

31/6-99L 3924 Washington Street
(Kensington Historic District)^m

3924 WASHINGTON ST.



EAST SIDE OF HOUSE
- FRONT VIEW



EAST SIDE OF HOUSE
- BACK YARD VIEW



WEST SIDE OF HOUSE
- DRIVE WAY VIEW



EAST SIDE OF HOUSE



TURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: STEPHEN STRACHAN

Daytime Phone No.: 301.881.0025

Tax Account No.: _____

Name of Property Owner: MR. STEPHEN STRACHAN Daytime Phone No.: 301.881.0025

Address: _____
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3924 Street: WASHINGTON ST.

Town/City: KENSINGTON, MD. Nearest Cross Street: CONNECTICUT AVE.

Lot: PT. 46 & 47 Block: 13 Subdivision: _____

Liber: _____ Folio: _____ 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: _____

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

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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.

Steven Strachan
Signature of owner or authorized agent

9/15/99
Date

Approved: W/ conditions

[Signature]
Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10-28-99

Application/Permit No. 202579 Date Filed: 10/5/99 Date Issued: _____

**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:

THERE IS AN EXISTING FENCE AT THE WEST SIDE OF THE
BACK YARD SEPARATING THE PROPERTIES. THERE IS ALSO A
FENCE AT THE BACK OF THE YARD WITH SHRUBS COVERING
AND SEPARATING THE PROPERTIES.

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

THE FENCE IS PROPOSED TO CLOSE IN THE BACK YARD ONLY. THE
FENCE WILL BE INSTALLED AT THE EAST SIDE OF THE BACK
YARD ONLY.

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.

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.

ADJACENT & CONFRONTING PROPERTY OWNERS

**Mike & Cheryl O'Connor
3922 Washington Street
Kensington, MD 20895**

**Reid & Nancy Collins
3926 Washington Street
Kensington, MD 20895**

**Resident
3923 Washington Street
Kensington, MD 20895**

**Resident
3925 Washington Street
Kensington, MD 20895**



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-28-99

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: 10-28-99

TO: Local Advisory Panel/Town Government KENSINGTON

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 10-27-99.
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.

APPROVED
@ 10/27 MEETING
III-D

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3924 Washington Street Meeting Date: 10/27/99
Applicant: Stephen Strachan Report Date: 10/20/99
Resource: Secondary Resource Public Notice: 10/13/99
Kensington Historic District
Review: HAWP Tax Credit: No
Case Number: 31/06-99L Staff: Michele Naru
PROPOSAL: New fence **RECOMMENDATIONS:** Approval
w/conditions

DATE OF CONSTRUCTION: After 1930

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Modern, one-story frame, clad in stucco

PROPOSAL: Build a new 3'-6" wood picket (1"x3") fence on the east and west sides of the house to join existing chain link fence on west side and picket fence on the south side.

RECOMMENDATION: Approval
 Approval with conditions:

1. No trees larger than 6" in diameter are to be removed.

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

①

III-D

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.

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 replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will 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 building that are not original to the site or 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 that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that 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, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that 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 using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that 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 that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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Contact Person: STEPHEN STRACHAN

Daytime Phone No.: 301.881.0025

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 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: _____

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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.

Stephen Strachan
Signature of owner or authorized agent

9/15/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(5)

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6

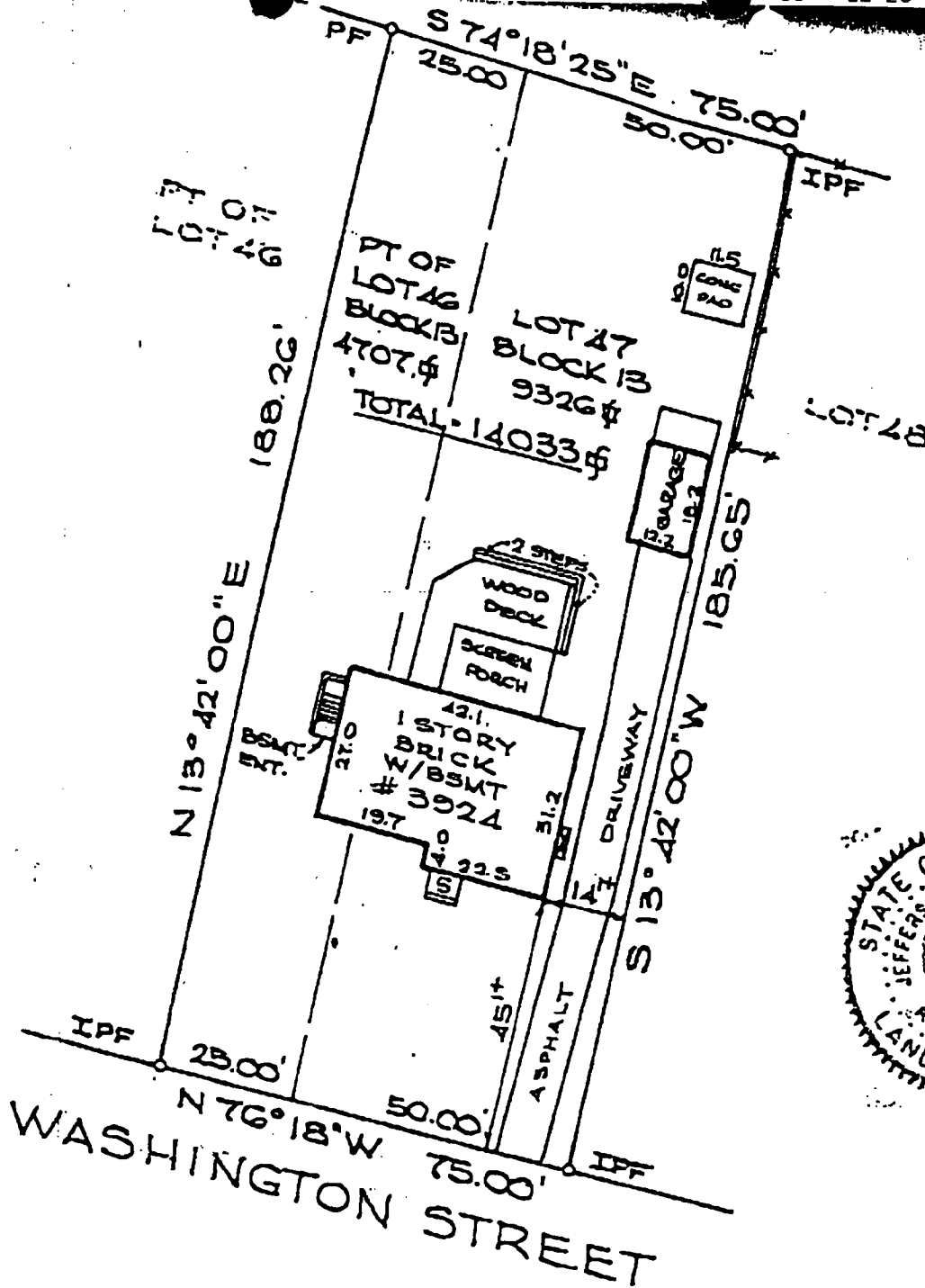
ADJACENT & CONFRONTING PROPERTY OWNERS

**Mike & Cheryl O'Connor
3922 Washington Street
Kensington, MD 20895**

**Reid & Nancy Collins
3926 Washington Street
Kensington, MD 20895**

**Resident
3923 Washington Street
Kensington, MD 20895**

**Resident
3925 Washington Street
Kensington, MD 20895**



Property shown hereon is not in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.
 Surveyors, Engineers & Land Planners
 17904 Georgia Avenue, Suite 302
 Olney, Maryland 20832-2239
 (301) 924-4570 Fax (301) 924-5872

BOUNDARY SURVEY DRAWING
 PART OF LOT 46 & LOT 47 BLOCK 13
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Plat Book: B Plat: 4 Liber: 4425 Folio: 588

SURVEYOR'S CERTIFICATION
 I hereby certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This drawing is prepared for the exclusive use of present owners of the property and also those who purchase, mortgage or guarantee the title thereto, within six months from the field date hereof, and as to them I warrant the accuracy of this drawing. No title report furnished.

Note: Do not attempt to scale measurements from this drawing.

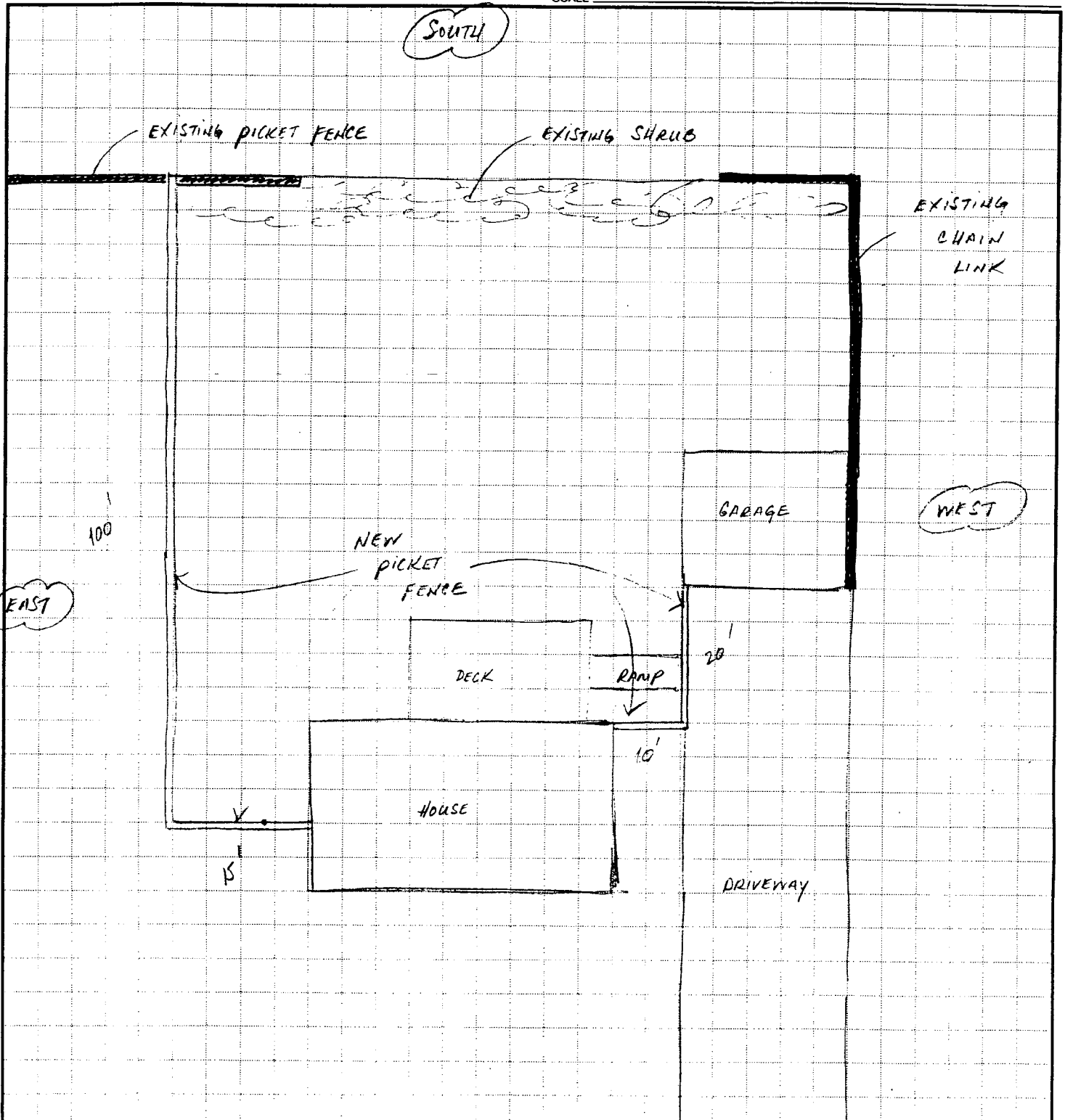
Jefferson D. Lawrence 8-8-96
 Reg. Professional Surveyor #5216 Jefferson D. Lawrence Date

Job No.	722-15
Scale	1" = 30'
Field Dates	
Boundary	7-31-96
Recert	7-31-96

(8)



JOB _____
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____



EAST NEIGHBOR:
 MIKE & CHERYL DEWACK
 3922 WASHINGTON ST.
 KENSINGTON, MD 20895

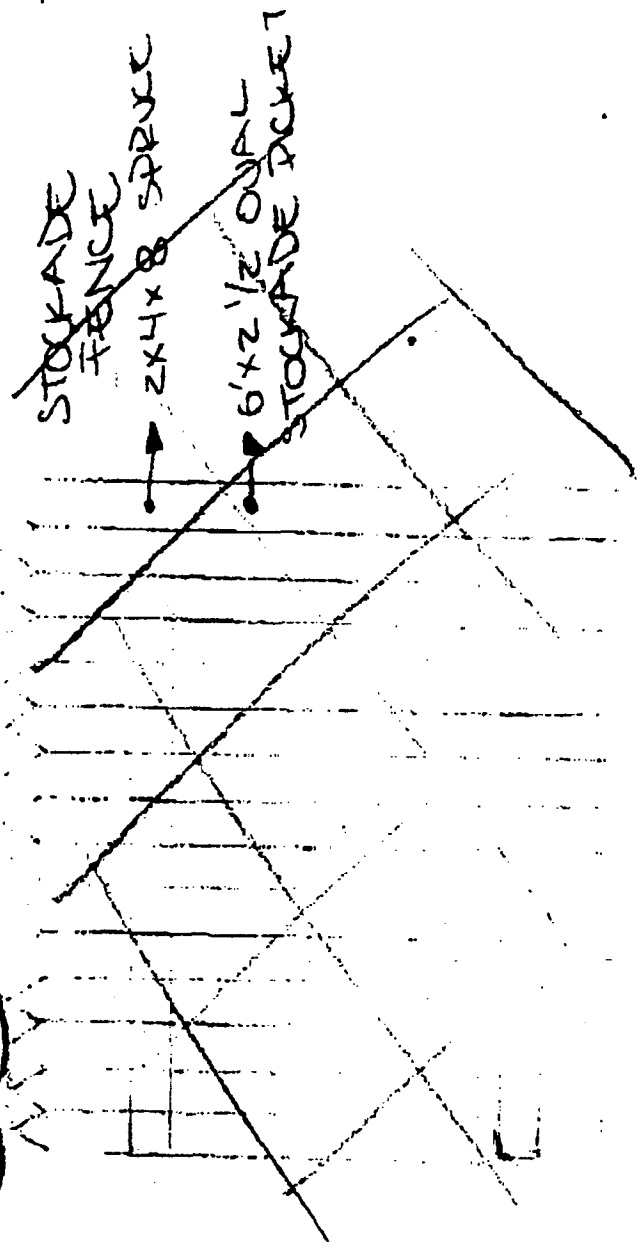
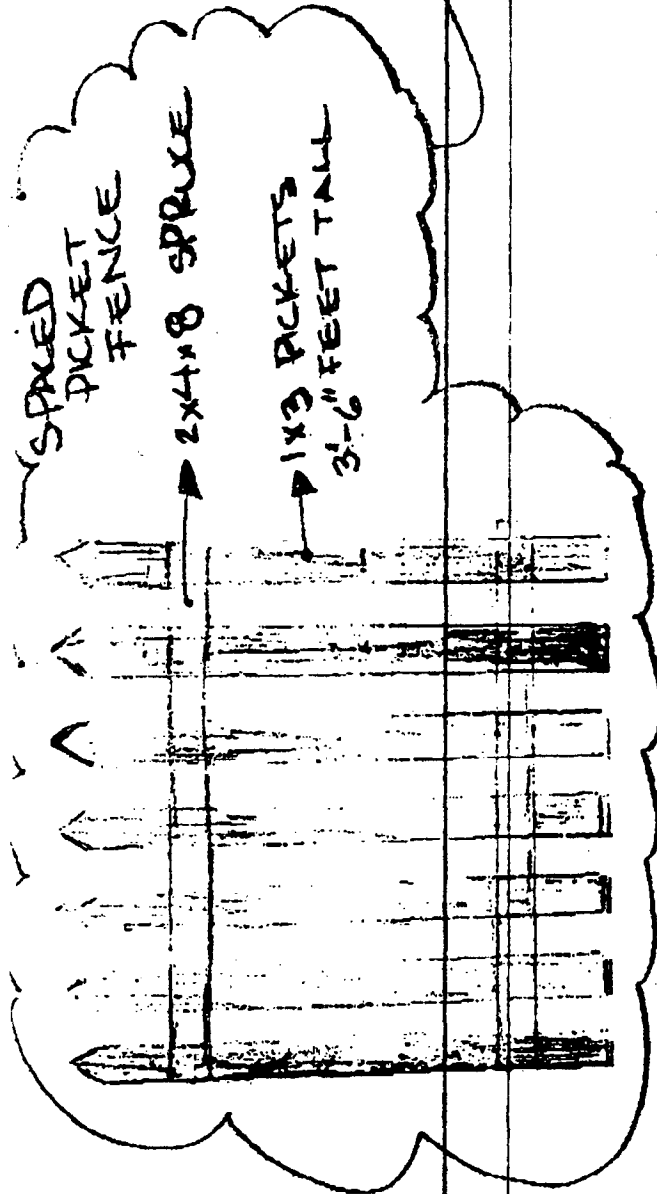
NORTH

WEST NEIGHBOR:
 REID & NANCY COLLINS
 3926 WASHINGTON -
 KENSINGTON, MD

20895 (9)

FAX: 881-6797
 ATT: DOOH BEAR
 FISHER N STRACHAN
 (300)
 PHONE: 881-0025

MATERIAL TO
 BE USED.





EAST SIDE OF HOUSE
- PLANT HERE



WEST SIDE OF HOUSE
- PLANT HERE



VIEW OF HOUSE FROM
- PLANT HERE



VIEW OF HOUSE FROM
- PLANT HERE

(11)