

3904 WASHINGTON STREET
Kensington MD. 31/06



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: January 24, 2013

MEMORANDUM

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

FROM: Karen Theimer Brown, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #622282, fencing installation

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 January 23, 2013 meeting.

Applicant: Al Carr

Address: 3904 Washington Street, Kensington





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: alfred.carr@gmail.com Contact Person: Al Carr
 Tax Account No.: 01024912 Daytime Phone No.: 301 946-4956
 Name of Property Owner: Al Carr Daytime Phone No.: _____
 Address: 3904 Washington St Kensington MD 20895
Street Number City State Zip Code
 Contractor: Maryland State Highway Adm Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMITS

House Number: 3904 Street: Washington
 Town/City: Kensington Nearest Cross Street: _____
 Lot: B37 Block: 13 Subdivision: Kensington Park
 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: _____

1B. Construction cost estimate: \$ _____

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

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 4 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]
Signature of owner or authorized agent

1/25/2013
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____

Application/Permit No.: 622282 Date Filed: 1/2/12 Date Issued: 1/25/13

**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:

Single family colonial house built in 1930s.
aluminum siding circa 1975
existing wood fence along Connecticut Ave side - 6' tall
(temporarily removed by MD SHA to construct
sidewalk & retaining wall). steep slope
at corner and on Washington Street side
resulting from a. 1959 roadwork and 2012
sidewalk work by MD SHA.

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

extend wood fence around corner and along
Washington Street side. unpainted to match
existing fence. 4' tall picket fence on Washington
Street side for safety/aesthetics

2. SITE PLAN

see plat

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

unpainted wood picket fence, 4' tall

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

- 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.
- 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.

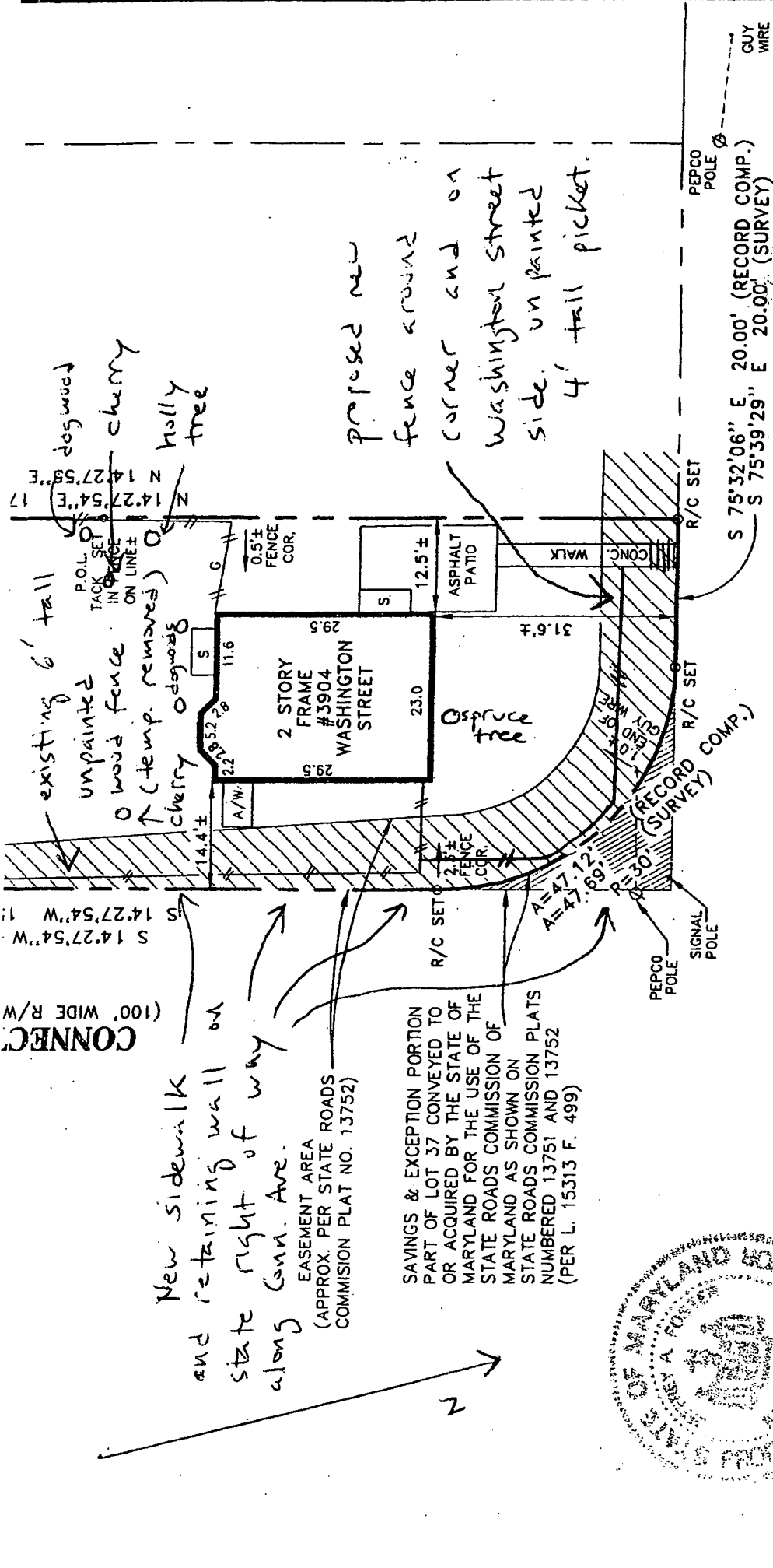
6. TREE SURVEY

40' tall spruce

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.



WASHINGTON STREET
 (50' WIDE R/W PER S.R.C. PLAT NO. 13752)

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 251B

PLAT OF SURVEY
 PART OF LOT 37
 BLOCK 13
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE		REFERENCES	
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN".		PLAT BK. B	SNIDER & ASSOCIATES
		PLAT NO. 4	SURVEYORS - ENGINEERS
		LIBER 15313	LAND PLANNING CONSULTANTS
		FOLIO 499	2 Professional Drive, Suite 216
		S.R.C. PLAT NOS. 13751 & 13752	Gaithersburg, Maryland 20879
			301/948-5100, Fax 301/948-1286
		DATE OF LOCATIONS	SCALE: 1" = 20'
		WALL CHECK:	
		HSE. LOC.: 07-05-05	DRAWN BY: M.A.S.
		PROP. CORs.: 07-13-05	JOB NO.: 97-3018



[Signature]
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

New sidewalk and retaining wall on state right of way along Conn. Ave.
 EASEMENT AREA (APPROX. PER STATE ROADS COMMISSION PLAT NO. 13752)

SAVINGS & EXCEPTION PORTION PART OF LOT 37 CONVEYED TO OR ACQUIRED BY THE STATE OF MARYLAND FOR THE USE OF THE STATE ROADS COMMISSION OF MARYLAND AS SHOWN ON STATE ROADS COMMISSION PLATS NUMBERED 13751 AND 13752 (PER L. 15313 F. 499)

proposed new fence around corner and on Washington street side. un painted 4' tall picket.

existing 6' tall unpainted wood fence (temp. removed) cherry dogwood holly tree

CONNECT (100' WIDE R/W)

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3904 Washington Street	Meeting Date:	1/23/2013
Resource:	Contributing Resource Kensington Historic District	Report Date:	1/16/2013
Applicant:	Al Carr	Public Notice:	1/9/2013
Review:	HAWP <i>31/06</i>	Tax Credit:	No
Case Number:	36/02-13B	Staff:	Karen Theimer Brown
PROPOSAL:	Fencing installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: 1930s

PROPOSAL:

The applicant is proposing to install approximately 50' linear feet of 4' high, wood picket fencing to match existing fence on the corner of Connecticut Avenue and on the Washington Street side. As part of this undertaking, the applicant is also reinstalling the 6' wood fence along the Connecticut Avenue side that was temporarily removed by the Maryland State Highway Administration to construct sidewalk and retaining wall.

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) & (d), 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 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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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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]
Signature of owner or authorized agent

1/22/2013
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 622282 Date Filed: 1/2/12 Date Issued: _____

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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.

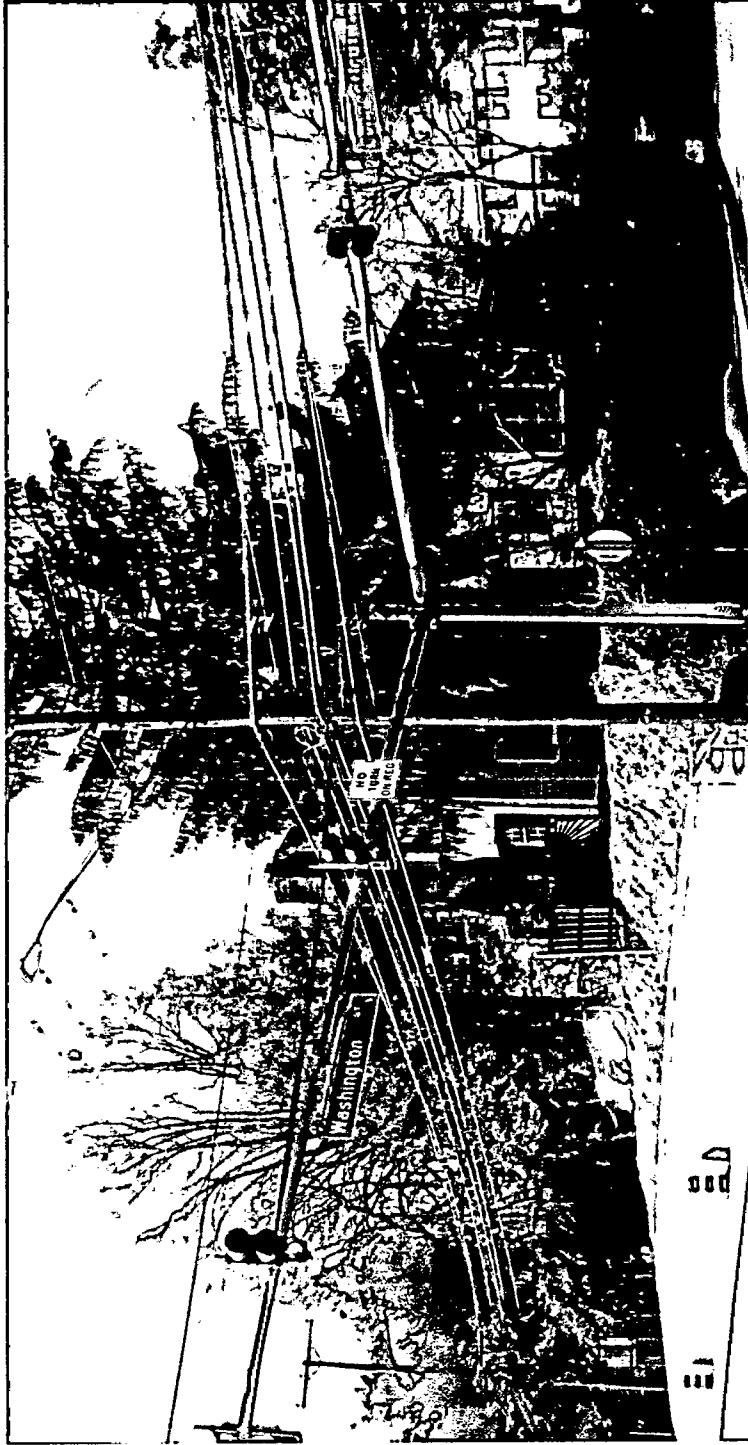
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Al Carr 3904 Washington St Kensington, MD 20895</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Marjorie Parca 3906 Washington St Kensington, MD 20895</p>	<p>Ms. Stewart 10115 Connecticut Ave Kensington, MD 20895</p>
<p>Kathleen O'Reilly 3820 Washington St Kensington, MD 20895</p>	<p>Warner Memorial Presbyterian Church 10123 Connecticut Ave Kensington, MD 20895</p>
<p>Mike Uhlman & Judy Beach-Uhlman 3905 Washington St Kensington, MD 20895</p>	<p>Lisa & Jerry Weed 3907 Washington St Kensington, MD 20895</p>

Front of house (from Washington St)



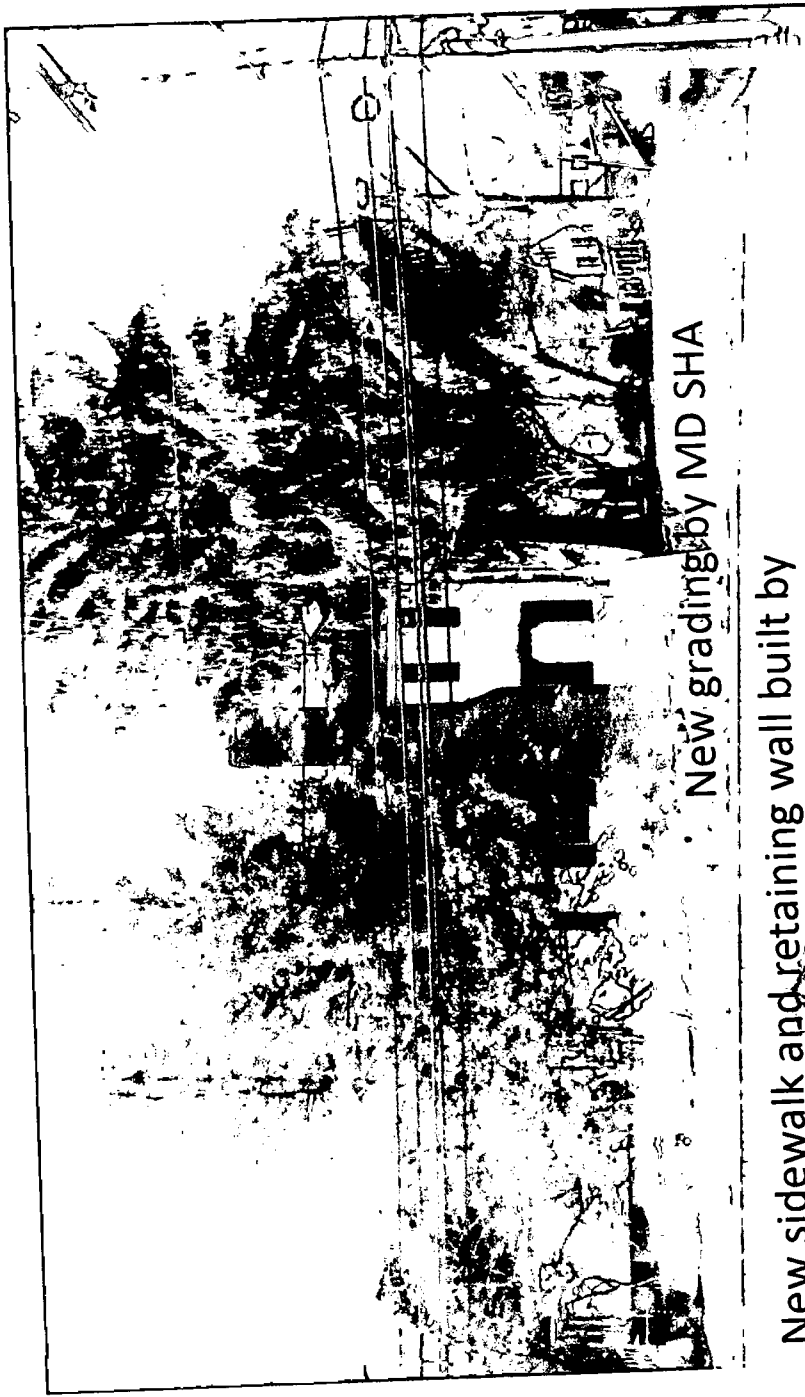
SW corner of Connecticut Ave & Washington St



New-sidewalk and retaining wall built by Maryland State Highway Administration



View from Connecticut Avenue



New grading by MD SHA

New sidewalk and retaining wall built by Maryland State Highway Administration

Front entrance (view from 3906 Washington St)





Rear of House

Example of 4' tall wood picket fence (3909 Washington St)

