

3824 WARREN STREET

[HPC CASE # 36/02-130]

KENSINGTON HISTORIC DISTRICT



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: March 1, 2013

### MEMORANDUM

TO: Hadi Mansouri  
Department of Permitting Services

FROM: Scott Whipple *SW*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #625542, Tree removal

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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 February 27, 2013 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached site plan 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: Peter and Sharon Bartran

Address: 3824 Warner 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 Scott Whipple at 301.563.3404 or [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: psbartram@verizon.net Contact Person: Peter Bartram  
 Tax Account No.: 02772928 Daytime Phone No.: 301 946 0632  
 Name of Property Owner: Peter and Sharon Bartram Daytime Phone No.: 301 946 0632  
 Address: 3824 Warner St. Kensington MD 20895  
Street Number City State Zip Code  
 Contractor: (to be determined) Phone No.: —  
 Contractor Registration No.: —  
 Agent for Owner: none Daytime Phone No.: —

**LOCATION OF BUILDING/PREMISES**

House Number: 3824 Street: Warner Street  
 Town/City: Kensington Nearest Cross Street: Connecticut Ave.  
 Lot: 22 Block: 4 Subdivision: R. B. Detricks  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

**CHECK ALL APPLICABLE:**

- A/C  Stab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: remove trees

1B. Construction cost estimate: \$ unknown  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEN/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/assessment

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 A. Bartram 27 November 2012  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3.1.13  
 Application/Permit No.: 005542 Date Filed: 2/7/13 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

3824 W 22

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.

For All projects, provide an accurate list of adjacent and adjoining 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 do directly across the street/highway from the parcel in question.

7. ADDRESSES OF ADJACENT AND ADJOINING PROPERTY OWNERS

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 diameter.

6. TREE SURVEY

- a. Clearly labeled 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.
- 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.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- a. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context fixed features of both the existing (resources) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context fixed features of both the existing (resources) and the proposed work.
- c. 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.

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.

3. PLANS AND ELEVATIONS

- 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.

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

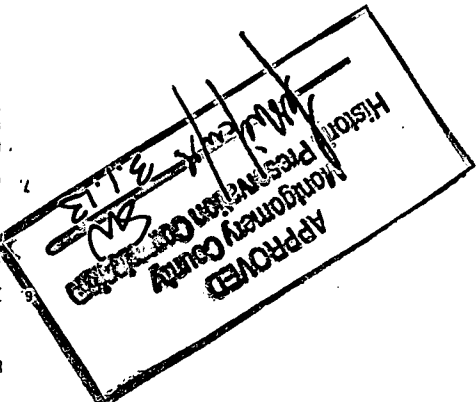
2. SITE PLAN

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

We wish to remove 30 Leyland Cypress trees along Keweenaw Street and River Street. These are not mature and are a species in keeping with historical landscaping. Because of the large response we plan to remove these trees in several stages, starting with those closest to the property for light and water. The location of the trees is shown on the site plan. We will plant new trees in the same locations as the trees being removed. We will plant new trees in the same locations as the trees being removed. We will plant new trees in the same locations as the trees being removed.

1. WRITTEN DESCRIPTION OF PROJECT

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION



6

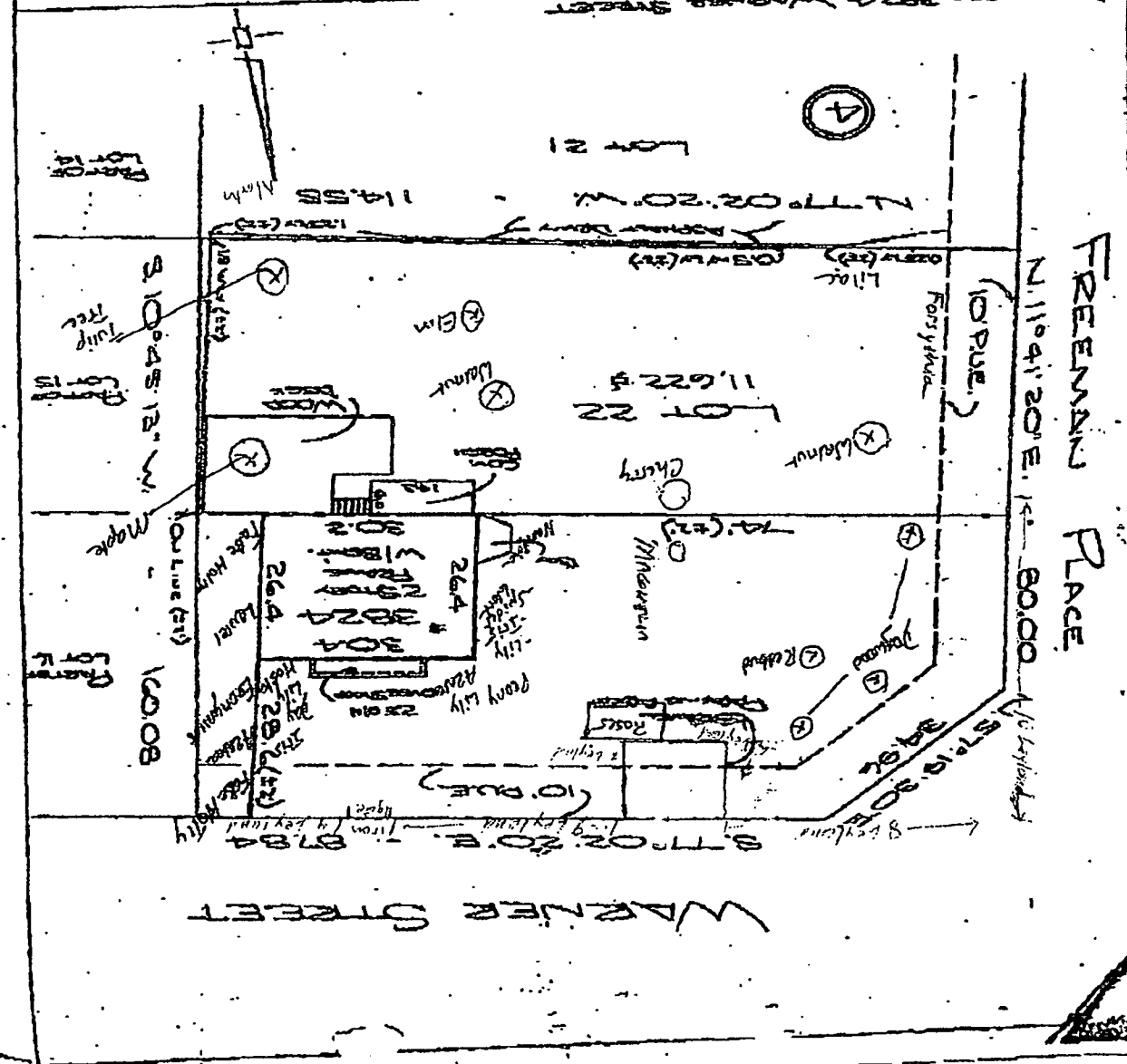
3824 Warner p 2

Handwritten notes and signatures at the top of the page.

**LOCATION DRAWING**  
 LOT 22  
 BLOCK 4  
 R.B. DETRICKS SUBDIVISION  
 MONTGOMERY COUNTY, MARYLAND  
 CASE 617-95 No. 5192c  
 DATE JUNE 15, 1995

**NOTES:** Part is of benefit to a consumer only reader as it is required by a lender or a title insurance company or its agent in connection with certain closed transfers, financing or re-financing; this plan is not to be relied upon for the establishment of location or location of houses, garages, or other buildings or future improvements; and this plan does not constitute an assurance of title or a warranty of title, but it does constitute an assurance of the location of the boundaries of the lots and the location of the easements and other encumbrances shown thereon. The location of the easements and other encumbrances shown thereon is based on the records of the Montgomery County Department of Planning and Zoning. The location of the easements and other encumbrances shown thereon is not to be relied upon as the basis of title or as the basis of a claim for damages or compensation.

**EDWARD L. LOPER, JR.**  
 Maryland Property Firm Surveyor No. 522



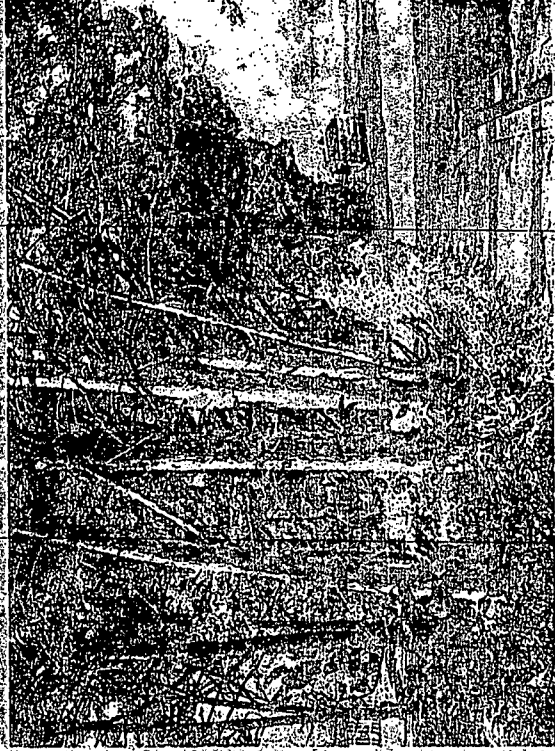
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

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

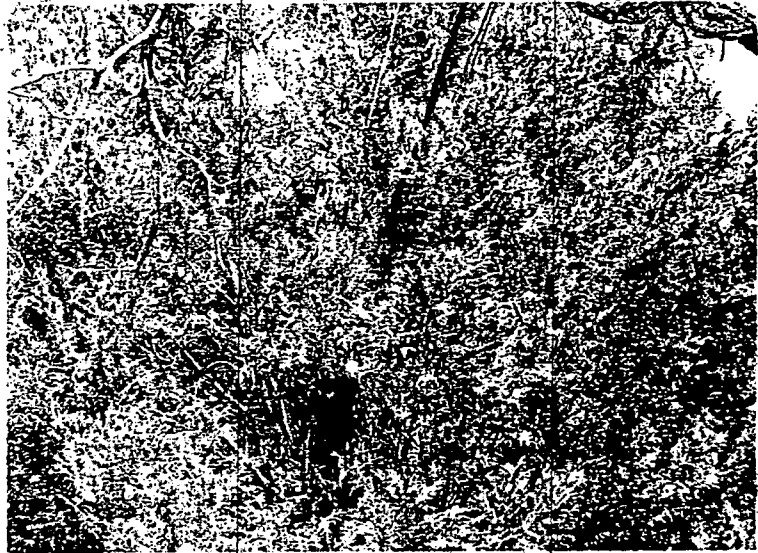
Existing Property Condition Photographs (duplicate as needed)



Detail:



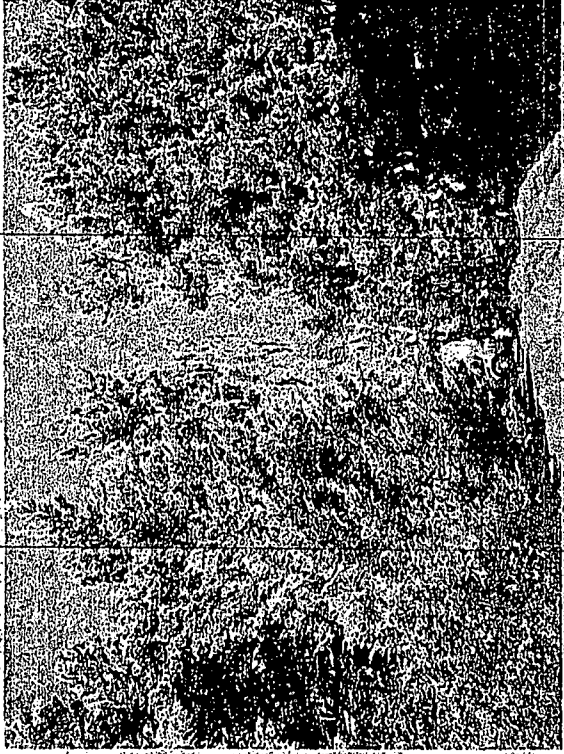
Detail:



3824 Warner p4



Existing Property Condition Photographs (duplicate as needed)



3824 Warner p 3

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

<b>Address:</b>	3824 Warner Street	<b>Meeting Date:</b>	2/27/2013
<b>Resource:</b>	Contributing Resource Kensington Historic District	<b>Report Date:</b>	2/20/2013
<b>Applicant:</b>	Peter and Sharon Bartran	<b>Public Notice:</b>	2/13/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	36/02-13D <i>36/06-</i>	<b>Staff:</b>	Karen Theimer Brown
<b>PROPOSAL:</b>	Tree removal		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Kensington Historic District  
**STYLE:** Victorian  
**DATE:** 1880-1910

**PROPOSAL:**

The applicant is proposing to remove 36 Leyland Cypress Trees along Warner Street and Freeman Place. The trees are not native and have over grown into power and communication lines. They are also preventing healthy growth of dogwoods and other native trees and plantings on the property that are competing with the dominating Cypresses for light and nutrients.

**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 one 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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

contact email: psbartram@verizon.net Contact Person: Peter Bartram  
 Tax Account No.: 02772928 Daytime Phone No.: 301 946 0632  
 Name of Property Owner: Peter and Sharon Bartram Daytime Phone No.: 301 946 0632  
 Address: 3824 Warner St. Kensington MD 20895  
Street Number City State Zip Code  
 Contractor: (to be determined) Phone No.: —  
 Contractor Registration No.: —  
 Agent for Owner: none Daytime Phone No.: —

**LOCATION OF BUILDING/PREMISE**

House Number: 3824 Street: Warner Street  
 Town/City: Kensington Nearest Cross Street: Connecticut Ave.  
 Lot: 22 Block: 4 Subdivision: R. B. Detricks  
 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:**

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

1B. Construction cost estimate: \$ unknown

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/assessment

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 A. Bartram  
 Signature of owner or authorized agent

27 November 2012  
 Date

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

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

Application/Permit No.: 6025542 Date Filed: 2/1/13 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

*Circa 1908 2 1/2 story simple Victorian style single family house on double lot across the street from a low parking structure attached to a six floor office building. Current landscaping includes several desirable trees (magnolia, redbud, dogwoods, walnut, maple, cherry) and bushes (rose, lilac, forsythia, azalea, camellia), and a large number of overgrown Leyland cypress trees. The Leyland cypresses were originally planted for a visual barrier along Warner St. and Freedom Place, but previous owners did not trim them back, allowing them to grow into power and communication lines. To comply with codes from the town of Kennington, growth over sidewalks was removed, which has not filled in. Some storm damage has occurred. They have become ugly and a threat in some ways.*

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: *weather.*
- We wish to remove 36 Leyland Cypress trees along Warner Street and Freedom Place. These are not native and not a species in keeping with historical Kennington. Because of the large expense, we plan to remove trees and stumps in several stages, starting with those competing with the cypresses for light and moisture (obvious detriment to a dogwood). Removal will enhance the beauty of the neighborhood, returning its appearance closer to its historic heritage. We anticipate trees and bushes more in keeping with Kennington's historic district will grow where the cypresses had dominated.*

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

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**

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.

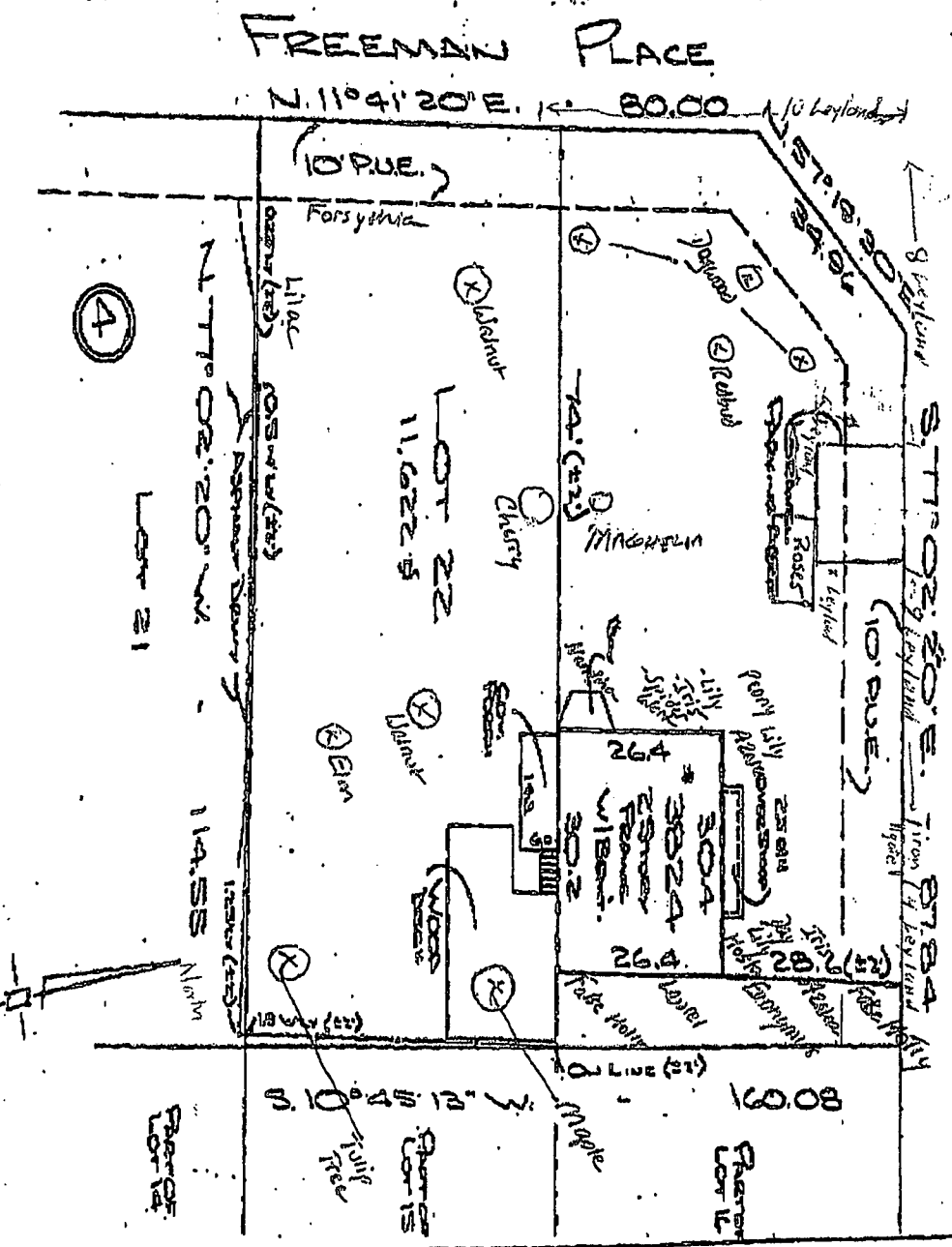
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

3824 Warner P2

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

Owner's mailing address Peter and Sherrin Barron 3824 Warner Street Kensington MD 20895-3927	
Owner's Agent's mailing address (none)	Adjacent and confronting Property Owners mailing addresses
[Adjacent to East] Alexis J. Vlahos 3820 Warner Street Kensington MD 20895-3927	
[Confronting to West] Kenneth R. and C.O. Timmerman 10310 Freeman Place Kensington MD 20895	
[Adjacent to South] David S. and S.L. Brown 10369 Freeman Place Kensington MD 20895-3915	
[Confronting to South West] Helen O. Bahty 10314 Freeman Place Kensington MD 20895	
[Confronting to North] Property Address: 10400 Connecticut Ave Mailing Address: Knowles Associates LLC c/o Martin Alvirza, Mgr. 1700 Rockville Pike Ste 340 Rockville, Maryland 20852	

WARNIER STREET



ADDRESS: 3824 WARNER STREET  
**Capitol Surveys, Inc.**  
1300 Mercantile Lane  
Suite 138  
Landover, Maryland 20785  
Phone 301-472-1654  
Fax 301-341-1285

NOTES: This is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with certain planned transfer, financing or re-financing. The plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements and the plot does not constitute a warranty or a representation of property boundary lines, but only a representation as to the location of the lot or section of land and the adjacent lot or section of land. This property lies within Zone O, (zone of multiple occupancy) as determined on the maps of the National Flood Insurance Program, unless otherwise shown.

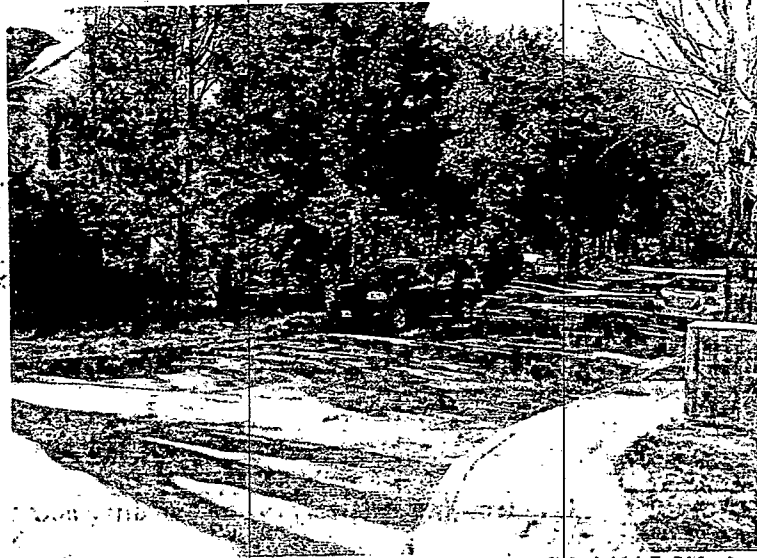
I hereby certify this location drawing was prepared in accordance with the photogram standards in practice for the State of Maryland and to conform to the best of my belief of what can be visually and accessibly ascertained.

*Edward L. Lopez, Jr.*  
Edward L. Lopez, Jr.  
Maryland Property Line Surveyor No. 522

LOCATION DRAWING  
LOT 22 BLOCK 4  
**R.B. DETRACK'S SURVEYS**  
MONTGOMERY COUNTY, MARYLAND  
1288 Rt. 169 Rt. 169  
GATE 6A T-95 P.O. BOX 5195C  
DATE: JUNE 15, 1995

3824 Warner P7

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: 3824 Warner

Page: 5





3824 Warner p4

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3824 W. Hwy P 3



Existing Property Condition Photographs (duplicate as needed)