

31/6 3915 Baltimore St.

31/6-89W



Montgomery County Government

MEMORANDUM

DATE: 11/1/89

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

FROM: *JBC* Jared B. Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 10/19/89 reviewed the attached application by Tim and Barbara Wagner for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP App.
2. Photographs: 1) historic 2) contemporary
3. Plot Plan
4. Landscaping Plan Showing Location of Walkways
5. Porch; stairway profile

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: October 4, 1989

CASE NUMBER: 31/6 - 89W

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3915 Baltimore St.

DISCUSSION:

The applicant is proposing the removal of the existing concrete steps at the side of the front porch. They will then be replaced by a 36" wooden stairway with a steel pipe handrail. The applicant also proposes to restore the original 8' front stairway, which has been removed. In order to access both stairways, flagstone walkways will be installed (see landscape plan).

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application based on criteria 24A - 8(b)(1) and (2).

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photographs of Resource
 - a. contemporary
 - b. early 20th century
4. Landscape Plan showing location of porches and walkways
5. Profile of proposed stairways
6. Site Plan

JBC:av
1401E

10/20 - Applicant needs to provide more details to staff prior to release of permit - application is approved.



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Jan

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 Jon Moline TELEPHONE NO. 279 2369
CONTRACTOR REGISTRATION NUMBER

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3915 Street Baltimore St.

Town/City Kensington Election District _____

Nearest Cross Street Connecticut Ave

Lot 208 Block 10 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|-----------------------|----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revision | <u>Porch</u> | Deck | Fireplace |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 3300
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Primary resource

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENO/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> 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/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.

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:)

It is our intention to remove the concrete steps that approach the side of the porch and to replace these with a 36" wide wooden stairway at the southwest corner of the house (northwest corner of the porch). The porch rail that was removed when the concrete steps were added will be replaced with like materials leaving an opening of 36". A single hand rail will be fabricated using 2" galvanized steel pipe. Additionally we intend to restore the the 96" steps that were removed from the front of the porch and to reopen the rail to allow the resource to be approached from the street. To this end we will install random rectangle flagstone walkways. 48" from the front stair to the curb and 36" from the side stair to the driveway.

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
Kensington MD
- d. Property owner's name, address and phone number:
James and Barbara Wagner
3915 Baltimore St
(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:
Remove existing concrete steps - replace with wooden 36
Restore original steps at front porch and reopen porch
rail. Wooden steps specified at meeting of LAC.
Flagstone walk-to be added.
- b. Is this work on the front, rear, or side of the structure?
front
- c. Is the work visible from the street?
yes
- d. What are the materials to be used?
wood, painted. (Except steel pipe rail at sidestep)
- e. Are these materials compatible with existing materials? How? If not, why?
yes - Committee noted that a wooden
rail is preferable - (see comment by Hanks-Henn)

III. Recommendation of 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?
Compatible in character with historic resource.
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)

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

*Motion to recommend approval
Carried 7-0.*

Date on which application received: Sept 24, 1989
Date of LAC meeting at which application was reviewed: Oct 2, 1989
Form completed by: Daniel Jones Title: Chairman
Member of: Kensington LAC
Date: Oct 2, 1989

Kensington Local Advisory Committee
Comment Sheet

Applicant for HAWP: Barabara & Jim Wagner Address of property: 3915 Baltimore St.

Date of LAC meeting: October 2, 1989

Member of LAC: Judy Hanks-Henn

Preliminary comments on application for HAWP:

- Replacement of the concrete steps on the side of the house with a 3'-0" wide wooden stair per landscape master plan is a good move towards enhancing the primary historical resource - recommend approval.
- The pipe railing handrail, while unobtrusive, is a curious choice of material. Typically, wooden steps have wooden handrails, and concrete steps have steel pipe handrails. The choice of the metal handrail was not explained - so I'll ask at the review session, and I'll probably recommend a wooden rail.
- Will the eight-foot wide front stairs also be constructed of wood material? If so, I will recommend approval.
- Will the eight-foot wide front steps have any handrails? what material?
- The choice of flagstone paving material is excellent and juding from the the landscape plan, well thought out and designed. Recommend approval.

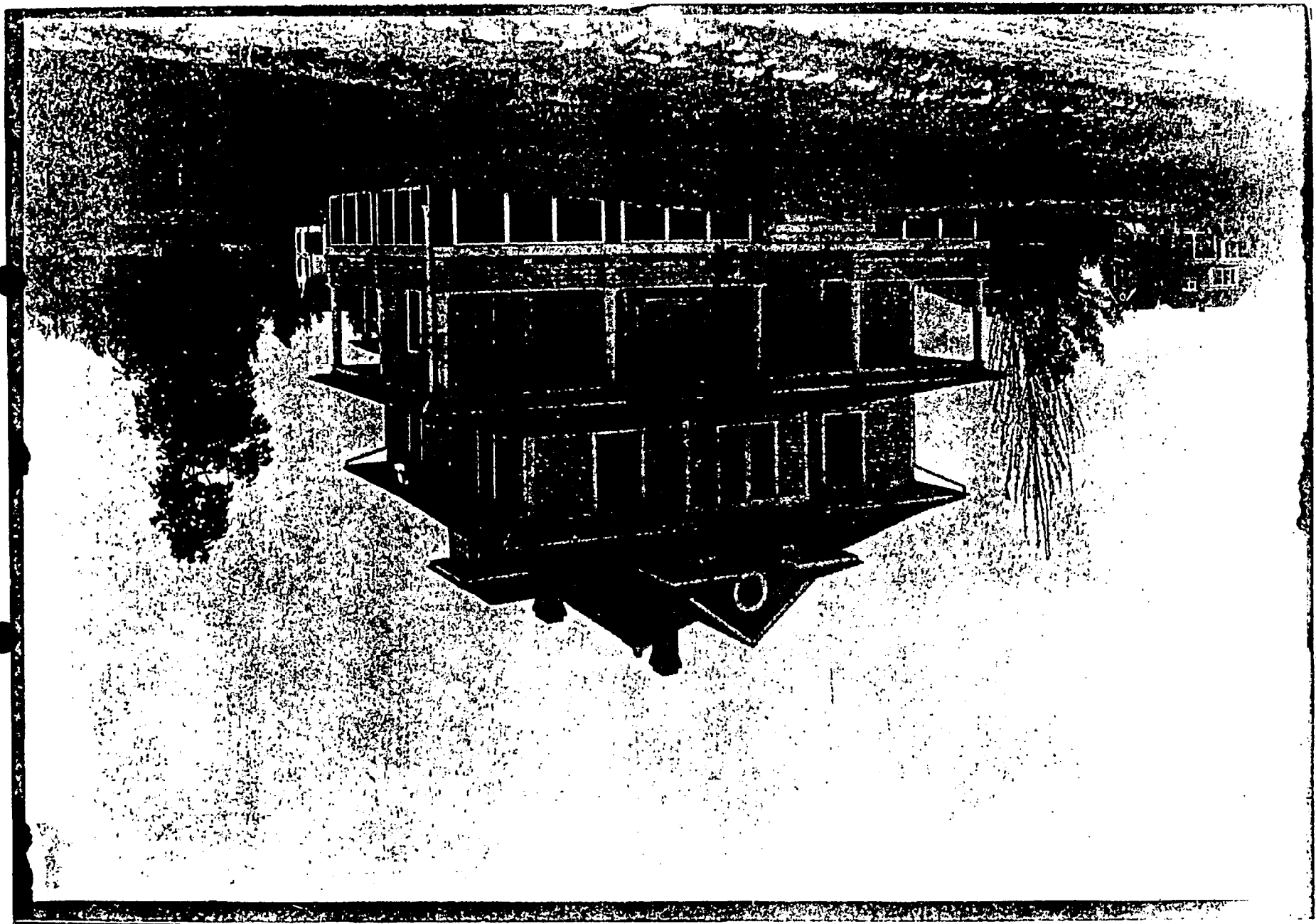
Preliminary recommendation: Disapproval Approval Approval with conditions
(list below)

Additional comments as a result of discussion:

Final recommendation at meeting of LAC:

approval
Signature: Judy Hanks-Henn



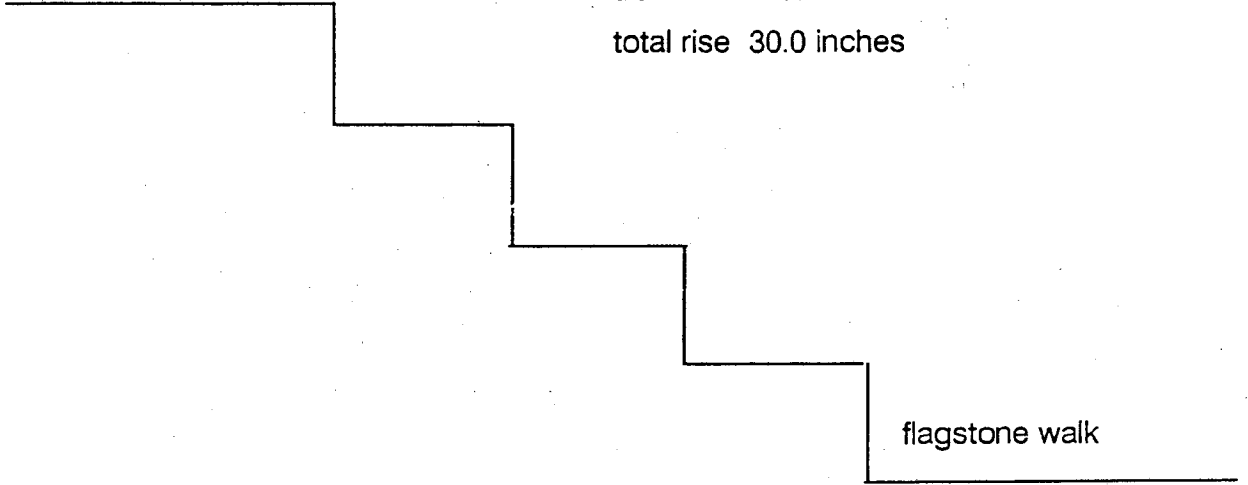


porch floor

rise 7.5 inches

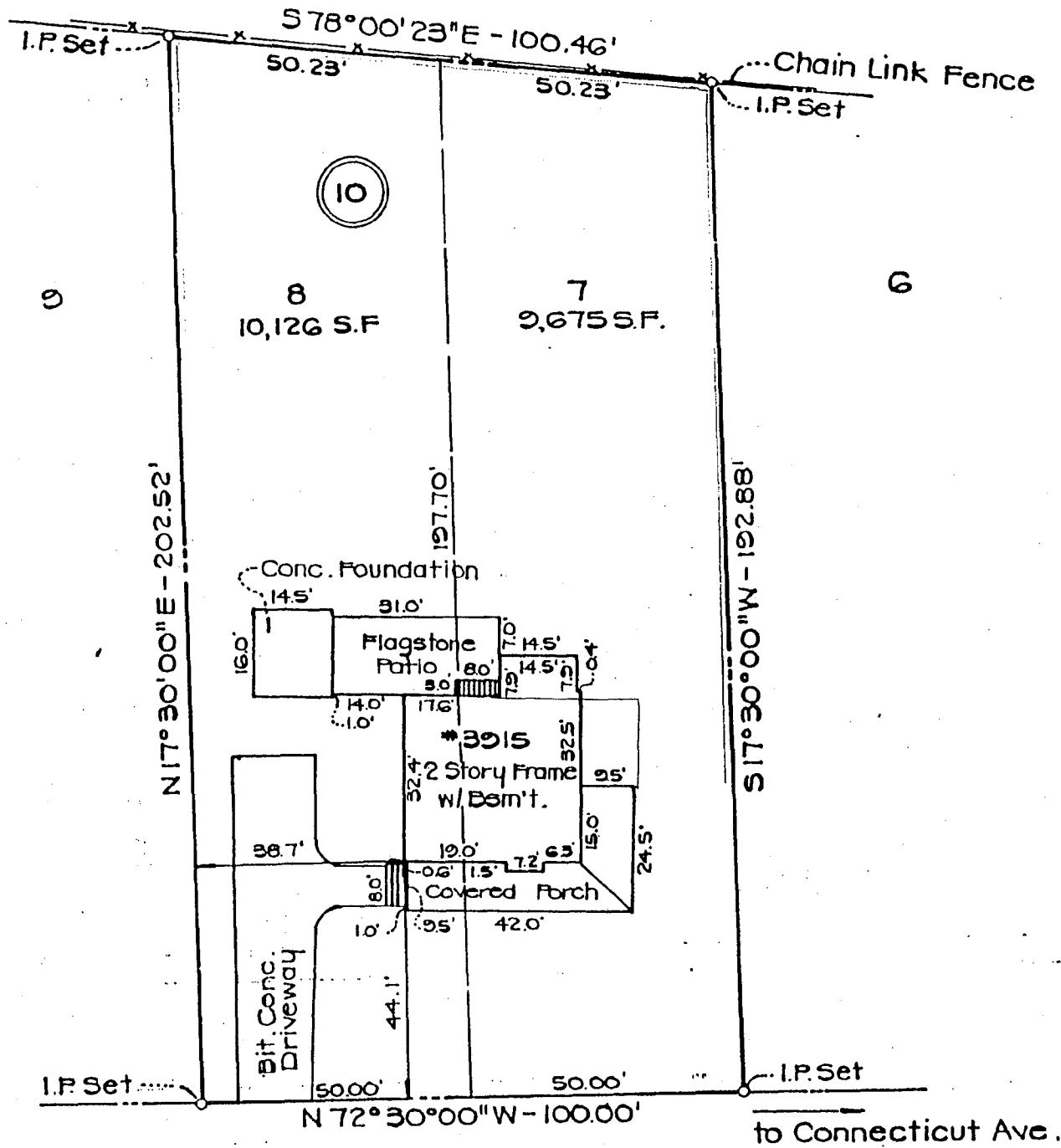
tread 11.5 inches

total rise 30.0 inches



flagstone walk

SCALE: 1" = 1'



I.P. Set = Iron Pipe Set

BALTIMORE STREET

to Connecticut Ave.



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Jan

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 Jon Moline TELEPHONE NO. 279 2369

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3915 Street Baltimore St.

Town/City Kensington Election District _____

Nearest Cross Street Connecticut Ave

Lot 7+8 Block 10 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revision	<u>Porch</u>	Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4) Other _____					

1B. CONSTRUCTION COSTS ESTIMATE \$ 3300

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? Primary resource

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ 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 9/23/89
 Signature of owner or authorized agent (agent must have signature notarized on back) 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:)

It is our intention to remove the concrete steps that approach the side of the porch and to replace these with a 36" wide wooden stairway at the southwest corner of the house (northwest corner of the porch). The porch rail that was removed when the concrete steps were added will be replaced with like materials leaving an opening of 36". A single hand rail will be fabricated using 2" galvanized steel pipe. Additionally we intend to restore the the 96" steps that were removed from the front of the porch and to reopen the rail to allow the resource to be approached from the street. To this end we will install random rectangle flagstone walkways. 48" from the front stair to the curb and 36" from the side stair to the driveway.

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

Kensington Local Advisory Committee
Comment Sheet

Applicant for HAWP: Barabara & Jim Wagner Address of property: 3915 Baltimore St.

Date of LAC meeting: October 2, 1989

Member of LAC: Judy Hanks-Henn

Preliminary comments on application for HAWP:

- Replacement of the concrete steps on the side of the house with a 3'-0" wide wooden stair per landscape master plan is a good move towards enhancing the primary historical resource - recommend approval.
- The pipe railing handrail, while unobtrusive, is a curious choice of material. Typically, wooden steps have wooden handrails, and concrete steps have steel pipe handrails. The choice of the metal handrail was not explained - so I'll ask at the review session, and I'll probably recommend a wooden rail.
- Will the eight-foot wide front stairs also be constructed of wood material? If so, I will recommend approval.
- Will the eight-foot wide front steps have any handrails? what material?
- The choice of flagstone paving material is excellent and juding from the the landscape plan, well thought out and designed. Recommend approval.

Preliminary recommendation: Disapproval Approval Approval with conditions
(list below)

Additional comments as a result of discussion:

Final recommendation at meeting of LAC:

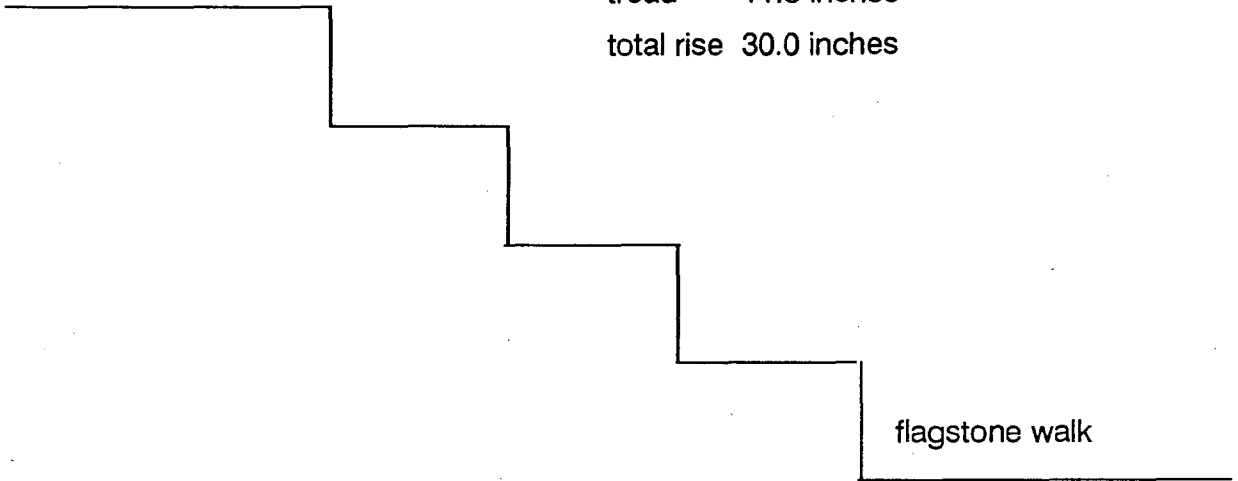
approval
Signature: Judy Hanks-Henn

porch floor

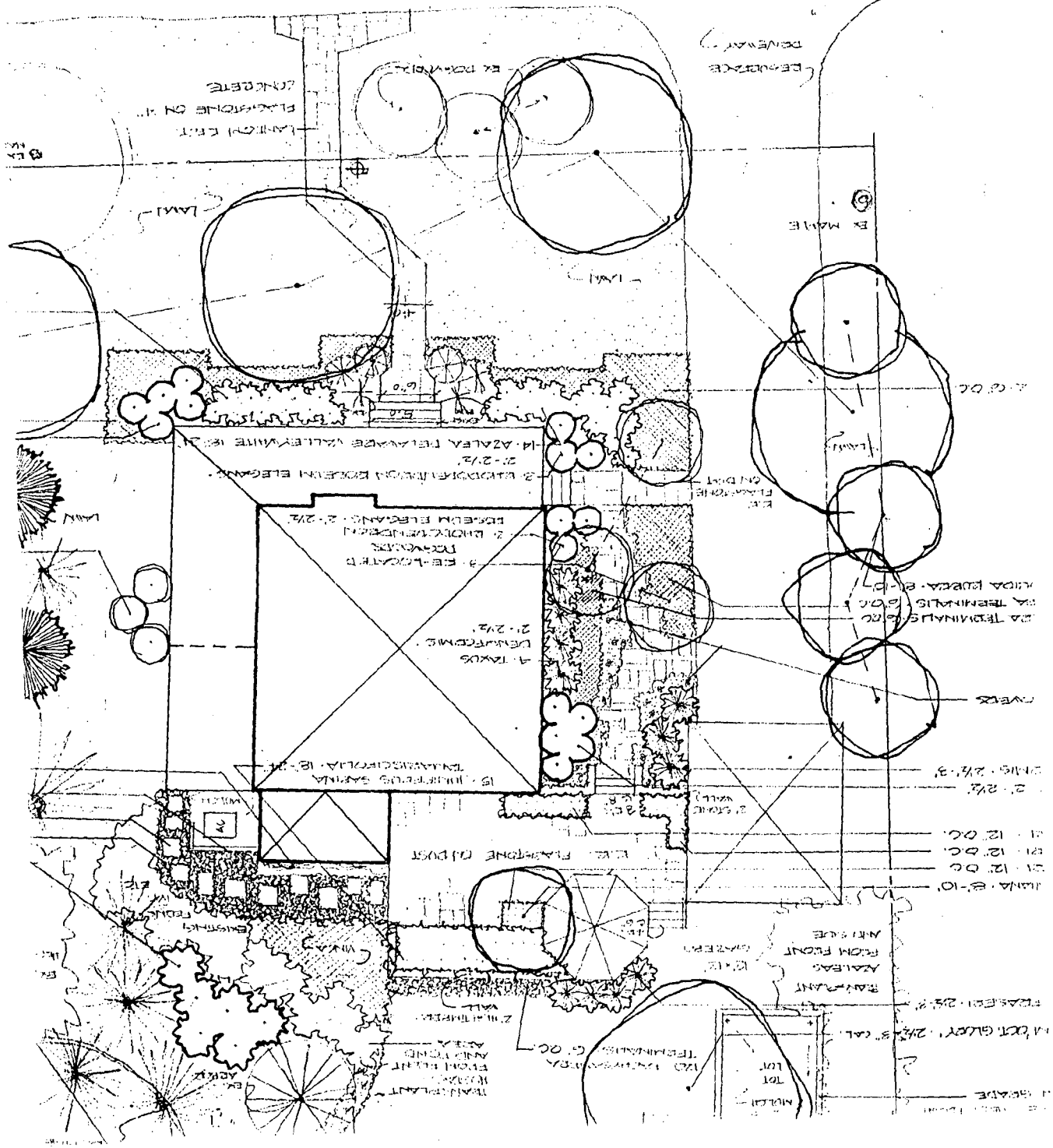
rise 7.5 inches

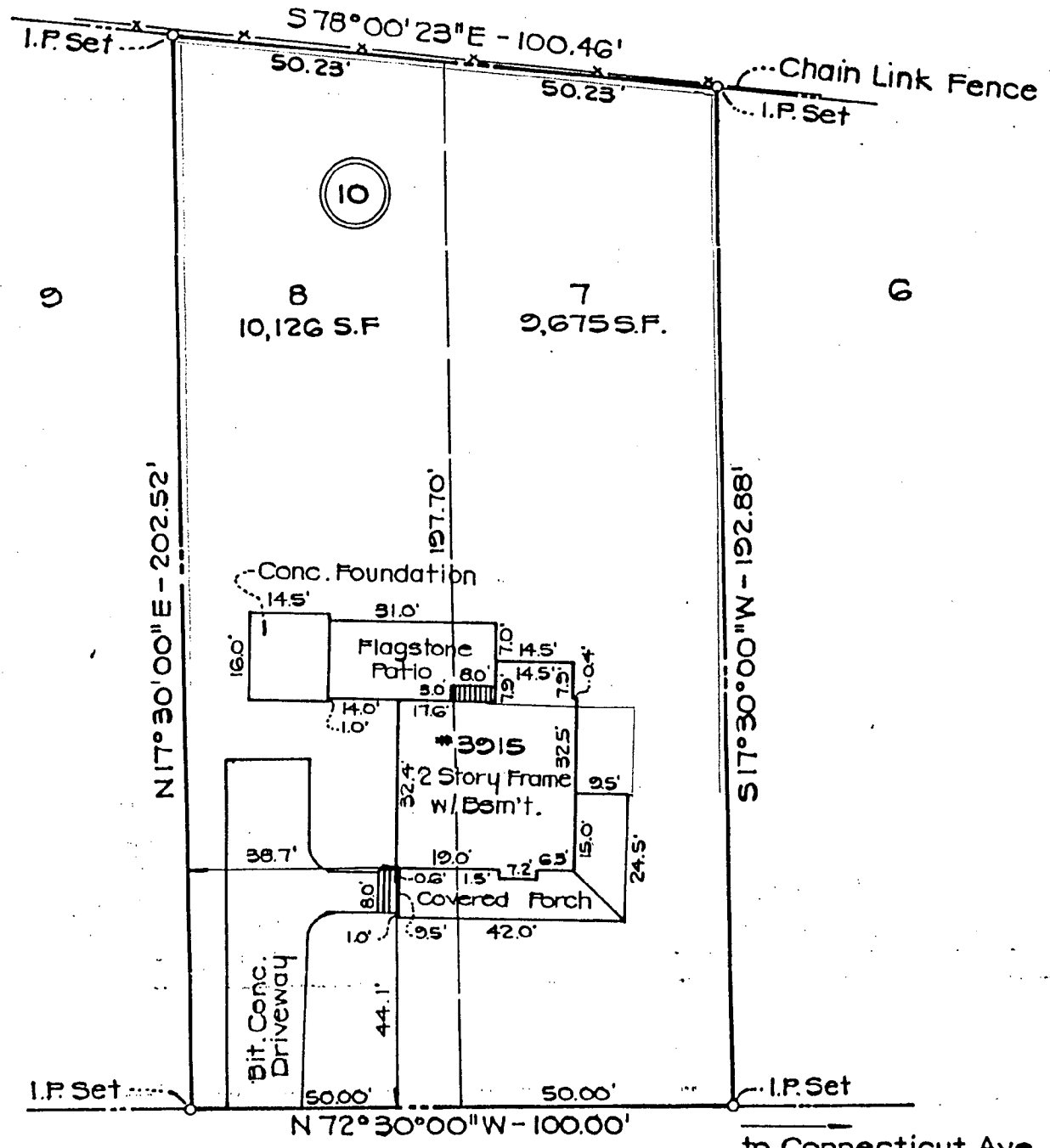
tread 11.5 inches

total rise 30.0 inches



SCALE: 1" = 1'

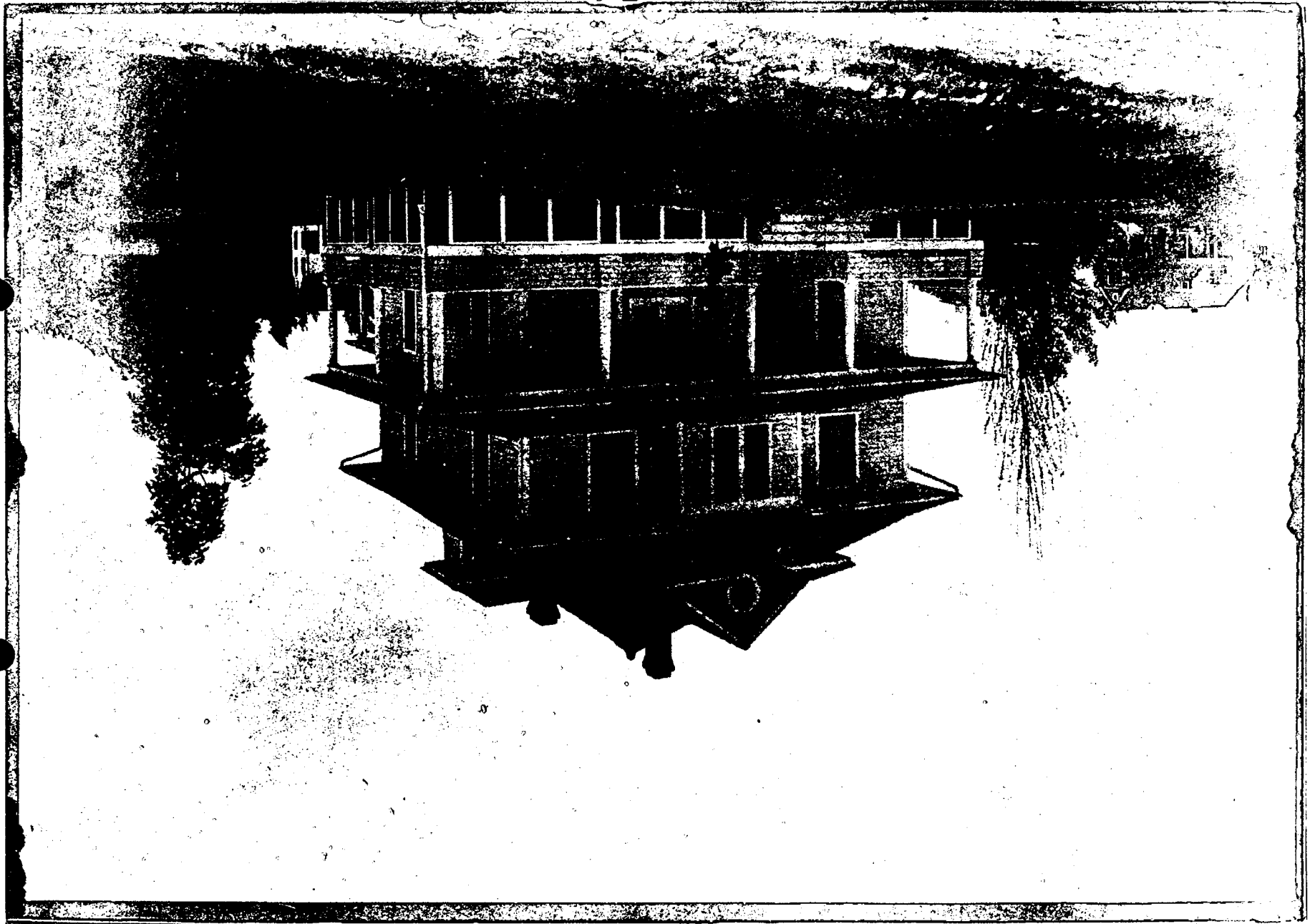


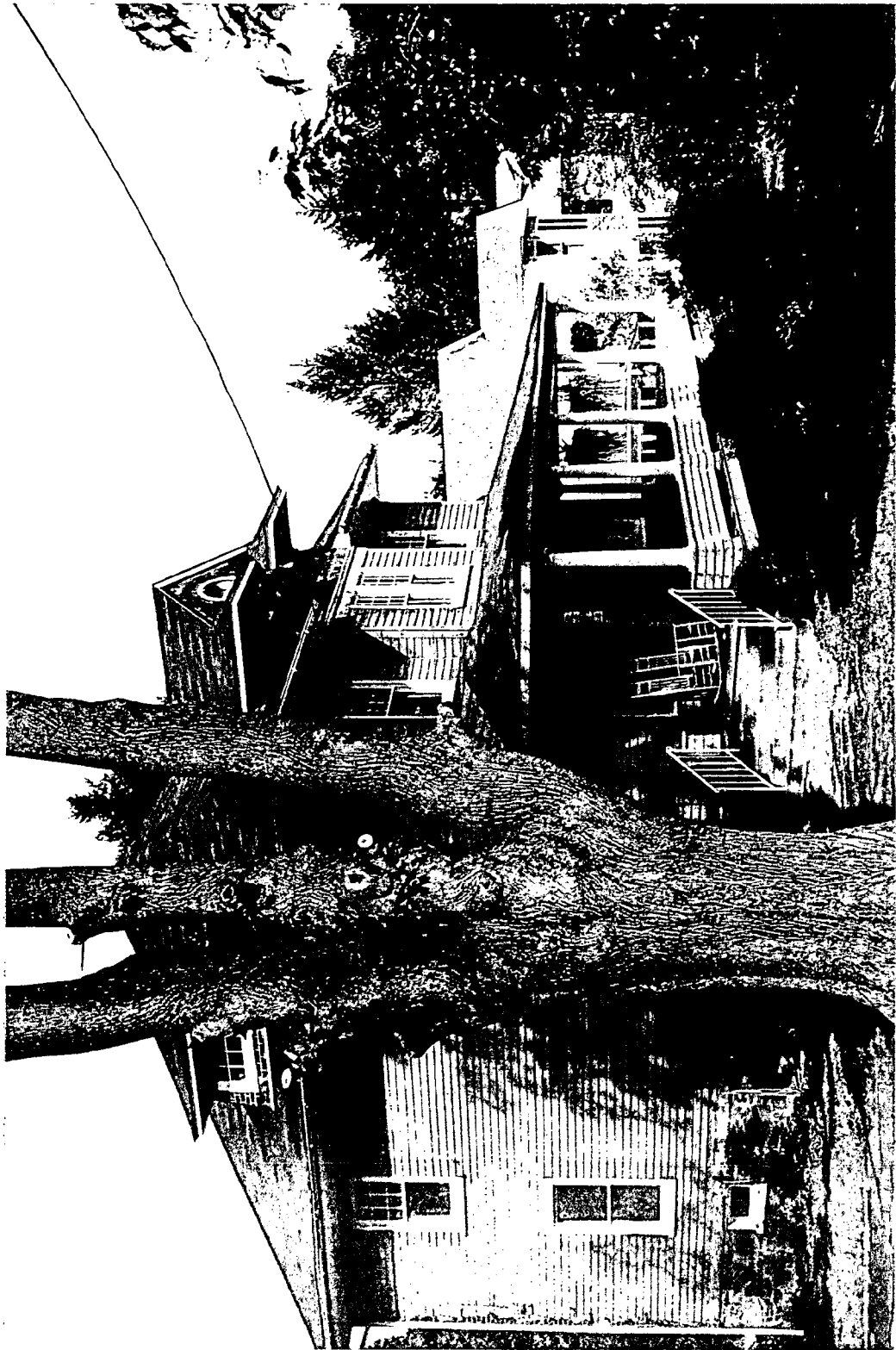


I.P. Set = Iron Pipe-Set

BALTIMORE STREET

to Connecticut Ave.

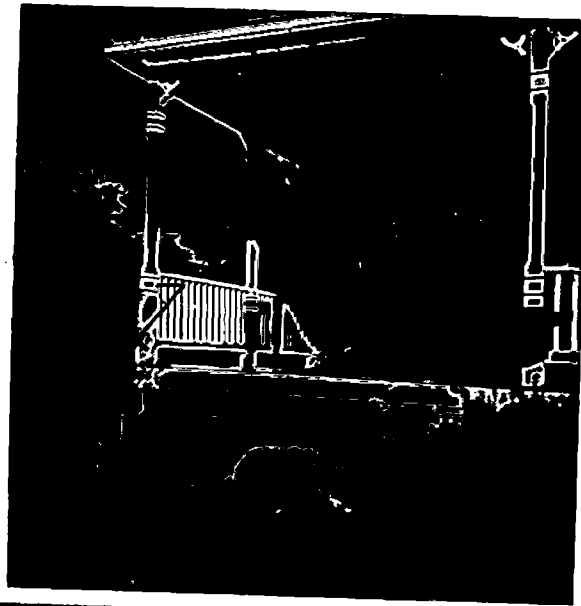




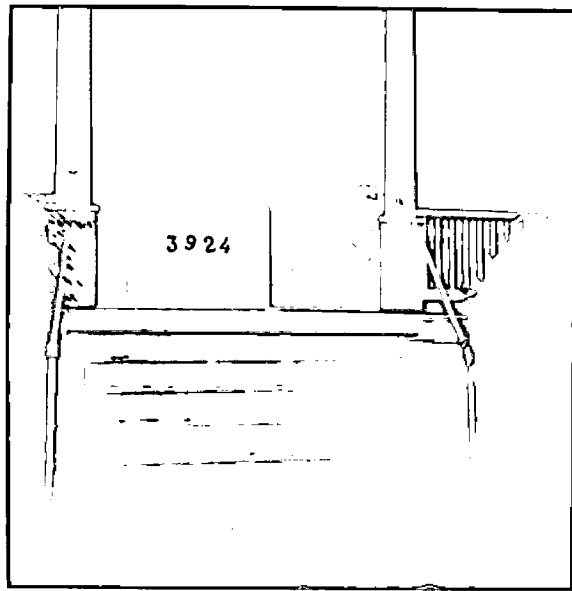


Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850



- Pipe railing approved 1988/89
in Kensington -



-Piperailing @ 3924 Baltimore-
we will use this type