

4010 Prospect
Kewauwau H.D.

2011 HAWP
3/16



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: William Keefe

Daytime Phone No.: 301-978-2661

Tax Account No.:

Name of Property Owner: William & Yusemedy Keefe Daytime Phone No.: 301-580-1142

Address: 4010 Prospect St Kensington MD 20895
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 4010 Street: PROSPECT ST

Town/City: KENSINGTON Nearest Cross Street: SUMMIT

Lot: 53 & 54 Block: 13 Subdivision:

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, Fence/Wall (complete Section 4), Other:
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family

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 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 6 feet 6 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.

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

Wood open picket fence to enclose portion of rear/side yards.

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 affected 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.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting Chairperson

Date: 3/10/11

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 #560983—fencing installation

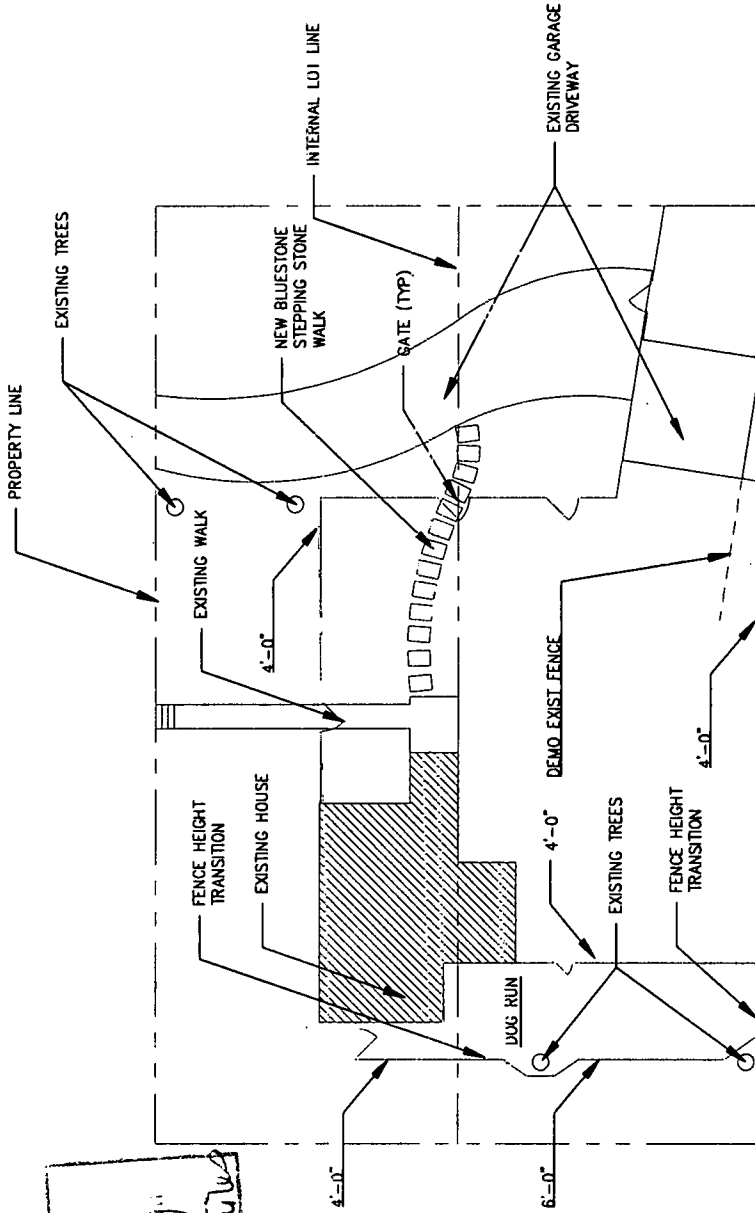
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on March 9, 2011.

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: William and Yusmedy Keefe
Address: 4010 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





11/01/11
 2/1/11
 Keefe House
 4010 Prospect Street
 Kensington, MD
 [Signature]
 [Signature]



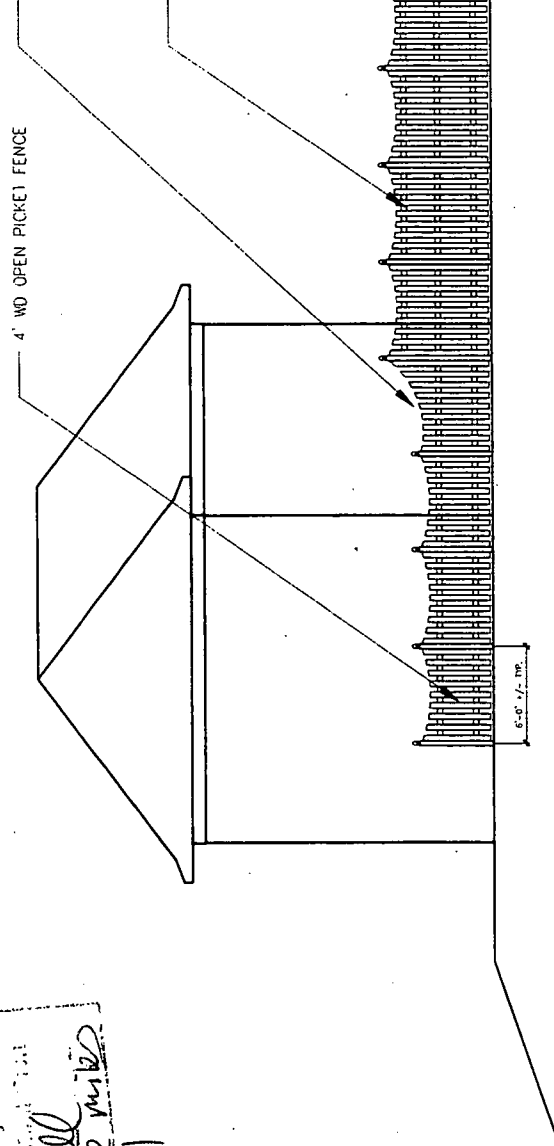
PROJECT #: 10020
 DATE: 02-28-11
 SCALE: 1"=20'

KEEFE HOUSE

4010 PROSPECT STREET, KENSINGTON, MD

APPROVED
 HARRINGTON COUNTY
 PLANNING DEPARTMENT
 ALA [Signature]
 3/10/11

4' WOOD OPEN PICKET FENCE
 FENCE HEIGHT TRANSITION
 W/ OPEN PICKET FENCE W/ SLOPED
 TRANSITION BETWEEN 4' AND 6' SECTIONS
 6' WOOD ALTERNATING PICKET FENCE
 AT REAR YARD ALONG SUMMIT AVE ONLY



PROJECT #: 10020
 DATE: 01-20-11
 SCALE: 1/8" = 1'-0"

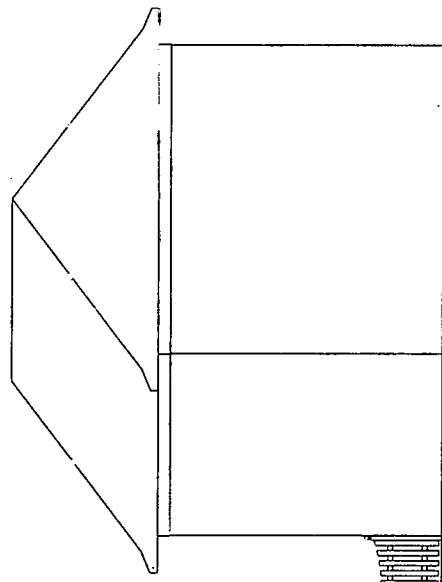
KEEPFE HOUSE
 4010 PROSPECT STREET, KENSINGTON, MD

upton
 ARCHITECTURE
 10100 WOODBURN ROAD
 WASHINGTON, DC 20015
 TEL: 202-331-1100
 FAX: 202-331-1101

7

APPROVED
DATE: 02/28/11
BY: [Signature]
3/10/11 for lease miles

4' WD OPEN PICKET FENCE



6'-0" +/- VP.

NORTH ELEVATION (EAST AND SOUTH SIMILAR)

PROJECT #: 10020
DATE: 02-28-11
SCALE: 1/8"=1'-0"

KEEFE HOUSE 4010 PROSPECT STREET, KENSINGTON, MD

upton
ARCHITECTURE
1000 N. WASHINGTON ST.
BETHESDA, MD 20814
TEL: 301-461-1100
WWW.UPTONARCH.COM

Fothergill, Anne

From: Helen C. Wilkes [hwc933@juno.com]
Sent: Wednesday, March 09, 2011 3:46 PM
To: Fothergill, Anne
Subject: Kensington LAP report

Anne,

I'm reporting in for the Kensington LAP regarding the two items being considered at tonight's hearing.

(1) HAWP for 10202 Kensington Parkway: In general, the LAP is supportive of the HAWP. However, the following comments were made: One member is of the opinion that the garage is "too big" and "clutters up the streetscape and the rhythm and spacing" on Kent Street, together with the recently-built, "too big" garage just to the west of the proposed garage. I agree that it would be preferable that both garages would be set back more to the rear of their properties in order to preserve the primacy of the houses as objects in the landscape, which is a defining feature for Kensington's historic period of significance. With the addition of a second garage on that block and the fact that it more or less aligns with the face of the existing house, there is a more urban presentation in the ratio of solid mass to open space along that block of Kent Street, which dilutes the historic reading of a "garden park" setting for the primary resource.

It is also preferable that the siding for the new addition and garage be wood lap siding, which we believe is more compatible with the existing house.

(2) HAWP for 4010 Prospect Street: No objections.

Respectfully submitted for the Kensington LAP,
Helen Wilkes

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

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4010 Prospect Street, Kensington	Meeting Date:	3/9/11
Resource:	Primary-One Resource Kensington Historic District	Report Date:	3/2/11
Applicant:	William and Yusmedy Keefe (Margaret Upton, Architect)	Public Notice:	2/23/11
Review:	HAWP	Tax Credit:	No
Case Numbers:	31/6-11A	Staff:	Anne Fothergill
Proposal:	Fencing installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1898

PROPOSAL

The applicants are proposing to install new fencing around the house. The fencing will be wood and will be 4' tall open picket except for a 42' span of 6' tall board on board fencing behind the house along the west side. There will also be 4' tall fencing from the back of the house to the rear property line parallel to the west side fencing. There will be five 4' tall gates in the fence.

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.



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FEB 15 REC'D

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Daytime Phone No.: 301-978-2661

X Tax Account No.: _____
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Street Number City State Zip Code
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House Number: 4010 Street: PROSPECT ST
Town/City: KENSINGTON Nearest Cross Street: SUMMIT
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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ _____
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X 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.

Yusmedy Keefe Signature of owner or authorized agent 2/14/11 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 560983 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:

2 1/2 story plus basement single family residence.

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

Wood open picket fence to enclose portion of rear/side yards.

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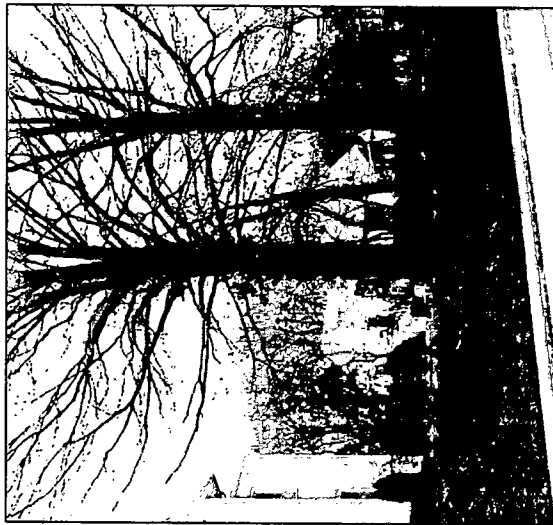
COOPER, JAMES R &
MARGARET O'NEILL COOPER
3948 WASHINGTON ST
KENSINGTON MD 20895-3933

RUBIN, DAVID N
4011 PROSPECT ST
KENSINGTON MD 20895-3919

MCNALLY, JOSEPH P & JOCILYN D
10300 SUMMIT AVE
KENSINGTON MD 20895-3922

DRUIN, ERICA L
10302 SUMMIT AVE
KENSINGTON MD 20895-3922

BUSGES, PHOEBE E & MICHAEL J
10223 SUMMIT AVE
KENSINGTON MD 20895-3921



10723 Summit Ave



10300 Summit Ave



10723 Summit Ave

9

Prospect street

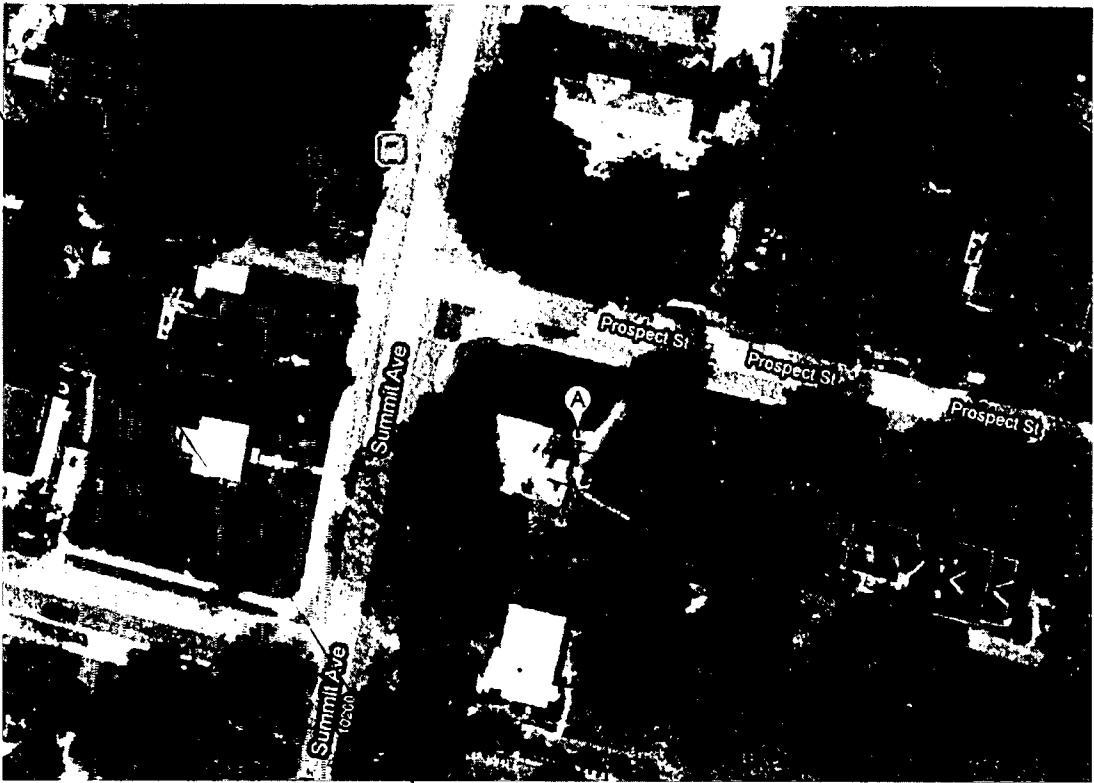


east side facing prospect



Summit Avenue





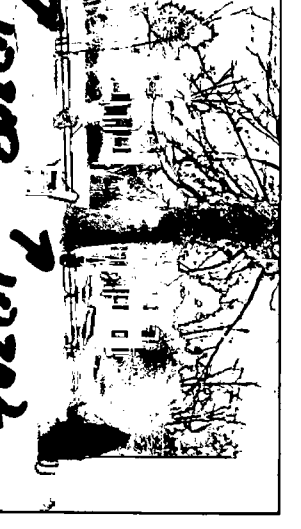
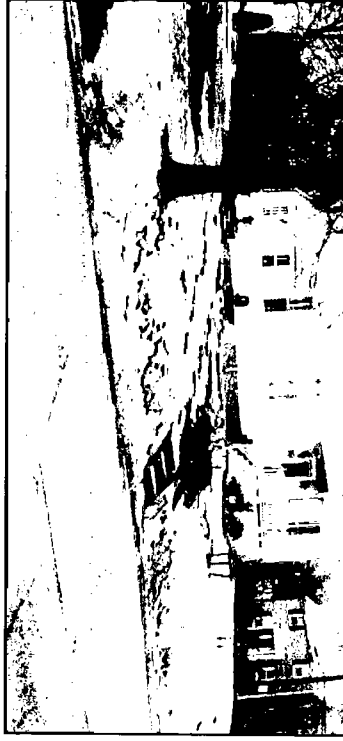
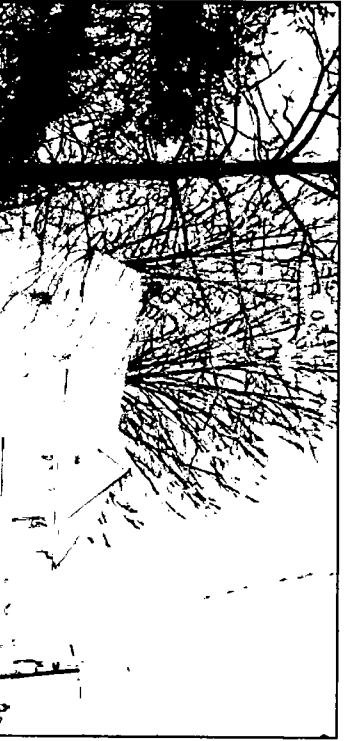
4010 prospect



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Summit Prospect St

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Summit Ave
10200

Summit Ave

Prospect St

Prospect St

Prospect St

Summit Ave

10300

10302

10223 Summit Ave