

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10314 Armory Ave., Kensington	<b>Meeting Date:</b>	5/21/2019
<b>Resource:</b>	Primary Resource Kensington Historic District	<b>Report Date:</b>	5/14/2019
<b>Applicant:</b>	Michele and Jason Jacobson	<b>Public Notice:</b>	5/7/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	31/06-19J	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b> Roof Replacement			

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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource to the Kensington Historic District

**STYLE:** Eclectic

**DATE:** 1898

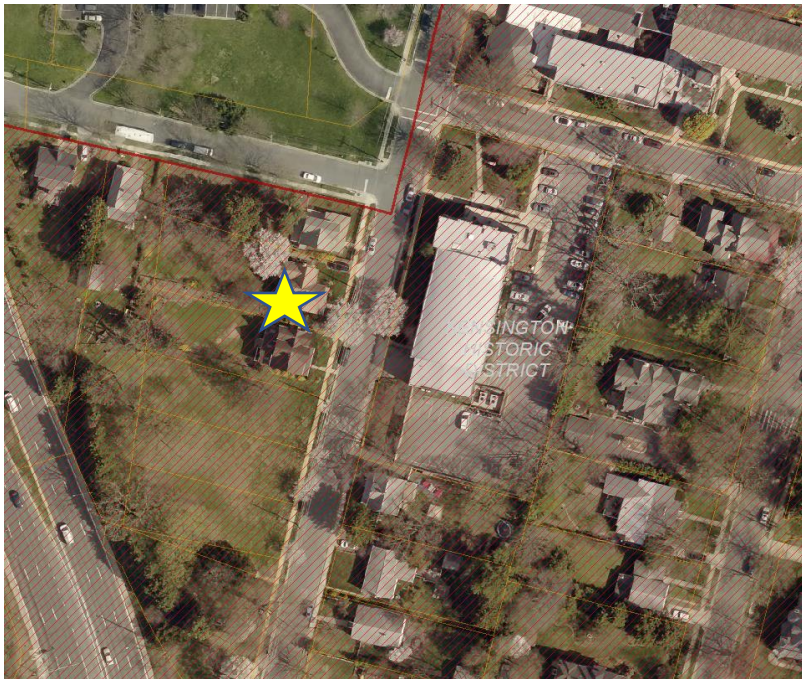


Figure 1: 10314 Armory Ave., near the edge of the Kensington Historic District.

## **PROPOSAL**

The applicant proposes remove the existing three-tab asphalt shingle roof and install a new Timberline architectural shingle roof.

## **APPLICABLE GUIDELINES:**

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

2. Modifications to a property, which do not significantly alter its visual character.

### **Montgomery County Code; Chapter 24A-8**

- (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

### **Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), 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 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPB-#8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: m.jacobwa@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  
Contractor: To Be Determined Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
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: 6574 Folio: 459 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: Roof

1B. Construction cost estimate: \$ 14,000 Replacement

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: N/A  
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A  
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

4/24/19  
Date

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

**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:

This is a folk Victorian home built in 1898, expanded in 1994. It has a porch on the front, back and on one side. The home takes up approximately 1/3 of the site. It is between two similarly aged folk Victorian homes and the deep back yard backs up to another historic home. I believe the roof was installed in 1994 at the time of renovation with single tab shingles. The residence is a primary historic resource within the Kensington Historic District.

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

The existing roof began leaking in 2019 and its advanced age was pointed out in our purchase inspection in 2017. The roof needs replacement to protect the wood framed home and we want to install the newer architectural shingle style to better match the roofs on the two adjacent homes and enhance the beauty of the home.

**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**

N/A

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.

## 2. Site Plan





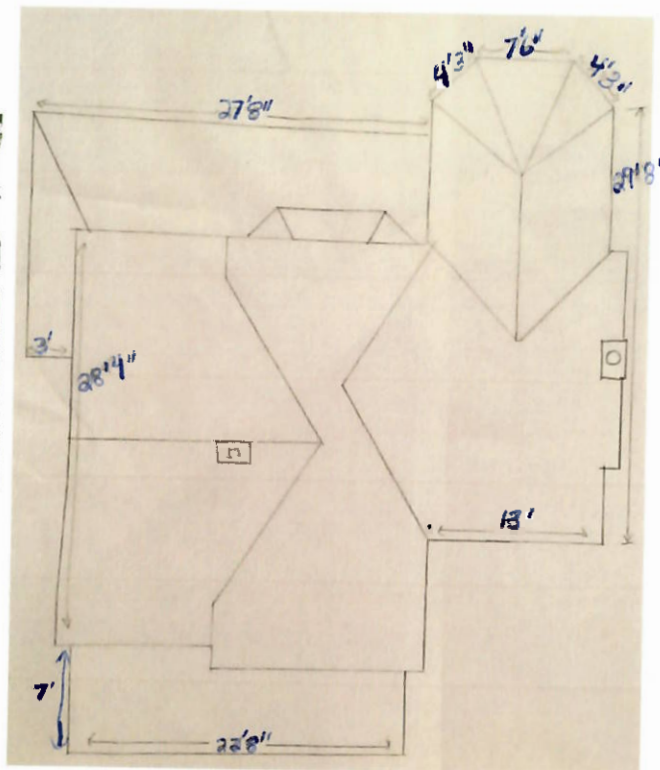
We would like to replace the existing roof with a different shingle. The existing shingle is a flat asphalt shingle known as a three tab shingle. We would like to use an asphalt shingle known as an architectural shingle. Both of the adjacent houses have roofs with architectural shingles. The drawing in the middle of the page is a rough drawing of what the roof would look like from above and gives the dimensions. The surrounding pictures show the roof from different perspectives.



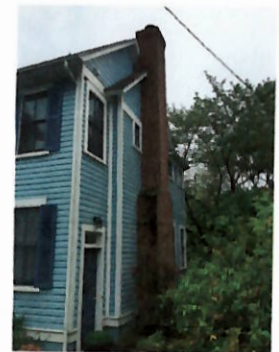
Back of House



Right Side near back



Drawing of Roof if seen from above



Right Side near front



Left Side



Existing Material: 3 Tab Asphalt Shingle



#### 4. Materials Specifications

Proposed Material: Dimensional (Architectural) Asphalt Shingle

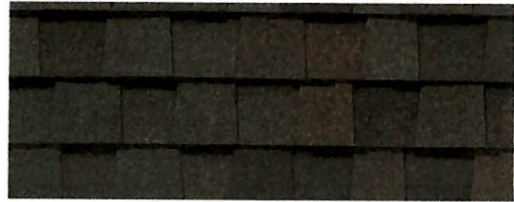
Advantages: More durable, more esthetic, matches adjacent houses, see photos below

Disadvantages: More costly, doesn't match existing

Would Use one of two manufacturers -  
GAF Timberline Series (photo below)



Certainteed Landmark Series



Adjacent Properties



10312 Armory



10316 Armory





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

<b>Owner's mailing address</b> Jacobson 10314 Armory Avenue Kensington, MD 20895	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Alison and John Oppenheim 10312 Armory Avenue Kensington, MD 20895	
Chie and Andy Martin 10316 Armory Avenue Kensington, MD 20895	
Barbara and Spencer Harrill 3810 Warner Street Kensington, MD 20895	