10309 Armory Avenue, Kensington THPC Case # 31/06-09 I) Kansington Historic District





HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive David Rotenstein Chairperson

Date: August 13, 2009

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 #516977, non-historic siding removal and original siding restoration

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 12, 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:

Carleton & Cindy Conant

Address:

10309 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. Once the work is complete 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.



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HISTORIC PRESERVATION COMMISSION 301/563-3400

DEPARTMENT OF PEAR IT ING SERVICES 255 ROOK - WEEKE DRIEDOUR ROOKS

APPLICATION FOR HISTORIC AREA WORK PERMIT

165 Contractor Registration No. Agent for Owner: Daytime Phone No.: LOCATION OF BUILDING/PREMISE Nearest Cross Street: Subdivision: Folio: PART ONE: TYPE OF PERMIT ACTION AND USE 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: □ Construct ☐ Extend Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed ☐ Move 🗌 Install □ Wreck/Raze TH Repair ☐ Fence/Wall (complete Section 4) □ Revision ☐ Revocable 10-301 1B. Construction cost estimate: \$ 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: 02 🗆 Septic 03 🗌 Other: 02 🗌 Well 2B. Type of water supply: 03 🔲 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL feet 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 of owner or authorized agent Approved: For Chairperson, Historic Preservation Commission Signature: Disapproved: Application/Permit No.:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1.	W	RITTEN DESCRIPTION OF PROJECT
	a.	Description of existing structure(s) and environmental setting, including their historical features and significance: (1901/1903 Queen bowle Victorica 1802)
		single Damily house
,		
	b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. Remove. Circa 1870'S aluminum 51 ding and
		dende by chaptoned befair any danger
		original. Aluminum Honord to wind Petin existing
2.		e and environmental setting, drawn to scale. You may use your plat. Your site plan milest include:
	a	the scale, north arrow, and date;
	b.	dimensions of all existing and proposed structures; and
		site factores such as uniforme defenses forme pands strong track demanders marketing an investor and landausting

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

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate fist 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 streat/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...

E. APPROVED

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HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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	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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	a. The scale, north arrow, and date;
	b. dimensions of all existing and proposed structures; and
	c. sits features such as walkweys, driveweys, factors, pends, streams, trash durapaters, mechanical equipment, and landscaping.
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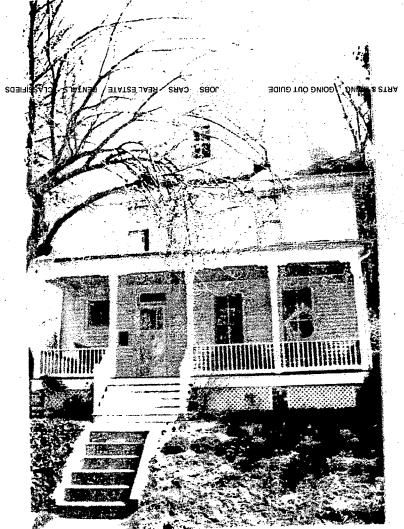
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Carleton Conant	
Cond Const	
10309 Bruon Dre	· ·
10304 01003	
Kensing MD 20895	Property Owners mailing addresses
	2. oporty owners mining admission
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Russett Rd	10310 Fawiett St
5010 10 MD 20853	10310 1251000
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Mayor. Pete Fosselman	
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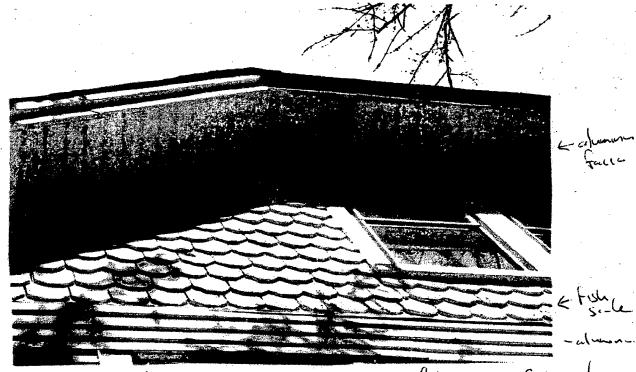
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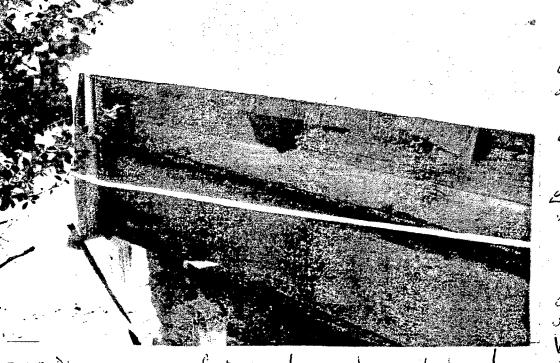
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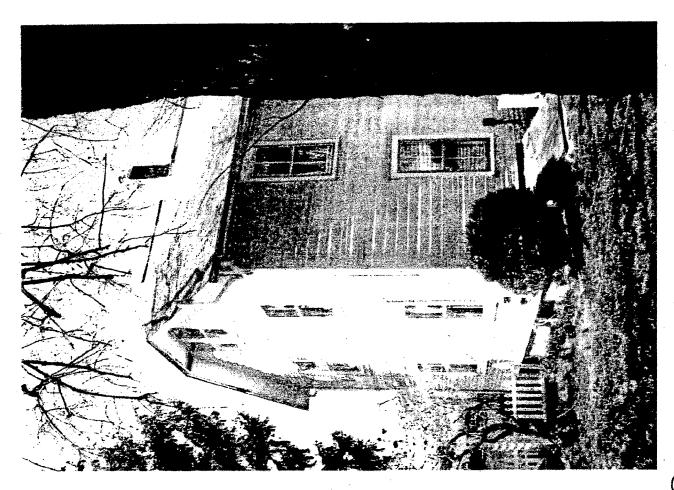
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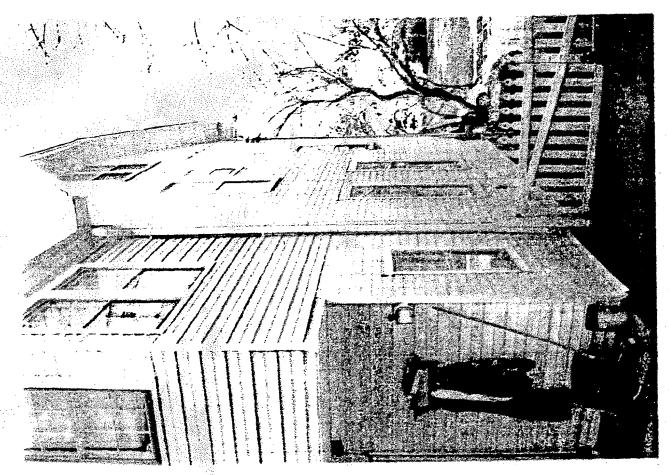
Applicant: Colota Con-1

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HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person:
	Daytime Phone No.: 301-933-8056
ex Account No.: 16 13 01023781	
ame of Property Owner: Carlo tant Cine Co	Vern Therefore Phone No.: 301-933-8056
doress: 10309 iArmon De	e Vanington MD 2024
Street Number City	200 Zp Code 3 213
contractor: NODE2 Kemotetti	Phone No.: 12 10
Contractor Registration No.: 16 365 705	
Agent for Owner:	Daytime Phone No.:
LOCATION OF BUILDING/PREMISE	12000
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Town/City: VenSingTon Nearest Cross St	not Daltingove
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iber:Felio:Parcel:	
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2B. Type of weter supply: 01 3 WSSC 02 D 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	f the following locations:
 Indicate whether the fence or retaining well is to be constructed on one of On party line/property line Entirely on land of owner 	f the following locations: ☐ On public right of way/essement
On party line/property line Entirely on land of owner I hereby certify that I before the authority to make the foregoing application, that	On public right of way/easement the application is correct, and that the construction will correct with plans.
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Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTION:

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REGULATED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1.	WHITTEN DESCRIPTION OF PROJECT a. Description of axisting structure(s) and confrommental setting, including their binduries features and significance:
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	b. Congril description of project and its affect on the historic mountainty and whom explicitly the historic description of project and its affect and affect of the form of t
2.	Sile and constructed setting, drawn to scale, You may no your plat You also pass in the state or developed.
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	c. sits features such as walkneys, driveweys, forces, pends, streams, trash dumpsters, mechanical equipment, and landscaping.
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Carleton Conent	
Cindo Conent	
10309 Armony Dre	
Kensingson, MD 20895	
Adjacent and confronting	Property Owners mailing addresses
Cidiat Angel Casasula 5010 Russett Rd Rochathe MD 20853	Kent Kik Richards
Solo Russett Rd	10310 FEWICH ST
Rachite MD 20853	Konsmith MD 20855
1000	
Town of Kensington	Nicolas Gagarin 3504 Citledde Rd Konsington MD
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20845	Konsington 2085)
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Front view (west)

Front view (west)

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10300 Army the Existing Property Condition Photographs (duplicate as needed)

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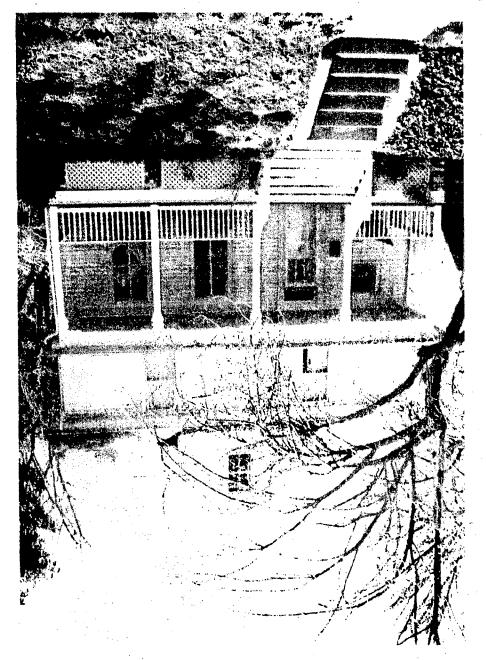
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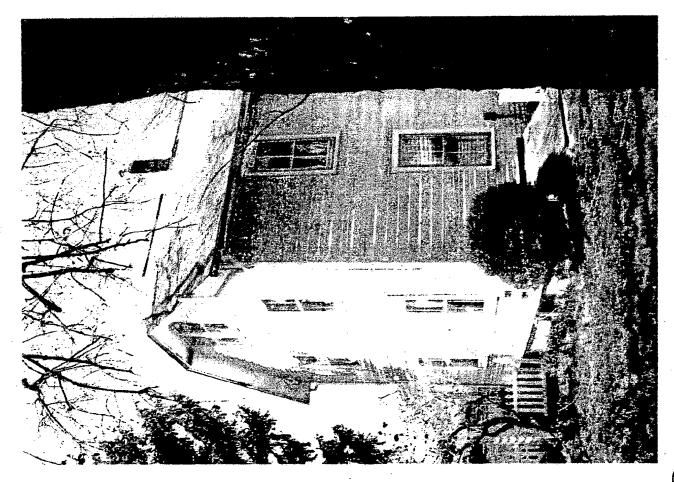
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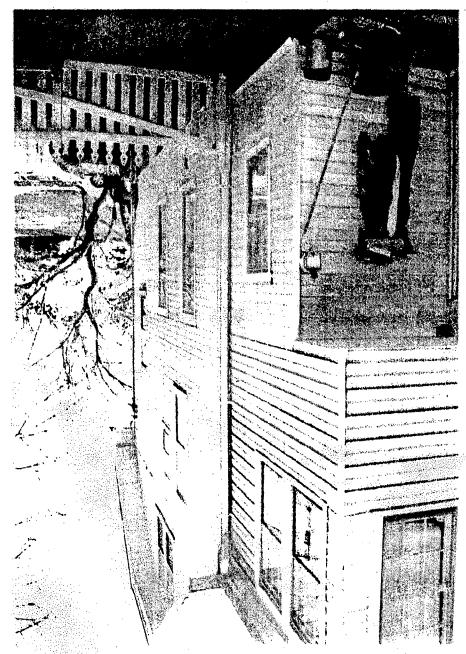














HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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	b. Garaged description of project and its affect on the historic recoverage), the antiferrorman Studies and believe the growing of the formation of the formati
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	a. the scale, north errow, and date;
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	C. site features such as walkways, driveways, forces, pends, streams, trash dampsters, mechanical equipment, and landscaping.
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	 Schesustic construction plans, with marked dimensions, indicating locatins, sign and general type of walks, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

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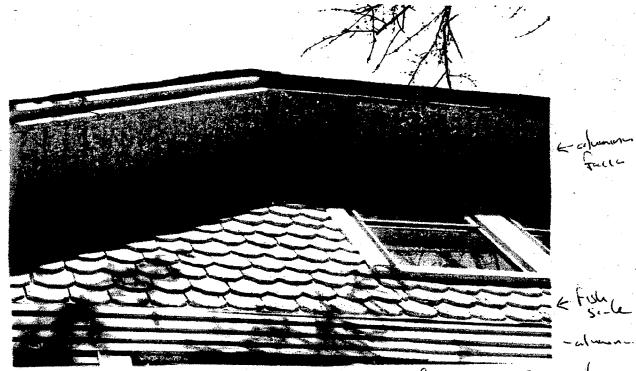
PLEASE PURIT (IN SILIE OR BLACK MIQ OR TYPE THIS IMPORMATION ON THE FOLLOWING PAGE.
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

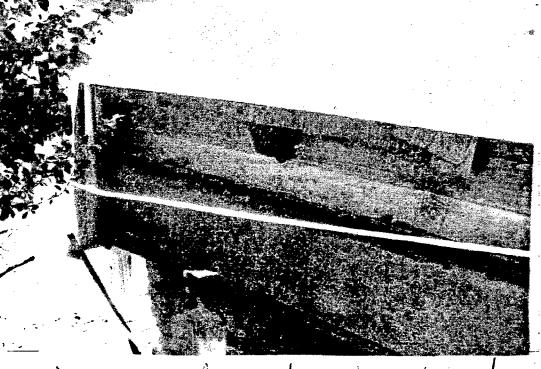
Owner's mailing address	Owner's Agent's mailing address
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Cul Court	
10309 Bruary Dre	
Vens. 5 MD 20895	
Kensingto MD 20895 Adjacent and confronting	Property Owners mailing addresses
Lidiat Angel Casasula	Kent Kile Richards
SOID RUSSETT Rd	10310 Family St
Lidiat Angel Casasula 5010 Russett Rd Rochathe MD 20853	Konsmith MD 20855
1 /cochin	Ken ym j.
Town of Kensington	Nicolas Gagarin
3710 Mitchell ST	3504 Citledde Rd
Kensington MD asysis	mb
	Konsington MD 2085)
Mayor Pote Fosselman	, av
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	Chick Pea Salad \$6	
KED B)	Green Salad \$5	Q. (
VA'O 0'AV fruit \$8.5	Caesar Salad \$6	1.
		Color Com 6

10300 Army the



Detail: Wind damage to aluminum (suttes ale). Original fribiscole



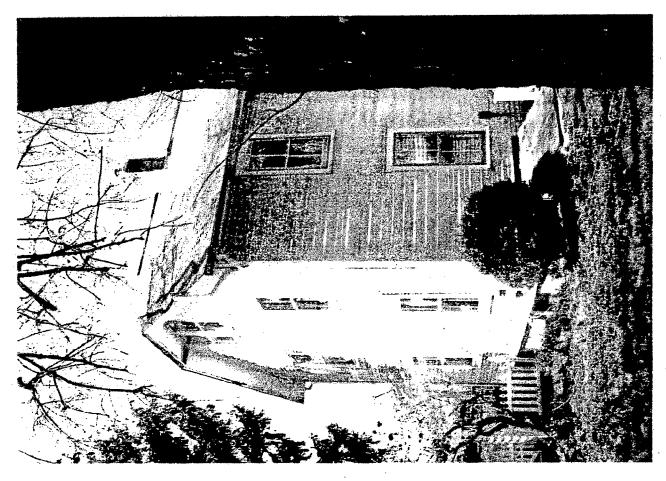
russing edge from land (removed when calumina)

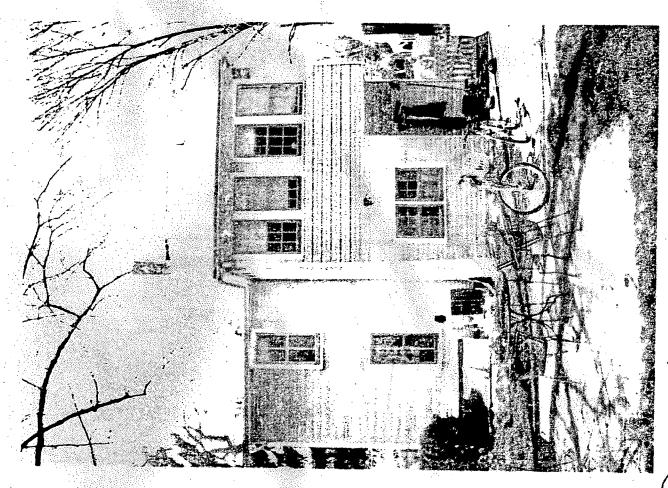
Detail: Human remark to reach shingles clayboard

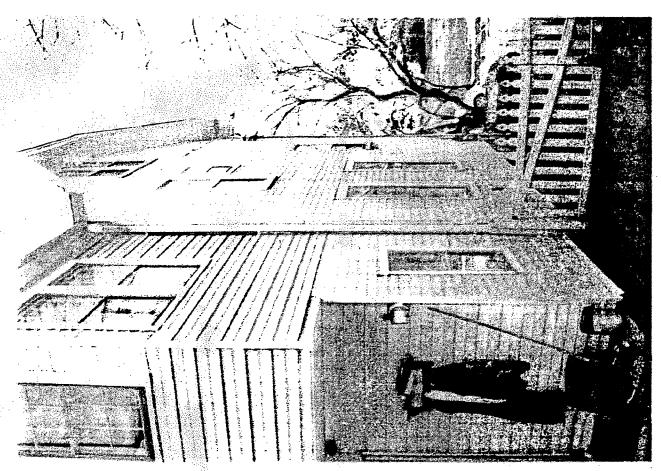
Applicant: Calota Const

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EXPEDITED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

10309 Armory Avenue, Kensington

Meeting Date:

8/12/09

Resource:

Primary-One Resource

Report Date:

8/05/09

Kensington Historic District

Public Notice:

7/29/09

Applicant:

Carleton & Cindy Conant

Tax Credit:

Yes

Review:

HAWP

Staff:

Josh Silver

Case Number:

31/6-09I

PROPOSAL:

Non-historic siding removal and original siding restoration

STAFF RECOMMENDATION

☑ Approval

☐ Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:

Primary-One Resource within the Kensington Historic District

STYLE:

Folk Victorian

DATE:

1903

PROPOSAL

The applicants are proposing to remove c1970s aluminum siding and non-original shingles and repair the original wooden clapboard siding on all four elevations of the house. The applicants will replace in-kind any damaged wood in areas where repair is determined unfeasible.

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 <u>approve</u> 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.

240-462-

2070



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contractor Registration No. Agent for Owner: LOCATION OF BUILDING/PREMISE Nearest Cross Street: PART ONE: TYPE OF PERMIT ACTION AND USE 1A. CHECK ALL APPLICABLE: **CHECK ALL APPLICABLE:** ☐ Construct ☐ Extend ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed ☐ Install ☐ Wreck/Raze Single Family ☐ Move ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Revision ☐ Revocable Fence/Wall (complete Section 4) 10-30 1B. Construction cost estimate: \$ 1C. If this is a revision of a previously approved active permit, see Permit # PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS 01 F WS&C 02 🗆 Septic 2A. Type of sewage disposal; 03 🗍 Other: 01 WSSC 2B. Type of water supply: 02 🗌 Well PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 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 epplication, that the application is correct, and that the construction will comply with plans es lisyed and I hereby acknowledge and accept this to be a condition for the issuance of this permit. Signature of owner or authorized agent Approved: For Chairperson, Historic Preservation Commission Application/Permit No.:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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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, streems, trash dumpsters, mechanical equipment, and landecaping.

3. PLANS AND ELEVATIONS

1. WRITTEN DESCRIPTION OF PROJECT

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. Schemetic 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. MATEMALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 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 diemeter (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.

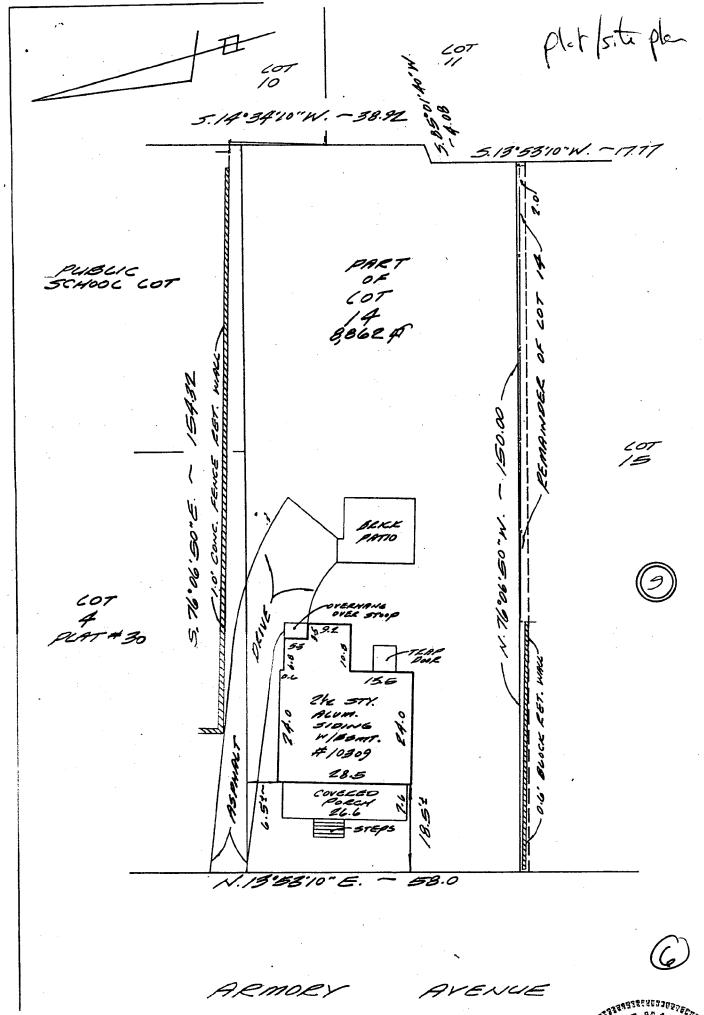
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For All projects, provide an accurate list of edjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owner(s) of lot(s) or parcel(s) which ise directly across the street/nightway 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 INIC) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPPED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address Carleton Conent Const Conent 10309 Brown Due Vension MD 20895 Adjacent and confronting	Owner's Agent's mailing address Property Owners mailing addresses
Lidiat Angel Casasola 5010 Russett Rd Rochable MD 20853	Kent Kyle Richards 10310 Fawcett St Kensingtho MD 20895
Town of Kensingtons 3710 Mitched St Kensingtons MD ao895 Mayor Peter Fosselmans	Nicolas Gagarin 3504 Cittledde Rd Konsington MD 2088)
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Front ver (west)

Front ver (west)

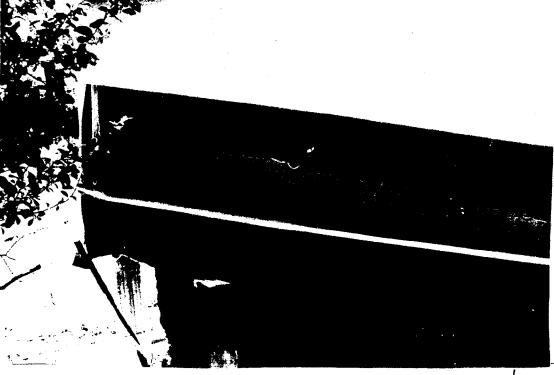
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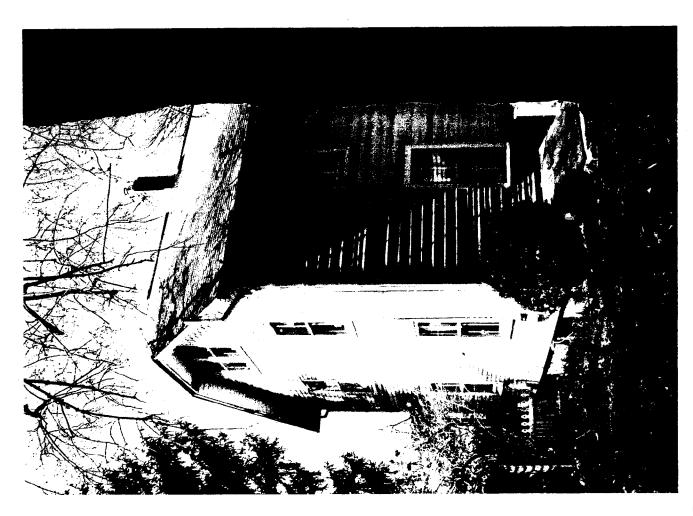
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Applicant: ______ Carl

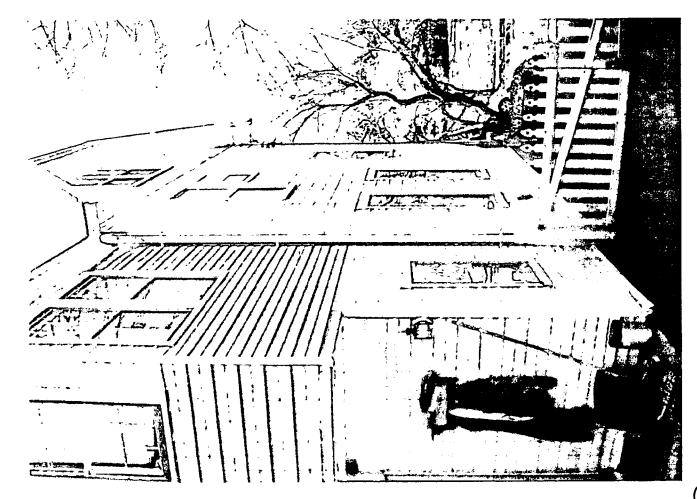
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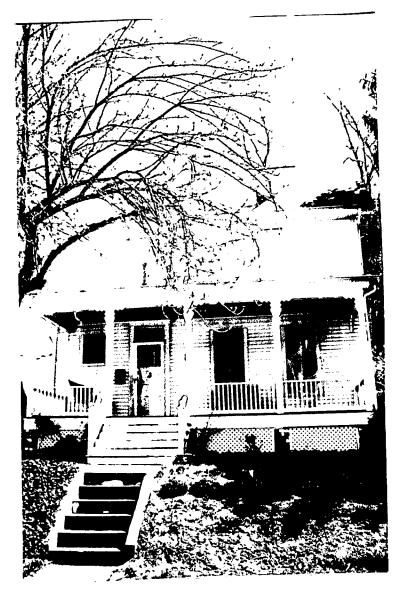
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Front ver (West)

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Moderal Specifications Design Browings

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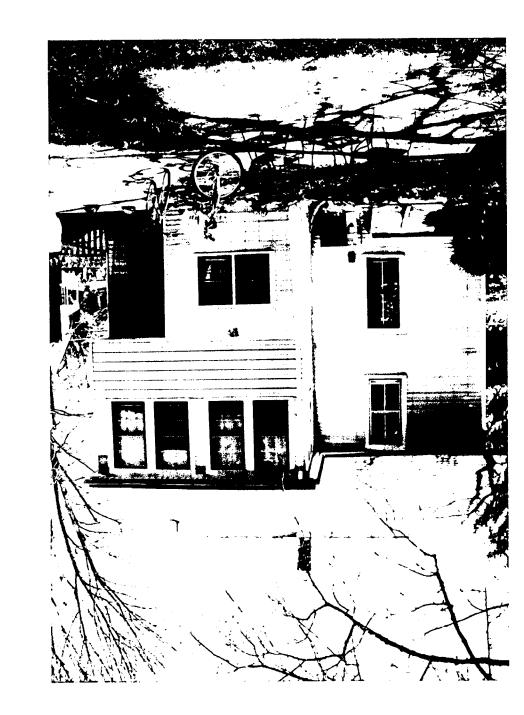
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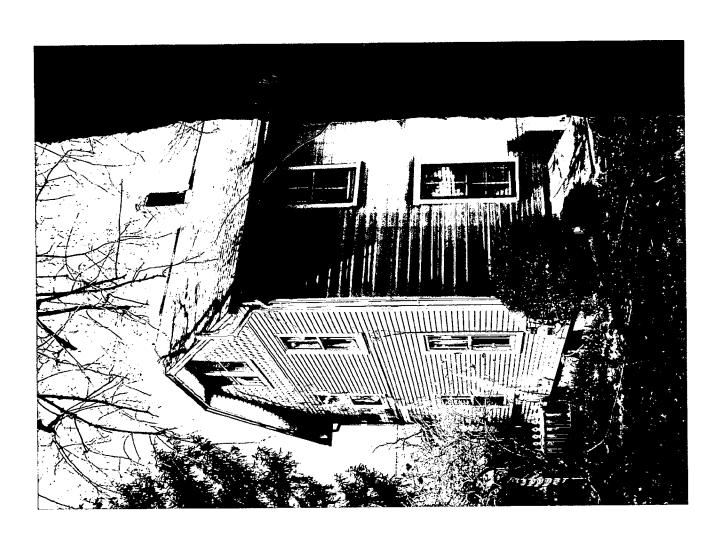
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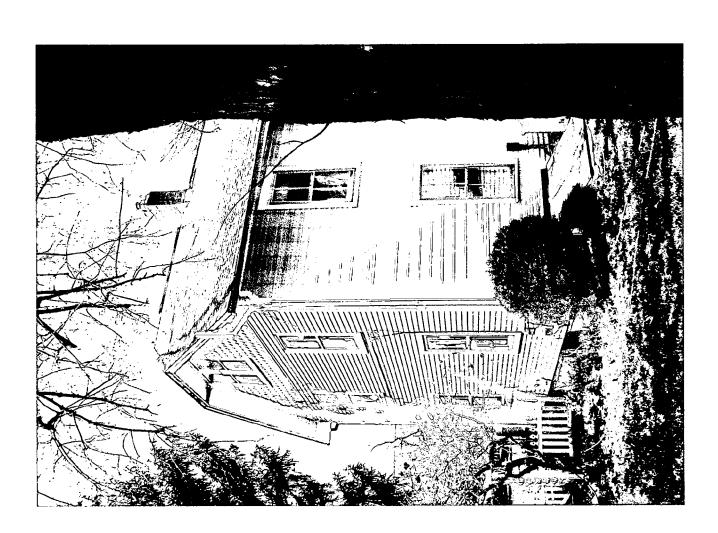


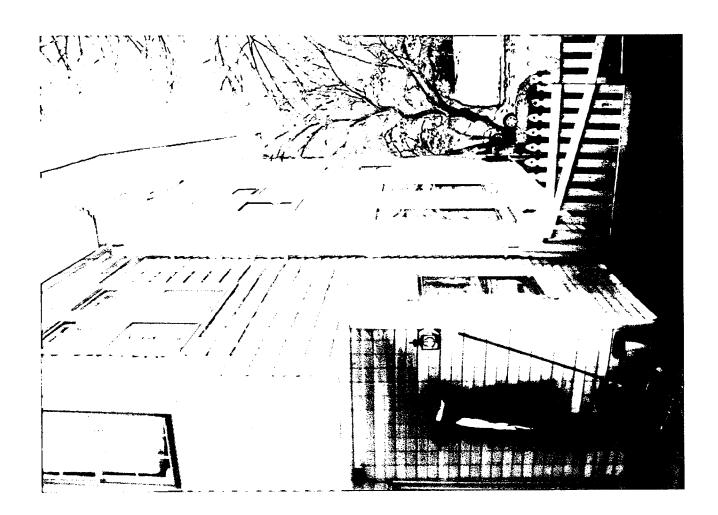


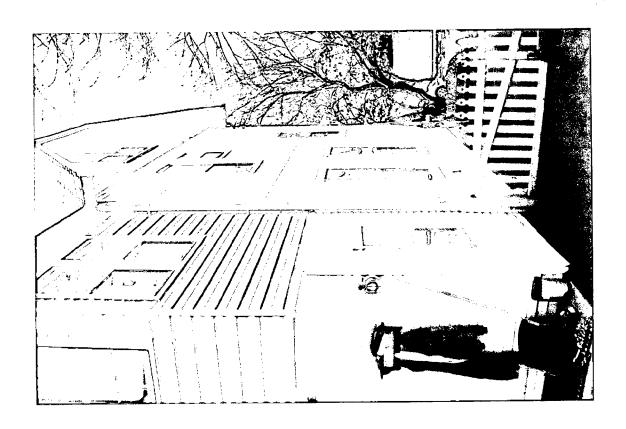


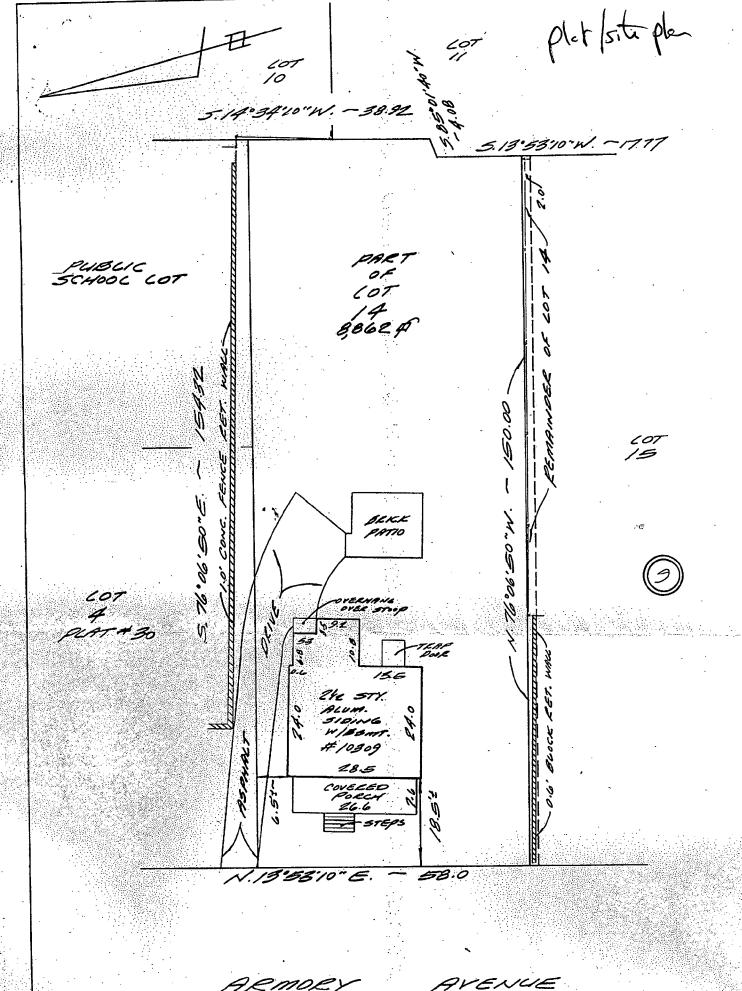












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