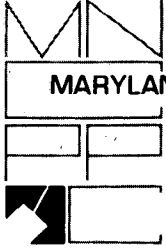


31/6-91K 3941 Baltimore St.
Kensington

878 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
URBAN DESIGN DIVISION

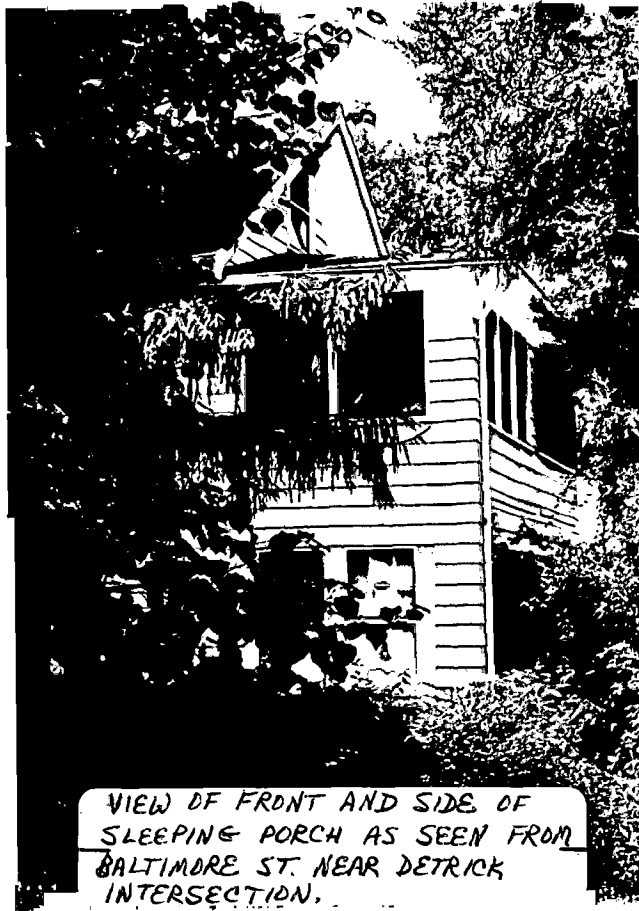
31/6 - 91K

31/6-91K

3941 BALTIMORE ST.
KENSINGTON



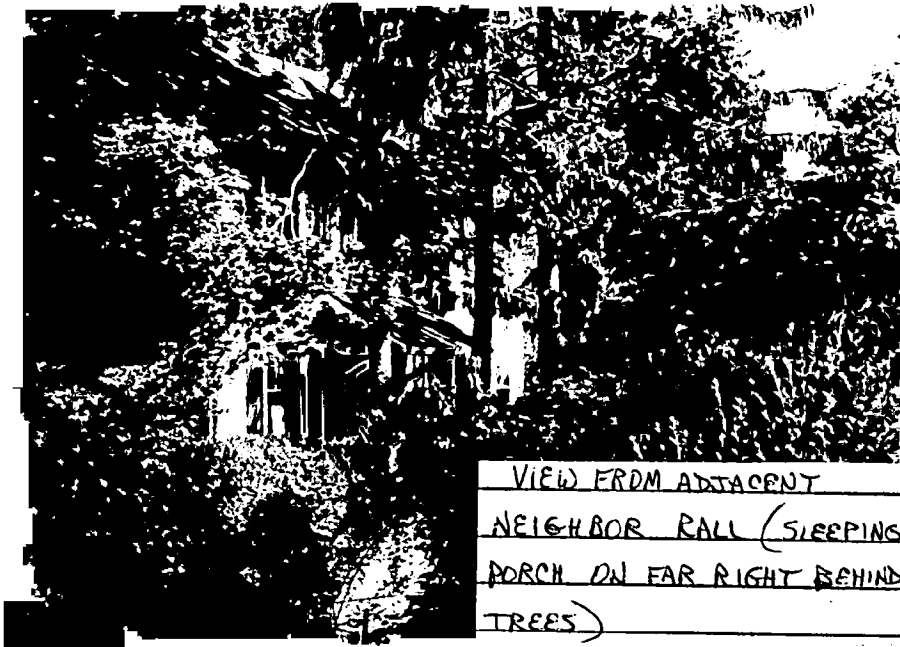
VIEW OF FRONT OF HOUSE FROM
BALTIMORE ST. SLEEPING PORCH
IS ABOVE THE TWO WINDOWS AT FAR
RIGHT SIDE OF PHOTO. →



VIEW OF FRONT AND SIDE OF
SLEEPING PORCH AS SEEN FROM
BALTIMORE ST. NEAR DETRICK
INTERSECTION.



CLOSE-UP REAR VIEW OF 2nd
FLOOR SLEEPING PORCH (ABOVE
FIRST FLOOR ROOM) FROM BACK YARD

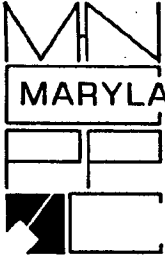


VIEW ERDM ADJACENT
NEIGHBOR RALL (SLEEPING
PORCH ON FAR RIGHT BEHIND
TREES)



REAR VIEW FROM ADJACENT
NEIGHBOR ON DETRICK, WITH
PORTION OF SIDE THAT IS BARELY
VISIBLE THRU TREES ON DETRICK END





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 10/10/91

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 10/9/91 reviewed the attached application by CHARLES M. + B.P. NEAL @ 3941 BALTIMORE ST. for a Historic Area Work Permit. The application was: KENSINGTON

Approved Denied

Approved with Conditions: _____

① THE TREES ALONG DETRICK AVENUE WHICH OBSCURE THE
SIDE VIEW OF THE HOUSE MUST BE RETAINED.

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. ORIGINAL HAWP APPLICATION
2. _____
3. _____
4. _____
5. _____

hawpok.dep

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 10/10/91

SUBJECT: Historic Area Work Permit Application - Approval
of Application/Release of Other Required Permits

Enclosed, please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1021053

NAME OF PROPERTY OWNER CHARLES M. III + B.P. NEAL TELEPHONE NO. (301) 942-0037
(Contract/Purchaser) (Include Area Code)

ADDRESS 3941 BALTIMORE ST KENSINGTON MD 20895
CITY STATE ZIP

CONTRACTOR DANISH CONTRACTORS TELEPHONE NO. (301) 540-2118

CONTRACTOR REGISTRATION NUMBER 12903 M.H.I.C.#

PLANS PREPARED BY DAN DESIGNS OF DANISH CONTRACTORS TELEPHONE NO. (301) 540-2118
(Include Area Code)

REGISTRATION NUMBER 12903 M.H.I.C.#

LOCATION OF BUILDING/PREMISE

House Number 3941 Street BALTIMORE

Town/City KENSINGTON Election District 13

Nearest Cross Street DETRICK

Lot 41 Block 10 Subdivision "KENSINGTON PARK"

Liber 9228 Folio 53 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	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? IT IS IN HISTORIC DISTRICT, BUT IT IS NOT AN HISTORIC SITE.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Barbara H. Wagner Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CDDE: _____ 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:)

THE REPLACEMENT OF SCREENS IN A SLEEPING PORCH ON SECOND FLOOR WITH WOOD WINDOWS FACING BALTIMORE ST, WHICH WINDDWS WILL MATCH IN STYLE, NUMBER OF PANES, AND COLOR THE EXISTING WINDOWS OF FIRST FLOOR ROOM BELOW. THE SIDE SCREENS (OF SAME SLEEPING PORCH) FACING DETRICK WILL BE REPLACED WITH ~~MATCHING~~ EXTERIOR WOOD SIDING TO MATCH THE EXISTING SIDING (AND WILL BE PAINTED MATCHING PALE YELLOW) AND WITH WOOD WINDOWS MATCHING IN STYLE, NUMBER OF PANES, AND COLOR THE EXISTING WINDOWS BELOW. THE REAR SCREENS (OF SAME SLEEPING PORCH) WILL BE REPLACED WITH EXTERIOR WOOD SIDING MATCHING EXISTING SIDING.

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Joan E. Simons

DATE: October 2, 1991

CASE NUMBER: 31/6-91K

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3941 Baltimore Street
Kensington

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This property, a 2 1/2-story frame colonial-style house built about 1920, is designated a secondary resource in the Kensington Historic District. It occupies a corner lot at the intersection of Baltimore Street and Detrick Avenue with a row of hemlocks obscuring the view from Detrick. The opposite and adjacent houses facing Baltimore Avenue, including the one across Detrick Avenue, are all primary Victorian-era resources. The adjacent house to the rear fronting on Detrick is a contemporary 1-story structure outside the historic district.

The applicant is proposing to enclose a second floor sleeping porch located on the Detrick Avenue side of the house. The two panels of screens at the front of the building on the Baltimore Street side of the porch will be replaced with wood windows while the three panels of screens on the side to the rear of the house will be replaced entirely with wood siding. The six screen panels on the long side of the sleeping porch facing Detrick Avenue will be replaced with a combination of three screen panels and wood siding.

The new wood windows will match the six-over-one ones below them on the first story, will be the same height and width as the existing screen panels, and will generally fit into the current openings. The new wood siding will match the existing in profile and height and will be painted the same pale yellow.

The project is being proposed to correct a condition occurring during rainstorms when water blows in through the screens, accumulates on the floor of the sleeping porch and leaks into the enclosed first floor of the house.

STAFF RECOMMENDATION:

Usually staff would not recommend changing the rhythm of openings on a structure when they let the observer know the original use - in this case, sleeping porch. This would be true particularly on a visible corner lot. However, several circumstances unique to this proposal enable staff to feel comfortable recommending

approval of this application. The number and size of the openings on the front of the house will remain the same - two. The rear, whose openings will be covered, faces a contemporary dwelling outside the historic district. The side of the house is obscured by the row of hemlocks. Finally, the property is designated a secondary resource and, therefore, should not necessarily be subject to the same rigorous review standards as primary ones.

Staff recommends approval of the application based on Criterion 24-8(b)(1) that the proposal will not substantially alter the exterior features of an historic resource within an historic district and the following Secretary of the Interior's Standards for Rehabilitation:

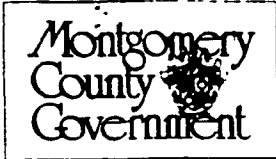
Standard 9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

SENT TO LAP: 9/23/91
SENT TO APPLICANT: 10/02/91

COMMENTS RECEIVED: No

ATTACHMENTS

1. HAWP Application and Attachments
2. Master Plan Information



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1021053
 NAME OF PROPERTY OWNER CHARLES M III + R.P. NEAL TELEPHONE NO. (301) 942-0037
(Contract/Purchaser)
 ADDRESS 3941 BALTIMORE ST, KENSINGTON MD 20895
CITY STATE ZIP
 CONTRACTOR DANISH CONTRACTORS TELEPHONE NO. (301) 540-2118
 CONTRACTOR REGISTRATION NUMBER 12903 M.H.I.C.#
 PLANS PREPARED BY DAN DESIGNS OF DANISH CONTRACTORS TELEPHONE NO. (301) 540-2118
(Include Area Code)
 REGISTRATION NUMBER 12903 M.H.I.C.#

LOCATION OF BUILDING/PREMISE
 House Number 3941 Street BALTIMORE
 Town/City KENSINGTON 13 8th U.S. CONGRESSIONAL; 18th STATE SENATE
Election District MONTGOM. CO. 5th FOR COUNTY COUNCIL
 Nearest Cross Street DETRICK
 Lot 41 Block 10 Subdivision "KENSINGTON PARK"
 Liber. 9228 Folio 53 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Porch Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? IT IS IN HISTORIC DISTRICT BUT IT IS NOT AN HISTORIC SITE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A
 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 N/A
 4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. 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.

Charles M III + R.P. Neal 8/31/91 8/31/91
 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: 910 9090064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

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:)

THE REPLACEMENT OF SCREENS IN A SLEEPING PORCH ON SECOND FLOOR WITH WOOD WINDOWS FACING BALTIMORE ST, WHICH WINDOWS WILL MATCH IN STYLE, NUMBER OF PANEES, AND COLOR THE EXISTING WINDOWS OF FIRST FLOOR ROOM BELOW. THE SIDE SCREENS (OF SAME SLEEPING PORCH) FACING DETRICK WILL BE REPLACED WITH EXTERIOR WOOD SIDING TO MATCH THE EXISTING SIDING (AND WILL BE PAINTED MATCHING PALE YELLOW) AND WITH WOOD WINDOWS MATCHING IN STYLE, NUMBER OF PANEES, AND COLOR THE EXISTING WINDOWS BELOW. THE REAR SCREENS (OF SAME SLEEPING PORCH) WILL BE REPLACED WITH EXTERIOR WOOD SIDING MATCHING EXISTING SIDING.

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

A TWO-STORY FRAME HOUSE CIR20, AMONG NUMEROUS TREES IN THE KENSINGTON HISTORIC DISTRICT. THE HOUSE IS ON A CORNER LOT AND A ROW OF TREES OBSCURES THE VIEW FROM DETRICK AVE ON THE SIDE. THE ADJACENT PROPERTY TO THE REAR (FACING DETRICK) IS A MODERN STYLE HOUSE. HOUSES OPPOSITE AND ADJACENT ON THE FRONT (FACING BALTIMORE) ARE OF A VICTORIAN STYLE. THE EXISTING HOUSE IS MOST SIMILAR TO A COLONIAL STYLE AND THUS DOES NOT SIGNIFICANTLY CONTRIBUTE TO THE VICTORIAN AURA OF THE NEIGHBORHOOD.

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

THE PROJECT WILL REPLACE SCREENS ON SECOND FLOOR SLEEPING PORCH (FACING BALTIMORE) WITH WOOD WINDOWS. THE REAR SCREENS (OF SAME SLEEPING PORCH) WILL BE REPLACED WITH EXTERIOR WOOD SIDING TO MATCH THE EXISTING SIDING. THE SIDE SCREENS (FACING DETRICK) OF SAME SLEEPING PORCH WILL BE REPLACED WITH MATCHING WOOD SIDING AND WOOD WINDOWS. NO OTHER CHANGES WILL BE VISIBLE FROM THE OUTSIDE.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE PROJECT WILL NOT CHANGE EXTERIOR DIMENSIONS OF THE EXISTING HOUSE OR LANDSCAPING. NEW WOOD WINDOWS WILL BE MATCHED IN STYLE WITH EXISTING WINDOWS BELOW.

- b. the relationship of this design to the existing resource(s):

THE NEW WINDOWS WILL MATCH EXISTING WINDOWS BELOW, WITH THE SAME NUMBER OF PANES, STYLE, AND COMPOSITION. WOOD SIDING WILL MATCH EXISTING (PALE YELLOW PAINTED) WOOD SIDING.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE PROJECT WILL ~~REMOVE~~ CORRECT UNSAFE CONDITION WHICH OCCURS DURING RAINSTORMS WHEN WATER BLOWS IN THROUGH SCREENS, ACCUMULATES ON FLOOR OF SLEEPING PORCH AND LEAKS INTO (ENCLOSED, EXISTING) FIRST FLOOR OF HOUSE.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date; SEE ATTACHED SURVEY. NO SOIL WILL BE DISTURBED. THE ONLY EXTERIOR FEATURE CHANGE WILL BE TO THE FACADE OF THE PORCH END OF THE STRUCTURE.
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed). N/A

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work. N/A: SEE 6 BELOW
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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. SEE ATTACHED DRAWINGS
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project. WOOD SIDING ADDED WILL MATCH EXISTING SIDING. THE WINDOWS TO BE ADDED WILL BE WOOD LIKE THE ONES BELOW, AND WILL MATCH THE STYLE WITH SAME PANE CONFIG.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name ALAN & DONNA SPEALMAN
 Address 3940 BALTIMORE ST.
 City/Zip KENSINGTON, MD 20895
2. Name DR. J.E. RALL
 Address 3947 BALTIMORE ST.
 City/Zip KENSINGTON, MD 20895

3. Name PETER + MARTHA STATHES
Address 10304 DETRICK
City/Zip KENSINGTON, MD 20895

4. Name PETER + JACKIE PICKARD
Address 3935 BALTIMORE ST.
City/Zip KENSINGTON, MD 20895

5. Name _____
Address _____
City/Zip _____

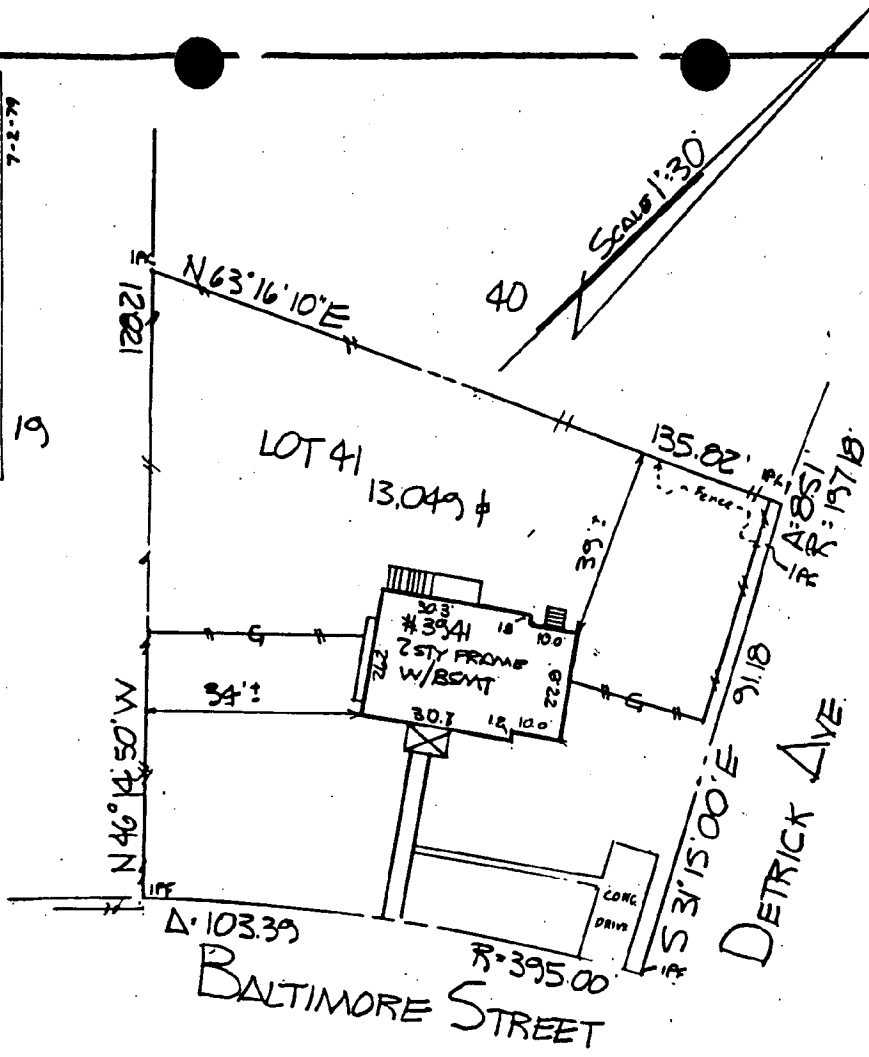
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FEMA Panel No. 200 7-2-79



IMPROVEMENT LOCATION SURVEY
 LOT 41 BLOCK 10
 KENSINGTON PARK
 ELECTION DISTRICT #13
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. Bazis
 Michael J. Bazis PLS# 263

JOB# 87.1198 H	DATE 8-13-87	R.C. KELLY & ASSOCIATES, INC. LAND SURVEYORS 10111 COLESVILLE ROAD SUITE 123 SILVER SPRING, MD 20901 593-8005
FIELD PCK	DRAFT BCK	
RECEIVED 2/4/90	PB 74 P# 7175	
	SCALE 1"=30'	



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

NO CHANGES TO EXISTING HOUSE
 NO CHANGES TO EXISTING FIRST FLOOR OF PORCH.

SECOND FLOOR:
 #OOD WINDOWS ON 2ND FLOOR MATCHING EXIST WINDOWS ON 1ST FLP EXCEPT FOR STORM WINDOWS

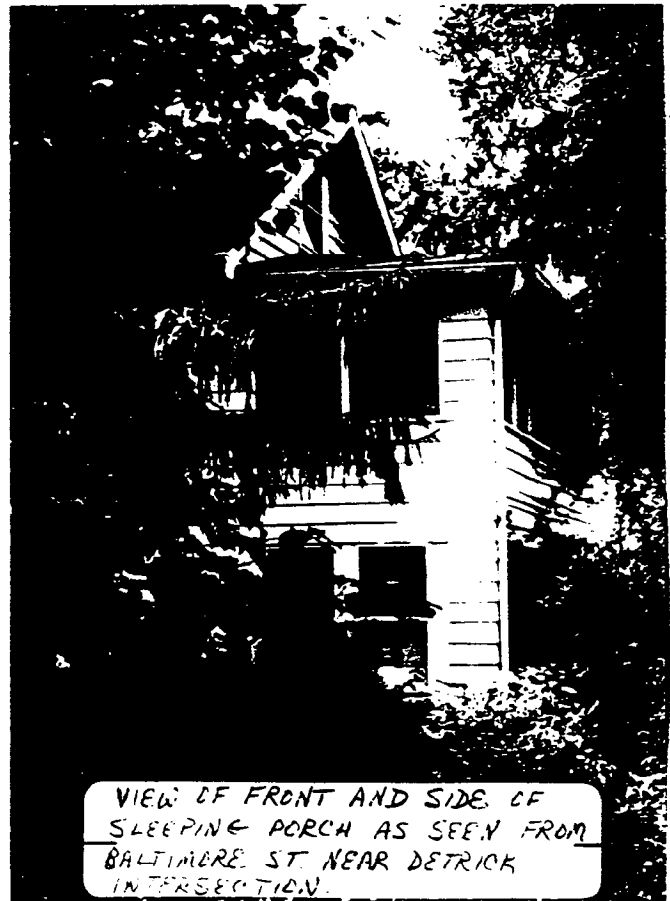
NEW SIDING ON 2ND FLP TO MATCH EXISTING.
 NEW EXTERIOR WINDOW TRIM TO MATCH LINES ON FIRST FLOOR.

FOUNDATION & GROUND SLOPE: NOT SHOWN

DECK OFF THIS SIDE REMAINS AS IS.

DAN DESIGNERS <small>ALL COPYRIGHTS RESERVED</small> DIVISION OF DANISH CONTRACTORS	FILE NEAL02 DATE 91/08/05 REVIEWED 91/09/08	1/8" = 1 FT PROJECT PORCH REMODELING THE CH. NEAL RESIDENCE 3941, BALTIMORE ST, KENSINGTON
	91/08/05 91/09/08	APPROVED

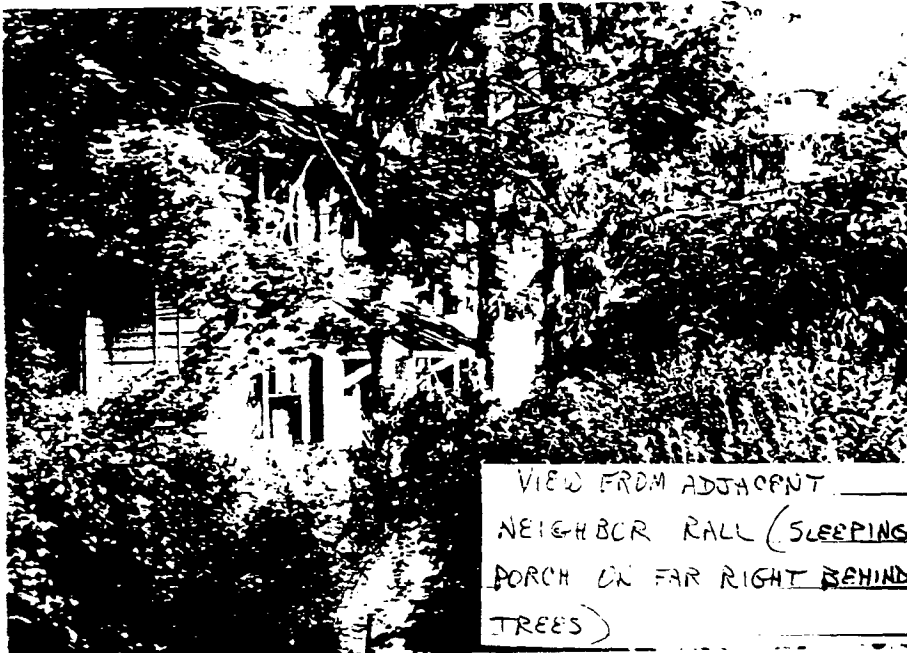
AFTER



REAR VIEW FROM ADJACENT
NEIGHBOR ON DETRICK, WITH
PORTION OF SIDE THAT IS BARELY
VISIBLE THRU TREES ON DETRICK END



VIEW FROM ADJACENT
NEIGHBOR RALL (SLEEPING
PORCH ON FAR RIGHT BEHIND
TREES)



VIEW FROM DETRICK.



THE AMENDMENT
KENSINGTON HISTORIC DISTRICT
Atlas #31/6

The purpose of the following amendment is to designate the Kensington Historic District as delineated in Figure 3 on the Master Plan for Historic Preservation thereby extending to the area the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Finding of Historical & Architectural Significance

The town of Kensington began as a small crossroads settlement along the Bladensburg Turnpike, an early market road between the County's major north/south route, Old Georgetown Road, and the port of Bladensburg on the Anacostia River in Prince George's County. When the B&O Railroad was built in 1873, the crossroads settlement became known as Knowles Station, named after the major land holding family in the area.

By 1890, Knowles Station had developed into a village of several hundred people most of whom were living north of the railroad. In that year, Washington financier, Brainard H. Warner purchased and subdivided property to the south and southwest of the railroad, naming the area Kensington Park after the famous London suburb. The subdivision was designed in the Victorian manner with ample sized lots and a curvilinear street pattern.

Warner established his own summer residence and invited his friends to join him in this park-like setting away from the heat and congestion of Washington. It is this concentration of Victorian period, residential structures located in the center of the town which constitutes the core of the historic district.

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Ordinance Criteria & District Guideline Values

The Kensington Historic District specifically meets criteria: 1a and 2a of the Ordinance which states:

"1. Historical and Cultural Significance:

The historic resource:

- a. has character, interest or value as part of the development, heritage or cultural characteristics of the County, State or nation.

2. Architectural and Design Significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction."

District Boundaries

The Kensington Historic District is wholly located within the Town of Kensington. The district includes residential sections along both sides of Connecticut Avenue, the commercial area along Howard Avenue, and also incorporates a northern annex of period structures along the east side of St. Paul Street. The general outline of the district is shown in Figure 3. However, the district also specifically excludes properties within a sub-area as shown in Figure 4, leaving only the right-of-ways in that subarea as part of the Kensington Historic District.

IMPLEMENTATION

Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, significant changes to resources within a historic district must be reviewed by the Historic Preservation Commission and a historic area work permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individuals wishing to nominate potential Districts and individual property owners within designated Districts. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts, not only can vernacular architecture and important settings be protected, but working farms can be sustained to

provide close to market produce, and rural villages retained to provide local small-scale goods and services.

According to the Guidelines, a Historic District as identified, and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

In regard to the properties identified as secondary resources--that is visually contributing but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the District.

Local Advisory Committees

The Guidelines encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

Preservation Incentives

Appendix A of the Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)

The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799. 4

Figure
**LOCAL KENSINGTON
 HISTORIC DISTRICT #31/6**

Primary Resources:

1880-1910
 (Revised Style)



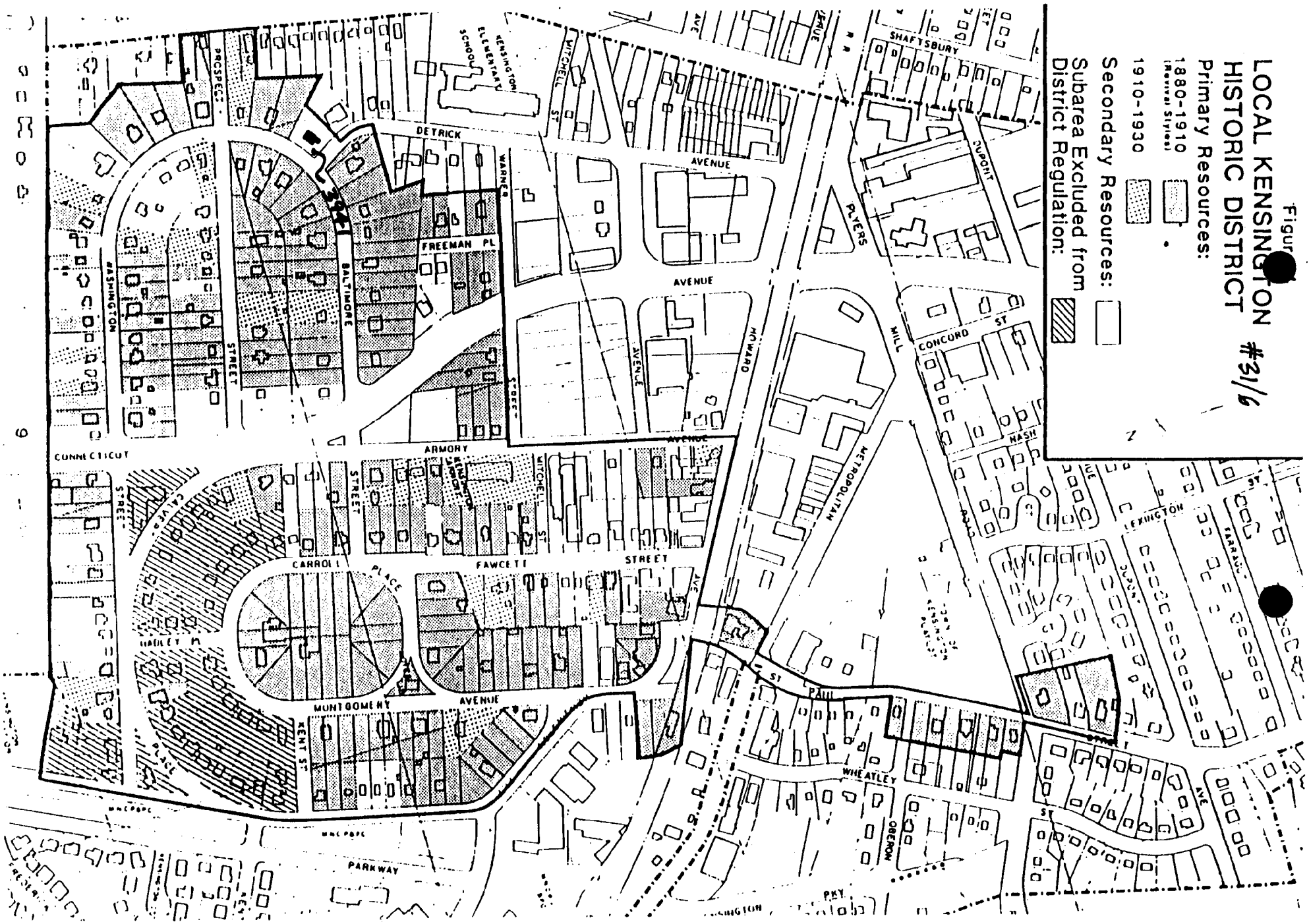
1910-1930



Secondary Resources:

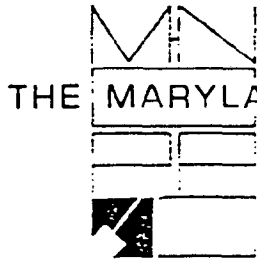


Subarea Excluded from
 District Regulation:



0 0 0 0 0

9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: DR. RAY SHULMAN Chairman
KENSINGTON Local Advisory Panel

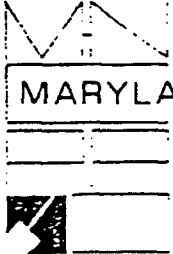
FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: SEPTEMBER 23, 1991

SUBJECT: Historic Area Work Permit Application

The attached application by CHARLES M. AND BARBARA P. NEAL, III for a Historic Area Work Permit at 3941 BALTIMORE STREET is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than SEPTEMBER 30 before 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for OCTOBER 9.

lapxmit1.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: **CHARLES M. AND BARBARA P. NEAL, III**
Historic Area Work Permit (HAWP) Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: SEPTEMBER 23, 1991

SUBJECT: Historic Preservation Commission Review of HAWP
Application

The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on OCTOBER 9, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 7:30 PM.

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawpdate



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Interested Property Owners

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: SEPTEMBER 23, 1991

SUBJECT: Historic Preservation Commission Review of HAWP
Application

The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application on a property in your neighborhood. The application affects the property at 3941 BALTIMORE STREET and briefly involves ENCLOSURE OF SLEEPING PORCH. The complete HAWP application is available for inspection at the Maryland-National Capital Park and Planning Commission offices at 8787 Georgia Avenue, Silver Spring, Maryland, 20910.

The Historic Preservation Commission will consider this HAWP application at their regular meeting on OCTOBER 9, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue in Silver Spring. The meeting will begin at 7:30 PM.

You are welcome to attend this meeting so that the Historic Preservation Commission can obtain your input on this issue. In addition, you can submit written comments to the Historic Preservation Commission at the address listed above. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.