


31/06-05S	3912 ¹ Washington St
Kensington Historic District	

Date: November 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #401862

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: Neil & Angelika Stablow

Address: 3912 Washington Street, Kensington

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

(A)

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Neil Stablow
Daytime Phone No.: 202-327-4866

Tax Account No: 01021155
Name of Property Owner: Neil + Angelika Stablow Daytime Phone No.: 301-929-5275
Address: 3912 Washington St. Kensington MD 20895
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3912 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Connecticut
Lot: 41 Block: 13 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2600.00
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.

Neil Stablow
Signature of owner or authorized agent

10/23/05
Date

Approved: _____
Disapproved: _____
Application/Permit No. 401862 Date Filed: _____ Date Issued: 11-17-05
For Chairperson, Historic Preservation Commission
Julia O'Malley (Signature) AF (Initials)

Building Location Plat
Lot 41 Block 13
KENSINGTON PARK
Montgomery County, Maryland

Scale: 1"=
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

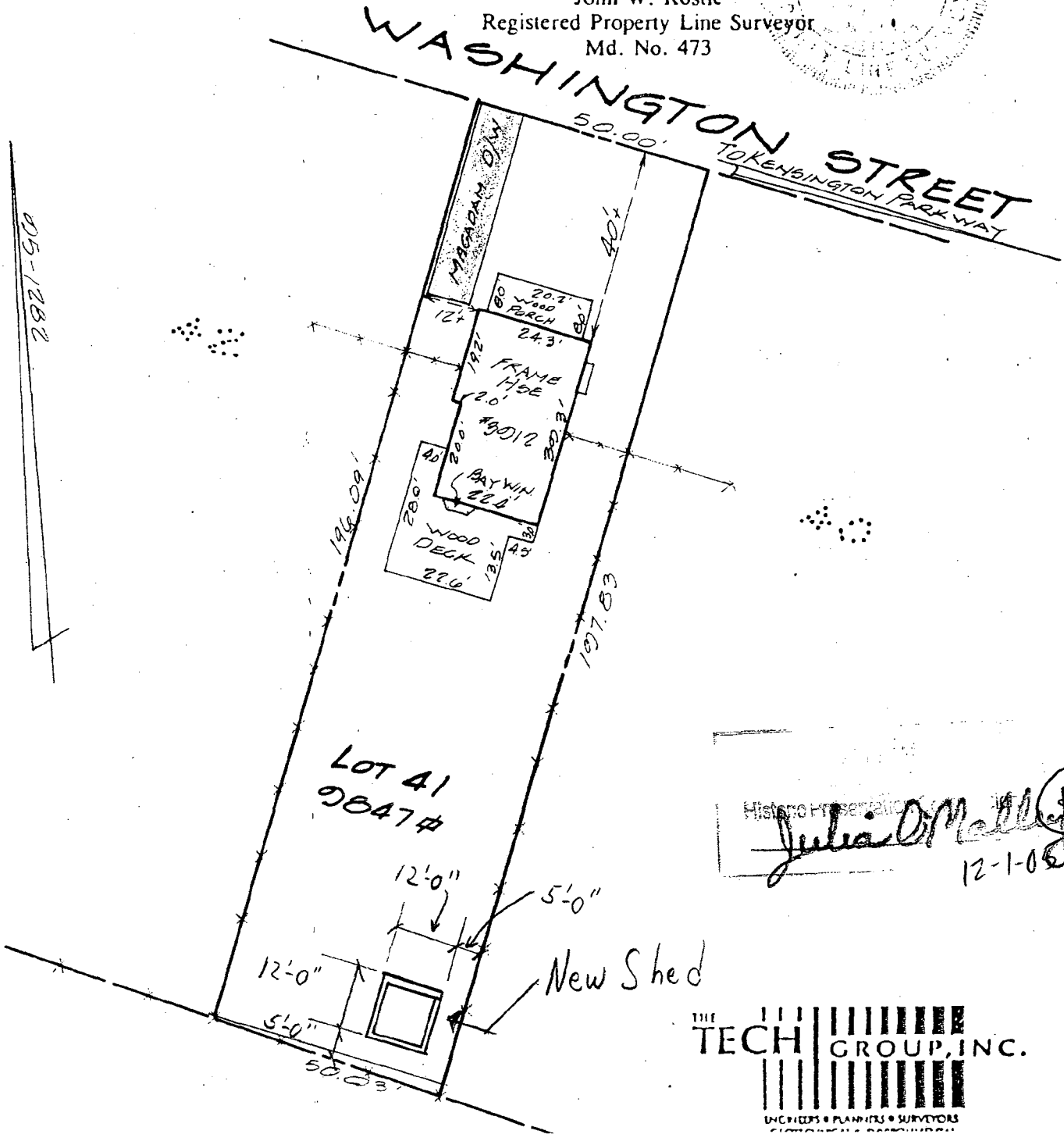
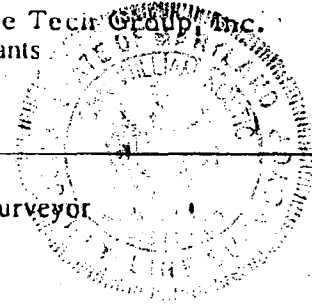
Date: August 10, 1995

Frey, Sheehan, Stoker & Assoc., Inc./ The Tech Group, Inc.
Land Planning Consultants
Phone 588-3110

Plat Book B
Plat No 4

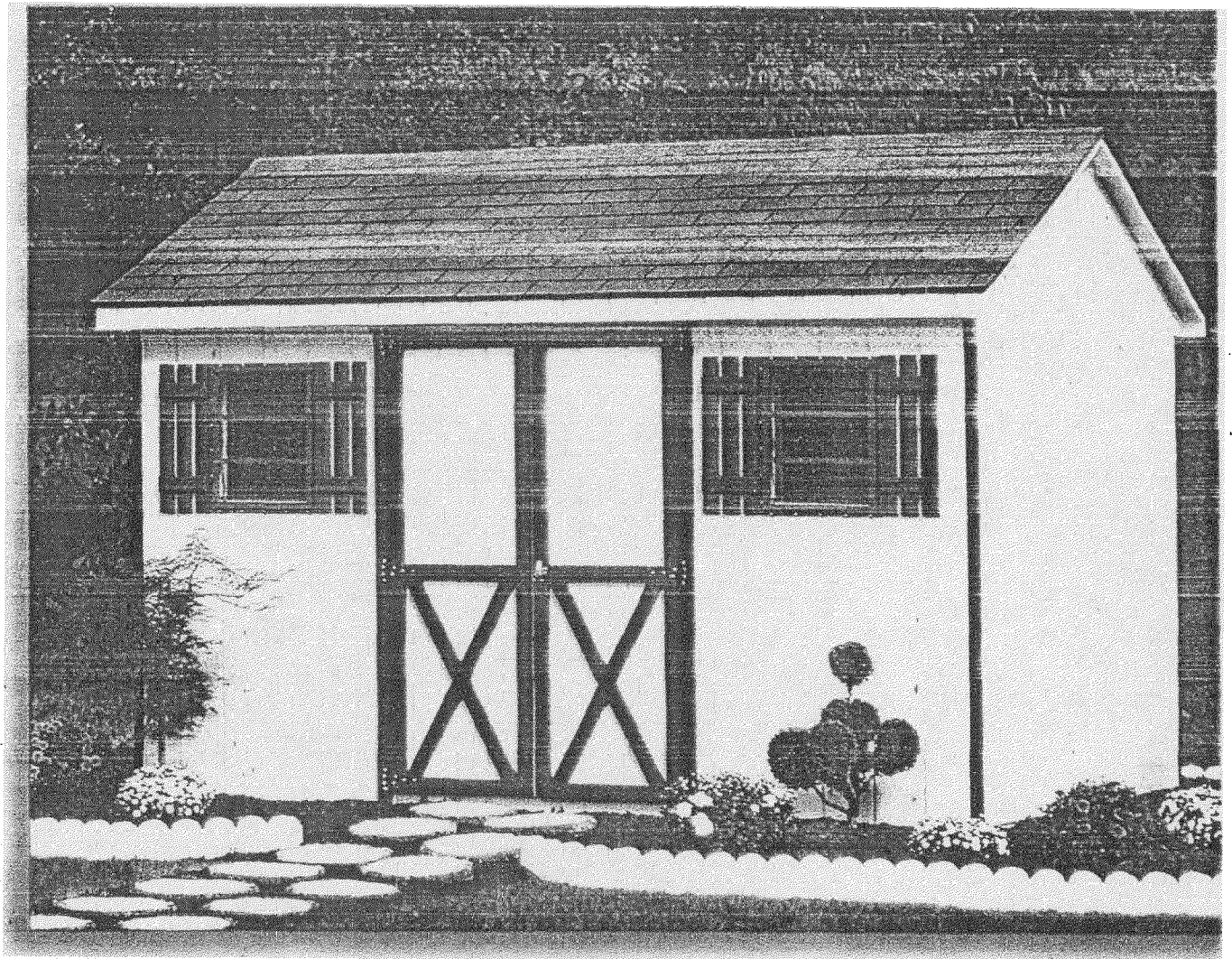
By: *John Kotic*

John W. Kotic
Registered Property Line Surveyor
Md. No. 473



Historic Preservation
Julia O'Malley (Signature)
12-1-05





12' x 12' horizontal wood siding

The A-Frame Barn

A fine way to provide storage space and enhance your property. Standard features include:

- One double door
- Two 18" x 22" Jalousie windows with Shutters.*

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley

12-1-05

*8' x 8', 8' x 10', and 10' x 10' buildings feature only one window.

Exquisite Style

APPROVED
 Montgomery County
 Historic Preservation Commission

note:
 12' x 12'
 horizontal wood siding

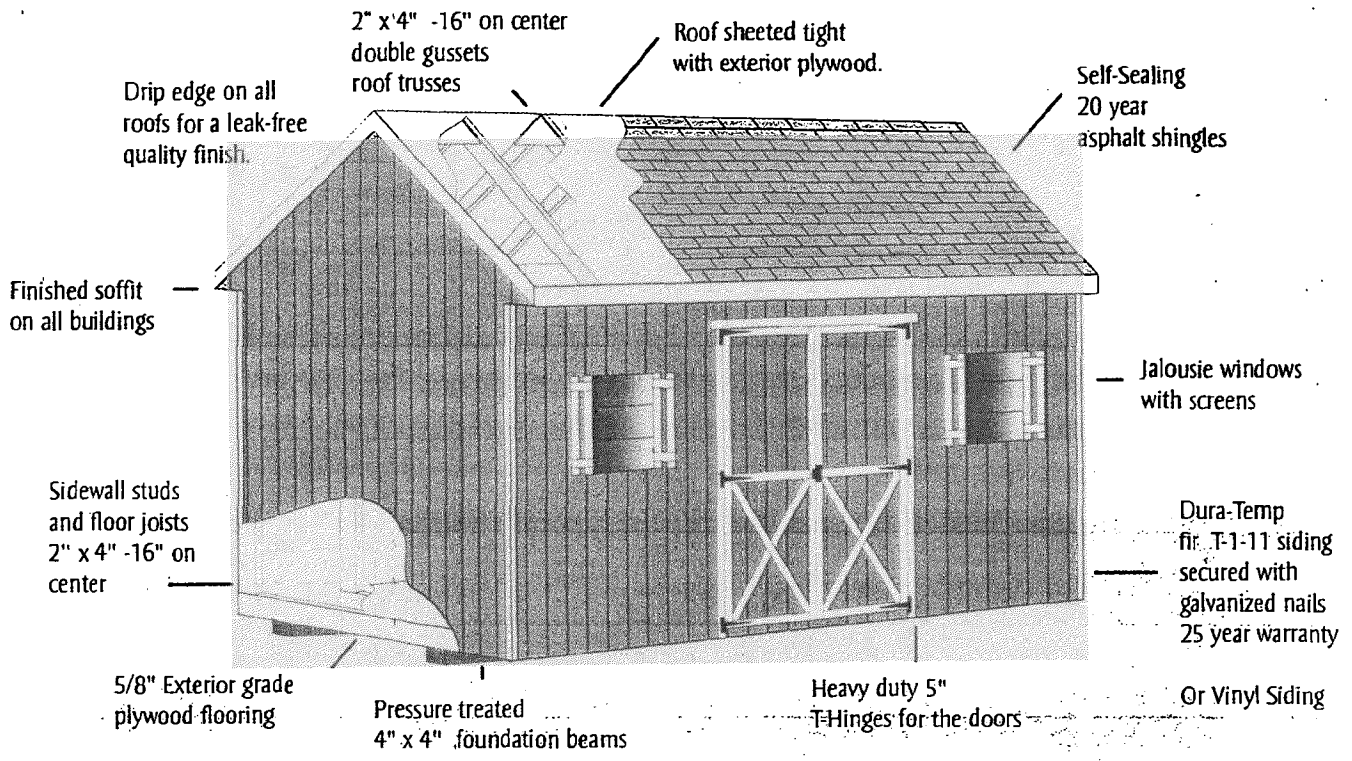
Specifications

Heavy Duty Barn Specifications

- Foundation 4" x 4" pressure treated lumber
- Floor Joists 2" x 4" - 16" on center
- Flooring 5/8" exterior grade plywood
- Sidewall Studs 2" x 4" - 16" on center
- Exterior Siding 5/8" Dura-Temp siding
- Rafters 2" x 4" - 16" on center
- Roof Sheathing 1/2" 3-ply plywood
- Roofing 240 lb. self-sealing asphalt shingles
- Doors Heavy duty and reinforced with 2" x 4" lumber

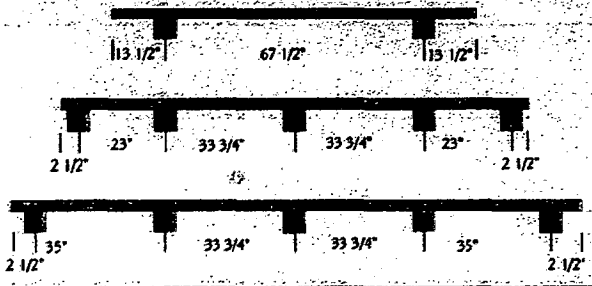
Economy Barn Specifications

- Foundation 4" x 4" pressure treated lu
- Floor Joists 2" x 4" -16" on center
- Flooring 1/2" C.D.X. plywood
- Side Wall Studs 2" x 3" -24" on center
- Exterior Siding Dura-Temp
- Rafters 2" x 4" -24" on center
- Roof Sheathing 1/2" O.S.B
- Roofing 240 lb. self-sealing asphalt
- Doors Heavy duty and reinforced 2" x 4" lumber.



5/8" Dura Temp
 2"x4" on 16" centers
 Finneran & Haley
 Exterior Latex Paint

Pressure Treated Skids



All buildings are fully assembled and delivered to your prepared site.

skillfully handbuilt...

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3912 Washington Street, Kensington	Meeting Date:	11/16/2005
Applicant:	Neil and Angelika Stablow	Report Date:	11/9/2005
Resource:	Secondary Resource Kensington Historic District	Public Notice:	11/2/2005
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-05S	Staff:	Anne Fothergill
PROPOSAL:	Shed installation	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Secondary Resource
 STYLE: Vernacular
 DATE: 1934

PROPOSAL

The applicants are proposing installation of a shed behind their house. The shed is 12' x 12' x 11' tall at the roof ridge. The shed has horizontal wood siding (not shown in submitted materials) and an asphalt shingle roof. The shed will not be visible from the street as it is almost 200' from the street, the lot drops down 15' from the street to the back, and there is a fence in front. The back of the applicants' lot is adjacent to a church's yard and parking lot.

STAFF RECOMMENDATION

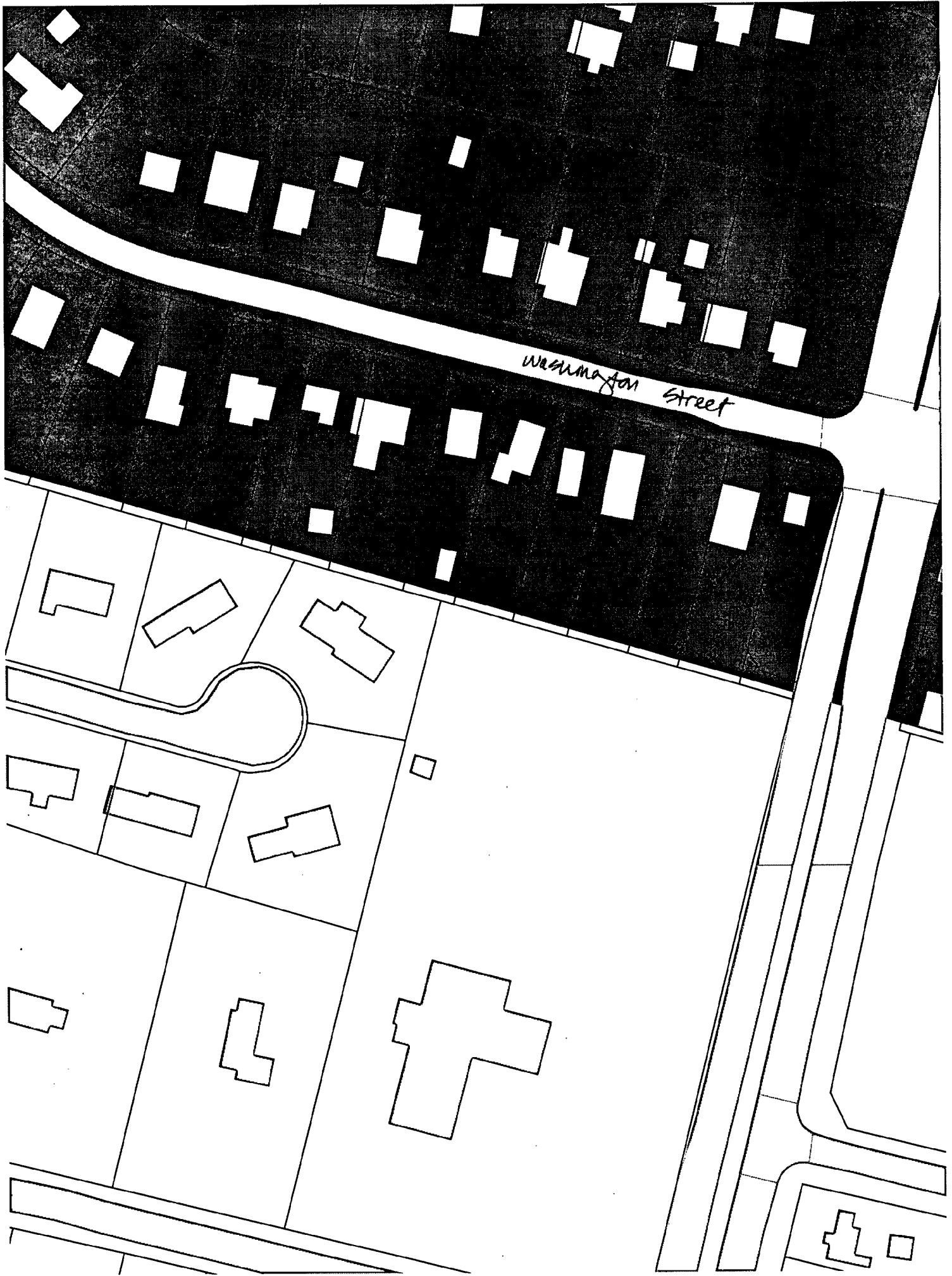
- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



Looking from back of house to shed location (church in distance)



**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:

Single family home constructed in 1938. Parcel is approximately 50' wide by 200' deep. Site drops approximately 15' fromst front to back.

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

Installing a pre-built shed constructed of all natural materials including painted wood siding and trim, and asphalt shingles.

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 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

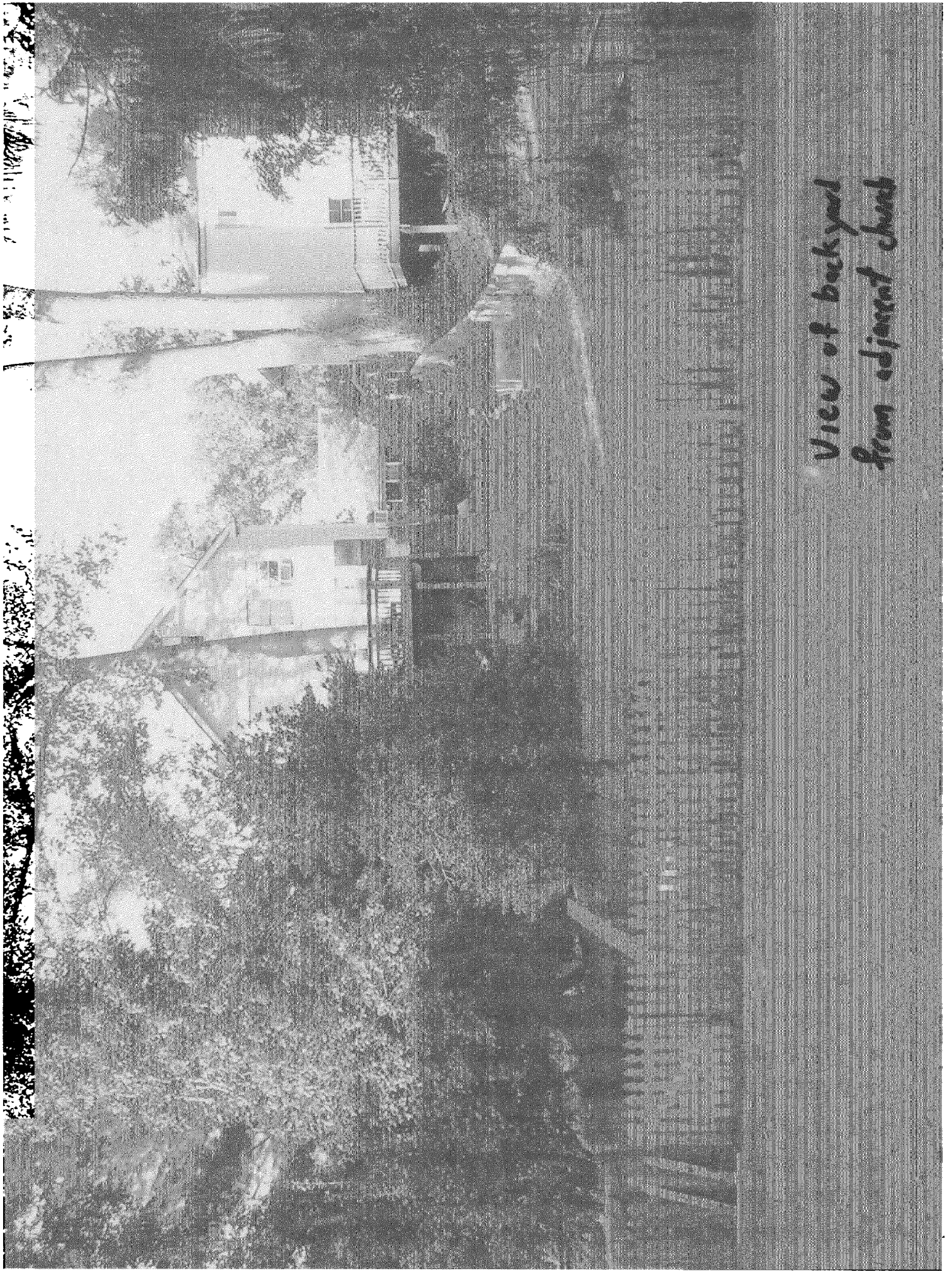
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Stablow 3912 Washington St. Kensington MD 20895	
Adjacent and confronting Property Owners mailing addresses	
Battan-Royal 3914 Washington St. Kensington, MD 20895	Yin 3909 Washington St Kensington, MD 20895
Ullman-Anderson 3910 Washington Kensington, MD 20895	Fitzpatrick 3913 Washington St. Kensington, MD 20895





View of backyard
from adjacent street