


- Siding? Hardi-Plank agreed to #30/08
- Doors/windows? Wood (both)
- Location, --- same? YES
- ^{Reminder:} Agent/contractor contacted our office once before.

— Garage removed only, new garage foundation/some framing up — stopped work

Acct #: 01022560
D: 13

Pandaflex
Esselle
4350 1/3 RED 10%  P4

10305 Amory Avenue, Kensington
(HRC Case No. 31/06-08G)
Kensington Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: August 14, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #490809, shed demolition and new shed construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 13, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Justin Barch

Address: 10305 Armory Avenue, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

4710/08
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Justin Borch
Daytime Phone No.: 301-455-0207

Tax Account No.: 01022560

Name of Property Owner: Justin Borch Daytime Phone No.: 301-455-0207

Address: 10305 Armory Ave Kensington MD 20895
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: Armory Ave
Town/City: Kensington Nearest Cross Street: Baltimore
Lot: 8 Block: 9 Subdivision: 15
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

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

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Justin Borch Signature of owner or authorized agent 7/18/08 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8/14/08

Application/Permit No.: 490809 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:

I am replacing the current dilapidated shed on my property. I am putting it back exactly as it is minus the rotted wood.

The Attached pictures and plans for the new shed will show this.

No trees or other landscape will be altered in any way

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

No effect on historic resources, environmental settings, or 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.

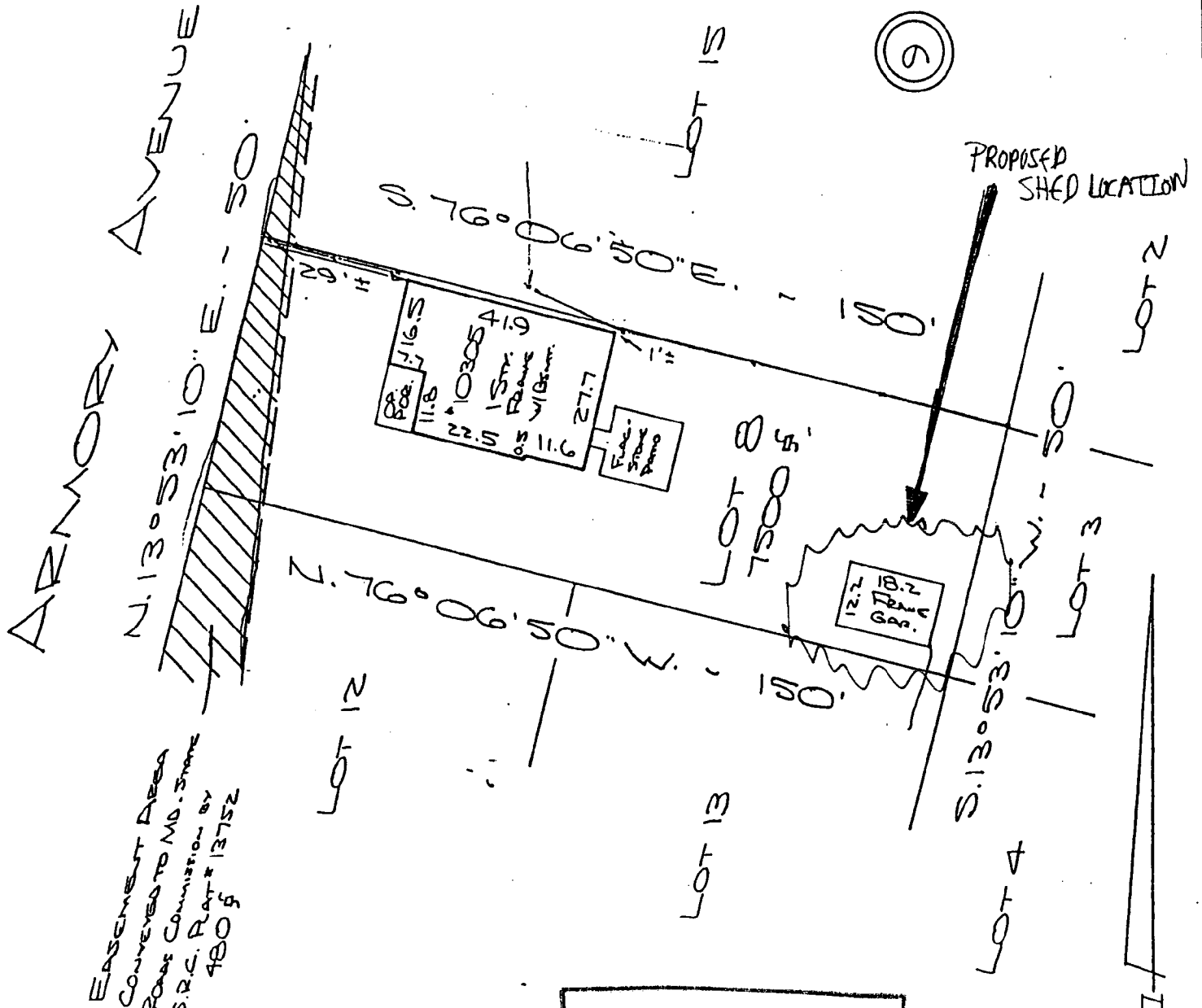
6. TREE SURVEY

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

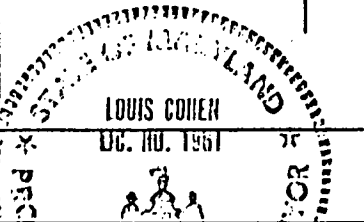
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



EASEMENT AREA
 CONVEYED TO MD. STATE
 ROAD COMMISSION BY
 S.R.C. PLAT # 13752
 480 5'

APPROVED
 Montgomery County
 Historic Preservation Commission
James A. Hill 8/14/09

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county and city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 8 BLOCK 9
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book B Plat 4 Scale 1" = 30'

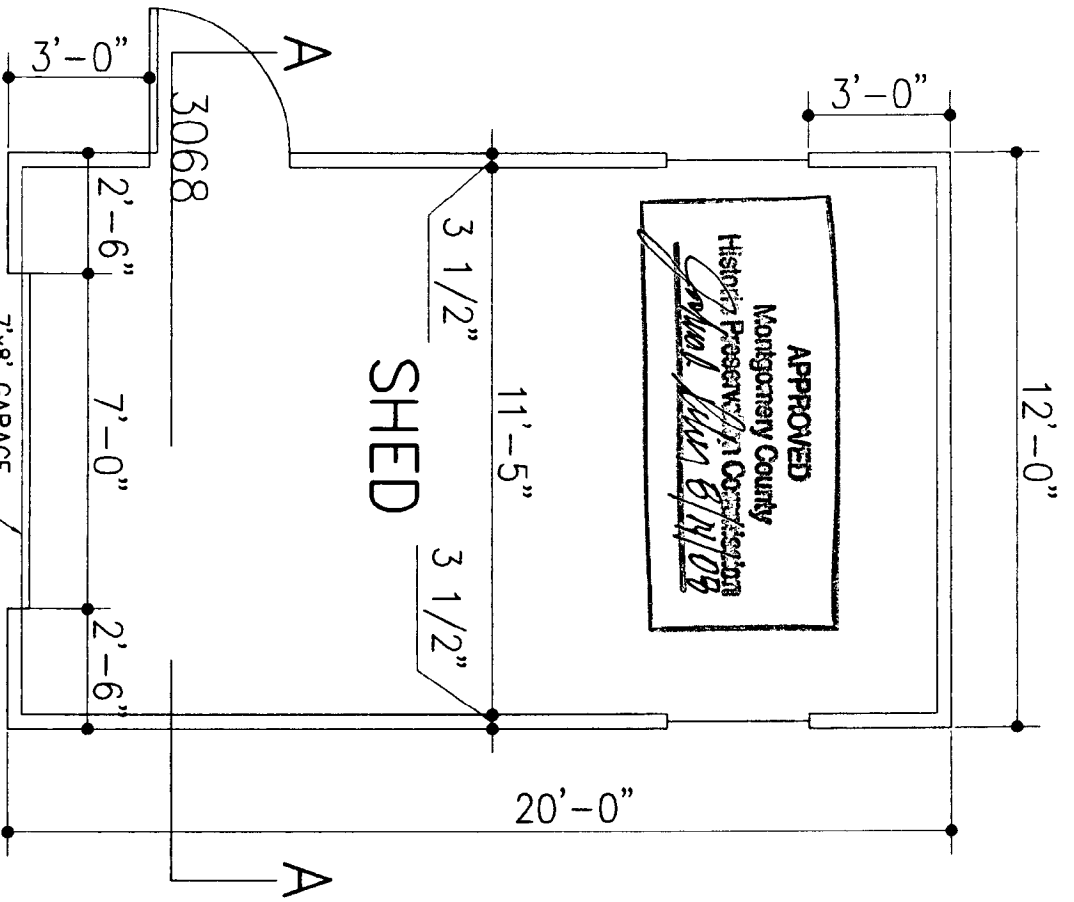
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: Oct. 23, 1991

CASE: 1540-91

FILE: 40768



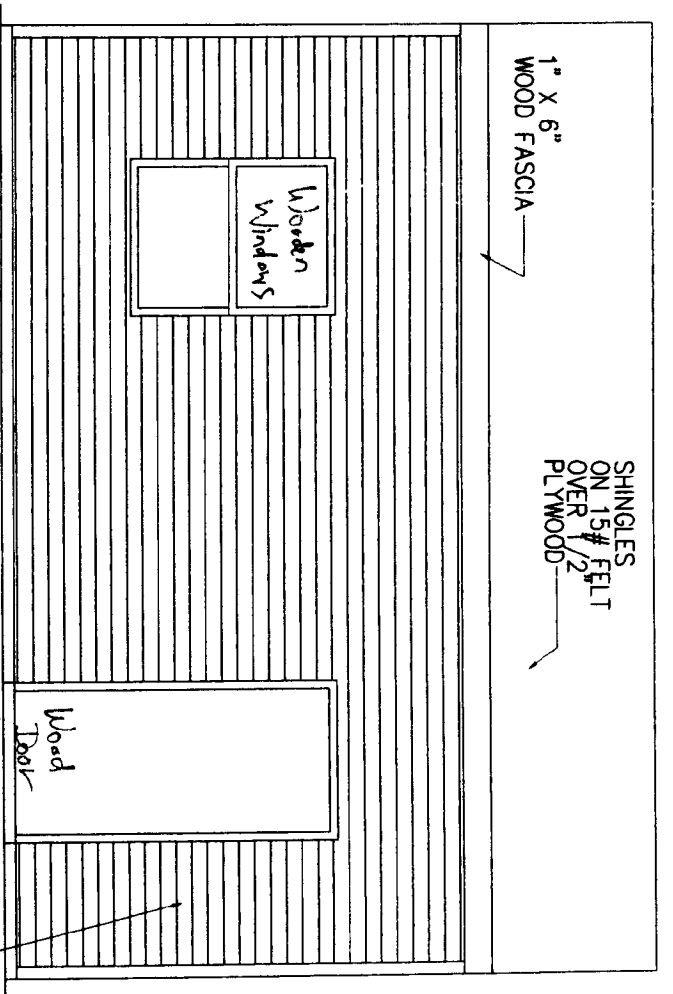
FLOOR PLAN

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

DWG A-1

PLANS
AND ELEVATIONS

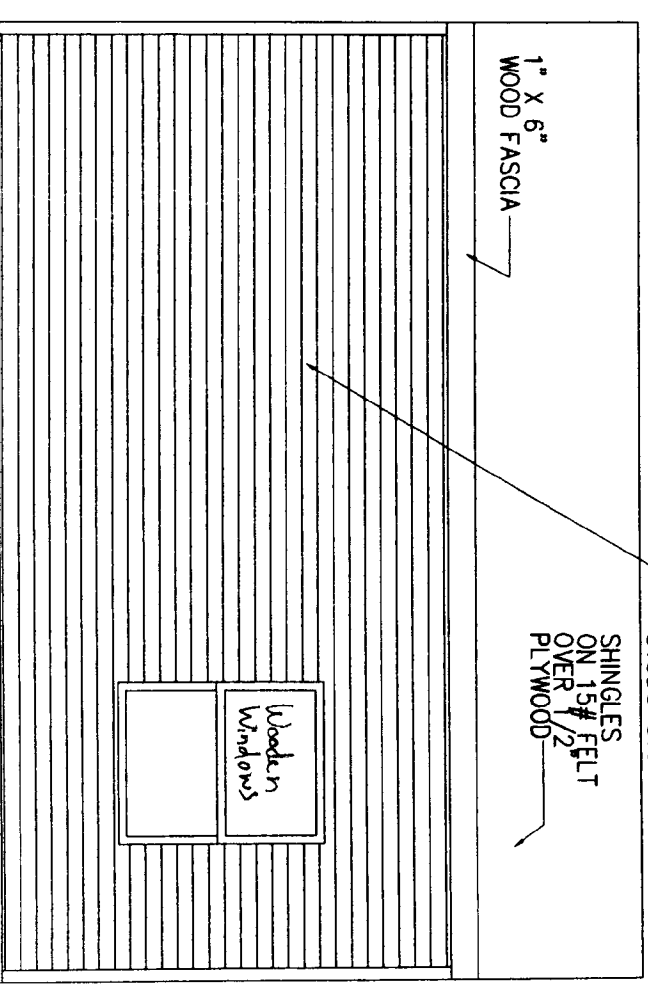
(88)



LEFT SIDE ELEVATION

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

HORIZONTAL SLIDING ON 1/2" PLYWOOD SHEATHING ON 2"x4" WOOD STUDS @ 16" O.C.



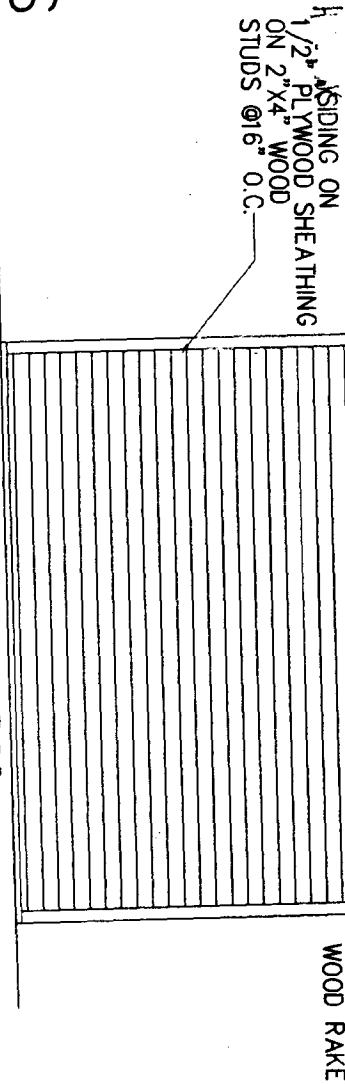
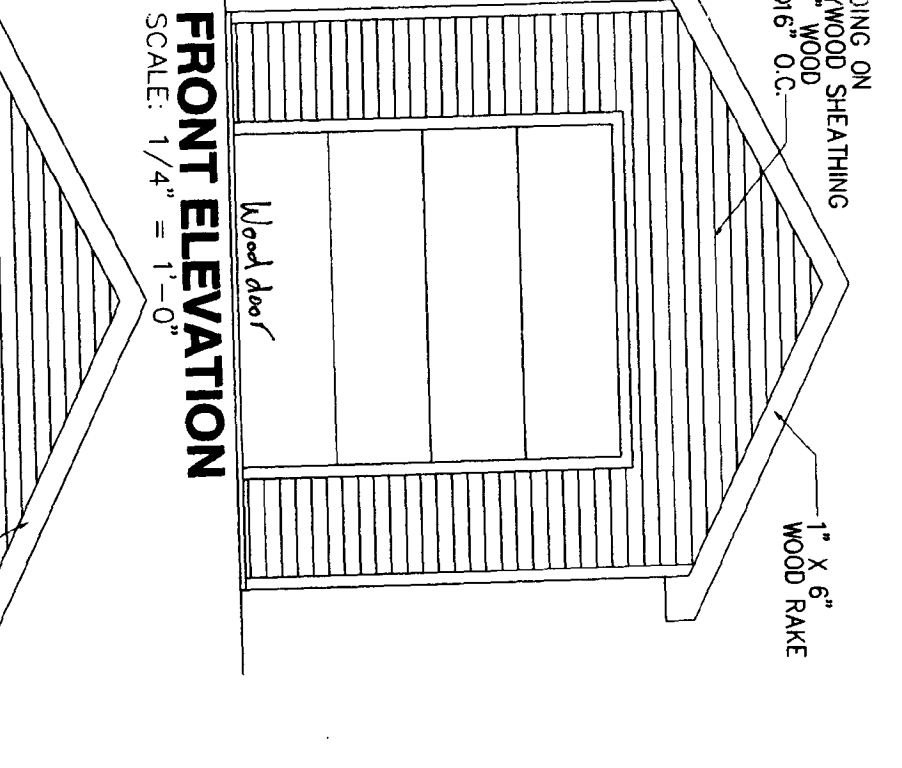
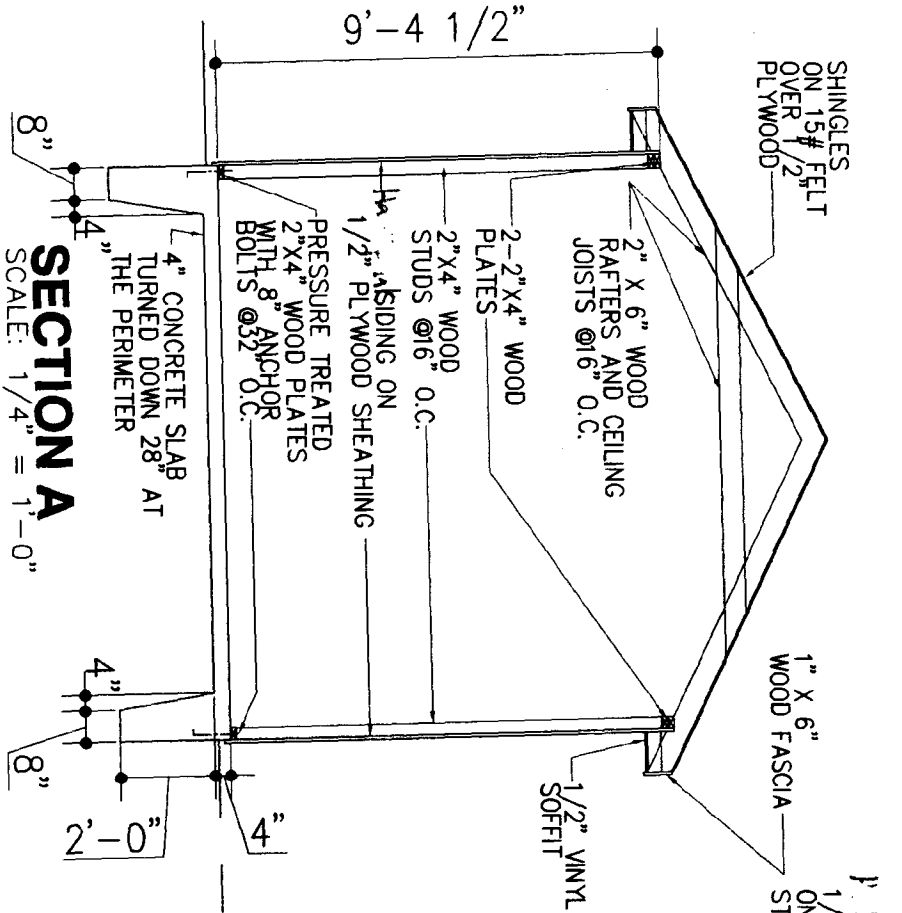
RIGHT SIDE ELEVATION

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

6

APPROVED
 Montgomery County
 Historic Preservation
William A. Kelly 8/11/09

DWG A-2
 SECTIONS
 AND ELEVATIONS



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

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10305 Armory Avenue, Kensington	Meeting Date:	8/13/2008
Resource:	Primary 2 Resource Kensington Historic District	Report Date:	8/6/2008
Applicant:	Justin Barch	Public Notice:	7/30/2008
Review:	HAWP (<i>RETROACTIVE</i>)	Tax Credit:	None
Case Number:	31/06-08G	Staff:	Josh Silver
PROPOSAL:	Shed demolition and new shed construction		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary 2 Resource Within The Kensington Historic District
STYLE: Modern Ranch
DATE: c1920

HISTORIC CONTEXT

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner's persuasion, the Knowles Station depot and post office eventually changed to the Kensington moniker.

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

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

PROPOSAL:

The applicants are proposing to remove a deteriorated 1 story shed from the rear of the property and install a 20' x 12', 1 story shed in the same location. The proposed shed will be clad with Hardiplank siding, sheathed with an asphalt shingle roof and contain wooden windows and doors.

**The original 1 story shed has already been removed and the new shed has already been partially constructed.*

APPLICABLE GUIDELINES:

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

Vision of Kensington: A Long-Range Preservation Plan

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

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

#9 New additions, exterior alterations, or related new construction will not destroy

historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

When reviewing a HAWP application retroactively, staff evaluates the proposed work as if it has not been completed yet. In this case the applicant removed the original shed and started construction of a new shed before receiving an approved HAWP. Staff has reminded the applicant of their obligation to apply for a HAWP when performing future alterations at the property.

The subject property is a Primary 2 (Contributing) Resource. The Commission's review of this application should focus on the compatibility of the new shed with the main house and environmental setting, and on potential impacts to the streetscape of the historic district.

Staff supports the already completed demolition of the original shed and in progress installation of a new shed at the subject property. Although the existing shed appears to be original to the site it merits little architectural significance as contributing to the historicity of the site. The removal of the shed can be further supported by the photographs included with the HAWP application that clearly document the buildings deteriorated condition before removal. The proposed (partially completed) new shed is similar in style to the original shed, includes appropriate materials (Hardiplank siding, wood windows and doors) for new construction on a Primary 2 (Contributing) Resource property. The proposed shed maintains the historic location of the original shed and is a stylistically compatible with the main house and context of the site. The proposed work will have no impact on the historic district and is consistent with *Vision* and *Standards* for new construction within the Kensington Historic District.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

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



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 6376

490809
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Justin Barch

Daytime Phone No.: 301-455-0207

Tax Account No.: 01022560

Name of Property Owner: Justin Barch

Daytime Phone No.: 301-455-0207

Address: 10305 Armory Ave Kensington MD 20895
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: Armory Ave

Town/City: Kensington Nearest Cross Street: Baltimore

Lot: 8 Block: 9 Subdivision: 15

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: _____

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

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Justin Barch
Signature of owner or authorized agent

7/18/08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 490809 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:

I am replacing the current (dilapidated) shed on my property. I am putting it back exactly as it is minus the rotted wood.

The Attached pictures and plans for the new shed will show this.

No trees or other landscape will be altered in any way.

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

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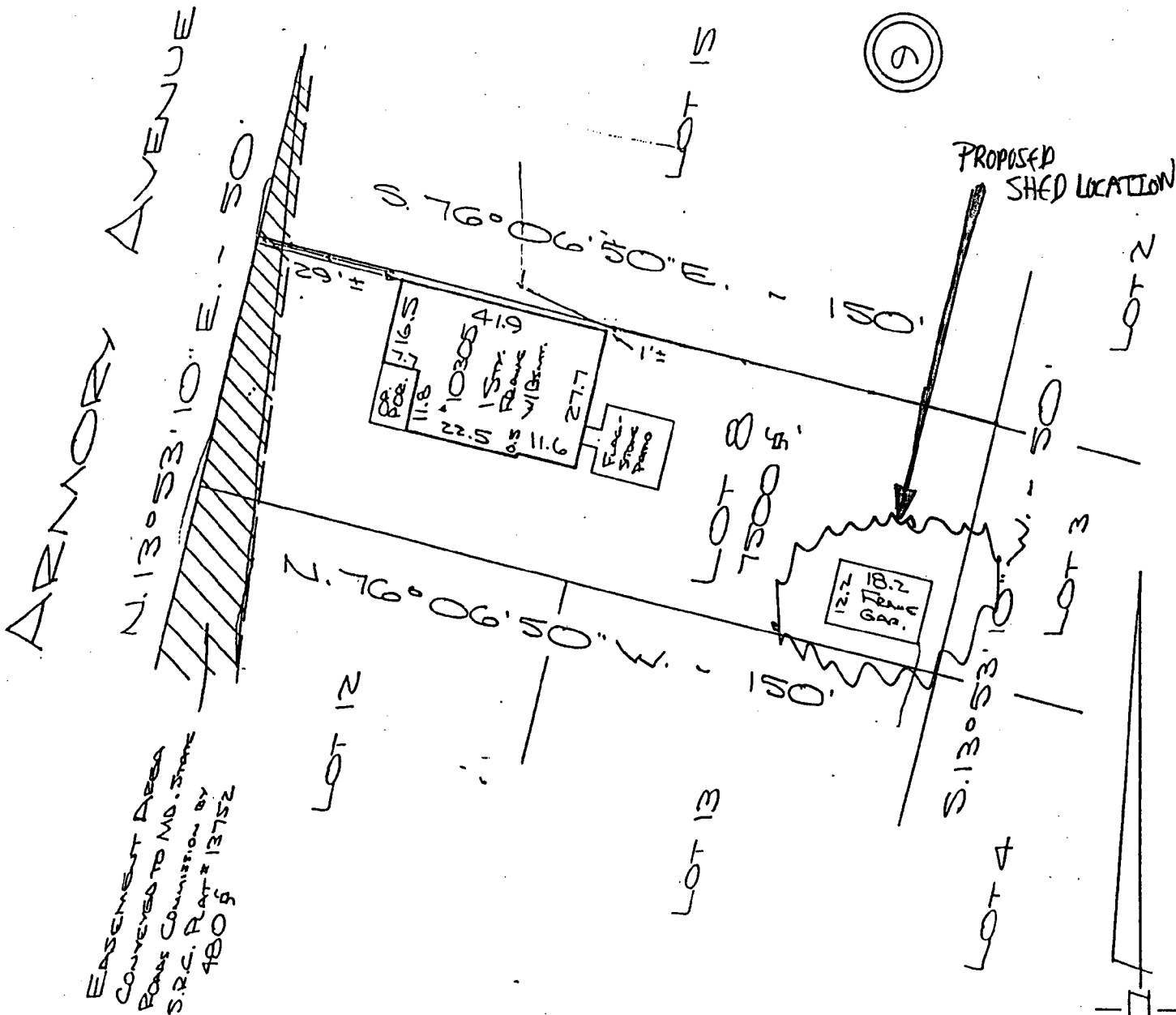
**Adjacent and Confronting Property Owners
10305 Armory Avenue, Kensington**

David and Alison Weeda
10301 Armory Avenue
Kensington, MD 20895

Todd Holtzapple
3807 Baltimore Avenue
Kensington, MD 20895

Jeffrey and Margaret Bugler
10302 Fawcett Street
Kensington, MD 20895

Angel Reyes
10307 Armory Avenue
Kensington, MD 20895



EASEMENT AREA
 CONVEYED TO MD. STATE
 ROAD COMMISSION BY
 S.R.C. PLAT # 13752
 480 5'

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.



CAPITOL SURVEYS

OTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 8 BLOCK 9
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book **B** Plat **4** Scale 1" = 30'

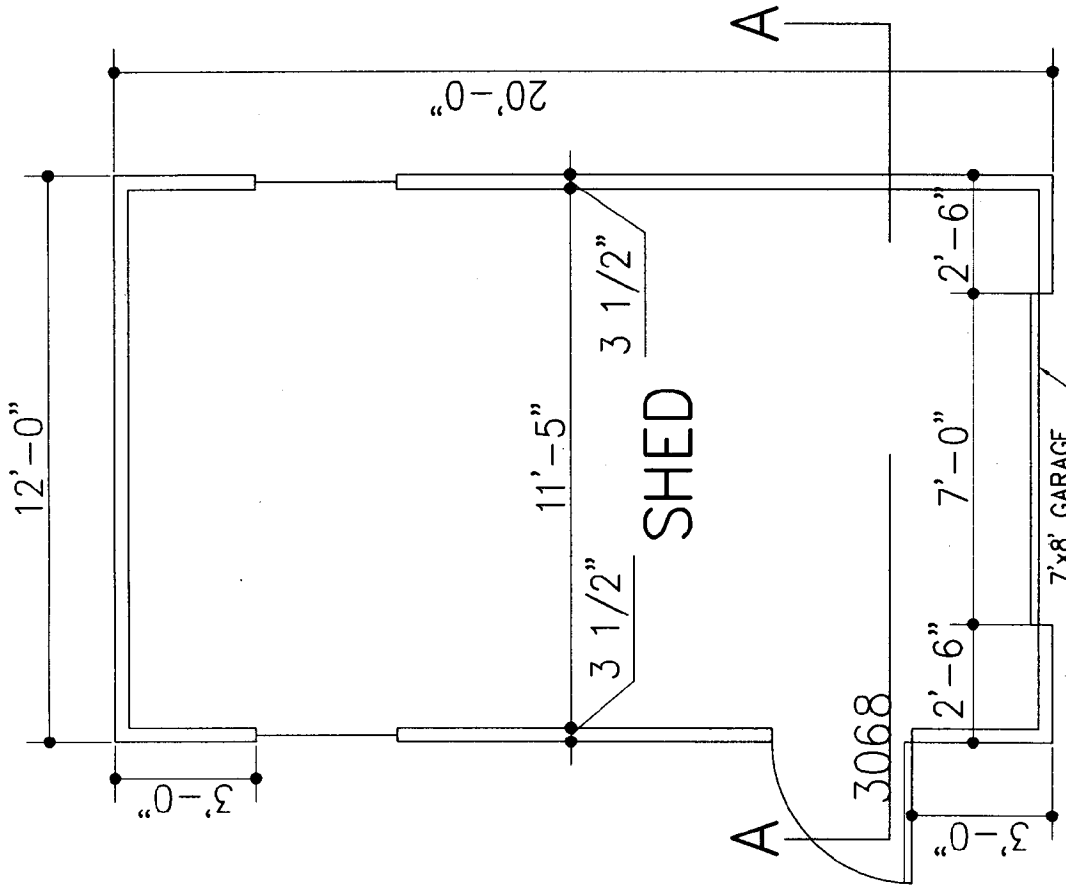
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

ATF: 07 23 89

CASE: 1547-0

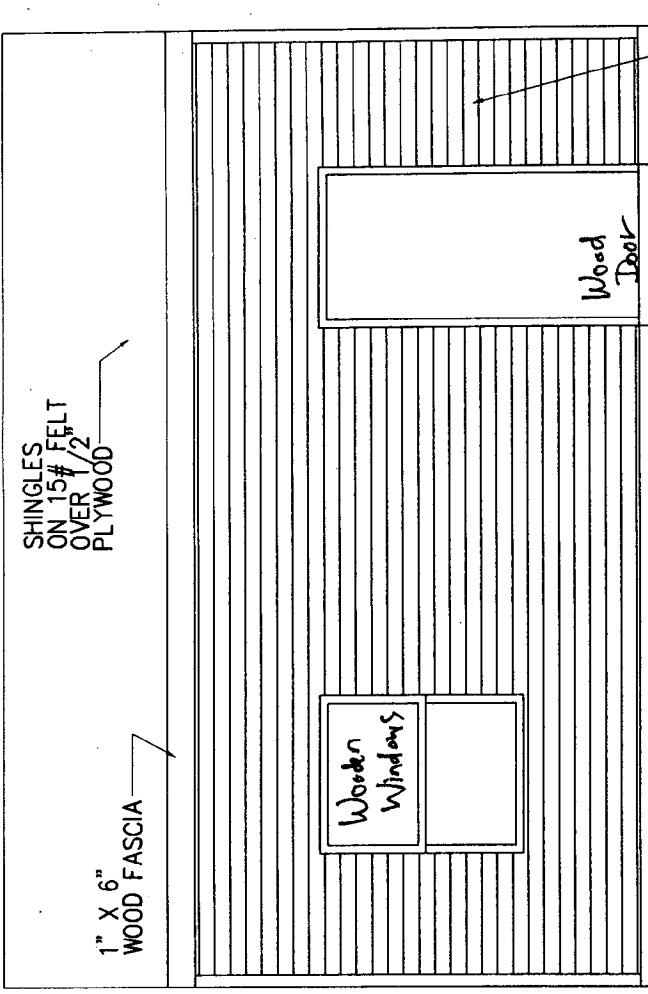
FILE: 4078



FLOOR PLAN

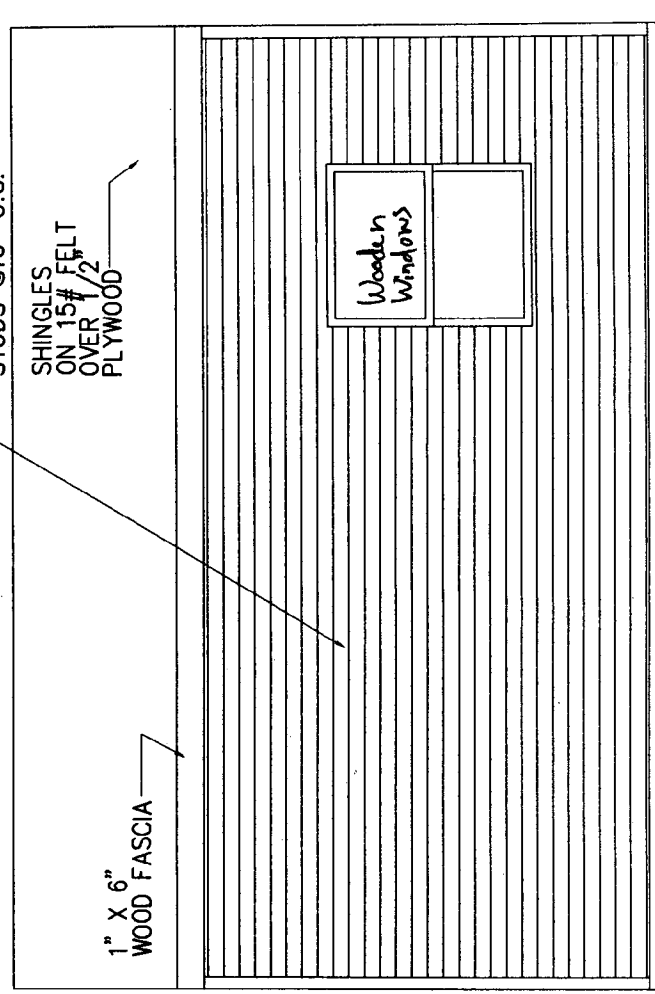
SCALE: 1/4" = 1'-0"

**DWG A-1
PLANS
AND ELEVATIONS**



LEFT SIDE ELEVATION

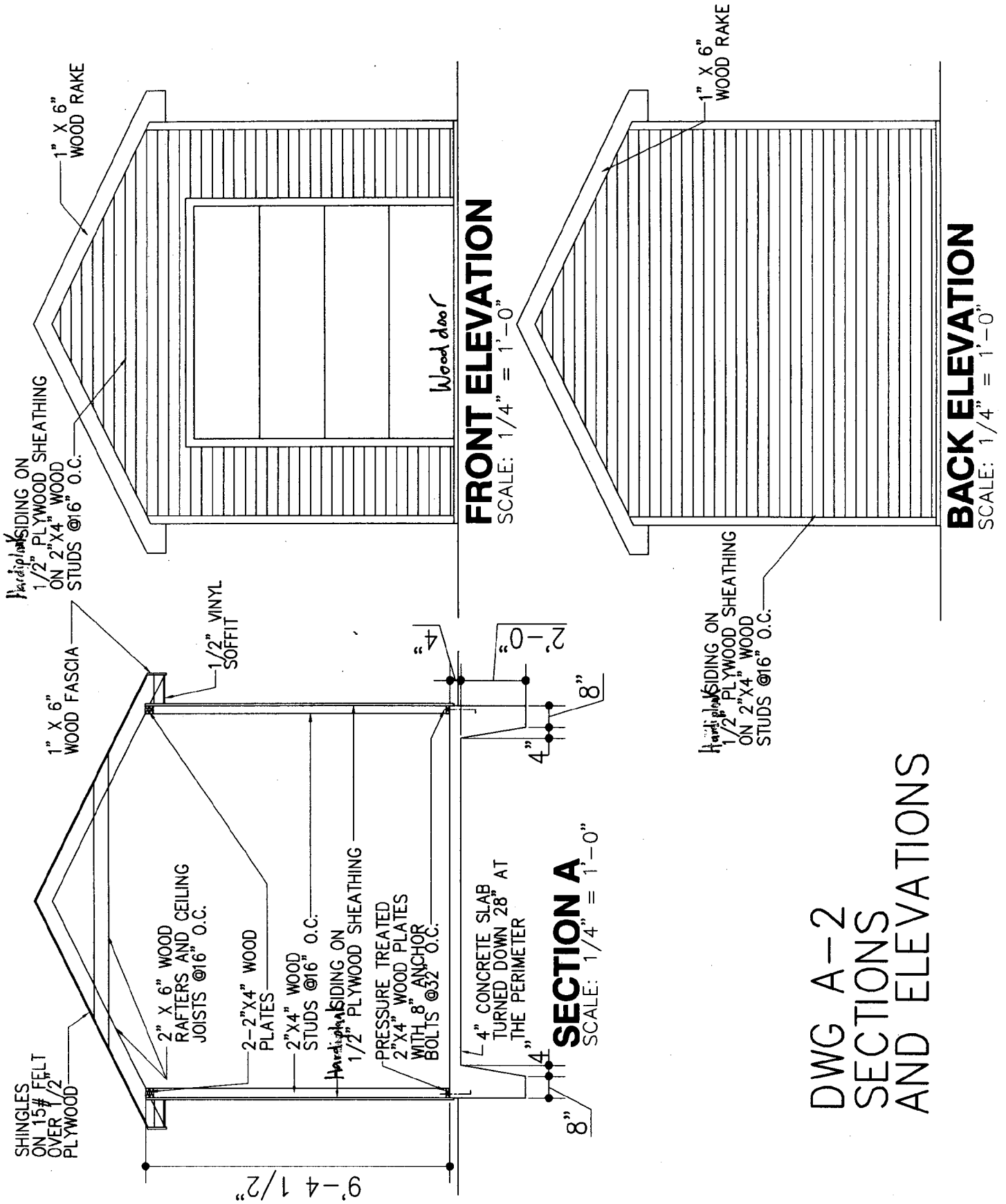
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

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





DWG A-2
SECTIONS
AND ELEVATIONS

10305 ARMORY AVENUE, KENSINGTON



LOCATION OF ORIGINAL GARAGE THAT HAS BEEN REMOVED.

10305 ARMORY AVENUE, KENSINGTON



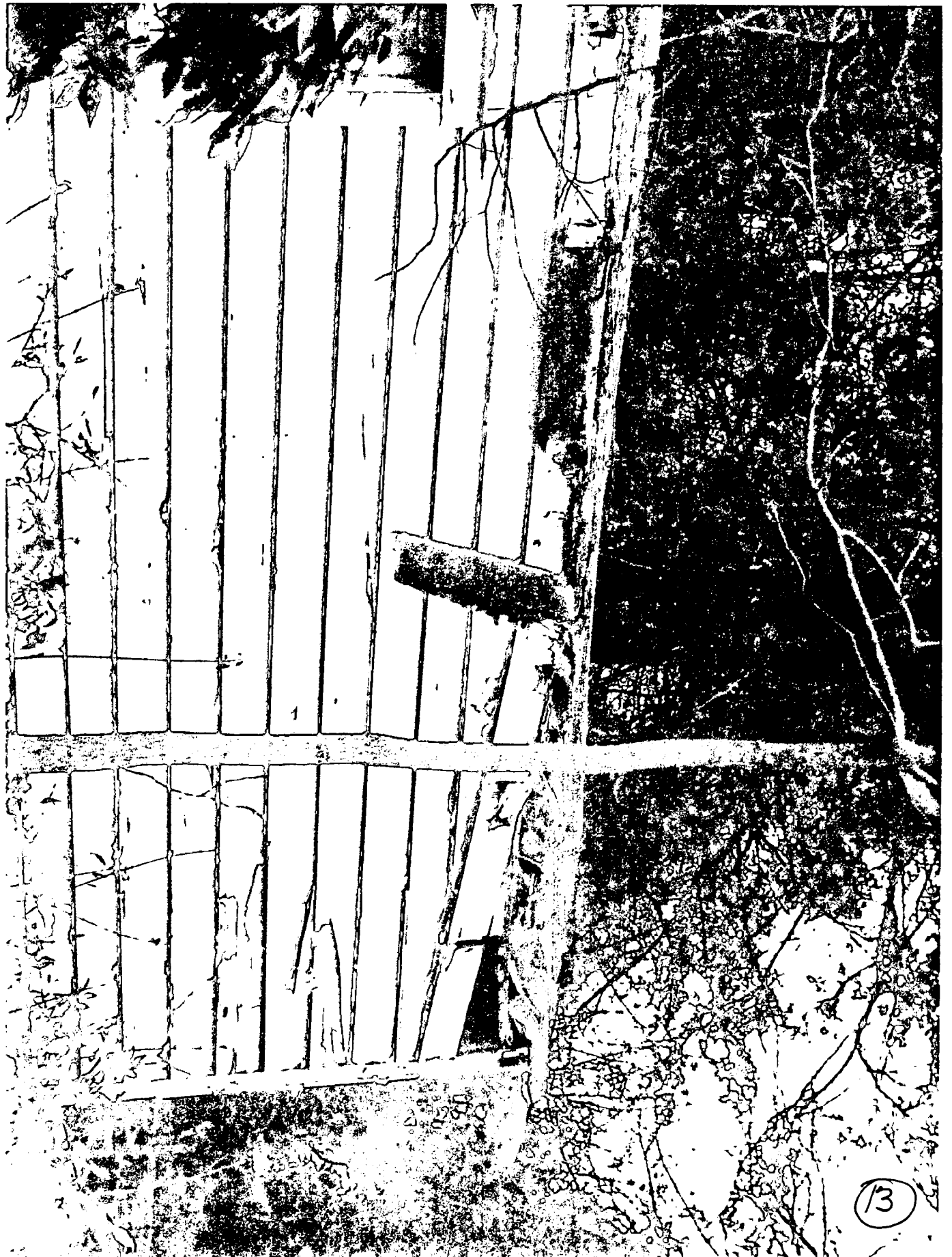
New garage

Our Plans show that we are rebuilding our shed exactly as it appears in this picture, it maintains the same A shape roofing etc.



172

Outside wall, decaying wood and collapsing roof



Hole IN Roof, Picture Taken from
inside shed.



(H)

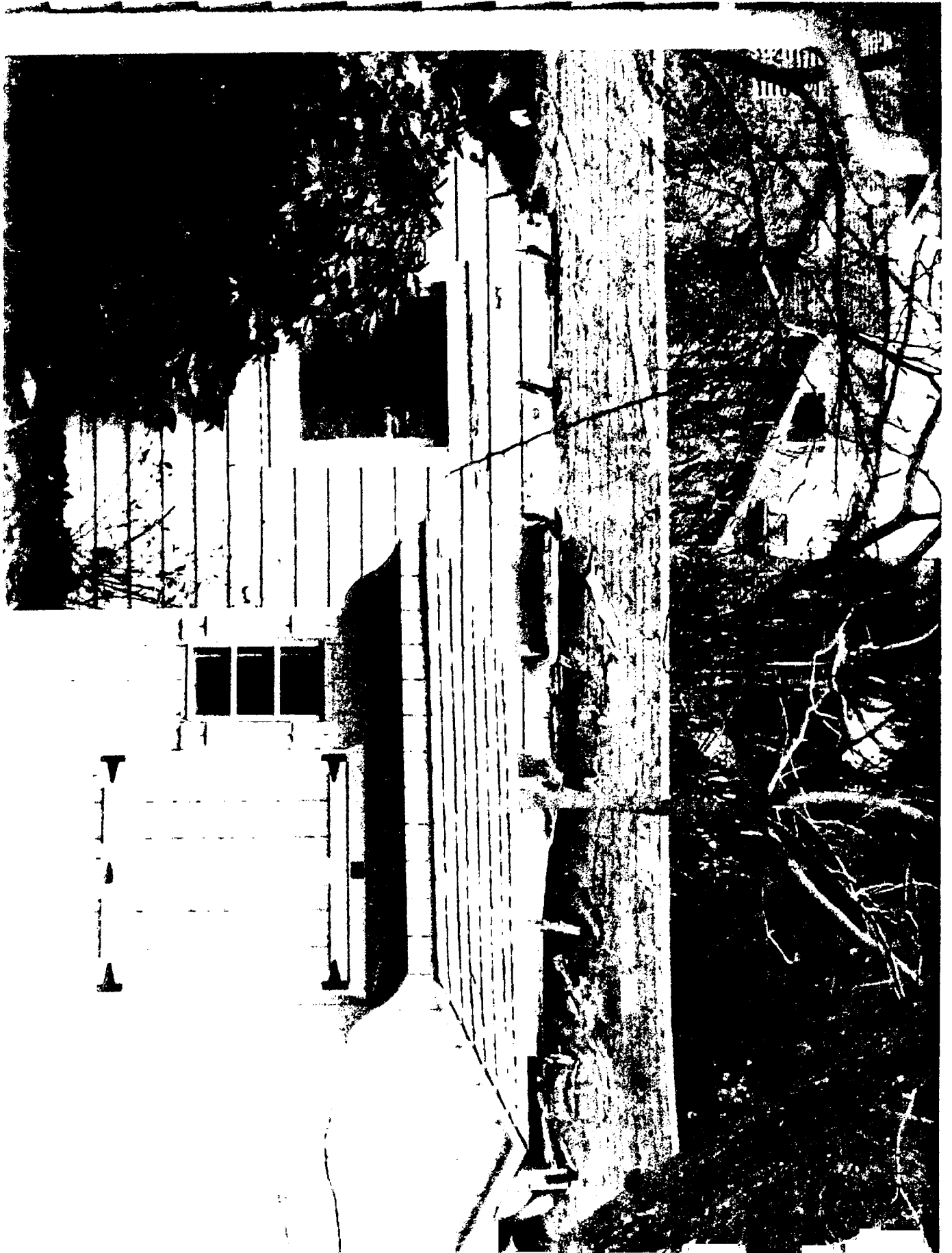
Shows hole in ceiling and rotted wood.



View from side street (Baltimore Ave)



View from Neighbors back yard.



Mayor Peter C. Fosselman

Council Member Alfred C. Carr, Jr.
Council Member Mary Donatelli



Council Member David Beaudet
Council Member Sharon Scott

Date:

Property Owner Name: Justin Barch

Contractor Name: N/A

Address of Requested Building Permit: 10305 Armory Ave, Kensington MD 20895
Block: 9 Lot: 8

Proposed Scope of Work: Replace Shed

Dear Department of Permitting Services:

The above homeowner/contractor has notified the Town of Kensington that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter C. Fosselman".

Mayor



Our Plans show that we are rebuilding our shed exactly as it appears in this picture, it maintains the same A shape roofing etc.



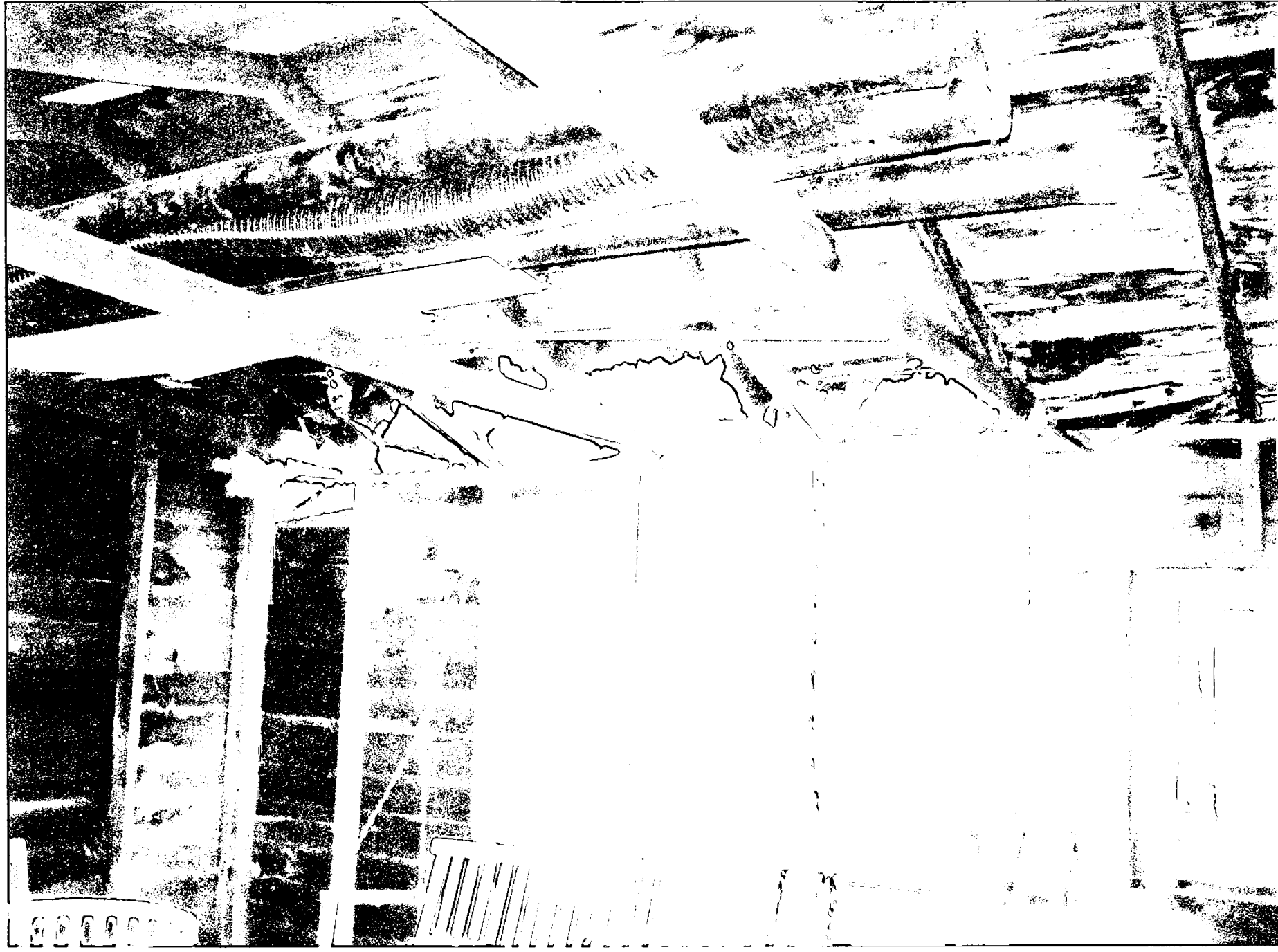
Outside wall, decaying wood and collapsing roof.



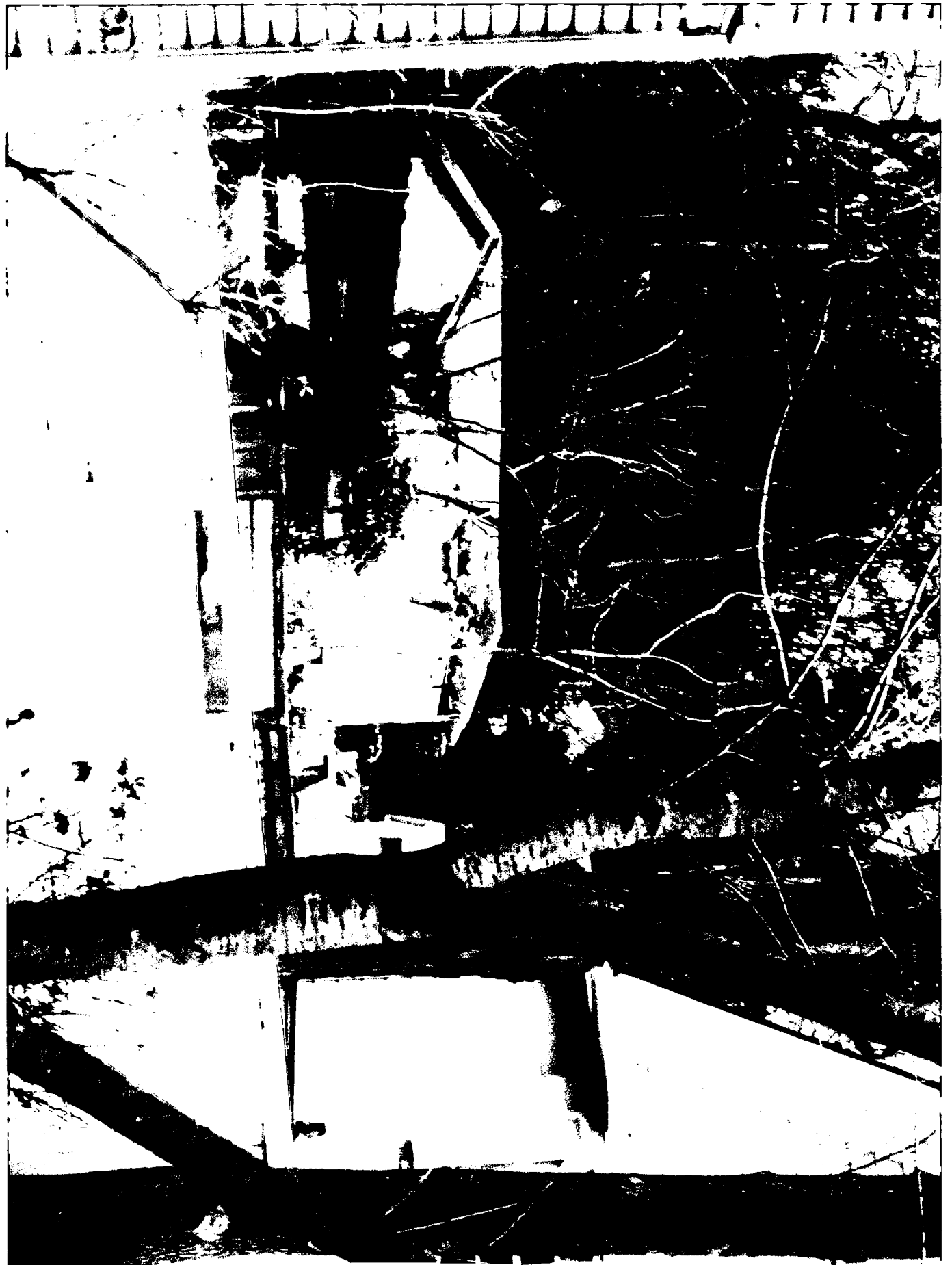
Hole IN Roof, Picture Taken from
inside shed.



Shows hole in ceiling and rotted wood.



View from side street (Baltimore Ave)



View from Neighbors back yard.



Mayor Peter C. Fosselman

Council Member Alfred C. Carr, Jr.
Council Member Mary Donatelli



Council Member David Beaudet
Council Member Sharon Scott

Date:

Property Owner Name: Justin Barch

Contractor Name: N/A

Address of Requested Building Permit: 10305 Armory Ave, Kensington MD 20895
Block: 9 Lot: 8

Proposed Scope of Work: Replace Shed

Dear Department of Permitting Services:

The above homeowner/contractor has notified the Town of Kensington that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,

Mayor