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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 Historic Preservation Section

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

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	HISTORIC PRESERVATION COMMISSION	
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THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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WRITTEN DESCRIPTION OF PROJECT

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B	the scale, north arrow, and date;		•
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b. Clearly label photographic prints of the resource as well from the public right-of-way and of the adjoining properties. All labels should be claced on the front of photographs.

E TREE SURVEY

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ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> projects, provide an accurate list of adjectent and connecting property owners (not tenants), including names, addresses, and tip coast. This list should include the owners of all lots or parcells which educe the creation accestion, at well as the owners) of lot(s) or parcells) which lie directly across the street/lightway from the parcel in outstant too car in this internation from the Department of Assessments and Texation, 51 Monree Street Rockville, (301/279-1355).

PLEASE PRINT IN BLUE OF BLACK INFLIGE TYPE THIS INFORMATION ON THE FOLLOWING PAGE. FLEASE STAY WITHIN THE BUILDE OF THE TEMPLATE AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT **Ⅲ-**В

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 DistrictSTYLE:VernacularDATE: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:

__X_ 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:

 x_1 . The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x_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.

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hereby certify that I have the authority to make the loregoing application, that the application is correct, and that the construction will comply with plans opposed by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit. Miatria 11.12.05 Signature of owner in suthemized agent Dete policyce: For Chairperson, Historic Preservation Commission isapprovec: Signature policyce: Dete policyce: Signature policyce: Dete policyce: Signature policyce: Dete policyce: Signature policyce: Signature policyce: Signature policyce: Dete policyce: Signature policyce: Dete policyce: Signature policyce: Signature policyce: Dete listure policyce: Dete listure policyce: Dete listure policyce: Dete listure policyce: Dete lister policyce: Dete lister	18. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	
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THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

8.	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 brids are crembling.
	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district;
D.	
	Replace with Flagstone in dryset. No effect on historic resource
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эп	e and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
8.	the scale, north arrow, and date:
ħ	dimensions of all existing and proposed structures; and
C.	site teatures such as walkways, driveways, tences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
PL	ANS AND ELEVATIONS
Yo	I 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 leatures of both the existing resource(s) and the proposed work.
t.	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
	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

2.

3.

- 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 chickness 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 <u>ALL</u> projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and tip codes. This list should include the owners of all lots or parcels which adjoin the carcel 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 occain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OF BLACK INK) OF TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



3824 Warner St. Kensington, MD

Front walk





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Front walk