

3936 Washington St.
Kensington

2010 MAPUP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 10/28/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #549760—fencing

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on October 27, 2010.

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: Chris and Ranelle Bruch
Address: 3936 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 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHRIS BRUCH

Daytime Phone No.: 202-625-8402

Tax Account No.: 01026090

Name of Property Owner: CHRIS + RANELLE BRUCH Daytime Phone No.: 202-625-8402

Address: 3936 WASHINGTON ST. KENSINGTON, MD 20895

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 3936 Street: WASHINGTON ST.

Town/City: KENSINGTON Nearest Cross Street: PROSPECT ST.

Lot: 53, PT 52 Block: 13 Subdivision: 15 KENSINGTON PARK

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 4,000.00

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

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 4' 0" 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 of owner or authorized agent

Date 9-21-10

Approved: 549760 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 10/28/10

Application/Permit No.: Date Filed: 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:

- o INSTALL 2" x 2" PICKET FENCE W/ 2.5" SPACING ON
LEFT AND RIGHT SIDES OF HOUSE (4' MAX. HEIGHT) } SEE PHOTO "A"
 - o INSTALL BOARD-ON-BOARD FENCE ALONG REAR
PROPERTY LINE (4' MAX HEIGHT) } SEE PHOTO "B"
- (BOTH FENCES ARE WOOD)

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

NO ADVERSE IMPACT ON ANY HISTORIC RESOURCE,
THESE FENCE TYPES ARE COMMON IN THIS
NEIGHBORHOOD.

2. SITE PLAN

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

- a. *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.
- b. 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

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. 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.

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.

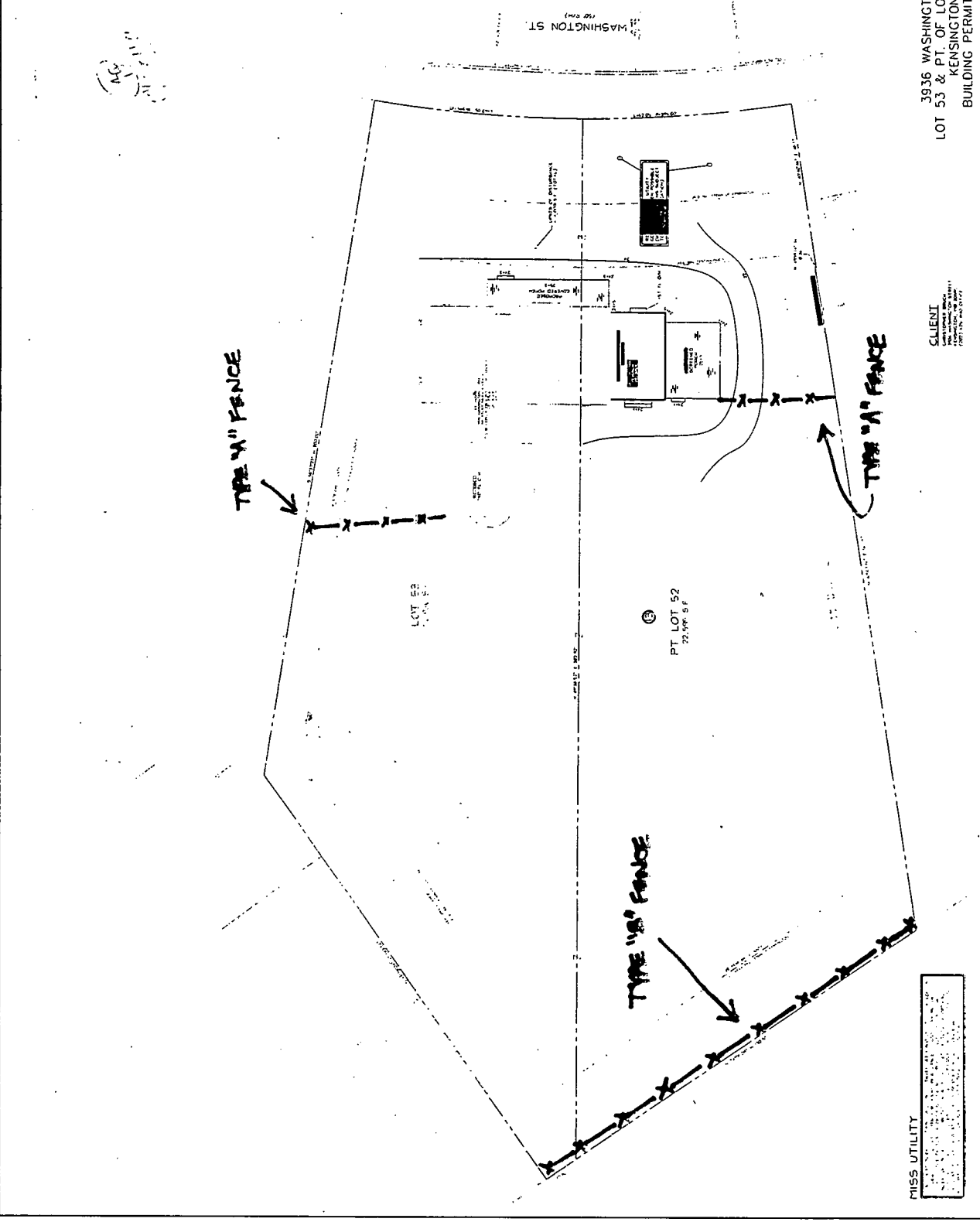
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**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.**

3936 WASHINGTON STREET
 LOT 53 & PT OF LOT 52, BLOCK 13
 KENSINGTON PARK
 BUILDING PERMIT SITE PLAN

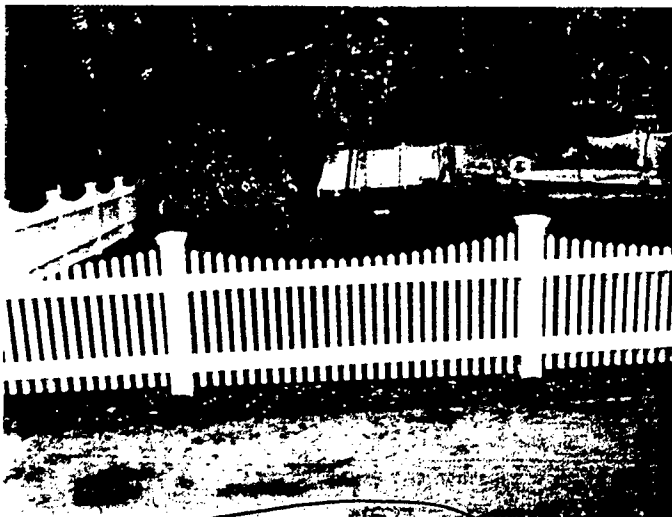
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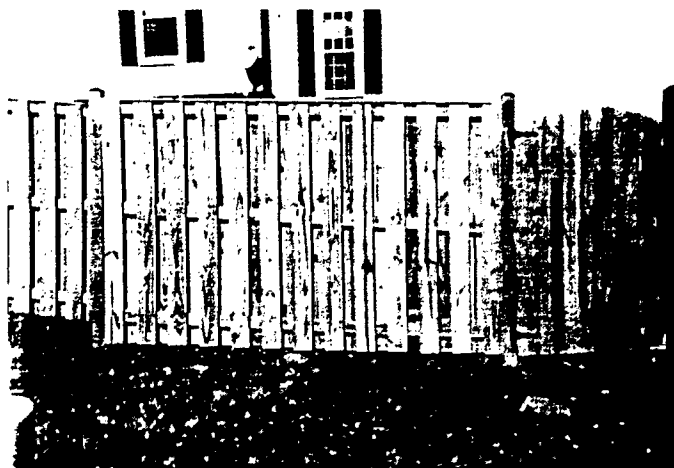
CLIENT
 3936 WASHINGTON STREET
 KENSINGTON PARK

MISS UTILITY

MISS UTILITY



TYPE "A"



TYPE "B"

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3936 Washington Street, Kensington	Meeting Date:	10/27/10
Resource:	Secondary Resource Kensington Historic District	Report Date:	10/20/10
Applicant:	Chris and Ranelle Bruch	Public Notice:	10/13/10
Review:	HAWP	Tax Credit:	None
Case Numbers:	31/6-10F	Staff:	Anne Fothergill
Proposal:	Fencing installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
STYLE: Modern
DATE: 1958 (2006 2nd story expansion)

PROPOSAL

The applicants are proposing to install 4' tall wood fencing. At the right and left sides of the house the fence will be picket and along the rear property line the fence will be board on board.

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 as being consistent with Chapter 24A-8(b), (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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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: \$ 4,000.00

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

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Signature of owner or authorized agent

Date 9-21-10

Approved: 549760 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

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

Owner's mailing address	Owner's Agent's mailing address
CHRIS + RANELLE BRUCH 3936 WASHINGTON ST. KENSINGTON, MD 20895	N/A
Adjacent and confronting Property Owners mailing addresses	
MARK + MARY DEL BIANCO 3929 WASHINGTON ST. KENSINGTON, MD 20895	STEVE + MARY NIVEN 3932 WASHINGTON ST. KENSINGTON, MD 20895
JAMES FOY 3940 WASHINGTON ST. KENSINGTON, MD 20895	RICHARD ROBINSON 4013 CLEVELAND ST. KENSINGTON, MD 20895
DAVID + LISA ALBRIGHT 4009 CLEVELAND ST. KENSINGTON, MD 20895	KENNETH + PENNY KOLSON 10209 SUMMIT AVE KENSINGTON, MD 20895

(CONTINUED
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PAGE 2 (CONTINUED)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
KEVIN NICASTRO & ELAINE DENNING 10207 SUMMIT AVE. KENSINGTON, MD. 20395	

MISS UTILITY

TYPE "B" FENCE

TYPE "A" FENCE

TYPE "A" FENCE

PT. LOT 52
27,598 S.F.

LOT 53
20,940 S.F.

WASHINGTON ST.
(50' R/W)

3936 WASHINGTON STREET
PT. OF LOT 52 & LOT 53, BLOCK 13

CLIENT
KENSINGTON PARK
3936 WASHINGTON STREET
BETHESDA, MARYLAND 20814

3936 WASHINGTON STREET
LOT 53 & PT. OF LOT 52, BLOCK 13
KENSINGTON PARK
BUILDING PERMIT SITE PLAN

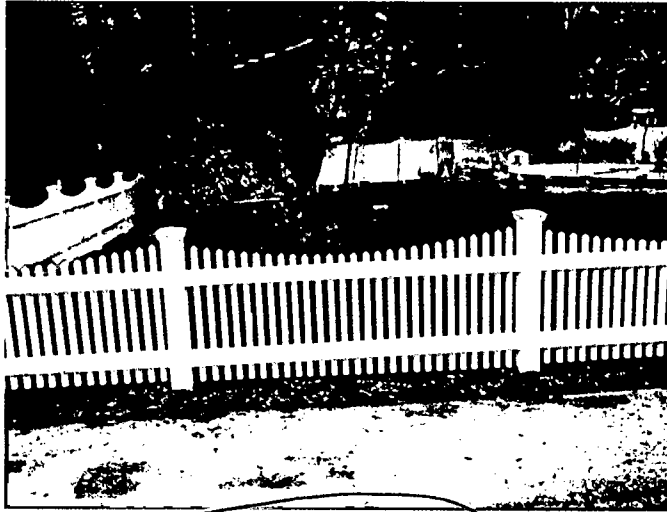


CAS ENGINEERING
DIV. SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
120 West Virginia Boulevard, Suite 100, Rockville, Maryland 20850
Tel: (301) 571-8511 Fax: (301) 571-8512

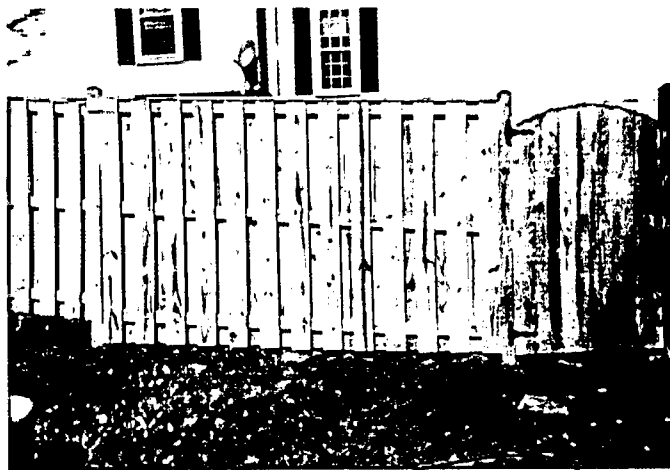
PLAT BOOK B, PLAT #
KENSINGTON PARK
WHEATON (15TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DATE	BY	REVISION	PERMIT	BY
	BD	(CONFORMANCE) TO CLIENT AND ARCHITECT	05-250	02/2006
	EST	FIELD SET	BDA	EB1
	CAS	TRAINED FOR FENCE PERMIT APPLICATION ONLY	1"=10'	CAS

BUILDING PERMIT SITE PLAN



TYPE "A"



TYPE "B"



