

3824 WARNER STREET, KENSINGTON  
[HAC CASE # 31/06-13G]  
KENSINGTON H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
*County Executive*

William Kirwan  
*Acting-Chairperson*

Date: July 12, 2013

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #638021, alterations to parking pad

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the July 10, 2013 meeting.

Applicant: Peter and Sharon Bartram

Address: 3824 Warner Street, Kensington





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: PS BARTRAM@VERIZON.NET Contact Person: PETER BARTRAM  
 Daytime Phone No.: 301-946-0632  
 Tax Account No.: 02772928  
 Name of Property Owner: PETER + SHARON BARTRAM Daytime Phone No.: 301-946-0632  
 Address: 3824 WARNER ST. KENSINGTON MD 20895  
Street Number City State Zip Code  
 Contractor: XTRA CARE LANDSCAPING + DESIGN INC Phone No.: 301-570-6200  
 Contractor Registration No.: 127602  
 Agent for Owner: CLEGER RODRIGUES Daytime Phone No.: 301-570-6200

**LOCATION OF BUILDING/PREMISE**

House Number: 3824 Street: WARNER ST.  
 Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE  
 Lot: 22 Block: 4 Subdivision: R.B. DIETRICKS  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>PARKING AREA</u>			

1B. Construction cost estimate: \$ 8,020 - \$8,500

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: \_\_\_\_\_  
 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/essament

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.

Peter Bartram Signature of owner or authorized agent 7 June 2013 Date

Approved: X For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: W H Date: 7/12/13  
 Application/Permit No.: 038021 Date Filed: 6/10/13 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:

REPLACE EXISTING CRUSHED STONE PARKING AREA  
WITH A 22' X 22' BRICK PAVER PARKING AREA.  
NO ALTERATION OF CURRENT TOWN SIDEWALK  
OR CURB CUT WILL OCCUR. SLOPE OF  
PARKING AREA WILL CAUSE ANY RAIN  
RUN-OFF TO GO INTO THE SURROUNDING GARDEN  
AND LAWN - NOT INTO THE STREET OR STREET  
DRAINS.

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

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PROPERTY. BRICK PAVERS RATHER THAN CONCRETE  
OR ASPHALT WILL BE IN KEEPING WITH THE  
HISTORIC DISTRICT NEIGHBORHOOD.

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.

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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.
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6. **TREE SURVEY**

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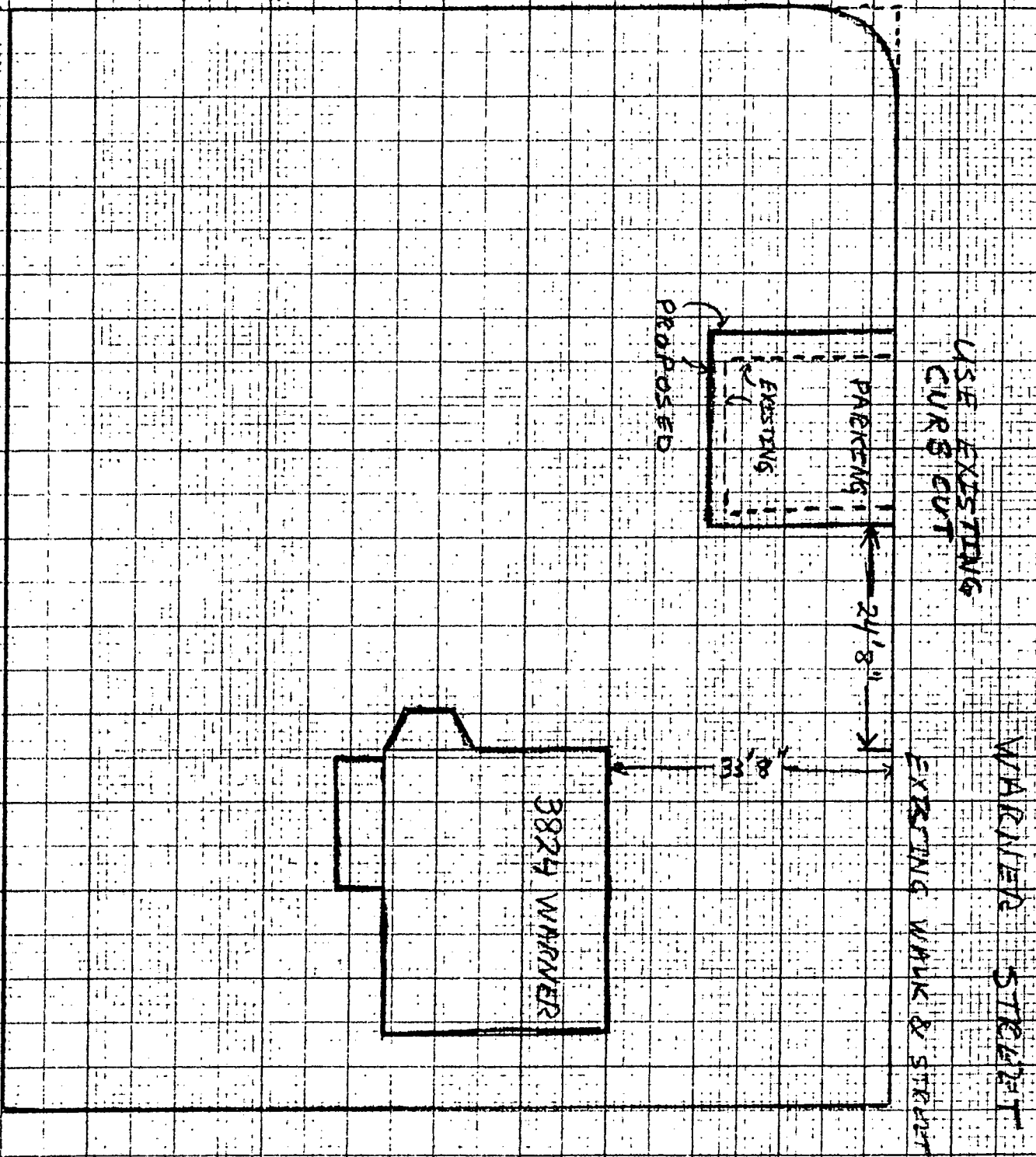
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

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9

EXISTING WALK & STREET



APPROVED  
 Freehold Township  
 Historic Preservation Commission  
*[Signature]*  
 5/21/13

SCALE APPROX  
 1" = 20' FT

24 JUNE 2013  
*[Signature]*



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

William Kirwan  
Acting-Chairperson

Date: July 12, 2013

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
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FROM: Josh Silver, Senior Planner (JS)  
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Applicant: Peter and Sharon Bartram

Address: 3824 Warner Street, Kensington





DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

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1A. CHECK ALL APPLICABLE:

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 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- AC  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: PARKING AREA

1B. Construction cost estimate: \$ 8,000 - \$8,500  
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Peter A. Bartram Signature of owner or authorized agent 7 June 2013 Date

Approved:  For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/12/13  
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Eds 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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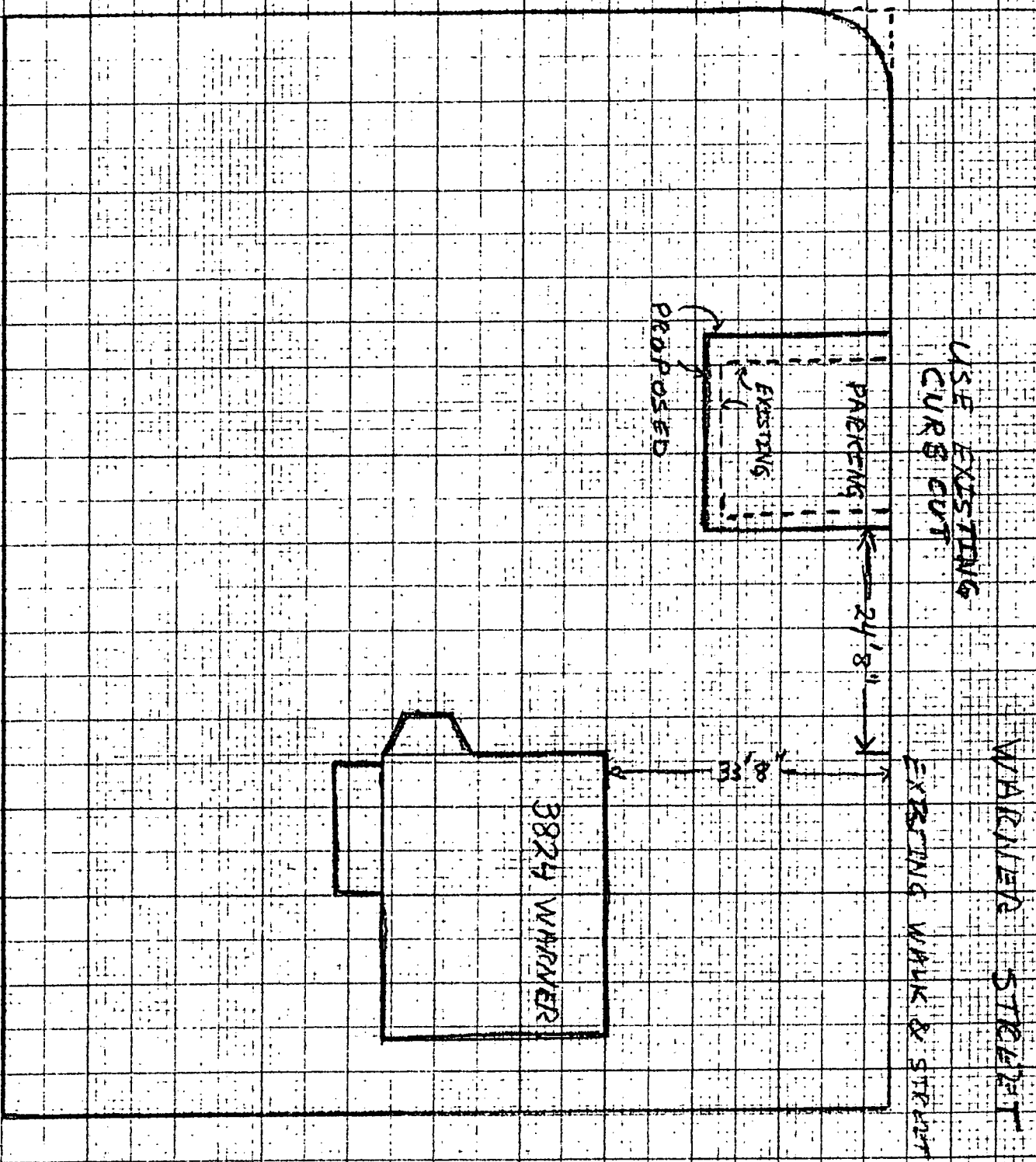
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9

EXISTING WALK & STREET



APPROVED  
 Historic Preservation Commission  
 7/10/13

SCALE APPROX  
 1" = 20 FT

24 JUNE 2013  
 Peter A. Bantson

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

<b>Address:</b>	3824 Warner Street Street, Kensington	<b>Meeting Date:</b>	7/10/2013
<b>Resource:</b>	Primary-One Resource Kensington Historic District	<b>Report Date:</b>	7/3/2013
<b>Applicant:</b>	Peter and Sharon Bartram	<b>Public Notice:</b>	6/26/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/06-13G	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Alterations to parking pad		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary-One Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** 1908

**PROPOSAL:**

The applicants propose to modify an existing 20' x 20' crushed stone parking pad located in the right front yard of the subject property. The proposal involves increasing the size of the parking pad to 24' x 24' and changing the surface treatment to brick pavers. An existing curb cut and sidewalk will not be impacted as part of the proposed expansion.

**APPLICABLE GUIDELINES:**

**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) 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 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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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- AC
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- Other: PARKING AREA

1B. Construction cost estimator: \$ 8,000 - \$8,500

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Peter A. Bartram  
Signature of owner or authorized agent

7 June 2013  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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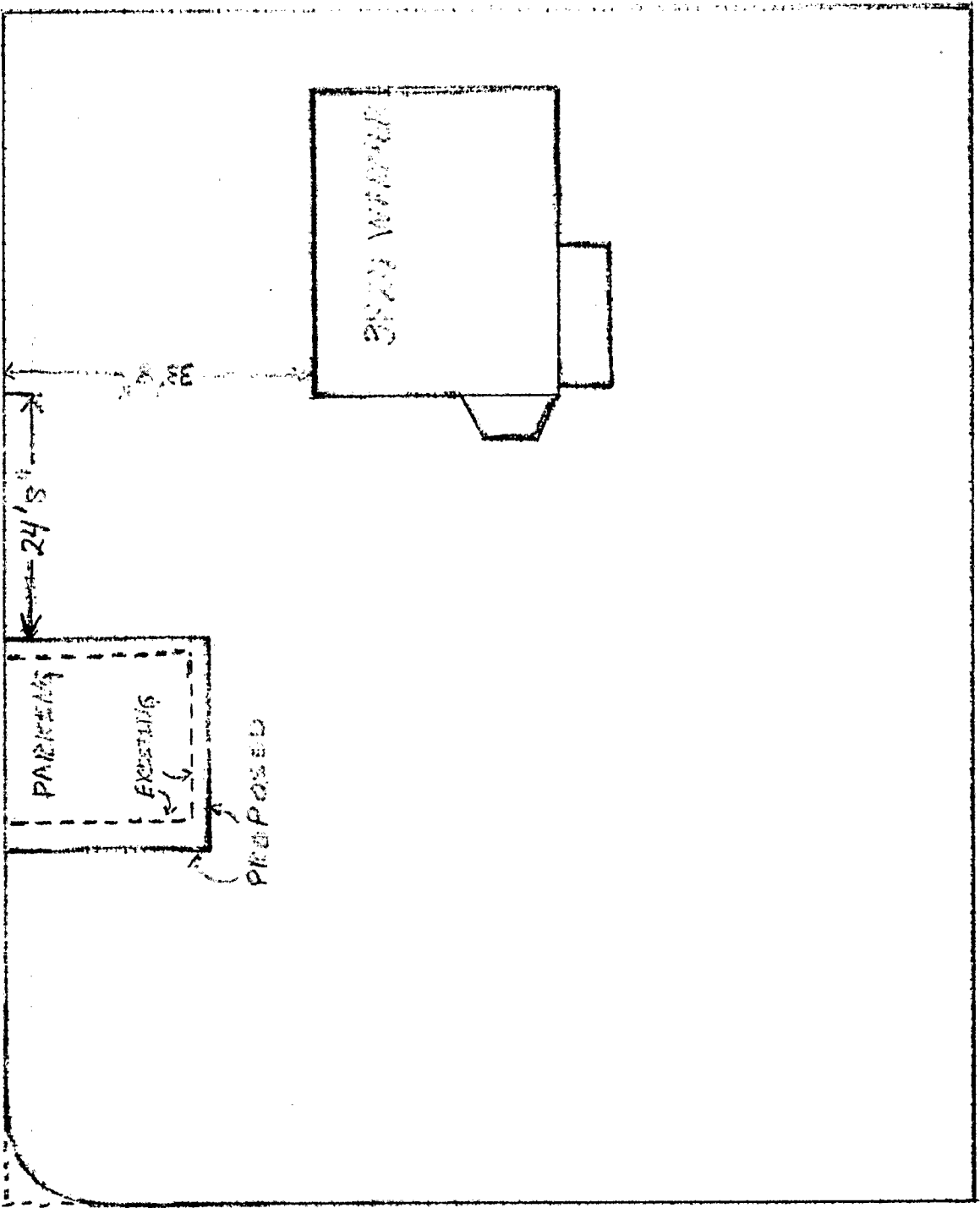
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

<p align="center"><b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b>  <b>[Owner, Owner's Agent, Adjacent and Confronting Property Owners]</b></p>	
<p><b>Owner's mailing address</b>  <i>Peter and Sharon Bartman</i>          3824 Warner Street          Kensington MD 20895-3927</p>	<p><b>Owner's Agent's mailing address</b>   <i>(none)</i></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><i>[Adjacent to east]</i>          Alexis J. Vlahos          3820 Warner Street          Kensington, MD 20895-3927</p>	<p><i>[Confronting to West]</i>          Kenneth R. and C. O. Timmerman          10310 Freeway Place          Kensington MD 20895</p>
<p><i>[Adjacent to South]</i>          David S. and S. L. Brown          10309 Freeman Place          Kensington, MD 20895-3915</p>	<p><i>[Confronting to South West]</i>          Helen D. Beatty          10314 Freeman Place          Kensington MD 20895</p>
<p><i>[Confronting to North]</i>          Property Address: 10400 Connecticut Ave          Mailing Address:          Knowles Associates LLC          % Martin Norwita, Mgr.          1700 Rockville Pike Ste 340          Rockville, Maryland 20852</p>	

WILKINSON STREET

USE EXISTING CURB CUT

EXISTING WALK & BIKEWAY

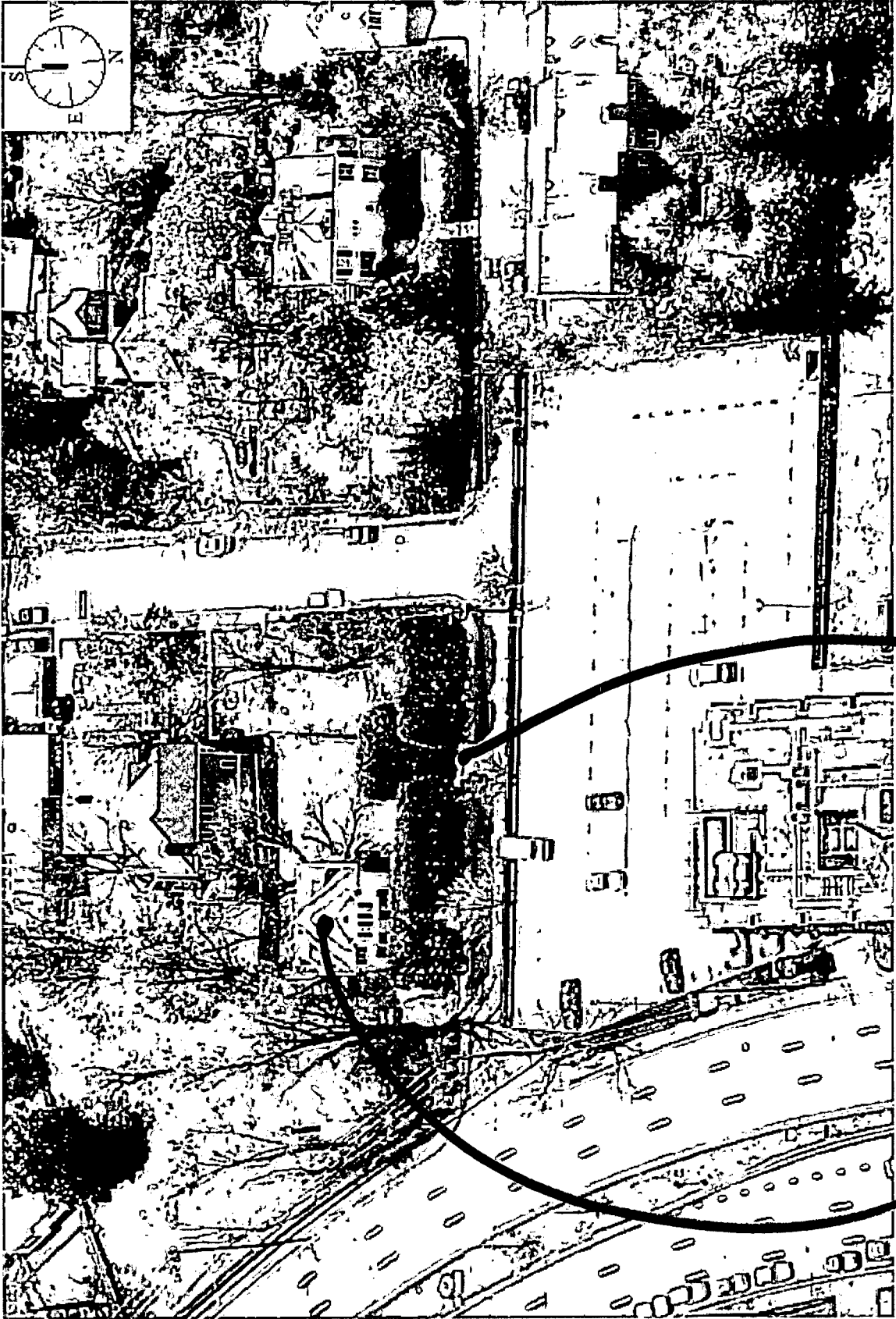


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1" = 20 FT

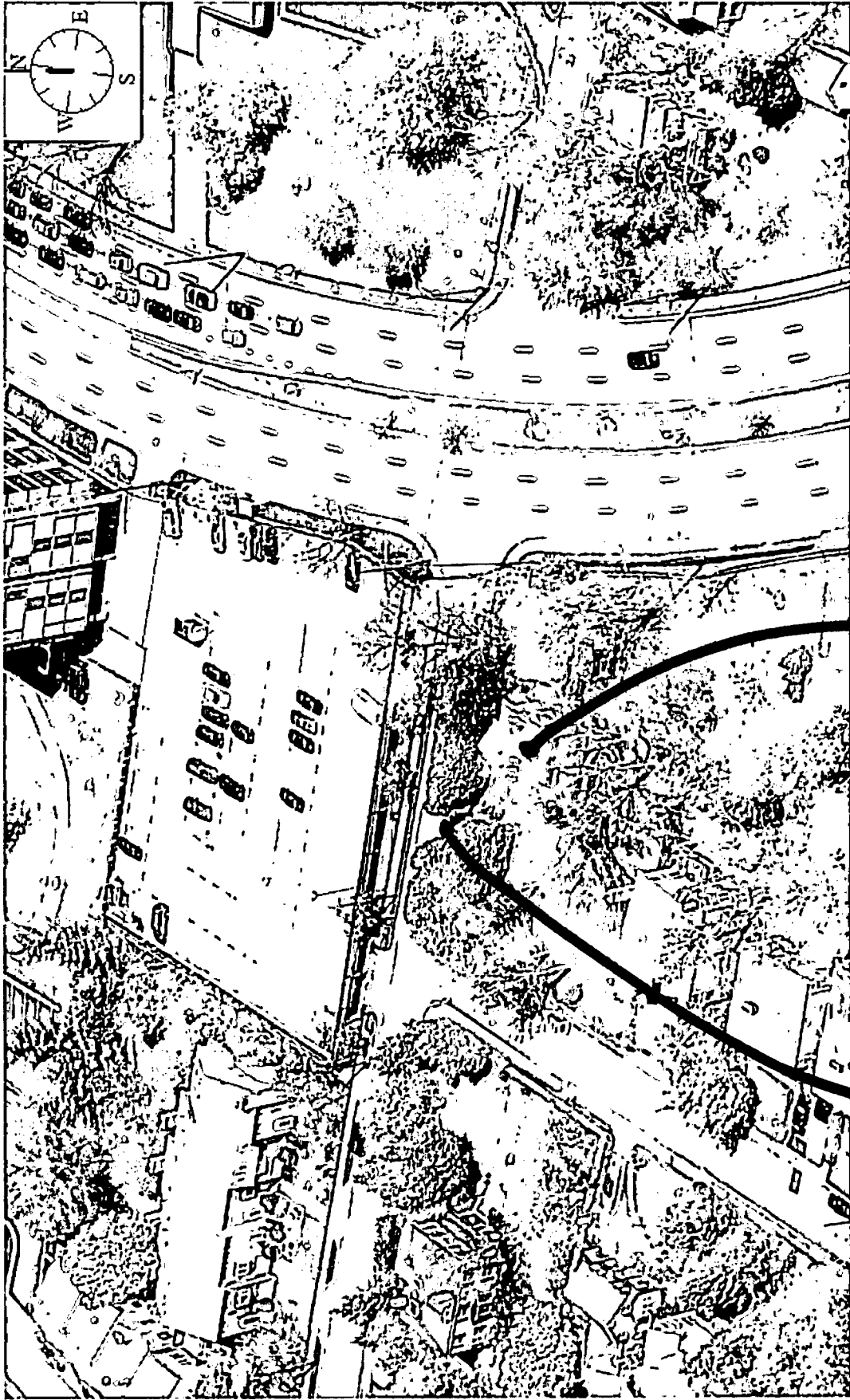
24 JULY 2018  
JACK H. BOSTON



HOUSE

PARKING PAD

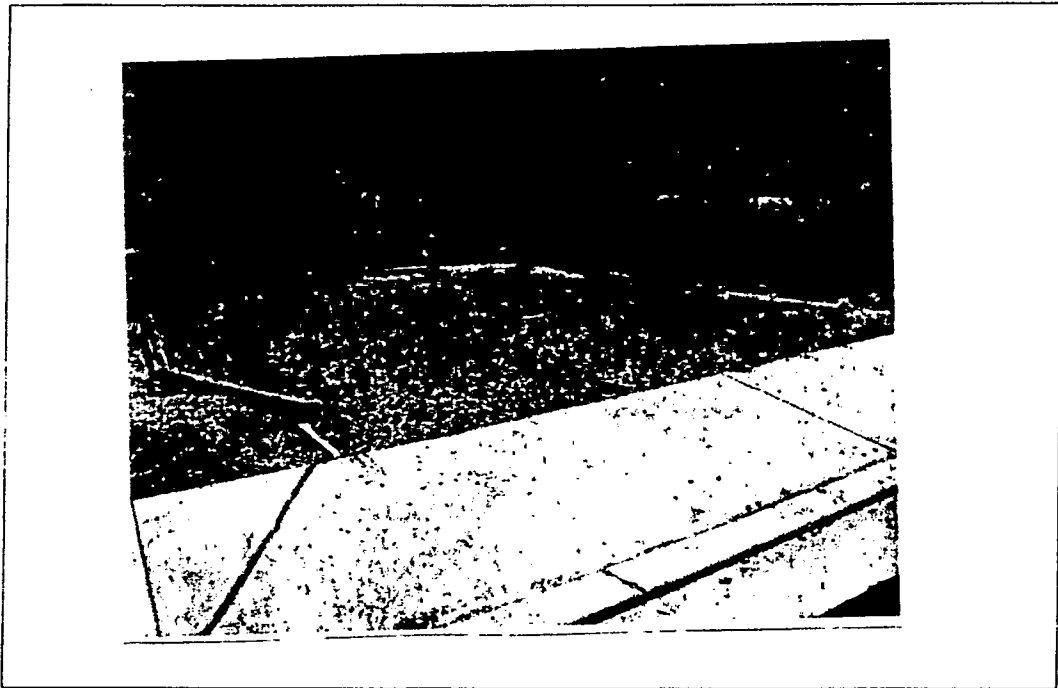




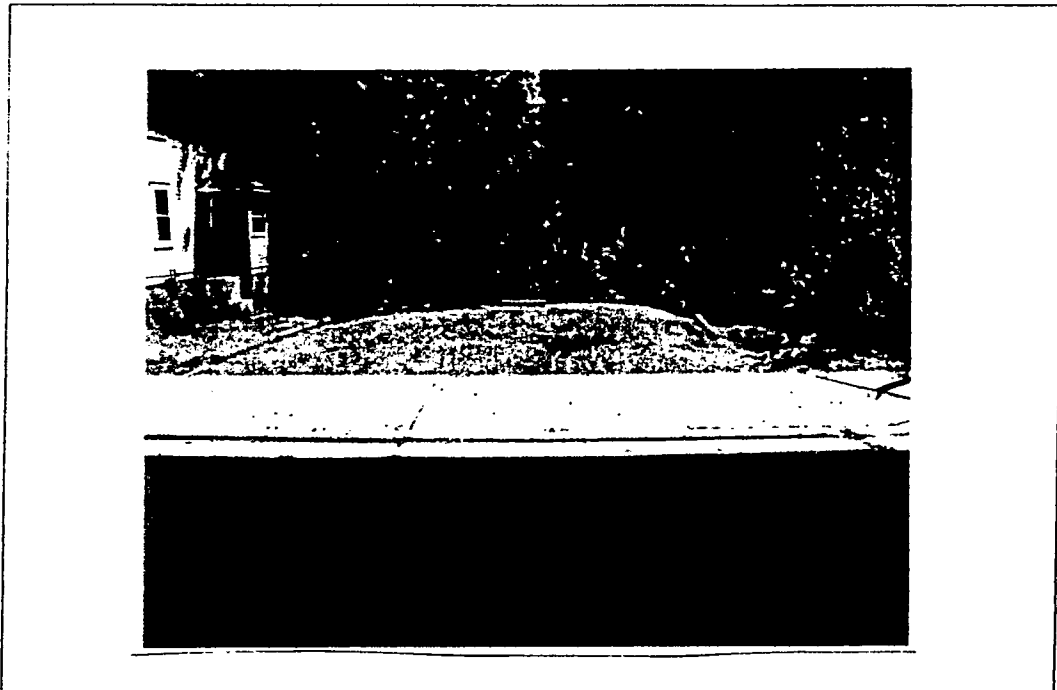
**HOUSE**

**PARKING  
PAD**

Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING PARKING AREA



Detail: EXISTING PARKING AREA

Applicant: PETER BARTRAM

3824 WARNER ST, Page: 3



EXISTING PARKING AREA

PETER BARTRAM

3824 WARNER ST.

## Manarolla, Kevin

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**From:** Helen C. Wilkes <hcw933@juno.com>  
**Sent:** Monday, July 01, 2013 9:29 PM  
**To:** Manarolla, Kevin  
**Subject:** Re: HAWP applications for July 10th

Kevin,

The Kensington LAP is unanimous in its support for the application at 3824 Warner Street, with all four LAP members having weighed in.

Best,  
Helen Wilkes

Helen Crettier Wilkes, AIA  
301-933-0859 home/office  
301-404-6700 mobile

----- Original Message -----

From: "Manarolla, Kevin" <Kevin.Manarolla@montgomeryplanning.org>  
To: Barry Peoples <barry.peoples@CareFusion.com>, Helen Wilkes <hcw933@juno.com>, Jim Cooper <jrcooper\_99@yahoo.com>, John Anderson <j.anderson126@verizon.net>  
Subject: HAWP applications for July 10th  
Date: Tue, 25 Jun 2013 20:11:58 +0000

Here are the new apps in your area for the July 10<sup>th</sup> meeting.

**Kevin Manarolla**, Senior Administrative Assistant | Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

Office: 8787 Georgia Avenue STE 204 | Silver Spring | Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax | [Email Me Here](#) | [Our Web Site](#) | M-NCPPC



**Montgomery County Government**

Historic Preservation Commission

51 Monroe Street

Rockville, Maryland 20850

