

31/6 3915 Baltimore St.
31/6-89L

MEMORANDUM

DATE: 5/22/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared Cooper, ^{JAC}Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of May 18, 1989 reviewed the attached application by Jim + Barbara Wagner for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: Fence construction approved

as follows: 1) Approx. 100' across north, or rear, side of property; 2) Approx. 80' along east property line.

Attachments:

1. HAWP App.
2. Photos
3. Site Plan Showing Fence Location
4. Montgomery's Literature
5. _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 11, 1989

CASE NUMBER: 31/6 - 89L

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3915 Baltimore Street

DISCUSSION:

The applicant is proposing construction of a 6' "board-on-board" fence (see attached manufacturer's literature) along the side and rear lot lines of the property located at 3915 Baltimore Street in Kensington. Beginning at a distance of 20' from the house, and heading toward the house, the fence will taper down to a height of 5'.

STAFF RECOMMENDATION:

The LAC had several concerns regarding the appropriateness of the proposed fence. Their suggestion was to modify the design of the fence along both the south and west property lines (the more highly visible areas) with the goal of achieving less of a sense of a "barrier" between properties.

Generally, staff concurs with these concerns, and would encourage the Commission to discuss various alternatives at the meeting.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photos
4. Site Plan
5. Manufacturer's Literature

COMMISSION ACTION:

JBC:av
1122E



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER James & Barbara Wagner TELEPHONE NO. 301-949-5016
(Contract/Purchaser) (Include Area Code)

ADDRESS 3915 Baltimore St, Kensington MD 20895
CITY STATE ZIP

CONTRACTOR None TELEPHONE NO. n/a

PLANS PREPARED BY Self CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3915 Street Baltimore

Town/City Kensington Election District _____

Nearest Cross Street Connecticut

Lot 7+8 Block 10 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	Slab	Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,650

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT 6 feet 0 inches

4B. 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 _____ (Revocable Letter Required).

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.

James Wagner Signature of owner or authorized agent (agent must have signature notarized on back) 4/25/89 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

This application is to install a fence in the rear yard of 3915 Baltimore Street, Kensington. The house is a colonial revival foursquare built in 1902 and is a contributing resource in the Kensington Historic District.

We are proposing a board-on-board 6-foot fence, shown on the Long Fence brochure as the Westwood Wyngate model. The fence is to extend across the back of our property, paralleling the existing chain link fence belonging to our neighbor. We propose to bring the fence along each side lot line as indicated on the attached plat.

The fence will taper to 5' in the 20' nearest the

The following materials will be used: *house*

Posts -- pressure-treated pine

~~Board-on-board fence sections -- cedar~~

opaque

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Kensington historic district.

b. This is a Master Plan Atlas historic district (circle one).

c. Address of Property: 3915 BALTIMORE ST
KENSINGTON, MD

d. Property owner's name, address and phone number:

JAMES E BARBARA WAGNER
3915 BALTIMORE ST, KENSINGTON, MD 20895

(h) 949-5016 (w) _____

e. Is this property a contributing resource within the historic district? Yes X No _____.

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No _____.

II. Description of work proposed

a. Briefly describe proposed work: Fence in rear yard along property lines and connecting to house as shown. Fence is opaque, wooden, unpainted, 6ft high except ca. 30ft from house tapering to 5ft and 5ft near structure.

b. Is this work on the front, rear or side of the structure?

c. Is the work visible from the street? yes, especially visible from Connecticut Ave. (see reverse side of comment sheet)

d. What are the materials to be used? wood, untreated, unstained, & unpainted

e. Are these materials compatible with existing materials? How? If not, why? yes

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

Madison fence design on south (toward Baltimore st) and west (toward lot 9) of property; specifically fence be transparent (>50% open space) on these sides, but opaque on north and east sides.

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments *Committee was of the opinion that the "Westwood Wyngate" design in the Long Fence brochure was not as appropriate as other possibilities for opaque wooden fences and these were suggested to the applicant.*

Date on which application received: April 24, 1989

Date of LAC meeting at which application was reviewed: May 1, 1989

Form completed by: Daniel Jones Title: Chairman

Member of: Kensington LAC

Date: May 2, 1989

VOTE Motion to ^{recommend} approve as submitted failed 3-5, but Motion to approve with above conditions carried 8-0.



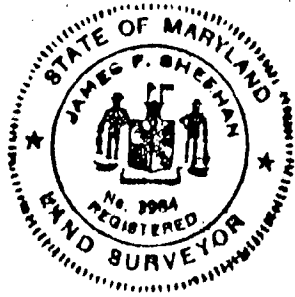
3915 Baltimore St



rear yard

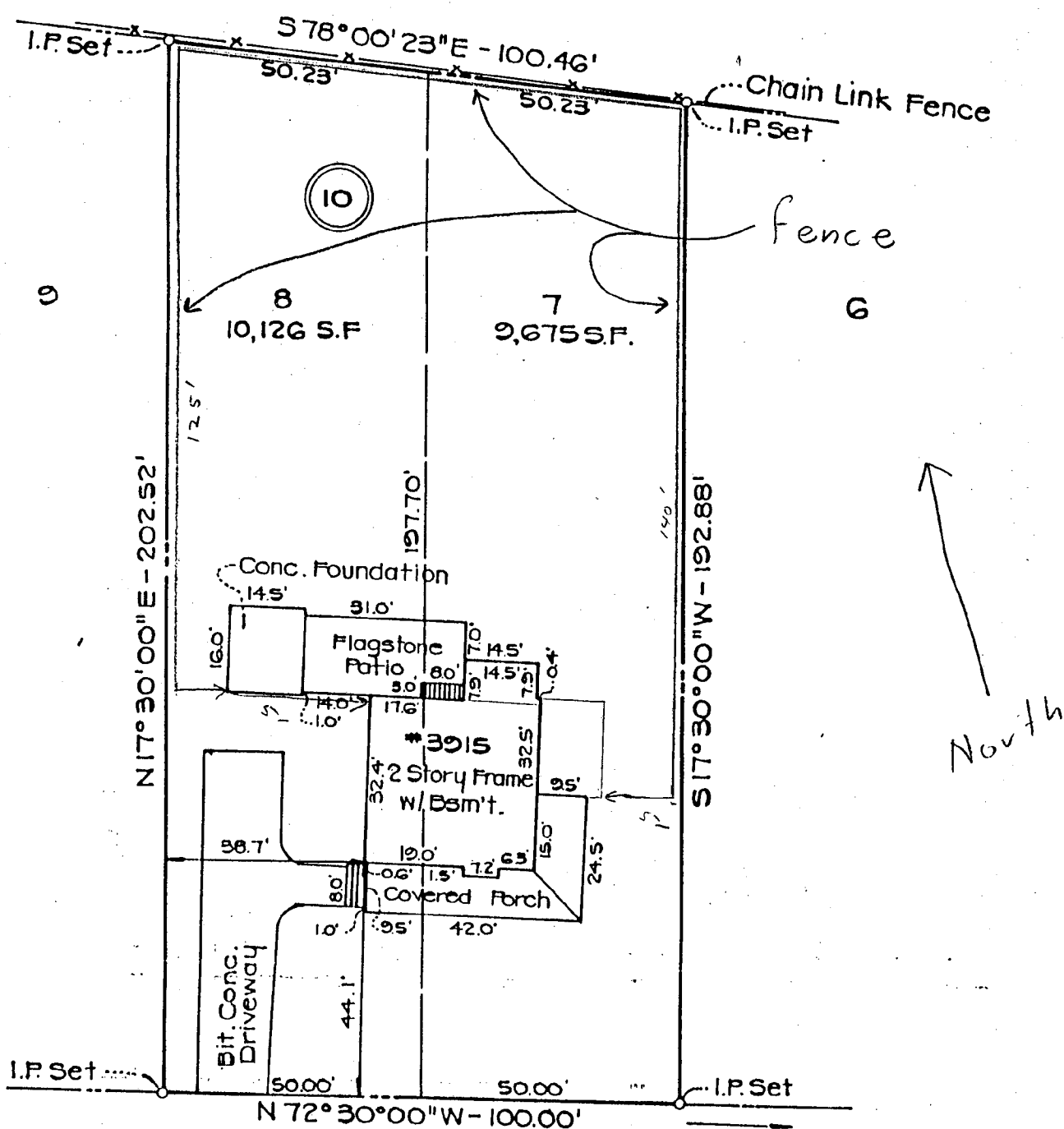


rear yard



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4584

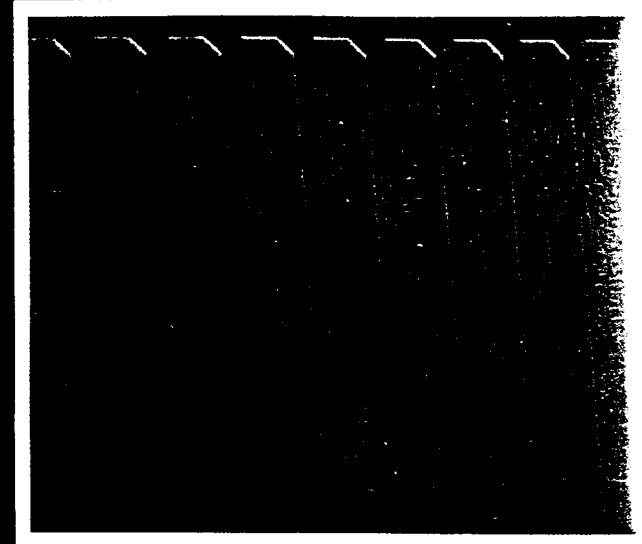
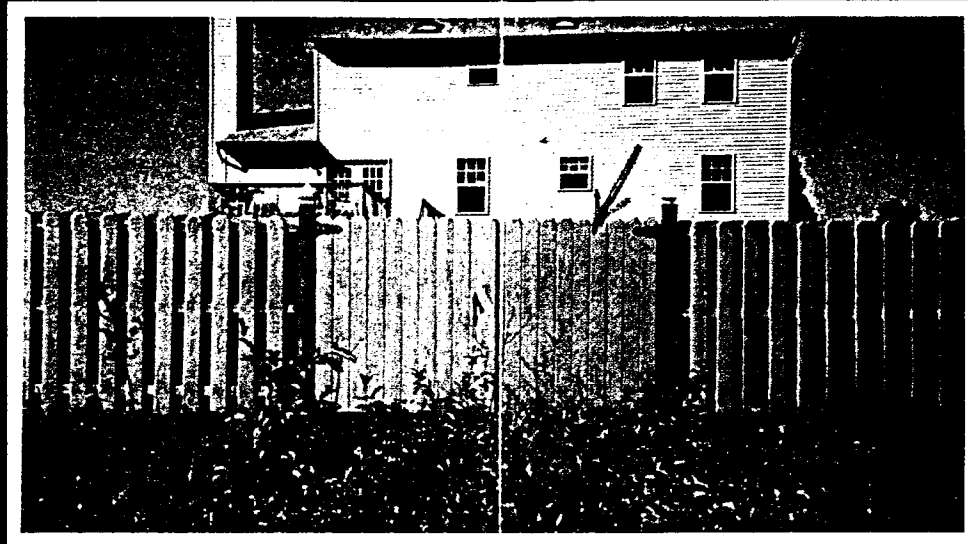
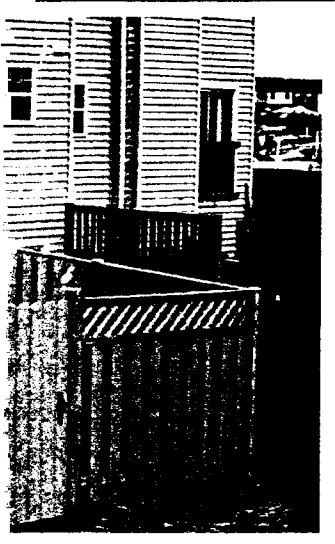
By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



et = Iron Pipe-Set

to Connecticut Ave.

BALTIMORE STREET



WESTWOOD WYNGATE WITH DOUBLE GATE

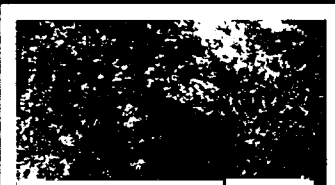
WESTWOOD VERTICLE BOARD



CHAIN LINK WITH ALUMINUM SLATS

WYNGATE - with the same appearance on both sides

LONG® F



*For the
traditional beauty
of ornamental
iron or steel.*



Historic Preservation Commission

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 CITY STATE ZIP

CONTRACTOR None TELEPHONE NO. n/a

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				(complete Section 4) Other _____					

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[Signature] 4/25/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 5/22/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

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X

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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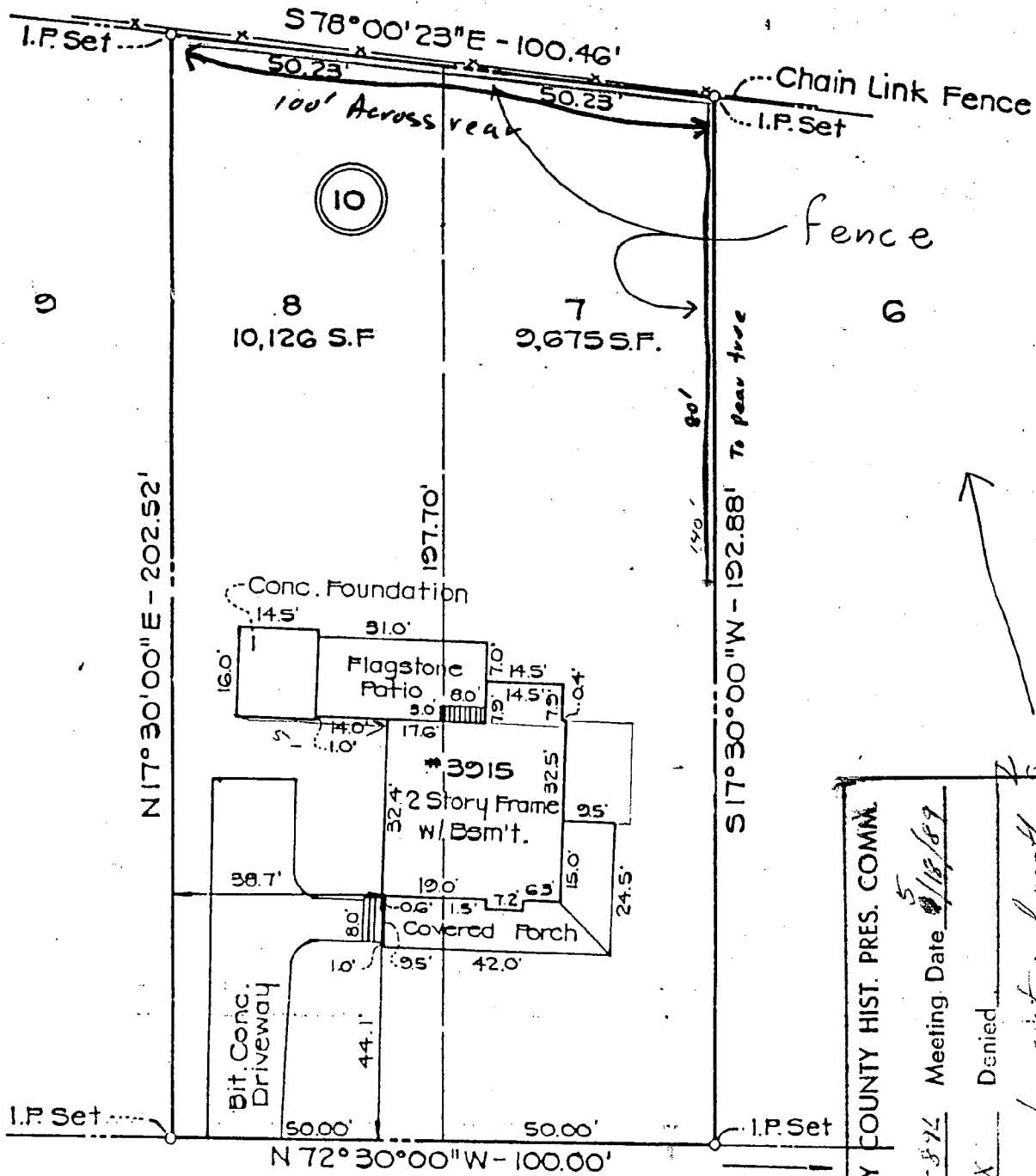
Date: May 2, 1989

VOTE Motion to ^{recommend} approval as submitted failed 3-5, but Motion to approve with above conditions carried 8-0.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4584

By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



et = Iron Pipe-Set

BALTIMORE STREET

to Connecticut Ave

MONTGOMERY COUNTY HIST. PRES. COMM.	
Case No. 316-574	Meeting Date 10/12/89
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
Conditions: fence along east and north property lines only.	
Signature: <u>John Kim</u>	Date: 1/22/89

Job No. 87-004

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

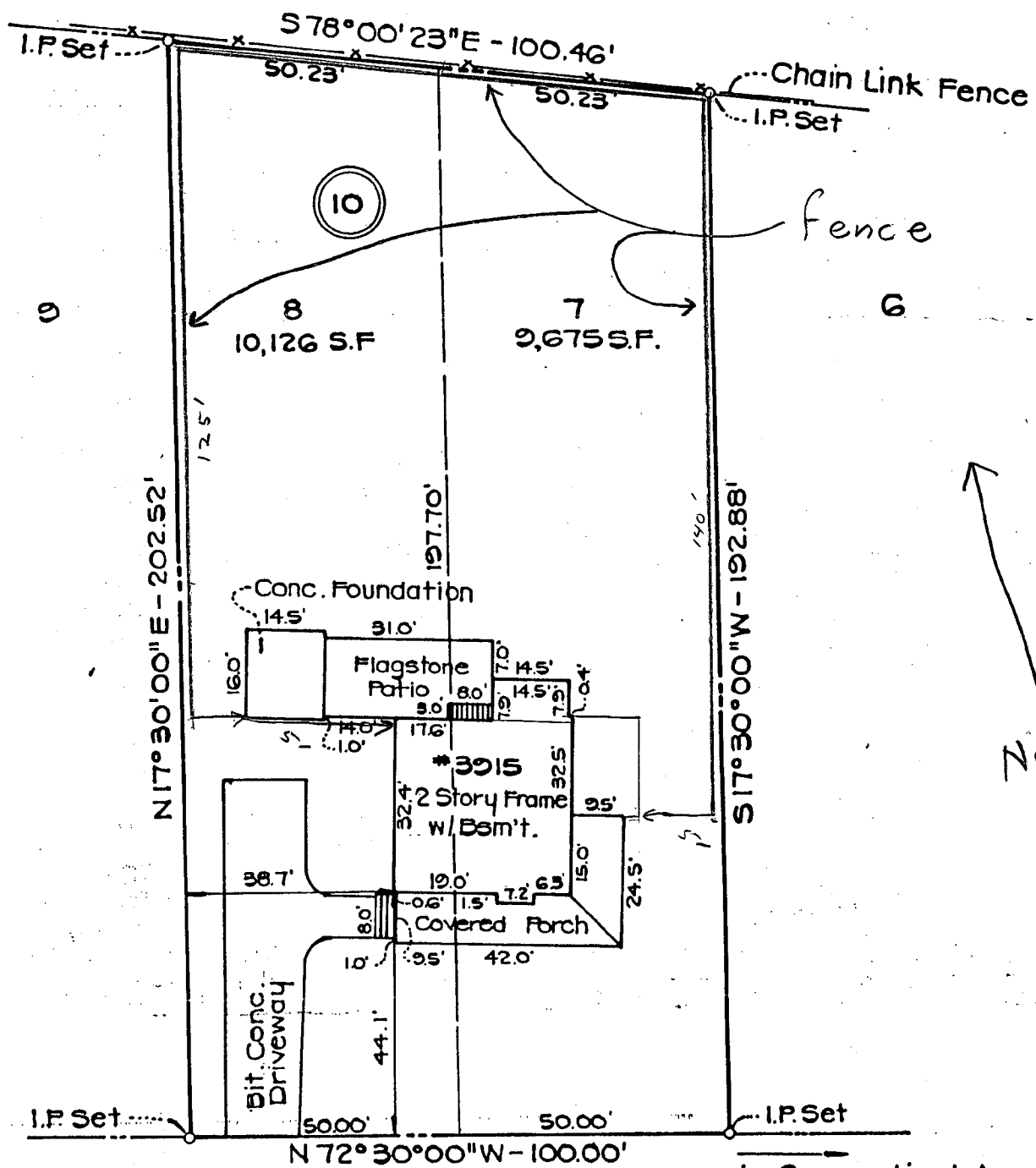
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



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 Olney, MD 20832
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By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
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I.P. Set = Iron Pipe Set

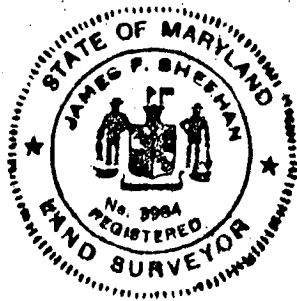
BALTIMORE STREET

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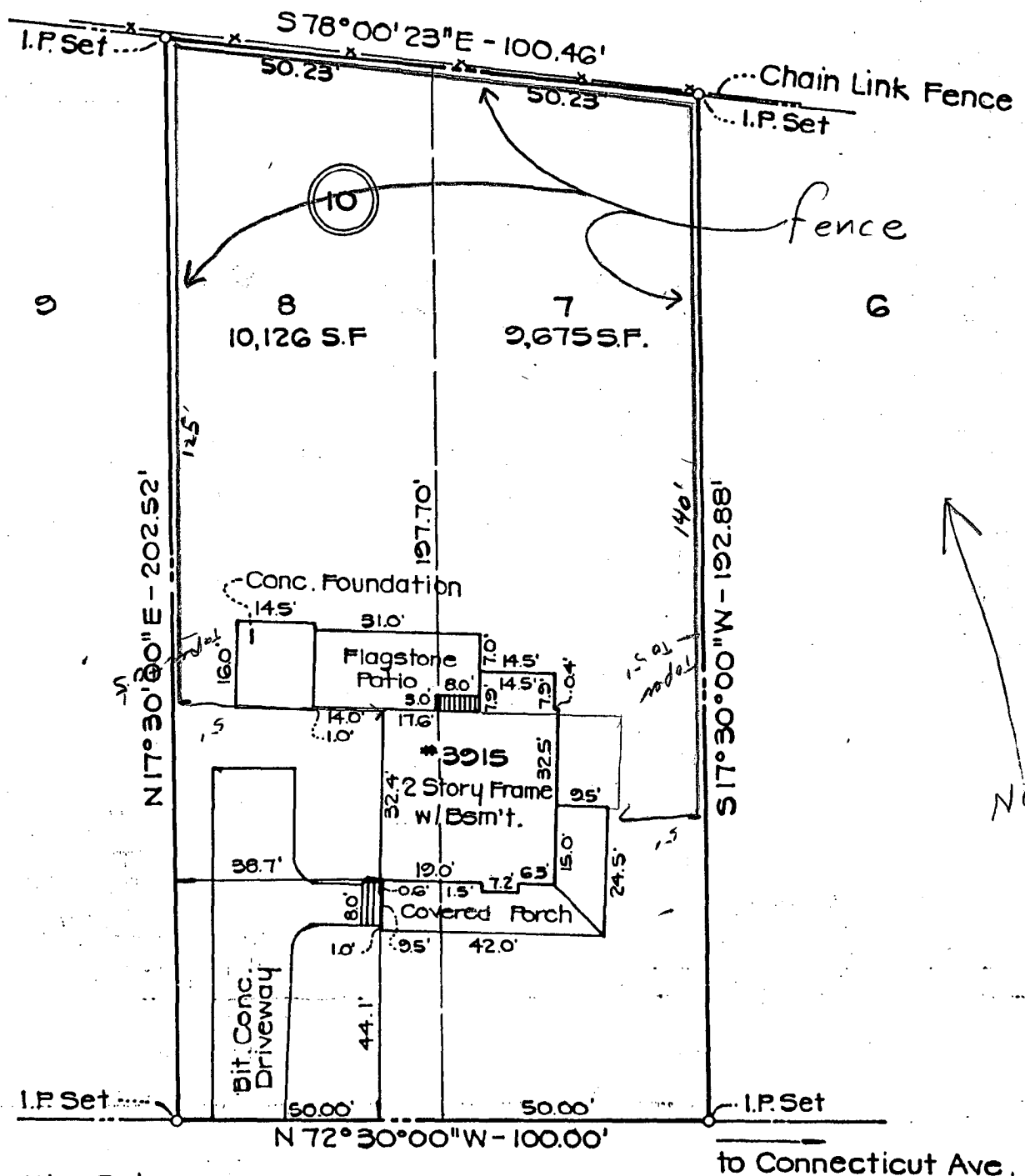
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BALTIMORE STREET

to Connecticut Ave.