

31/6-98N 3913 Washington St.
(Kensington Historic District)

140A N





NOV 11 1970

PHOTO BY:
WALTER H. HERSHEY
2312 WASHINGTON STREET
EENSINGTON, MD. 20745



NOV 11 1970
PHOTO BY:
- WALTER H. HERSHEY
3912 WASHINGTON STREET
KENSINGTON, MD. 20795



NOV 11 1970

PHOTO BY:
WALTER H. HERSHEY
3912 WASHINGTON STREET
KENSINGTON, MD. 20795



02-01 ENNH-20AU 0020

EL25 PAGE

upstairs porch windows



Exterior upstairs perch window

EL25 P002

62-02 BNNM+12AU 0320







Kitchen window from inside

6-8-2002

62-84 BMMH 1980 0820

EL25 P082



Kitchen window
(exterior)

EL25 P002

62-81 BNNMH-02AL 0020





porch / breakfast room windows

EL25 P082

62-02 BHNNH+33AU 08201

08-08-01-12+



Upstairs perch

EL 25 P002

62-04 BINNIN+12AU 0020

62-04 00-7-01



well house (in back of house)

EL25 P002

62-81 BHNWY+03AU 0020



EL25 P002

62-01 BNNW-02AU 0020

porch off of kitchen
(structural onsite)





exterior breakfast room window

EL25 P002

62-01 BNNH-03AU 0020

12/7

called m fitz to
let her know we
were going to look
@ roof 12/7 1230
Dennis Tracer

MEMORANDUM

March 9, 1999

TO: Historic Preservation Commission

FROM: Perry Kephart

RE: HPC Case No. 31/6-98P
Slate Roof Replacement
3913 Washington Street, Kensington

A Historic Area Work Permit was approved for rehabilitation work at the subject property on December 16, 1998 with the conditions shown in the attached memorandum to DPS.

Geary Fitzpatrick's (the applicant) and HPC staff's investigations of the roof replacement situation have resulted in the following:

1. The subject roof is a 100 year old patterned slate roof on Washington Street that was painted with metal roof paint some years ago. Although there is minimal evidence of leakage (staining, rot) on the underside, the roof has leaked regularly since the applicant bought the house and was reported to be problematic by the previous owner. Vinyl siding and soffits were applied to the house at some previous time and the integrity of the roof and the drainage system appear to have been compromised at that time.
2. In addition, three experienced slate roofers have independently reported that after 100 years and poor maintenance, the slate is too deteriorated to be reparable. The three roofers were Dennis Tracy and Wagner Roofing who both reported verbally on their findings and Gene Hudlow whose letter is attached.
3. The applicant has undertaken extensive restoration of the property, which was in serious disrepair, and cannot afford to replace the slate roof given the cost of the other work that is being completed.

Staff recommends that the HPC approve the replacement of the existing roof with a "Slateline" composite shingle roof *with the condition that the historic roof be documented by the applicant and/or the roofer*. This includes photographing the roof pattern and retention of small samples of the various colored slate tiles (if, under the metal paint, are found colored slate). Staff would also suggest that the case file include a notation to future commissions that the slate be considered as the optimum replacement material when the asphalt shingle roof fails in 20 years.

The Kensington LAP, KHS Preservation Committee, and the neighbor (Louise Riedel) have concurred with this recommendation for approval.

Gene Hudlow
Windproof Contractors
12601 Moxley Crest Drive
Mt. Airy, MD 21771
301-831-3970
February 24, 1999

Historic Preservation Commission
Attn: Perry Kephart

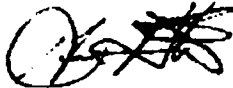
RE: 3913 Washington Street
Kensington, MD 20895

Dear Mr. Kephart.

I have 25 years of experience in the installation and replacement of slate roofs. In September of 1998 I met with Gary Fitzpatrick to inspect the above-referenced property. The results of the inspection determined that it is necessary to install a new roof due to the deterioration of the slate on the property. The nail heads are rusting, the slates are deteriorating, and the 30-lb. felt underlayment is disintegrating.

If you have any questions, please feel free to contact me.

Sincerely,



Gene Hudlow
Windproof Contractors

GH:lh

cc: Gary Fitzpatrick

Kensington LAP
Frank O'Donnell, Chair

MEMORANDUM

To: Montgomery County Historic Preservation Commission

From: Frank O'Donnell, Kensington LAP

Date: March 9, 1999

Re: Proposed HAWP for 3913 Washington Street

No member of the Kensington LAP has raised any objections to the proposed HAWP (roof project) for 3913 Washington Street. I assume the HPC would re-examine the desirability of a slate roof at the end of the useful life of the new roof.

Gene Hudlow
Windproof Contractors
12601 Moxley Crest Drive
Mt. Airy, MD 21771
301-831-3970
February 24, 1999

Historic Preservation Commission

Attn: Perry Kephart

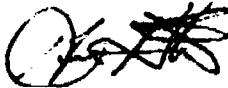
RE: 3913 Washington Street
Kensington, MD 20895

Dear Mr. Kephart:

I have 25 years of experience in the installation and replacement of slate roofs. In September of 1998 I met with Gary Fitzpatrick to inspect the above-referenced property. The results of the inspection determined that it is necessary to install a new roof due to the deterioration of the slate on the property. The nail heads are rusting, the slates are deteriorating, and the 30-lb. felt underlayment is disintegrating.

If you have any questions, please feel free to contact me.

Sincerely,



Gene Hudlow
Windproof Contractors

GH:lh

cc: Gary Fitzpatrick

Kensington LAP
Frank O'Donnell, Chair

MEMORANDUM

To: Montgomery County Historic Preservation Commission

From: Frank O'Donnell, Kensington LAP

Date: March 9, 1999

Re: Proposed HAWP for 3913 Washington Street

No member of the Kensington LAP has raised any objections to the proposed HAWP (roof project) for 3913 Washington Street. I assume the HPC would re-examine the desirability of a slate roof at the end of the useful life of the new roof.

Kensington Historical Society, Inc.
P.O. Box 453
Kensington, MD 20895

December 16, 1998

Historic Preservation Commission
MNCPPC
8787 Georgia Avenue
Silver Spring, MD

Dear Commissioners:

I am writing on behalf of the Preservation Committee of the Kensington Historical Society.
Concerning the alterations to 3913 Washington Street.

Our main concern is maintaining the streetscape and the garden setting in our district. We very much appreciate the amount of work that is going into this rehabilitation. In all cases we strongly encourage the repair of existing slate roofs if at all possible. This roof in particular has a unique design with a good portion facing the street. Hopefully repair would be possible and combined with the tax credit the new owners will find it feasible to follow this route. We encourage the homeowner to vigorously investigate this possibility.

The new windows will be a vast improvement. The removal of the side room addition is not a major concern. There are two brief comments concerning the rear. When the basement entry structure is removed perhaps it could be retained for later use, possibly as a tool shed of some sort. Also it would seem that the dock supports are of two sizes. Would they all be brick if the original porch supports can be saved?

Again, we would like to state that we are extremely happy with the amount of historical sensitivity that the Fitzpatricks are showing in this rehabilitation.

Sincerely,



Julie O'Malley
Historic Preservation Committee
Kensington Historical Society

P.S. I was sorry to note that the adjacent neighbors to the rear were not notified.
cc: Geary Fitzpatrick

not approved -
12/16/98

NEW ASPHALT SHINGLE
ROOF, TYP.

NEW WD. 1/1 WINDOWS
AT SUNROOM, TYP.

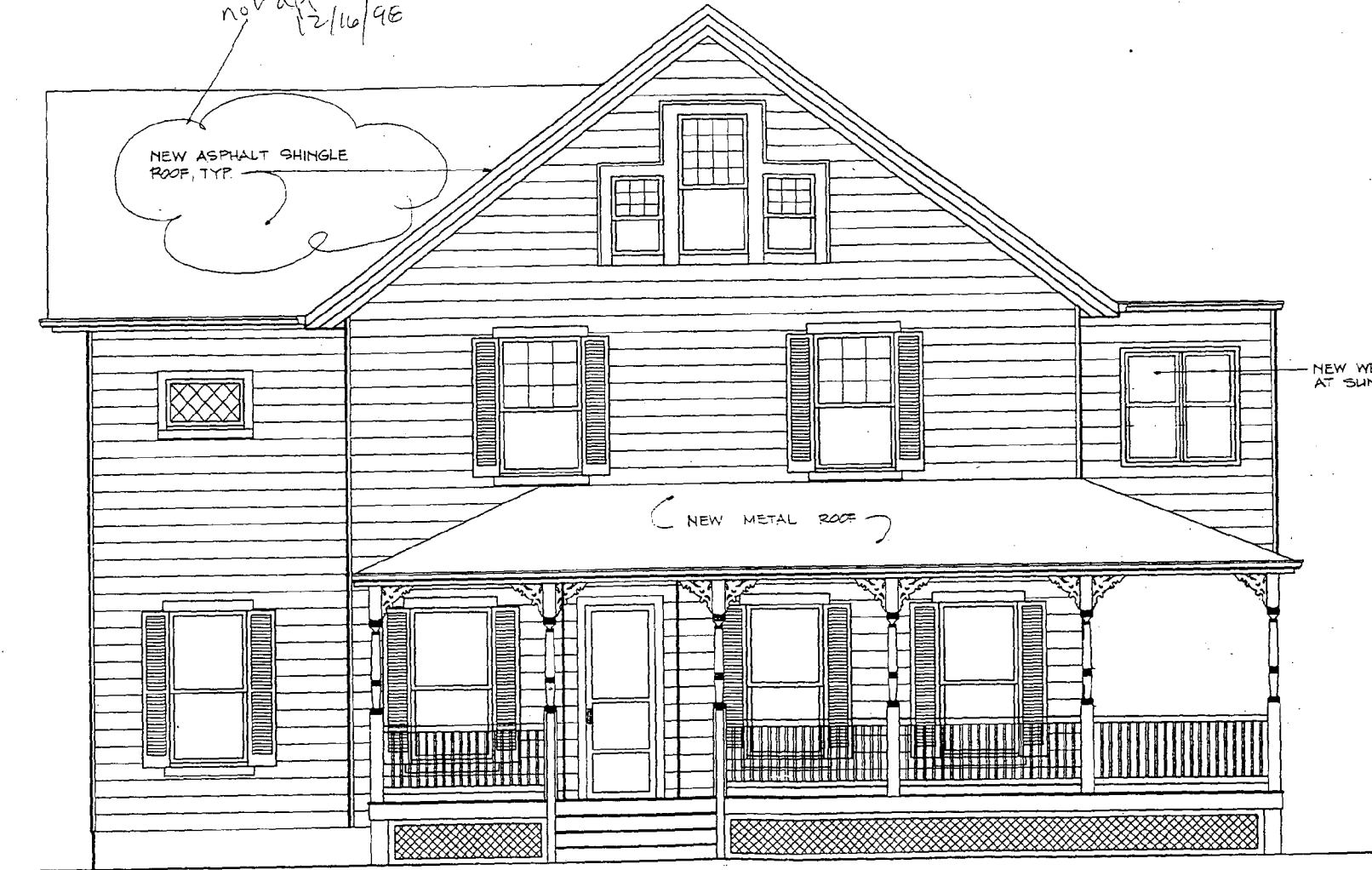
NEW METAL ROOF

APPROVED with conditions
Montgomery County
Historic Preservation Commission

[Signature] 12/16/98

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

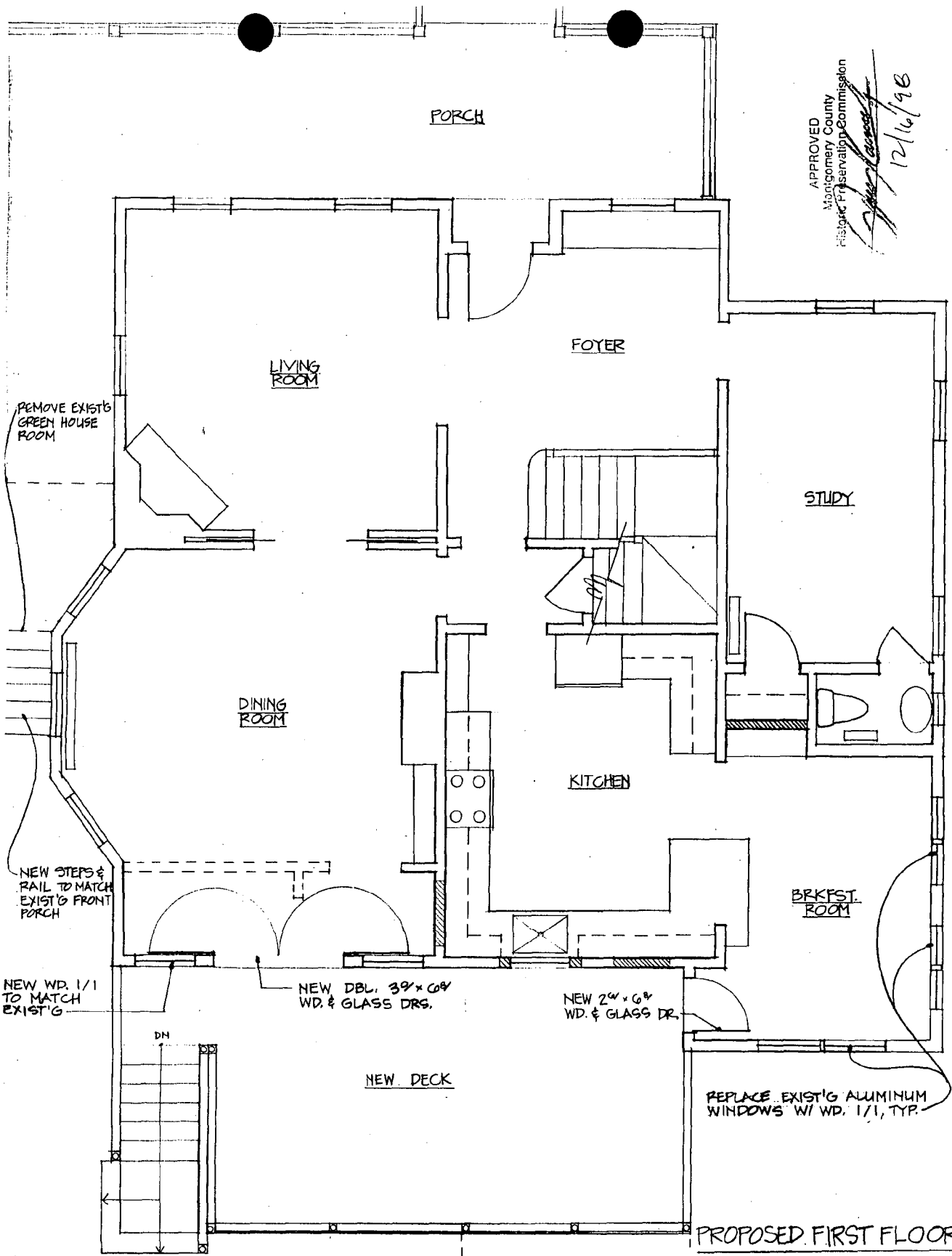




PROPOSED REAR ELEVATION

1/4" = 1'-0"

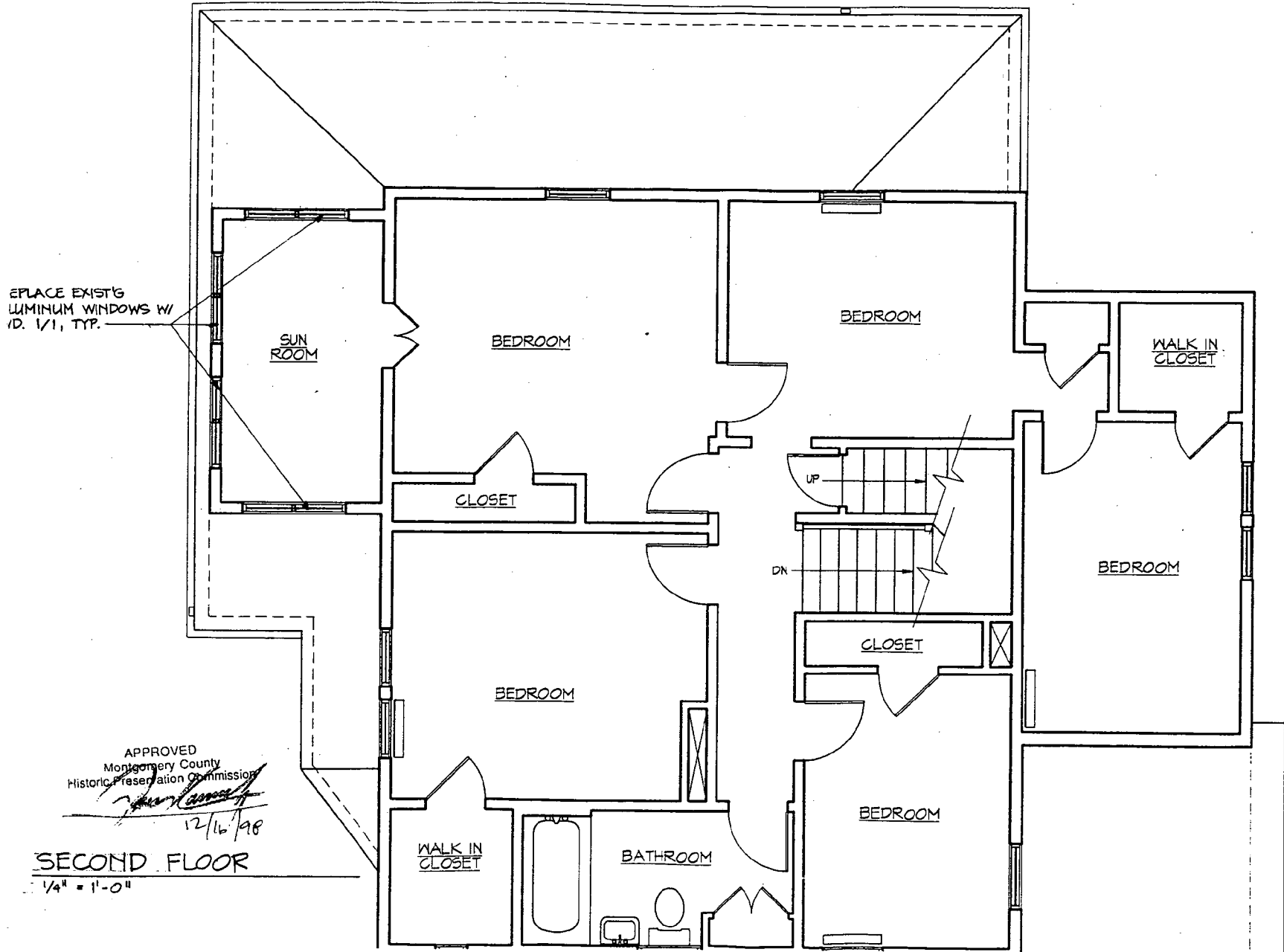
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12/16/98



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12/16/98

PROPOSED FIRST FLOOR

REPLACE EXIST'G
ALUMINUM WINDOWS W/
1/1, TYP.

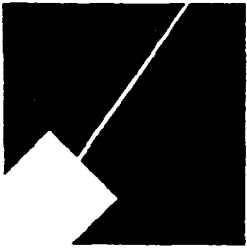


APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12/16/98

SECOND FLOOR

1/4" = 1'-0"

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

Date: 12-16-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

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

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

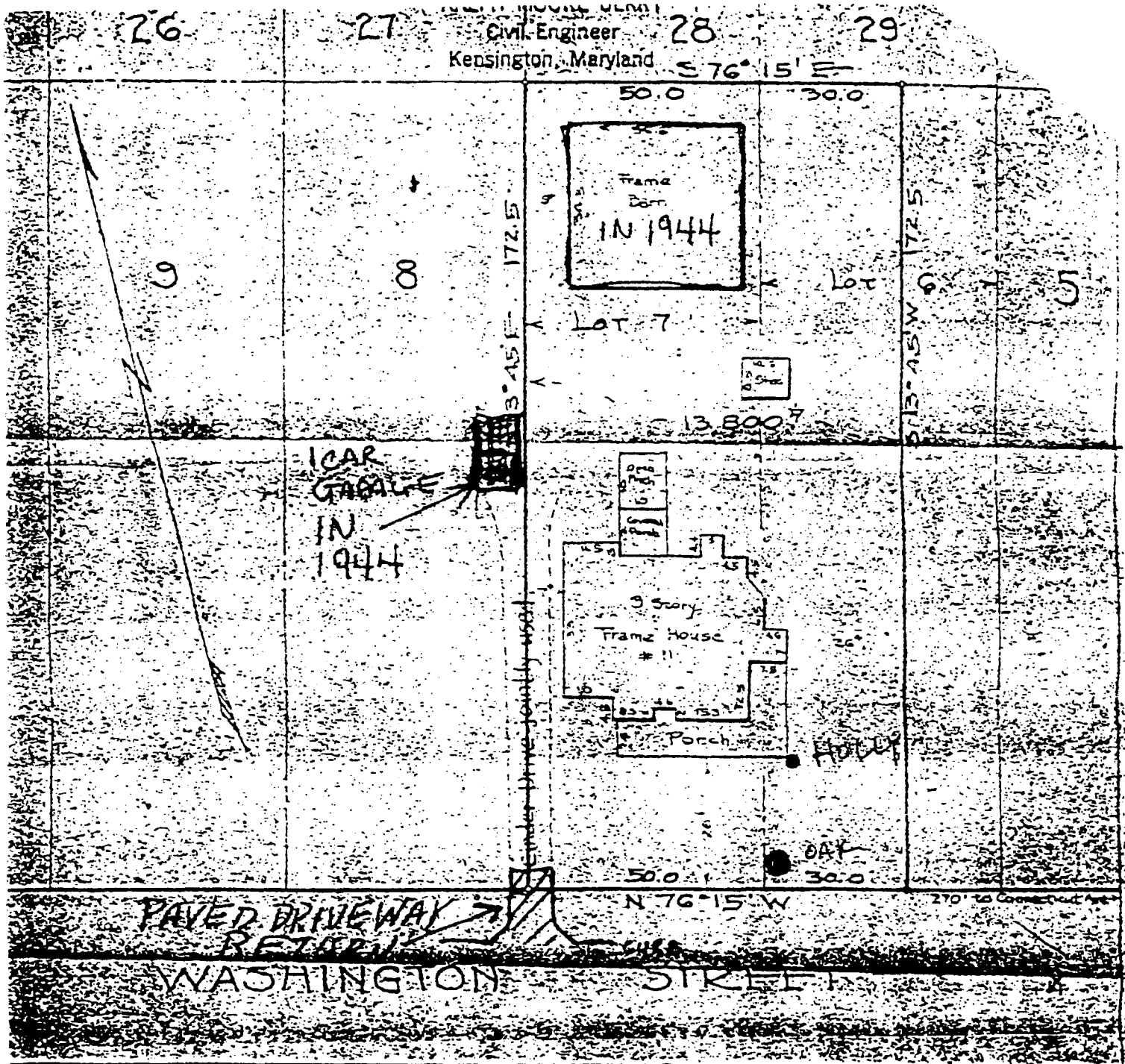
A handwritten signature in black ink, appearing to be 'R. Ziek', is written over the name Robin D. Ziek.

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 12-16-98.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr



I hereby certify that the plat hereon delineated is a correct plat of LOT 7 & PART OF LOT 6, B. 12
 in the subdivision of land known as KENSINGTON PARK, Montgomery County, Maryland,
 as the same is shown on plat duly filed among the Land Records of said county in Plat Book B, Plat No. 12,
 and that there are no encroachments from adjoining properties unless indicated hereon,
 and that the location of improvements shown is as determined by actual measurements made
 DECEMBER 1, 1944

Ruth Moore Berry
 Registered Professional Engineer
 and Land Surveyor

(7)

SITE PLAN IN 1944



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-16-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *GW*

SUBJECT: Historic Area Work Permit

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

Approved

Denied

Approved with Conditions: _____

- 1) Provide protective fencing around trees at 3915 Washington St during construction
 - 2) Slate roof replacement continued, ^{to be studied further} not approved
 - 3) Basement shed entry to be preserved subject to staff approval
- and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Gary & Margaret Fitzpatrick

Address: 3913 Washington Street Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Date: 3/10/99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gwh*

SUBJECT: Historic Area Work Permit 31/6-98N CONT

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

 Approved Denied

Approved with Conditions: Re: Roof Replacement

a) Documentation of slate roof to be reviewed by staff

b) Material for replacement roof to replicate dimensions, appearance of historic material as closely as possible
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Geary Fitzpatrick

Address: 3913 Washington St. Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

Dear Gwen,

3/12/99

Per our conversation 3/12/99

I am providing you with information about the existing slates on my house and the new shingles I propose to use.

The existing ^{rectangular} slates measure 6" H x 8" W.

The proposed new shingles are 8" wide and 6" - 6 1/2" high. These are the SlateLine and Hatteras shingles I brought to the meeting. Based on these measurements I feel I have fulfilled the H.A.C. concern that the new ~~new~~ materials will replicate the existing slate as closely as possible. I will document the roof upon the contract with roofer.

Sincerely,
Gwen Stubbins



RETURN TO: DEPARTMENT OF PERMITTING SERVICE
250 HUNGERFORD DRIVE, 2nd FLOOR
GAITHERSBURG, M.D. 20878
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Margaret or Gary Fitzpatrick

Daytime Phone No: (301) 942-0631

Tax Account No.: _____

Name of Property Owner: Gary & Margaret Fitzpatrick Daytime Phone No: (301) 942-0631

Address: 10405 Whitely St Kensington MD 20895
Street Number City State Zip Code

Contractor: Sandy Gordon - Chery Chase Customs Phone No: (301) 370-2641

Contractor Registration No.: _____

Agent for Owner: Gary Fitzpatrick Daytime Phone No: (301) 386-9955

301
220
1561
Pugh

LOCATION OF BUILDING/PREMISE

House Number: 3913 Street: Washington St
Town/City: Kensington MD Nearest Cross Street: Connecticut Ave.
Lot: P6 Block: 12 Subdivision: Kensington
Liber: J.A. No. 23 Folio: 3 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: replace windows
replace roof

1B. Construction cost estimate: \$ \$30,000

1C. If this is a revision of a previously approved active permit, see Permit # 140

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEN/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.

Margaret B. Fitzpatrick
Signature of owner or authorized agent

11/25/98 Date

Approved: W/conditions _____
Signature: _____ Date: _____
Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12/16/98

Application/Permit No.: 9811270862 Date Filed: _____ Date Issued: 3/10/99 - (cont)

**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 property at 3913 Washington St needs to have the existing aluminum windows replaced with double hung wood louver windows to restore the house in keeping with its original design. The roof needs to be replaced. The existing slate roof is in complete disrepair and will be replaced with asphalt shingles. We will also remove existing porch and well house that were added on that pose a threat. These structures ^{have} should be considered dangerous after review from several contractors.

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

The project improves and/or corrects existing structural defects and inferior replacements/additions which were made in the past. As such, all changes protect and/or improve the existing historic structure.

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, (301/279-1355).

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.

3901 Washington St.
Y.C & Helen Yin

3915 Washington St.
Gertrude H Riedel

3910 Washington St.
Gerrold B. ~~W~~llman et. al.

3912 Washington St.
Neil J. & A.C Stablrow

3915 Washington St.
Susan E Fleishman

3916 Washington St.
Daniel D & C.C. Zaludek

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

Date: 3-10-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *egh*

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 Permitting Services (DPS) 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 DPS before work can begin.

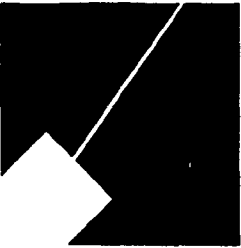
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

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

MEMORANDUM

DATE: 3-10-99
TO: Local Advisory Panel/Town Government
FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner *PK*

SUBJECT: Historic Area Work Permit Application - HPC Decision 31/6.98N (cont)

The Historic Preservation Commission reviewed this project on 3-10-99.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

*Kensington Historical Society, Inc
P.O. Box 453
Kensington, MD 20895.*

March 9, 1999

Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Chairman, Commissioners, and staff:

I am writing for the Preservation Committee of the Kensington Historical Society in response to the roof replacement at 3913 Washington Street, Kensington. We are extremely disappointed that the owners were not able to find a roofer with adequate experience to repair the roof. We understand the difficulties with guaranteeing a job of this sort and also the need for fixing the roof in a timely fashion with their other renovations. If the staff feels that the possibilities have been thoroughly investigated then we would concur that replacement should take place. Please be sure that a sufficiently accurate record of this patterned roof is kept in the files so that perhaps at a future date a slate roof could be installed with this pattern. We would have no objection to the roof they are requesting.

Sincerely,



Julie O'Malley, Chair
Preservation Committee
KHS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3913 Washington Street

Meeting Date: 12/16/98

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-98N

Tax Credit: Partial

Public Notice: 12/02/98

Report Date: 12/09/98

Applicant: Geary & Margaret Fitzpatrick

Staff: Perry Kephart

PROPOSAL: Alterations

RECOMMEND: Approval with Conditions

DATE OF CONSTRUCTION: ca. 1898

SIGNIFICANCE: Outstanding Resource in Kensington Historic District

ARCHITECTURAL DESCRIPTION

The residence is a 2½ story, front-gabled frame Queen Anne structure that is now clad in metal siding. The windows are 1/1 on the first level and 6/1 on the second level front facade with miscellaneous other window treatments elsewhere. The wood shutters are operable, and appear to be original. A front porch with brackets and balustrade wraps around to the right. There is an early 20th century cross gable, two-story addition on the left. On the right is a second story enclosed shedroof sunroom with three-light awning windows. At the rear of the front porch is a plant room that appears to be early 20th century. At the rear of the structure is a brick lower level addition with a rear porch above, a basement entry door and a one-story shed-roof addition on the right.

PROPOSAL

The applicant proposes to:

1. Remove the rear porch and basement entry and replace them with a rear wood deck with a steps leading to grade. The deck is to be surrounded by a wood balustrade with inset balusters. The steps will have a railing on both sides.
2. Install one-light double french doors as access to the rear deck.
3. Remove the plant room set in the first level porch.
4. Install wood steps at the rear of the porch leading to grade. The steps are

①

to have a wood railing with inset balusters.

5. Replace the existing asphalt shingle porch roof with a raised-seam metal roof. Repair or replace as needed the inset metal gutter around the perimeter of the porch.
6. Replace the out-of-period sunroom windows and the 1-light rear shed addition windows with 1/1 wood windows.
7. Replace a small 3-light window on the rear facade with a 2/2 window to match an existing rear window.
8. Remove the patterned slate roof on the main block and replace it with asphalt shingle.

STAFF DISCUSSION

The applicant is to be commended for the extensive rehabilitation work that is being undertaken on this primary resource.

Staff would concur with the window changes and with the replacement of the rear porch with a rear deck.

The removal of the plant room that is part of the evolutionary character of the house is somewhat controversial, but as the structure is deteriorated and has been modified with contemporary glass walls, staff is of the opinion that it lacks the integrity to justify rehabilitation. It should also be noted that it is clearly an addition to the original porch configuration.

The replacement of the original patterned slate roof with asphalt shingle is more problematic. The roof is clearly original and is a notable exception to the other houses along Washington Street, many of which now have asphalt shingle roofs. There are other slate roofs, but no other patterned roofs remain. The roof can be seen from the street. The slate has been painted, which may have affected its lamination. It is 100 years old, which means that it is approaching the last few decades of its useful life. Staff was able to inspect a portion of the sheathing and found signs of leaking along the roof ridgeline where repair is needed, but was unable to inspect the front area of the roof where applicant has indicated the most serious leaking had occurred. Generally, the roof from underneath appeared to be in sound condition. From the ground, areas of oxidation and some cracked slates could be seen. Staff is of the opinion that the roof replacement should be deferred until there is clearer evidence that it should be replaced rather than repaired. Replacement of an original slate roof that has 20-50 years of useful life with an asphalt shingle roof that has a 20 year guarantee should be discouraged. It should also be noted that the repair of the slate generally qualifies for both the 10% county tax credit and the 25% state tax credit which would mitigate some of the financial impact of the project. If the roof can be repaired to prevent leaking - in light of the considerable investment being made in rehabilitating the interior of the house - staff would recommend repair over replacement as the

more appropriate action.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will 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.

with the general condition applicable to all Historic Area Work Permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

ATLANTIC CITY HISTORIC AREA WORK PERMIT

Contact Person: Margaret or Geary Fitzpatrick

Daytime Phone No. (301) 942-0631

Tax Account No. _____

Name of Property Owner: Geary & Margaret Fitzpatrick Daytime Phone No. (301) 942-0631

Address: 10405 Wheatley St Kensington MD 20895
Street Number City State Zip Code

Contractor: Sandy Gordon - Chery Chase Customs Phone No.: (301) 370-2641

Contractor Registration No. _____

Agent for Owner: Geary Fitzpatrick Daytime Phone No. (301) 384-7955

LOCATION OF BUILDING/PREMISE

House Number: 3913 Street: Washington St

Town/City: Kensington MD Nearest Cross Street: Connecticut Ave.

Lot: Pl6 Block: 12 Subdivision: Kensington

Liber: LA, HD, 2 Folio: 3 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: replace windows
replace roof

1B. Construction cost estimate: \$ \$30,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Margaret or Geary Fitzpatrick Signature of owner or authorized agent Date 11/25/98

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:

The property at 3913 Washington St needs to have the existing aluminum windows replaced with double hung wood louver windows to restore the house in keeping with its original design. The roof needs to be replaced. The existing slate roof is in complete disrepair and will be replaced with asphalt shingles. We will also remove existing porch and well house that were added on that pose a threat. These structures should be considered dangerous after review from several contractors.

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

The project improves and/or corrects existing structural defects and inferior replacements/additions which were made in the past. As such, all changes protect and/or improve the existing historic structure.

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.

5

3909 Washington St.
Y.C. & Helen Yin

3915 Washington St.
Gertrude H. Riedel

3910 Washington St.
Gerrald B. ~~W~~llman et al.

3912 Washington St.
Neil J. & A.C. Stablow

3915 Washington St.
Susan E. Fleishman

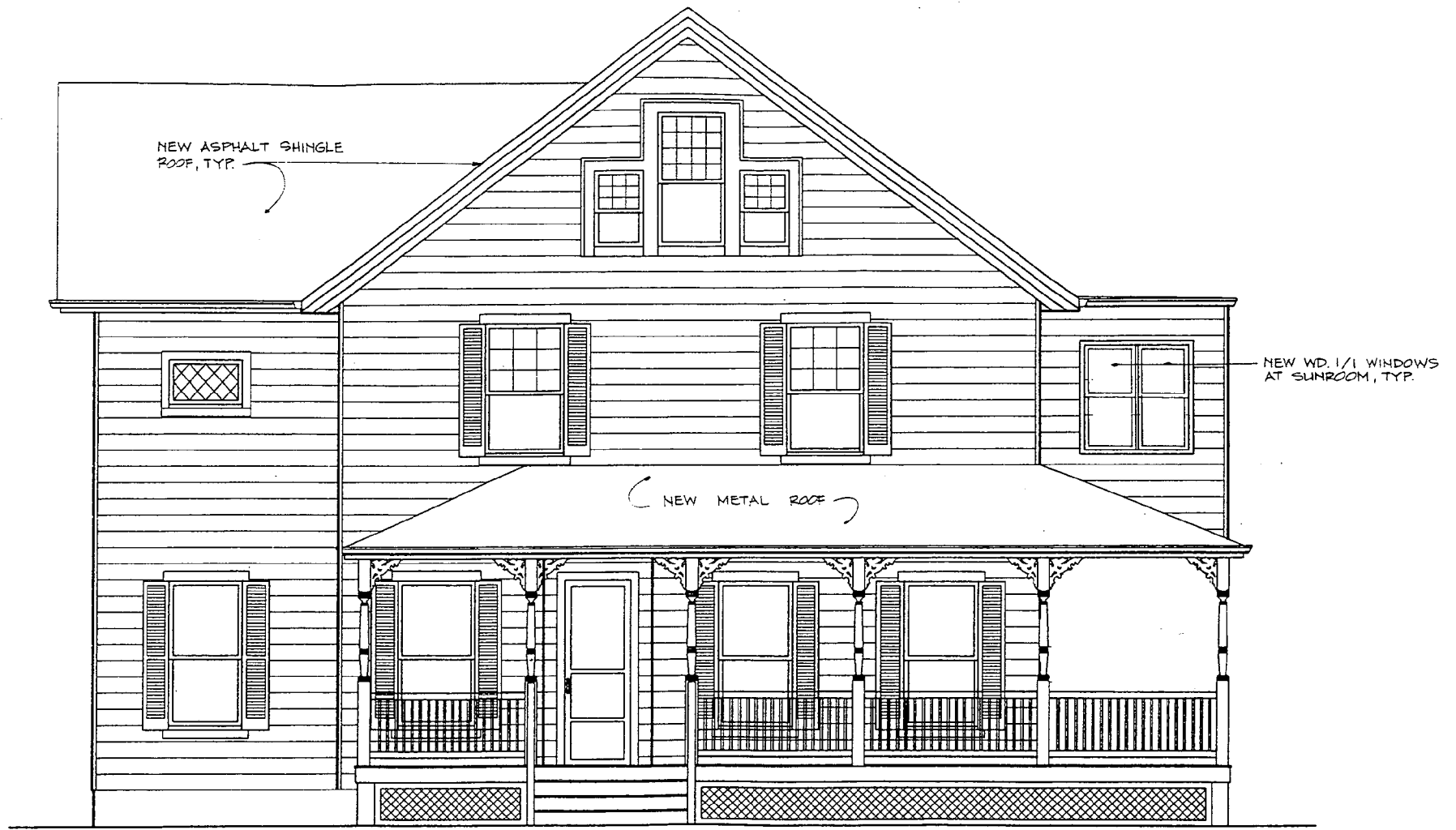
3916 Washington St.
Daniel D. & C.C. Zaludek



EXISTING FRONT ELEVATION

1/4" = 1'-0"





PROPOSED FRONT ELEVATION

1/4" = 1-0"

19



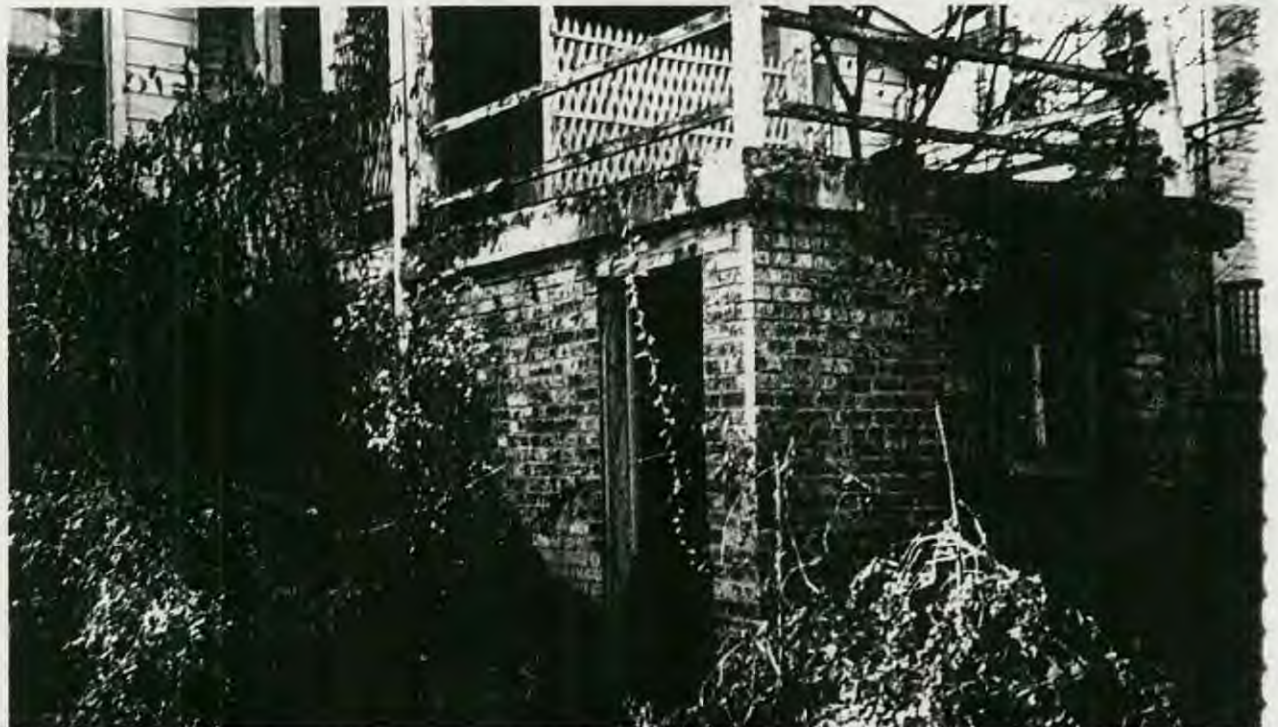
EXISTING REAR ELEVATION

1/4" = 1'-0"

10



12





13

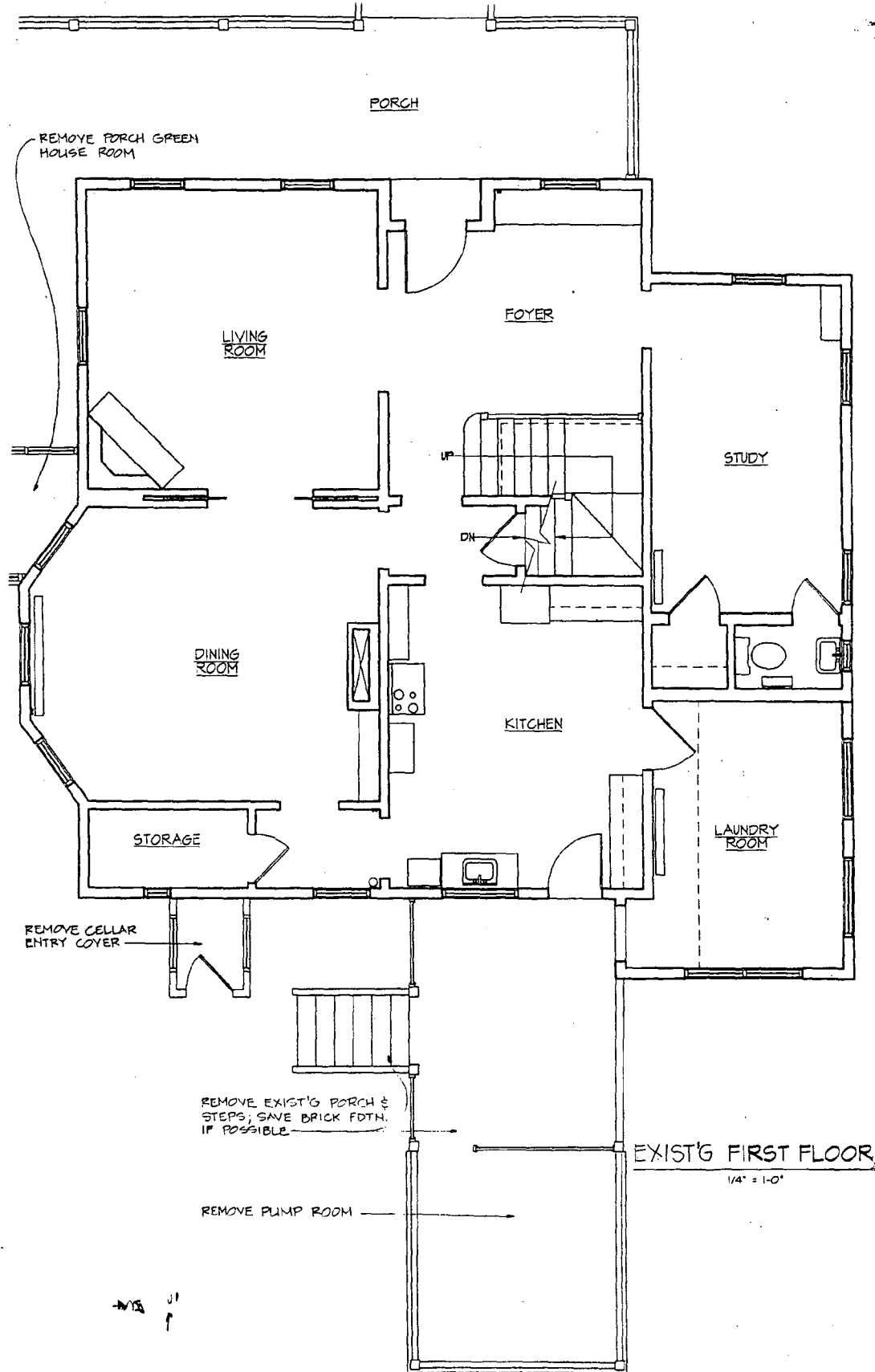


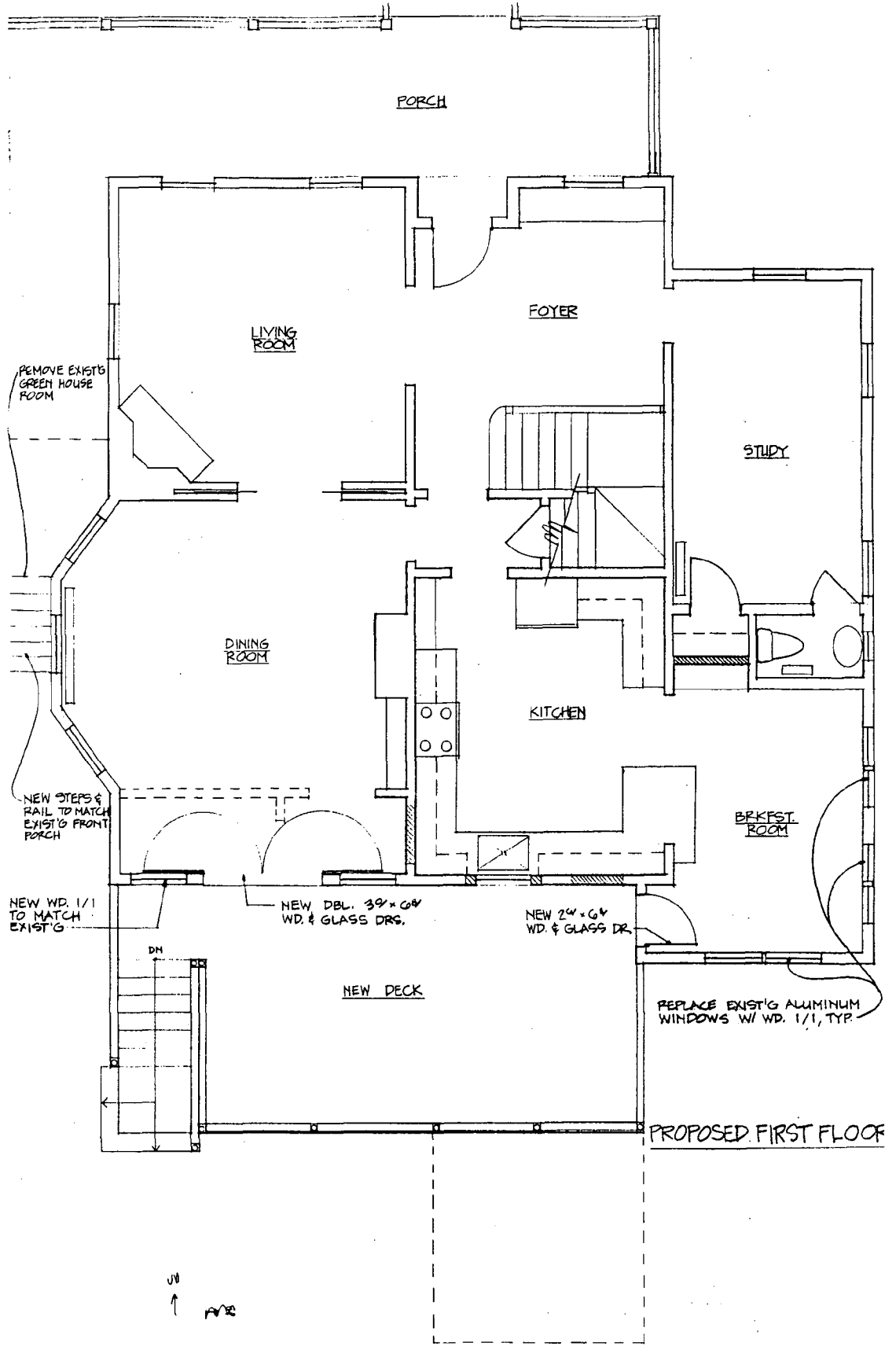
14





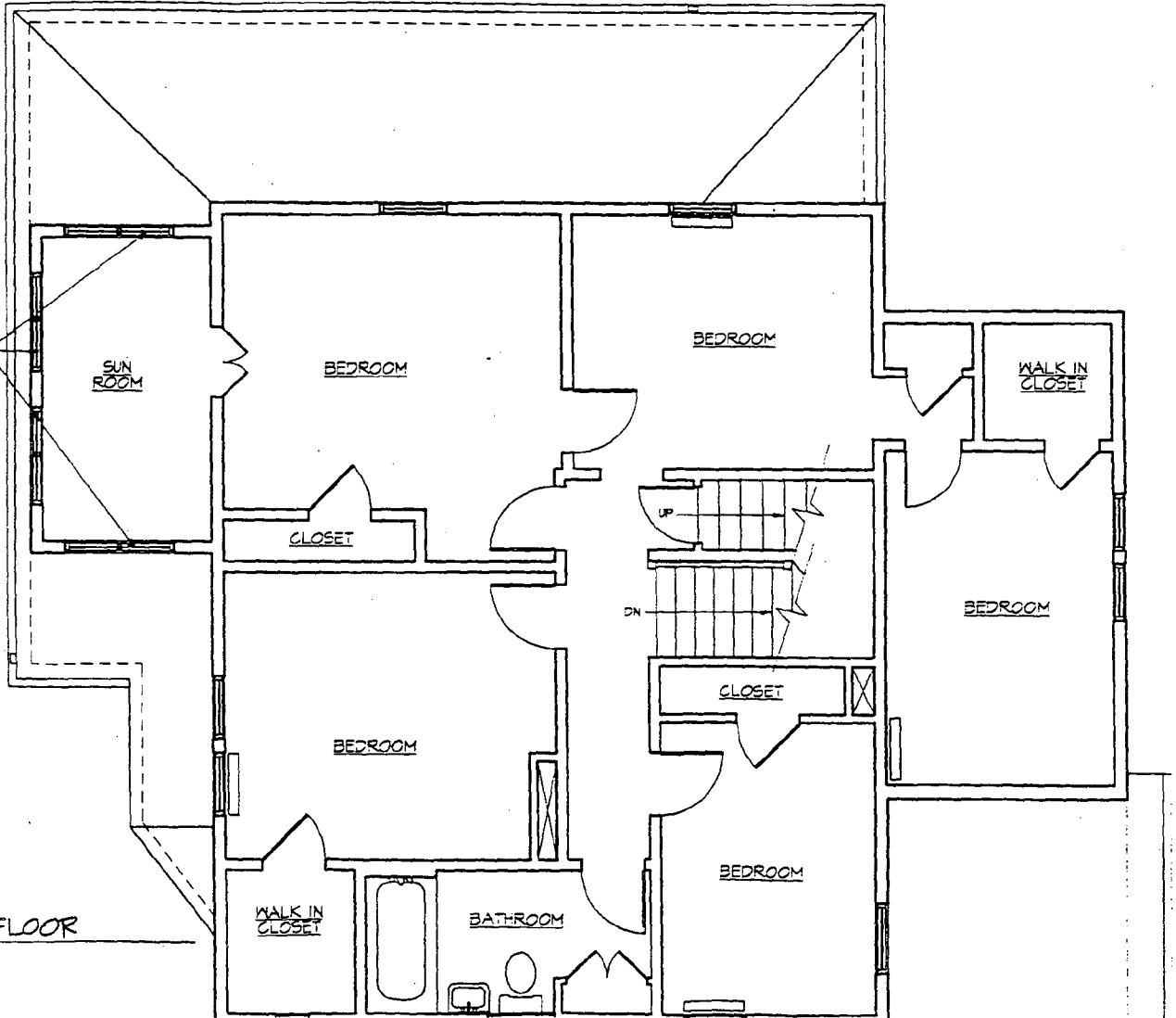
16





PROPOSED FIRST FLOOR

REPLACE EXISTG
ALUMINUM WINDOWS W/
WD. 1/1, TYP.



SECOND FLOOR
1/4" = 1'-0"

19

don't know kind
of plate.

Paint doesn't
shorten life of
roof

Prob. is that if
a/o walked on
roof w/ hook ladder
may have cracked

MEMORANDUM

To: Historic Preservation Commission

**From: Perry Kephart
Historic Preservation Planner**

**Re: 3913 Washington Street, Kensington
HPC Case No. 31/6-98N**

Please include the following changes in the Staff Report for the above referenced case. Amend the Staff Recommendation to include the following condition that was presented in the Staff Discussion:

1. The slate roof is to be repaired and not replaced.

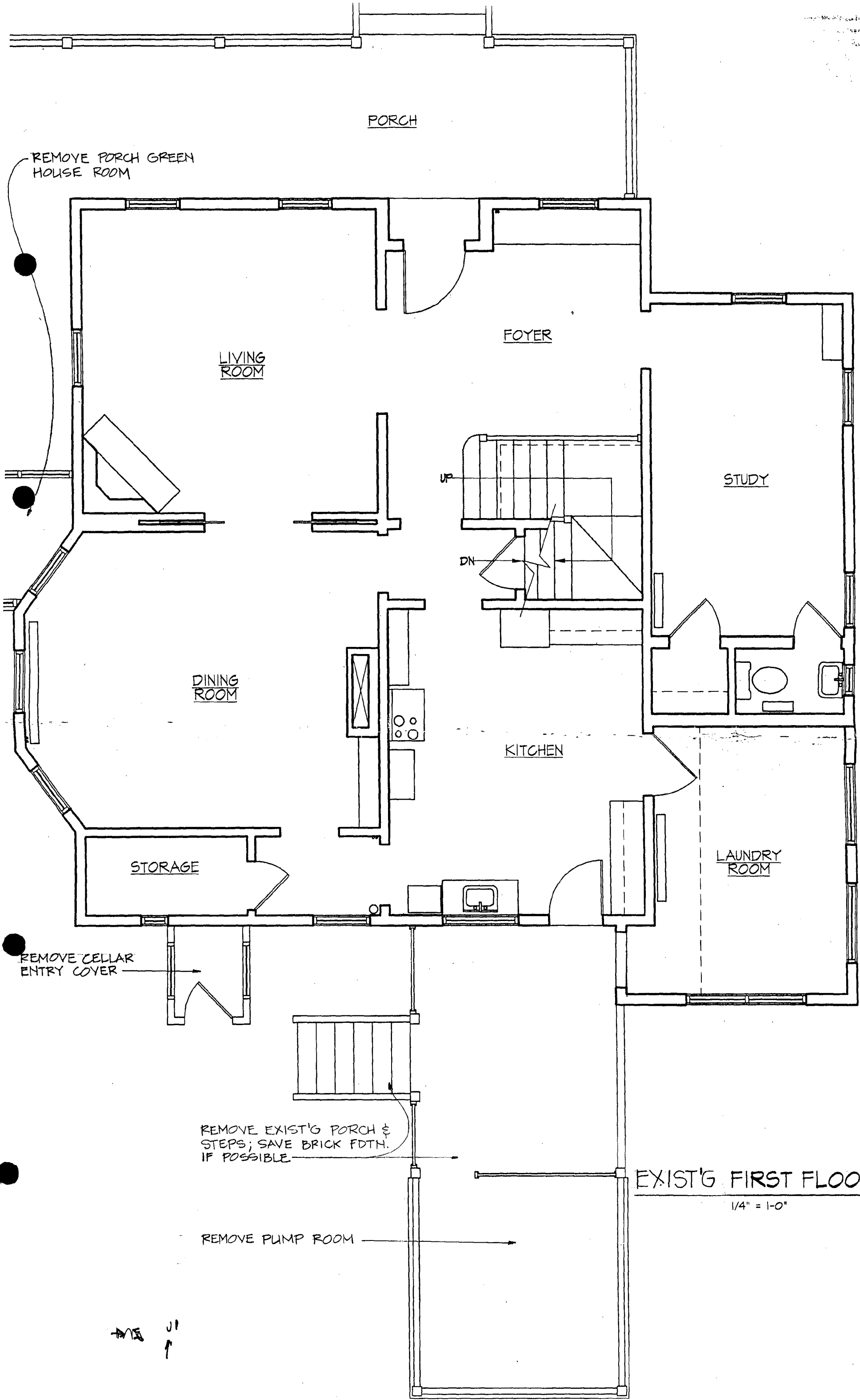
2. Put protective barrier around trees

3. ^{basement} shed be removed by staff in neighboring yard

1. Leak survey

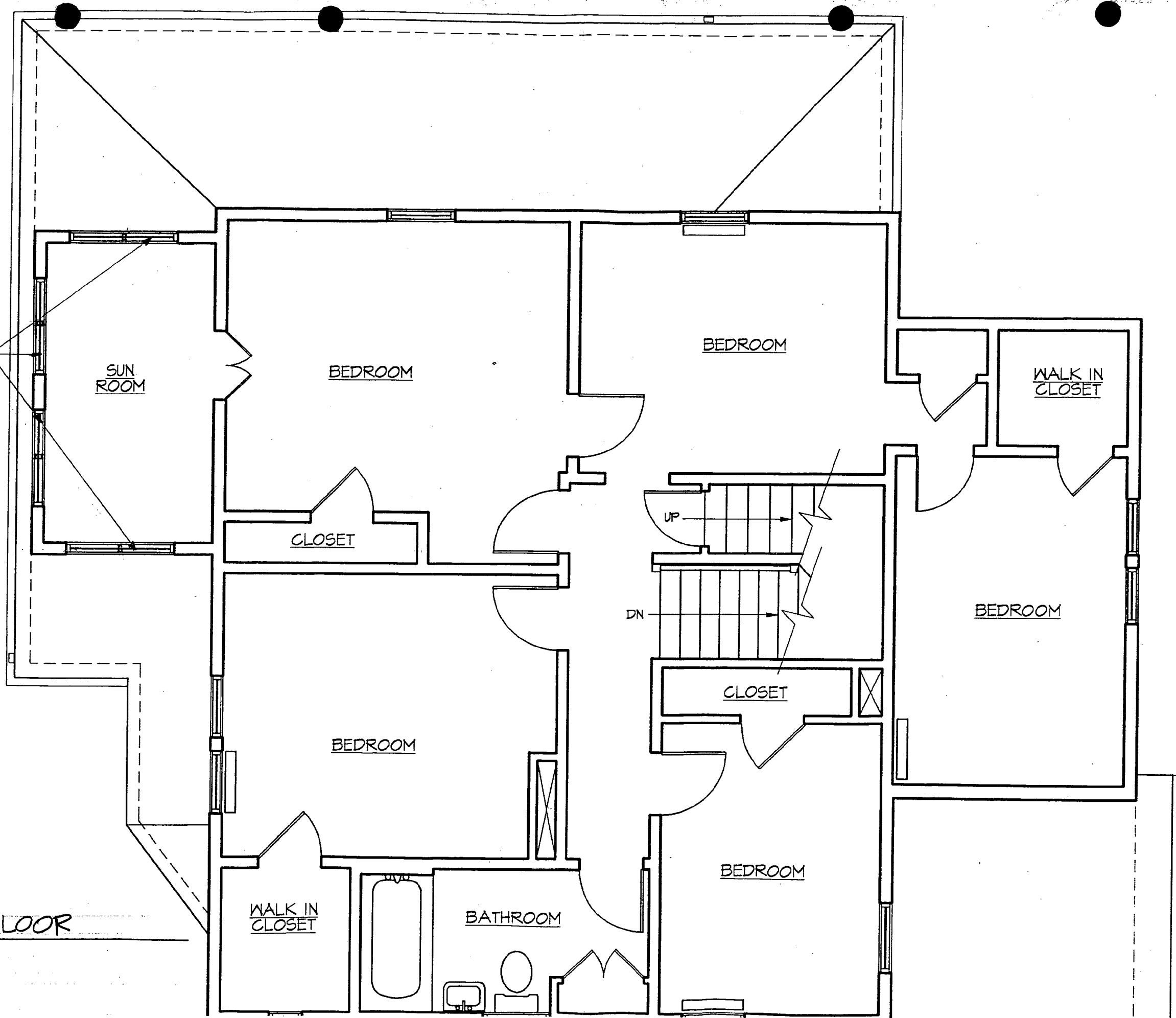
2. Check on soffits

Get names from Joe Leathers



ME UP
 ↑

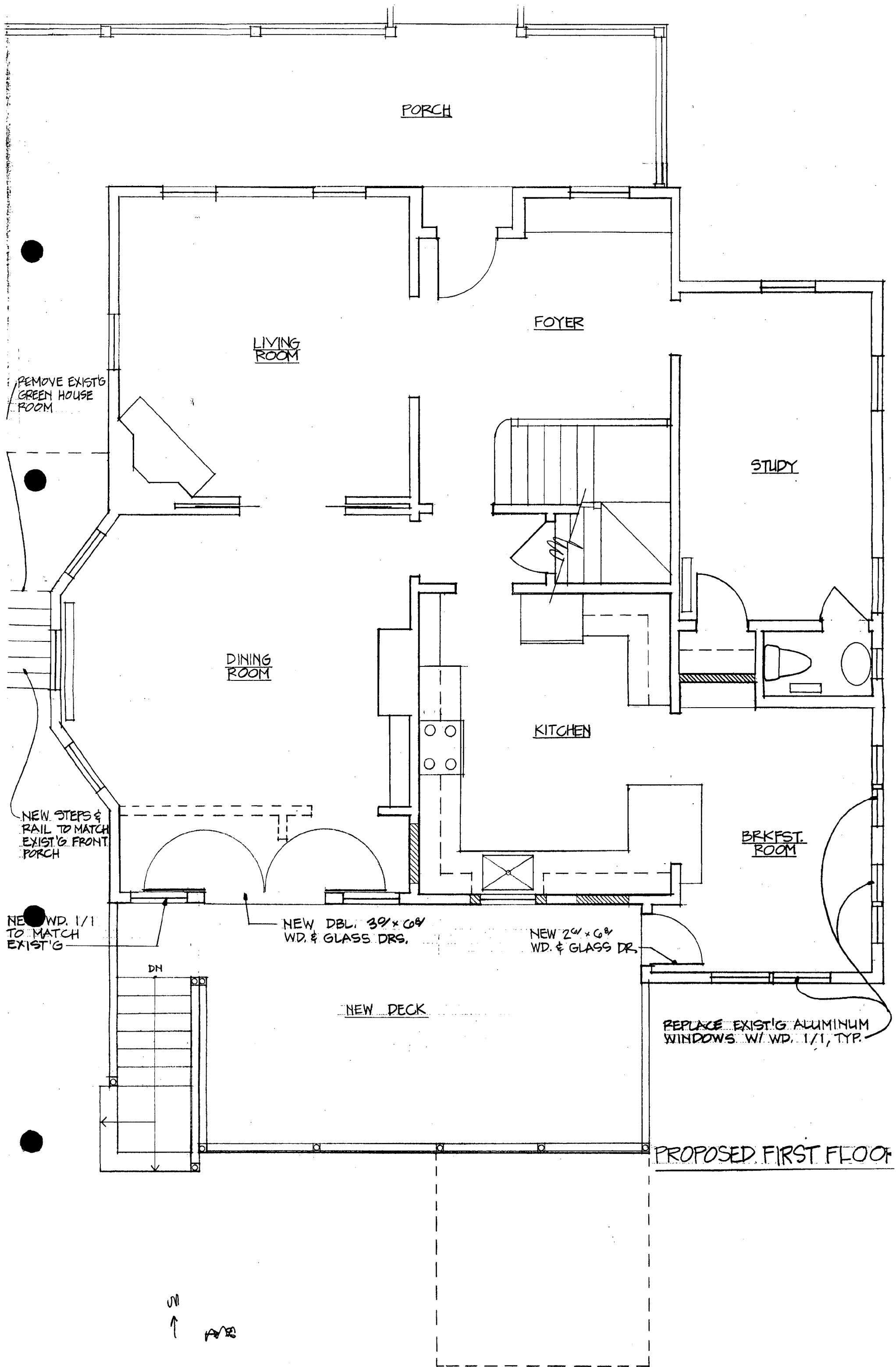
REPLACE EXIST'G ALUMINUM WINDOWS W/ WD. 1/1, TYP.



UP
↑
DN

SECOND FLOOR

1/4" = 1'-0"





EXISTING FRONT ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



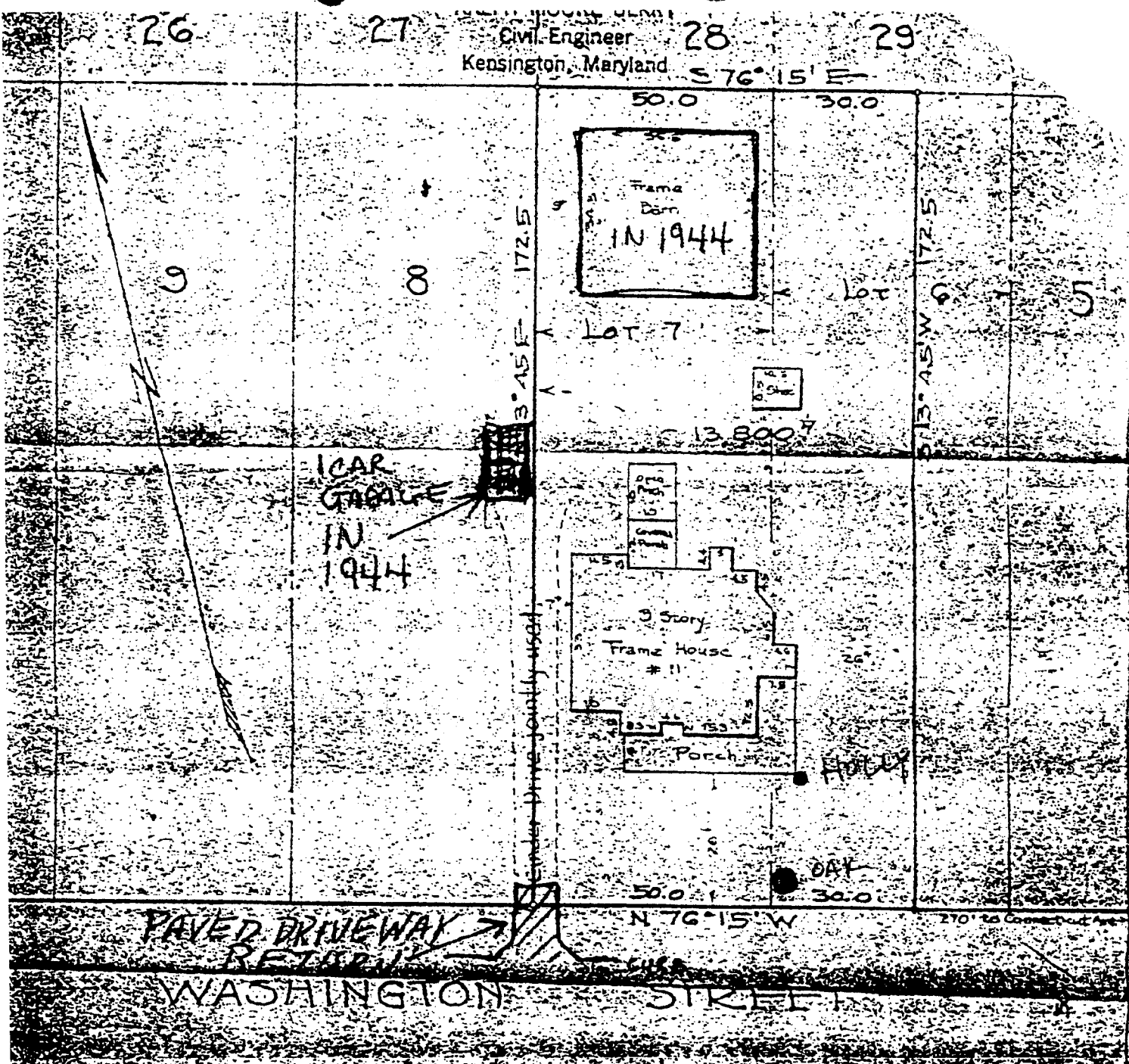
EXISTING REAR ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

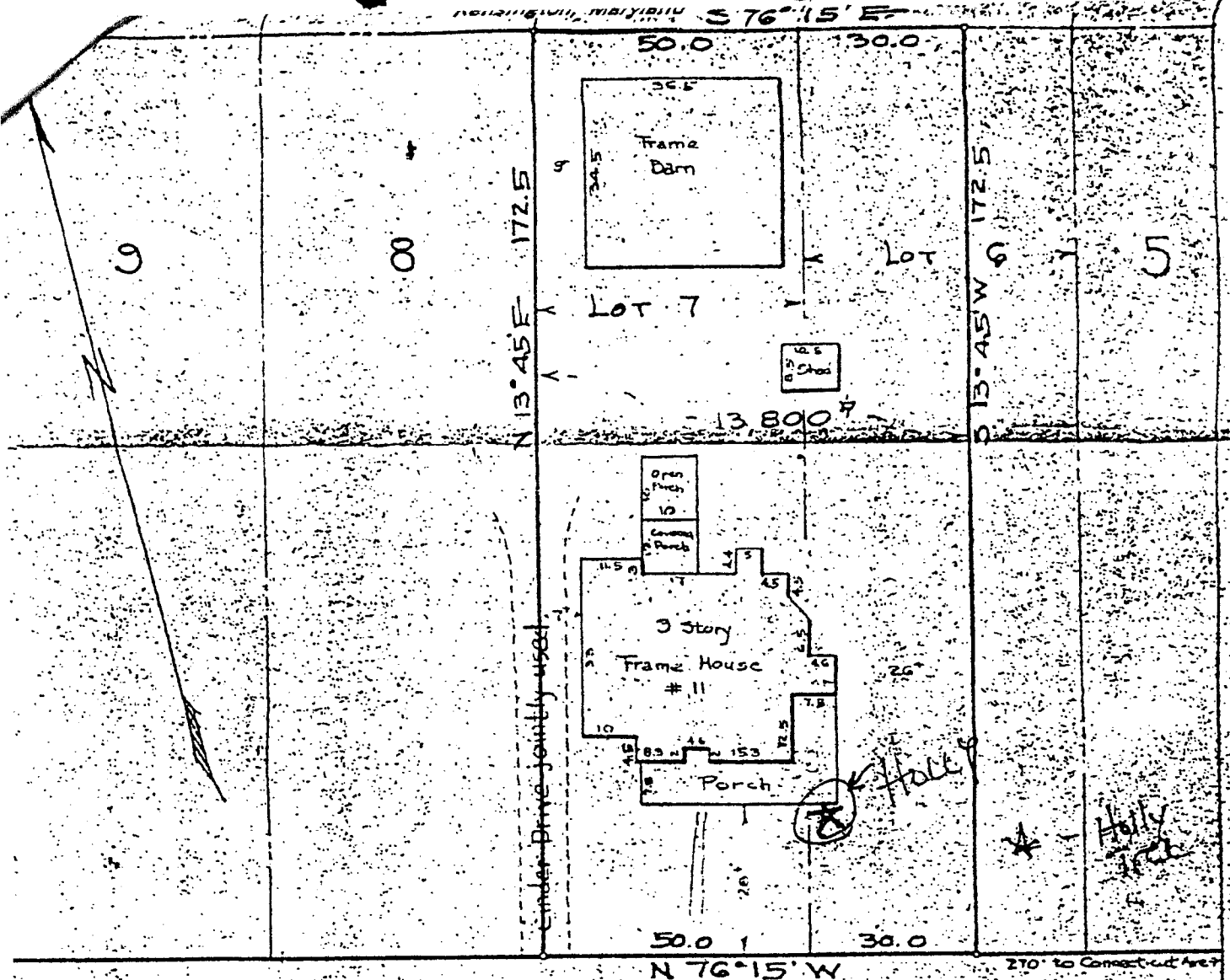
1/4" = 1'-0"



I hereby certify that the plat hereon delineated is a correct plat of LOT 7 & PART OF LOT 6, BL 12
 to the subdivision of land known as KENSINGTON PARK, Montgomery County, Maryland,
 as the same is shown on plat duly filed among the Land Records of said county in Plat Book B, Plat No. 12,
 that there are no encroachments from adjoining properties unless indicated hereon,
 and that the location of improvements shown is as determined by actual measurements made
 DECEMBER 1, 1944

Ralph Moore Berry
 Registered Professional Engineer
 and Land Surveyor

SITE PLAN IN 1944



WASHINGTON STREET

I hereby certify that the plat hereon delineated is a correct plat of LOT 7 & PART OF LOT 6, BL. 32
 the subdivision of land known as KENSINGTON PARK Montgomery County, Maryland,
 the same is shown on plat duly filed among the Land Records of said county in Plat Book B, Plat No. 4
 that there are no encroachments from adjoining properties unless indicated hereon
 and that the location of improvements shown is as determined by actual measurements made
 DECEMBER 1, 1944

Ralph Moore Berry
 Registered Professional Engineer
 and Land Surveyor

Prepared for: ROBERT P. MACHATTON

Scale: 1" = 30'

CURRENT SITE PLAN

(5)

11

PROPOSED REAR ELEVATION
1/4" = 1'-0"



HAWP Rev-
d/w 10/13

1. grading?
2. new poll-in.
3. tree protection? ^{last year.}
Gasber on dogwood.

Naissa Reidel

12642 Scaggville Rd

Highland 20777



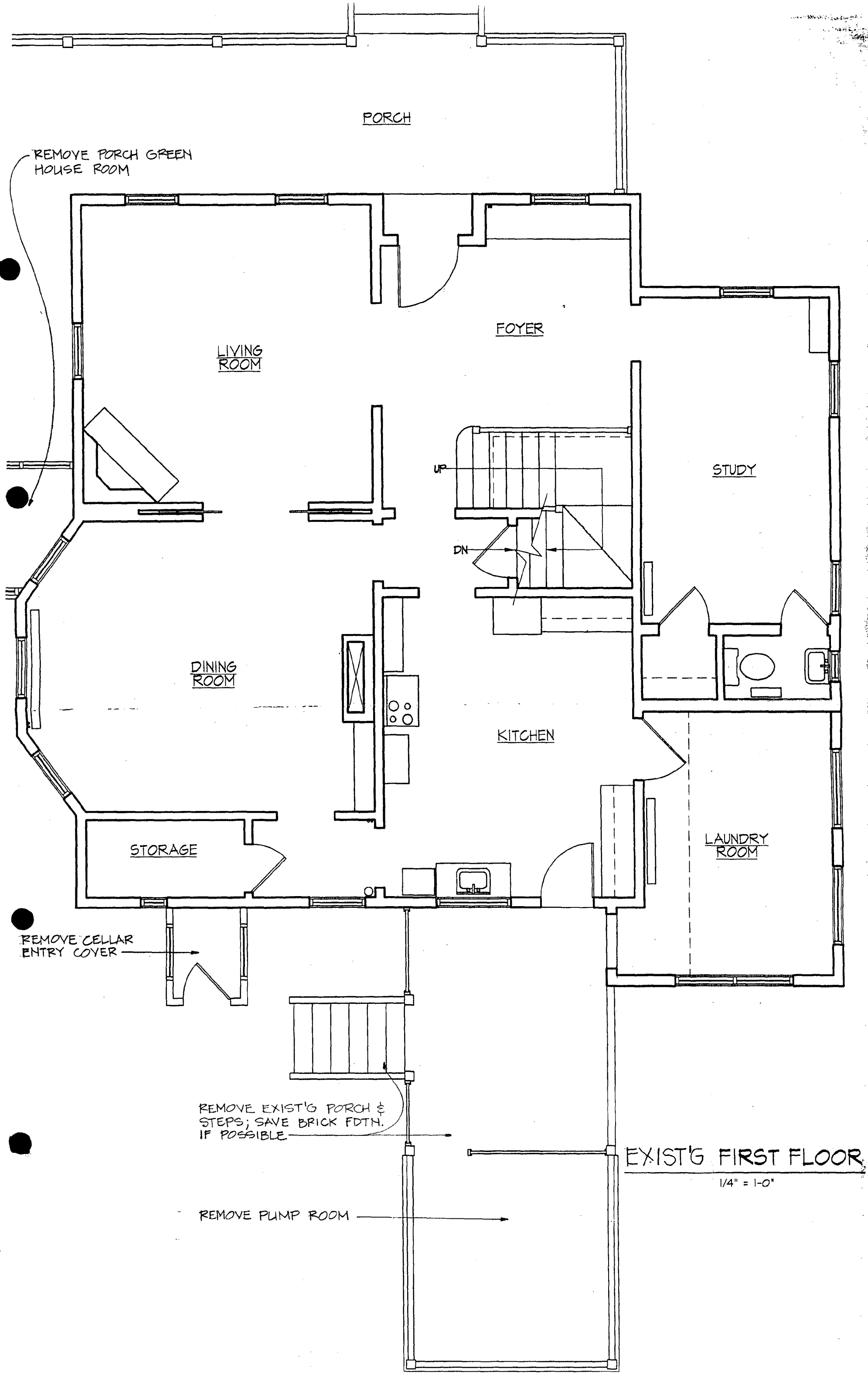
EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"



PORCH

REMOVE PORCH GREEN
HOUSE ROOM

LIVING
ROOM

FOYER

STUDY

DINING
ROOM

KITCHEN

STORAGE

LAUNDRY
ROOM

REMOVE CELLAR
ENTRY COVER

REMOVE EXIST'G PORCH &
STEPS; SAVE BRICK FDTH.
IF POSSIBLE

REMOVE PUMP ROOM

EXIST'G FIRST FLOOR

1/4" = 1'-0"