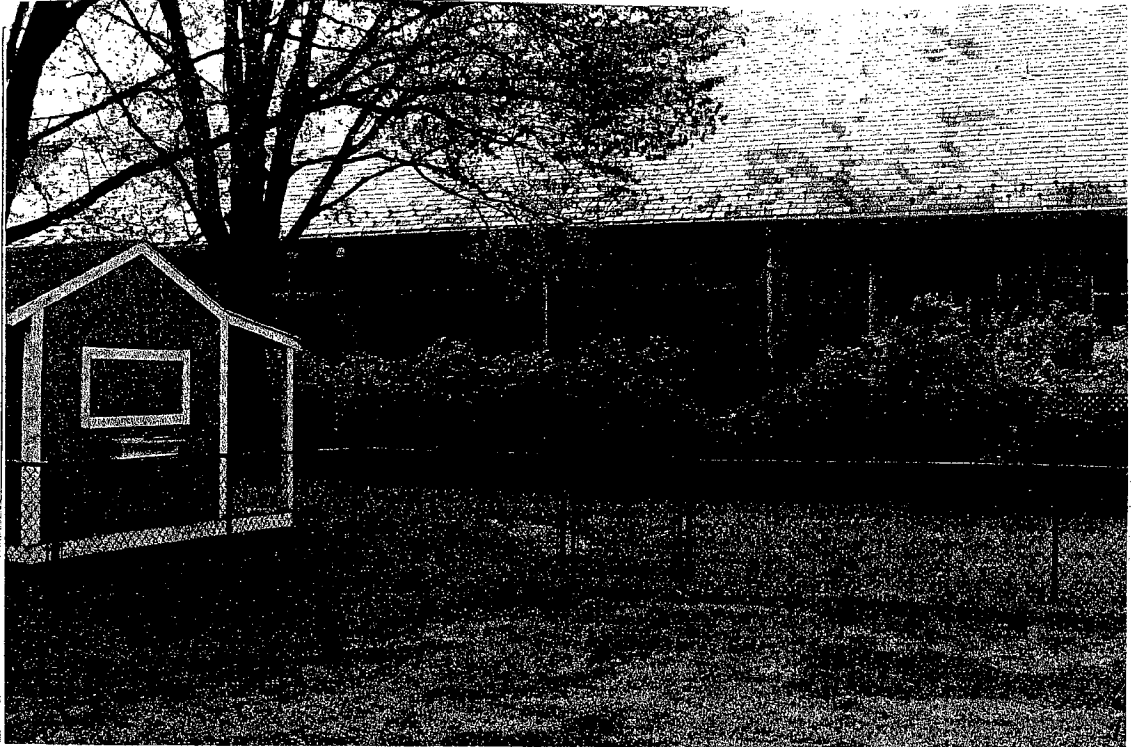


Detail: View from Northside

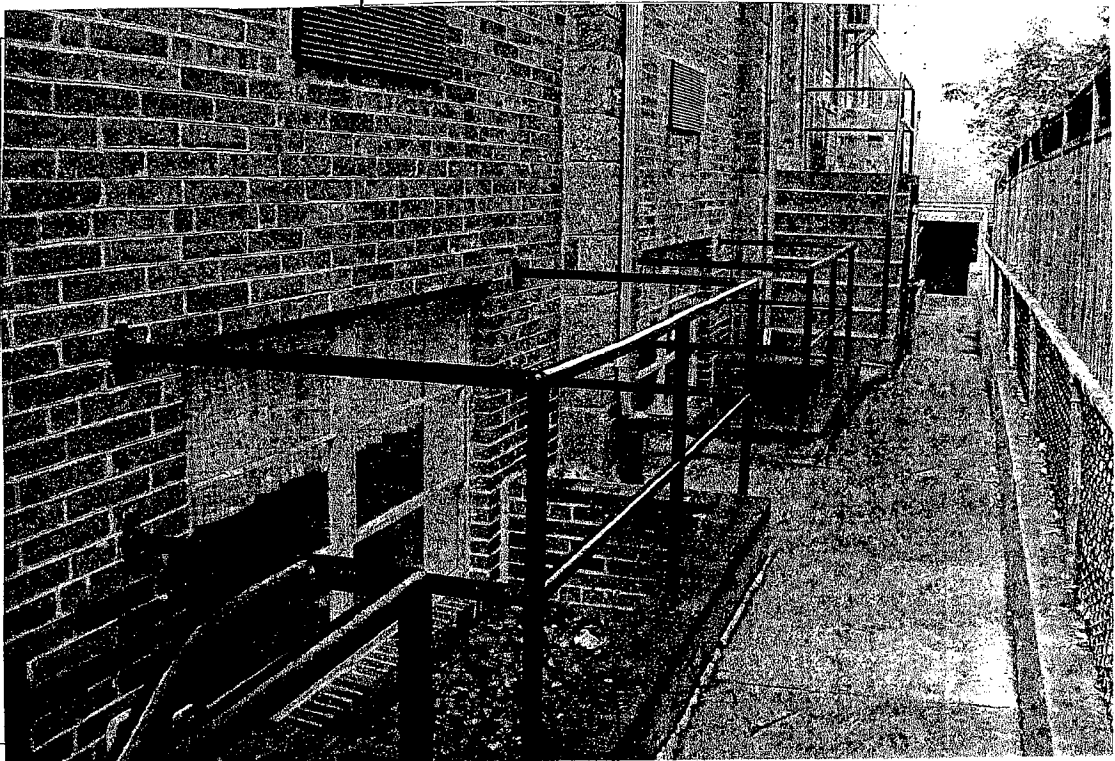
Applicant: St Paul's UMC

Page: 2

Existing Property Condition Photographs (duplicate as needed)



Detail: Above city level Northside



Detail: Alley Northside from east corner

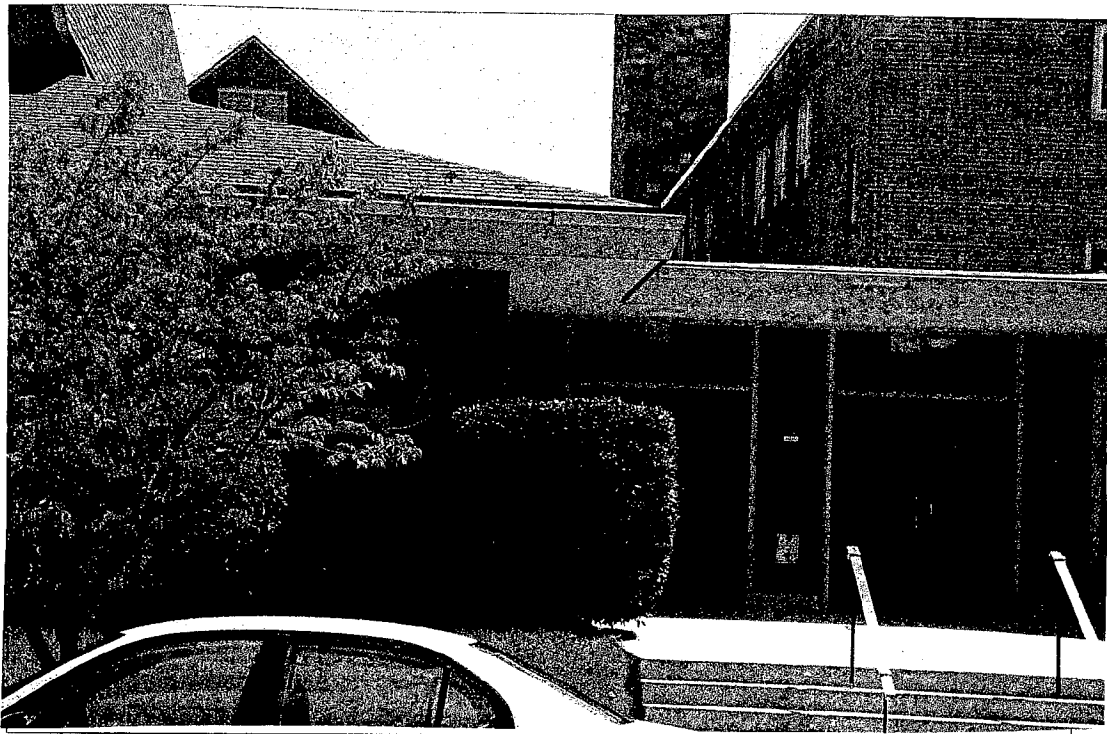
Applicant: St Pauls UMC

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Mitchell St Southside

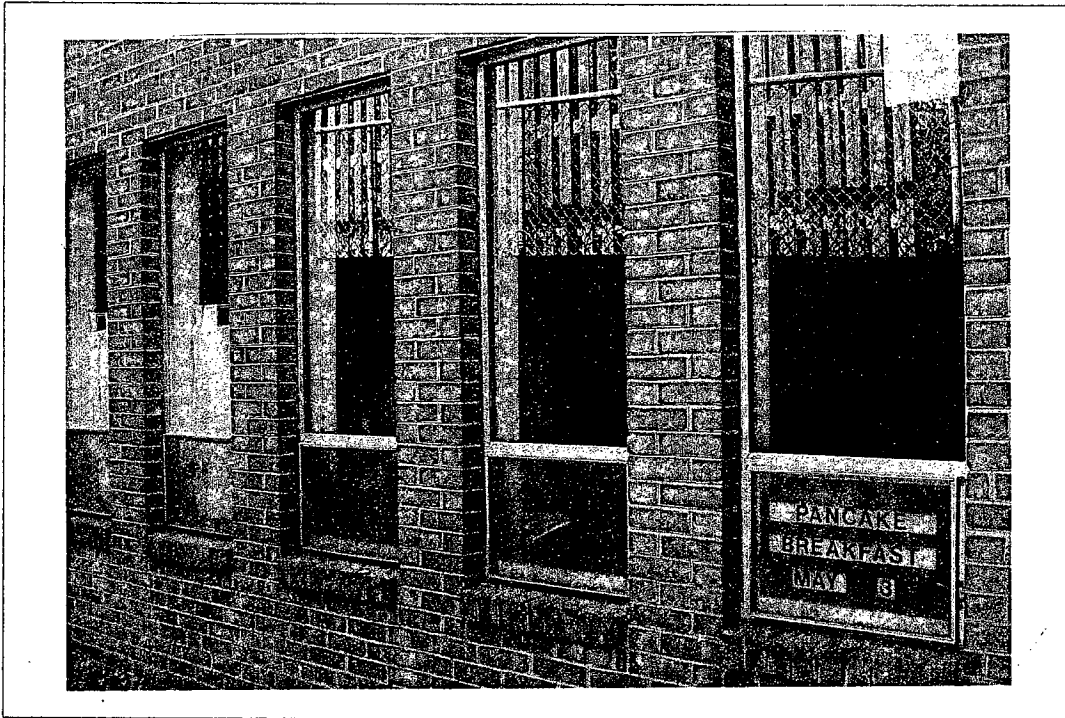


Detail: View from Armory Ave westside

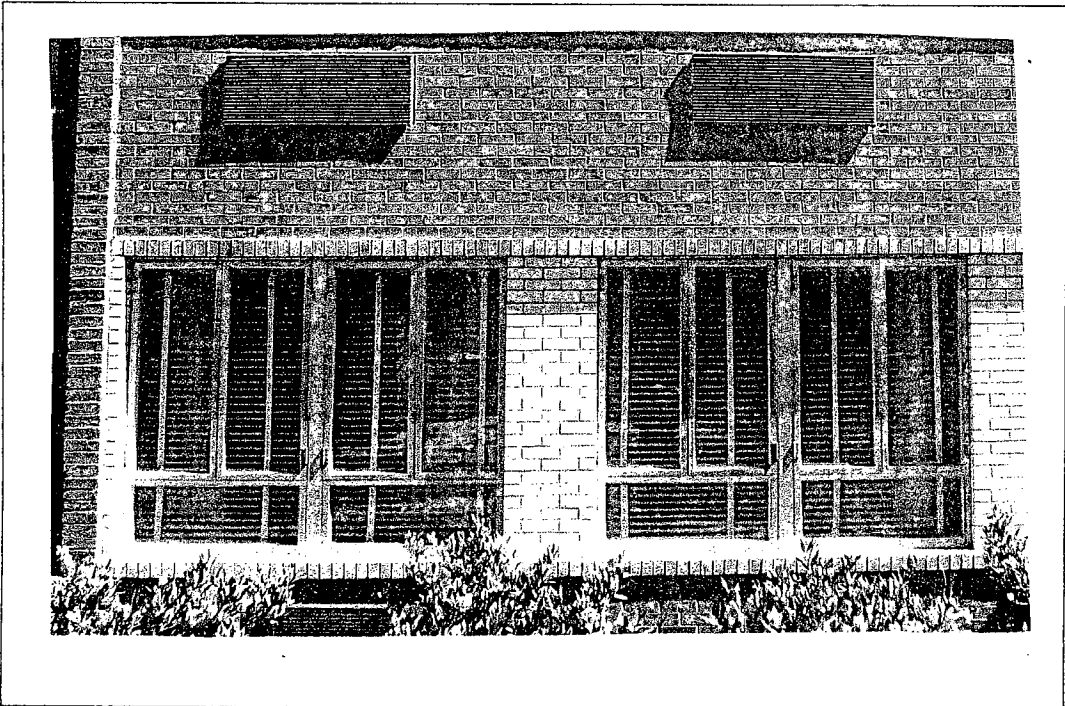
Applicant: St Paul's OMC

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: music office 10 windows aluminum frame

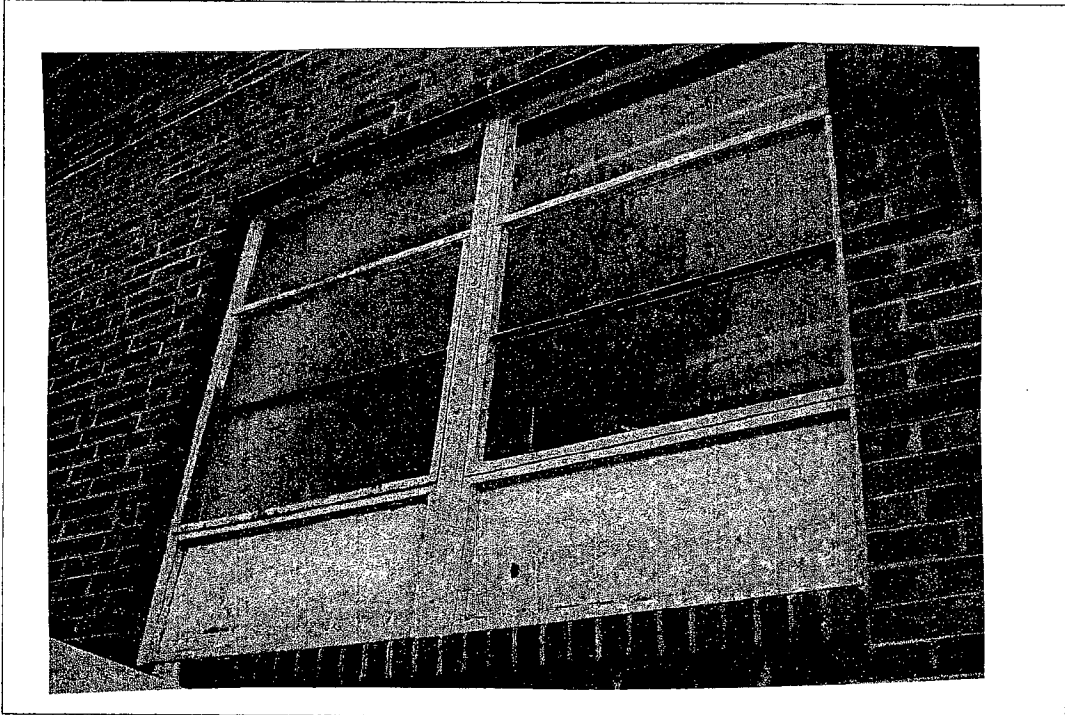


Detail: Education Wing 36 windows aluminum frame

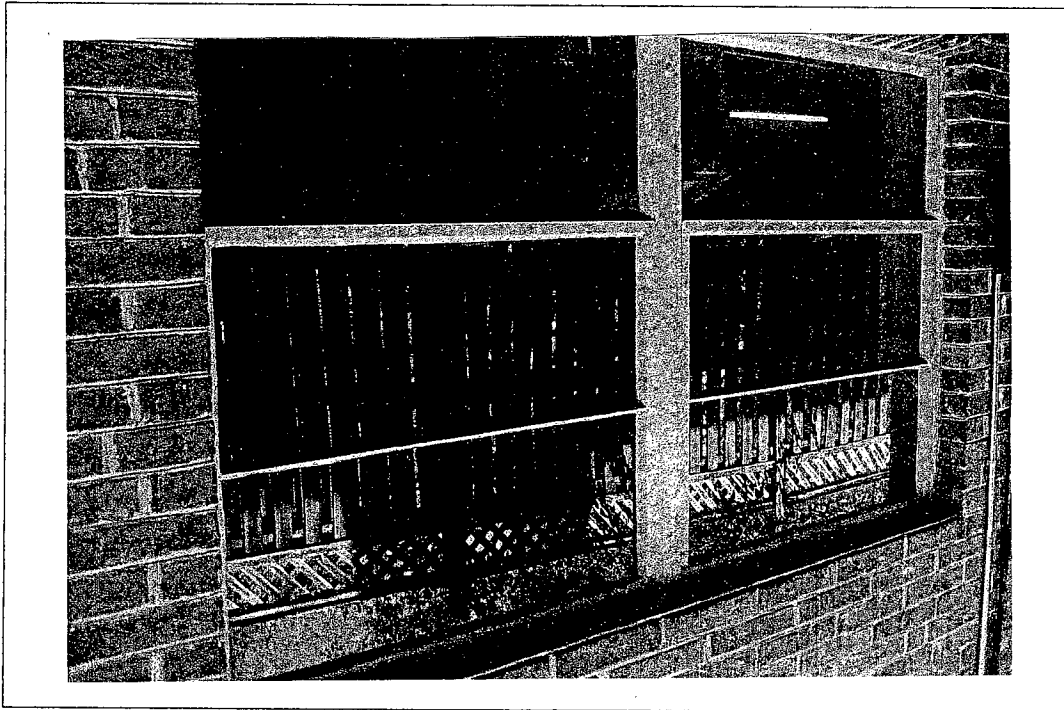
Applicant: St Paul's UMC

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: Kitchen 2nd floor 3 windows metal frame

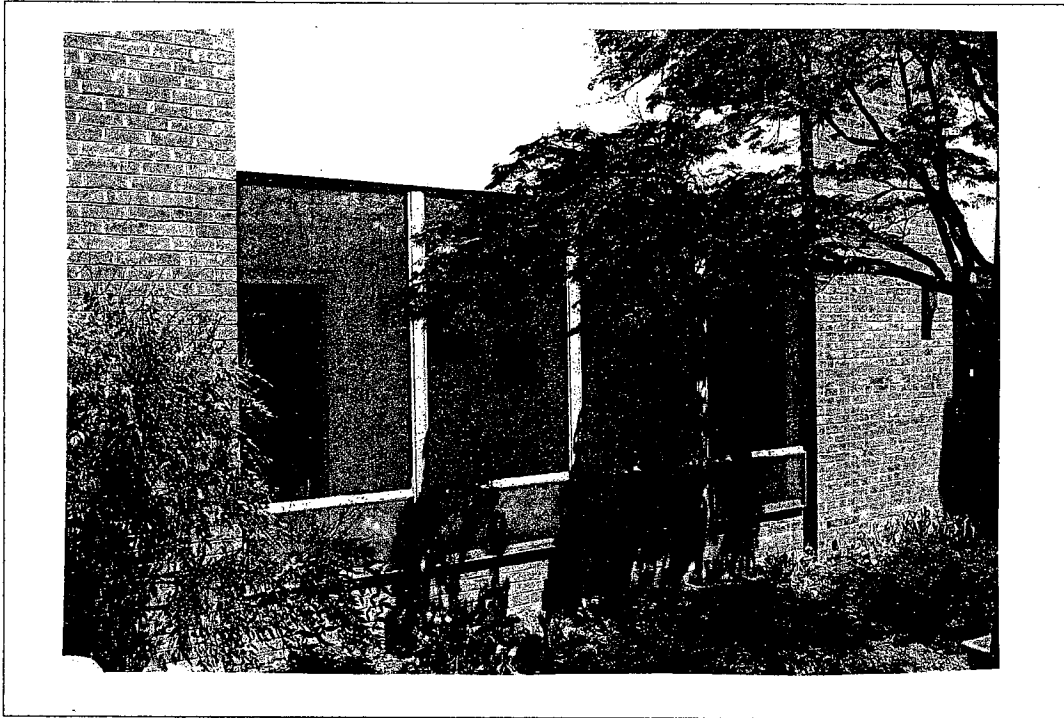


Detail: Lower level 7 windows metal frame

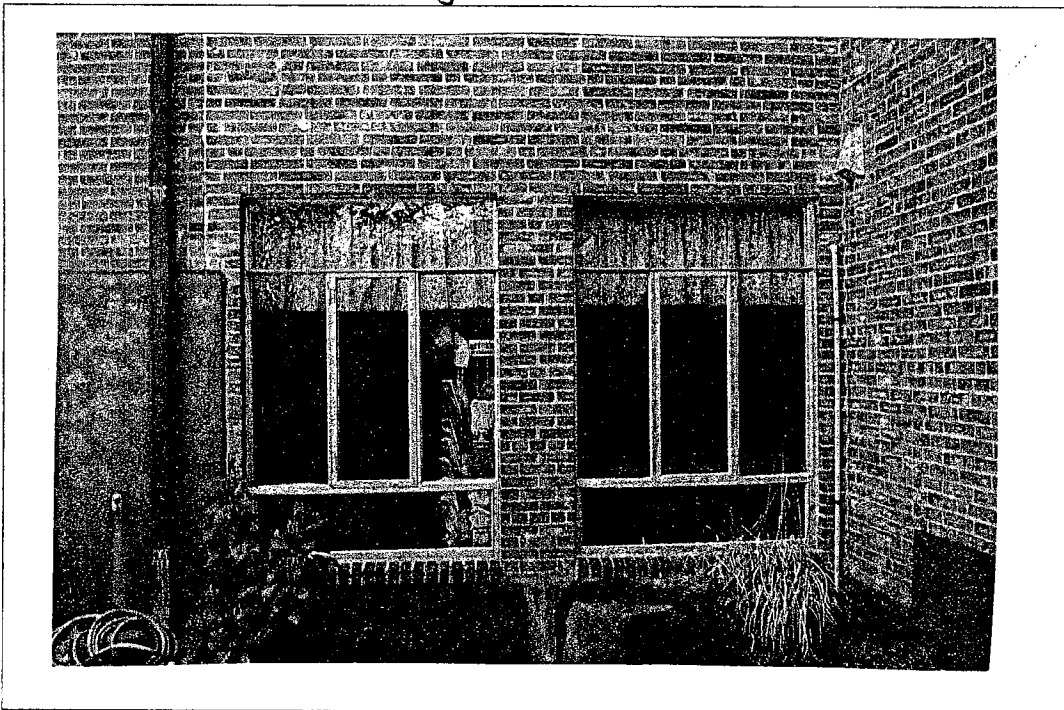
Applicant: St Pauls OMC

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Existing Property Condition Photographs (duplicate as needed)



Detail: Interior courtyard 2 sets windows
music office hallway + z11 aluminum frame

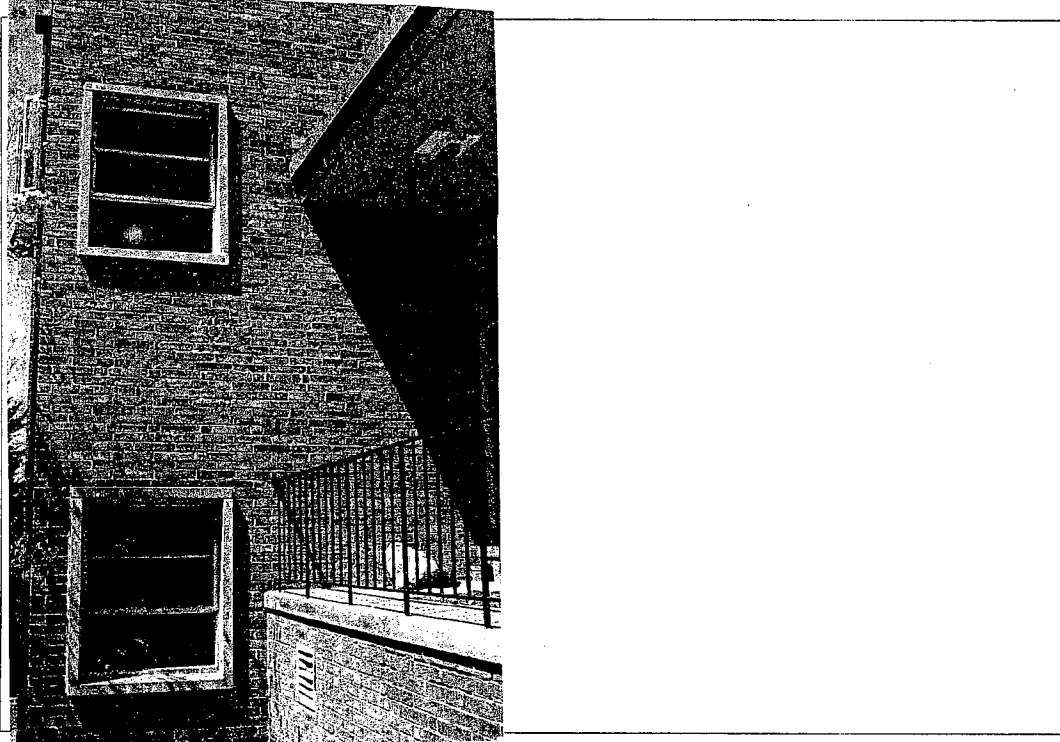


Detail: Interior courtyard 2 windows aluminum frame
Rm 109

Applicant: St Paul's UMC

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Existing Property Condition Photographs (duplicate as needed)

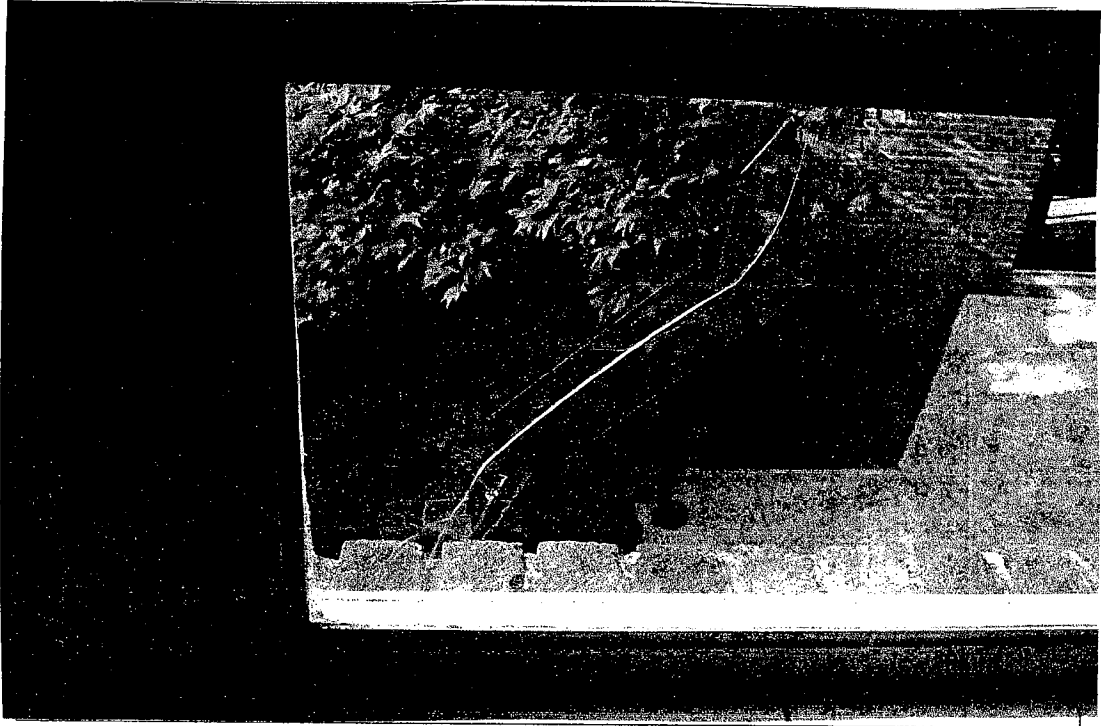


Detail: Stairwell 5 windows aluminum frame

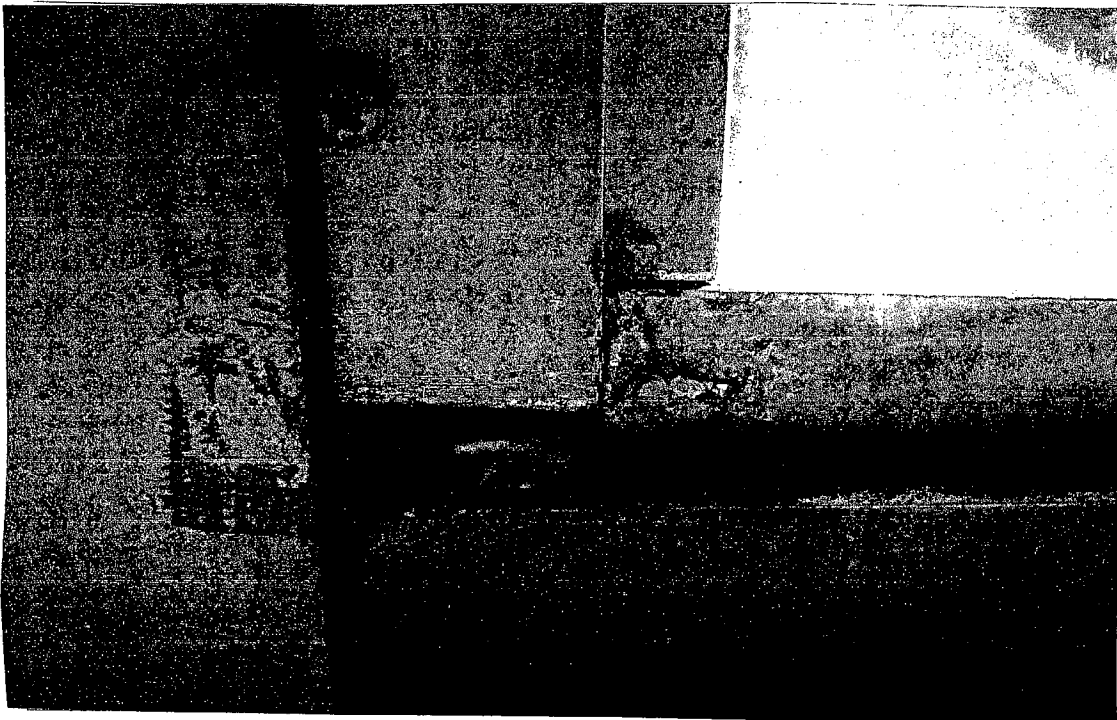


Detail: Parlor exterior 4 windows aluminum frame

Existing Property Condition Photographs (duplicate as needed)



Detail: Example of window condition

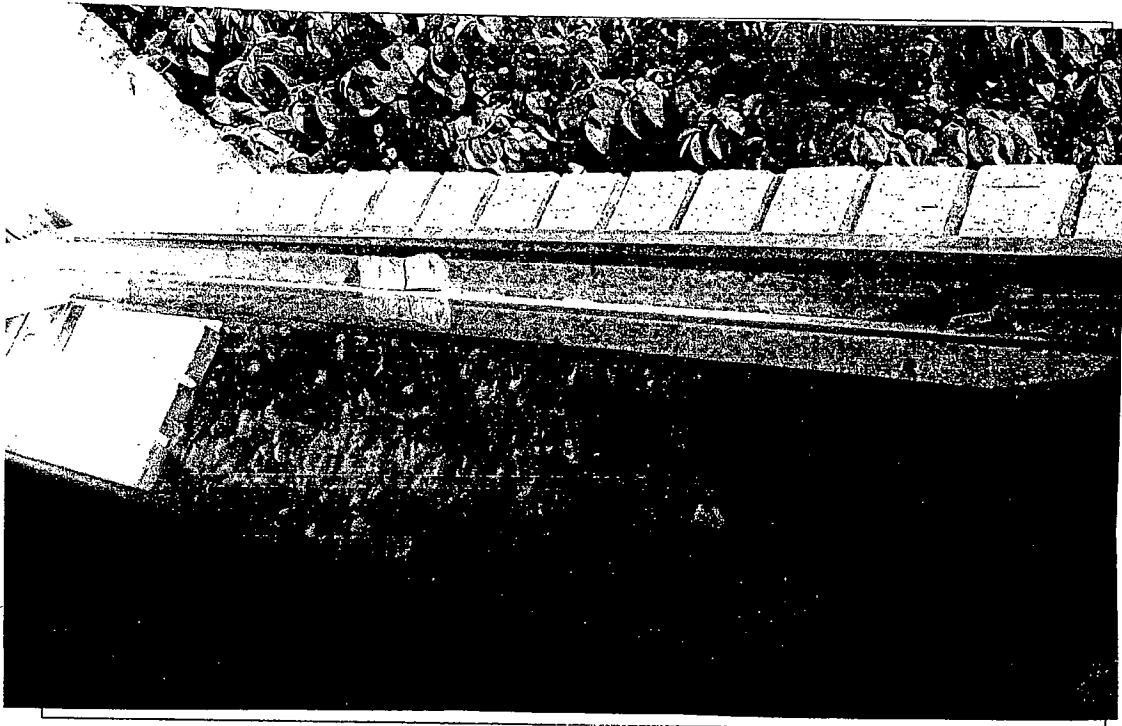


Detail: Examples on window condition

Applicant: St Paul's UMC

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Existing Property Condition Photographs (duplicate as needed)



Detail: Example of window condition



Detail: Example of window condition

Applicant: St Paul's UMC

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Existing Property Condition Photographs (duplicate as needed)



Detail: View from Armony & Mitchell St SW corner

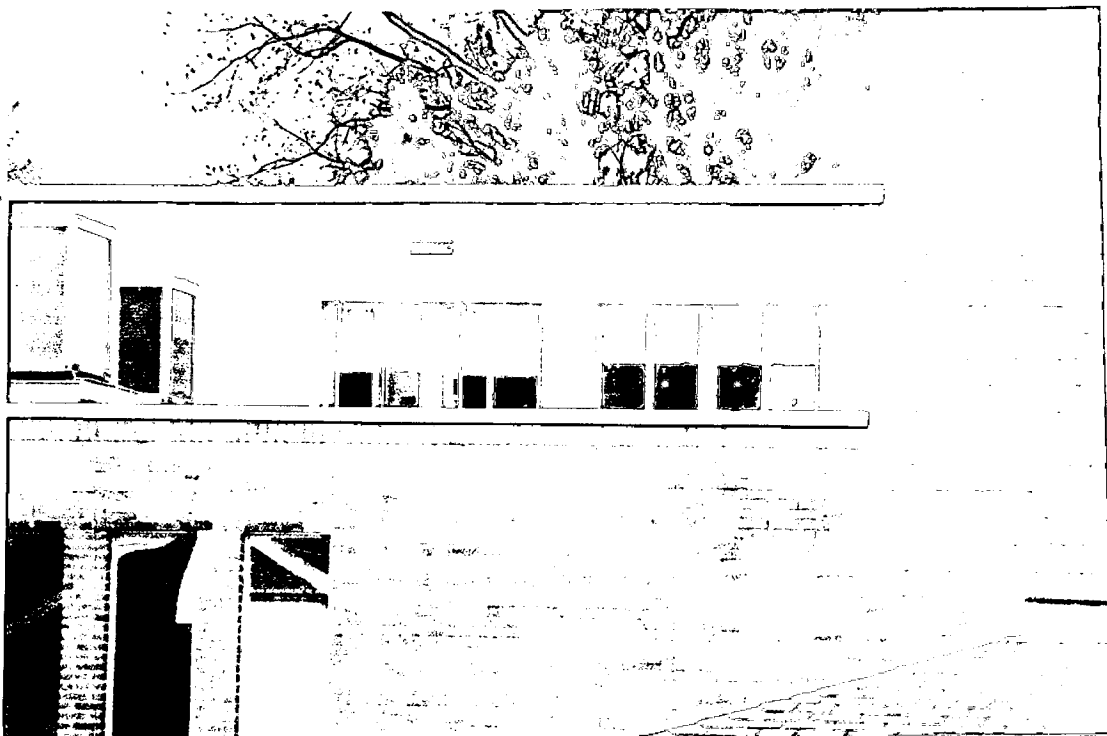


Detail: View from Mitchell & Fawcett St SE corner

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Northside

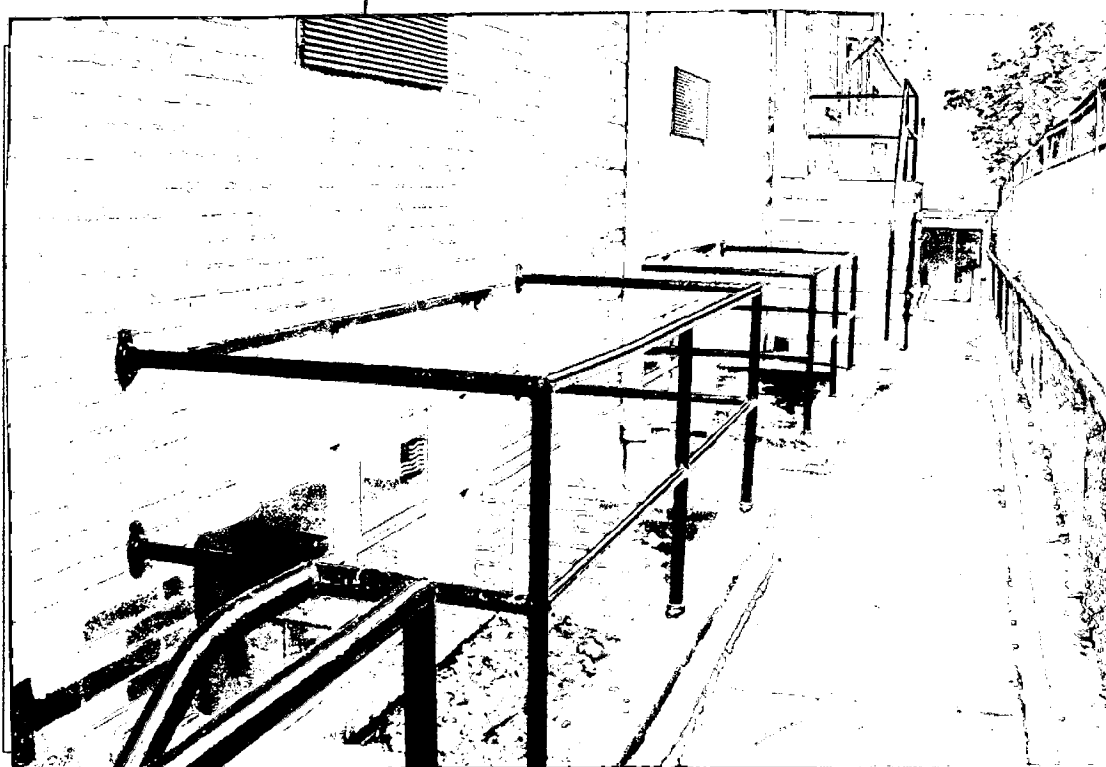


Detail: View from Northside

Existing Property Condition Photographs (duplicate as needed)

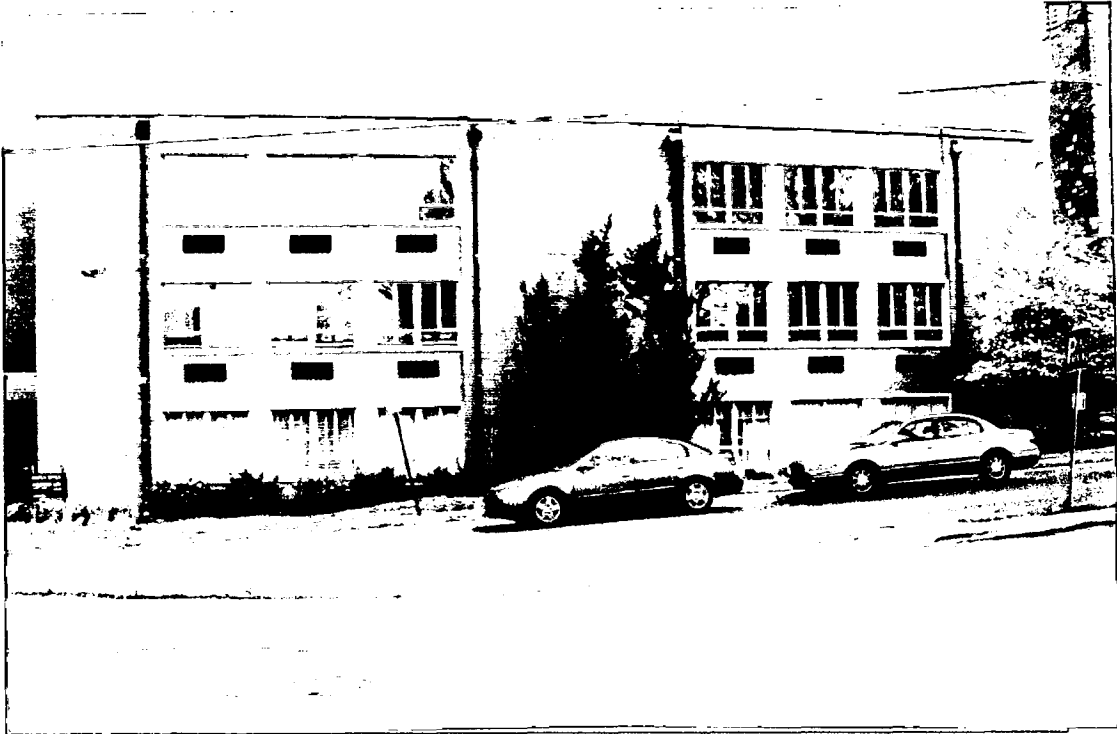


Detail: Above city level Northside



Detail: Ally Northside from east corner

Existing Property Condition Photographs (duplicate as needed)

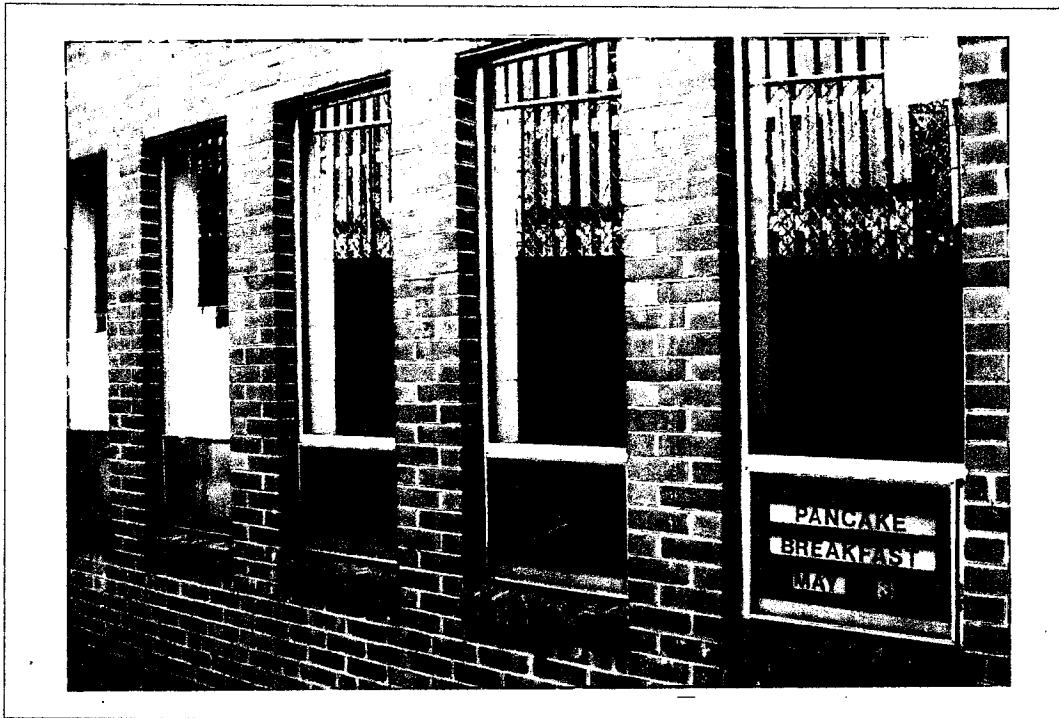


Detail: View from Mitchell St South side



Detail: View from Armory Ave west side

Existing Property Condition Photographs (duplicate as needed)



Detail: Music office 10 windows aluminum frame

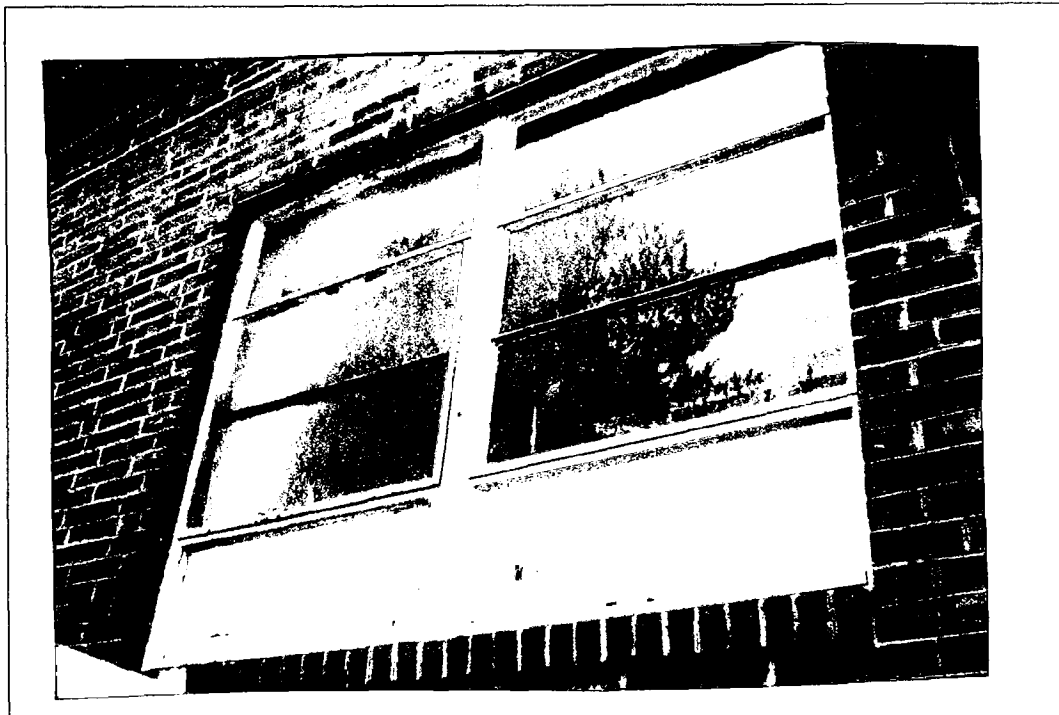


Detail: Education Wing 36 windows aluminum frame

Applicant: St Paul's UMC

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: Kitchen 2nd floor 3 windows metal frame

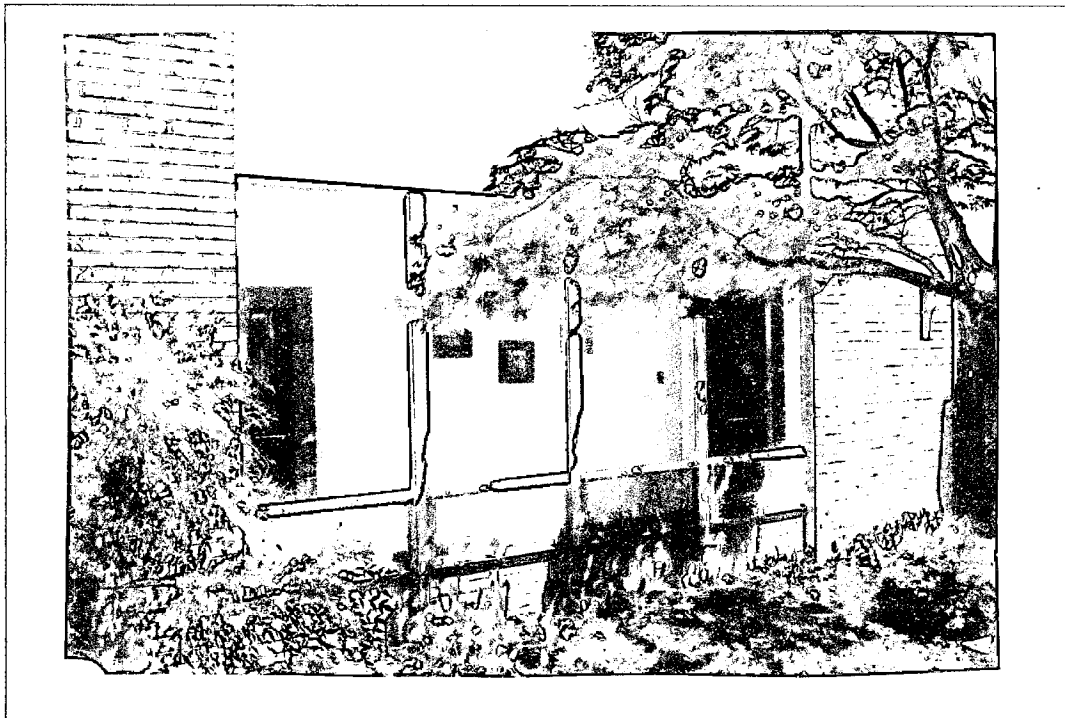


Detail: Lower level 7 windows metal frame

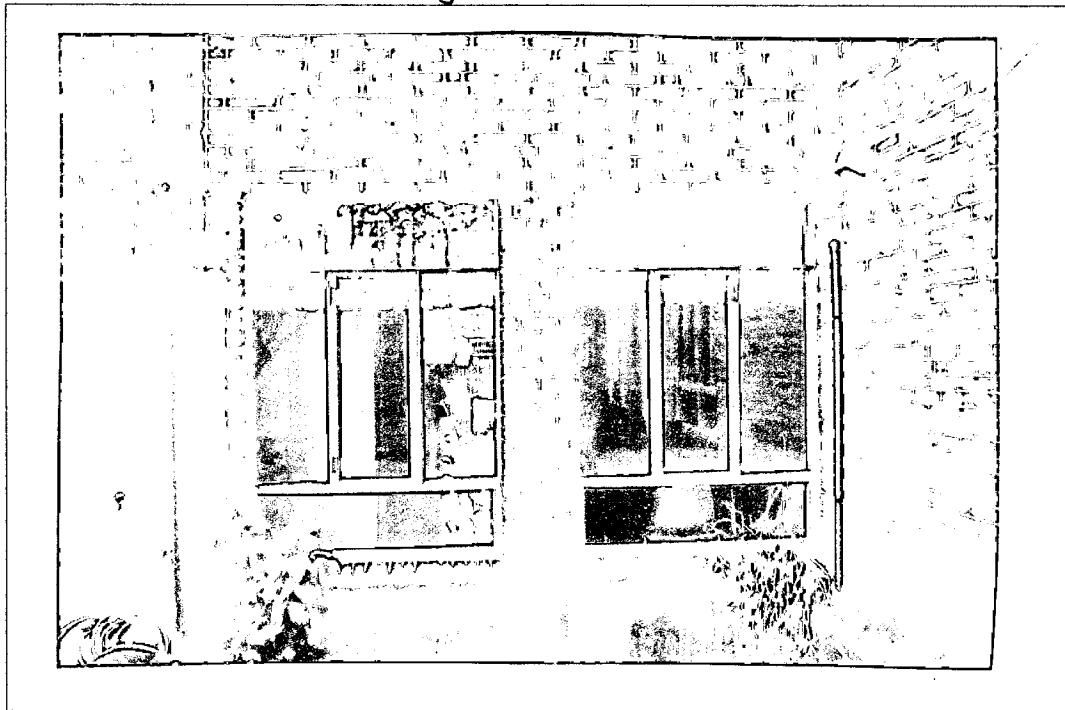
Applicant: St Pauls UMC

Page: 6

Existing Property Condition Photographs (duplicate as needed)

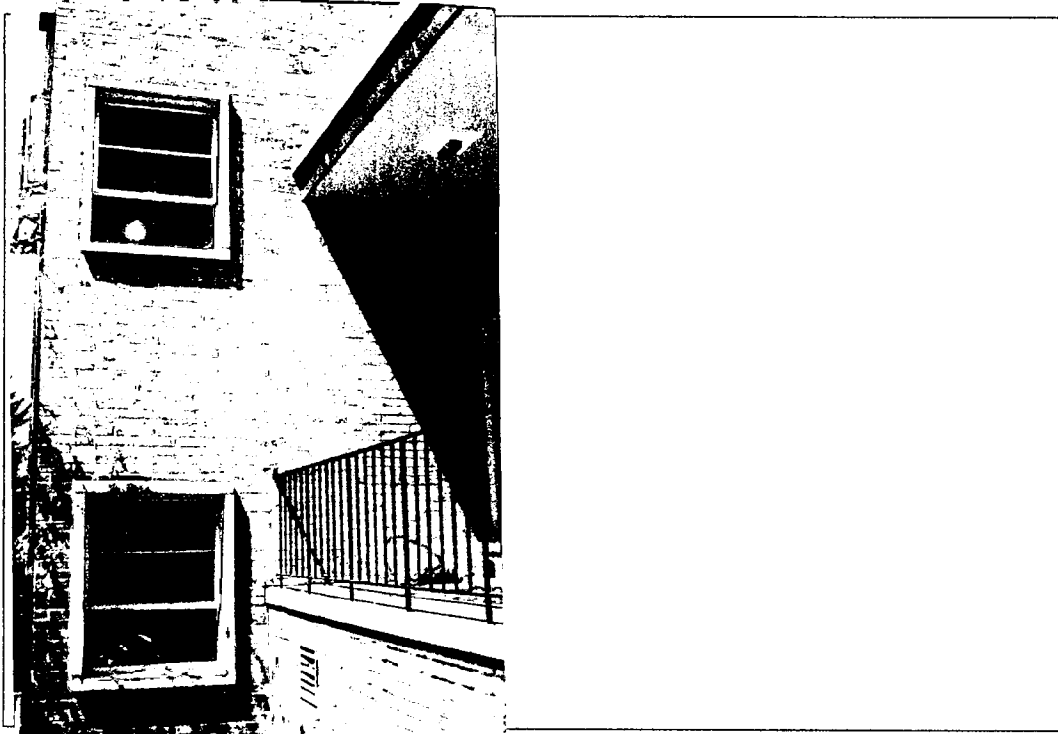


Detail: Interior courtyard 2 sets windows
music office hallway + z11 aluminum frame

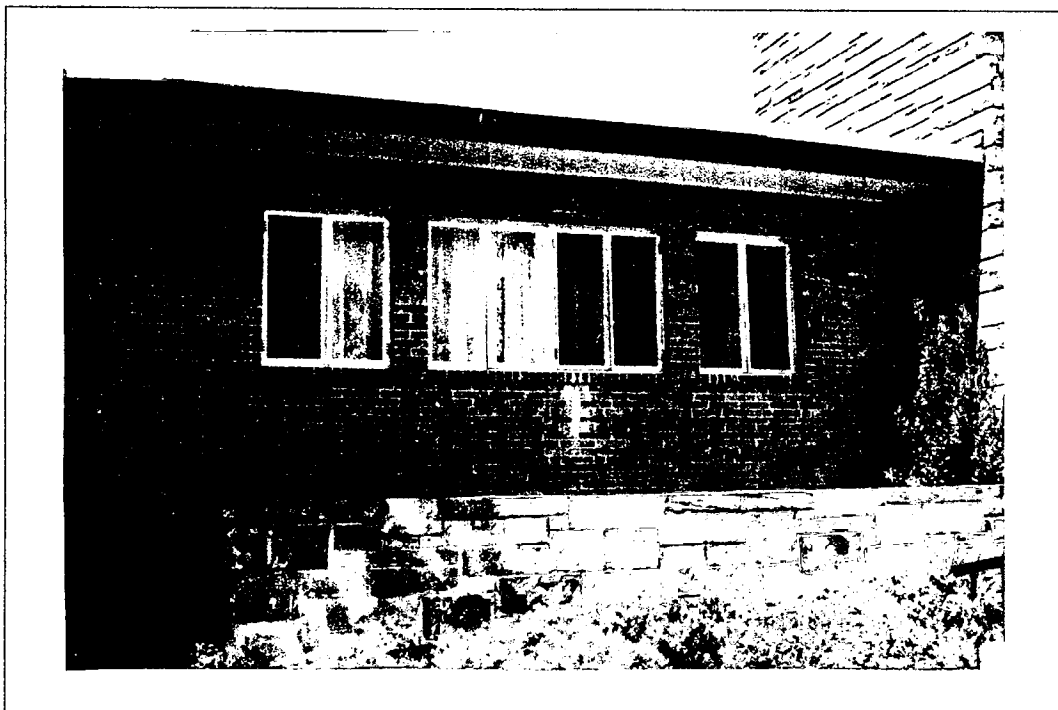


Detail: Interior courtyard 2 windows aluminum frame
Rm 109

Existing Property Condition Photographs (duplicate as needed)

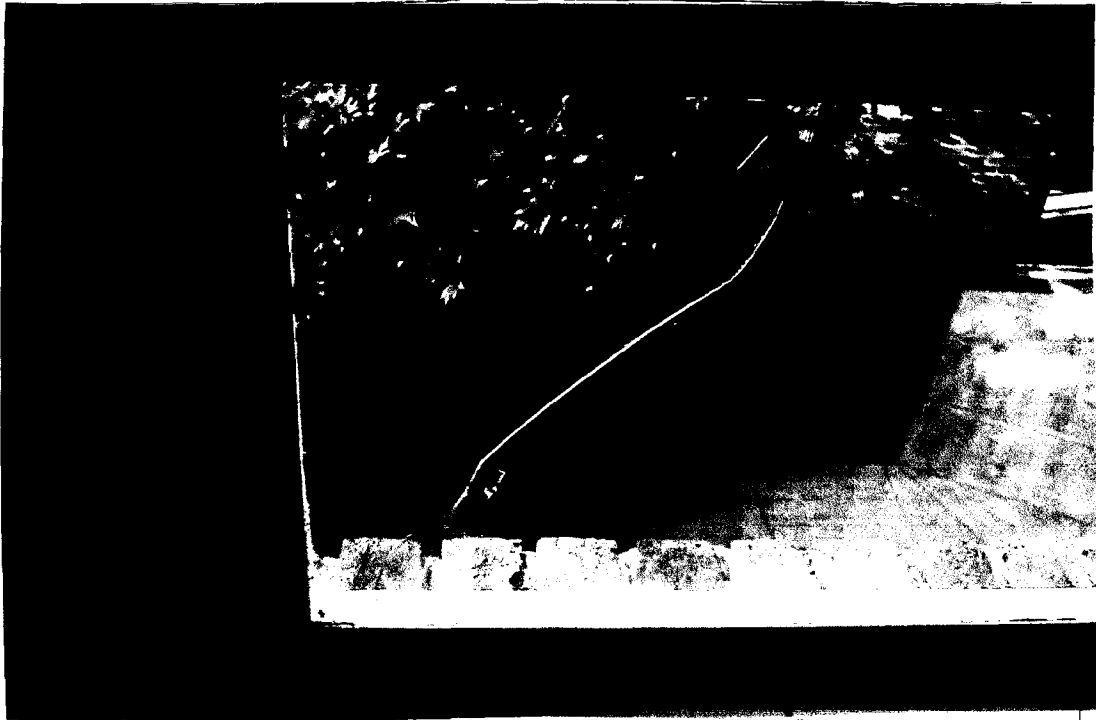


Detail: Stairwell 5 windows aluminum frame

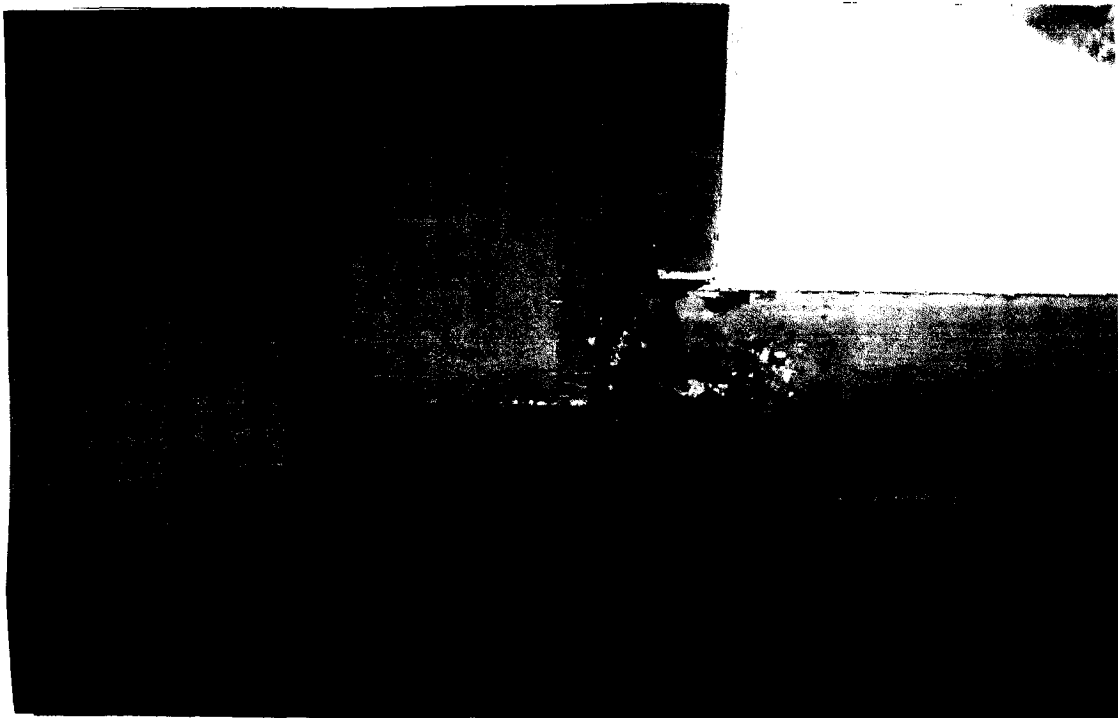


Detail: Parlor exterior 4 windows aluminum frame

Existing Property Condition Photographs (duplicate as needed)



Detail: Example of window condition

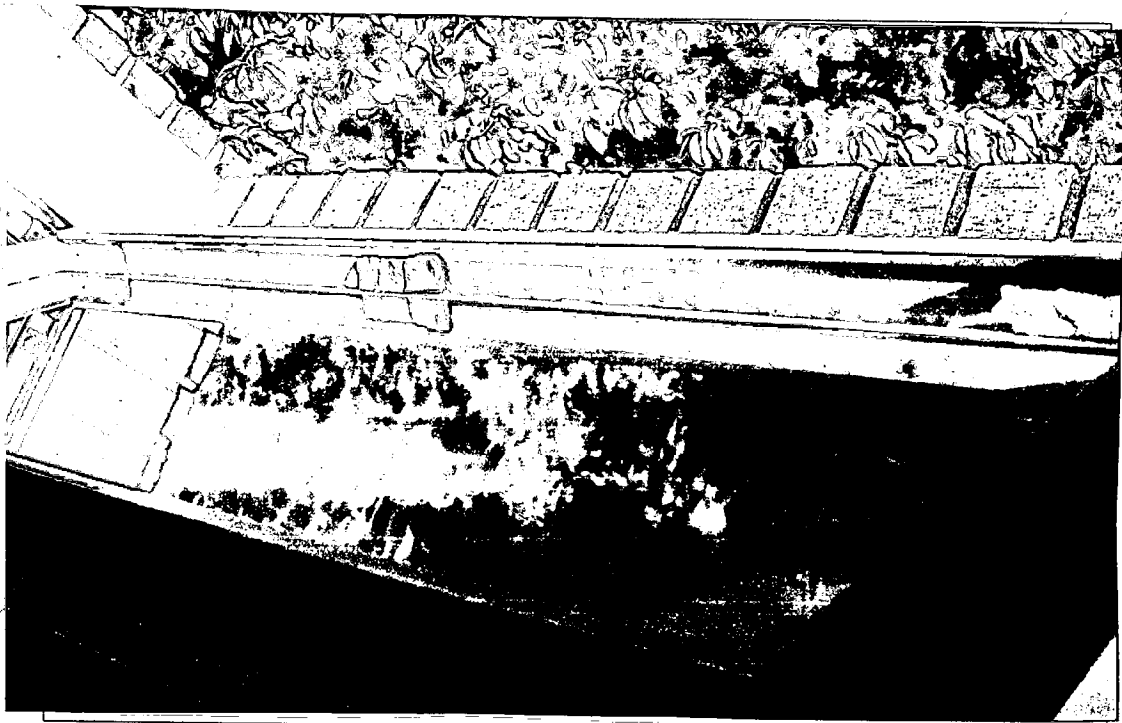


Detail: Examples on window condition

Applicant: St Paul's UMC

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Existing Property Condition Photographs (duplicate as needed)

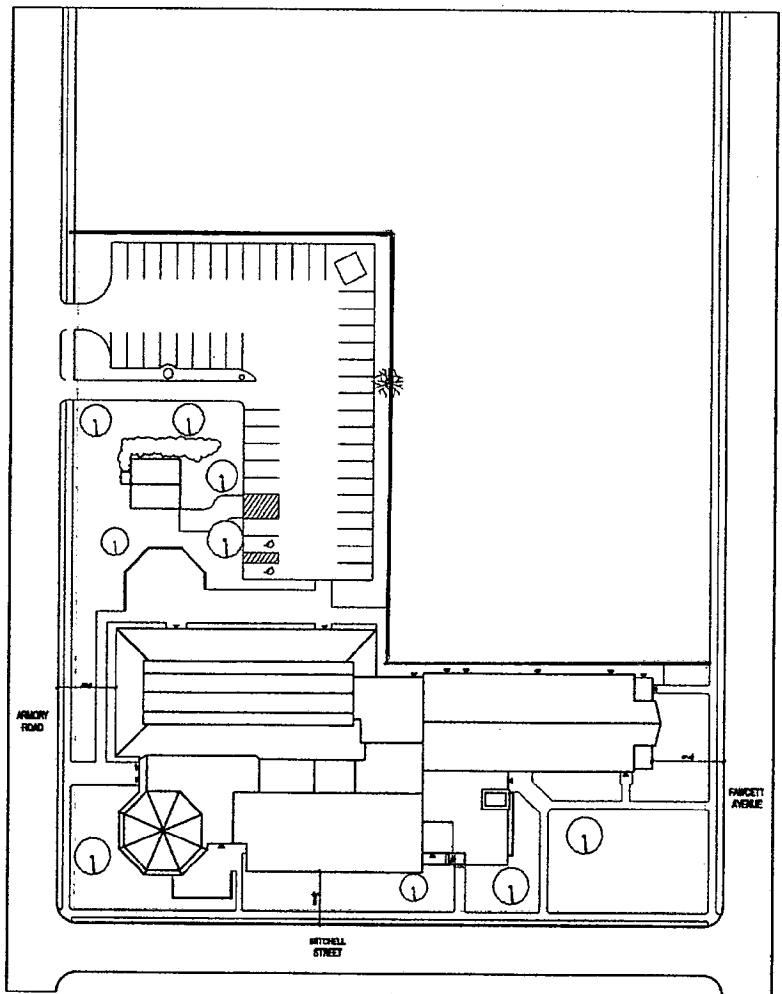
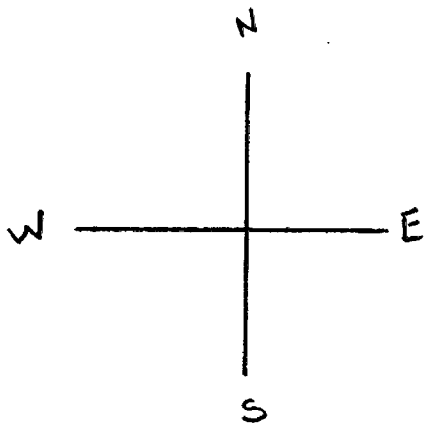


Detail: Example of window condition



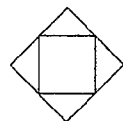
Detail: Example of window condition

Site Plan



4/22/08

SCALE: 1/32" = 1'-0"



Shade portion to indicate North

Applicant: St Paul's UMC

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