

3708 Washington Street, Kensington
(HPC Case 31/06-08 D)
Kensington Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: April 24, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Joshua Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #481459, fence installation

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 April 23, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Janet Galloway

Address: 3708 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JANET GALLOWAY
Daytime Phone No.: 240-461-9516

Tax Account No.: JOHN S
Name of Property Owner: JANET GALLOWAY Daytime Phone No.: 240-461-9516
Address: 3708 WASHINGTON ST KENSINGTON MD 20895
Street Number City State Zip Code
Contractor: 0 Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3708 Street: WASHINGTON ST
Town/City: KENSINGTON Nearest Cross Street: CALVERT
Lot: 19 Block: 13 Subdivision: KENSINGTON
Lizes: _____ Folio: _____ Parcel: _____

Received

APR - 1 2008

Dept. of Permitting Services

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/Place Solar Fireplace Woodburning Stove Single Family
 Revisited Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 500 +
1C. If this is a revision of a previously approved active permit, see Permit # NO

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: 42" 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

Janet Galloway
Signature of owner or authorized agent

3/29/08
Date

Approved: Disapproved: _____
Signature: _____ Date: 4/25/08
Application/Permit No: 481459 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:

EXTEND THE WHITE PICKET 42" GOTHIC STYLE WOOD,
ON FRONT PROPERTY LINE AND ON LEFT SIDE OF
PROPERTY LINE ADJACENT TO LOT 20. THIS WILL
MATCH THE WHITE PICKET FENCE APPROVED IN
THE HISTORIC AREA WORK PERMIT # 311024
DATED 8/6/03. THIS FENCE WILL BE STAINED/PAINTED WHITE
THE PROPERTY BUILT 1897 FRAME HOUSE
FENCE TO BE EXTENDED ENTIRELY ON OWNERS PROPERTY
INSIDE PROPERTY LINE

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

42" FENCE TO REPLACE BARBERRY HEDGE. BARBERRY
IS AN INVASIVE PLANT AND DIFFICULT TO MAINTAIN
HEIGHT TO 4' MANY THORNS FOR KIDS PLAYING & DOGS
PAWS. THERE ARE MANY PROPERTIES IN TOWN OF
KENSINGTON WITH PICKET FENCES CONTAINING THE
FRONT GARDEN.

THERE ARE NO TREES
THAT WILL BE AFFECTED

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 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 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).

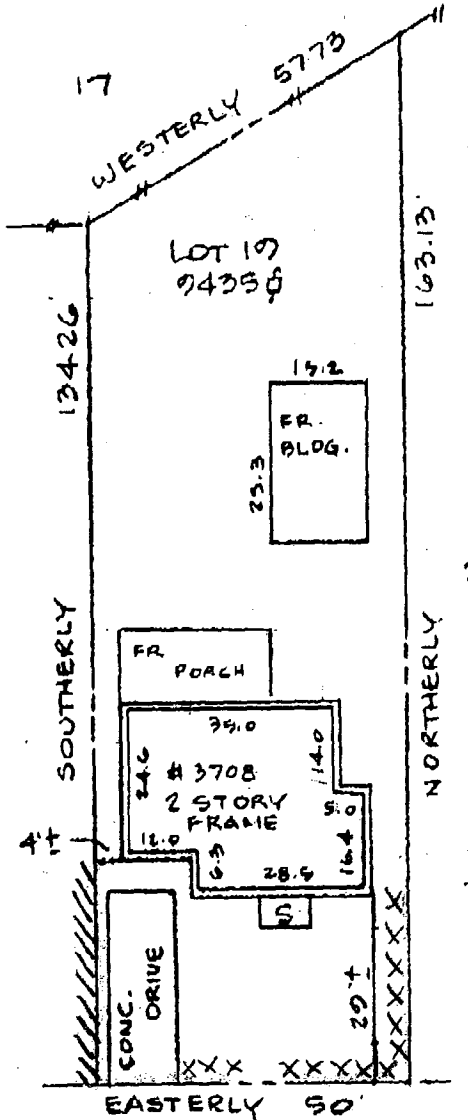
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

CASE No. 1513

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location

XXXXX
PROPOSED PICKET FENCE 42"

EXISTING PICKET FENCE 42"



APPROVED
Montgomery County
Historic Preservation Commission
James L. Silver 4/25/08

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



LOCATION OF HOUSE
LOT 19 BLOCK 13
KENSINGTON PARK
TOWN OF KENSINGTON
MONTGOMERY COUNTY, MD.

HUD FLOOD PANEL NO. 240049-0200B

ZONE: C

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS

David L. Haller

DAVID L. HALLER
MARYLAND R.P.L.S. No. 240

REFERENCES

PLAT BK. B

PLAT NO. 4

LITER

FOLIO

HALLER ASSOCIATES

SURVEYING • ENGINEERING • PLANNING

301 ~~228~~ 228 2266
12011 825-1843 825 TRAIL AVENUE, FREDERICK, MARYLAND 21701

DATE OF SURVEYS

WALL CHECK:

NSE LOC: 3-9-02

BOUNDARY:

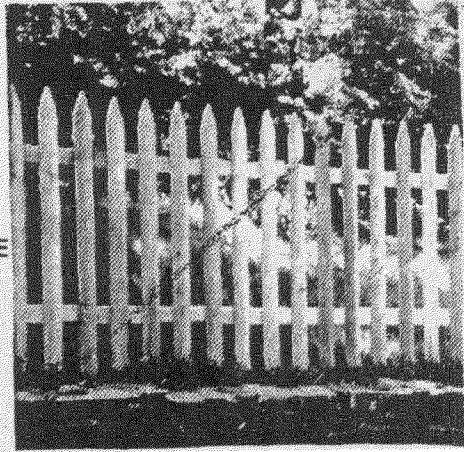
SCALE: 1" = 30'

DRAWN BY: JH

JOB NO: 92-2868

POTOMAC PICKET

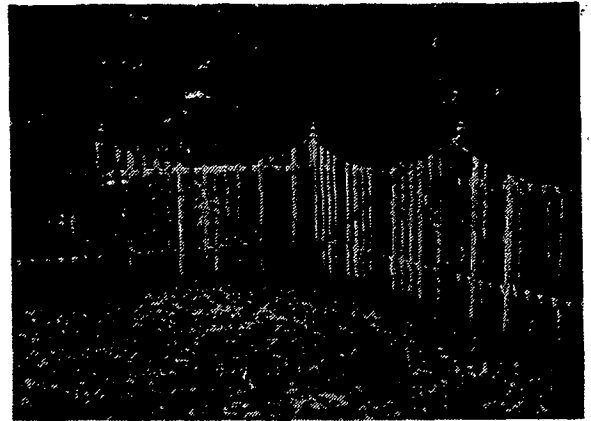
3
STYLES
OF RAILS
AVAILABLE
2x3
1/2 ROUND
SPOOLED



3' 3 1/2' 4' 5' 6' 6 1/2' 7' 8' HEIGHTS
HALF ROUND FRONT FLAT BACK CEDAR
CEDAR OR PRESSURE TREATED PINE POSTS

APPROVED
Montgomery County
Historic Preservation Commission
John W. ... 9/25/08
POSTS
AVAILABLE

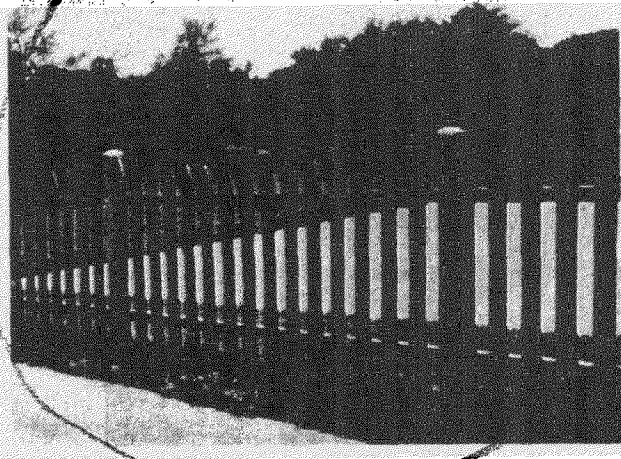
WILLIAMSBURG STYLE



ALL HEIGHTS AVAILABLE
1 TO 5 INCH MT-VERNON DIP
CEDAR BOARDS
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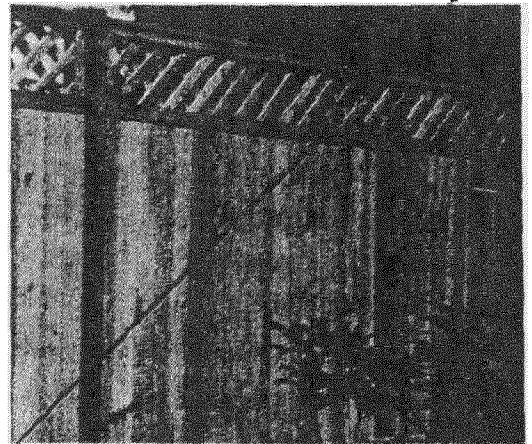
GOTHIC PICKET

42"

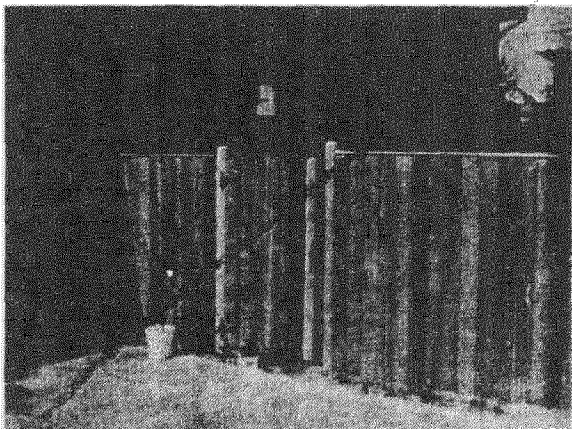


This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

FLATBOARD WITH LATTICE

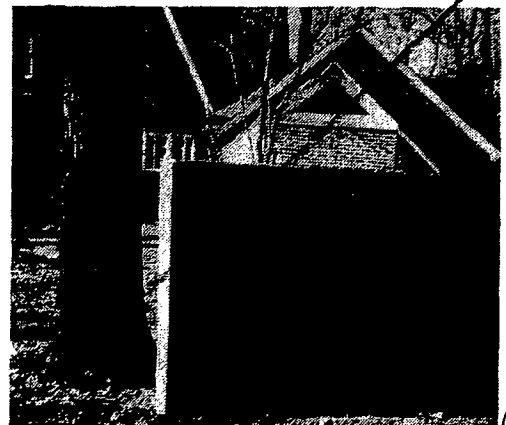


FLATBOARD STYLE WITH CAPBOARD



ALL HEIGHTS

BOARD AND BATTON



10

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3708 Washington Street, Kensington	Meeting Date:	4/23/2008
Resource:	Primary-1 Resource Kensington Historic District	Report Date:	4/16/2008
Applicant:	Janet Galloway	Public Notice:	4/9/2008
Review:	HAWP	Tax Credit:	No
Case Number:	31/06-08D	Staff:	Josh Silver
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

Approval

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-1 Resource Within The Kensington Historic District
STYLE: Vernacular
DATE: c1897

PROPOSAL:

The applicant is proposing to install approximately 60 linear-feet of open-style Gothic picket wood fence across the front (north) and side (west) property boundaries. The proposed work also includes the installation of a wooden entry gate similar in style to the proposed fence. The proposed fence and gate are 42" high and will match the existing 42" high open-picket fence on the property approved by the HPC in 2003.

APPLICABLE GUIDELINES:

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JANET GALLOWAY
Daytime Phone No.: 240-461-9516

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Name of Property Owner: JANET GALLOWAY Daytime Phone No.: 240-461-9516
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Street Number City Street Zip Code

Contractor: Ø Phone No.: _____
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LOCATION OF BUILDING/PREMISE

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Lot: 19 Block: 13 Subdivision: KENSINGTON
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Received
APR - 1 2008

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate
 Move Install Wreck/Place
 Revision Repair Revivable

CHECK ALL APPLICABLE: AC Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 500 ±

1C. If this is a revision of a previously approved active permit, see Permit # NO

Dept. of Permitting Services

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

24. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 42' feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Janet Galloway
Signature of owner or authorized agent

3/29/08
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature _____ Date: _____
Application/Permit No. 481459 Date Filed: _____ Date Issued: _____

3

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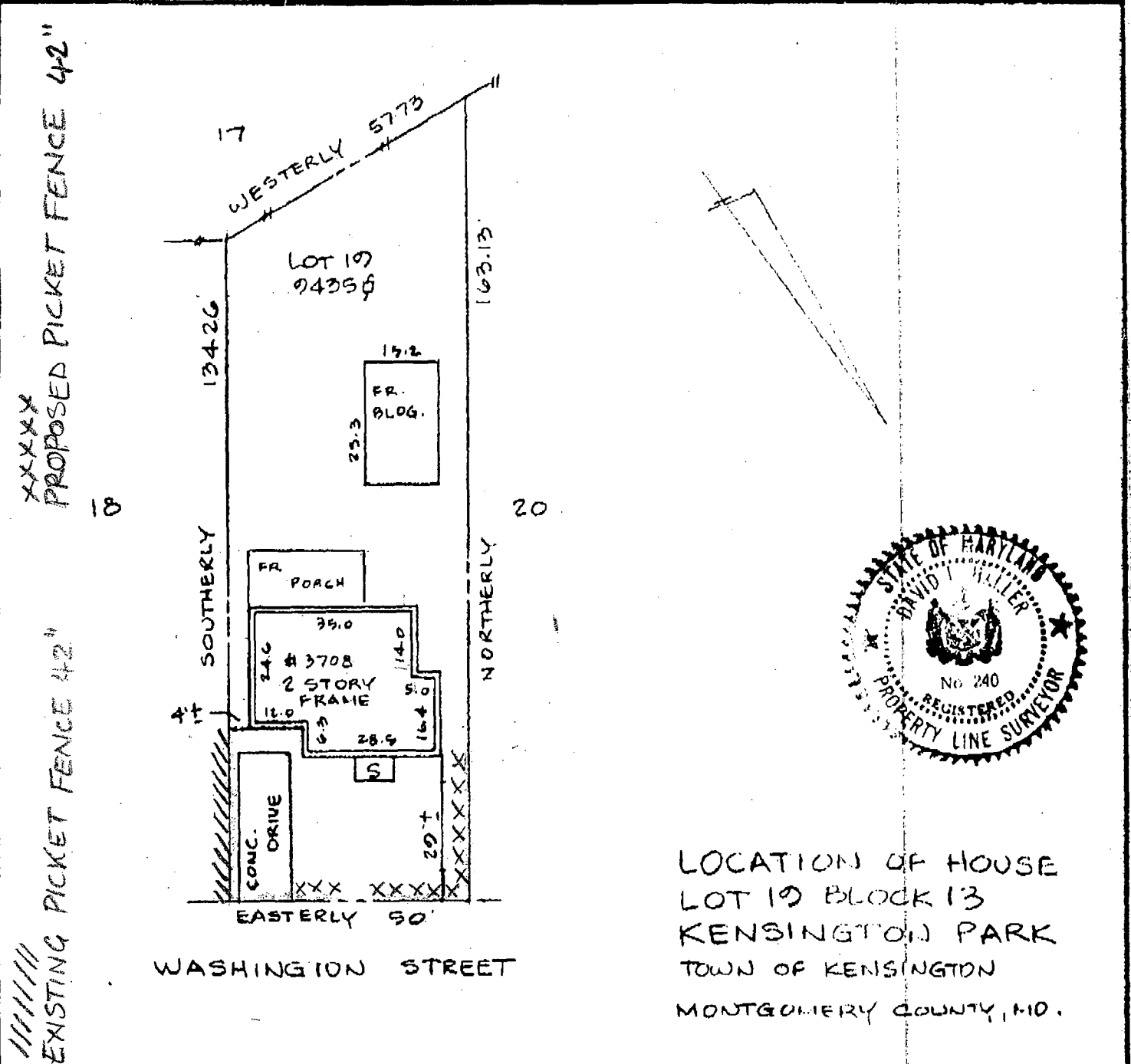
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address JANET GALLOWAY 3701 WASHINGTON ST KENSINGTON MD 20895 LOT 19	Owner's Agent's mailing address 
Adjacent and confronting Property Owners mailing addresses	
ADJACENT LOT LOT 20 SUSAN GANDER & TODD DORRIEN 3710 WASHINGTON ST KENSINGTON MD 20895	ADJACENT LOT 18 MRS + MRS A. SUFI 3706 WASHINGTON ST KENSINGTON MD 20895
CONFRONTING PROPERTY OWNERS MR. + MRS D. NELLIS 3709 CALVERT PLACE KENSINGTON MD 20895	REAR PROPERTY LINE MR BARRY PEOPLES 10030 KENSINGTON PARKWAY KENSINGTON MD 20895

CASE No. 15131

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location



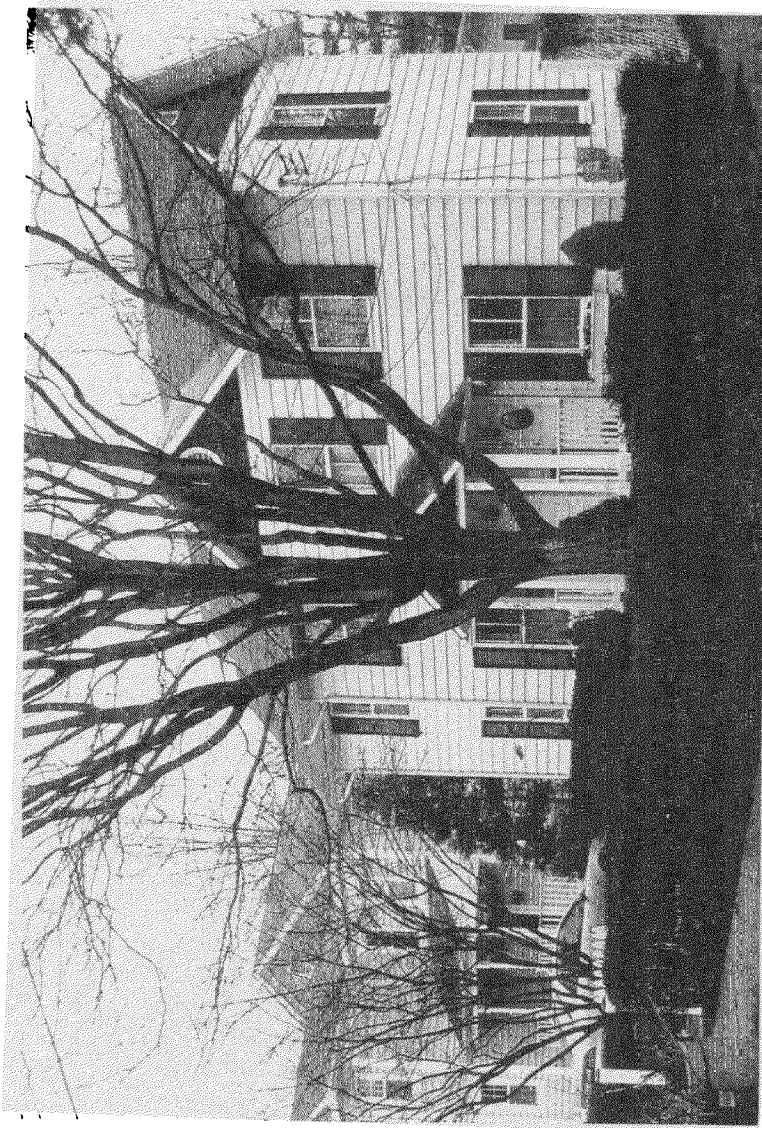
LOCATION OF HOUSE
LOT 19 BLOCK 13
KENSINGTON PARK
TOWN OF KENSINGTON
MONTGOMERY COUNTY, MD.

HUD FLOOD PANEL NO. 240049-0200B

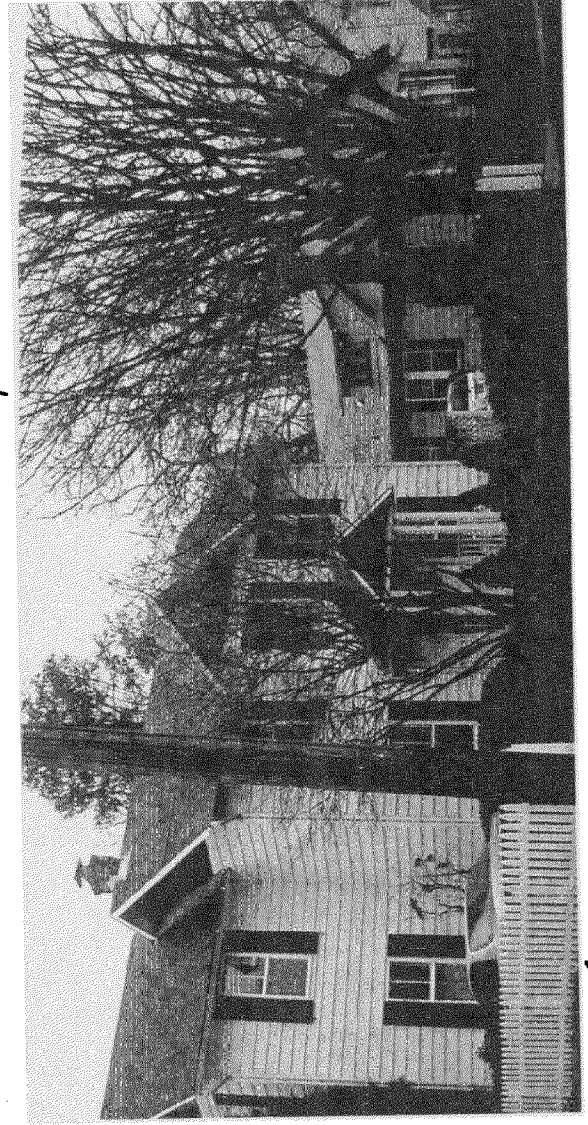
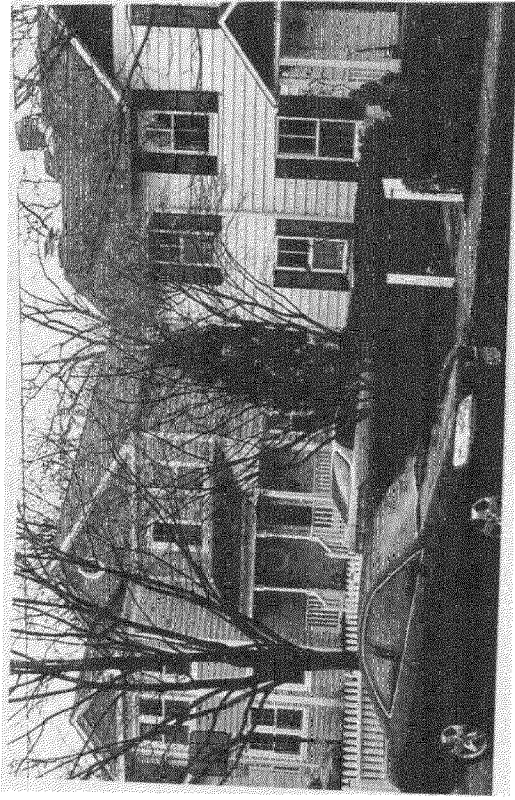
ZONE: C

CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. DAVID L. HALLER MARYLAND R.P.L.S. No. 240	REFERENCES PLAT BK. B PLAT NO. 4	HALLER ASSOCIATES SURVEYING • ENGINEERING • PLANNING 301 Washington 228 2266 (301) 662-1643 822 TRAIL AVENUE, FREDERICK, MARYLAND 21701	
	LIBER FOLIO	DATE OF SURVEY: 3-9-92 WALL CHECK: HSE. LOC.: BOUNDARY:	SCALE: 1" = 30' DRAWN BY: JH JOB NO: 92-2868

3708 WASHINGTON ST
KENSINGTON



EXTEND PICKET FENCE TO REPLACE BARBERRY HEDGE



↑
EXISTING 42" GOTHIC PICKET FENCE

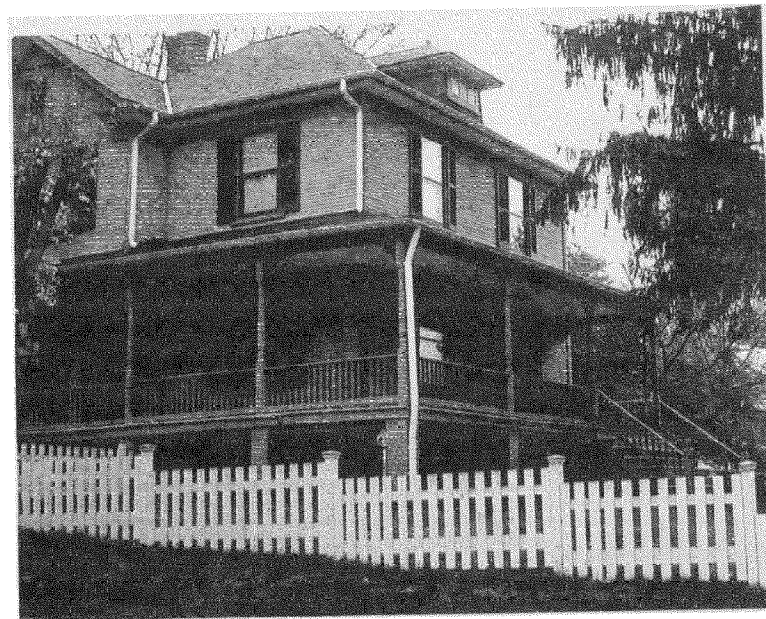
PICKET FENCES
IN FRONT
GARDENS
IN
KENSINGTON
HISTORIC DISTRICT



3800
WASHINGTON ST



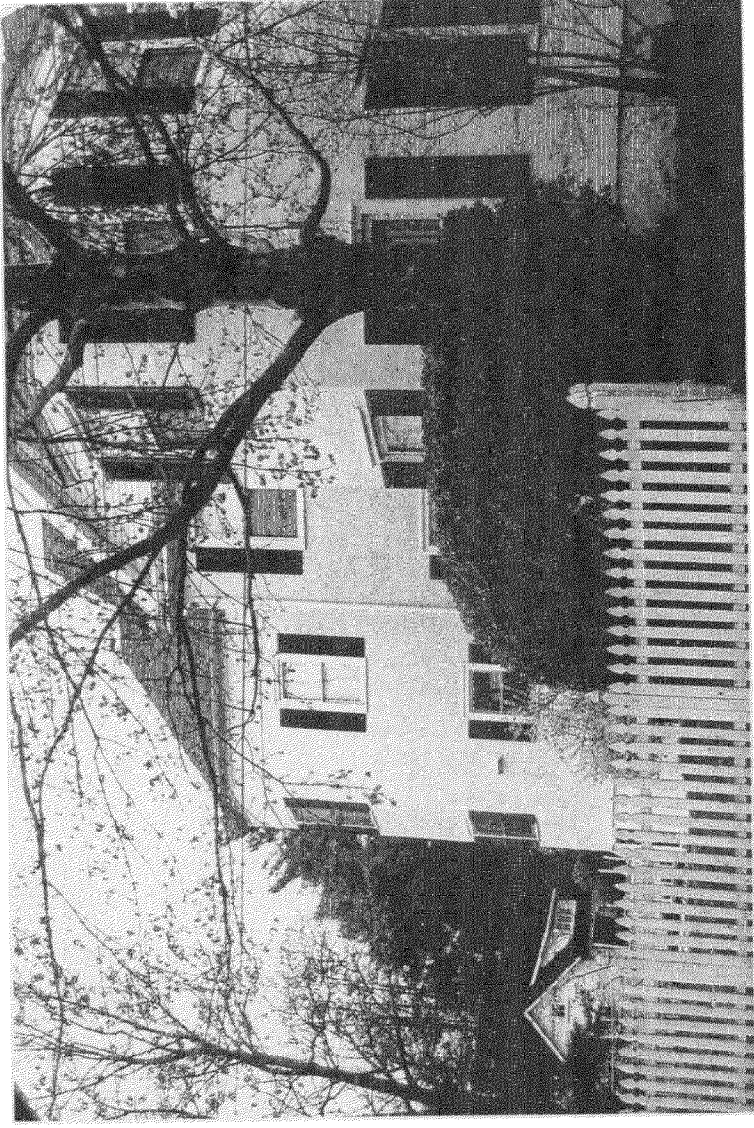
10116 KENSINGTON PKWY



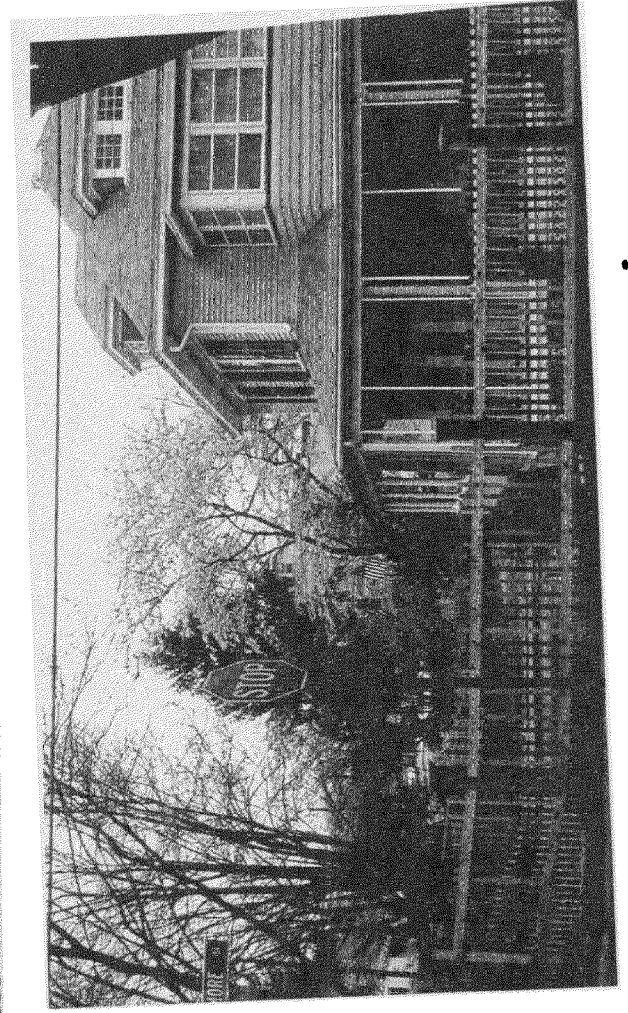
10200 KENSINGTON PKWY

80

RICKET
FENCES
IN
TOWN OF
KENSINGTON



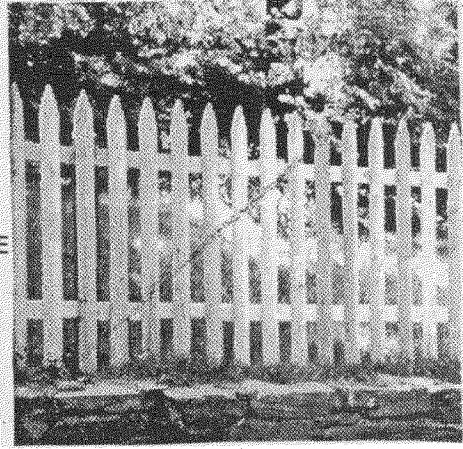
PROPERTY
MENTCOMERY
&
BALTIMORE



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BALTIMORE ST

POTOMAC PICKET

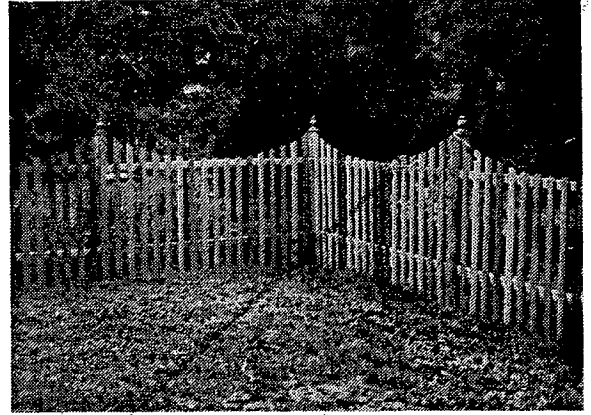
3
STYLES
OF RAILS
AVAILABLE
2x3
½ ROUND
SPOOLED



3
POSTS
AVAILABLE

3' 3½' 4' 5' 6' 6½' 7' 8' HEIGHTS
HALF ROUND FRONT FLAT BACK CEDAR
CEDAR OR PRESSURE TREATED PINE POSTS

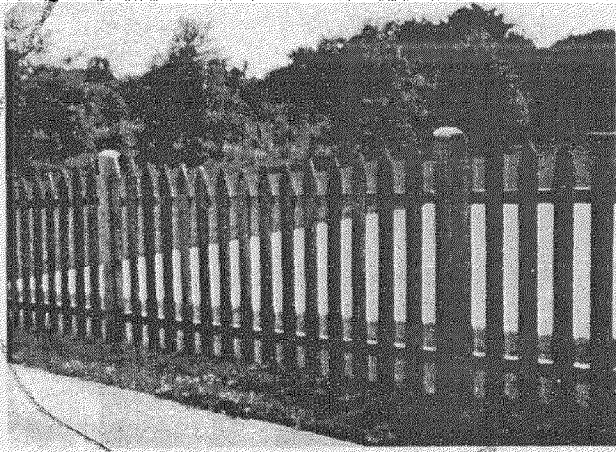
WILLIAMSBURG STYLE



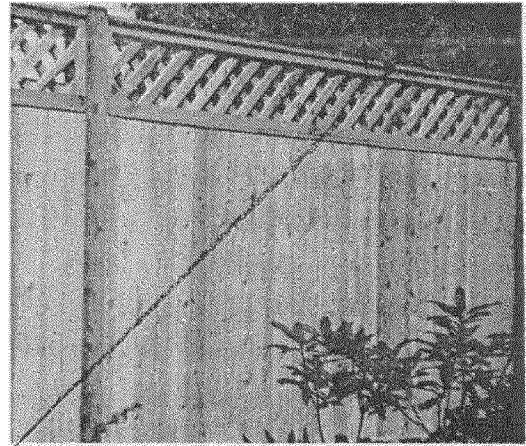
ALL HEIGHTS AVAILABLE
1 TO 5 INCH MT-VERNON DIP
CEDAR BOARDS
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GOTHIC PICKET

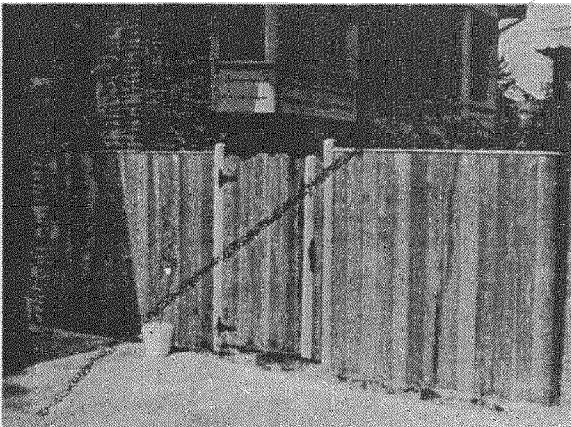
42"



FLATBOARD WITH LATTICE

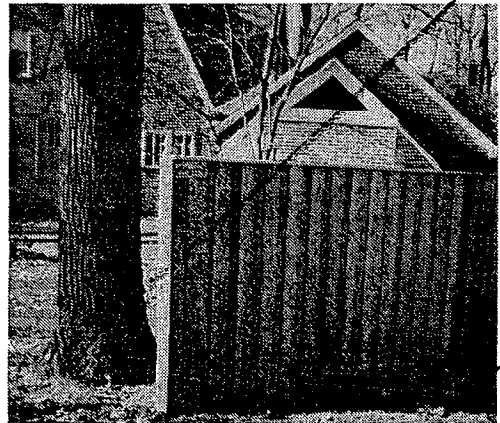


FLATBOARD STYLE WITH CAPBOARD



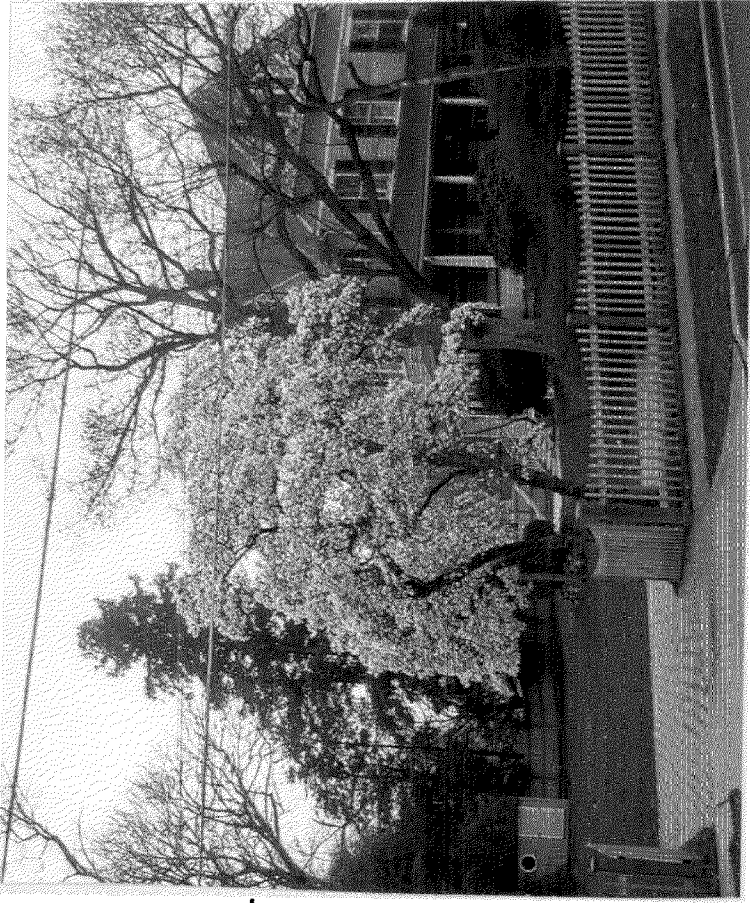
ALL HEIGHTS

BOARD AND BATTON

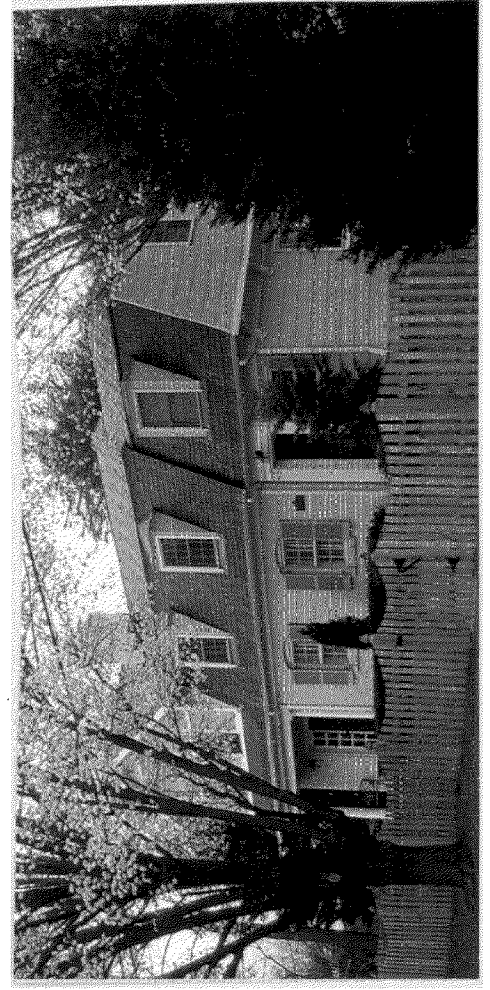


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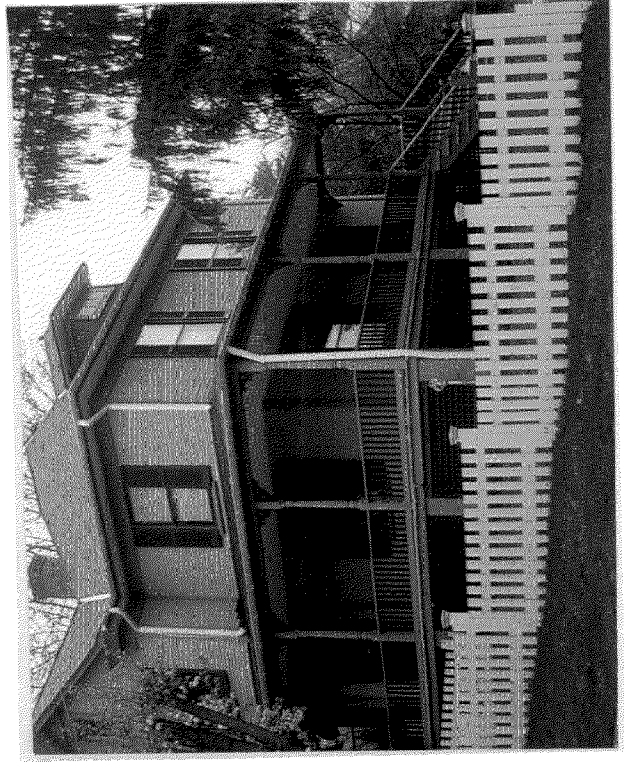
PICKET FENCES
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IN
KENSINGTON
HISTORIC DISTRICT



3800
WASHINGTON ST

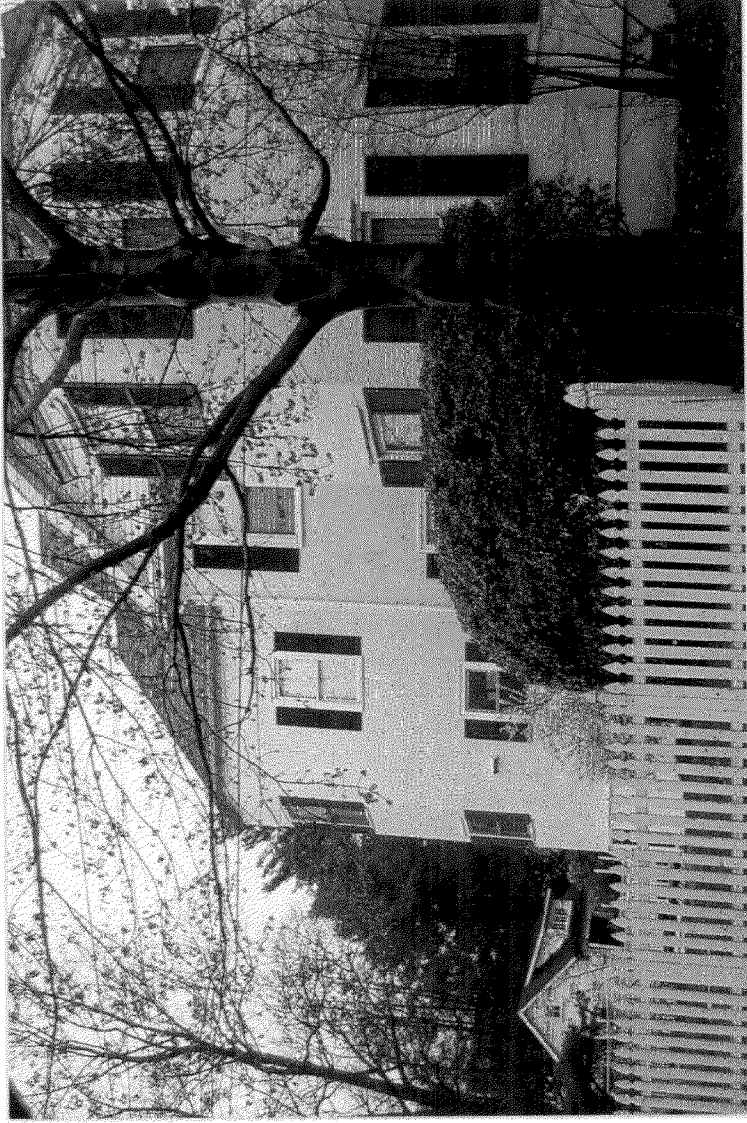


10116 KENSINGTON PKWY

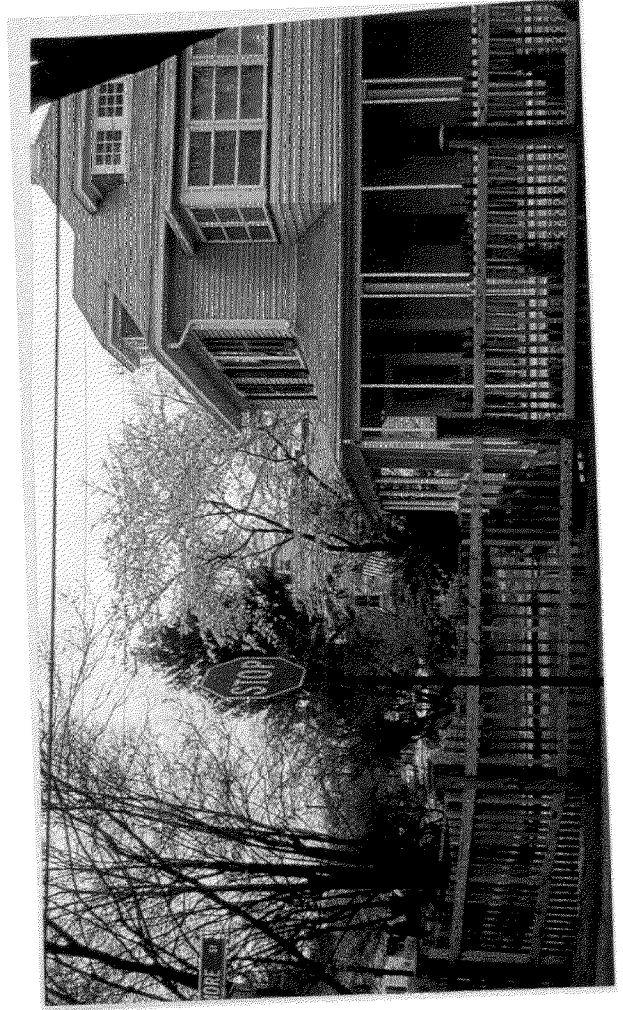


10200 KENSINGTON PKWY

RICKET
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IN
TOWN OF
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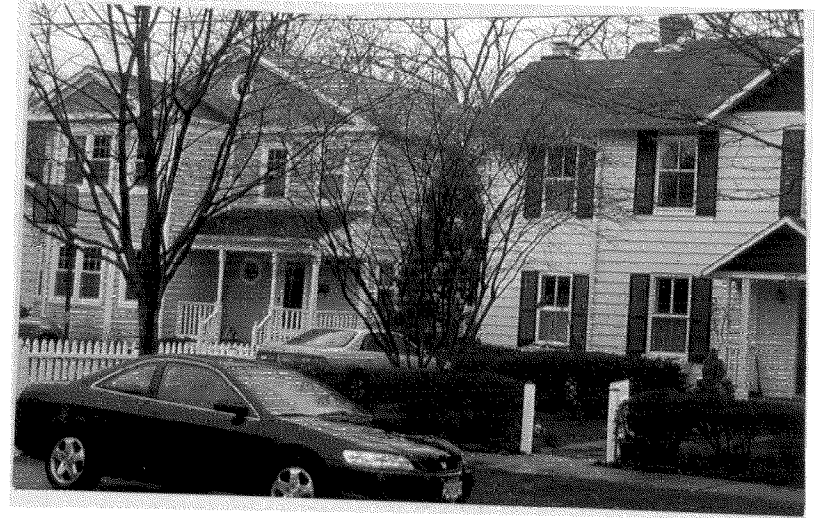


PROPERTY
MONTGOMERY
&
BALTIMORE



ARMORY
&
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EXTEND PICKET FENCE TO REPLACE BARBERRY HEDGE



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EXISTING 42" GOTHIC PICKET FENCE