

31/6 · 3824 Warner St.
31/6-89M

MEMORANDUM

DATE: 5/22/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of May 18, 1989 reviewed the attached application by Jim + Betsy Kelly for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP App.
2. Photos
3. Applicant's sketches
4. Manufacturer's literature
5. _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 9, 1989

CASE NUMBER: #31/6 - 89M

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3824 Warner Street

DISCUSSION:

The applicant is proposing construction of a ground level deck (18' x24') at the rear of the residence located at 3824 Warner Street in Kensington. A very simple spindled railing, not unlike that which is found on the existing rear porch, will surround the proposed deck. The proposal will be minimally visible from the street.

STAFF RECOMMENDATION:

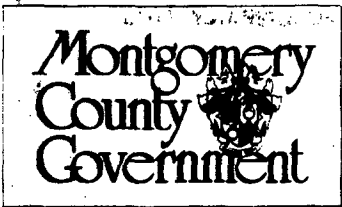
Although this is a contributing resource in the district, staff feels that this is a fairly innocuous proposal, and recommends approval based on criterion 24A-8(b)(1).

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photographs
4. Applicant's Sketches
5. Manufacturer's Literature

COMMISSION ACTION:

JBC:av
1112E



Historic Preservation Commission
 51 Monroe St., Suite 1001
 100 Maryland Avenue, Rockville, Maryland 20850
 X 279-1327
 279-8087

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Jim + Betsy Kelly TELEPHONE NO. 301-942-9483
 (Contract/Purchaser) (Include Area Code)

ADDRESS 3824 WARNER ST KENSINGTON MD 20895
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Jim Kelly CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. SEE ABOVE
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3824 Street WARNER

Town/City KENSINGTON Election District _____

Nearest Cross Street FREEMAN PLACE

Lot 22 Block 4 Subdivision R.B. DETRICK

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 2000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL N/A

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY <u>N/A</u>
03 () Other		01 () WSSC
		02 () Well
		03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Betsy Kelly _____ 3/22/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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:)

[Multiple horizontal lines for describing the proposed work, containing faint handwritten text.]

(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**

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: 3824 WARNER ST
KENSINGTON, MD 20895

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

JIM and BETSY KELLY
3824 WARNER ST. KENS. MD
(h) 942-9483 (w) _____

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

II. Description of work proposed

a. Briefly describe proposed work: Construction of deck at or near ground level in rear of house, 24ft x 18ft. Maximum elevation is 1ft. Railing added to design during meeting of L.A.C.

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

c. Is the work visible from the street? yes, partially

d. What are the materials to be used? pressure-treated wood

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

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? *minimal impact on resource.*
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)

b. Disapproval of Work

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

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

IV. Additional comments *Vote to recommend approval 8-0.*

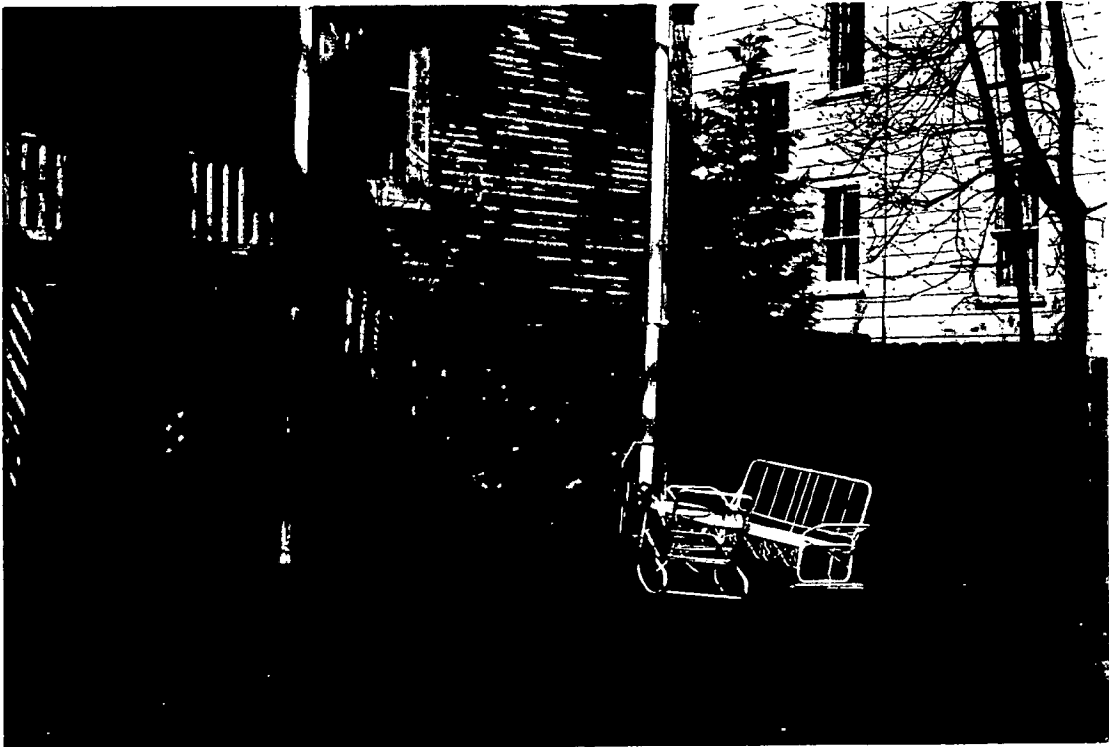
Date on which application received: April 18, 1989

Date of LAC meeting at which application was reviewed: May 1, 1989

Form completed by: DANIEL JONES Title: Chairman

Member of: Kensington LAC

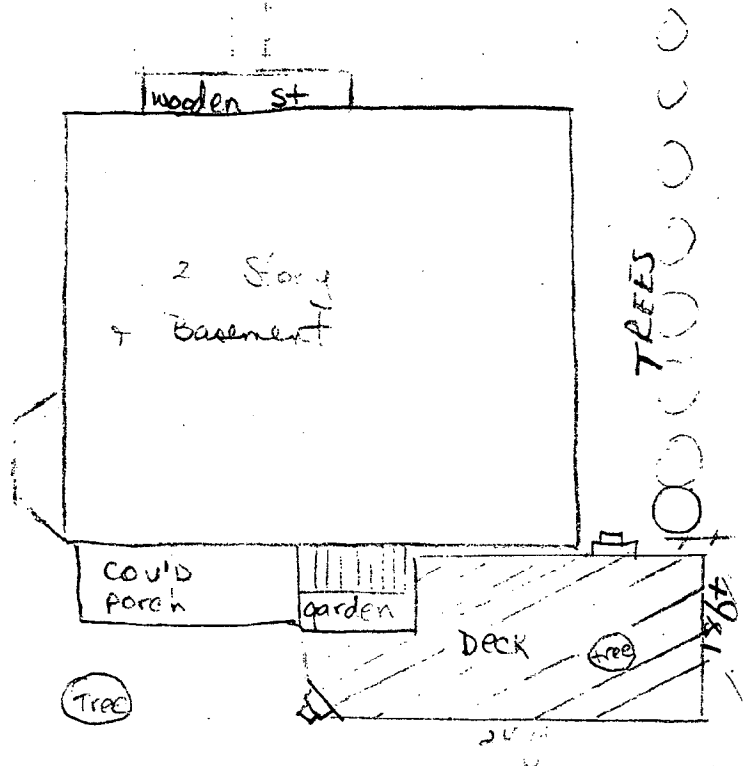
Date: May 2, 1989



Enlargement of layout with proposed replacement deck. DECK WILL BE CONSTRUCTED WITH PRESSURE TREATED LUMBER. 4x4 POSTS, 4x6 BEAMS, 2x6 JOISTS, 2x8 FASCIA, 2x4 DECKING, AND 2x6s FOR BLOCKING. Deck will be flush with the ground at the base of the house & approx 1ft raised of the ground 18ft out from the house

Deck will have a railing consistent with the style of the railing around the covered porch. The railing will run the full length of the deck and 5ft next to the steps.

Freeman Place



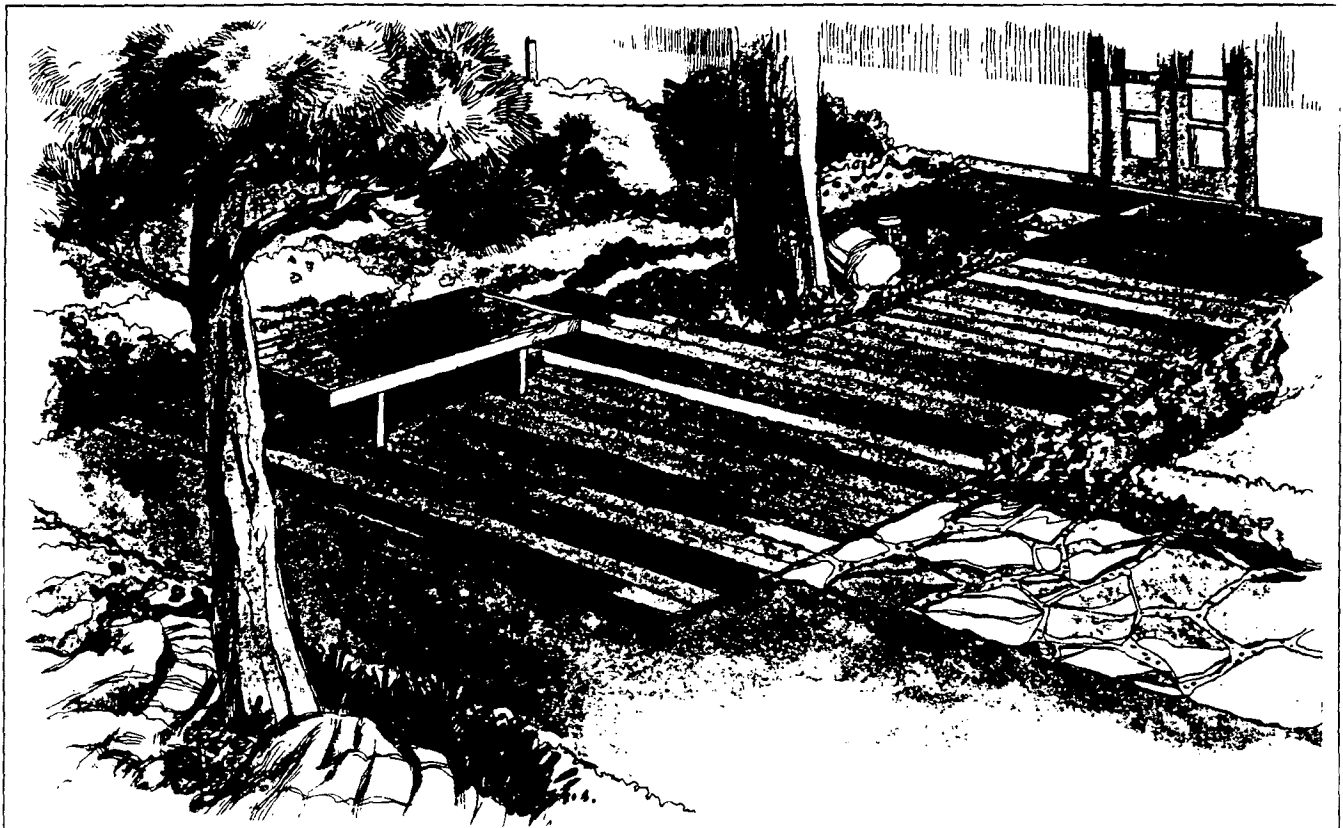
EXISTING BRICK PATIO IS 15ft 11
 Proposed wood deck will be 24ft x 18ft including the steps leading to the covered porch AND A SMALL GARDEN. DECK will be built AROUND AN EXISTING TREE IN THE RIGHT CORNER OF DECK. SEE ATTACHED PICTURE OF PROPOSED WORK.

← Property line →

NEW HOUSE CONSTRUCTION

PLAN 2

An Elegant Deck Flush with the Ground

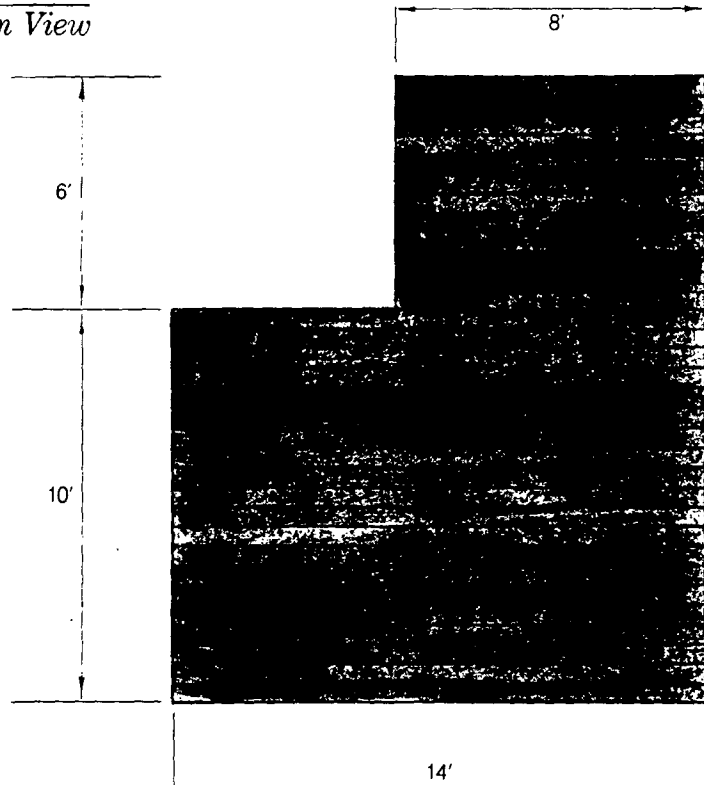


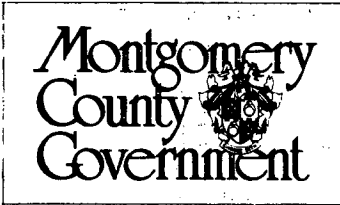
This plan features another ground-level deck that is easy to build and can be adapted to a variety of settings, including installations directly on the ground, over an existing patio, or on a rooftop. Unlike the modular decks in Plan 1, it is a unified structure that is less likely to shift or settle. It also uses full-length decking boards, giving it a more restful appearance.

The L-shaped deck featured on these pages is ideal for a transition area, between the house and lawn for instance. It provides a usable space away from the main traffic corridor, where a table or a pair of lounge chairs invite casual relaxing. Plantings along the side borders help to confine the space.

By lowering the deck into a shallow excavation and edging it with a masonry or concrete border, you can give it a touch of refined elegance. A wood surface that is level with the ground creates a dignified and dramatic landscape element.

Plan View





Historic Preservation Commission

51 Monroe St., Suite 1001
100 Maryland Avenue, Rockville, Maryland 20850
X279-1327
279-8087

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(Contract/Purchaser) (Include Area Code)

ADDRESS 3824 WARNER ST KENSINGTON MD 20815
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY JIM KELLY CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. SEE ABOVE
(Include Area Code)

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Wreck/Raze Move Install Revocable Revision
Circle One: A/C _____ Slab _____ Room Addition _____
Porch Deck Fireplace Shed _____ Solar _____ Woodburning Stove _____
Fence/Wall (complete Section 4), Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 2000.00

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03 () Other _____ 03 () 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.

Signature of owner or authorized agent (agent must have signature notarized on back) Jim Kelly Date 3/23/89

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Stanley Date 5/19/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
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Date on which application received: *April 18, 1989*

Date of LAC meeting at which application was reviewed: *May 1, 1989*

Form completed by: *DANIEL JONES* Title: *Chairman*

Member of: *Kensington LAC*

Date: *May 2, 1989*