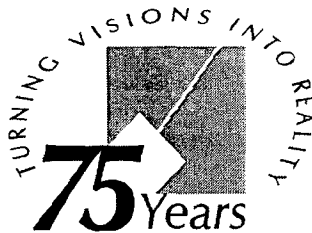


31/06-05N 3824 Warner Street

Kensington Historic District





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director
TGT

FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #343316

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

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

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

Applicant: Julia Binder & Fred Protzman

Address: 3824 Warner Street, Kensington

This HAWP approval is 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 at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julia Binder
Daytime Phone No.: 301 951 4831

Tax Account No.: 02772928
Name of Property Owner: Julia Binder + Ford Proszman Daytime Phone No.: 301 933 6522
Address: 3824 Warner Street Kingston MD 20895
Street Number City State Zip Code
Contractor: Wheaton Door Phone No.: 301 949 8951
Contractor Registration No.: 4023
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3824 ~~4000~~ Street: Warner
Town/City: Kingston Nearest Cross Street: Connecticut Ave.
Lot: 22 Block: 4 Subdivision: 15
Lot: 13477 Folio: 723 Parcel

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|---|---|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input type="checkbox"/> Other: <u>replace storm windows/door</u> |

1B. Construction cost estimate: \$ 5736
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.

Julia Binder
Signature of owner or authorized agent

6.10.05
Date

Approved: [Signature]

For Chairman, Historic Preservation Commission
Signature: Julia O'Malley Date: 7/27/05

Application/Permit No.: 393316

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The home had a mix of aluminum, vinyl and wood storm windows. It had a broken storm door in the rear kitchen entrance and no storm door on the basement entrance. Attic hatch windows were rotted.

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

Storm windows were replaced with aluminum storm windows. One rear storm door was replaced and another newly installed. Hatch windows were replaced. Replacement windows serve to protect interior wood window frames and doors.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 # 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 (façades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and finishes proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each façade 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 façade 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 decline 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

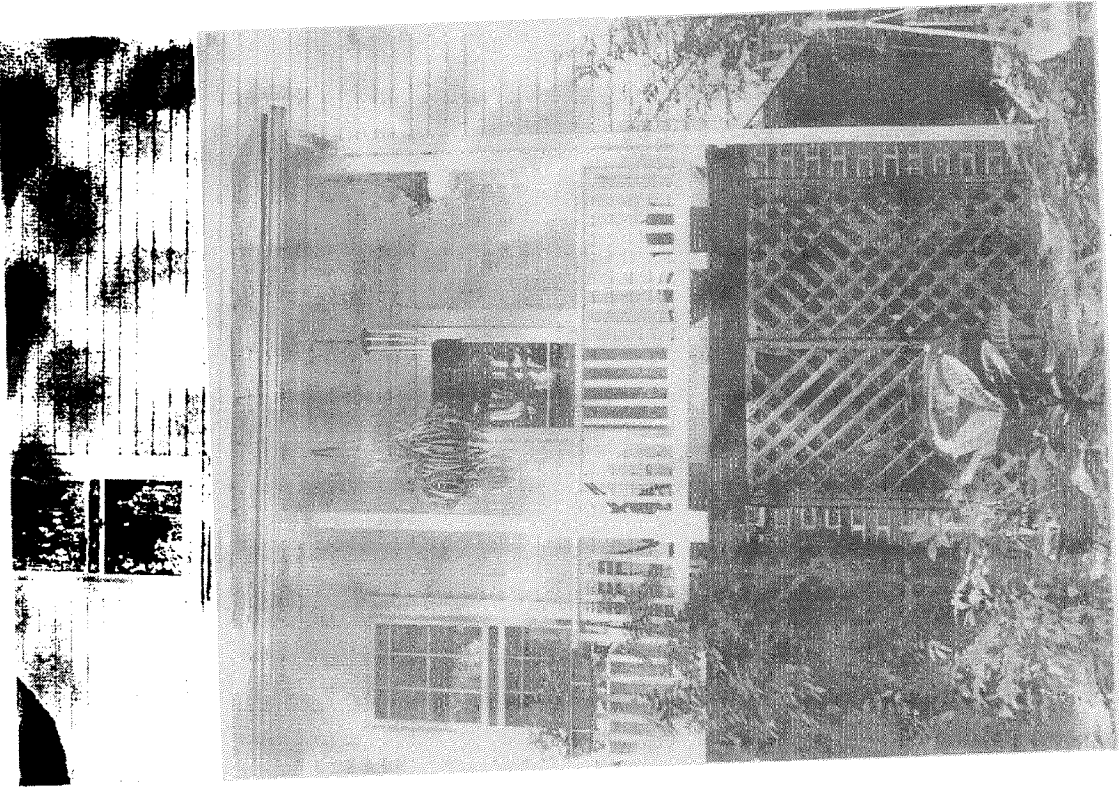
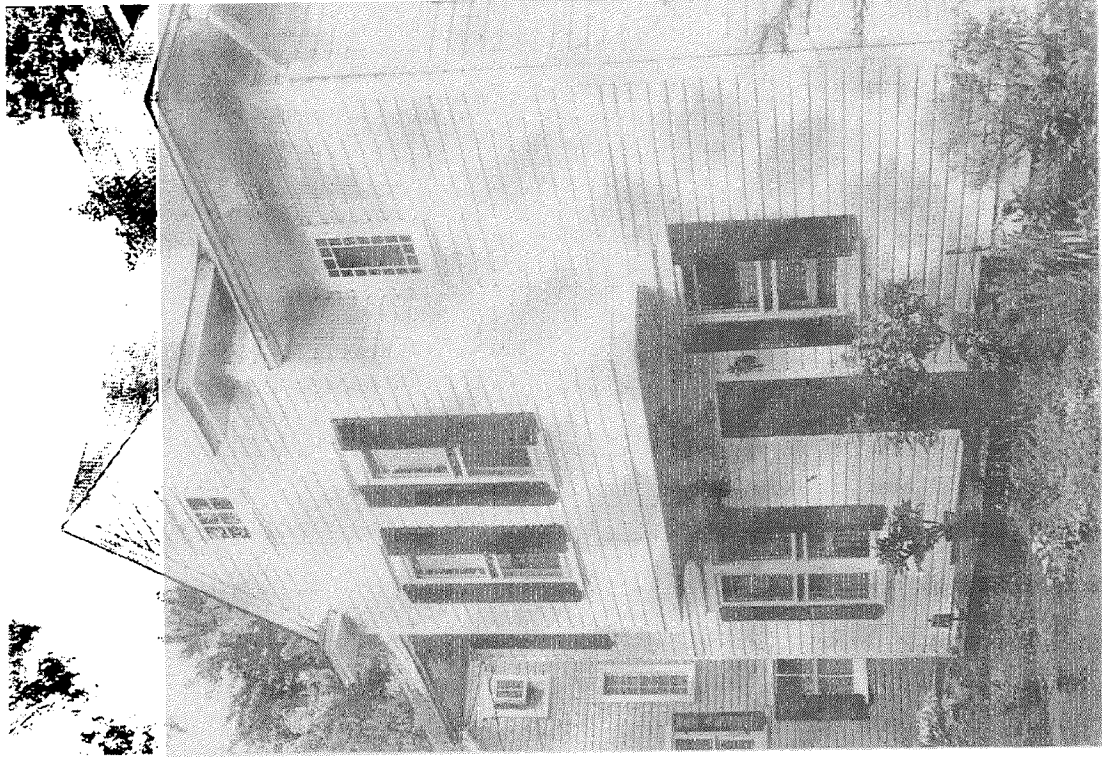
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

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After. New
Storm windows
and door.
Exterior painting.

3820 Wasner St.



After. New storm windows and doors.
Exterior painting.

3824 W. Alameda St.

RETROACTIVE**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	3824 Warner Street	Meeting Date:	07/27/05
Applicant:	Julia Binder	Report Date:	07/20/05
Resource:	Primary 1 Resource Kensington Historic District #31/06	Public Notice:	07/13/08
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/06-05M	Staff:	Tania Tully
PROPOSAL:	Storm window replacements	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the **Kensington Historic District**
STYLE: Vernacular

WORK DESCRIPTION:

The applicant:

- Replaced various types of existing storm windows with aluminum storm windows.
- Replaced and installed storm doors.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

Work for this application was completed without a permit. The photographs on Circles 5 and 6 show the finished project. The applicants were misinformed regarding the necessity of obtaining a HAWP for storm window replacement and the Commission has historically encouraged their use. Staff recommends approval of this retroactive application.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

and with the *Secretary of the Interior's Standards for Rehabilitation*.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
202 777 5176

DPS - 88

HISTORIC PRESERVATION COMMISSION
301/563-3400

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LOCATION OF BUILDING/PREMISE

House Number: 3824 Street: Warner
Town/City: Kensington Nearest Cross Street: Connecticut Ave.
Lot: 22 Block: 4 Subdivision: 15
Lot: 13477 Parcel: 323

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: replace storm windows/door

1B. Construction cost estimate: \$ 5736

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Julia Binder
Signature of owner or authorized agent

6.30.05
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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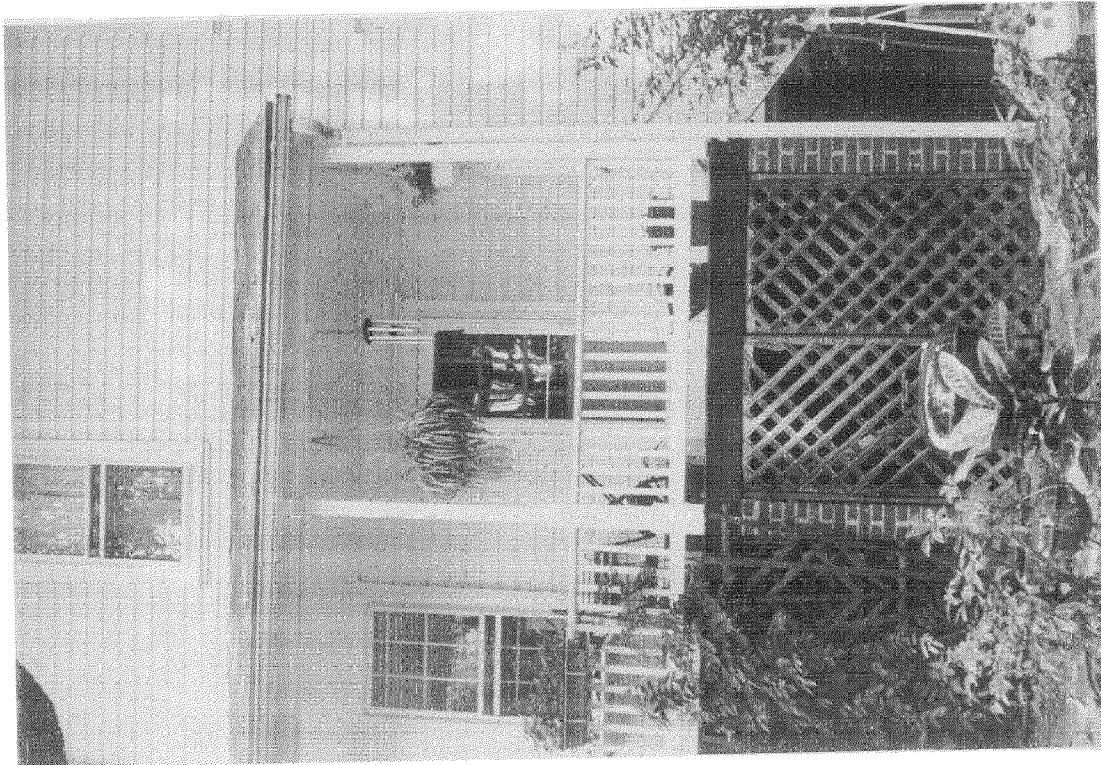
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2824 Alameda St.



After. New storm windows and doors.
Exterior painting.

5



After. New
Storm windows
and doors.
Exterior painting.

1824 Warner St. (6)