

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10314 Armory Ave., Kensington	Meeting Date:	7/26/2017
Resource:	Primary (1880-1910) Resource Kensington Historic District	Report Date:	7/19/2017
Applicant:	Michelle & Jason Jacobson	Public Notice:	7/12/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-17F	Staff:	Michael Kyne
PROPOSAL:	Shed installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (1880-1910) Resource within the Kensington Historic District
STYLE: Folk Victorian
DATE: c. 1898

PROPOSAL:

The applicants propose to install a 10' x 16' shed at the rear of the subject property.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

- 14. Construction or replacement of storage and small accessory buildings that are not readily visible from the public right-of-way.

Montgomery County Code; Chapter 24A-8

- (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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Kensington District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

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

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mjacobwa@aol.com Contact Person: Michele Jacobson
Daytime Phone No.: 301-807-9190
Tax Account No.: 01024353
Name of Property Owner: Michele & Jason Jacobson Daytime Phone No.: 301-807-9190
Address: 10314 Armory Ave., Kensington MD 20895
Street Number City State Zip Code
Vendor/Contractor: Beiler's Structures Phone No.: 301-421-9693
Contractor Registration No.: (Pre-fab Shed - parts assembled on site)
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10314 Street: Armory Avenue
Town/City: Kensington Nearest Cross Street: Warner
Lot: 2 Block: 4 Subdivision: 0015 R.R. Detrick's
Liber: B 6574 Folio: 30 459 Parcel: 6000

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: \$ 4,000 - 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: No Plumbing
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Michele Jacobson
Signature of owner or authorized agent

6/27/17
Date

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

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**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:

There is a Folk Victorian home built in 1898, significantly expanded in 1994 at the front of the 9800s f. lot. The home takes up approx. 1/3 of the lot. The backyard backs up to the side of the backyard behind it, which also has a folk Victorian home on it, as well as the houses on either side. There are fences on both sides and the back of the yard, wood picket and metal chain link.

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

We propose a 10'x16' shed in the "Amish" style be placed in the rear of the yard. The shed would be in the style of a cottage, with wood sides, shingles, windows with trim and shutters. The shed would be supported on concrete blocks (no concrete pad) and landscaped around it to match the rest of the yard.

2. **SITE PLAN**

- See copy of survey with proposed location of 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.

Due to the narrow lots with minimal side setbacks and the extensive tree canopy, the backyard is not visible from the street.

3. **PLANS AND ELEVATIONS**

- See shed pages specifications from shed brochure
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**

- see shed brochure specifications and pictures
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**

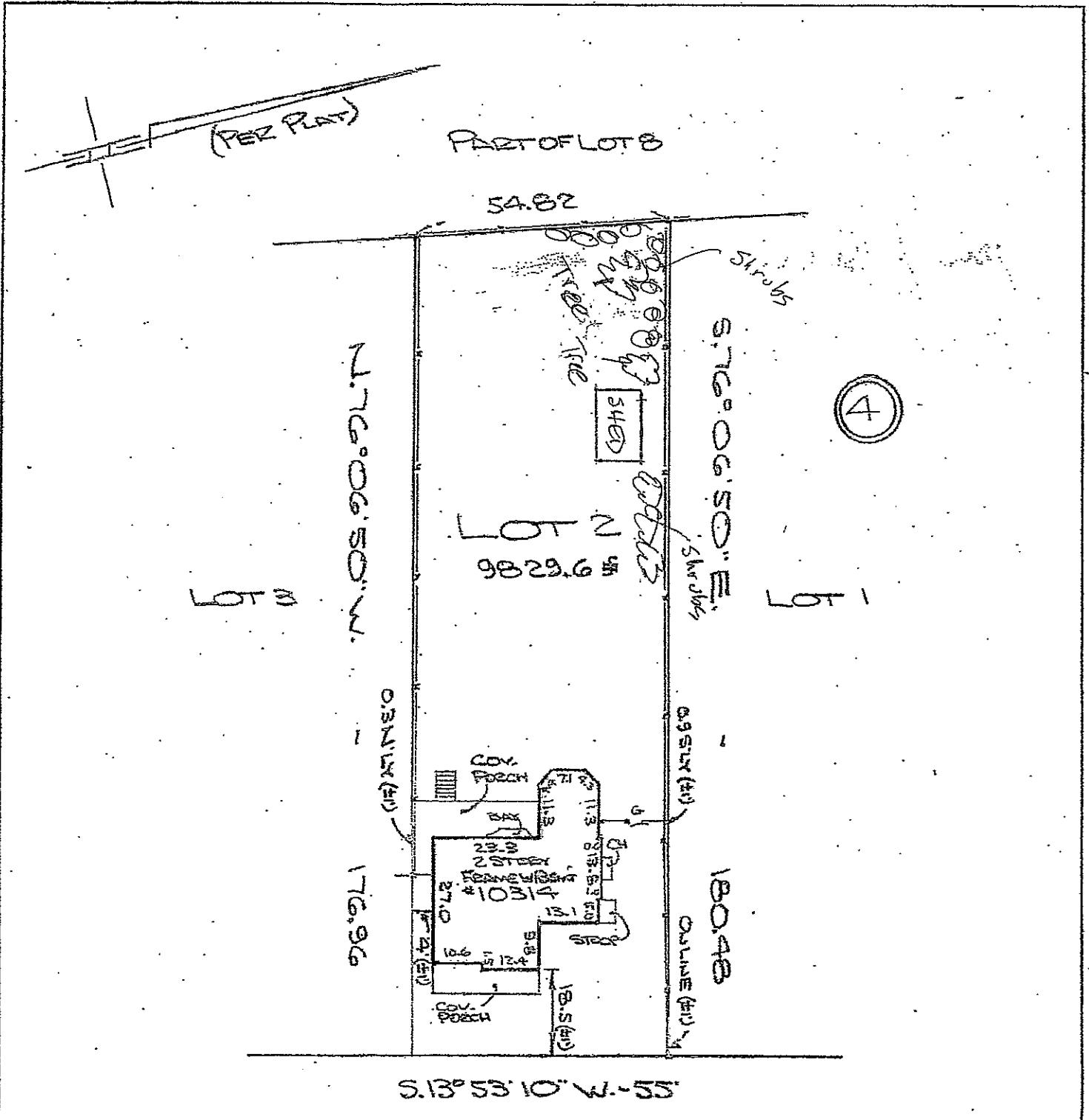
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

No digging will occur

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.

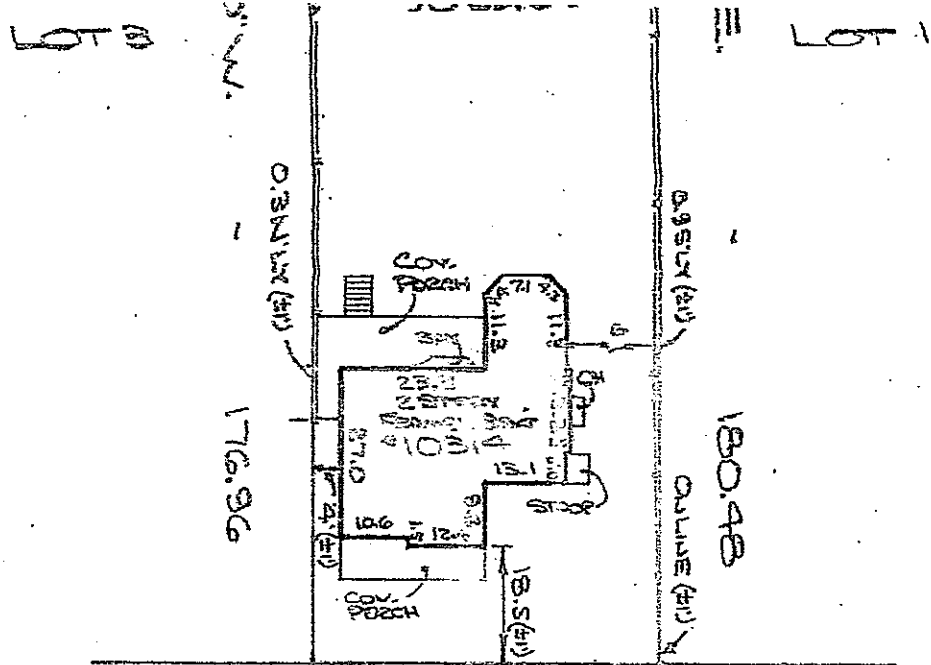
#2 Site Plan



ARMORY AVENUE

Shed will measure 16' x 10'

Setbacks:
 Back fence 38'
 Side fence 5'



S.13°53'10" W.-55'

ARMORY AVENUE

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title and securing financing or refinancing.

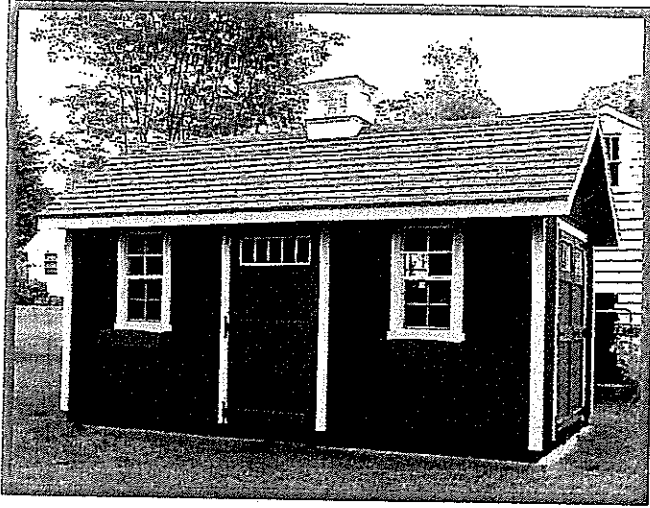
LOCATION DRAWING
LOT 2 BLOCK 4
 R.B. DETRICK'S SUBDIVISION OF ORIGINAL LOTS 21, 22 & 23 OF
 THE DIVISION OF THE ESTATE OF LURNER KNOWLES AT
KENSINGTON
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book B	Plat 30	Scale 1" = 30'
CASE: 741-17	FILE: 105339	
DATE: MAY 18, 2017		

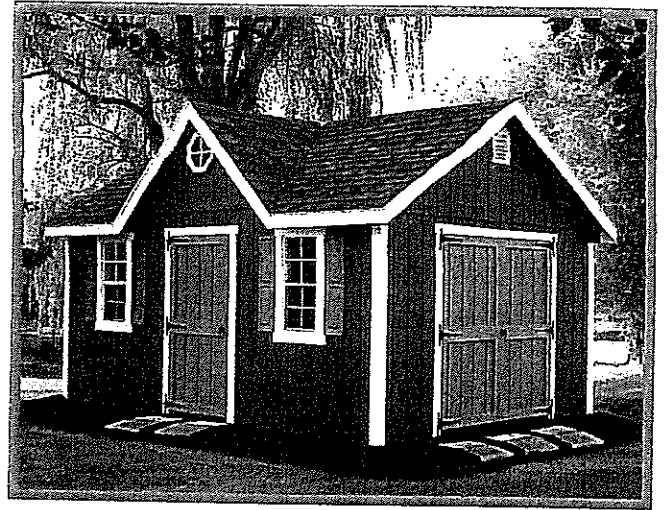
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2019

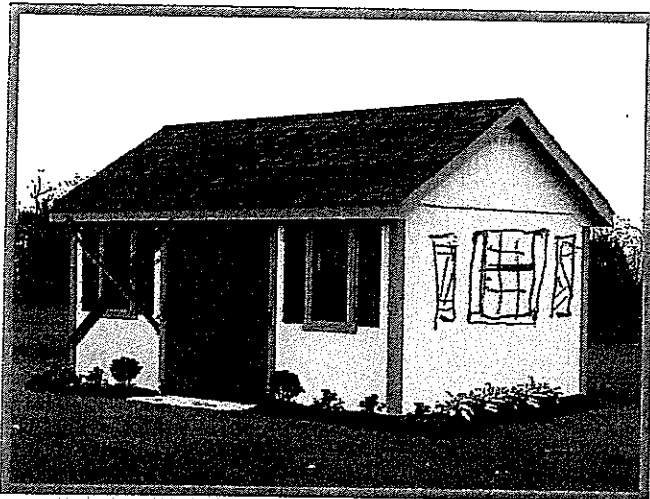
3 Plans # 4 Materials



Elite A-Frame: 10' x 16', Red T-111, Dark Brown Shingles, Navajo White Trim, Avocado Doors
Options Shown: Transom Windows, Extra 3' Door with Transom Windows, Cupola, Flower Boxes



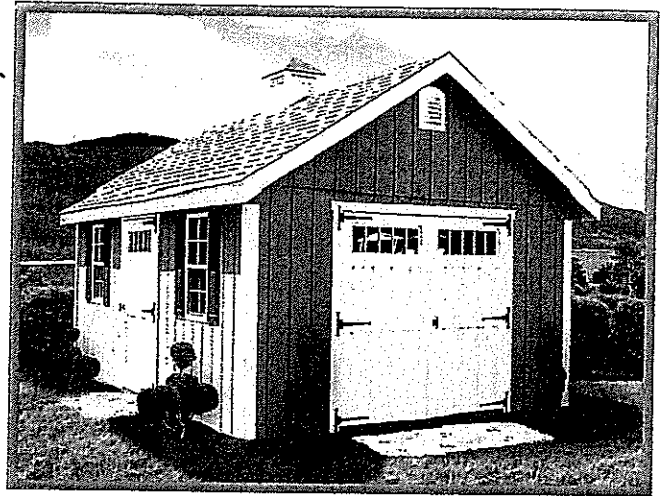
Elite A-Frame Dormer: 12' x 16', Red T-111, Dual Brown Shingles, Navajo White Trim, Avocado Doors
Options Shown: Avocado Raised Panel Shutters, Garden Vents, Dormer Package (Includes 3' Door and Octagon Window)



Elite A-Frame: 10' x 16', ^{Blue} Navajo White T-111, ^{Grey} Black Shingles, Clay Trim, ^{Red} Avocado Doors
Options Shown: ^{Dark Red} Avocado Z Shutters, 4" x 16" Vents

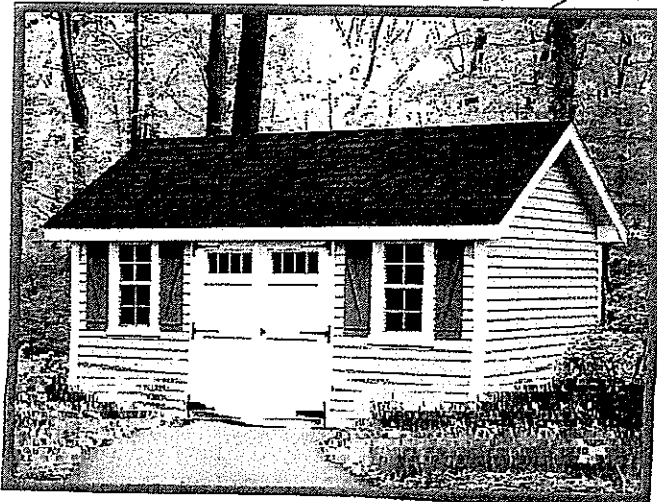
Colors to approximate existing house

Shed selected



Elite A-Frame: 12' x 20', Light Gray T-111, Weatherwood Shingles, White Trim and Doors
Options Shown: Black Raised Panel Shutters, Transom Windows, Extra 3' Door with Transom Windows, Garden Vents, Cupola

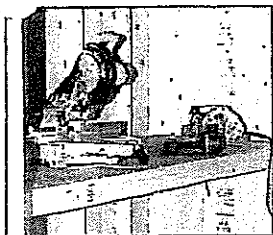
I couldn't be more pleased with both the quality and construction of the storage shed.



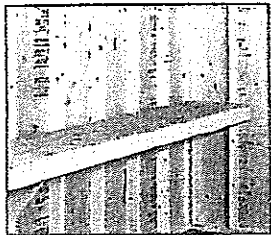
Vinyl Elite A-Frame: 10' x 16', Beige Vinyl, Weatherwood Shingles, White Trim, White Doors, Blue Shutters
Options Shown: Z Shutters, Transom Windows, Wood Trim Package

Options

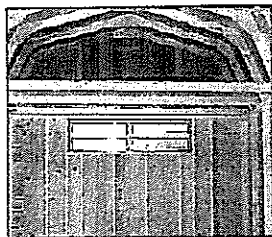
#3 Plans #4 Materials



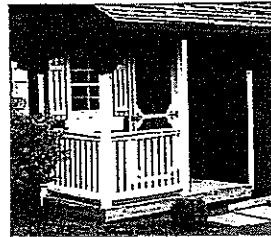
36" Workbench



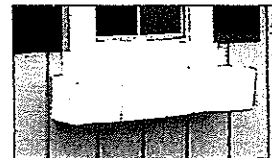
16" Shelf



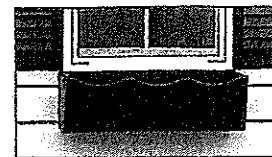
Loft



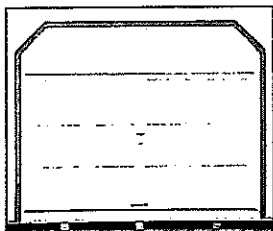
Porch



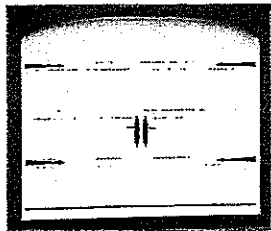
Flower Box



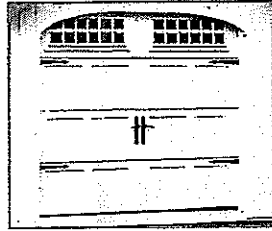
Vinyl Flower Box



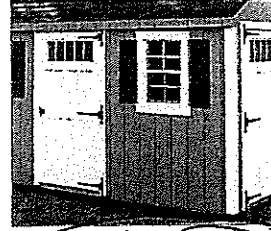
Standard Overhead Door



Homestead Overhead Door



Homestead Overhead Door with Stockton Glass

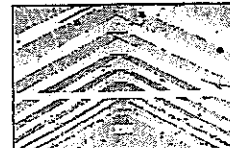
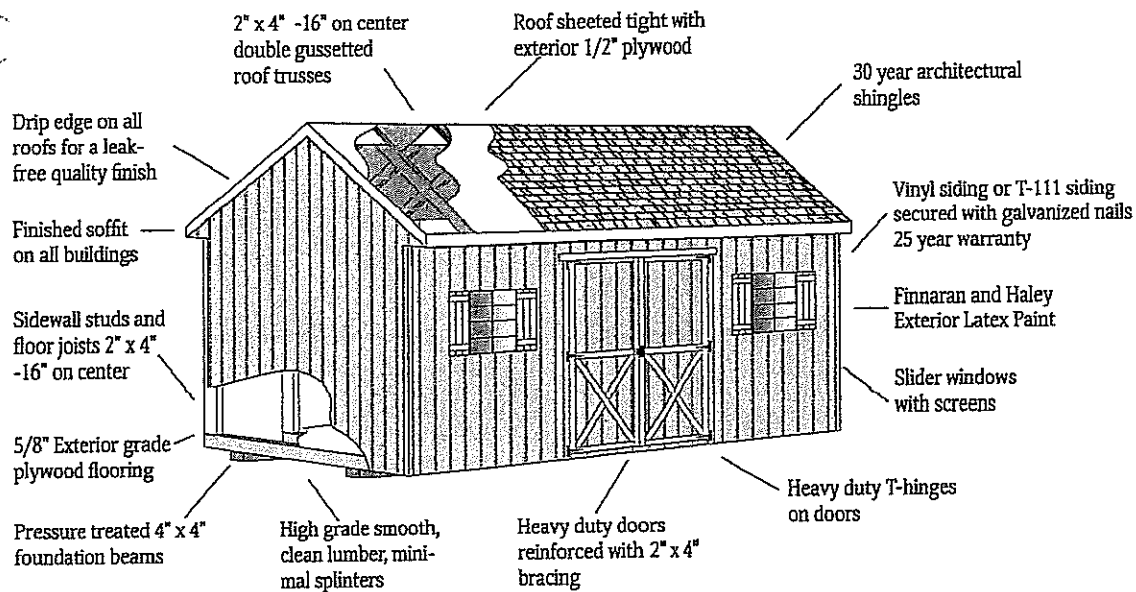


Deluxe Trim Package:
1" x 4" trim on doors, corners,
and window trim



Ramp

Construction Details



Collar ties are used on all buildings over 18' long.



Accurate machine cut rafters make a tight joint for maximum strength and precise construction.



All buildings are fully assembled and delivered to your prepared site. Kits are available if your location is not accessible by truck and trailer.

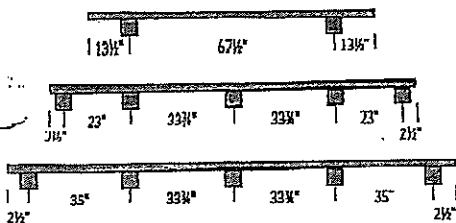


Doors are reinforced with 2" x 4" bracing.



Double 2" x 4" top plate on all side walls over 18' long and A-Frames over 16' long.

Pressure Treated Skids



Jacobson
10314 Armory Avenue
Shed Site

5 Photograph



This site was selected in ~~any~~ consultation with shed company because:

- 1- Fairly level so no unsightly gaps under one or more sides of the shed
- 2- Not visible from the front of the house or from the neighbors due to numerous other trees on the properties. The tree shown is on the other side of the fence and branches are high.

#7 Addresses

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

Owner's mailing address

Michele & Jason Jacobson
10314 Armory Avenue
Kensington, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Adjacent

John E & AA Oppenheim
10312 Armory Avenue
Kensington, MD 20895

Across the Street:

Town of Kensington
10400 Armory Avenue
Kensington, MD 20895

Adjacent

Andrew & Chie Martin
10316 Armory Avenue
Kensington, MD 20895

Rear

Spencer J & BJ Harrill
3810 Warner Street
Kensington, MD 20895