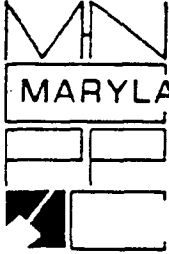


31/6-95E 3710 Washington St.
(Kensington Historic District)

31/6-95E

3710 Washington Street
Kensington H.D.

April 1995



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 28, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{DEP}Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPCC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON NEAL WILSON
 DAYTIME TELEPHONE NO. (301) 922-94610

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER COLEEN & NEAL WILSON DAYTIME TELEPHONE NO. (301) 949-9438
 ADDRESS 3710 Washington Street Kensington MD 20895
CITY STATE ZIP CODE
 CONTRACTOR Undecided TELEPHONE NO. () N/A
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3710 STREET Washington Street
 TOWN/CITY Kensington NEAREST CROSS STREET Kensington Pkwy
 LOT 20-21 BLOCK _____ SUBDIVISION Kensington Park
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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.

Coleen M. Wilson 4-6-95
 Signature of owner or authorized agent Date

APPROVED X al conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 4/28/95

APPLICATION/PERMIT NO: 9504070061 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING FORMS 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:

single family home - we are not aware of any historical features of significance, except that the home falls within the historic district

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

We would like to dig up part of the very large asphalt driveway and replace it with a flower bed. Also, we propose to add shutters consistent with the colors already on the home and similar in style to those on surrounding homes
SITE PLAN within the district.

2.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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, (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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3710 Washington Street Meeting Date: 4/26/95
Resource: Kensington Historic District Review: HAWP
Case Number: 31/6-95E Tax Credit: No
Public Notice: 4/12/95 Report Date: 4/19/95
Applicant: Coleen & Neal Wilson Staff: Robin D. Ziek
PROPOSAL: Add decorative shutters **RECOMMEND:** APPROVAL/with
Remove part of asphalt drive **CONDITIONS**

BACKGROUND

This property is located on Washington Street in an area of the historic district which has a mixture of architecture of different periods, as well as a large group of resources excluded from District Regulation entirely (see map of Local Kensington Historic District). The subject property is a simple 1-1/2 story dwelling with Craftsman details, most clearly visible in the porch columns and the attic dormers. It dates to c1930, and is currently covered in aluminum siding.

PROJECT DESCRIPTION:

The Owner presents two items for HPC approval:

1. Remove a portion of the asphalt paving which is adjacent to the house, and put in a planting bed. This will help relieve dampness in the basement by correcting a poor drainage pattern, and provide more planting space.
2. Install decorative shutters at the window openings to "dress up" the house. The shutters would be sized to the window openings. At each window opening, the shutters would be 1/2 of the size of the adjacent window. Thus, on single windows, the shutters theoretically could close off the entire window. However, on double windows, only 1/2 of each window could be covered.

STAFF DISCUSSION

1. Staff recommends approval of the removal of the asphalt adjacent to the house and the installation of a planting bed.
2. Typically, staff would recommend installation of **functional wood shutters only** for each window opening. In this particular case, truly sized shutters can be achieved only through the use of a hinged shutter on each double window. Apparently, the double windows are spaced essentially as "strip windows" and the house was not built with shutters. It would not seem reasonable, therefore, to ask the Owner to install hinged operable shutters today when their motive is solely decorative and the house probably did not have shutters

①

originally. Staff considers that proposed installation of shutters is reversible, and that the installation of shutters on the siding will have no affect on the potential restoration of the original wood siding. If an owner of this property may decide, in the future, to remove the aluminum siding and restore the original wood siding, it would be appropriate for the HPC to address the architectural issue of the period [non]-use of shutters at that time.

At this particular point in time, staff recommends that the Owner be permitted to install a non-functional shutter as a decorative feature on their home solely on the grounds that they would find this to be an improvement over the current appearance of the house. There are many instances of a similar use of decorative shutters in the Kensington Historic District, and this will not set a precedence for the District. Since the resource is compromised at this point with the aluminum siding, Staff believes that the installation of non-functional shutters should be considered part and parcel of the application of the aluminum siding.

STAFF RECOMMENDATION

Staff recommends that the Commission approve of the removal of the asphalt adjacent to the house and installation of the planting bed, and that the Commission also approve of the use of non-functional shutters, and find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

and with Standard 10:

New additions and adjacent or related new construction shall 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.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



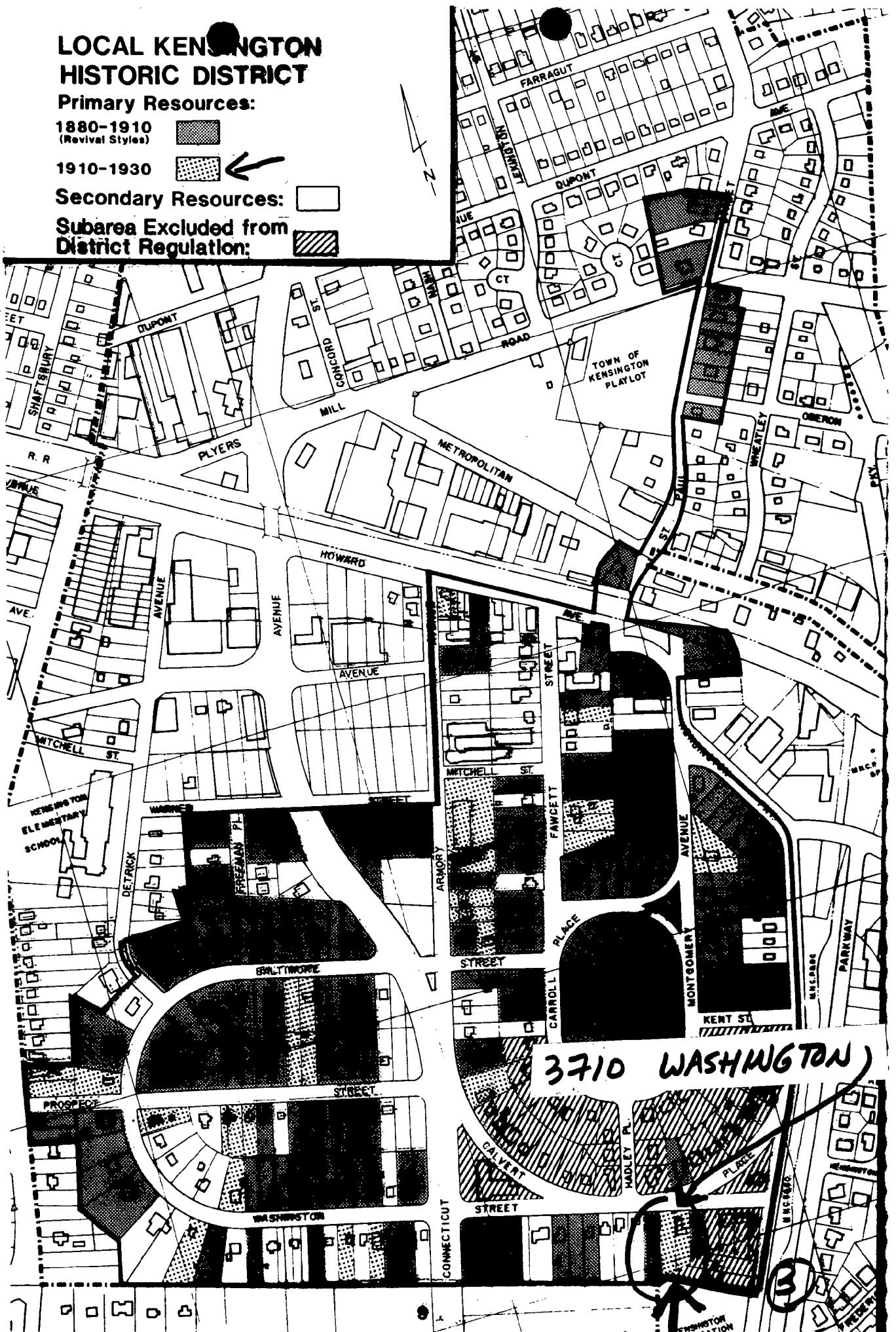
1910-1930



Secondary Resources:



Subarea Excluded from District Regulation:



APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON NEAL WILSON
 DAYTIME TELEPHONE NO. (301) 942-9438

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER COLEEN & NEAL WILSON DAYTIME TELEPHONE NO. (301) 949-9438

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Coleen M. Wilson
 Signature of owner or authorized agent

4-6-95
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

(4)

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6. TREE SURVEY

5

Proposed shutters
(4 windows)

File No. 09109WAS

**FRONT VIEW OF
SUBJECT PROPERTY AT:**

3710 WASHINGTON AVENUE
KENSINGTON, MD 20895
Appraised: OCTOBER 3, 1994
Appraised Value: \$220,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE



6

Similar shutters
on comparable home
in historic district



COMPARABLE SALE #1

10529
SAINT PAUL STREET
Sale Date: C4/94, S6/94
Sale Price: \$245,000



COMPARABLE SALE #2

4615
ROXBURY DRIVE
Sale Date: C1/94, S4/94
Sale Price: \$235,000



COMPARABLE SALE #3

10111
CEDAR LANE
Sale Date: C7/94, S9/94
Sale Price: \$233,000



HP 963

P

257

8

1573/542
6.43 Ac
P342

ROCK CREEK HILLS

M.N.C.P.
& P.C.

1573/542
6.43 Ac
P342

PARCEL "A" 8.21 AC

LITTLEDALE ROAD

FREDERICK AVE

KENSINGTON PARK

KENSINGTON RECREATION CENTER

TOWN OF KENSINGTON

KENSINGTON

DRESDEN STREET

EVERETT STREET

FRANKLIN STREET

CHASSE VIEW

GLENROSE STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

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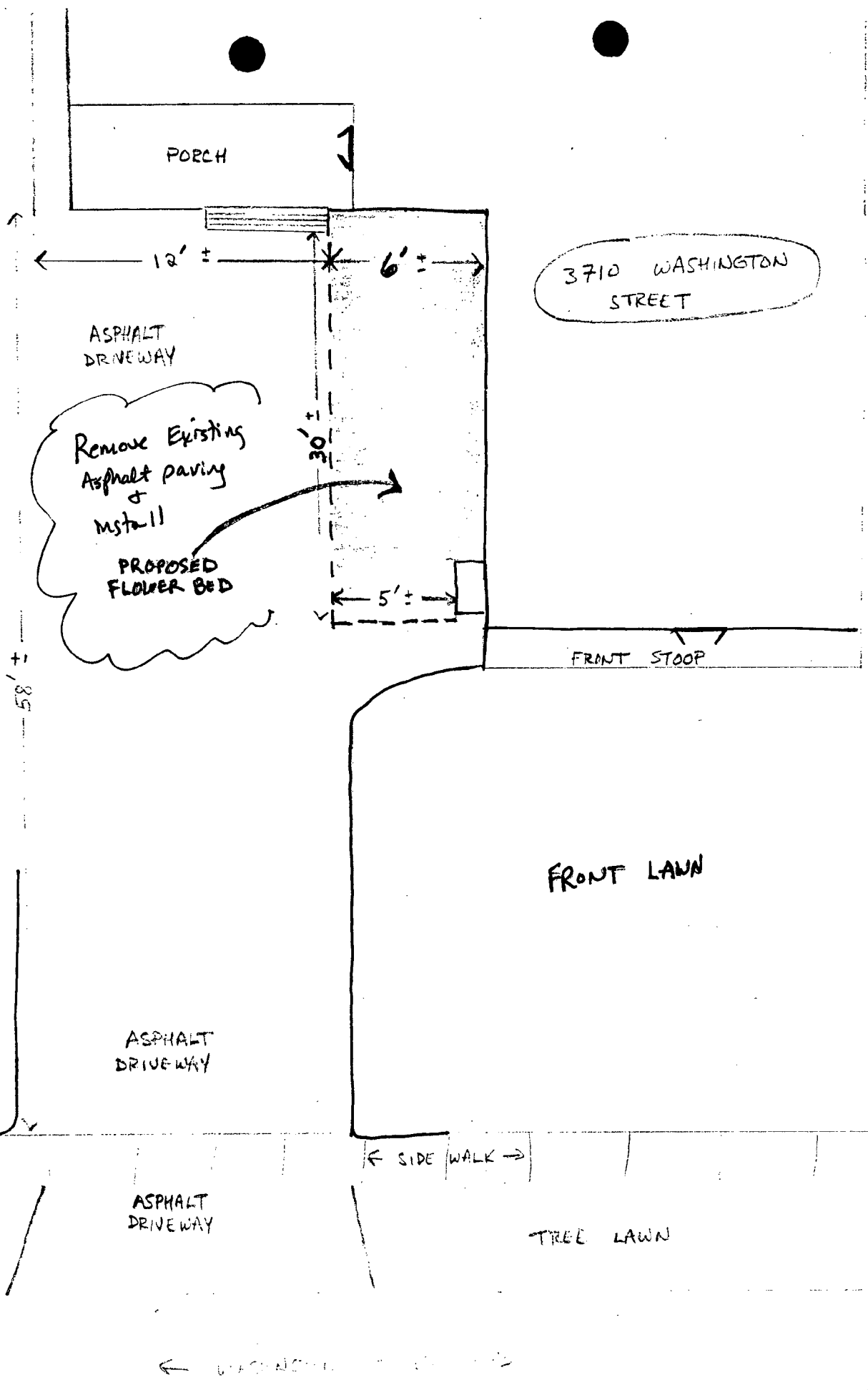
WASHINGTON STREET

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WASHINGTON STREET

WASHINGTON STREET



UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
450 Fifth Street, N.W.
Washington, D.C. 20548



TELEFACSIMILE TRANSMITTAL

PLEASE DELIVER THE FOLLOWING PAGES TO:

Name: *Sue Brubaker*
Organization: *Historic Preservation Comm'n*
Telecopier Number: *301-495-1307*

Total Number of Pages, including Cover Sheet: *1*

Comments: *One ~~adjacent~~ neighbors are:* (1) *The Galloways* - 3708 *Washington St.*
(Jack & Janet)
(Carl & Laura)
(2) *The Moscond* - 3714 *Washington St*

FROM: NEAL J. WILSON
DIVISION OF ENFORCEMENT

Telephone Number: (202) 942-4610
Telecopier Number: (202) 272-7936

One confronting neighbor is:
David Nellis
3709 Calvert Place
Kensington MD 20895

If you do not receive all pages, please telephone the above number for assistance.

NOTE: THIS DOCUMENT MAY CONTAIN PRIVILEGED AND NONPUBLIC INFORMATION. IT IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE, AND OTHERS WHO SPECIFICALLY HAVE BEEN AUTHORIZED TO RECEIVE IT. If you are not the intended recipient of this facsimile, or the agent responsible for delivering it to the intended recipient, you hereby are notified that any review, dissemination, distribution, or copying of this communication strictly is prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to the above address by regular postal service without making a copy. Thank you for your cooperation.

10

posed shutters
(4 windows)

File No. 09109WAS

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HP 563

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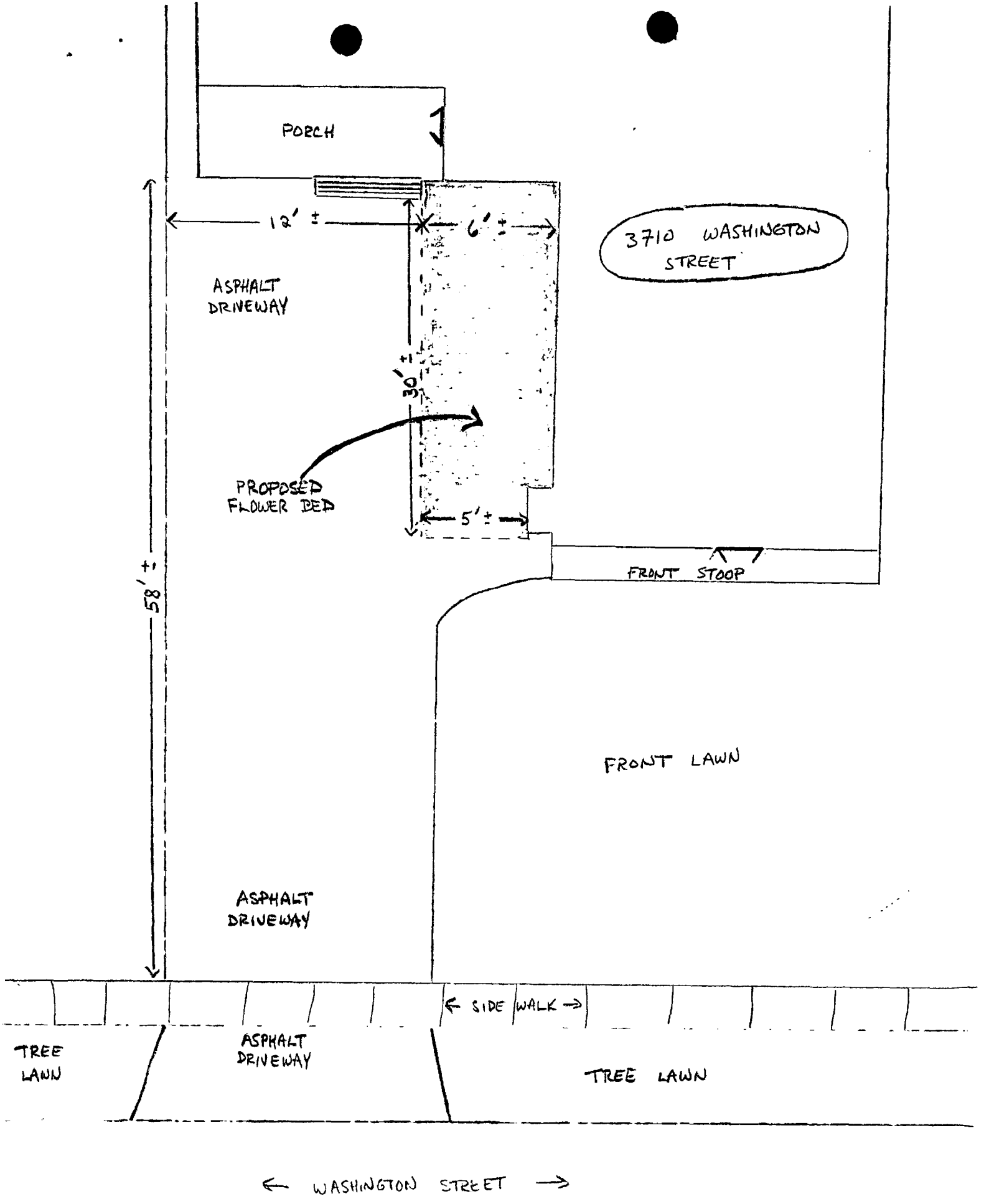
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1573/542
6.43 Ac.
P342

ROCK CREEK HILLS

N303

13.38 Ac.
N454



PORCH

3710 WASHINGTON STREET

ASPHALT DRIVEWAY

PROPOSED FLOWER BED

FRONT STOOP

FRONT LAWN

ASPHALT DRIVEWAY

← SIDE WALK →

TREE LAWN

ASPHALT DRIVEWAY

TREE LAWN

← WASHINGTON STREET →

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS
