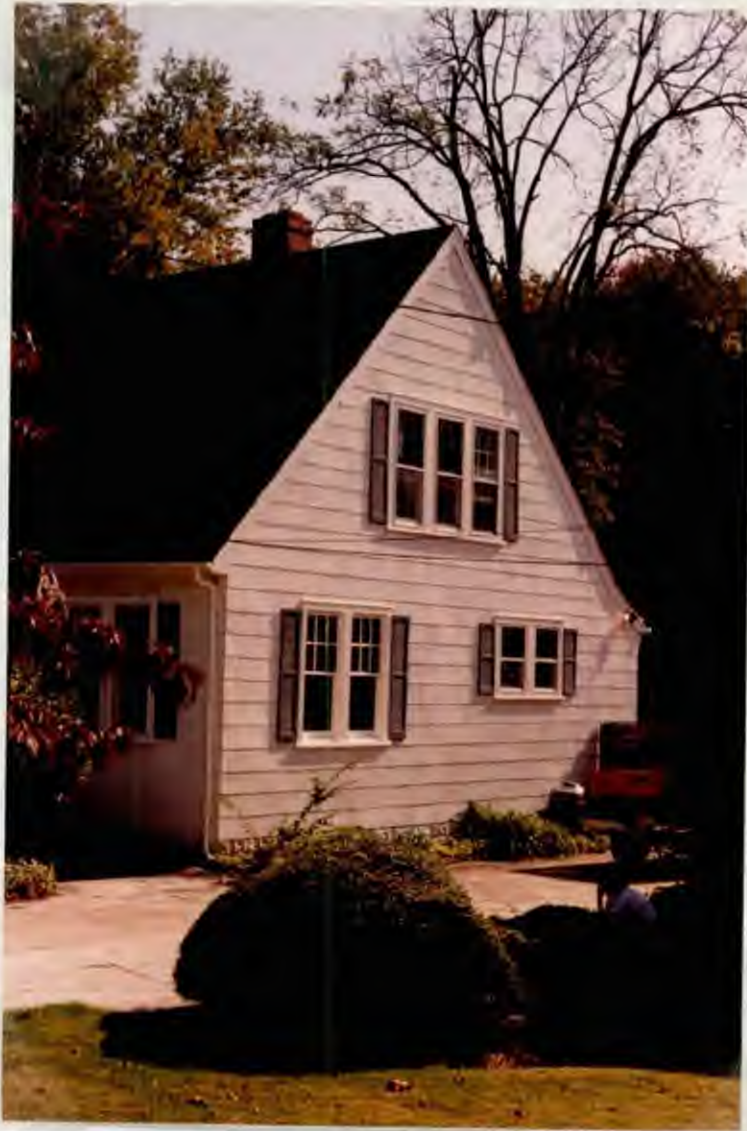


31/6-96N 3802 Washington St. ^M
(Kensington Historic District)



3802 Washington Street
Kensington, MD 20895
BACK

Please Contact Andrea Murtha at 1-303-777-6454



3802 Washington Street
Kensington, MD 20895
SIDE

Please Contact Andrea Murtha at 1-303-777-6454

Post-it™ Fax Note 7671

Date 11/12

of pages 3

To Louise Stark

From Perry Kephart

Co./Dept.

Co. HPC

Phone #

Phone # 493 4570

Fax # 703-974-5527

Fax #

DATE: 11-13-96

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: _____

1) wood siding to be used for dormer construction

2) Wood trim around windows will match existing trim.

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

Applicant: Chris & Andie Murtha

Address: 3802 Washington Street Kensington

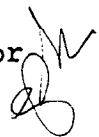
***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.


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

DATE: 11-13-96

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!

TAX ACCOUNT # _____ 54171282
NAME OF PROPERTY OWNER CHRIS & ANDIE MORTON DAYTIME TELEPHONE NO. (303) 777-6434
ADDRESS THE MAJESTIC COMPANY 1012 S VINE ST, DENVER, CO 80209
CITY STATE ZIP CODE
CONTRACTOR JHP MAJESTIC COMPANY TELEPHONE NO. (301) 934-3124
CONTRACTOR REGISTRATION NUMBER ADD LICENSE 1136 933-9577
AGENT FOR OWNER JEFF GURTUN DAYTIME TELEPHONE NO. (301) 947-1300

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 3802 STREET WASHINGTON STREET
TOWN/CITY KENSINGTON NEAREST CROSS STREET HADLEY PLACE
LOT 25 BLOCK 13 SUBDIVISION KENSINGTON
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 \$ 12,900
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.

[Signature] _____ 10-17-96 _____
Signature of owner or authorized agent Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 11-13-96

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

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The house is a 28'x34' cape cod with 12¹/₂ roof pitch. It is currently sided in asbestos shake (not orig.) painted white. The roof is dark grey, shutters are colonial blue. It is ~~not~~ on 1/4 acre in historic Kensington. It is a "non-contributing" resource.

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

We want to add a rear shed dormer, adding approx 100 sq ft to the interior living space. The addition will not affect the front facade or house footprint or base.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

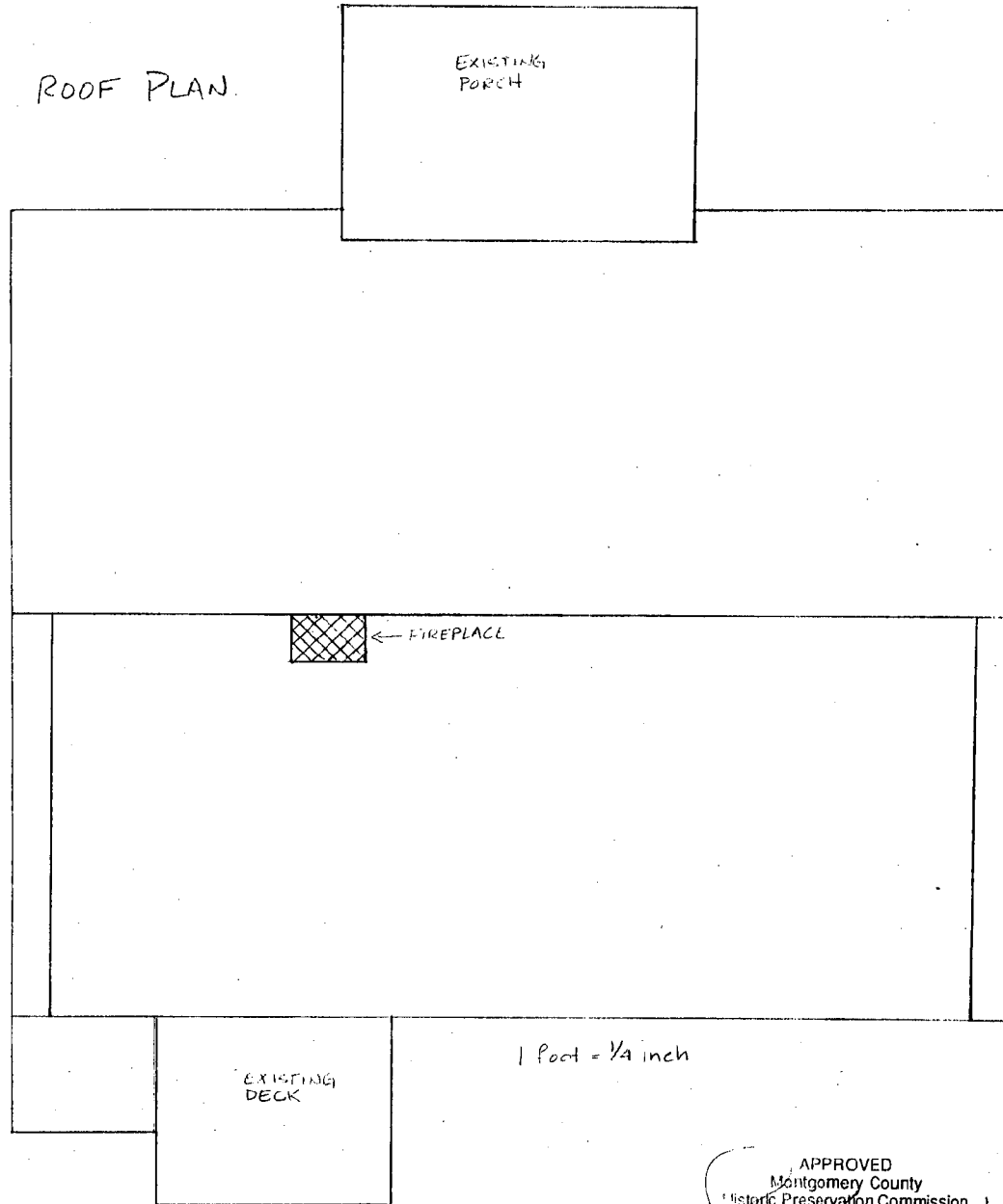
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- 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.
- 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.

3802 WASHINGTON ST

ROOF PLAN

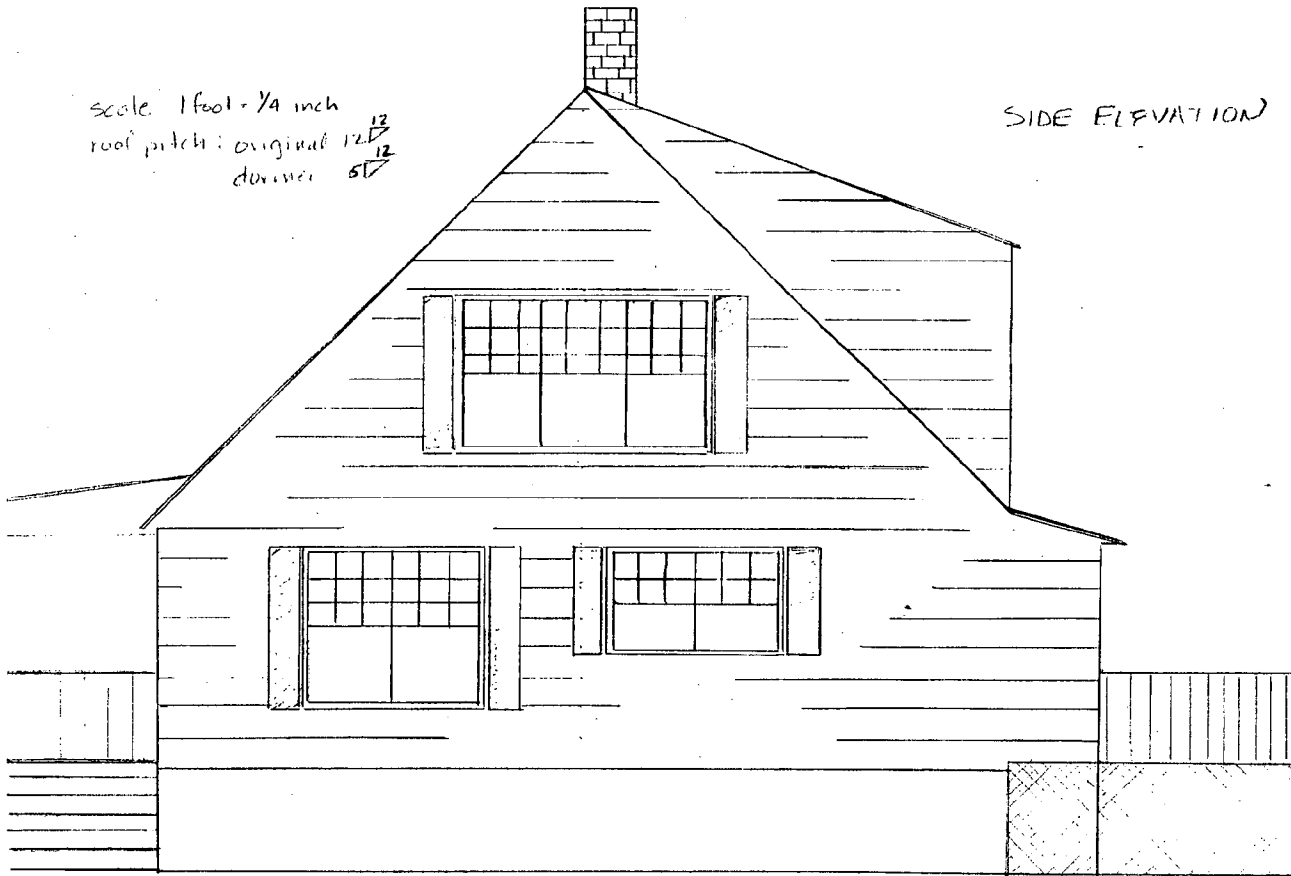


APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/13/96

3802 WASHINGTON ST

scale: 1 foot = 1/4 inch
roof pitch: original $\frac{12}{12}$
derivative $\frac{5}{12}$

SIDE ELEVATION



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/13/96

3802 WASHINGTON ST



REAR ELEVATION



scale
1 foot = 1/4"

original
pitch = 12/12
downer
pitch = 5/12

APPROVED
Montgomery County
Historic Preservation Commission
Ray K. [Signature] 11/13/96

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Marian & Art Stecklow
3800 Washington St
Kensington, MD 20895
446-3533

Mary Buckingham
10100 Hadley ~~St~~ Place
Kensington, MD 20895

Louise & Christopher Stark
3804 Washington St
Kensington, MD 20895
946-0811

Kaplan, Bruce
3803 Washington St
Kensington, MD 20895

Leaning, Samantha & Mark
3806 Washington St
Kensington, MD 20895

NOTE - There are
no residents behind
the property. There
is a park.

Karen Smith & Ian Litman
3716 Washington St
Kensington, MD 20895

46-6965

3802 WASHINGTON STREET

WRITTEN DESCRIPTION INCLUDING MATERIALS DESCRIPTION

We propose to add a shed dormer across the back of the house. The dormer will be set 16 inches in on each side and go from the roof ridge to the existing exterior wall. The roof pitch of the dormer will be five feet up for every twelve feet over. The addition will not be visible from the street and will not increase the footprint of the existing structure.

The roof is presently shingled with asbestos shingles and it needs to be replaced because it is in disrepair. We propose to reshingle the entire roof (front and back) with asphalt/composite shingles in the same dark gray color as the current ones.

The dormer will have three windows which will be the "through muntin" variety, also with double glazed glass. They will mimic the original windows as closely as possible.

The house is currently sided with asbestos shake; however we believe that under that is wooden clapboard siding. We propose to side the dormer with materials that mimic the appearance of clapboard siding because we intend to remove the asbestos and restore the original wood. In the event that the original wood siding is not salvageable, we intend to replace it with the same siding the dormer is sided in. We would like to use a high quality vinyl siding with the same look as the original wood. We believe this would be okay since our home is a "non-contributing home" located within the Kensington Historic District. Our contractor, William Christopher has worked within this district before (including on Washington street) and tells us that this is a reasonable and precidedent request. Our second option is to use wood siding.

We will not be disturbing any trees on the property to execute this alteration to the structure.

Sincerely,
Chris and Andie Murtha

*P.S. please contact us at
303-777-6454*

APPROVED
Montgomery County
Historic Preservation Commission

Robert J. ... 11/13/96

**Expedited
Historic Preservation Commission Staff Report**

Address: 3802 Washington Street	Meeting Date: 11/13/96
Resource: Kensington Historic District	Public Notice: 10/30/96
Case Number: 31/6-96N	Report Date: 11/06/96
Review: HAWP	Tax Credit: No
Applicant: Chris & Andie Murtha	Staff: Perry Kephart

DATE OF CONSTRUCTION: Ca. 1950

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Asbestos-sided 1 1/2 story Cape Cod with small front and back porches and 6/1 or 4 light windows.

PROPOSAL: Construct a shed roof dormer at the rear to enlarge the upstairs living space by approximately 160 square feet. The windows are proposed to be applied muntin, double-glazed with the same 6/1 and 4 light configuration as the rest of the house. The addition would be inset 16 inches from each side of the roof and would not be visible from the front of the house. No shutters are included in the proposal; addition of shutters would require another HAWP.

The applicant proposes to use vinyl siding for the dormer, but, after speaking with staff, has expressed a willingness to use wood. The applicant is a new owner, moving to Kensington from Colorado, who intends to restore the original wood siding if it is found to exist in salvageable condition under the asbestos shake. If this is not feasible, they will be applying for permission to replace the asbestos with vinyl siding as the property is a non-contributing resource.

RECOMMENDATION:

- Approval
- Approval with conditions:

1. Wood siding to be used for the dormer construction.
2. Wood trim around windows will match existing trim.

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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON ANDIE MURTHA
 DAYTIME TELEPHONE NO. (303) 777-6454
 TAX ACCOUNT # ~~BLISS/1007~~
 NAME OF PROPERTY OWNER CHRIS & ANDIE MURTHA DAYTIME TELEPHONE NO. (303) 777-6454
 ADDRESS THE MAJESTIC COMPANY 1012 S VINE ST, DENVER, CO 80209
 CITY STATE ZIP CODE
 CONTRACTOR THE MAJESTIC COMPANY TELEPHONE NO. (301) 924-2124
 CONTRACTOR REGISTRATION NUMBER MD LICENSE 1136 933-9577
 AGENT FOR OWNER JEFF GURTON DAYTIME TELEPHONE NO. (301) 947-1300

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 3802 STREET WASHINGTON STREET
 TOWN/CITY KENSINGTON NEAREST CROSS STREET HADLEY PLACE
 LOT 25 BLOCK 13 SUBDIVISION KENSINGTON
 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 _____
 1B. CONSTRUCTION COST ESTIMATE \$ 12,900
 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.

[Signature] 10-17-96
 Signature of owner or authorized agent Date

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

3

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:

The house is a 28'x34' cape cod with 12¹/₂ roof pitch. It is currently sided in asbestos shake (not orig?) painted white. The roof is dark grey, shutters are colonial blue. It is ~~set~~ on 1/4 acre in historic Kensington. It is a "non-contributing" resource.

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

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2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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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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

- 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.
- 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)

CHEN, WALSH, TECLER & MCCABE, LLP.

ATTORNEYS AT LAW

200A MONROE STREET
SUITE 300

ROCKVILLE, MARYLAND 20850

(301) 279-9500

FAX: (301) 291-5195

*ALSO ADMITTED IN THE
DISTRICT OF COLUMBIA

1-800-229-9510

JOHN BURGESS WALSH, JR.
WILLIAM JAMES CHEN, JR.*
KENNETH B. TECLER *
JOHN F. MCCABE, JR.*

October 14, 1996

Mr. and Mrs. Christopher R. Murtha
1012 S. Vine St.
Denver, Colorado 80209

Re: 3802 Washington Street
Kensington, Maryland 20895

Dear Mr. and Mrs. Murtha:

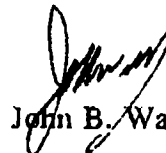
As you are aware, we have entered into a contract whereby the Estate of Anita M. Wilbur is selling to you the premises located at 3802 Washington Street, Kensington, Maryland, 20895. The settlement is scheduled for December 11, 1996.

You have requested that I provide you with a letter, as the Contract Purchaser, in order to enable to you to apply to the Kensington Local Advisory Committee for its approval to allow you to undertake certain renovations to the house.

This letter will provide you with my permission, as the Personal Representative of the Estate of Anita M. Wilbur, to seek approval of the Kensington Local Advisory Committee. Representatives of the Kensington Local Advisory Committee are authorized to contact me if it has any questions with respect to my granting you permission to make application to it.

I look forward to working with you in connection with this matter.

Very truly yours,



John B. Walsh, Jr.

JBW:plb:\probate\2\wilbur\murtha.ltr

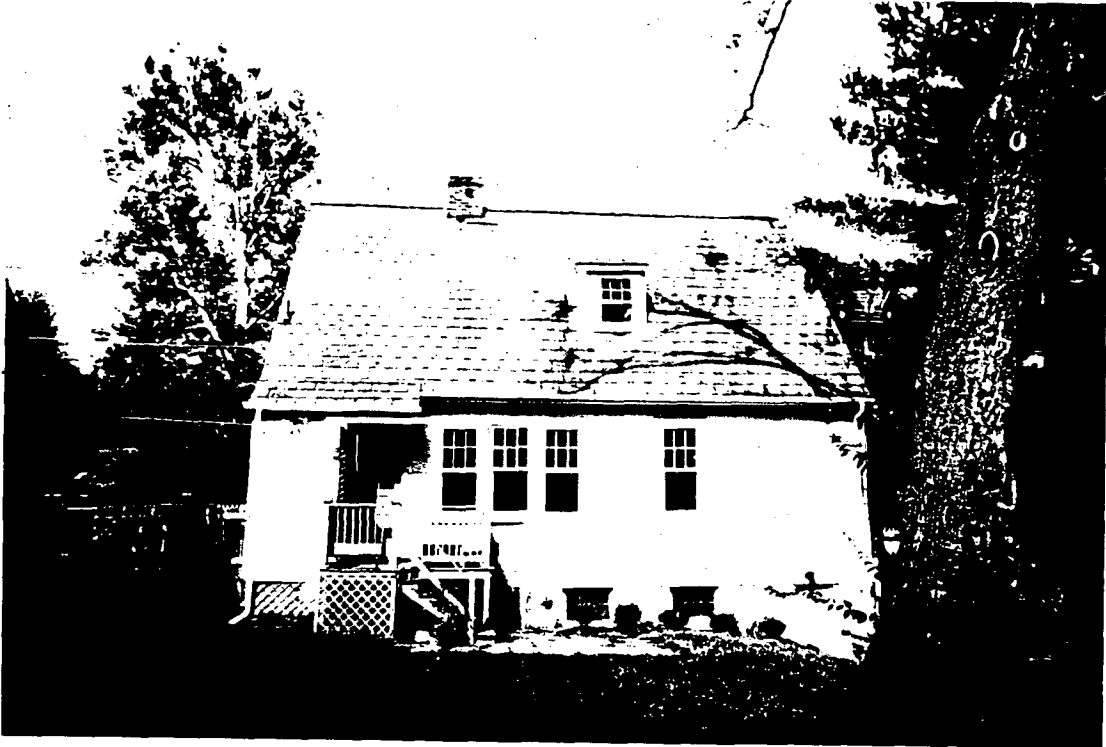
5



3802 Washington Street
Kensington, MD 20895
FRONT

Please Contact Andrea Murtha at 1-303-777-6454

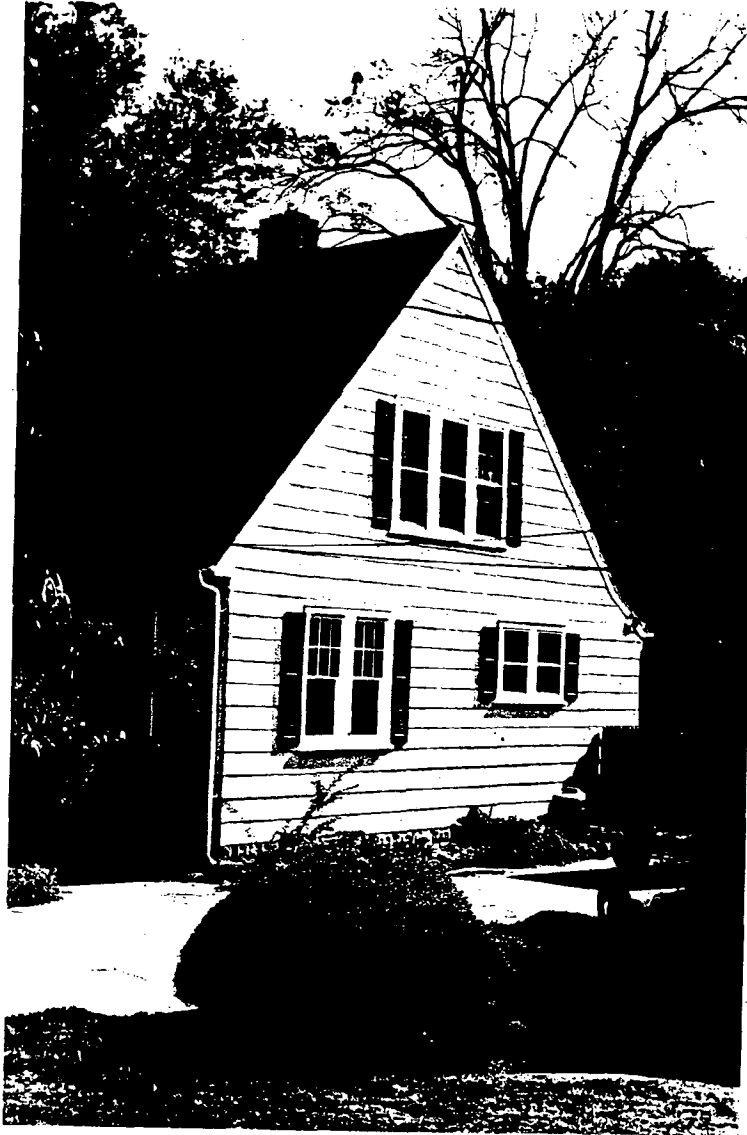
6



3802 Washington Street
Kensington, MD 20895
BACK

Please Contact Andrea Murtha at 1-303-777-6454

7



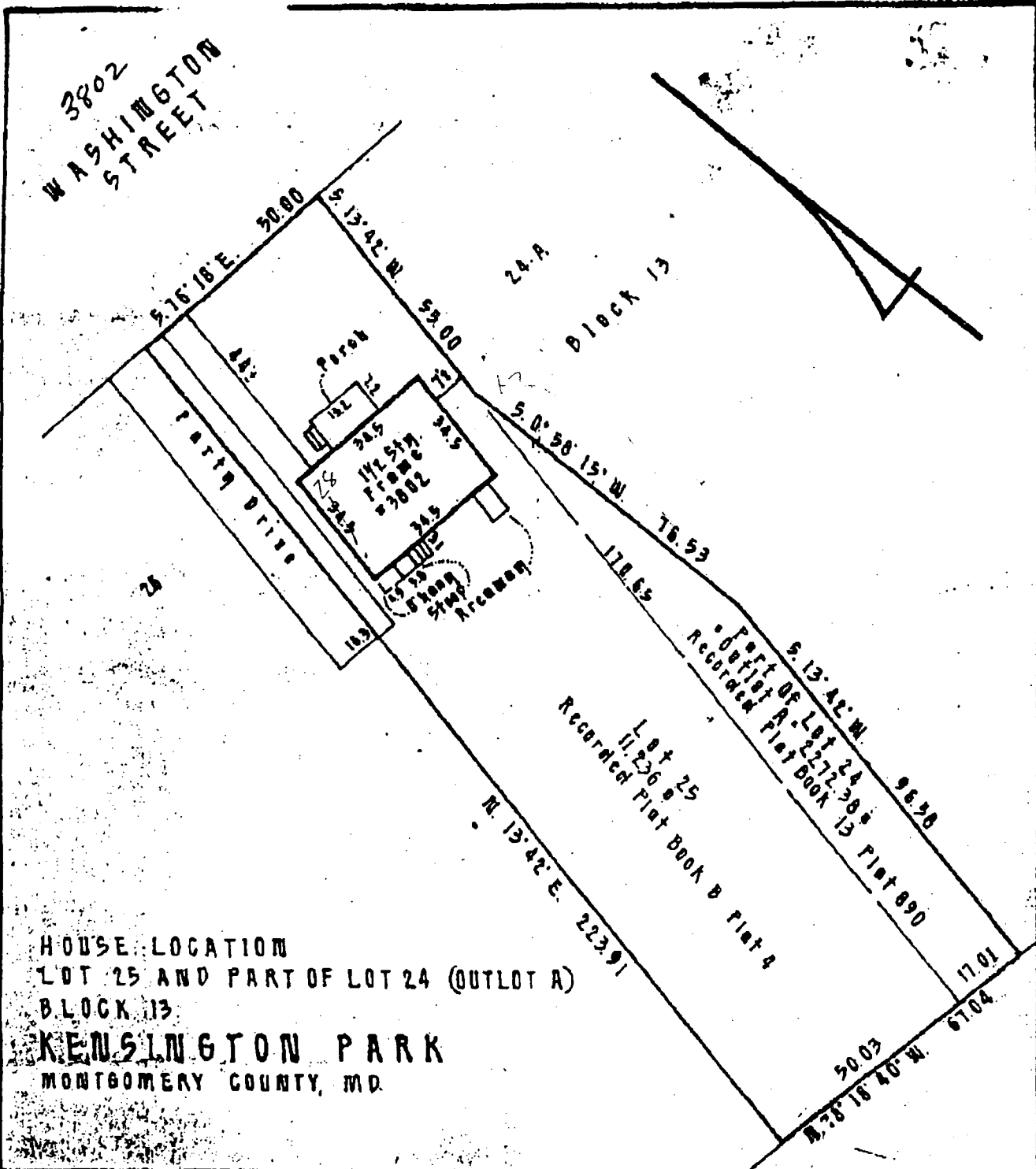
3802 Washington Street
Kensington, MD 20895
SIDE

Please Contact Andrea Murtha at 1-303-777-6454

8

NOTE: This

is not to be used for determining property lines. Proper corner Markers Not guaranteed by this survey



HOUSE LOCATION
 LOT 25 AND PART OF LOT 24 (OUTLOT A)
 BLOCK 13
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE
 POINTS SHOWN ON THE ABOVE DESCRIBED
 PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A
 TRANSIT-TAPE SURVEY.

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE
 REGISTERED LAND SURVEYOR MARYLAND #3315

REFERENCES	
PLAT NO.	500
PLAT NO.	ABOVC
LINE	
FOLIO	

ANDJON ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 431 N FREDERICK AVENUE
 SUITE 204
 GAITHERSBURG, MARYLAND 20878
 (301) 640-9910

DATE OF SURVEY	SCALE 1" = 30'
WALL CHECK	DRAWN BY:
TIME LOG: 8-21-19	JOB NO. 1056 19
BOUNDARY:	

(24)

3802 WASHINGTON STREET

WRITTEN DESCRIPTION INCLUDING MATERIALS DESCRIPTION

We propose to add a shed dormer across the back of the house. The dormer will be set 16 inches in on each side and go from the roof ridge to the existing exterior wall. The roof pitch of the dormer will be five feet up for every twelve feet over. The addition will not be visible from the street and will not increase the footprint of the existing structure.

The roof is presently shingled with asbestos shingles and it needs to be replaced because it is in disrepair. We propose to reshingle the entire roof (front and back) with asphalt/composite shingles in the same dark gray color as the current ones.

The dormer will have three windows which will be the "through muntin" variety, also with double glazed glass. They will mimic the original windows as closely as possible.

The house is currently sided with asbestos shake; however we believe that under that is wooden clapboard siding. We propose to side the dormer with materials that mimic the appearance of clapboard siding because we intend to remove the asbestos and restore the original wood. In the event that the original wood siding is not salvageable, we intend to replace it with the same siding the dormer is sided in. We would like to use a high quality vinyl siding with the same look as the original wood. We believe this would be okay since our home is a "non-contributing home" located within the Kensington Historic District. Our contractor, William Christopher has worked within this district before (including on Washington street) and tells us that this is a reasonable and precidedented request. Our second option is to use wood siding.

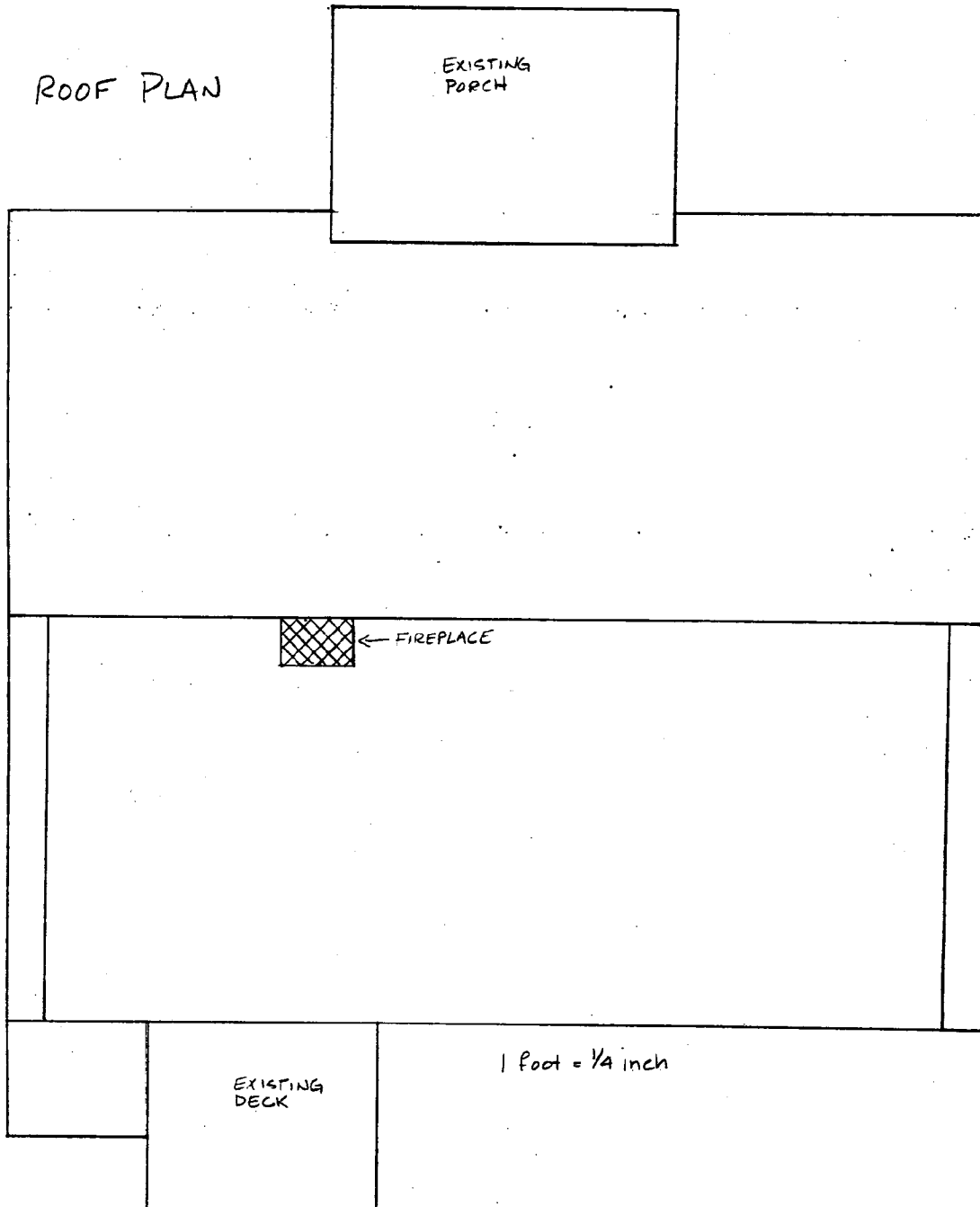
We will not be disturbing any trees on the property to execute this alteration to the structure.

Sincerely,
Chris and Andie Murtha

[Faint handwritten signature and date]

3802 WASHINGTON ST

ROOF PLAN



12

Scale
1 foot = 1/4"
Original
12/12
Dover
D. H. M.
5/17



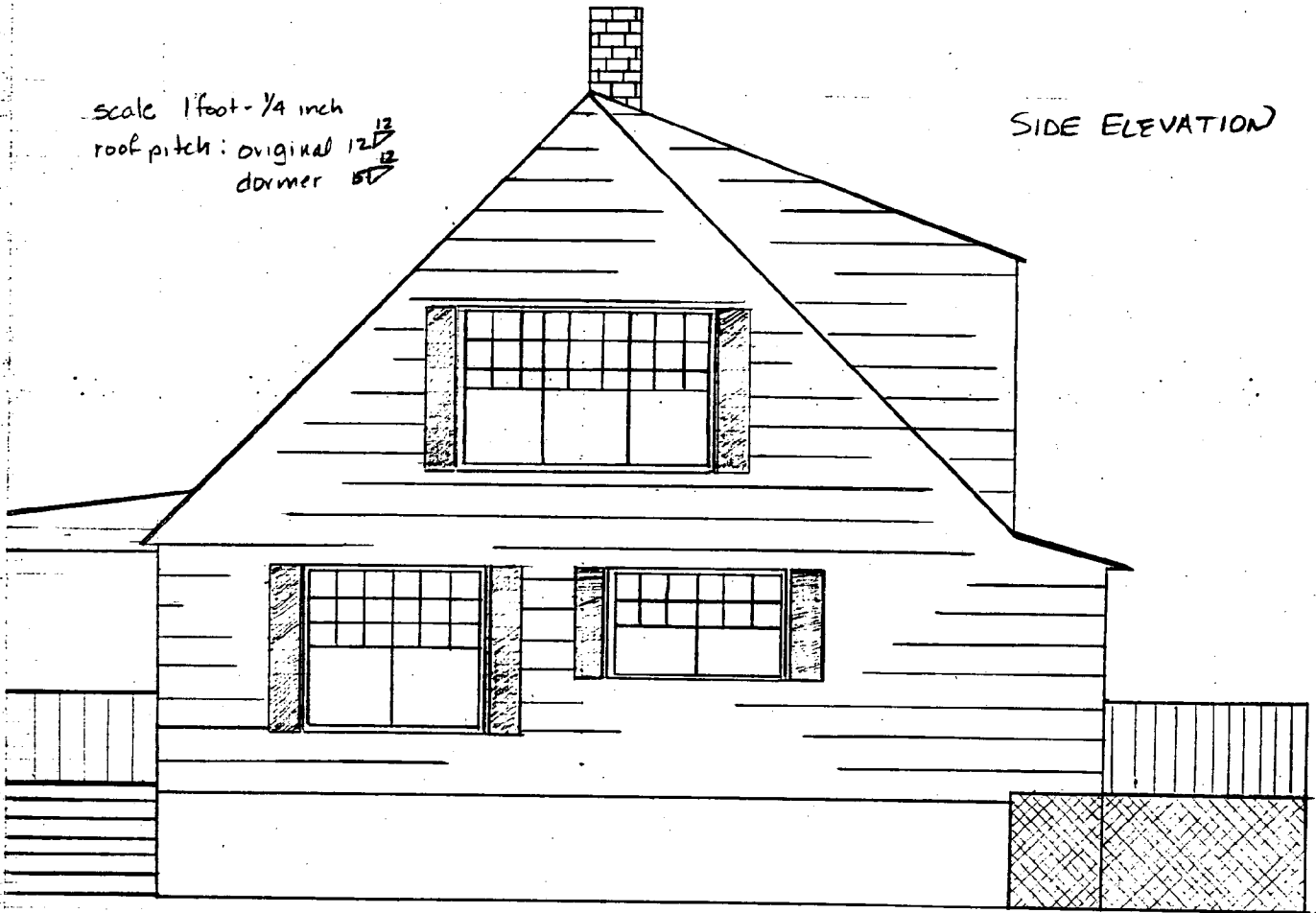
REAR ELEVATION

3802 WASHINGTON ST

3802 WASHINGTON ST

scale 1 foot = 1/4 inch
roof pitch: original $12/12$
dormer $5/12$

SIDE ELEVATION



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Marianne Art Stecklow
3800 Washington St
Kensington, MD 20895
946-3533

Mary Buckingham
10100 Hadley ~~St~~ Place
Kensington, MD 20895

Louise & Christopher Stark
3804 Washington St
Kensington, MD 20895
946-0811

Kaplan, Bruce
3803 Washington St
Kensington, MD 20895

Leaning, Samantha & Mark
3806 Washington St
Kensington, MD 20895

NOTE - There are
no residents behind
the property. There
is a park.

Karen Smith & Iau Litman
3716 Washington St
Kensington, MD 20895

746-6965

(14)

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.

CHEN, WALSH, TECLER & MCCABE, LLP.

ATTORNEYS AT LAW

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1-800-229-9510

JOHN BURGESS WALSH, JR.
WILLIAM JAMES CHEN, JR.*
KENNETH B. TECLER *
JOHN F. MCCABE, JR.*

October 14, 1996

Mr. and Mrs. Christopher R. Murtha
1012 S. Vine St.
Denver, Colorado 80209

Re: 3802 Washington Street
Kensington, Maryland 20895

Dear Mr. and Mrs. Murtha:

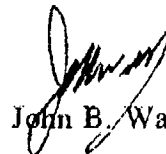
As you are aware, we have entered into a contract whereby the Estate of Anita M. Wilbur is selling to you the premises located at 3802 Washington Street, Kensington, Maryland, 20895. The settlement is scheduled for December 11, 1996.

You have requested that I provide you with a letter, as the Contract Purchaser, in order to enable to you to apply to the Kensington Local Advisory Committee for its approval to allow you to undertake certain rennovations to the house.

This letter will provide you with my permission, as the Personal Representative of the Estate of Anita M. Wilbur, to seek approval of the Kensington Local Advisory Committee. Representatives of the Kensington Local Advisory Committee are authorized to contact me if it has any questions with respect to my granting you permission to make application to it.

I look forward to working with you in connection with this matter.

Very truly yours,



John B. Walsh, Jr.

JBW:pl\lb:\probate\2\wilbur\murtha.jlr

10/17/96

Perry,

My father, Ed Jarski will be dropping
off photographs on Friday 10/18.

The application will arrive to you
as soon as we get it =
fill it out.

Please contact me if you need
anything else.

Thanks!

Andie Murtha

303 777-6454