

3106 Kensington Historic District
3923 Washington Street 3106-07C



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 24, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #451373, 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 with Conditions** at the May 23, 2007 meeting.

- 1. *All sections of the proposed fence and gate will be either painted or stained.*

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: Tania Maksimovich
Address: 3923 Washington St, 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: HISTORIC PRESERVATION COMMISSION
2500 WASHINGTON STREET, KENSINGTON, MARYLAND 20895

DPS - #8

451 373

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Tania Maksimovich
Daytime Phone No.: 301-801-8197 (cell)

Tax Account No.: _____
Name of Property Owner: Tania Maksimovich Daytime Phone No.: 301-801-8197
Address: 3923 Washington St. Kensington MD 20895
Street Number City Street Zip Code
Contractor: Accokeek Fence Co., Inc. Phone No.: 703-971-0662
Contractor Registration No.: Va. class B #2705 012077 MD HIC # 8807
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3923 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Connecticut Ave
Lot: 11, 12 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Wreck/Raze 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: _____
1B. Construction cost estimate: \$ 2,875.00
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 5 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.

Tania Maksimovich 4/22/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/25/07
Application/Permit No.: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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 house located at 3923 Washington St. is a Colonial Four Square built in 1909. The house is situated on 2 lots. There is a metal garage located to the right of the house. There is a pond and a wood shed in the back yard.

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

**Application for Historic Area Work Permit
3923 Washington Street, Kensington
Tania Maksimovich**

Written Description of Project

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

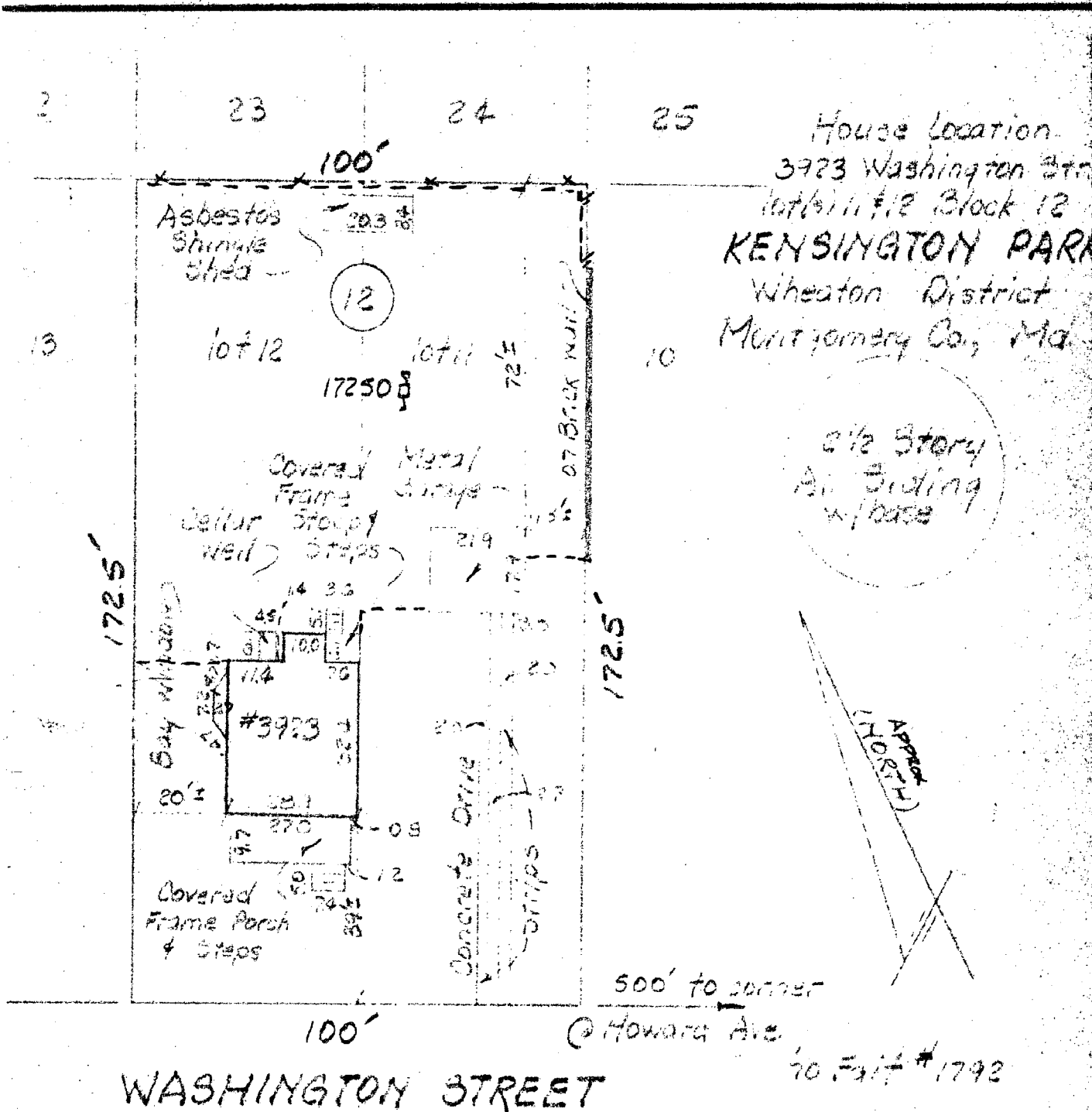
This project involves the installation of fences to contain our new Labradane (Labrador Retriever/Great Dane – we think). The fence would be a five foot high picket with Gothic point installed along the perimeter at the back of the property. It will replace an old rusted metal fence and a wood fence (indicated on plat) that were removed because of their deteriorated condition.

I also propose installing fences in the following sections of the property to enclose the yard:

- between the back corner of the garage and the brick wall (at 3919 Washington St.)
- between the front corner of the garage and the back porch. This section of the fence will include a gate.
- between the back corner of the house (near the cellar well) and the existing picket fence at 3925 Washington St.

The height and style of the proposed fence is consistent with other fences on my street. I believe that very little of the proposed fence will even be visible from the street and a significant section of the fence along the back of the property will be shielded from the view of my Prospect St. neighbors by the tall and thick patch of bamboo.

No tree removal is necessary for the installation of the fence.



NOTE: Lot corners have not been set by this survey unless otherwise indicated. 170-67

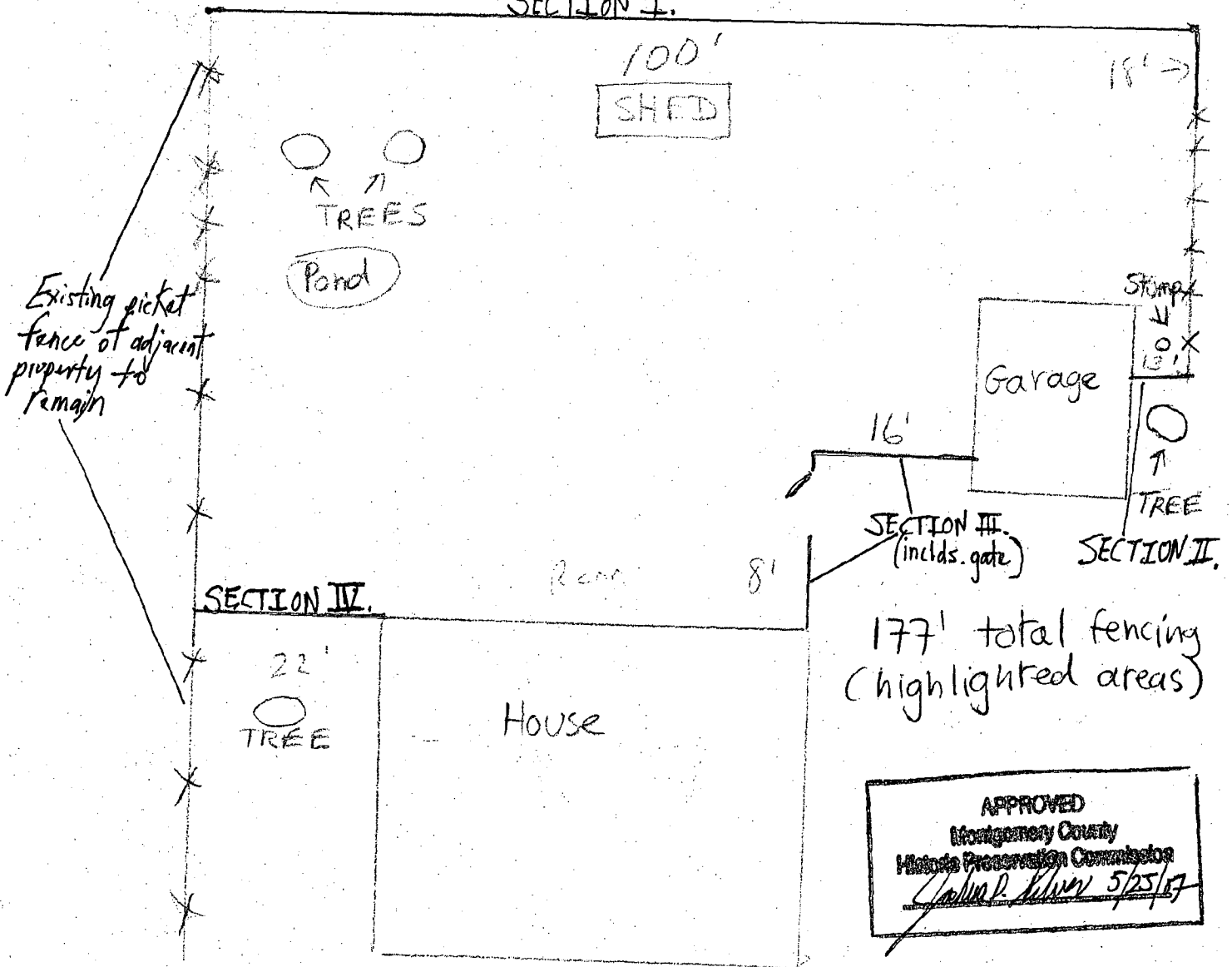
ENGINEER'S CERTIFICATE	REFERENCE	LIGHT, ELLIOTT & ASSOC.	
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with the record description, and have located all of the existing improvements thereon by a transit-tape survey, and that the corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated.	Plat Book 8	ENGINEERS · PLANNERS · SURVEYORS	
	Plat No 4	8508 ADELPHI ROAD	
	Liber	ADELPHI, MARYLAND 20783	
	Folio	422-6080	Record Number
		Checked: 8 Scale: 1" = 30'	Record Number

ACCOKEEK FENCE COMPANY, INC.

PAGE 2

SITE DRAWING

SECTION I.



5' (1x4 pressure treated pine) picket fence w/ Gothic point
2 1/2" spaced picket with dip
4x4 x 8' p/t pine post / 3-2x4 runners per section
1 42-48" wide walk gate on 6'x6 x 8' p/T pine post
10" inch hinges and thumb latch
All holes approximately 30"-36" deep / post set in
dry packed concrete

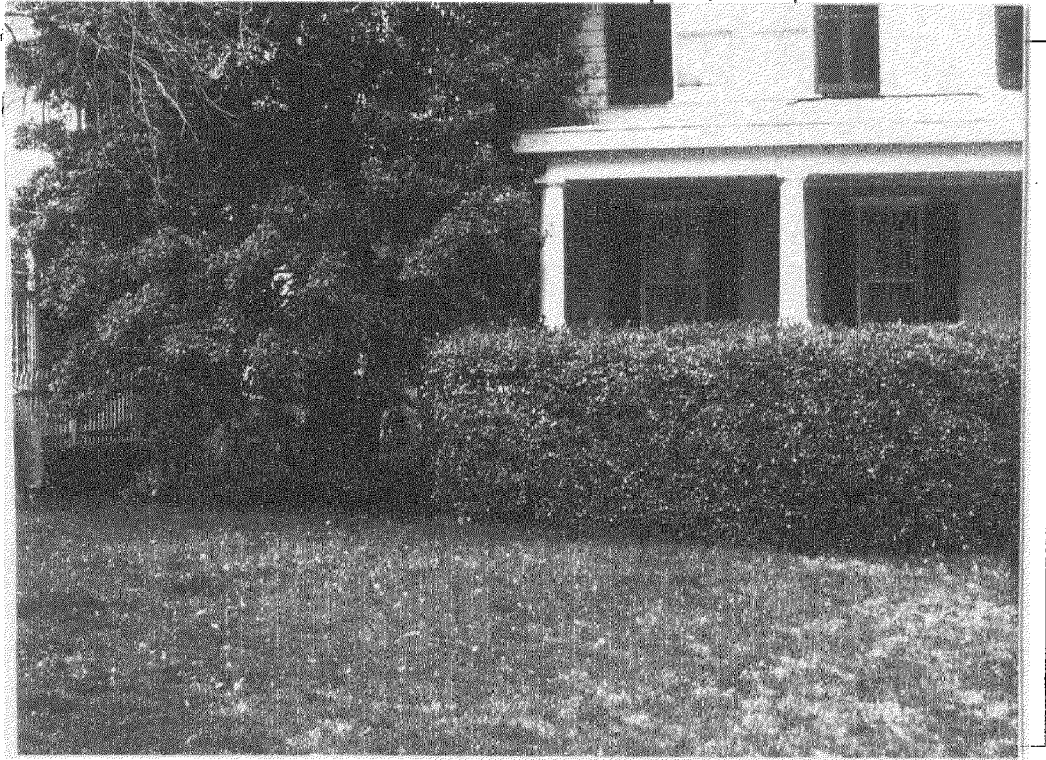
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

⑦

Existing Property Condition Photographs (duplicate as needed)

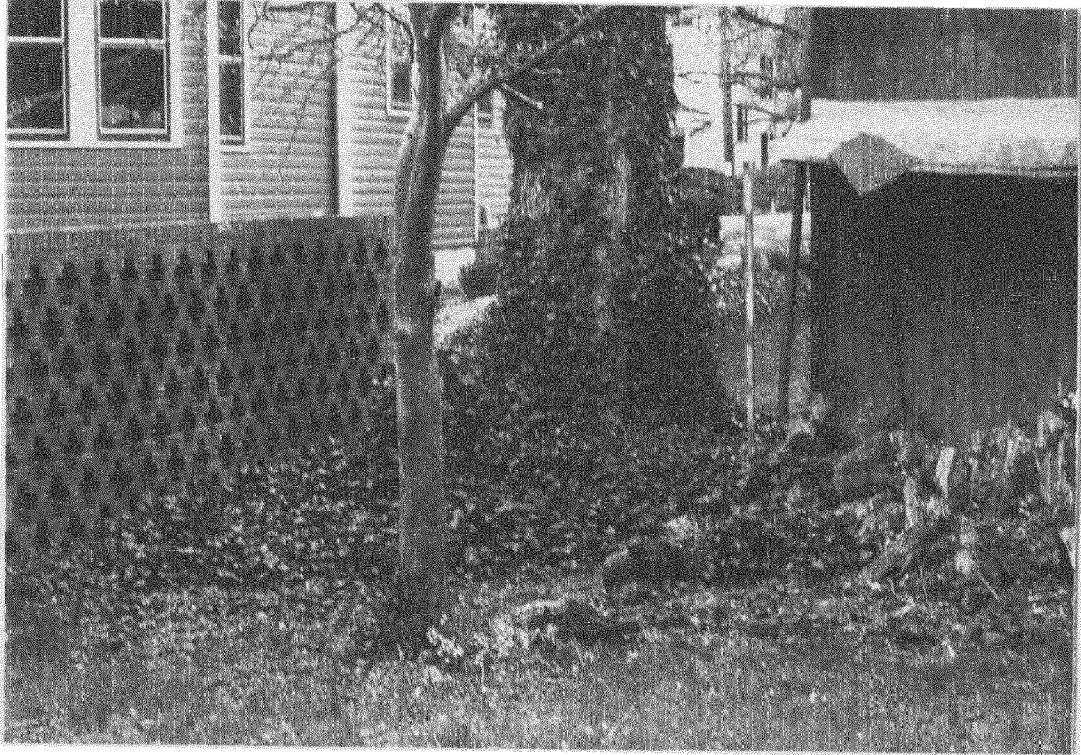


Detail: Front view of the property

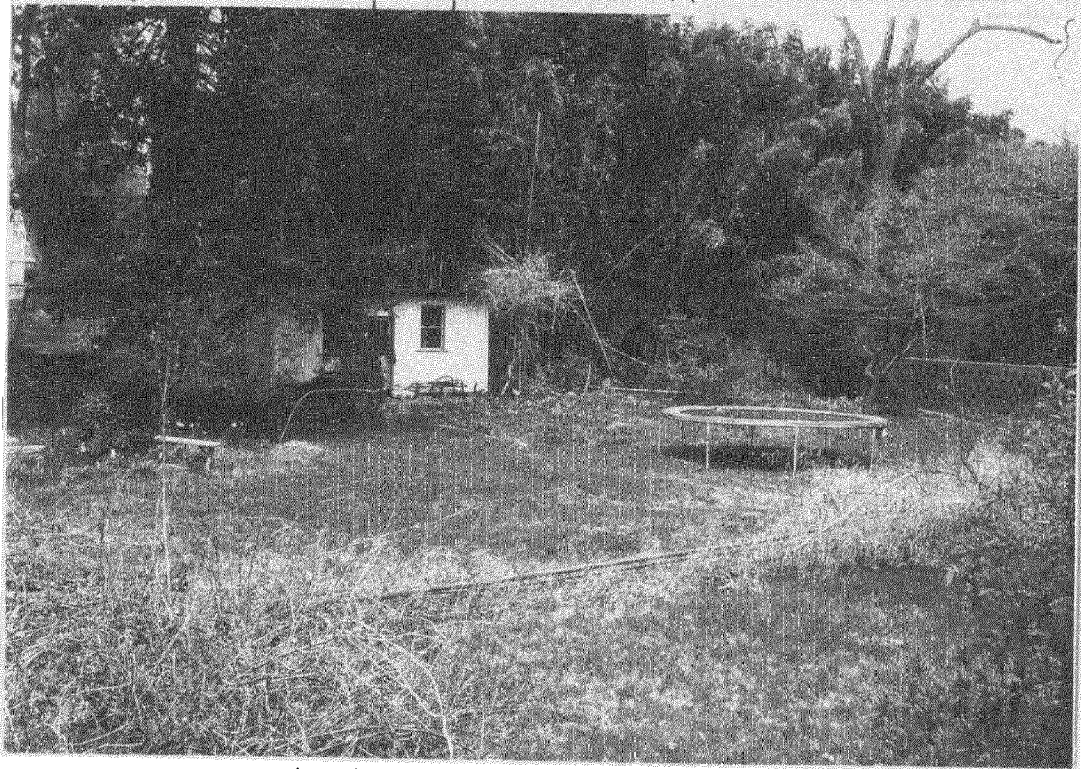


Detail: Front view of the property

Existing Property Condition Photographs (duplicate as needed)



Detail: Area between garage & brick wall where a fence will be installed



Detail: View of the back perimeter of the property where the fence will be installed

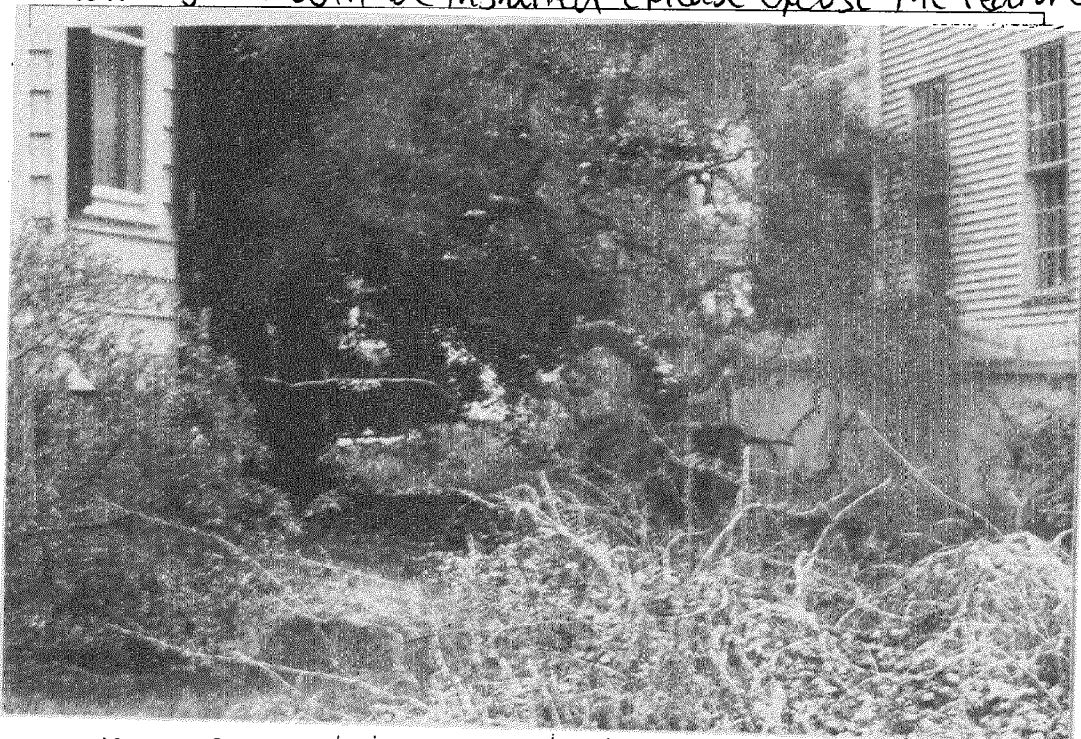
Applicant: _____

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: View of the area between the garage + house where a fence and gate will be installed (please excuse the featured yard trash)



Detail: View of area between the back corner of the house near the cellar well + the fence at 3925 Washington St. where a fence will be installed

Applicant: _____

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
Tania Maksimovich 3923 Washington St. Kensington, Md. 20895	N/A
Adjacent and confronting Property Owners mailing addresses	
Lou + Michael Knecht 3919 Washington St. Kensington, Md. 20895	Mary + Richard Strachan 3925 Washington St. Kensington, Md. 20895
3922 Washington St. currently empty on the market	Michele + Stephen Strachan 3924 Washington St. Kensington, Md. 20895
Cindy + Daniel Bragg 3924 Prospect St. Kensington, Md. 20895	Marie + Ted Rosche 3922 Prospect St. Kensington, Md. 20895

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3923 Washington St, Kensington	Meeting Date:	5/23/2007
Resource:	Primary Resource Kensington Historic District	Report Date:	5/16/2007
Applicant:	Tania Maksimovich	Public Notice:	5/9/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-07C	Staff:	Josh Silver
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

Approval with conditions

The condition of approval is:

1. All sections of the proposed fence and gate will be either painted or stained.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource Within The Kensington Historic District
STYLE: Colonial Revival (Four Square)
DATE: c.1909

PROPOSAL:

The applicant is proposing to install a 5' tall pressure treated wood picket fence with Gothic point caps in four sections. All four sections of the proposed fence are located behind the house. (See page 7).

The proposed sections are as follows:

- Section I.** 118-linear feet along the rear perimeter of the property. This includes a small 18' section along the north eastside of the property.
- Section II.** 13-linear feet between the back corner of the garage and existing brick wall.
- Section III.** 24-linear feet between the front corner of the garage and back porch. This section will also include a 42-48" wide wooden gate.

Section IV. 22-linear feet between the back corner of the house and the existing picket fence of the adjacent property.

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.