

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10304 Montgomery Ave., Kensington **Meeting Date:** 5/26/2021
Resource: Primary One Resource
Kensington Historic District **Report Date:** 5/19/2021
Applicant: David Vogt **Public Notice:** 5/12/2021
Review: HAWP **Tax Credit:** No
Case No.: Pending **Staff:** Dan Bruechert
PROPOSAL: Accessory Structure Demolition, Accessory Dwelling Unit Construction, and Porch Demolition

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: 1893



Figure 1: 10304 Montgomery Ave.

PROPOSAL

The applicant proposes to remove a non-historic rear deck and to demolish an existing accessory structure and construct a new ADU in the rear of the property.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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

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

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPHC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the 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 subject property is a two-story Colonial Revival house with clapboard siding on a large lot. To the rear of the property is a one-bay garage. The applicant proposes to demolish the existing one-bay garage and construct a one-and-a-half-story accessory dwelling unit (ADU) and demolish a non-historic rear deck. Staff finds the work is compatible with the house and surrounding district and recommends the HPC approve the HAWP.

Accessory Building Demolition and ADU Construction

At the rear of the property is a one-bay, front gable garage constructed just off of the property line. The garage faces north. Staff was unable to determine the date of construction of the structure, but has determined that it was built sometime after 1924. Below are two Sanborn Maps. The 1911 Map shows no accessory structure at all behind the house (it also does not show a property boundary between the subject property and the house at 18 Carroll Place, but that's an investigation for a different day). The 1924 Sanborn shows there was a small accessory structure to the rear of the house, however, it faces towards the east and appears to be even smaller than the existing structure. Having determined that the existing garage was constructed after 1924, and because Chapter 24A does not account for acquired significance, Staff finds that it is acceptable to demolish the structure under 24A-8(b)(1) and (2),

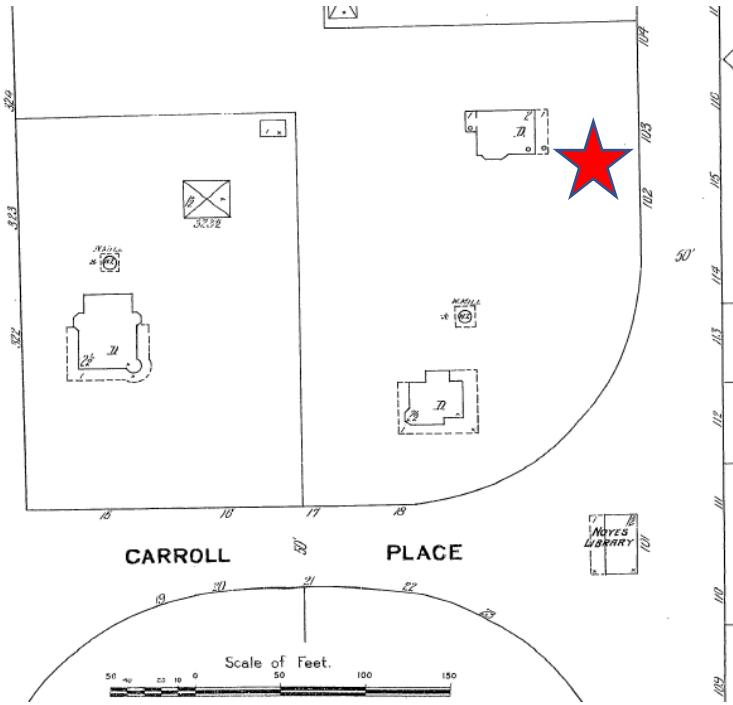


Figure 2: 1911 Sanborn Map

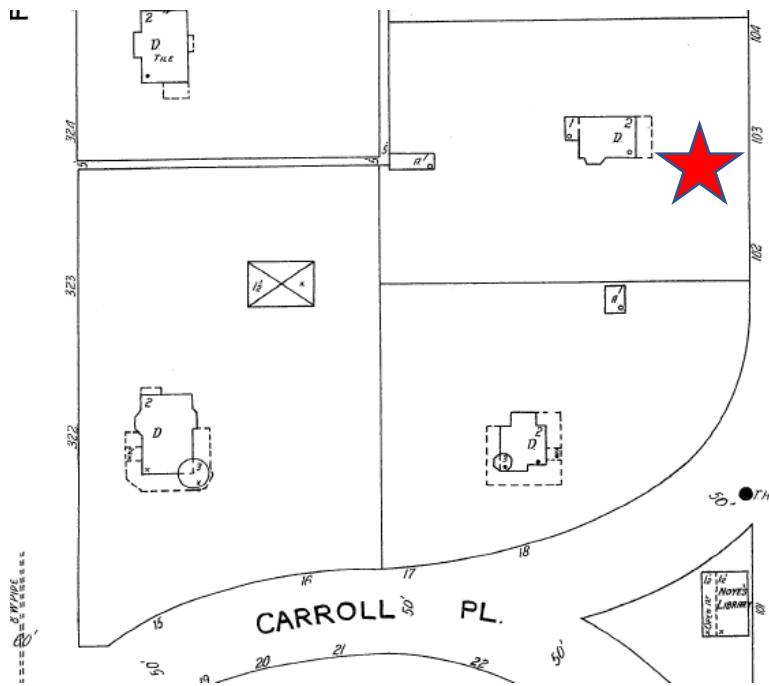


Figure 3: 1924 Sanborn Map.

In place of the existing garage, the applicant proposes to construct a one-and-a-half-story ADU. This structure will be located 15' 3" (fifteen feet, three inches) off of the western property line and placed directly behind the house. The proposed structure has a bungalow form with a traditional architectural vocabulary that includes multi-lite windows, clapboard siding, and front and rear wall dormers. The structure measures 23' x 23' (twenty-three feet square), which is the approximate size of a two-car garage; and is 20' tall. There are no trees in the rear yard that will be impacted by the proposed

construction.

The house will have fiber cement clapboard siding, Andersen 400 Series clad windows and doors, and an architectural shingle roof. The applicant proposes to repurpose a salvaged barn door for the opening on the north elevation. The east elevation, which faces the house, will have a small shed-roofed porch, supported by wood columns.

Staff finds the size of the proposed ADU, consistent with a two-car garage, is not out of scale with the houses and outbuildings in the surrounding district. While the proposed 20' (twenty-foot) height is taller than many of the accessory structures in the district, its height is mitigated by a few factors. First, the proposed structure will be largely obscured from the right-of-way by the house. By placing the ADU directly behind the house, views of the structure are limited to oblique angles that are more than 175' (one hundred seventy-five feet) from the ADU. Second, by utilizing large dormers in the design, the apparent massing of the second floor is reduced, so the building will not look like a cube. Staff also notes that the houses at 10225 Carroll Place and 10225 Montgomery Ave. both have one-and-a-half to two-story accessory buildings, so Staff finds the size of the proposal is not out of scale with the immediate surrounding area.

Staff finds the materials are all compatible substitute materials for new construction and building additions within the Kensington Historic District (per Standards 9 and 10). They maintain a traditional appearance but are recognizable as new. Additionally, the visual impact the materials will have on the surrounding district is reduced by the large setback to the right-of-way.

Finally, Staff finds the design of the proposed structure is compatible with the surrounding Victorian and early 20th-century architecture. The simple design will not visually compete with the grand scale and high style of the surrounding homes. Staff recommends the HPC approve the proposed ADU under 24A-8(b)(1), (2), and (d); and Standards 2, 9, and 10.

Deck Demolition

At the rear of the house is a hexagonal wood deck, approximately 3' (three feet) above grade. The applicant proposes to demolish the deck.

The deck is a contemporary feature that is not visible from the right of way. The application materials state that temporary barriers will be installed at the rear French Doors. Staff assumes that the applicant is still developing plans for a replacement deck and notes a HAWP will be needed for a replacement deck, except for an in-kind reproduction that would match the materials, dimensions, and finish of the existing deck.

Removing the deck will not impact the historic character of the house or surrounding district and Staff recommends the HPC approve its demolition under 24A-8(1) and (d) and Standards 9 and 10.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Vision of Kensington*, and the *Kensington Historic District Designation*, 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* #2, 9, and 10

and with the general condition that the applicant shall present an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

David Vogt, B. Arch | Director of Project Development | www.casedesign.com

240-235-9745 (o) | 301-219-7626 (m) | DVogt@casedesign.com

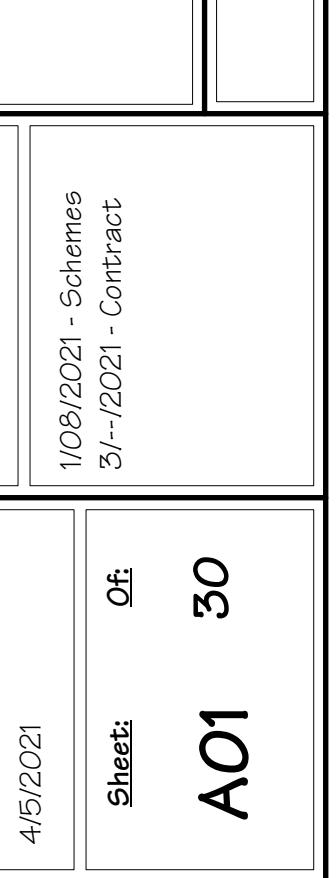
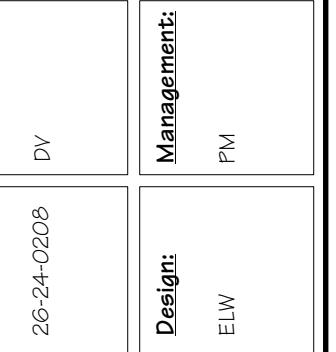
daytime # 301-219-7626

Premises:

10304 Montgomery Ave, Kensington MD 20895

Document Sheet Index

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A01	1	Cover Sheet/General Notes
A02	2	Schedules
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09	9	Carriage House Electrical Plans
10	10	Carriage House Kitchen Details
11	11	Carriage House Bath Details
		TOTAL SHEETS



APPROVED CONTRACT PLANS

OWNER _____ DATE _____	
OWNER _____ DATE _____	
CONTRACTOR _____ DATE _____	
DIMENSIONS SHOWN OR SCALED ARE SUBJECT TO CHANGE PER ACTUAL JOB CONDITIONS.	
MATERIALS ARE TO BE AS SPECIFIED OR EQUAL OR STANDARD WHEN NOT SPECIFIED.	
THREE-DIMENSIONAL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR DETAILED INFORMATION.	
INSTALLED MATERIALS MAY VARY IN APPEARANCE FROM DRAWINGS. REFERENCE MANUFACTURER'S PRODUCT DATA FOR ACTUAL APPEARANCE & SPECIFICATIONS.	

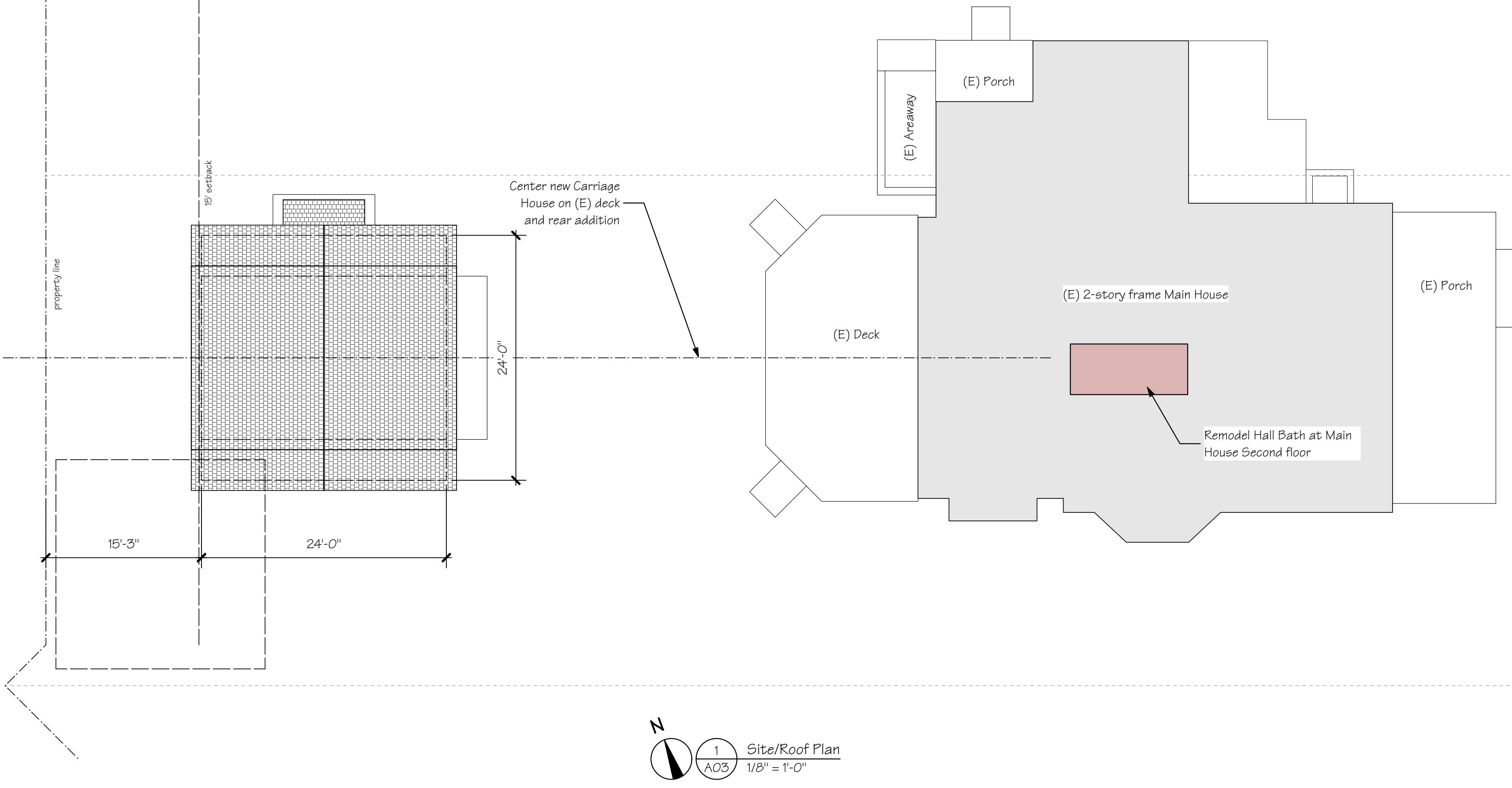
CONTRACT prelim

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Scale:	Date:	Sheet:
30	4/5/2021	A02
Drawing Log		
1/08/2021 - Schemes		
3/1/2021 - Contract		
Proposed Addition Project		
Capron Residence		
10304 Montgomery Ave Kensington MD 20895		
Schedules		
Management:	Design:	Development:
Eells Church 701 Park Avenue Falls Church, VA 22046 (p) 703.241.2920 (f) 703.524.0207	ELW	DV
Alexandria 119 N. Washington St. Alexandria, VA 22314 (p) 703.000.0000 (f) 703.000.0001	PM	DV
Washington, DC 1227 14th Street NW Wash., DC 20005 (p) 202.556.2275 (f) 202.229.3185		
CASE®		
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Bethesda		
4701 Baumgarten Road North Plaza, Suite 400 Bethesda, MD 20816 (p) 301.229.4600 (f) 301.229.3185		

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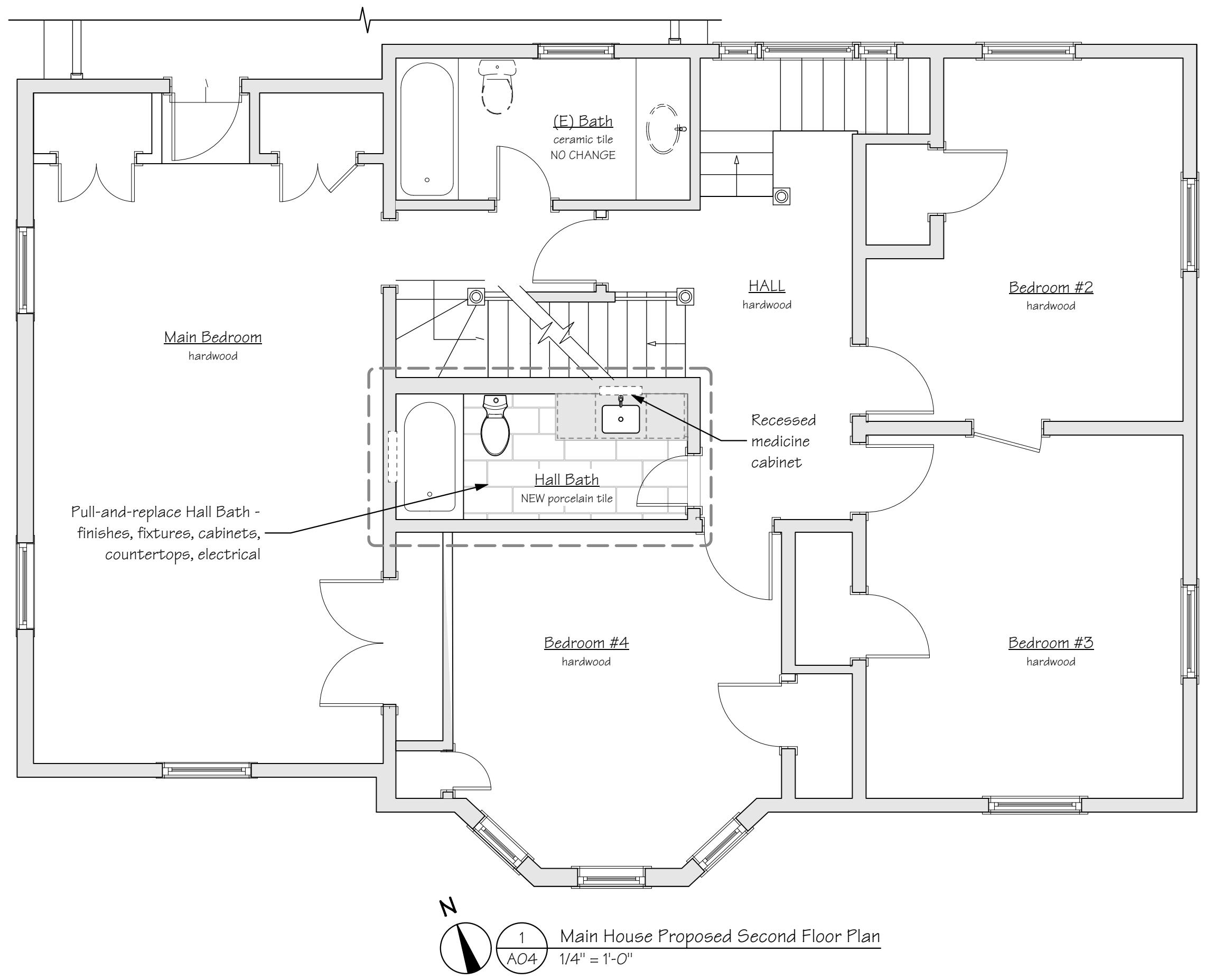
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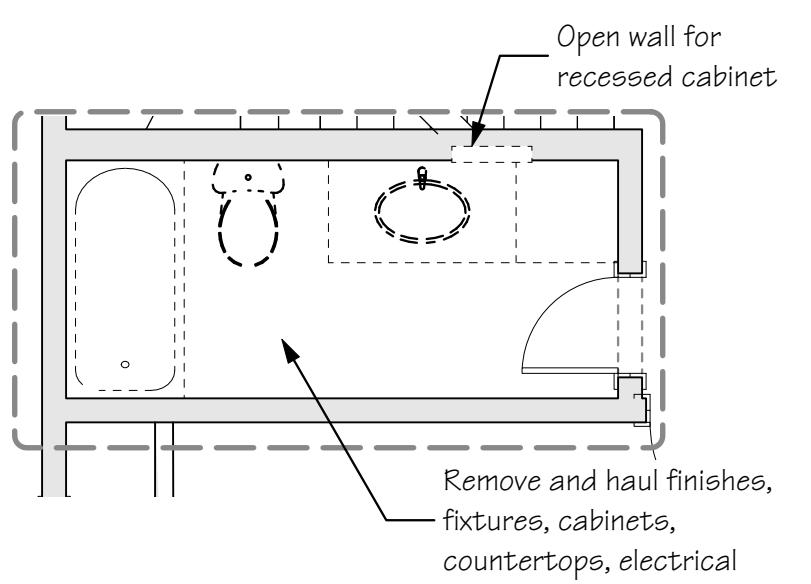
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Project No: 26-24-0208	Development: DV
Design: ELW	Management: PM
Elliott Church: 701 Park Avenue Falls Church, VA 22046 (p) 703/241-2920 (f) 703/524-0207	Alexandria: 119 N. Washington St. Alexandria, VA 22314 (p) 703/000.0000 (f) 703/000.0001

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1
AO4 Main House Proposed Second Floor Plan
1/4" = 1'-0"



3
AO4 Main House Second Floor Electrical Plan
1/4" = 1'-0"

1
AO4 Main House Second Floor Electrical Plan
1/4" = 1'-0"

Capron Residence
Proposed Addition Project

10304 Montgomery Ave Kensington MD 20895

Carriage House Plans

CASE Architects & Remodelers	4701 S Signature Road North Plaza, Suite 40 Bethesda, MD 20816 (p) 301.229.6600 (f) 301.229.3185	Washington, DC 1227 14th Street NW Wash., DC 20005 (p) 202.536.2275 (f) 202.229.3185
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Project No: 26-24-0208	Development: DV
Design: ELW	Management: PM

Capron Residence Proposed Addition Project	Ellis Church 701 Park Avenue Falls Church, VA 22046 (p) 703.241.2920 (f) 703.534.0207
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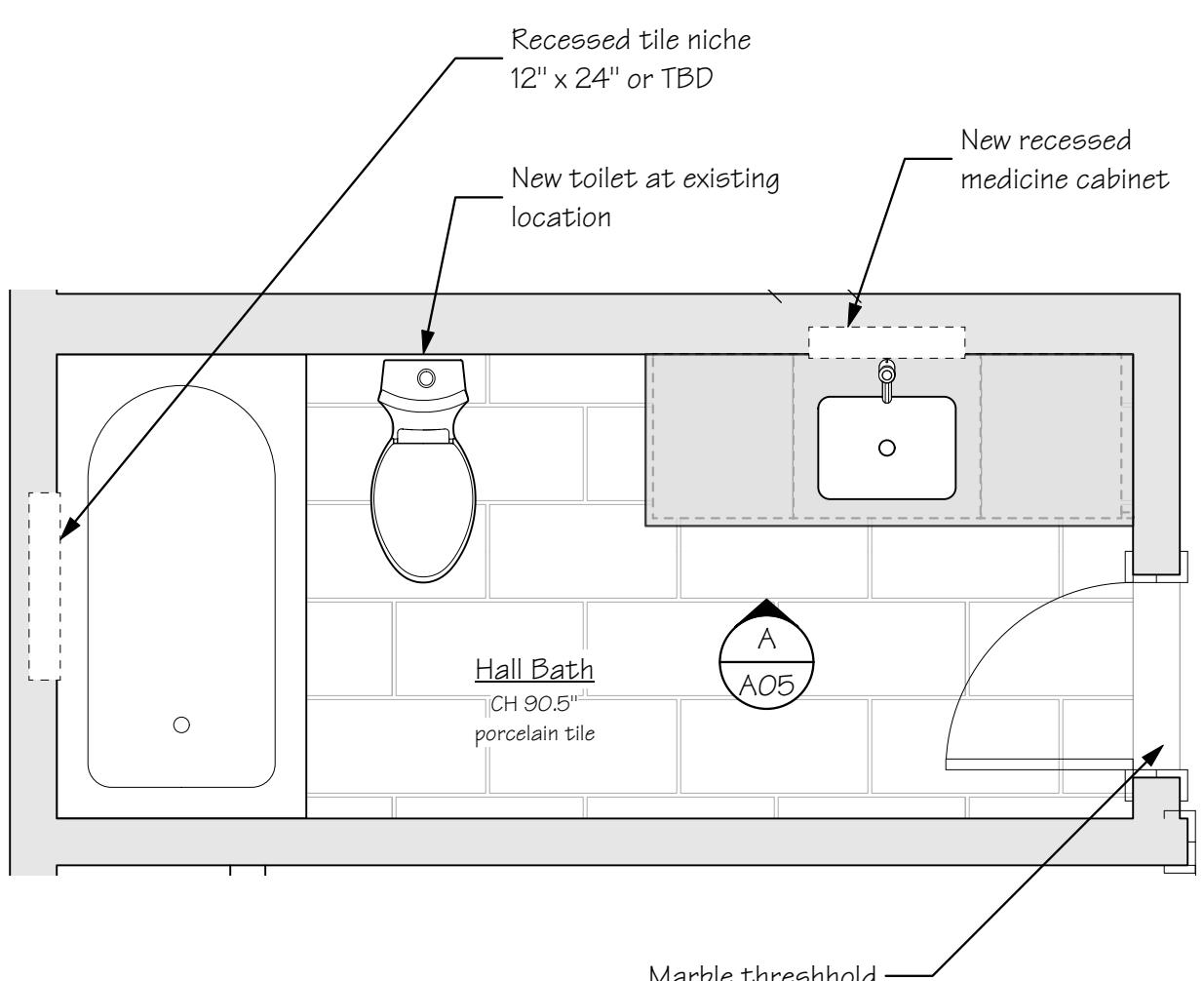
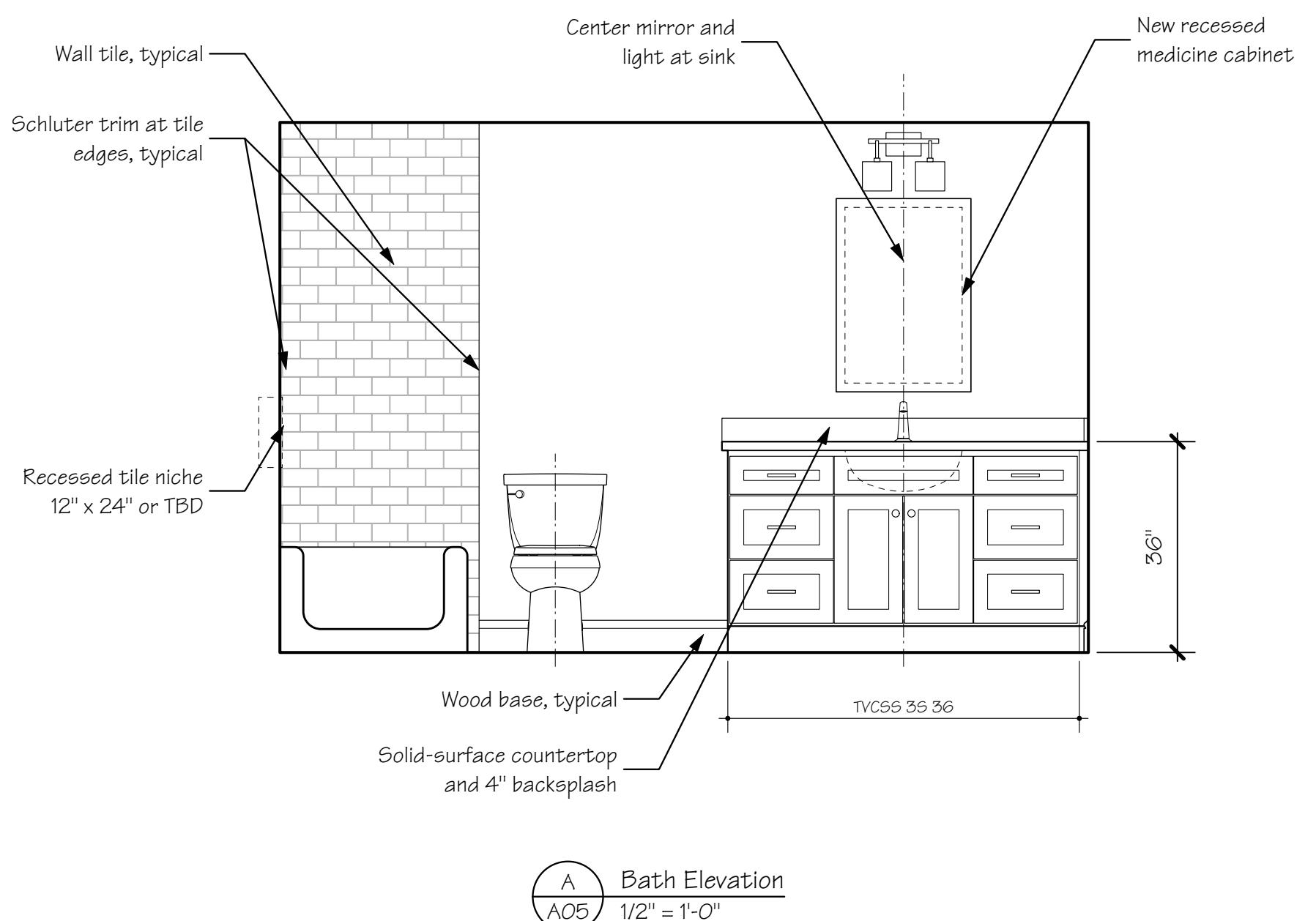
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MAIN HOUSE BATH CABINET SCHEDULE



Box Type:	Current
Box Interior:	Natural Basswood Plywood
Door Construction:	Wood
Door Name Upper:	Midland
Hinge:	120 Degree W/Soft Close
Drawer Front:	D5 5PC
Drawer Box:	5/8" HDWD Soft Close Full Ext
Wood Species:	MDF 5 PC
Finish Process:	Paint
Finish Color:	Simply White
Sheen:	Current Sheen

Line #	Qty	Code	Description	Hinge	FE
1	1	TVCSS3S60	60" x 34.5" x 21" Tall Vanity Combination Single Sink 3 Stack Vanity Depth 21 Butt Doors	LRBD	L
2	1	TVF3	3" x 30" x 0.75" Tall Vanity Filler		
	1	NTS	No Toe Space		
3	12	BSM	Base Shoe Moulding Random Length		
4	1	TUPAINT	Touch Up Paint 1 oz Jar with Brush and fill stick SIMPLY WHITE		
	0	WTK	Wood Toe Kick		



1
A05
Detail Bath Plan
1/2" = 1'-0"

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Capron Residence
Proposed Addition Project

10304 Montgomery Ave Kensington MD 20895

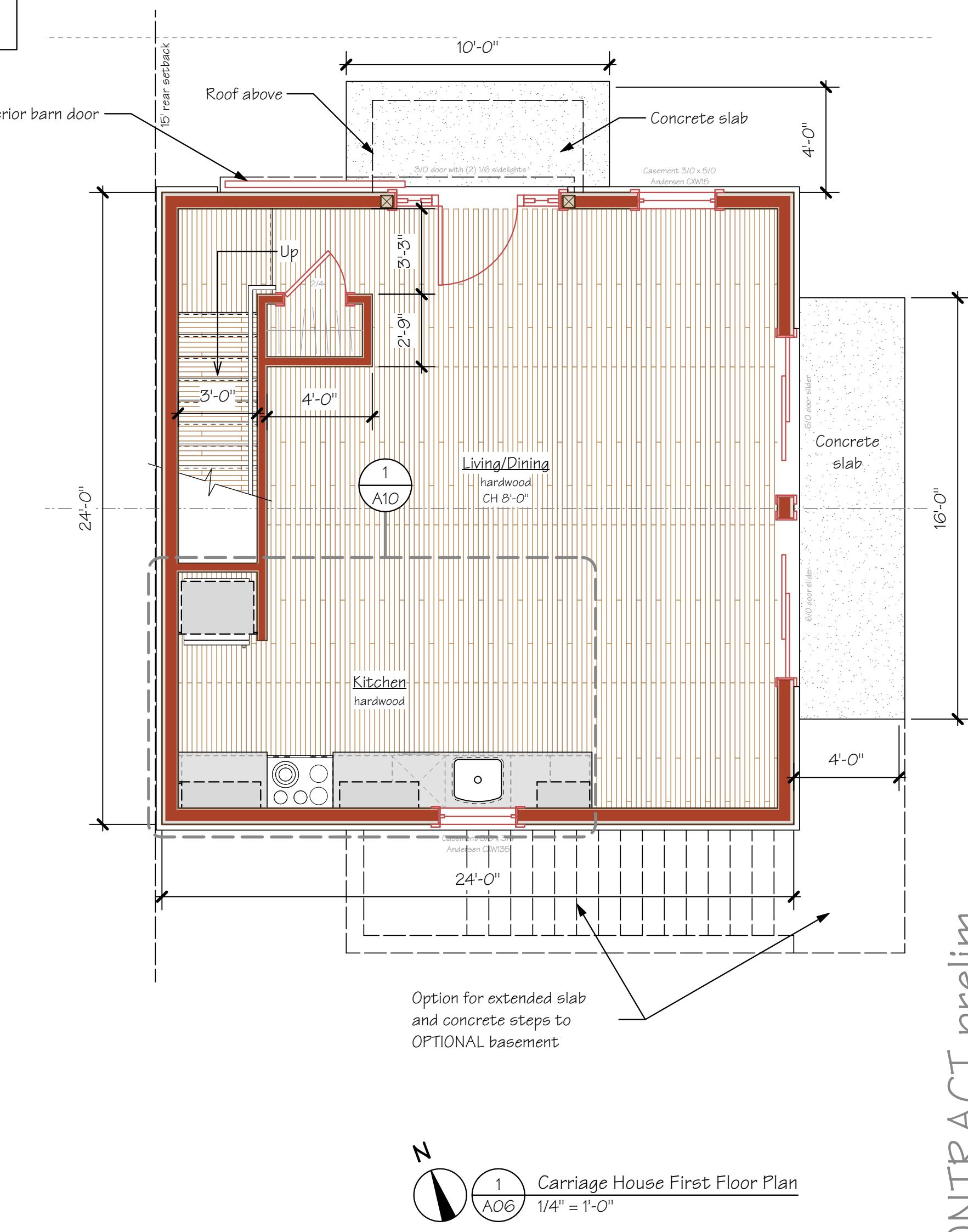
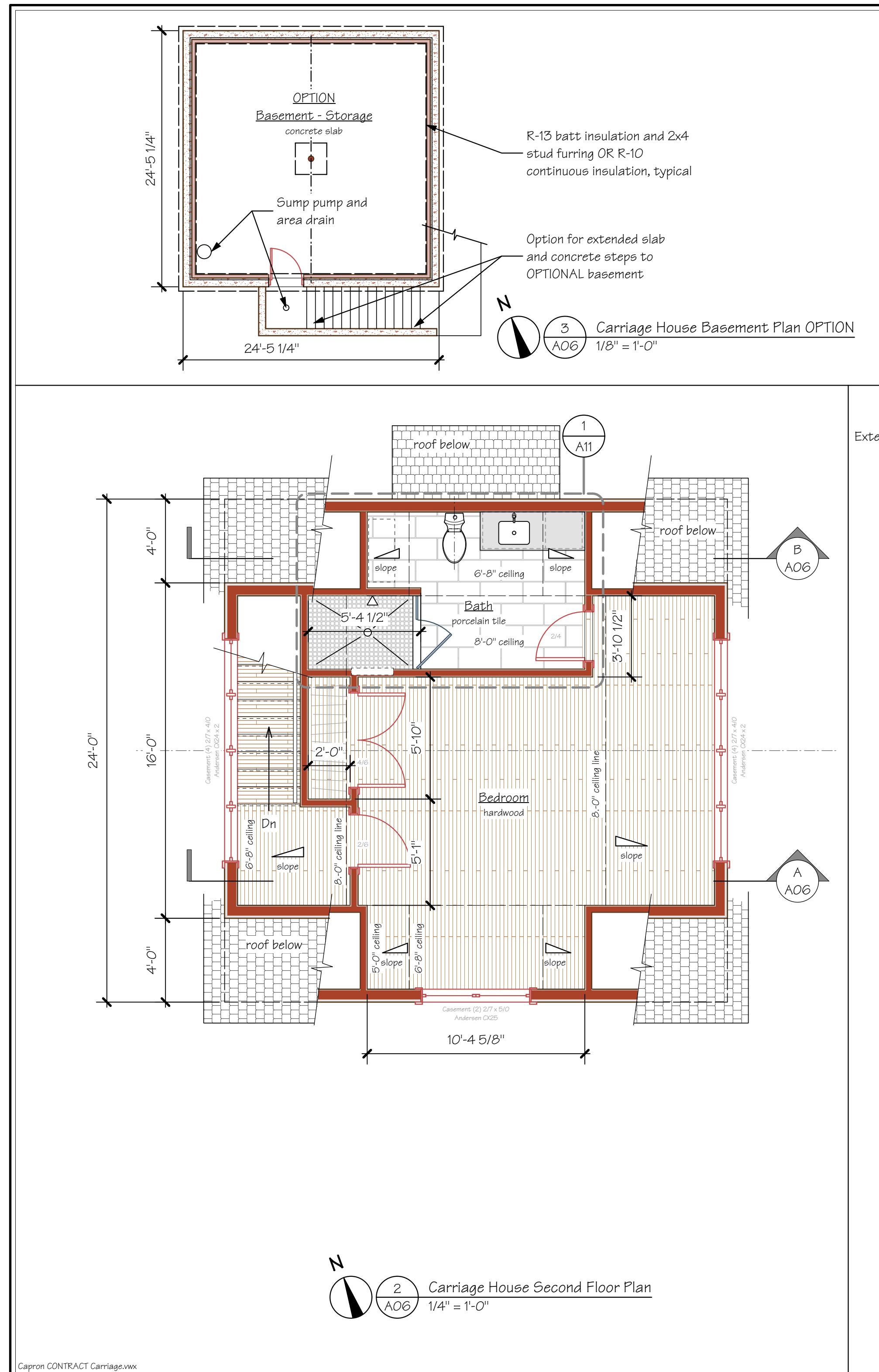
Main House Bath Details

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Project No:	Development:
26-24-0208	DV
Design:	Management:
ELW	PM

Capron Residence Proposed Addition Project	Drawing Log
10304 Montgomery Ave Kensington MD 20895	1/08/2021 - Schemes 3/-/2021 - Contract
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Capron Residence
Proposed Addition Project
10304 Montgomery Ave Kensington MD 20895

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Capron Residence

Proposed Addition Project

10304 Montgomery Ave Kensington MD 20895

Carriage House Sections

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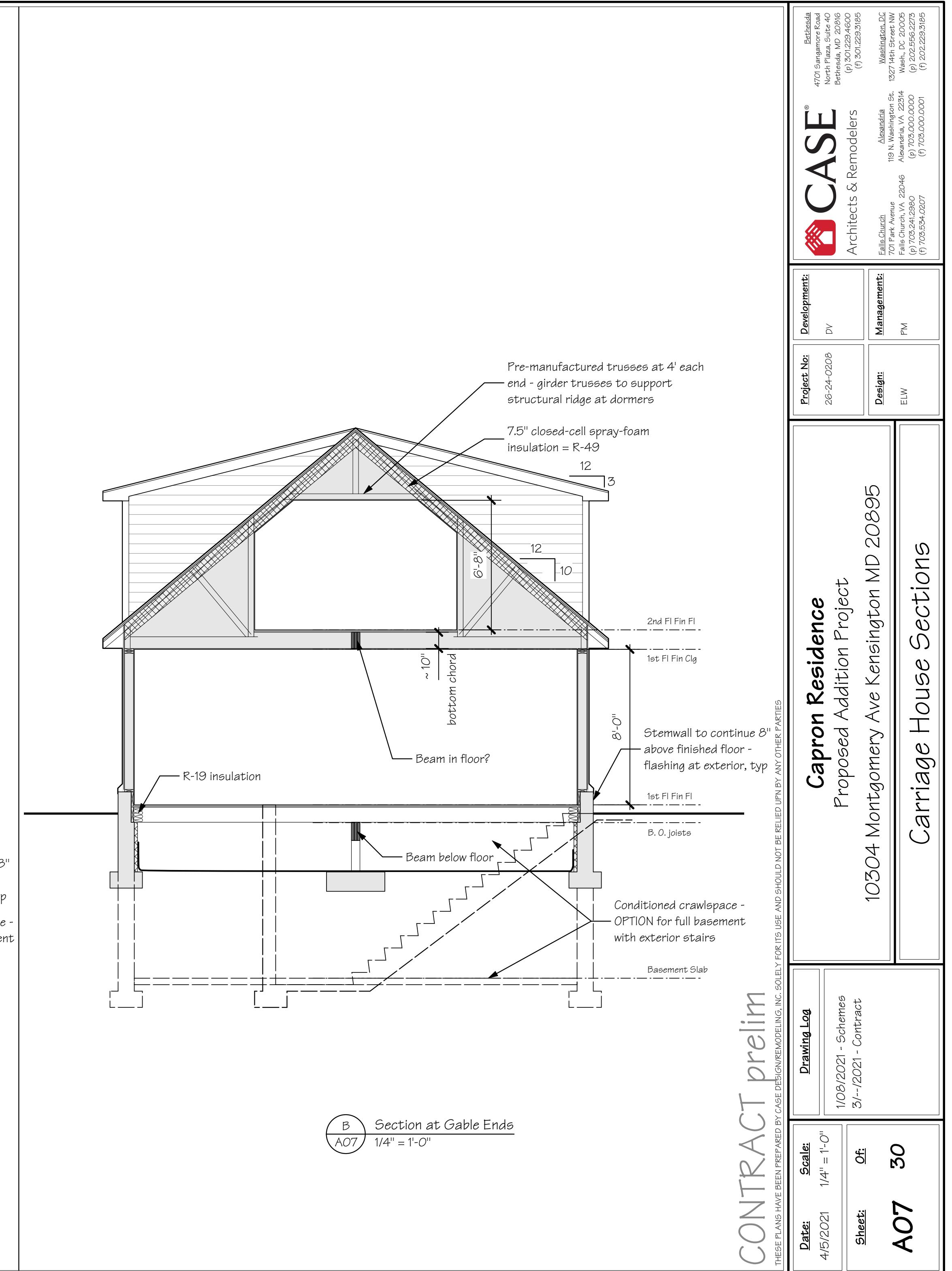
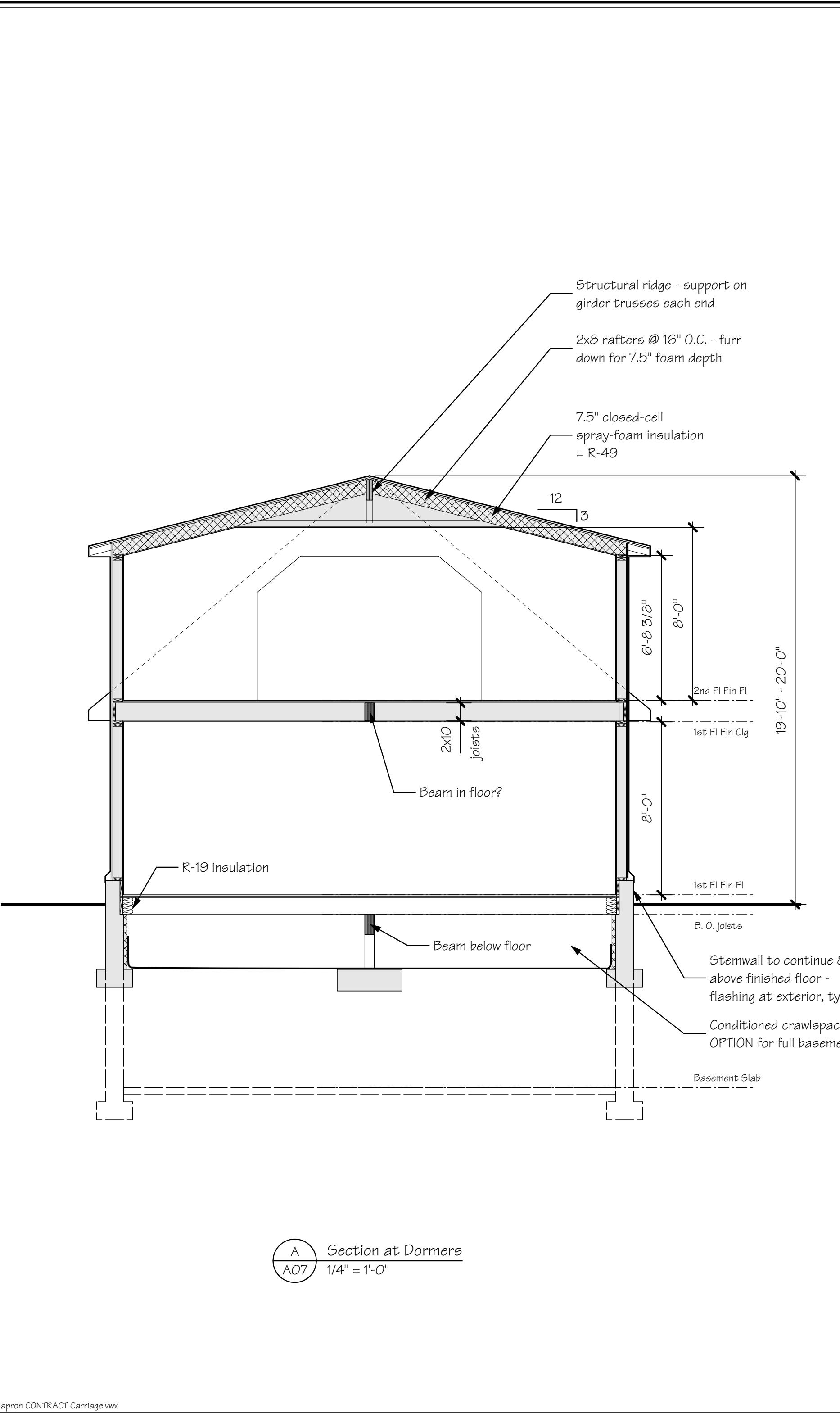
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3/1/2021 - Contract

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CASE® Architects & Remodelers	Ella Church: 701 Park Avenue Falls Church, VA 22046 (p) 703/242-2890 (f) 703/534-0207

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Design: ELW	Management: PM

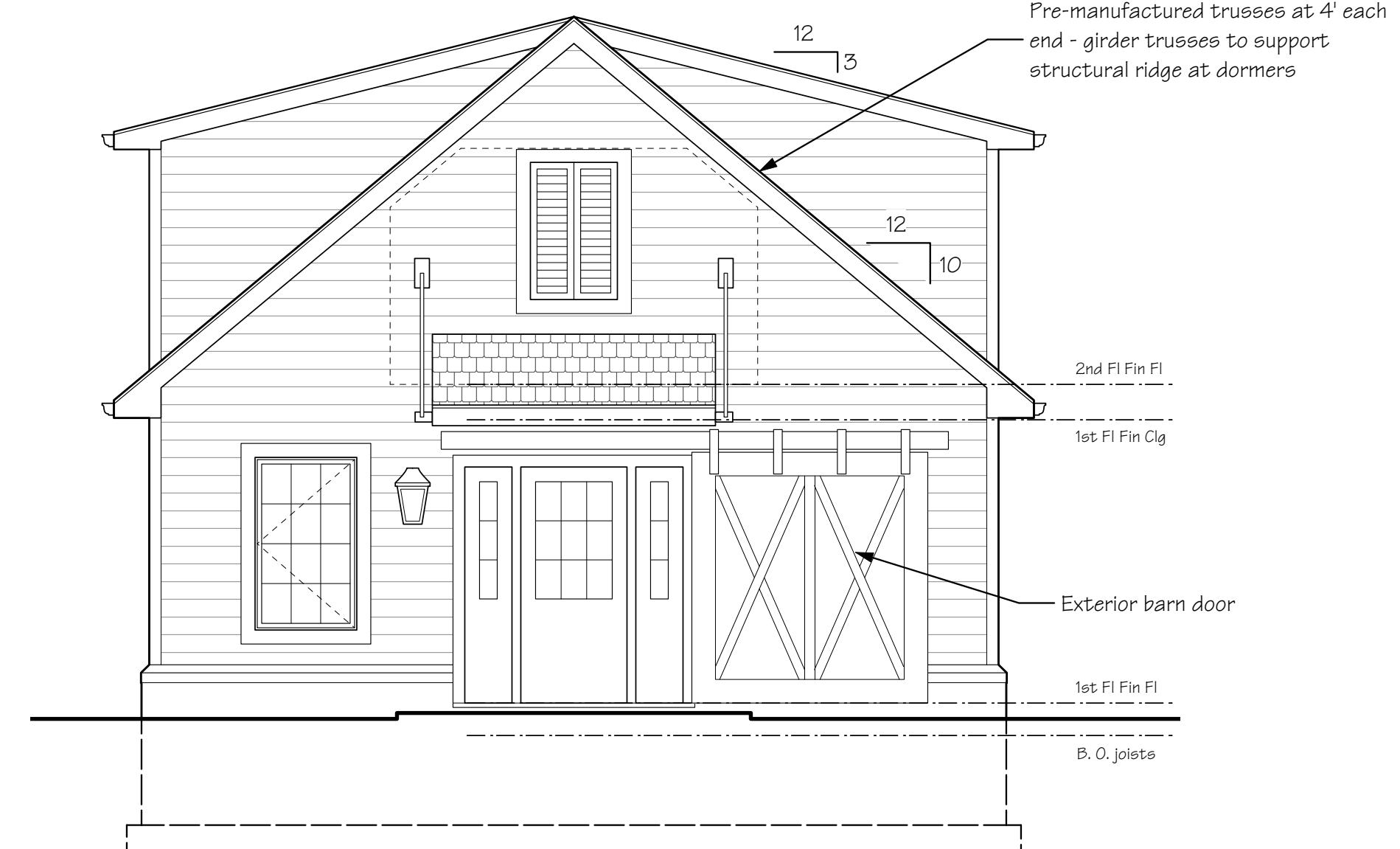
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10304 Montgomery Ave Kensington MD 20895	Carriage House Sections

CONTRACT prelim

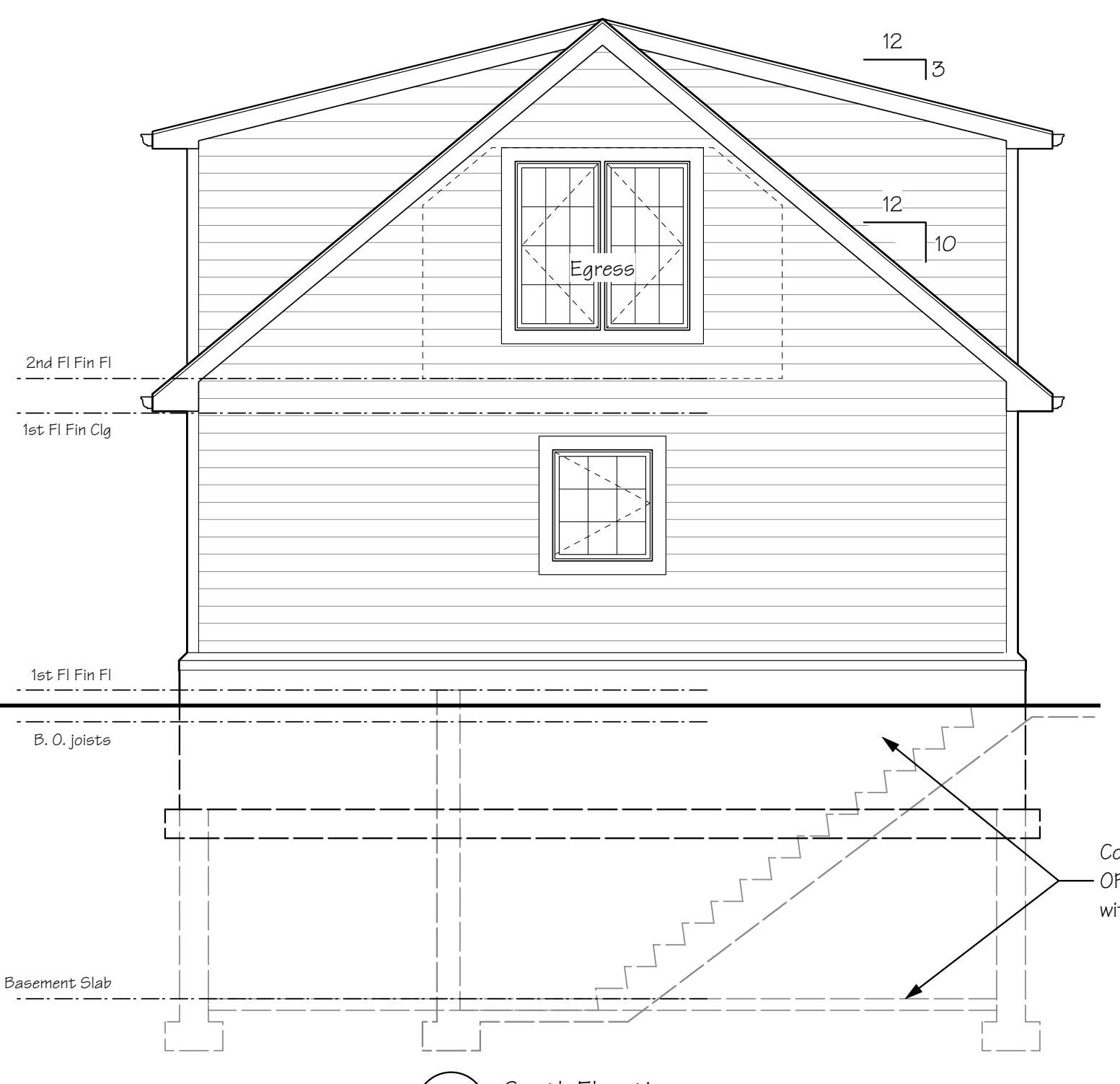
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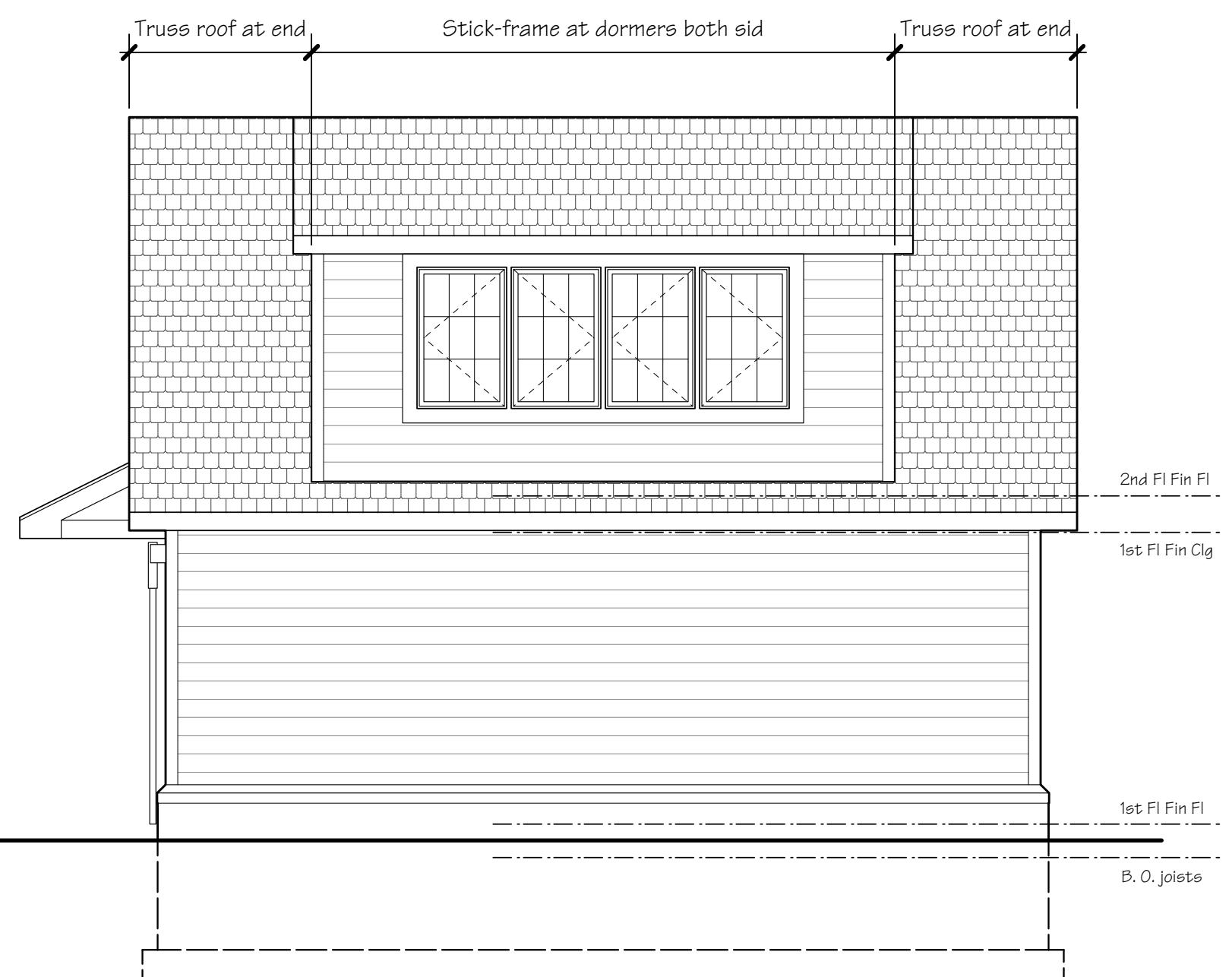
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AO8 1/4" = 1'-0"



2 North Elevation - Facing Driveway
AO8 1/4" = 1'-0"



3 South Elevation
AO8 1/4" = 1'-0"



4 West Elevation - Facing Rear
AO8 1/4" = 1'-0"

Capron Residence
Proposed Addition Project

10304 Montgomery Ave Kensington MD 20895

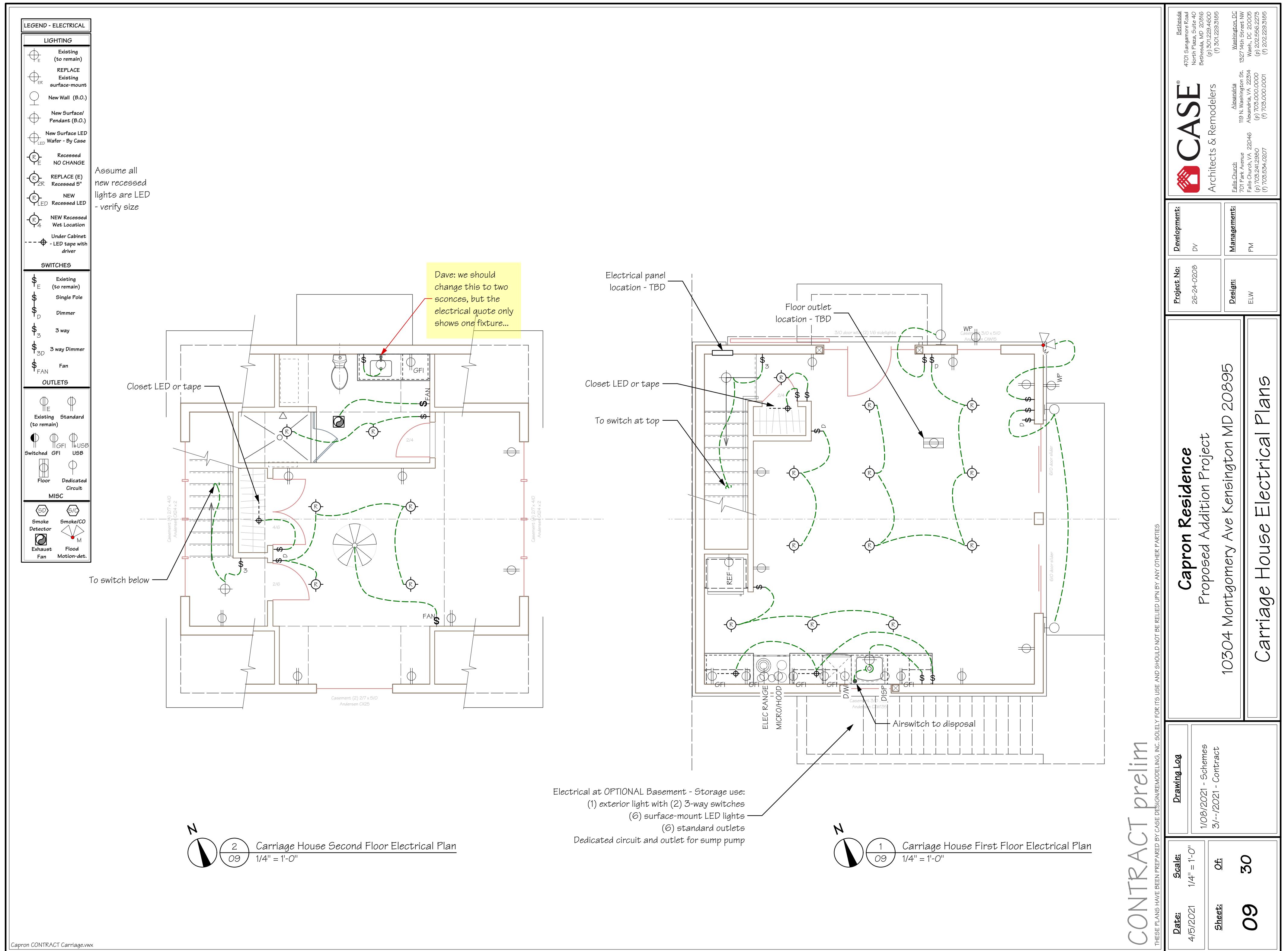
Carriage House Elevations

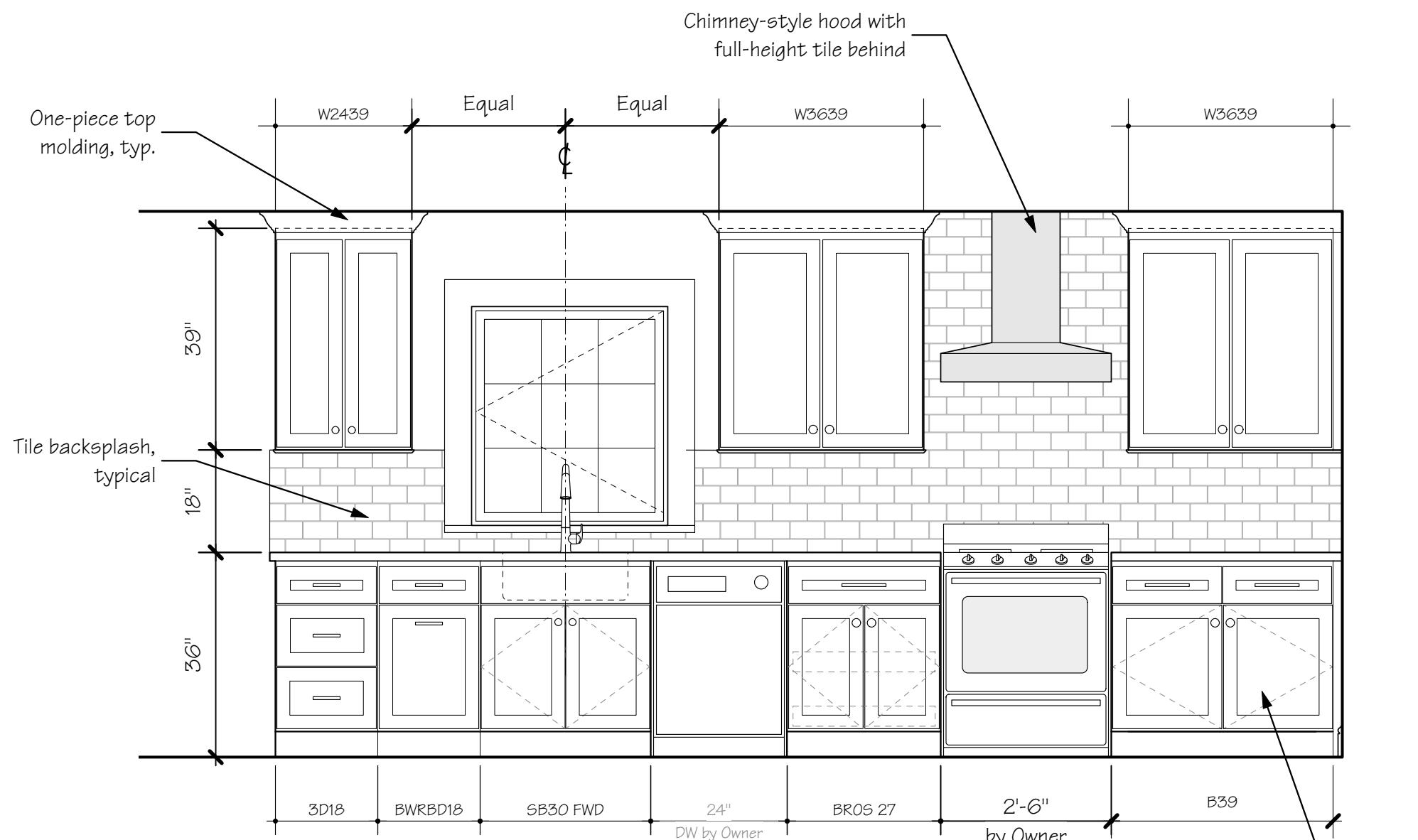
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CASE® Architects & Remodelers	Ella Church: 701 Park Avenue Falls Church, VA 22046 (p) 703-300-0000 (f) 703-300-0001	Management:	Development: DV PM

Project No:	26-24-0208	Design:	ELW
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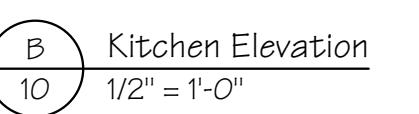
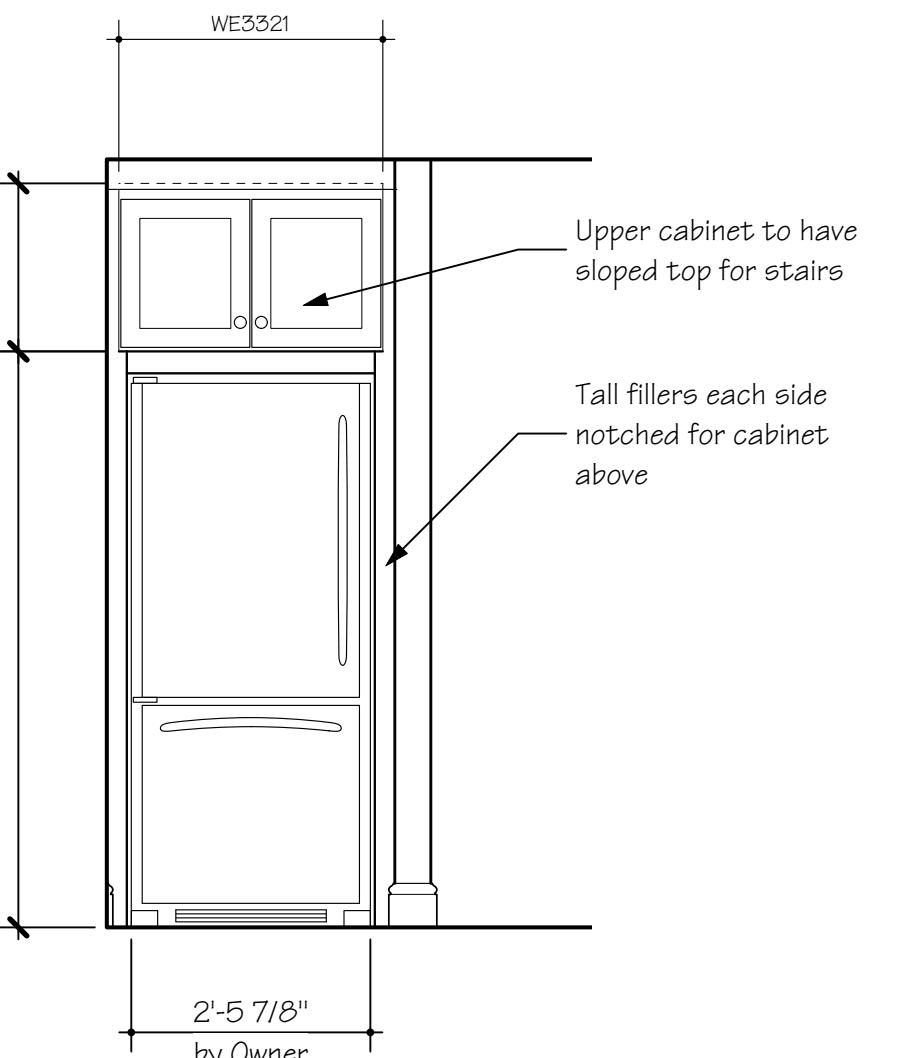
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3/1/2021 - Contract

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AO8





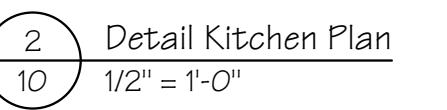
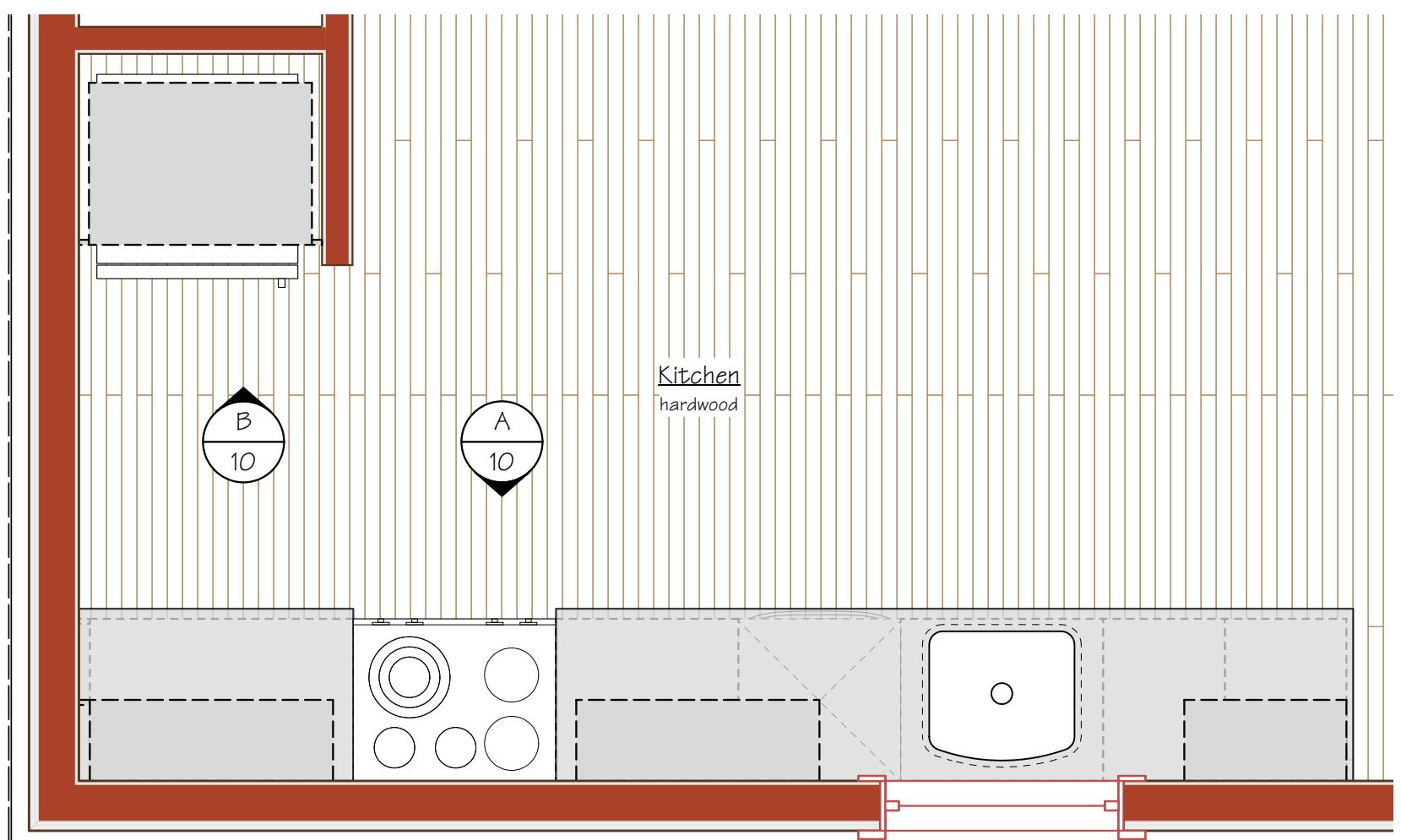
Single-wide roll-outs
not available - can
add a partition and
(4) separate ones



CARRIAGE HOUSE KITCHEN CABINET SCHEDULE



Line #	Qty	Code	Description	Hinge	FE
1	1	3D18	18" x 34.5" x 24" Three Drawer		L
2	1	BWRBD18	18" x 34.5" x 24" Base Waste Recycle Bin Double No Hinging	NA	N
3	1	SB30	30" x 34.5" x 24" Sink Base Butt Doors	LRBD	R
	1	FWD	Full Width Drawer		
	1	TOSFSS	Tilt Out Sink Front Stainless 19 Bin Size Location:		
	1	SMAT	Sink Mat		
4	1	BROSAF27	27" x 34.5" x 24" Base with Roll Out Shelves - 5/8 Wood Soft Close Butt Doors	LRBD	B
5	1	B39	39" x 34.5" x 24" Base Cabinet Butt Doors	LRBD	L
6	1	BF3	3" x 30" x 0.75" Base Filler		
	1	NTS	No Toe Space		
7	1	W2439	24" x 39" x 12" Wall Cabinet Butt Doors	LRBD	B
8	1	W3639	36" x 39" x 12" Wall Cabinet Butt Doors	LRBD	B
9	1	W3639	36" x 39" x 12" Wall Cabinet Butt Doors	LRBD	L
10	2	WF336	3" x 36" x 0.75" Wall Filler		
Comments: Extra for above fridge					
11	1	WE3321	33" x 21" x 24" Wall Extended Depth Butt Doors	LRBD	N
12	2	TF696	6" x 91.5" x 0.75" Tall Filler		
	2	NTS	No Toe Space		
Comments: Notch for cabinet above fridge					
13	24	LCCM	Large Ceiling Crown Moulding Random Length		
14	24	RABQB	Rabbeted moulding With QB Random Length finish all sides Finish all sides.		
15	20	BSM	Base Shoe Moulding Random Length		
16	1	TUPAINT	Touch Up Paint 1 oz Jar with Brush and fill stick SIMPLY WHITE		
0		WTK	Wood Toe Kick		



CONTRACT prelim

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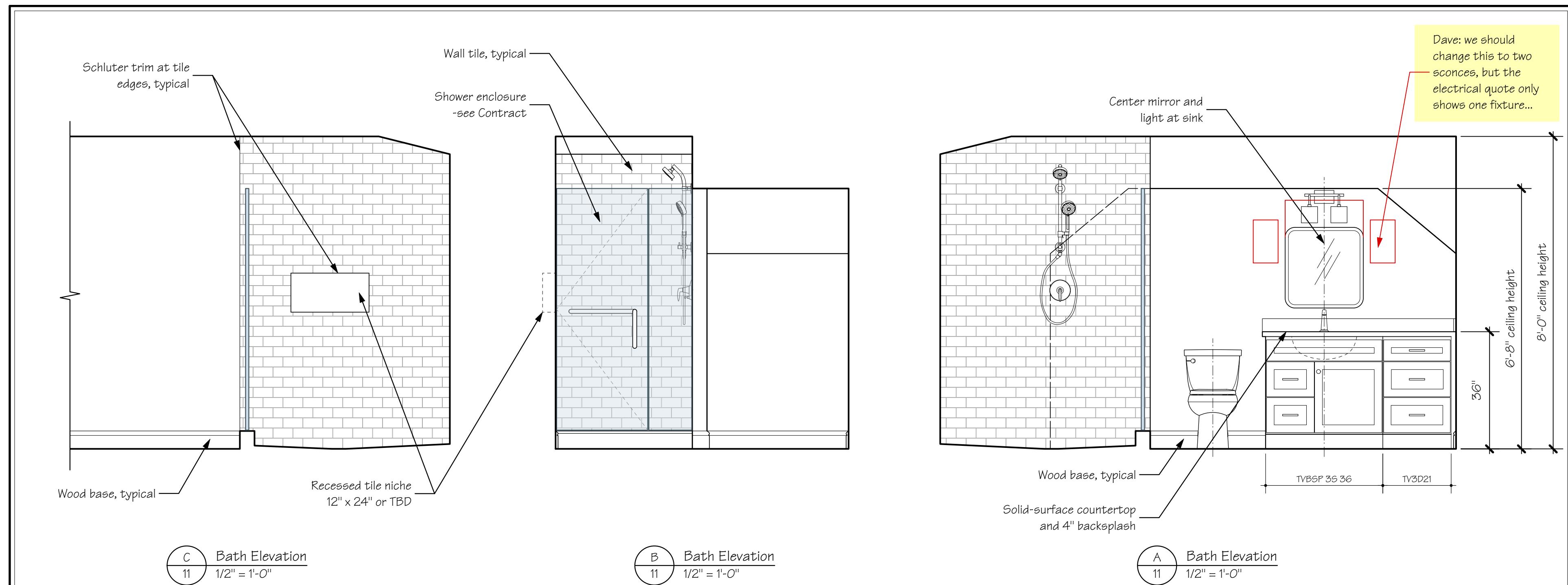
CASE
Architects & Remodelers
4701 Sargentore Road
North Plaza, Suite 40
Bethesda, MD 20816
(p) 301.229.6000
(f) 301.229.3185

Capron Residence
Proposed Addition Project
Ellis Church
701 Park Avenue
Alexandria, VA 22314
(p) 703.241.3920
(f) 703.524.0207

10304 Montgomery Ave Kensington MD 20895
Carriage House Kitchen Details

Project No:	Development:
26-24-0208	DV
Design:	Management:
ELW	PM

Date:	Scale:
4/5/2021	Noted
1/08/2021 - Schemes	
3/1/2021 - Contract	
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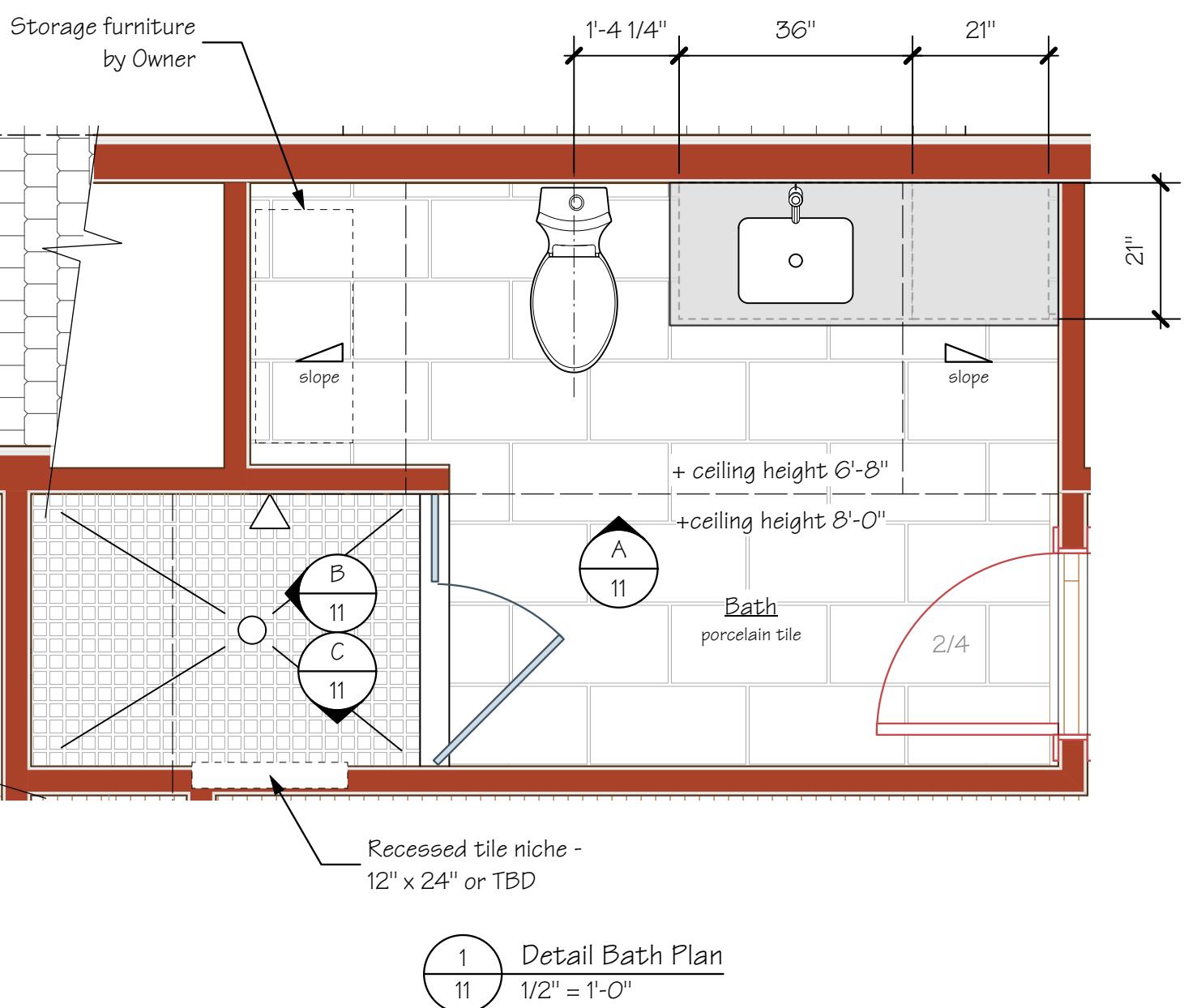
CARRIAGE HOUSE BATH CABINET SCHEDULE



Box Type:	Current
Box Interior:	Natural Basswood Plywood
Door Construction:	Wood
Door Name Upper:	Midland
Hinge:	120 Degree W/Soft Close
Drawer Front:	D5 5PC
Drawer Box:	5/8" HDWD Soft Close Full Ext
Wood Species:	MDF 5 PC
Finish Process:	Paint
Finish Color:	Simply White
Sheen:	Current Sheen

Line #	Qty	Code	Description	Hinge	FE
1	1	TVBSP3S36	36" x 34.5" x 21" Tall Vanity Base Special 3 Stack Vanity Depth 21 Drawer Stack Left	R	L
	1	FWD	Full Width Drawer		
2	1	TV3D21	21" x 34.5" x 21" Tall Vanity Three Drawer Vanity Depth 21		N
3	1	TVF3	3" x 30" x 0.75" Tall Vanity Filler		
	1	NTS	No Toe Space		
4	8	BSM	Base Shoe Moulding Random Length		
5	1	TUPAINT	Touch Up Paint 1 oz Jar with Brush and fill stick SIMPLY WHITE		
	0	WTK	Wood Toe Kick		

Capron CONTRACT Carriage.vwx



CONTRACT prelim
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. 5

Capron R

Proposed Add.

10304 Montgomery Ave

Carriage House Bath Details

E deters

4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(p) 301.229.4600
(f) 301.229.3185

Washington, DC
1327 14th Street NW
Wash., DC 20005
(p) 202.556.2273
(f) 202.229.3185

Alexandria
Washington St.
Arlington, VA 22314
33.000.000.000
33.000.000.000

CASE
 Architects & Remodelers

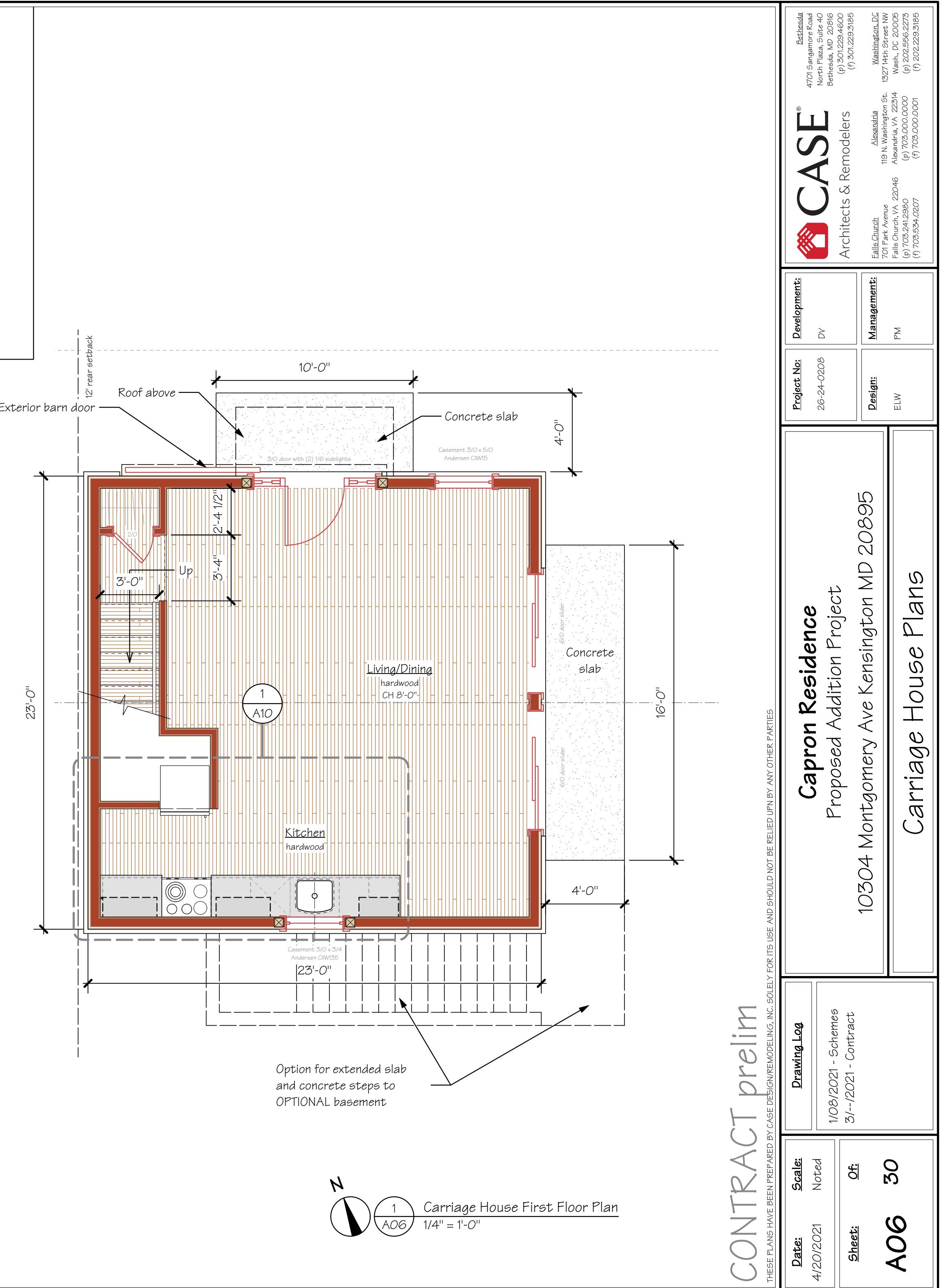
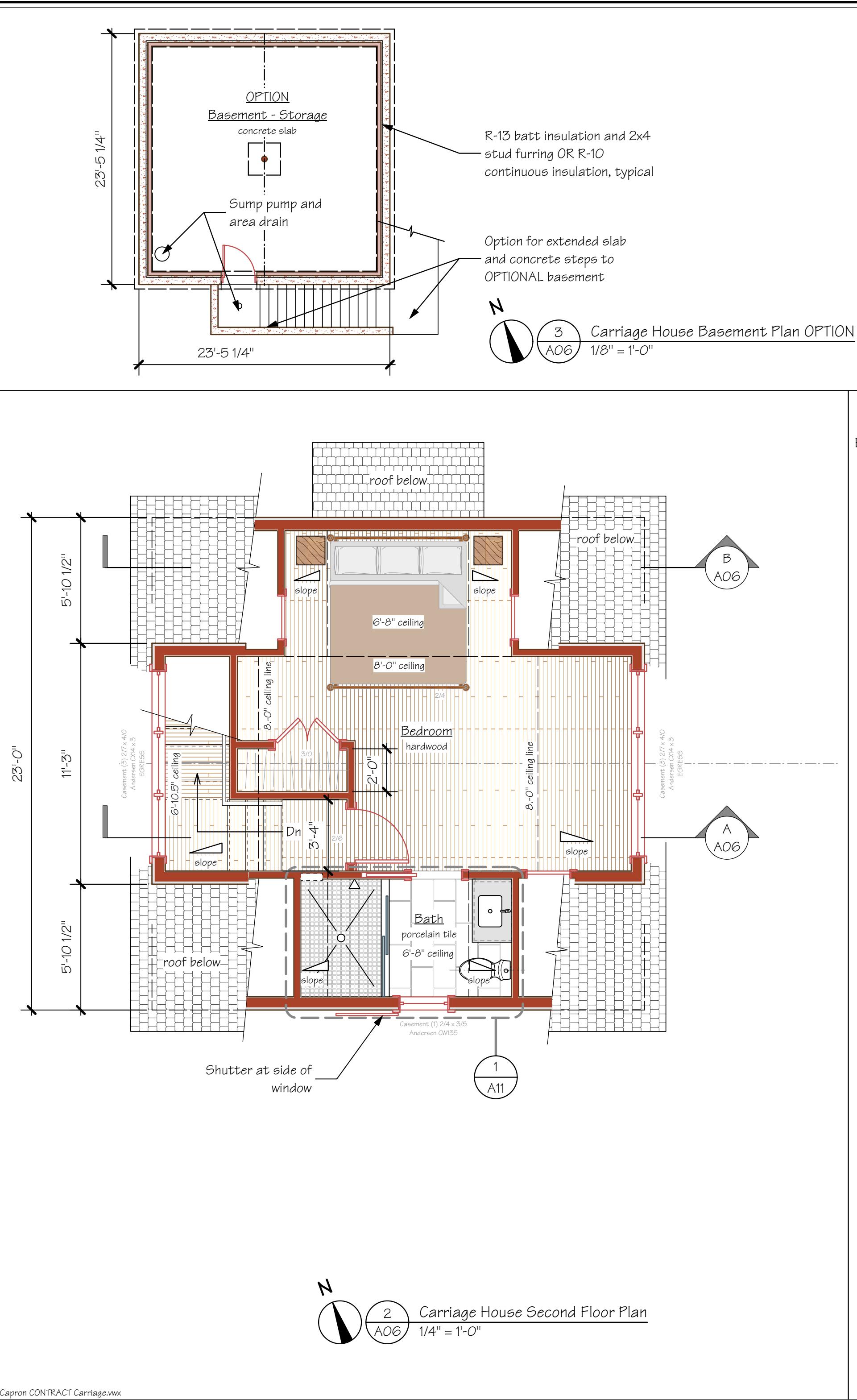
<u>Design:</u> ELW	<u>Management:</u> PM
26-24-0208 DV	

Capron Residence Proposed Addition Project	10304 Montgomery Ave Kensington MD 20895	Carriage House Bath Details
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4/5/2021	Noted	1/08/2021 - Schemes 3/-/2021 - Contract
<u>Sheet:</u>	<u>Of:</u>	30

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Capron Residence
Proposed Addition Project

10304 Montgomery Ave Kensington MD 20895

Carriage House Plans

CASE® Architects & Remodelers	4701 Sengenberger Road North Plaza, Suite 40 Bethesda, MD 20816 (p) 301/229-6000 (f) 301/229-3185	Washington, DC 1227 14th Street NW Wash., DC 20005 (p) 202/536-2275 (f) 202/229-2207
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Project No: 26-24-0208	Development: DV
Design: ELW	Management: PM

Capron Residence Proposed Addition Project	10304 Montgomery Ave Kensington MD 20895
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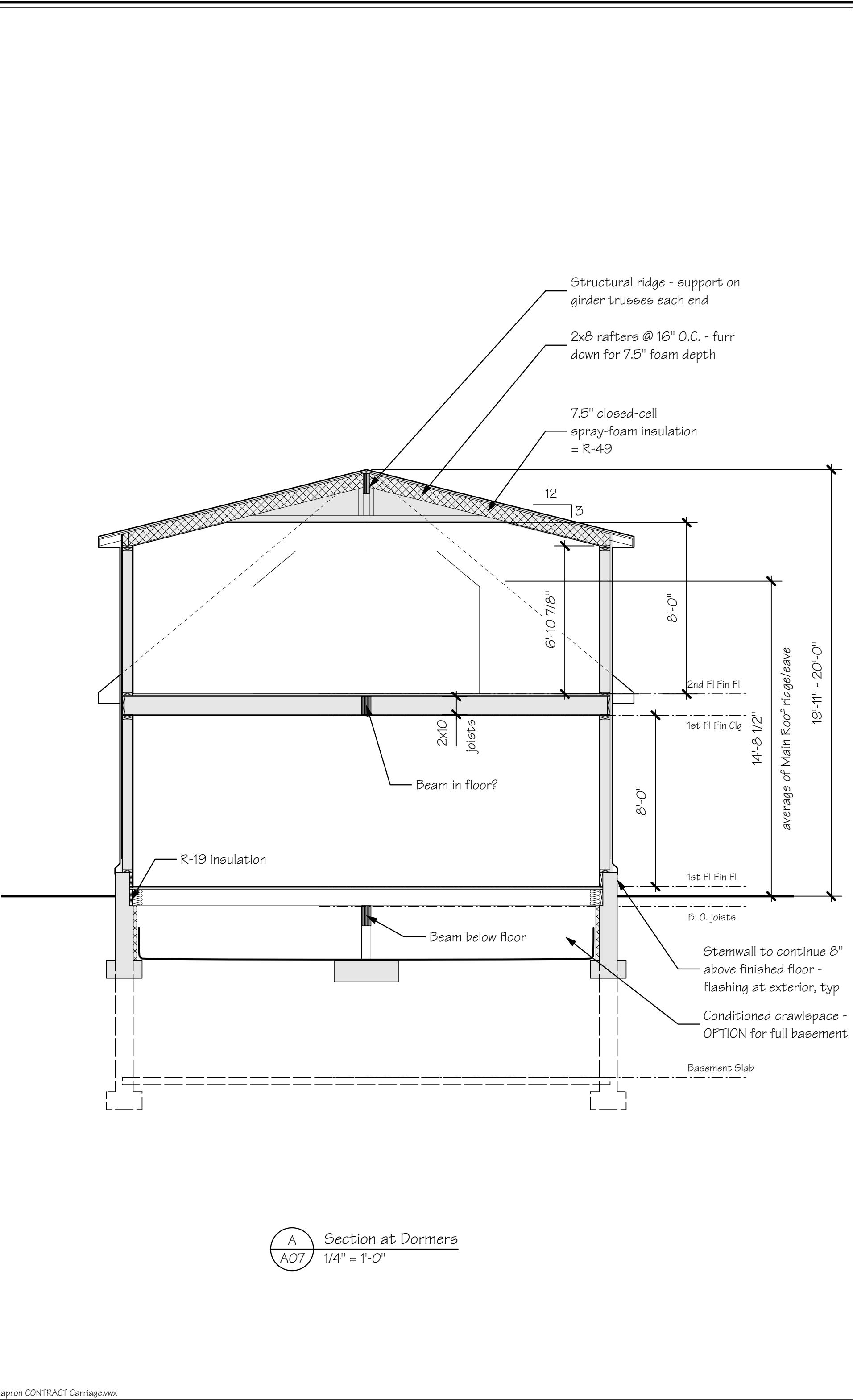
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Capron Residence
Proposed Addition Project
10304 Montgomery Ave Kensington MD 20895

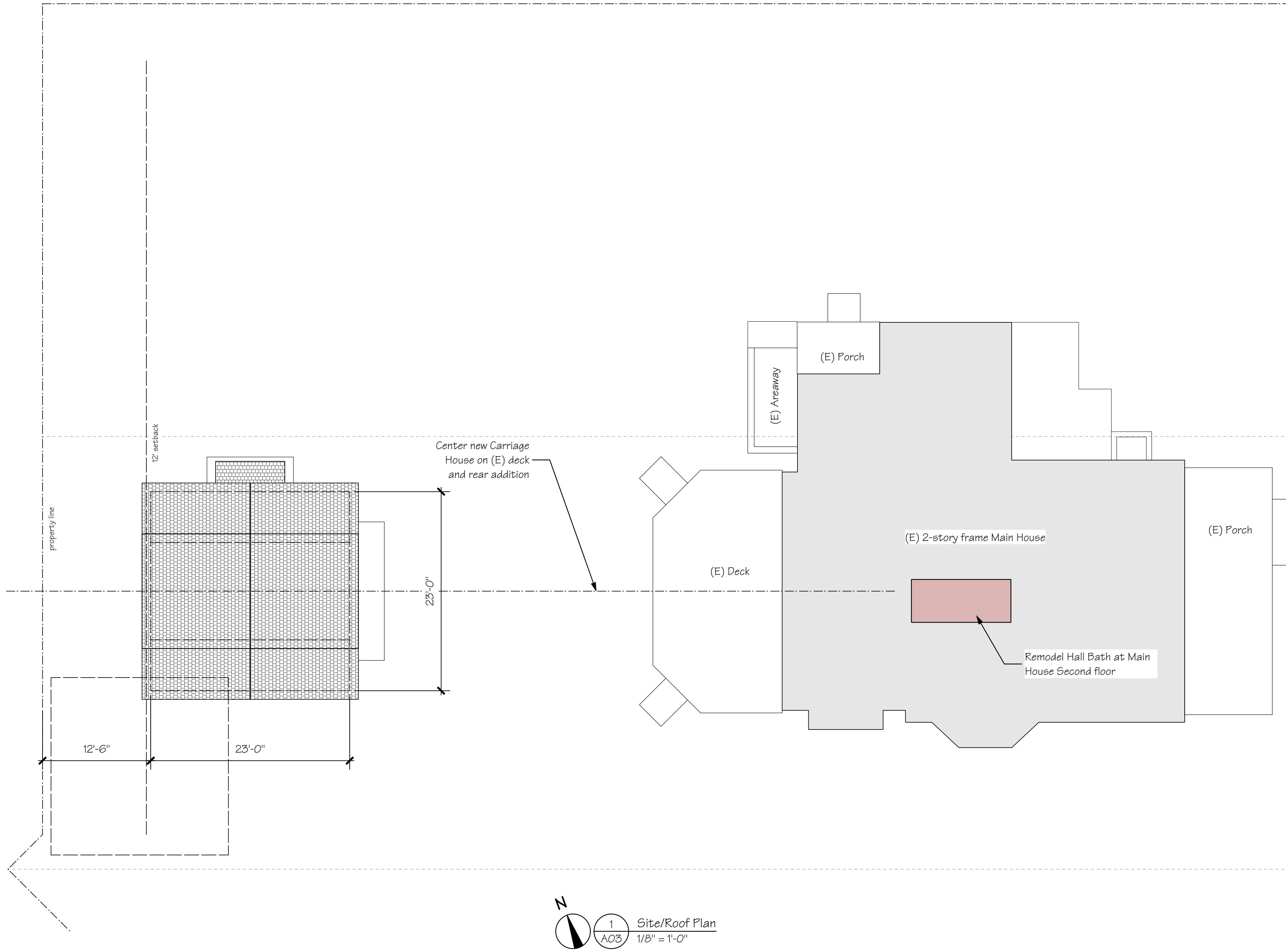
Carriage House Sections



CASE® Architects & Remodelers	Project No: 26-24-0206	Development: DV
Ella Church 701 Park Avenue Falls Church, VA 22046 (p) 703.242.2890 (f) 703.524.0207	Design: ELW	Management: PM
Bethesda 4701 Gangamore Road North Plaza, Suite 40 Bethesda, MD 20816 (p) 301.229.4600 (f) 301.229.3185	Alexandria 119 N. Washington St. Alexandria, VA 22314 (p) 703.000.0000 (f) 703.000.0001	Washington, DC 1227 14th Street NW Wash., DC 20005 (p) 202.586.2275 (f) 202.229.3185

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N
1
AO3 Site/Roof Plan
1/8" = 1'-0"

Capron Residence	Proposed Addition Project
10304 Montgomery Ave Kensington MD 20895	Site/Roof Plan

Date: 4/20/2021	Scale: 1/8" = 1'-0"
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A03	30

CASE® Architects & Remodelers	Bethesda 4701 Baumgartner Road North Plaza, Suite 400 Bethesda, MD 20816 (p) 301/229-6000 (f) 301/229-3185
Project No: 26-24-0208	Development: DV
Design: ELW	Management: PM