

31/6-02L 10225 Montgomery Avenue  
(Kensington Historic District)

10225 Montgomery Ave HPC #31/06-02L  
Kensington Historic District



**SUZANE REATIG  
ARCHITECTURE**  
4122 KENOWLES AVENUE  
KENSINGTON, MD 20898  
TELEPHONE: (301) 857-5855  
FAX NUMBER: (301) 857-3167

10225 Montgomery Avenue Kensington MD



EAST ELEVATION

→ 2-1/4" wood double hung windows

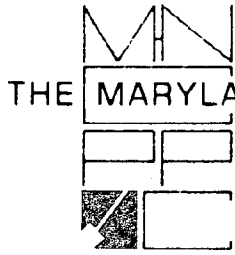
APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/23/03

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/29/22

July 1, 200


A3

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3750

July 23, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 31/06-02L RECONSIDERATION

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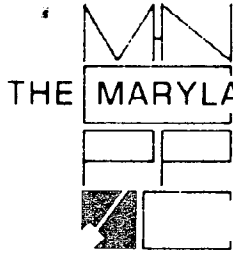
The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved       Denied       Approved with Conditions:

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Wendy Miller  
10225 Montgomery Avenue  
Kensington, MD 20895



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

July 23, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 31/06-02L RECONSIDERATION

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**Approved**       Denied       Approved with Conditions:

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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Applicant: Wendy Miller  
10225 Montgomery Avenue  
Kensington, MD 20895

A  
2

July 16, 2003

**MEMORANDUM**

TO: Historic Preservation Commission

FROM: Corri Jimenez, Historic Preservation Planner

SUBJECT: HAWP

CASE NUMBER: 31/6-02L RECONSIDERATION

RECOMMEND: Approve with Conditions that the wood windows not be vinyl-clad.

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The Montgomery County Historic Preservation Commission approved Historic Area Work Permit 31/6-02L for removal of a small, 1-story addition with the construction of a 2-story addition at 10225 Montgomery Avenue, Kensington, located in the Kensington Historic District. The HPC approved the project with the following conditions on July 10, 2002:

1. Reuse the existing windows within the new addition's design.
2. Install the two 9/1 original windows removed from the second story of the south and east elevations on the north double windows of the new second story.
3. Install the two 6/1 windows removed from the first story of the sun porch and place on the south elevation, center single windows.

The applicants, Wendy Miller and architect Suzanne Reatig, are asking for reconsideration for the reuse of the existing windows within the new addition's design because they were discarded by the contractor. The replacement windows chosen for the project will be 1/1 wood, vinyl-clad, simulated divided lite windows.

**BACKGROUND**

The applicant's contractor received a Historic Area Work Permit from the Department of Permitting Services (DPS) with the condition to reuse four of the building's original windows. Department of Permitting Services manager George Muste did an energy calculation on the addition, which said the addition had a "low-e" rating. DPS relayed to the architect and the contractor that they could not use the historic windows and needed to spec insulated glass windows in order to pass inspection, as well as receive a building permit. Mr. Muste also advised them if they were to reuse these windows, they would need to get a variance from Montgomery County. Because the variance process would take

additional time as well as delay construction, the contractor removed the original windows, and discarded. The applicant is requesting approval for vinyl-clad, Pella wood 1/1 windows, which have been ordered.

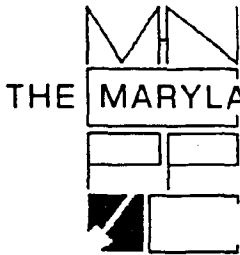
### **RECOMMENDATION**

Staff is concerned that the Historic Area Work Permit's condition of approval was not issued as part of this building permit. When architect Suzanne Reatig brought this to staff's attention, staff contacted DPS manager and HPC contact, Reggie Jetter. After this initial call, staff was not involved with the application until after the fact.

To date, staff has spoken to all parties, including DPS managers Reggie Jetter and George Muste, about the situation. First, Mr. Muste was not familiar with the "Hubbard" approval letter staff sends to DPS that spells out the HPC approved conditions because the letter is not attached to the signed construction drawings (see letter, Circle 4). Second, Mr. Muste said that both the architect and contractor appeared to be "flexible" as well as were "contemplating design changes."

HPC staff is still concerned because this condition is often a recommendation on many Historic Area Work Permits. Staff overall does not wish to see a repeat incident. Staff asked Mr. Muste if the reusing of windows as a condition by HPC was not appropriate, where the answer was that that was not an issue. If energy efficiency is a calculation that DPS inspects, staff advised Mr. Muste that we would have asked the inspectors to place storm windows over the reused windows. It appears that either DPS or the applicant's agent did not discuss the use of storm windows as an option for energy efficiency. Besides the use of storm windows over historic windows, the Maryland Rehabilitation Code, "Smart Codes," allows for the reuse of historic windows because it maintains historic fabric.

Because the original windows no longer exist, staff would like to recommend approving this reconsideration with the condition that the windows not have vinyl cladding. Staff feels as a primary resource for the Kensington Historic District, this would be detrimental and can be omitted during installation. In addition to this memorandum, staff has included a copy of the approval letter and the full staff report with drawings.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 7/24/02

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 281929  
HAWP # 31/0-02L

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

           Approved

  X   Approved with Conditions: ① Reuse the existing windows within the new addition's design; ② install the two 9/1 original windows removed from the second story of the South & east elevations on the North double windows of the 2<sup>nd</sup> story; ③ install the two 6/1 windows removed from the 1<sup>st</sup> story of the sunporch & place on the South elevation, center single windows and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Wendy Miller

Address: 10225 Montgomery Avenue, Kensington

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

A

July 16, 2003

**MEMORANDUM**

TO: Historic Preservation Commission

FROM: Corri Jimenez, Historic Preservation Planner

SUBJECT: HAWP

CASE NUMBER: 31/6-02L RECONSIDERATION

RECOMMEND: Approve with Conditions that the wood windows not be vinyl-clad.

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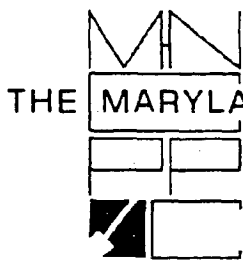
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 7/24/02

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

DPS # 281929  
HAWP # 31/6-02L

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

           Approved

X Approved with Conditions: ① Reuse the existing windows within the new addition's design; ② install the two 9/1 original windows removed from the second story of the South & east elevations on the North double windows of the 2<sup>nd</sup> story; ③ install the two 6/1 windows removed from the 1<sup>st</sup> story of the sunporch & place on the south elevation, center single windows and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Wendy Miller

Address: 10225 Montgomery Avenue, Kensington

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 7/24/02

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Robin D. Ziek, Historic Preservation Planner  
Perry Kapsch, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

DPS# 281929  
HAWP# 31/6-02L

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The Historic Preservation Commission reviewed this project on 10225 Montgomery Ave  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10225 Montgomery Ave.	<b>Meeting Date:</b>	07/10/02
<b>Applicant:</b>	Wendy Miller	<b>Report Date:</b>	07/17/02
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	07/24/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-02L	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Remove a small, 1-story addition, and replace with a 2-story addition.		
<b>RECOMMEND:</b>	Approve with conditions		

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**CONDITIONS**

1. Reuse the existing windows within the new addition's design.
2. Install the two 9/1 original windows removed from the second story of the south and east elevations on the north double windows of the new second story.
3. Install the two 6/1 windows removed from the first story of the sun porch and place on the south elevation, center single windows.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Primary Resource  
**STYLE:** Four Square  
**DATE:** c. 1880 - 1910

**PROPOSAL**

The applicant proposes to:

1. Remove an early 20<sup>th</sup> century rear porch that measures approximately 8' x 14.' This 1-story clapboard addition has been altered in the past. It appears to have originally been an open porch with a low clapboard rail. Subsequently, it was enclosed and fully sided with clapboard, and a door and a window were added.

2. Replace this porch addition with a 2-story addition that is 12'-7" x 20'. The windows are proposed as 9/1, to match the existing second floor windows. The asphalt roof on the addition will also match the existing asphalt shingles. The existing windows are 1/1 on the first floor with 9/1 predominating on the second floor. There are also 6/1 double-hung sash, and other multi-light windows of varying sizes on the house.
3. Install stairs leading to this addition on the back, and a French door will be added on this side.

### STAFF DISCUSSION

10225 Montgomery Avenue is a Primary resource in the Kensington Historic District as a c. 1880-1910 Four Square, with an extensive wrap-around porch. The house has a sun porch and a rear porch that were added on after the construction of the main part of the house. The original house foundations are stone, with grapevine joints, and both porches were built with hollow clay tile foundations, and parged with stucco.

The proposed addition will eliminate the back porch as well as engage two-thirds of the sun porch. The overall size of the addition is 323 square feet, which will be slightly larger than the existing back addition and will wrap around the back southeast corner of the house. The addition also will be tucked into the back end of the property, which would not be visible from the street. The building materials being proposed as a whole will match the existing conditions, with wooden, double hung windows on a stone foundation with an asphalt, shingle roof. The corner placement of the addition has the advantage of avoiding any encroachment on the existing roof dormers. These have splayed edges at the roof, and are an important feature on the house.

Staff feels the addition is compatible with the historic resource and the Kensington Historic District. Staff also would like to recommend that the property owner reuse original windows on the new addition. Two 9/1 original wood windows will be removed from the second story of the south and east elevations, which can be installed on the north corner of the new second story addition where double windows are shown (see Circle 15). Two 6/1 wood windows on the first story of the sun porch will be removed from the east elevation, which can be installed on the south elevation, where single windows are proposed on each floor (see Circle 14). Staff also would like to encourage that the wood doors be stored on site or salvaged, especially the c. 1920 tongue-in-groove wood door with the porcelain doorknob located under the sun porch.

### STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an

historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Guidelines 9 & 10*:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall 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.

**with the following Conditions:**

1. Reuse the existing windows within the new addition's design, if feasible.
2. Install the two 9/1 original windows removed from the second story of the south and east elevations on the north double windows of the new second story.
3. Install the two 6/1 windows removed from the first story of the sun porch and place on the south elevation, center single windows.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850  
301/217-6371

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SUZANE REATIG ARJUNED

Daytime Phone No.: 301 897 8056

Tax Account No.: \_\_\_\_\_

Name of Property Owner: WENDY MILLER Daytime Phone No.: 301 962 6170

Address: 10225 MONTGOMERY AVE KENSINGTON MD 20895  
Street Number City Street Zip Code

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

Contractor Registration No.: N/A

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

### LOCATION OF BUILDING/PREMISE

House Number: 10225 Street: MONTGOMERY AVE

Town/City: KENSINGTON Nearest Cross Street: \_\_\_\_\_

Lot: 23, 24, 25 Block: 3 Subdivision: \_\_\_\_\_

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

RECEIVED  
JUL 02 2002

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

#### 1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:  
Casework of Department

- Construct  Extend  Alter/Renovate  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Reze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 130,000

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 N/A

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] AIA  
Signature of owner or authorized agent

July 1, 2002  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/24/02

Application/Permit No.: 281929 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



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

Owner's mailing address

WENDY MILLER  
10225 MONTGOMERY AVE  
KENSINGTON MD.  
20895

Owner's Agent's mailing address

SUZANE REATHO  
4222 KNOWLES AVE  
KENSINGTON MD.  
20895

Adjacent and confronting Property Owners mailing addresses

FACING FRONT @ THE RIGHT

SHULMAN 10221 MONTGOMERY AVE  
KENSINGTON MD. 20895

FACING FRONT @ THE LEFT

KENNEDY 10303 MONTGOMERY AVE  
KENSINGTON MD. 20895

THE REAR

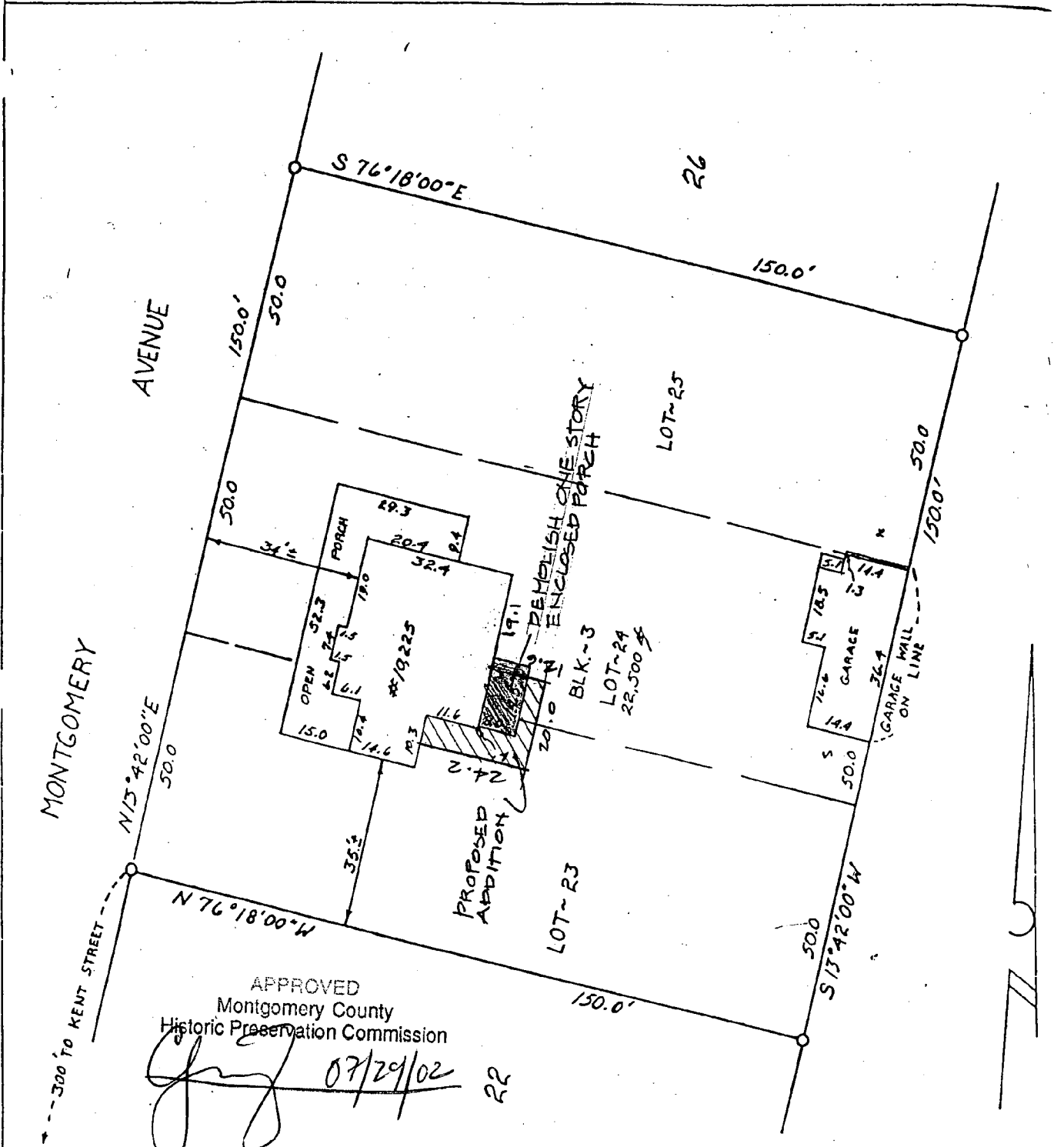
PETERSON  
10216 KENSINGTON PKWY  
KENSINGTON MD. 20895

ACROSS THE STREET

THE MOYES LIBRARY  
10237 CARROLL PL.  
KENSINGTON MD. 20895

addresses: noticing table





APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 07/29/02  
RR

**HOUSE LOCATION**  
LOTS-23;24;25 BLOCK-3

**KENSINGTON PARK**

**MONTGOMERY COUNTY, MARYLAND**

RECORDED IN PLAT BOOK B PLAT 4 SCALE 1" = 30'

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown herein taken from the land records of the county in which the property is located.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown that are no attachments.

*[Signature: Elwood L. Renn]*

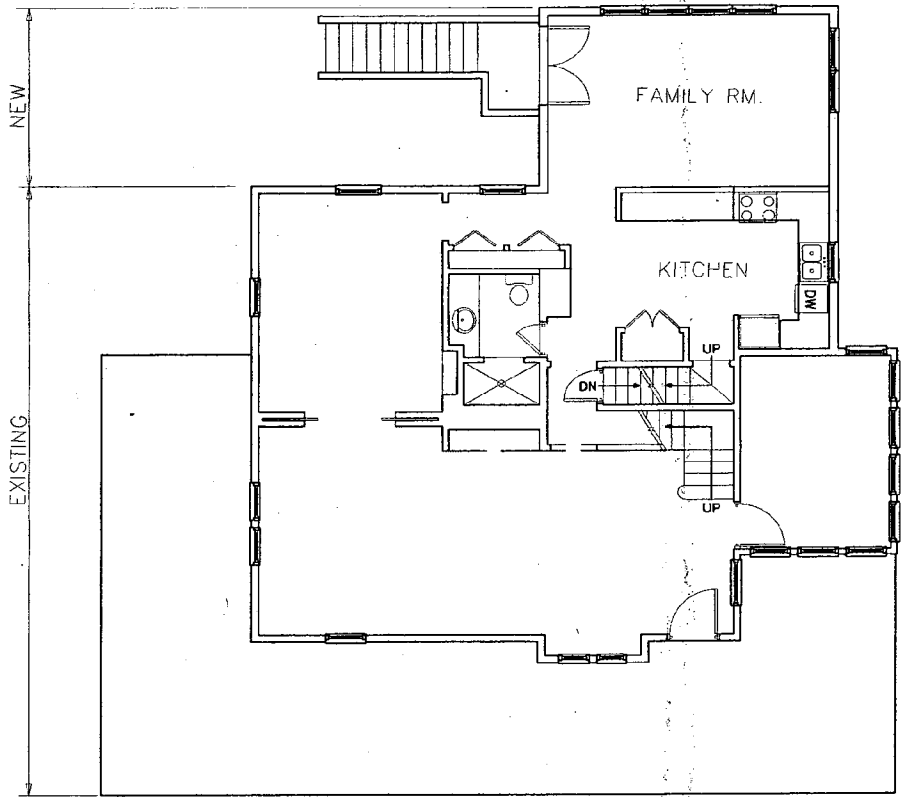
By ELWOOD L. RENN  
Registered Land Surveyor  
Maryland No. 3383

Date: APRIL 28, 1977



SUZANNE REATIG  
ARCHITECTURE  
422 KNOWLES AVENUE  
KENSINGTON, MD 20898  
TELEPHONE: (301) 897-8026  
FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD



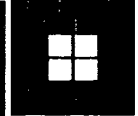
**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/24/02

July 1, 2002

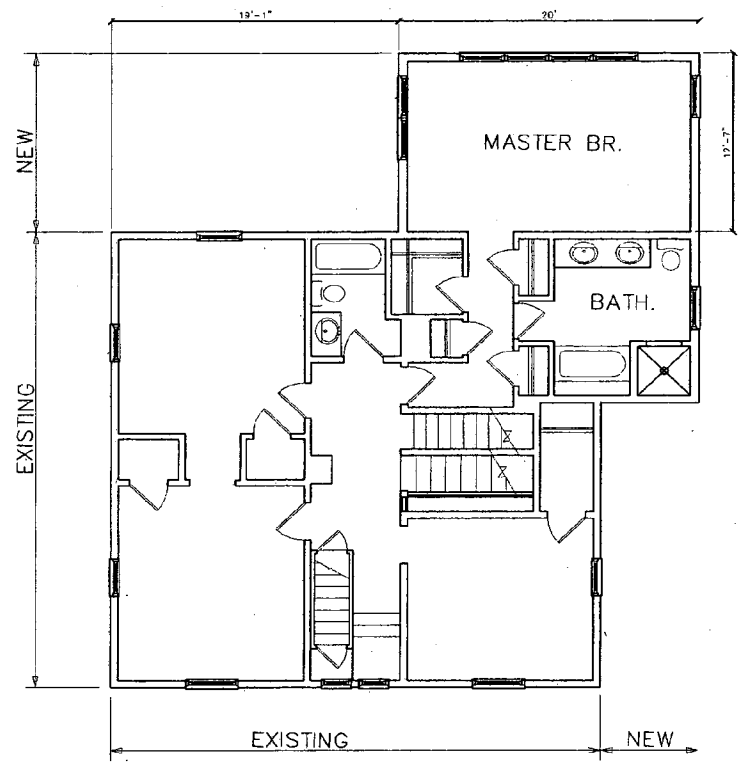
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SUZANNE REATIG  
ARCHITECTURE  
4233 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE (301) 897-8036  
FAX NUMBER (301) 897-3167

10225 Montgomery Avenue Kensington MD



**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/24/02

July 1, 2002

A2

21



**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8656  
FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD



SOUTH ELEVATION

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 6/29/02

DATE	REVISIONS
July 1, 2002	

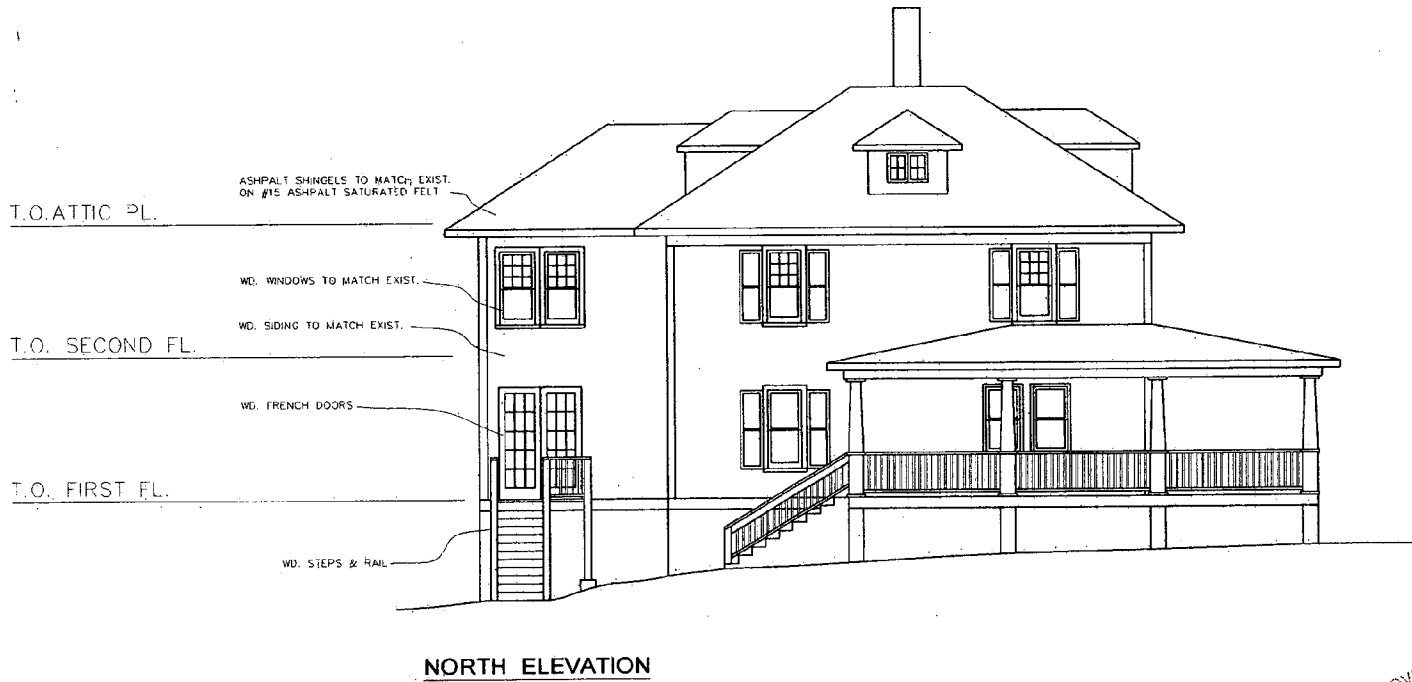
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(b7)



SUZANE REATIG  
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4322 KNOWLES AVENUE  
KENSINGTON, MD 20898  
TELEPHONE (301) 807-8166  
FAX NUMBER (301) 807-3167

10225 Montgomery Avenue Kensington MD



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/24/02

July 1, 200

A5

15

10225 Montgo Avenue, Kensington.



Back/Side View



Side/Back View

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten signature]* 07/24/02

100

10225 Montg Avenue, Kensington.



Front View



Front/Side View

Montgomery County  
Historic Preservation Commission

*[Handwritten signature]* 07/29/02

17

10225 Montgomery Ave., Kensington Historic District



House and Carriage House/Office (December 1999)

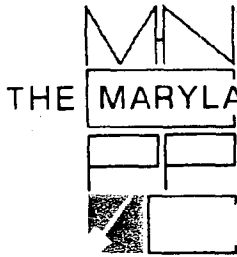


Back Addition



Side Sun Porch





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

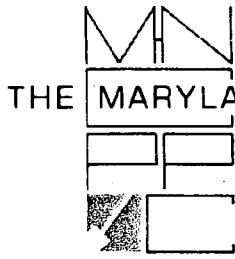
TO: George Muste  
(290) 777-6258

FROM: Corri Jimenez

DATE: 7/14/03

NOTE: George - Here is a copy of the projects' approval  
letters and stamped drawings that were put forward  
to the Historic Preservation Commission.

Please be free to contact me if you have any  
questions - Thanks. Corri



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 7/24/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

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

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 7/24/02

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 281929  
HAWP # 31/6-02L

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: ① Reuse the existing windows within the new addition's design; ② install the two 9/11 original windows removed from the second story of the South & east elevations on the North double windows of the 2<sup>nd</sup> story; ③ install the two 6/1 windows removed from the 1<sup>st</sup> story of the sunporch & place on the South elevation, center single windows and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Wendy Miller

Address: 10225 Montgomery Avenue, Kensington

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 7/24/02

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Robin D. Ziek, Historic Preservation Planner  
Perry Kapsch, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

DPS# 281929  
HAWP# 31/6-02L

---

The Historic Preservation Commission reviewed this project on 10225 Montgomery Ave.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10225 Montgomery Ave.	<b>Meeting Date:</b>	07/10/02
<b>Applicant:</b>	Wendy Miller	<b>Report Date:</b>	07/17/02
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	07/24/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-02L	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Remove a small, 1-story addition, and replace with a 2-story addition.		
<b>RECOMMEND:</b>	Approve with conditions		

---

**CONDITIONS**

1. Reuse the existing windows within the new addition's design.
2. Install the two 9/1 original windows removed from the second story of the south and east elevations on the north double windows of the new second story.
3. Install the two 6/1 windows removed from the first story of the sun porch and place on the south elevation, center single windows.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Primary Resource  
**STYLE:** Four Square  
**DATE:** c. 1880 - 1910

**PROPOSAL**

The applicant proposes to:

1. Remove an early 20<sup>th</sup> century rear porch that measures approximately 8' x 14.' This 1-story clapboard addition has been altered in the past. It appears to have originally been an open porch with a low clapboard rail. Subsequently, it was enclosed and fully sided with clapboard, and a door and a window were added.

2. Replace this porch addition with a 2-story addition that is 12'-7" x 20'. The windows are proposed as 9/1, to match the existing second floor windows. The asphalt roof on the addition will also match the existing asphalt shingles. The existing windows are 1/1 on the first floor with 9/1 predominating on the second floor. There are also 6/1 double-hung sash, and other multi-light windows of varying sizes on the house.
3. Install stairs leading to this addition on the back, and a French door will be added on this side.

### **STAFF DISCUSSION**

10225 Montgomery Avenue is a Primary resource in the Kensington Historic District as a c. 1880-1910 Four Square, with an extensive wrap-around porch. The house has a sun porch and a rear porch that were added on after the construction of the main part of the house. The original house foundations are stone, with grapevine joints, and both porches were built with hollow clay tile foundations, and parged with stucco.

The proposed addition will eliminate the back porch as well as engage two-thirds of the sun porch. The overall size of the addition is 323 square feet, which will be slightly larger than the existing back addition and will wrap around the back southeast corner of the house. The addition also will be tucked into the back end of the property, which would not be visible from the street. The building materials being proposed as a whole will match the existing conditions, with wooden, double hung windows on a stone foundation with an asphalt, shingle roof. The corner placement of the addition has the advantage of avoiding any encroachment on the existing roof dormers. These have splayed edges at the roof, and are an important feature on the house.

Staff feels the addition is compatible with the historic resource and the Kensington Historic District. Staff also would like to recommend that the property owner reuse original windows on the new addition. Two 9/1 original wood windows will be removed from the second story of the south and east elevations, which can be installed on the north corner of the new second story addition where double windows are shown (see Circle 15). Two 6/1 wood windows on the first story of the sun porch will be removed from the east elevation, which can be installed on the south elevation, where single windows are proposed on each floor (see Circle 14). Staff also would like to encourage that the wood doors be stored on site or salvaged, especially the c. 1920 tongue-in-groove wood door with the porcelain doorknob located under the sun porch.

### **STAFF RECOMMENDATION**

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an

historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Guidelines 9 & 10*:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall 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.

**with the following Conditions:**

1. Reuse the existing windows within the new addition's design, if feasible.
2. Install the two 9/1 original windows removed from the second story of the south and east elevations on the north double windows of the new second story.
3. Install the two 6/1 windows removed from the first story of the sun porch and place on the south elevation, center single windows.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SUZANE REATIG ARCHITECT

Daytime Phone No.: 301 897 8056

Tax Account No.: \_\_\_\_\_

Name of Property Owner: WENDY MILLER Daytime Phone No.: 301 962 6170

Address: 10225 MONTGOMERY AVE KENSINGTON MD 20895  
Street Number City State Zip Code

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

Contractor Registration No.: NA

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

**LOCATION OF BUILDING/PREMISE**

House Number: 10225 Street: MONTGOMERY AVE

Town/City: KENSINGTON Nearest Cross Street: \_\_\_\_\_

Lot: 23, 24, 25 Block: 3 Subdivision: \_\_\_\_\_

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

RECEIVED

JUL 02 2002

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

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  Stab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

CHECK AND SIGNATURE OF  
 Casework Manager

1B. Construction cost estimate: \$ 130,000

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 NA

- 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.

Suzanne Reatig AIA July 1, 2002  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/24/02  
 Application/Permit No.: 281929 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:

A COLONIAL REVIVAL IN KENSINGTON HISTORIC DISTRICT.  
DATE: 1880-1910 2 STORY BUILDING W/ ATTIC  
AND A WALK OUT BASEMENT.

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

REMOVAL OF A ONE STORY ADDITION IN THE REAR OF  
THE HOUSE AND REPLACING IT W/ A TWO STORY  
ADDITION THAT WILL BE COMPATIBLE TO THE HISTORIC  
HOUSE.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

- 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.
- 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**

- 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**

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**

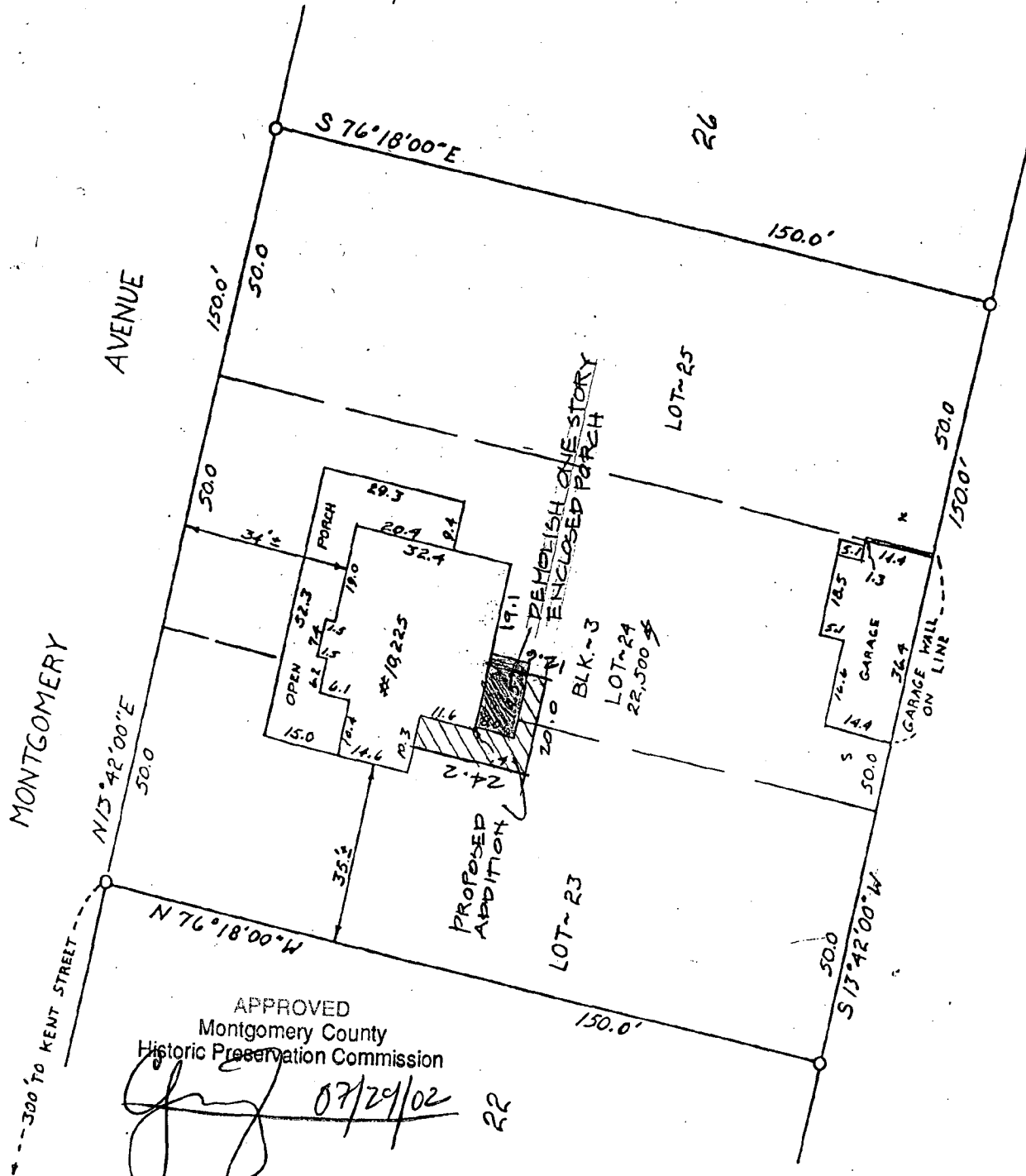
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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.

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

Owner's mailing address WENDY MILLER 10225 MONTGOMERY AVE KENSINGTON MD. 20895	Owner's Agent's mailing address SUZANE REATHG 4222 KNOWLES AVE KENSINGTON MD. 20895
Adjacent and confronting Property Owners mailing addresses	
FACING FRONT @ THE RIGHT SHULMAN 10221 MONTGOMERY AVE KENSINGTON MD. 20895	
FACING FRONT @ THE LEFT KENNEDY 10303 MONTGOMERY AVE KENSINGTON MD. 20895	
THE REAR PETERSON 10216 KENSINGTON PKWY KENSINGTON MD. 20895	
ACROSS THE STREET THE MOYES LIBRARY 10237 CARROLL PL. KENSINGTON MD. 20895	

g addresses: noticing table



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 07/29/02 RR

HOUSE LOCATION  
LOTS ~ 23, 24, 25 BLOCK ~ 3

KENSINGTON PARK

MONTGOMERY COUNTY, MARYLAND

RECORDED IN PLAT BOOK B PLAT 4 SCALE 1" = 30'

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown herein taken from the land records of the county in which the property is located.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no other encumbrances.

*[Signature: Elwood L. Renn]*

By ELWOOD L. RENN  
Registered Land Surveyor  
Maryland No. 3383

Date: APRIL 28, 1977

10225 Montgomery Avenue, Kensington.



Back/Side View



Side/Back View

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten Signature]* 07/24/02

10225 Montgomery Avenue, Kensington.



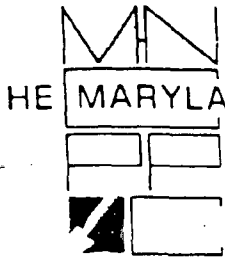
Front View



Front/Side View

Montgomery County  
Historic Preservation Commission

*[Handwritten signature]* 07/29/02



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Suzanne Reabig FAX NUMBER: 301-897-3167

FROM: Corri Jimenez

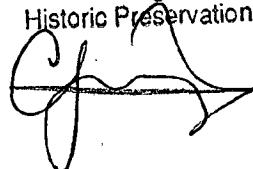
DATE: 7/18/02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE:

Suzanne - Robin asked me to send you a  
copy of my Staff Report. Please note the conditions  
that were applied to the original application.  
Please be free to give me a call if you any  
questions or concerns at 301-563-3404  
Thanks! Corri

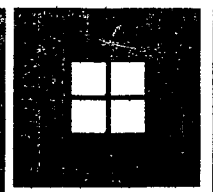
APPROVED  
Montgomery County  
Historic Preservation Commission

 07/24/02

Aesthetic - Some Rm.

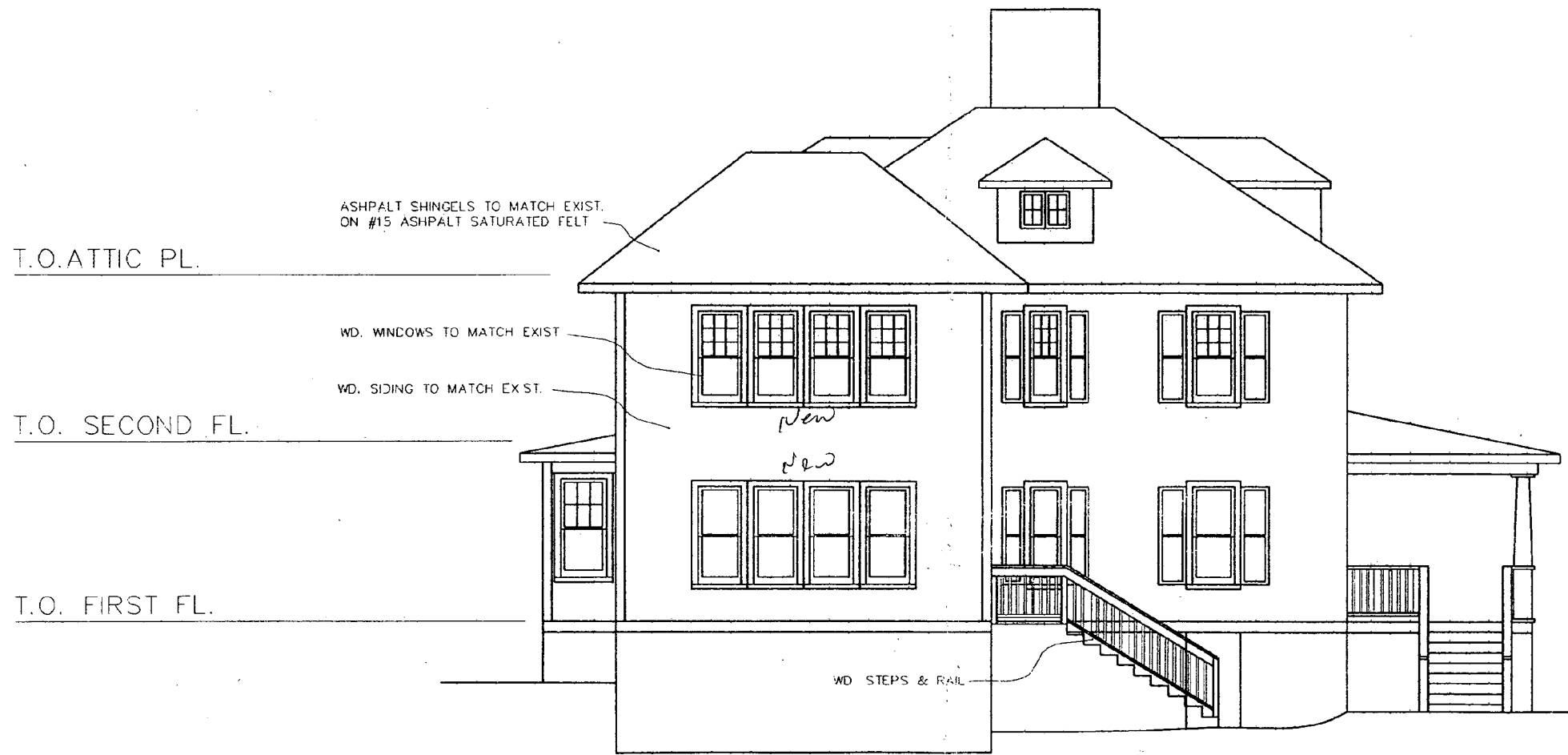
↳ Problem

\* Also wants kitchen  
open - so unsure  
about why 6/1 there



SUZANE REATIG  
ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD



EAST ELEVATION

July 1, 2002

A3





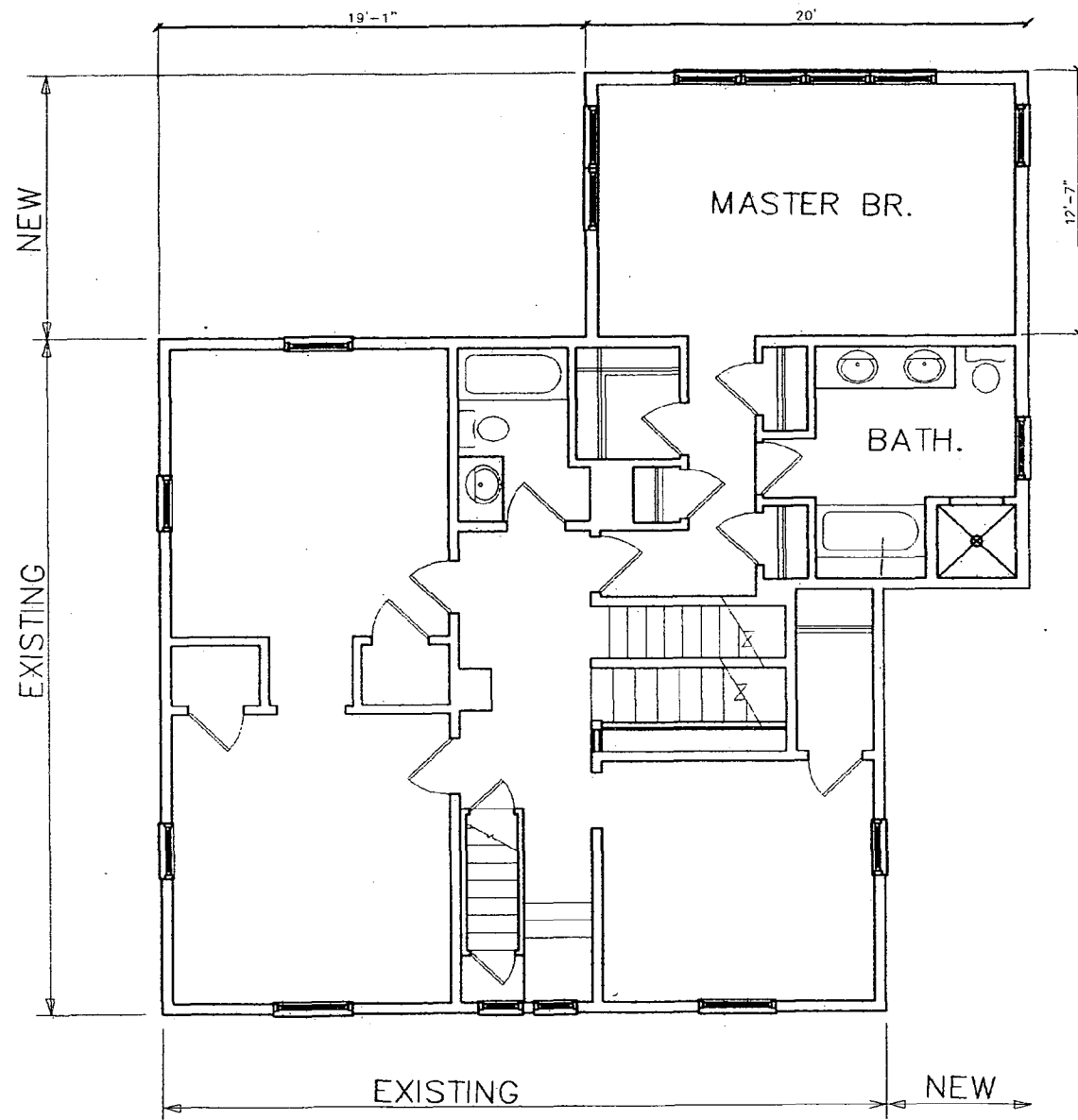
SUZANNE REATIG  
 ARCHITECTURE  
 4222 KNOWLES AVENUE  
 KENSINGTON, MD 28894  
 TELEPHONE: (301) 897-8056  
 FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD

July 1, 2002

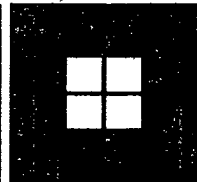
A2

NORTH ↑



**SECOND FLOOR PLAN**

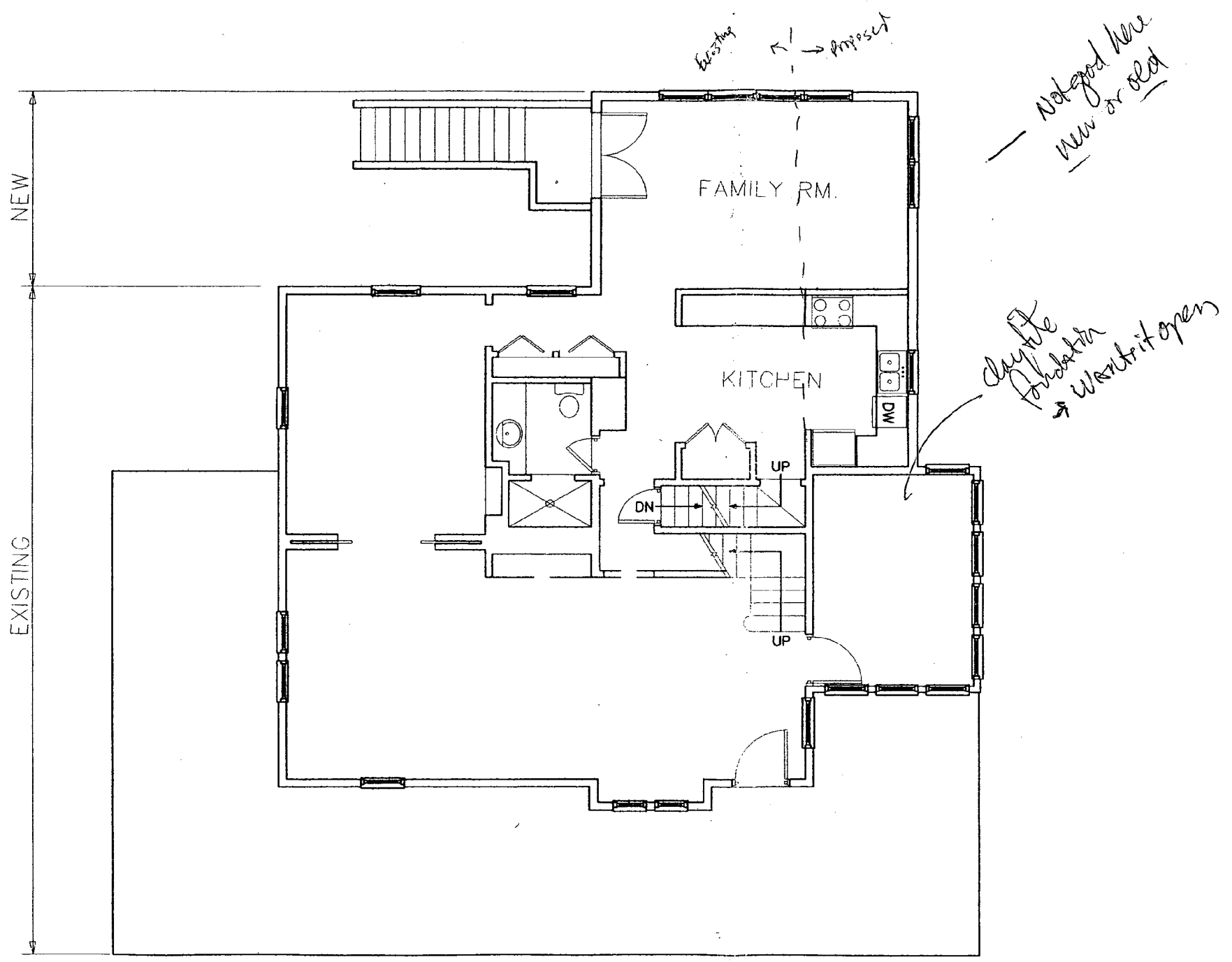
SCALE: 1/8"=1'-0"



**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

**10225 Montgomery Avenue Kensington MD**

*NORTH*  
↑



**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

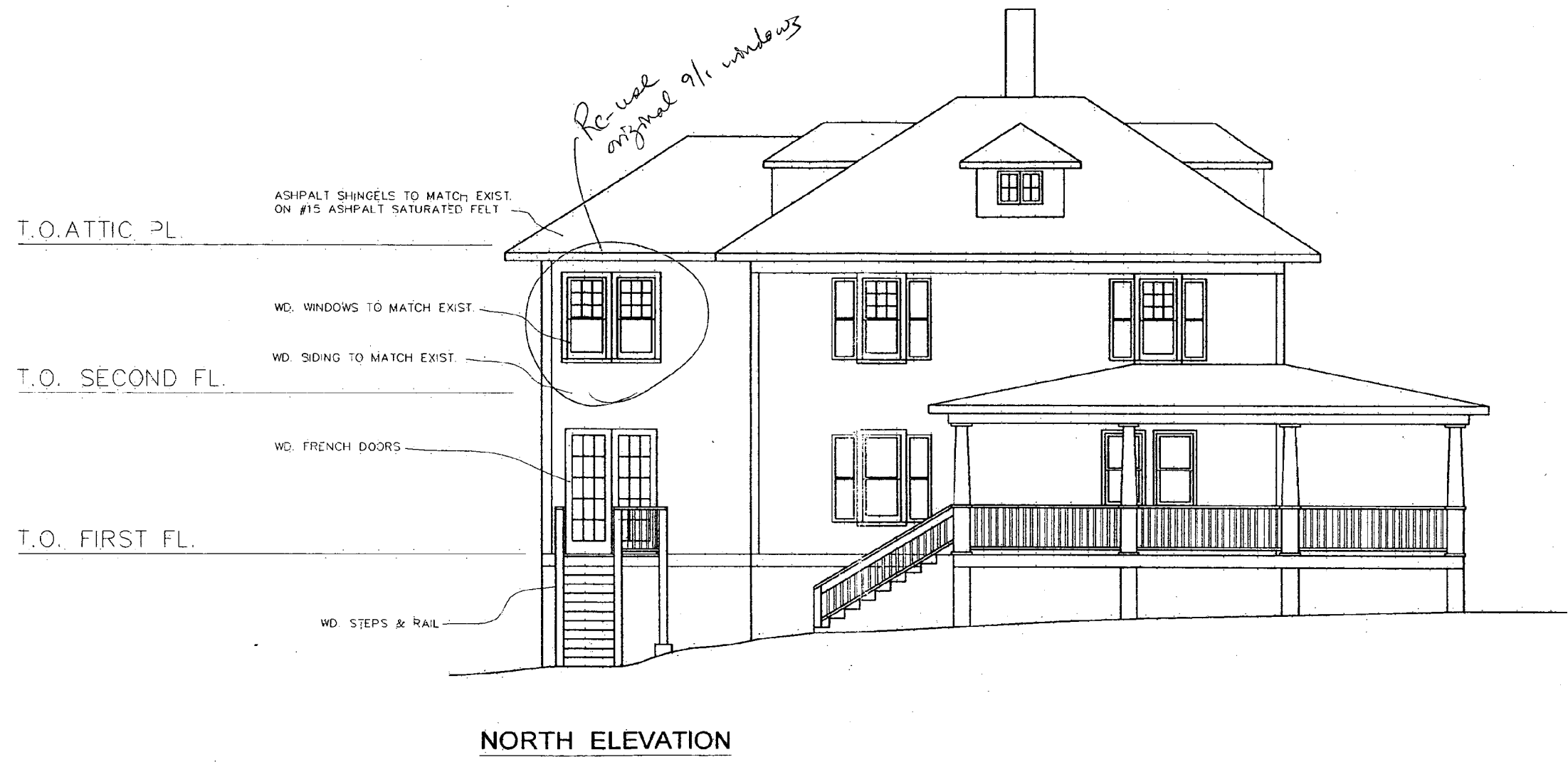
July 1, 2002

**A1**



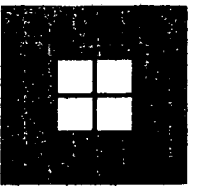
SUZANE REATIG  
ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD



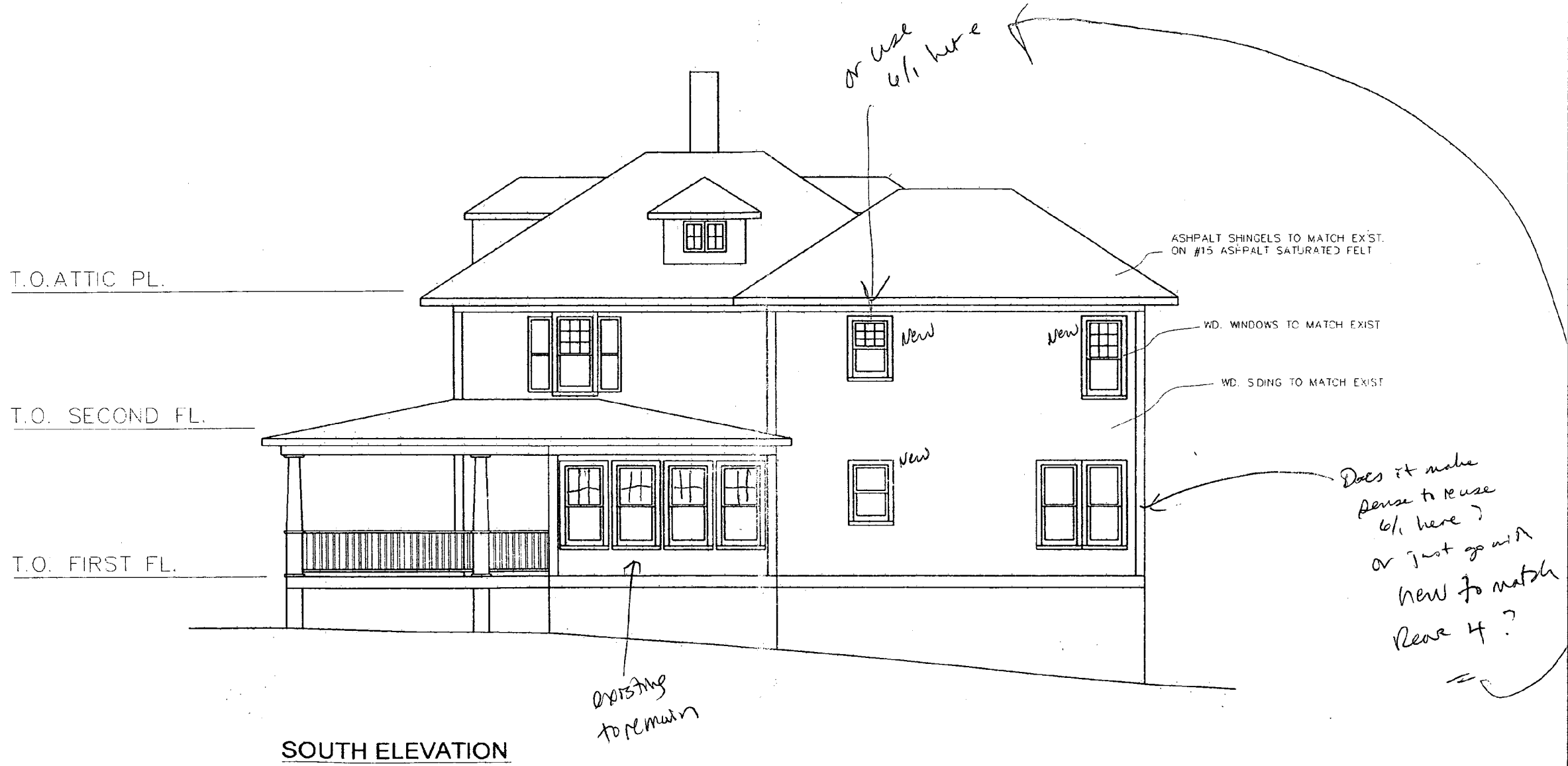
July 1, 2002

A5



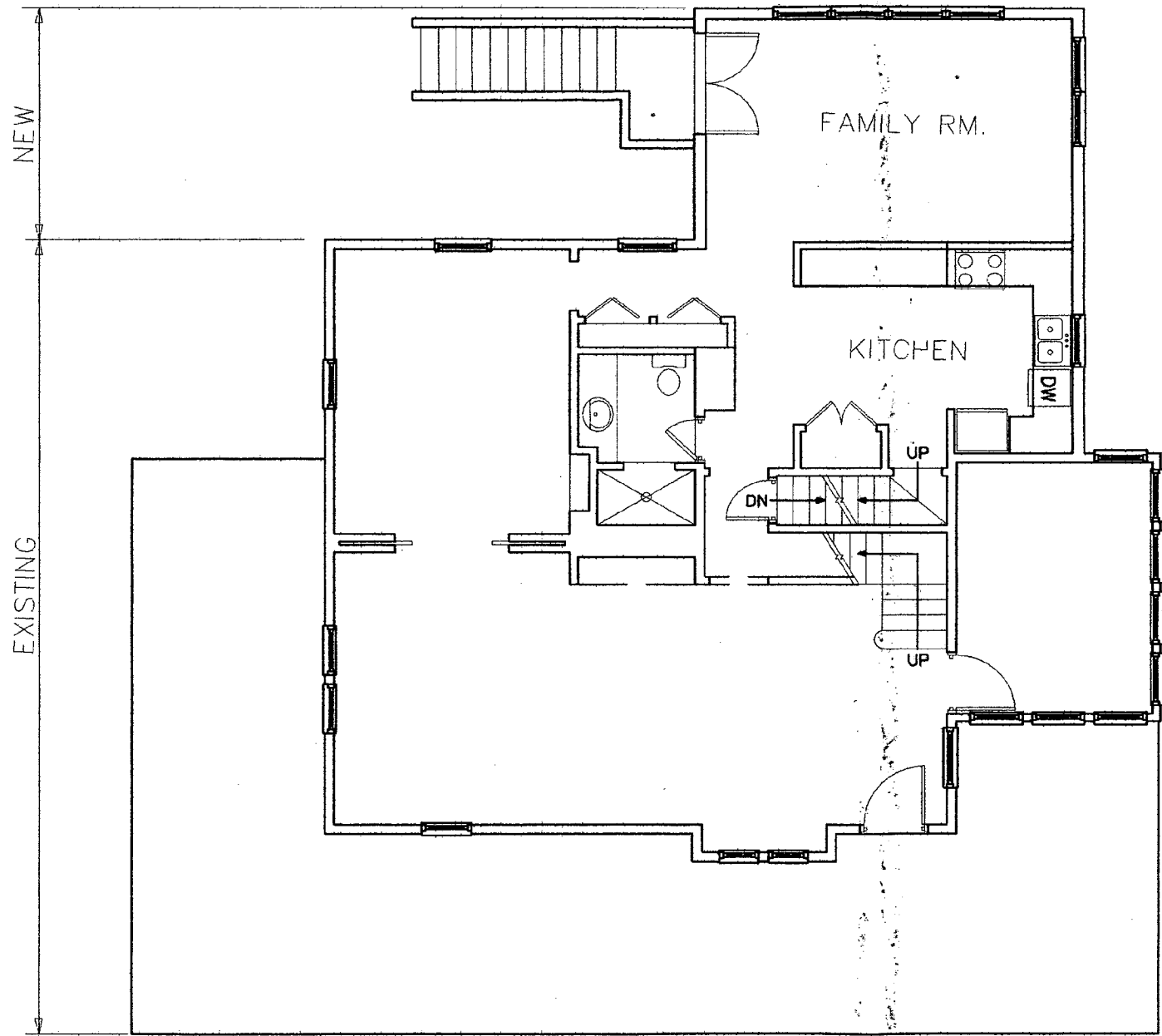
SUZANE REATIG  
ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD



July 1, 2002

A4



**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

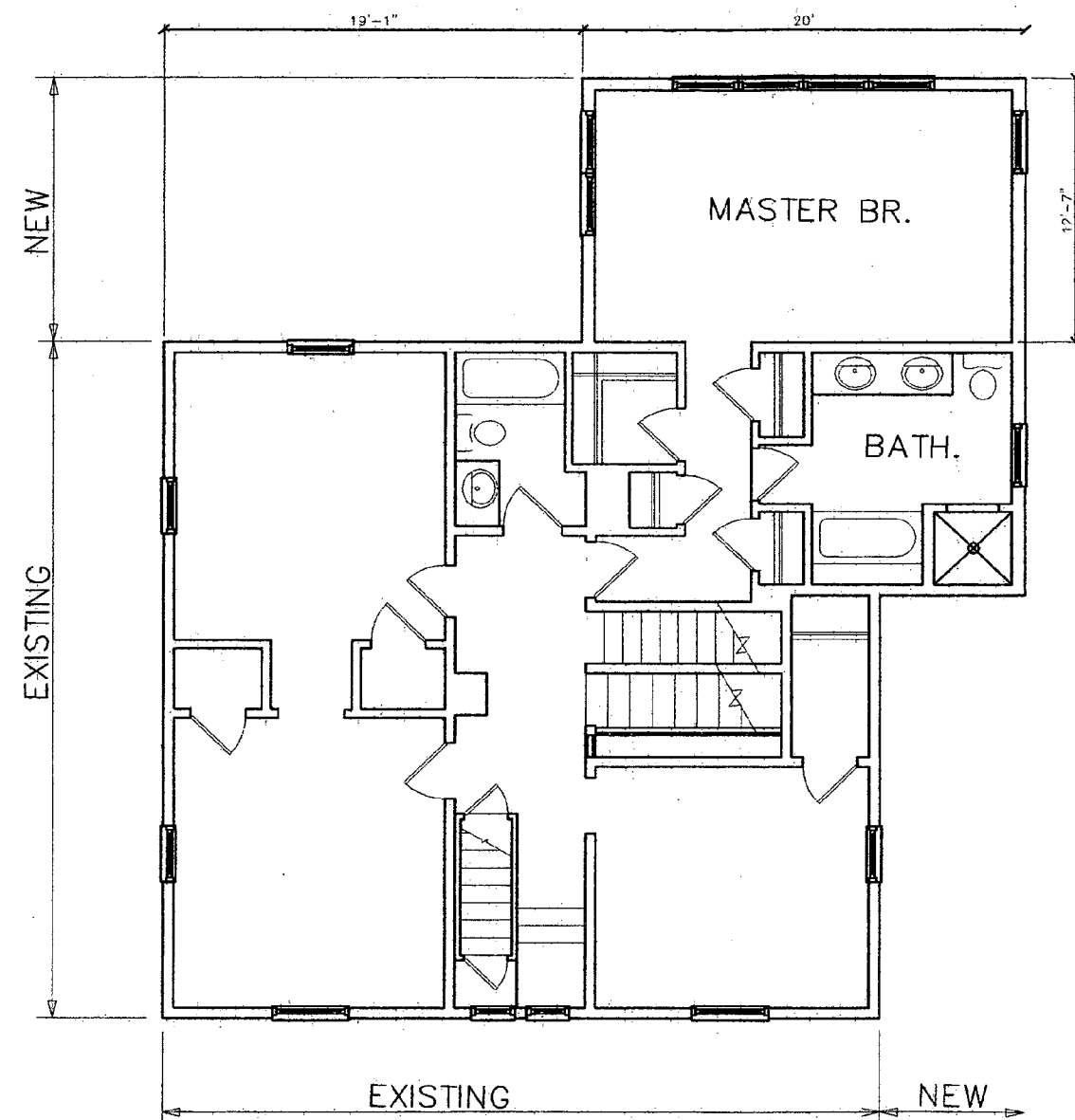
**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

**10225 Montgomery Avenue Kensington MD**

July 1, 2002

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/24/02

**A1**

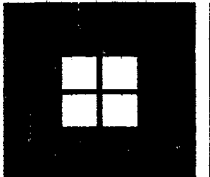


**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 07/24/02

10225 Montgomery Avenue Kensington MD

	July 1, 2002



SUZANE REATIG  
ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD, 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

10225 Montgomery Avenue Kensington MD

T.O. ATTIC PL.

ASHPALT. SHINGELS TO MATCH EXIST.  
ON #15 ASHPALT SATURATED FELT

WD. WINDOWS TO MATCH EXIST.

WD. SIDING TO MATCH EX ST.

T.O. SECOND FL.

T.O. FIRST FL.

WD. STEPS & RAIL

EAST ELEVATION

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/29/02

July 1, 2002

A3

**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

**10225 Montgomery Avenue Kensington MD**



**SOUTH ELEVATION**

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
07/29/02

July 1, 2002

**A4**



**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

**10225 Montgomery Avenue Kensington MD**



**NORTH ELEVATION**

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 07/24/02

July 1, 2002

**A5**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**HISTORIC AREA WORK  
PERMIT**

IssueDate: 8/5/2002

Permit No: 281929  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

WENDY MILLER  
10225 MONTGOMERY AVE  
KENINGTONQ MD 20895

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: lots 23,24,25 - Approved with Conditions: SEE ATTACHED (2 PAGE MEMO) HAWP #31/06-022.

PREMISE ADDRESS 10225 MONTGOMERY AVE  
KENSINGTON MD 20895-3326

LOT 23	BLOCK 3	PARCEL	ZONE
LIBER	ELECTION DISTRICT	13	GRID
FOLIO	SUBDIVISION	KENSINGTON	
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y  
HISTORIC ATLAS: N

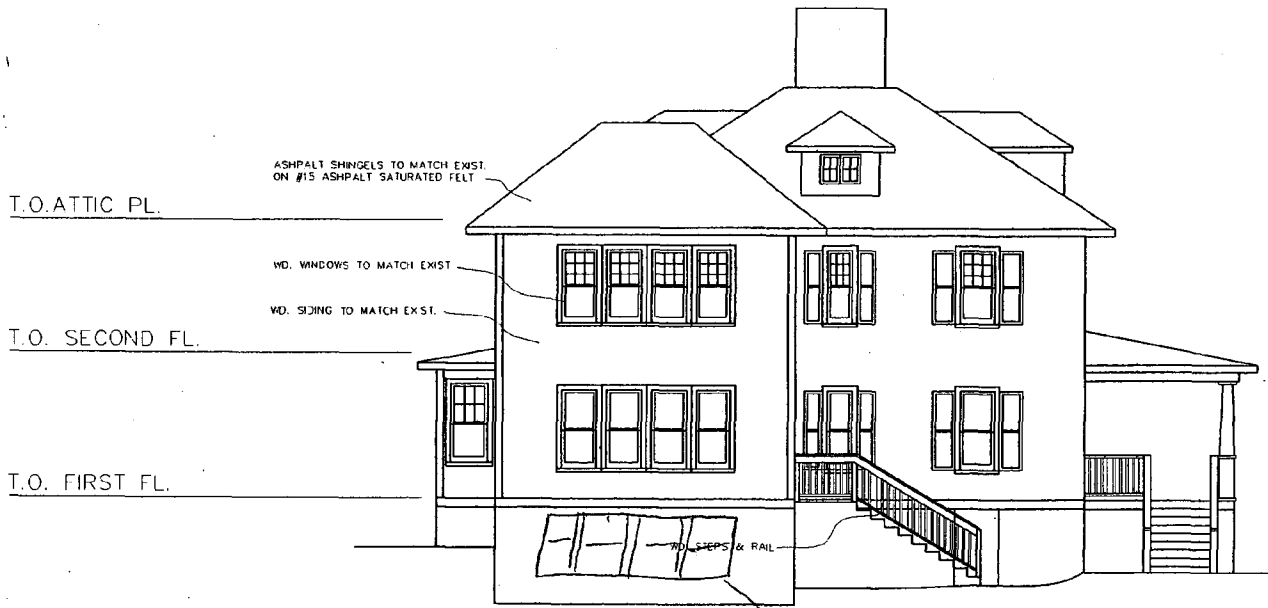
**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



**SUZANNE REATIC  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KEESPORTON, MD 20895  
TELEPHONE (301) 897-8056  
FAX NUMBER (301) 897-3167

10225 Montgomery Avenue Kensington MD



EAST ELEVATION

4 - 1/2 wood double hung windows

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
7/23/03

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
07/29/02

July 1, 2002

**A3**

(3)



**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD. 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

**10225 Montgomery Avenue  
Kensington Maryland**

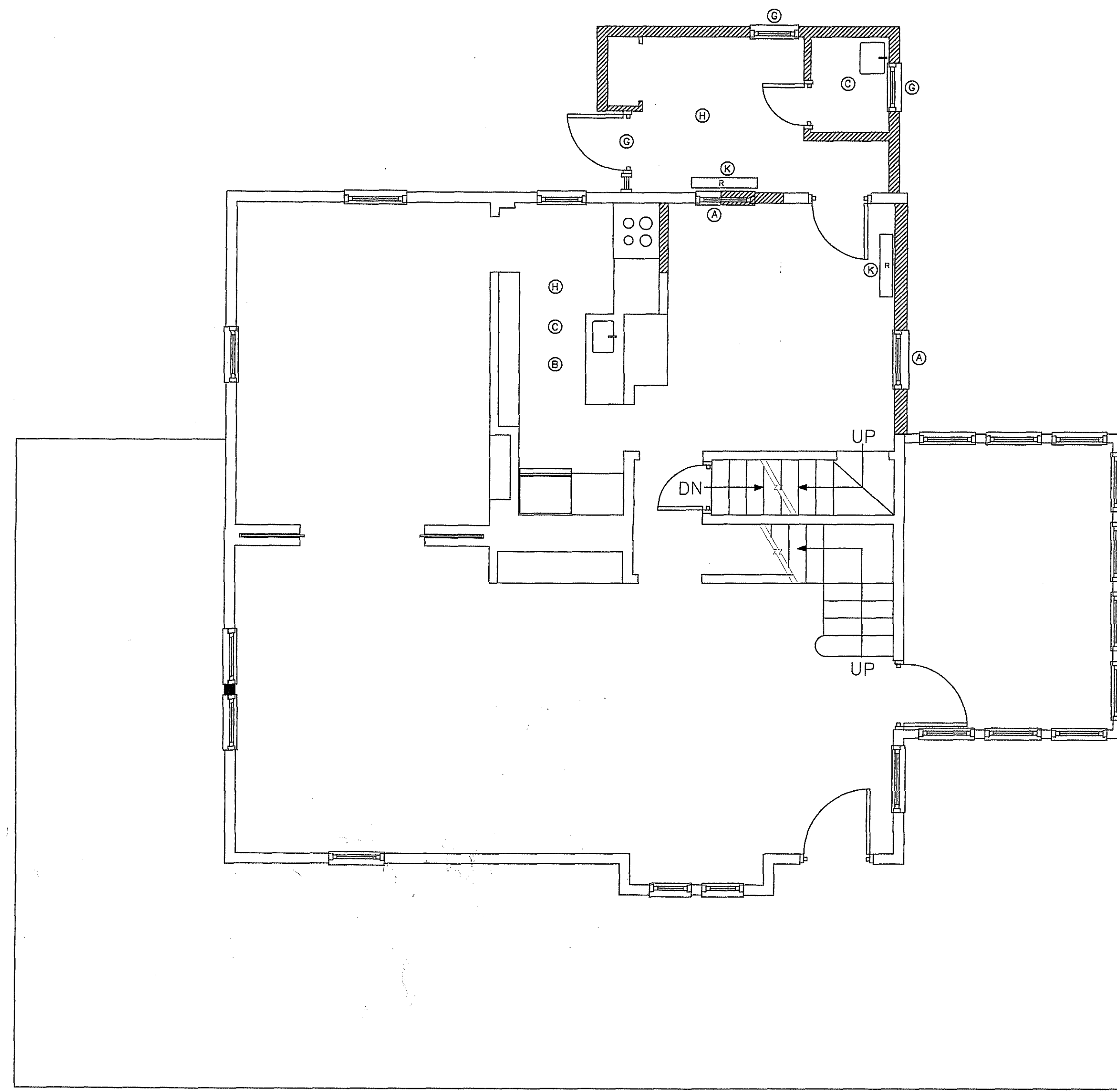
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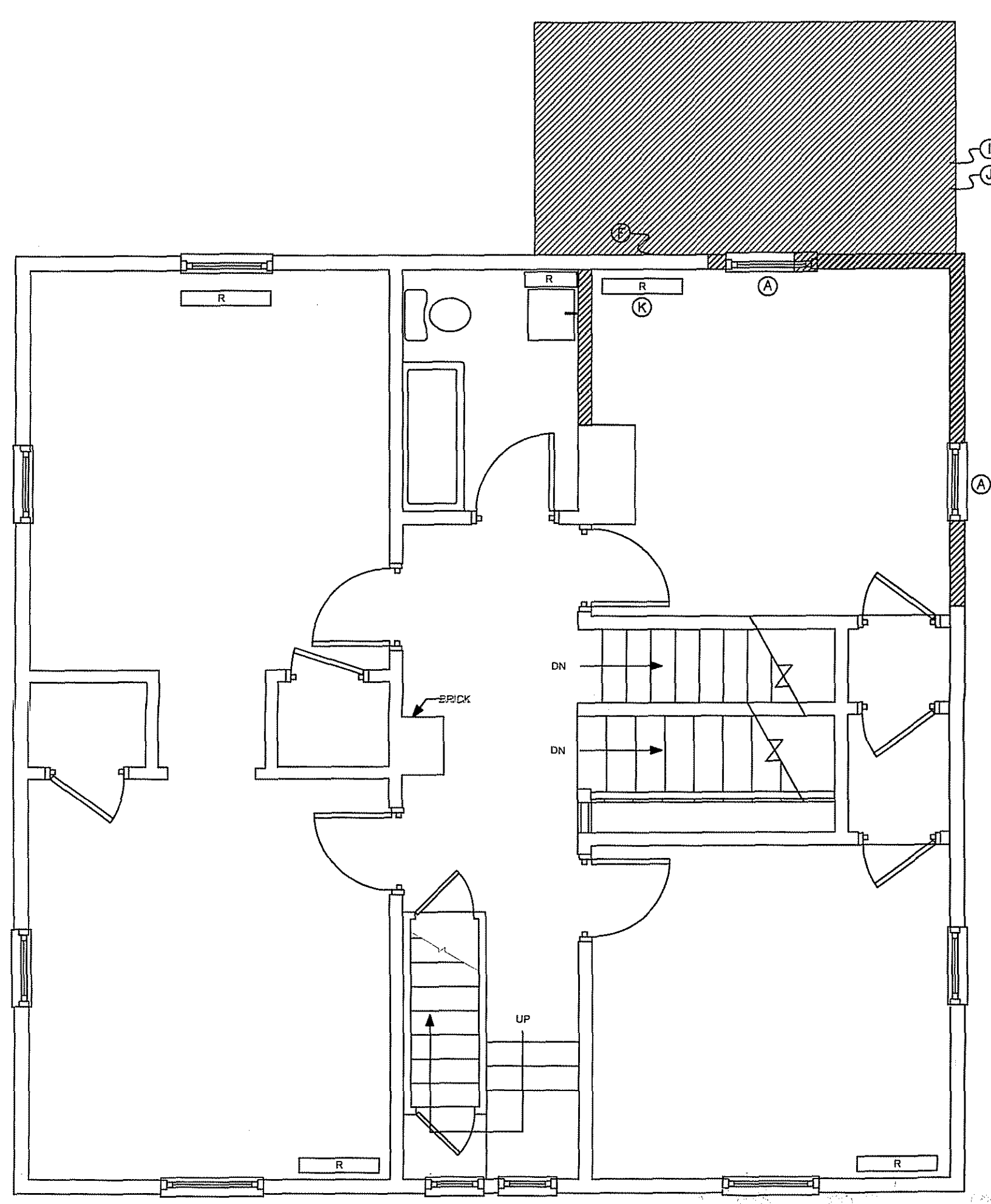
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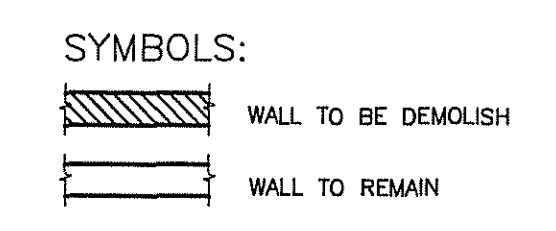


**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

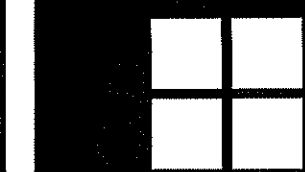


**SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

- DEMOLITION NOTES:
- (A) REMOVE WINDOWS, RESTORE & REINSTALL IN NEW ADDITION.
  - (B) REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT. REMOVE ANY GAS PIPING BACK TO POINT OF ENTRY INTO BUILDING, CAP AS REQUIRED FOR INSTALLATION OF NEW SYSTEM.
  - (C) REMOVE ALL PLUMBING FIXTURES IN EXISTING KITCHEN & BATH. CAP AS REQUIRED FOR INSTALLATION OF NEW SYSTEM.
  - (D) ALL SURFACES AND/OR FINISHES ON WALLS, CEILING AND FLOORS INDICATED TO REMAIN SHALL BE REPAINTED AND/OR REPLACED TO MATCH NEW ADJACENT SURFACES AND PATCH AND REPAIR AS REQUIRED TO ACCEPT NEW FINISHES.
  - (E) CONTRACTORS ARE ADVISED TO VISIT THE SITE PRIOR TO PREPARATION OF THEIR FINAL BIDS. CONTRACTOR TO VERIFY PARTITIONS TO BE DEMOLISHED FOR ACCURATE PRICING.
  - (F) AT EXTERIOR, REMOVE ALL WALL FINISHES AND RELATED FURRING, WIRING, ETC.
  - (G) REMOVE ALL EXTERIOR DOORS AND WINDOWS AND RELATED TRIM AND HARDWARE. REMOVE ALL BLOCKING TO EXPOSE STRUCTURAL SUBSTRATE. WINDOWS WILL BE INSTALLED IN NEW ADDITION.
  - (H) REMOVE ALL FURNITURE, BUILT-IN AND/OR LOOSE, APPLIANCES, RUBBISH AND DEBRIS AND DISPOSE.
  - (I) REMOVE ALL ROOFING MATERIALS.
  - (J) REMOVE ALL EXISTING GUTTERS, DOWN SPOUTS AND RELATED FASTENERS AND BLOCKING.
  - (K) PLUMBER WILL RELOCATE RADIATORS TO NEW ADDITION, COORDINATE NEW LOCATION WITH OWNER & ARCHITECT.



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SUZANNE REATIG  
ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD. 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

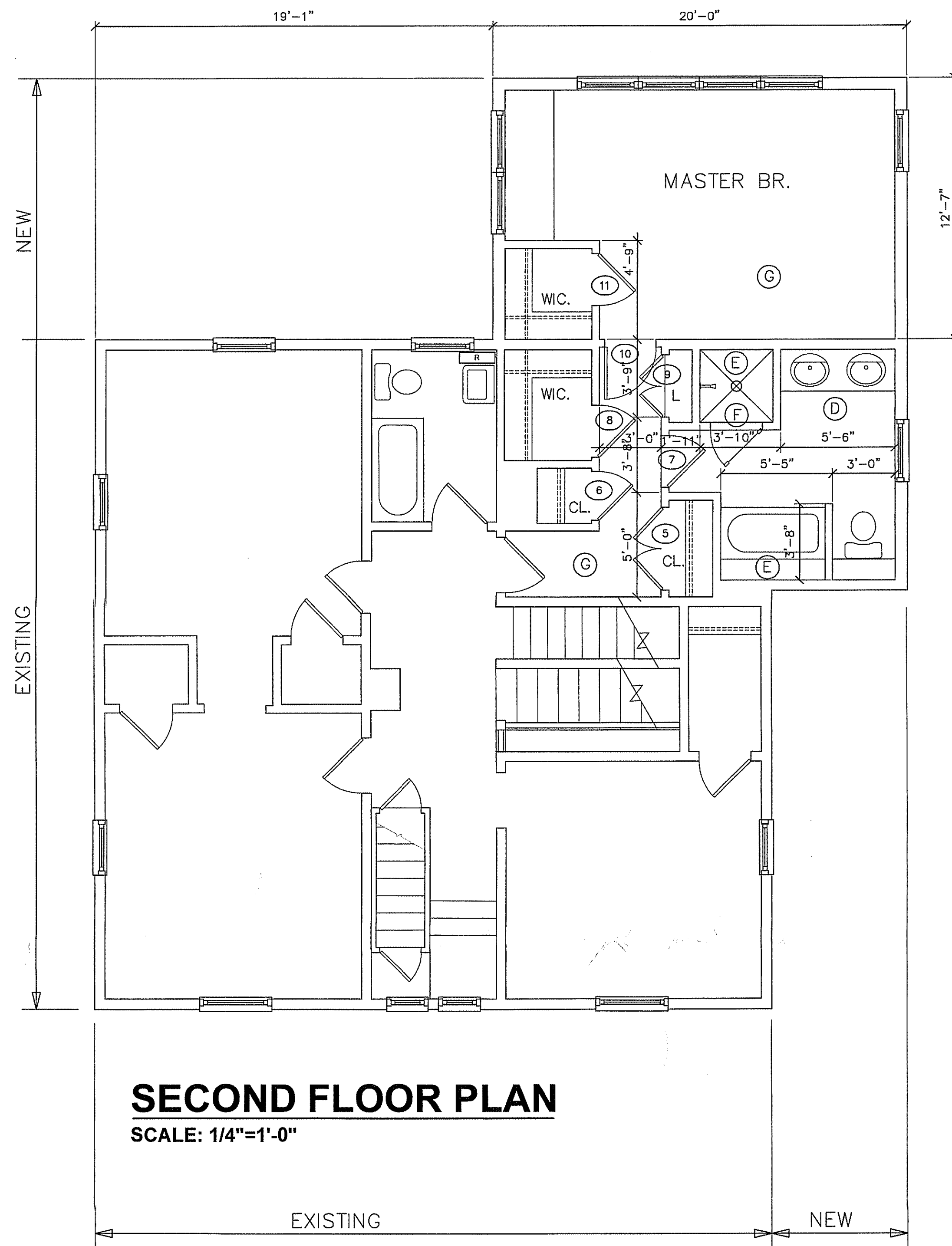
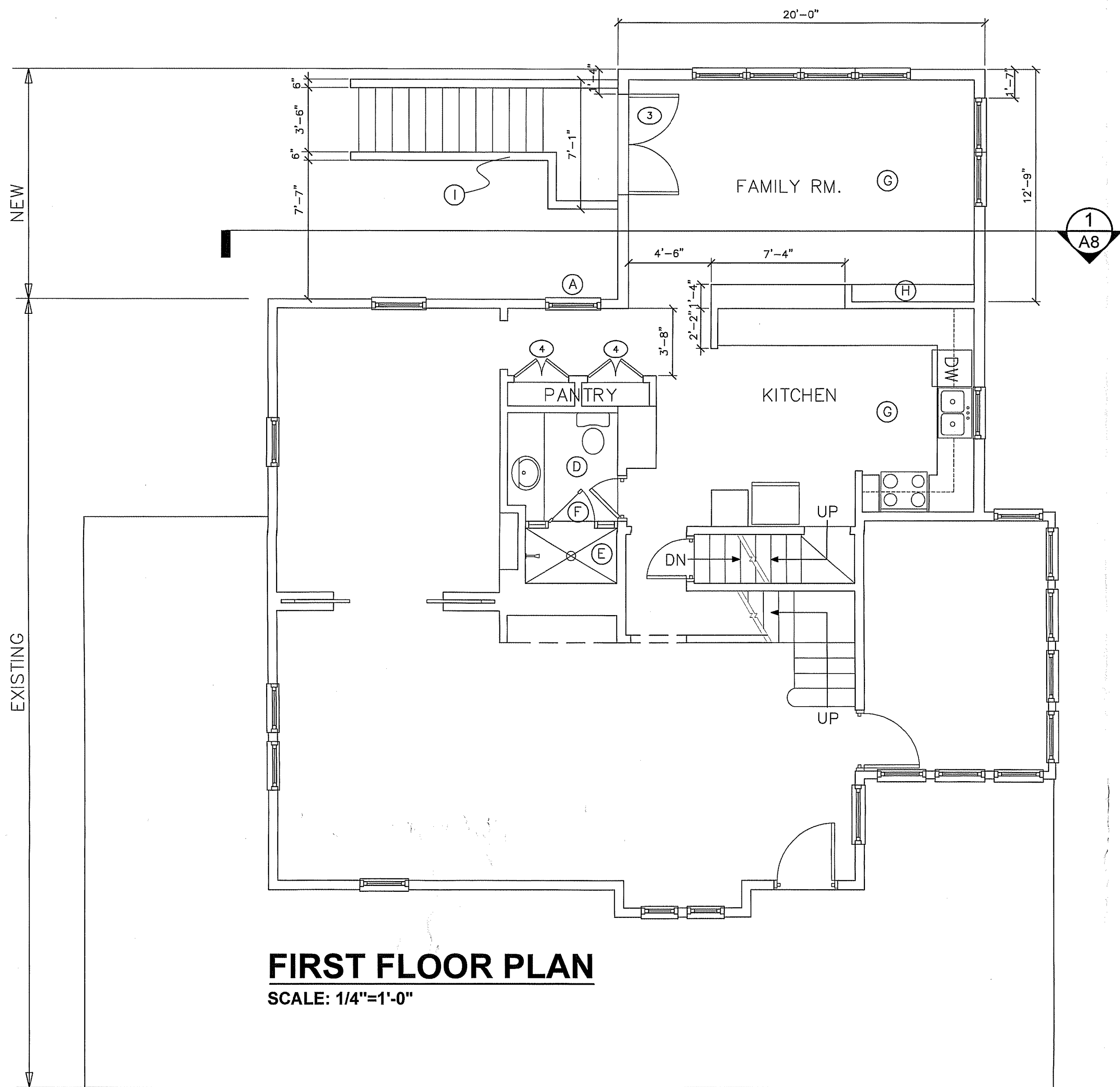
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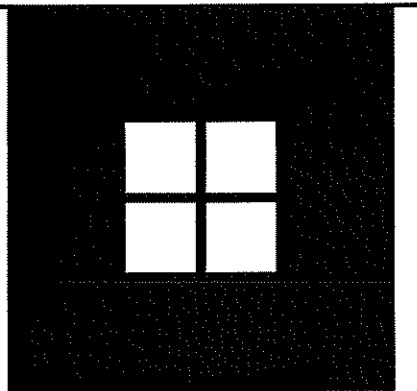


DOOR SCHEDULE	
SYMBOL	DESCRIPTION
①	3'-0"X 6'-8"X 1 3/4" SINGLE 1-SWING SOLID CORE WOOD DOOR
②	2'-6"X 5'-0"X 1 3/4" SINGLE 1-SWING SOLID CORE WOOD DOOR
③	5'-6"X 8'-0"X 1 3/4" DOUBLE 2-SWING WOOD FRENCH DOOR
④	3'-0"X 6'-8"X 1 1/2" DOUBLE 2-SWING HOLLOW CORE WOOD DOOR
⑤	5'-0"X 6'-8"X 1 1/2" DOUBLE 2-SWING HOLLOW CORE WOOD DOOR
⑥	2'-4"X 6'-8"X 1 1/2" SINGLE 1-SWING HOLLOW CORE WOOD DOOR
⑦	2'-6"X 6'-8"X 1 1/2" SINGLE 1-SWING HOLLOW CORE WOOD DOOR
⑧	2'-6"X 6'-8"X 1 1/2" SINGLE 1-SWING HOLLOW CORE WOOD DOOR
⑨	4'-4"X 6'-8"X 1 1/2" DOUBLE 2-SWING HOLLOW CORE WOOD DOOR
⑩	2'-6"X 6'-8"X 1 1/2" SINGLE 1-SWING HOLLOW CORE WOOD DOOR
⑪	2'-6"X 6'-8"X 1 1/2" SINGLE 1-SWING HOLLOW CORE WOOD DOOR

NOTES:

- (A) INSTALL STAINED GLASS WINDOW PROVIDED BY OWNER.
- (B) ALL WORK IN ADDITION UNLESS NOTED AS EXISTING.
- (C) ALL INTERIOR PARTITION ARE 2X4 WOOD STUDS WITH 1/2" GYP BD. EACH SIDE.
- (D) CERAMIC TILE FLOORING.
- (E) CERAMIC TILE FLOOR & WALLS @ SHOWER ENCLOSURE.
- (F) GLASS PARTITION & GLASS DOOR.
- (G) FINISH FLOOR HARDWOOD TO MATCH EXISTING.
- (H) BUILT IN SHELVES.
- (I) PAINTED WOOD RAIL.

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SUZANE REATIG  
ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD. 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

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**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

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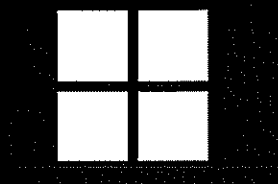

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**A3**

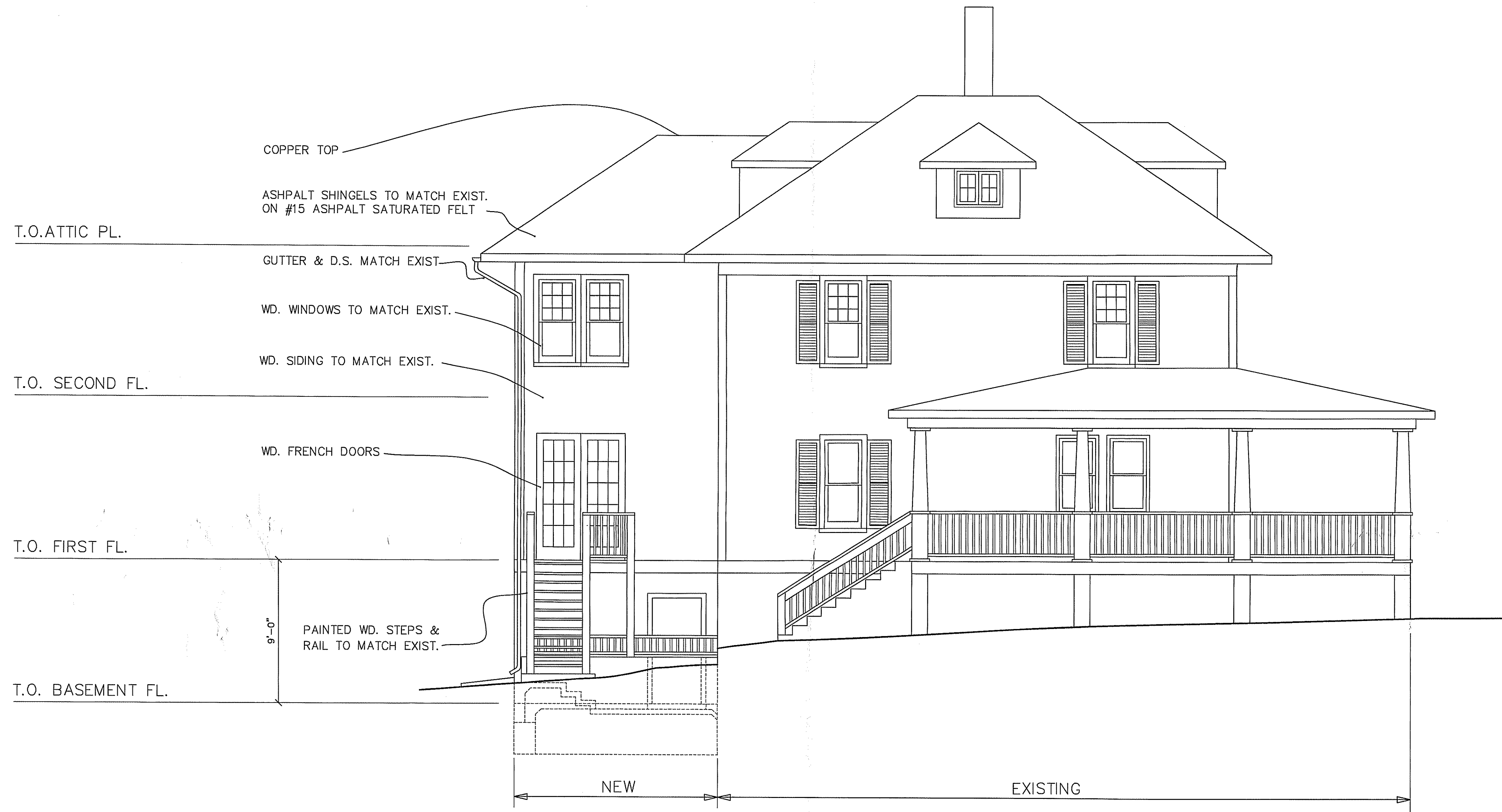




SUZANE REATIG  
 ARCHITECTURE  
 4222 KNOWLES AVENUE  
 KENSINGTON, MD. 20895  
 TELEPHONE: (301)897-8056  
 FAX NUMBER: (301)897-3167

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**NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"

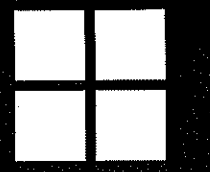
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ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD, 20895  
TELEPHONE: (301)897-8056  
FAX NUMBER: (301)897-3167

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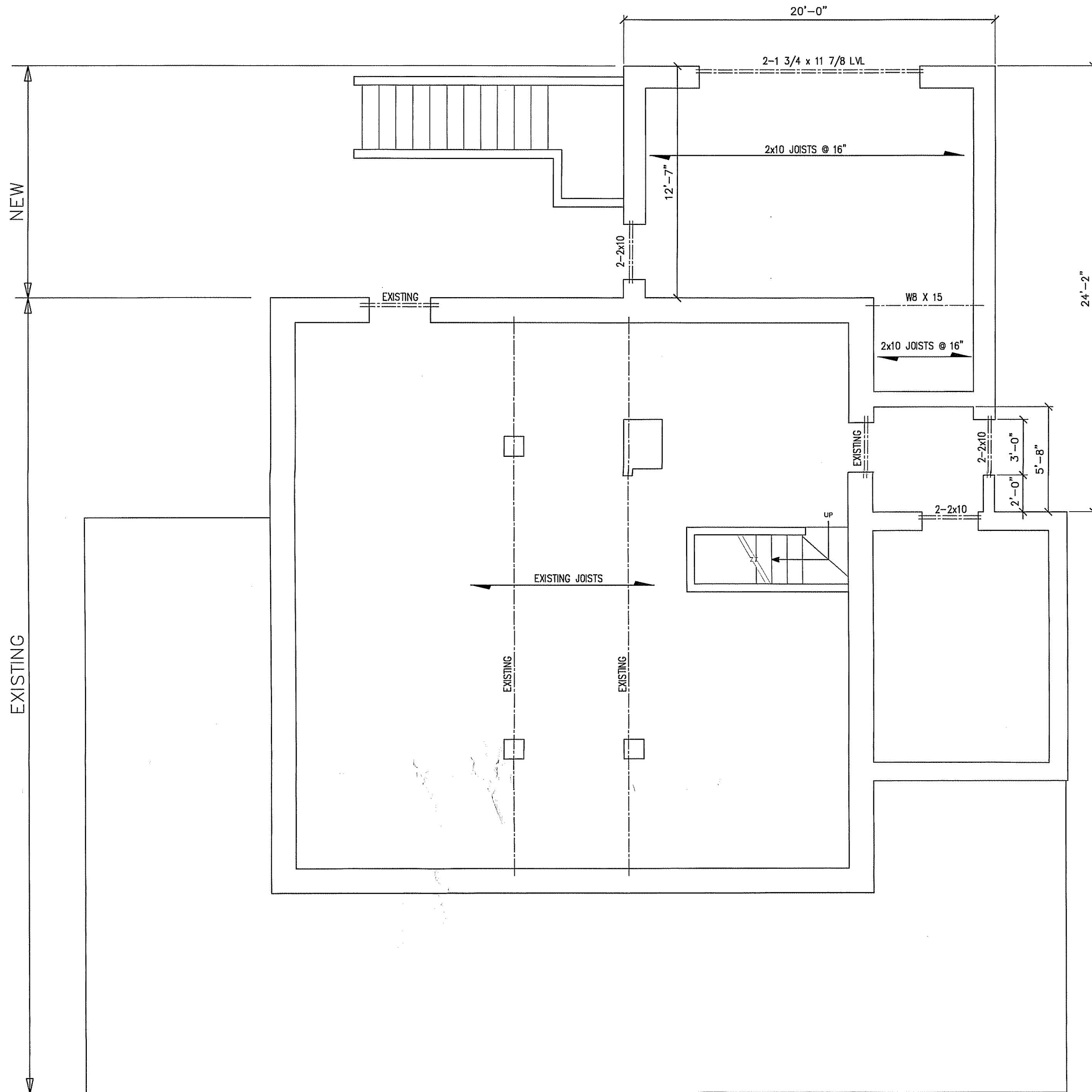
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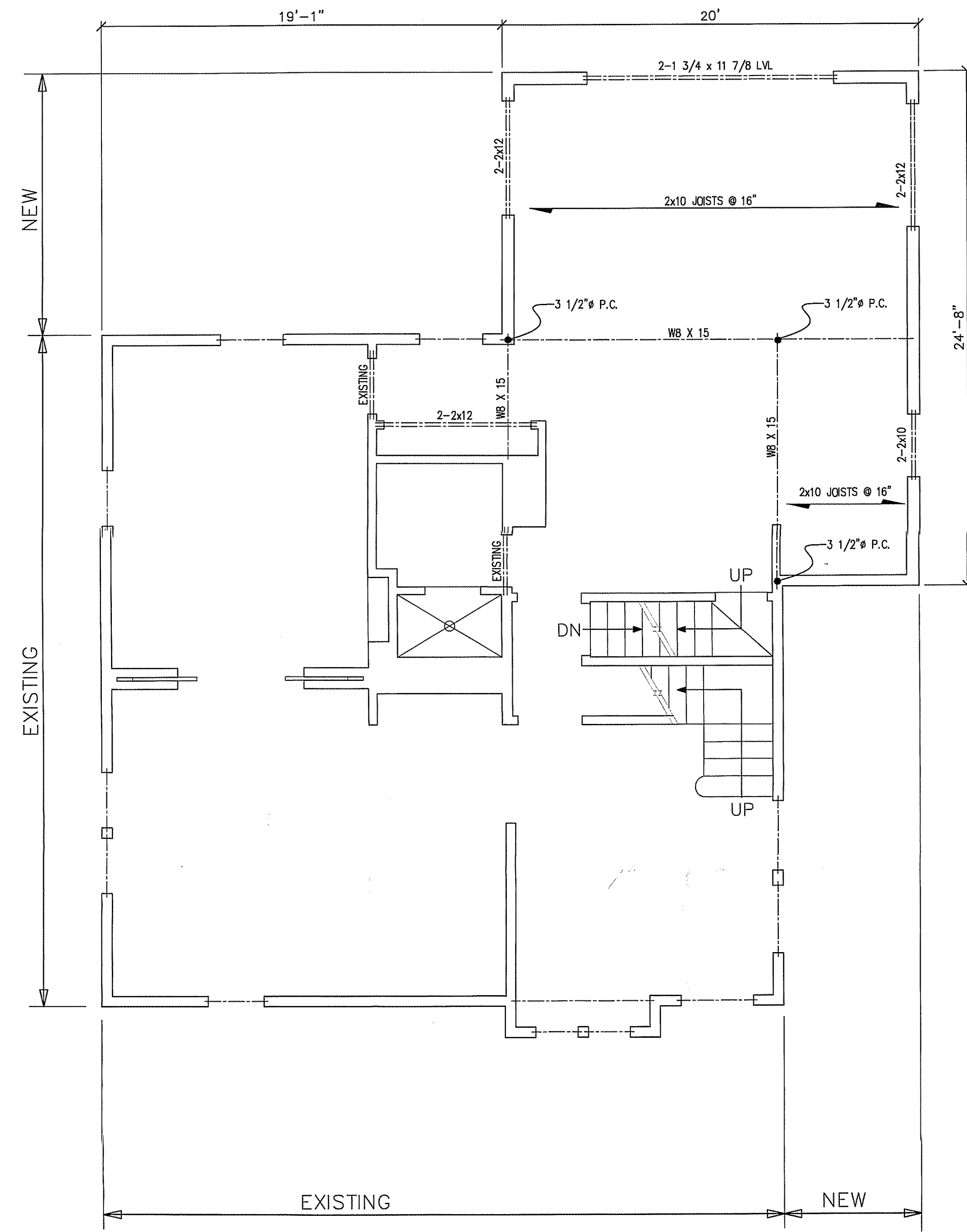
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**A6**



**FIRST FLOOR FRAMING PLAN**

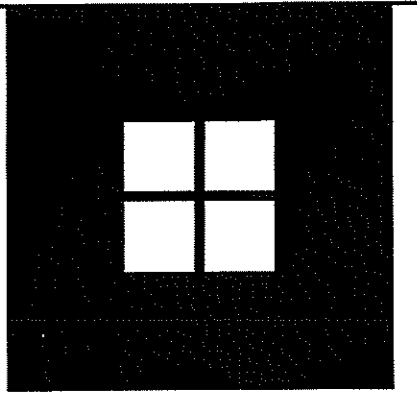
SCALE: 1/4"=1'-0"



**SECOND FLOOR FRAMING PLAN**

SCALE: 1/4"=1'-0"



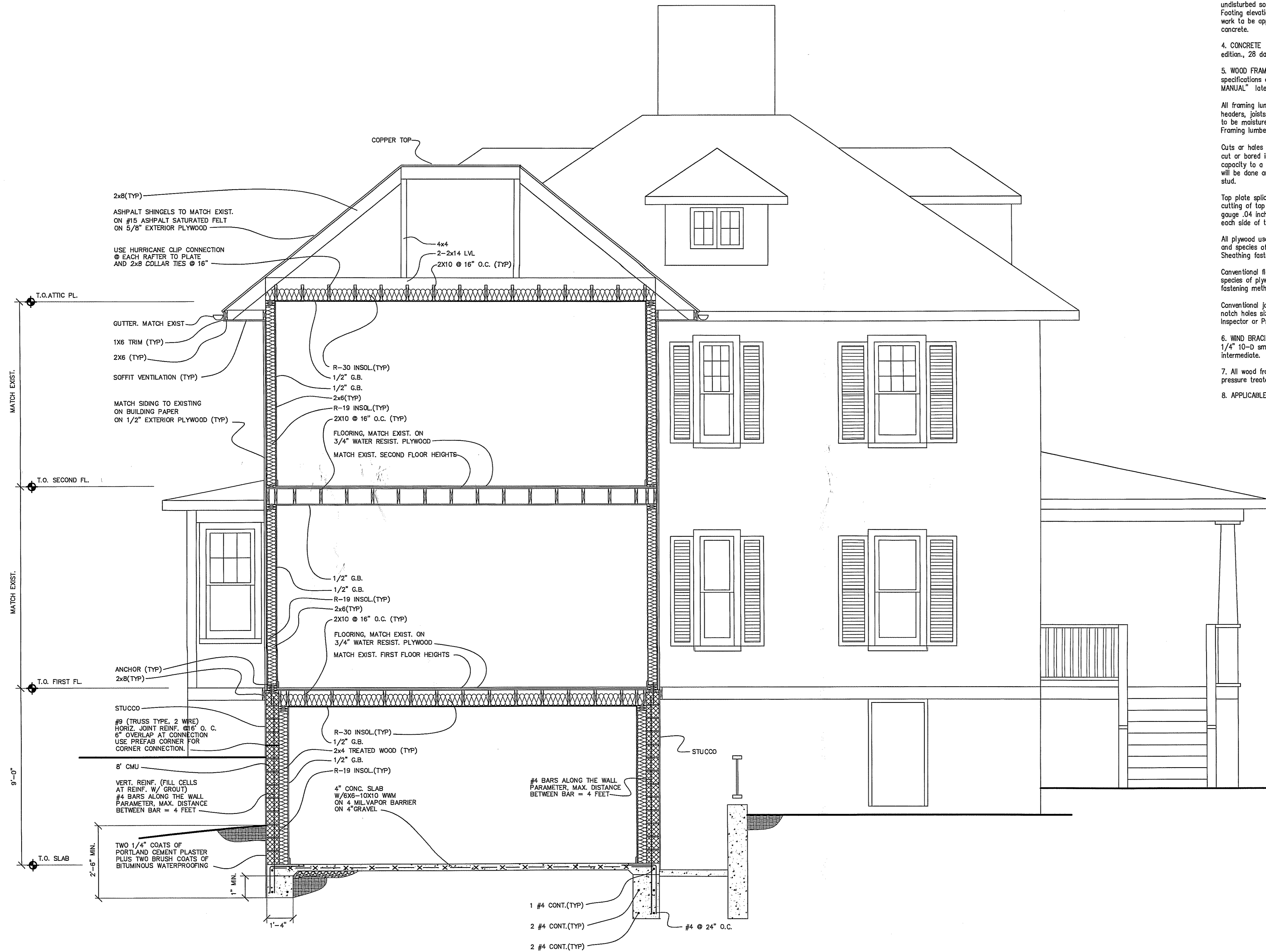


**SUZANE REATIG  
ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD. 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

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**STRUCTURAL NOTES**

- DESIGN LL : Roof 30 psf  
Floor 40 psf  
Wind 15 PSF (80 MPH)
- DESIGN DL : Floor Assembly 10 psf  
Roof Rafter Assembly 15 psf  
Stud Wall Assembly 10 psf
- SOIL DESIGN VALUE REQ'D : 2000 psf for footings founded on undisturbed soil. Design soil bearing shall be field verified.
- FOUNDATION : Bottoms of all footings shall extend a minimum of one foot into undisturbed soil and where subject to frost action, at least 30 inches below finish grade. Footing elevations shall be adjusted as required to suit field conditions. All foundation work to be approved by building inspector or Professional engineer prior to pouring concrete.
- CONCRETE : All concrete shall conform to ACI code 318-83 and BOCA code latest edition., 28 days strength shall be :  $f'_c = 3000$  psi for footings.
- WOOD FRAMING : All wood construction shall conform to the requirements and specifications of American Institute of timber construction "TIMBER CONSTRUCTION MANUAL" latest edition.  
  
All framing lumber shall be southern yellow pine no 2 MMG 19% (including top plated, headers, joists, studs, rafters, and posts) or equal. All lumber in contact with concrete slab to be moisture proofing treated lumber. Fire retardant treated lumber is unacceptable. Framing lumber shall be  $f_b = 1200$  psi minimum.  
  
Cuts or holes bored through studs shall not exceed 1/3 width of the stud. When the stud is cut or bored in excess of 1/3 its width, it shall be reinforced to be equal in load carrying capacity to a stud with cut or holes not exceeding 1/3 its width. Evaluation of stud repairs will be done on an individual basis based on the final load carrying capacity of the affected stud.  
  
Top plate splices must be staggered a minimum of 4 feet and occur over stud. Where cutting of top plate more than half width is necessary, a metal tie not less than eighteen gauge .04 inch thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than four 16d nails.  
  
All plywood used structurally shall meet the performance standards for the type, grade and species of plywood and shall be so identified by an approved testing agency. Sheathing fastening method to conform with BOCA codes.  
  
Conventional floor joists shall meet the performance standards for the type, grade and species of plywood and shall be so identified by an approved testing agency. Sheathing fastening method to conform with BOCA codes.  
  
Conventional joists or rafters shall have bridging at a minimum of 8'-0" OC. Cut and notch holes size and locations shall conform with the recommendation of Building Inspector or Professional Engineer.
- WIND BRACING : Exterior sheathing to be 1/2" plywood. Fasteners are 1 1/8" to 1 1/4" 10-D smooth or 8-D deformed nails at 8" OC nailing the edges and at 12" OC intermediate.
- All wood framing in contact with concrete or masonry and at exterior areas shall be pressure treated.
- APPLICABLE CODE : BOCA 1996, CABO 1996.



**SECTION 1**  
**SCALE: 3/8"=1'-0"** A8

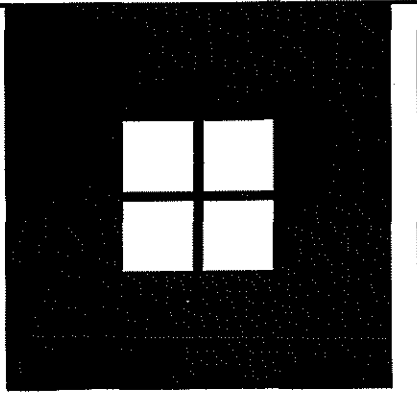
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ARCHITECTURE**  
4222 KNOWLES AVENUE  
KENSINGTON, MD. 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

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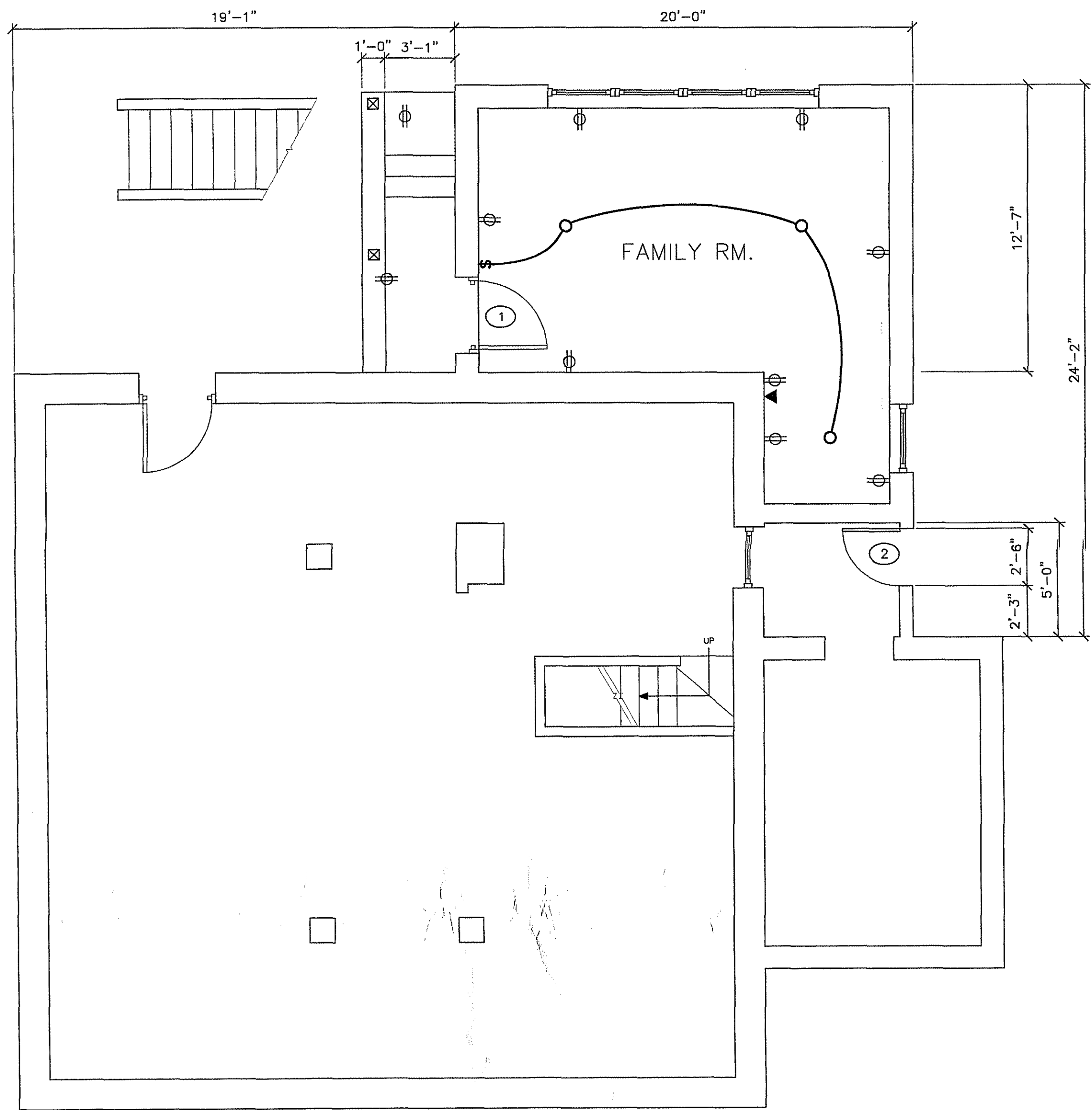
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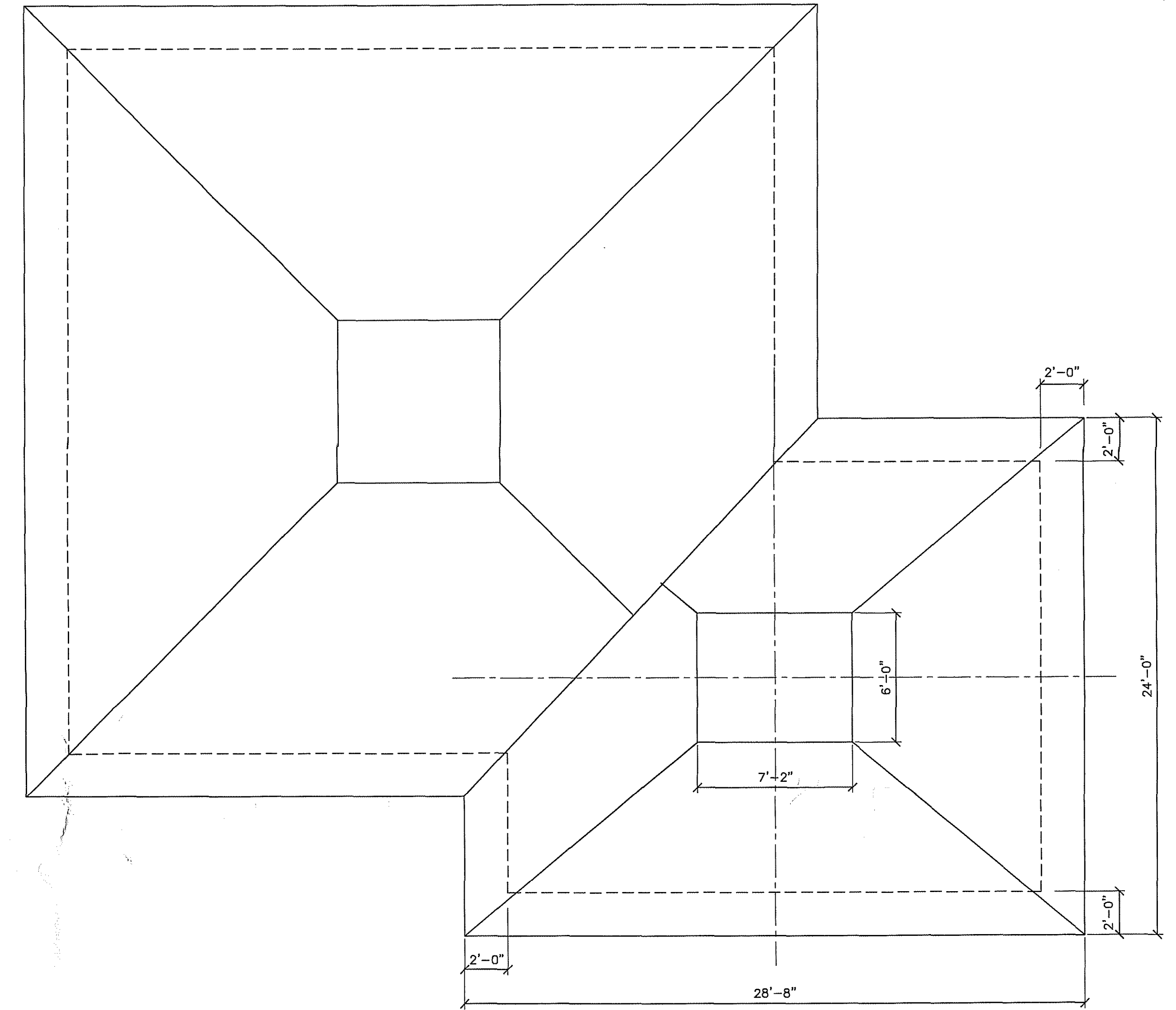
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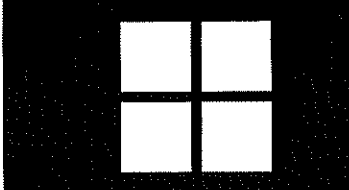
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**BASEMENT FLOOR PLAN**  
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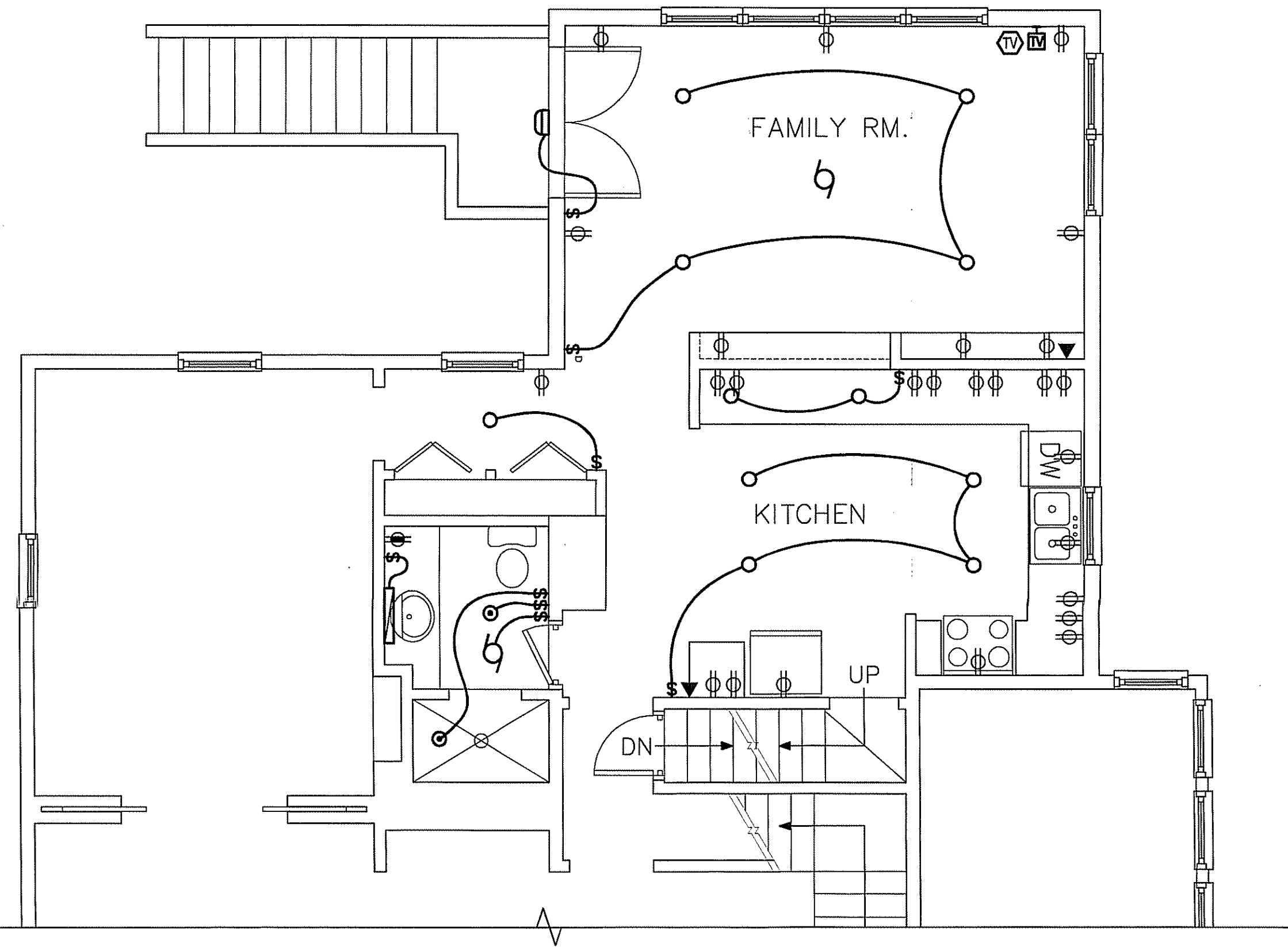


**ROOF TOP VIEW**  
SCALE: 1/4"=1'-0"



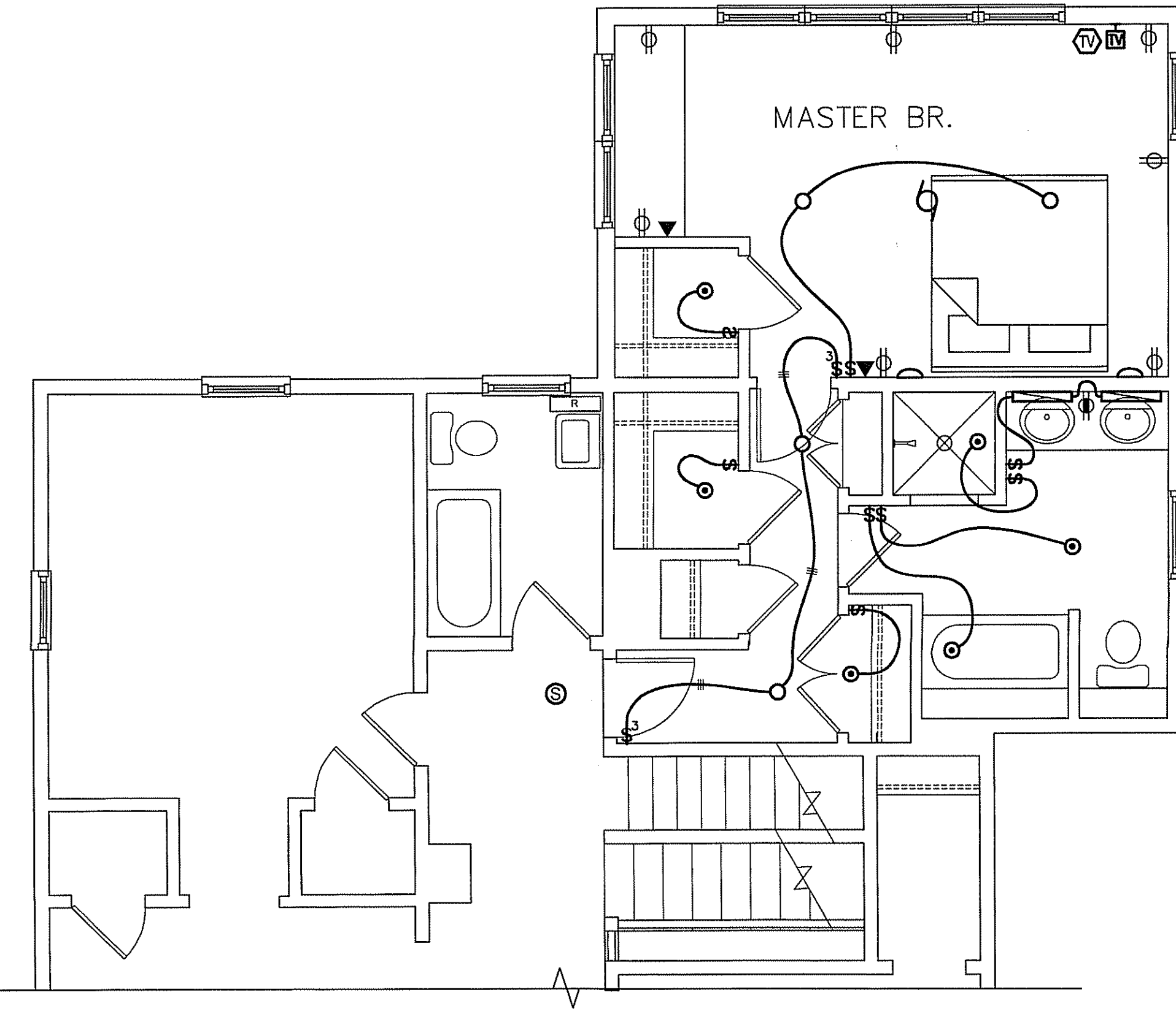
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ARCHITECTURE  
4222 KNOWLES AVENUE  
KENSINGTON, MD. 20895  
TELEPHONE: (301) 897-8056  
FAX NUMBER: (301) 897-3167

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### FIRST FLOOR ELECTRICAL PLAN


















SCALE: 1/4"=1'-0"



### SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

#### ELECTRICAL SYMBOLS

-  DECORATIVE INCANDESCENT FIXTURE FOR CLOSETS AND BATHS: LIGHTOLIER MODEL LYTECASTER 5" BASIC FLUSH W/ 1177 LX GLASS REFLECTOR AND 10041C FRAME IN KIT FOR DRYWALL LOCATIONS 40W A-19 LAMP.
-  DECORATIVE INCANDESCENT DOWNLIGHT: LIGHTOLIER MODEL: LYTECASTER 6 3/4" W/11021P 113 REFLECTOR AND LYTEGENS NO 1405 GLASS TRIM RING.
-  LIGHTOLIER / BRISTOL 4835WH
-  LIGHTOLIER / LYTECASTER COMPACT FLUORESCENT W/1144 REFLECTOR LIGHT 26 W.
-  POULSEN LIGTH ORP-320 GALVANIZED WITH A19 CLEAR LUMP
-  FAN
-  MIRROR LIGHT LIGHTOLIER HELIOS 5412 WH 2 18W TWIN TUBE 120V LAMPS.
-  DUPLEX RECEPTACLE 125V, 20A, 3W GROUNDED 18"A.F.F
-  DUPLEX RECEPTACLE W/GROUND FAULT INTERRUPTER.
-  COMPUTER OUTLET
-  TELEPHONE OUTLET
-  TV CONNECTION
-  TV ANTENNA OUTLET
-  THREE WAY SWITCH 48"A.F.F.
-  SINGLE POLE SWITCH 48"A.F.F.
-  DIMMER SWITCH
-  SMOKE DETECTOR

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