

31/6-91C 3716 Washington Street,
Kensington



Montgomery County Government

MEMORANDUM

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

FROM: Laura E. McGrath, Planning Specialist *LM*
 Division of Community Planning and Development
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: 4-11-91

The Montgomery County Historic Preservation Commission, at their meeting of 4-10-91 reviewed the attached application by Karen Smith for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. HMWP App. & Attachments
2. Approved Elevations
3. Photos
4. _____
5. _____

2020E



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 172291

NAME OF PROPERTY OWNER David C. Smith TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS 172291 CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 172291 Street 172291

Town/City Rockville Election District 172291

Nearest Cross Street 172291

Lot _____ Block _____ Subdivision 172291

Liber _____ Folio _____ 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	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)			Other		

1B. CONSTRUCTION COSTS ESTIMATE \$ 172291

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature: Danmark Taylor Date: 4-10-91

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:)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: April 3, 1991

CASE NUMBER: 31/6-91C

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3716 Washington Street

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicant is requesting approval of a proposal to construct an addition on the rear of this 1950s brick Colonial in the Kensington Historic District. The property was identified as a secondary resource in the Kensington Historic District Master Plan amendment.

The proposed addition will be equal in width to the existing house (25 feet) and will be 23 feet in length. The addition will replace an existing screened-in porch area. It will be of frame construction with vinyl siding and lattice-work around the foundation. A first floor deck and second floor balcony will also be constructed at the rear. The roof will include one skylight and will be asphalt shingle to match the existing roof.

STAFF RECOMMENDATION:

Staff recommends approval of the application based on criterion 24A-8(b)(1).

SENT TO LAP: 3-25-91
SENT TO APPLICANT: 4-3-91

COMMENTS RECEIVED? No

ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Proposed Elevations
4. Photos



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 10-22-981

NAME OF PROPERTY OWNER KAREN C. SMITH, ~~IAN WHITMAN~~ TELEPHONE NO. 301-946-6965
 (Contract/Purchaser) " " " (Include Area Code)

ADDRESS 3716 WASHINGTON ST. KENSINGTON MD. 20895
 CITY STATE ZIP

CONTRACTOR NOT YET SELECTED TELEPHONE NO. _____

PLANS PREPARED BY TIMOTHY P. PENNELL CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301-530-5859
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3716 Street WASHINGTON STREET

Town/City KENSINGTON Election District MONTGOMERY COUNTY "13"

Nearest Cross Street CALVERT PLACE

Lot 13 Block 13 Subdivision 15 " KENSINGTON PARL"

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 | Shed |
| | | | | Fence/Wall (complete Section 4) | Other | Solar |
| | | | | | | Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000 ±
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? - NO - (IN HISTORIC DISTRICT)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

Timothy P. Pennell _____ 1-25-91
 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: 9103190107 FILING FEE: \$ _____

DATE FILED: 3-19-91 PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOUSE IS 2 STORY BRICK COLONIAL C 1950'S, ITS
SETTING IS 50' WIDE X 227.13 DEEP LOT IN A SECONDARY
RESOURCE AREA ADJACENT WEST PROPERTY IS OF SAME
STYLE, ADJACENT EAST PROPERTY IS SLIGHTLY OLDER
C 1930'S TWO STORY FRAME. HISTORICAL FEATURES OF
EXISTING HOUSE ARE SCARCE SIGNIFICANCE MIGHT BE ITS
TYPIFICATION OF A 1950'S BUILDERS GRADE COLONIAL.

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

GENERALLY THE PROJECT'S PROGRAM WAS TO ENLARGE LIVING
AREA KITCHEN, MASTER BED ROOM SUITE AND ADDITIONAL BED
ROOM FOR GROWING FAMILY, THERE SEEMS TO BE NO
SIGNIFICANT IMPACT ON HISTORIC RESOURCES ENVIRONMENTALLY
NO TREES ARE TO BE REMOVED. ADJACENT PROPERTIES
HAVE EXTENSIONS THAT APPROXIMATELY ALIGN WITH THE REAR
OF THE NEW ADDITION.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

SCALE IS WIDTH OF EXIST HOUSE, DEPTH IS 23'0", HEIGHT IS TO RAKE
OF EXISTING HOUSE. MATERIALS ARE FRAME CONSTRUCTION, WINDOW
DETAILING IS DBL HUNG. TRUE DIVIDED LITE WITH TRIM TO MATCH
EXISTING HOUSE

- b. the relationship of this design to the existing resource(s):

RELATIONSHIP TO EXIST. RESOURCE IS SIMILAR TO STATEMENT
I.D. ON PREVIOUS PAGE

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

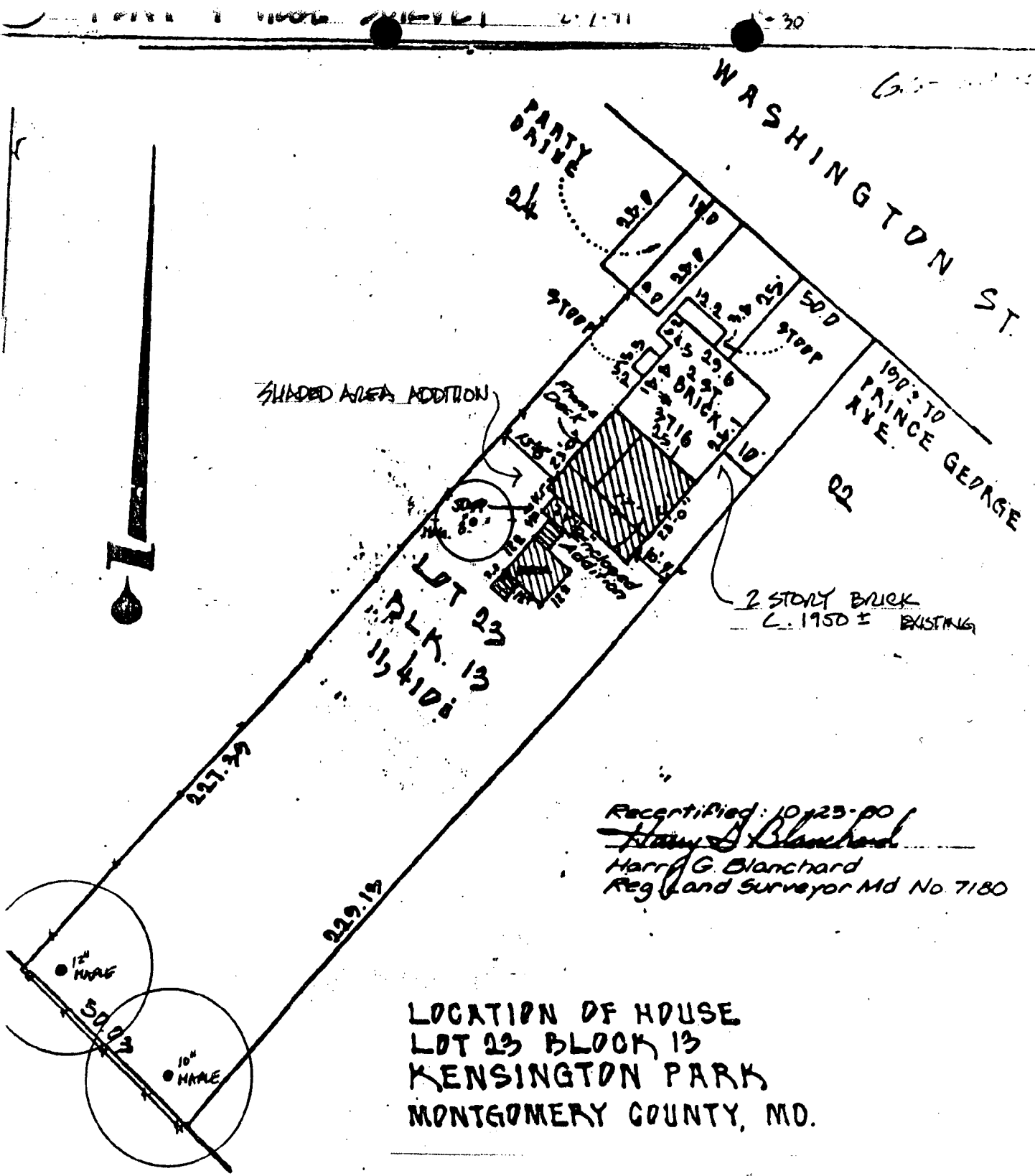
THIS NEW ADDITION AND ALTERATION HAS MINIMAL RELATION TO
THE REQUIREMENT OF THE "24A" ORDINANCE

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



LOCATION OF HOUSE
 LOT 23 BLOCK 13
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE STING IMPROVEMENTS ON THE ABOVE DESCRIBED PLOT HAS BEEN CAREFULLY ESTABLISHED BY A NS&T TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Eldon E. Snider
 ELDON E. SNIDER
 REGISTERED LAND SURVEYOR MD. #3952

REFERENCES
PLAT BE. B
PLAT NO. 4
LIBER
FOLIO

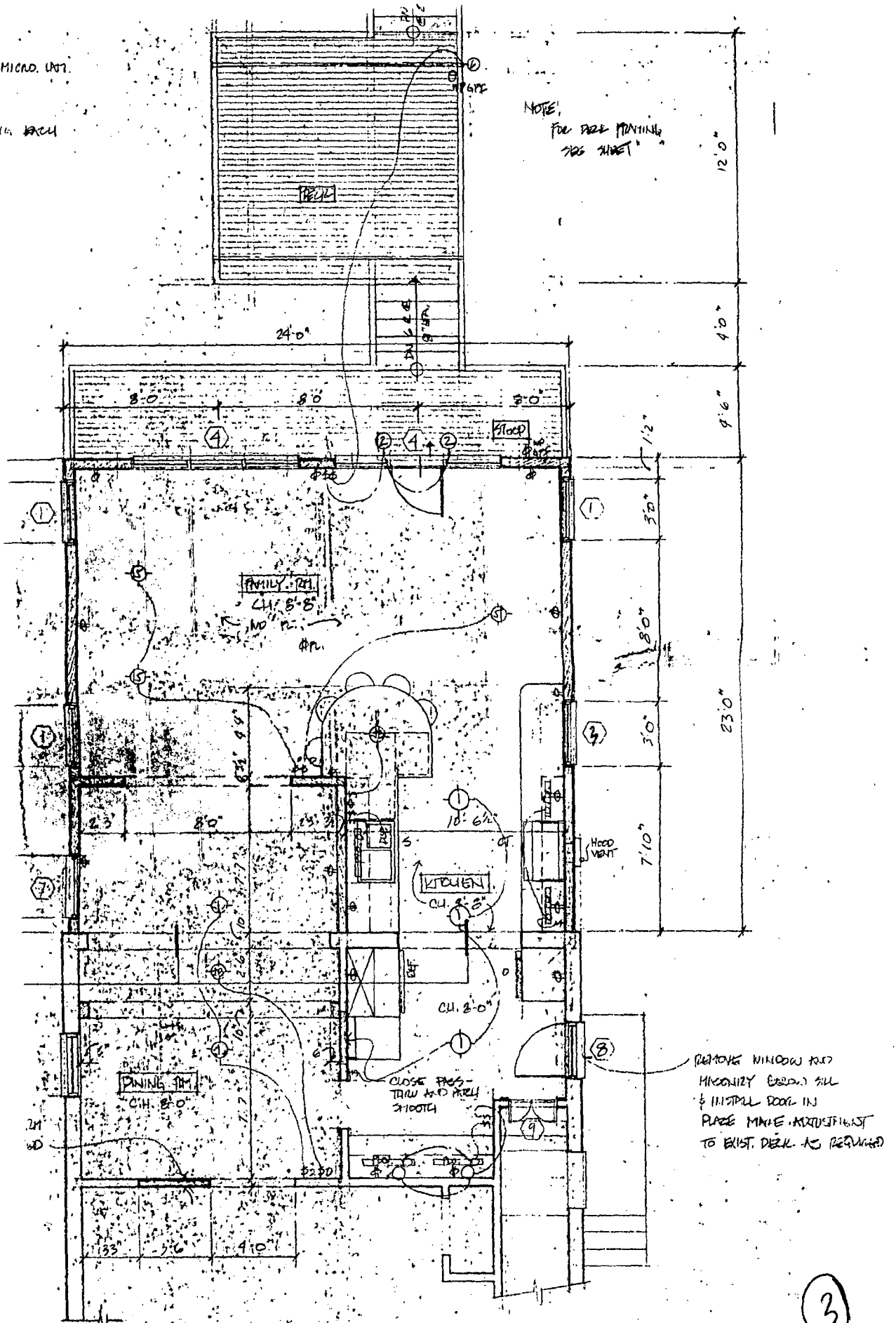
SNIDER, BLANCHARD, LAUGHLAND & TACKER INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 10 EAST CHURCH ST. FREDERICK MD 21701 1-800-667-4500		PROFESSIONAL OR. SUITE 1 GAITHERSBURG MD 20878 301-941-1111
DATE OF SURVEYS	SCALE 1" = 50'	
WALL CHECK	DRAWN BY J	
RISE LOC 2174	JOB NO 74 D61	
BOUNDARY		

3

MICRO. UNIT

14 BACH

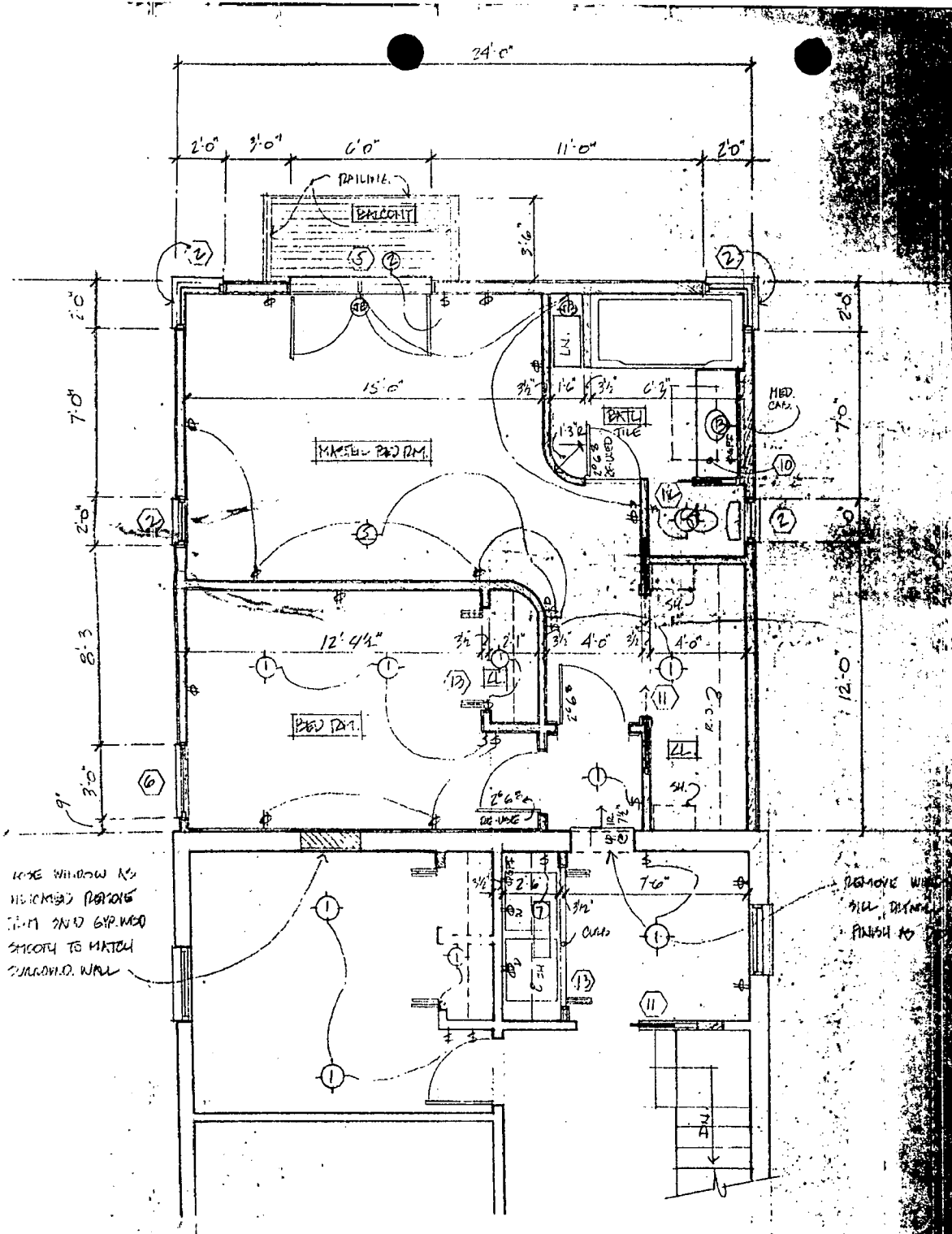
NOTE:
FOR PEEK MOUNTING
206 SHEET



REMOVE WINDOW AND
MASONRY BELOW SILL
& INSTALL DOOR IN
PLACE MAKE ADJUSTMENTS
TO EXIST. DECK AS REQUIRED

Proposed FIRST FLOOR PLAN
1/4" = 1'-0"

3

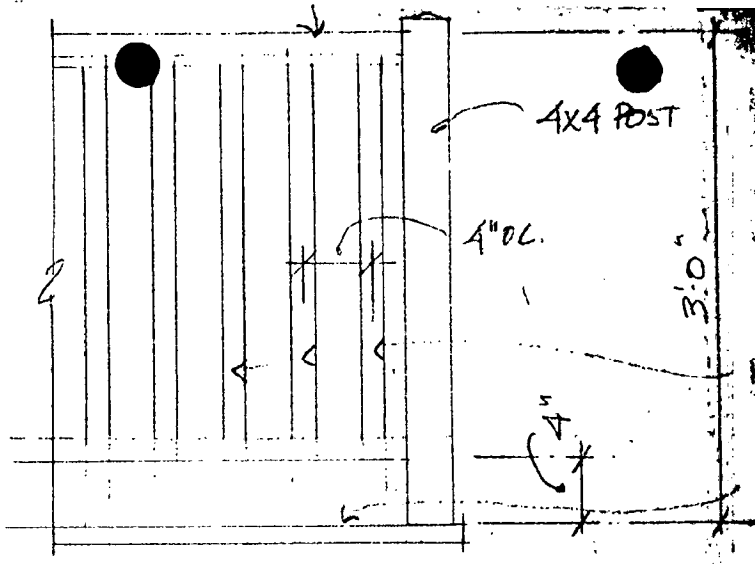


REMOVE WINDOW AS
 INDICATED PORTALS
 WITH 2ND GYM WOOD
 SMOOTH TO MATCH
 SURROUND. WALL

REMOVE WALL
 WILL BE
 FINISH AS

Proposed SECOND FLOOR PLAN
 1/4" = 1' - 0"

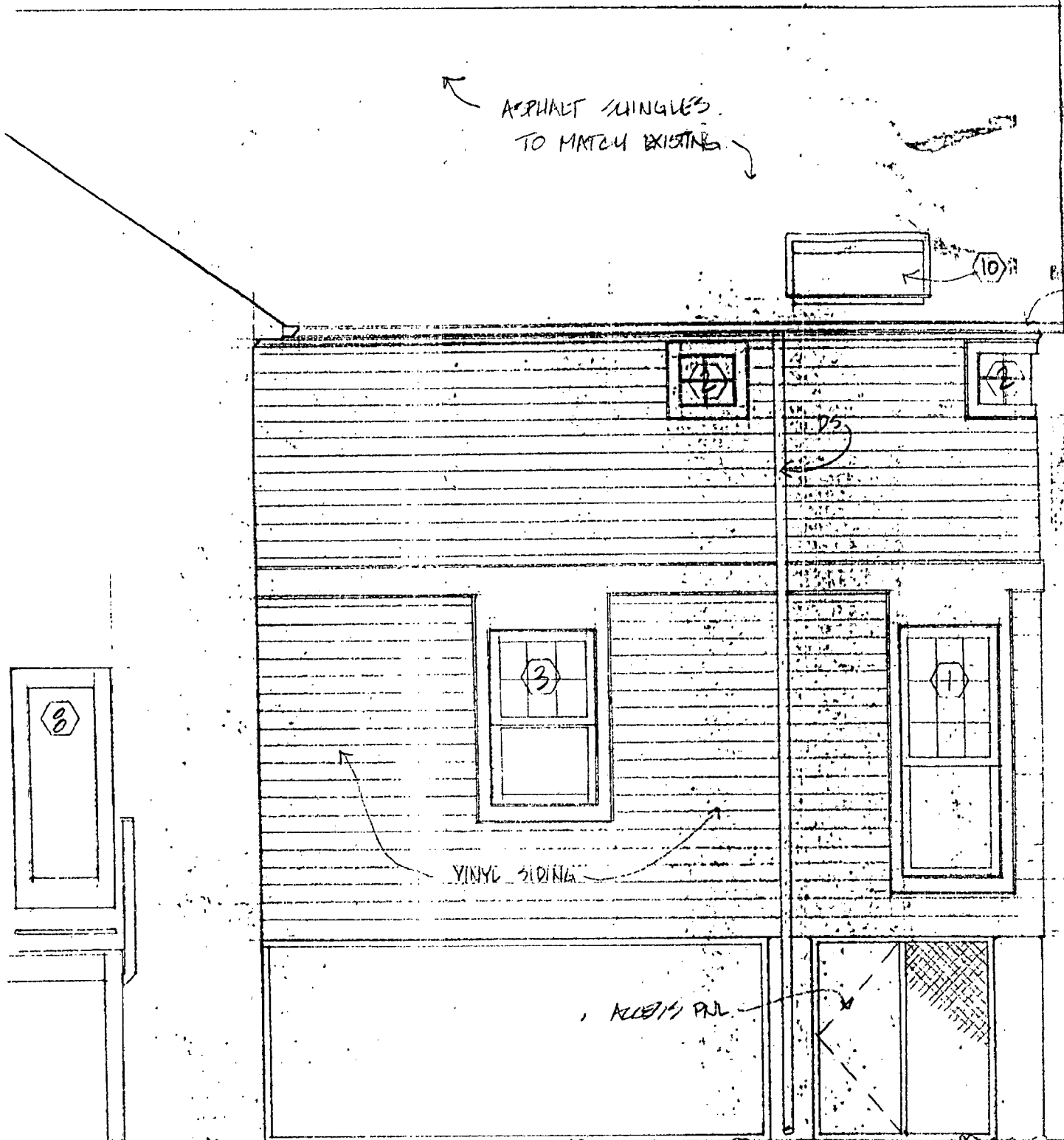
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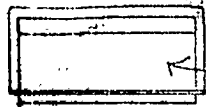
DETAIL $\frac{2}{3}$
NO SLAB

Proposed Rear Elevation

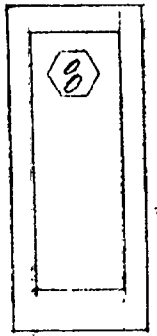
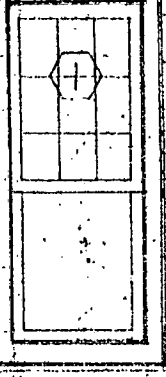
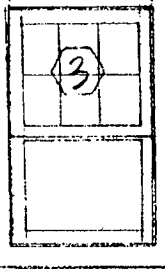
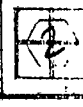




ASPHALT SHINGLES
TO MATCH EXISTING



(10)

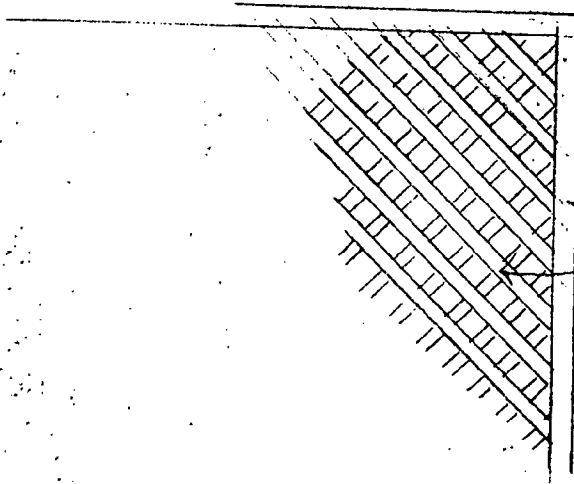


VINYL SIDING

KITCHEN

Proposed Side Elevation

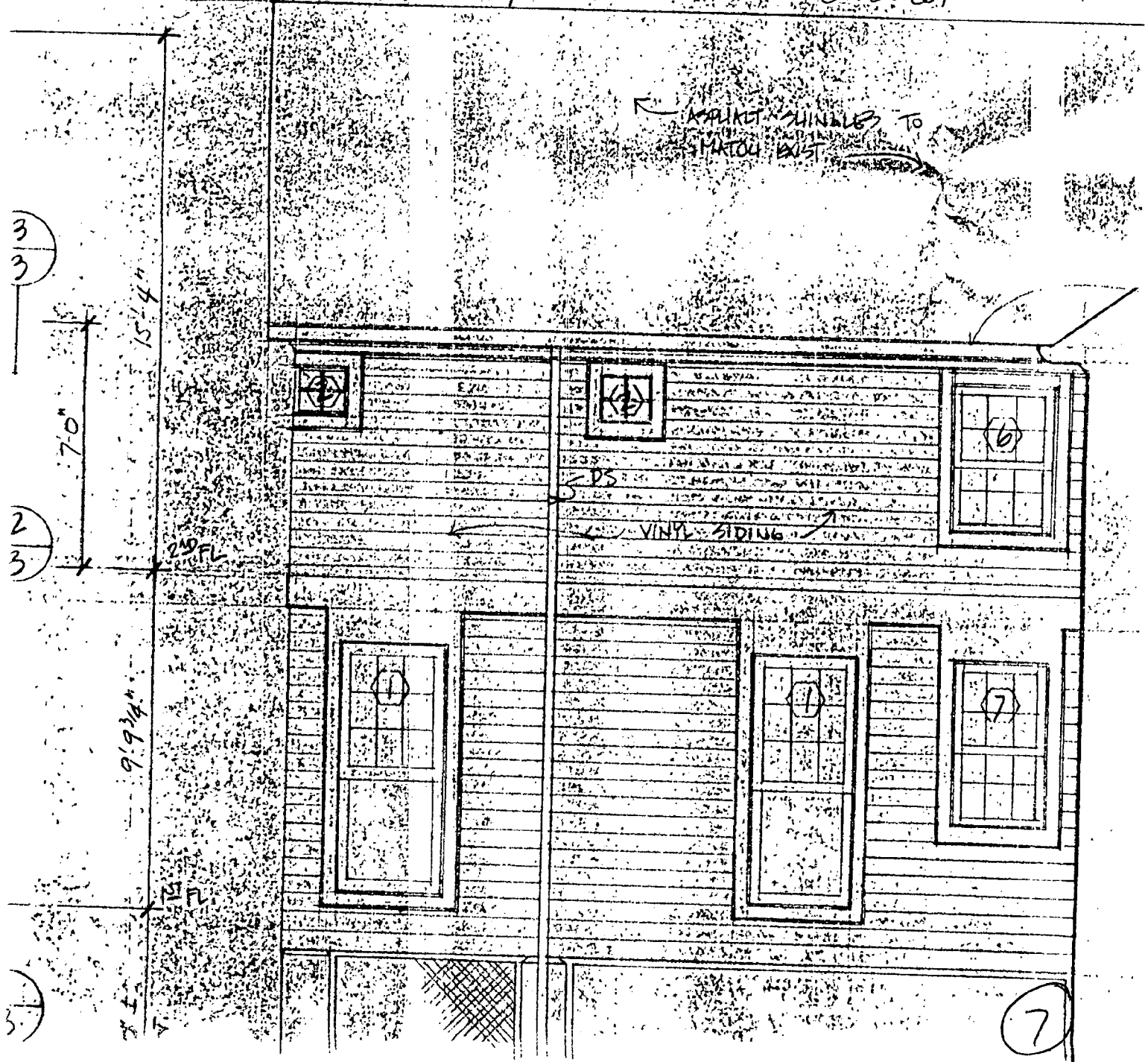
(6)

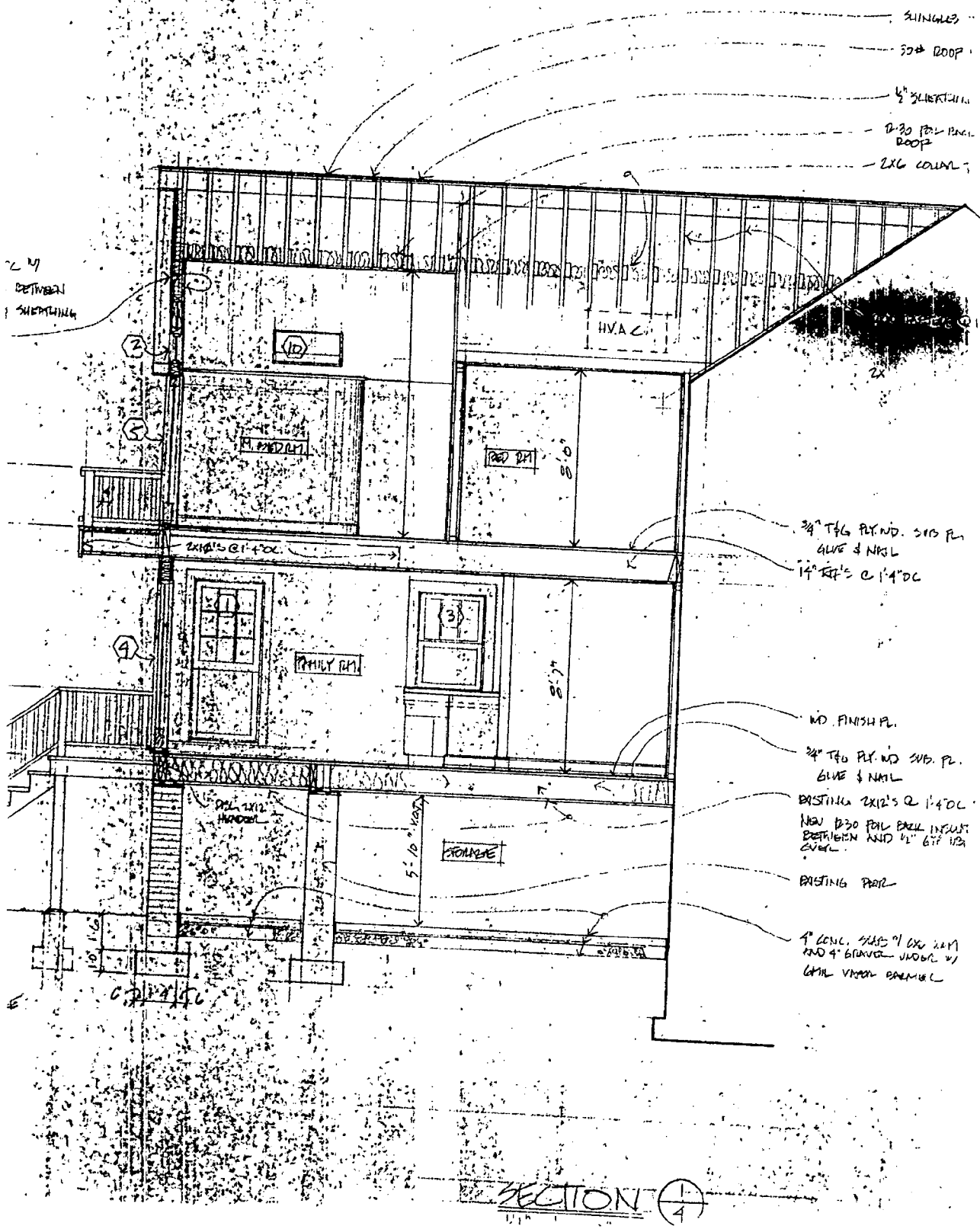


1x2" EDGE FRAMING
 STANDARD STUCCO
 LATTICE OVER 1/2" PLY WOOD
 AS EXTERIOR GRADE. NAIL
 LATTICE @ 10" CENTERS
 THROUGHOUT. CUT
 PAINT WHITE

DETAIL (1/3)
 NO SCALE

Proposed Side Elevation





- SHINGLES
- 5/8" ROOF
- 1/2" SHEATHING
- D-30 FOIL FACED ROOF
- 2x6 COLLAR

3/4" T&G PLYND. SID FL.
GLUE & NAIL
1/4" SHE'S @ 1'-0" OC

NO FINISH PL.
3/4" T&G PLYND. SID. PL.
GLUE & NAIL
EXISTING 2x12'S @ 1'-0" OC
NEW D-30 FOIL FACED INSUL.
BETWEEN AND 1/4" GIP INS
COVER
EXISTING POOR

4" CONC. SLAB 4" DIA. BARS
AND 4" GRAVEL UNDER W/
6MIL VAPOR BARRIER

SECTION 4

8

9



RIGHT FRONT
ELEVATION



FRONT
ELEVATION



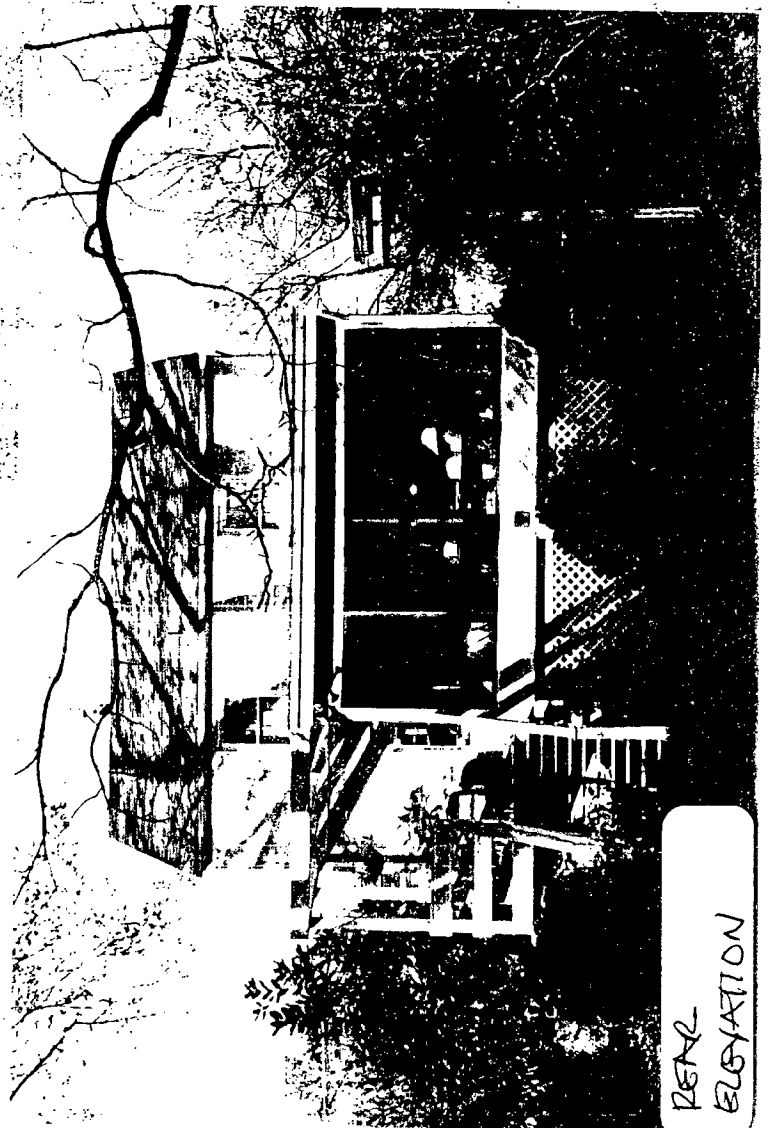
LEFT FRONT
ELEVATION



REAR
ELEVATION



REAR
ELEVATION



REAR
ELEVATION



Montgomery County Government

MEMORANDUM

TO: Ray Shelman, Chairman
Kingston Local Advisory Panel

FROM: Laura McGrath, Planning Specialist *LM*
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

DATE: 3-25, 1991

The attached application by Karen Smith for an Historic Area Work Permit at 3716 Washington Street is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than April 2, 1991, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for April 10, 1991.

2544E

Historic Preservation Commission

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