

31/6-96^{mm} 3906 Washington Street
(Kensington Historic District)



Shed's proposed location at far right



View of 3906 Washington from highest elevation at adjacent property (Baptist Church)



Front of 3906 Washington St.



View of 3906 from 3910 Washington



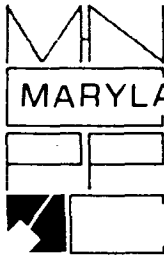
View of backyard - Proposed shed at site
far right



View of shed location from parking area.

Kensington HS

Support the
Pace Shed



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

DATE: 9.25.96

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

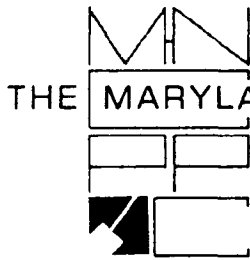
Approved with Conditions: _____

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

Applicant: John R & Marjorie Perce

Address: 3906 Washington St 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.



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

DATE: 9.25.96

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!

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Marjorie B. Parce
DAYTIME TELEPHONE NO. (301) 949-1042

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER John R. & Marjorie B. Parce DAYTIME TELEPHONE NO. (301) 949-1042

ADDRESS 3906 Washington St., Kensington, MD 28895
CITY STATE ZIP CODE

CONTRACTOR Bruce A. Parce TELEPHONE NO. (301) 949-1042

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3906 STREET Washington St.

TOWN/CITY Kensington NEAREST CROSS STREET Connecticut Avenue

LOT 38 BLOCK 13 SUBDIVISION Kensington Park

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 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 _____

1B. CONSTRUCTION COST ESTIMATE \$ 200.00

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.

Marjorie B. Parce Signature of owner or authorized agent Sept. 9, 1996 Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 9/25/96

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

added 1988. Lot in rear is terraced down to level of Conn. Ave.

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

Shed will be placed on lowest level, screened from neighbors by bamboo growth. Screened from Conn. Ave. by fence along parking area.

2. **SITE PLAN**

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, (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.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Adjacent:

Kensington Baptist Church
10100 Conn. Ave.
Kensington, MD. 20895

Confronting:

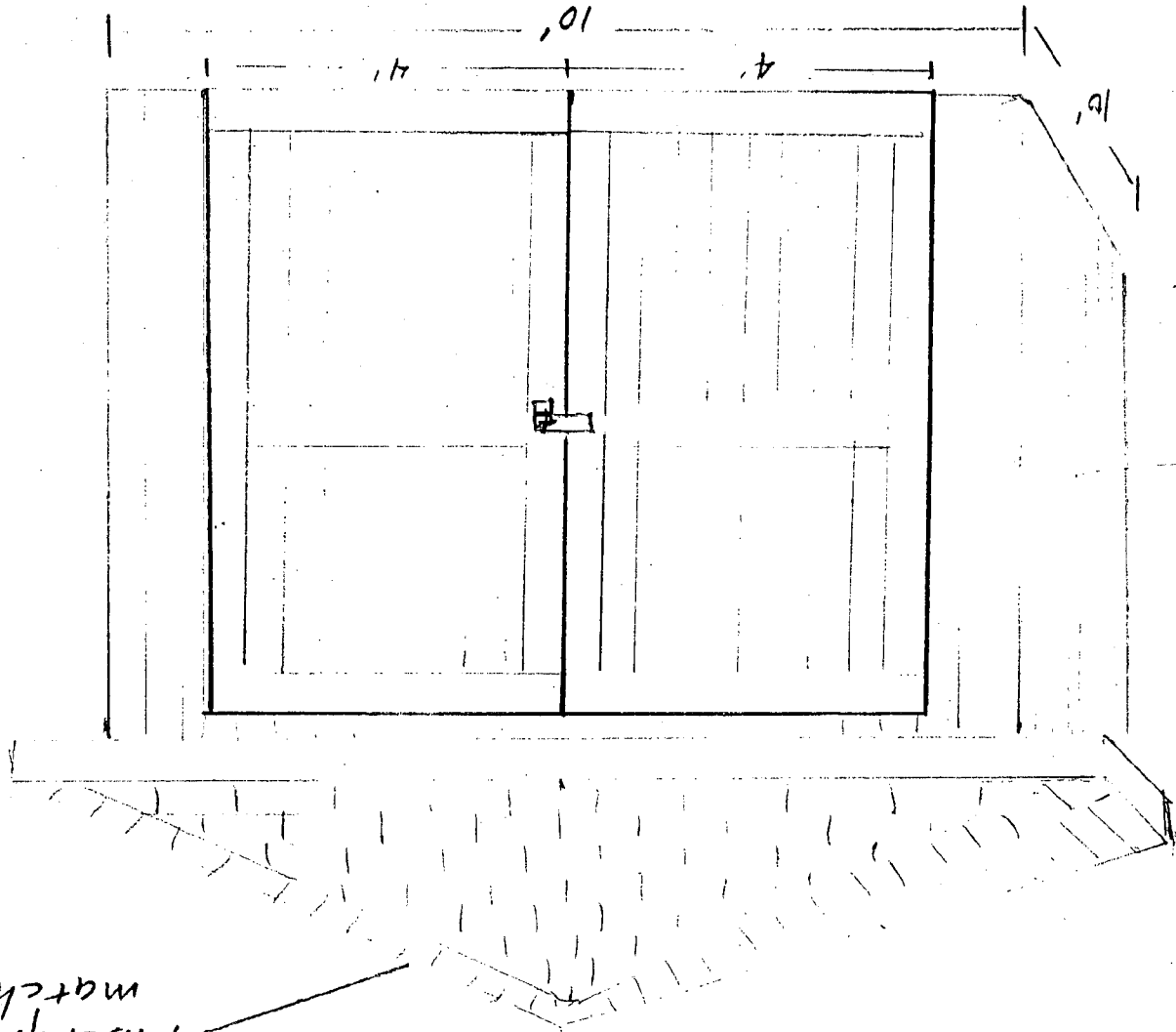
Dr. Page T. Dinnel
3905 Washington St.

Kenneth J. Broadwater, Jr.
3904 Washington St.

Mr. & Mrs. Jerry Weed
3907 Washington St.

Mr. & Mrs. Terrold B. Dillman
3910 Washington St.

FRONT VIEW



T111 Siding
4" O.C.
Painted to
match house

Fiberglass shingles to
match house

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
9/26/96

Building Location Plat
Lot 39 - Block 13
KENSINGTON PARK

PREPARED FROM
MASTER DATED AUG. 17, '60

Montgomery County, Maryland
Scale: 1" = 30'

REV. DATE: FEB 29, '85

Surveyor's Certificate

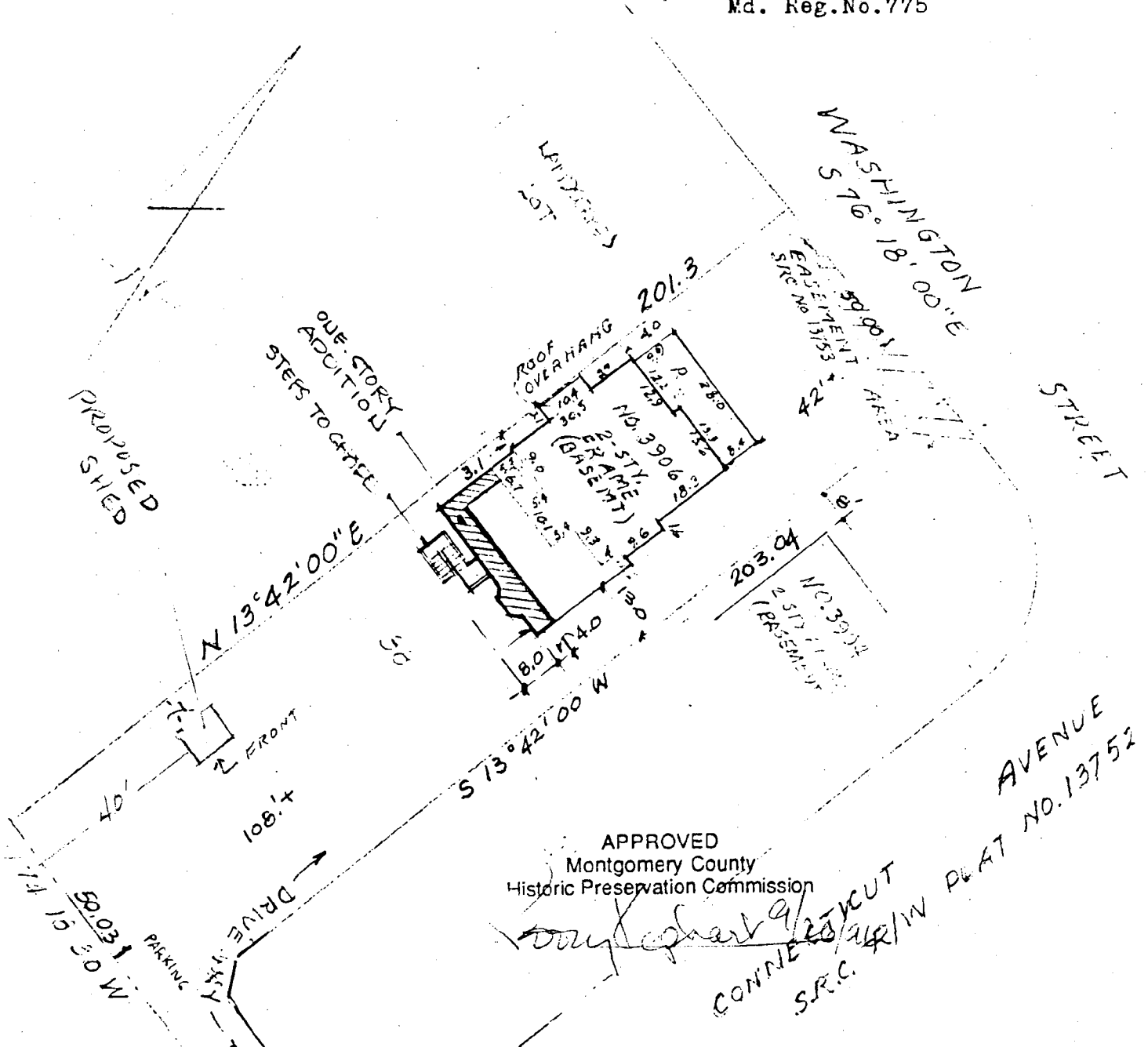
We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing improvements have been located by a transit-tape survey; that corner markers have been found or placed where indicated, and that unless otherwise shown, there are no encroachments on either side of property lines.

Date: August 17, 1960

Plat Book B
Plat 4

Holmead & Frey
Land Surveyors

By: *Wm. F. Holmead*
Wm. F. Holmead
Md. Reg. No. 775



Expedited
Historic Preservation Commission Staff Report

Address: 3906 Washington Street	Meeting Date: 09/25/96
Resource: Kensington Historic District	Public Notice: 09/11/96
Case Number: 31/6-96M	Report Date: 09/18/96
Review: HAWP	Tax Credit: No
Applicant: John R. & Marjorie B. Parce	Staff: Perry Kephart

DATE OF CONSTRUCTION: 1908

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Four Square wood frame house with rear addition constructed in 1988. Terraced rear lot descends to Connecticut Avenue.

PROPOSAL: Construct 10' x 10' T111 wooden shed at rear of property. Shed to be painted to match house and to be roofed with fiberglass shingles. Shed to be screened from neighbors by bamboo hedge and from Connecticut Avenue by existing fence.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

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 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 replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall 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 buildings which are not original to the site nor 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 which illustrates or describes the missing detail or details.

7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which 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, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which 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 through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which 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 which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Marjorie B. Parce
DAYTIME TELEPHONE NO. (301) 949-1042

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER John R. & Marjorie B. Parce DAYTIME TELEPHONE NO. (301) 949-1042
ADDRESS 3906 Washington St., Kensington, MD 20895
CITY STATE ZIP CODE
CONTRACTOR Bruce A. Parce TELEPHONE NO. (301) 949-1042
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 3906 STREET Washington St.
TOWN/CITY Kensington NEAREST CROSS STREET Connecticut Avenue
LOT 38 BLOCK 13 SUBDIVISION Kensington Park
LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 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 _____
- 1B. CONSTRUCTION COST ESTIMATE \$ 200.00
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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 _____

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- 3A. HEIGHT _____ feet _____ inches
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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.

Marjorie B. Parce Signature of owner or authorized agent Sept. 9, 1998 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

4

**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:

Four square style built in 1908 with addition in rear,
added 1988. Lot in rear is terraced down to level of Conn.
Ave.

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

Shed will be replaced on lowest level, screened from
neighbors by bamboo growth. Screened from Conn. Ave
by fence along parking area.

2. SITE PLAN

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.
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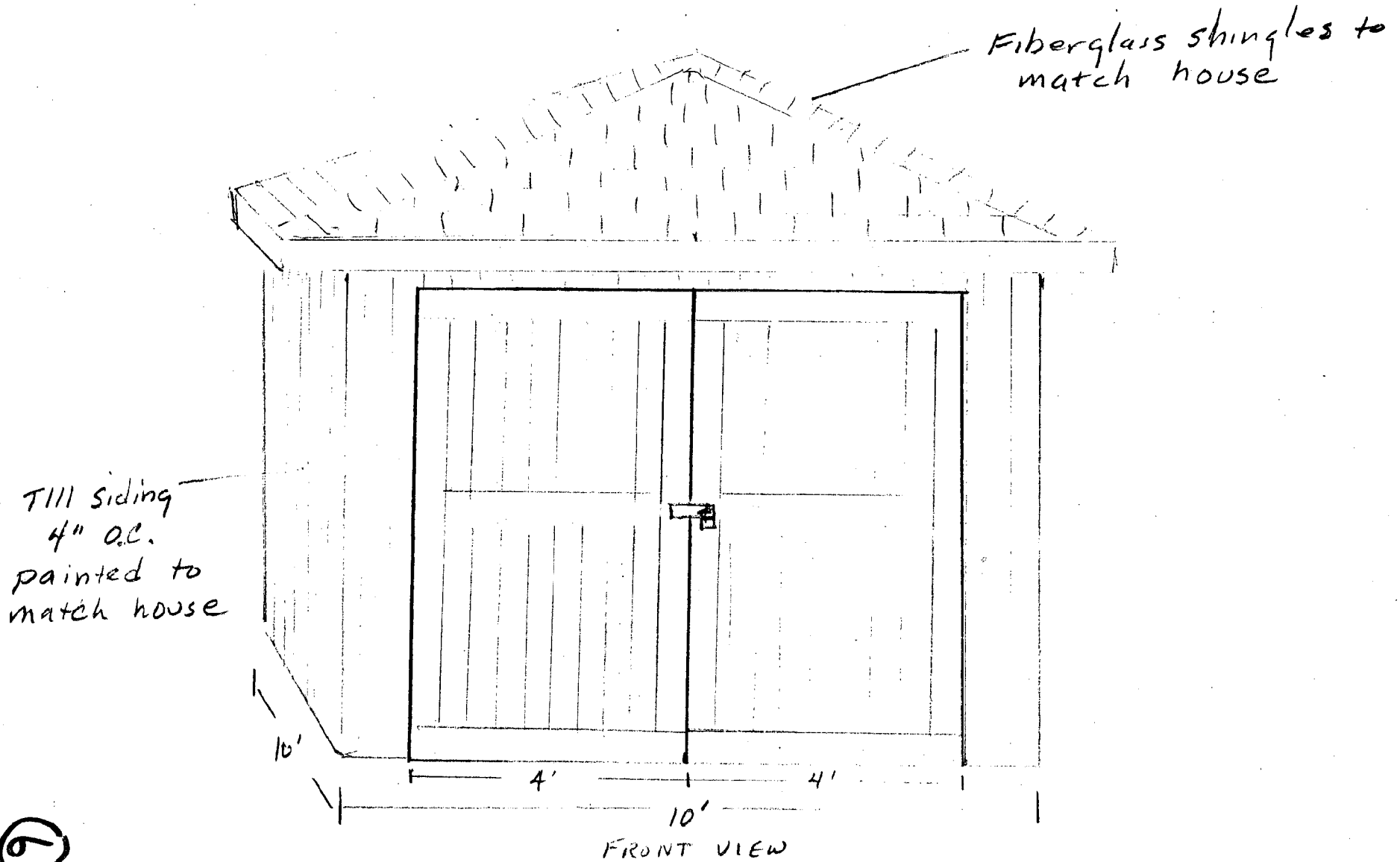
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6. TREE SURVEY

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 with the application.

5



9

Building Location Plat
Lot 38 - Block 13
KENSINGTON PARK

PREPARED FROM
MASTER DATED AUG. 17, '60

Montgomery County, Maryland
Scale: 1" = 30'

REV. DATE: FEB 29, '58

Surveyor's Certificate

We hereby certify that we have carefully surveyed the property shown herein in accordance with record description; that all of the existing improvements have been located by a transit-tape survey; that corner markers have been found or placed where indicated, and that unless otherwise shown, there are no encroachments on either side of property lines.

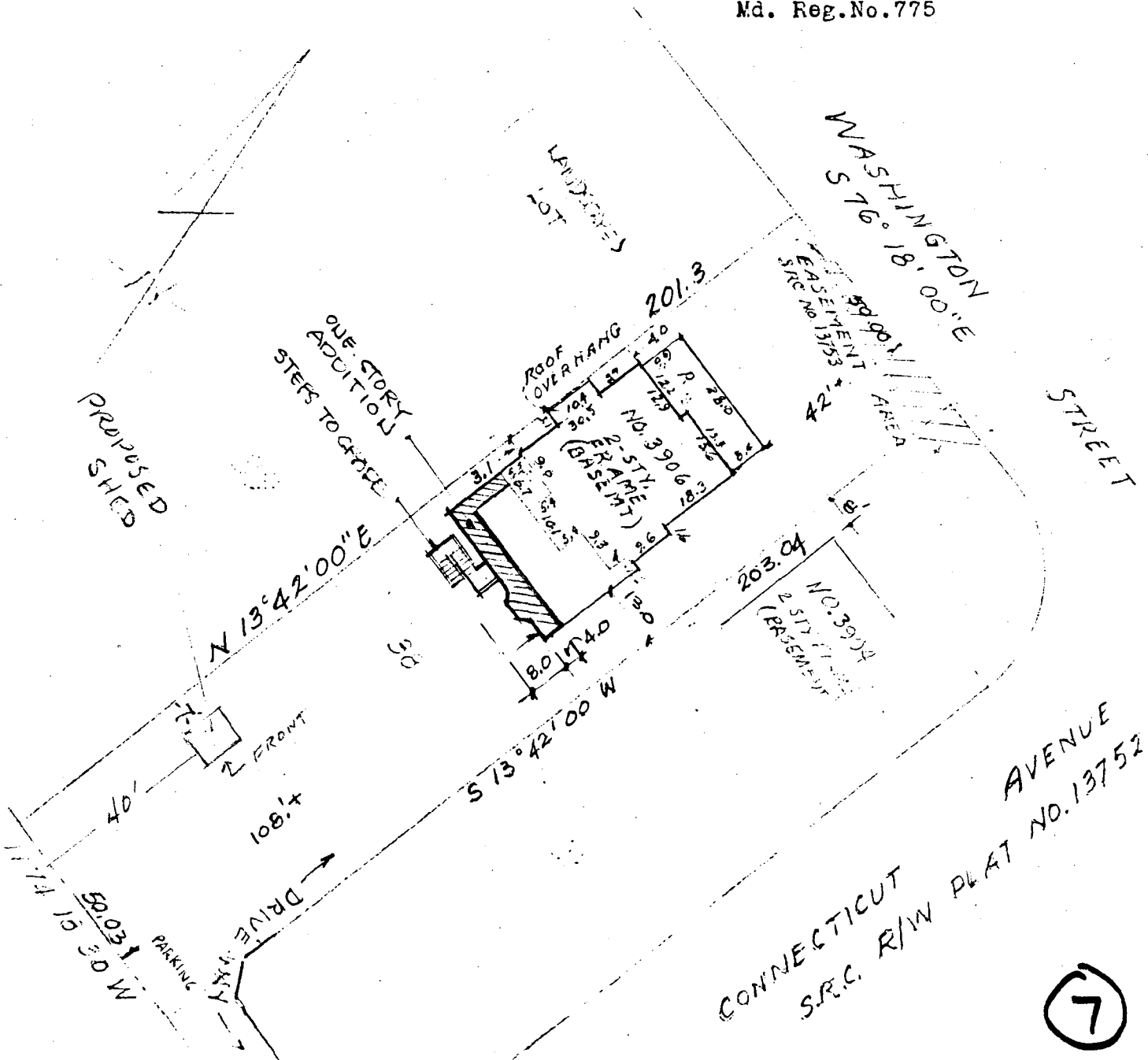
Date: August 17, 1960

Plat Book B
Plat 4

Holmead & Frey
Land Surveyors

By: *Wm. F. Holmead*

Wm. F. Holmead
Md. Reg. No. 775



7

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Adjacent:

Confronting:

Kensington Baptist Church
10100 Conn. Ave.
Kensington, MD. 20895

Dr. Page T. Dinnel
3905 Washington St.

Kenneth J. Broadwater, Jr.
3904 Washington St.

Mr. & Mrs. Jerry Weed
3907 Washington St.

Mr. & Mrs. Lerold B. Dillman
3910 Washington St.



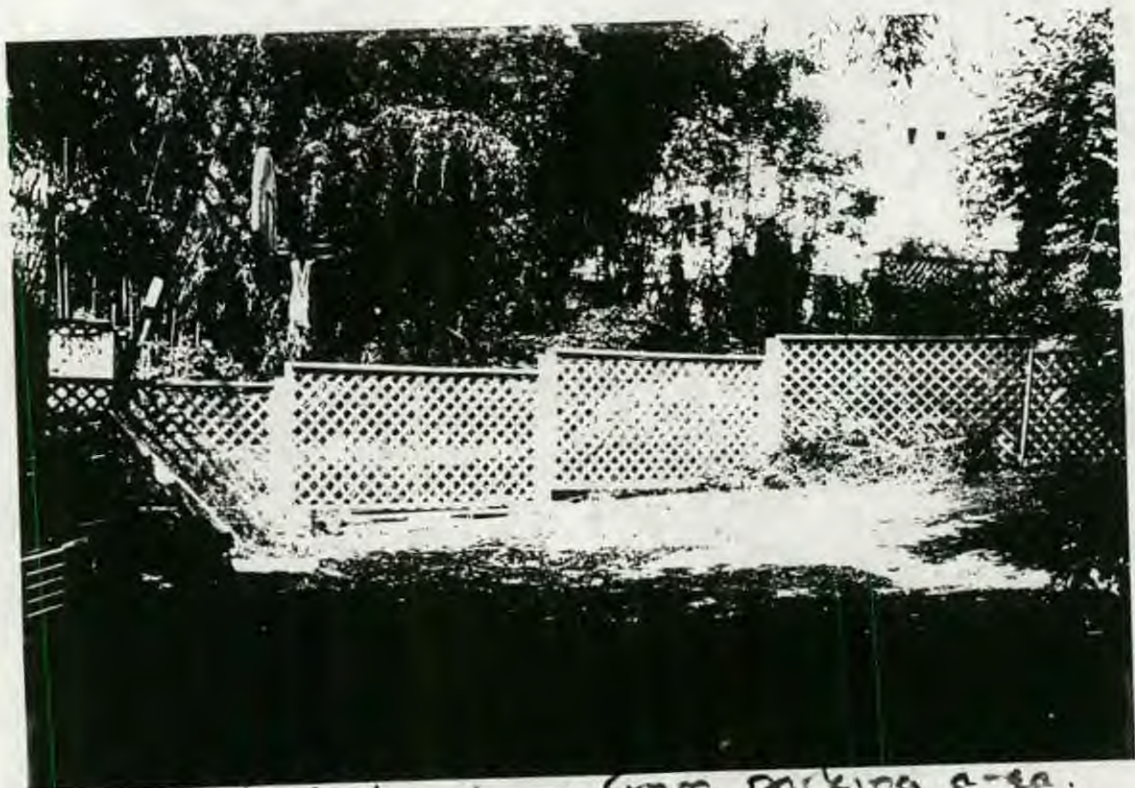
Front of 3906 Washington St.



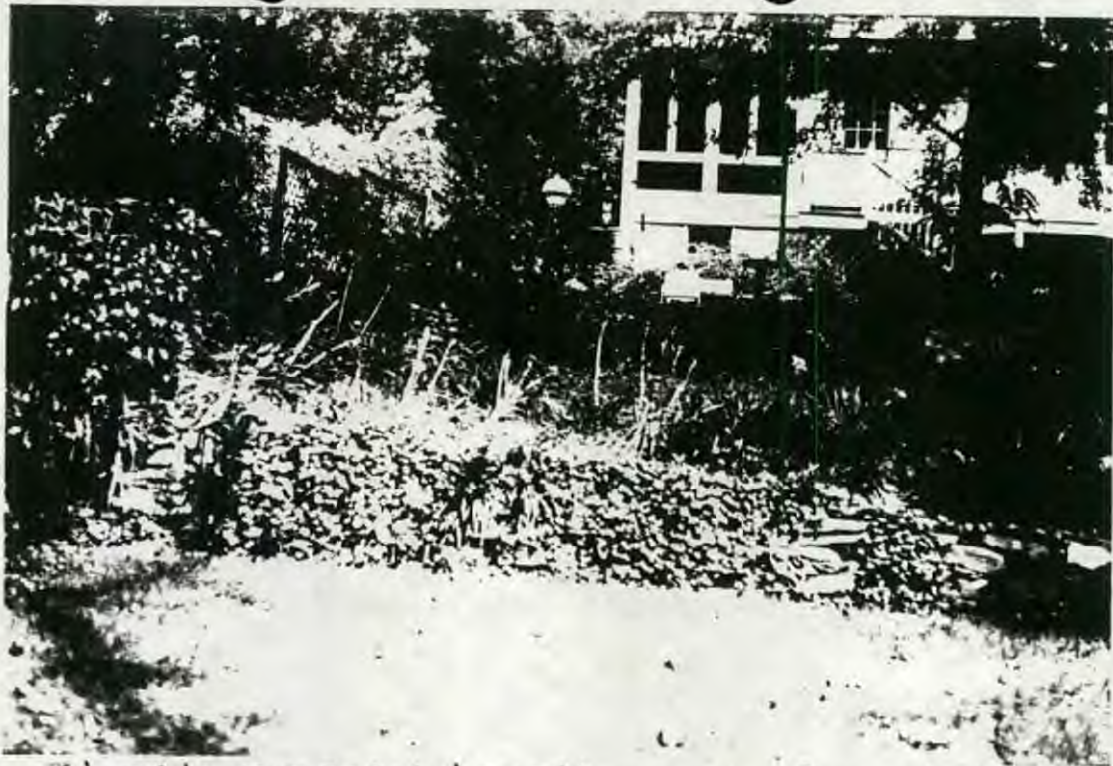
View of 3906 from 30 Washington



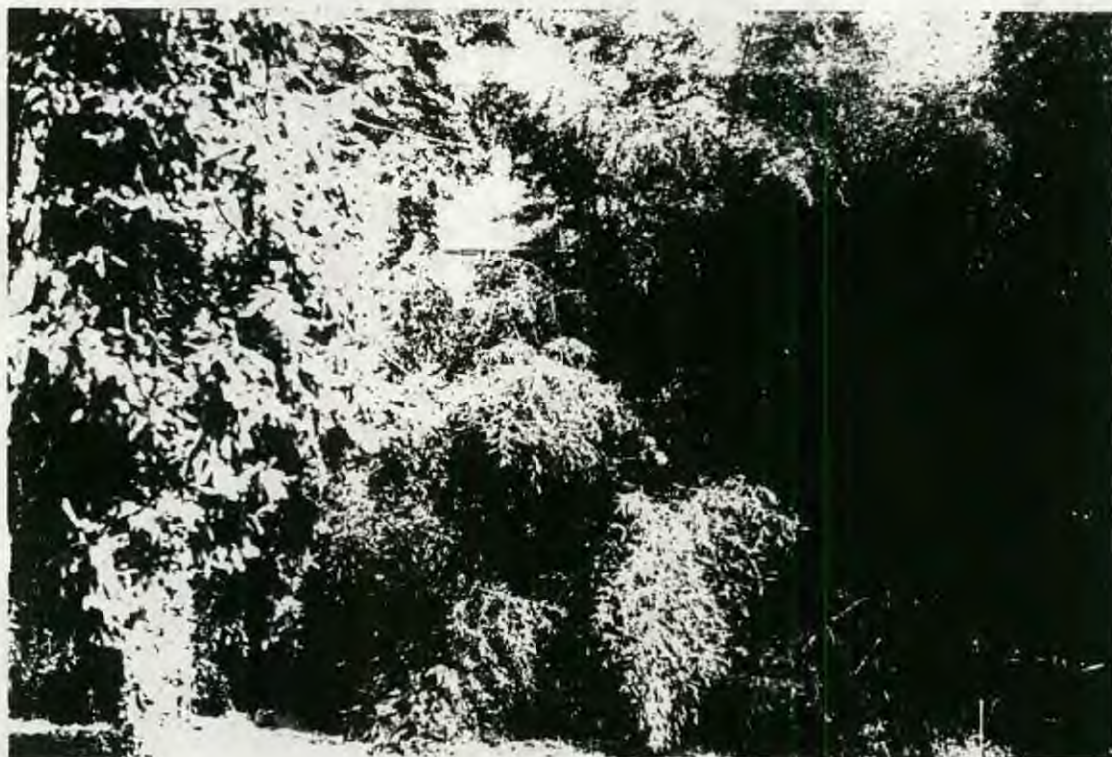
View of backyard - Proposed shed at site far right



View of shed location from parking area.



hed's proposed location at far right



View of 3906 Washington from highest elevation at adjacent property (Baptist Church)