

31/6-99S 3802 Washington Street
(Kensington Historic District)
31/6-00Q 3802 Washington Street
(Kensington HD - Retroactive)

III
D-Mills

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910-3760**



8-16-00 3802 West St.



8-16-00 3802 Wash. St.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-16-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 205302 31/6-99 &

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

_____ Approved _____ Denied

X Approved with Conditions: _____

① The applicant provides a letter from a certified arborist, stating that the tree to be removed in the rear of the lot is dead or dying.

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: Andie + Chris Murtha (George Myers, Architect)

Address: 3802 Washington St, Kensington EVETTE

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROOM 211, L.E. MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: George Myers

Daytime Phone No.: 301 942 9062 x.13

Tax Account No.: _____

Name of Property Owner: ANDIE & CHRIS MURTA Daytime Phone No.: 301 929 0501

Address: 3802 WASHINGTON ST. KENSINGTON, MD 20895
Street Number City Street Zip Code

Contractor: To Be Selected Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: George Myers, GYM ARCHITECTS Daytime Phone No.: 301 942 9062 ext. 13

LOCATION OF BUILDING/PREMISE

House Number: 3802 WASHINGTON ST. Street: _____

Town/City: KENSINGTON, MD. 20895 Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ To be determined

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 of owner or authorized agent: _____ Date: 11/12/99

Approved: X w/ condition For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12-16-99

Application/Permit No.: 205302 Date Filed: 11/12/99 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:

- HOUSE IS AN EXISTING CAPE COD STYLE HOUSE IN THE KENSINGTON HISTORIC DISTRICT.
- ORIGINAL MATERIALS ON THE HOUSE ARE WOOD WINDOWS, DOORS & TRIMS, ASBESTOS SIDING (NO OTHER SIDING EXISTS UNDERNEATH), AND ASPHALT SHINGLE ROOF.
- A SHED DORMER WAS ADDED AT THE REAR SEVERAL YEARS AGO, W/ WOOD SIDING.

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

OWNER DESIRES TO ADD SIGNIFICANT NEW AREA TO THE HOUSE, AS WELL AS IMPROVE THE APPEARANCE OF FRONT OF THE HOUSE IN PARTICULAR. ALL ASBESTOS SIDING WILL BE REMOVED, AND ALL NEW SIDING WILL BE PAINTED WOOD (SEE DRAWINGS). WHILE OWNER RECOGNIZES THAT THE PROPOSED WORK WILL CHANGE THE APPEARANCE OF THE ORIGINAL HOUSE, (SIGNIFICANTLY); OWNER FEELS ORIGINAL HOUSE IS OF QUESTIONABLE

2. **SITE PLAN** HISTORIC VALUE, AND THE IMPROVEMENTS WILL RESULT IN A STRUCTURE THAT IS MORE TYPICAL OF THE HISTORIC DISTRICT.
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**

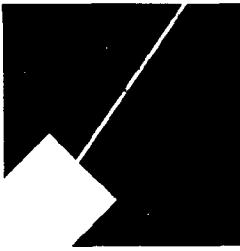
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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.

3802 WASHINGTON ST: ADJACENT PROPERTY OWNERS.

- ① LOUISE SLARK
3804 WASHINGTON ST.
KENSINGTON, MD. 20895
- ② RESIDENT
3800 WASHINGTON ST.
KENSINGTON, MD. 20895
- ③ RESIDENT
10100 HADLEY PLACE
KENSINGTON, MD. 20895
- ④ RESIDENT
3803 WASHINGTON ST.
KENSINGTON, MD. 20895.

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: 12-16-99

TO: Local Advisory Panel/Town Government

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

SUBJECT: Historic Area Work Permit Application - HPC Decision

#205362 31/6-99 &

The Historic Preservation Commission reviewed this project on 12-15-99
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.

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: 12-16-99

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 #205302 31/6-99 &

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!

**Kensington Historical Society
P.O. Box 453
Kensington, Maryland 20895**

December 15, 1999

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Members of the Historic Preservation Commission:

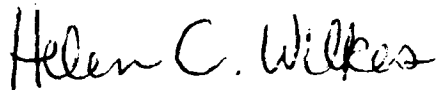
I am writing in reference to the three HAWP applications within the Town of Kensington. addition to their home on Washington Street. The Historic Preservation Committee of the Kensington Historical Society has reviewed the three proposals and is generally favorable toward all three.

The application by the Department of Housing and Community Affairs for streetscape modifications as part of the Town's Commercial Revitalization, Phase II, has been subject to review within the Town. In our opinion, the proposals put forth in this project bring many improvements that will enhance and promote the commercial life of our Town in historically compatible ways.

With regard to the application for an addition at 3802 Washington Street, we find the addition to be sensitive to the scale and massing of the existing house. It is also pleasing and appropriate in appearance. While it is unfortunate but understandable that a tree (which is in decline) must be removed in order to construct the addition, it is hoped that the applicants will consider replacement in kind elsewhere on their property, in an effort to help maintain the historic garden ambiance of Kensington.

The application for a porch and wine cellar addition on the home at 3918 Prospect Street seems to be compatible, in terms of scale, massing, and materials. However, we were unable to review elevations of the proposed work and believe that any approval of the work should be subject to the satisfaction of staff as to the appearance of the addition.

Sincerely,



Helen Crettier Wilkes
For the Historic Preservation Committee

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3802 Washington Street, Kensington	Meeting Date:	12/15/99
Resource:	Kensington Historic District	Report Date:	12/08/99
Review:	HAWP	Public Notice:	12/01/99
Case Number:	31/6-99S	Tax Credit:	None
Applicant:	Andie and Chris Murtha (George Myers, Architect)	Staff:	Michele Naru
PROPOSAL:	Alterations	RECOMMEND:	Approval w/cond.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Kensington Historic District.
STYLE: Colonial Revival: Cape Cod
DATE: Circa 1950

This 1-1/2-story, three-bay frame dwelling is located in the Kensington Historic District. The house has a steeply-pitched, side-gabled roof sheathed in asphalt with an interior brick chimney. The walls are clad in asbestos siding. A covered entry porch occupies the center bay of the front elevation. The lot size is 13,508 sf. The footprint of the existing house is approximately 1,392 sf, making the existing lot coverage 10.3%.

Washington Street on the east side of Connecticut Avenue is in the Peripheral Residential Area of the Historic District, as defined in the 1992 "Vision of Kensington" long range preservation plan. This particular lot is made up of Lot 25 and part of Lot 24 (Outlot A). Lot 25 is 50' across and 225' long. Outlot A is approximately 17' across and 170' long. There is alot of infill construction on this street and the houses vary in size, massing and material. The adjacent house to the east is a non-contributing resource. The adjacent house to the west is a primary historic resource.

PROPOSAL:

The applicant proposes to:

1. Modify the existing 1-1/2 story, three bedroom, Cape Cod by adding a significant addition to the rear of the house as well as adding a large, front facing gable to the front facade to provide a prominent, three-bay, entry porch. The simple Cape Cod design of the existing building is proposed to be modified to a

Craftsman/Bungalow design. The original footprint (approximately 1,392 s.f.) will be increased to approximately 2,172 s.f. (the lot coverage would be 16%).

2. Remove an existing tree greater than 6" in diameter.

STAFF DISCUSSION

The HPC is typically more lenient in their consideration of alterations to Non-Contributing Resources.

The materials proposed for the alteration: painted wood siding, wood-framed windows, and asphalt shingle roofing-are compatible with the existing structure and with the neighboring historic resources.

The scale of the building as it relates to the rest of the streetscape is not substantially altered. The width of the structure is not changed. Although the length of the building is doubled, the height of the front elevation is not increased. The percentage of lot coverage reflected in the Kensington preservation plan, the *Vision of Kensington (Vision/Plan)* notes that the average lot coverage for the entire district is 15%. Staff notes that this proposal will affect neither the rhythm of the street nor the distance between houses. In addition, staff notes that the out-of-period structures typically have higher lot coverages than the historic structures (over 20%). This proposed 16% lot coverage is modest.

The proposed residence is designed to resemble the classic Craftsman/Bungalow style. These alterations will change the Colonial Revival/Cape Cod style, but staff notes that the Bungalow style of architecture is seen in the historic district and would not detract from the overall streetscape.

The design approach for the rear addition has been to preserve the aspect of a small house in terms of height, and width of the principal facade. This proposed rear addition would have no effect on the streetscape or the spacing between existing houses. In order for this rear addition to be installed, an existing tree greater than 6" in diameter will need to be removed. The applicant has a letter stating that this tree is dead or dying. The letter is forthcoming.

Staff is of the opinion that these proposed alterations are in keeping with the general scale and massing of the existing front facade and, most importantly, are conserving the subordinate role of the newer house in the historic streetscape. These changes are of a simple design such that the house will not compete with the neighboring historic resource. In effect, the house continues to read as an infill.

The Kensington LAP has not responded to the HAWP application at the time this report was prepared.

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 with the Secretary of the Interior Guideline #10:

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.

CONDITIONS:

1. The applicant provides a letter from a certified arborist, stating that the tree to be removed in the rear of the lot is dead or dying.

with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers

Daytime Phone No.: 301 942 9062 x.13

Tax Account No.: _____

Name of Property Owner: ANDIE & CHRIS MURTHA Daytime Phone No.: 301 929 0501

Address: 3802 WASHINGTON ST. KENSINGTON, MD 20895
Street Number City State Zip Code

Contractor: To be selected Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: George Myers, GTM ARCHITECTS Daytime Phone No.: 301 942 9062 ext. 13

LOCATION OF BUILDING/PREMISE

House Number: 3802 WASHINGTON ST. Street: _____

Town/City: KENSINGTON, MD. 20895. Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ To be determined

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]
Signature of owner or authorized agent

11/12/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(4)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THE APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- HOUSE IS AN EXISTING CAPE COD STYLE HOUSE IN THE KENSINGTON HISTORIC DISTRICT.
- ORIGINAL MATERIALS ON THE HOUSE ARE WOOD WINDOWS, DOORS & TRIMS, ASBESTOS SIDING (NO OTHER SIDING EXISTS UNDERNEATH), AND ASPHALT SHINGLE ROOF.
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5. PHOTOGRAPHS

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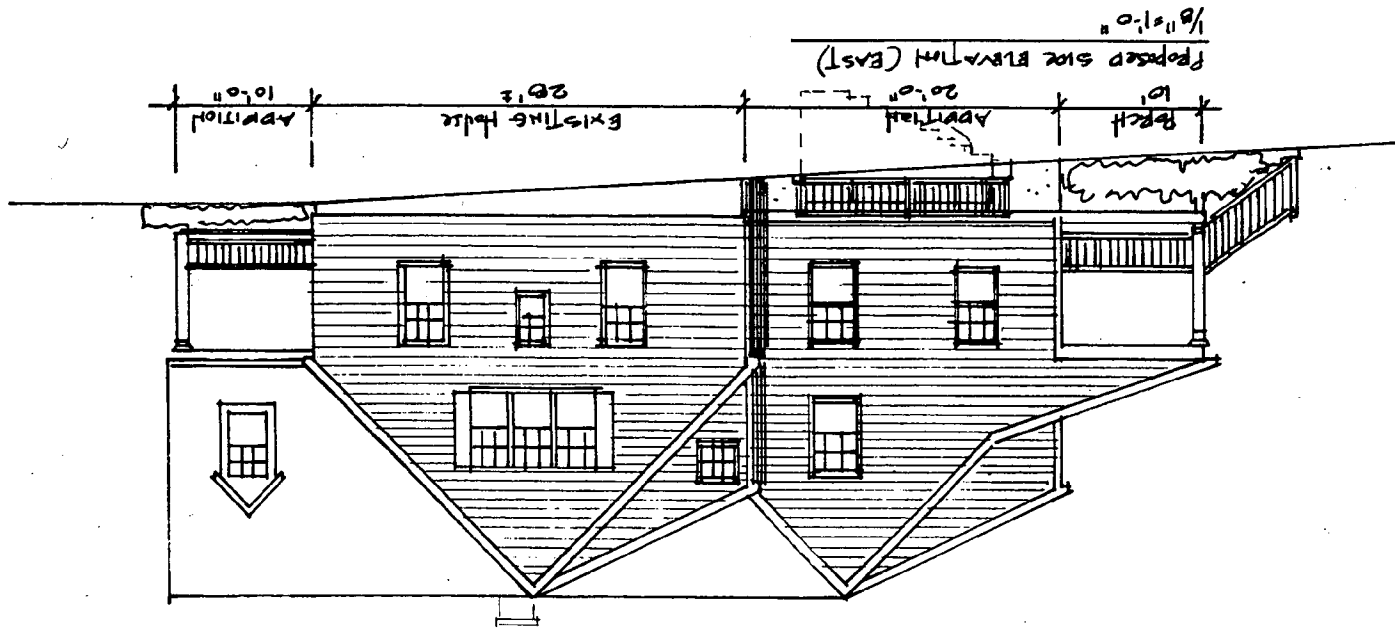
6. TREE SURVEY

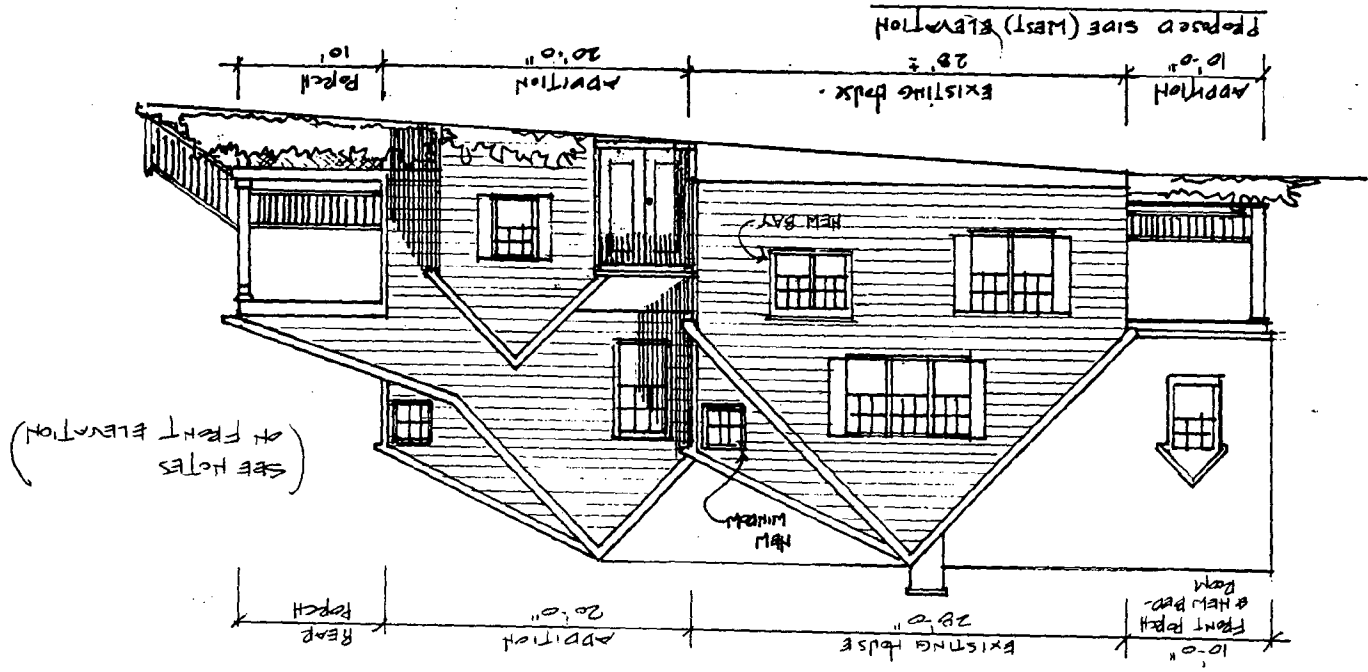
GTM
ARCHITECTS
Incorporated

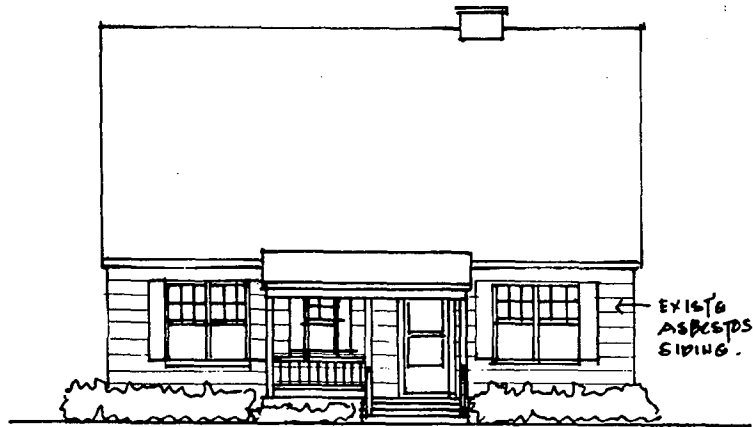
3802 WASHINGTON ST: ADJACENT PROPERTY OWNERS.

- ① LOUISE SLARK
3804 WASHINGTON ST.
KENSINGTON, MD. 20895
- ② RESIDENT
3800 WASHINGTON ST.
KENSINGTON, MD. 20895
- ③ RESIDENT
10100 HADLEY PLACE
KENSINGTON, MD. 20895
- ④ RESIDENT
3803 WASHINGTON ST.
KENSINGTON, MD. 20895.

⑥



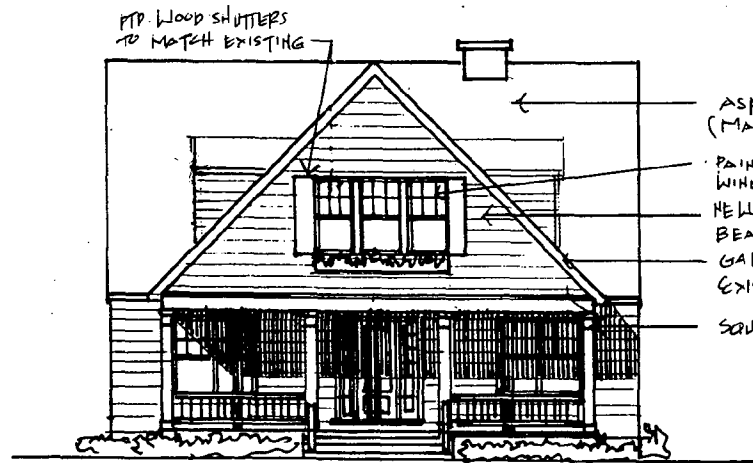




EXISTING FRONT ELEVATION
1/8" = 1'-0"



EXISTING REAR ELEVATION
1/8" = 1'-0"



PROPOSED FRONT ELEVATION
1/8" = 1'-0"



PROPOSED REAR ELEVATION
1/8" = 1'-0"



EXISTING FRONT VIEW

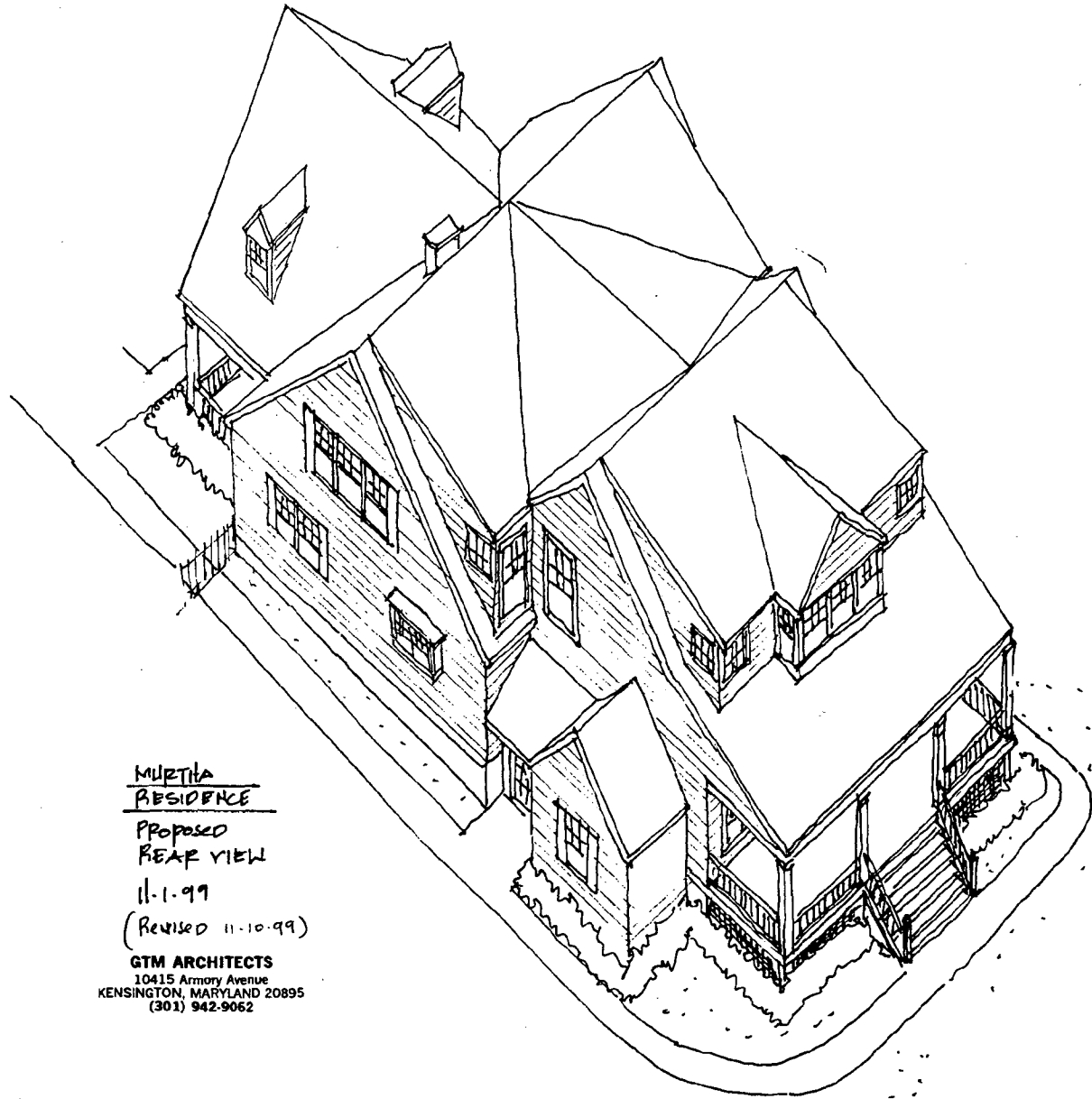
GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



Proposed FRONT VIEW

MURTHA RESIDENCE
11.1.00

6



MURTHA
RESIDENCE

PROPOSED
REAR VIEW

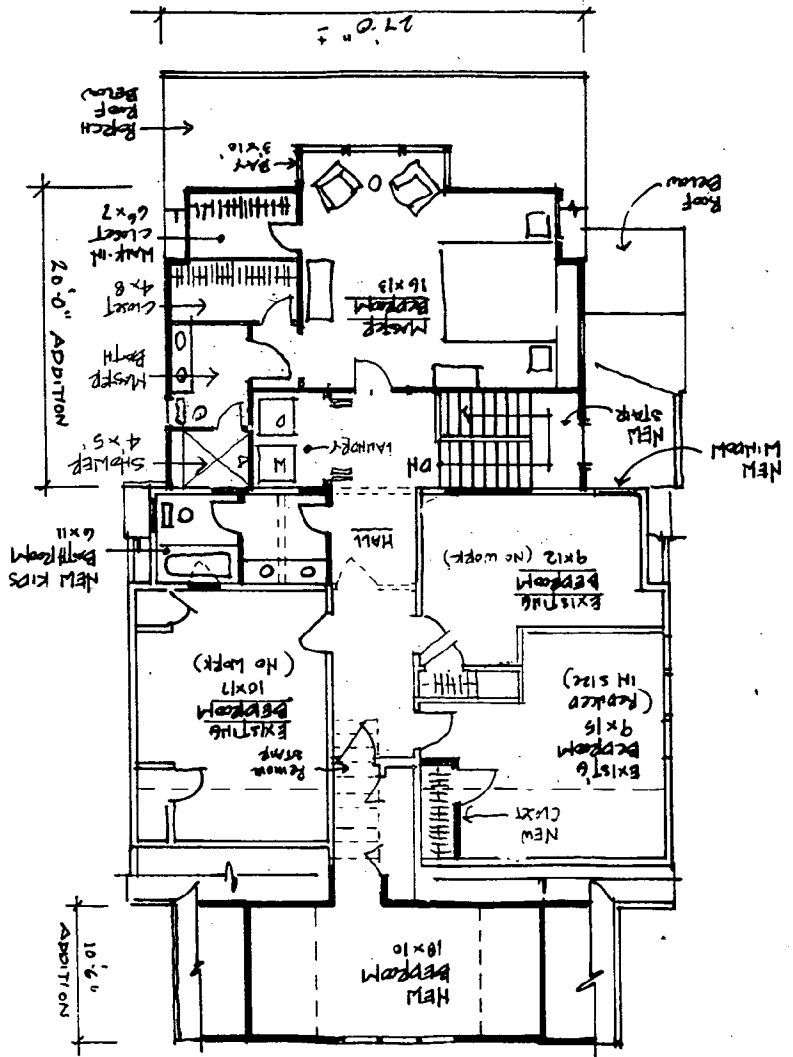
11-1-99

(Revised 11-10-99)

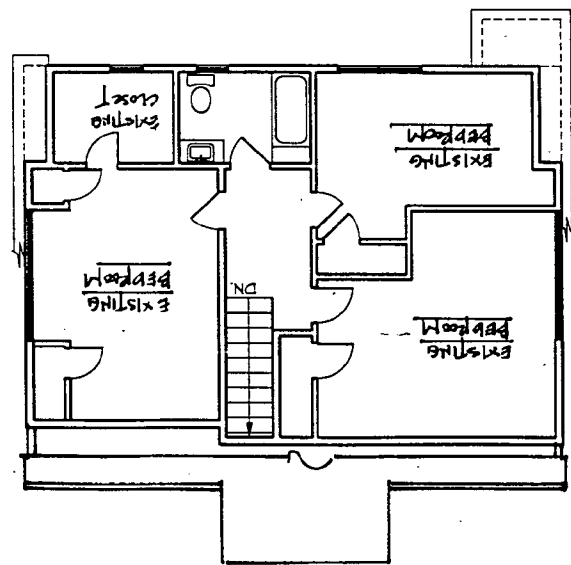
GTM ARCHITECTS

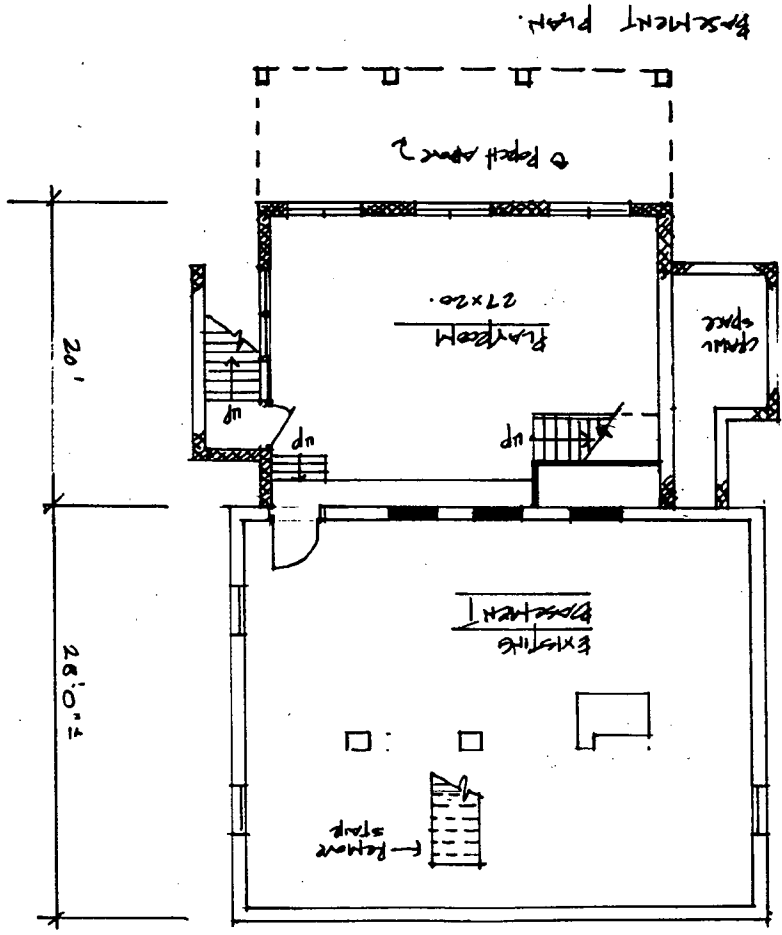
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

Proposed second floor plan
1/8" = 1'-0"



Existing second floor plan
1/8" = 1'-0"







10526 St. Paul Street, Kensington, MD 20895
301-562-2677 • Fax 301-589-7921

December 9, 1999

Dear Michele Naru,

In regard to the Black Walnut tree in Andi Murtha's back yard, my recommendation is for immediate removal. This tree is located at 3802 Washington street and has a diameter of 32 inches. The tree has significant (more than 50%) base rot and is in eminent danger of falling. Children playing, fences, and other structures are all at great risk as long as this tree is standing.

Sincerely,

Edward Mulheron

ISA Certified Arborist
MD Tree Expert License #715



MD TREE EXPERT
LIC. NO. 715



FRONT



REAR



FRONT/SIDE



REAR/SIDE