



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: July 15, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 998957: Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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: Nancy Collins (Jodi Longo, Agent)
Address: 3926 Washington Street, 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Michael K... on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 998957
DATE ASSIGNED _____

APPLICANT:

Name: Nancy Collins
Address: 3926 Washington St
Daytime Phone: 202-258-2810

E-mail: Flieger5@mac.com
City: Kensington Zip: 20895
Tax Account No.: 161301024967

AGENT/CONTACT (if applicable):

Name: Jodi Longo
Address: 3932 Washington St
Daytime Phone: 240-374-2525

E-mail: david.sagastume85@gmail.com
City: Kensington Zip: 20895
Contractor Registration No.: 92710

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

M: 31-6

Is the Property Located within an Historic District? Yes/D
No/Inc

Is there an easement, deed restriction, or other encumbrance on the property? Yes/No
If YES, include a copy of the easement, deed restriction, or other encumbrance on the map of the property.

REVIEWED
By Michael Kyne at 10:24 pm, Jul 16, 2022

Are other Planning and/or Hearing Examiner Approvals /Reviews (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

APPROVED
Montgomery County
Historic Preservation Commission
Ronald A. Patton

Building Number: 3926 Street: Washington St
Town/City: Kensington Nearest Cross Street: Prospect St
Lot: 48 Block: 13 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is flat with historic house in the front of the property and newly built accessory Structure in the back.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Would like to install a 6' wood fence in the back of the property and two sides up to where the historic house ends, as well as a 4' wood fence with a gate across the driveway (please see attached pictures and plans).

REVIEWED

By Michael Kyne at 10:24 pm, Jul 16, 2022

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Fence

Description of Current Condition:
An old wood fence in place at some parts of the property lines.

Proposed Work: Would like to install new wood fence per the attached drawings.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Michael Kyne at 10:24 pm, Jul 16, 2022

APPROVED
Montgomery County
Historic Preservation Commission


Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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By Michael Kyne at 10:24 pm, Jul 16, 2022

APPROVED
Montgomery County
Historic Preservation Commission



LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 31-6

Is the Property Located within an Historic District? Yes/District Name Kensington Historic District

Is there an Historic Preservation/Land Trust/Environmental map of the assessment and documentation from the _____ Property? If YES, include a _____ ng this application.

REVIEWED

By Michael Kyne at 10:25 pm, Jul 16, 2022

Are other _____ part of this Application? _____
(Conditional Use, Variance, Record Plat, etc.?) If YES _____
these reviews as _____

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number: 3926 Street: Washington St

Town/City: Kensington Nearest Cross Street: Prospect St

Lot: 48 Block: 13 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

** Jodi Longo*

** 7-5-2022*

Signature of owner or authorized agent

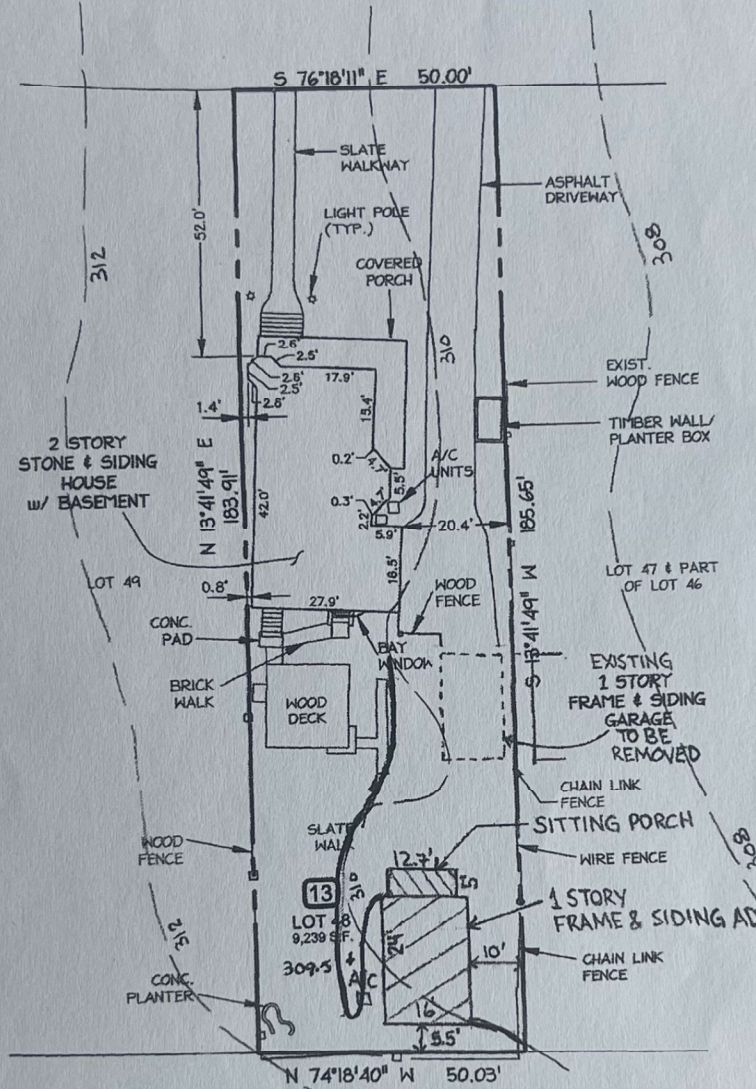
Date

FINAL LOCATION DRAWING

3926 Washington Street, Kensington, MD 20895

Lot 48, Block 13, Kensington Park

WASHINGTON STREET (50' R/W)



PROPOSED SITE PLAN

EX. LOT COV. = 1660 18%
 PROP. LOT COV. = 1810 19.6%

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APPROVED
 Montgomery County
 Historic Preservation Commission

Robert H. [Signature]

CAS ENGINEERING
 10 South Bentz Street
 Frederick, Maryland 21701
 301-607-9031 office
 www.casengineering.com
 info@casengineering.com

DATE OF LOCATIONS	REFERENCES	SCALE: 1"=30'
WALL CHECK: N/A	PLAT BOOK: B	DRAWN BY: JAH
HOUSE LOC.: 11/25/20	PLAT: 4	JOB #: 20-879

SURVEYOR
 The information on this drawing is based upon measurements from property markers found or set. No title report furnished. Subject to all easements and conditions of record.

Jeffrey A. Hammond
JEFFREY A. HAMMOND
 Professional Land Surveyor, Maryland Reg. No. 21515, Exp. 07/13/2021

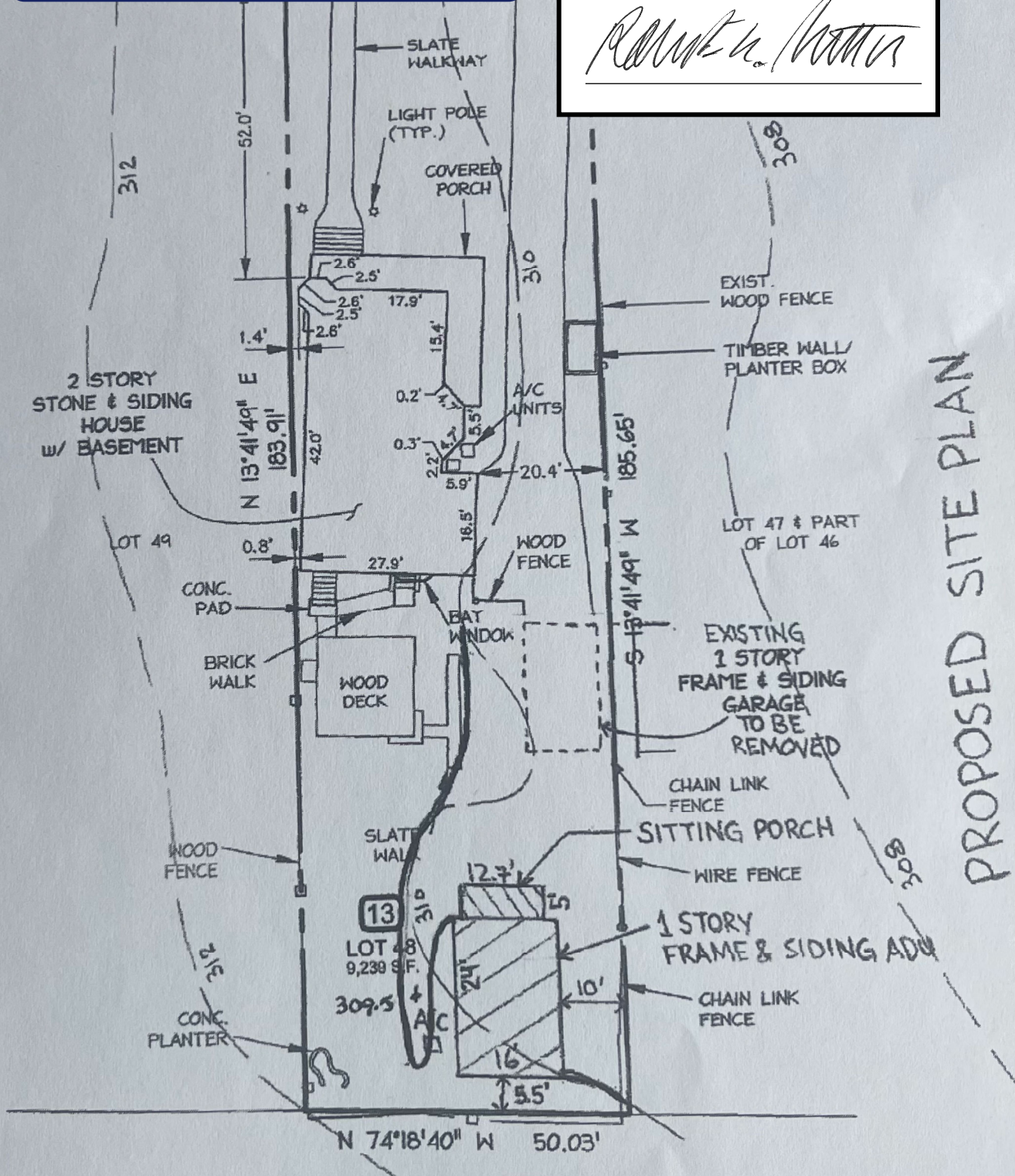
NORTH

WASHINGTON STREET
(50' R/W)

REVIEWED

By Michael Kyne at 10:24 pm, Jul 16, 2022

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



PROPOSED SITE PLAN

6' Fence



REVIEWED

By Michael Kyne at 10:24 pm, Jul 16, 2022

4' Fence



APPROVED

Montgomery County

Historic Preservation Commission

Ronald A. [Signature]

WASHINGTON STREET

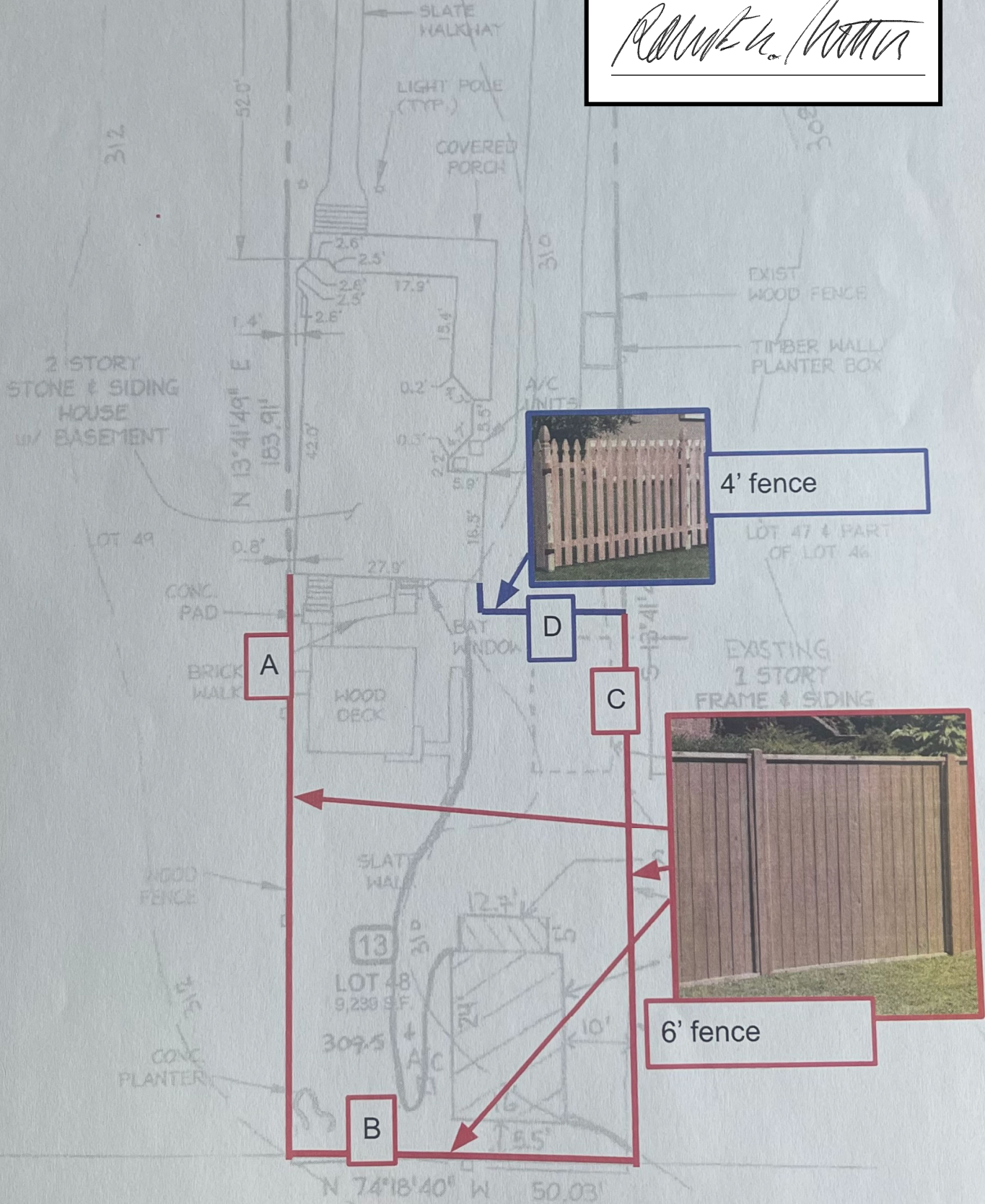
(50' R/W)

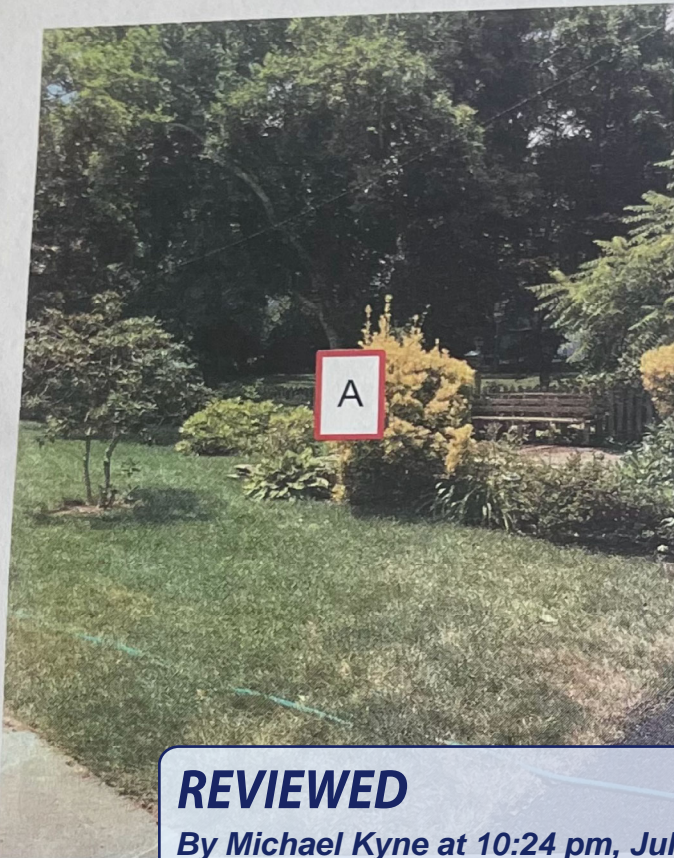
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APPROVED

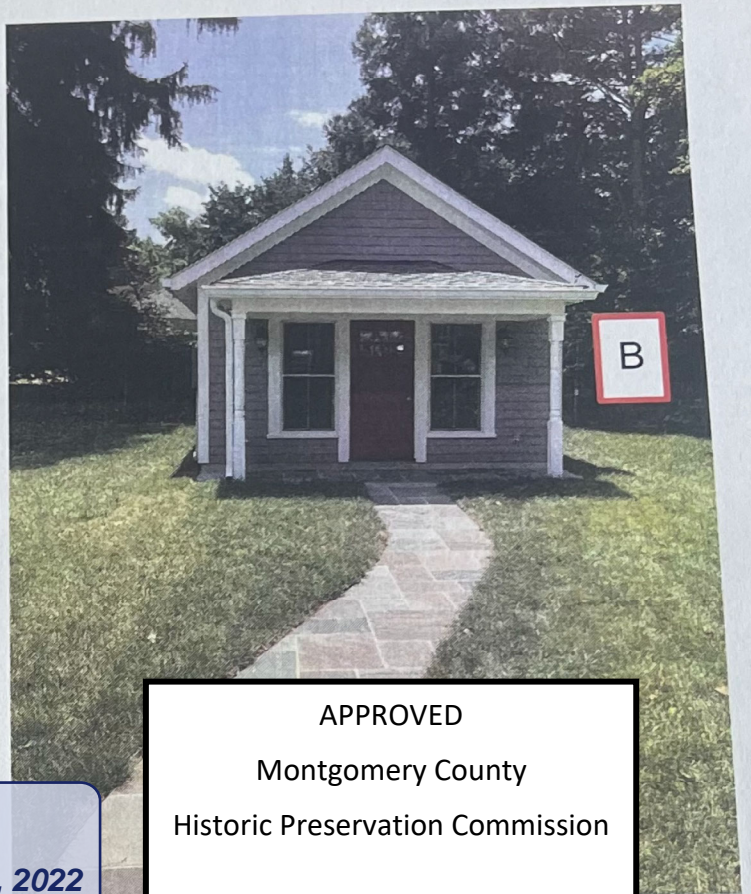
Montgomery County
Historic Preservation Commission





REVIEWED

By Michael Kyne at 10:24 pm, Jul 16, 2022



APPROVED
Montgomery County
Historic Preservation Commission

Robert H. Norton

