

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10301 Armory Ave., Kensington	Meeting Date:	6/13/2018
Resource:	Outstanding (Primary-One) Resource Kensington Historic District	Report Date:	6/6/2018
		Public Notice:	5/30/2018
Applicant:	David and Alison M. Weeda (Avi Vakalopoulos, Architect)	Tax Credit:	No
Review:	HAWP	Staff:	Michael Kyne
Case Number:	31/06-18E		
PROPOSAL:	Dormer Addition		

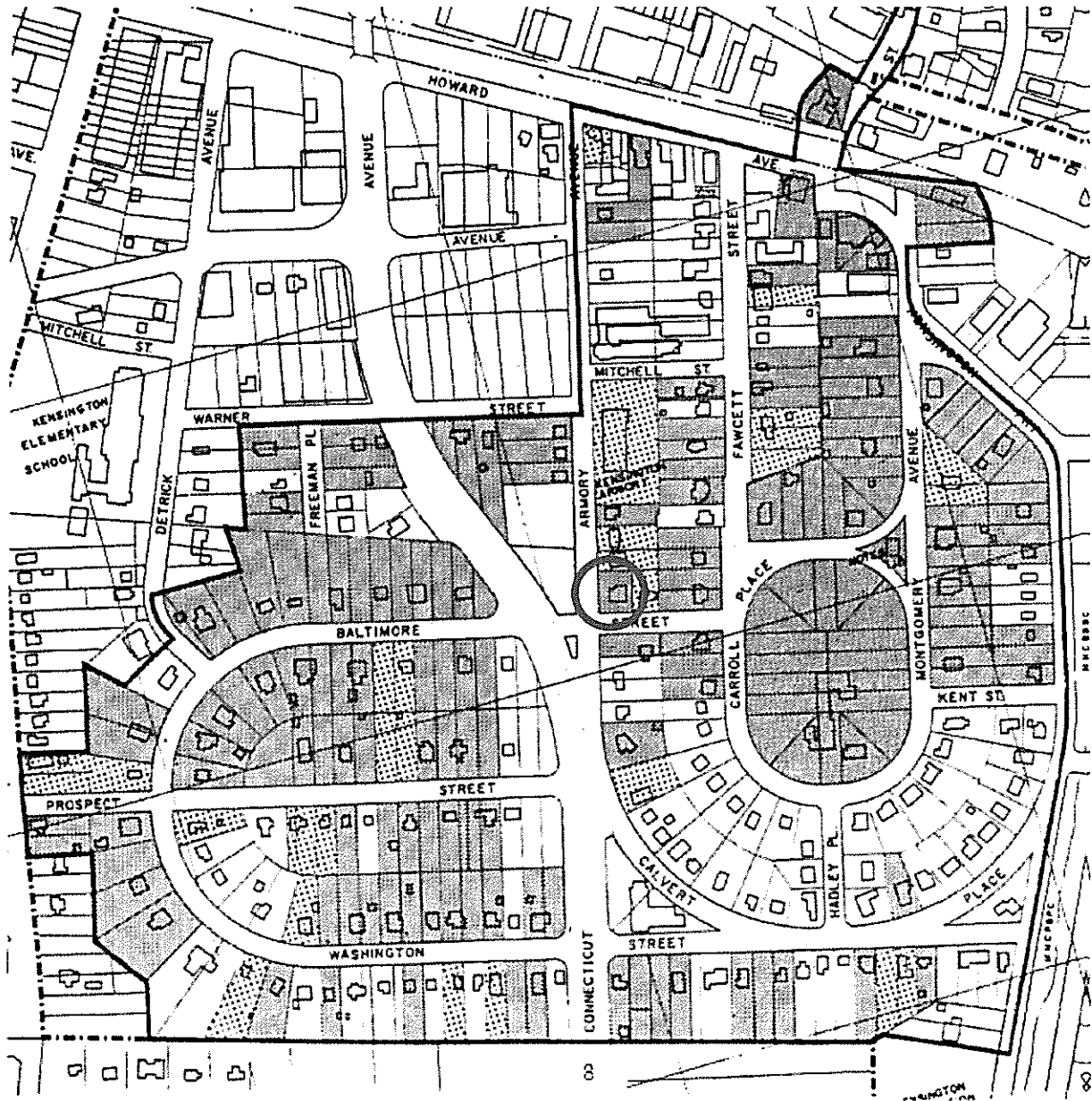
STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding (Primary-One) Resource within the Kensington Historic District
STYLE: - Prairie/Four Square
DATE: c. 1898

The subject property is a c. 1898 Prairie/Four Square-style Primary One (Outstanding) Resource within the Kensington Historic District. The property is on a corner lot, with its front facing Armory Avenue and its right elevation (as viewed from the front) facing Baltimore Street. Due to its location, three elevations of the house – the west (front), south (right), and east (rear) – are highly visible from the public right-of-way of Baltimore Street. The front and right elevation of the house are also partially visible from Connecticut Avenue at its intersection with Baltimore Street, as Armory Avenue is only separated from Connecticut Avenue by an undeveloped tree-lined parcel (see aerial image in Staff Discussion). The historic house has a hipped roof with three hipped dormers, one on each side roof plane and one on the front roof plane. Each existing dormer has two side-by-side 9-lite windows.



Kensington Historic District Boundary (Subject Property Circled in Red)

BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the May 9, 2018 HPC meeting.

PROPOSAL:

The applicants propose to construct a dormer addition on the rear roof plane of the historic house.

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 *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (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

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the *Vision* to determine the appropriateness of a proposal. The goal of the *Vision* “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.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, 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.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The Amendment notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses that exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Sec. 24A-8. Same-Criteria for issuance.

(b) 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 an historic site or historic resource within an historic district; or

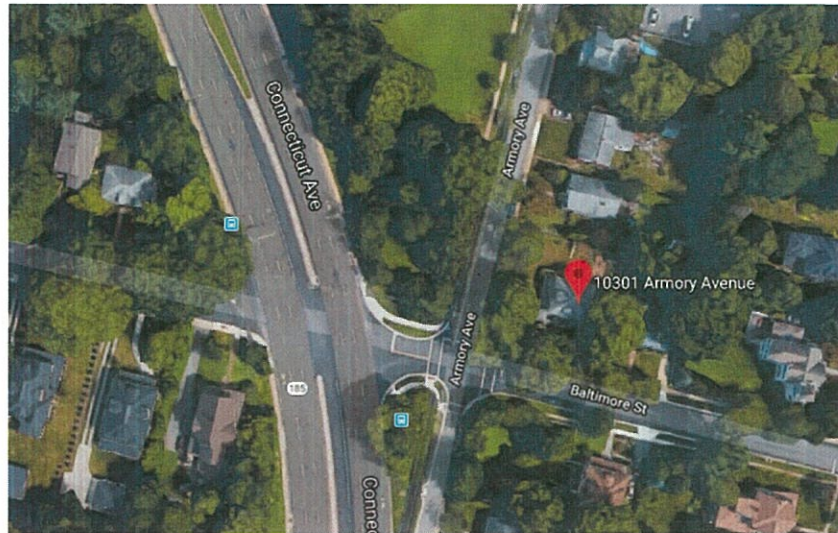
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. 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.
- 10. 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.

STAFF DISCUSSION



The applicants previously appeared before the Commission for a preliminary consultation at the May 9, 2018 HPC meeting. The Commission was generally supportive of the proposal, but expressed the following concerns:

- As previously proposed, the dormer addition was too large.
- The previously proposed gable dormer was incompatible with the existing hipped dormers on the historic house.

The applicant have revised their application to address the Commission's concerns. Specifically, the following revisions have been made:

- The size of the proposed dormer addition has been reduced, going from 12' W x 11' - 3 ¼" H to 10' - 8" W x 9' - 11 ½" H.
- The roof form of the proposed dormer has been revised, and the applicants are now proposing a hipped dormer to be compatible with the existing dormers on the historic house.

The proposed materials for the dormer addition include:

- Composition shingle roofing to match the existing roofing on the historic house.
- Wood siding and trim to match the historic house.
- Wood 24-lite SDL casement egress window with permanently-affixed interior and exterior 7/8" profile muntins and internal spacer bars.

Staff finds that the revised proposal is consistent with the Kensington Historic District guidelines and with the Secretary of the Interior's Standards for Rehabilitation. The proposal will not detract from the character-defining features of the subject property or surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation, Amendment to the Master Plan for Historic Preservation: Kensington Historic District*, and *Vision of Kensington: A Long-Range Preservation Plan* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: adservices2@gmail.com Contact Person: AVI VAKALOPoulos, AIA
Daytime Phone No.: 301 9435521

Tax Account No.: 01020242

Name of Property Owner: WEEDA DAVID & ALISON Daytime Phone No.: 301 661-0125

Address: 10301 ARMORY AVE KENSINGTON MD 20895
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: AVI VAKALOPoulos AIA Daytime Phone No.: 301 9435521

LOCATION OF BUILDING/PREMISE

House Number: 10301 ARMORY AVE Street: ARMORY AVENUE

Town/City: KENSINGTON Nearest Cross Street: BALTIMORE STREET

Lot: 12 Block: 9 Subdivision: 0015

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 32,000⁰⁰ + INTERIOR FINISH ATTIC LEVEL

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

MAY 15 2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

CONSTRUCT NEW DORMER AT REAR SIDE OF EXISTING HOUSE
REVISED SIZE OF DORMER & HIP ROOF
PER HPC'S RECOMMENDATIONS (DATED 5/9/2018)
SEE ATTACHED REVISED PLANS & ELEVATIONS

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

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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.

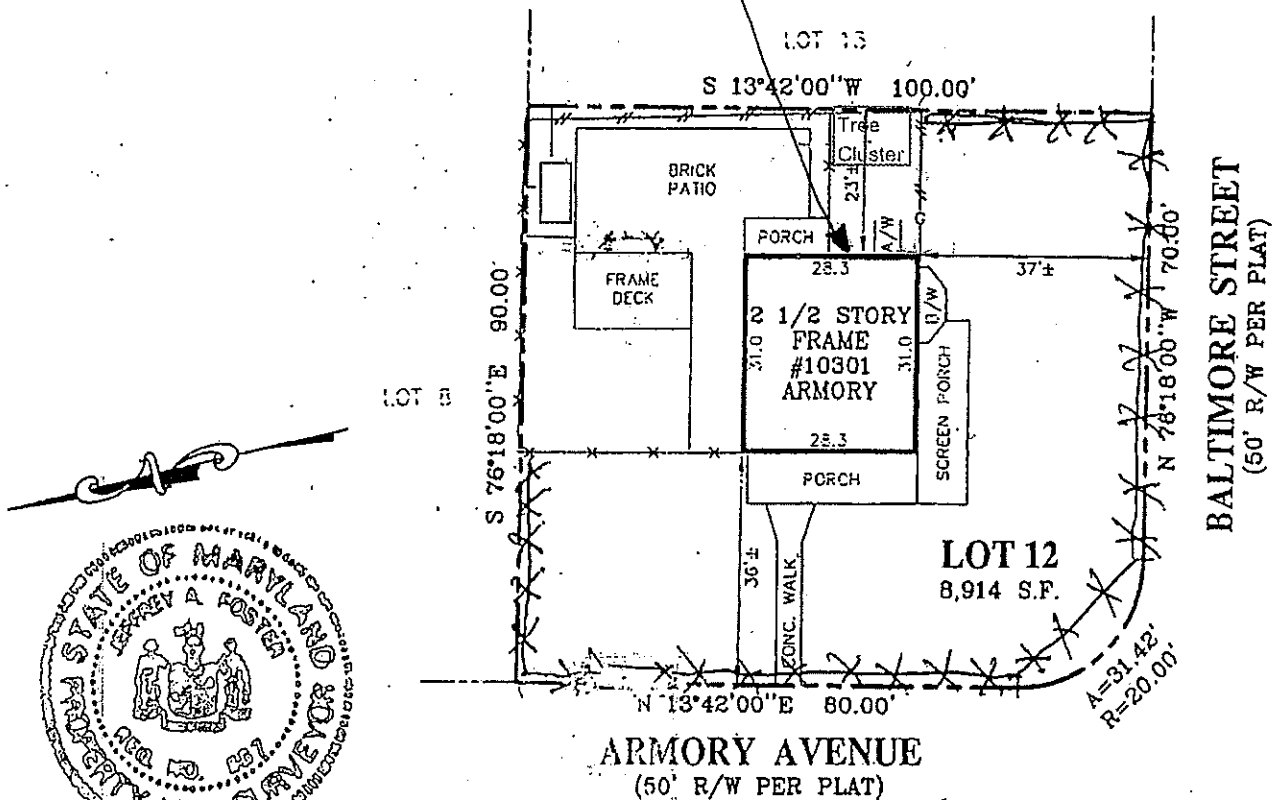
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes

1. Flood zone "X" per H.U.D. panel No. 0365D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.

5/14/2018
PROPOSED INTERIOR
ATTIC FINISH
ADD DORMER



LOCATION DRAWING
LOT 12, BLOCK 3
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster 587
MARYLAND PROPERTY LINE SURVEYOR REG. NO.

REFERENCE

PLAT BK. 66
PLAT NO. 3172

LIBER
FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20878
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

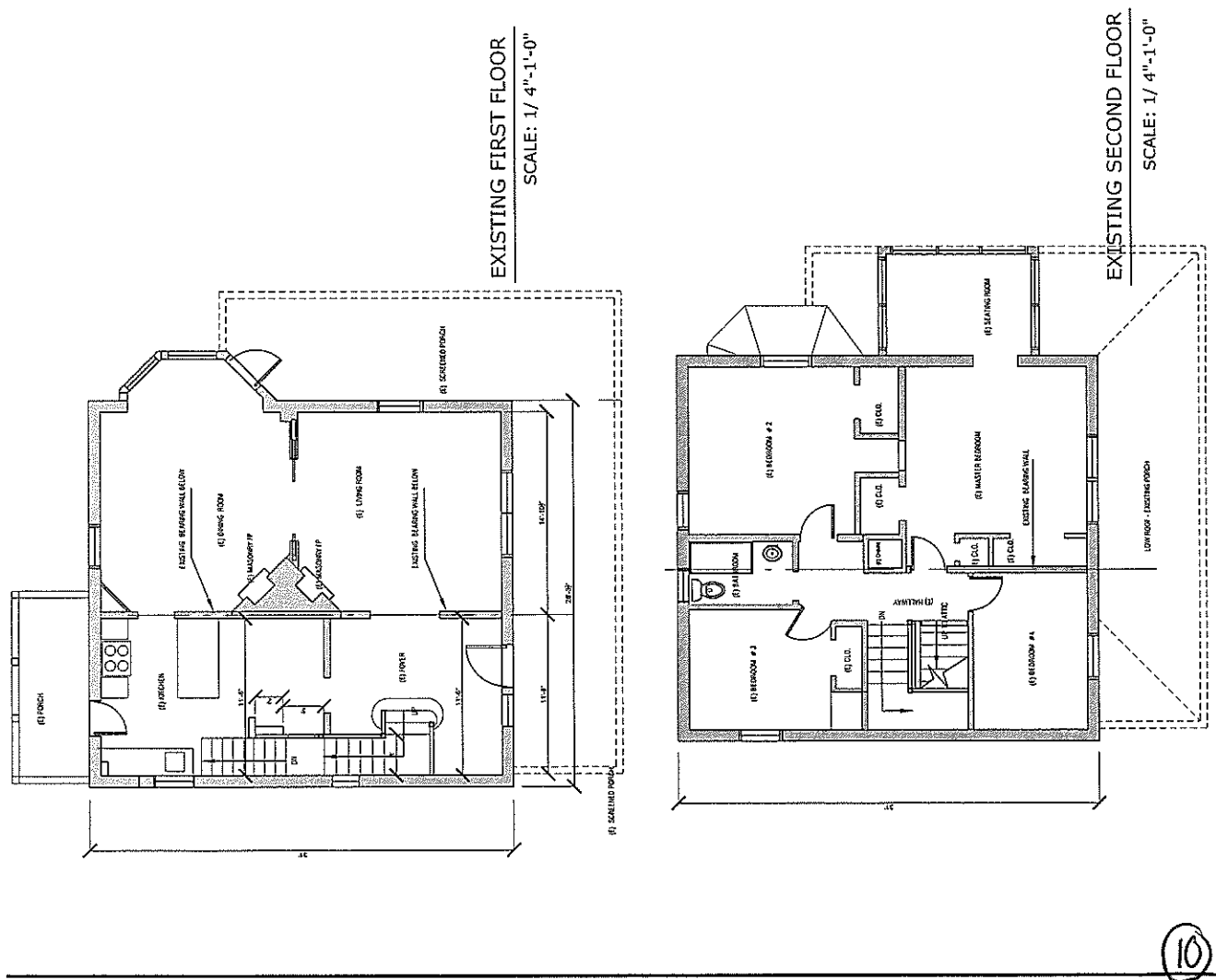
SCALE: 1" = 30'

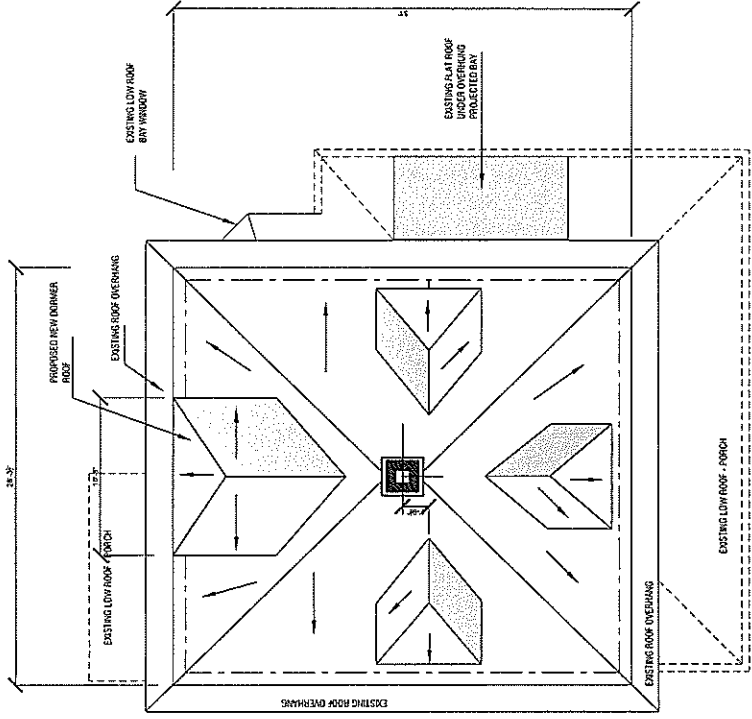
WALL CHECK:

DRAWN BY: B.A.S.

HSE. LOC.: 05-24-07

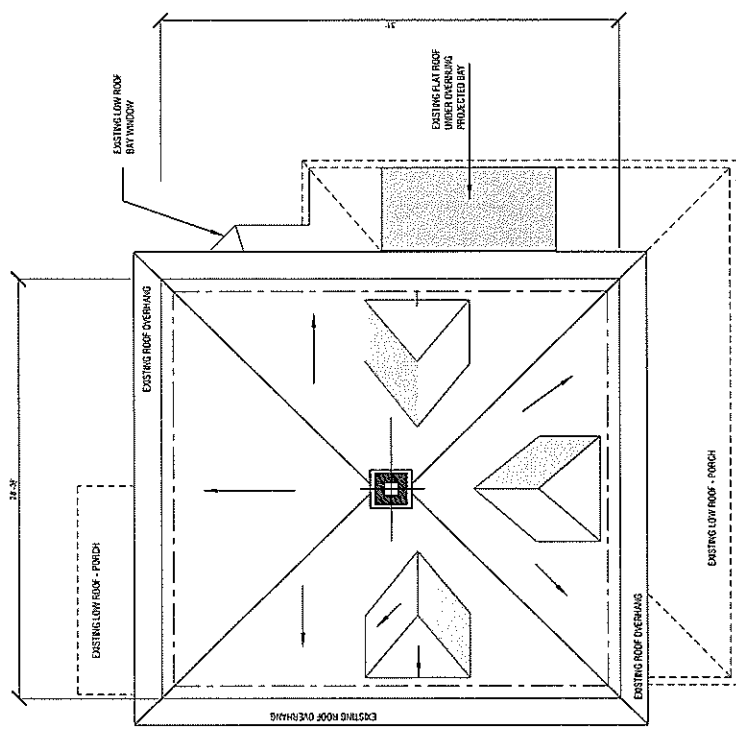
JOB NO.: 07-3129





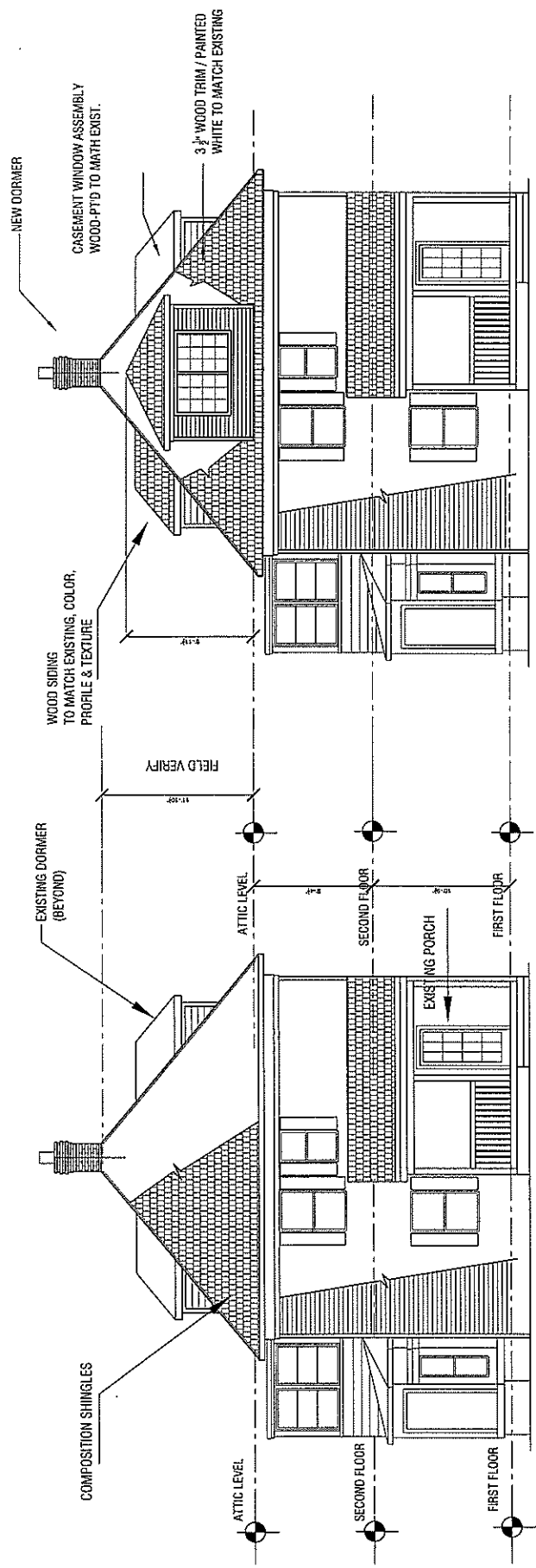
ATTIC LEVEL- ROOF PLAN- NEW WORK

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



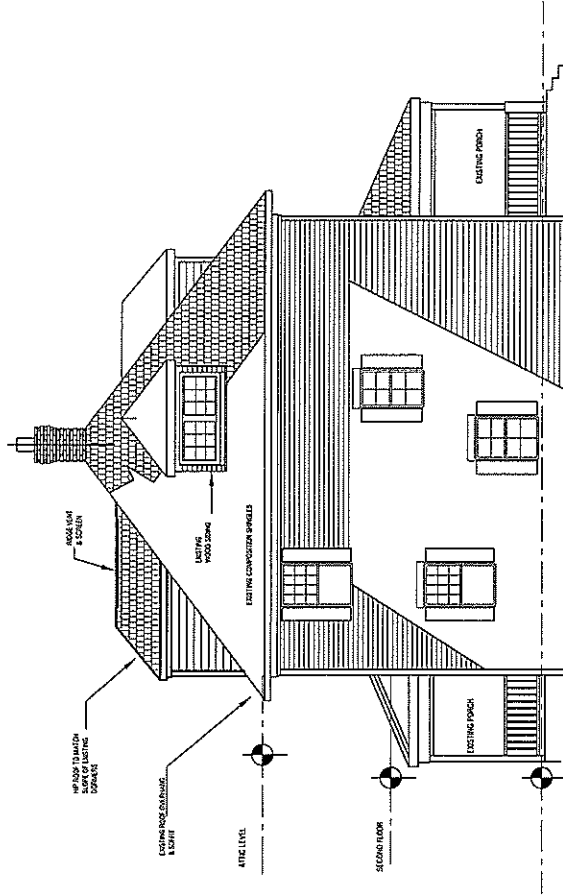
ATTIC LEVEL- ROOF PLAN- EXISTING

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

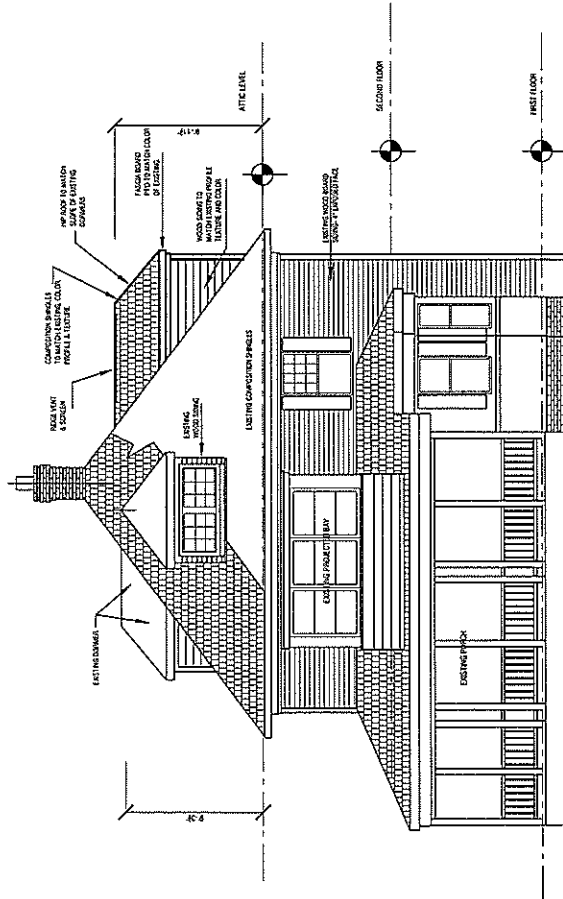


EAST ELEVATION (REAR YARD) - PROPOSED

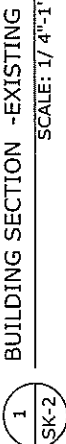
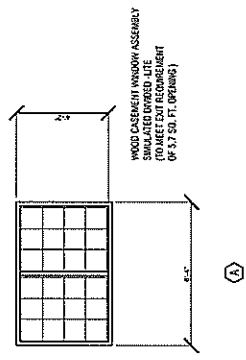
EAST ELEVATION (REAR YARD) - EXISTING





























































































NORTH ELEVATION - DORMER - SIDE VIEW
 (INTERIOR YARD)
 SCALE: 1/4"=1'-0"



SOUTH ELEVATION - DORMER - SIDE VIEW
 (BALTIMORE STREET)
 SCALE: 1/4"=1'-0"



CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

MO (mm)	1-4 1/2 (419)	1-6 1/2 (469)	1-8 1/2 (520)	2-1/2 (622)	2-2 1/2 (673)	2-4 1/2 (723)	2-6 1/2 (774)	2-8 1/2 (825)	3-1/2 (927)	3-4 1/2 (1028)
RO (mm)	1-5 (431)	1-7 (482)	1-9 (533)	2-1 (635)	2-3 (685)	2-5 (736)	2-7 (787)	2-9 (838)	3-1 (939)	3-5 (1041)
FS (mm)	1-4 (406)	1-6 (457)	1-8 (508)	2-0 (609)	2-2 (660)	2-4 (711)	2-6 (762)	2-8 (812)	3-0 (914)	3-4 (1016)
DLO (mm)	0-10 13/64 (259)	1-0 13/64 (310)	1-2 13/64 (361)	1-6 13/64 (462)	1-8 13/64 (513)	1-10 13/64 (564)	2-0 13/64 (615)	2-2 13/64 (666)	2-6 13/64 (767)	2-10 13/64 (869)
1-1 3/8 (339)										
1-1 5/8 (346)										
1-1 7/8 (353)										
1-1 1/8 (333)										
0-7 21/64 (186)										
1-3 3/8 (390)										
1-3 5/8 (396)										
1-3 7/8 (403)										
1-3 1/8 (384)										
0-9 21/64 (237)										
1-5 3/8 (441)										
1-5 5/8 (447)										
1-5 7/8 (454)										
1-5 1/8 (434)										
0-11 21/64 (288)										
1-7 3/8 (492)										
1-7 5/8 (498)										
1-7 7/8 (505)										
1-7 1/8 (485)										
1-12 1/64 (339)										
1-11 3/8 (593)										
1-11 5/8 (600)										
1-11 7/8 (607)										
1-11 1/8 (587)										
1-5 21/64 (440)										
2-3 3/8 (695)										
2-3 5/8 (701)										
2-3 7/8 (708)										
2-3 1/8 (688)										
1-9 21/64 (542)										
2-7 3/8 (796)										
2-7 5/8 (803)										
2-7 7/8 (810)										
2-7 1/8 (790)										
2-1 21/64 (643)										
2-11 3/8 (898)										
2-11 5/8 (904)										
2-11 7/8 (911)										
2-11 1/8 (892)										
2-5 21/64 (745)										
3-3 3/8 (1000)										
3-3 5/8 (1006)										
3-3 7/8 (1013)										
2-9 21/64 (847)										

NOTES:

- Marvin® exclusive wash mode is not available on Ultimate Awnings, Ultimate Casement Round Tops or Ultimate Casement Windows less than 20" in width.
- Clad Ultimate Push Out Casement not available in frame size heights less than 15 1/8"
- For units with a tall bottom rail, reduce the DLO height by 1 1/2".
- E These windows meet national egress codes for fire evacuation. Local codes may differ.
- T For safety and/or code requirements, Marvin recommends tempered glass in all units with a frame size height of 71 1/8" or larger and units with a frame size of 25.2 sq. ft. and larger.

Clad Ultimate Casement: CUCA
Clad Ultimate Push Out Casement: CUPCA

NOT TO SCALE

JANUARY 2018

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

15

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

[illegible]

NOTES:

- [†] For safety and/or code requirements, Marvin recommends tempered glass in all units with a frame size height of 71 1/8" or larger and units with a frame size of 25.2 sq. ft. and larger.

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

NOT TO SCALE

JANUARY 2015

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

MO (mm)	3 - 1.246 (1012)	4 - 1.417 (1049)	5 - 1.613 (1103)	6 - 1.812 (1162)	7 - 2.020 (1226)	8 - 2.236 (1295)	9 - 2.460 (1369)	10 - 2.692 (1447)	11 - 2.932 (1529)	12 - 3.179 (1614)	13 - 3.433 (1699)	14 - 3.694 (1786)	15 - 3.961 (1874)	16 - 4.234 (1963)	17 - 4.513 (2053)	18 - 4.797 (2144)	19 - 5.086 (2236)	20 - 5.380 (2329)	21 - 5.679 (2422)	22 - 5.983 (2516)	23 - 6.292 (2604)	24 - 6.606 (2693)	25 - 6.925 (2783)	26 - 7.248 (2873)	27 - 7.575 (2964)	28 - 7.906 (3055)	29 - 8.241 (3146)	30 - 8.580 (3237)	31 - 8.923 (3328)	32 - 9.270 (3419)	33 - 9.620 (3510)	34 - 9.973 (3601)	35 - 10.329 (3692)	36 - 10.688 (3783)	37 - 11.050 (3874)	38 - 11.415 (3965)	39 - 11.783 (4056)	40 - 12.153 (4147)	41 - 12.526 (4238)	42 - 12.901 (4329)	43 - 13.278 (4420)	44 - 13.657 (4511)	45 - 14.038 (4602)	46 - 14.421 (4693)	47 - 14.806 (4784)	48 - 15.193 (4875)	49 - 15.582 (4966)	50 - 15.973 (5057)	51 - 16.365 (5148)	52 - 16.759 (5239)	53 - 17.155 (5330)	54 - 17.553 (5421)	55 - 17.953 (5512)	56 - 18.355 (5603)	57 - 18.759 (5694)	58 - 19.165 (5785)	59 - 19.573 (5876)	60 - 19.983 (5967)	61 - 20.394 (6058)	62 - 20.807 (6149)	63 - 21.222 (6240)	64 - 21.639 (6331)	65 - 22.058 (6422)	66 - 22.479 (6513)	67 - 22.901 (6604)	68 - 23.325 (6695)	69 - 23.751 (6786)	70 - 24.179 (6877)	71 - 24.609 (6968)	72 - 25.041 (7059)	73 - 25.474 (7150)	74 - 25.909 (7241)	75 - 26.346 (7332)	76 - 26.784 (7423)	77 - 27.224 (7514)	78 - 27.666 (7605)	79 - 28.110 (7696)	80 - 28.556 (7787)	81 - 29.003 (7878)	82 - 29.452 (7969)	83 - 29.903 (8060)	84 - 30.355 (8151)	85 - 30.809 (8242)	86 - 31.265 (8333)	87 - 31.723 (8424)	88 - 32.183 (8515)	89 - 32.644 (8606)	90 - 33.107 (8697)	91 - 33.572 (8788)	92 - 34.039 (8879)	93 - 34.508 (8970)	94 - 34.979 (9061)	95 - 35.452 (9152)	96 - 35.927 (9243)	97 - 36.404 (9334)	98 - 36.883 (9425)	99 - 37.364 (9516)	100 - 37.846 (9607)																																																																																																																																																																																																																																																																																																									
PS (mm)	3 - 1.246 (1012)	4 - 1.417 (1049)	5 - 1.613 (1103)	6 - 1.812 (1162)	7 - 2.020 (1226)	8 - 2.236 (1295)	9 - 2.460 (1369)	10 - 2.692 (1447)	11 - 2.932 (1529)	12 - 3.179 (1614)	13 - 3.433 (1699)	14 - 3.694 (1786)	15 - 3.961 (1874)	16 - 4.234 (1963)	17 - 4.513 (2053)	18 - 4.797 (2144)	19 - 5.086 (2236)	20 - 5.380 (2329)	21 - 5.679 (2422)	22 - 5.983 (2516)	23 - 6.292 (2604)	24 - 6.606 (2693)	25 - 6.925 (2783)	26 - 7.248 (2873)	27 - 7.575 (2964)	28 - 7.906 (3055)	29 - 8.241 (3146)	30 - 8.580 (3237)	31 - 8.923 (3328)	32 - 9.270 (3419)	33 - 9.620 (3510)	34 - 9.973 (3601)	35 - 10.329 (3692)	36 - 10.688 (3783)	37 - 11.050 (3874)	38 - 11.415 (3965)	39 - 11.783 (4056)	40 - 12.153 (4147)	41 - 12.526 (4238)	42 - 12.901 (4329)	43 - 13.278 (4420)	44 - 13.657 (4511)	45 - 14.038 (4602)	46 - 14.421 (4693)	47 - 14.806 (4784)	48 - 15.193 (4875)	49 - 15.582 (4966)	50 - 15.973 (5057)	51 - 16.365 (5148)	52 - 16.759 (5239)	53 - 17.155 (5330)	54 - 17.553 (5421)	55 - 17.953 (5512)	56 - 18.355 (5603)	57 - 18.759 (5694)	58 - 19.165 (5785)	59 - 19.573 (5876)	60 - 19.983 (5967)	61 - 20.394 (6058)	62 - 20.807 (6149)	63 - 21.222 (6240)	64 - 21.639 (6331)	65 - 22.058 (6422)	66 - 22.479 (6513)	67 - 22.901 (6604)	68 - 23.325 (6695)	69 - 23.751 (6786)	70 - 24.179 (6877)	71 - 24.609 (6968)	72 - 25.041 (7059)	73 - 25.474 (7150)	74 - 25.909 (7241)	75 - 26.346 (7332)	76 - 26.784 (7423)	77 - 27.224 (7514)	78 - 27.666 (7605)	79 - 28.110 (7696)	80 - 28.556 (7787)	81 - 29.003 (7878)	82 - 29.452 (7969)	83 - 29.903 (8060)	84 - 30.355 (8151)	85 - 30.809 (8242)	86 - 31.265 (8333)	87 - 31.723 (8424)	88 - 32.183 (8515)	89 - 32.644 (8606)	90 - 33.107 (8697)	91 - 33.572 (8788)	92 - 34.039 (8879)	93 - 34.508 (8970)	94 - 34.979 (9061)	95 - 35.452 (9152)	96 - 35.927 (9243)	97 - 36.404 (9334)	98 - 36.883 (9425)	99 - 37.364 (9516)	100 - 37.846 (9607)																																																																																																																																																																																																																																																																																																									
DLO (mm)	3 - 1.246 (1012)	4 - 1.417 (1049)	5 - 1.613 (1103)	6 - 1.812 (1162)	7 - 2.020 (1226)	8 - 2.236 (1295)	9 - 2.460 (1369)	10 - 2.692 (1447)	11 - 2.932 (1529)	12 - 3.179 (1614)	13 - 3.433 (1699)	14 - 3.694 (1786)	15 - 3.961 (1874)	16 - 4.234 (1963)	17 - 4.513 (2053)	18 - 4.797 (2144)	19 - 5.086 (2236)	20 - 5.380 (2329)	21 - 5.679 (2422)	22 - 5.983 (2516)	23 - 6.292 (2604)	24 - 6.606 (2693)	25 - 6.925 (2783)	26 - 7.248 (2873)	27 - 7.575 (2964)	28 - 7.906 (3055)	29 - 8.241 (3146)	30 - 8.580 (3237)	31 - 8.923 (3328)	32 - 9.270 (3419)	33 - 9.620 (3510)	34 - 9.973 (3601)	35 - 10.329 (3692)	36 - 10.688 (3783)	37 - 11.050 (3874)	38 - 11.415 (3965)	39 - 11.783 (4056)	40 - 12.153 (4147)	41 - 12.526 (4238)	42 - 12.901 (4329)	43 - 13.278 (4420)	44 - 13.657 (4511)	45 - 14.038 (4602)	46 - 14.421 (4693)	47 - 14.806 (4784)	48 - 15.193 (4875)	49 - 15.582 (4966)	50 - 15.973 (5057)	51 - 16.365 (5148)	52 - 16.759 (5239)	53 - 17.155 (5330)	54 - 17.553 (5421)	55 - 17.953 (5512)	56 - 18.355 (5603)	57 - 18.759 (5694)	58 - 19.165 (5785)	59 - 19.573 (5876)	60 - 19.983 (5967)	61 - 20.394 (6058)	62 - 20.807 (6149)	63 - 21.222 (6240)	64 - 21.639 (6331)	65 - 22.058 (6422)	66 - 22.479 (6513)	67 - 22.901 (6604)	68 - 23.325 (6695)	69 - 23.751 (6786)	70 - 24.179 (6877)	71 - 24.609 (6968)	72 - 25.041 (7059)	73 - 25.474 (7150)	74 - 25.909 (7241)	75 - 26.346 (7332)	76 - 26.784 (7423)	77 - 27.224 (7514)	78 - 27.666 (7605)	79 - 28.110 (7696)	80 - 28.556 (7787)	81 - 29.003 (7878)	82 - 29.452 (7969)	83 - 29.903 (8060)	84 - 30.355 (8151)	85 - 30.809 (8242)	86 - 31.265 (8333)	87 - 31.723 (8424)	88 - 32.183 (8515)	89 - 32.644 (8606)	90 - 33.107 (8697)	91 - 33.572 (8788)	92 - 34.039 (8879)	93 - 34.508 (8970)	94 - 34.979 (9061)	95 - 35.452 (9152)	96 - 35.927 (9243)	97 - 36.404 (9334)	98 - 36.883 (9425)	99 - 37.364 (9516)	100 - 37.846 (9607)																																																																																																																																																																																																																																																																																																									
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NOTES:

- * Muriel's exclusive wash mode is not available on Ultimate Awnings, Ultimate Casement Round Tops or Ultimate Casement Windows less than 20" in width.
- * For units with a tall horizontal, reduce the D.I.O height by 1/2".
- E These windows meet national egress codes for the enclosure. Local codes may differ.
- F For safety and/or code requirements, Muriel recommends tempered glass in all units with a frame height of 71/16" or larger and units with a frame size of 25 1/4 in. and larger.

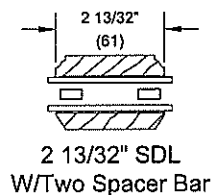
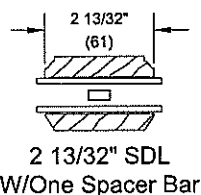
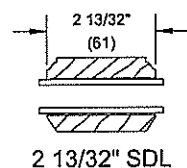
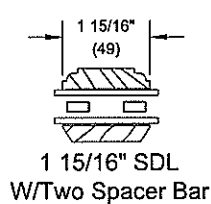
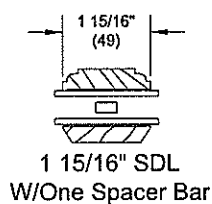
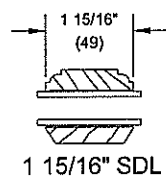
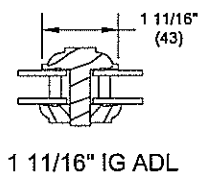
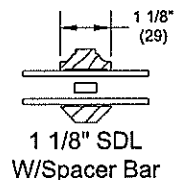
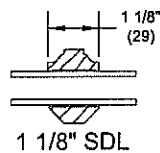
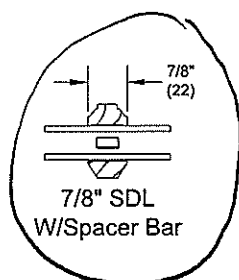
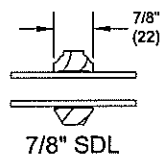
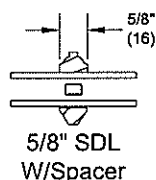
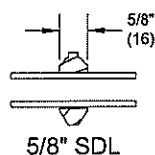
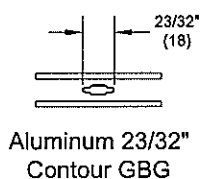
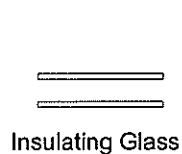
NOTES

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

CLAD ULTIMATE CASEMENT STANDARD OPERATION AS VIEWED FROM THE OUTSIDE

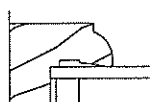


Insulating Glass Lite Options

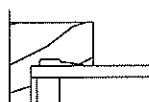


NOTE: ADL is not available with CE mark

Ovolo



Square



Ogee





Existing Property Condition Photographs (duplicate as needed)



Detail: Baltimore Street- Side View- South



Detail: Armory Avenue- Front View- West

Applicant: WEEDA DAVID & ALISON

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear Yard View- East



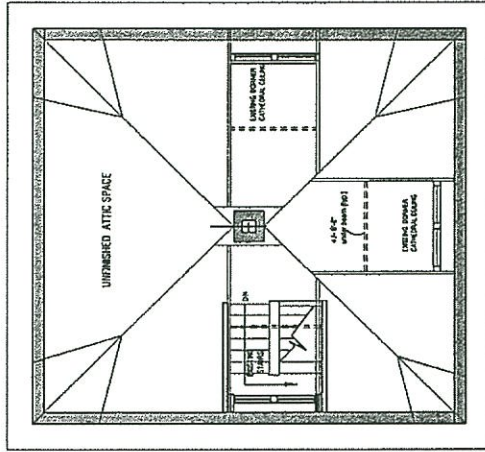
Detail: Side Yard View- North

Applicant: WEED DAVID & ALISON

Page: 2

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

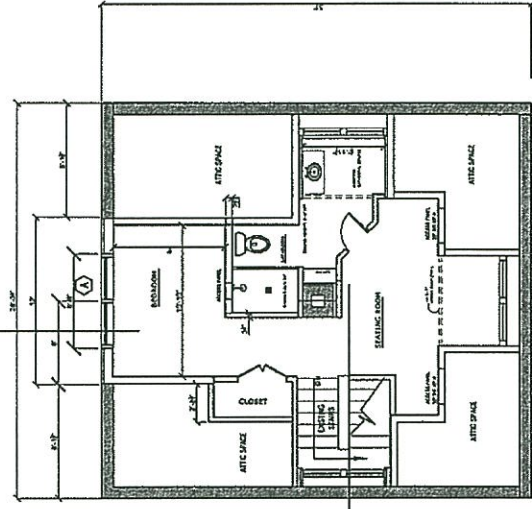
<p>Owner's mailing address WEEDA DAVID & ALISON M 10301 ARMORY AVE KENSINGTON MD 20895</p>	<p>Owner's Agent's mailing address A. VAKALOPoulos, AIA ARCHITECTURAL DESIGN SERVICES INC 945 B RUSSELL AVE GAITHERSBURG MD 20879</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>KARASIK PHILLIP MCCULLOUGH GILDA CLAUDINE</p>	<p>10305 ARMORY AVE Kensington MD 20895</p>
<p>GATES BRETD & CMJ</p>	<p>3806 BALTIMORE STR Kensington MD 20895</p>
<p>HOLTZAPPLE TODD A & LAUREN J CICCONE</p>	<p>3807 BALTIMORE STR Kensington MD 20895</p>



ATTIC LEVEL- EXISTING

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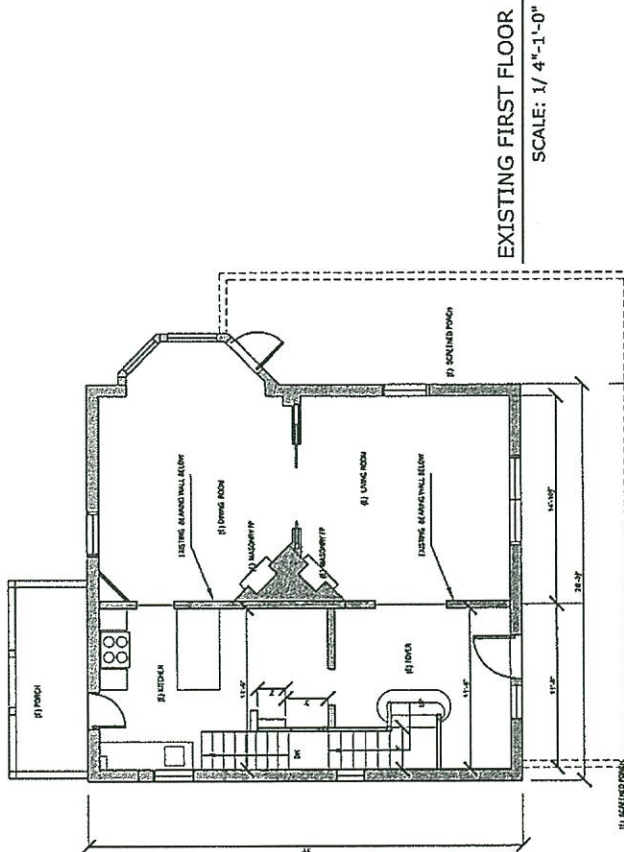
2
SK-2



ATTIC LEVEL- NEW WORK

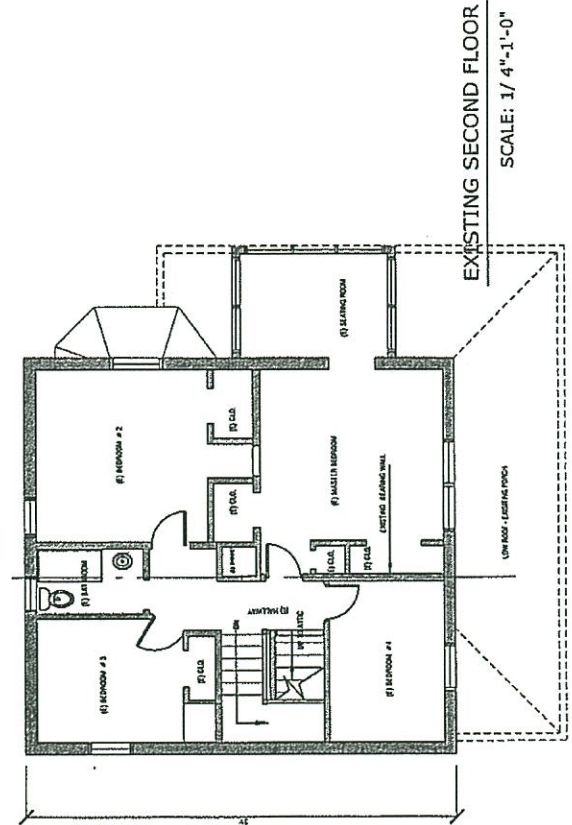
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1
SK-2



EXISTING FIRST FLOOR

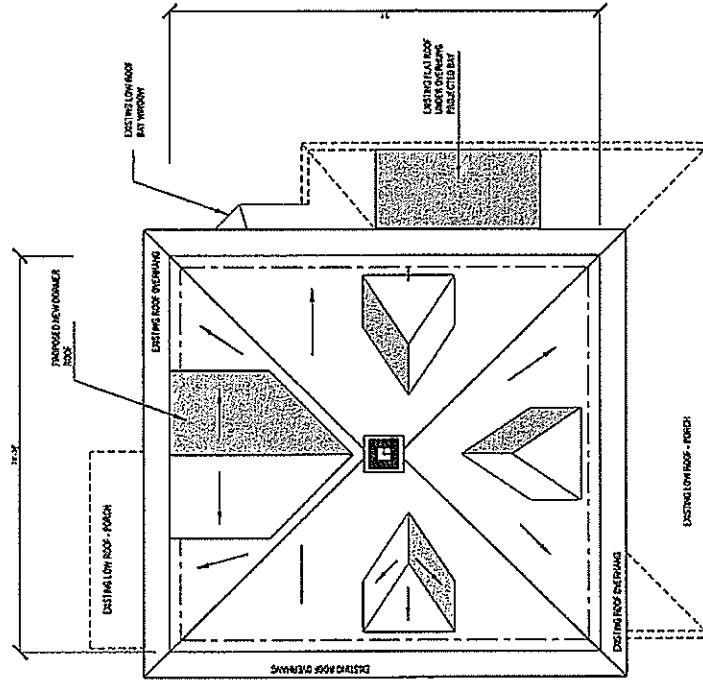
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EXISTING SECOND FLOOR

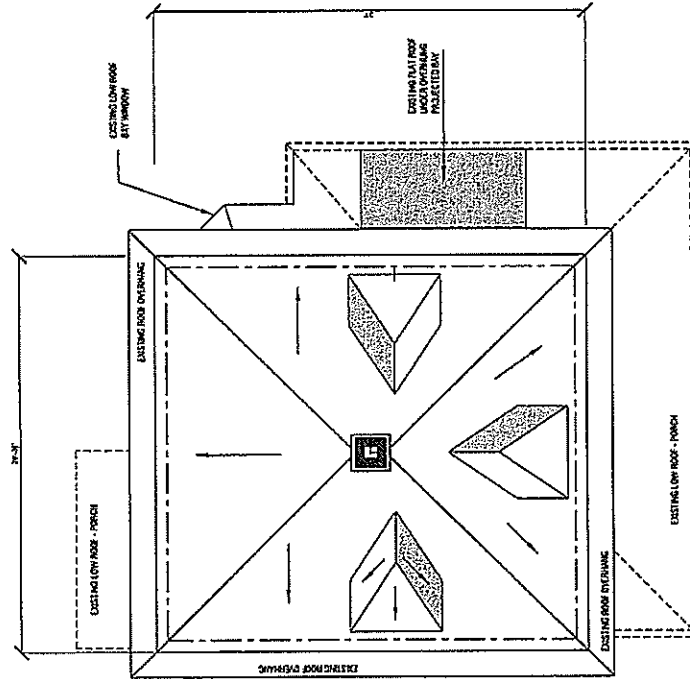
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PREVIOUS PROPOSAL



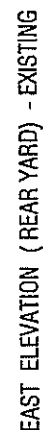
ATTIC LEVEL- ROOF PLAN- NEW WORK

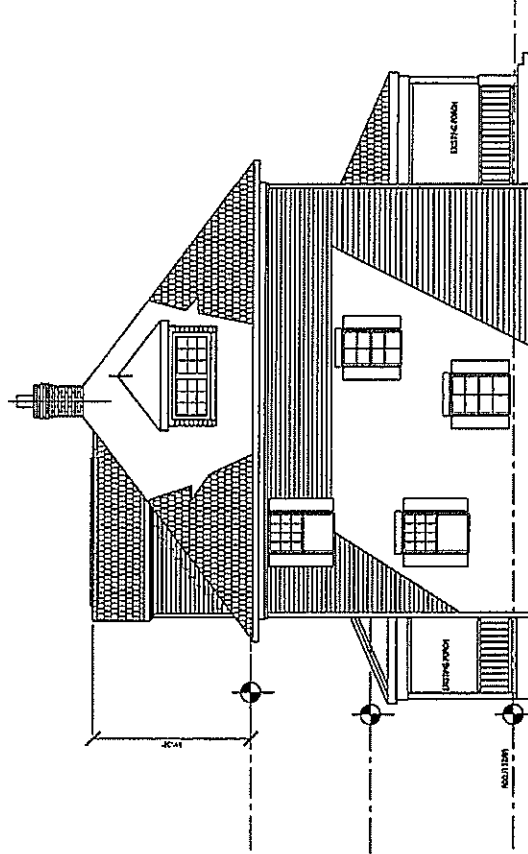
SCALE: 1/4"=1'-0"



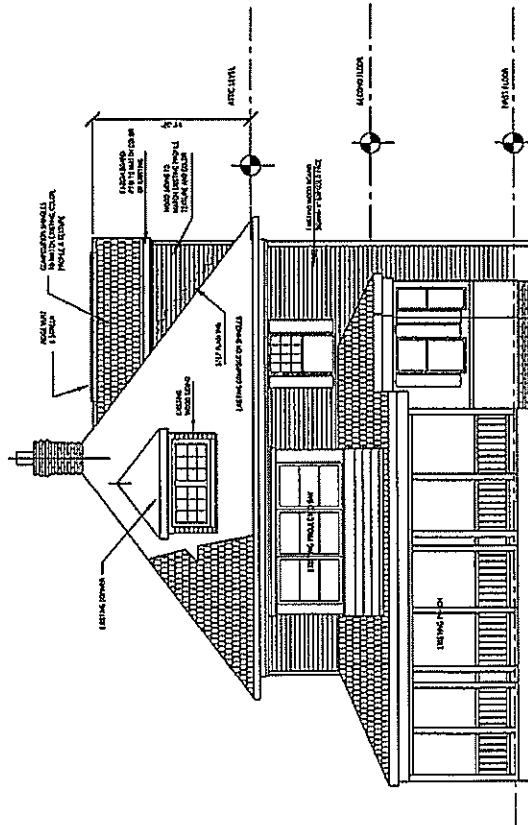
ATTIC LEVEL- ROOF PLAN- EXISTING

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

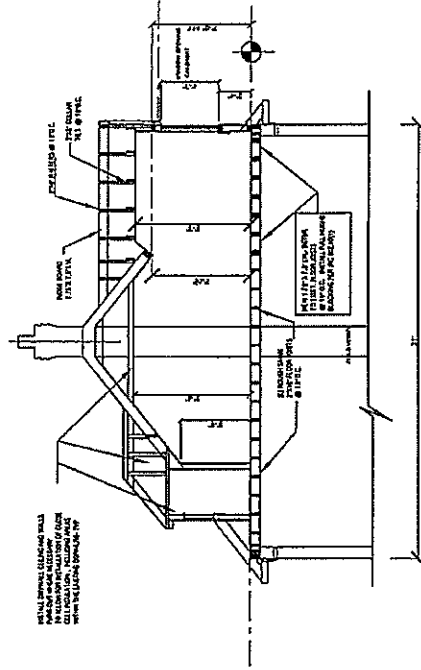




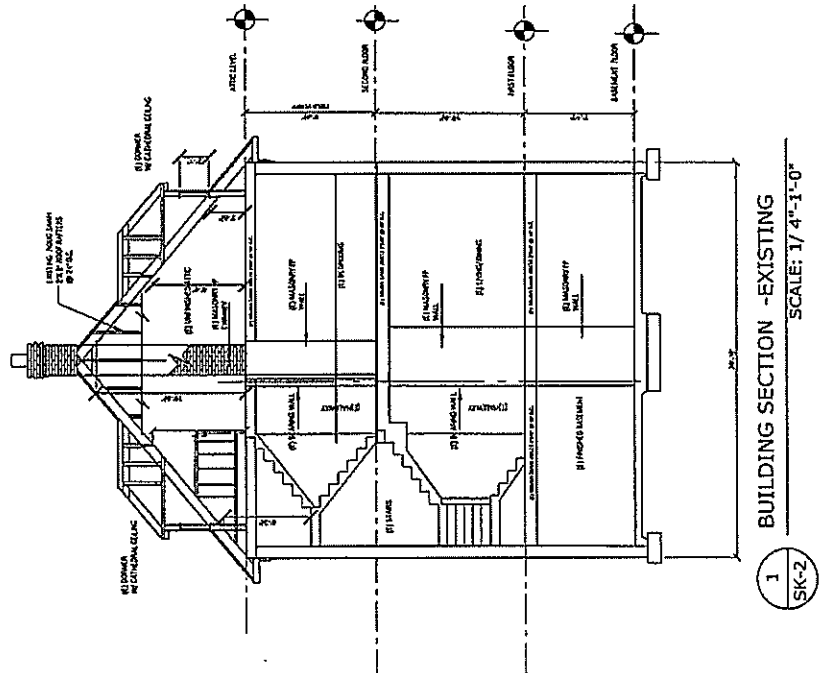
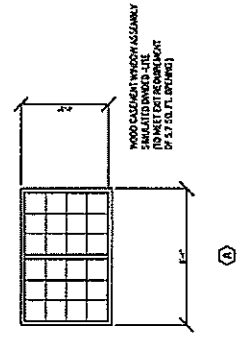
NORTH ELEVATION -DORMER -SIDE VIEW
 (INTERIOR YARD)
 SCALE: 1/4"=1'-0"



SOUTH ELEVATION -DORMER -SIDE VIEW
 (BALTIMORE STREET)
 SCALE: 1/4"=1'-0"



2 CROSS SECTION @ NEW DORMER
SCALE: 1/4"=1'-0"



1 BUILDING SECTION - EXISTING
SCALE: 1/4"=1'-0"