

3911 Baltimore Avenue, Kensington
#3106-07H Kensington Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: October 11, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #465878, 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 October 10, 2007 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: Daniel Murphy

Address: 3911 Baltimore 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: DAN MURPHY
 Daytime Phone No.: (202) 457-8735
 Tax Account No.: 01019881
 Name of Property Owner: DANIEL E. MURPHY Daytime Phone No.: (301) 942-2717
 Address: 3911 BALTIMORE ST KENSINGTON MD 20895
Street Number City State Zip Code
 Contractor: TRI-COUNTY FENCE Phone No.: 1-877-607-6101
 Contractor Registration No.: MHC # 50256
 Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3911 Street: BALTIMORE ST
 Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AV.
 Lot: P4 Block: 10 Subdivision: 015 (KENSINGTON PARK)
 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: \$ 6000.00
 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 6 feet 0 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 17 SEP 07 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/11/07
 Application/Permit No.: 465878 Date Filed: 9/10/07 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:

THE EXISTING FENCE IS WOOD, STOCKADE-STYLE FENCE. IT IS
IN DISREPAIR AND FALLING DOWN IN SEVERAL PLACES. THE FENCE
DOES NOT ENCLOSE THE ENTIRE PROPERTY. CURRENT FENCE IS
SIX FEET HIGH.

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

THE NEW FENCE WILL BE ALL WOOD AND BE IN THE
FEATBOARD STYLE. NEW FENCE WILL REPLACE EXISTING FENCE ON
EXACTLY SAME LINES. FIFTY-SIX FEET OF NEW FENCE WILL BE ADDED
TO FULLY ENCLOSE PROPERTY CURRENTLY OPEN TO CONNECTICUT AVE
RIGHT-OF-WAY. NEW FENCE WILL BE SIX FEET HIGH.

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).

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NOTES:

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 175
Date of Map: 8-1-84
Flood Zone: 'C'
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 0.1

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/11/07

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

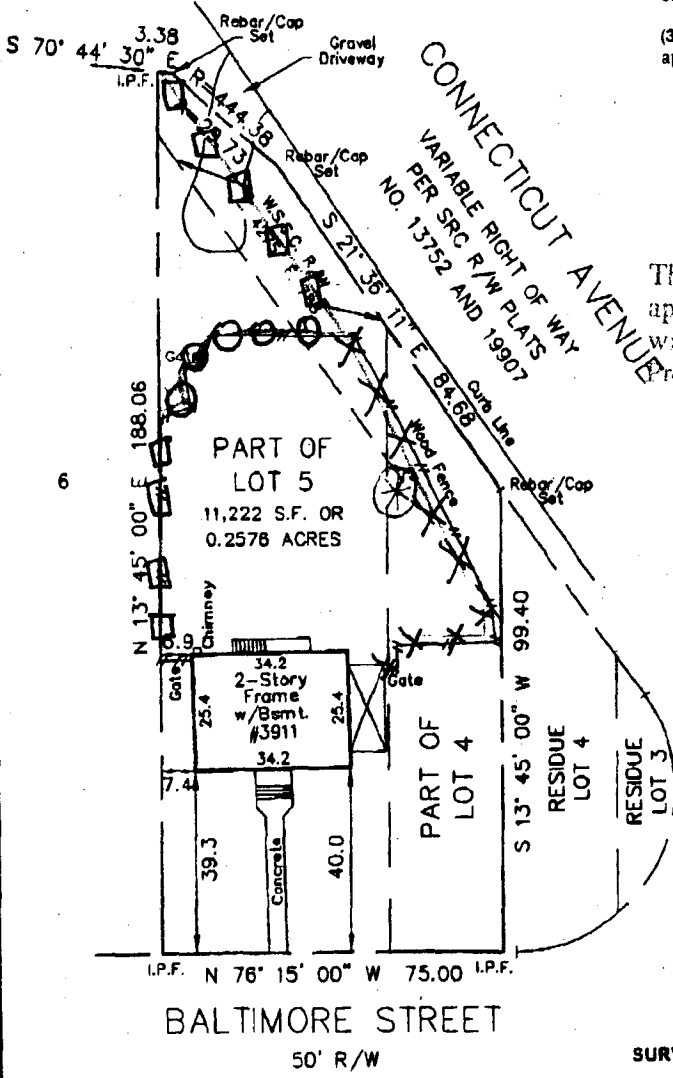
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- = NEW FENCE TO BE ADDED
- ⊖⊖ = OLD FENCE TO BE REMOVED
- ⊗ = TREE 76" DIA.



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS. It is prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

[Signature]
Casimir M. Bazis RPLS #5089



BALTIMORE STREET
50' R/W

PLAT OF SURVEY
PART OF LOTS 4 AND 5
BLOCK 10
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

JOB # 04.0697B	DATE 12-13-04
FIELD JDH/SA	DRAFT DAB
	P.B. B P # 4
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 100
SILVER SPRING MARYLAND 20901
(301)593-8005 FAX (301)881-7218
E-MAIL: survey@rckelly.com

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3911 Baltimore Street, Kensington	Meeting Date:	10/10/2007
Resource:	Primary-1 Resource Kensington Historic District	Report Date:	10/03/2007
Applicant:	Daniel Murphy	Public Notice:	9/26/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-07H	Staff:	Josh Silver
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

Approval

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-1 Resource Within The Kensington Historic District
STYLE: Colonial Revival
DATE: c1922

PROPOSAL:

The applicant is proposing to:

- Permanently remove 36' of an existing 6' high, wooden stockade fence at the rear of the property.
- Remove an existing 6' high, wooden stockade fence running along the side (east) property line, and replace it with a new 6' high, wooden vertical flat board fence in the same location.
- Install 48' of wooden vertical flat board fence along the side (east) property line. The new fence will be 6' high. *All proposed work will be located in the side and rear yards of the property.*

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A

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 a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) & (2);

and with the *Secretary of Interior Standards for Rehabilitation;*

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.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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[Signature] Signature of owner or authorized agent 17SEP07 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 465878 Date Filed: 9/18/07 Date Issued: _____

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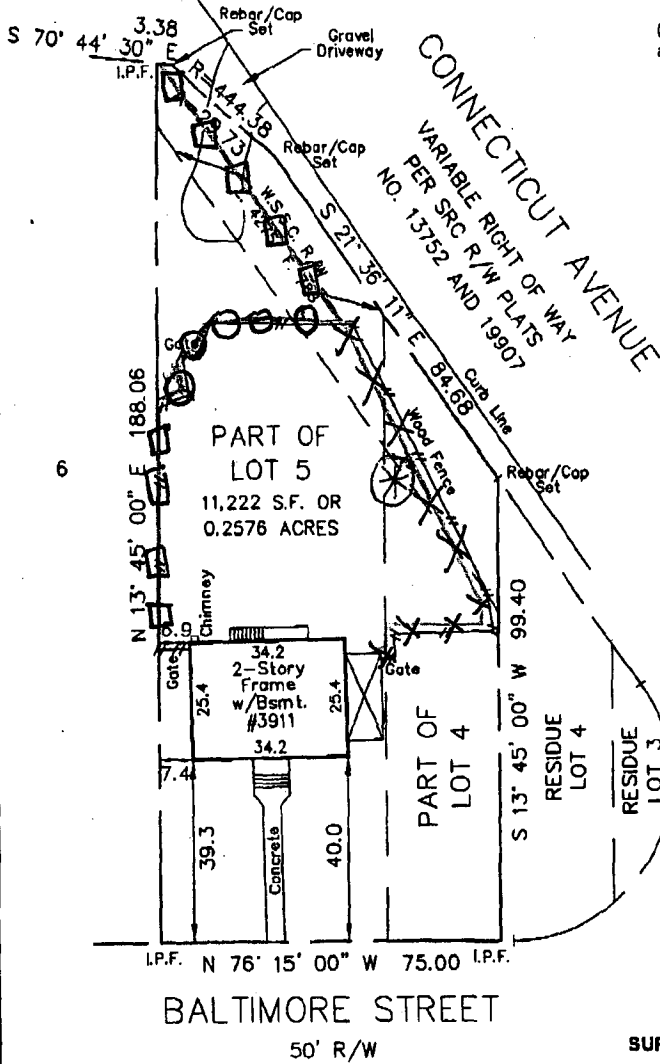
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
3911 BALTIMORE ST KENSINGTON MD 20895	N/A
Adjacent and confronting Property Owners mailing addresses	
ADAM KERRY RICE 3913 BALTIMORE ST. KENSINGTON MD 20895	

The 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. 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.

NOTES:

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 175
Date of Map: 8-1-84
Flood Zone: "C"
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 0.1'



- = EXISTING FENCE TO BE REPLACED
- = NEW FENCE TO BE ADDED
- = OLD FENCE TO BE REMOVED
- = TREE 76" DIA.



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Casimir M. Bazis
Casimir M. Bazis RPLS #5089

PLAT OF SURVEY
PART OF LOTS 4 AND 5
BLOCK 10
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

JOB # .04.0697B	DATE 12-13-04
FIELD JDH/SA	DRAFT DAB
	P.B. B P # 4
	SCALE: 1" = 30'

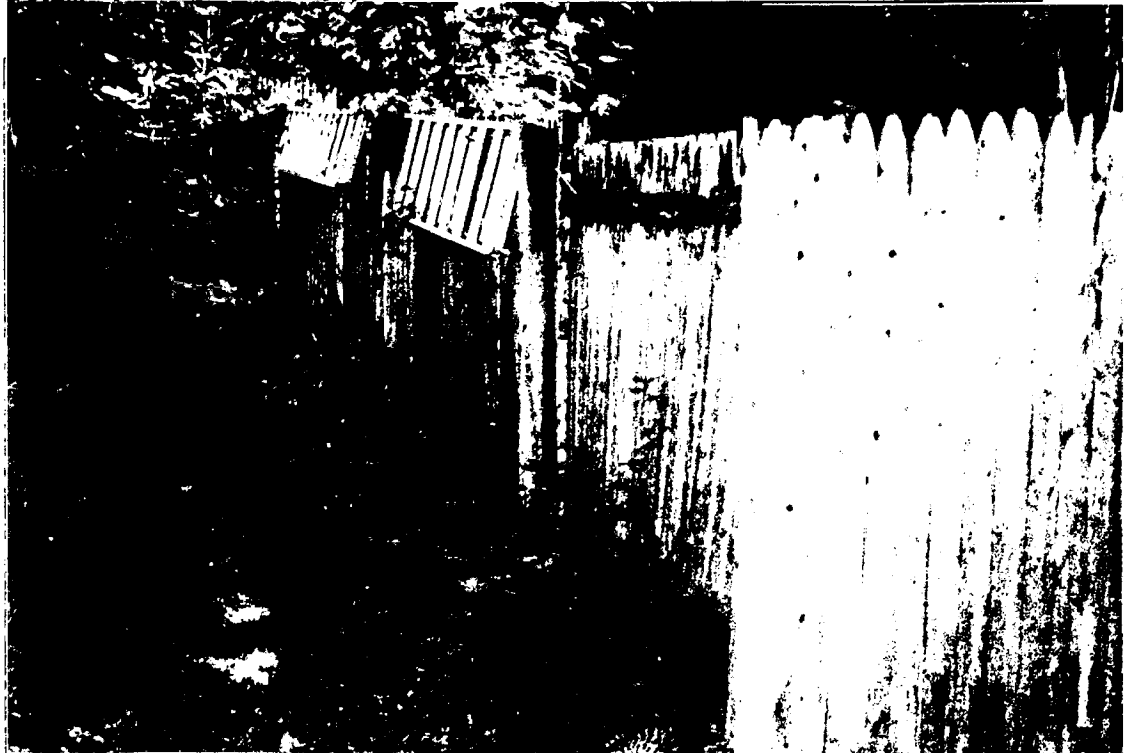
R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 180
SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: survey@rckelly.com

Existing Property Condition Photographs (duplicate as needed)

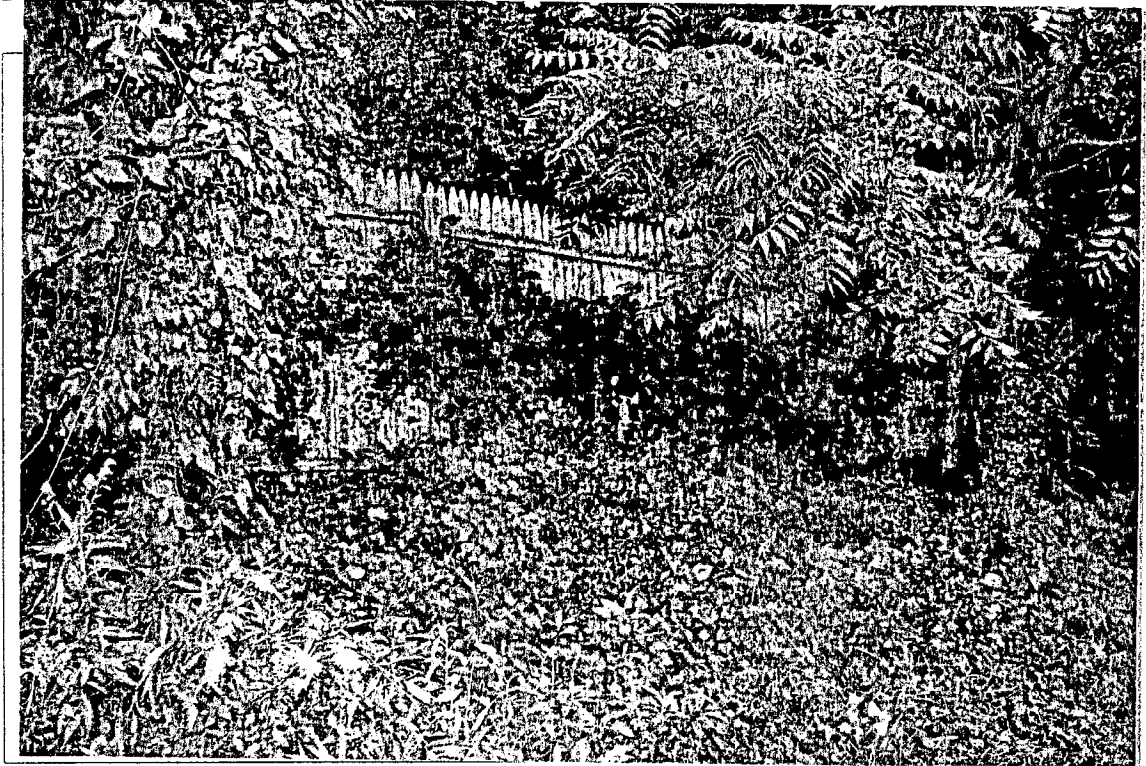


Detail: VIEW OF EXISTING FENCE LOOKING NORTH ON EAST SIDE OF HOME



Detail: VIEW OF EXISTING FENCE ALONG WEST SIDE OF PROPERTY
AS VIEWED FROM NEIGHBOR'S PROPERTY

Existing Property Condition Photographs (duplicate as needed)

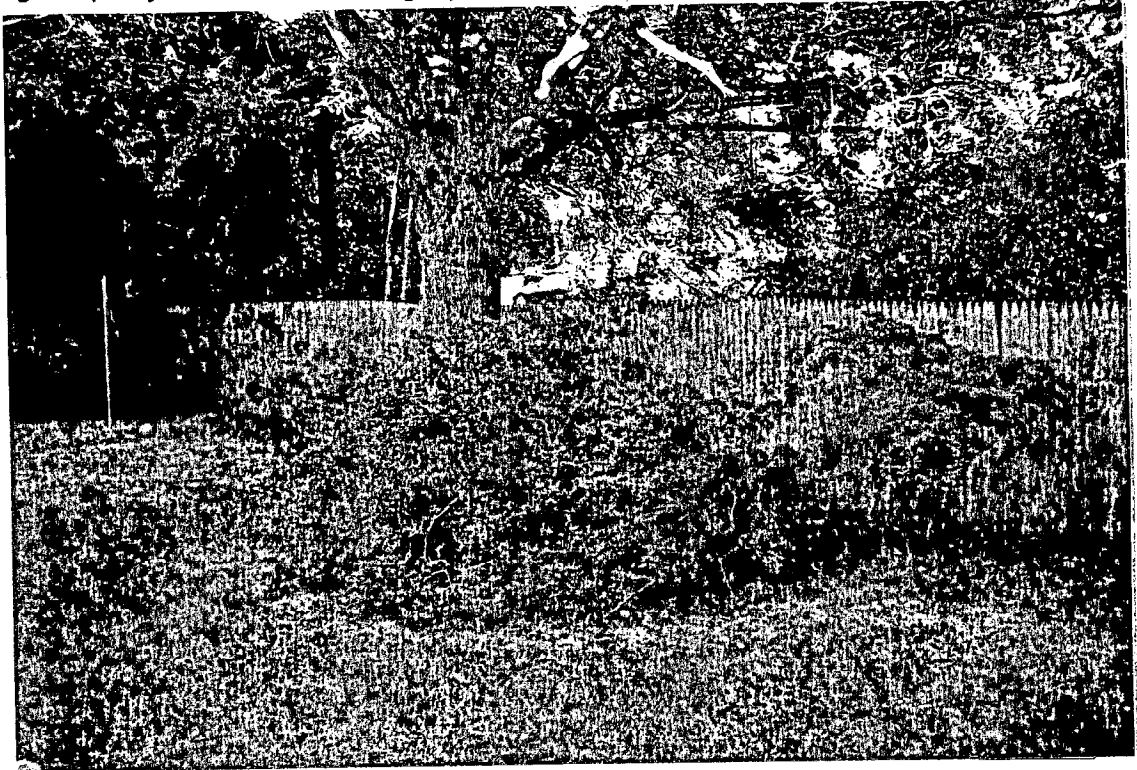


Detail: VIEW OF FENCE FROM CONNECTICUT AV. LOOKING WEST

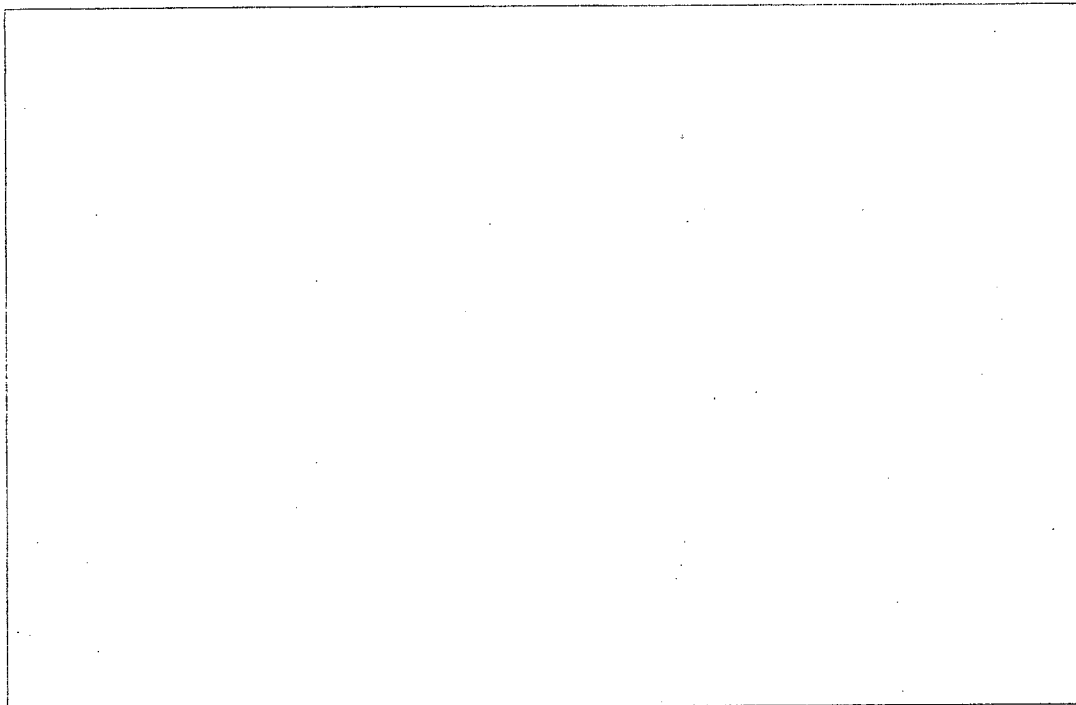


Detail: AREA TO BE ENCLOSED BY NEW SECTION OF FENCE

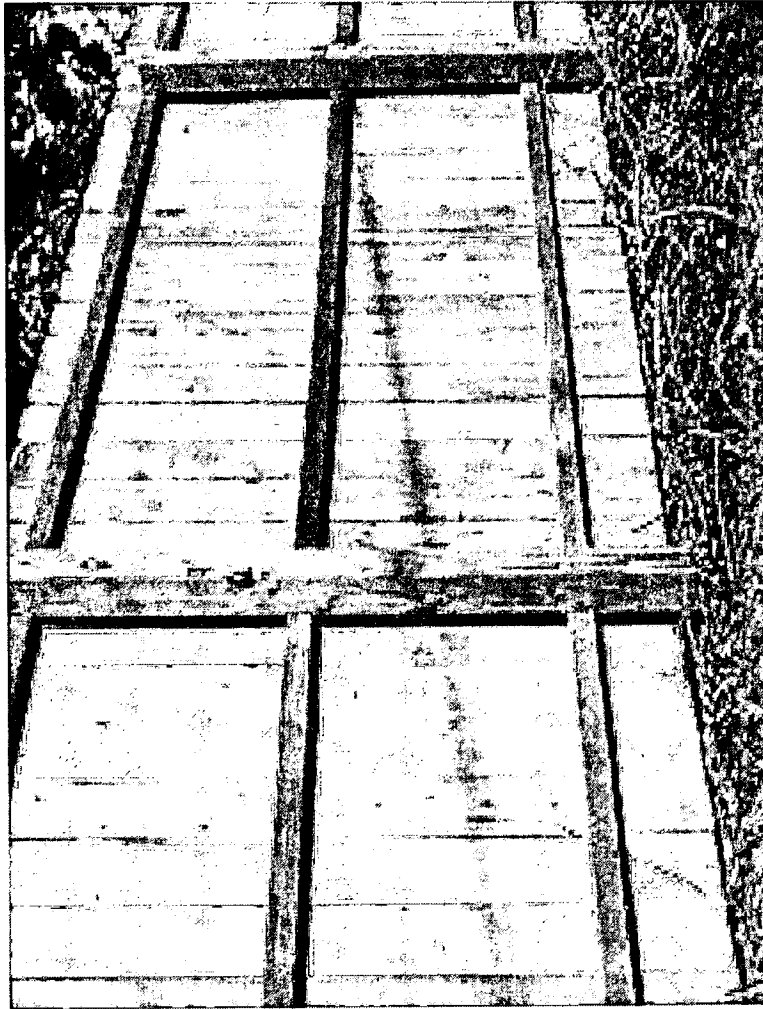
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Detail: FENCE SECTION NEAR TREE WITH 76" DIA.



Detail: _____



EXAMPLE OF NEW FENCE STYLE. PRESSED-TREATED WOOD, 72" IN HEIGHT.

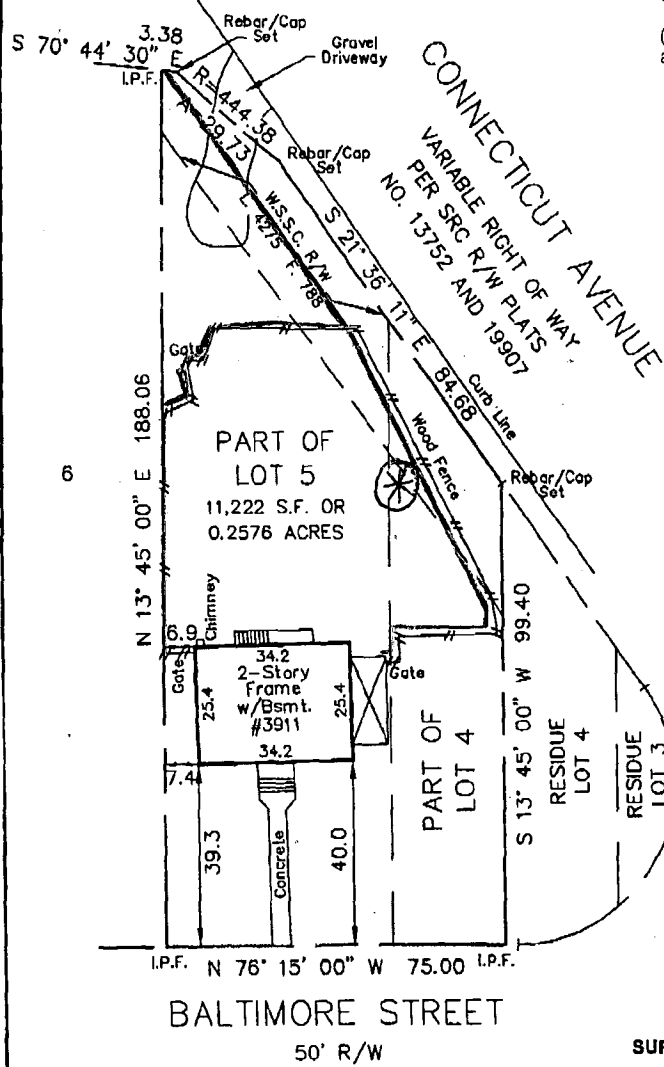
TREE SURVEY

There is one tree with a diameter of six inches or greater within the drip line of the planned fence. The tree is marked on the PLAT and is a maple tree. There is an existing fence four feet from the tree and the new fence will use the same line and maintain the same distance from the subject tree.

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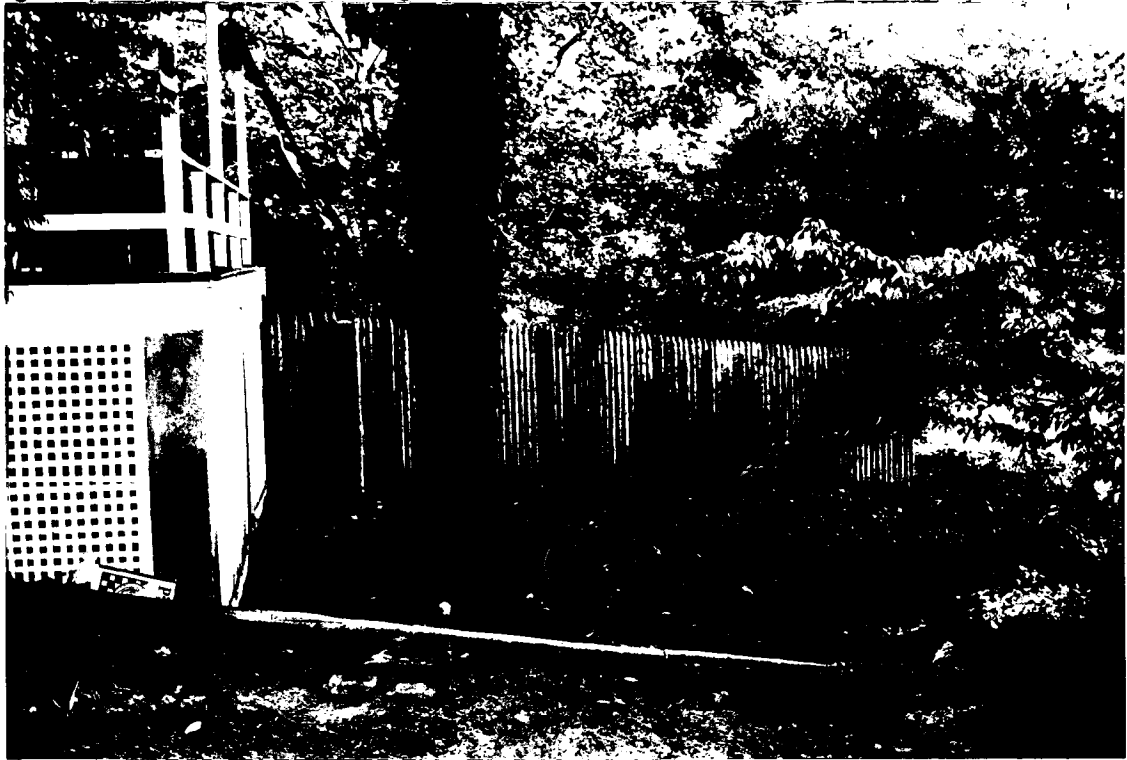
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	SCALE: 1" = 30'

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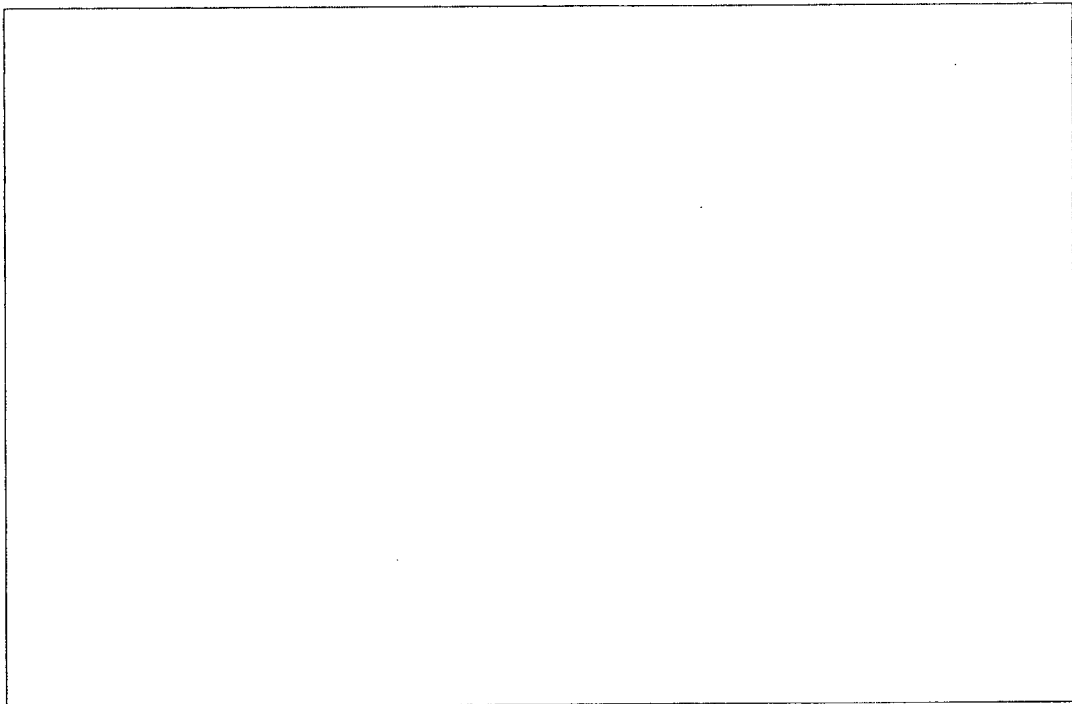


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