

31/6 3948 Washington St.

HAWP 12-88



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327
279-8097

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1994823
NAME OF PROPERTY OWNER James/MARGARET COOPER TELEPHONE NO. 301 933 2785
ADDRESS 3948 WASHINGTON ST KENSINGTON MD 20895
CONTRACTOR TELEPHONE NO.
PLANS PREPARED BY J. COOPER TELEPHONE NO. 301 933 2785
REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE
House Number 3948 Street WASHINGTON ST
Town/City KENSINGTON MD Election District 13 (subcode 15)
Nearest Cross Street PROSPECT ST
Lot 57 Block 13 Subdivision KENSINGTON PARK
Liber 7585 Folio 531 Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other
1B. CONSTRUCTION COSTS ESTIMATE \$ 3000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY DEPCO
1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Septic 01 () WSSC 02 () Well
03 () Other 03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

1A. HEIGHT 6 feet 0 inches For All Locations Except on one sloping section of back line where fence will be 6'6" and step
1B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line (Property line) - along the BACK 5 ft. maximum
2. Entirely on land of owner (2) along Prospect Street Section - Fence will approx 6" behind
3. On public right of way/easement (Revocable Letter Required). AND Bushes which are PROPERTY LINE

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 all 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 (agent must have signature notarized on back) 4/20/88 Date

APPROVED 27A-8(b)(3) For Chairperson, Historic Preservation Commission
DISAPPROVED Signature N. Hahn Date 5/23/88

APPLICATION/PERMIT NO: HAWP 12-88 FILING FEE: \$
DATE FILED: PERMIT FEE: \$
DATE ISSUED: BALANCE \$
OWNERSHIP CODE: RECEIPT NO: FEE WAIVED:



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1994873

NAME OF PROPERTY OWNER JAMES/MICHAEL COOPER TELEPHONE NO. 301 939 2785
(Contract/Purchaser) (Include Area Code)

ADDRESS 3048 WASHINGTON ST CITY ROCKVILLE STATE MD ZIP 20855

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY J. Cooper TELEPHONE NO. 301 939 2785
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3048 Street WASHINGTON ST

Town/City ROCKVILLE MD Election District 13 (SILVER LANE)

Nearest Cross Street PROSPECT ST

Lot 11 Block 13 Subdivision KEANSINGTON PARK

Liber 7585 Folio 531 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 3000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/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

4A. HEIGHT 6 feet 0 inches FOR ALL LOCATIONS EXCEPT ON ONE SLOPING SECTION OF BACK YARD WHERE FENCE WILL BE 6'6" AND STAYED

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line along the BACK YARD
- Entirely on land of owner Entirely on land of owner - Sloping Section - Fence will be 6'6" and stayed
- On public right of way/easement _____ (Revocable Letter Required). PPS Buckle which is on PUBLIC LAND

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 (agent must have signature notarized on back) _____ Date 4/20/88

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 5/23/88

APPLICATION/PERMIT NO: 4AWP 17 88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Condition: The fence along Prospect Street is not to exceed 5' in height. Existing screening is to be reviewed by the Local Advisory Committee to assure its adequacy; if inadequate to screen fence near plant materials will be added.

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used):

Blank lined area for describing the proposed work.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE: HISTORIC PRESERVATION COMMISSION 100 MARYLAND AVENUE ROCKVILLE, MARYLAND 20850

SEE REVERSE SIDE FOR INSTRUCTIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the KENSINGTON historic district.

b. This is a Master Plan Atlas historic district (circle one).

c. Address of Property: 3948 Washington St.
KENSINGTON MD

d. Property owner's name, address and phone number:

James/Margaret Cooper 3948 Washington St.
Kensington MD 20895

(h) 933-2785 (w) _____

e. Is this property a contributing resource within the historic district? Yes No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No _____

II. Description of work proposed

a. Briefly describe proposed work:

6-foot fence proposed in the rear yard of a corner lot

b. Is this work on the front, rear, or side of the structure?

In the rear of the structure

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Pressure treated wood

e. Are these materials compatible with existing materials? How? If not, why?

No, there are no existing fences on this property

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

the proposed work meets the criteria of the Ordinance for Historic Preservation.

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

The 6'-foot fence would be detrimental to the established streetscape on Prospect Street.

2. How could this proposal be altered so as to be approved?

6'-foot height would only be acceptable if maintained even with the side building plane of the structure. A height of no greater than 3'6" would be acceptable beyond the side building plane of the house.

V. Additional comments

date on which application received: 4/25/88
 date of LAC meeting at which application was reviewed: 5/2/88
 form completed by: Andrew Dempster Title: Chairman
 member of: Kensington LAC
 date: 5/10/88



Area to ~~be~~ Prospect St.
be fenced



From Prospect St.

Kensington Historic District

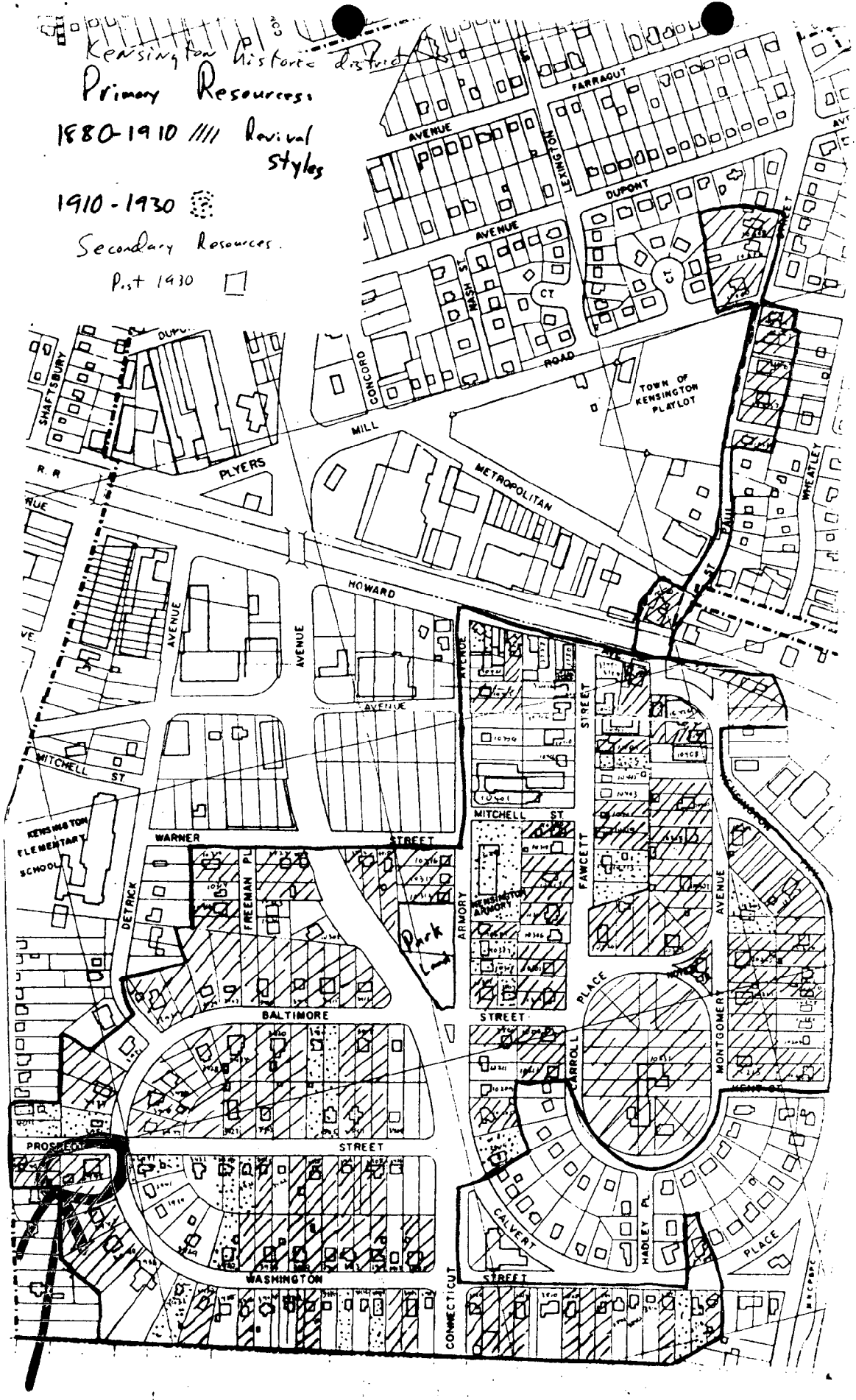
Primary Resources

1880-1910 /// Revival Styles

1910-1930 ○

Secondary Resources

Post 1930 □

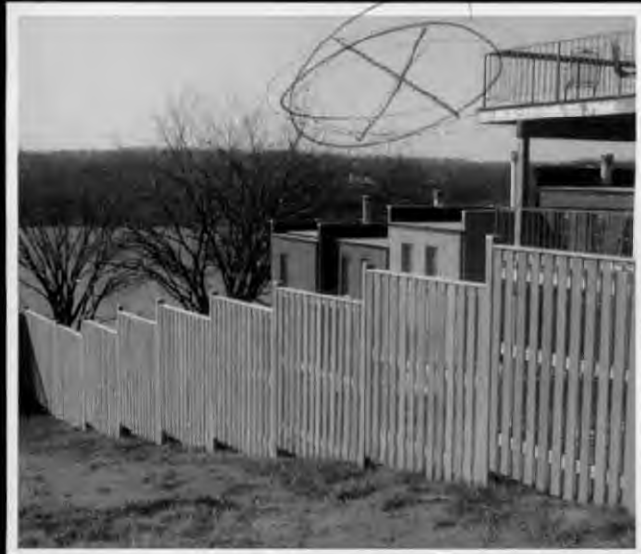




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8627 Lee Highway
Fairfax, VA 22031
471-0960

Woodbridge/Manassas

13703 Jefferson Davis Highway
Woodbridge, VA 22191
494-1000

Chantilly

Route 50
Chantilly, VA 12750
471-0960

Richmond

7601 Compton Road
Richmond, VA 23228
266-0400

Frederick

19550 Frederick Road
Germantown, MD 20874
662-1600

Washington/Maryland

8545 Edgeworth Drive
Capital Heights, MD 20027
350-2400

Montgomery County

19550 Frederick Road
Germantown, MD 20874
428-9040

Baltimore/Annapolis

Route 3 North
Gambrills, MD 21054
793-0600

North Baltimore

U.S. Route 1
Kingsville, MD 21087
592-8200

Bowie/Crofton

Route 3 North
Gambrills, MD 21054
261-3444

LAC comments

Cooper
Salomon 4-27 NO - to 6'-0" height on
Prospect St.

Little - MY UNDERSTANDING IS THAT A 6'-0" HT
WOULD NOT ABUT PROSPECT STREET. THIS SHOULD
NOT BE ALLOWED

rec. Ap. 30 Saul - This is a restricted historic area because
it is noted for its turn-of-the-century openness.
A 6'6" fence anywhere is an abomination -
Along side walks it is illegal.

3908 Prospect St
Jones PLEASE FORWARD TO EDITH SAUL - 10310 FAUCETT
Fence should not extend beyond building line
on Prospect St. side of property

3611
Faucett
Ave. Dempster

note: Town should have enforced
its own Code in the past!
E. R. Saul

LAC minutes - May 2, 1988

LAC Membership

- . Lucy Birchby and Lynn Raufaste will not seek reappointment.
- . We need a "tree person" to take Lynn's place.
- . A welcome to our new board member Dan Jones, 3908 Prospect St.
- . Several applications for appointments to the Board have been received and will be reviewed.

HAWP Applications

- . Two applications were approved without coming before the regular monthly meeting. Neighbors were not notified.
1. Uberman #10403 Fawcett St.
Removal of a tree at front of property.
 2. McPherson #10213 Montgomery Ave.
Installation of a fence by portion of tennis court.

Flynn Park Gazebo

A gazebo with brick walkways was installed by the Town in Flynn Park without a Historic Area Work Permit. A letter will be sent by the LAC to the Town reminding them of our procedures and asking them to comply by submitting the proper application.

#3948 Washington St. - James Cooper

Application to install a fence.

The Coopers' wish to install a 6'6" board on board fence along rear and Prospect side of their property as a screen from their neighbors and protection for their children.

Two letters from neighbors were received by the LAC and their opinions against this project were noted.

Motion: Approve a 6'6" fence along rear of property and NOT approve a fence height greater than 3'6" toward Prospect St. beyond face of house. The 6'6" ht. would be allowed if aligned with face of house.

Reasoning: A 6'6" fence along Prospect St. would be visually detrimental to the streetscape.

Motion Carried.

Montgomery Journal

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Request of Thomas Flavin, 10210 Capitol View Park Avenue, for amendment to HAWP #14-87, Capitol View Park historic district(#317).
2. Application of Linda and Lowell Arye for an addition to 10001 Pratt Place, CVP(#317).
3. Application of Peter and Cynthia Rinck, 9829 Capitol View Avenue, CVP(#317), for a fence and to install a new roof.
4. Application of James and Margaret Cooper, 3948 Washington Street, Kensington historic district(#31/6) to install a 6' fence on rear and side of property.
5. Application of M/M Mattingly, 3918 Prospect Street, Kensington historic district(#31/6) to construct a fence.
6. Application of Avery-Flaherty Builders to construct a new home at 10232 Carroll Place, Kensington historic district(#31/6).

The Public Hearing will be held on Thursday, May 19, 1988, at 8:30 p.m., County Office Building, first floor auditorium, 100 Maryland Avenue, Rockville. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1001, Rockville, MD. 20850.

May 16, 1988

O5D7802600



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

Cooper

~~Rand B. P.~~

3948 Wash St.
Kears.