

3905 Washington Street

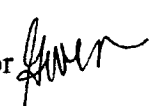
Repairs and Maintenance -. 1995

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Co./Dept.	DEP	Co.	M-NCPPE		
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September 5, 1995

MEMORANDUM

TO: Karen Howard, Permits Section
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator 
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Building Permit Application for 3905 Washington Street, Kensington

A building permit has been requested to rebuild a front porch on the house at 3905 Washington Street in Kensington. This property is in the Kensington Historic District and falls under the jurisdiction of the Historic Preservation Ordinance (Chapter 24A of the Montgomery County Code).

I have met with the contractor, John Malina, at the property and have discussed with him the details of the work that is to be undertaken. It is my understanding that Mr. Malina will be rehabilitating the front porch in its current configuration - this includes repairing/rebuilding the square wooden posts, repairing/rebuilding the wooden railings, replacing the existing flooring with a similar tongue and groove wooden floor, replacing the porch ceiling with a similar beaded material, and rebuilding the porch structure. All details, such as moldings and trim, will be wooden and as close to the existing as possible. In addition, Mr. Malina will be repairing the built-in gutters and downspouts, as well as replacing some damaged wall shingles with new cedar shingles.

After reviewing the planned work, it is my determination that this project constitutes "ordinary maintenance, repair of exterior features" because it will restore the house to its historic appearance while eliminating deterioration. By law, this type of work does not require the issuance of a Historic Area Work Permit. Therefore, no Historic Area Work Permit is required for the porch rebuilding project described above. Other work on this property in the future - like a new addition - would still require a Historic Area Work Permit.

If you have any questions on this matter, please call me at 495-4570.