

31/06-04D 3807 Baltimore Street
Kensington Historic District
















THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 11, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 332904

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The applicant will plant a tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.

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: Todd Holtzapple

Address: 3807 Baltimore Street, Kensington, MD 20895

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20860
77-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TODD HOLTZAPPE
Daytime Phone No.: (703) 906-7354

Tax Account No.: _____
Name of Property Owner: TODD HOLTZAPPE Daytime Phone No.: (703) 906-7354
Address: 3807 BALTIMORE ST. KENNESAW MD 20895
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 3807 Street: BALTIMORE ST.
Town/City: KENNESAW Nearest Cross Street: AMORY AVE
Lot: 13 Block: 9 Subdivision: KENNESAW PARK
Liter: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Teare Revision Repair Revocable
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: \$ 5,000

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 4 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.

Todd Holtzappe Signature of owner or authorized agent 2/11/04 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Jason C. Velazquez 3-11-04
Application/Permit No.: 332904 Date Filed: 2-19-04 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:

SEE ATTACHMENT

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

SEE ATTACHMENT

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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).

Attachment

1a. Existing Structures

- Existing 2' high concrete block wall serves as retaining wall along 3/4 of the property line. Remaining 1/4 of property line has concrete block placed along in single layer.
- Existing 35'-40' tall English black walnut tree, approximately 10" in diameter. The tree is directly on the property line. It splits into 2 trunks approximately 6' feet up and is rather unsightly, not to mention unstable. One trunk leans towards the house and stability is a concern.

1b. Project description

- Install a 2' high retaining wall approximately 2' in front of and parallel to the rear property line. 6" by 6" pressure treated timbers to be used for construction. Area will be backfilled with topsoil to allow area to be landscaped.
- Install a 3 1/2' picket fence on the rear property line.
- Place 6' x 8' shed in rear right corner of property. Shed will be placed 5' off of each property line.
- Removal of Black walnut tree. Replace with Japanese maple, dogwood, and possibly cedar tree. Also, landscape with azaleas and rhododendrons.

APPROVED
Montgomery County
Historic Preservation Commission

(AF) 3-11-04

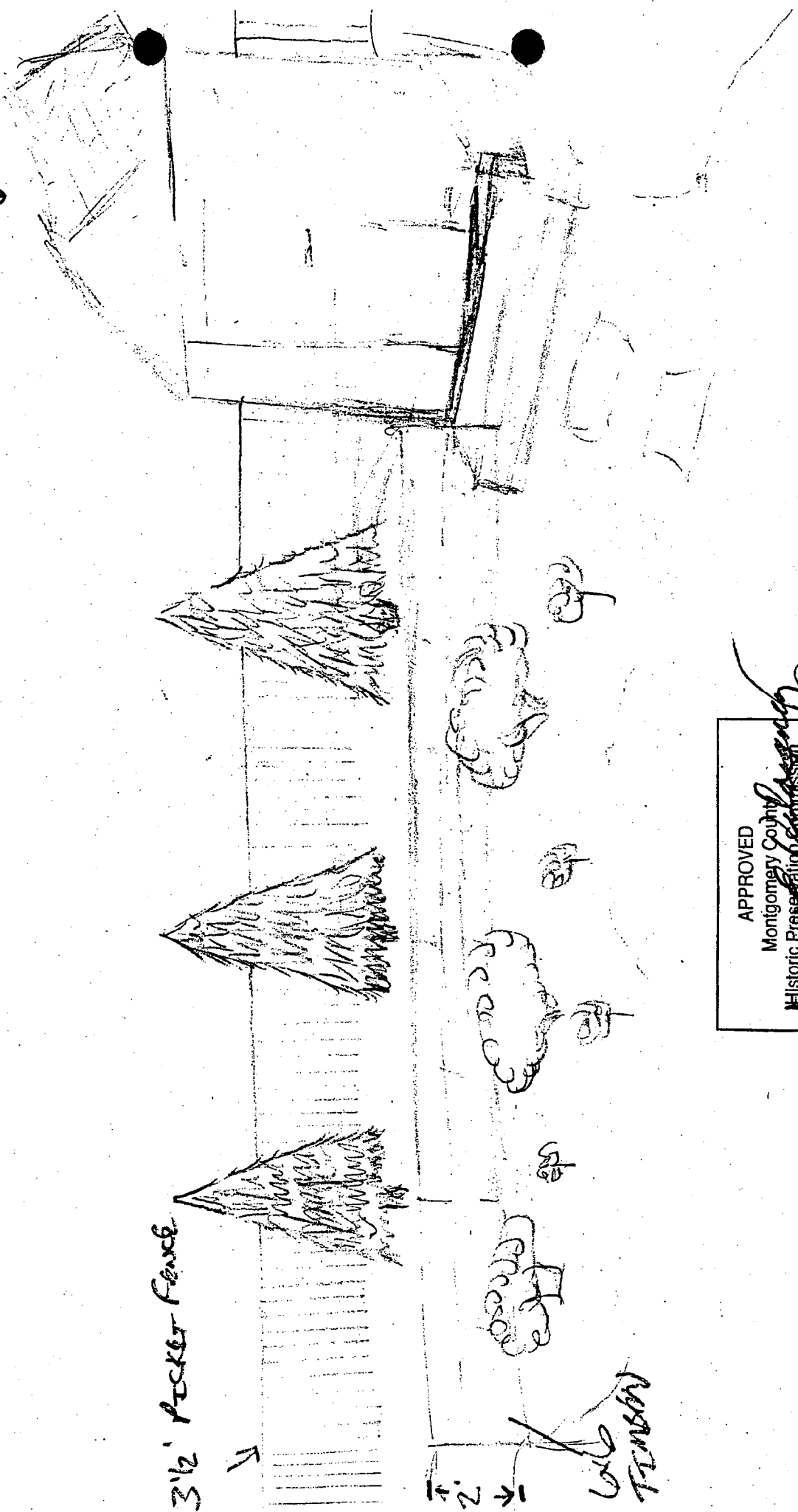
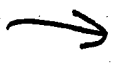
Susan E. Kilgus

BASIC PLAN DESIGN - SEE PLAN 2/11/04

-NOT TO EXACT SCALE

6' x 8' SHED

N ↑



3 1/2' PICKET FENCE

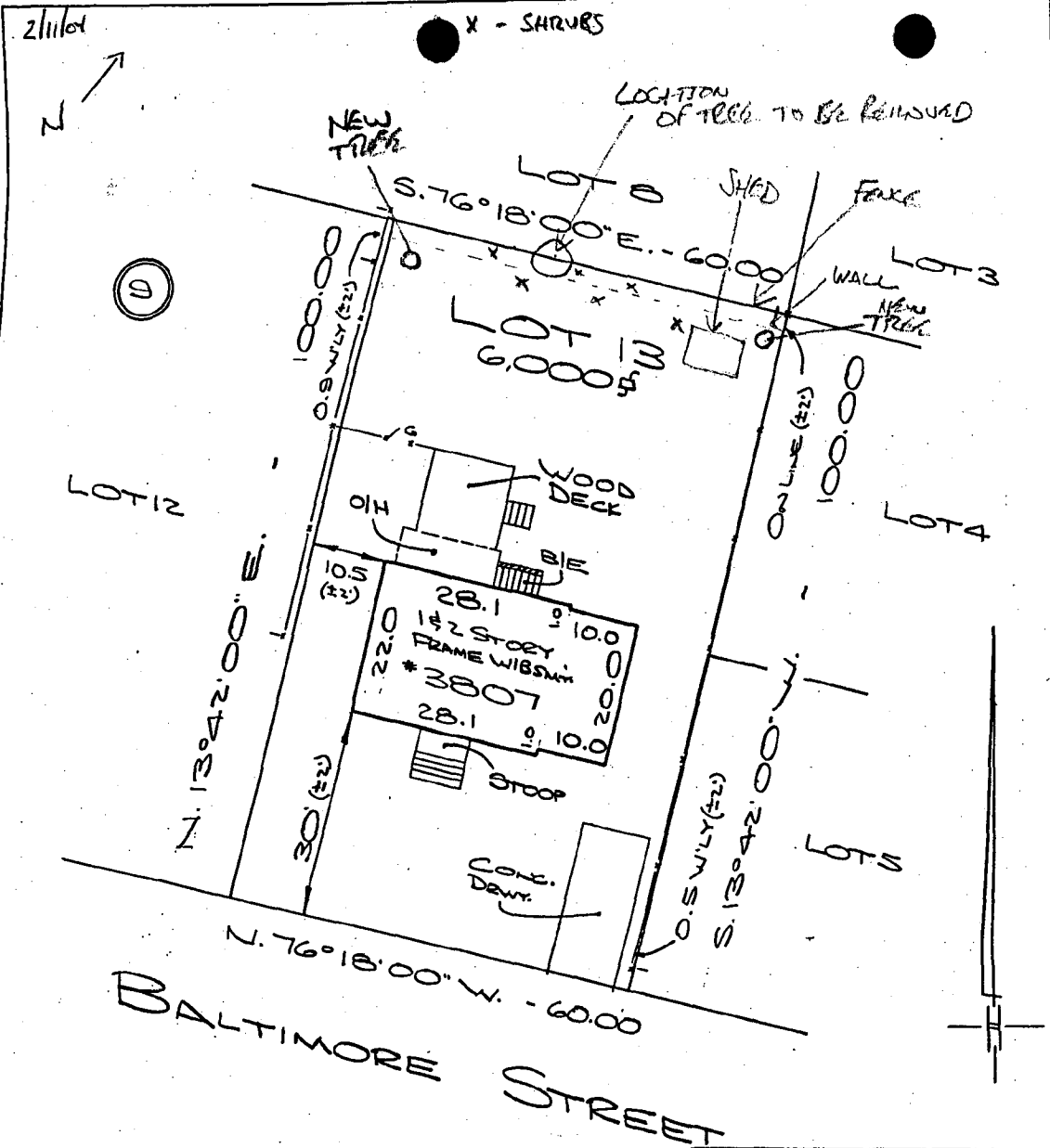
6' x 8' SHED

LOW FENCE

APPROVED
Montgomery County
Historic Preservation Commission

3-11-04





APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 13 BLOCK 9
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 53 Plat 4172 Scale 1" = 20'
 CASE: 3301-01 FILE: 69505
 DATE: JANUARY 2, 2002

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.
[Signature]
 Edward L. Lopez
 Maryland Property Line Surveyor No. 522

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

Owner's mailing address

TODD HOLTZAPPE
3867 BALTIMORE ST.
KENSINGTON, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

LYNN AND NOEL RAUFASTE
10301 ARMORY AVE.
KENSINGTON, MD 20895

COL. ROCK BOND
10305 ARMORY AVE.
KENSINGTON, MD 20895

KATHY AND GLENN COWAN
10300 FAUCETT ST.
KENSINGTON, MD 20895

CATHY AND BRET GATES
3800 BALTIMORE ST.
KENSINGTON, MD 20895

Attachment

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- Existing 35'-40' tall English black walnut tree, approximately 10" in diameter. The tree is directly on the property line. It splits into 2 trunks approximately 6' feet up and is rather unsightly, not to mention unstable. One trunk leans towards the house and stability is a concern.

1b. Project description

- Install a 2' high retaining wall approximately 2' in front of and parallel to the rear property line. 6" by 6" pressure treated timbers to be used for construction. Area will be backfilled with topsoil to allow area to be landscaped.
- Install a 3 1/2' picket fence on the rear property line.
- Place 6' x 8' shed in rear right corner of property. Shed will be placed 5' off of each property line.
- Removal of Black walnut tree. Replace with Japanese maple, dogwood, and possibly cedar tree. Also, landscape with azaleas and rhododendrons.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3807 Baltimore Street, Kensington	Meeting Date:	03/10/04
Resource:	Primary Resource Kensington Historic District	Report Date:	03/03/04
Review:	HAWP	Public Notice:	10/08/03
Case Number:	31/06-04D RETROACTIVE (partial)	Tax Credit:	None
Applicant:	Todd Holzapper	Staff:	Anne Fothergill

PROPOSAL: Shed, fence, and retaining wall installation; tree removal

RECOMMEND: Approval with condition

STAFF RECOMMENDATION

Staff recommends that the Commission approve this HAWP application with the following condition:

1. The applicant will plant a tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource (1910-1930) within Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1910-1930

PROPOSAL

The applicant is proposing:

- Installation of a 3' high wood picket fence along the rear property line
- Construction of a retaining wall of 6" x 6" pressure-treated timbers located 2' in from the fence, along the rear property line
- Removal of a 10" dbh black locust tree which sits on the rear property line
- Installation (retroactive) of a 6' x 8' shed in the rear right corner of the lot (5' of the right side and rear property lines)

STAFF DISCUSSION

It is never optimal when exterior alterations to a historic property have already been completed and the HPC must review a retroactive Historic Area Work Permit application. In this case, the

applicant contacted M-NCPPC Historic Preservation staff when he was told by neighbors that he needed a HAWP for a shed, but at that point the shed had already been delivered. Since then he has worked with the neighbors to determine an appropriate site for the shed.

Staff used the *Secretary of the Interior's Standards for Rehabilitation* as a guide, specifically Standard # 2 which states:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff also used the *Vision of Kensington: A Long-Range Preservation Plan* as a guide for this project. The *Vision* states that in the Historic Residential Core, where this house is located, "it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities."

The fence and retaining wall materials and their location at the back of the lot are appropriate and compatible with the house and the district.

The new shed has been sited behind the house and set back from the street as far back on the lot as allowed by the County. The shed could be moved in further to the left so it is not visible as you look down the driveway, but the applicant worked with the neighbors to determine appropriate placement and the shed is lined up with the neighbor's shed so staff feels this location is approvable.

The proposed tree removal, because both neighbors have concerns about the stability of the tree and it straddles the lot line and it is not a specimen tree, is approvable. This is a small lot without many trees, so staff is recommending a condition of approval that applicant plant one new tree of 2" caliper on the lot.

Staff recommends approval with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior's *Standards for Rehabilitation* #2:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

and with the condition that:

1. The applicant will plant a tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



CONFERENCE ROOM

Lobby

557

BALTIMORE

front of house



view down driveway to shed



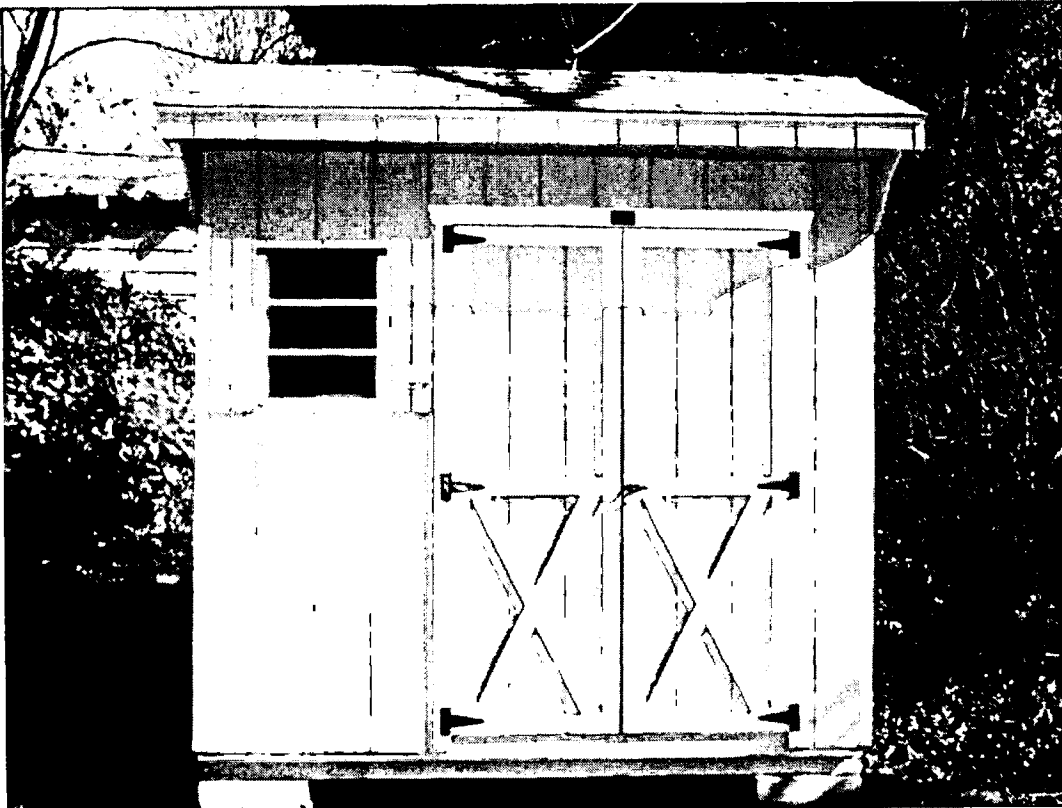
tree to be removed



new shed next to neighbor's shed



new shed





view of shed from across street