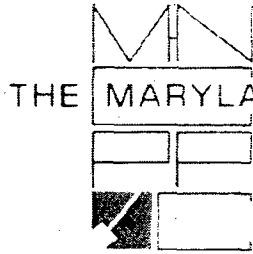


31/06-05T · 3824 Warner Street
Kensington Historic District, 31/06



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

Date: December 22, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 404860 for front walkway material change (brick to flagstone)

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on December 21, 2005. This application was **APPROVED**.

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

Applicant: Julia Binder and Ferd Protzman

Address: 3824 Warner Street, Kensington (Kensington Historic District)

This HAWP approval is subject to the general condition that the applicant will contact the Historic Preservation Office if they proposes to make any alterations to the approve plans.

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contractor: Julia Binder
 Phone: 301 951 4831
 Permit No: 02772928
 Applicant: Julia Binder + Eric Prohman License No: 301 933 6522
 Address: 3824 Warner St. Kensington MD 20895
 Contractor: MBS Home Improvements Phone No: 301/523 0091
 Contractor License No: 4023
 Agency: _____ Daytime Phone No: _____

LOCATION OF BUILDING/PLMIS:

House No: 3824 Warner
 Town: Kensington Nearest Cross Street: Freeman Place
 Lot: 22 Block: 4 Sublot: Detrick's
 Lot No: 13477 Block No: 723

PART ONE: TYPE OF PERMIT ACTION AND USE:

1A. CHECK ALL APPLICABLE: Alteration Demolition New Addition Deck Shed
 Repair Woodburning Stove Single Family
 Other: Front Walk
 1B. State cost of work: 3,035.00
 1C. State the use of the property in terms of the zoning ordinance: _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS:

2A. Is the work on a new building? Yes No
 2B. Is the work on a new addition? Yes No

PART THREE: COMPLETE ONLY FOR LANCE DRAINING WALL:

3A. Is the work on a new building? Yes No
 3B. Is the work on a new addition? Yes No
 On private property On public right of way easement

I, the undersigned, hereby certify that the information furnished herein is true and correct and that the applicant is a duly licensed contractor.

Julia Binder 11.12.05

404800 12/22/05
Date Filed: 11/23/05

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:

Front Walk is approximately 30 years old made of bricks in
dryset. The bricks are schist.

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

Replace with Flagstone in dryset. No effect on historic resource.

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 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 canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey including the site 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 owners 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 Market Street, Rockville, (301) 279-1355.

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III-B

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3824 Warner Street, Kensington	Meeting Date:	12/12/05
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	12/14/05
Review:	HAWP	Public Notice:	12/07/05
Case Number:	31/06-05T	Tax Credit:	None
Applicant:	Julia Binder and Ferd Protzman	Staff:	Michele Oaks
Proposal:	Front walk material change		
Recommendation:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1880-1910

PROPOSAL:

The applicant is proposing to replace their existing brick walkway with dryset flagstone. They are not proposing any changes to the size of the walkway nor the location.

STAFF RECOMMENDATION:

Approval
 Approval with condition.

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.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

NOV 15 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGT

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

VERNACULAR
P-1
CLAPPED

Tax Account No.: 02 7729 28
Name of Property Owner: Julia Binder + Ferd Protzman Daytime Phone No.: 301 933 6522
Address: 3824 Warner St. Kensington MD 20895
Street Number City State Zip Code
Contractor: MBS Home Improvements Phone No.: 301/523 0091
Contractor Registration No.: 4023
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3824 Street: Warner
Town/City: Kensington Nearest Cross Street: Freeman Place
Lot: 22 Block: 4 Subdivision: Detrick's
Liber: 13477 Folio: 723 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Abate
- 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: Front Walk

1B. Construction cost estimate: \$ 3,035.00
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.

Julia Binder
Signature of owner or authorized agent

11.12.05
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No: 404860 Date Filed: 11/23/05 Date Issued: _____
Emc

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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Kensington, MD

Front walk



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