

2804 Washington St.  
Cambridge

11-10-91



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 10-11-07

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #465451 Shed installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the October 10, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Michael Grendzynski and Alberta Lessack

Address: 3804 Washington Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michael Grendzynski

Daytime Phone No.: 240-864-2406

Tax Account No.: 01018385

Name of Property Owner: Michael Grendzynski & Alberta Lessack Daytime Phone No.: 240-864-2406

Address: 3804 Washington St. Kensington MD 20895-3445
Street Number City Street Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 3804 Street: Washington St

Town/City: Kensington Nearest Cross Street: Connecticut Ave

Lot: 26 Block: 13 Subdivision: 015

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:

1B. Construction cost estimate: \$ \$5,000 (cost of shed, foundation, anchor kit)

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.

Signature of owner or authorized agent

08 September 2007 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 10-11-07

Application/Permit No.: 405451 Date Filed: Date Issued:

**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 with stucco exterior and siding at 3 gable areas (front, rear, and side facing driveway). House is historic address in Town of Kensington Historic District.

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

Add 10-ft-deep x 12-ft-wide wood (cedar) shed along southern end of property, within required setbacks. Specifically, shed is set back 10 feet from eastern property line and 6 feet from southern property line. No known effect on any historic resource. House is located in Town of Kensington Historic district.

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**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**

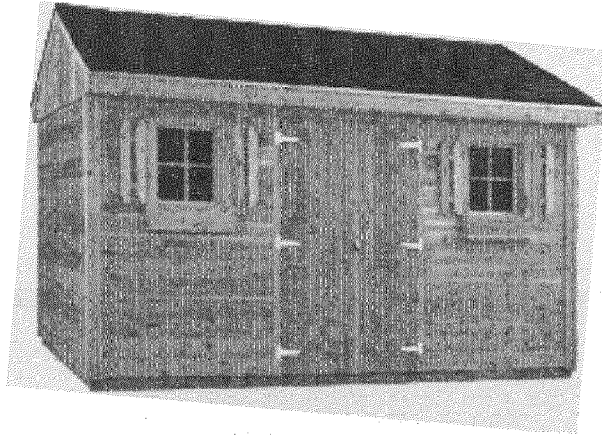
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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).

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.

3804 Washington Street, Kensington, MD 20895  
(Grendzynski/Lessack Shed Addition)

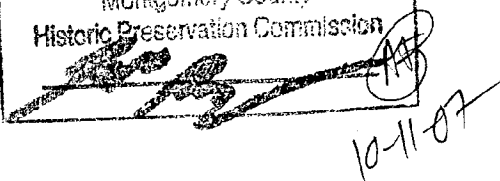


**Detail:** Image of Shed Addition

**Basic Shed Information**

Shed Siding – Cedar  
Shed Size – 10 feet (W) x 12 feet (L)  
Wall Height – 7 ft.  
Roof Style – Extended Peak  
Shed Style – A-frame  
Shingle Color – Black  
Manufacturer: Sheds USA (shedsusa.com)  
Includes Anchor Kit

APPROVED  
Montgomery County  
Historic Preservation Commission

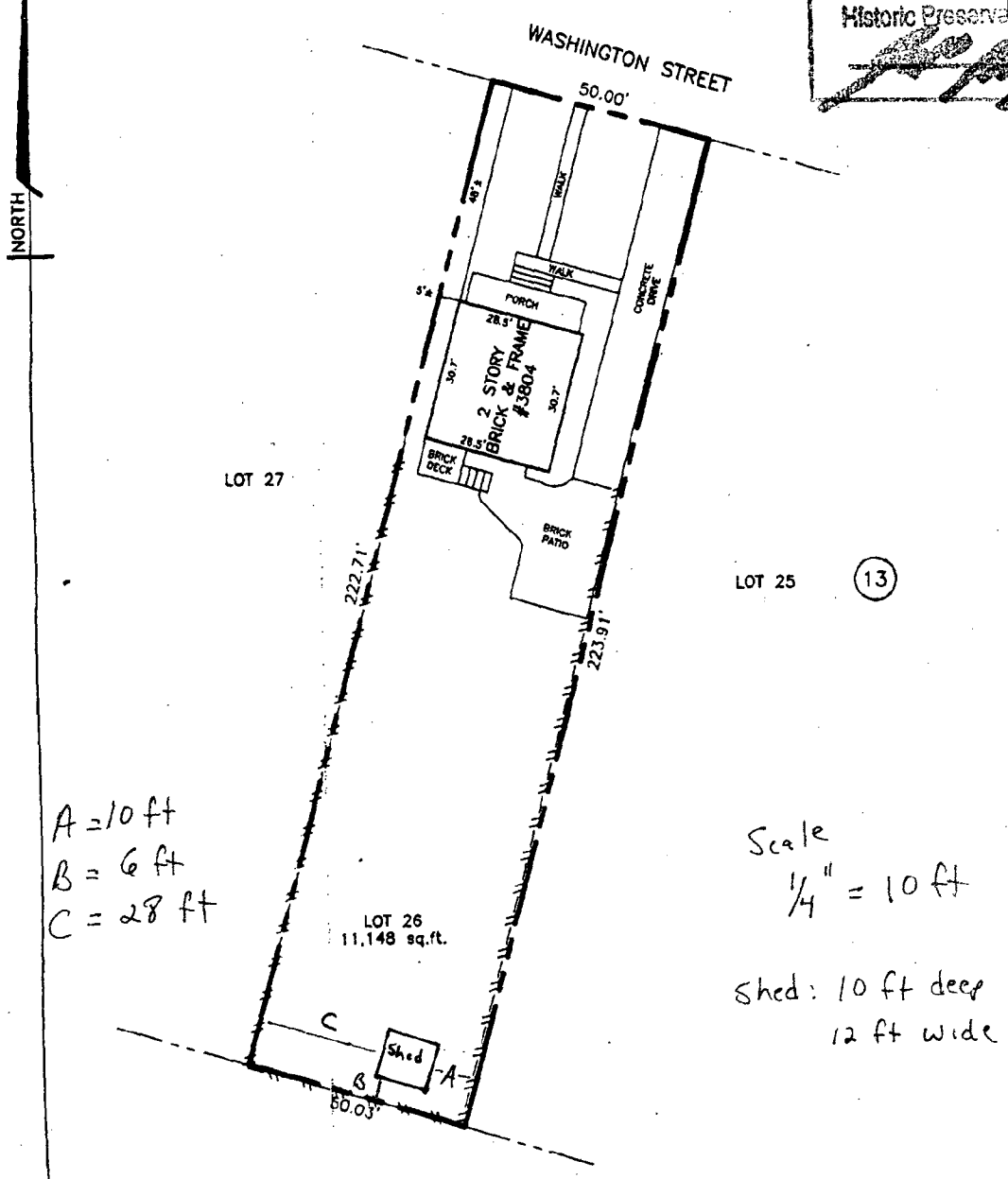


10-11-07

CASE NO. 17150

LOCATION DRAWING  
KENSINGTON PARK  
LOT 26 BLOCK 13  
ELECTION (13th.) DISTRICT  
MONTGOMERY COUNTY, MARYLAND

APPROVED  
Montgomery County  
Historic Preservation Commission



A = 10 ft  
B = 6 ft  
C = 28 ft

Scale  
1/4" = 10 ft

Shed: 10 ft deep  
12 ft wide

NO REPRODUCTION WITHOUT EXPRESSED PERMISSION BY ACLS, INC.

PROPERTY ADDRESS: 3804 WASHINGTON STREET

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240048 0175 C AS REVISED 08/01/84

**CERTIFICATE**  
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS. NO TITLE REPORT HAS BEEN FURNISHED, SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

**REFERENCES**  
PLAT BK. B  
PLAT NO. 4

**ALL COUNTY LOCATION SURVEYS, INC**  
2813 PATUKENT RIVER ROAD, DAVIDSONVILLE, MD, 21035  
PHONE (410) 798-9701 FAX (410) 798-9705

MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21134

**LIBER**  
**FOLIO**

**DATES:**  
**WALL CHECK:**  
**HSE. LOC.: 03/30/05**  
**BOUNDARY:**

**SCALE: 1"=30'**  
**DRAWN BY: SAD**  
**JOB NO.: D616-05**

- NOTES:
- 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
  - 2) This location drawing is not to be used for the building of fences or other improvements. No boundary survey has been performed.
  - 3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
  - 4) D.R.L. information, if shown was obtained from existing record plat or was provided to ACLS, and is not guaranteed by ACLS, Inc.
  - 5) Flood Zone information is subject to the interpretation of the originator.
  - 6) Adjacent deed research has not been undertaken with the Location Drawing.
  - 7) ACLS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
  - 8) Level of accuracy 2'.

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**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3804 Washington Street, Kensington	<b>Meeting Date:</b>	10/10/2007
<b>Resource:</b>	Primary-One Resource Kensington Historic District	<b>Report Date:</b>	10/03/2007
<b>Applicant:</b>	Michael Grendzynski and Alberta Lessack	<b>Public Notice:</b>	9/26/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-07H	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Shed installation		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary-One Resource within the Kensington Historic District  
**STYLE:** Vernacular  
**DATE:** 1908

**PROPOSAL**

The applicants are proposing to install a 10' x 12' x 7' tall wood shed at the far rear left side of their property.

**STAFF RECOMMENDATION**

Staff recommendation of **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 – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the 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

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Michael Grendzynski

Daytime Phone No.: 240-864-2406

Tax Account No.: 01018385

Name of Property Owner: Michael Grendzynski & Alberta Lessack Daytime Phone No.: 240-864-2406

Address: 3804 Washington St. Kensington MD 20895-3445  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3804 Street: Washington St

Town/City: Kensington Nearest Cross Street: Connecticut Ave

Lot: 26 Block: 13 Subdivision: 015

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$ \$5,000 (cost of shed, foundation, anchor kit)

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.*

[Signature]  
Signature of owner or authorized agent

08 September 2007  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 465451 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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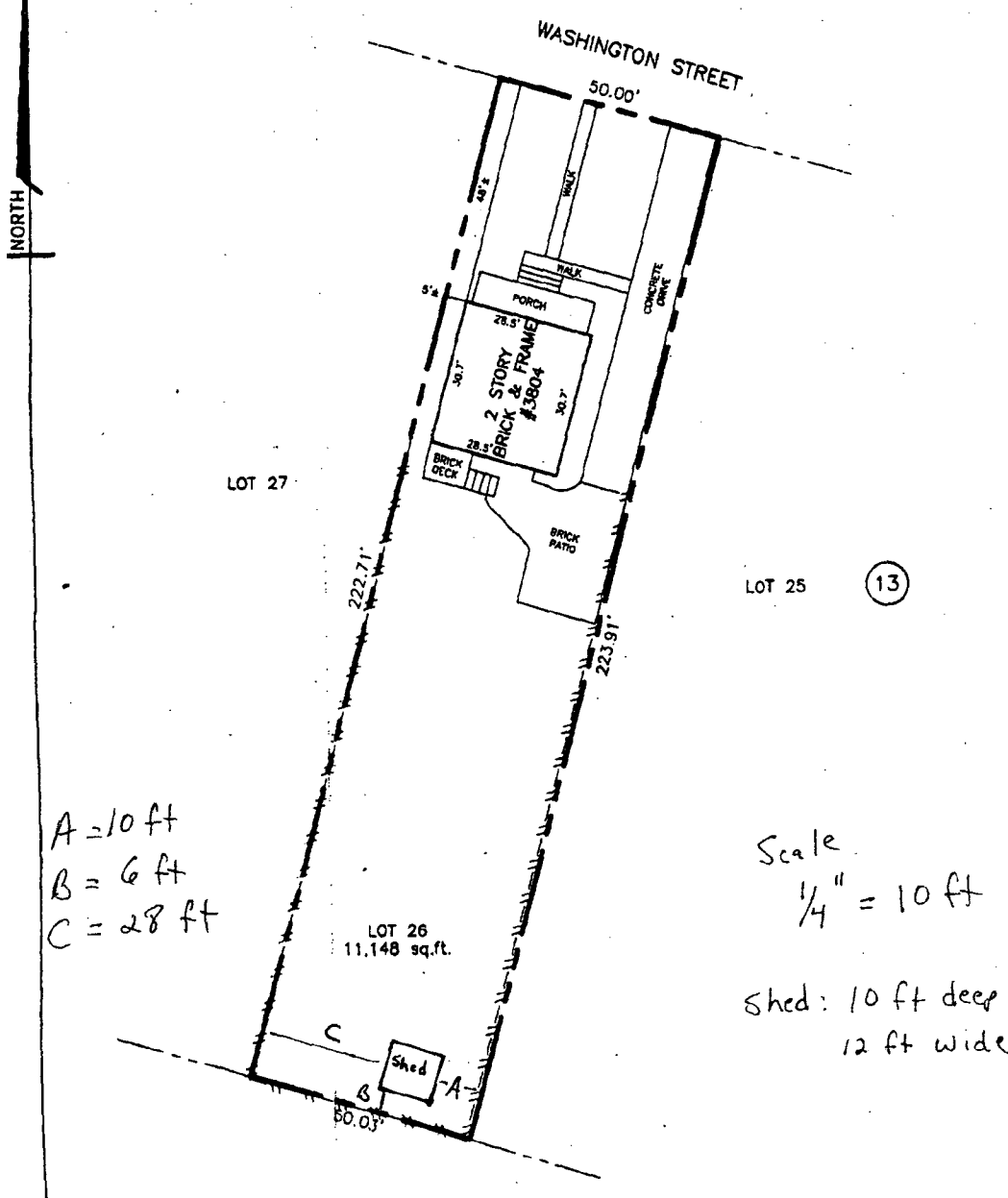
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

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

<b>OWNER'S MAILING ADDRESS:</b>  Michael Grendzynski 3804 Washington Street Kensington, MD 20895	<b>OWNER'S AGENT'S MAILING ADDRESS</b>
<b>ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES</b>	
Andie and Chris Murtha 3802 Washington St Kensington, MD 20895	Robert and Margaret Klotz 3806 Washington Street Kensington, MD 20895
Alan Simon 3803 Calvert Place Kensington, MD 20895	

CASE NO. 17150

LOCATION DRAWING  
KENSINGTON PARK  
LOT 26 BLOCK 13  
ELECTION (13th.) DISTRICT  
MONTGOMERY COUNTY, MARYLAND



PROPERTY ADDRESS: 3804 WASHINGTON STREET

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240048 0175 C AS REVISED 08/01/81

**CERTIFICATE**  
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ROBERT D. ROWLER  
MONTGOMERY COUNTY LAND SURVEYOR NO. 21134

REFERENCES	
PLAT BK. B	
PLAT NO. 4	
LIBER	
FOLIO	

**ALL COUNTY LOCATION SURVEYS, INC**  
2813 PATUENT RIVER ROAD, DAVENPORT, MD, 21035  
PHONE (410) 798-9701 FAX (410) 798-9703

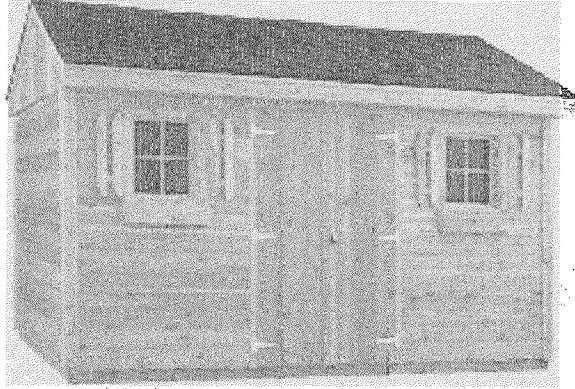
DATES:	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: SAD
HSE. LOC.: 03/30/05	JOB NO.: 0616-05
BOUNDARY:	

- NOTES:
- 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
  - 2) This location drawing is not to be used for the building of fences or other improvements. No boundary survey has been performed.
  - 3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
  - 4) B.R.L. information, if shown was obtained from existing record plot or was provided to ACLS, and is not guaranteed by ACLS, Inc.
  - 5) Flood Zone information is subject to the interpretation of the originator.
  - 6) Adjacent deed research has not been undertaken with the Location Drawing.
  - 7) ACLS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
  - 8) Level of accuracy 2'±.

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3804 Washington Street, Kensington, MD 20895  
(Grendzynski/Lessack Shed Addition)



**Detail:** Image of Shed Addition

**Basic Shed Information**

Shed Siding – Cedar  
Shed Size – 10 feet (W) x 12 feet (L)  
Wall Height – 7 ft.  
Roof Style – Extended Peak  
Shed Style – A-frame  
Shingle Color – Black  
Manufacturer: Sheds USA (shedsusa.com)  
Includes Anchor Kit

Existing Property Condition Photographs  
3804 Washington St, Kensington, MD 20895 (Grendzynski/Lessack Shed Addition)

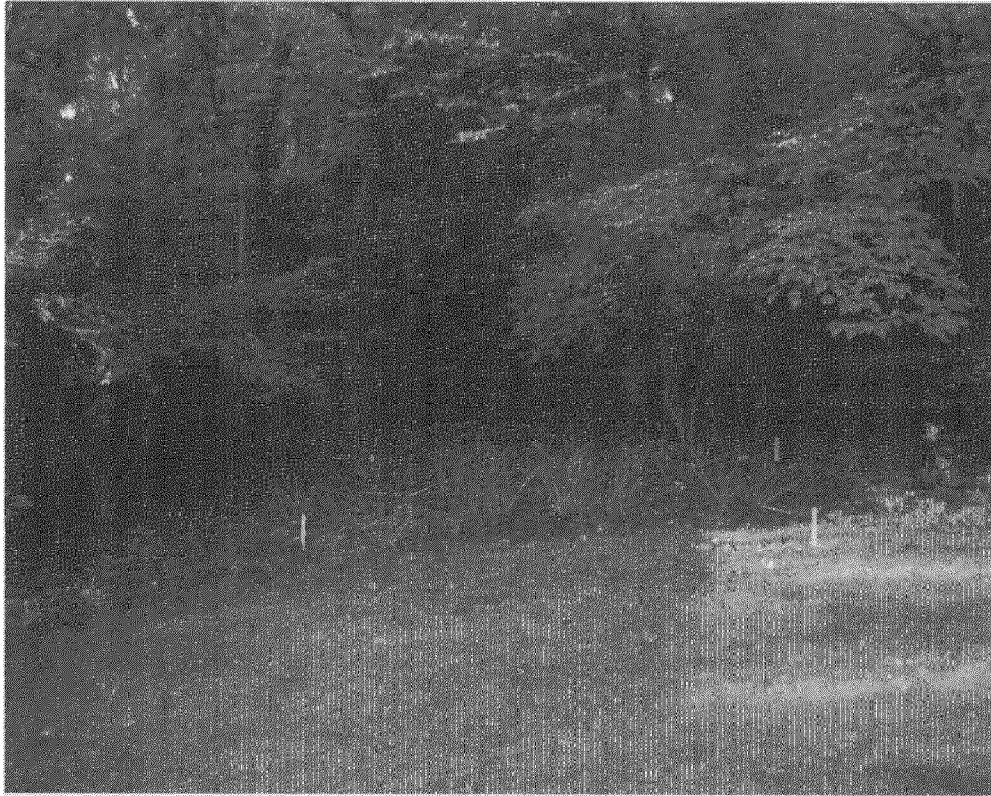


**Detail:** Area of affected resource (markers approximate shed perimeter).



**Detail:** Resource as viewed from public right of way.

Existing Property Condition Photographs  
3804 Washington St, Kensington, MD 20895 (Grendzynski/Lessack Shed Addition)



**Detail:** Area of affected resource (markers approximate shed perimeter).



**Detail:** Resource as viewed from public right of way.



Existing Property Condition Photographs  
3804 Washington St, Kensington, MD 20895 (Grendzynski/Lessack Shed Addition)



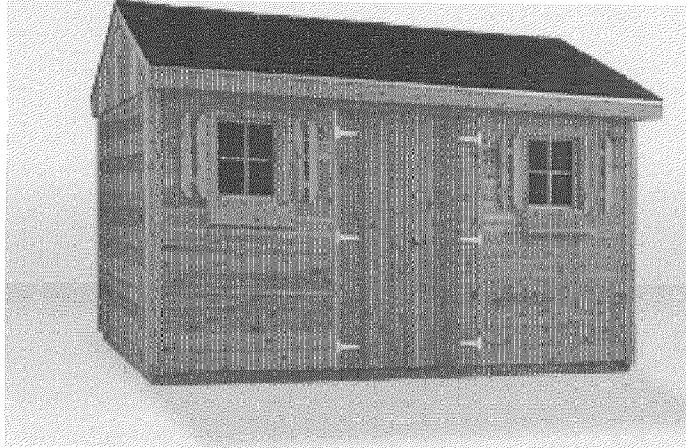
**Detail:** Area of affected resource (markers approximate shed perimeter).



**Detail:** Resource as viewed from public right of way.



3804 Washington Street, Kensington, MD 20895  
(Grendzynski/Lessack Shed Addition)



**Detail:** Image of Shed Addition

**Basic Shed Information**

Shed Siding – Cedar

Shed Size – 10 feet (W) x 12 feet (L)

Wall Height – 7 ft.

Roof Style – Extended Peak

Shed Style – A-frame

Shingle Color – Black

Manufacturer: Sheds USA ([shedsusa.com](http://shedsusa.com))

Includes Anchor Kit