

31/6-00M 3708 Washington Street
Kensington (Kensington Historic Dist.)

J.F. Perry

Bad side to
here , σ
paint both
sides
white .

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/16/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

APPROVED
Montgomery County
Historic Preservation Commission

SUBJECT: Historic Area Work Permit

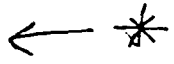
[Signature]
2/13/01

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

X Approved with Conditions: Applicant to work with staff to assure
a lattice layout that is not too solid. 6' height is approved.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and (please call 301-563-3408 for appointment)



THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: John + Janet Calloway

Address: 3708 Washington St., Kensington MD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps.frm.wpd Mail to: Calloway
7516 Royal Dominion Dr.
Bethesda, MD. 20817



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: JANE GALLOWAY

Daytime Phone No.: 703 442 2222

Tax Account No.: 47-4111

Name of Property Owner: JOHN & JANE GALLOWAY Daytime Phone No.: AS ABOVE

Address: 7516 ROYAL DOMINION DR. BETHESDA MD 20817
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3708 Street: WASHINGTON STREET

Town/City: KENSINGTON Nearest Cross Street: CALVERT

Lot: 19 Block: 13 Subdivision: KENSINGTON PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$?

1C. If this is a revision of a previously approved active permit, see Permit # 0-

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 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.

Jane Galloway Signature of owner or authorized agent 10-21-2000 Date

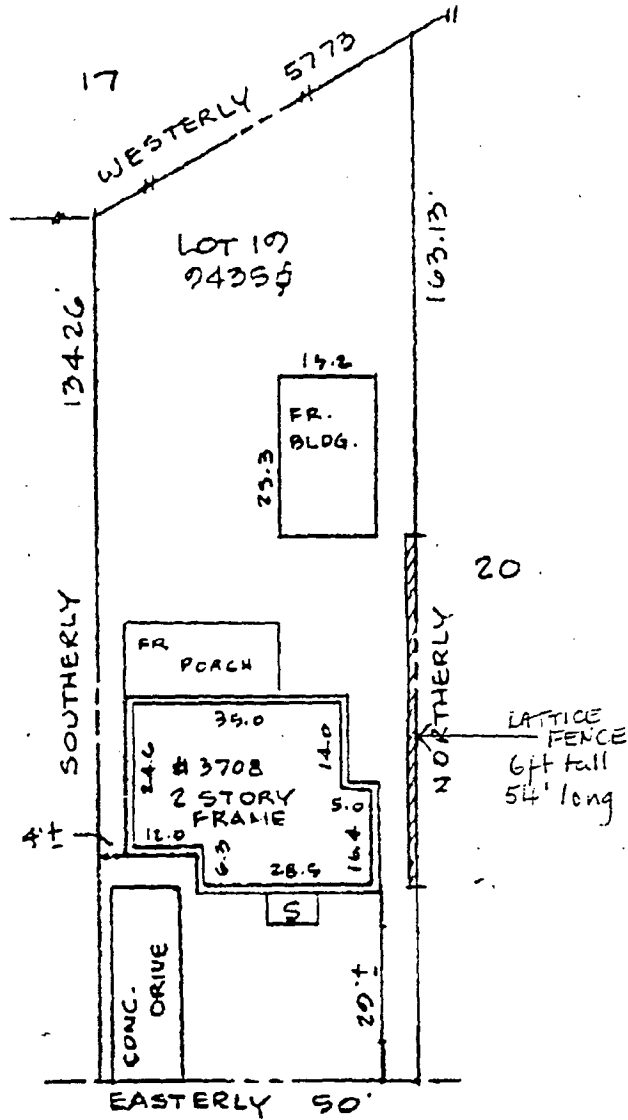
Approved: 232962 X Condit For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11/15/00

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

13131

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner markers not guaranteed by this location



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 PD/2
 2/13/01



LOCATION OF HOUSE
 LOT 19 BLOCK 13
 KENSINGTON PARK
 TOWN OF KENSINGTON
 MONTGOMERY COUNTY, MD.

D FLOOD PANEL NO. 240047-0200B

ZONE: C

CERTIFICATE HEREBY CERTIFY THAT THE POSITION OF ALL THE STING IMPROVEMENTS ON THE ABOVE DESCRIBED PERTY HAS BEEN CAREFULLY ESTABLISHED BY A NSIT-TAPE SURVEY AND UNLESS OTHERWISE OWN. THERE ARE NO ENCROACHMENTS <i>[Signature]</i> DAVID L HALLER MARYLAND R.P.L.S No. 240	REFERENCES PLAT BK B PLAT NO. 4	HALLER ASSOCIATES SURVEYING • ENGINEERING • PLANNING 301 663 1543 (301) 663-1543 823 TRAIL AVENUE, FREDERICK, MARYLAND 21701	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK:	SCALE: 1" = 30' DRAWN BY: JH
		HSE LOC: 3-9-02 BOUNDARY:	JOB NO: 92-2868

13.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/16/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

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X Approved with Conditions: Applicant to work with staff to assure
a lattice layout that is not too solid. 6' height is approved.

* and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and (please call 301-563-3408 for appointment) ← *

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: John + Janet Calloway

Address: 3708 Washington St., Kensington MD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps frm.wpd Mail to: Calloway
7516 Royal Dominion Dr.
Bethesda, MD 20817



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: JANET CALLOWAY

Daytime Phone No.: 703 448 2222

Tax Account No.: 510 40-4901

Name of Property Owner: JOHN & JANET CALLOWAY Daytime Phone No.: AS ABOVE

Address: 3708 WASHINGTON STREET KENSINGTON MD 20895
Street Number City Street Zip Code

Contractor: 7516 ROYAL DOMINION DR. BETHESDA MD 20817 Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE
House Number: 3708 Street: WASHINGTON STREET
Town/City: KENSINGTON Nearest Cross Street: CALVERT
Lot: 19 Block: 13 Subdivision: KENSINGTON PARK
Liber: Folio: Parcel:

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: \$?
1C. If this is a revision of a previously approved active permit, see Permit # 0

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 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.

Janet Calloway Signature of owner or authorized agent 10-27-2000 Date

Approved: 232962 [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 11/15/00
Application/Permit No.: Date Filed: Date Issued:

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 3708 Washington Street, Kensington **Meeting Date:** 11/15/00
Applicant: John & Janet Galloway **Report Date:** 11/08/00
Resource: Kensington Historic District **Public Notice:** 11/01/00
Review: HAWP **Tax Credit:** None
Case Number: 31/6-00M **Staff:** Perry Kephart
PROPOSAL: Install lattice fence. **RECOMMENDATION:** Approve

DATE OF CONSTRUCTION: 1900's 1879

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

Concern that lattice be more permeable - not solid... height OK - but work with staff on design.

PROPOSAL: Install a 6' high, 2x2' diagonal lattice fence made of pressure treated wood laths and 4x4" pressure treated posts. The fence is to be used as a trellis for flowering vines.

RECOMMENDATION: Staff would recommend the applicant paint the fence if it is not used as a garden trellis.

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

*1st Nancy
2nd Lynn } passed unanimously*

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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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: JANET GALLOWAY

Daytime Phone No.: 703 448 2222

Tax Account No.: 515-40-4961

Name of Property Owner: JOHN & JANET GALLOWAY Daytime Phone No.: AS ABOVE

Address: 3708 WASHINGTON ST KENSINGTON MD 20895
Street Number City Street Zip Code

Contractor: 7516 ROYAL DOMINION DR. BETHESDA MD 20817 Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 3708 Street: WASHINGTON STREET

Town/City: KENSINGTON Nearest Cross Street: CALVERT

Lot: 19 Block: 13 Subdivision: KENSINGTON PARK

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

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$?

1C. If this is a revision of a previously approved active permit, see Permit # 0

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 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
DEPENDENT ON SURVEY

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.

Janet Galloway
Signature of owner or authorized agent

10-21-2000
Date

Approved: 232962 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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:

NO EXISTING FENCE STRUCTURE

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

INSTALL LATTICE PRESSURE TREATED FENCE TO REPLACE
DYING PRIVAT HEDGE. THIS IS NEEDED TO SCREEN NEIGHBORS
PARKING AREA AND STORAGE AREA OF TRASH CANS.
LATTICE DESIGN CHOSEN TO FIT IN WITH STYLE OF HOUSE AND
WOULD PERMIT FLOWERING VINES TO BE GROWN TO
BEAUTIFY THE STRUCTURE.

2. SITE PLAN THE FENCE WILL NOT GO PAST THE FRONT BUILDING LINE,

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.

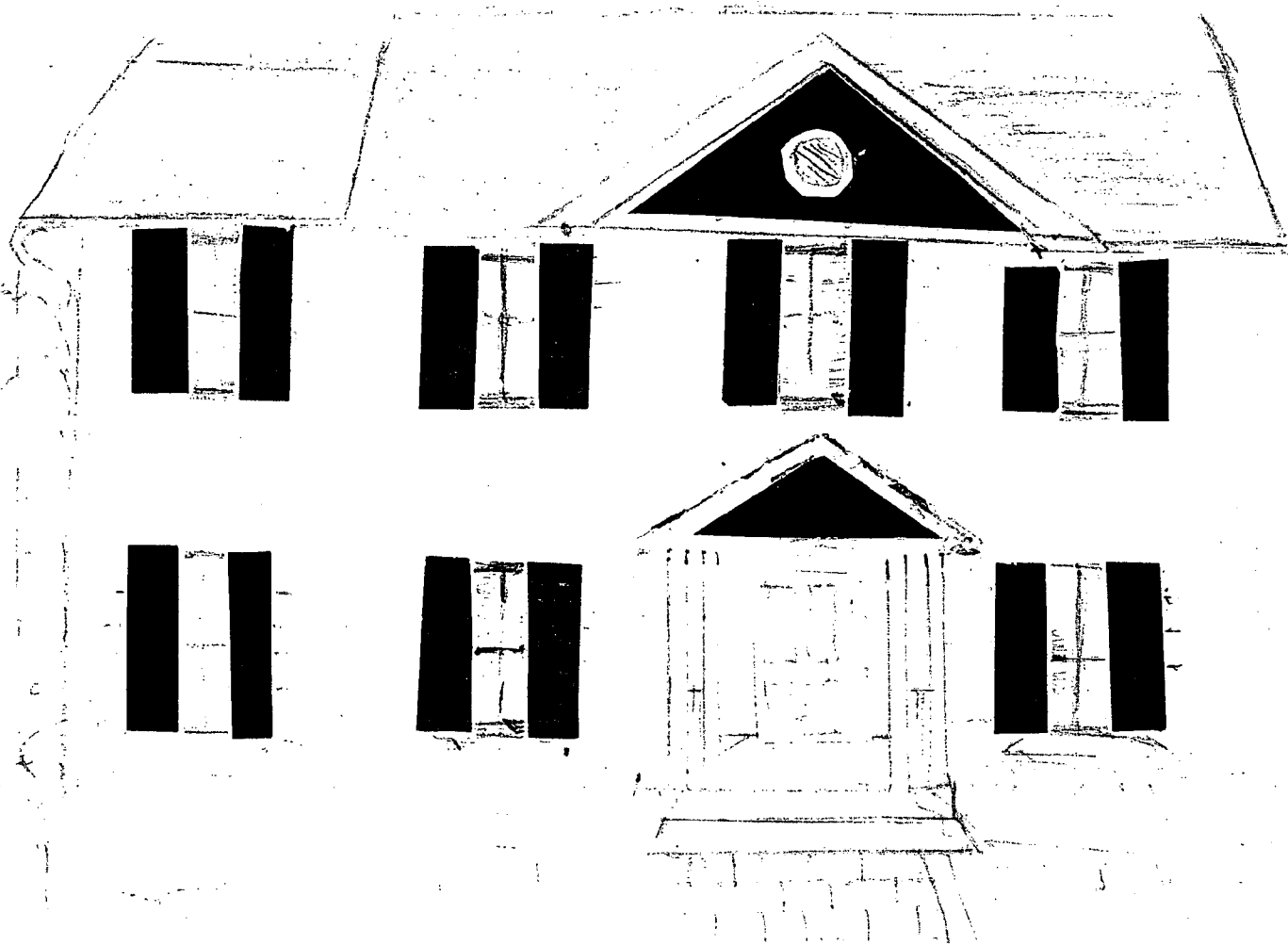
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

6

3708 WASHINGTON STREET
KENSINGTON, MARYLAND

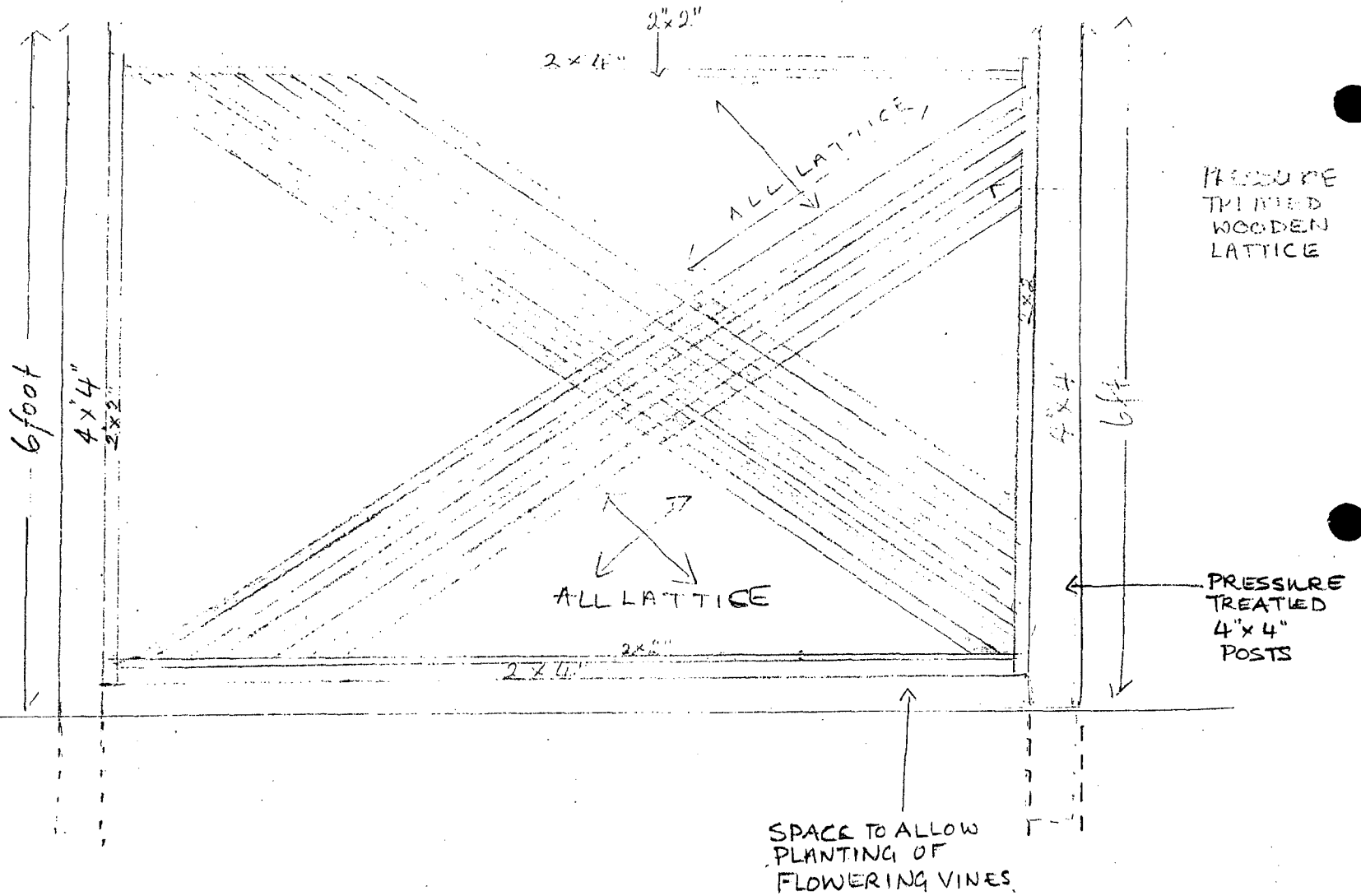


2

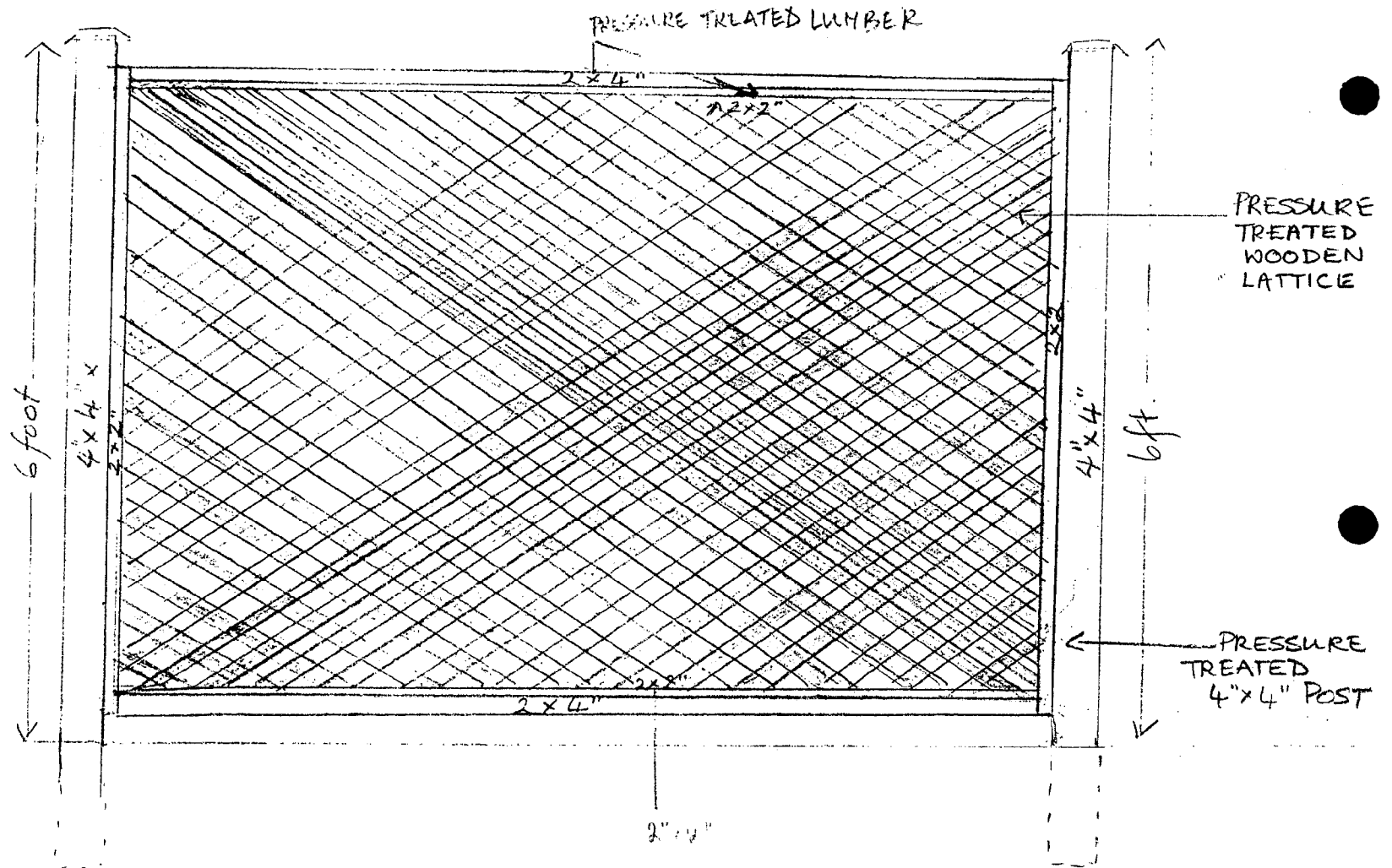
DRAWING OF LATTICE FENCE FOR GALLOWAY PROPERTY

3708 WASHINGTON STREET, KENSINGTON, MD

ALL PRESSURE TREATED LUMBER FENCE



DRAWING OF LATTICE FENCE FOR GALLOWAY PROPERTY
3708 WASHINGTON STREET, KENSINGTON, MD
ALL PRESSURE TREATED LUMBER



Materials Specification

All lumber is pressure treated

Posts 4" x 4" x 96"
2" x 4" x 96"
2" x 2" x 96"

FOR

3708 Washington St
Kensington Md 20895

Mailing address: of owner of property

Jane Galloway
7516 Royal Dominion Dr
Bethesda Md 20817

Names and Address of
Adjacent and Confronting property
Owners to (Lot 19)

Mr and Mrs Neil Wilson (Lot 20)
3710 Washington St.
Kensington Md 20895

Mrs + Mrs S. Hollman (Lot 18)
3706 Washington St
Kensington Md 20895

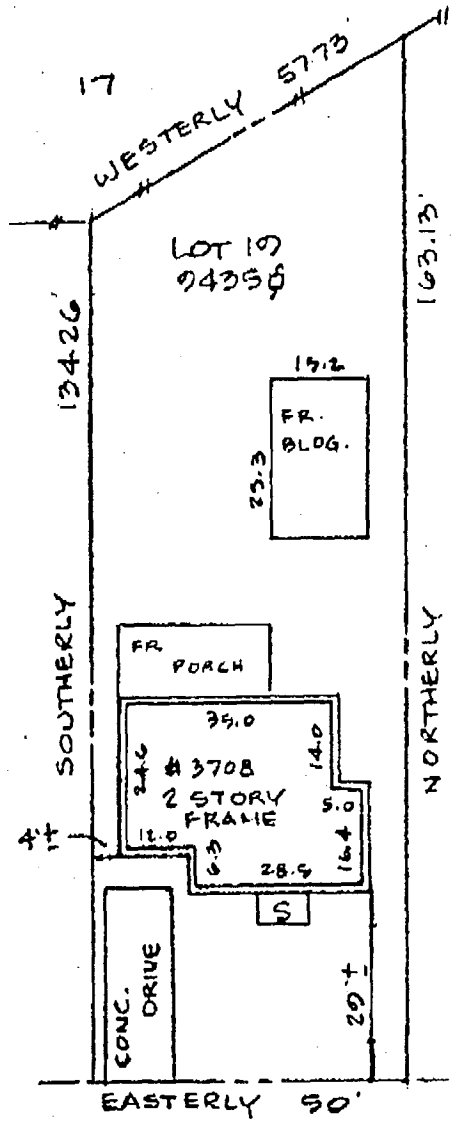
Confronting property owners

Mr + Mrs Nellis
3709 Calvert Place
Kensington Md 20895

Rear property line
Mr Barry Peoples
10030 Kensington Parkway
Kensington Md 20895

CASE No. 15131

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
LOT 19 BLOCK 13
KENSINGTON PARK
TOWN OF KENSINGTON
MONTGOMERY COUNTY, MD.

HUD FLOOD PANEL NO. 240047-0200B

ZONE: C

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS

DAVID L. HALLER
MARYLAND R.P.L.S. No. 240

REFERENCES

PLAT BK. B
PLAT NO. 4

LIBER
FOLIO

HALLER ASSOCIATES

SURVEYING • ENGINEERING • PLANNING

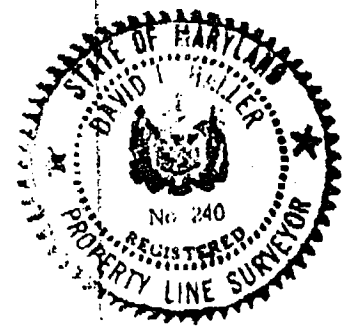
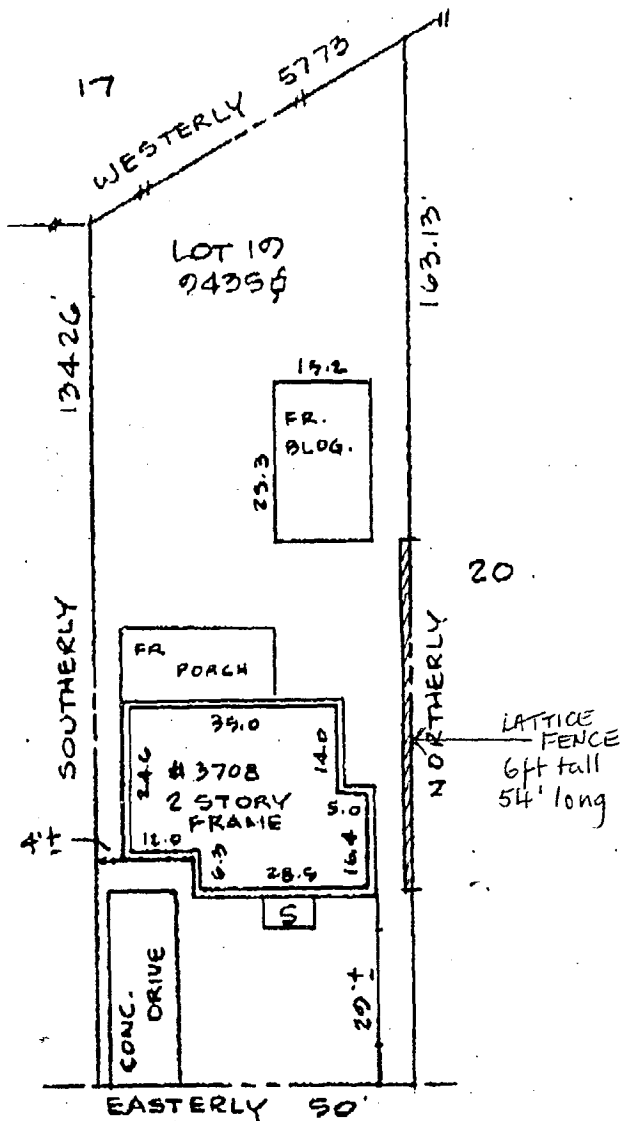
301 663 1543
(301) 663-1643 822 TRAIL AVENUE, FREDERICK, MARYLAND 21701

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: JH
INS. LOC.: 3-9-92	JOB NO: 92-2868
BOUNDARY:	

12

CASE No. 15131

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner markers Not guaranteed by this location



LOCATION OF HOUSE
 LOT 19 BLOCK 13
 KENSINGTON PARK
 TOWN OF KENSINGTON
 MONTGOMERY COUNTY, MD.

HUD FLOOD PANEL NO. 240049-0200B

ZONE: C

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

DAVID L. HALLER
 MARYLAND P.L.S. No. 240

REFERENCES

PLAT BK. B
 PLAT NO. 4
 LIBER
 FOLIO

HALLER ASSOCIATES

SURVEYING · ENGINEERING · PLANNING

301 663 1543
 (301) 663-1543 823 TRAIL AVENUE, FREDERICK, MARYLAND 21701

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: JH
HSE LOC: 3-9-92	JOB NO: 92-2868
BOUNDARY:	

13





FENCE CONTINUES TO SCREEN
NEIGHBOUR'S TRASH AREA



LATTICE FENCE TO SCREEN ADJACENT
PARKING AREA
BOUNDARY AT FRONT LINE



16

November 14, 2000

VIA FACSIMILE

Maryland Historical Preservation Trust

Attn: Robin Ziek

I am writing with respect to the construction permit application filed by Jack and Janet Galloway, 3708 Washington Street, Kensington, MD 20895. The Galloways seek to build a six foot high fence along our respective property lines. The application is scheduled to be considered at a hearing this Wednesday.

My husband and I approved the fence as proposed subject to a property survey. After further considering the application, we would like to amend our approval to include the condition that the fence be no more than 4 feet high. I have expressed our view to the Galloways directly.

Thank you very much for including this further issue.

Very truly yours,



Coleen Wilson

3710 Washington Street
Kensington, MD 20895
301-949-9438

**LOCAL ADVISORY PANEL
KENSINGTON HISTORIC DISTRICT**

Maryland-National Capital Park and Planning Commission
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

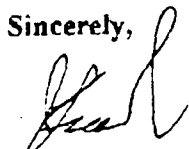
RE: HAWP Cases, 31/6-00M, 31/6-00N, 31/6-00O

LAP members met recently to discuss the above referenced cases with regard to their impact on the garden character of the Kensington historic district. With regard to Case 31/6-00N (10312 Kensington Parkway) and Case 31/6-00O (3908 Baltimore Street), LAP members raised no objections to either the scope of the projects or the particular materials and design to be employed.

With regard to Case 31/6-00M (3708 Washington Street), three LAP members recommended that the height of the fence being proposed be limited to four feet. It was felt that while the location and purpose of the fence was not in conflict with overall preservation of the character of the historic district, a fence height in excess of four feet would detract from the garden character of the district and would possibly set a precedent for future HAWPs concerning fence construction. To that extent, one LAP member suggested that the HPC consider a height of four feet as a guideline for future fence construction in the historic district.

It was recommended by two members of LAP that the homeowners consider the use of plantings: i.e., a more "dense" type of shrub in place of a fence, such as barberry. It was also recommended that the homeowners be encouraged to use a more durable design of natural wood, given the limited structural strength of standard "lattice" type materials.

Sincerely,



Jim Engel
LAP Commissioner

H E L E N C R E T T I E R W I L K E S

November 13, 2000

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Members of the Historic Preservation Commission:

I am writing in reference to two different matters being considered by the Commission. I write as a resident of the Historic District who is a residential architect and the President of the Kensington Land Trust. I believe the two cases are related in their impact on the historic garden setting of Kensington, and I believe that it is important that the Commission consider the impact of these proposed interventions on this historic landscape. At first glance, the actions of these property owners might seem to have a relatively minor impact on the properties they affect and on the historic district. But I would maintain that they disregard and undermine essential features of the Kensington Historic District. It has become apparent that we must be increasingly vigilant in Kensington as essential landscape characteristics are being obliterated, at worst, and obscured, at best.

The paving over of the greater portion of the front yard at 3802 Washington Street—work already performed, without a HAWP—is especially detrimental in its impact, both for the immediate physical and aesthetic effect on the landscape as well as for the damaging precedent established by the paving over of a disproportionate quantity of landscape around a home within the Historic District. Although the house on this property is not a primary resource, the property is nonetheless a contributing portion of the whole landscape that constitutes the Historic District. There are real physical problems that result from the paving over of the front yard, including the fact that about half of the drip line of the single mature front yard tree is covered over—which is likely to result in the decline of that tree. As precedent as well as aesthetically, the covering over of most of a front yard to create a parking pad/ play pad is inappropriate and very detrimental to the historic garden landscape of Kensington. It is an intervention that changes the fundamental character of the landscape as well as the streetscape reading of the house. It is important to note that many houses in historic Kensington do not have off-street parking, and that the preservation of landscape has taken precedence over the building of driveways and garages in several previous cases in the Historic District.

The other case being considered, at 3708 Washington Street, involves installing a six foot high lattice fence on the property line between the house and its neighbor to the west. With each hard edge that is introduced into the landscape, the rolling landscape character of Kensington is altered. Therefore, it is desirable that the necessity that some property owners have to install fences be tempered by minimizing their impact. Visual porosity is important, as is minimizing the height. Fences can enclose without obscuring view; but in this case, it is clear that the intent is to obscure view. It would be preferable that plantings be used to do this instead, since the introduction of a hard, high edge as a side yard fence between houses is, in my opinion, detrimental to the historic landscape.

It is important that the Historic Preservation Commission keep in mind, in its deliberations on projects in Kensington, that the rolling garden landscape is a primary and essential element of the Historic District. The garden park aesthetic dictates that houses are set as objects into the landscape—quite the opposite of the hard urban edge presented by buildings lined up in close proximity to one another, where the frontal relationship of the houses to the street is primary. Please help us to preserve the many pieces of this heritage that are being whittled away by well-intentioned but underinformed property owners.

Sincerely,



Helen Crettier Wilkes

KENSINGTON HISTORICAL SOCIETY, INC.**PO BOX 453****KENSINGTON, MD 20895**

November 15, 2000

Historic Preservation Commission
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Commissioners and Staff:

I am writing concerning Case No. 31/6-00M, 3708 Washington Street. The Kensington Historical Society Preservation Committee feels unanimously that the proposal to place a 54 foot long, six foot high fence along the side property line is inappropriate.

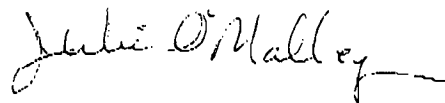
A six foot high fence between houses is not typical in this neighborhood. It presents a barrier to the vista between properties blocking the garden setting which would be a bad precedent for the District. The present hedge could be replaced by green material. A proposed fence in this area should be no higher than four feet. Because the two houses are very close together due to the fifty foot lot width, the fence would particularly close in the adjoining neighbor at 3710 Washington Street. The house at 3708 is very close to the lot line with only one first floor window facing the neighbors.

Another resident in the Historic District, 10301 Armory Ave., came to staff last year to replace a solid board fence with a similar lattice fence to the rear of the house perpendicular to the street. They were advised that the lattice fencing would be inappropriate.

In January of 1999, a six foot fence was approved for 10204 Kensington Parkway. This fence was a replacement fence on the property line starting 24 feet behind the front of the house and completely behind the neighbor's home. There also was a fence approved several years ago at the rear of a property between Prospect St. and Baltimore St.

We are opposed to six foot fences of any type between houses.

Sincerely,



Julie O'Malley, Chair
KHS Preservation Committee

Cc: Galloway, Wilson

KENSINGTON HISTORICAL SOCIETY, INC.

PO BOX 453

KENSINGTON, MD 20895

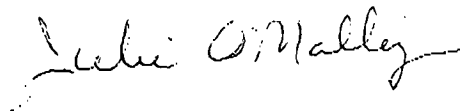
November 15, 2000

Historic Preservation Commission
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Commissioners and Staff:

I am writing regarding Case No. 31/6-00N, 10312 Kensington Parkway. The Kensington Historical Society Preservation Committee feels that a 42 inch high picket fence around this property would not be detrimental to the District. In particular this home sits very high on its foundation. The property as well as the historic structure will still be quite visible.

Sincerely,



Julie O'Malley, Chair
KHS Preservation Committee

Cc: Caswell & Deichman

Fax Cover Sheet

To Robin Zick, HPC

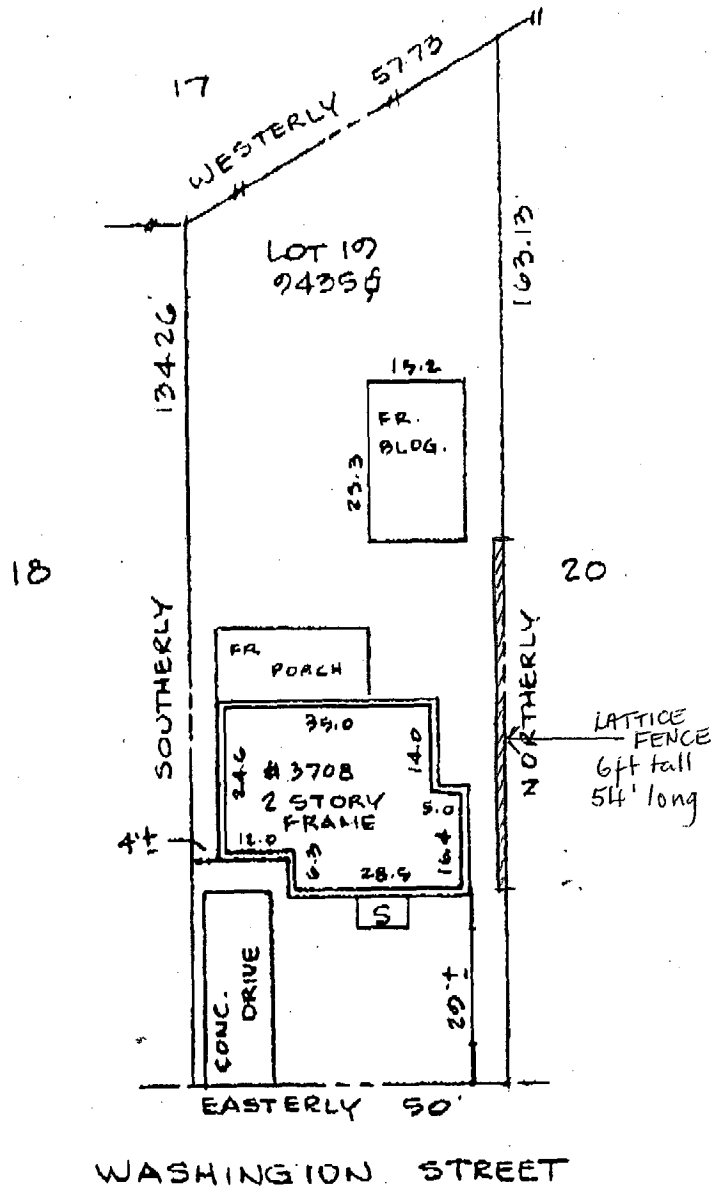
Fax Number 301-563-3412

From Julie O'Malley

Including this Cover Sheet there are 3 pages.

CASE No. 15131

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
 LOT 19 BLOCK 13
 KENSINGTON PARK
 TOWN OF KENSINGTON
 MONTGOMERY COUNTY, MD.

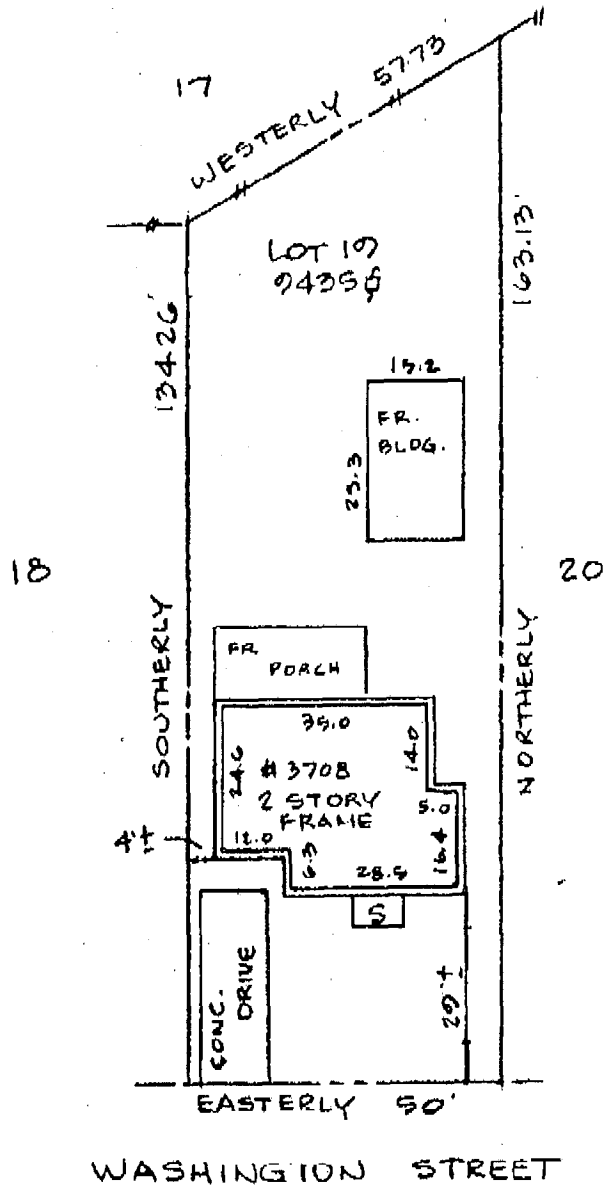
HUD FLOOD PANEL NO. 240047-0200B

ZONE: C

<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS</p> <p><i>David L. Haller</i></p> <p>DAVID L. HALLER MARYLAND R.P.L.S. No. 240</p>	<p>REFERENCES</p> <p>PLAT BK. B</p> <p>PLAT NO. 4</p>		<p>HALLER ASSOCIATES</p> <p>SURVEYING-ENGINEERING-PLANNING</p> <p>301 663 1543 12011 062-1643 822 TRAIL AVENUE, FREDERICK, MARYLAND 21701</p>	
	<p>LIBER</p> <p>FOLIO</p>	<p>DATE OF SURVEYS</p>		<p>SCALE: 1" = 30'</p>
		<p>WALL CHECK:</p>		<p>DRAWN BY: JH</p>
		<p>WBE LOC: 3-9-92</p>		<p>JOB NO: 92-2868</p>
		<p>BOUNDARY:</p>		

CASE No. 15131

NOTE: This location for this purpose only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
 LOT 19 BLOCK 13
 KENSINGTON PARK
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ZONE: C

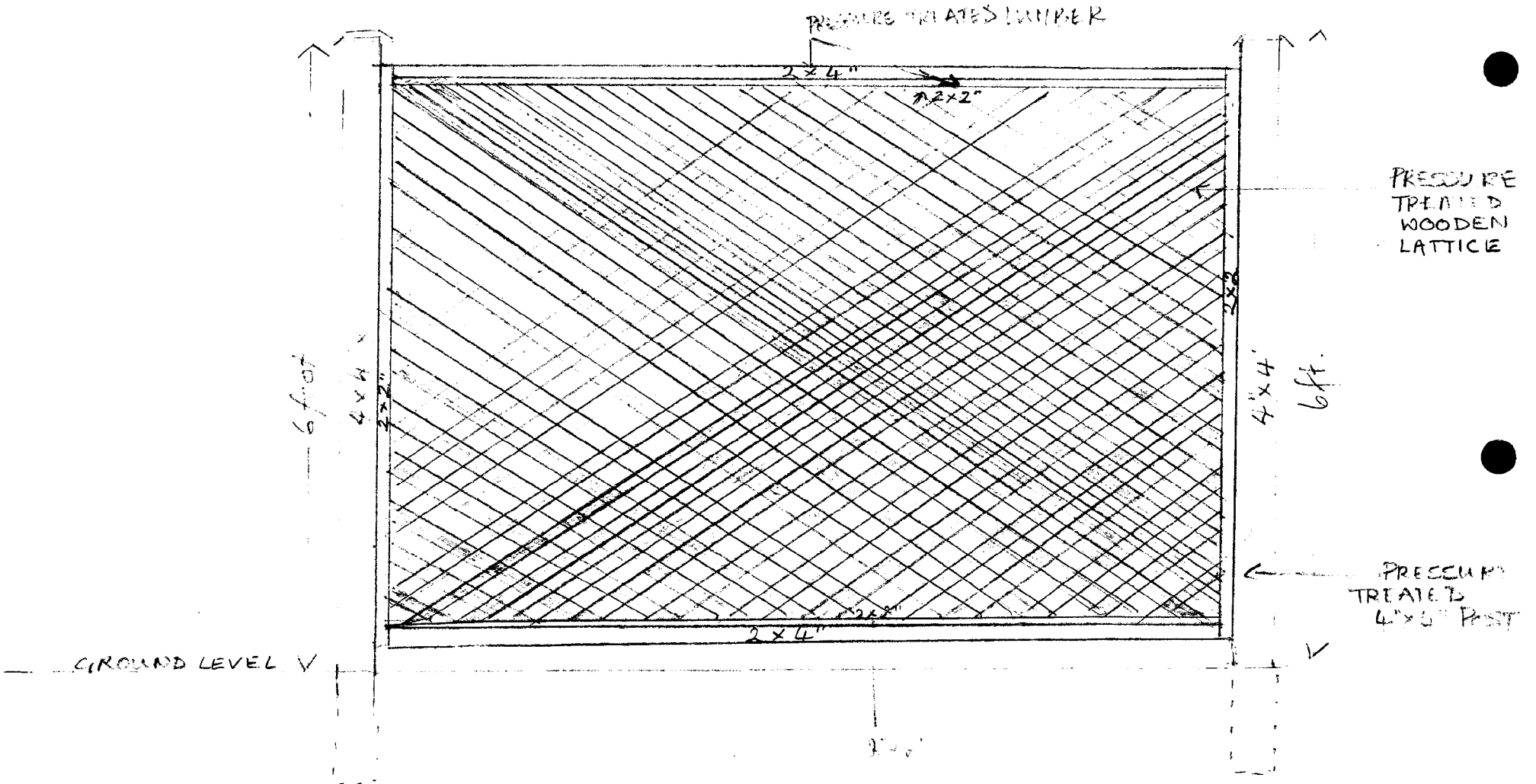
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	PLAT BK. B PLAT NO. 4	LIBER	DATE OF SURVEYS	SCALE: 1" = 30'
	FOLIO	WALL CHECK	DRAWN BY: JH	JOB NO: 92-2868
		HSE. LOC. 3-0-02 BOUNDARY		

4 1/2 ft.

3708 WASHINGTON STREET
KENSINGTON, MARYLAND.



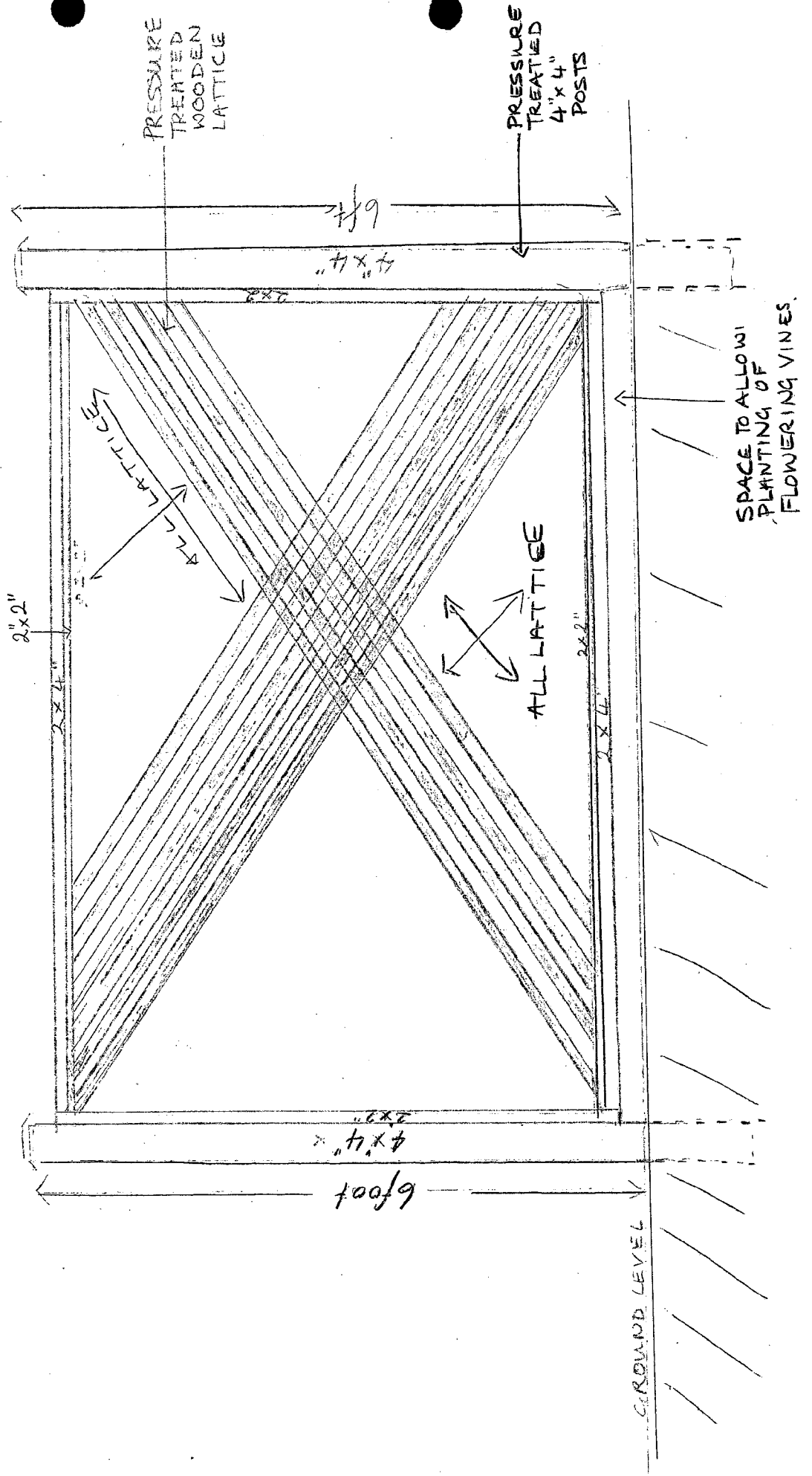
DRAWING OF LATTICE FENCE FOR GALLOWAY PROPERTY
3708 WASHINGTON STREET, KENNINGTON, MD
ALL PRESSURE TREATED LUMBER



DRAWING OF LATTICE FENCE FOR GALLOWAY PROPERTY

3708 WASHINGTON STREET, KENSINGTON, MD

ALL PRESSURE TREATED LUMBER FENCE





VIEW OF FENCE SITE FROM ADJOINING
PROPERTY. FENCE BEGINS WHERE SMALL
HEDGE ENDS - BEHIND FRONT BUILDING LINE





FENCE CONTINUES TO SCREEN
NEIGHBOURS TRASH AREA

