

31/6 3914 Washington St.

31/6-89U



Montgomery County Government  
MEMORANDUM

DATE: 9/26/89

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

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

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 9/21/89 reviewed the attached application by David & Penny Swen for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

Attachments:

1. HAWP
2. Elevations Floor Plans
3. Original Photos
4. \_\_\_\_\_
5. \_\_\_\_\_

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: September 13, 1989

CASE NUMBER: 31/6 - 89U

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3914 Washington Street

DISCUSSION:

The applicant is proposing a two-story hip-roofed addition at the rear of this circa 1920's-30's cottage. Also, the existing rear deck will be replaced and extended. An enclosed storage area will be created underneath the deck. The siding employed will be wood, matching the existing.

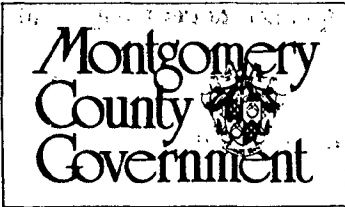
STAFF RECOMMENDATION:

In concurrence with the majority of the Local Advisory Committee, staff recommends approval of the application based on criteria 24A - 8(b)(1) and (2). At least one of the members of the LAC recommended that the proposed hip roof be converted to a gable roof in order to "repeat the existing main roof."

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photos of Existing Structure
4. Site Plan Showing Location of Proposed Addition
5. Elevations; Plans

JBC:av  
1357E



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER DAVID & PENNY SWAN TELEPHONE NO. 301-942-2693  
(Contract/Purchaser) (Include Area Code)

ADDRESS 3914 WASHINGTON ST. KENSINGTON, MD 20895  
CITY STATE ZIP

CONTRACTOR Tom BEEBE TELEPHONE NO. 301-587-3431  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY SHARON MOSKOWITZ TELEPHONE NO. 301-949-1124  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 3914 Street WASHINGTON

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street CONNECTICUT

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |                   |                |          |                                 |      |               |       |       |                   |
|------------|-------------------|----------------|----------|---------------------------------|------|---------------|-------|-------|-------------------|
| Construct  | <u>Extend/Add</u> | Alter/Renovate | Repair   | Circle One: A/C                 | Slab | Room Addition |       |       |                   |
| Wreck/Raze | Move              | Install        | Revision | Porch                           | Deck | Fireplace     | Shed  | Solar | Woodburning Stove |
|            |                   | Revocable      |          | Fence/Wall (complete Section 4) |      |               | Other |       |                   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000
- 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? \_\_\_\_\_

### 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

- 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.

Penny L. Swan  
Signature of owner or authorized agent (agent must have signature notarized on back)

Sept. 2, 1989  
Date

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:)

Two story wood addition with painted wood siding and replacement second story wooden deck.

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(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: 3914 Washington St.  
Kensington

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

David and Penny Swan  
3914 Washington St.  
(h) (301) 942-2693 (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:

Addition in rear of house, replacement of deck

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

rear & side

c. Is the work visible from the street?

yes

d. What are the materials to be used?

wood, painted

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

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? *proposed is compatible, in that there are many additions, however better coordination with existing roofs of main house.*
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 carried 3-1.  
Suggestion: restudy the proposed hip roof to become a gable which repeats the main roof.*

Date on which application received: Sept. 5, 1989

Date of LAC meeting at which application was reviewed: Sept 11, 1989

Form completed by: Daniel P Jones Title: Chairman

Member of: Kens LAC

Date: Sept 11, 1989

0465Z

*(see Little's comment sheet for explanation of nay vote). 11*

Kensington Local Advisory Committee  
Comment Sheet

Applicant for HAWP: SWAN Address of property: 3914 WASH. ST.

Date of LAC meeting: 9.11.89

Member of LAC: LITTLE

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Preliminary comments on application for HAWP: <sup>THE PROPOSED</sup>  
RECOMMEND RE-STUDY ↑ HIP ROOF TO  
BECOME A GABLE WHICH REPEATS THE  
EXISTING MAIN ROOF

Preliminary recommendation:  Disapproval  Approval  Approval with conditions  
(list below)

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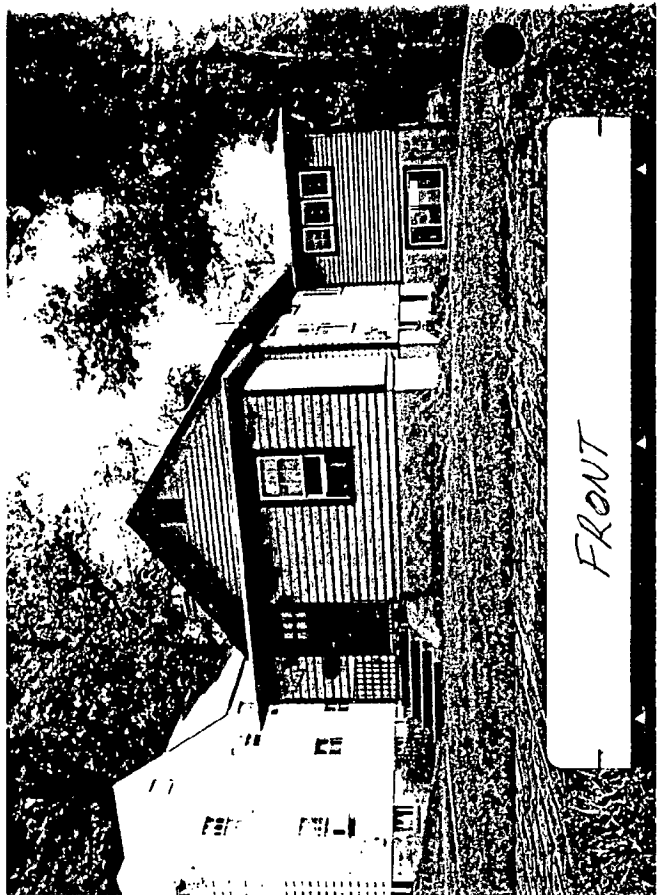
Additional comments as a result of discussion:

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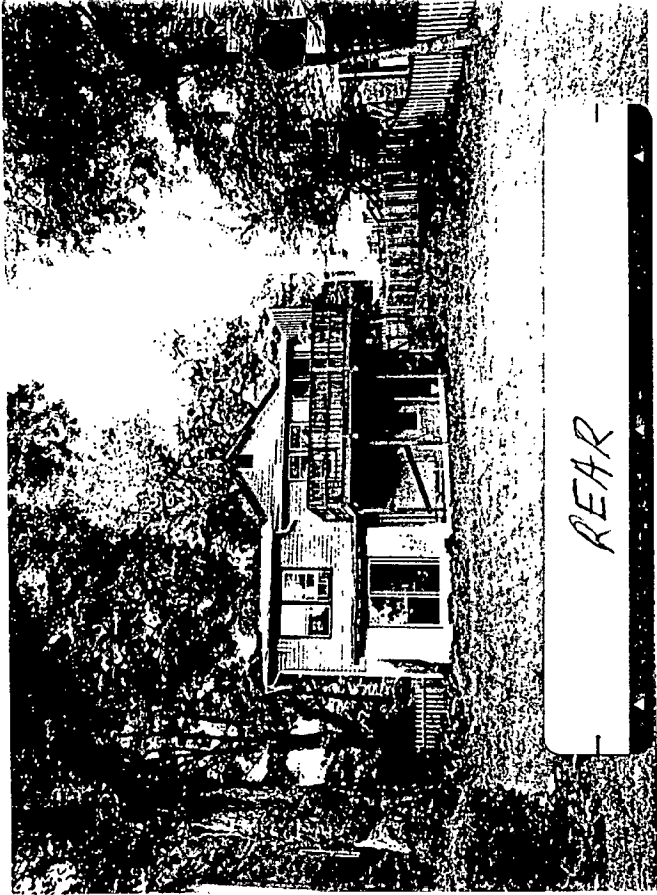
Final recommendation at meeting of LAC:

Signature: Paul H. Little

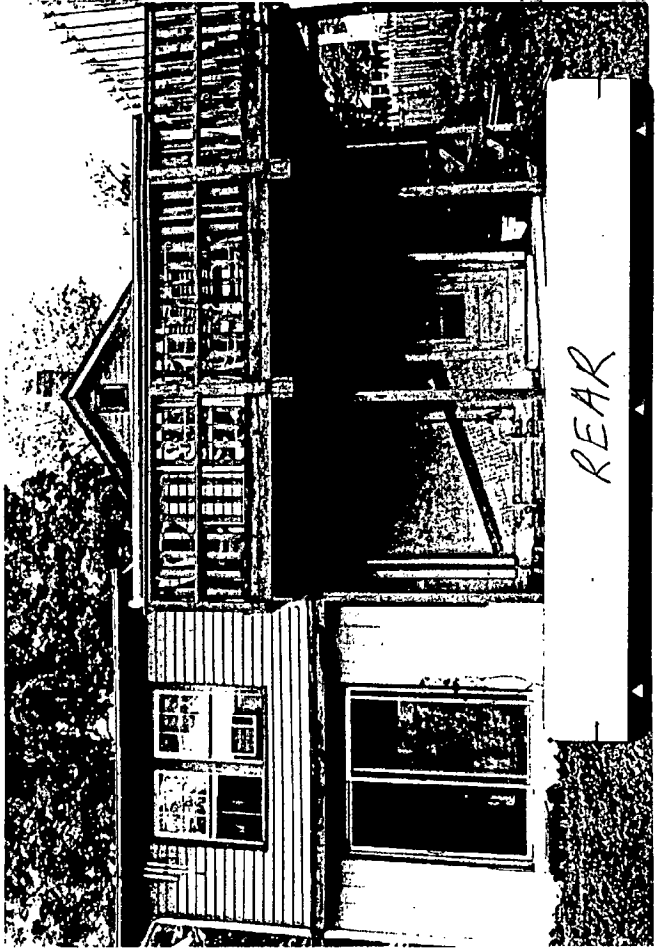




FRONT



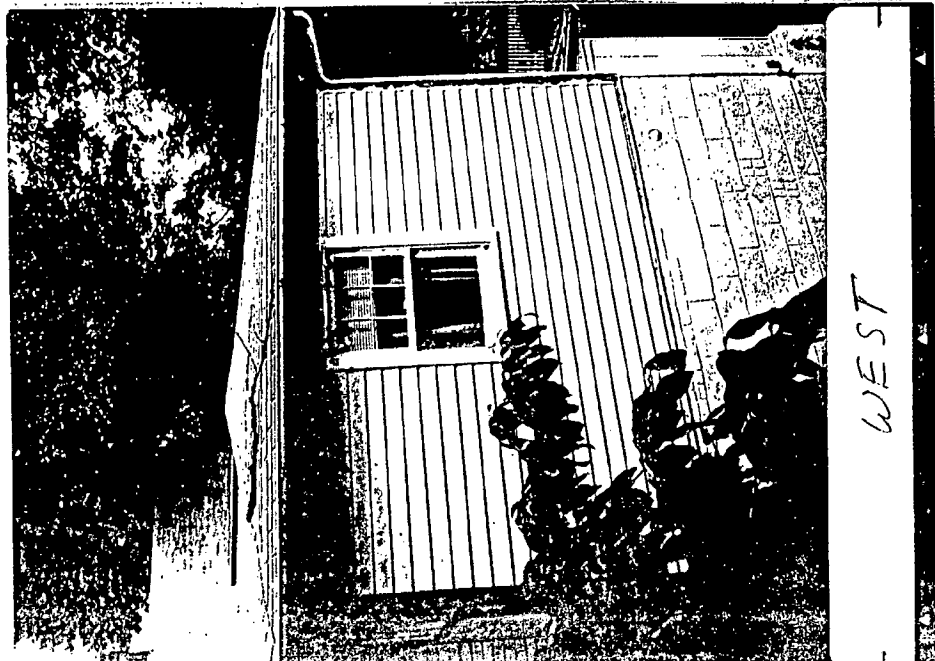
REAR



REAR



REAR, SHOWING ROOF PLANES



WEST

WASHINGTON STREET

S 76' 15" E

50.00

194' 35"

BRL

11' 2"

51' 06" 1/2"

#2914  
EXISTING  
1-STORY  
FRAME

8'

14'-6"

NEW  
DECK

12'-2"

F.V.D.

15'-6"

P.V.D.

45

LOT 42, BLOCK 19  
97609

41

SHED

N 13' 42" E

BRL

S 12' 42" W

N 74' 15" 25" W

50.05

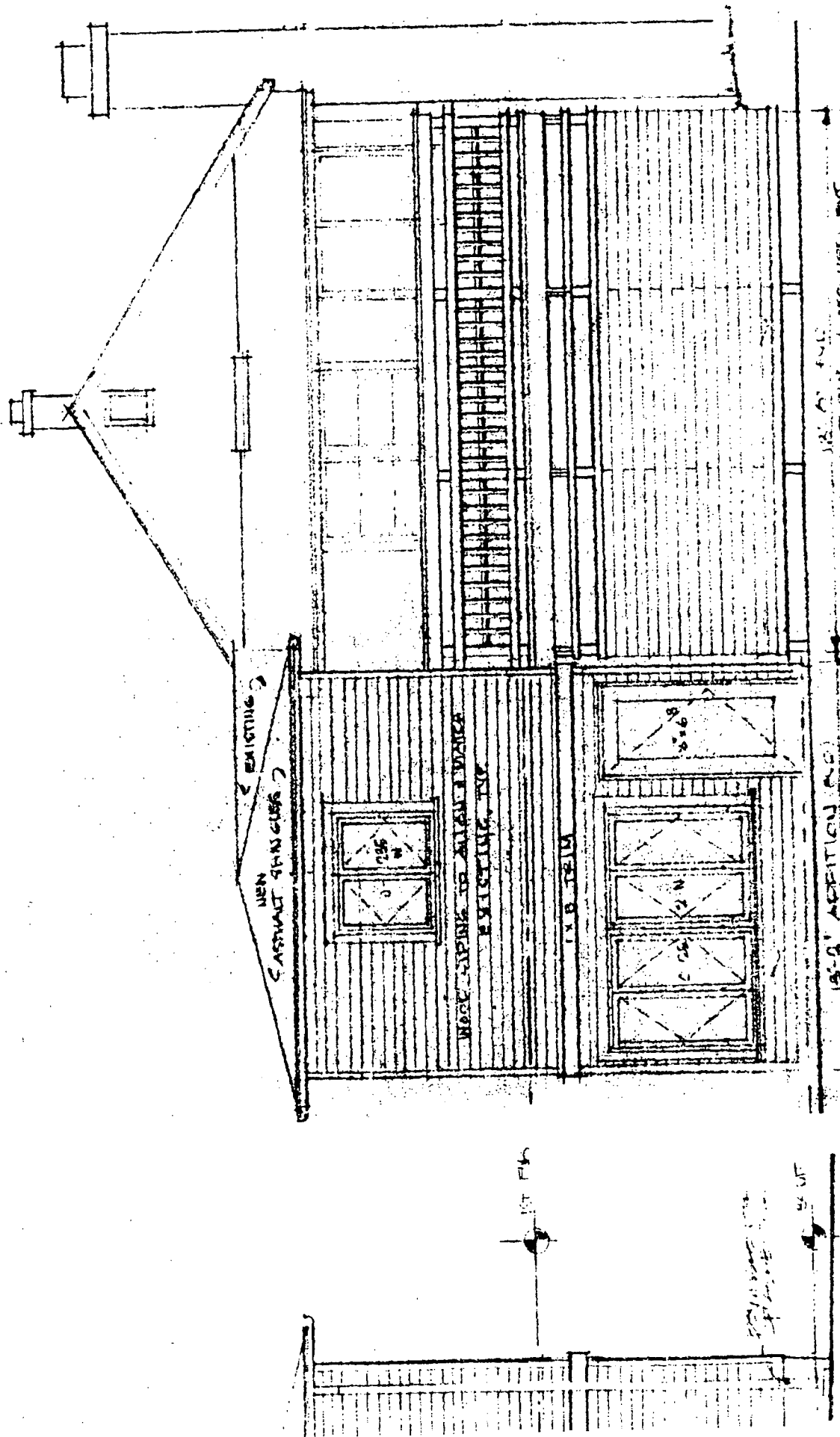
NORTH

SITE PLAN

11-20



KEY  
1/2" = 1'-0"  
1/4" = 3'-0"  
1/8" = 6'-0"  
1/16" = 12'-0"



NEW SHINGLES  
EXISTING

NEW SHINGLES TO MATCH EXISTING

1/2" x 1/2"

NEW 12' x 12' FULL WOOD SHINGLES  
NEW 2" x 4" STUDS IN SHINGLED EXT  
STORAGE AREA BEHIND

NEW 12' x 12' FULL WOOD SHINGLES

SOUTH ELEVATION

VA: 5.1.01

1/2" x 1/2"

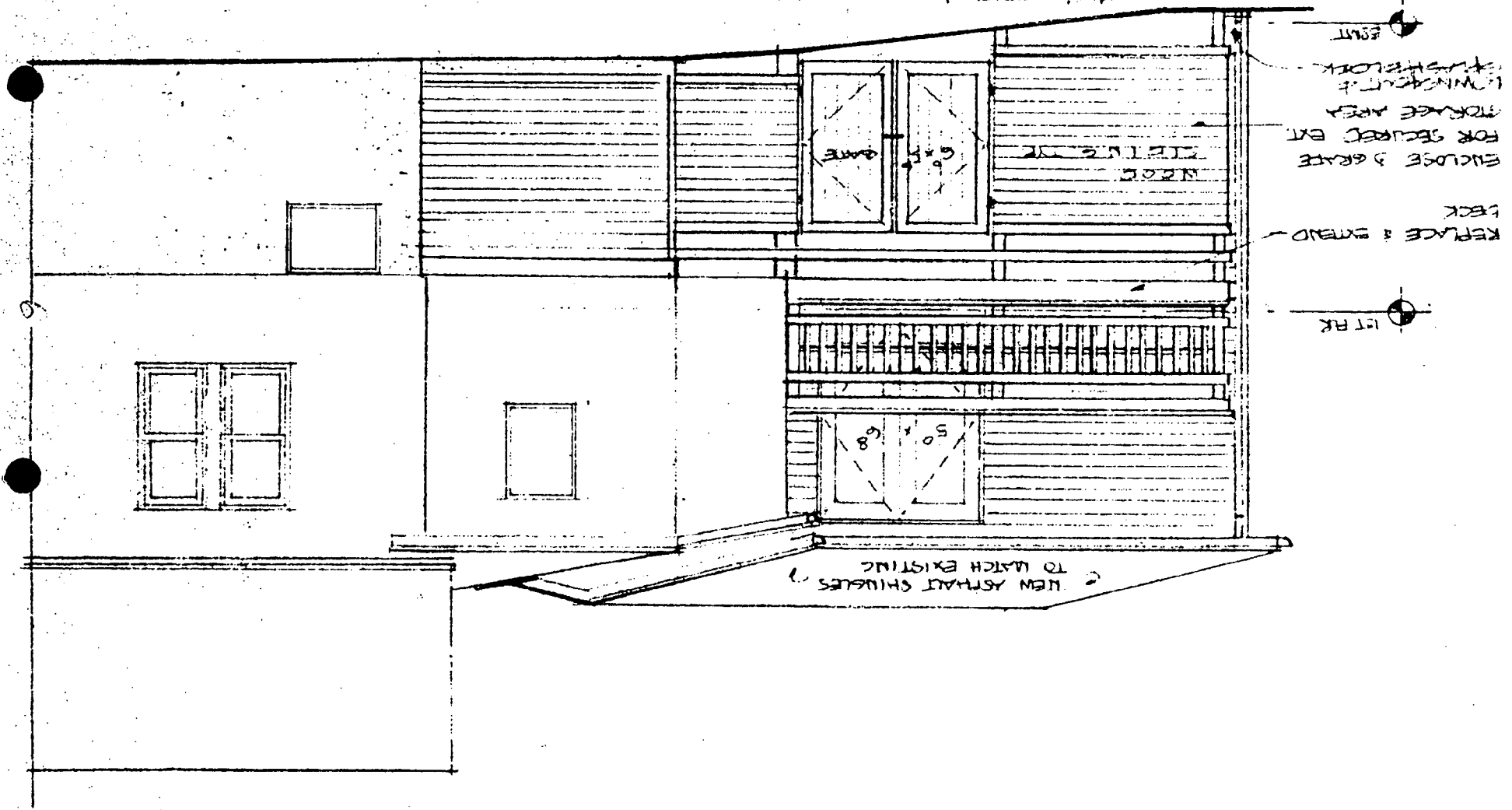
1/2" x 1/2"

WASHINGTON STREET  
5700 E  
5000

EAST ELEVATION

VA. 1-0

NEW ADDITION



ENCLOSE & GRADE FOR SECURED EXT STORAGE AREA

REFURBISH & SPREAD DECK

NEW ASPHALT CHIMNELS TO MATCH EXISTING

1ST FL

2ND FL

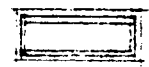
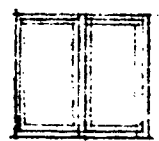
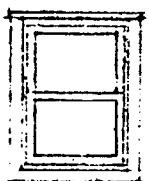
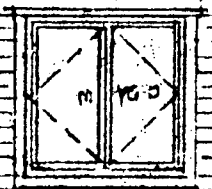
WEST ELEVATION  
1/4" = 1'-0"

14'-6" ADDITION

151  
PROPOSED  
SPRINKLER

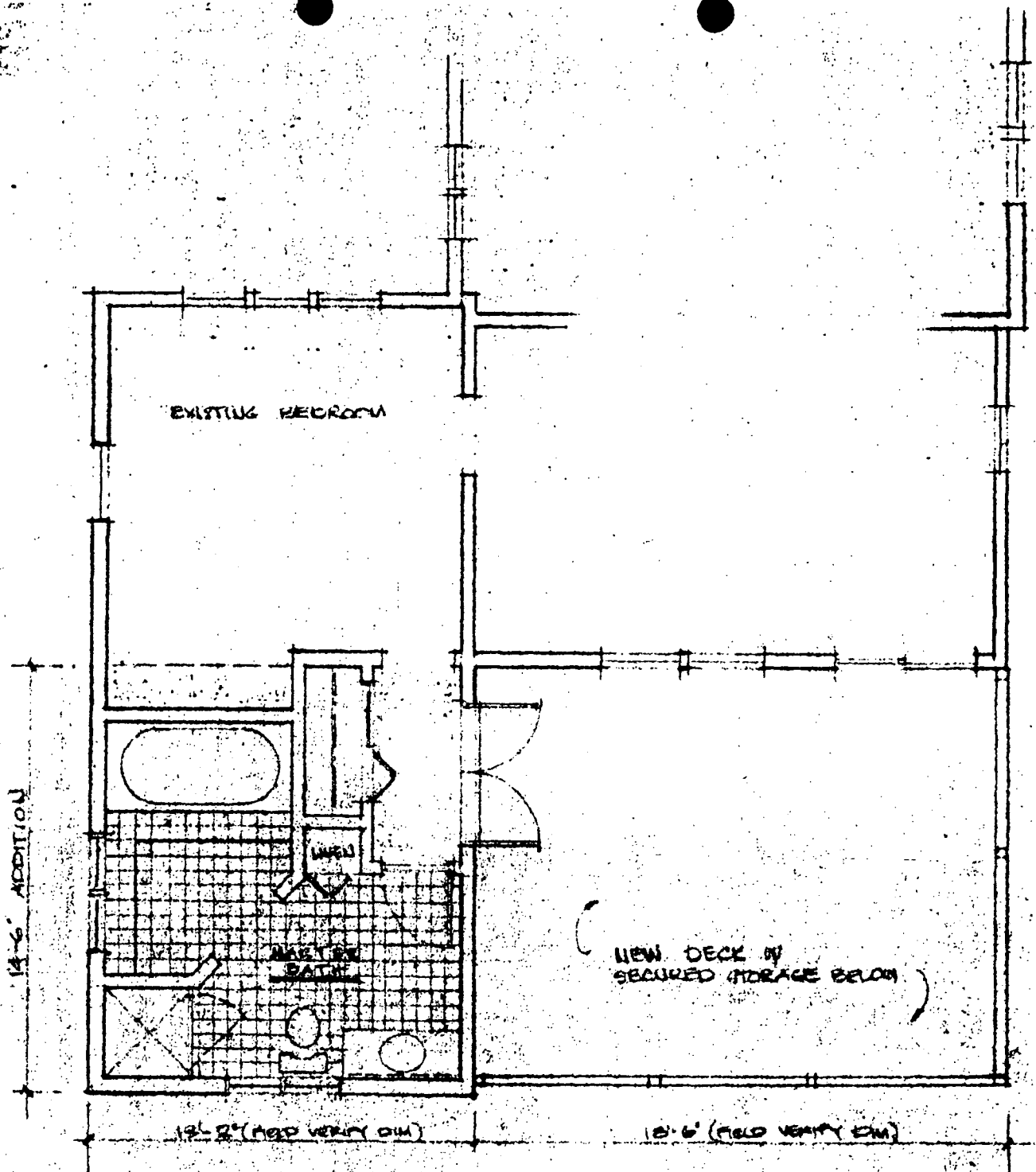
NEW Siding TO MATCH EXISTING

NEW 1x6 TRIM



NEW ASPHALT SHINGLES  
TO MATCH EXISTING





FIRST FLOOR PLAN  
 REF: 1.01

1. FLOOR PLANS, ELEVATIONS



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REGISTRATION NUMBER \_\_\_\_\_

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Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street CONNECTICUT

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

Construct	<u>Extend/Add</u>	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 \$ 30,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

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2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Septic	2B. TYPE OF WATER SUPPLY
03 ( ) Other _____		01 <input checked="" type="checkbox"/> WSSC
		02 ( ) Well
		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.

David I. Swan Signature of owner or authorized agent (agent must have signature notarized on back) Sept. 2, 1989 Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED: \_\_\_\_\_ Signature [Signature] Date 9/20/89

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:)

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