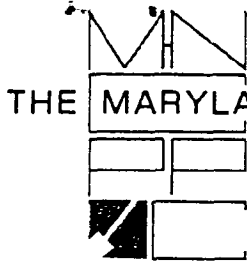


III B - Robin

31/6-01A 3800 Washington St. R
(Kensington Historic District)



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

Date: 1/12/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

237260

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 31/6-01A RETROACTIVE

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steve Krupinski

Address: 3800 Washington Street, Kensington MD. 20895

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-8370

OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Steve Krupinski
Daytime Phone No.: 301-255-0846

Tax Account No.: 13-15-1023393
Name of Property Owner: Steve Krupinski Daytime Phone No.: 301-255-0846
Address: 3800 WASHINGTON STREET KENSINGTON 20895
Street Number City Street Zip Code
Contractor: OWNER Phone No.: 301-962-6856
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 3800 Street: WASHINGTON STREET
Town/City: KENSINGTON Nearest Cross Street: HADLEY
Lot: 24A Block: 13 Subdivision: KENSINGTON PARK
Liber: 13 Folio: 890 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Tease
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2,500.00
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

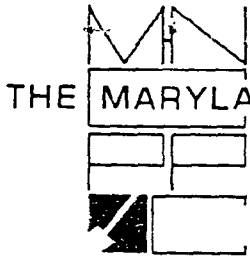
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Steve Krupinski
Signature of owner or authorized agent

November 30, 2000
Date

Approved: X 237260 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 11/20/01
Application/Permit No.: _____ Date Filed: _____ Date Issued: 31/6-01A




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

Date: 1/12/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM:  Gwen Wright, Coordinator
Historic Preservation Section

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

~~Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.~~

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3800 Washington Street	Meeting Date:	1/10/01
Applicant:	Steve Krupinski	Report Date:	1/3/01
Resource:	Kensington Historic District	Public Notice:	12/27/01
Review:	HAWP- RETROACTIVE	Tax Credit:	No
Case Number:	31/6-01A RETROACTIVE	Staff:	Robin D. Ziek

PROPOSAL: Install new brick front walk, with brick steps and stoop;
Install new porch columns, gutters, porch railing

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
 STYLE: Colonial Revival
 DATE: Post 1941

The two-story brick house has a projecting corner side porch. Prior to the new work, the columns and railings on the front porch were metal. The wooden railing on the side stoop was deteriorated, and both the front porch and side porch had concrete stoops and steps. The applicant is coming before the HPC for a Retroactive HAWP because he was unaware that these changes would require prior approval.

PROPOSAL

The applicant covered the existing concrete stoops and steps with brick, and also covered the front sidewalk in brick.

The metal columns and railings on the front porch were removed, and wood columns and railings were installed. The deteriorated wood railing at the side door was replaced with a new wood railing that matches the new front porch railing.

STAFF DISCUSSION

The house is a non-contributing resource in the historic district. As such, the HPC review will typically focus on the effects that the proposed work would have on the overall district. Staff notes that the walkway, steps and porch floor are more usually made of different materials, reflecting their specific context. For example, the walkway is a landscape feature while the steps

and porch are house features. There is an opportunity here for distinction and for use of a variety of materials that has been missed with the use of a single material. As the resource is a non-contributing element in the district, however, alterations that conform to overall patterns in the district should be approved, and this proposal falls into this category. All of the elements of the proposal are typical, from the small front porch to the narrow meandering front walk (although a straight front walk is more typical). The proposal, therefore, has little effect on the overall district in its specific context. Staff would recommend retroactive approval for this work at this site, noting that this singular treatment might not be viewed as appropriate at a different site that was either a contributing or an outstanding resource.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20860
240/777-8370

DP'S - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Steve Krupinski
Daytime Phone No.: 301-255-0846

Tax Account No.: 13-15-1083393

Name of Property Owner: Steve Krupinski Daytime Phone No.: 301-255-0846

Address: 3800 WASHINGTON STREET KENSINGTON 20895
Street Number City Street Zip Code

Contractor: OWNER Phone No.: 301-962-6256

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 3800 Street: WASHINGTON STREET

Town/City: KENSINGTON Nearest Cross Street: HADLEY

Lot: 24A Block: 13 Subdivision: KENSINGTON PARK

Liber: 13 Folio: 390 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AV
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2,500.00

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

3C. 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.

Steve Krupinski
Signature of owner or authorized agent

November 30, 2000
Date

Approved: 2137260 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

316-01A

3

**THE FOLLOWING ITEMS 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:

1954 Constructed two (2) story brick colonial with basement.
Neighborhood is an eclectic mix of modern (1950-1960's)
and historic homes (late 1800's and early 1900's)
The lot shape is irregular and is approx 1mately, 9053 SF
Our home is situated adjacent to an identical (2) story
brick colonial (1954) and a historic home. Directly across the
street is a "modern" (1970's) ERA home.
We don't believe our home has historical features.

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

Replace existing front porch/side porch railing and columns
with wood railings and columns. Install brick pattern on side porch,
walkway and front porch beginning at the public sidewalk
and terminating at our house. Replace existing aluminum
(white) gutters with similar gutters. Replace damaged (3'x10')
brick "retaining" wall with stone "retaining" wall

2. SITE PLAN

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 end 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 drip-line 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, (301)279-1351.

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.

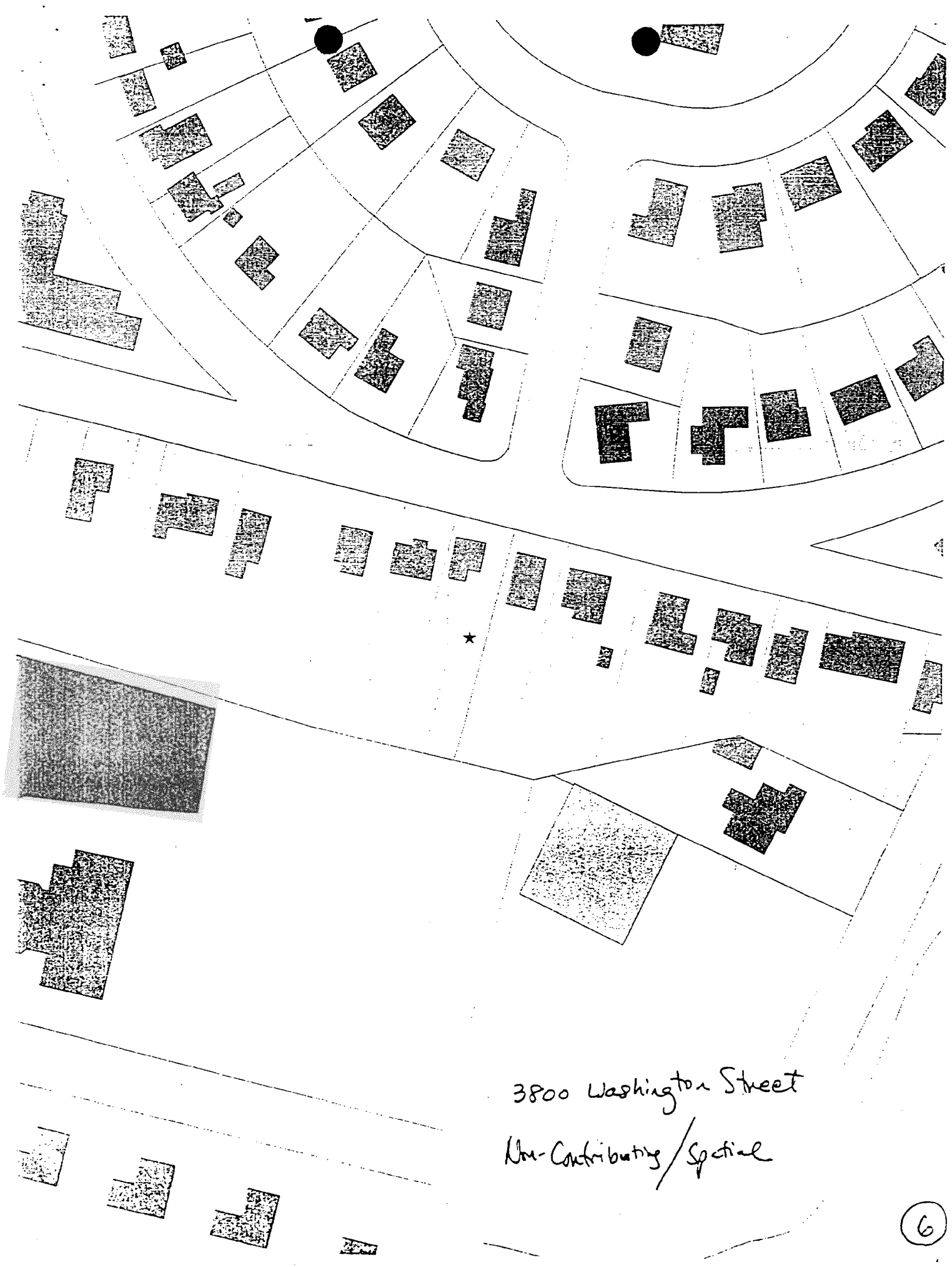
AWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Andie and Chris Murtha
3802 WASHINGTON STREET
KENSINGTON, MD 20895

IAN LITTMAN AND KAREN SMITH
3716 WASHINGTON STREET
KENSINGTON, MD 20895

MARY Buckingham
2100 HADLEY PLACE
KENSINGTON, MD 20895

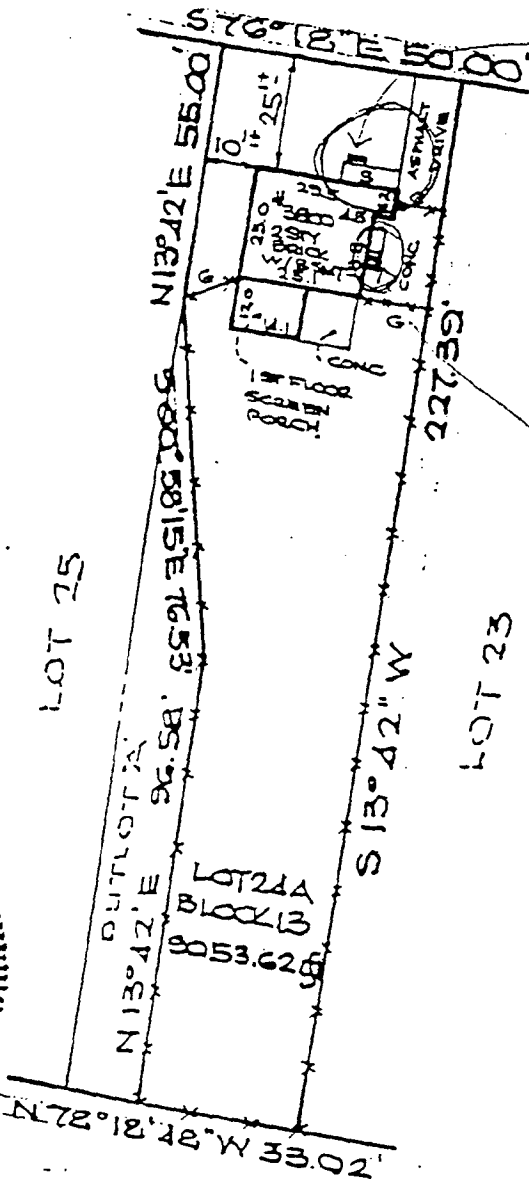
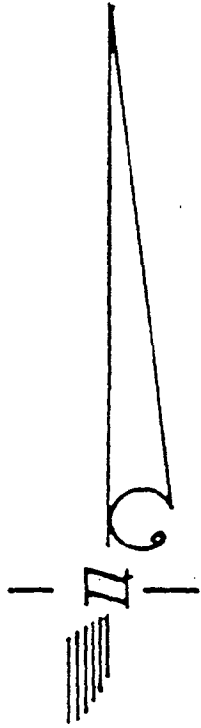
REED AND TRANG HALL
10101 HADLEY PLACE
KENSINGTON, MD 20895



3800 Washington Street
Non-Contributing / Special

WASHINGTON STREET

= WORK AREA



front porch designated by "S"

Side porch



Jefferson D. Lawrence 10-30-97
 Reg. Professional Surveyor #5216 Jefferson D. Lawrence Date

Offset dimensions shown thus NN± are generally within 1 (one) foot of the stated distance if 20 feet or less. Longer distances may exceed 1 foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to; elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and or large lots.

erty shown hereon is not in a flood plain per existing records unless otherwise noted

<p>O'CONNELL & LAWRENCE, INC. Surveyors, Engineers & Land Planners 17904 Georgia Avenue, Suite 302 Olney, Maryland 20832-2239 (301) 924-4570 Fax (301) 924-5372</p>	<p>HOUSE LOCATION DRAWING LOT 24A BLOCK 13 KENSINGTON PARK MONTGOMERY COUNTY, MARYLAND Plat Book: 13 Plat: 290 Liber: Folio:</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>SURVEYOR'S CERTIFICATION I certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of sion and/or deed of record, that the improvements were located by accepted field practices and include permanent visible s and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, s or other existing or future improvements. This drawing does not provide for the accurate identification of property y lines, but such identification may not be required for the transfer of title or securing financing or refinancing. Questions g to relationships of the property corners or lines to real objects must be addressed by a Boundary Survey. This drawing efit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with lated transfer, financing or refinancing, and valid only within six months from field date, and as to them I warrant the of the drawing. No title report furnished.</p>	<p>Job No. 721-020 Scale 1" = 40' Field Dates Wall Check Final Loc. 10-21-97 Recert</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7

● Site PLAN ●

(2)

PLEASE SEE ATTACHED LOT SURVEY

Front Porch work area 13' 4" x 3' 10"

Side Porch work area 3' x 5'

WALKWAY (concrete covered w/ Miracote Brick Pattern) 30' LF

Replacement gutters 50' LF

"Side retaining wall" 2' x 10'

* NON STRUCTURAL

(3)

PLANS

* Please see photos

(4)

MATERIALS

FRONT + SIDE PORCH : wood columns and rails

WALKWAY : Brick pattern using Miracote

"Side Retaining Wall" : Stone

Gutters : Aluminum (white)

(7)

ADDRESSES

* See
Attached
Sheet

3802 WASHINGTON ST. KENSINGTON 20895

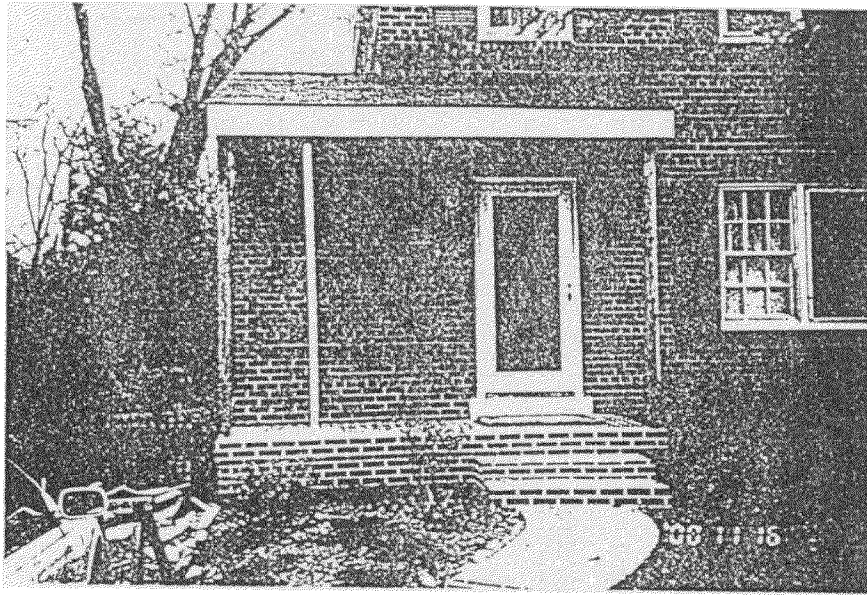
WASHINGTON ST. KENSINGTON 20895

HADLEY PLACE KENSINGTON 20895

(8)

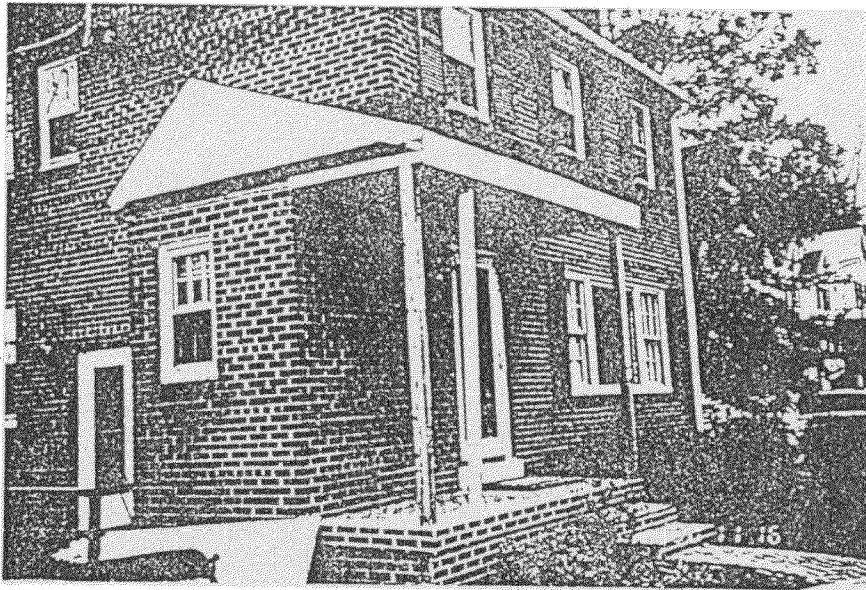
U.

scope



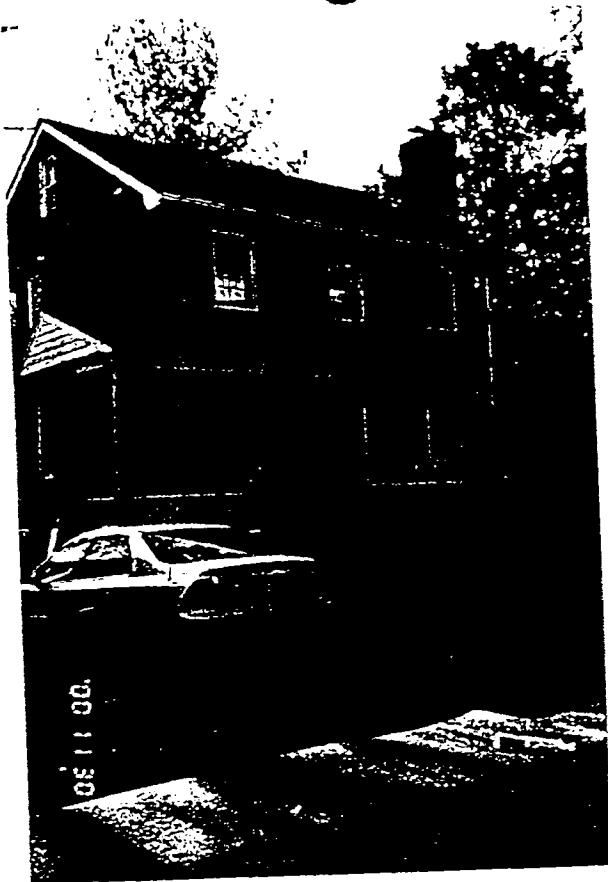
Front porch with temporary support beams

Approximately 10' 2" x 3' 10" (48 SF)



Side
Porch
(Before)

Front Porch - side view (BEFORE)



Front porch -
after construction

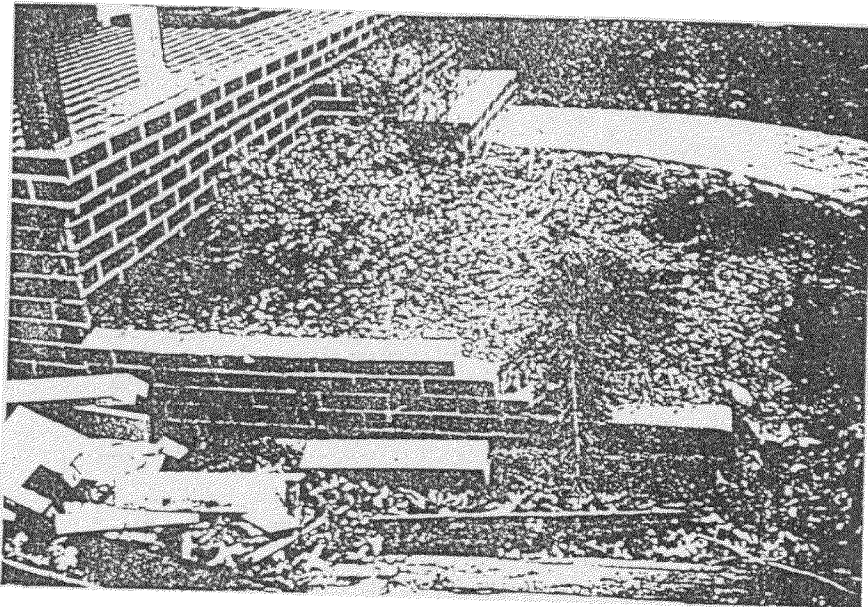
Replaced red iron
support beams + rail
with wooden columns
+ rail.

Concrete covered with
brick facade using
mortar

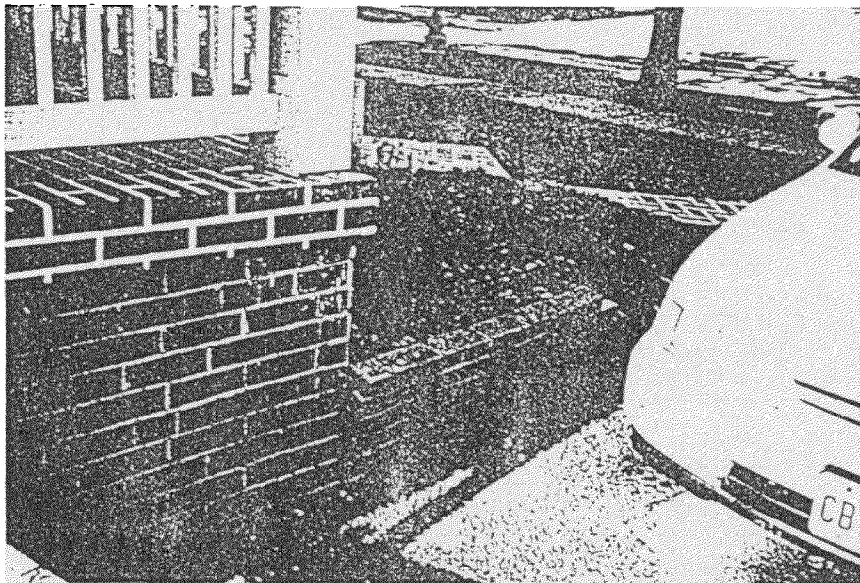
Front porch -
close up
(AFTER)



3



Front
Existing retaining wall - side porch
(before)



retaining wall - side view
(before)

11

FORWARD FACED WITH BRICK FACADE



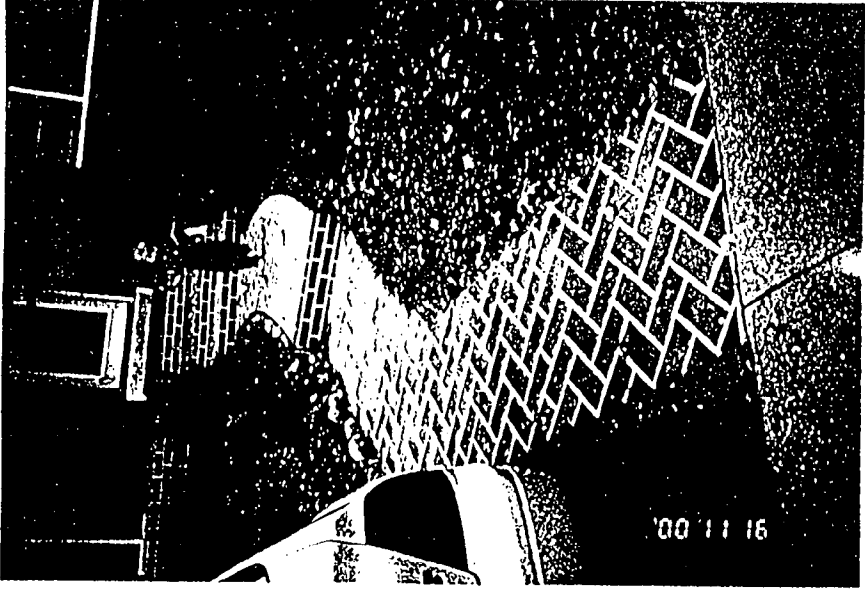
UPPER PORTION OF BUILDING IS MADE OF



BRICK FACADE

⑤

After
(walkway)



Front walkway with brick facade using
masonry.

*KENSINGTON HISTORICAL SOCIETY, INC.
PO BOX 453
KENSINGTON, MD 20895*

Historic Preservation Commission
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Commissioners and Staff:

I am writing in reference to HAWP 31/6-01A, RETROACTIVE for 3800 Washington Street. This applicant has replaced the rails and roof supports of his front porch, which were open metal, with wood. Solid wood supports, even of the same width as the previous metal supports, give a more substantial look and make the structure appear closer to the street. This is evident in the extreme at 3802 Washington Street, where the porch becomes a prominent feature due to the size of the porch and its roof supports combined with the huge gable roof. This street has suffered in recent years from an infill house at 3808, the changes at 3802, and the approval of a four foot fence at 3708 Washington Street. Retroactive permit applications present a difficult situation for everyone involved. The issue of educating the residents in the Historic Districts is of utmost importance in guiding residents through the HAWP process.

As a non-contributing resource in a peripheral area, some leniency can be used in considering this RETROACTIVE application. It does not have a detrimental effect on the historic district and therefore we recommend approval.

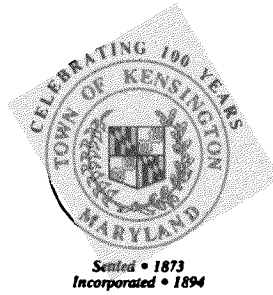
I would urge the commission to always look carefully at incremental changes which, when taken in combination, might result in an altered streetscape.

Sincerely,

Julia O'Malley, Chair
Preservation Committee

*Chris Bruch, Council Member
Infrastructure*

*Leanne Pfautz, Council Member
Traffic & Safety*



*Frank O'Donnell, Council Member
Budget & Finance*

*Chris Tucker, Council Member
Parks & Trees*

Kitty L. Raufaste, Mayor

January 9, 2001

George Kousoulas
Chairman, Montgomery County
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Retroactive Permit for Alterations at 3800 Washington Street

Dear Chairman Kousoulas and Member of the Board:

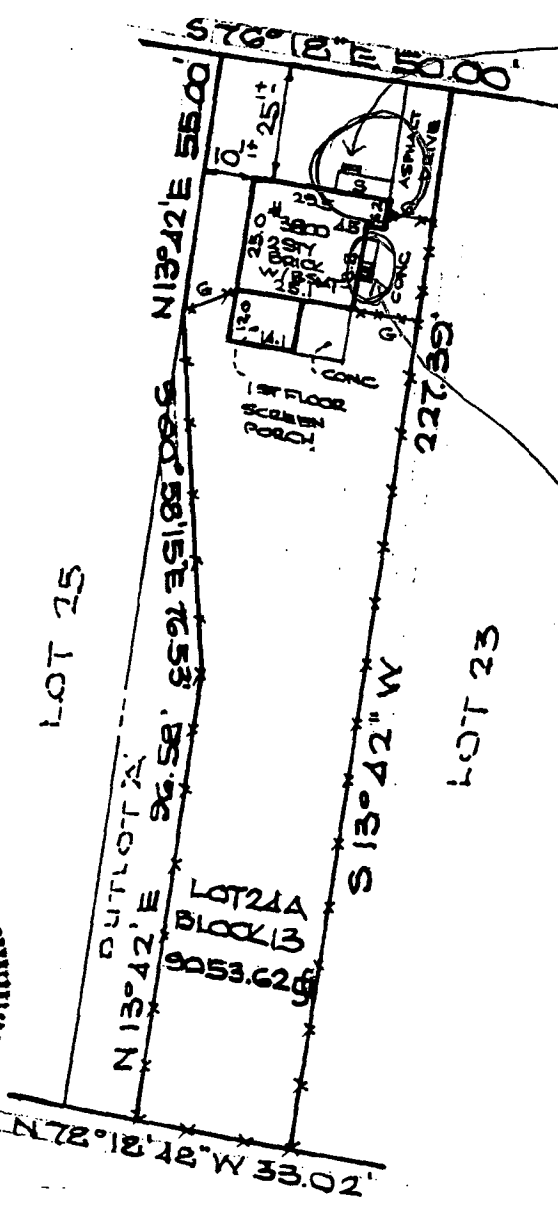
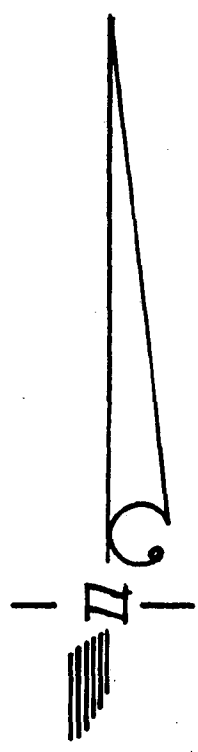
At the Worksession of Mayor and Council on January 8th, the Council voted unanimously, with the Mayor concurring, to support the HPC Staff's recommendation for retroactive approval of this permit.

Sincerely,

Kitty L. Raufaste
Mayor

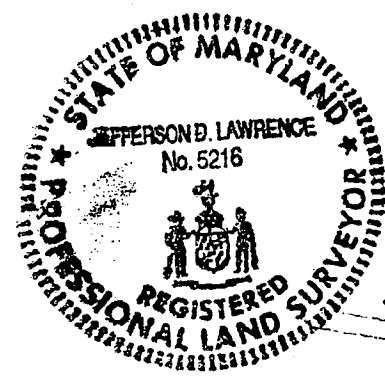
WASHINGTON STREET

○ = WORK AREA



front porch designated by "5"

Side porch



Jefferson D. Lawrence 10-30-97
 MD Reg. Professional Surveyor #5216 Jefferson D. Lawrence Date

Offset dimensions shown thus NN± are generally within 1 (one) foot of the stated distance if 20 feet or less. Longer distances may exceed 1 foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to; elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and or large lots.

Property shown hereon is not in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.
 Surveyors, Engineers & Land Planners
 17904 Georgia Avenue, Suite 302
 Olney, Maryland 20832-2239
 (301) 924-4570 Fax (301) 924-5872

HOUSE LOCATION DRAWING
LOT 24A BLOCK 13
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND
 Plat Book: 13 Plat: 290 Liber: Folio:

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of division and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. Questions pertaining to relationships of the property corners or lines to real objects must be addressed by a Boundary Survey. This drawing is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing, and valid only within six months from field date, and as to them I warrant the accuracy of the drawing. No title report furnished.

Job No.	721-020
Scale	1" = 40'
Field Dates	
Wall Check	
Final Loc.	10-21-97
Recert	

.. 0.

Before



Front porch with temporary support beams

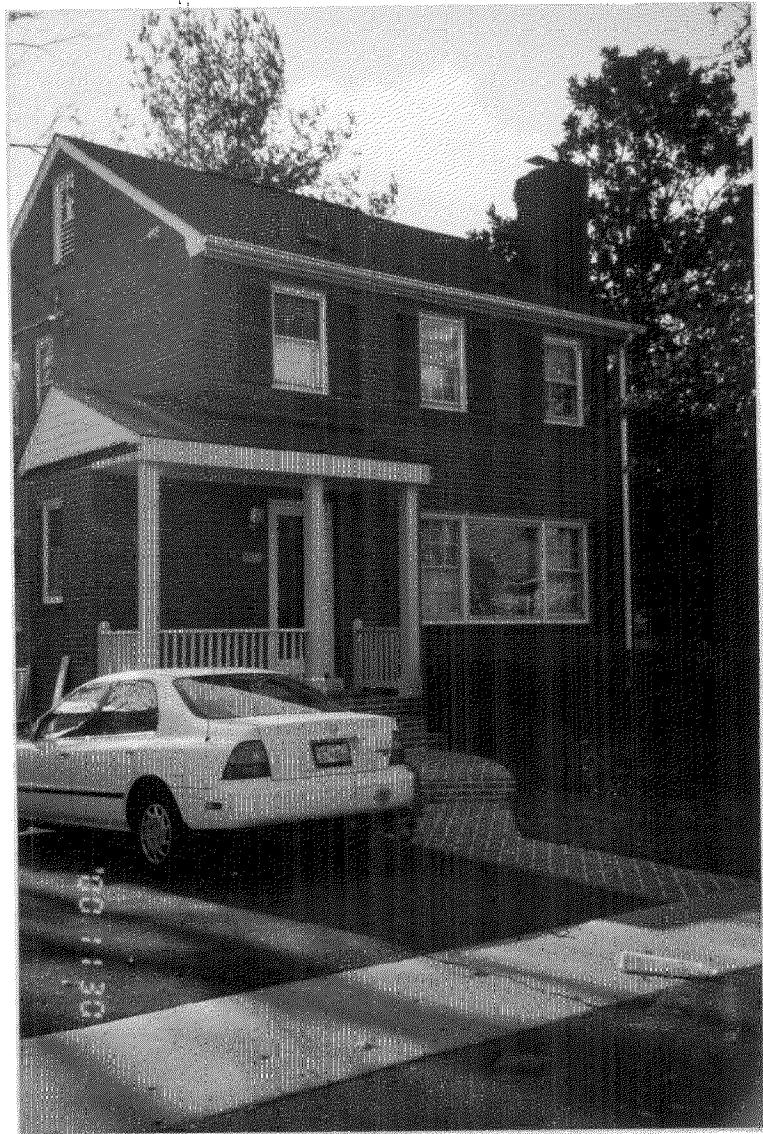
Approximately 12'4" x 3'10" (48 SF)



Side
Porch
(Before)

Front Porch - side view (BEFORE)

2

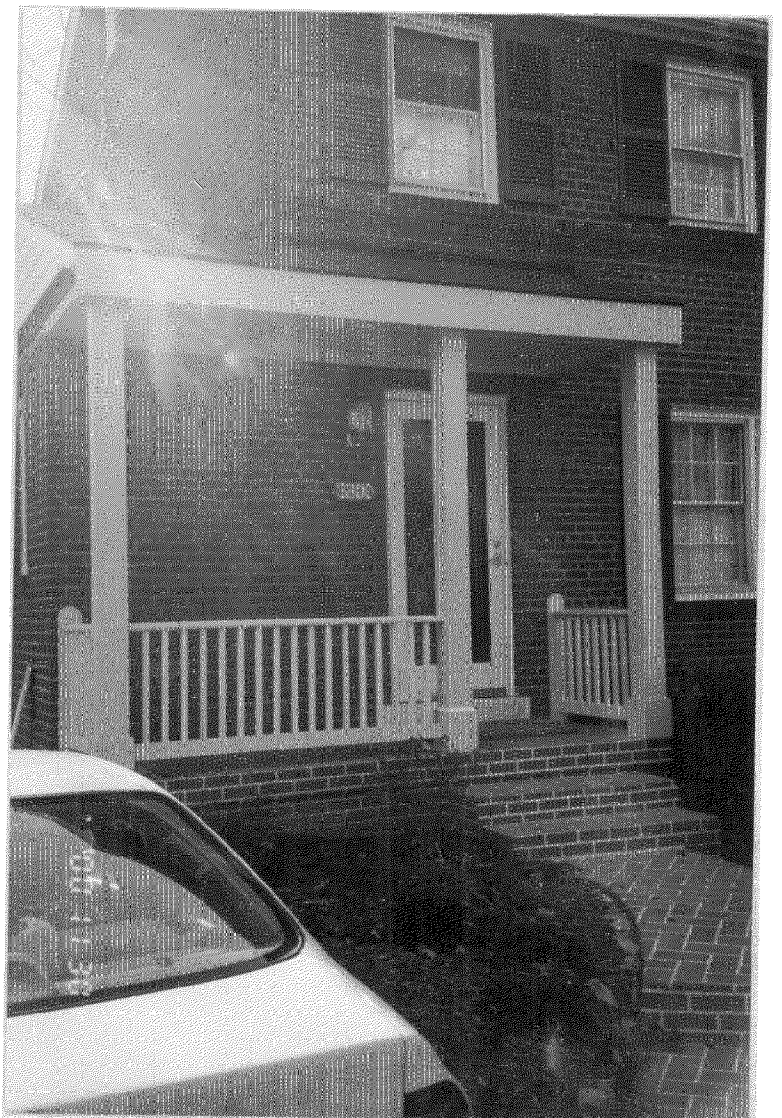


Front porch -
after construction

Replaced rod iron
support beams + rail
with wooden columns
+ rail.

Concrete covered with
brick facade using
miracote.

Front Porch -
close up
(AFTER)



③



Existing retaining wall - ^{Front} ~~side~~ porch
(Before)



retaining wall - side view
(BEFORE)

④

Side Porch - Before



Side Porch - approx. 3' x 5', replacement of old wooden railing with new wooden railing.



Concrete covered with brick facade using miracote paving process.

⑤

After
(walkway)



Front walkway with brick facade using
miracote.