

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10301 Armory Ave., Kensington	<b>Meeting Date:</b>	5/9/2018
<b>Resource:</b>	Outstanding (Primary-One) Resource Kensington Historic District	<b>Report Date:</b>	5/2/2018
		<b>Public Notice:</b>	5/25/2018
<b>Applicant:</b>	David and Alison M. Weeda (Avi Vakalopoulos, Architect)	<b>Tax Credit:</b>	No
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	N/A		
<b>PROPOSAL:</b>	Dormer Addition		

**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding (Primary-One) Resource within the Kensington Historic District  
**STYLE:** Prairie/Four Square  
**DATE:** c. 1898

The subject property is a c. 1898 Prairie/Four Square-style Primary One (Outstanding) Resource within the Kensington Historic District. The property is on a corner lot, with its front facing Armory Avenue and its right elevation (as viewed from the front) facing Baltimore Street. Due to its location, three elevations of the house – the front, right, and rear – are highly visible from the public right-of-way of Baltimore Street. The front and right elevation of the house are also partially visible from Connecticut Avenue at its intersection with Baltimore Street, as Armory Avenue is only separated from Connecticut Avenue by an undeveloped tree-lined parcel (see aerial image in Staff Discussion). The historic house has a hipped roof with three hipped dormers, one on each side roof plane and one on the front roof plane. Each existing dormer has two side-by-side 9-lite windows.



*Kensington Historic District Boundary (Subject Property Circled in Red)*

### **PROPOSAL:**

The applicants propose to construct a dormer addition on the rear roof plane of the historic house.

### **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 *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (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*

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the *Vision* to determine the appropriateness of a proposal. The goal of the *Vision* “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 21<sup>st</sup> century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, 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.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The Amendment notes that:

*The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses that exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.*

### ***Sec. 24A-8. Same-Criteria for issuance.***

(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

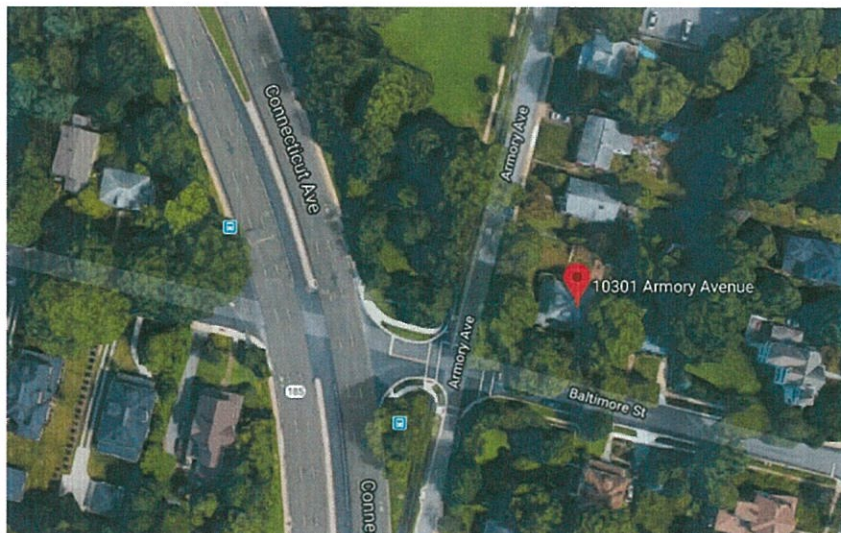
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic 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; [emphasis added] 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.

### ***Secretary of 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 applicants propose to construct a dormer addition on the rear roof plane of the historic house to create habitable space in the attic. The proposed dormer addition will be a gable dormer with wood siding and trim to match the existing, composition roof shingles to match the existing, and a 24-lite SDL wood

casement egress window, which takes some design cues from the existing dormer windows. The proposed dormer is 12' W x 11'-3 1/4" H, and is considerably larger than the existing dormers.

Staff expresses the following concerns regarding the proposed dormer addition:

- The proposed dormer is considerably larger than the existing dormers and is not compatible in scale and massing.
- The proposed gable dormer is incompatible with the architectural style of the historic house and existing hipped dormers.
- The proposed dormer will be highly visible from the public right-of-way and will detract from the character-defining features of the subject property and streetscape.

Staff recommends that the applicants explore a more traditional addition at the subject property. Staff finds that, although it would be visible from the public right-of-way due to the subject property's location on a corner lot, a small addition at the rear or rear/left corner of the historic house would be more compatible with the subject property and surrounding historic district, with less potential to detract from the character-defining features of the subject property and streetscape. Staff asks the Commission to provide additional guidance regarding the proposed dormer addition and/or compatible alternatives.

**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a HAWP application.

Consultation



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DP5-#8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: adservices2@gmail.com Contact Person: AVI VAKALOPOLIS, AIA  
Daytime Phone No.: 301 943 5521

Tax Account No.: 01020242

Name of Property Owner: Weeda David & Alison Daytime Phone No.: 301 661-0125

Address: 10301 ARMORY Ave Kensington MD 20895  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: AVI VAKALOPOLIS, AIA Daytime Phone No.: 301 943 5521

## LOCATION OF BUILDING/PREMISE

House Number: 10301 ARMORY Ave Street: ARMORY Ave

Town/City: Kensington Nearest Cross Street: Baltimore Street

Lot: 12 Block: 9 Subdivision: 0015

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: DORMER

1B. Construction cost estimate: \$ 32,000.00 + interior finish - attic level

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

## 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 \_\_\_\_\_ 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.

Signature of owner or authorized agent

APRIL 8 2018  
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:

Construct new Dormer at rear side of existing  
house per attached plans

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

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.



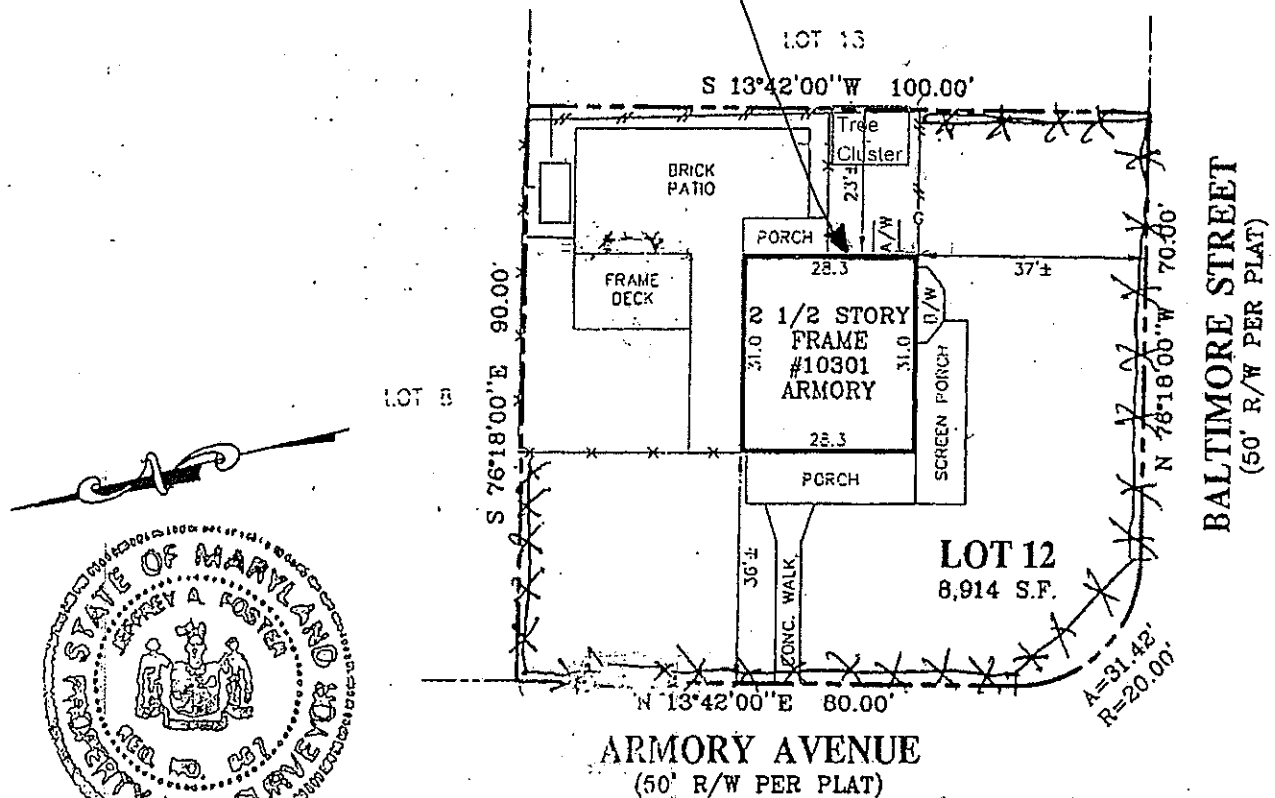
# CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

## Notes

1. Flood zone "X" per H.U.D. panel No. 0365D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.

4/4/2018  
PROPOSED INTERIOR  
ATTIC FINISH  
ADD DORMER



LOCATION DRAWING  
LOT 12, BLOCK 9  
KENSINGTON PARK  
MONTGOMERY COUNTY, MARYLAND

## SURVEYOR'S CERTIFICATE

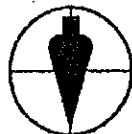
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster 587  
MARYLAND PROPERTY LINE SURVEYOR REG. NO.

## REFERENCE

PLAT BK. 33  
PLAT NO. 3172

LIBER  
FOLIO



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
20270 Goldenrod Lane, Suite 110  
Germantown, Maryland 20878  
301/948-5100, Fax 301/948-1288

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

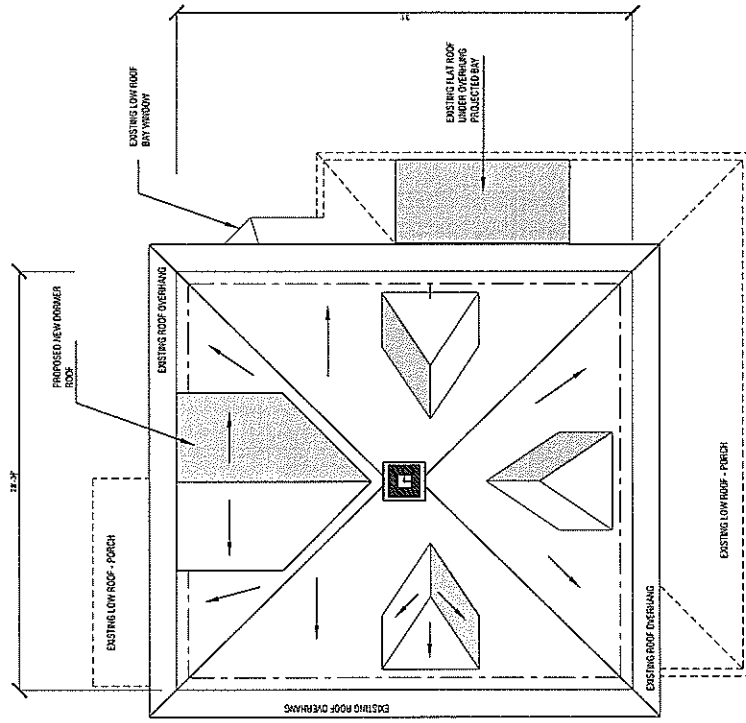
DRAWN BY: B.A.S.

HSE. LOC.: 05-24-07

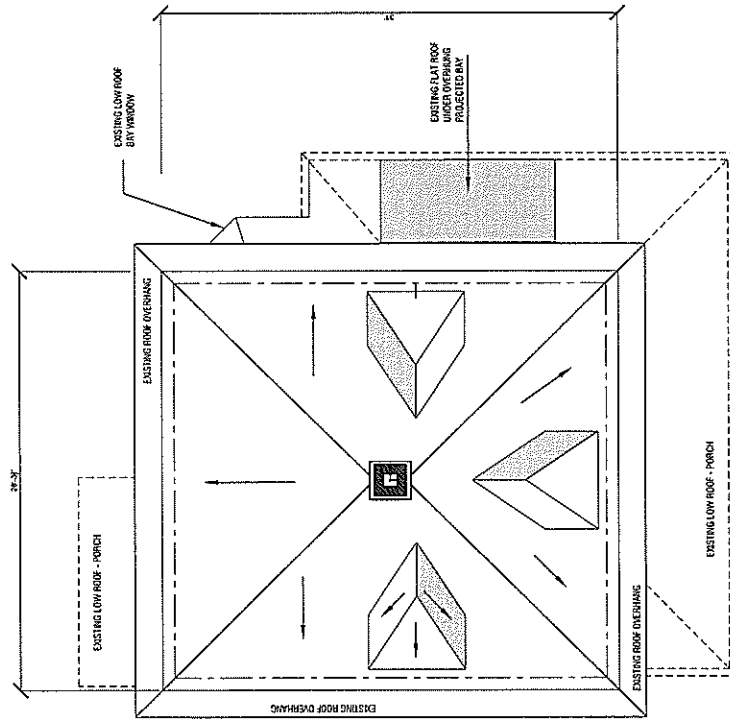
JOB NO.: 07-3129



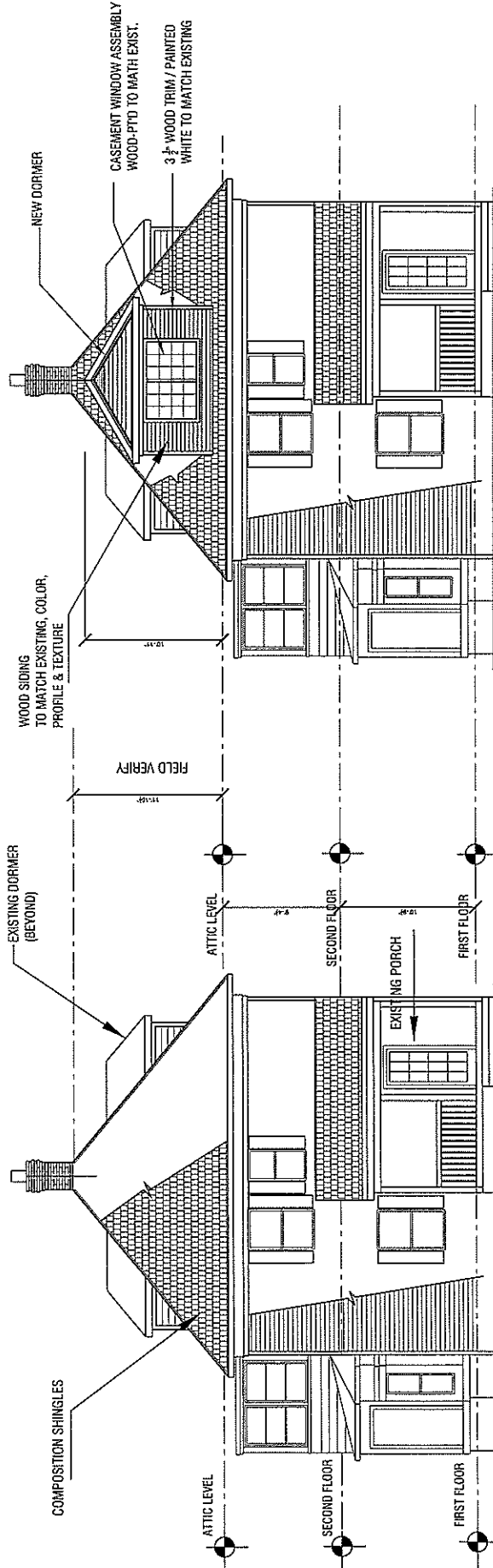




ATTIC LEVEL- ROOF PLAN- NEW WORK  
 SCALE: 1/4"=1'-0"

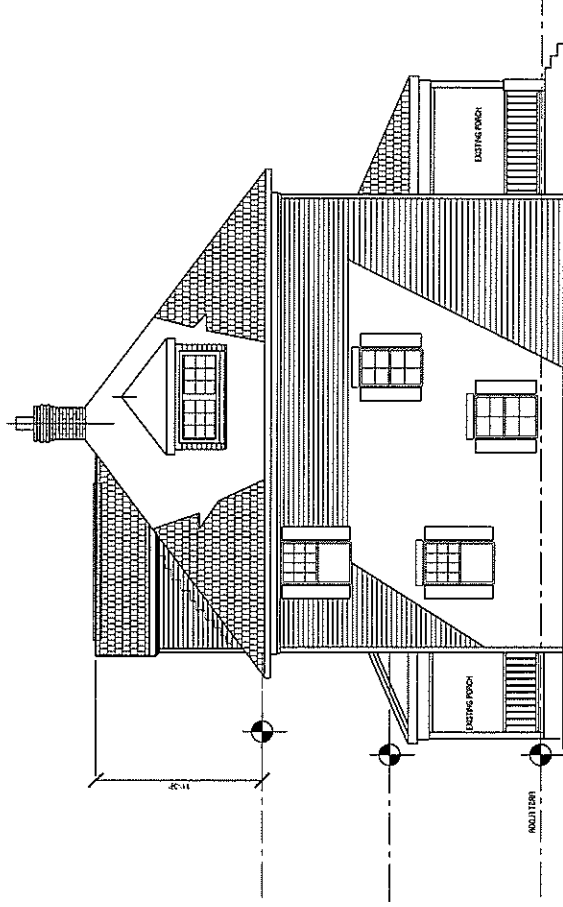


ATTIC LEVEL- ROOF PLAN- EXISTING  
 SCALE: 1/4"=1'-0"

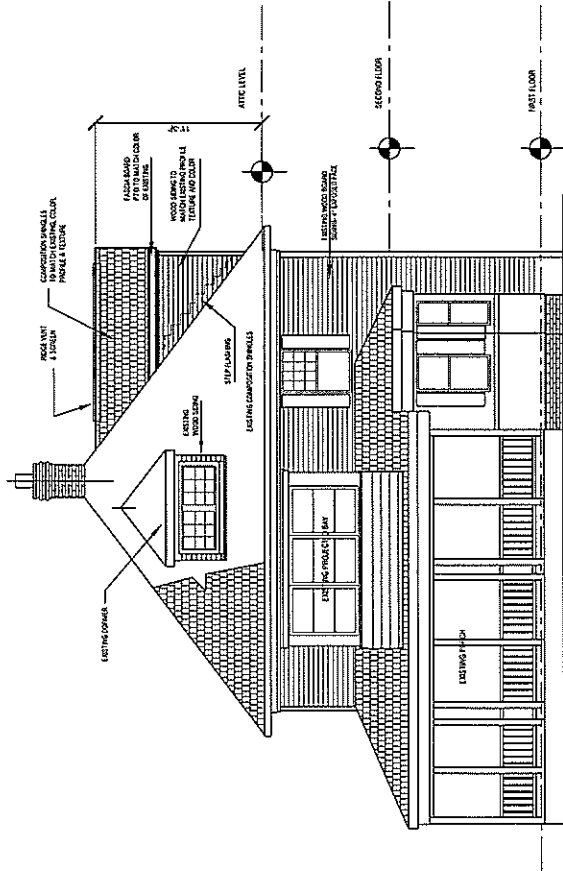


EAST ELEVATION (REAR YARD) - PROPOSED

EAST ELEVATION (REAR YARD) - EXISTING



NORTH ELEVATION - DORMER - SIDE VIEW  
(INTERIOR YARD)  
SCALE: 1/4"=1'-0"



SOUTH ELEVATION - DORMER - SIDE VIEW  
(BALTIMORE STREET)  
SCALE: 1/4"=1'-0"



Existing Property Condition Photographs (duplicate as needed)



Detail: Baltimore Street- Side View- South



Detail: Armory Avenue- Front View- West

Applicant: WEEDA DAVID & ALISON

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Existing Property Condition Photographs (duplicate as needed)



Detail: Rear Yard View- East



Detail: Side Yard View- North

Applicant: WEEBA DAVID & ALISON

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

**Owner's mailing address**

WEEDA DAVID & ALISON M  
10301 ARMORY AVE  
KENSINGTON MD 20895

**Owner's Agent's mailing address**

A. VAKALOPoulos, AIA  
ARCHITECTURAL DESIGN SERVICES INC  
945 B RUSSELL AVE  
GAITHERSBURG MD 20879

**Adjacent and confronting Property Owners mailing addresses**

KARASIK PHILLIPA  
MCCULLOUGH GILDA CLAUDINE

10305 ARMORY AVE  
Kensington MD 20895

GATES BRETD & CMJ

3806 BALTIMORE STR  
Kensington MD 20895

HOLTZAPPLE TODD A &  
LAUREN J CICCONE

3807 BALTIMORE STR  
Kensington MD 20895