

31/6-96E 3812 Warner Street
(Kensington Historic District)

8787 Georgia Avenue • Silver Spring, Maryland 20910 • 301-555-6000



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

Warren STEET

Kensington Prop. 5/7/96 -
Comments.

not opposed

- new door -

wood rather than metal.

Helen Wilkes -

deck due to visibility, should
be more detailed than usual.

Kensington

- LAP comments:-
- 1.) Not especially contestual.
 - 2.) Concerned about ~~the~~ construction within discipline.

Yvonne
Gunnery

(202) 225-5900

Hensington Arborist:

1. Footings should be hand dug.
2. ~~Just~~ 12" around tree
3. Boards should be within 6" of tree trunk.

Message from Yvonne Gunes
5/9/96 -
9:50 am

Post-it™ Fax Note 7671

Date	5/1/96	# of pages	7
To	Nonne Gurney	From	Pat BKLW
Co./Dept.		Co.	M. NCPTC
Phone #		Phone #	(301) 495-4735
Fax #	(202) 225-5348	Fax #	(301) 495-1507



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

DATE: May 29, 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.

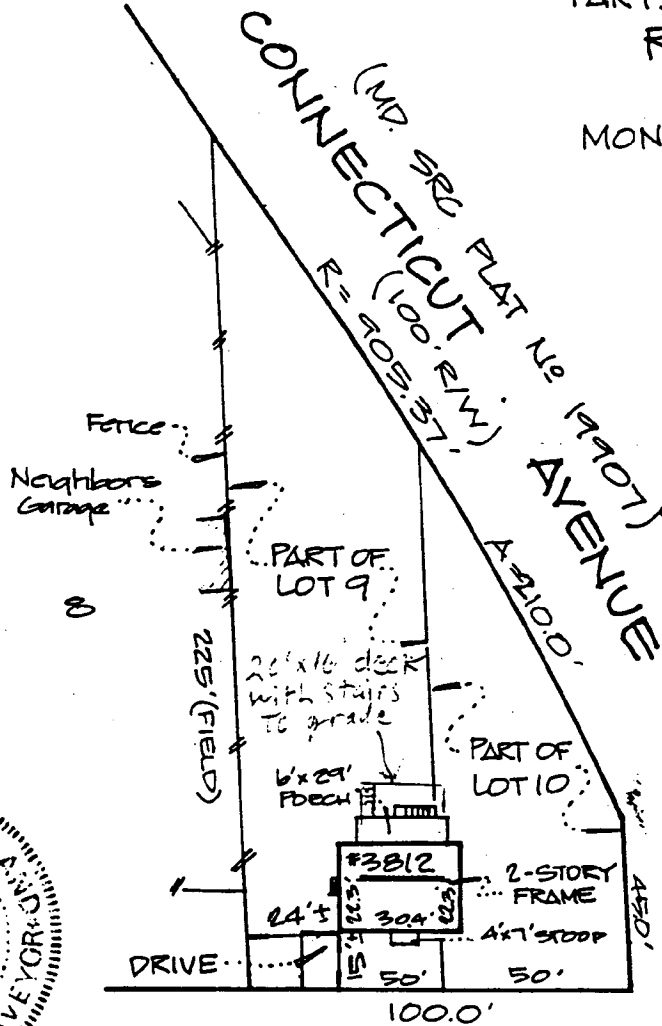
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

CASE No. 4299

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner markers Not guaranteed by this location.
 Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

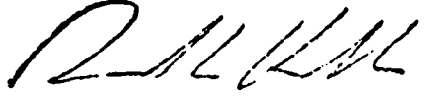
HOUSE LOCATION
 PARTS OF LOTS 9 & 10 BLOCK 4
 R. B. DETRICKS
 SUBDIVISION
 MONTGOMERY COUNTY, MD.



APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker



INFORMATION SHOWN
 HAS BEEN COMPILED
 FROM MSRC PLAT #
 19907 AND MONT. CO.
 RECORDS, RB B-P-30
 LOT MEASUREMENTS SCALED

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.  DAVID L. HALLER MARYLAND P.L.S. No. 240	REFERENCES		W.K. ALLEN & ASSOCIATES P.O. BOX 6263 SILVER SPRING, MARYLAND 20908 301-871-2156		
	PLAT BK. B		DATE OF SURVEYS		
	PLAT NO. 30		SCALE: 1" = 50'		
	LIBER 4823 FOLIO 506		DRAWN BY: BA JOB NO.: 871128		
		WALL CHECK:		HSE. LOC.: 10-21-87	
		BOUNDARY:			

NOTE: B.R.L. information, if shown, obtained from M.N.C.P.P.C.

PAT Packer

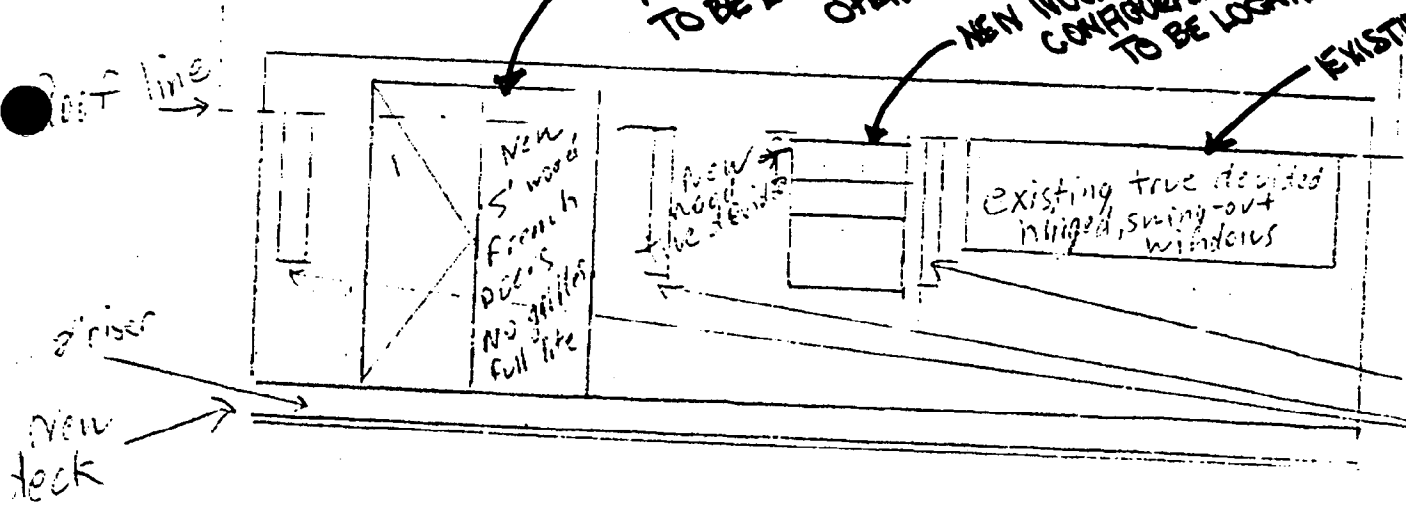
from Joanne Gansins 721 9649
3817 Warner St Kensington Md

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker

NEW 2-LEAF FRENCH DOORS MADE OF WOOD
HAVING TRUE DIVIDED LITES; NEW DOORS
TO BE LOCATED IN ENLARGED EXISTING WINDOW
OPENING.

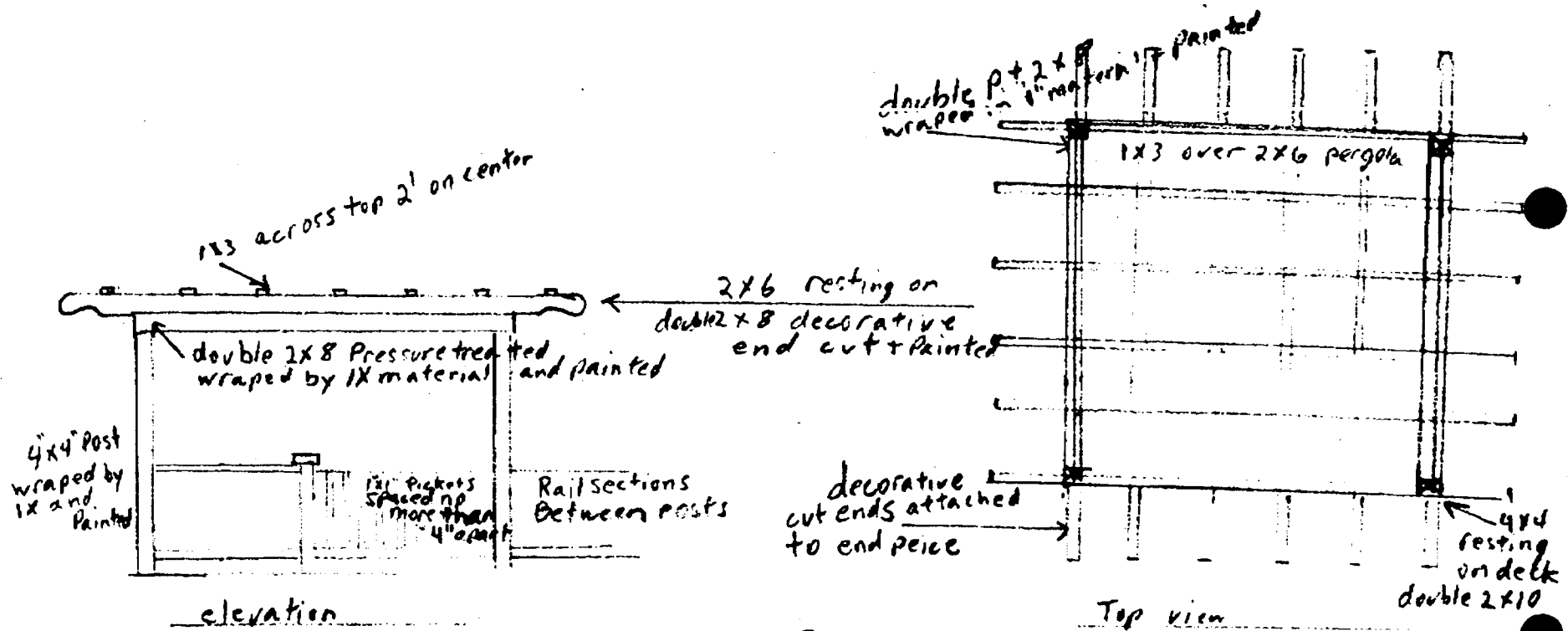
NEW WOOD WINDOW OF MATCHING
CONFIGURATION WITH TRUE DIVIDED LITES
TO BE LOCATED IN DOOR OPENING (EXISTING)

EXISTING OPENING TO REMAIN
UNOBTURBED.



Relocate existing roof braces
disturbed by relocation of door
and window.

Rear elevation of house



APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker

Ganginis Deck
 3817 Warner St.

Pergola detail
 scale 1/4" = 1' 5/15/96

APPROVED
Montgomery County
Historic Preservation Commission
William Parker

date 5/15/96

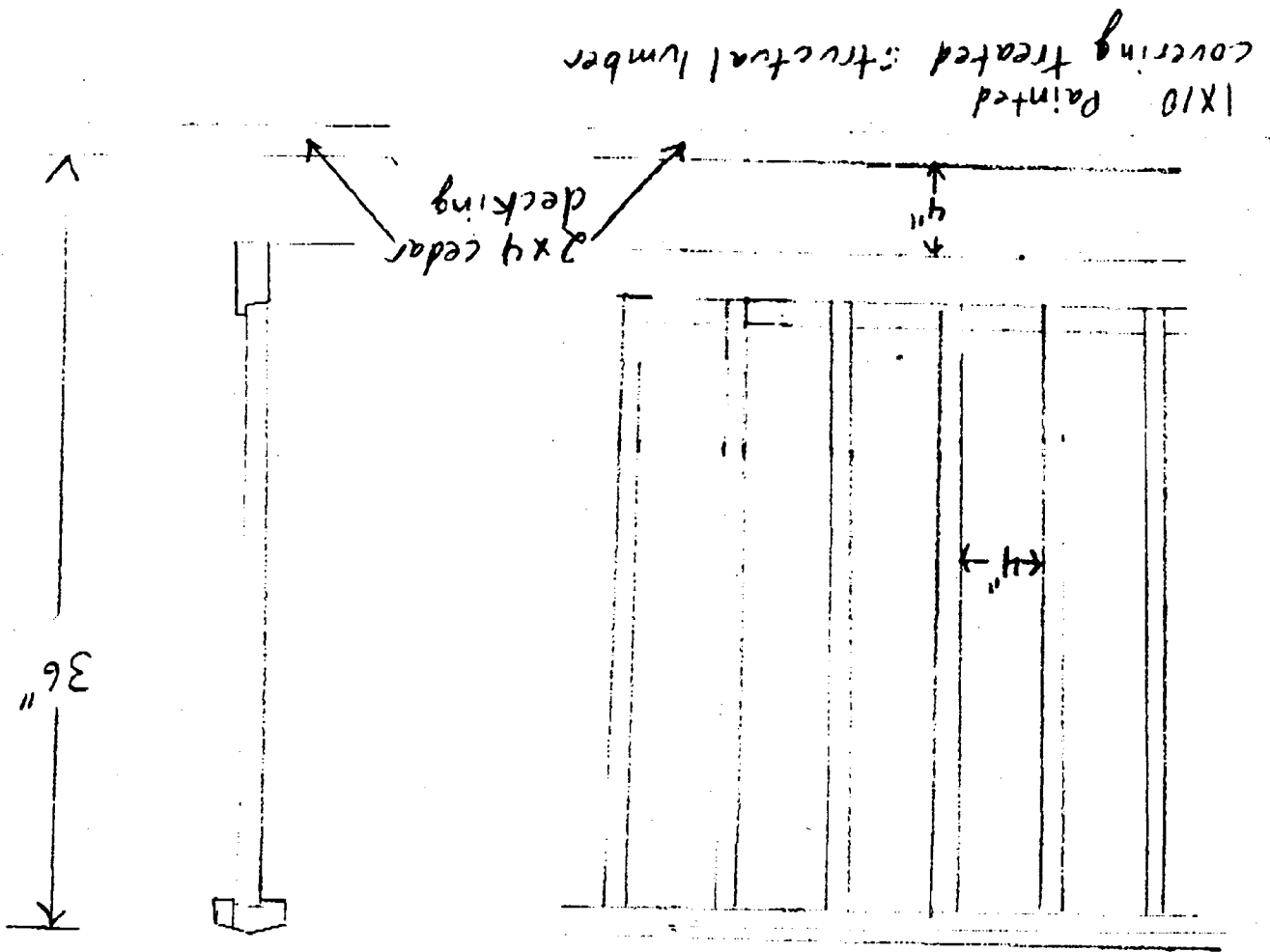
Rail Detail
Scale 1/8" = 1'

3817 Warner St

Gargano's Deck

side view

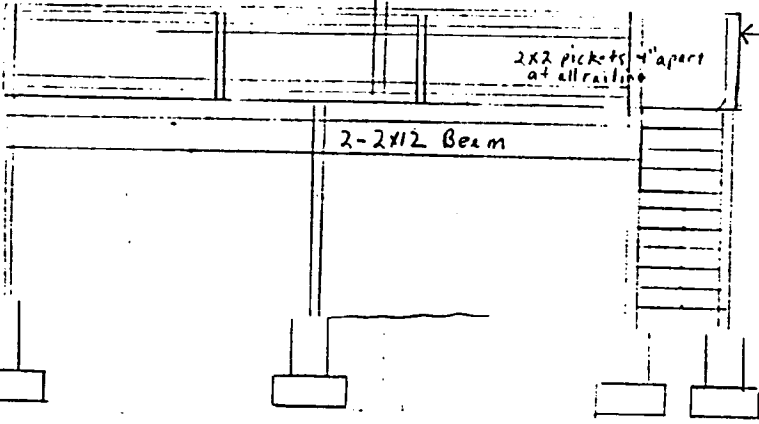
elevation



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

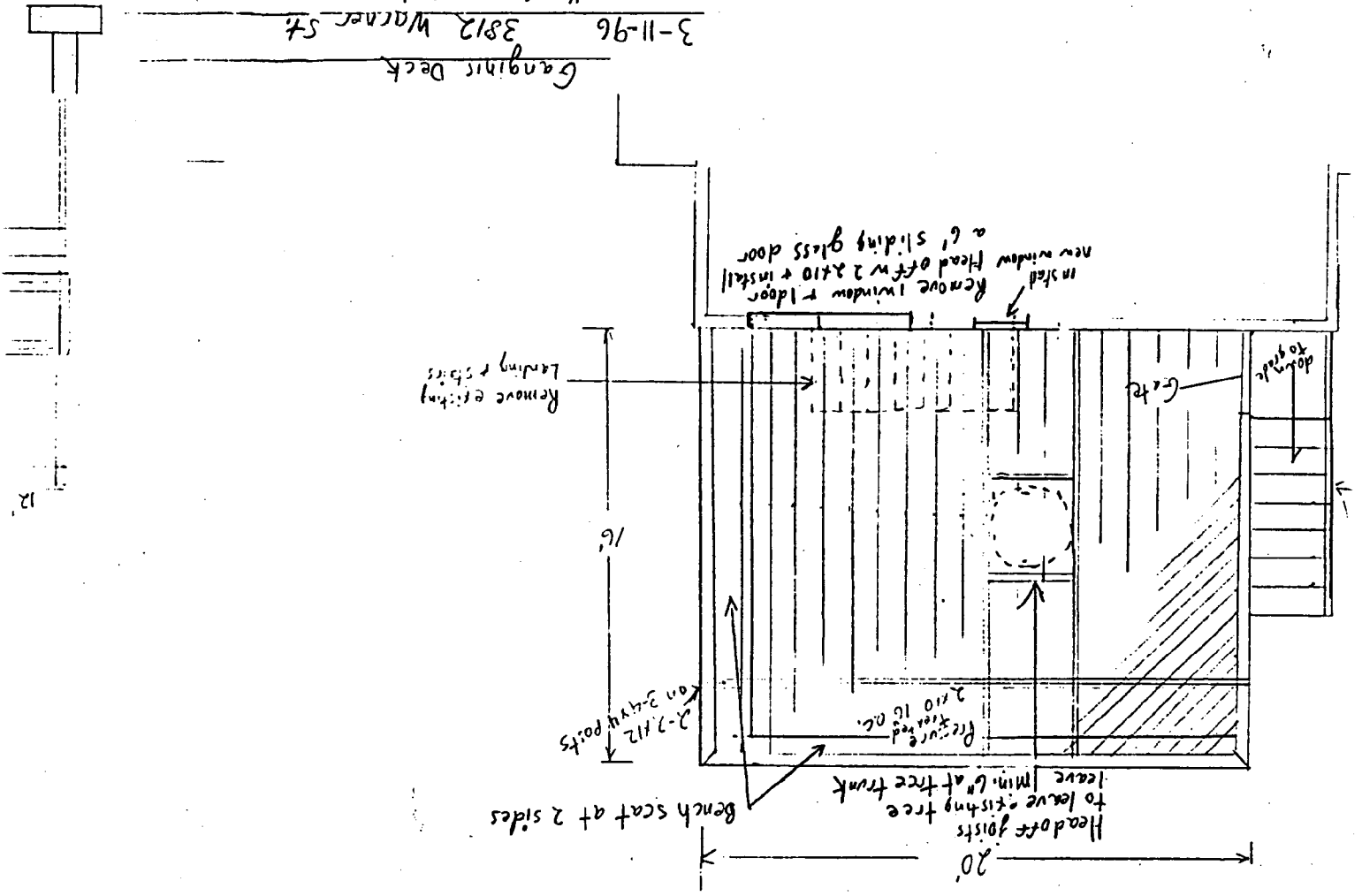
SEE PERGOLA DETAIL
FOR DECORATIVE ENDS
& FINISH

12' x 10' Pergola
2x8 24" oc
1x2 B.S.P.



395

3-11-96
3812 Warner St.
Gangway Deck
Kensington Md.
20895



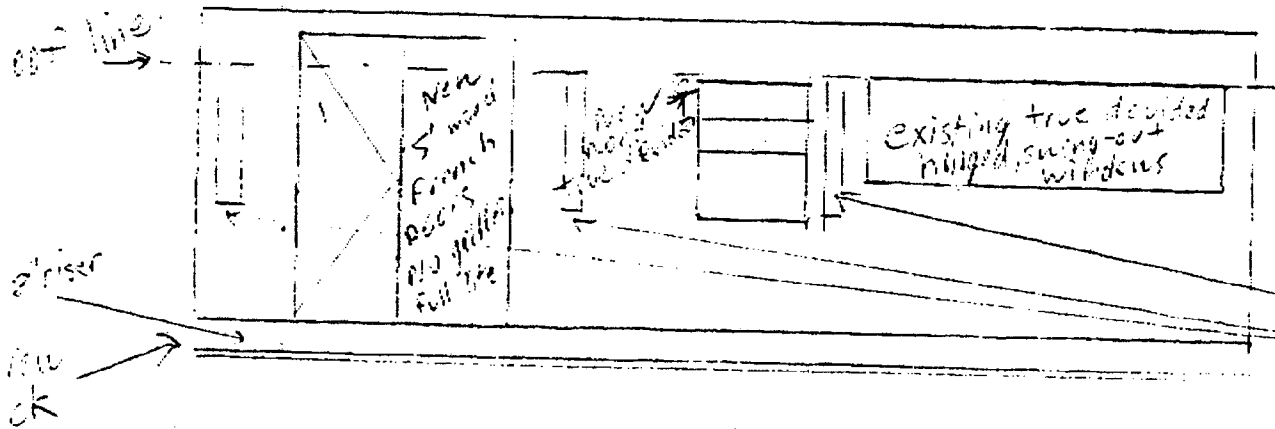
TO: PAT Parker

FROM JOANNE GANGINIS
3817 Warner St
Kensington Ind

9219649

FROM

Elevation new window & Door



Relocate existing roof braces
distributed by relocation of door
and window.

Rear elevation of house



P 1

May 15, 1996

To: Pat Parker

Fax 301 495 1307

From: Joanne Moniz

Fax 301 921 0248

Per our conversation on 5/14/96 I am providing a detailed drawing of seating & program. If you have any questions call me at 921 9649 or page 918-1540

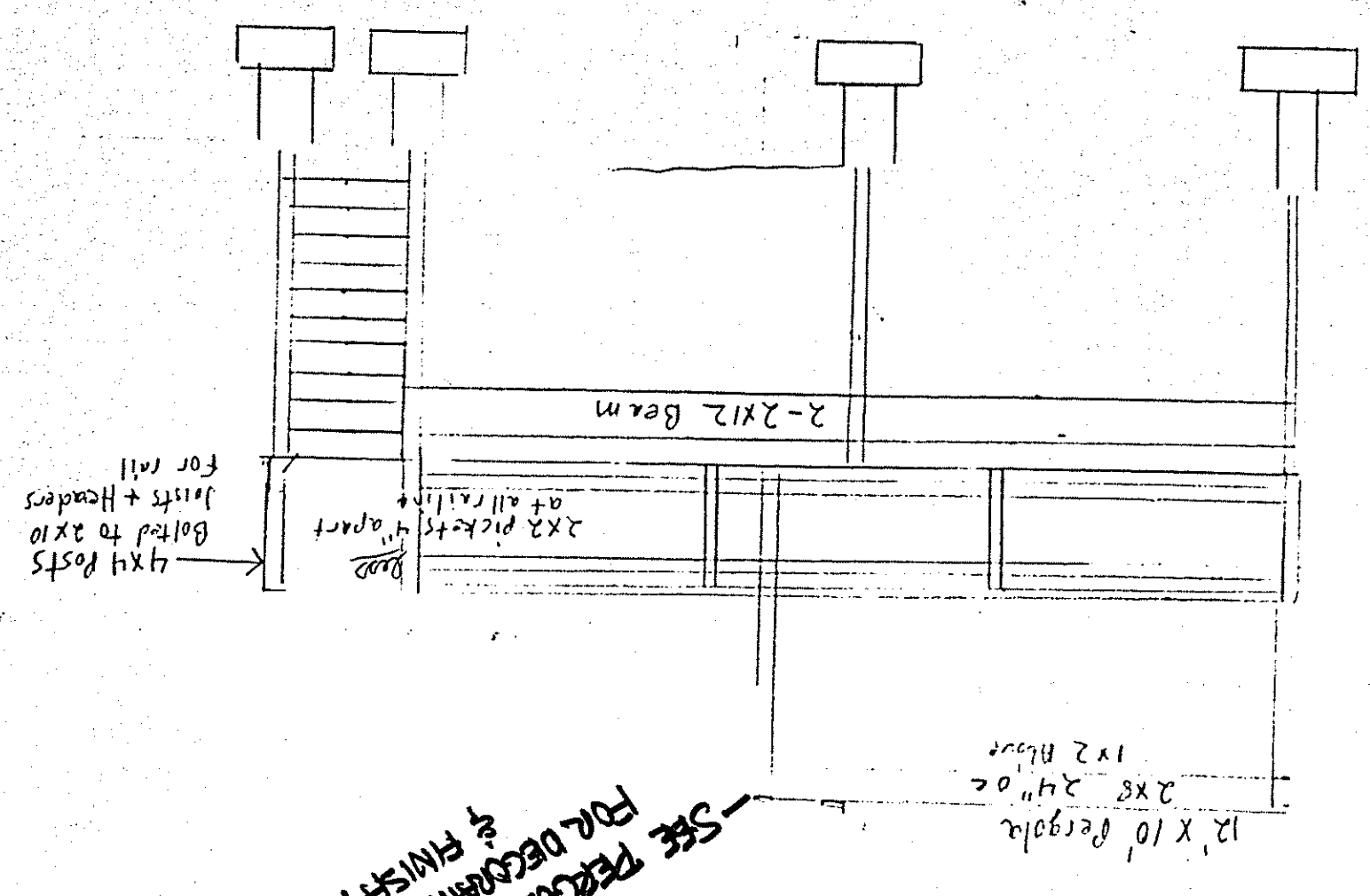
Please call me when I can pick up the complete package.

Thank you,

Joanne Moniz
Pages including this one 3

3-11-96
 3812 Warner St
 Kensington Md.
 20895

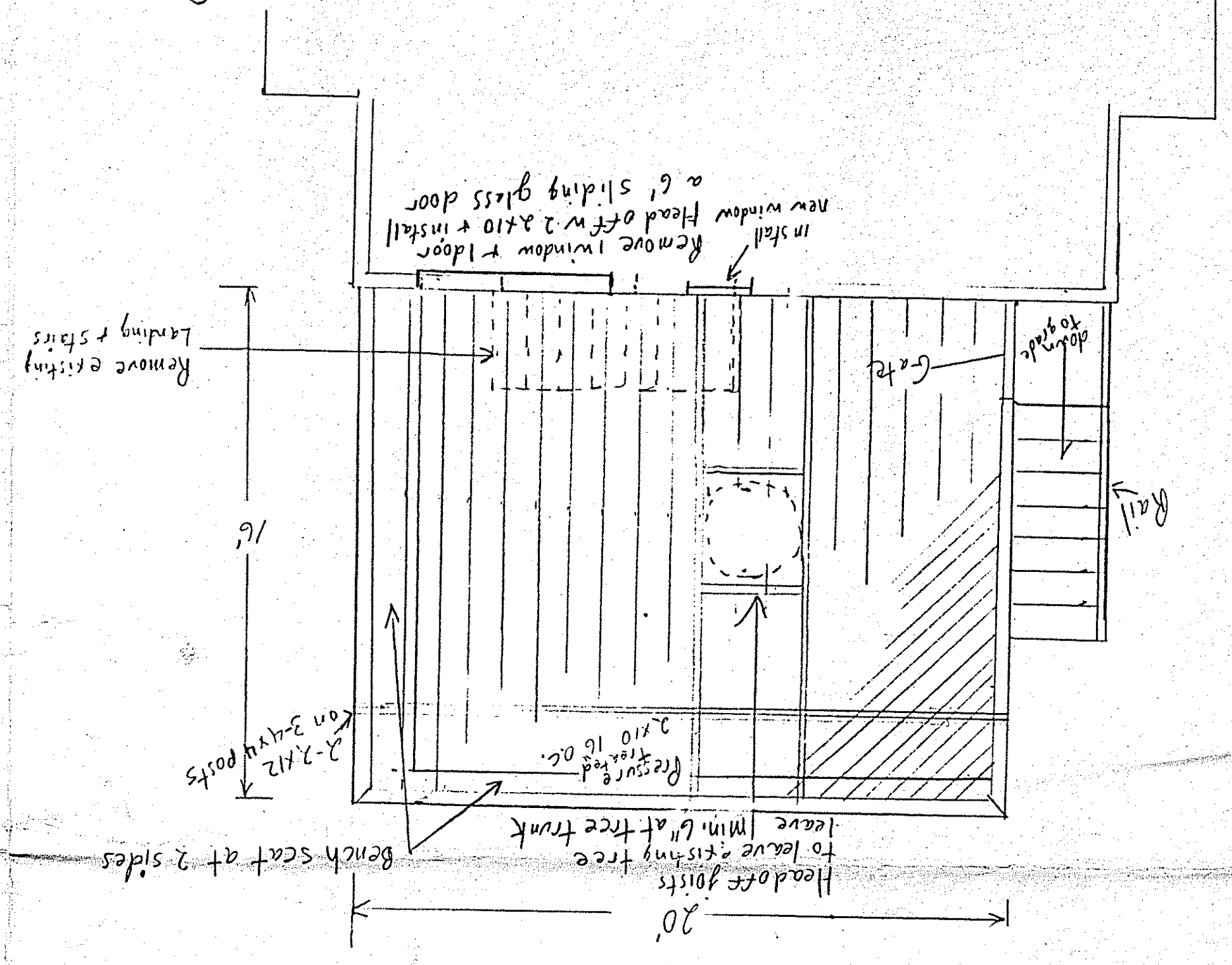
Ganginis Deck



SEE PERGOLA DETAIL FOR DECORATIVE ENDS & FINISH.

APPROVED
 Montgomery County
 Historic Preservation Commission
(Signature)

8/16/96



Received Thurs.
morning. For
file on Kensington
desk case.
GMM

[4] From: TheGardens@aol.com at INET 5/8/96 4:57PM (2099 bytes: 43 ln, 1 fl)
To: Marcus at MCP_MRO1
Subject: 3812 Warner St., Kensington

----- Message Contents -----

Text item 1:

Frederick Ave.

10019

MDd 20895

Kensington,

8, 1996

May

Dear Commissioners and Staff:

I am writing briefly about the deck proposal at 3812 Warner Street in Kensington.

I have two concerns. The location of the deck is extremely visible to those entering or passing through Kensington, particularly because of the common backup at rush hour on Connecticut Avenue. Since they will be removing a window and a door as well as adding a deck, the location should be considered. Secondly, when the projects on Armory Avenue were reviewed; specifically 10312, 10314, and 10316 Armory, the sides and backs were reviewed and restricted with the idea in mind that they were very visible from either Connecticut or Warner Street or both. I am mentioning this since consistency has been hotly discussed in Kensington. I have no specific opinion as to what would be appropriate here, I leave that to you.

O'Malley

Sincerely,
Julie

thegardens@aol.com

May 7, 1996

to: Patricia Parker, HPC Staff, 301-495-1307
from: Yvonne Murray, Acting Chair, Kena. L.A.P.
re: 3012 Warner St, proposed rear deck.

Most of the Kenarington L.A.P. support the HPC
staff position on this proposed deck with a few
additional suggestions:

- 1) to continue the small scale of the house
in any detailing such as rails &
post caps.
- 2) to use an outswinging door (s) (wood)
with true divide lights instead of the 6'
sliders - again to ^{to reflect} continue the scale
of the house and also reduce costs.

We hope that the Owner will consider these
suggestions and thank you for your report
and help.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3812 Warner Street

Meeting Date: 5/08/96

Resource: Kensington Historic District

HAWP: Rear Deck/
Alterations

Case Number: 31/6-96E

Tax Credit: No

Public Notice: 4/²⁴~~10~~/96

Report Date: 4/17/96

Applicant: Lemonia Ganginis

Staff: Patricia Parker

PROPOSAL: Remove existing rear stair; construct rear deck w/
pergola; remove 1 window and 1 door; install new
window and sliding glass door

RECOMMEND: Approve
w/conditions

BACKGROUND

The applicant proposes to remove an existing rear exterior stair and in its place to construct a new 20' x 16' rear wood deck around an existing tree. The applicant also proposes to install a new window within a new single opening.

To provide access to the new deck, the applicant proposes to remove a window, a door and wall fabric between the existing openings to create one oversize opening for a six foot sliding glass door on the rear facade of an outstanding resource in the Kensington Historic District.

Tree removal is not a part of this application.

DISCUSSION

Staff feels that a portion of this HAWP proposal could proceed as part of the expedited HAWP approval process. The removal of an existing rear exterior stair and the construction of a wood deck with steps to grade at the rear of the house could proceed as an expedited HAWP application. The wood deck would rest on pressure treated 2x10's with concrete footings.

But due to the location of the property within the Kensington Historic District, the proposal, although totally confined to the rear, would be visible from the public right-of-way. Also the property is an outstanding resource within the historic district. Therefore, staff discussed proposed materials and treatment and the importance of utilizing wood windows and doors having true divided lites to match the existing. The applicant's contractor, on behalf of the applicant, agrees that these features are important and would be appropriate and consistent for an outstanding resource and the street scape as a whole. Therefore, these features will be incorporated in the building of the deck and installation of the new window and door.

The deck would also be framed to leave an existing oak tree in place (almost in the middle of the deck). It is the applicant's intent not to cause injury to this tree and staff would remind the applicant that footings for the new deck should be located so as to avoid subsurface root growth.

The new deck, as proposed, would have bench seats on two sides and a gate with stair and handrail to grade. As proposed, a portion of the deck, 12' x 10', would have open roofing (a pergola) for trellising plantings. The applicant, through her contractor, has agreed to utilize cedar as a material for this portion of the proposal. However, if the cost of cedar exceeds budget, or if it should become unavailable, the applicant does agree to use pressure treated lumber stained with a water-based stain, natural in color, at the time of construction.

The applicant also includes some changes to the rear facade of an outstanding resource that are outside the scope of the expedited process. These changes would include the installation of a new window in an existing opening. The applicant would also propose to create an oversize opening by removing an existing window and a door and wall fabric between the existing openings. Within the new single opening, the applicant would install a 6' wide sliding glass door.

Again, staff has discussed this portion of the proposal with the applicant's representative. Staff feels that these changes are approvable because they are confined to the rear. But these changes could be observed from the public street. Therefore, staff feels that all windows and doors should be made of wood and set in wood framing. The windows should match the configuration of existing windows or be 1/1. Applied muntins are not acceptable. The contractor proposes to use a window to match the size and configuration of existing windows. The window and door will be painted and made of wood because of the visibility of the proposal and its impact on an outstanding resource.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 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 with the Secretary of the Interior's Standards for Rehabilitation #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 with the following conditions:

Condition

- 1) The new window shall match existing windows in its height and width; and the window and door shall be made of wood with configuration to match the existing; If the true divided lites are not used, the applicant shall use windows having a 1/1. Applied muntins are not permitted;
- 2) The new window and door shall be painted to match the existing.
- 3) All new wood, used in deck construction, shall be cedar to weather naturally, or if pressure treated wood is used, the wood shall be stained with a natural colored water-based stain at the time of construction.
- 4) Footings for the new deck should to located so as to avoid subsurface root growth of the oak tree.

and with the general condition applicable to all Historic Area Work Permits that 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 Joanne Garginis
 DAYTIME TELEPHONE NO. (301) 921 9649

TAX ACCOUNT # 578-60-1012

NAME OF PROPERTY OWNER Lemona Garginis DAYTIME TELEPHONE NO. (301) 949-7032

ADDRESS 3812 Warner St CITY Kensington STATE Md ZIP CODE 20895

CONTRACTOR Pete Garginis TELEPHONE NO. (301) 921 9649

CONTRACTOR REGISTRATION NUMBER 01-31970

AGENT FOR OWNER Joanne Garginis DAYTIME TELEPHONE NO. (301) 921 9649

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3812 STREET Warner St

TOWN/CITY Kensington Md 20895 NEAREST CROSS STREET Connecticut Av.

LOT 9+10 BLOCK 4 SUBDIVISION R.B. Detricks Subdivision

LIBER 4823 FOLIO 506 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision

CIRCLE ALL APPLICABLE: Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 2500.

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 _____

2B. TYPE OF WATER SUPPLY 01 WSSC 02 WELL 03 OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

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

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.

Joanne Garginis Signature of owner or authorized agent Date 4-22-96

APPROVED _____ For Chairperson, Historic Preservation Commission

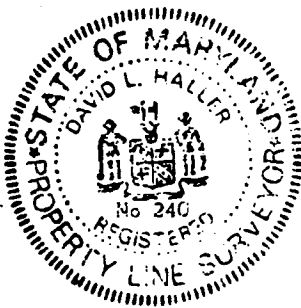
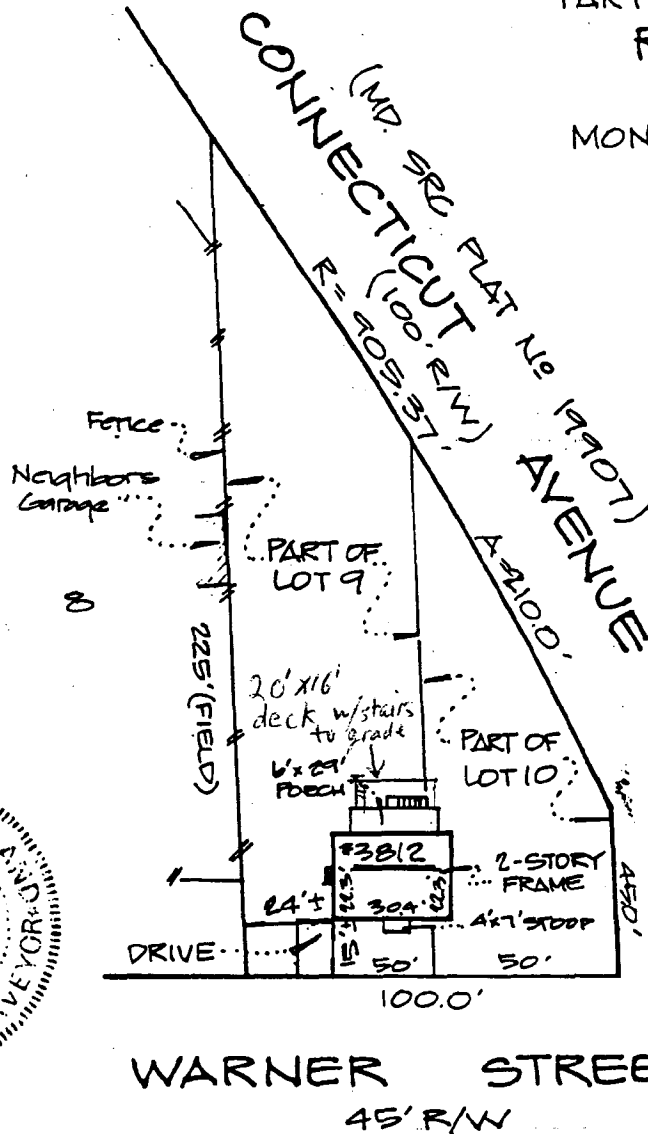
DISAPPROVED _____ Signature _____ Date _____



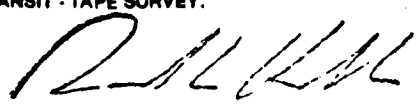
CASE No. 4299

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.
 Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

HOUSE LOCATION
 PARTS OF LOTS 9 & 10 BLOCK A
 R. B. DETRICKS
 SUBDIVISION
 MONTGOMERY COUNTY, MD.



INFORMATION SHOWN
 HAS BEEN COMPILED
 FROM MSRC PLAT #
 19907 AND MONT. CO.
 RECORDS, FB B-P. 30
 LOT MEASUREMENTS SCALED

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.  DAVID L. HALLER MARYLAND P.L.S. No. 240	REFERENCES PLAT BK. B PLAT NO. 30	W.K. ALLEN & ASSOCIATES P.O. BOX 6263 SILVER SPRING, MARYLAND 20908 301-871-2156	
	LIBER 4823 FOLIO 506	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 10-21-87 BOUNDARY:	SCALE: 1" = 50' DRAWN BY: BA JOB NO.: 87112B

NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.



attention ms marcus

Name of Neighbor

Spencer + Barbara Harrell

3810 Warner St

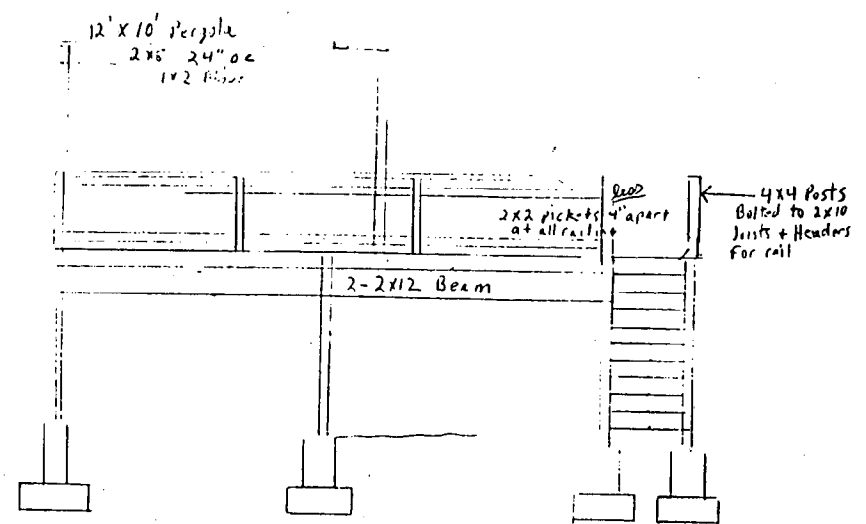
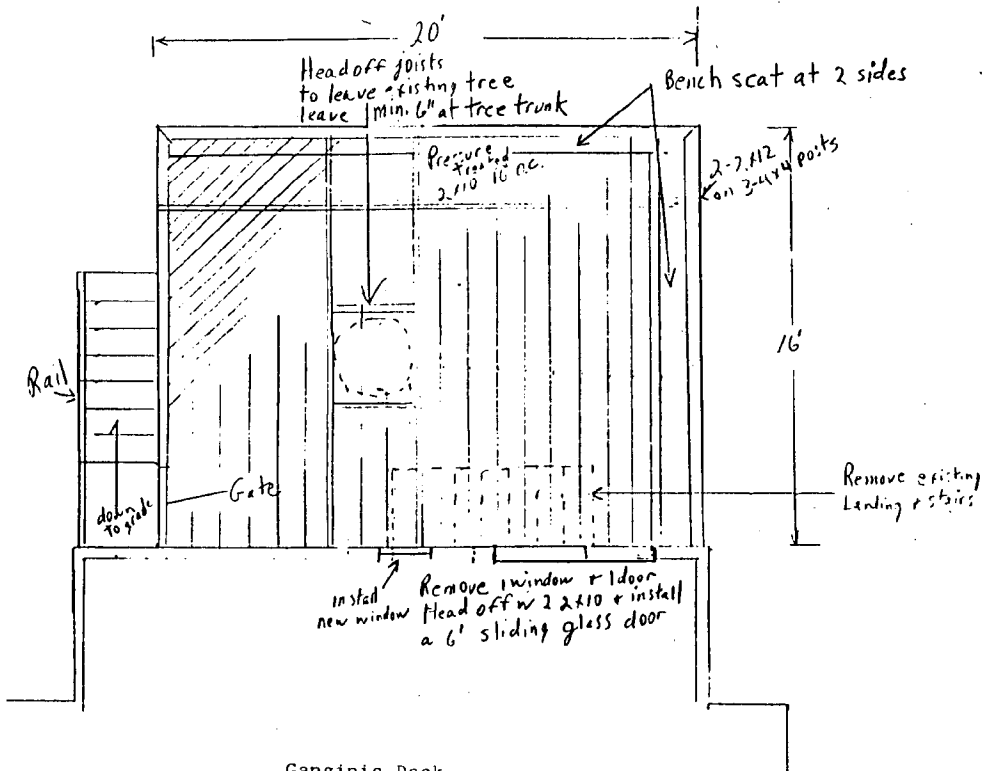
Kensington Md 20825

If any questions

call Jerome Longino

301 921 9649

Pager⁽³⁰¹⁾ M18 1540



Ganginis Deck
 3812 Warner Street
 Kensington, MD 20895

3-11-96

①