

1930S Army Ave, Kingston
HPC Case # 3106-09E
Kingston Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: June 25, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #512964, fence installation

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 June 24, 2009 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.

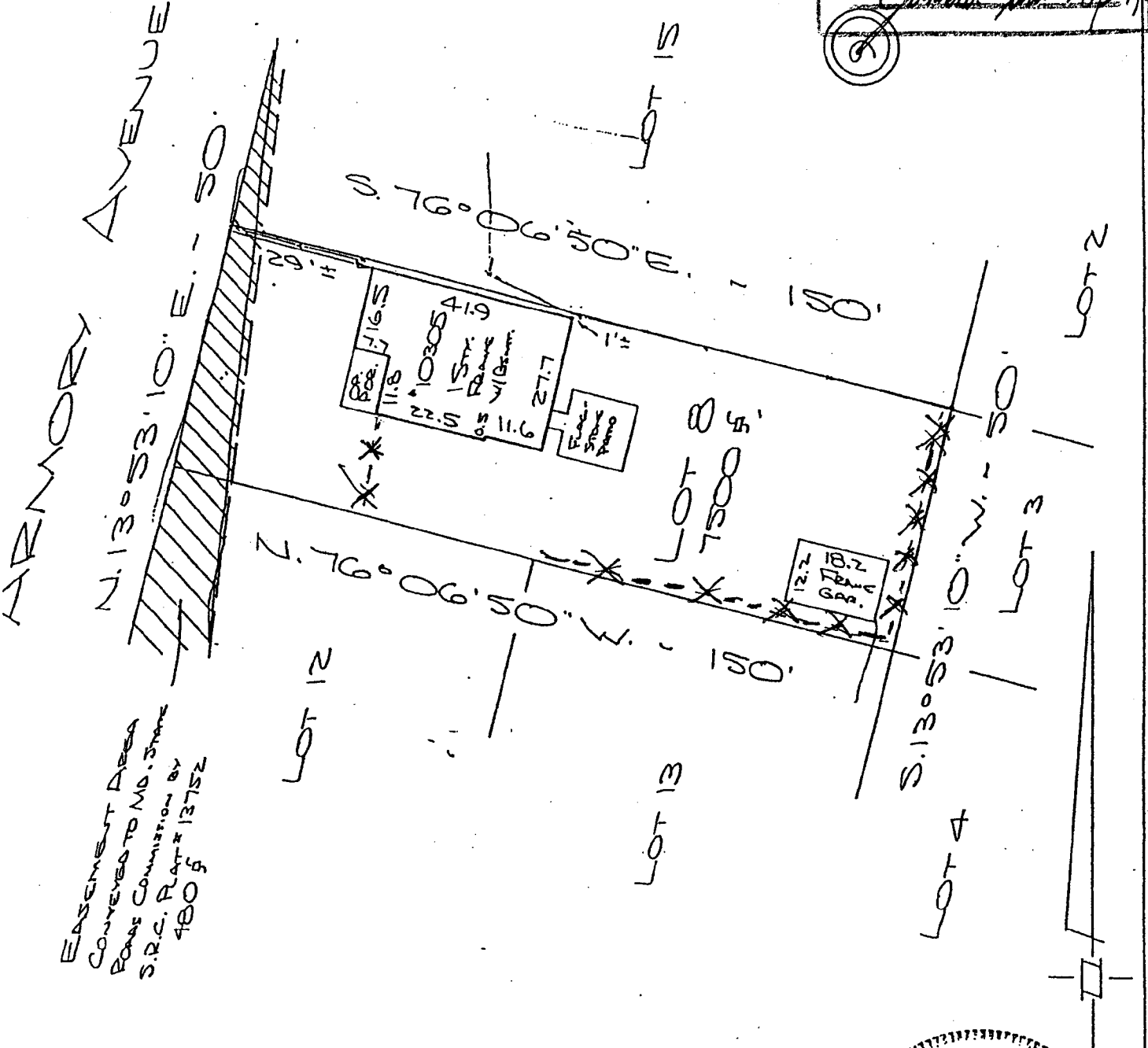
Applicant: Justin and Kelly Barch

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.



APPROVED
 Montgomery County
 Historic Preservation Commission
Carol Roper 6/27/09



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

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

STATE OF MARYLAND
 LOUIS COHEN
 DC. NO. 1961

CAPITOL SURVEYS

This drawing is not intended to establish property lines. It cannot be used for construction purposes. Information shown hereon taken from the land records of the county 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

07-23-09

CASE: 1547-91

FILE: 4078



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Kelly Barch
Daytime Phone No.: 240.388.8518

Tax Account No.: 01022560
Name of Property Owner: Justin & Kelly Barch Daytime Phone No.: 240.388.8518
Address: 10305 Kensington, MD Armory MD
Street Number City State Zip Code
Contractor: Tri-County Fence Phone No.: 301.407.6101
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: Armory
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: \$ 1,775
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 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.

Kelly Barch 6/03/2009
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 6/29/09
Application/Permit No.: 512964 Date Filed: 6/3/09 Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10305 Armory Avenue, Kensington	Meeting Date:	6/24/09
Resource:	Primary-Two Resource Kensington Historic District	Report Date:	6/17/09
Applicant:	Justin & Kelly Barch	Public Notice:	6/10/09
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-09E	Staff:	Josh Silver
Proposal:	Fence installation		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-Two Resource within the Kensington Historic District
STYLE: Ranch
DATE: 1920

PROPOSAL

The applicants are proposing to install a 4' high cedar picket fence and one 4' high, 48" wide arched top cedar gate. The proposed fence installation will be confined to the rear yard of the property and starts behind the rear wall plane of the house.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A

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

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Daytime Phone No.: 240.388.8518

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Street Number City State Zip Code
Contractor: Tri-County Fence Phone No.: 301.407.0101
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: Armorey
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: \$ 1,775

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Kelly Barch 6/03/2009
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 512964 Date Filed: 6/3/09 Date Issued: _____

3

TRI-COUNTY FENCE

MHIC #50256
 VA Lic. #2705102376
 WV Lic. #WV040176

Office/Yard Address:
 24510 Frederick Road
 Clarksburg, MD 20871
 www.tri-countyfence.com

Phone: 301-607-6101 • Fax: 301-916-0652

All Styles of... Fence • Decks

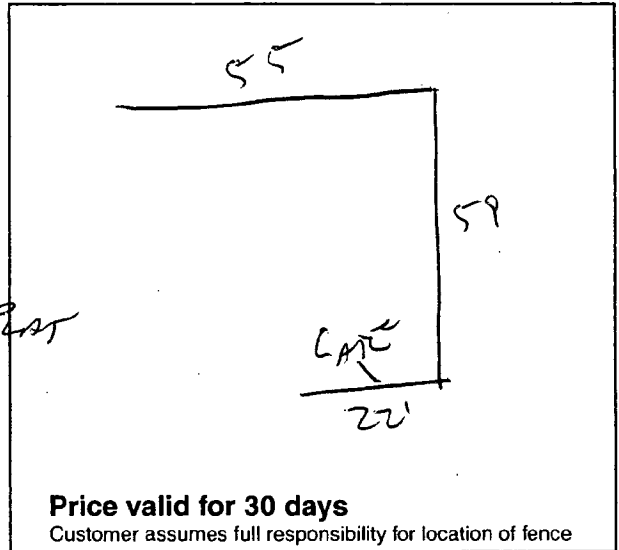
We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below:

Owner Name JUSTIN BAREN Job Address _____ Date 5-16-09

Address 10305 ARMORY AVE Res: 301-455-0207 Off: _____

City, State & Zip KENSINGTON, MD 20895 Cell: _____ Fax: _____

INSTALL APPROX 122' LF OF 4' HIGH CLEAR PICKETS FENCE WITH EAB ORAND & 1-48" ALUMINUM TOP RAIL ON 6X6 POSTS WITH CORNERCAPS.



More or less materials other than amount contracted for will be debited or credited at the current rate

Permit-Separate Fee INC / COPY OF PERMIT
 Total Sale \$ 1,775
 Down Payment 1/3 \$ 600
 Balance Due Upon Completion \$ 1,175

Price valid for 30 days
 Customer assumes full responsibility for location of fence

SPECIFICATIONS: All work will be performed in a workmanlike manner and in accordance with standard practice. All gate adjustments and post alignments no charge within 90 days – except for damage due to high winds. Fence/Deck GUARANTEED against defects in workmanship or materials for one year. See limited warranty on reverse side.

HOMEOWNERS: Do not sign this form in blank. You are entitled to a copy of the proposal when you have affixed your signature. You have the right to rescind this order and have your deposit refunded within 72 hours after signing. Should you have additional questions concerning your contractual rights, call the Maryland Home Improvement Commission 1-410-230-6309.

Payments: Make remittance payable to TRI-COUNTY FENCE, INC. interest at the rate of 2.0% per month will be charged on all past due accounts. **Customer must make arrangements to pay Foreman on the day of completion.**

I have read the above specifications and payment arrangements. _____ Please initial

Approximate Starting Date 3 WKS

Approximate Completion Date 1 DAY

Salesperson: Scott Rucito

PURCHASED BY:
 Customer's Signature [Signature] Date [Date]

Salesperson License # 75623

Please Print Name [Name]

Visa/MC _____ Ex Date _____

Customer's Email _____

Deposit only _____ Deposit and Balance _____

ACCEPTED BY: _____ this _____ day of _____, 20_____

(4)

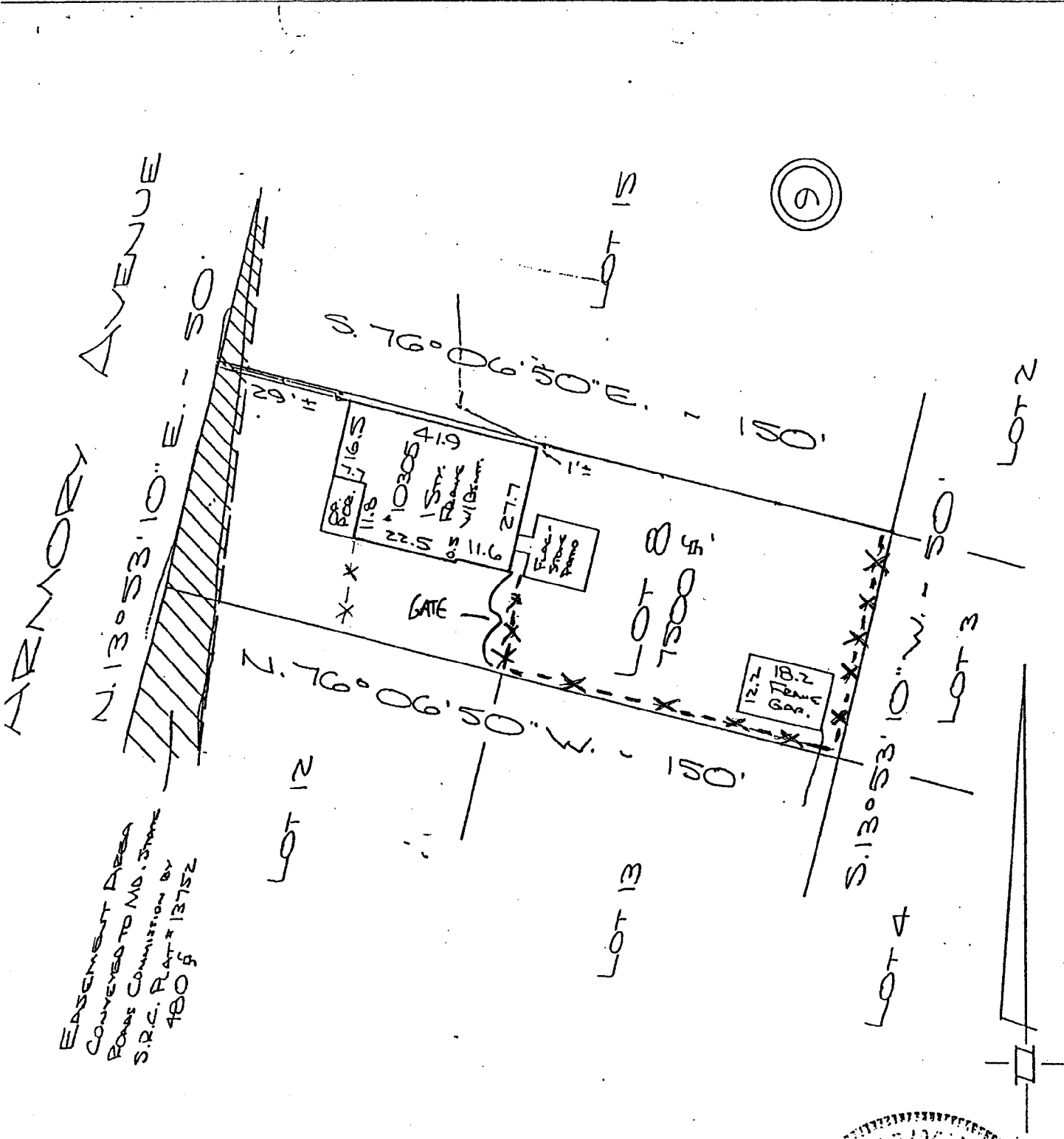
**Adjacent and Confronting Property Owners
10305 Armory Avenue, Kensington**

David and Alison Weeda
10301 Armory Avenue
Kensington, MD 20895

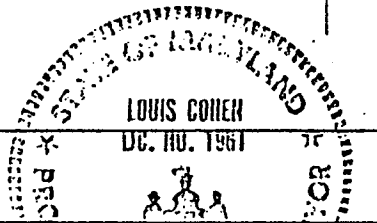
Todd Holtzapple
3807 Baltimore Avenue
Kensington, MD 20895

Jeffrey and Margaret Bugler
10302 Fawcett Street
Kensington, MD 20895

Angel Reyes
10307 Armory Avenue
Kensington, MD 20895



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 Registered Land Surveyor
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DATE: 07.23.1991

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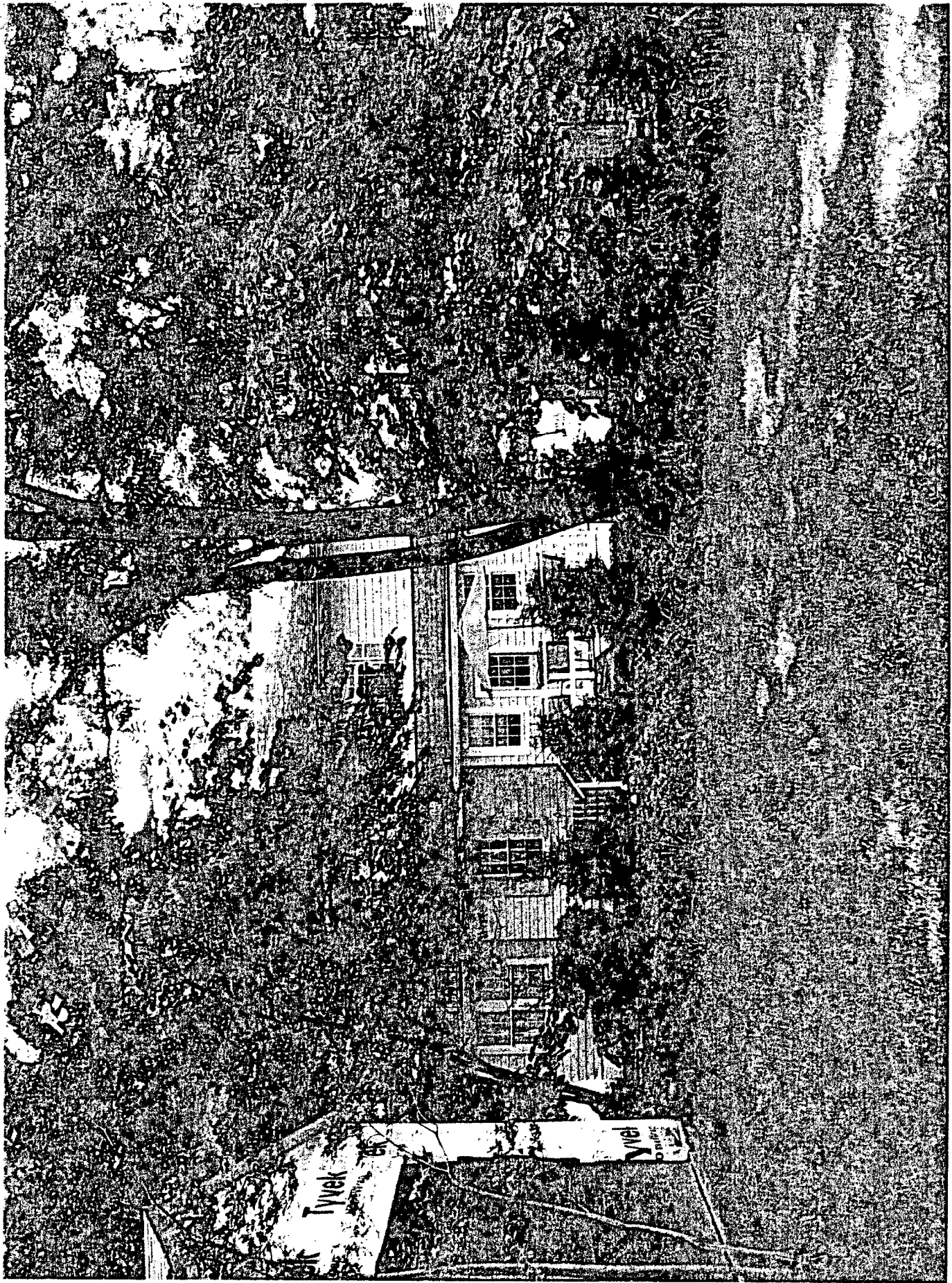
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10305 Armory Avenue, Kensington
Kensington Historic District











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