MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10301 Armory Ave., Kensington

Meeting Date: 6/13/2018

Resource: Outstanding (Primary-One) Resource
Kensington Historic District

Report Date: 6/6/2018

Public Notice: 5/30/2018

Applicant: David and Alison M. Weeda
(Avi Vakalopoulos, Architect)

Tax Credit: No

Review: HAWP

Staff: Michael Kyne

Case Number: 31/06-18E

PROPOSAL: Dormer Addition

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the 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 west (front), south (right), and east (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)

BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the May 9, 2018 HPC meeting.

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 21st 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 19th and early 20th 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 previously appeared before the Commission for a preliminary consultation at the May 9, 2018 HPC meeting. The Commission was generally supportive of the proposal, but expressed the following concerns:

- As previously proposed, the dormer addition was too large.
- The previously proposed gable dormer was incompatible with the existing hipped dormers on the historic house.

The applicant have revised their application to address the Commission’s concerns. Specifically, the following revisions have been made:

- The size of the proposed dormer addition has been reduced, going from 12’ W x 11’- 3 ¼” H to 10’ – 8” W x 9’-11 ½” H.
- The roof form of the proposed dormer has been revised, and the applicants are now proposing a hipped dormer to be compatible with the existing dormers on the historic house.

The proposed materials for the dormer addition include:

- Composition shingle roofing to match the existing roofing on the historic house.
- Wood siding and trim to match the historic house.
- Wood 24-lite SDL casement egress window with permanently-affixed interior and exterior 7/8” profile muntins and internal spacer bars.

Staff finds that the revised proposal is consistent with the Kensington Historic District guidelines and with the Secretary of the Interior’s Standards for Rehabilitation. The proposal will not detract from the character-defining features of the subject property or surrounding streetscape.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation, Amendment to the Master Plan for Historic Preservation: Kensington Historic District, and Vision of Kensington: A Long-Range Preservation Plan outlined above.
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 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 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;

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 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: adservices2@gmail.com Contact Person: Avi Vakalopoulos, AIA
Tax Account No.: 01020242 Daytime Phone No.: 301 943-5521
Name of Property Owner: Weeda David & Alison Daytime Phone No.: 301 661-0125
Address: 10301 Armory Ave Kensington MD 20895

Contractor:
Contractor Registration No.:
Agent for Owner: Avi Vakalopoulos AIA Daytime Phone No.: 301 943-5521

LOCATION OF BUILDING/PREMISES
House Number: 10301 Armory Ave Street Armory Avenue
Town/City: Kensington Nearest Cross Street: Baltimore Street
Lot: 12 Block: 9 Subdivision: 0015

PART ONE: TYPE OF REMOVAL/ALTERATION AND USE
1A. CHECK ALL APPLICABLE:
Construct ☐ Extends ☐ Alter/Remove ☐ A/C ☐ Slab ☐ Room Addition ☐ Pool ☐ Deck ☐ Shed
Move ☐ Install ☐ Window/Door ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
Revision ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other: Dormer
1B. Construction cost estimate: $32,000 ☐ + 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 EXTENSION/ADDITIONS
2A. Type of sewage disposal: ☐ WSSC ☐ Septic ☐ Other:
2B. Type of water supply: ☐ WSSC ☐ Well ☐ 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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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

MAY 15, 2018

Approved: ________________________ For Chairperson, Historic Preservation Commission

Disapproved: ________________________ Signature: ________________________ Date: ________________________

Application/Permit No.: ________________________ Date Filed: ________________________ Date Issued: ________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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
   REVISED SIZE OF DORMER & HIP ROOF
   PER HPO'S RECOMMENDATIONS (DATED 5/9/2018)**

   SEE ATTACHED REVISED PLANS & ELEVATIONS

   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 plot. 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 labelled 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 drip line 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. 038715.

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.

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 J. Foster, R.M.
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Insulating Glass Lite Options

- Insulating Glass
- Aluminum 23/32" Contour GBG
- 5/8" SDL
- 7/8" SDL W/Spacer
- 1 1/8" SDL W/Spacer Bar
- 1 1 1/16" IG ADL
- 1 15/16" SDL W/One Spacer Bar
- 2 13/32" SDL W/One Spacer Bar

NOTE: ADL is not available with CE mark

Ovolo  Square  Ogee
Existing Property Condition Photographs (duplicate as needed)

Detail: Baltimore Street- Side View- South

Detail: Armory Avenue- Front View- West

Applicant: WEEDA DAVID & ALISON
Existing Property Condition Photographs (duplicate as needed)

Detail: Rear Yard View- East

Detail: Side Yard View- North

Applicant: WEED DAVID & ALISON
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>WEEDE DAVID &amp; ALISON M</td>
<td>A. VAKALOPoulos, AIA</td>
</tr>
<tr>
<td>10301 ARMORY AVE</td>
<td>ARCHITECTURAL DESIGN SERVICES INC</td>
</tr>
<tr>
<td>KENSINGTON MD 20895</td>
<td>945 B RUSSELL AVE</td>
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<tr>
<td></td>
<td>GAITHERSBURG MD 20879</td>
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<table>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>KARASIK PHILIPPA</td>
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<tr>
<td>MCCULLOUGH GILDA CLAUDINE</td>
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<td>10305 ARMORY AVE</td>
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<td>KENSINGTON MD 20895</td>
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<td>GATES BRET D &amp; CMJ</td>
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<td>3806 BALTIMORE STR</td>
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<td>KENSINGTON MD 20895</td>
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<td>HOLTZAPPLE TODD A &amp; LAUREN J CICCONIC</td>
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<td>3807 BALTIMORE STR</td>
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