3909 Prospect Street, Kensington [HPC (9x # 31/6-12E] Kensington H.D.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Leslie Miles
Chairperson

Date: July 26, 2012

MEMORANDUM

TO:

Diane R. Schwartz Jones, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planne

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #603794, tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>approved</u> at the July 25, 2012 meeting.

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:

Wendy Lesko

Address:

3909 Prospect 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURNATO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MO 28850
236-777 \$278

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



| | | | Contact Person: | Wena | y lesk | 0 |
|--|----------------------------|-------------------------|-----------------------------|---------------------------------------|---------------------------------------|--------------|
| | | | Daytime Phone No.: | 301 | 78511 | 702_ |
| Tex Account No.: | | | | | | |
| Name of Property Owner: | esko | | Daytime Phone No.: | 301. | 785-17 | 62 |
| Address: 3909 PM | ospect st | <u>Ke</u> | nsington | MO | 20895 Za Code | |
| Street reumber Contractor: | • | Caty | • | | Zip Code | |
| Contractor Registration No.: | ····· | / | Phone No.: | ****** | | |
| Agent for Owner: | | | Daytime Phone No.: | · | | |
| LOCATION OF BUILDING PREM | ISE | | | | · · · · · · · · · · · · · · · · · · · | • |
| House Number: Town/City: Rensin | 3909 | Street | Pros | pect | St | |
| Townsity: Kensin | gton | Nearest Cross Street | con | nection | ult Av | e |
| Lot: Block: | Subdivision |): | | · · · · · · · · · · · · · · · · · · · | · | |
| Liber: Folio: | Perce | Ł | | | | · |
| PART ONE: TYPE OF PERMIT A | CTION AND USE | | | | | |
| 1A CHECK ALL APPLICABLE | | CHECK ALI | LAPPUCABLE: | Mer | ely app | sival to |
| ☐ Construct ☐ Extend | ☐ Alter/Renovate | □ A/C | ☐ Staib ☐ Room | | rch Deck Shed | - |
| ☐ Move ☐ Install | ☐ Wreck/Raze | □ Sotar | ☐ Fireplace ☐ Woodb | | | - 20 |
| ☐ Revision ☐ Repair | ☐ Revocable | ☐ Fence/\ | Wall (complete Section 4) | □ Other: | | a clad |
| 1B. Construction cost estimate: \$ | | ···· | | | | hee |
| 1C. If this is a revision of a previous | y approved active permit, | see Permit # | | | | , , , , , |
| PART TWO: COMPLETE FOR NI | W CONSTRUCTION A | O EXTEND/ADDIT | IONS | ····· | | Ispecially |
| 2A. Type of sewage disposal: | 01 🗆 WSSC | 02 🗆 Septic | 03 🗆 Other: | | | Concern for |
| 28. Type of water supply: | · 01 🗆 WSSC | 02 🗆 Well | 03 🗍 Other: | | | |
| | | | | | | ou neighbors |
| PART THREE; COMPLETE ONLY | | 3 WALL | | | | across The |
| 3A. Height feet | inches | | range of the same | | | steet |
| 3B. Indicate whether the fence or r | | | _ | | | 37461. |
| On party fine/property line | ☐ Entirely on I | and of owner | ☐ On public right of t | way/easement | | |
| I hereby certify that I have the autho approved by all agencies listed and | rity to make the foregoing | application, that the (| application is correct, and | that the construction | n will comply with plans | |
| Approved by all agencies listed and | nereuy acunowieuye and | eccept uns to be a c | continuon for the issuance | or this permit. | | |
| Hendy | Jest | | <i>O</i> | 6/19 | /12_ | |
| Signature of feet | ner or authorized against | | | | Date | |
| | | Λ | | | , 1 | |
| Approved: | - | For Chapp | erson, Historic Preservatio | on Commission | 7/2012 | |
| Disapproved: | Signature: | - Jether Ha | | Date: | 1/0/1/- | |
| Application/Permit No.: | 15/92 | Date Fil | led: <u>978/2/1/</u> | Date Issued: | - | |
| Edit 6/21/99 | SEE REVER | SE SIDE FOR | INSTRUCTIONS | <u>s</u> | | |

HA # 603794

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

3909 Prospect Street, Kensington

Meeting Date:

7/25/2012

Resource:

Secondary Resource

Report Date:

7/18/2012

Kensington Historic District

Public Notice:

7/11/2012

Applicant:

Wendy Lesko

Tax Credit:

None

Review:

HAWP

Staff:

Josh Silver

Case Number:

31/06-12E

PROPOSAL:

Tree removal

STAFF RECOMMENDATION:

Approve With conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:

Secondary Resource within the Takoma Park Historic District

STYLE:

Colonial Revival

DATE:

c.1979

PROPOSAL:

The applicant is proposing to remove one dead deciduous tree from the front yard of the subject property.

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 <u>approve</u> 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 to schedule a follow-up site visit.

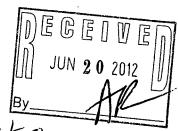


RETURN TO DEPARTMENT OF PERMITTING SERVICES ZSS ROCKWILLE PIKE ZHE FLOOF, ROCKYLLE MD 20850 244 777 9376

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



| Name of Property Owner: LESKO | | Contact Person: Wendy Cesko |
|---|--|--|
| Tax Account No.: Name of Property Owner: | | Daytime Phone No.: 301 785 1702 |
| Address: 3909 Prospect St Kensinglon To 2089 Siner Zip Code Contractor: Phone No: | Tax Account No.: | |
| Address: 3909 Prospect St Kensington No 2089 Street Burbler | Name of Property Owner: Lesko | Daytime Phone No.: 301 - 785 - 1702 |
| Contrictor: | | |
| Contractor Registration No: Apent for Owner: Desystate Phone No: | | -, |
| Agent for Owner: Darytime Phone No: DOCATION OF BUILDING/PREMISE | | Phone No.: |
| Accordance Substitution Substi | | _ |
| House Number: 3999 Street PrDS pect St Town/City: | Agent for Owner: | Daytime Phone No.: |
| Liber:Folio: | LOCATION OF BUILDING/PREMISE | |
| Liber:Folio: | House Number: 3909 Street | Pruspect ST |
| Liber: Folio: Perod: Part ONE: TYPE OF PERMIT ACTION AND USE | Town/City: Kensington Nearest Cross Street | Connecticult Ave |
| PART TIME: TYPE OF PERMIT ACTION AND USE A. CHECK ALL APPLICABLE: | Lot: Block: Subdivision: | |
| 1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Sab Room Addition Porch Dack Shed Nembre | Liber: Parcel: Parcel: | |
| 1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Sab Room Addition Porch Dack Shed Nembre | PART ONE: TYPE OF PERMIT ACTION AND USE | |
| Move Install Wreck/Raze Solar Freplace Woodburning Stove Single Family Revision Repair Revocable Fence/Wall (complete Section 4) Other: The construction cost estimate: \$ The construction will comply with plans The construction The construction will comply with plans The construction Th | 1A. CHECK ALL APPLICABLE: CHECK ALL AI | PPLICABLE: Merely approval to |
| Move Install Wreck/Raze Solar Freplace Woodburning Stove Single Family Revision Repair Revocable Fence/Wall (complete Section 4) Other: The construction cost estimate: \$ The construction will comply with plans The construction The construction will comply with plans The construction Th | ☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ | Stab Room Addition Porch Deck Shed A P M 17-P |
| 18. Construction cost estimate: \$ | ☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ | |
| 1C. If this is a revision of a previously approved active permit, see Permit # | ☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wel | I (complete Section 4) Dther: |
| PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: CM CUrn Fr 2B. Type of water supply: 01 WSSC 02 Well 03 Other: The part of the constructed on one of the following locations: 3A. Height | 1B. Construction cost estimate: \$ | tee |
| 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: | 1C. If this is a revision of a previously approved active permit, see Permit # | |
| 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: | PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENDIADOUTION | Ispecently |
| 2B. Type of water supply: 01 WSSC 02 Well 03 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Height 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 | | ~ ~ ~ ~ ~ ~ ~ |
| 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: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: | - , | |
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| 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: Graph 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 | | across The |
| ☐ 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 | | Sheet |
| 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 | | |
| 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. | ☐ 9n party line/property line ☐ Entirely on land of owner | On public right of way/easement |
| Signature of fumer or suthorized agent $\frac{0.019/12}{0.00000000000000000000000000000000000$ | approved by all agencies listed and I hereby acknowledge and accept this to be a con | colication is correct, and that the construction will comply with plans redition for the issuance of this permit. Obligation for the issuance of this permit. |
| Approved: For Chairperson, Historic Preservation Commission | Approved: For Chairner | son. Historic Preservation Commission |
| Disapproved: Signature: Date: | • | |
| | Application/Permit No.: 603794 Date Files | 1 |
| | Application/Permit No.: 603794 Date File | d: <u>0 16/2 / 1 7 Date Issued:</u> |

HA # 603794

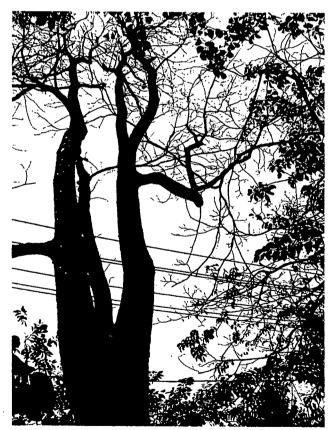
Edit 6/21/99

(3)

| HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] | | | | | | |
|---|---------------------------------------|--|--|--|--|--|
| Owner's mailing address | Owner's Agent's mailing address | | | | | |
| Lesko | | | | | | |
| 3909 Prospect St | | | | | | |
| Kensington MD 20895 | | | | | | |
| Adjacent and confronting Property Owners mailing addresses | | | | | | |
| O ++ | | | | | | |
| | | | | | | |
| 3911 Prospect St Kensington MD | | | | | | |
| 20895 | · | | | | | |
| 20893 | | | | | | |
| Bettina + South | | | | | | |
| 3908 Prospect St | | | | | | |
| Kensington MD 20855 | | | | | | |
| 20855 | | | | | | |
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E Taken across the Street.



← Taken from our front yard



from 2° from 2° from d hotese

Leafless dead tree is near the sidewalk and close to the power lines @ 3909 Prospect Street, Kensington

TREE PROPOSED







TREE PROPOSED FOR REMOVAL



E Taken across the Street



← Taken fem our front yard



from 2nd from 2nd from on hotere

Leafless dead tree is near the sidewalk and close to the power lines @ 3909 Prospect Street, Kensington