

31/6-96D 3927 Washington Street
(Kensington Historic District)

31/6-960

3/21/96

Anderson-
3927 Washington Street
Kenosha W.D.











3927 WASHINGTON ST
VIEW OF SITE
FROM DRIVEWAY



3927 WASHINGTON ST
VIEW OF PROJECT SITE

Caren Yglesias
1712 Allison St, N.W.
Wash DC 20011

Robin - 3/27/96 10/26
2 p.m.

Please call Pierre
Bernard at 301-
674-6106

re: garage HAWP
approved 2 years
ago.

3924 wsm D.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 27, 1999

Department of Permitting Services
250 Hungerford Drive - 2nd Floor
Rockville, MD 20850

RE: HAWP for 3927 Washington Street, Kensington Historic District

Attached please find copies of our approvals for the HAWP application filed in 1996. This HAWP was approved, for construction of a small garage, as indicated on the stamped drawings.

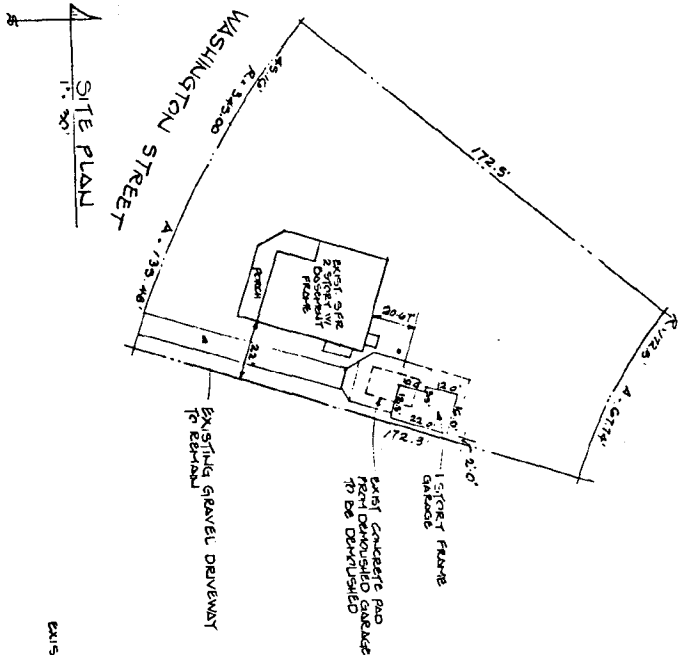
As you know, the HAWP approvals have no expiration date, and the applicant may proceed according to their own schedule as long as they build what has been previously approved by the HPC. Such is the case in this instance, and the applicant is now applying for a new building permit, as required.

Thank you for your assistance with this. If you have any questions, I can be reached at (301) 563-3408.

Sincerely yours,

Robin D. Ziek
Historic Preservation Planner

ANDREASON GARAGE ADDITION
 3927 WASHINGTON STREET, WASHINGTON MD 20095
 ARCHITECT CAROL VALESKAS AIA 5 MAR 96
 202 205 2575
 Sheet 1 of 2

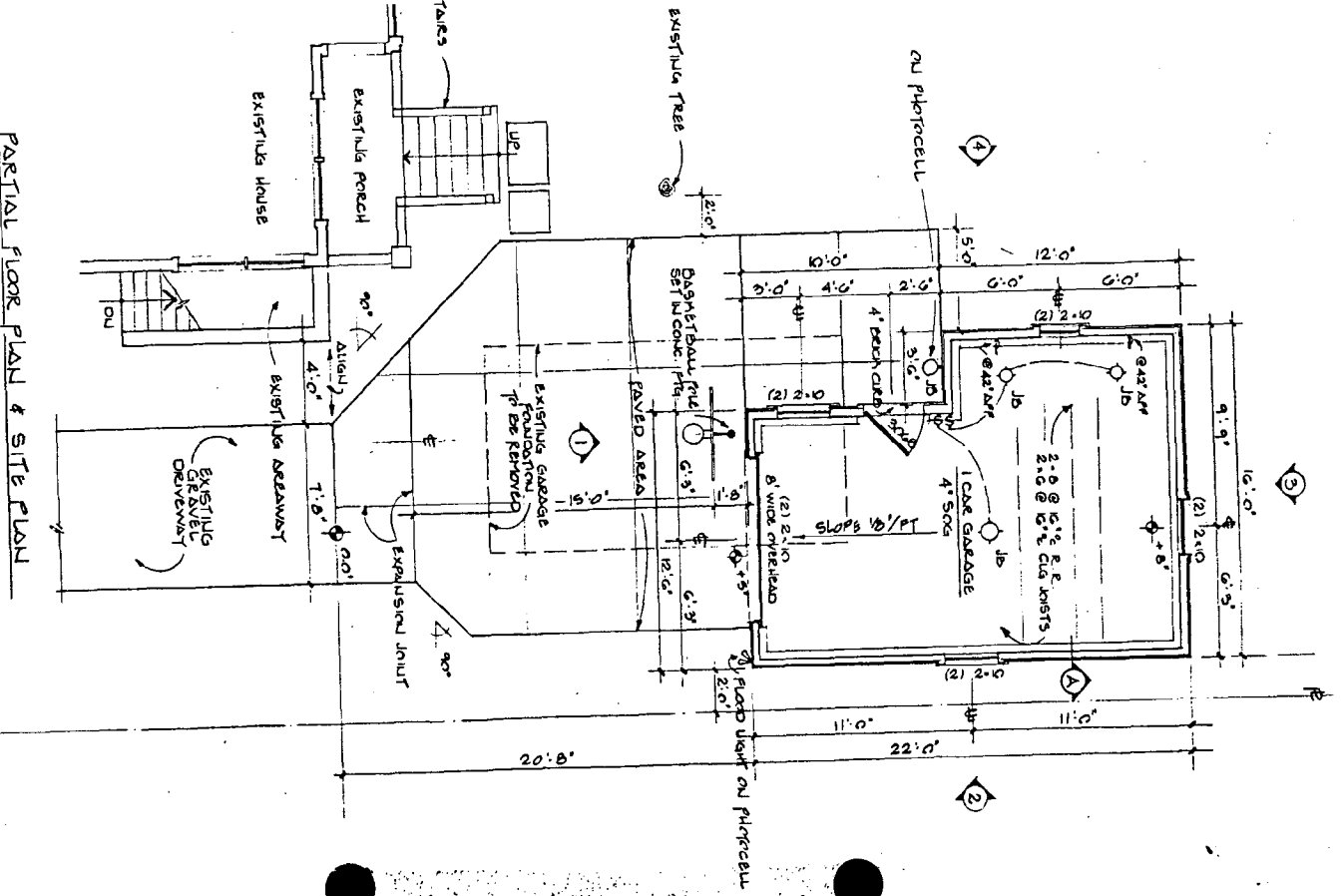


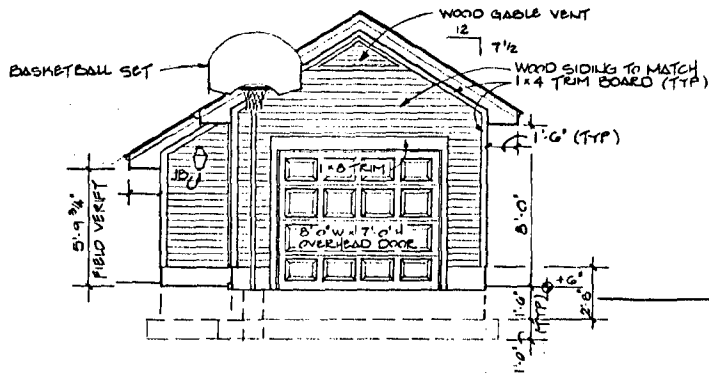
APPROVED

Montgomery County
 Historic Preservation Commission

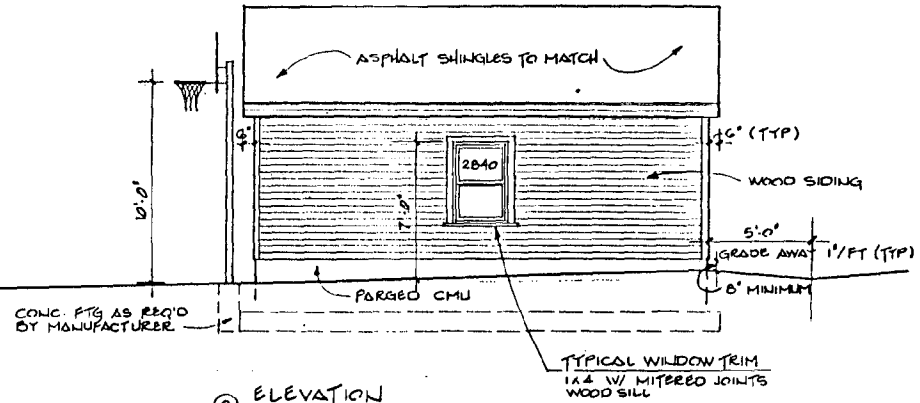
Carol Valeskas
 10/27/99

PARTIAL FLOOR PLAN & SITE PLAN
 SCALE 1/4" = 1'-0"

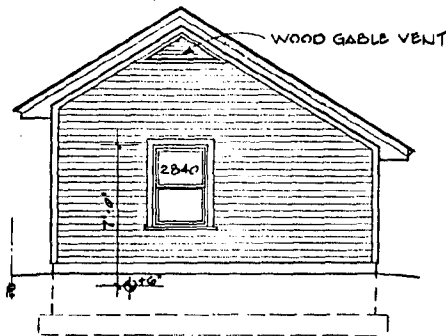




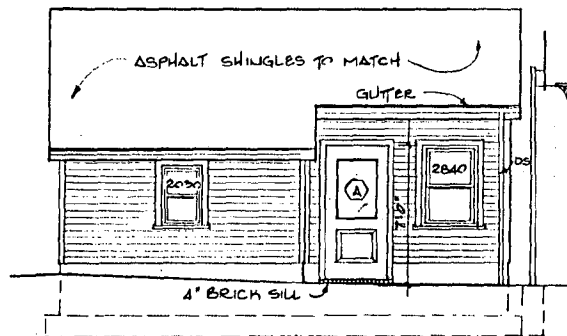
① ELEVATION



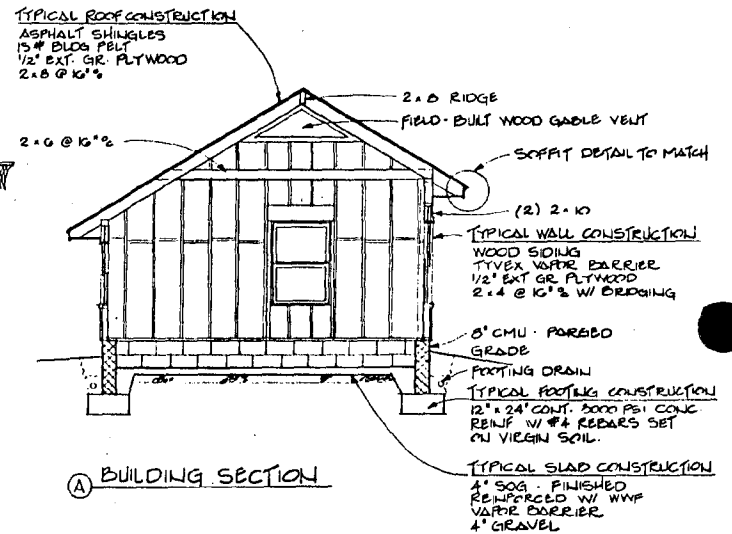
② ELEVATION



③ ELEVATION



④ ELEVATION



⑤ BUILDING SECTION

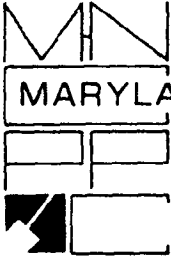
ANDREASON GARAGE ADDITION
 3927 WASHINGTON STREET - KEESINGTON MD 20895
 ARCHITECT CAREN YQLESIAS AIA : 3 MAR 98
 202 265 2575
 SHEET 2 OF 2

EXTERIOR ELEVATIONS & SECTION
 SCALE 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 PDZ
 10/27/99

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



DATE: March 27, 1996

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:

1.) The new structure shall conform to all applicable local building codes with respect to side yard requirements and setbacks.

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

Applicant: Paul & C. Anderson

Address: 3927 Washington Street Kensington, Md. 20895

***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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON CAREN YGUESIAS AIA
 DAYTIME TELEPHONE NO. (202) 265 2575

TAX ACCOUNT # 1023245

NAME OF PROPERTY OWNER PAUL & C. ANDREASON DAYTIME TELEPHONE NO. ()

ADDRESS 3927 WASHINGTON ST KENSINGTON MD 20895
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER CAREN YGUESIAS AIA DAYTIME TELEPHONE NO. (202) 265 2575

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3927 STREET WASHINGTON ST.

TOWN/CITY KENSINGTON NEAREST CROSS STREET CONNECTICUT

LOT 14+1/2¹⁵ BLOCK 12 SUBDIVISION 15

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other GARAGE

CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COST ESTIMATE \$ 6,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER N/A

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

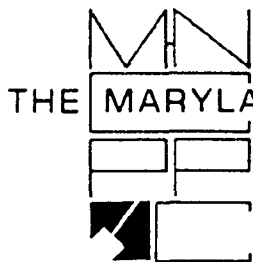
3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

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] Signature of owner or authorized agent 5 MARCH 96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____



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

DATE: March 27, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

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

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3927 Washington Street	Meeting Date: 3/27/96
Resource: Kensington Historic District	HAWP: Alteration/New Construction
Case Number: 31/6-96D	Tax Credit: No
Public Notice: 3/13/96	Report Date: 3/20/96
Applicant: Paul and C. Andreason	Staff: Patricia Parker
PROPOSAL: Construct new garage/ demolish existing concrete slab	RECOMMEND: Approval w/condition

The applicant seeks HPC approval to construct a new frame one car garage in the rear of the property, maintain the existing gravel driveway and to construct a new paved area immediate to the new garage. The new one-story frame structure would be 16'-0" wide by 22'-0" deep on a new concrete slab foundation in the Kensington Historic District. The applicant proposes to remove an existing concrete pad. The one story garage would have two door openings and four window openings. The door openings would be 8' wide for automobile accessibility and 3' wide for pedestrian use. The overhead garage door would face the public street and the smaller door opening would face the sideyard.

Two window openings, 2'x3' and 2'8" x 4'0" would be located on the same elevation as the smaller door opening. Other window openings appear singularly on the other elevations and would be 2'8" wide by 4'0" high. The new structure would be situated 2'-0" from the sideyard and more than 20' further from the primary structure (1910-1930) towards the rear property line.

Tree removal is not a part of this application.

STAFF DISCUSSION

Staff has researched the files and does not find a HAWP for the demolition of a garage at this location. In 1993, the HPC issued an approved HAWP for an addition and renovations to the primary structure. On these drawings, staff finds the presence of a one-story garage indicated.

This matter has been addressed by the applicant's architect. The garage was not extant at the time of the earlier HAWP approval. This information indicated at that time on the drawings was unclear. The drawings should have read that the garage structure was demolished at that time.

As indicated, the proposed structure would be 2'0" away from the side property line. Staff feels that the structure, as proposed, should meet existing sideyard requirements. Again,

1

this issue was addressed by the applicant's architect. Her research indicates that the sideyard requirement for this site in this location is 2'. Furthermore, a surface-mounted flood light is indicated at the corner of the proposed garage. Intrusion could become a factor for property adjacent to this proposal. Therefore, the lamp will be installed to be adjustable to serve only the basketball court and security issues for this property only.

Finally, the oversize opening for automobile use will contain an overhead door. Staff would recommend that the applicant consider using a swing out door, even if bi-fold with overhead track as an alternative to an operable overhead door. Overhead doors are not consistent closures within historic districts. Staff offers this suggestion as a recommendation - **not as a condition** - because the new garage will be located towards the rear of the property.

Staff finds the design and proposed use of materials appropriate and consistent with the fabric of the Kensington Historic District. The placement of the garage in the rear of the property is also consistent with other outbuildings located within the district. Due to its location, it will not affect the public streetscape.

STAFF RECOMMENDATION

With the following condition, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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 purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1, 2, 9 and 10:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

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

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; and

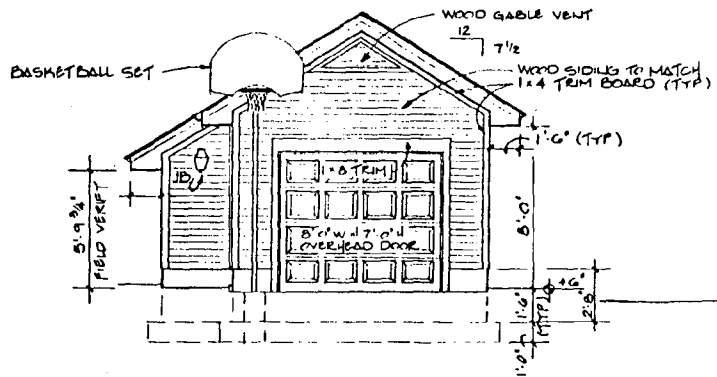
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:

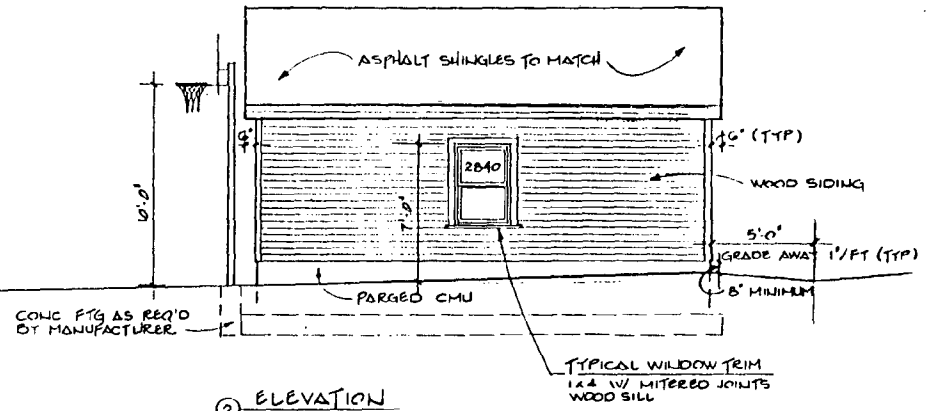
Condition:

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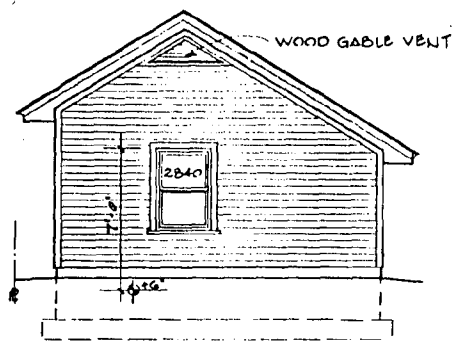
And with the General Condition: The applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



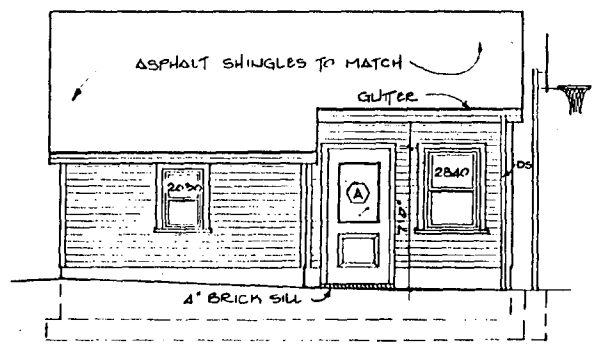
① ELEVATION



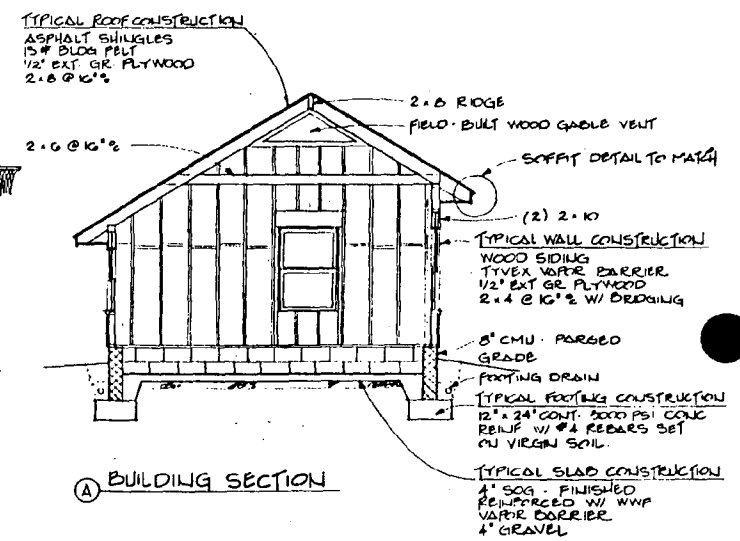
② ELEVATION



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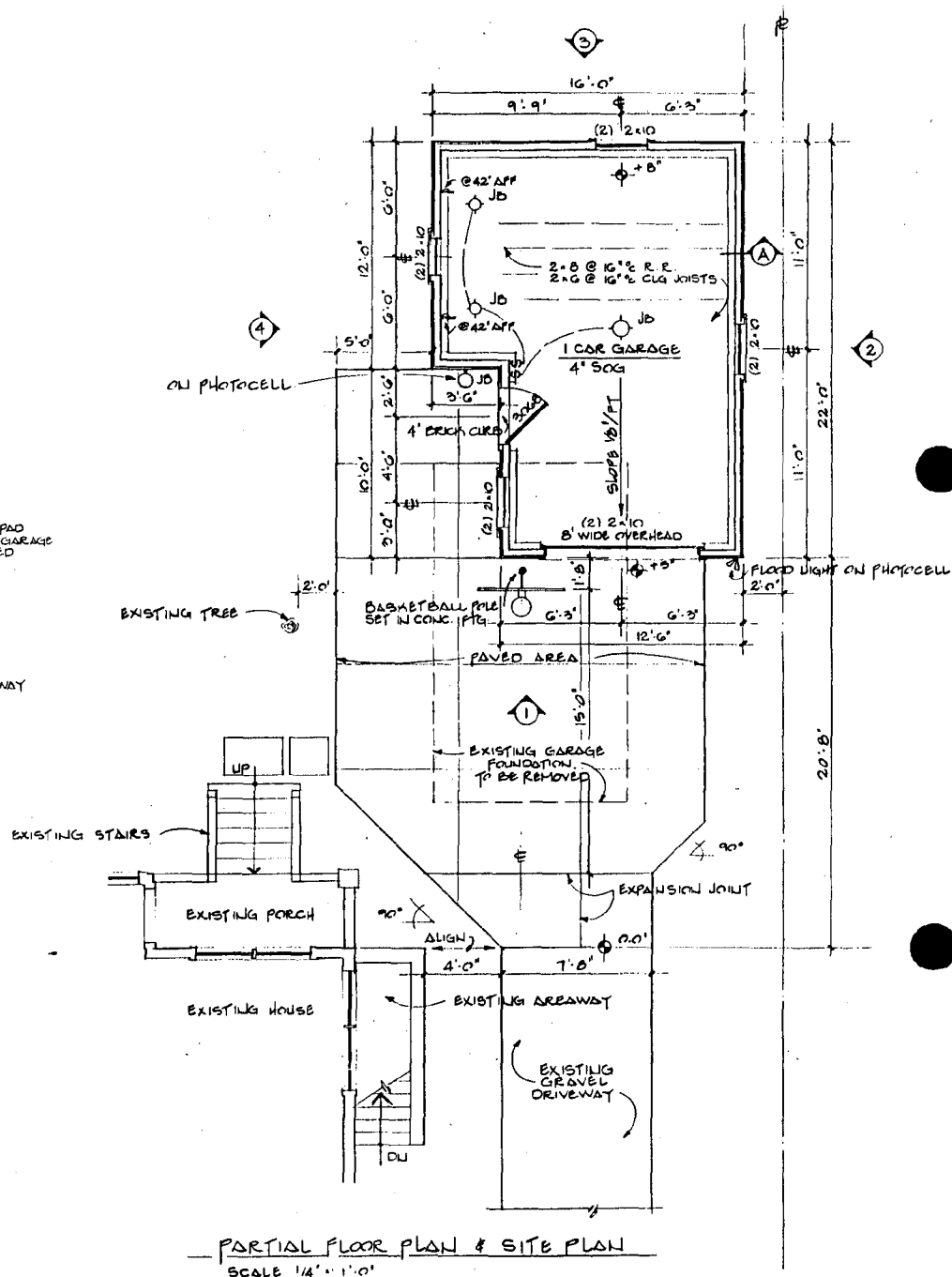
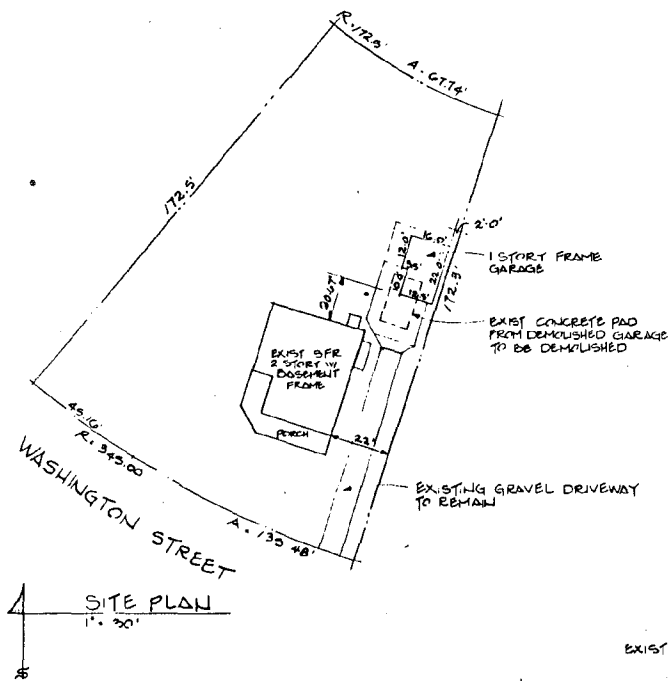


Ⓐ BUILDING SECTION

ANDREASON GARAGE ADDITION
 3927 WASHINGTON STREET · KENSINGTON MD 20895
 ARCHITECT CAREW YALESIAS AIA
 202 203 2575 13 MAR 96
 SHEET 2 OF 2

EXTERIOR ELEVATIONS & SECTION
 SCALE 1/4" = 1'-0"





ANDREASON GARAGE ADDITION
 3927 WASHINGTON STREET - KENSINGTON MD 20895
 ARCHITECT CAREL YGLESIAS AIA
 202 265 2575 3 MAR 96
 SHEET 1 OF 2

6

RICHARD & M.D. STRACHAN
3925 WASHINGTON STREET
KENSINGTON, MD 20895

MARK & M.T. DEL BIANCO
3929 WASHINGTON STREET
KENSINGTON MD 20895

VICTOR & M.K. COHN
3932 PROSPECT STREET
KENSINGTON, MD 20895

HOLLY & M.A. SULLIVAN
3928 PROSPECT STREET
KENSINGTON, MD 20895

WILLIAM & J. COHEN
3928 WASHINGTON STREET
KENSINGTON, MD 20895

HOLLY & M. SULLIVAN
3928 WASHINGTON STREET
KENSINGTON, MD 20895

JOHN SCHWABE
3930 WASHINGTON STREET
KENSINGTON, MD 20895

CARL C + K. PERGLER
3932 WASHINGTON STREET
KENSINGTON, MD 20895

NANCY A COLLINS
3926 WASHINGTON STREET
KENSINGTON, MD 20895



3927 WASHINGTON ST
FRONT ELEVATION

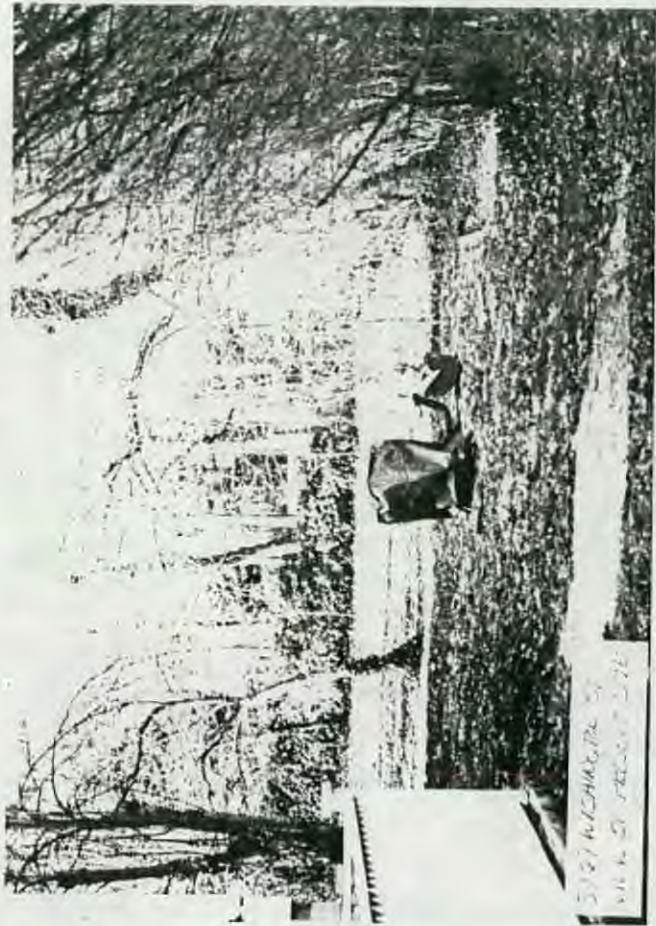


3927 WASHINGTON ST
SIDE ELEVATION
BETWEEN DRIVE
FRONT YARD





3197 WASHINGTON ST
WALKER CO. GA
ACORN DRIVE NORTH



3197 WASHINGTON ST
WALKER CO. GEORGIA

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3927 Washington Street

Meeting Date: 3/27/96

Resource: Kensington Historic District

HAWP: Alteration/New
Construction

Case Number: 31/6-96D

Tax Credit: No

Public Notice: 3/13/96

Report Date: 3/20/96

Applicant: Paul and C. Andreason

Staff: Patricia Parker

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concrete slab

RECOMMEND: Approval
w/condition

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And with the General Condition: The applicant shall 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON CAREN YGLESIAS AIA
 DAYTIME TELEPHONE NO. (202) 265 2575

TAX ACCOUNT # 1023245

NAME OF PROPERTY OWNER PAUL & C ANDREASON DAYTIME TELEPHONE NO. ()

ADDRESS 3927 WASHINGTON ST KENSINGTON MD 20895
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER CAREN YGLESIAS AIA DAYTIME TELEPHONE NO. (202) 265 2575

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3927 STREET WASHINGTON ST.

TOWN/CITY KENSINGTON NEAREST CROSS STREET CONNECTICUT

LOT 1A+1/2¹⁵ BLOCK 12 SUBDIVISION 15

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other GARAGE

1B. CONSTRUCTION COST ESTIMATE \$ 6,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER N/A

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

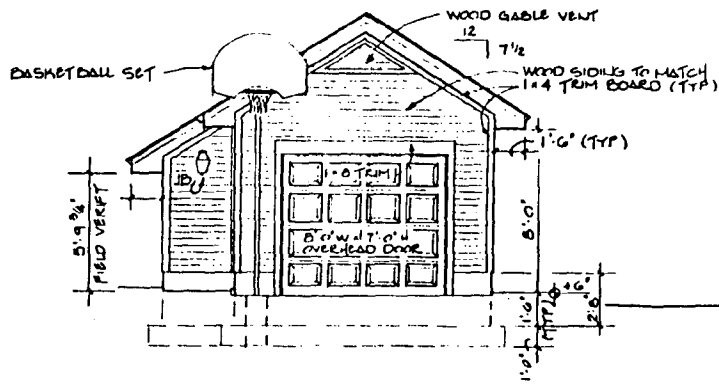
3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

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.

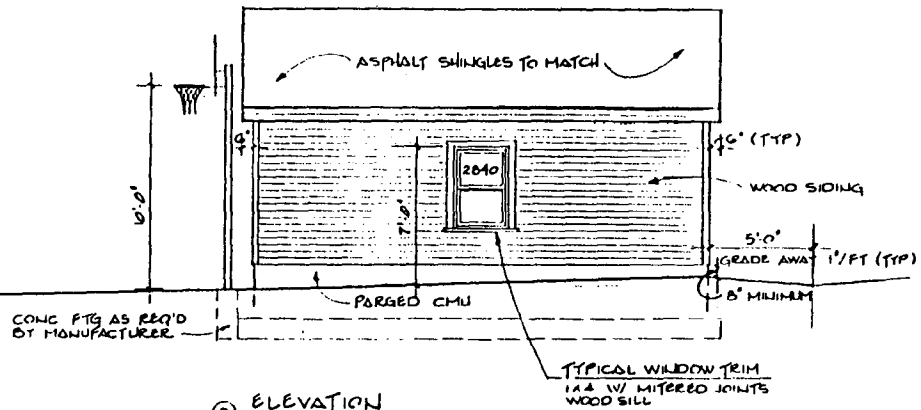
[Signature] _____ 5 MARCH 96 _____
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

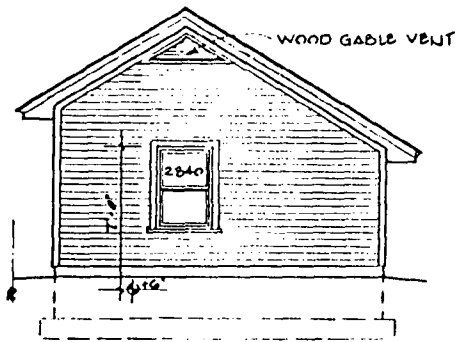
DISAPPROVED _____ Signature _____ Date _____



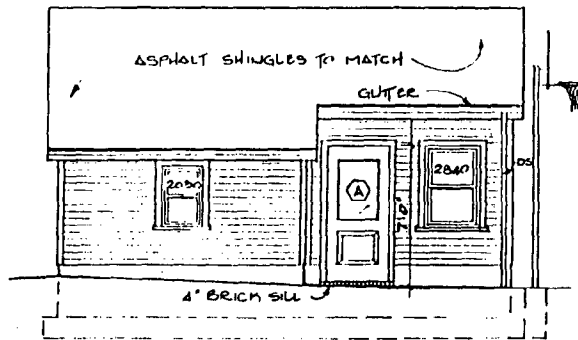
① ELEVATION



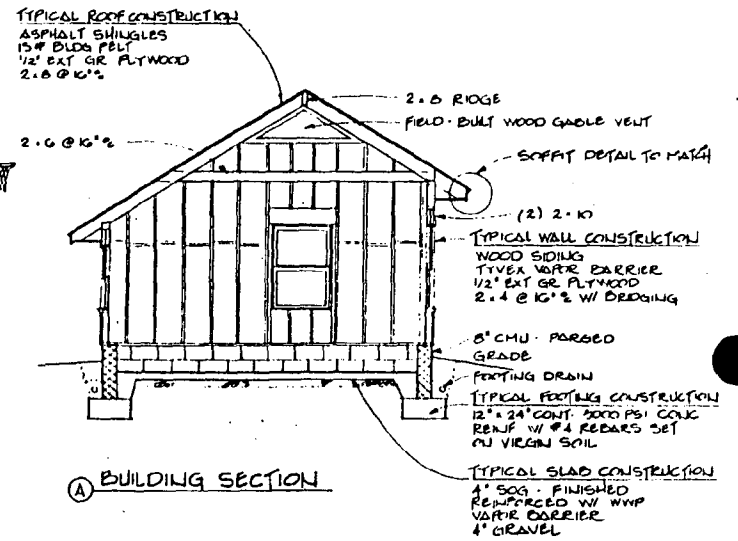
② ELEVATION



③ ELEVATION



④ ELEVATION

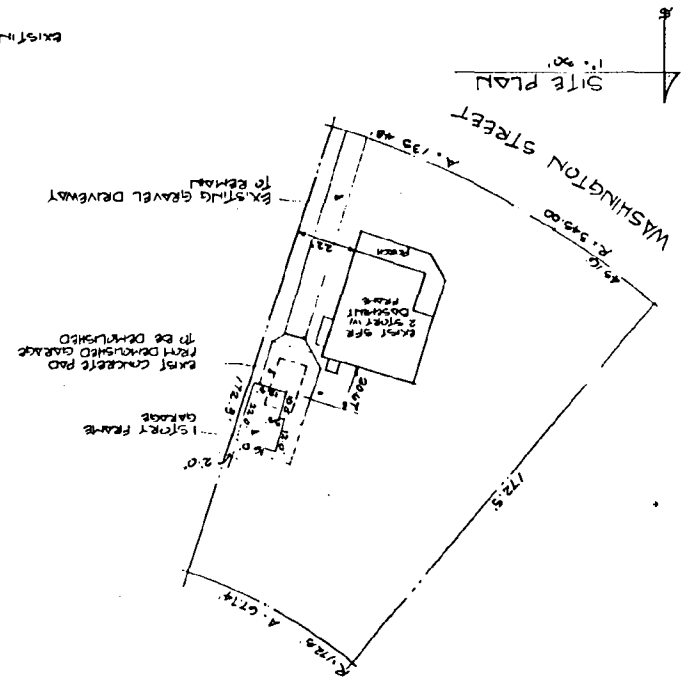


⑤ BUILDING SECTION

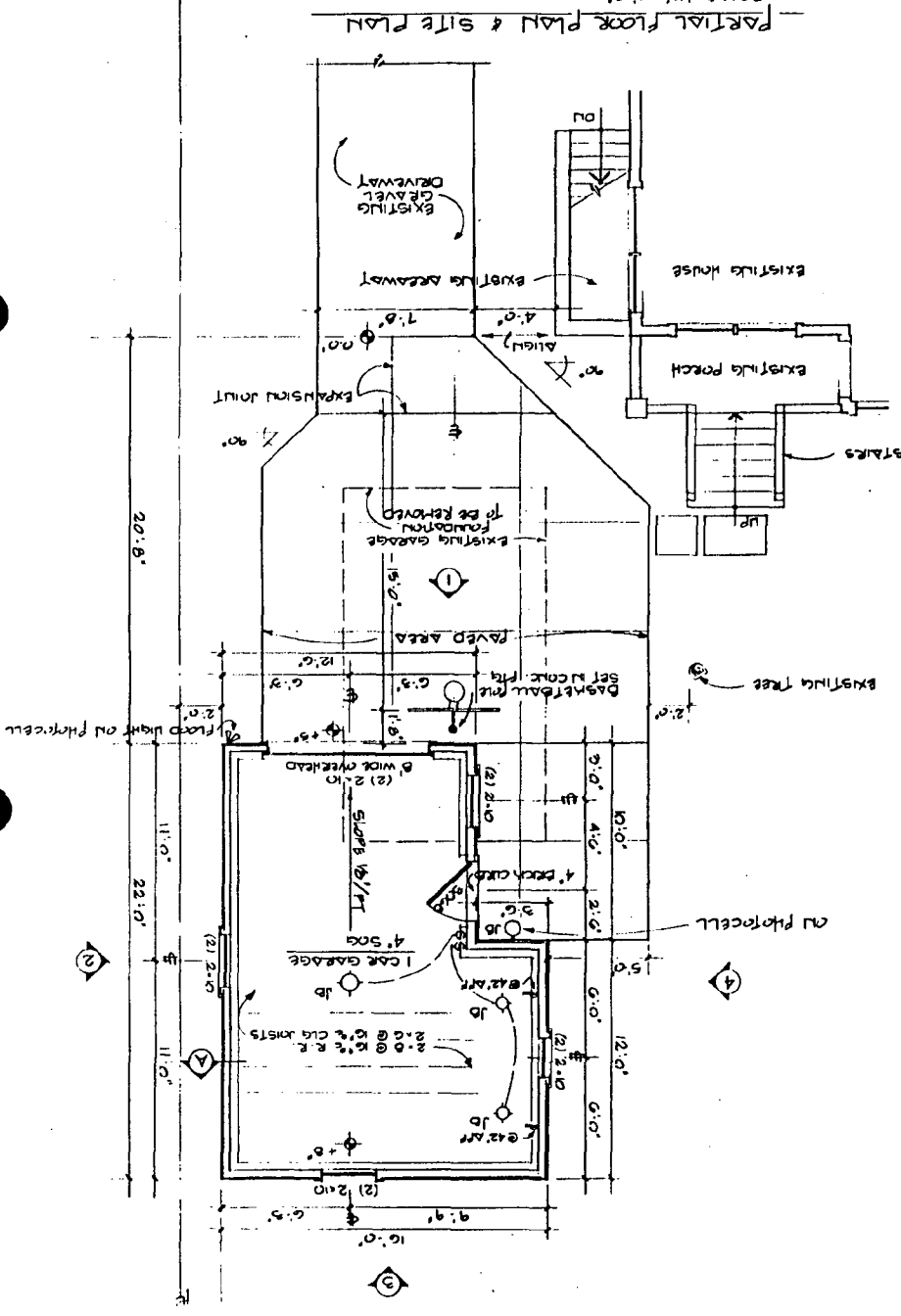
ANDREASON GARAGE ADDITION
 3927 WASHINGTON STREET • KENSINGTON MD 20895
 ARCHITECT CAREW YOLESIAS AIA
 202 205 2979 : 3 MAR 96
 SHEET 2 of 2

EXTERIOR ELEVATIONS & SECTION
 SCALE 1/4" = 1'-0"

ANDREASON GARAGE ADDITION
5927 WASHINGTON STREET - WASHINGTON MD 20899
ARCHITECT CAROLY YALOWSKI AIA
202 203 2575
9 MAR 90
SHEET 1 OF 2



PARTIAL FLOOR PLAN & SITE PLAN
SCALE 1/4" = 1'-0"



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

RICHARD + M.D. STRACHAN
3925 WASHINGTON STREET
KENSINGTON, MD 20895

MARK + M.T. Del BIANCO
3929 WASHINGTON STREET
KENSINGTON MD 20895

VICTOR + M.K. COHN
3932 PROSPECT STREET
KENSINGTON, MD 20895

HOLLY + M.A. SULLIVAN
3928 PROSPECT STREET
KENSINGTON, MD 20895

WILLIAM + J. COHEN
3928 WASHINGTON STREET
KENSINGTON, MD 20895

HOLLY + M. SULLIVAN
3928 WASHINGTON STREET
KENSINGTON, MD 20895

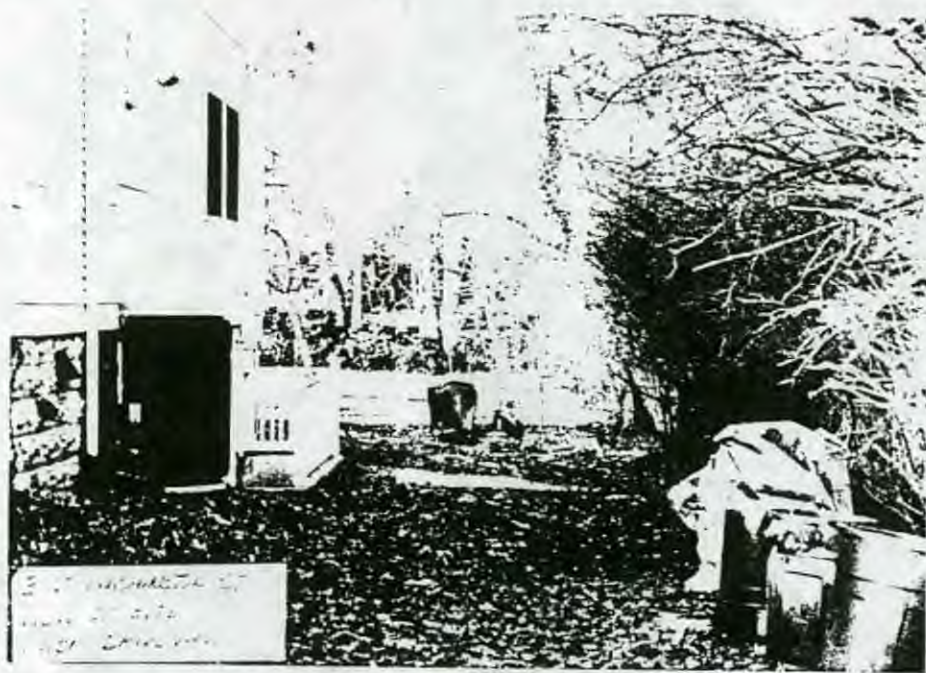
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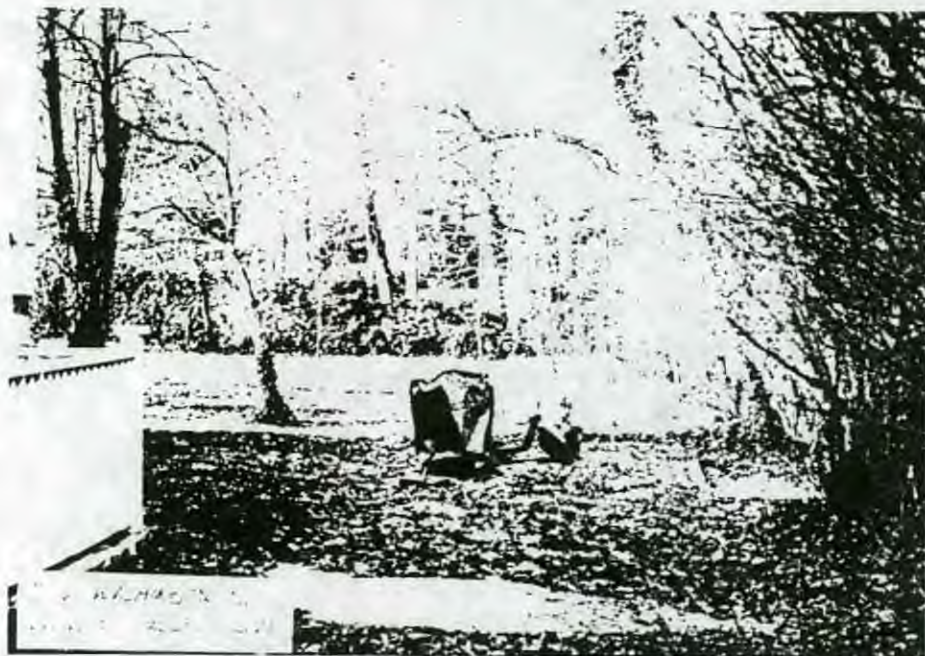
NANCY A COLLINS
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E. J. WILSON
Died 1910
Age 60



W. WILSON
Died 1910
Age 60