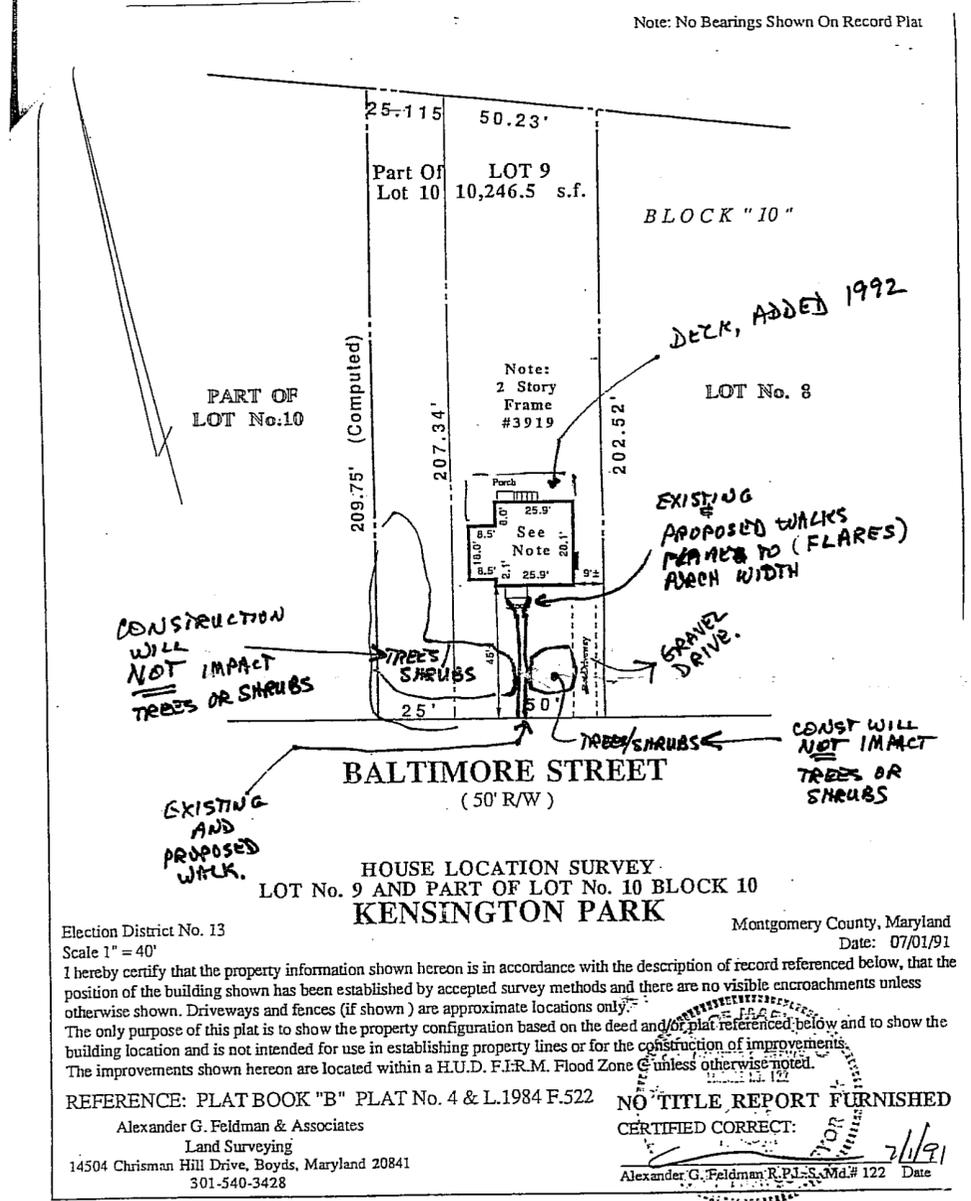


3919 Baltimore Street, Kensington
(HPC Case # 3106-09G)
Kensington Historic District

SCOPE OF WORK

- 1) REPLACE WOOD PORCH WITH MONOLITHIC CONC. STOOD WITH 1" FLAGSTONE OVER IT.
 - 2) FOOTING TO MATCH HOUSE FOOTING
 - 3) CONCRETE WALKWAY FROM STOOD TO STREET
 - 4) EXISTING WOOD PORCH TO REMAIN
 - 5) HOUSE DESCRIPTION - 2 STORY WOOD FRAME WITH CMU FOUNDATION
- NO. OF PAGES - 3
- A) PLAT AND SCOPE
 - B) FRONT AND SIDE ELEVATIONS
 - C) FOOTING DETAIL ELEVATION



(A)

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 8/2/91

CUMES BUILDERS, INC.
10109 GRANT AVE.
SILVER SPRING, MD. 20910
301-588-1016 301-537-6379

MCCORY STOOP
3919 BALTIMORE AVE.
KENSINGTON, MD. 20895
240-430-0770

FLAGSTONE FRONT WALK/
PORCH

Project--3919
Baltimore St
Kensington, MD
Front Elevation
Proposed
(Materials & Fixtures:
see Materials List)



WALK WILL BE FLAGSTONE
ON A CONCRETE BASE,
24" WIDE, EXTENDING
FROM STEPS TO STREET.

PORCH STEPS WILL BE MONOLITHIC
CONCRETE STOOP COVERED
WITH STUCCO, TO MATCH
EXISTING HOUSE FOUNDATION
WALL.

FRONT VIEW NO SCALE

FRONT

FLAGSTONE FRONT WALK/
PORCH

--3919
Baltimore St
Kensington, MD
East Elevation
Proposed
(Materials
see Materials List)



FLAGSTONE
ON TOP
SURFACE
OF STEPS
& PORCH

WALK WILL BE FLAGSTONE ON A
CONCRETE BASE, 24" WIDE, EXTENDING
FROM STEPS TO STREET.

PORCH STEPS WILL BE MONOLITHIC
CONCRETE STOOP COVERED
WITH STUCCO, TO MATCH
EXISTING HOUSE FOUNDATION
WALL.

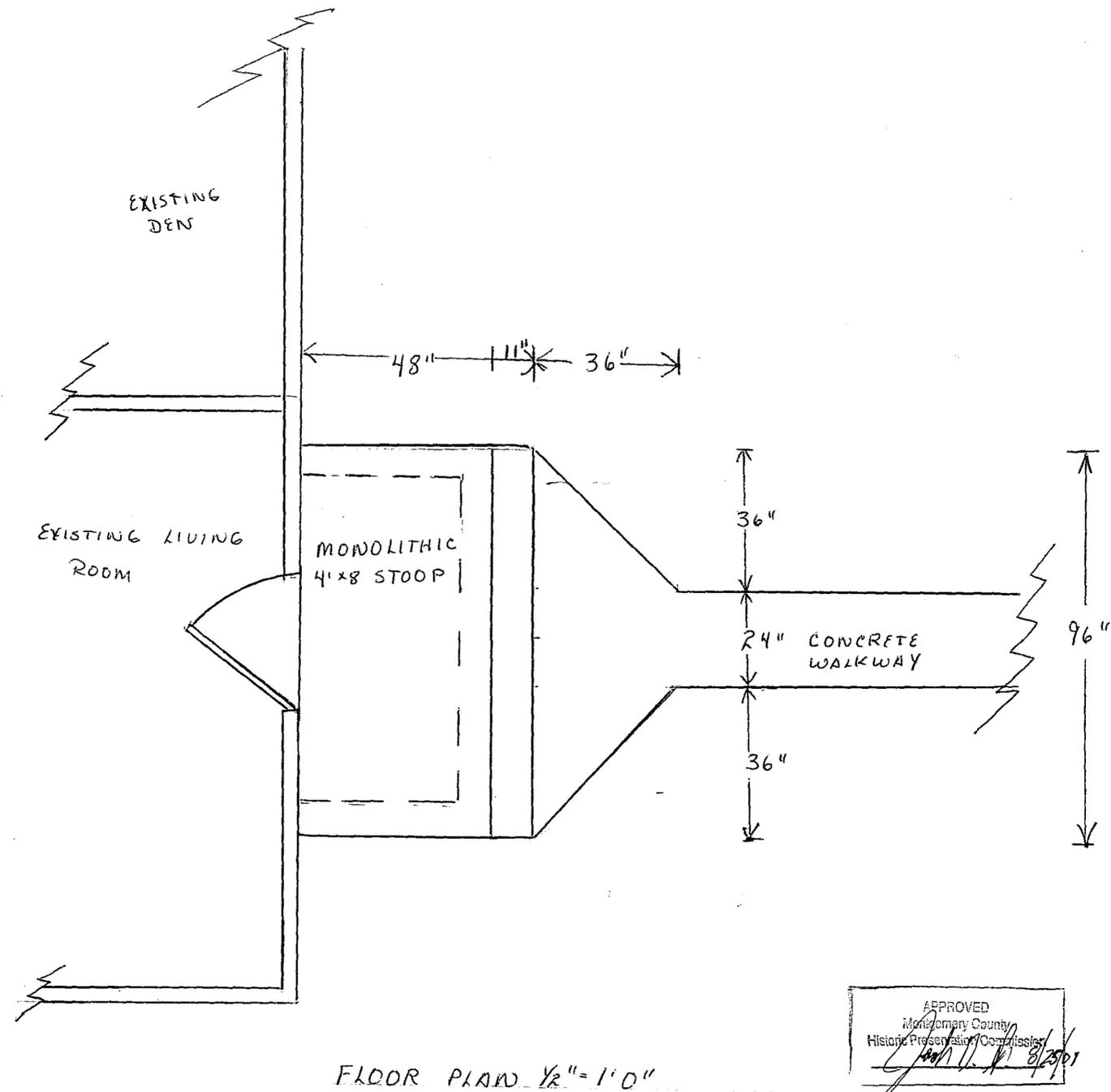
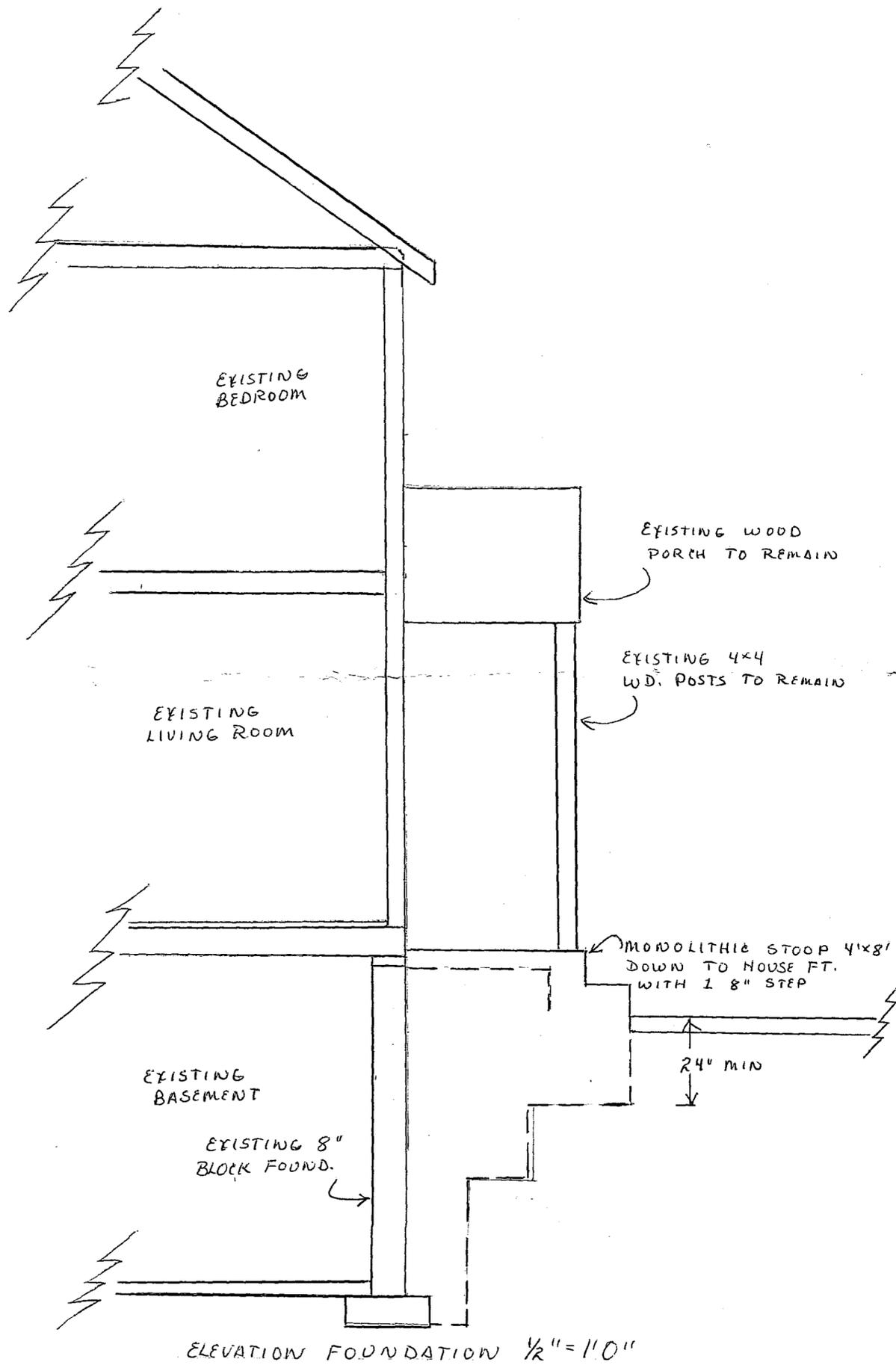
SIDE VIEW NO SCALE

(B)

APPROVED
Montgomery County
Historic Preservation Commission
Callahan 10/25/07

CUMES BUILDERS, INC.
10109 GRANT AVE.
SILVER SPRING, MD. 20910
301-588-1016 301-537-6379

MCCORY STOOP
3919 BALTIMORE AVE.
KENSINGTON, MD. 20895
240-430-0770

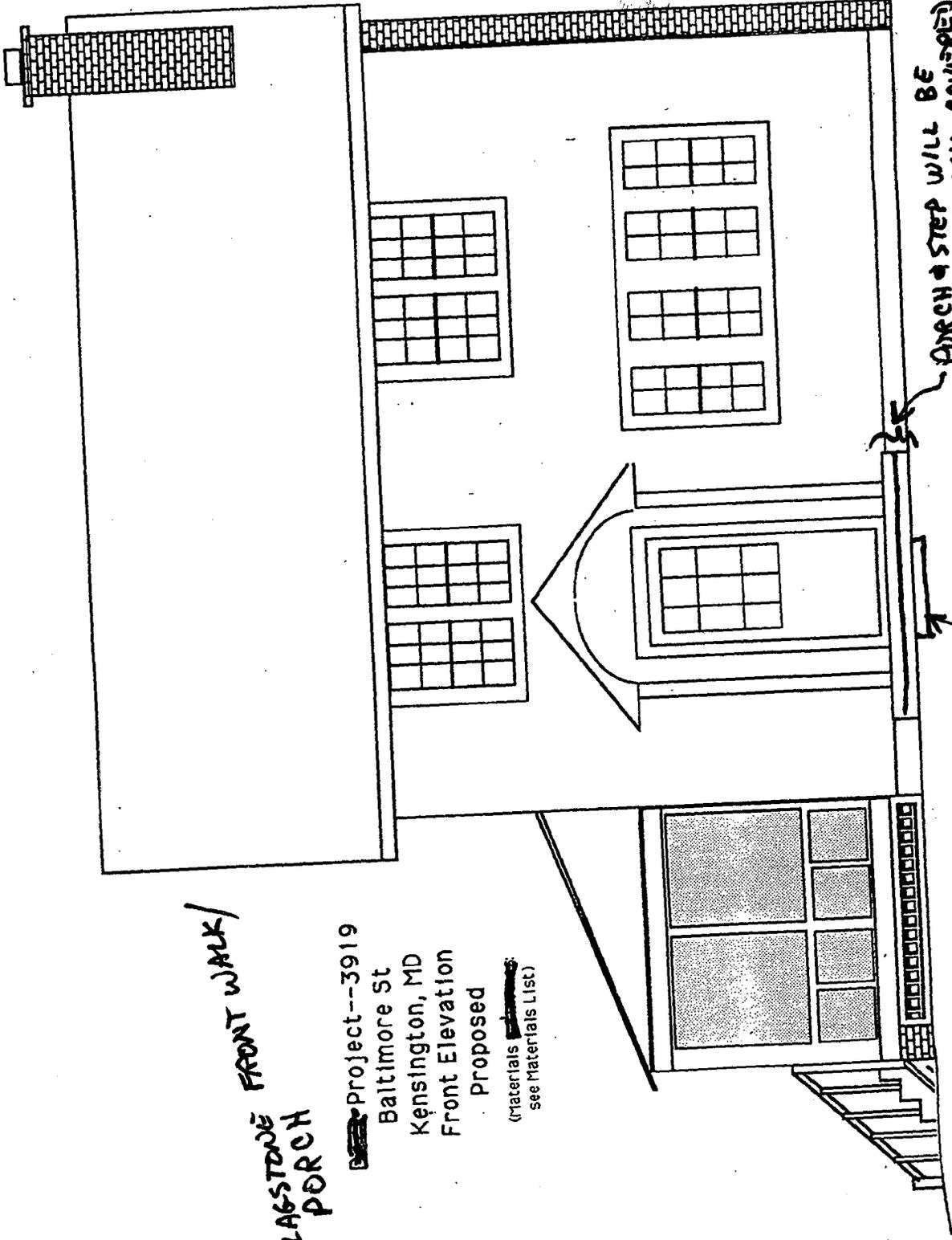


APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 8/25/01

(C)

CUMES BUILDERS, INC.
 10109 GRANT AVE.
 SILVER SPRING, MD. 20910
 301-588-1016 301-537-6379

MCCORY STOOP
 3919 BALTIMORE AVE.
 KENSINGTON, MD. 20895
 240-430-0770



FLAGSTONE FRONT WALK /
 FLAGSTONE PORCH

Project--3919
 Baltimore St
 Kensington, MD
 Front Elevation
 Proposed
 (Materials ~~see~~ see Materials List)

PORCH & STEP WILL BE
 CONCRETE BLOCK COVERED
 WITH STUCCO, TO MATCH
 EXISTING HOUSE FOUNDATION
 WALL.

WALK WILL BE FLAGSTONE
 ON A CONCRETE BASE,
 24" WIDE, EXTENDING
 FROM STEP TO STREET.

APPROVED
 Montgomery County
 Historic Resources Commission
 [Signature]
 7/10/97

25.115 50.23'
Part Of LOT 9
Lot 10 10,246.5 s.f.

BLOCK "10"

DECK, ADDED 1992

LOT No. 8

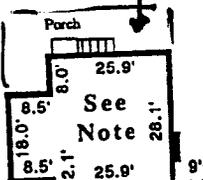
PART OF LOT No.10

Note:
2 Story
Frame
#3919

209.75' (Computed)

207.34'

202.52'



EXISTING PROPOSED WALKS REAR TO (FLARES) ARCH WIDTH

CONSTRUCTION WILL NOT IMPACT TREES OR SHRUBS

TREES SHRUBS

GRAVEL DRIVE.

CONST WILL NOT IMPACT TREES OR SHRUBS

BALTIMORE STREET (50' R/W)

EXISTING AND PROPOSED WALK.

HOUSE LOCATION SURVEY
LOT No. 9 AND PART OF LOT No. 10 BLOCK 10
KENSINGTON PARK

Montgomery County, Maryland
Date: 07/01/91

Election District No. 13
Scale 1" = 40'

I hereby certify that the property information shown hereon is in accordance with the description of record referenced below, that the position of the building shown has been established by accepted survey methods and there are no visible encroachments unless otherwise shown. Driveways and fences (if shown) are approximate locations only. The only purpose of this plat is to show the property configuration based on the deed and/or plat referenced below and to show the building location and is not intended for use in establishing property lines or for the construction of improvements. The improvements shown hereon are located within a H.U.D. F.I.R.M. Flood Zone unless otherwise noted.

REFERENCE: PLAT BOOK "B" PLAT No. 4 & L.1984 F.522

NO TITLE REPORT FURNISHED
CERTIFIED CORRECT:

Alexander G. Feldman & Associates
Land Surveying
14504 Chrisman Hill Drive, Boyds, Maryland 20841
301-540-3428

Alexander G. Feldman R.P.L.S., Md.# 122 Date 7/1/91

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/10/91



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: July 10, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #514124, front walkway and other alterations

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 July 8, 2009 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: Seaborn and Jill McCrory
Address: 3919 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mnccppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240 777-2370

DPS - #1
5807 E. W. V. 13 2005

HISTORIC PRESERVATION COMMISSION
301/563-3400

Per. mid to 5/14/24

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JILL MCCORDY
Daytime Phone No.: 240-430-0770

Tax Account No.: _____
Name of Property Owner: Seaborn + Jill McCordy Daytime Phone No.: 240-430-0770
Address: 3919 Baltimore St. Kensington MD 20895
Street Number City State Zip Code
Contractor: EDUARDO PEREIRA Phone No.: 240-644-4706
Contractor Registration No.: 26-4685311 (LLC ID #)
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3919 Street: BALTIMORE ST.
Town/City: Kensington MD Nearest Cross Street: CONNECTICUT AVE
Lot: 9 + PART OF 10 Block: 10 Subdivision: KENSINGTON PARK
Liber: _____ Folio: _____ Parcel: _____
→ PLAT BOOK "B" PLAT # 4 & L. 1984 F. 522

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: FRONT WALK
1B. Construction cost estimate: \$ 3900
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.

Seaborn M. McCordy Signature of owner or authorized agent 6/16/2009 Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: JDS Date: 7/10/09
Application/Permit No.: _____ 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 House on 1 1/2 LOTS @ 3919 Baltimore St.
in the KENSINGTON HISTORICAL DIST. BUILT CA 1923.
PRIMARY RESOURCE, I BELIEVE.

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

FRONT PORCH OF WOODS TO BE REPLACED BY SAME-SIZE FRONT PORCH
OF CONCRETE BLOCK W/ STUCCO ON SIDES, FLAGSTONE ON TOP SURFACES.
WALK OF STEPPING STONES ON DIRT/GRASS TO BE REPLACED BY
SAME-SIZE WALK OF FLAGSTONE ON CONCRETE BASE.
WALK ^{WILL BE} 24" WIDE FROM STREET TO VICINITY OF STEP, AT WHICH
POINT IT FLARES TO 8' PORCH WIDTH.

2. SITE PLAN

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

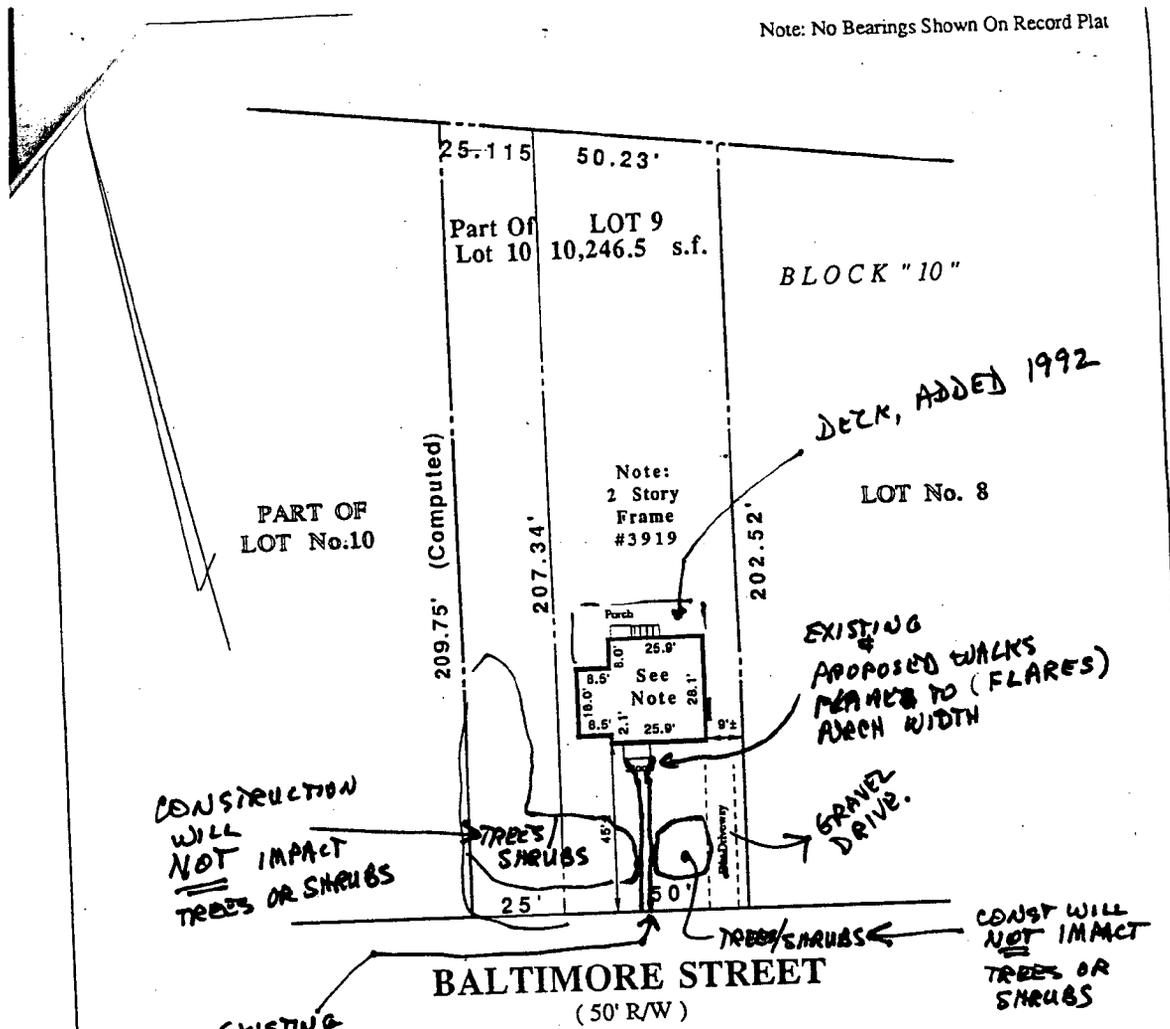
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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



**HOUSE LOCATION SURVEY
LOT No. 9 AND PART OF LOT No. 10 BLOCK 10
KENSINGTON PARK**

Montgomery County, Maryland
Date: 07/01/91

Election District No. 13
Scale 1" = 40'

I hereby certify that the property information shown hereon is in accordance with the description of record referenced below, that the position of the building shown has been established by accepted survey methods and there are no visible encroachments unless otherwise shown. Driveways and fences (if shown) are approximate locations only. The only purpose of this plat is to show the property configuration based on the deed and/or plat referenced below and to show the building location and is not intended for use in establishing property lines or for the construction of improvements. The improvements shown hereon are located within a H.U.D. F.I.R.M. Flood Zone unless otherwise noted.

REFERENCE: PLAT BOOK "B" PLAT No. 4 & L.1984 F.522

Alexander G. Feldman & Associates
Land Surveying
14504 Chrisman Hill Drive, Boyds, Maryland 20841
301-540-3428

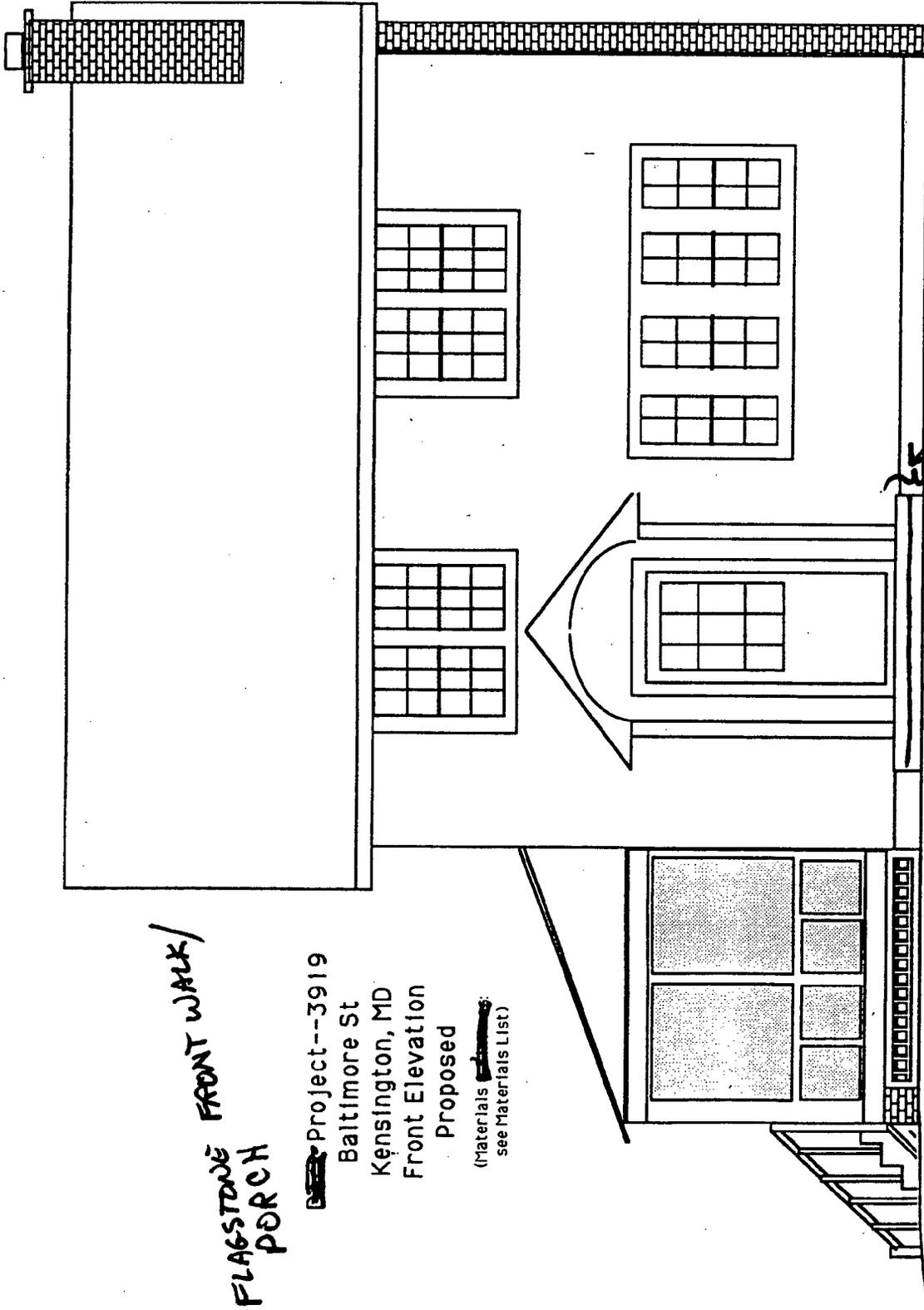
**NO TITLE REPORT FURNISHED
CERTIFIED CORRECT:**
Alexander G. Feldman R.P.L.S., Md.# 122 Date 7/1/91

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/1/91

FLAGSTONE FRONT WALK/
PORCH

Project--3919
Baltimore St
Kensington, MD
Front Elevation
Proposed

(Materials ~~see~~
see Materials List)



PORCH & STEP WILL BE
CONCRETE BLOCK COVERED
WITH STUCCO, TO MATCH
EXISTING HOUSE FOUNDATION
WALL.

WALK WILL BE FLAGSTONE
ON A CONCRETE BASE,
24" WIDE, EXTENDING
FROM STEP TO STREET.

APPROVED
ARCHITECT
[Signature]
7/10/97

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3919 Baltimore Street, Kensington	Meeting Date:	7/8/09
Resource:	Primary-1 Resource Kensington Historic District	Report Date:	7/1/09
Applicant:	Seaborn & Jill McCrory	Public Notice:	6/24/09
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-09G	Staff:	Josh Silver
Proposal:	Front walkway and other alterations		

STAFF RECOMMENDATION

- Approval**
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-1 Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: c1923

PROPOSAL

The applicants are proposing remove the existing stepping stones from the front walkway and install a flagstone walkway on a concrete base in the same location. The proposed walkway will follow the same course and maintain the same width as the existing stepping stone pathway that connects the front of the house and public right-of-way proposed for removal.

The proposal also includes the removal of an existing wooden stoop and step and installation of a new concrete stoop and step covered in flagstone at the front of the house. The proposed work will maintain the dimensions of the existing stoop and step proposed for removal.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
246 777-5370

DFS-#1
5007
JUN 13 2009

HISTORIC PRESERVATION COMMISSION
301/563-3400

Permit # 514/24

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JILL McCADRY
Daytime Phone No.: 240-430-0770

Tax Account No.: _____
Name of Property Owner: Seaborn + Jill McCrory Daytime Phone No.: 240-430-0770
Address: 3919 Baltimore St. Kensington MD 20895
Street Number City State Zip Code
Contractor: EDUARDO PEREIRA Phone No.: 240-644-4706
Contractor Registration No.: 26-4685311 (LLC ID #)
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3919 Street: BALTIMORE ST.
Town/City: Kensington MD Nearest Cross Street: CONNECTICUT AVE
Lot: 9 + PART OF 10 Block: 10 Subdivision: KENSINGTON PARK
Liber: _____ Folio: _____ Parcel: _____
→ PLAT BOOK "B" PLAT # 4 & L. 1984 F. 522

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: FRONT WALK
1B. Construction cost estimate: \$ 3900
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:
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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.

Seaborn M. McCrory 6/16/2009
Signature of owner or authorized agent Date

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

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WALK OF STEPPING STONES ON DIRT/GRASS TO BE REPLACED BY
SAME-SIZE WALK OF FLAGSTONE ON CONCRETE BASE.
WALK ^{WILL BE} 24" WIDE FROM STREET TO VICINITY OF STEP, AT WHICH
POINT IT FLARES TO 8' PORCH WIDTH.

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HAWP Application
Front Walk/Porch Project
3919 Baltimore St.
Kensington, MD 20895

7. Adjacent and Confronting Property Owners

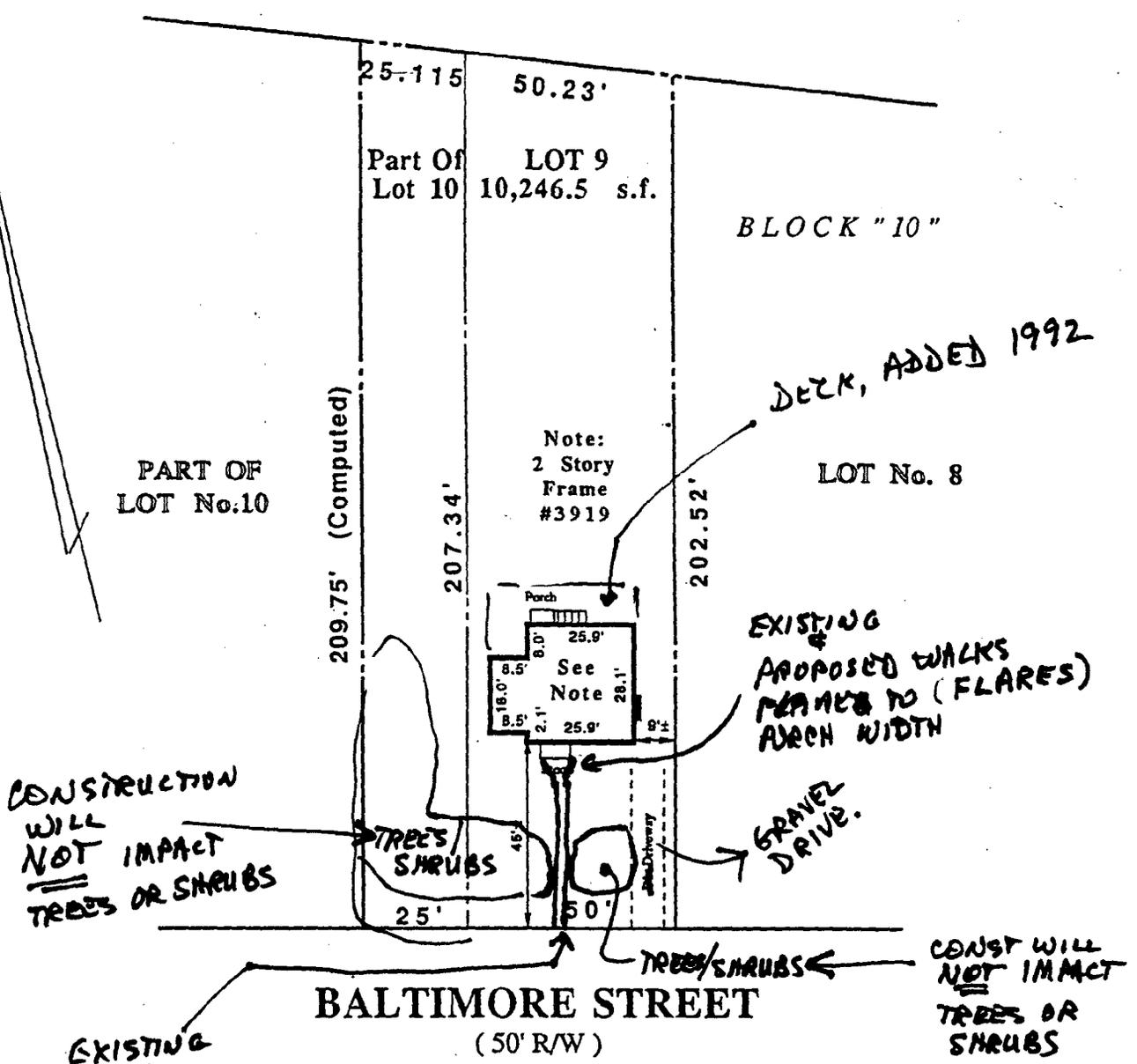
Nicholas & Toni Deoudes
3915 Baltimore St.
Kensington, MD 20895

Tom & Mary Jane Fisher
3923 Baltimore St.
Kensington, MD 20895

Keely Fraser & Jacque Lyn Holmes
3920 Baltimore St.
Kensington, MD 20895

Michael and Jen Hauser
3922 Baltimore St.
Kensington, MD 20895

John and Jane Lossing
3924 Baltimore St.
Kensington, MD 20895



HOUSE LOCATION SURVEY
 LOT No. 9 AND PART OF LOT No. 10 BLOCK 10
 KENSINGTON PARK

Election District No. 13
 Scale 1" = 40'

Montgomery County, Maryland
 Date: 07/01/91

I hereby certify that the property information shown hereon is in accordance with the description of record referenced below, that the position of the building shown has been established by accepted survey methods and there are no visible encroachments unless otherwise shown. Driveways and fences (if shown) are approximate locations only. The only purpose of this plat is to show the property configuration based on the deed and/or plat referenced below and to show the building location and is not intended for use in establishing property lines or for the construction of improvements. The improvements shown hereon are located within a H.U.D. F.I.R.M. Flood Zone G unless otherwise noted.

REFERENCE: PLAT BOOK "B" PLAT No. 4 & L.1984 F.522

Alexander G. Feldman & Associates
 Land Surveying
 14504 Chrisman Hill Drive, Boyds, Maryland 20841
 301-540-3428

NO TITLE REPORT FURNISHED
 CERTIFIED CORRECT:
 Alexander G. Feldman R.P.L.S., Md.# 122 Date 7/1/91

6

FRONT

FLAGSTONE FRONT WALK/
PORCH

Project--3919

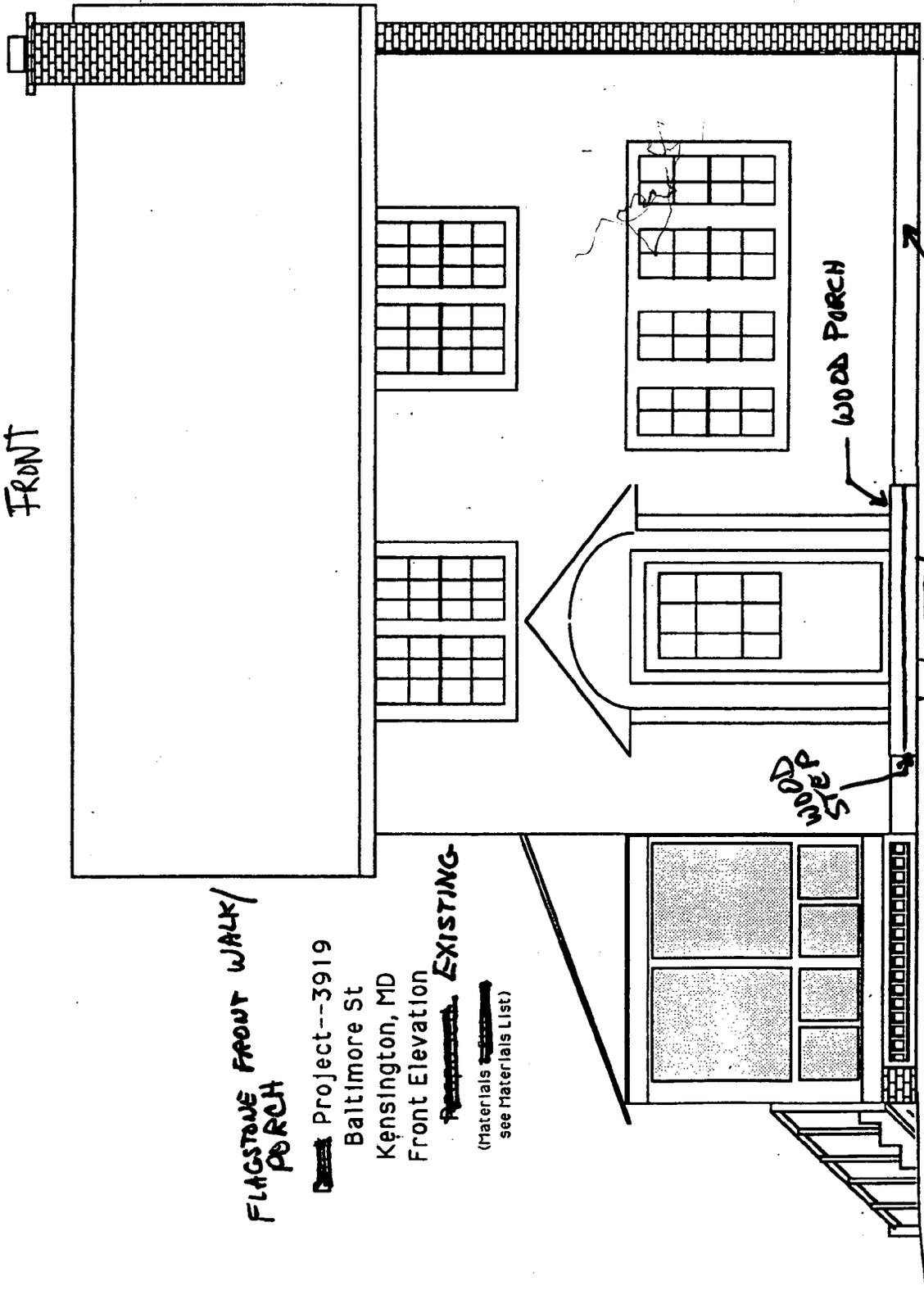
Baltimore St

Kensington, MD

Front Elevation

~~REPAIR~~ EXISTING

(Materials ~~see~~
see Materials List)



WOOD PORCH

WOOD
STEP

FOUNDATION WALL -
FOUNDATION BLOCK STUCCO.
CONCRETE WITH
COVERED

WALK - STEPPING
STONES WITH
DIRT (GRASS
24" WIDE)

EXISTING

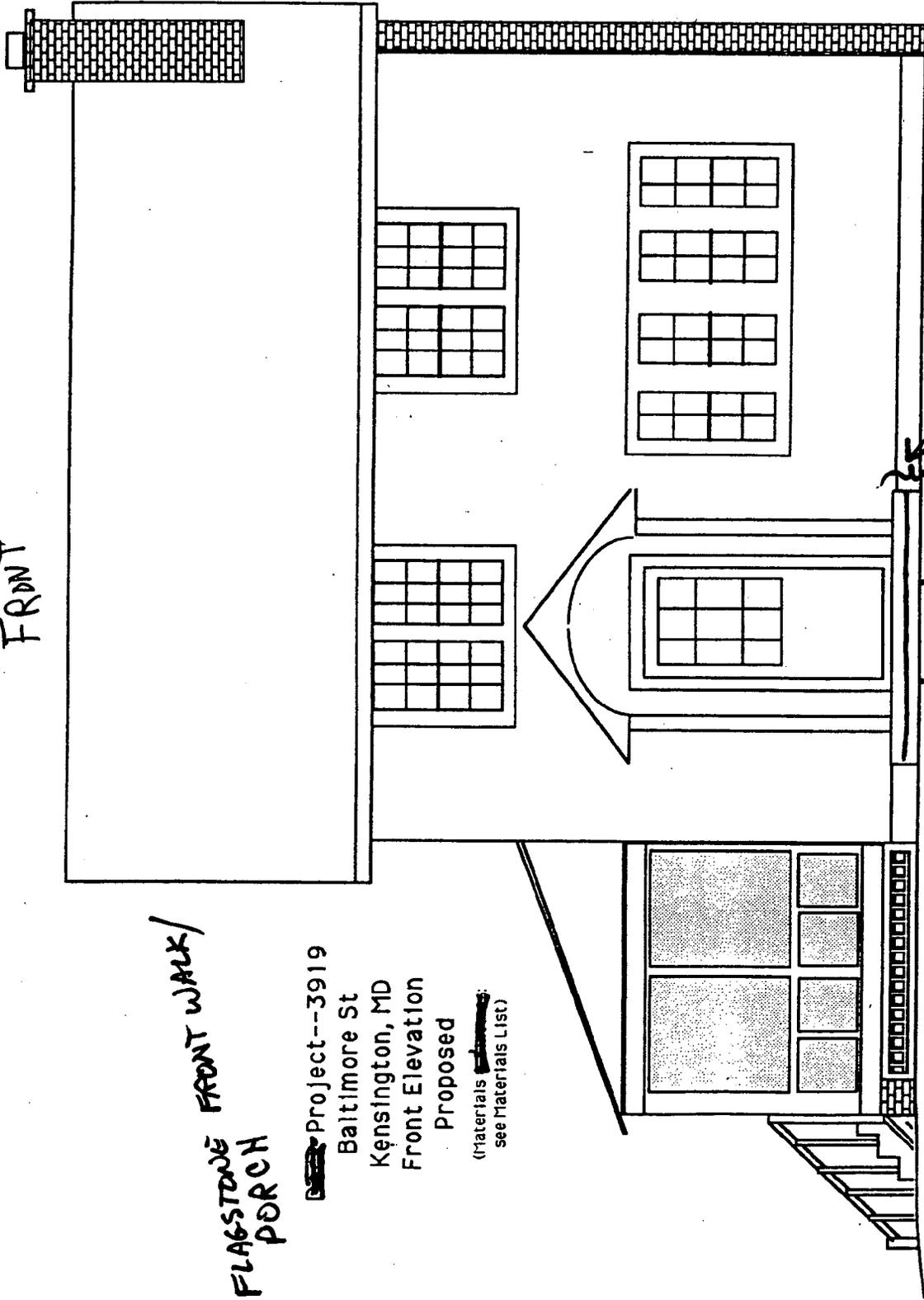
(7)

FRONT

FLAGSTONE FRONT WALK/
PORCH

Project--3919
Baltimore St
Kensington, MD
Front Elevation
Proposed

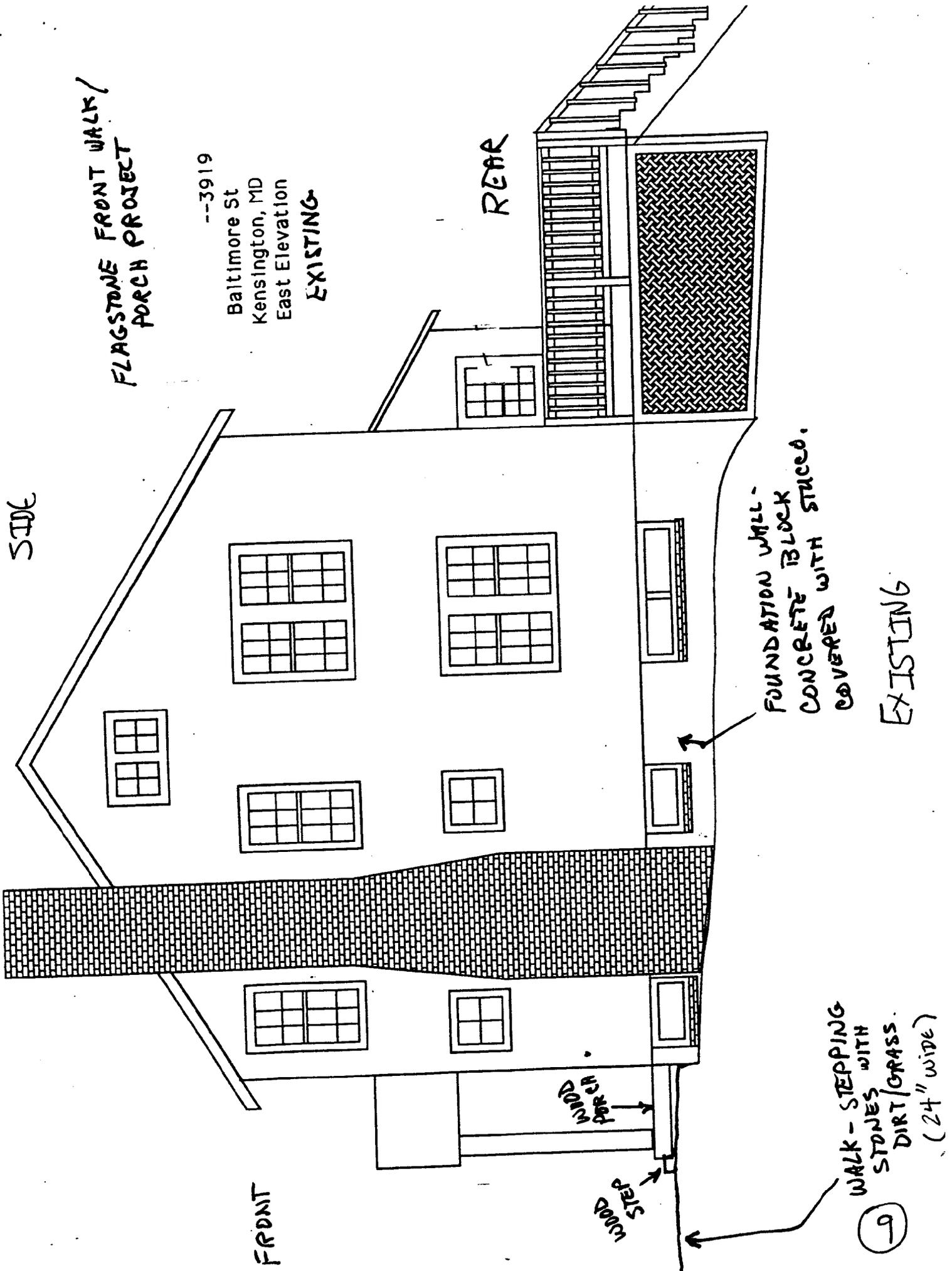
(Materials
see Materials List)



PORCH & STEP WILL BE
CONCRETE BLOCK COVERED
WITH STUCCO, TO MATCH
EXISTING HOUSE FOUNDATION
WALL.

WALK WILL BE FLAGSTONE
ON A CONCRETE BASE,
24" WIDE, EXTENDING
FROM STEP TO STREET.

PROPOSED



FLAGSTONE FRONT WALK /
PORCH PROJECT

--3919
Baltimore St
Kensington, MD
East Elevation
EXISTING

SIDE

REAR

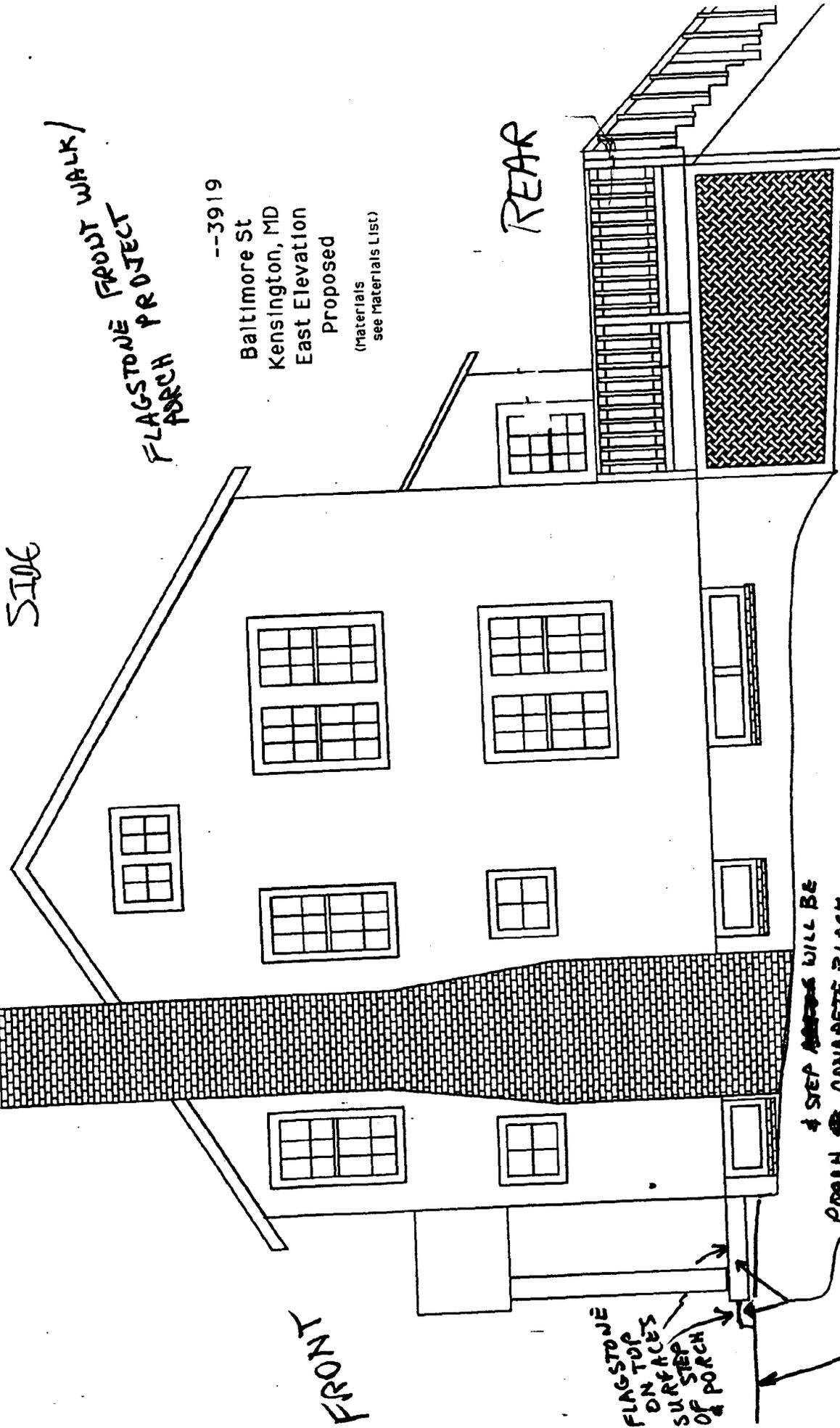
FRONT

FOUNDATION WALL -
CONCRETE BLOCK
COVERED WITH STUCCO.
EXISTING

WALK - STEPPING
STONES WITH
DIRT/GRASS.
(24" wide)

①

DOWN
POUR
ROOM



FLAGSTONE FRONT WALK / PORCH

--3919
 Baltimore St
 Kensington, MD
 East Elevation
 Proposed
 (Materials
 see Materials List)

SIDE

REAR

FRONT

FLAGSTONE ON TOP SURFACES SUR STEP OF PORCH

4 STEP PORCH WILL BE COVERED w/ STUCCO, TO MATCH EXISTING HOUSE FOUNDATION WALL.

WALK WILL BE FLAGSTONE ON A CONCRETE BASE, 24" WIDE, EXTENDING FROM STEP TO STREET. PROPOSED



**3919 Baltimore Street, Kensington
Kensington Historic District**





13

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3919 Baltimore Street, Kensington	Meeting Date:	7/8/09
Resource:	Primary-1 Resource Kensington Historic District	Report Date:	7/1/09
Applicant:	Seaborn & Jill McCrory	Public Notice:	6/24/09
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-09G	Staff:	Josh Silver
Proposal:	Front walkway and other alterations		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-1 Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: c1923

PROPOSAL

The applicants are proposing remove the existing stepping stones from the front walkway and install a flagstone walkway on a concrete base in the same location. The proposed walkway will follow the same course and maintain the same width as the existing stepping stone pathway that connects the front of the house and public right-of-way proposed for removal.

The proposal also includes the removal of an existing wooden stoop and step and installation of a new concrete stoop and step covered in flagstone at the front of the house. The proposed work will maintain the dimensions of the existing stoop and step proposed for removal.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

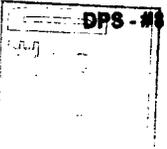
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 POKER HILL DRIVE 2ND FLOOR ROCKVILLE MD 20850
301-771-1100



HISTORIC PRESERVATION COMMISSION
301/563-3400

Permit # 514124

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JILL McCADRY
Daytime Phone No.: 240-430-0770

Tax Account No.: _____
Name of Property Owner: Seaborn + Jill McCrory Daytime Phone No.: 240-430-0770
Address: 3919 BALTIMORE St. Kensington MD 20895
Street Number City State Zip Code
Contractor: EDUARDO PEREIRA Phone No.: 240-644-4706
Contractor Registration No.: 26-4685311 (LLC ID #)
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3919 Street: BALTIMORE St.
Town/City: Kensington MD Nearest Cross Street: CONNECTICUT AVE
Lot: 9 + PART OF 10 Block: 10 Subdivision: KENSINGTON PARK

Liber: _____ Folio: _____ Parcel: _____
→ PLAT BOOK "B" PLAT # 4 & L. 1984 F. 522

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Move Install Wreck/Flaze Revision Repair Revocable
CHECK ALL APPLICABLE:
 A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: FRONT WALK

1B. Construction cost estimate: \$ 3900
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.

Seaborn M. McCrory Signature of owner or authorized agent
6/16/2009 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ 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 House on 1 1/2 LOTS @ 3919 Baltimore St.
in the KENSINGTON HISTORICAL DIST. BUILT CA 1923.
PRIMARY RESOURCE, I BELIEVE.

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

FRONT PORCH OF WOODS TO BE REPLACED BY SAME-SIZE FRONT PORCH
OF CONCRETE BLOCK W/ STUCCO ON SIDES, FLAGSTONE ON TOP SURFACES.
WALK OF STEPPING STONES ON DIRT/GRASS TO BE REPLACED BY
SAME-SIZE WALK OF FLAGSTONE ON CONCRETE BASE.
WALK ^{WILL BE} 24" WIDE FROM STREET TO VICINITY OF STEP, AT WHICH
POINT IT FLARES TO 8' PORCH WIDTH.

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 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).

HAWP Application
Front Walk/Porch Project
3919 Baltimore St.
Kensington, MD 20895

7. Adjacent and Confronting Property Owners

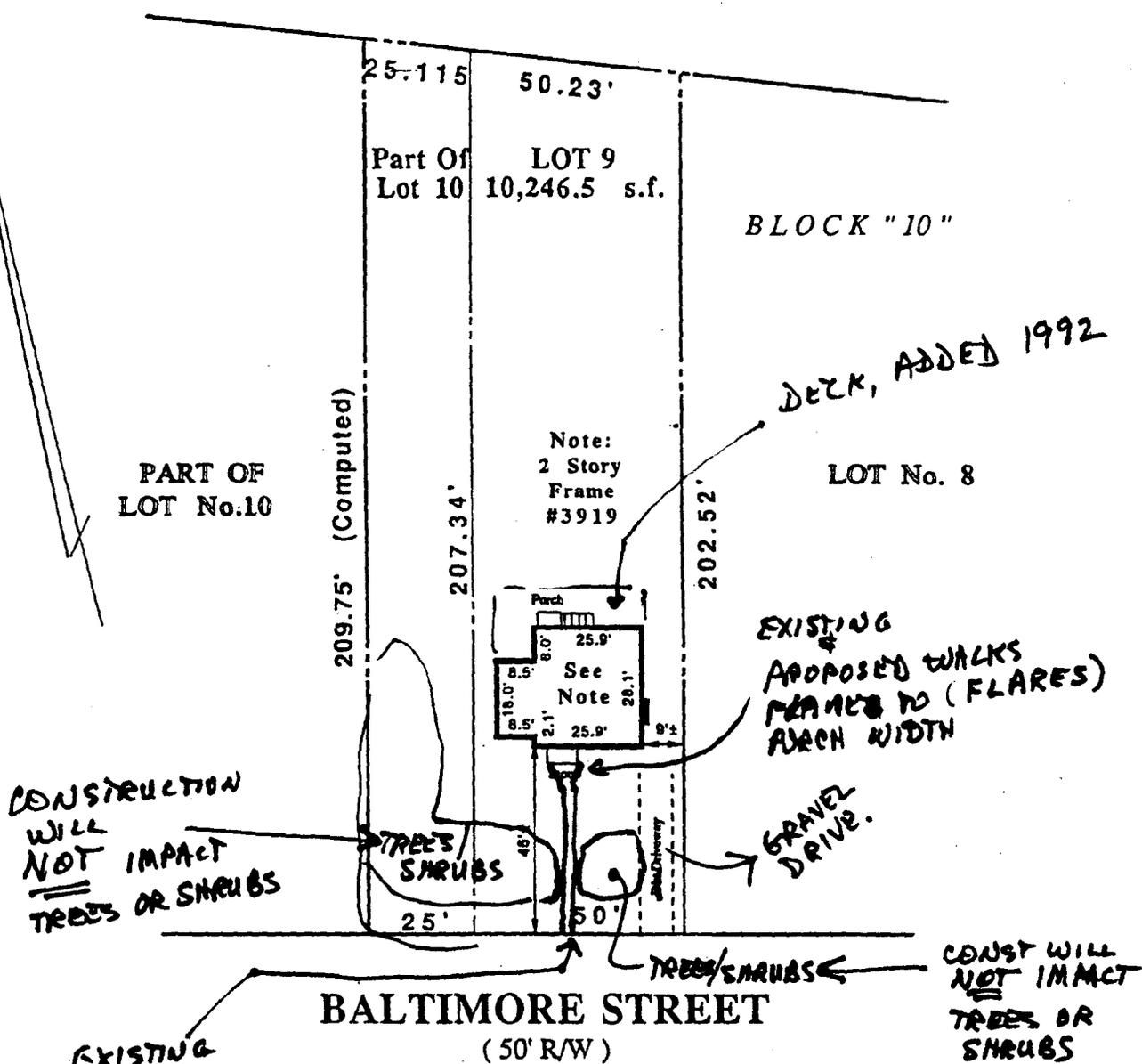
Nicholas & Toni Deoudes
3915 Baltimore St.
Kensington, MD 20895

Tom & Mary Jane Fisher
3923 Baltimore St.
Kensington, MD 20895

Keely Fraser & Jacque Lyn Holmes
3920 Baltimore St.
Kensington, MD 20895

Michael and Jen Hauser
3922 Baltimore St.
Kensington, MD 20895

John and Jane Lossing
3924 Baltimore St.
Kensington, MD 20895



HOUSE LOCATION SURVEY
LOT No. 9 AND PART OF LOT No. 10 BLOCK 10
KENSINGTON PARK

Election District No. 13
Scale 1" = 40'

Montgomery County, Maryland
Date: 07/01/91

I hereby certify that the property information shown hereon is in accordance with the description of record referenced below, that the position of the building shown has been established by accepted survey methods and there are no visible encroachments unless otherwise shown. Driveways and fences (if shown) are approximate locations only.
The only purpose of this plat is to show the property configuration based on the deed and/or plat referenced below and to show the building location and is not intended for use in establishing property lines or for the construction of improvements.
The improvements shown hereon are located within a H.U.D. F.I.R.M. Flood Zone unless otherwise noted.

REFERENCE: PLAT BOOK "B" PLAT No. 4 & L.1984 F.522

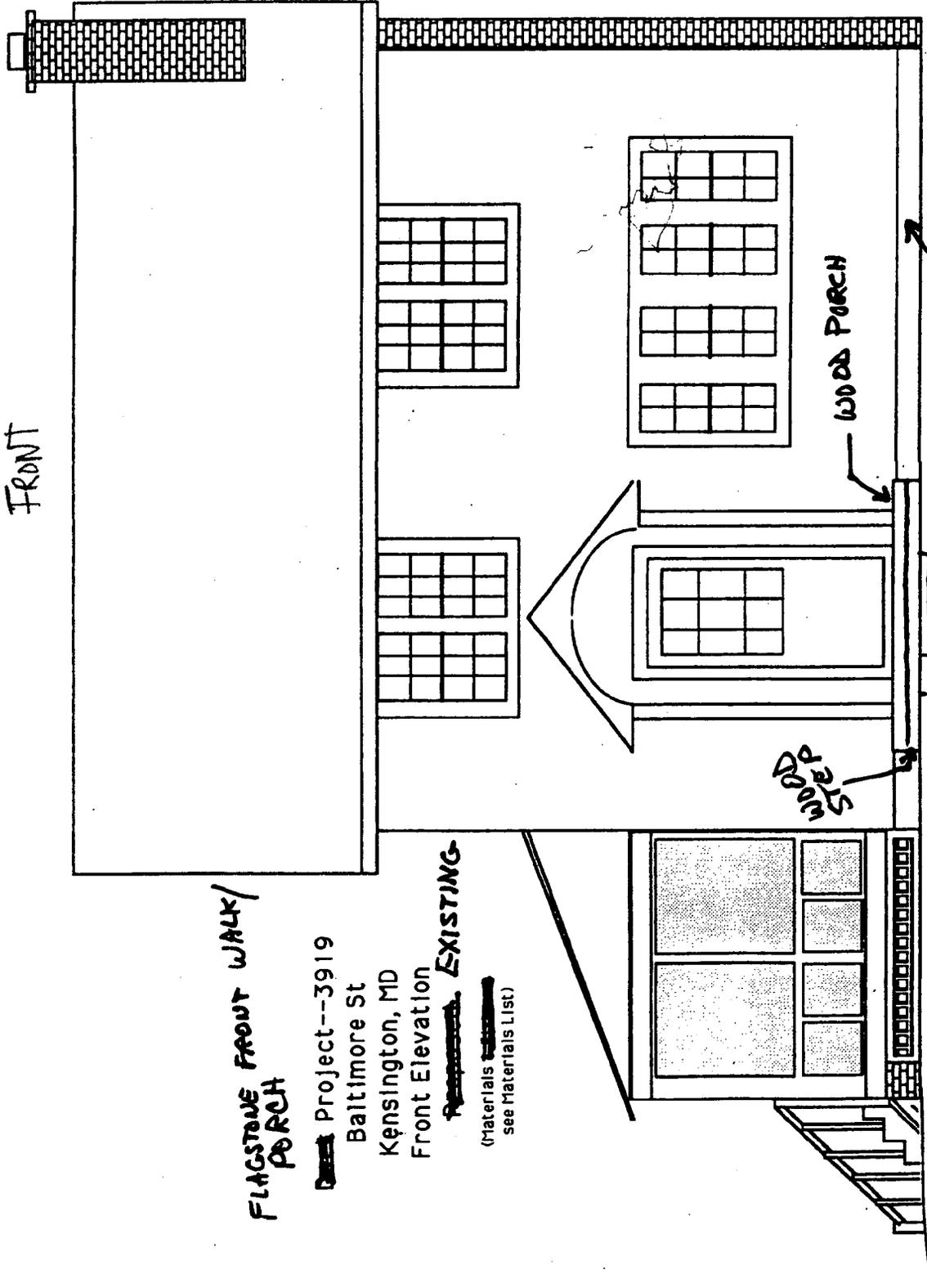
Alexander G. Feldman & Associates
Land Surveying
14504 Chrisman Hill Drive, Boyds, Maryland 20841
301-540-3428

NO TITLE REPORT FURNISHED
CERTIFIED CORRECT:

Alexander G. Feldman R.P.L.S. Md.# 122 Date 7/1/91

6

FRONT



FLAGSTONE FRONT WALK/
PORCH

Project--3919
Baltimore St

Kensington, MD
Front Elevation

~~REVISION~~ EXISTING

(Materials ~~see~~
see Materials List)

WOOD
STEP

WOODS PORCH

FOUNDATION WALL -
FOUNDATION BLOCK STUCCO.
CONCRETE BLOCK WITH
COVERED WITH

WALK-STEPPING
STONES WITH
DIRT/GRASS
(24" WIDE)

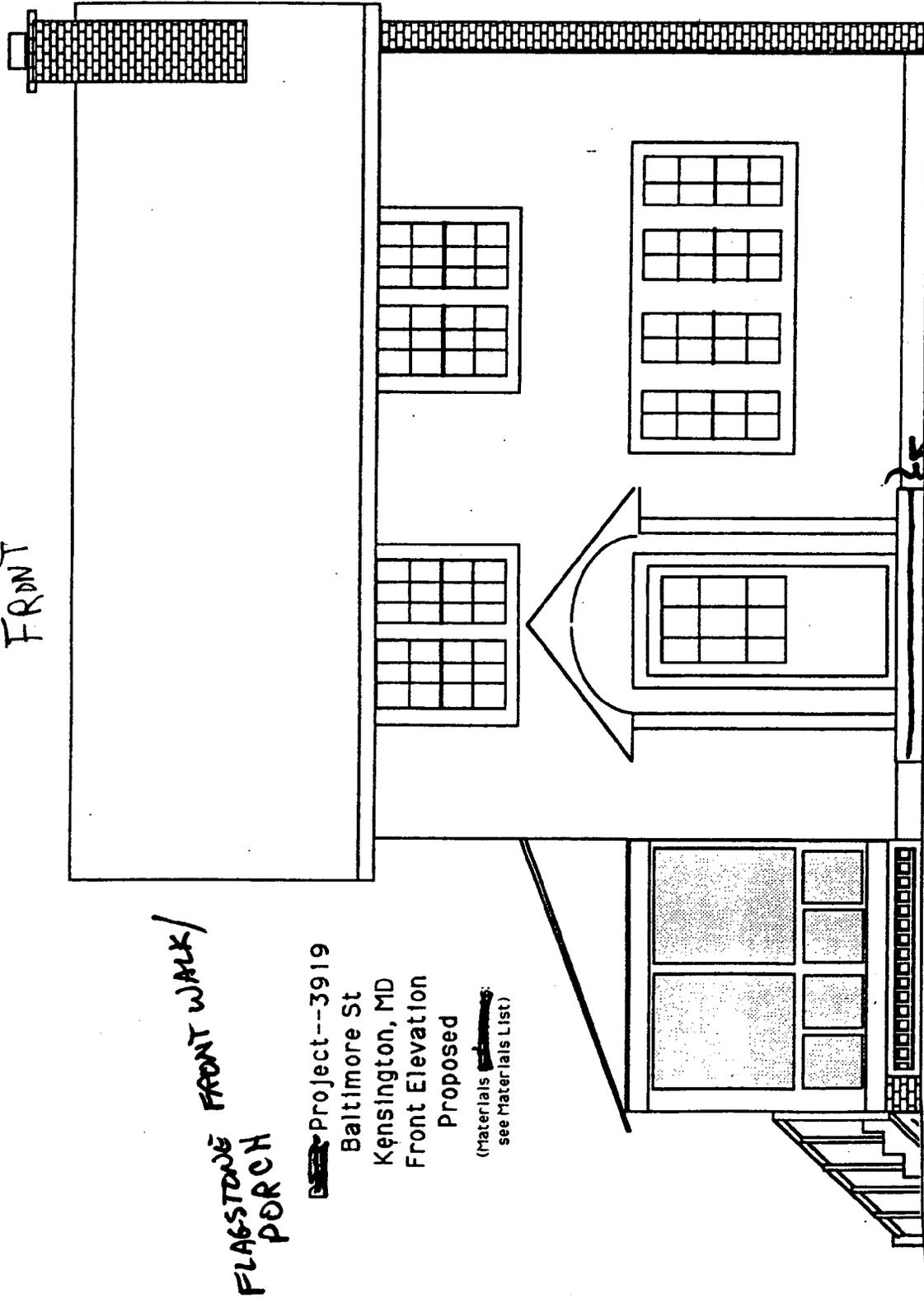
EXISTING

FRONT

FLAGSTONE FRONT WALK /
PORCH

Project--3919
Baltimore St
Kensington, MD
Front Elevation
Proposed

(Materials ~~see~~ see Materials List)



PORCH & STEP WILL BE
CONCRETE BLOCK COVERED
WITH STUCCO, TO MATCH
EXISTING HOUSE FOUNDATION
WALL.

WALK WILL BE FLAGSTONE
ON A CONCRETE BASE,
24" WIDE, EXTENDING
FROM STEP TO STREET.

PROPOSED

FLAGSTONE FRONT WALK /
PORCH PROJECT

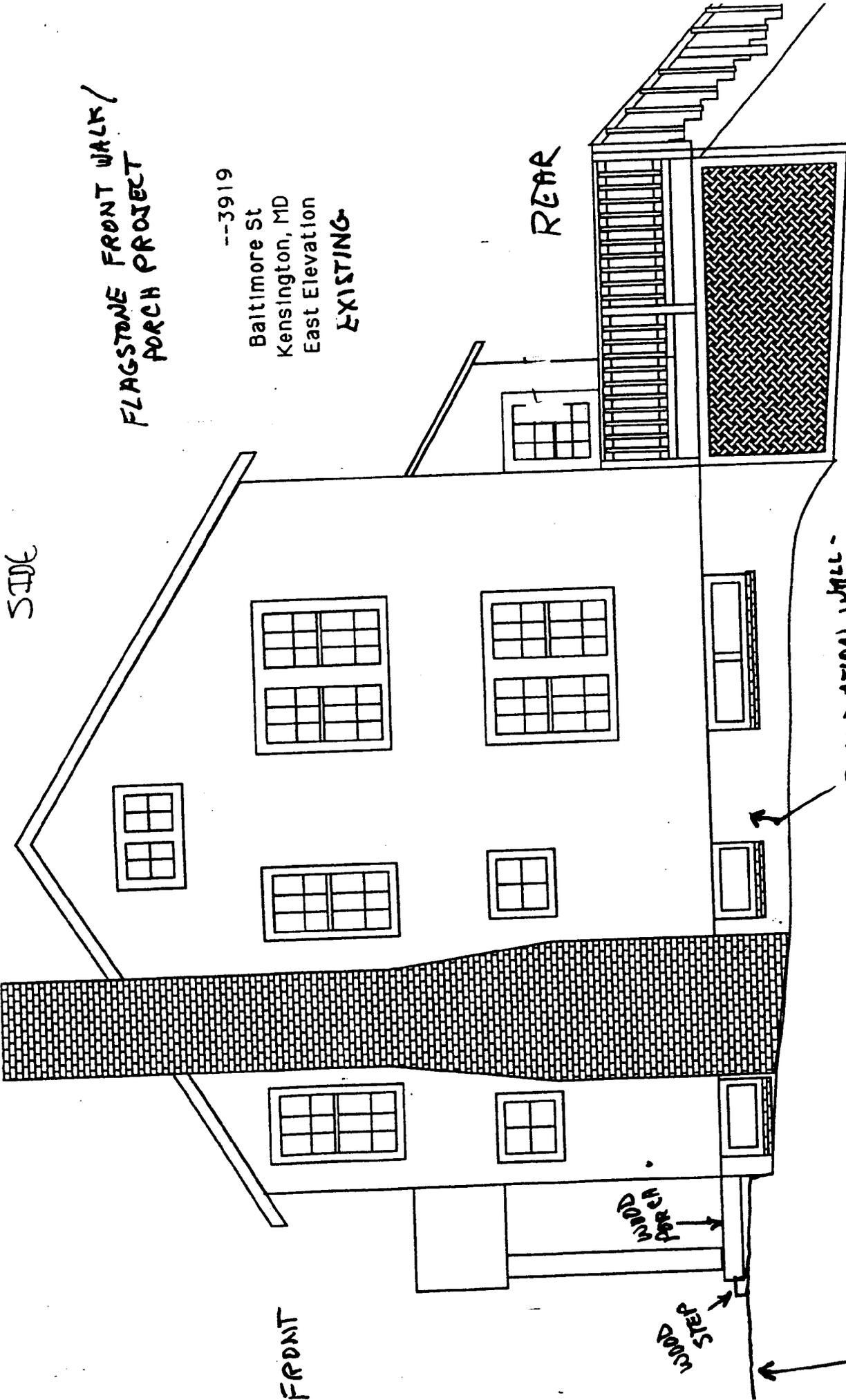
--3919

Baltimore St
Kensington, MD
East Elevation

EXISTING

SIDE

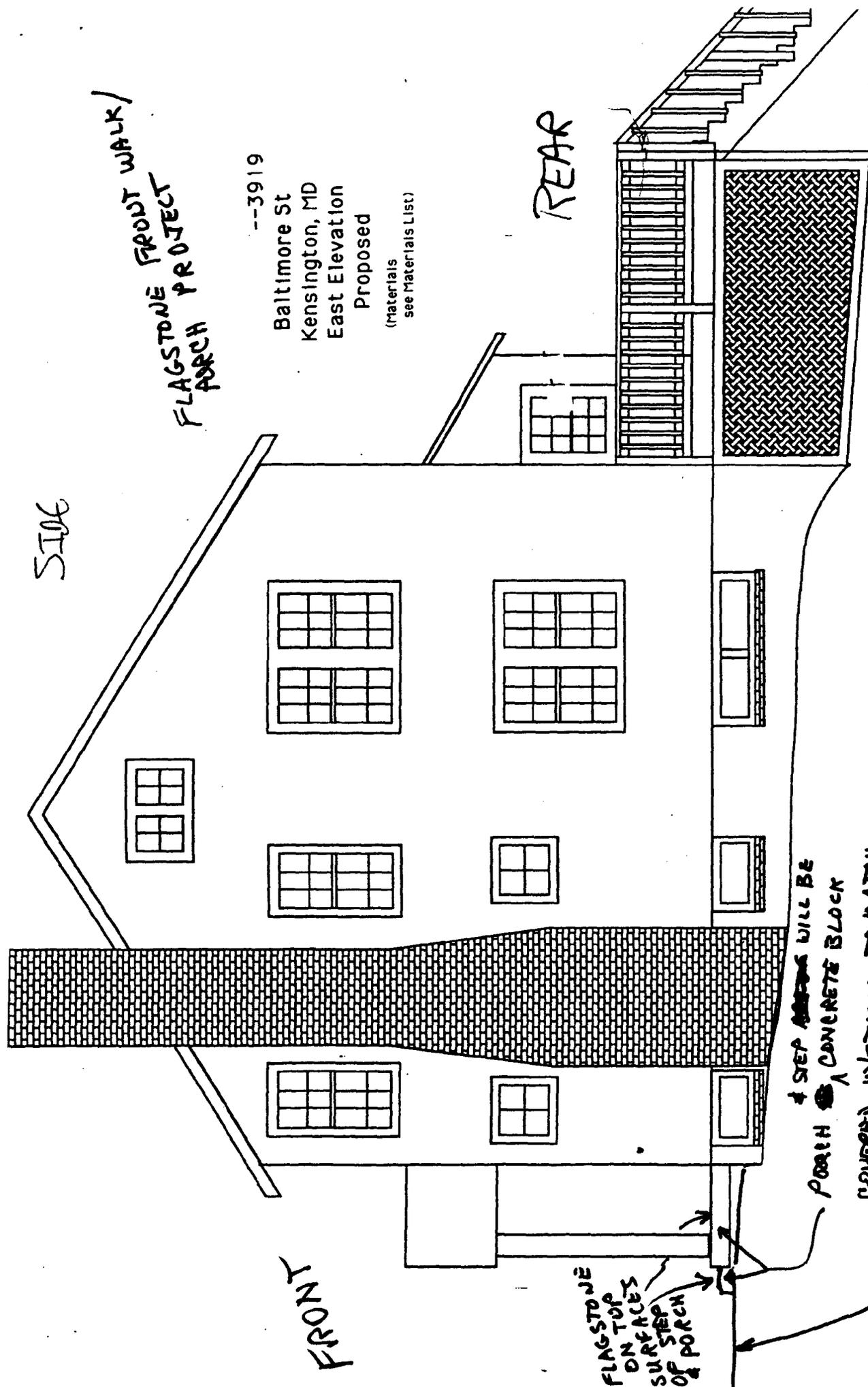
REAR



FOUNDATION WALL -
CONCRETE BLOCK
COVERED WITH STUCCO.
EXISTING

WALK - STEPPING
STONES WITH
DIRT/GRASS.
(24" wide)

9



SIDE

FLAGSTONE FRONT WALK/
PORCH PROJECT

--3919
Baltimore St
Kensington, MD
East Elevation
Proposed
(Materials
see Materials List)

REAR

FRONT

FLAGSTONE
ON TOP
SURFACES
OF STEP
OF PORCH

4 STEP AREA WILL BE
PORCH CONCRETE BLOCK
COVERED w/STUCCO, TO MATCH
EXISTING HOUSE FOUNDATION WALL.

WALK WILL BE FLAGSTONE ON A
CONCRETE BASE, 24" WIDE, EXTENDING
FROM STEP TO STREET.

PROPOSED





co LLC ID # 26-4685311

Stone Work By Eduardo Pereira

(240) 644 - 4706 / (301) 460 - 2816

Ms Jill
3919 Baltimore St
Kensington Md

Thank you for the opportunity to submit the attached proposal for your 2009 project. We have been serving commercial and residential clients in the area since 2002. We are recognized for our reliable, professional, affordable, high quality service. This proposal is only the beginning of proof that we are unlike any company you have done business with in the past.

We are very serious about creating and developing long term lasting relationships with our clients.

We have the experience and knowledgeable staff that is able to service your needs from top to bottom. Our customer satisfaction is unmatched in this area. We do whatever it takes to make certain our clients are satisfied at all times.

Your Projects includes:

Walkway 51 x 2

Will be made with concrete base - wire mesh covered with 1' flagstone

Porch 4 x 8 and 2 steps of 8 x 1

Will be made with Concrete base - wire mesh, ½ inch rebar and concrete covered with 1' flagstone.

TOTAL \$ 3.900.00

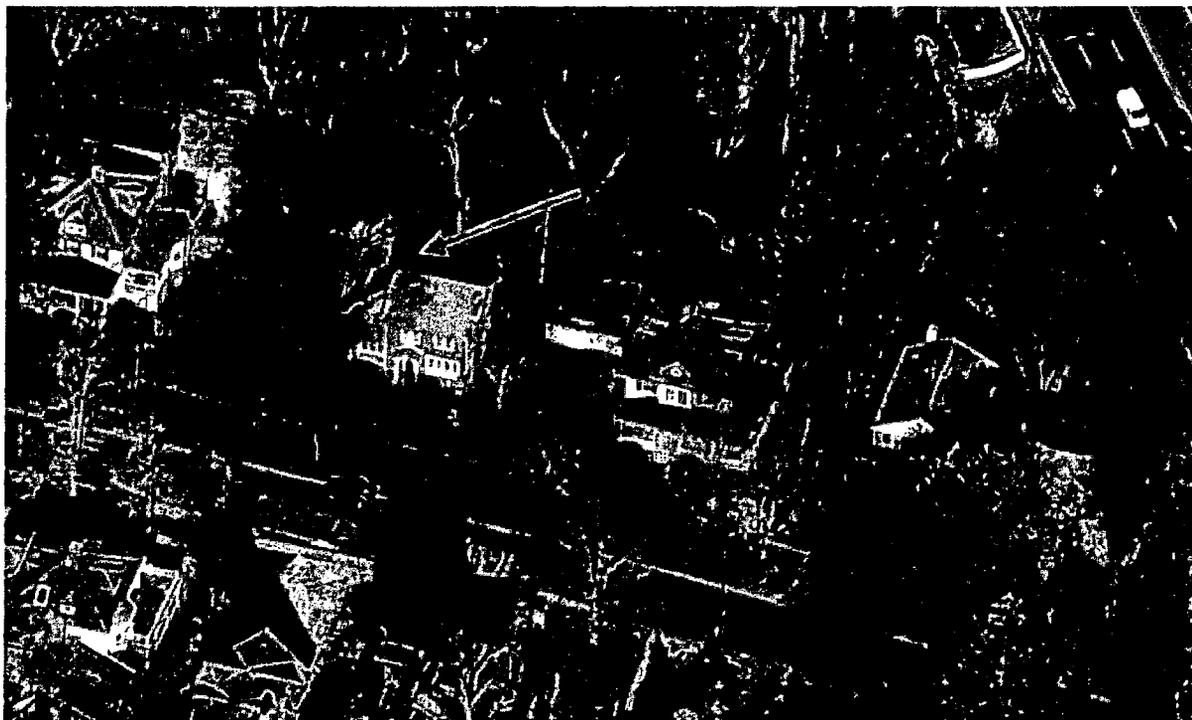
I look forward to meet your needs.

Thanks in advance for your time. You can reach me any time at (240) 644-4706.

Respectfully,
Eduardo Pereira

.....
(1)

**3919 Baltimore Street, Kensington
Kensington Historic District**





(B)