

10211 Linnetcraft Avenue, Kensington  
HPC Case # 3/1/06-DB I  
Kensington Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: October 8, 2008

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #495683, alterations to garage

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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 October 7, 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: Edward Castle Jr.

Address: 10211 Connecticut 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  
245 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850  
240-777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: ED CASTLE JR.  
Daytime Phone No.: 301-370-6842

Tax Account No.: 01019505  
Name of Property Owner: EDWARD M. CASTLE JR. Daytime Phone No.: 301-370-6842  
Address: 10211 CONNECTICUT AVE. KENSINGTON MD 20895  
Street Number City Street Zip Code  
Contractor: ED CASTLE (SBF) Phone No.: 301-581-0101  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 10211 Street: CONNECTICUT AVE.  
Town/City: KENSINGTON Nearest Cross Street: BALTIMORE ST.  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: \_\_\_\_\_

1B. Construction cost estimate: \$5,000-

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.

Edward M. Castle Jr. 9/11/08  
Signature of owner or authorized agent Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 10/8/08  
Application/Permit No.: 195683 Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Install Wall in Interior of existing  
Garage. Finish off Rear Interior  
of Garage Add 3 windows + Door  
as Noted on Plan

The Garage was Built in The 60s  
with ALUMINUM Siding.  
There IS NO Historic Significance To  
This Garage

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

The Existing Garage will not be  
Affected other than 3 windows  
and a door being Added. An Air  
conditioning unit will be installed  
through the wall.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

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

**5. PHOTOGRAPHS**

- 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.
- 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**

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**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).

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Jef Fuller  
Chairperson

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Edward M. Castle Jr. 9/11/08  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 10/8/08  
Application/Permit No.: 795683 Date Issued: \_\_\_\_\_

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THERE IS NO HISTORIC SIGNIFICANCE TO  
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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10211 Connecticut Avenue, Kensington	<b>Meeting Date:</b>	10/7/2008
<b>Resource:</b>	Secondary Resource Kensington Historic District	<b>Report Date:</b>	9/30/2008
<b>Applicant:</b>	Edward Castle Jr.	<b>Public Notice:</b>	9/24/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/06-081	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Alterations to garage		

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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Secondary (Non-Contributing) Resource Within The Kensington Historic District  
**STYLE:** Colonial Revival (House)  
**DATE:** 1923

**Garage-** The existing non-historic garage is located in the rear yard of the subject property. The garage contains a wooden paneled garage door on the front elevation and a single-hung, metal entry door on the side elevation which serves as a secondary entrance. The garage is clad with aluminum siding and sheathed in an asphalt shingle roof.

**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, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

**PROPOSAL:**

The applicant is proposing to install three 6/6 double-hung, vinyl windows with simulated muntins, one 9-light, single-hung, steel entry door and air-conditioner unit on an existing non-historic garage located in the rear yard of the property. No exterior changes will occur to the front elevation of the garage that faces the public right-of-way.

**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 deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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 of 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 DISCUSSION**

Staff supports the proposed door, window and air-conditioner installation projects at the subject property. The subject property is a Secondary (Non-Contributing) Resource and the garage specifically is a non-historic structure. The location of the existing garage at the rear of the property coupled with the proposed installation of the windows and door on the rear and side elevations mitigate the possible impacts these alterations would have on the streetscape of the historic district if approved.

The proposed work will not alter the integrity of the property or its environment and does not substantially alter the character of this resource. The proposed work is consistent with *Vision and Standards* for exterior alterations to a non-historic ancillary structure on a Secondary Resource property within the Kensington Historic District.

**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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

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Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 495683 - 9/15/08 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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**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
10211 CONNECTICUT AVE. KENSINGTON, MD 20895	
Adjacent and confronting Property Owners mailing addresses	
Tom Gimer 10209 CONNECTICUT AVE. KENSINGTON, MD 20895	Brett + Cathy GIBBS 3806 BALTIMORE ST. KENSINGTON, MD 20895
Jim Engle/Maureen Conkey 10220 Carroll Place Kensington, MD 20895	10216 Carroll Place Kensington, MD 20895
10214 Carroll Place Kensington, MD 20895	

# Plot of 10211 Armory Avenue

## Scope of work:

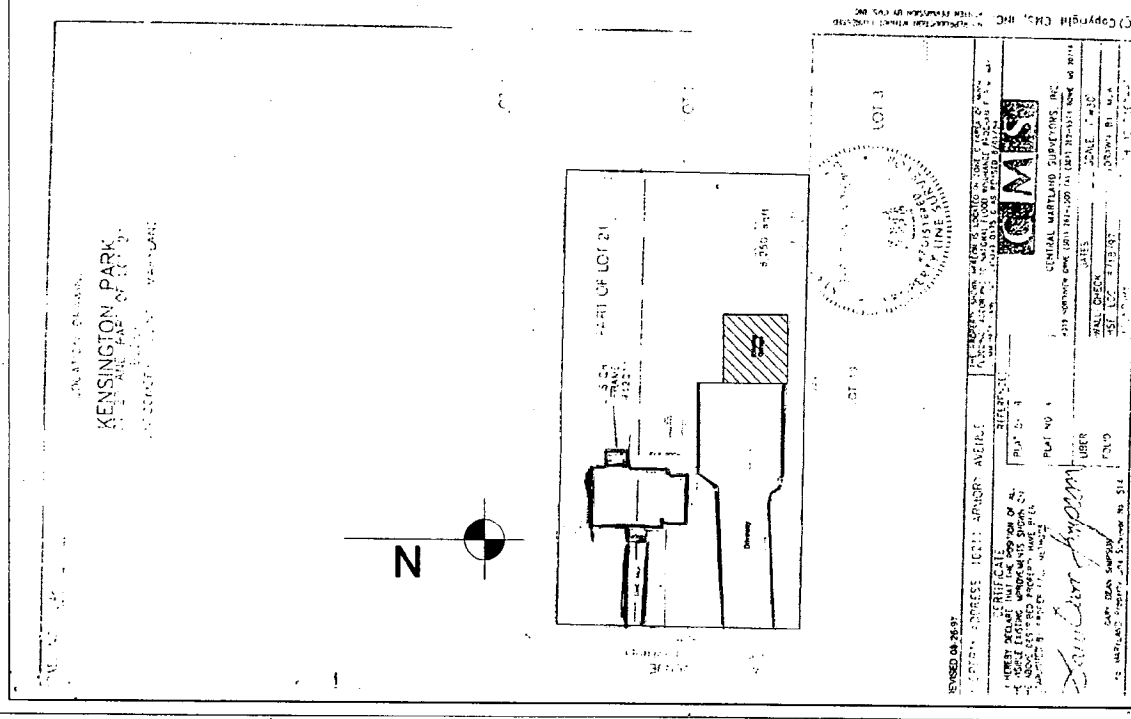
Convert partial interior of 1960s era metal sided garage to finished home office.

DESIGN BY:

E M Castle

9/11/08

Garage Home Office



FORM NO. 8-2007

PROPERTY ADDRESS: 10211 ARMORY AVENUE

CITY: KENNESAW, GA

STATE: GA

ZIP: 30144

DATE: 9/11/08

DESIGNER: E M CASTLE

SCALE: 1" = 20'

PROJECT NO. 08-001

SHEET NO. 1 OF 1

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7

DESIGN BY:  
E M Castle  
3/18/08

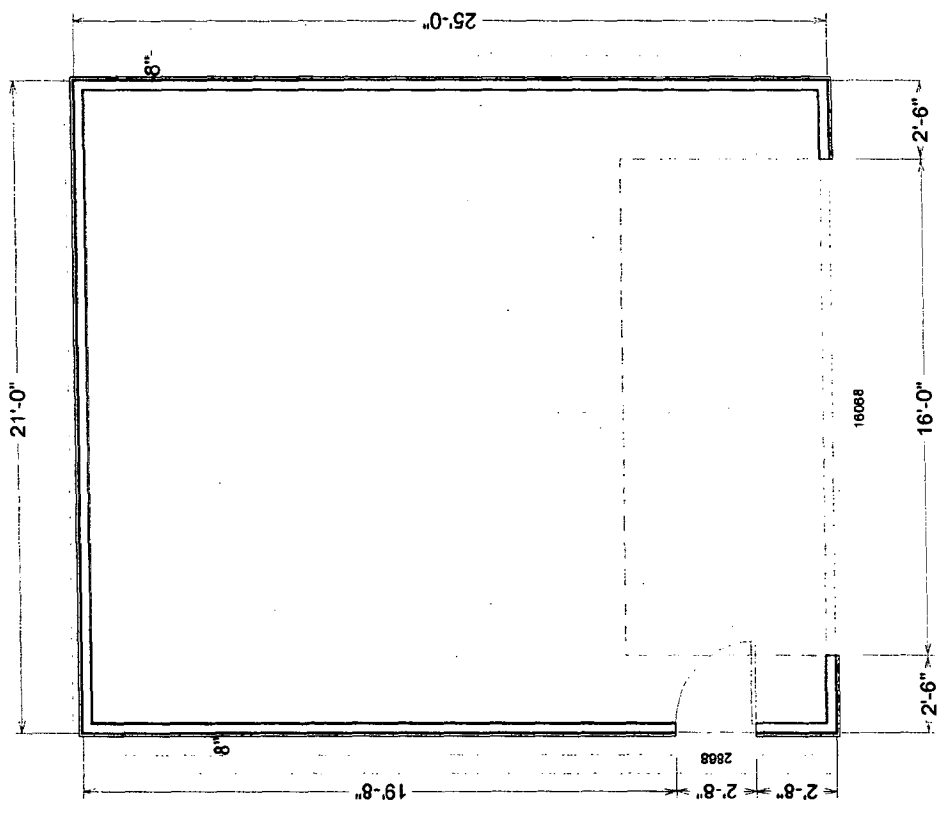
Castle Residence  
10211 Connecticut Avenue  
Kensington, MD

Garage Home  
Office

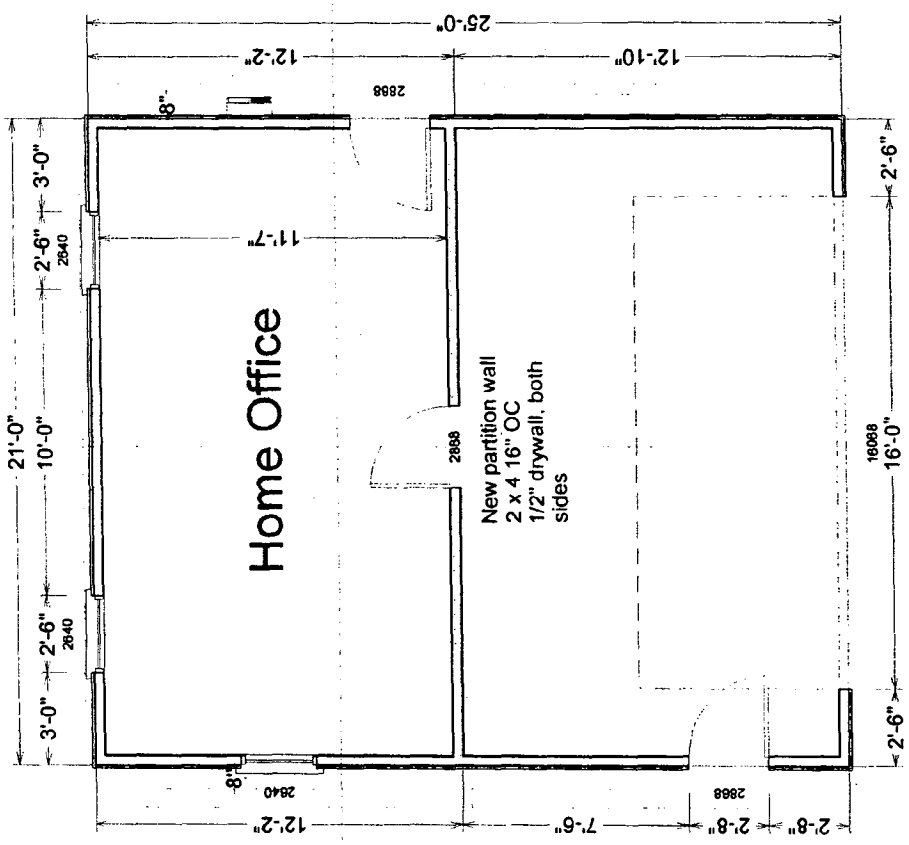
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Scale: 1/4" = 1'0"

### Existing Garage

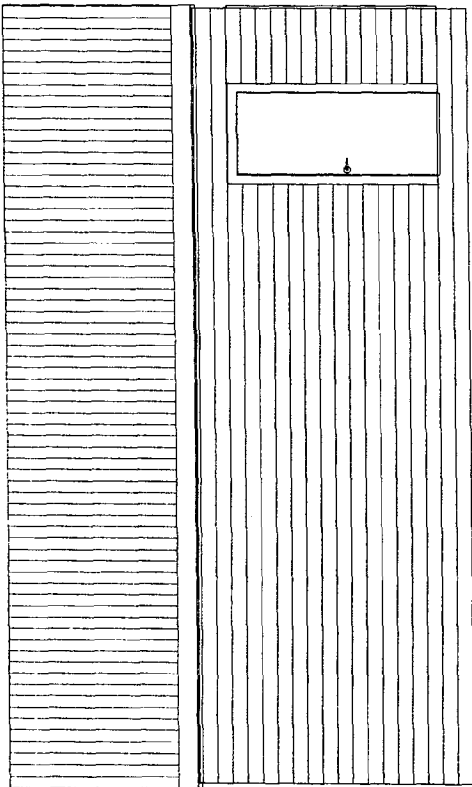


### Proposed Changes

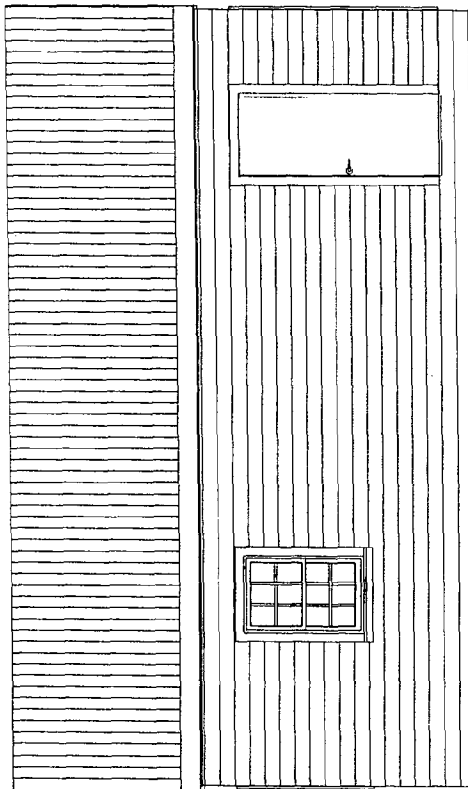


8

Existing North  
Elevation



Proposed North  
Elevation

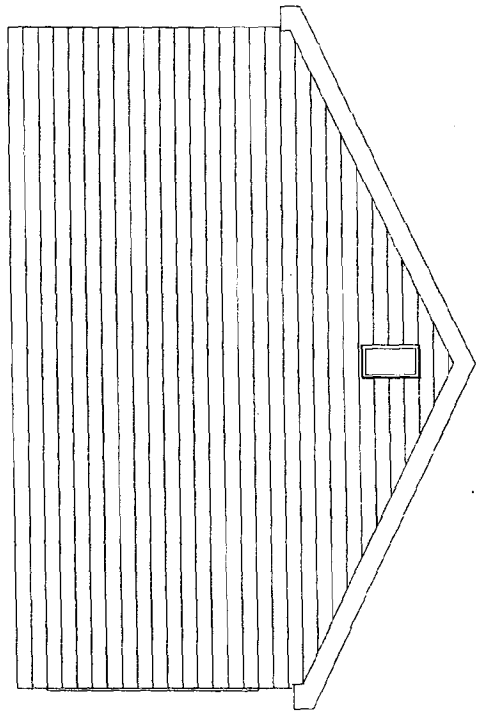


Add 1 30" w x 48"  
tall vinyl window  
with simulated  
mullions

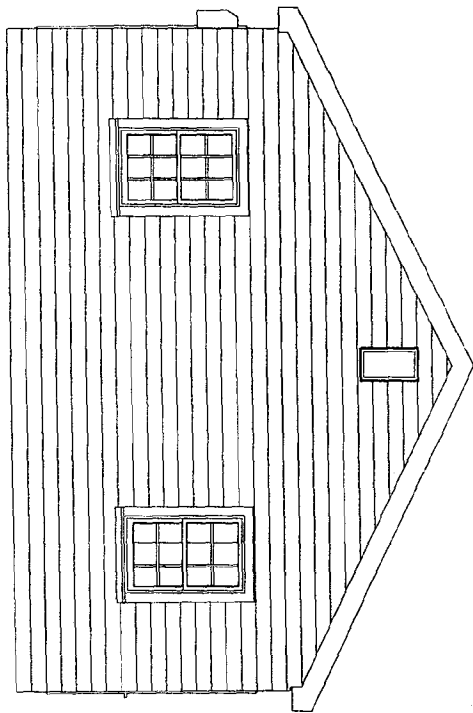
Scale: 1/4" = 1'0"



01



Existing East  
Elevation



Proposed East  
Elevation

Add 2, 30" wide x  
48" tall vinyl  
window with  
simulated mulions

Scale: 1/4" = 1'0"

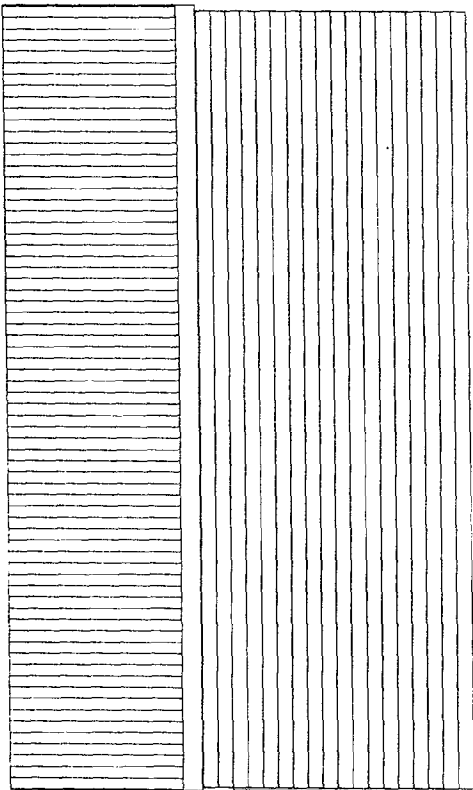
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3/18/08

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Office**

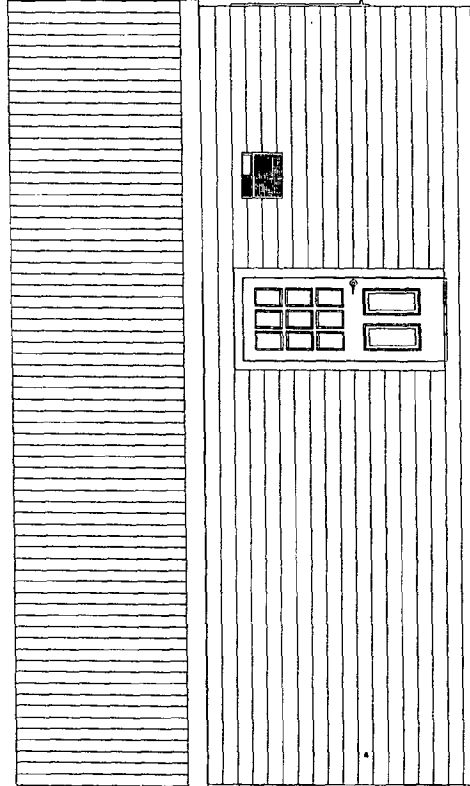
3

Existing South  
Elevation



Proposed South  
Elevation

Add 1 Stanley steel  
exterior door with 9  
divided lights and  
through wall air  
conditioner unit.



Scale: 1/4" = 1'0"

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E M Castle  
3/18/08

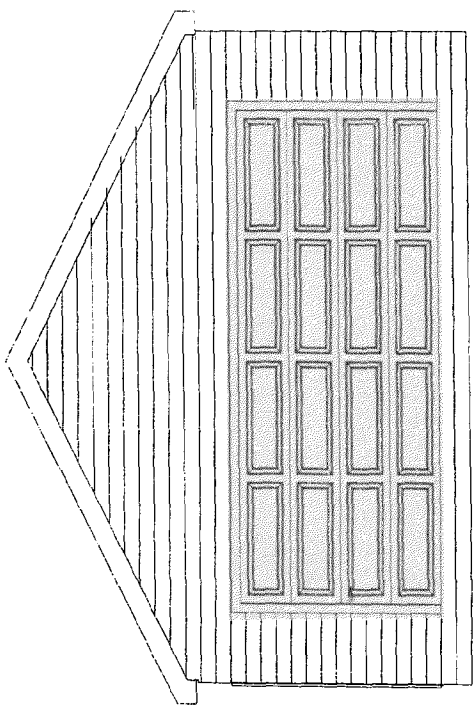
Castle Residence  
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Office

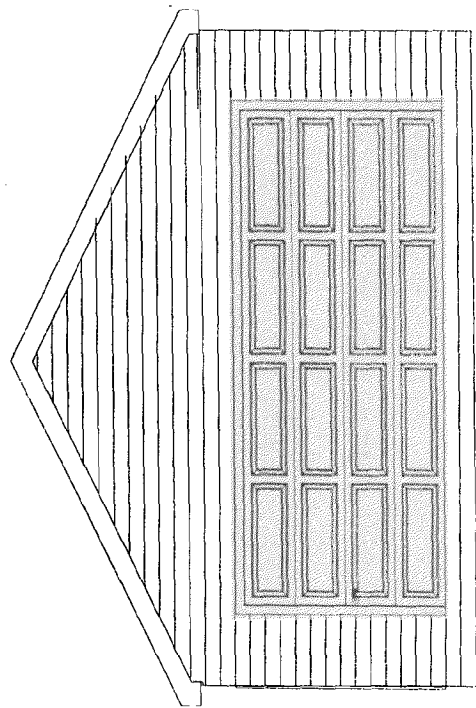
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Scale: 1/4" = 1'0"

Existing West  
Elevation

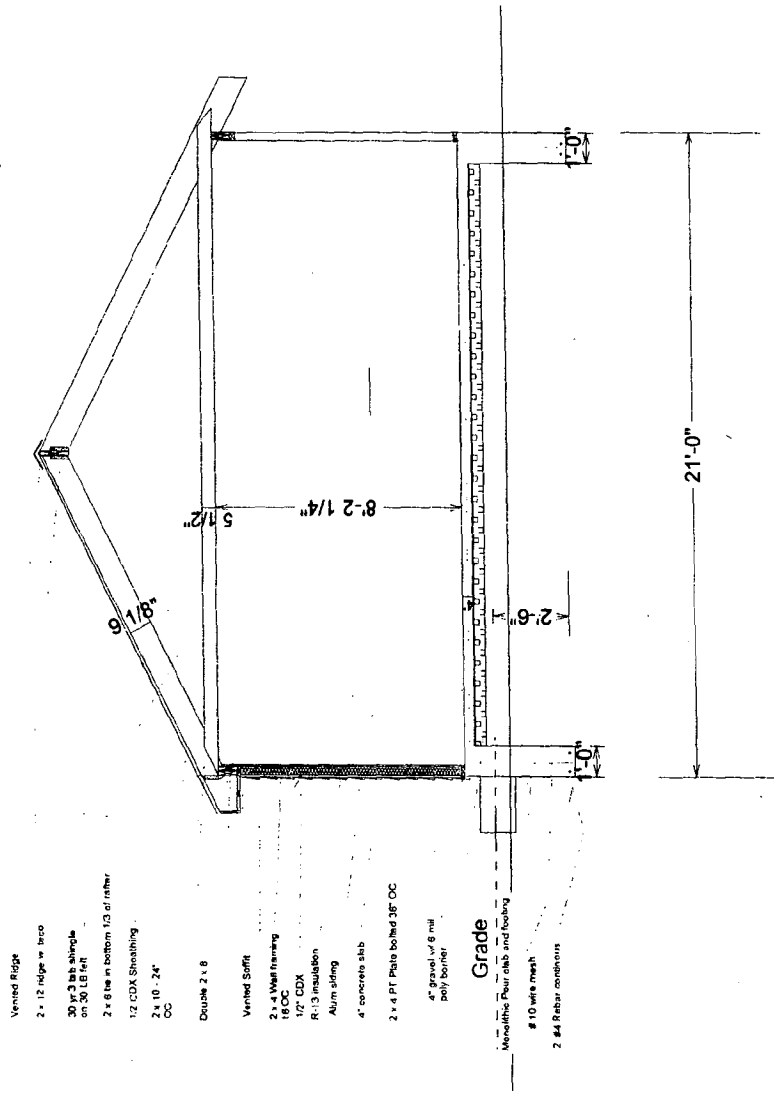


Proposed West  
Elevation



No Changes

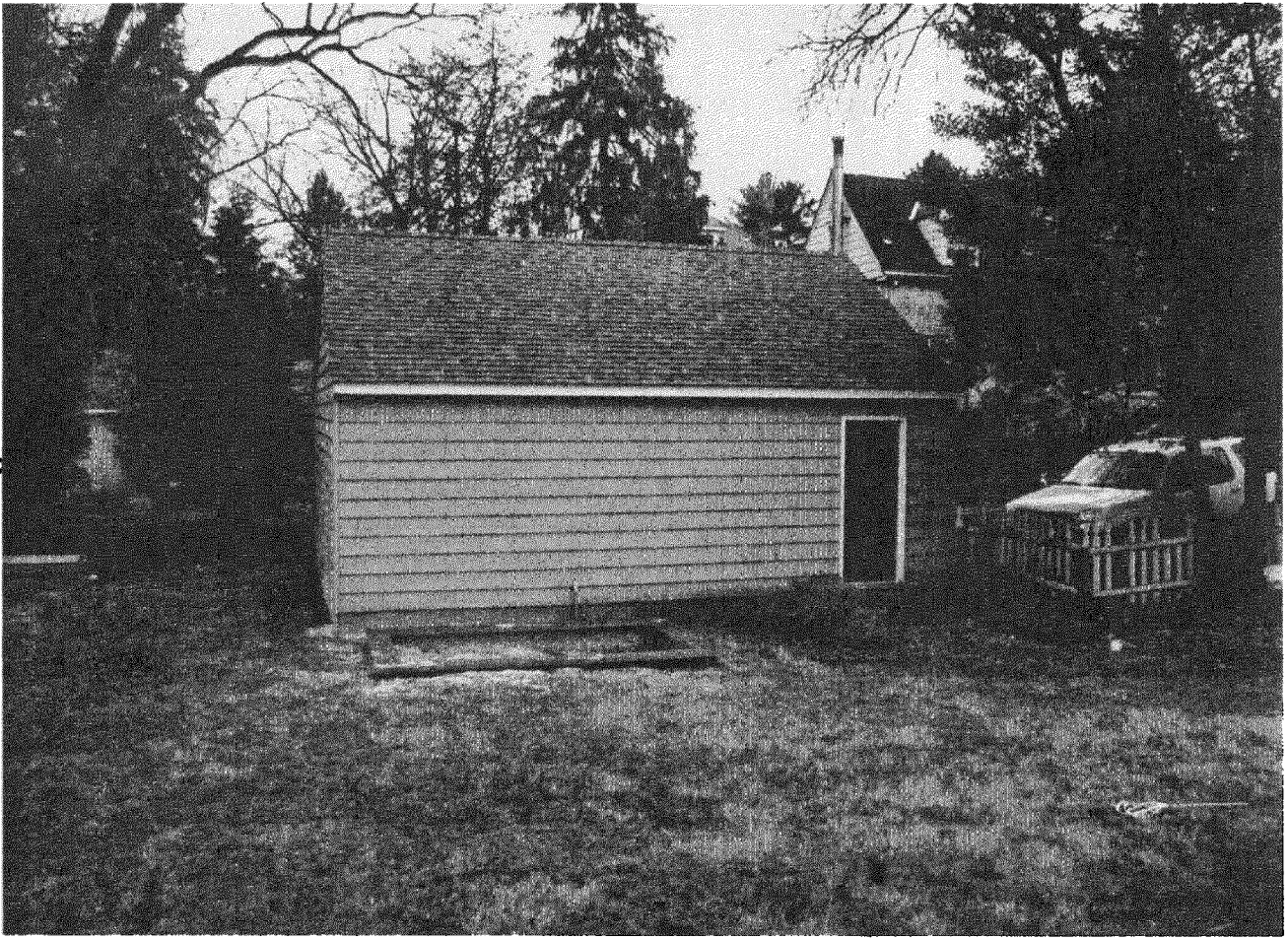
Scale 1/4" = 1'0"



10211 Connecticut Avenue, Kensington



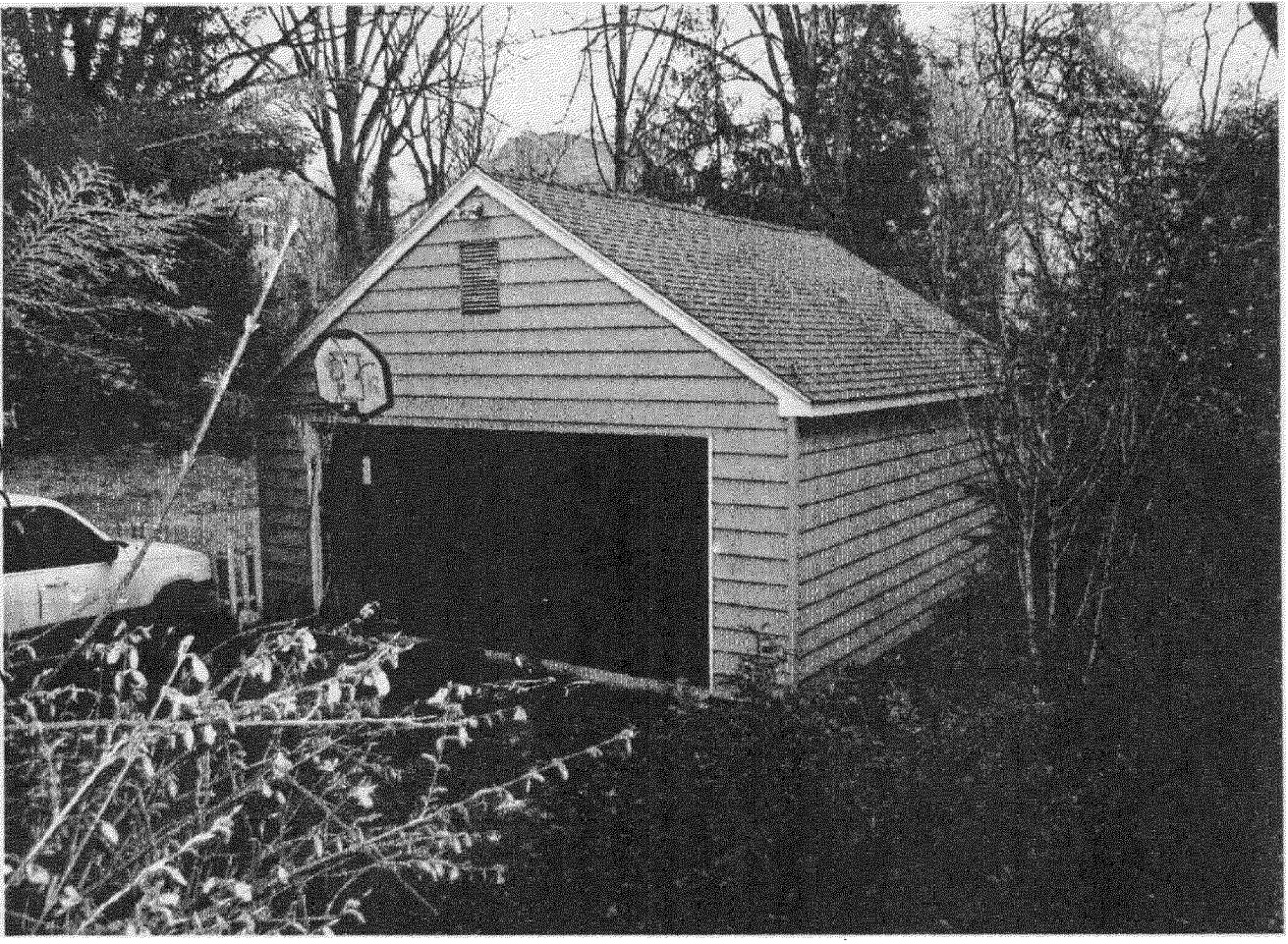
WORTH  
FRING



TOP



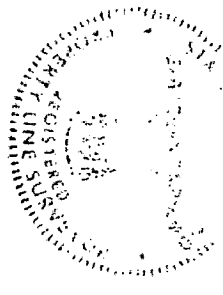
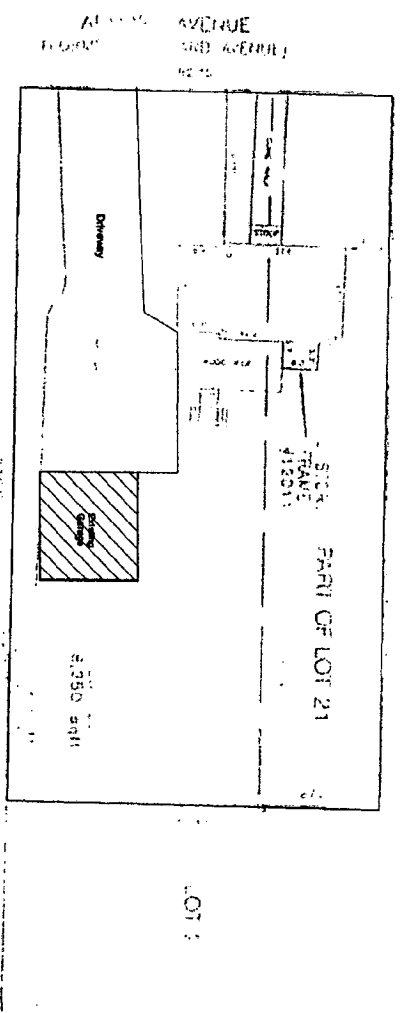
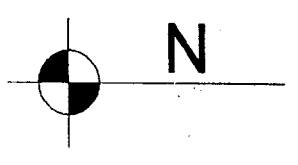
EST  
2019  
2019  
8/05



DATE: 09/11/08

KENSINGTON PARK  
SOUTH AND PART OF LOT 2  
MONTGOMERY COUNTY, MARYLAND

# Plot of 10211 Armory Avenue



REVISION: 08-26-07

PROPERTY ADDRESS: 10211 ARMORY AVENUE

CERTIFICATE

WHEREBY I DECLARE THAT THE POSITION OF ALL  
THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON  
THE ABOVE DESCRIBED PROPERTY HAVE BEEN  
DETERMINED BY PROPER FIELD MEASUREMENTS

PLAN NO. 1

PLAN 501, 9

UBER

FOLIO

4318 NORTHVALE DRIVE (PH 301-222-4250) (M 301) 222-4250

CENTRAL MARYLAND SURVEYORS, INC.

DATE: 09/11/08

SCALE: 1"=50'

JOHANN BR. NUNZ

STATE CHECK: 5/18/97

REG. NO. 10000

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## Scope of Work

Convert partial interior of 1960s era metal sided garage to finished home office.

## Building Type

Detached Garage

## Construction Type

Type 3 (Boca Classification)  
Combustable/Non Combustable  
Unprotected

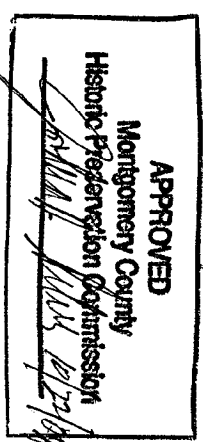
## Code:

IRC 2003

All Applicable Montgomery  
County Code

## Drawing Index

- 1- Floor Plan
- 2 - North Elevation
- 3 - East Elevation
- 4 - South Elevation
- 5 - West Elevation
- 6 - Sectional Framing Drawing



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

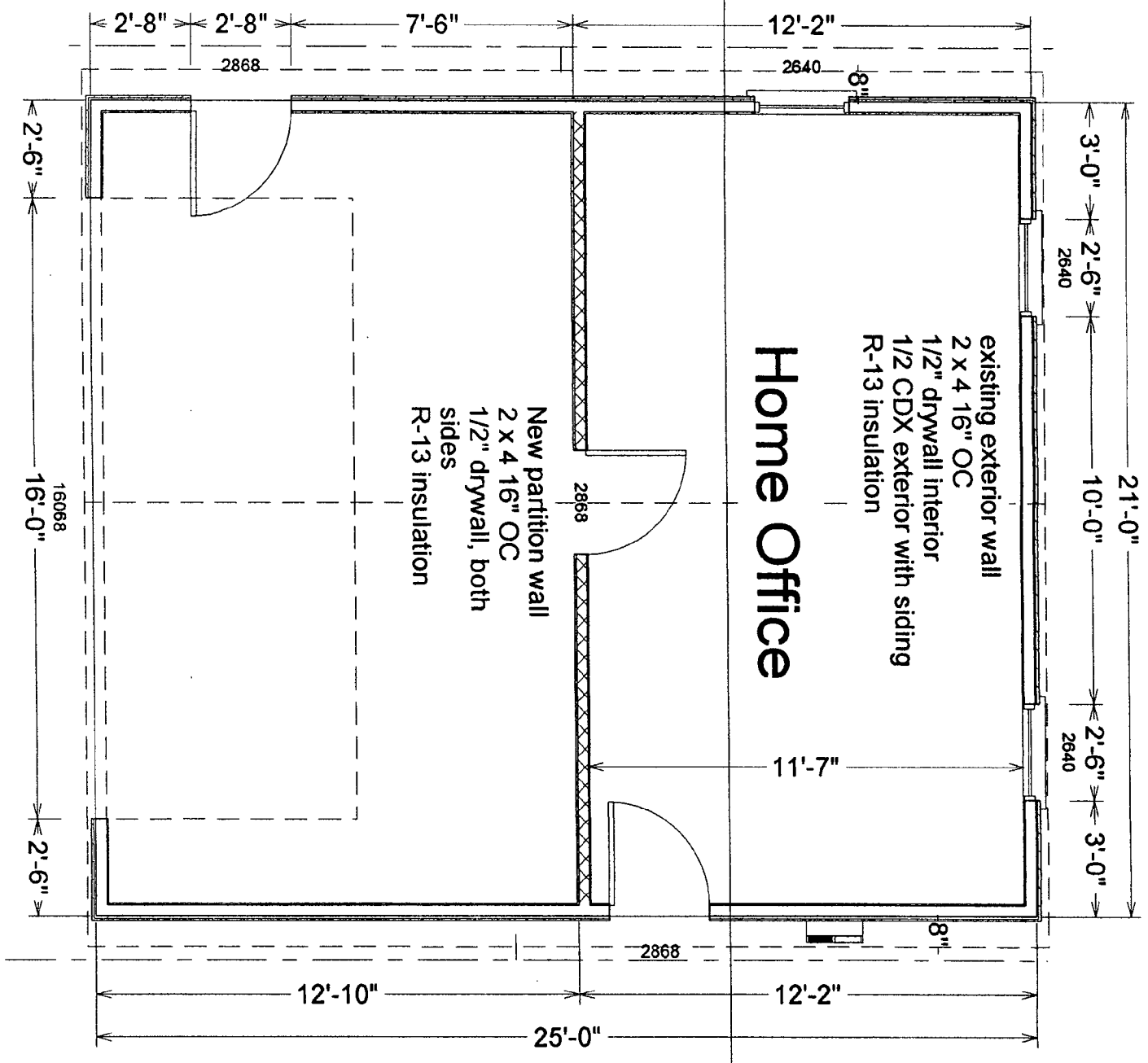
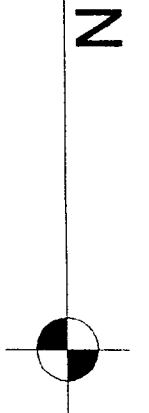


**Garage Home Office**

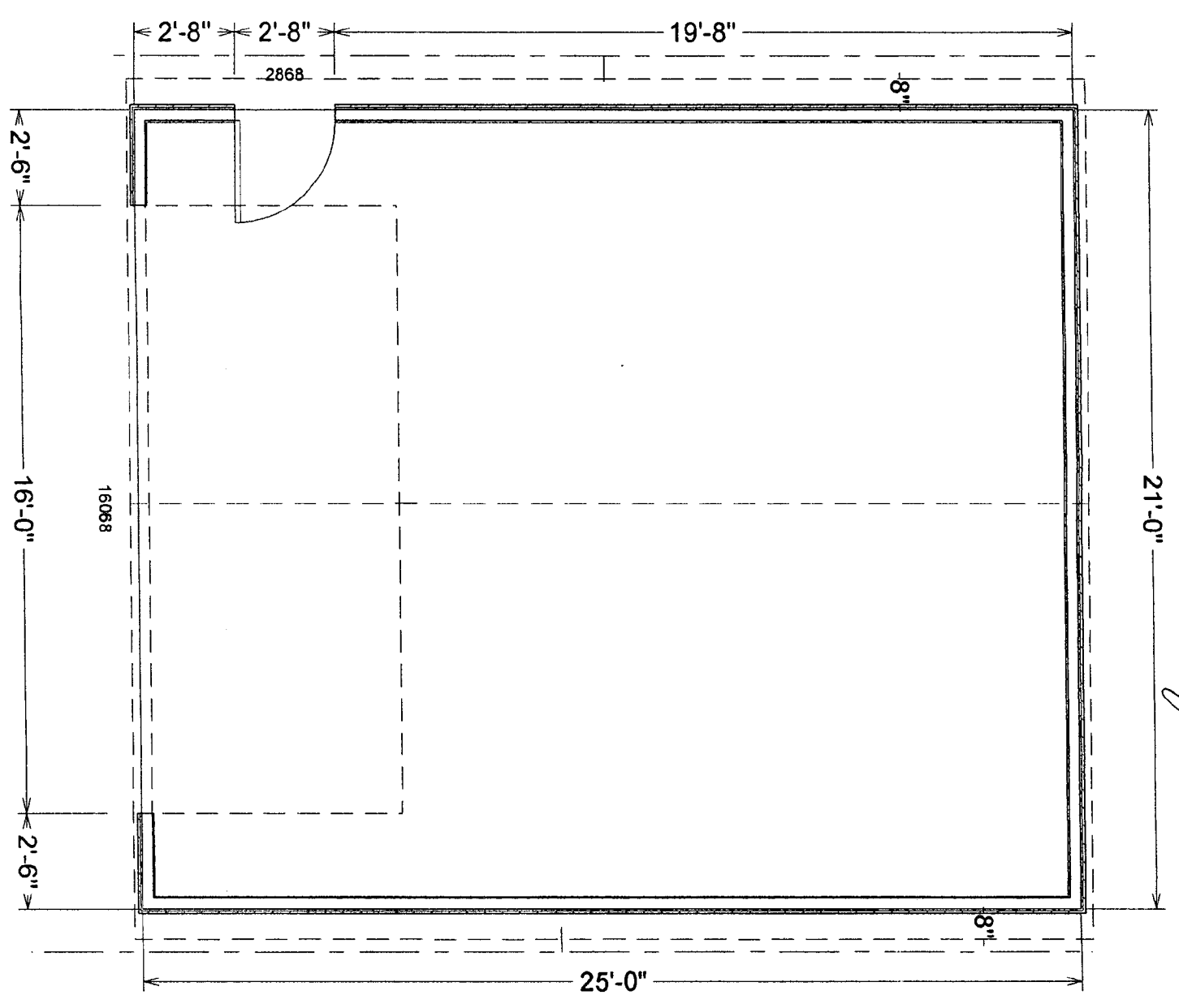
**Castle Residence**  
10211 Connecticut Avenue  
Kensington, MD

DESIGN BY:  
EM Castle  
9/11/08





# Proposed Changes



# Existing Garage

Scale: 1/4" = 1'0"

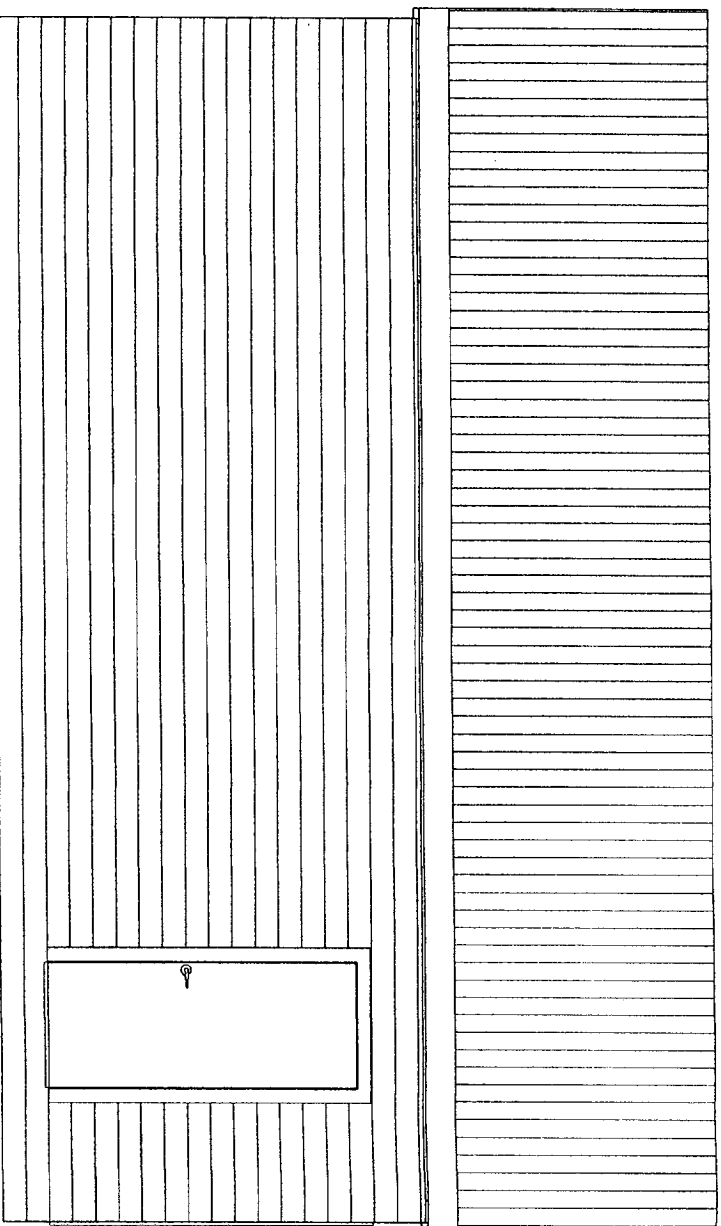
**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
10/22/08

DESIGN BY:  
E M Castle  
9/11/08

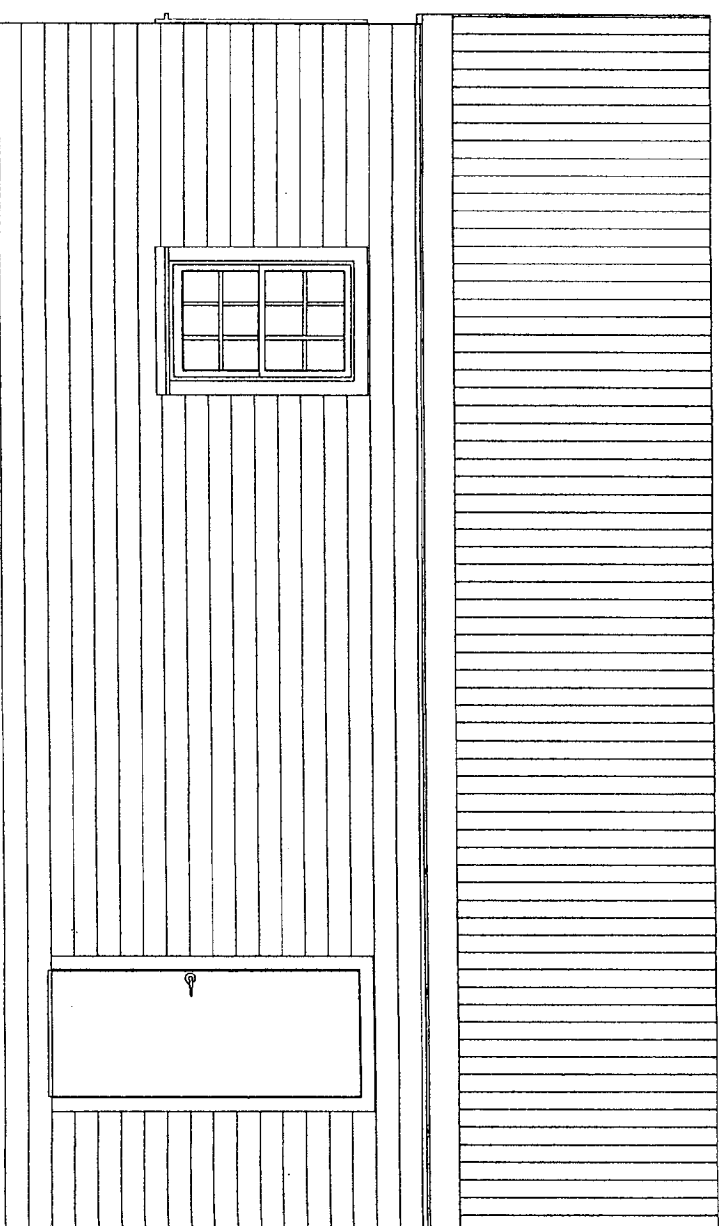
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Kensington, MD

**Garage Home Office**

**1**



Existing North  
Elevation



Proposed North  
Elevation

Add 1 30" w x 48"  
tall vinyl window  
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mullions

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
10/22/08

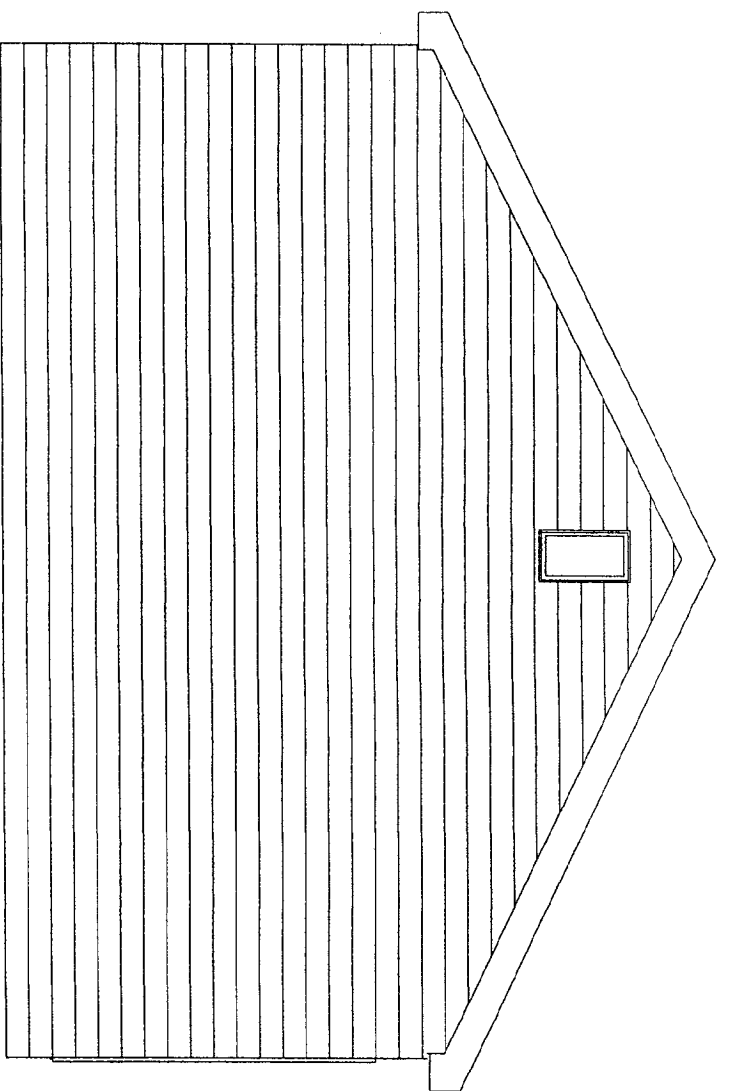
Scale: 1/4" = 1'0"

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E M Castle  
9/11/08

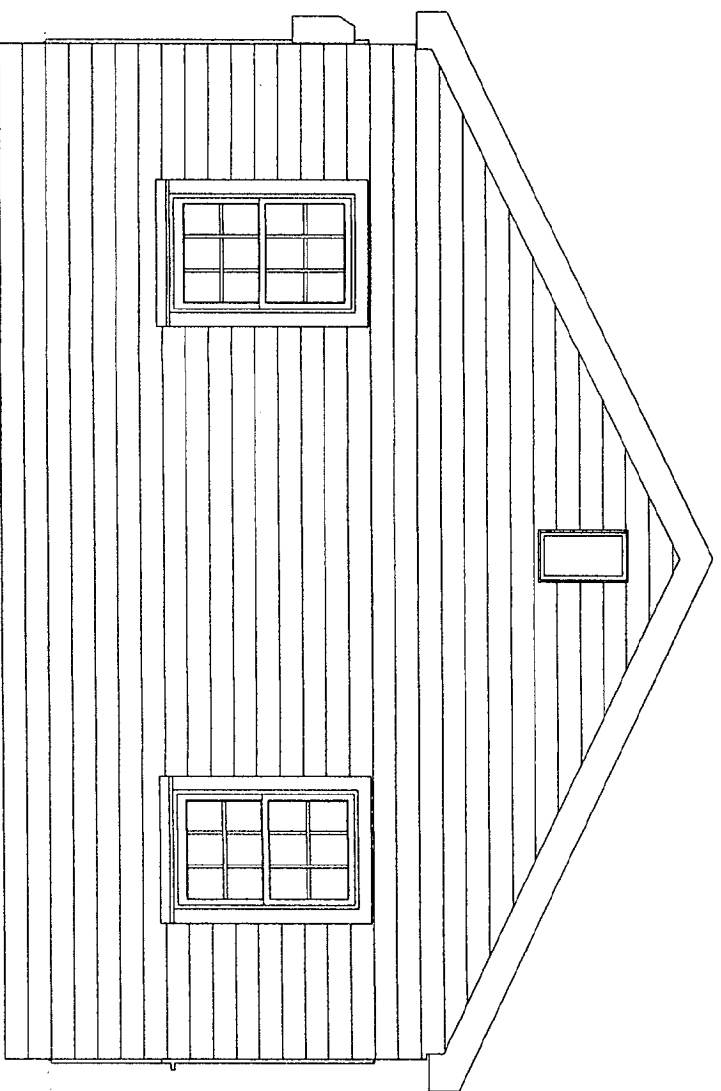
**Castle Residence**  
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**Garage Home  
Office**

**2**



**Existing East  
Elevation**



**Proposed East  
Elevation**

**Add 2, 30" wide x  
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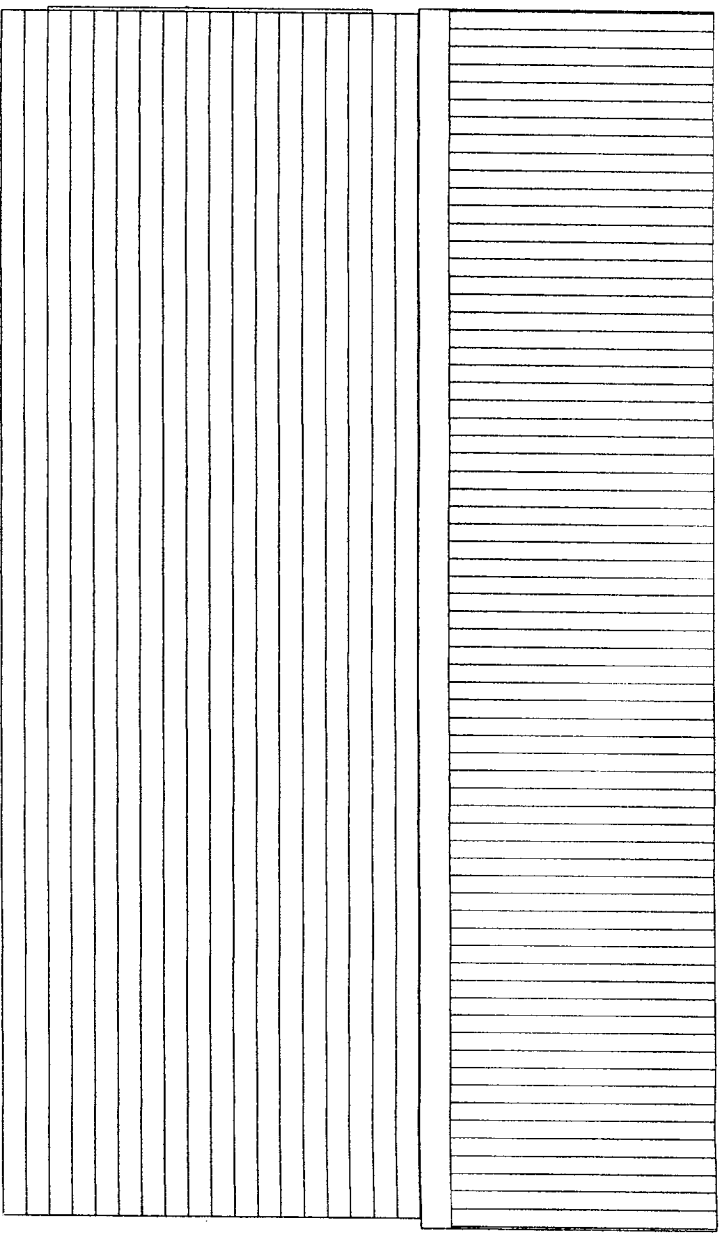
**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
10/11/08

Scale: 1/4" = 1'0"

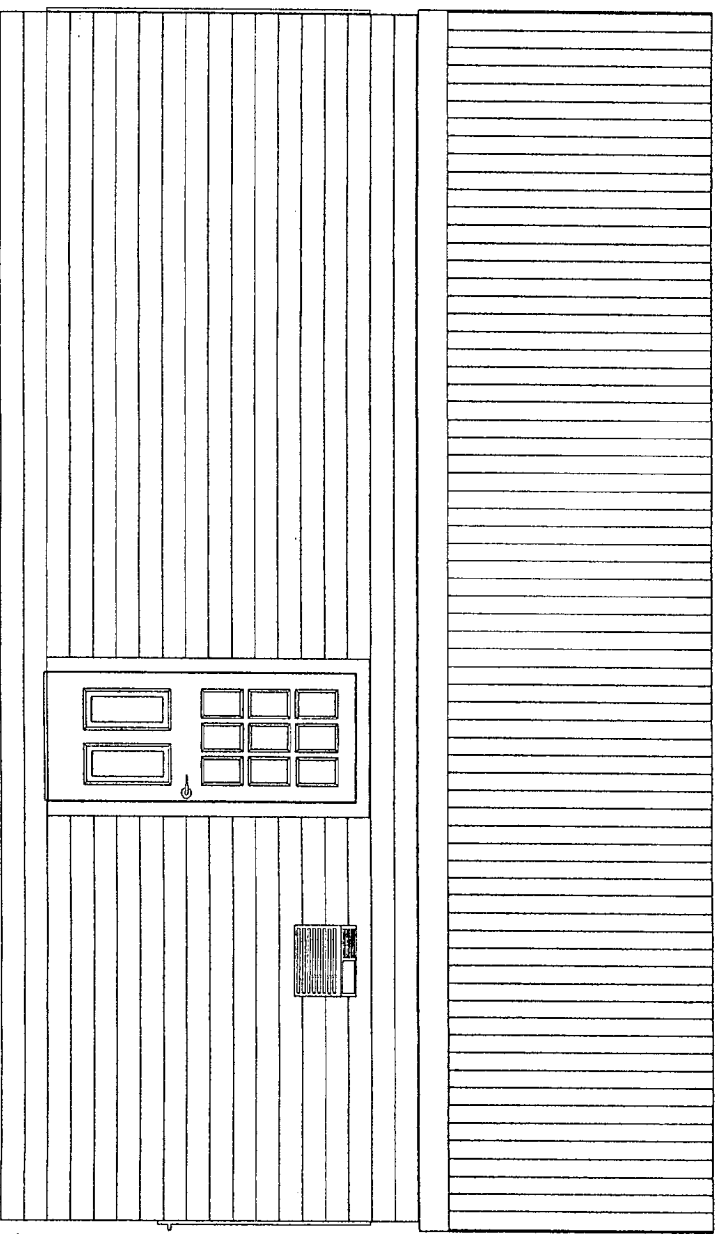
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9/11/08

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Existing South  
Elevation



Proposed South  
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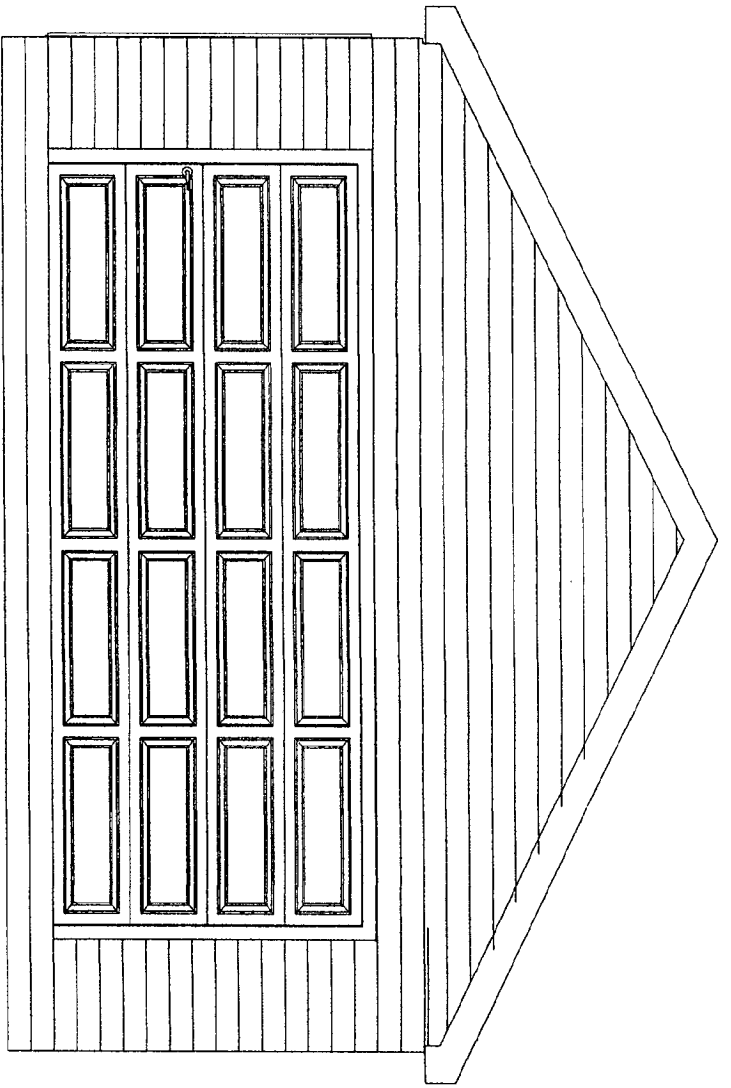
**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
10/22/08

Scale: 1/4" = 1'0"

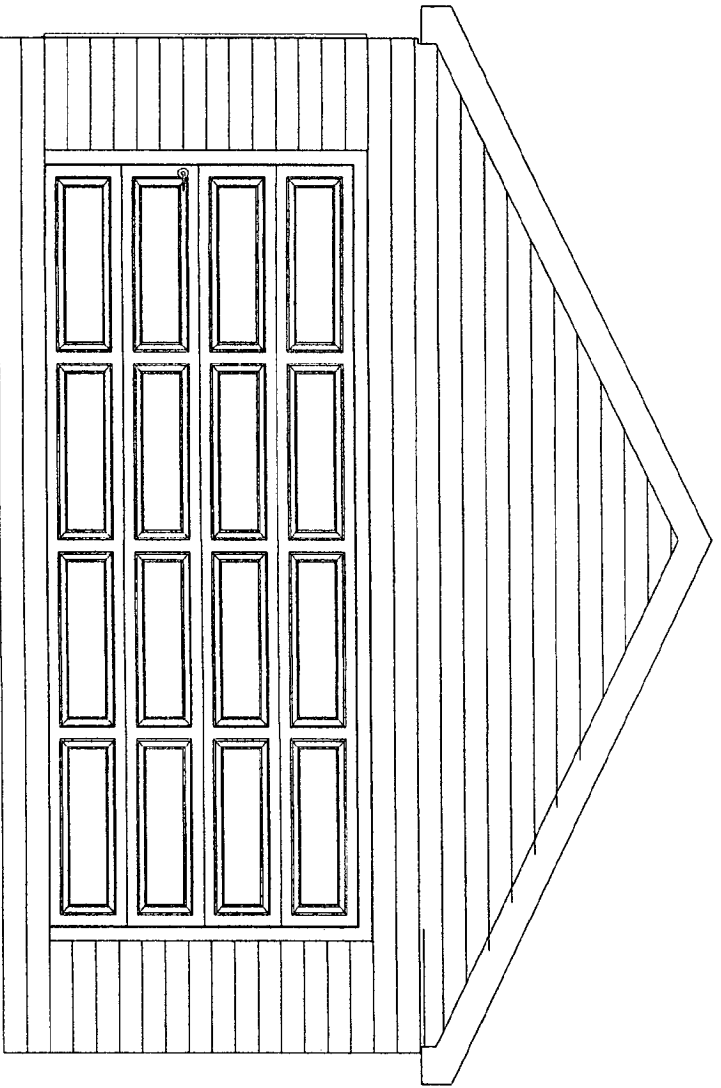
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9/11/08

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Kensington, MD

**Garage Home  
Office**



Existing West  
Elevation



Proposed West  
Elevation  
No Changes

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
10/22/08

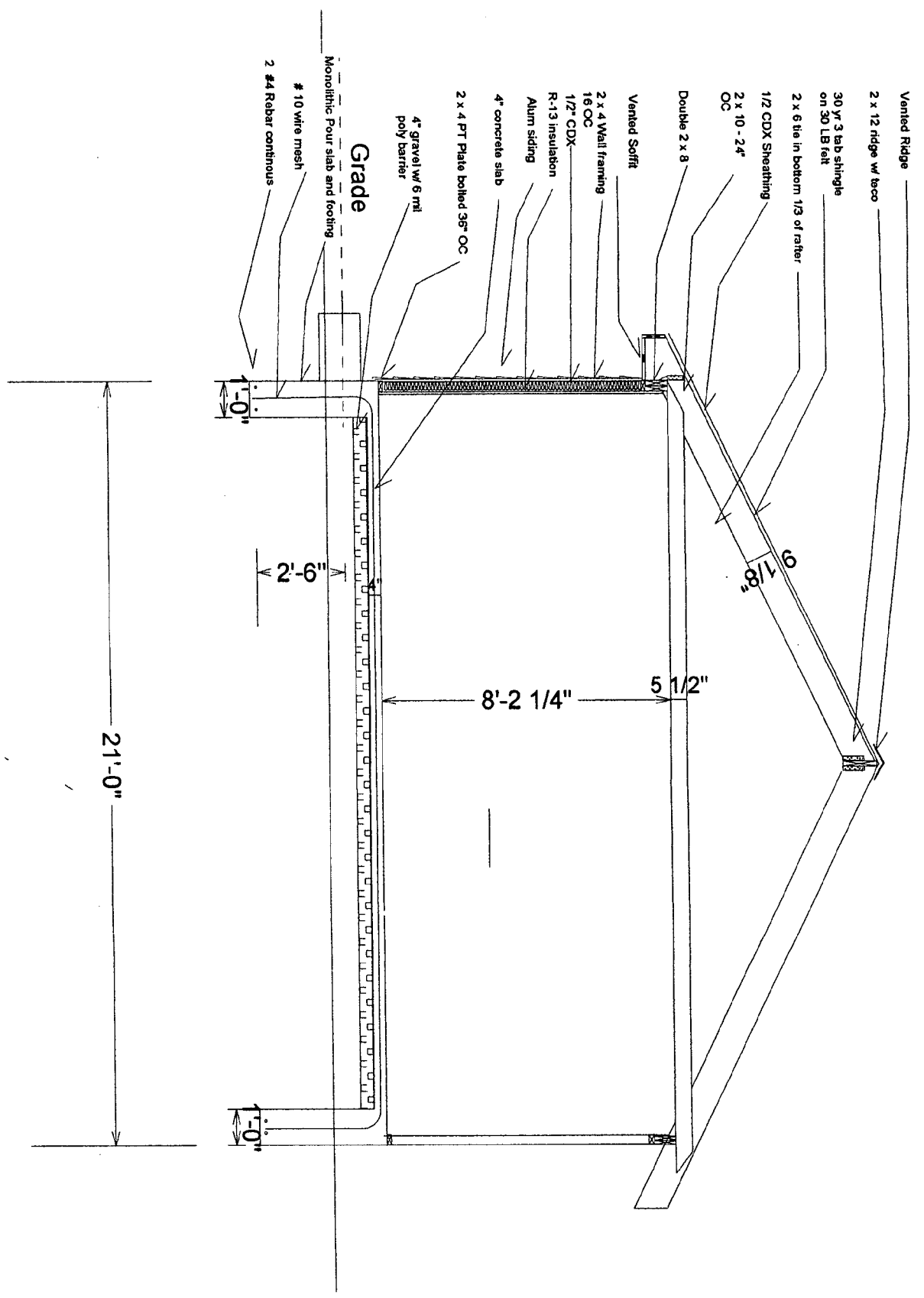
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E M Castle  
9/11/08

**Castle Residence**  
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Kensington, MD

**Garage Home  
Office**

**5**



**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*John W. Miller* 10/23/08

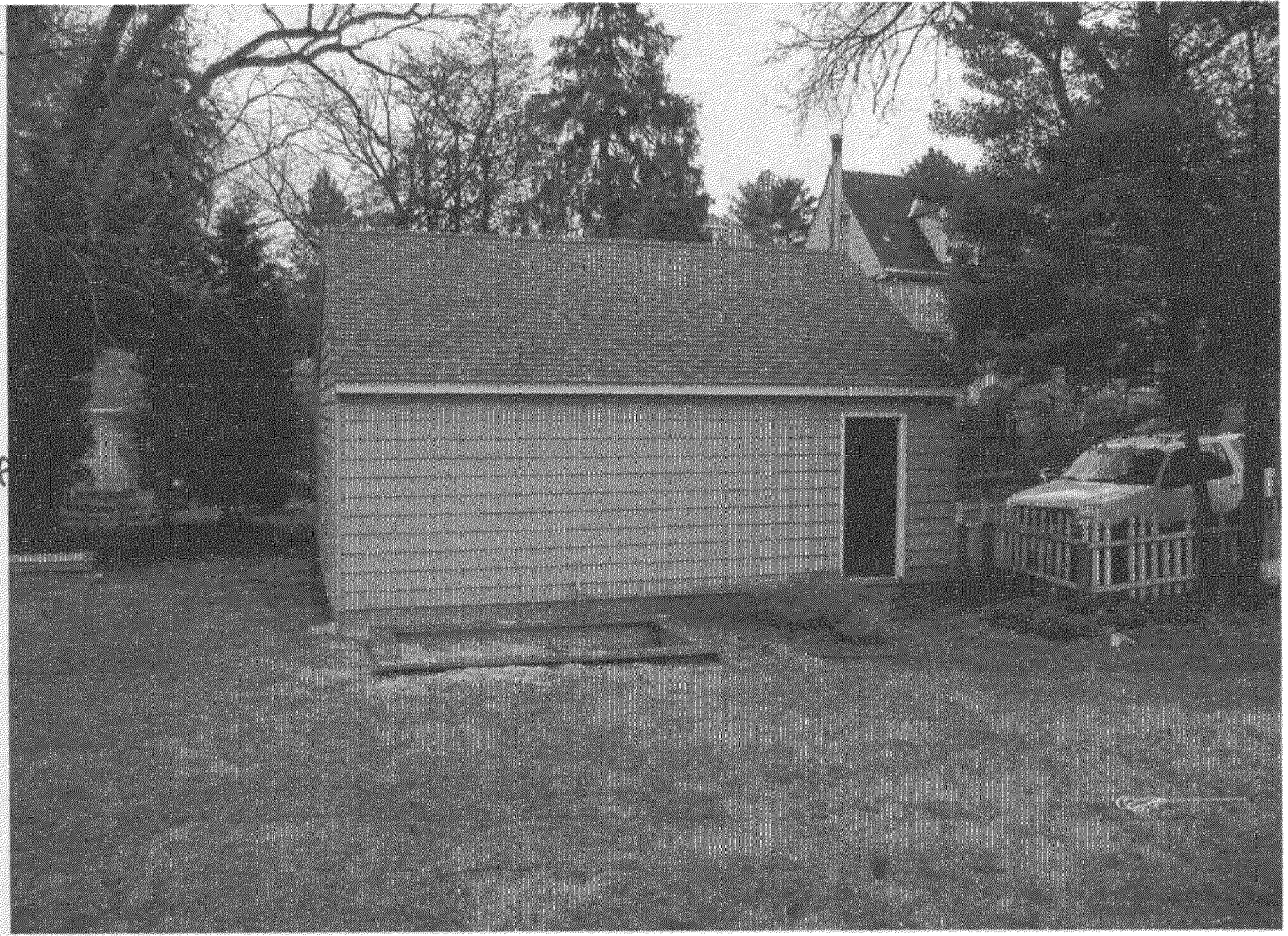
Scale 1/4" = 1'0"

DESIGN BY:  
 E M Castle  
 9/11/08

**Castle Residence**  
 10211 Connecticut Avenue  
 Kensington, MD

**Garage Home Office**

NORTH  
FACING



EAST



WEST  
FRONT  
SOUTH  
FRONT  
8/6/09

