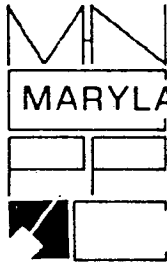


31/6-94I 3925 Washington Street  
Kensington Historic District



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

DATE: 7.15.94

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

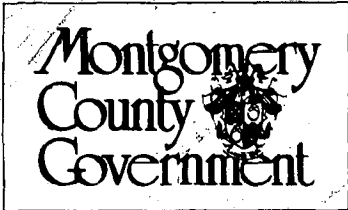
Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

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

Applicant: Richard Strachan

Address: 3925 Washington Street, Kensington

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER M/M RICHARD B. STEICHMAN TELEPHONE NO. 301-449-7110  
 (Contract/Purchaser) (Include Area Code)

ADDRESS 3125 WASHINGTON ST KENSINGTON CITY MD STATE MD ZIP 20895

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY ARCHEUS STUDIO CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 301-654-8831  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 3125 Street WASHINGTON STREET

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street PROSPECT

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

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: <input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Shed
			<input type="checkbox"/> Revision	Fence/Wall (complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 12,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT, SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY DPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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.

Richard B. Steichman Signature of owner or authorized agent (agent must have signature notarized on back) June 13, 1994 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 7-13-94

APPLICATION/PERMIT NO: 9406210075 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3925 Washington Street                      Meeting Date: 7/13/94  
Resource: Kensington Historic District              Review: HAWP/Alteration  
Case Number: 31/6-94I                                      Tax Credit: No  
Public Notice: 6/29/94                                      Report Date: 7/6/94  
Applicant: Richard Strachan                              Staff: Nancy Witherell  
PROPOSAL: Install deck/ramp                              RECOMMEND: Approve

---

The application concerns the construction of a wood ramp leading from the driveway to the front corner of a recently constructed (8 year old) house, where it would join the front porch as well as continue along the side of the house to a proposed rear deck extending across the width of the house. The ramp and raised side walkway along the side of the house would be five feet in width. The ramp/deck's railing is finished and articulated and would be painted. Lattice panels would be used underneath.

STAFF DISCUSSION

As the house is not a historic resource in the Kensington Historic District, the historic preservation issue is not the alteration of historic fabric but rather the effect of the project on the character of the streetscape and open space.

The project is well designed, in the staff's judgment, and would be suitable even if the house were historic. Because a power wheelchair will be used, the ramp is steeper (10 in 1) than required for public access (20 in 1), meaning the ramp length is shorter in front and does not project significantly into the front yard's open space.

There appears to be a discrepancy between the plan and the perspective in the exact placement of the ramp at the front corner of the porch; the perspective is correct, according to the architect. The five foot wide raised walkway at the side does not unduly crowd the house along its side lot line, although the walkway will extend to about 5 feet from the property line. The lot line is landscaped.

The railings are articulated and will be painted; lattice panels will be used underneath.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER M/M RICHARD B. STRACHAN TELEPHONE NO. 301.949.7110  
(Contract/Purchaser) (Include Area Code)

ADDRESS 3925 WASHINGTON ST. KENSINGTON MD. 20895  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY ARCHEUS STUDIO CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 301.654.883  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 3925 Street WASHINGTON STREET

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street PROSPECT

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

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: <input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Shed
			<input type="checkbox"/> Revision	<input type="checkbox"/> Solar		
				<input type="checkbox"/> Woodburning Stove		
				<input type="checkbox"/> Fence/Wall (complete Section 4)		
				<input type="checkbox"/> Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 12,000.00

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? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other _____		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.

Richard B. Strachan \_\_\_\_\_ June 13, 1994  
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: 9406210075 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

1

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOME IS A TWO STORY, 4 BEDROOM, 8 YEAR OLD HOME WITH PRE-FINISHED ALUMINUM SIDING. HOME IS LOCATED ON 50' DEEP SIDE LOT IN HISTORIC AREA.

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

A. PROJECT DESCRIPTION

LARGE SIZE DECK ACROSS REAR OF HOME AND FIVE FOOT WALKWAY ALONG SIDE OF HOME. WALKWAY WILL BE SLOPED TO FORM A RAMP TO ALLOW WHEELCHAIR ACCESS TO FRONT PORCH AND REAR DECK BY SON WHO IS CONFINED TO A POWER WHEELCHAIR.

THE DECK SIZE, LOCATION AND WALKWAY ARE NEEDED TO PROVIDE SON WITH ABILITY TO ENJOY ANY OUTDOORS/SUNLIGHT AND TO PROVIDE A SECOND MEANS OF EGRESS DURING FIRE EMERGENCY.

B. PROJECT SHOULD HAVE NO IMPACT ON HISTORIC RESOURCES.

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:

PRESSURE TREATED LUMBER, PAINTED HANDRAIL AND LATTICE (PRESSURE TREATED APPEARANCE).

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

DECK AND WALKWAY TO BE ATTACHED TO EXISTING STRUCTURE.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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;
- 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).



5. Design Features: Schematic construction plan 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.

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.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

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 see attached list  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

2. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_




CAREY WINSTON

MEMORANDUM

TO: Rich Strachan  
FROM: Kevin Greaney  
DATE: June 16, 1994  
RE: Addresses

---

3925 No name  
3926 No name  
3927 No name  
3928 Colten, William B. 949-9075  
3929 Little, Charles E. 933-2412  
3930 Schwabe, J. 942-7626  
3924 Jurgens, Robert A. 949-2371  
3923 Maksimovich, Walter 946-5495  
3922 Lantz, Norman C. 949-0363  
3920 Murray, Suchart D. 933-3782


WASHINGTON STREET

NORTHWESTERLY 50'

STONE NORTHEASTERLY 172.50'

10 1/2'

41 1/2'

WOOD PORCH

2 STORY FRAME #3925

42'

WOOD STOOP

BSMT ENT

LOT 13 8625#

LOT 21

LOT 22

LOT 23

WASHINGTON STREET SOUTHWESTERLY 50'

SOUTHWESTERLY 172.50'

LOT 12

Hereby Acknowledge Receipt Of The Herein Document

Richard S. Strach  
Mary J. Strach

C' full

PLAT BOOK: B  
PLAT: 4



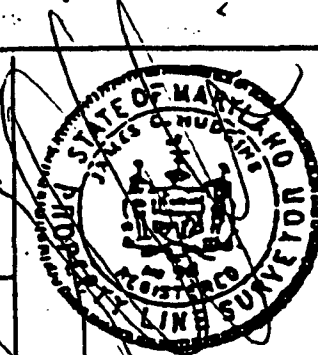
NOTE: KENSINGTON PARK

Subject property is shown in Zone C to the National Flood Insurance Program  
Flood Insurance Rate Map of: MONTGOMERY COUNTY, MD. Panel KENSINGTON  
Community Panel: ~~PLAT NOT RECORDED~~  
Collection Data: ~~PLAT NOT RECORDED~~

This is to certify that I have surveyed the property known as LOT 13, BLOCK 12, ON A

PLAT ENTITLED, SEE NOTE, along the Land Records of MONTGOMERY Co. MD for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



Carl Hudgins PL5196

LOCATION SURVEY  
3925 WASHINGTON STREET  
MONTGOMERY Co. MD

K&A ASSOCIATES, INC.  
16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Phone 442-3031

Scale 1" = 30'  
Date 2 NOV 93  
Field by DON  
Drawn by DON  
Drawing # 93-3204

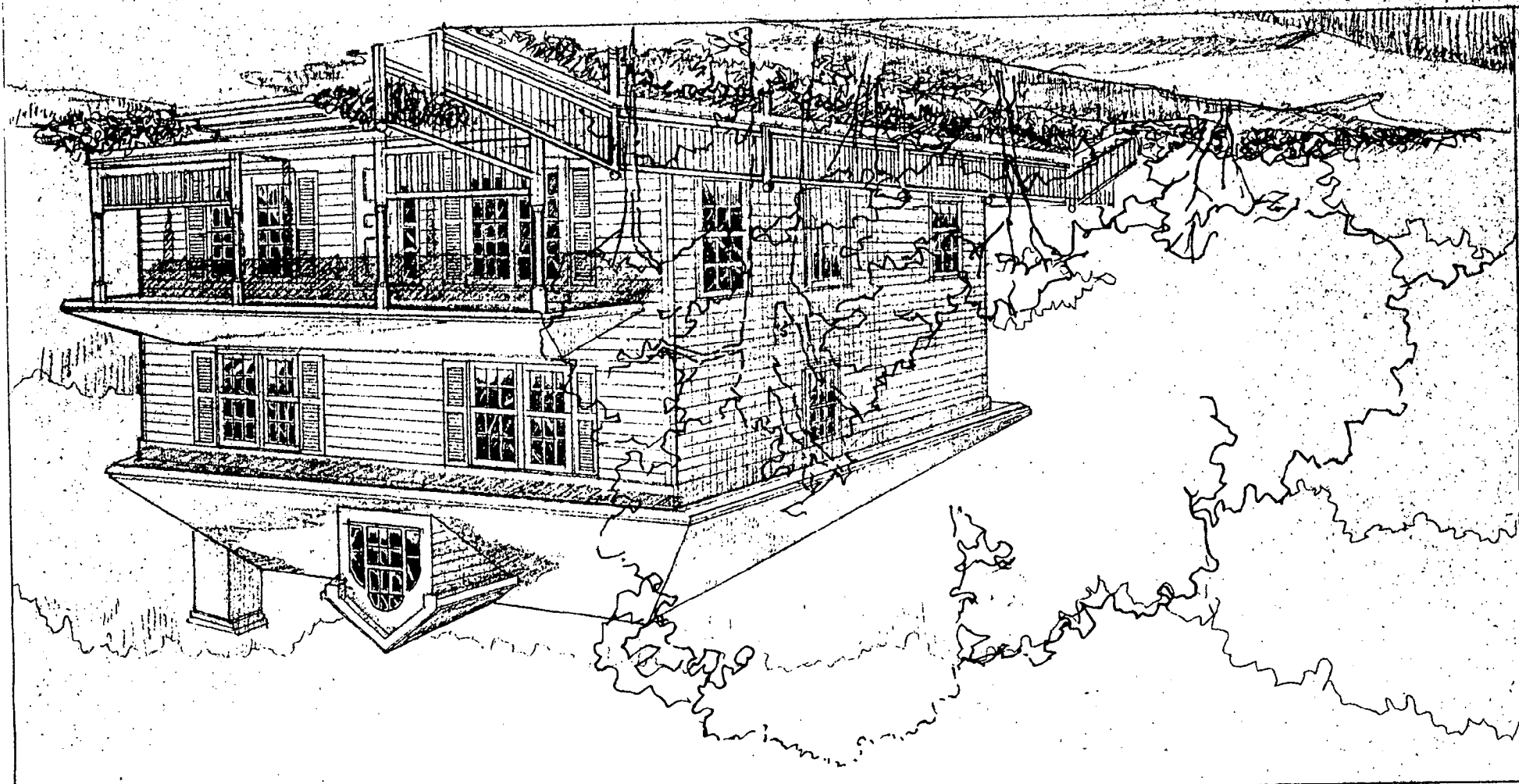
9



ARCHIUS  
STUDIO

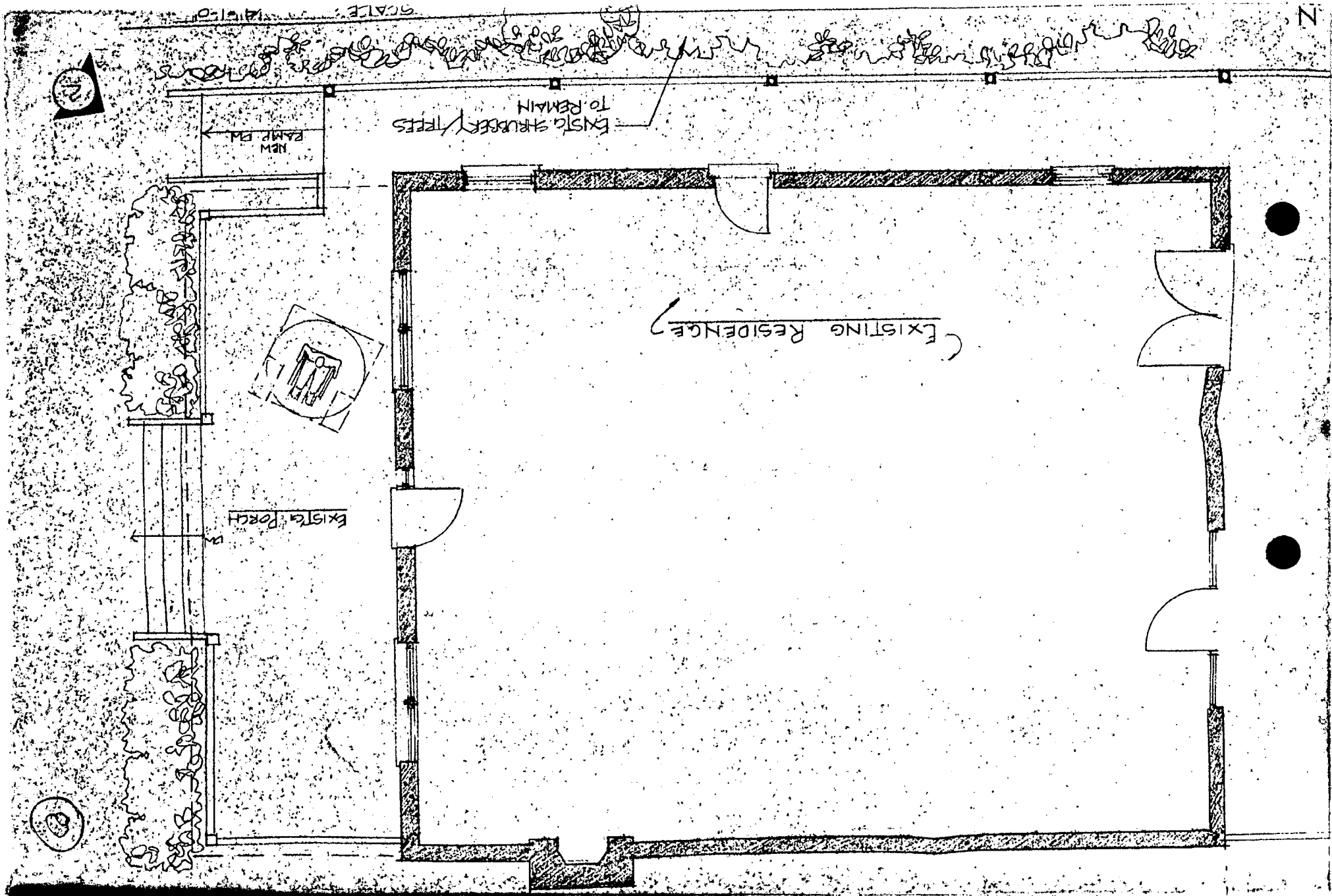
P E R S P E C T I V E

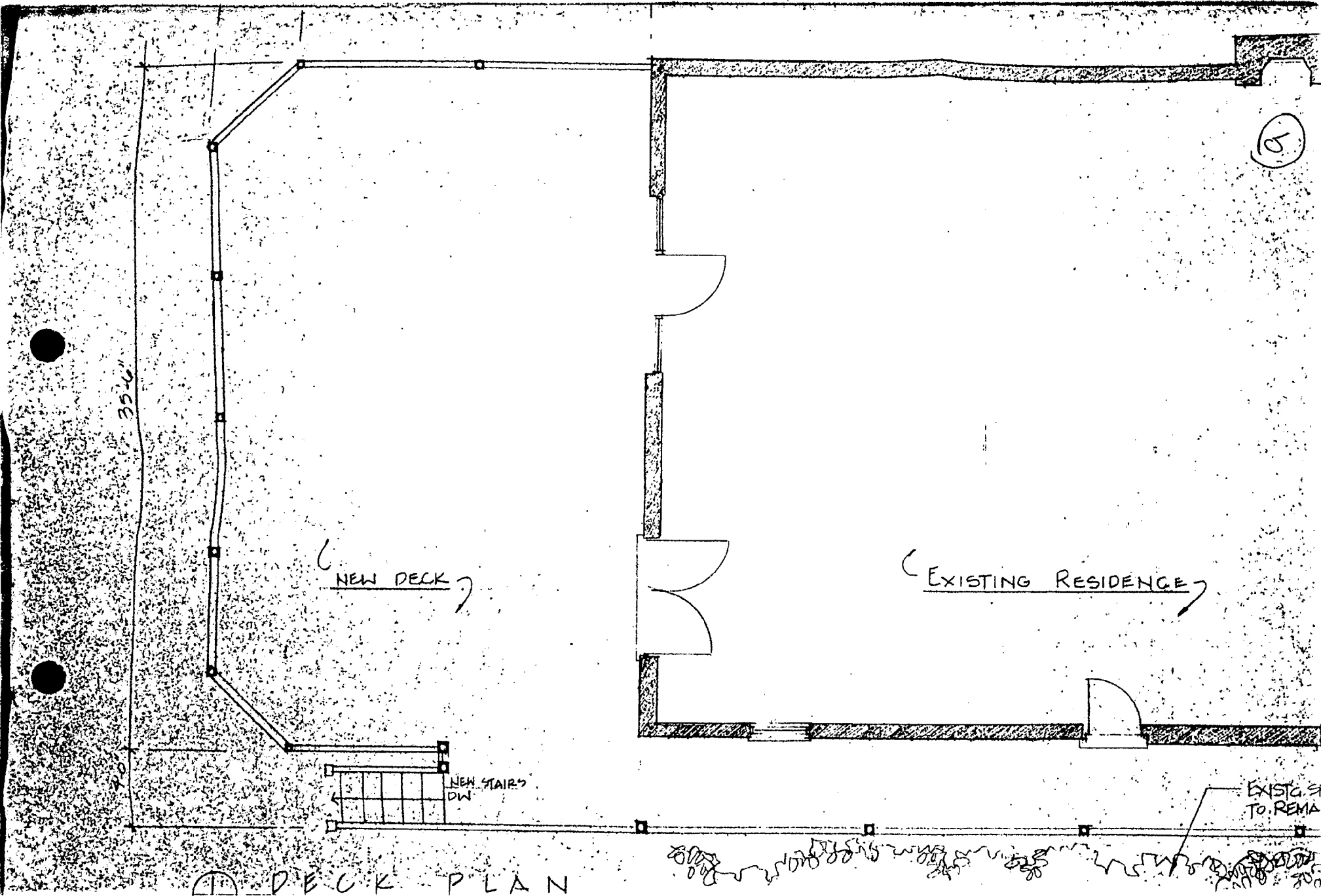
02



1

← continued on next page







FRONT



FRONT



REAR



REAR



SIDE -- location  
of walkway



REAR





**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907

Shelton

12/15, Washington D.C.

Washington - 2/16/71 7/17/71











