

II D - 22

31/6-02D 3820 Washington St.
(Kensington Historic District)



histori copy

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 4/9/2002

Permit No: 271225
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: TIMOTHY & MARY JO MULLIN
3820 WASHINGTON ST.
KENSINGTON MD

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: Fence & Driveway

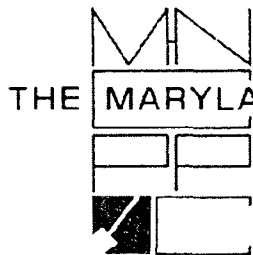
PREMISE ADDRESS 3820 WASHINGTON ST
KENSINGTON MD 20895-3445

LOT P33	BLOCK 13	PARCEL	ZONE
LIBER	ELECTION DISTRICT	13 PLATE	GRID
FOLIO	SUBDIVISION	KENSINGTON	
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y
HISTORIC ATLAS: N

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 27, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC Case No: **31/06-02D** DPS No.: **271225**

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

_____ APPROVED _____**x**_____ APPROVED WITH CONDITIONS:

1. **The existing hairpin iron fence is to be retained on site, placement to be coordinated with HPC staff.**

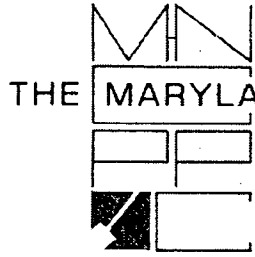
Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Timothy & Mary Jo Mullin**

Address: **3820 Washington Street, Kensington**

subject to the general conditions pertinent to all Historic Area Work Permits that:

1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **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 prior to commencement of work and not more than two weeks following completion of work.**



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

March 27, 2002

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

HPC Case No. 31/06-02D

DPS #: 271225

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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 of your anticipated work schedule.

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Timothy Mullin

Daytime Phone No.: 301-468-2545

Tax Account No.: 01025767

Name of Property Owner: Timothy & Mary Jo Mullin Daytime Phone No.: 301-468-2545

Address: 3820 Washington St, Kensington, MD 20895
Street Number City State Zip Code

Contractor: Affordable Enclosures Phone No.: 202-359-2428

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3820 Street: Washington St

Town/City: Kensington Nearest Cross Street: Connecticut Avenue

Lot: 33/34 Block: 13 Subdivision: Kensington Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: other driveway

1B. Construction cost estimate: \$ 8,000.00 & \$10,000.00 for driveway

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 6 feet _____ inches & 3 feet - 2 types of fencing

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.

[Signature]
Signature of Owner or authorized agent

3-6-2
Date

Approved: [Signature] 2/1/25 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/27/02

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

SEE REVERSE SIDE FOR INSTRUCTIONS

31/6-02 D

**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:

Existing stockade fence along Connecticut Ave is in disrepair.
Chicken wire fence is overgrown and falling down. No Historic
significance.

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

Remove and replace existing stockade fence with new fence. Extend picket
fence along front of property. Project does not impact historical
resources or environmental setting. Replace chicken wire fence along
rear and east side of property with new picket fencing.

2. **SITE PLAN**

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

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

- a. *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.
- b. 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**

- a. 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.
- b. 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, (301/279-1355).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

3820 WASHINGTON ST
Kensington, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

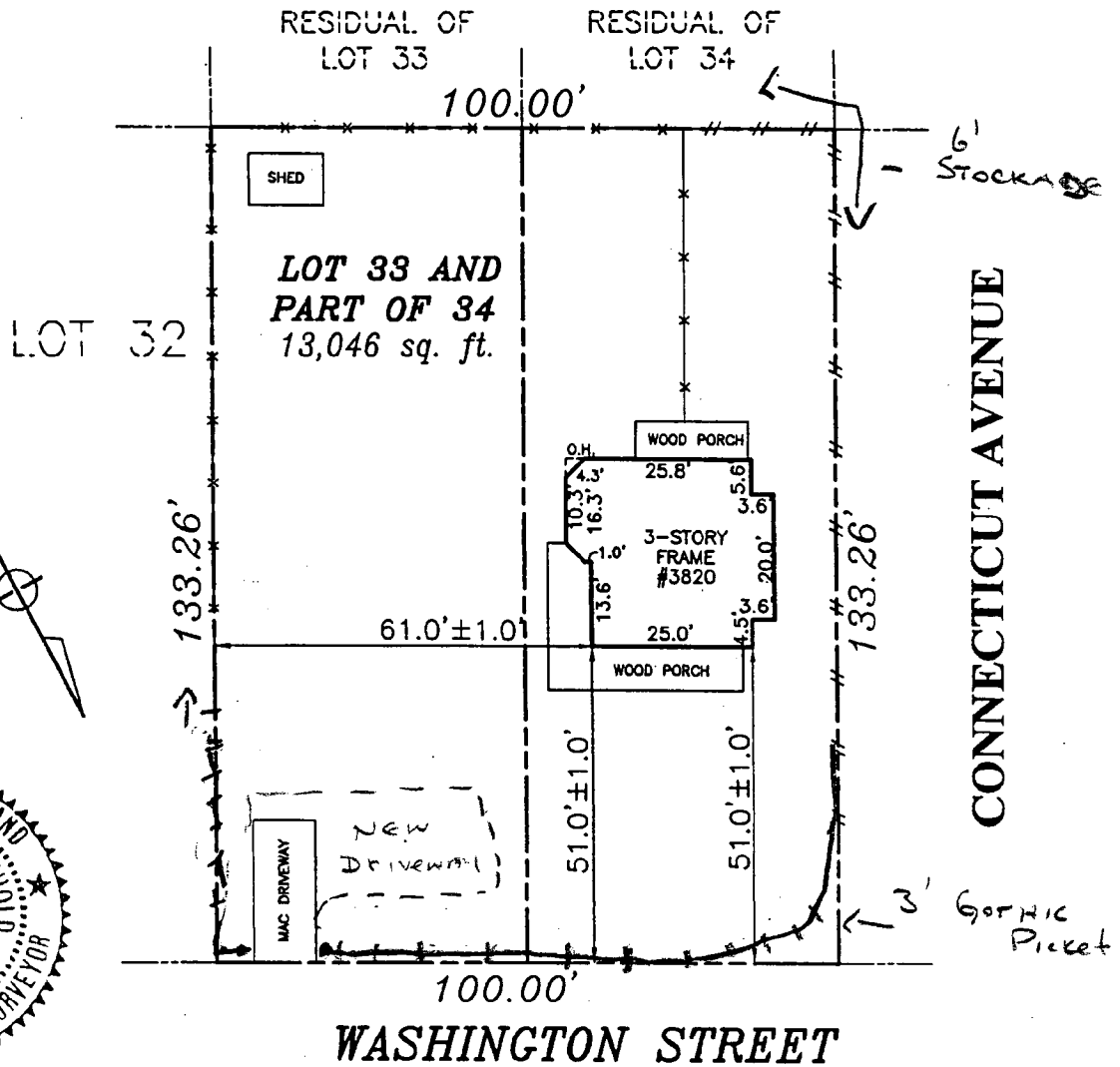
3814 WASHINGTON ST
Kensington, MD 20895

10115 CONNECTICUT AV
Kensington, MD 20895

3904 WASHINGTON ST
Kensington MD 20895

10123 CONNECTICUT AV
Kensington, MD 20895

g'addresses\ noticing table



Property predates modern day zoning.

No evidence of property corners was found. Apparent occupation is shown.

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]

Date: 4-22-99 Scale: 1"=30' Drn: MZ
 Plat Book: B NO TITLE REPORT FURNISHED
 Plat No.: 4
 Work Order: 99-2040
 Address: 3820 WASHINGTON STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

LOCATION DRAWING
 LOT 33 AND PART OF 34
 BLOCK 13
 KENSINGTON PARK

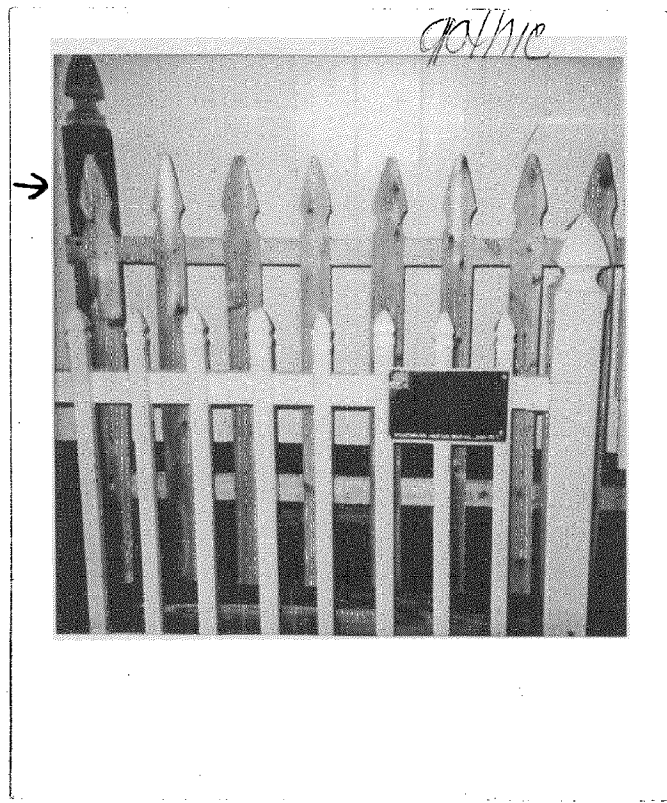
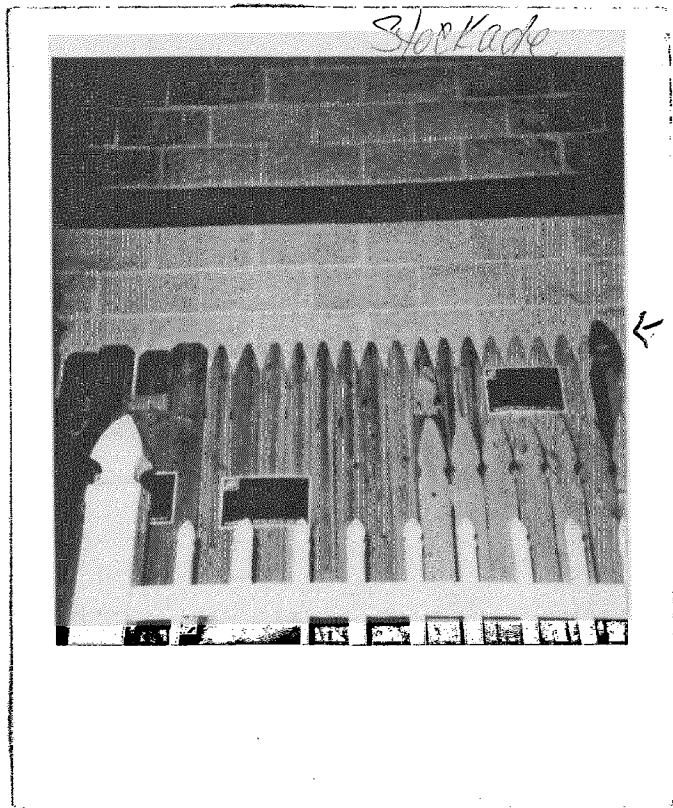
I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

[Signature: Stephen John Wenthold]

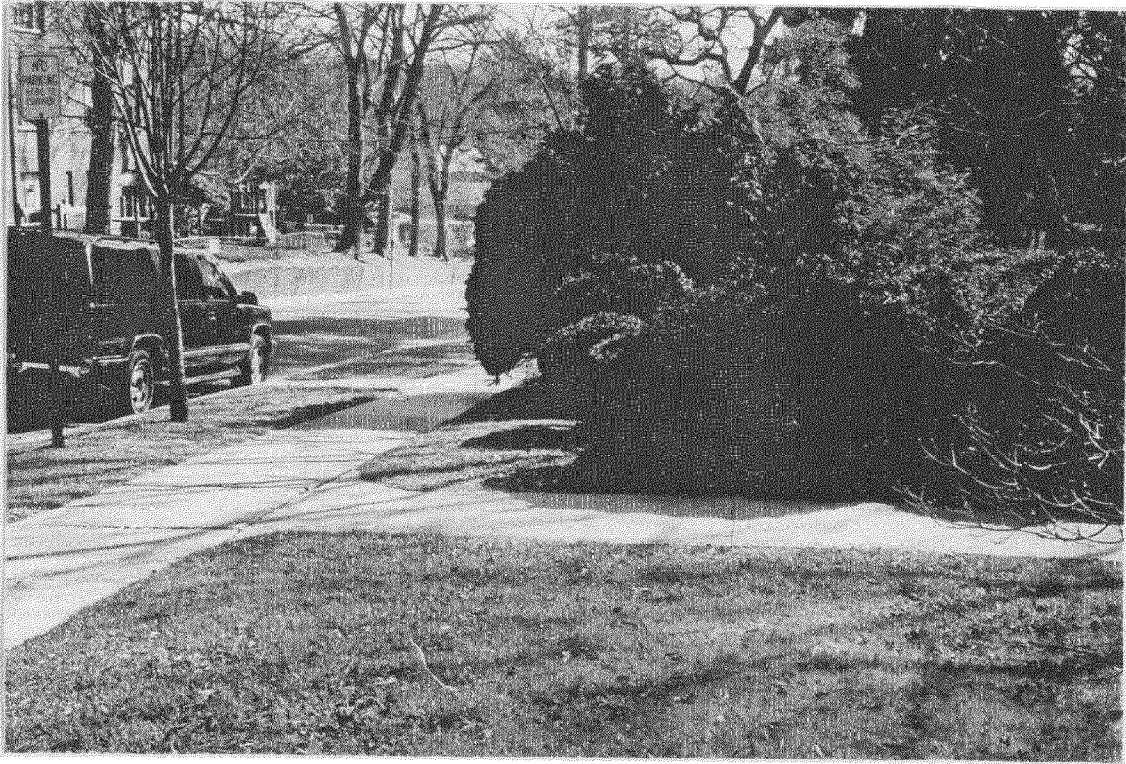
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat 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



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879



APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 3/10/12



FRONT OF PROPERTY

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



View from Property to Rear

Montgomery County
Historic Preservation Commission
[Signature]

Simultaneous application for "retroactive" permit

Existing driveway as shown on site plan was modified and enlarged as shown in pencil on site plan.

Sandstone brick pavers were used to replace cracked asphalt.

Please see photograph for pavers as installed.



~~APPROVED~~
Montgomery County
Historic Preservation Commission
[Signature] 3/22/02

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3820 Washington Street, Kensington **Meeting Date:** 03/27/02
Applicant: Timothy & Mary Jo Mullin **Report Date:** 03/20/02
Resource: Kensington Historic District **Public Notice:** 03/13/02
Review: HAWP **Tax Credit:** None
Case Number: 31/6-02D (RETROACTIVE) **Staff:** Perry Kapsch
PROPOSAL: Replace existing stockade fence, replace and extend picket fence. Replace and extend driveway (retroactively).
RECOMMEND: Approve.

Condition - Retain fence section

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Stick Style Queen Anne
DATE: 1898

PROPOSAL

The applicant proposes to:

1. Remove an existing 6' wood stockade fence and replace it in kind.
2. Remove an existing chicken wire fence along the rear and east side of the property and replace it with new 36-44" wood (either painted or unpainted) picket fencing.
3. Extend the existing wood picket fencing along the front property line.
4. Replace an existing driveway and extend it in an ell shape at the left front corner of the property using composite stone pavers. Application for the driveway project is being made retroactively.

STAFF DISCUSSION

The applicant is discouraged from applying for project approval retroactively, but both the driveway and the proposed fencing are within the guidelines for changes to outstanding resources in the Kensington Historic District.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction will 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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Timothy Mullin
Daytime Phone No.: 301-468-2545

Tax Account No.: 01025767
Name of Property Owner: Timothy & Mary Jo Mullin Daytime Phone No.: 301-468-2545
Address: 3820 Washington St, Kensington, MD 20895
Street Number City Street Zip Code
Contractor: Affordable Enclosures Phone No.: 202-359-2428
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3820 Street: Washington St
Town/City: Kensington Nearest Cross Street: Connecticut Avenue
Lot: 33/34 Block: 13 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: other driveway -- SEE ATTACHED
1B. Construction cost estimate: \$ 8,000.00 & \$10,000.00 for driveway
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: _____
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet _____ inches & 3 feet - 2 types of fencing
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.

[Signature] 3-6-2
Signature of owner or authorized agent Date

Approved: 2/1/25 For Chairperson, Historic Preservation Commission

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

SEE REVERSE SIDE FOR INSTRUCTIONS

3
31/6-02 D

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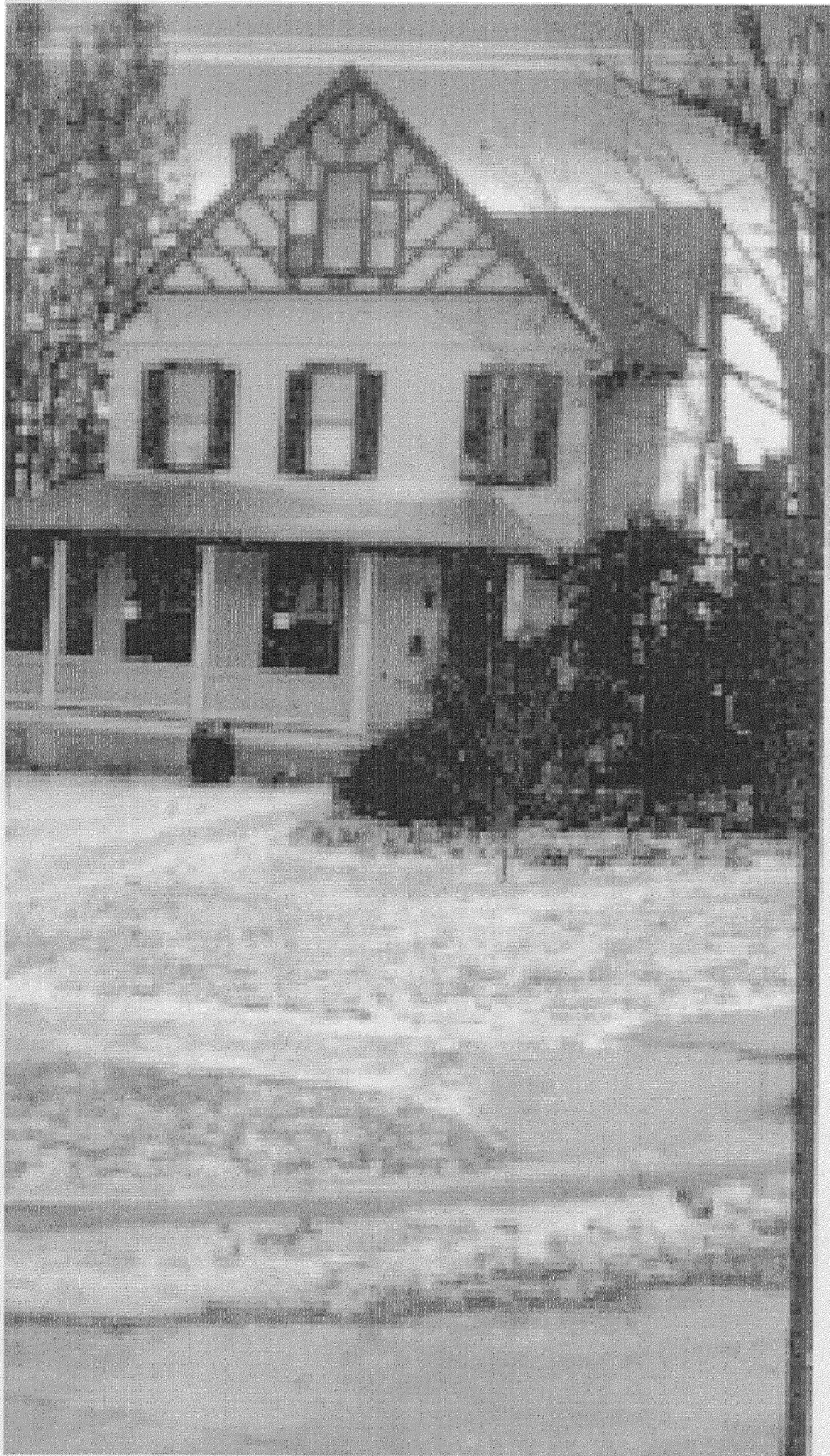
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6. TREE SURVEY

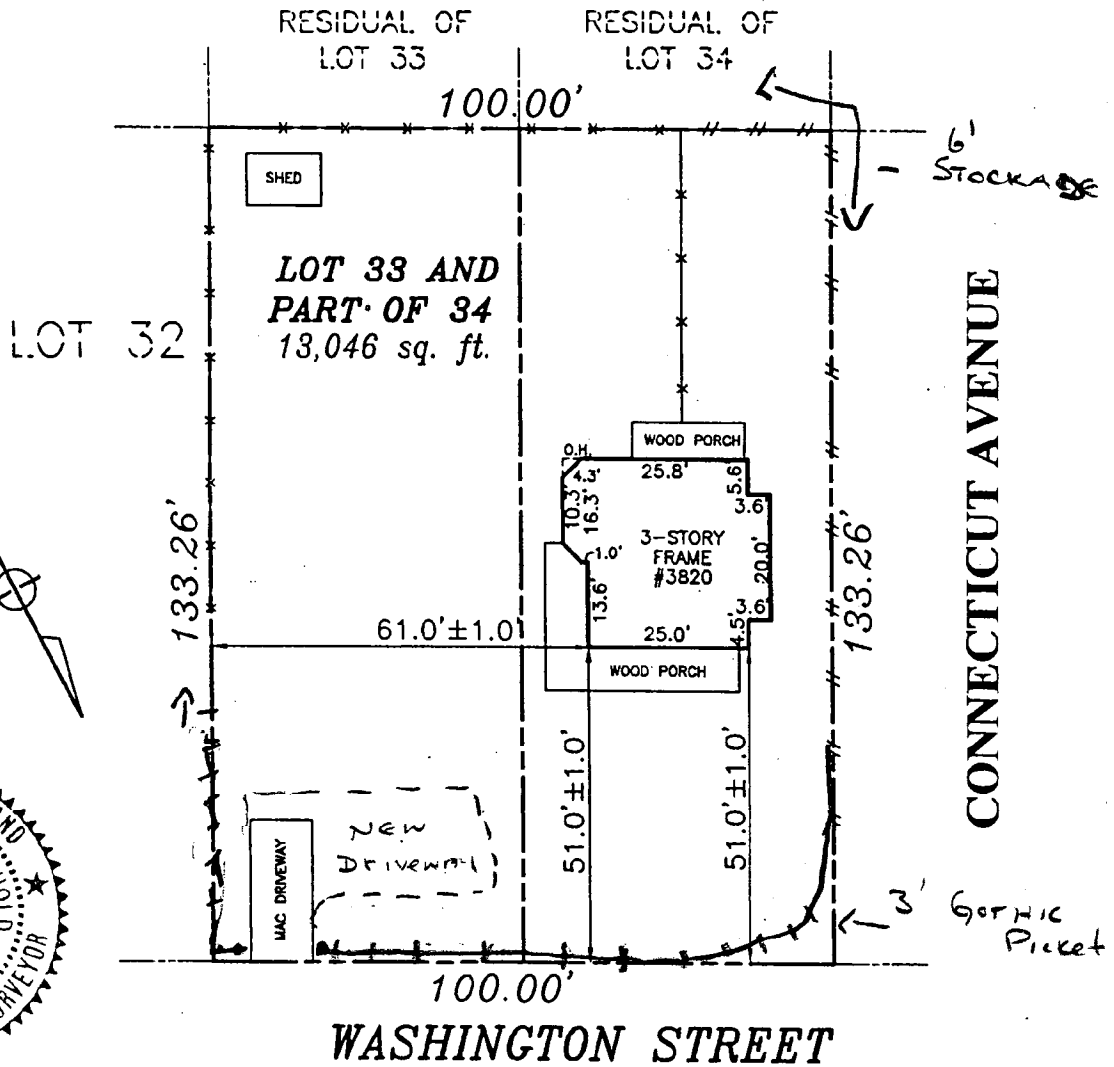
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5



Property predates modern day zoning.

No evidence of property corners was found. Apparent occupation is shown.

Date: 4-22-99 Scale: 1"=30' Dnn: MZ
 Plat Book: B NO TITLE REPORT FURNISHED
 Plat No.: 4
 Work Order: 99-2040
 Address: 3820 WASHINGTON STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

LOCATION DRAWING
 LOT 33 AND PART OF 34
 BLOCK 13
 KENSINGTON PARK

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen John Wenthold

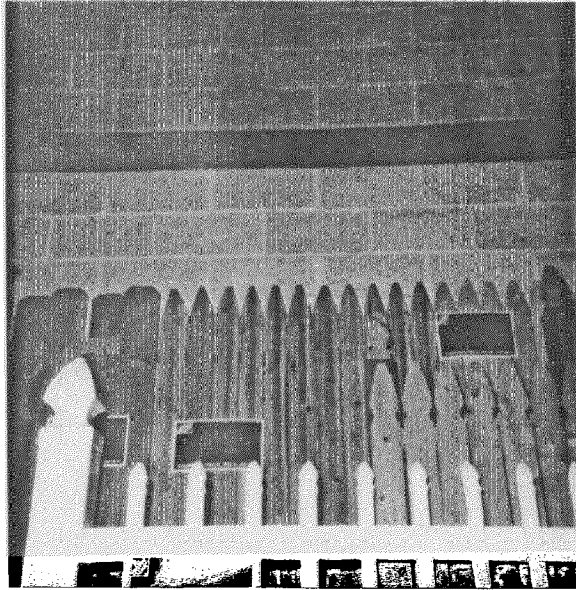
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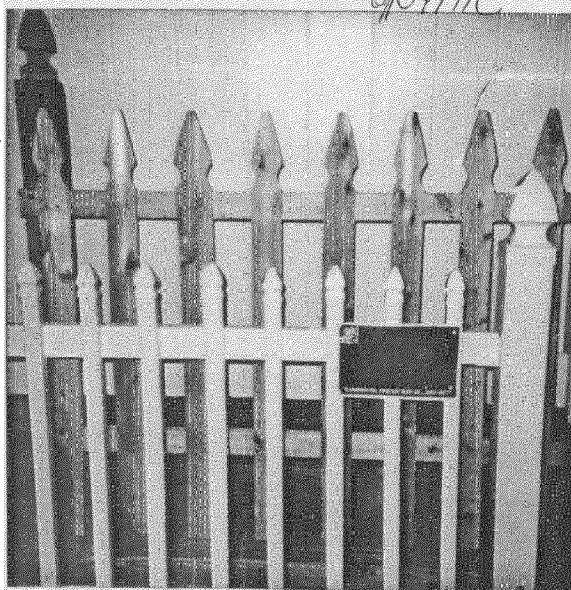
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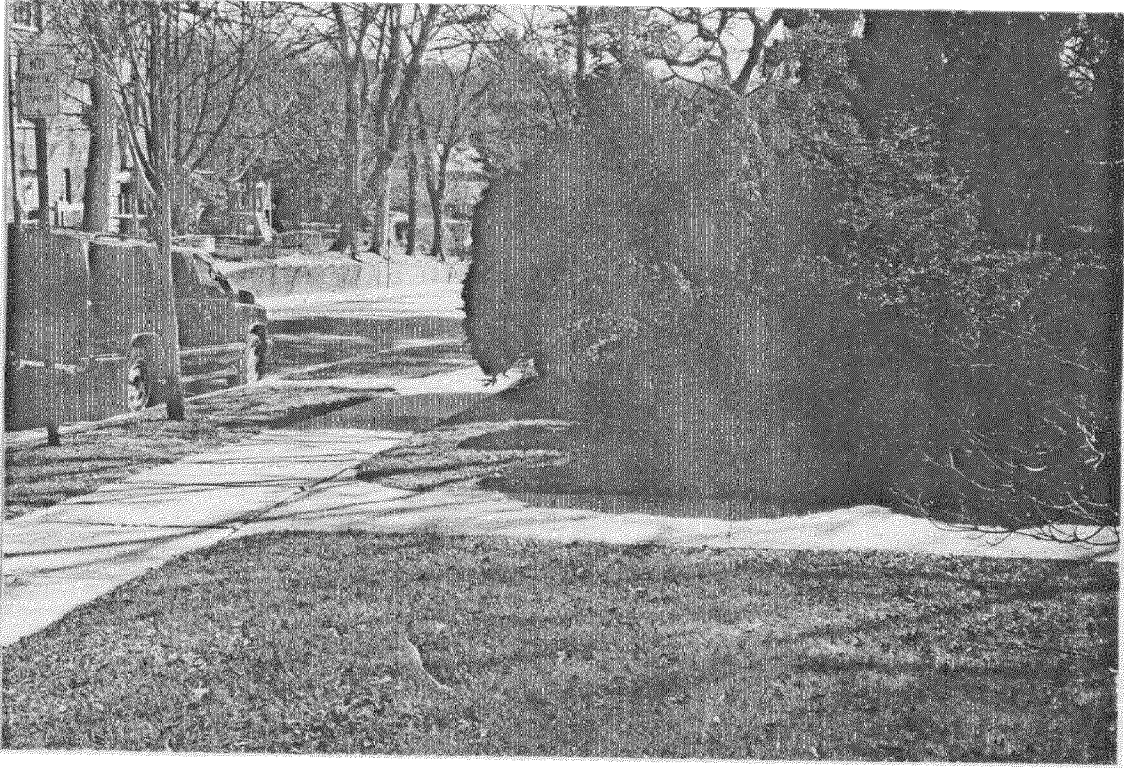
6

Stockade

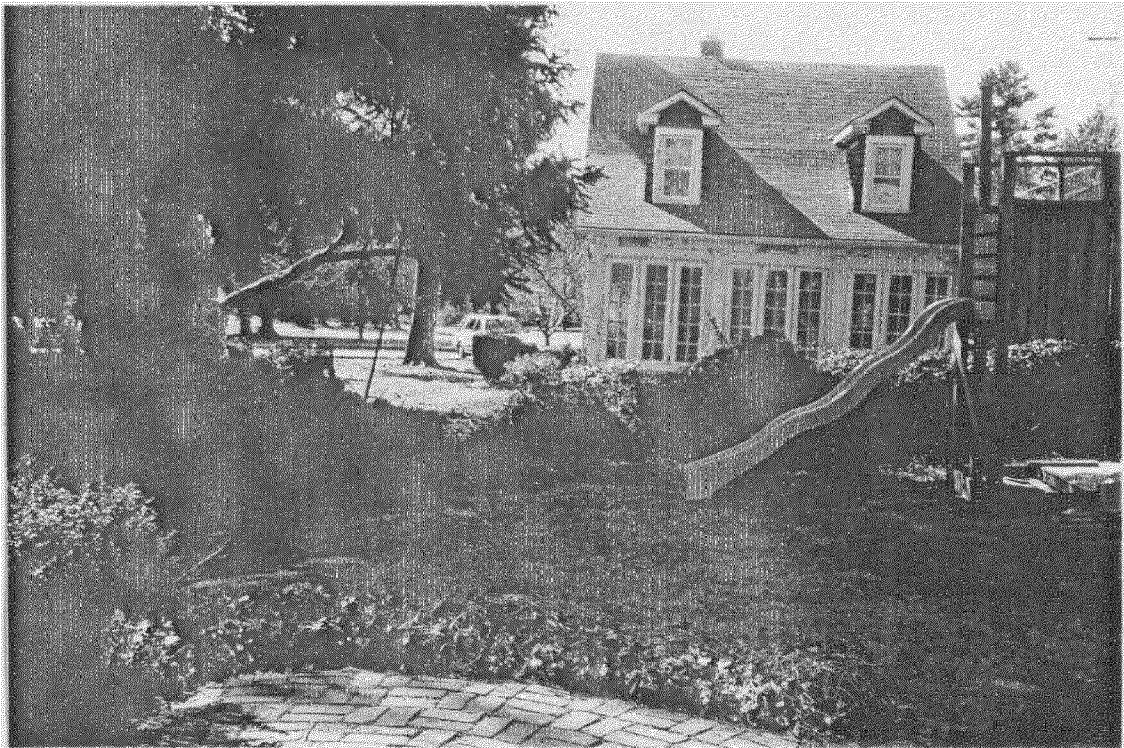


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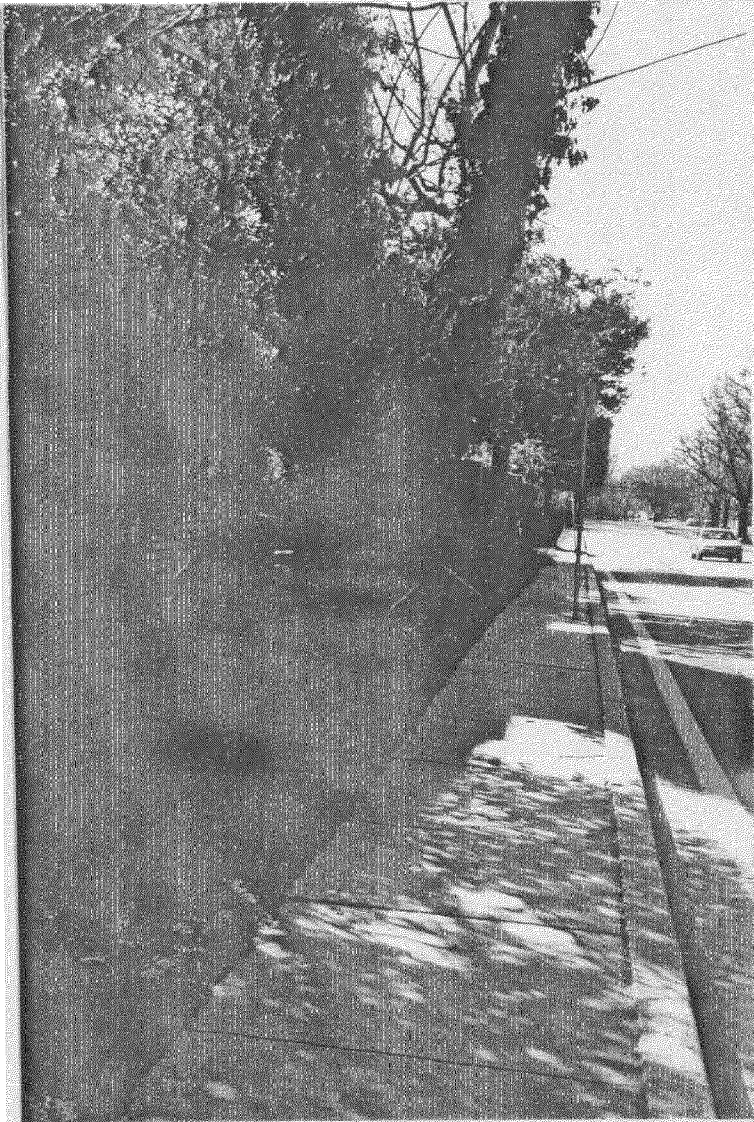




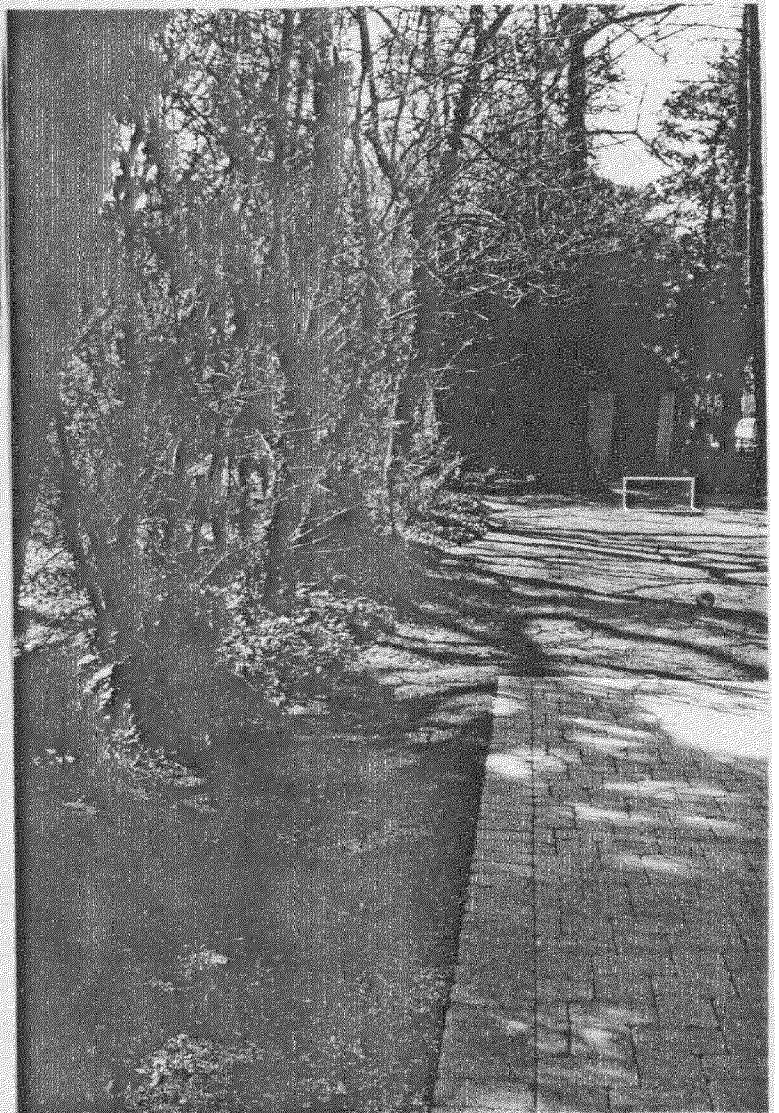
FRONT OF PROPERTY



VIEW FROM PROPERTY TO REAR



WESTERN VIEW (Facing South)
ALONG CT AVE
←



View of Eastern
Property line
→

Simultaneous application for “retroactive” permit

Existing driveway as shown on site plan was modified and enlarged as shown in pencil on site plan.

Sandstone brick pavers were used to replace cracked asphalt.
Please see photograph for pavers as installed.



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

3820 WASHINGTON ST
Kensington, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

3814 WASHINGTON ST
Kensington, MD 20895

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Kensington, MD 20895

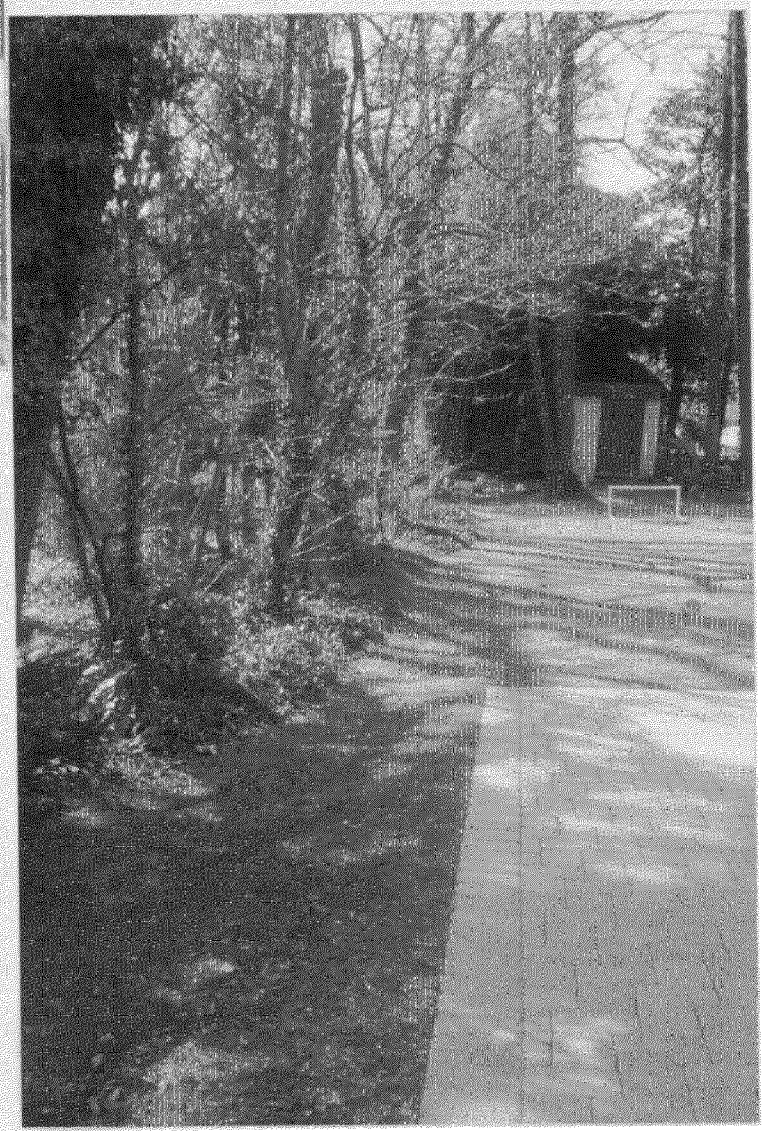
3904 WASHINGTON ST
Kensington MD 20895

10123 CONNECTICUT AV
Kensington, MD 20895

g:\addresses\noticing table



WESTERN VIEW (Facing South)
ALONG CT AVE



View of Eastern
Property line



**LOCAL ADVISORY PANEL
KENSINGTON HISTORIC DISTRICT**

March 27, 2002

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

REVISION

RE: HAWP; 3913 Washington Street, Fitzpatrick Residence, Kensington Historic District.

LAP members discussed the above referenced case from the perspective of its impact on the "Victorian Garden" character of the Kensington Historic District, as further described in the *Visions of Kensington* document. We also considered this case from the standpoint of the Department of the Interior's guidelines for new construction in a historic district. Materials reviewed consisted of the HPC Staff Report and the agent for the applicants' preliminary plans.

LAP members agreed with the conditions set forth by the HPC Staff in its Report, especially with regard to the reduced width and materials of the "bike path." One member noted that neither the Staff Report nor the preliminary plans indicated whether the proposed construction would result in the demolition of the existing well house. This would be considered an "historic appurtenance," or out-building. In previous HPC actions, such out-buildings have been deemed historically significant and worthy of restoration/incorporation into the final plans.

RE: HAWP, 3920 Washington Street, Mullin Residence, Kensington Historic District.

LAP members reviewed the applicants' plans and the HPC Staff Report. There was full concurrence with the recommended approval.



Jim Engel
LAP Chairman
Kensington Historic District