

3936 Washington St  
Kensington Historic District, 31/06

Christopher A. Bruch  
3936 Washington Street  
Kensington, Maryland 20895

July 31, 2006

Ms. Michele Oaks  
Senior Planner  
Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

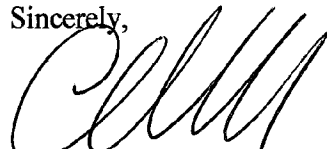
**RE: HAWP #416891  
3936 WASHINGTON STREET**

Dear Ms. Oaks:

Pursuant to conditions associated with the subject work permit, please find enclosed a tree protection plan prepared by Barbara Neal, a certified arborist.

Should you have questions or require additional clarification, please contact me at 301/949-0153.

Sincerely,



Christopher Bruch

Enclosure

# Green Legacy Tree Consultants, Inc.

Barbara Neal, Arborist

ISA Board Certified Master Arborist MA-4283B

ASCA Registered Consulting Arborist #428

MD Tree Expert License #812

P.O. Box 558 Glen Echo, MD 20812

(301) 320-0053

[www.greenlegacytrees.com](http://www.greenlegacytrees.com)

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## **Tree Save Plan**

Historic Area Work Permit # 416891

Side Additions/Second Story Addition

## **Bruch Residence**

3936 Washington Street

Kensington, MD 20895

Trees covered in the Tree Save Plan:

1. Red Oak (*Quercus rubra*) 21" dbh, located in the front yard
2. Spreading Yew (*Taxus densiformis*) multi stem, side/back yard

Definitions: Shall be according to ANSI A300 (Part 5)-2005 Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)

The following tasks will be completed prior to commencing construction work:

1. Tree protection zone barriers will be placed in a semicircle 16' from the trunk of the red oak and at the dripline of the yew. The barriers should be continuous fencing that is easily visible and at least 2 ½ feet tall. (Note: there is a large stand of burning bush adjacent to the yew that will serve as fine protection from construction—it is only necessary to fence the area where the yew forms the border with the turf.)
2. The contractor shall be notified in writing as to the tree protection specifications, and the dimensions of the tree protection zones. The contractor should sign the document, which indicates he/she read the specifications and agrees to abide by them.

The following specifications shall be adhered to during the entire construction project:

3. No construction activities will take place within the tree protection zone, including storage of materials, cleaning of tools or equipment, or parking. The

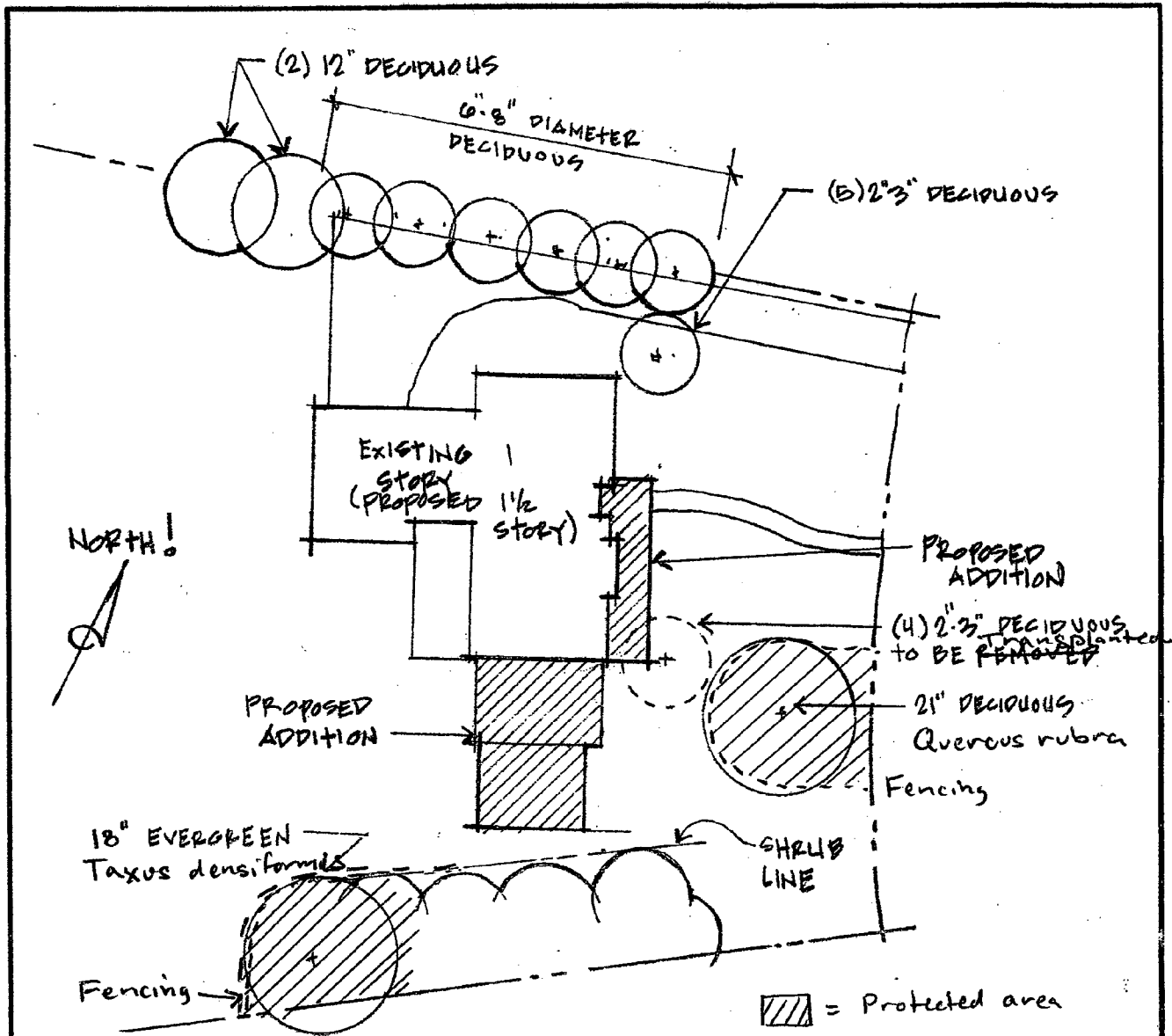
fencing will be removed only after all other construction related activities have been completed. If the tree protection fencing is damaged, it should be repaired promptly.

4. The natural grade shall be maintained within the boundaries of the tree protection zone. The surface drainage should not be altered so as to direct water into or out of the tree protection zone. No irrigation lines shall be run inside the tree protection zone.
5. If trenching exposes any roots, the roots shall be severed cleanly with a sharp blade or sharp pruning saw.
6. During the growing season, the trees should be watered appropriately for the duration of the project. In this area, the growing season is from April through November.
7. Every effort should be made to avoid underground utility work within the tree protection zone. However, if utilities must be run within the tree protection zone (and there is a gas line located under the red oak's root zone), it would be best to tunnel under the tree protection zone. If this is not possible, the trench should be inspected by the consulting arborist prior to, and during, construction to limit damage to the root zone.
8. If branches are broken by the contractor or his/her subcontractors, a MD licensed tree expert should assess and repair the damage.

Specifications for the post-construction phase:

9. The consulting arborist should visit the site and inspect the trees. Long term tree maintenance specifications will be outlined at that time. Maintenance recommendations will include watering, pruning, fertilization (if deemed necessary), and mulching.

Barbara A. Neal



**PROPOSED TREE SAVE MEASURES**

1. The 6"-8" deciduous trees along the driveway have the adjacent asphalt drive to act as root protection, but will be fenced off with clearly marked "do not disturb" signs posted.
2. The cluster of 2"-3" deciduous trees off of the northeast corner of the existing house will be protected by means of root protection matting, fencing and clearly marked "do not disturb" signs posted. It is believed that since there is no foundation work being performed in that area, that this tree can and will be saved.
3. The cluster of 2" to 3" deciduous trees off of the east corner of the existing house will have to be removed to make room for the new work.
4. The 21" deciduous in the front yard and the 18" evergreen in the rear side yard will not be affected by the proposed work. Fencing will be erected around the base of the 21" deciduous in the front yard to ensure that no damage is done during construction.
5. The large shrubs along the southeast property line will be pruned back prior to the start of construction.

**Bruch Residence**

**Preliminary Tree Survey / Save Plan**

DRAWN BY: rl	SCALE 1" = 30'	PROJECT NO. 09.0010	REVISIONS	DRAWING NO.
CREATED BY:	DATE:			

GTM  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (202) 333-2900  
 (202) 333-2001 FAX

FILE NAME: 090010-Tree.dwg

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3936 Washington Street, Kensington	<b>Meeting Date:</b>	01/11/06
<b>Resource:</b>	Secondary Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	01/04/06
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	12/28/05
<b>Applicant:</b>	Chris and Ranelle Bruch (Robert Lach, Architect)	<b>Tax Credit:</b>	None
<b>Proposal:</b>	Side Additions/Second Story addition	<b>Staff:</b>	Michele Oaks
<b>Recommendation:</b> Return for a HAWP			

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**PROPERTY DESCRIPTION**

SIGNIFICANCE:	Secondary Resource
STYLE:	Ranch
DATE:	Post 1930

The existing house is a one-story, five-bay, ranch style, brick dwelling with a screen porch side extension. The notable details include a prominent, double barrel brick chimney, and an eclectic mix of window types and sizes.

The lot is a double lot within the Kensington Historic District, and has 124' of frontage. The lot measures 44,550 sq. ft, which is slightly larger than an acre of land. The house is sited mostly on Lot 53, however, it does straddle the lot lines of Lot 52.

**PROPOSAL:**

The project consists of:

1. Enclose the existing screen porch addition to create a kitchen.
2. Construct a new screen porch addition extending from the new kitchen addition.
3. Construct a new 1-1/2 story, front-gabled massing at the front of the house to create added living space on the second level and a covered porch on the first level. This massing will project 8' beyond the existing front elevation of the house.
4. Raise the existing roof by 12' to create a second level.
5. Extend the existing chimney height approx. 12'.

**CALCULATIONS:**

Existing Building Footprint	2,486 sq.ft.
Existing Patio and Porches	384 sq. ft.
Proposed Building Footprint	755 sq.ft.
Proposed Porch Addition	288 sq. ft.
Lot size	44,550 sq.ft.
Existing Lot Coverage	6%
Proposed Lot Coverage	8%

**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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
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.
  - In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

***Secretary of Interior's Standards for Rehabilitation***

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

- Standard #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.

Standard #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.

### ***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study 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." (page 1). 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.

### **STAFF DISCUSSION**

The existing house is a Secondary Resource within the historic district and alterations to these resources are reviewed in terms of their impact on the overall streetscape and environmental setting of the historic district.

The construction of a second-story addition on secondary resource should be designed to be sympathetic to the adjacent historic resources so that the character defining features of the historic "garden setting" and the rhythm of the streetscape are not radically changed. The house is flanked to the north by a Primary 1 resource (3940) and to the south by a Primary 2 resource (3932). The houses that flank this non-contributing resource are both full, two-story dwellings. After construction of the proposed second story addition the adjacent houses will still be greater in height.

Preserving landscape features, including green spaces and elements of the "garden" suburb are important to retaining the integrity of this historic district. Character-defining features in this historic district include its open development pattern, large lots with a garden setting, and uniform front yard setbacks. Many of the oldest homes occupy more than one lot.

The proposed second-story addition with front cross gable/porch and side extension with screen porch addition are compatible to the size, scale and massing of the resource and therefore will not negatively impact the integrity of the surrounding streetscape of the historic district. The footprint of the new house will still retain the rhythm and spacing along this streetscape, as the current house does sit mainly on Lot 53. Secondly, the lot coverage numbers are consistent with other resources within the historic district. Finally, The proposed design incorporates modern



interpretations of historic details and features found on houses within the existing historic district. This attention to detail assists in the house's compatibility with the existing streetscape by being sensitive to the district's existing architectural character.

Staff encourages the applicant to finalize the design and generate a full set of drawings to include details, exterior material specifications and door and window schedules and return to the Commission at a future meeting with a completed Historic Area Work Permit application. The schematic drawings in this submittal convey the owners desire to use cedar or Hardi-shingle siding mixed-in with the existing brick as the exterior cladding. These materials are compatible material selections for new construction on secondary resources within the district. Staff would additionally encourage the applicants to continue to work to select building materials, which will be sympathetic to the historic district. Generally, the Commission favors the use of simulated or true-divided light wood windows; solid wood doors; wood detailing on the porch, including wood tongue and groove flooring; wood window, door and house trim.

Finally, the HAWP application should include a detailed tree protection plan outlining the measures that will be implemented to ensure the survivability of the trees on the property during construction.

**MEMO**

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**Date:** November 16, 2005  
**Project #:** 05.0010      **Project Name:** Bruch Residence  
**Subject:** Adjacent Property Names and Addresses

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Stephen J & M.S. Niven  
3932 Washington Street  
Kensington, MD 20895

John Schwabe  
3930 Washington Street  
Kensington, MD 20895

Peter G & E.H. Condliffe  
3939 Washington Street  
Kensington, MD-20895

James L Foy  
3940 Washington Street  
Kensington, MD 20895



PROSPECT STREET

WASHINGTON ST

P1

P1

P1

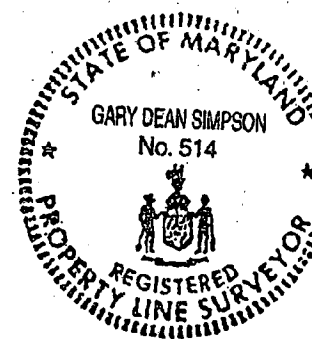
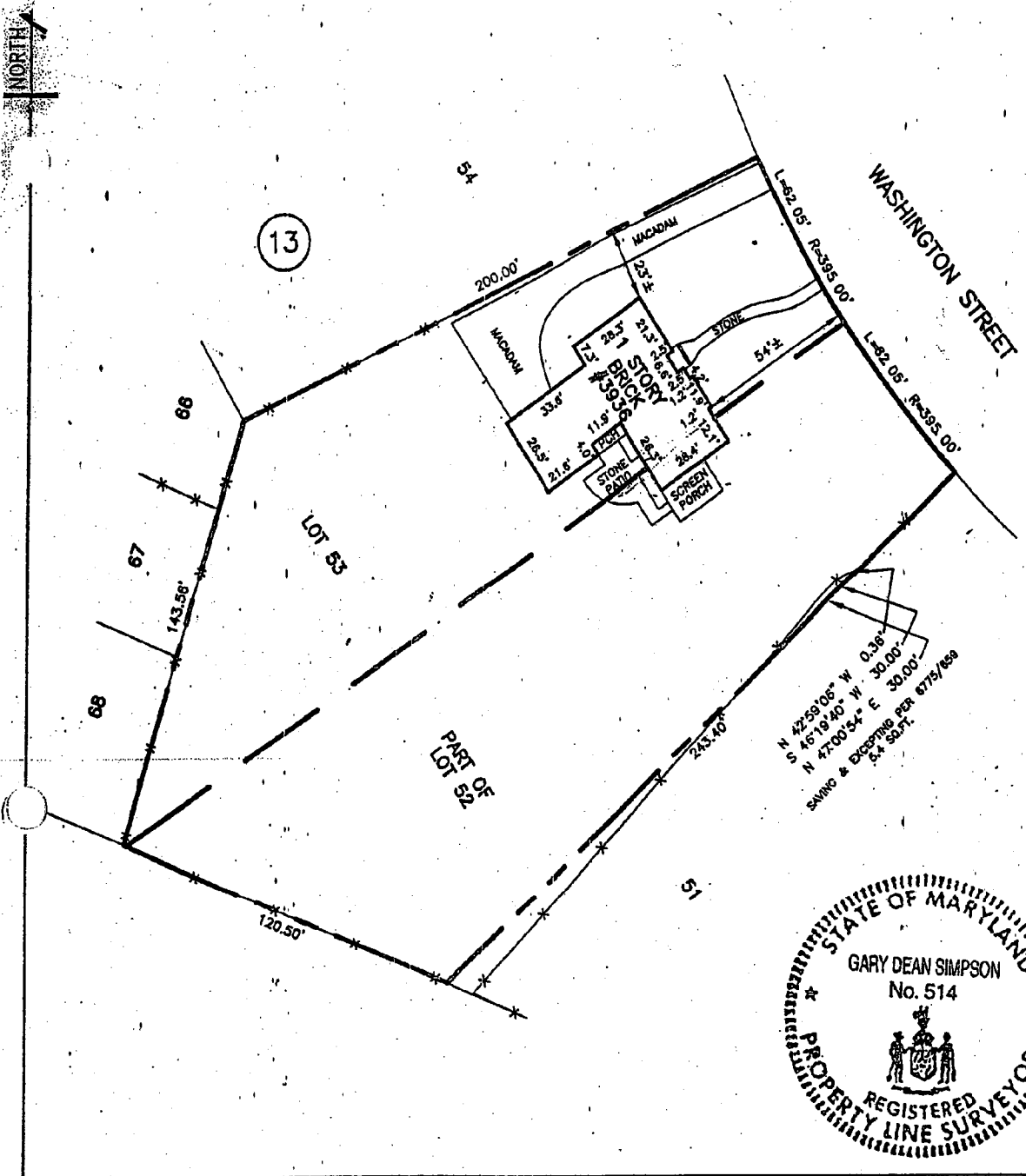
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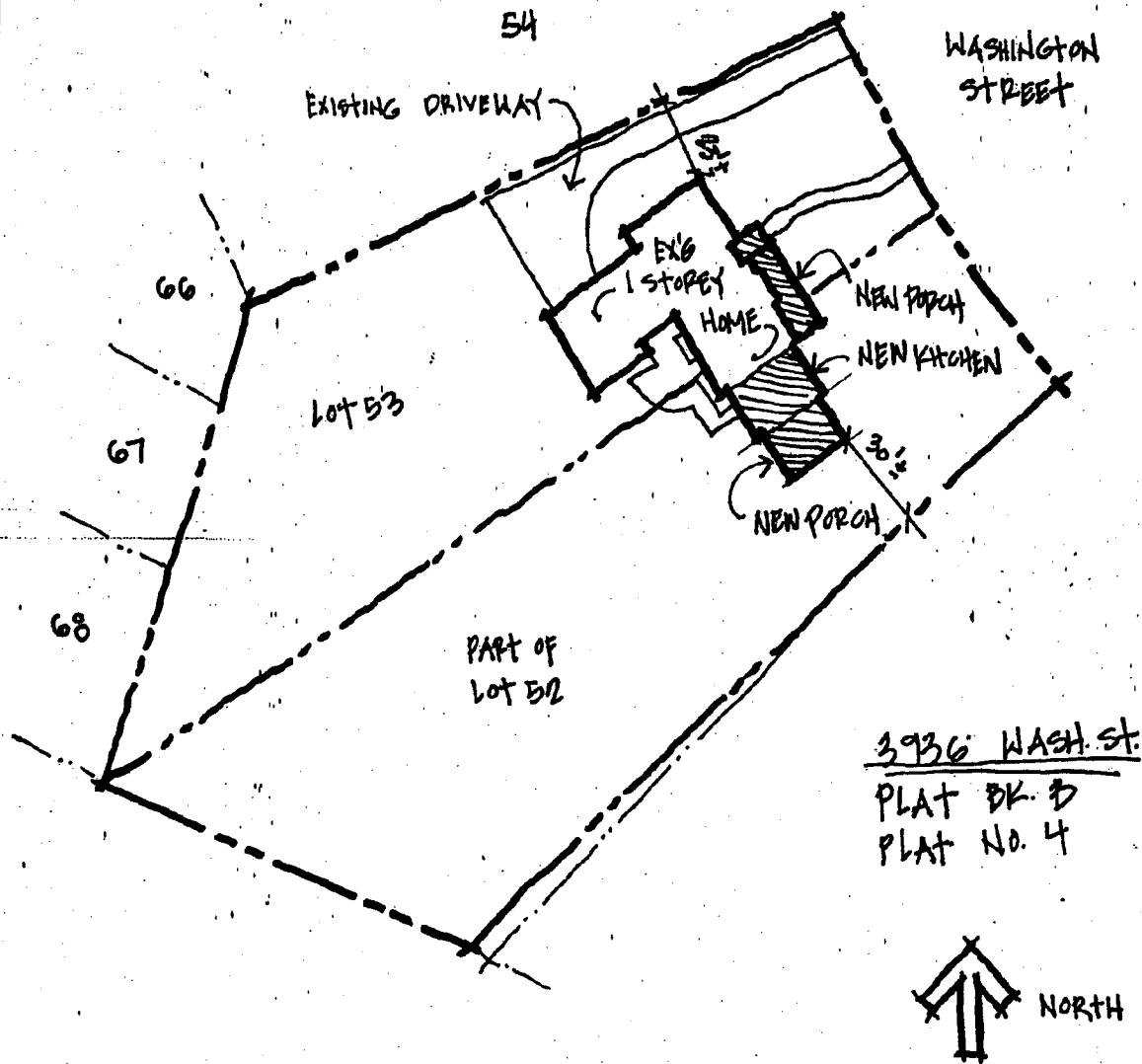



PROPERTY ADDRESS: 3936 WASHINGTON STREET		THE PROPERTY SHOWN HEREON IS LOCATED IN AN AREA NOT INCLUDED ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP	
<b>CERTIFICATE</b> I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS. NO TITLE REPORT HAS BEEN FURNISHED. SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.   GARY DEAN SIMPSON Reg. MARYLAND Property Line Surveyor No. 514	<b>REFERENCES</b> PLAT BK. B PLAT NO. 4 LIBER 6775 FOLIO 659		<b>ALL COUNTY LOCATION SURVEYS, INC</b> 2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD, 21035 PHONE (410) 798-9701 FAX (410) 798-9705
	DATES: _____ SCALE: 1" = 50'		WALL CHECK: _____ DRAWN BY: MLC
	HSE. LOC.: 04-07-04		JOB NO.: 0614-04
	BOUNDARY: _____		

- NOTES:
- 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
  - 2) This location drawing is not to be used for the building of fences or other improvements. No boundary survey has been performed.
  - 3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
  - 4) B.R.L. information, if shown was obtained from existing record plat or was provided to ACLS, and is not guaranteed by ACLS, Inc.
  - 5) Flood Zone information is subject to the interpretation of the originalator.
  - 6) Adjoiner deed research has not been undertaken with the Location Drawing.
  - 7) ACLS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
  - 8) Level of accuracy 3'±

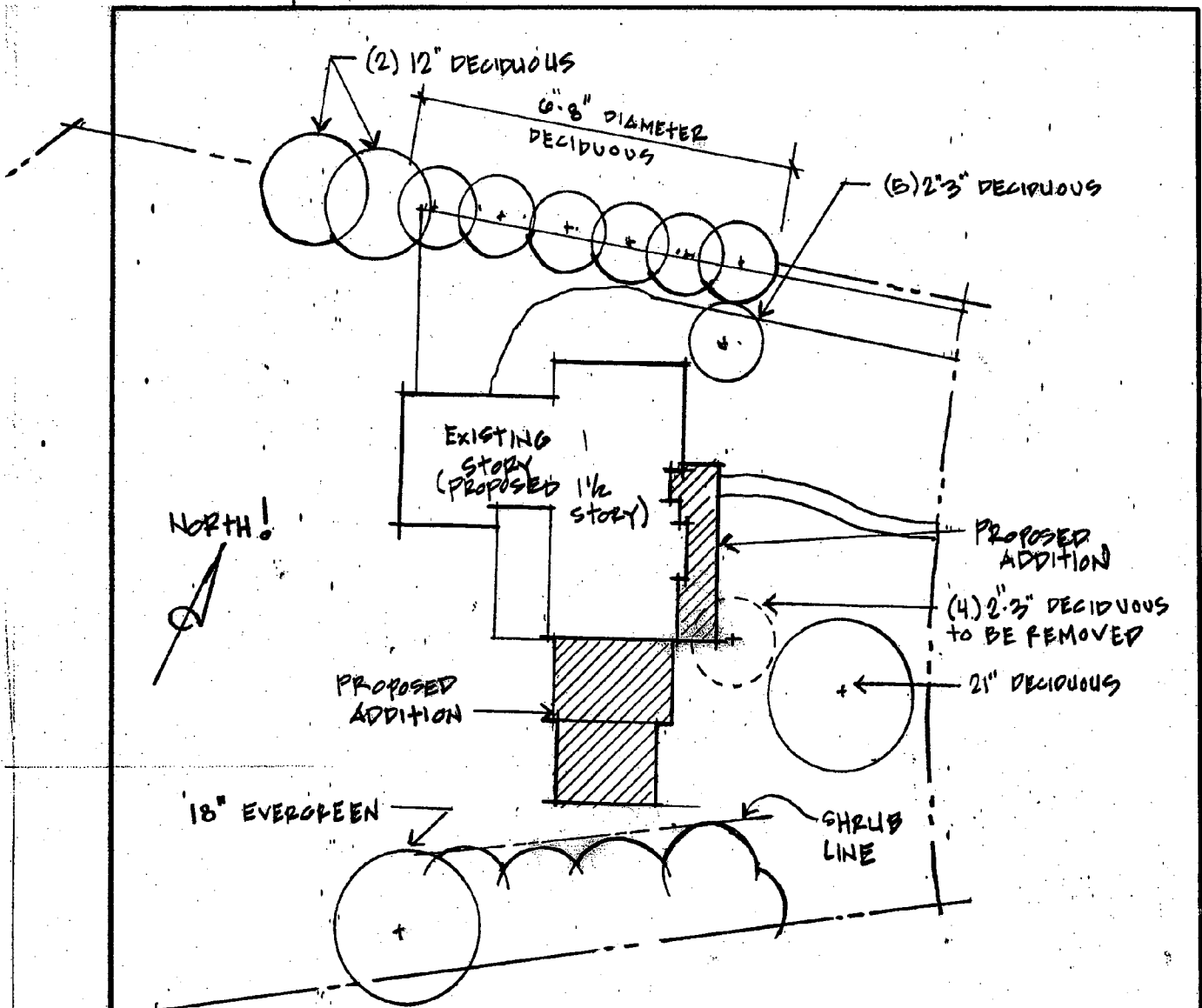
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<b>Bruch Residence</b>					
<b>Proposed Site Plan</b>				GTM ARCHITECTS	
DRAWN BY: rl	SCALE: 1"=50'	PROJECT NO. 05.0010	REVISIONS	DRAWING NO. <b>5</b>	7735 OLD GEORGETOWN ROAD SUITE 200 BETHESDA, MD 20814 (301)353-2000 (301)353-2001 FAX
CHECKED BY: gm	DATE: 11/16/05				

8



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FILE NAME: 050010-Tree.dwg

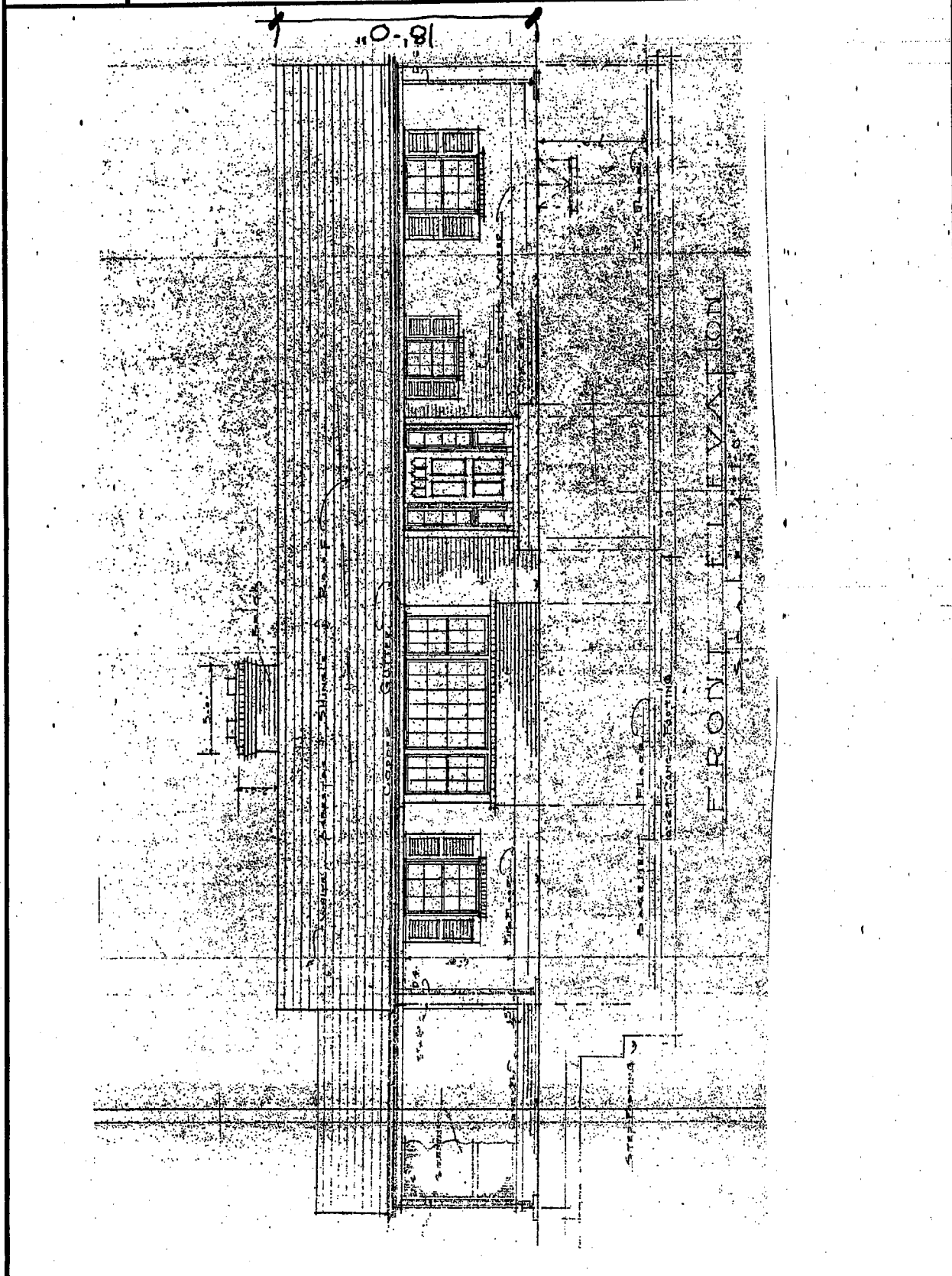
**Bruch Residence**

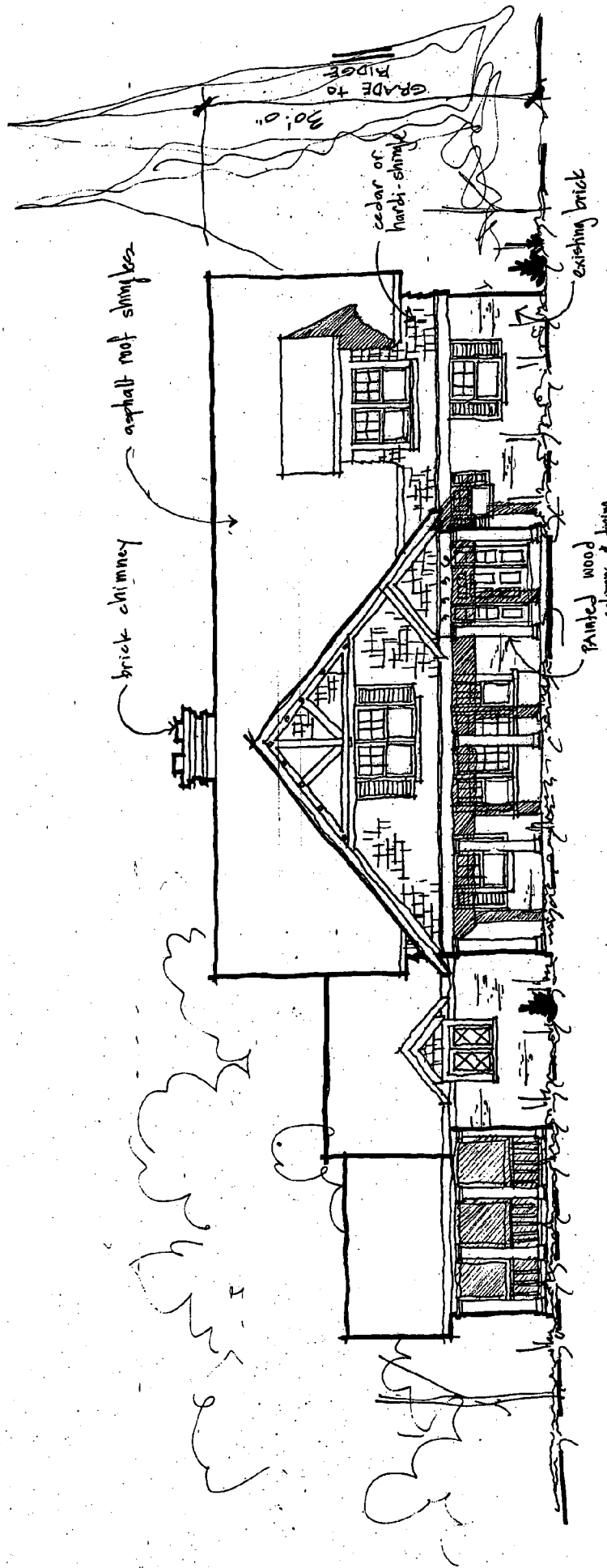
**Preliminary Tree Survey / Save Plan**

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CHECKED BY:	DATE 12/21/05			

**GTM**  
**GT MARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

GT ARCHITECTS 775 OLD GEORGETOWN ROAD SUITE 700 NORTON, VA 23414 (703) 233-2000 FAX (703) 233-2001	PROJECT NO. 050010	DATE 11/6/95	DRAWN BY gm
			SCALE 1/8" = 1'-0"
PROJECT NAME Bruch Residence		DRAWING TITLE Existing Front Elevation	





05.0010  
11/16/05



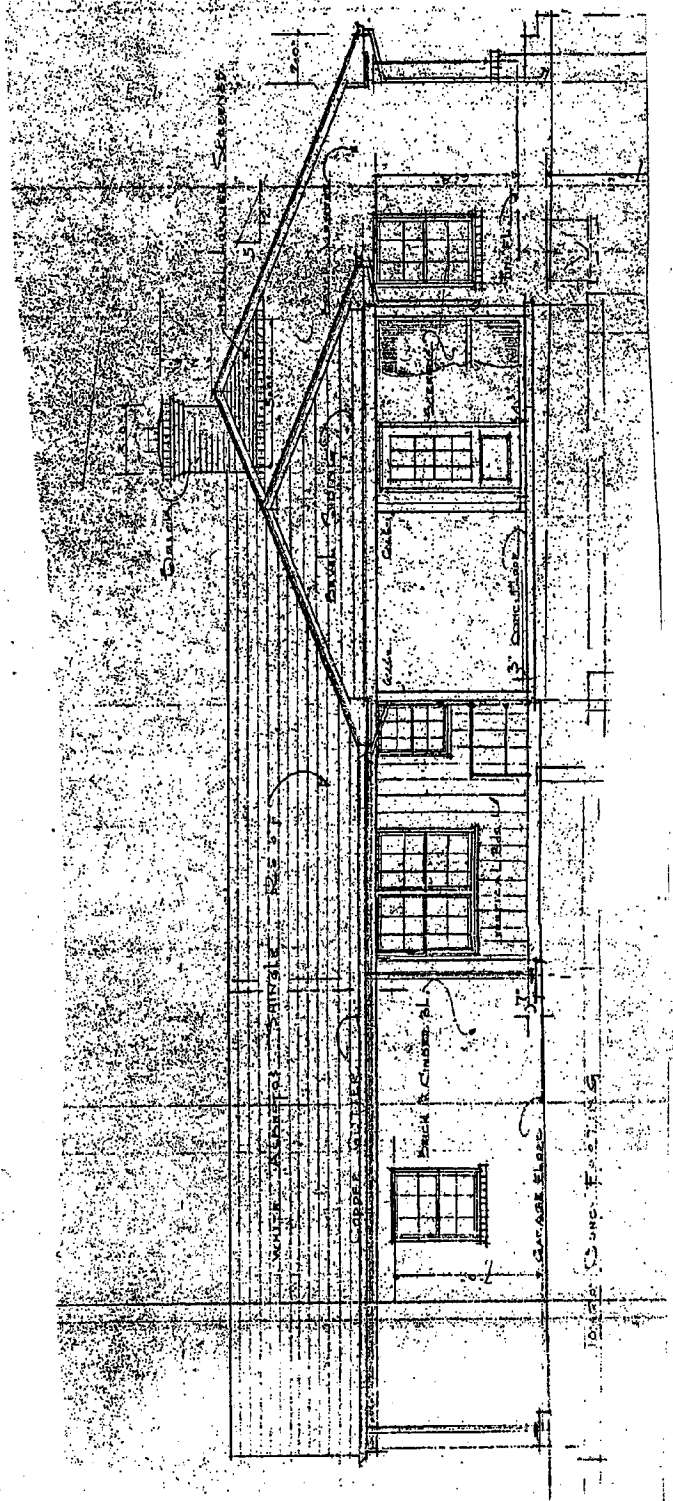
GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

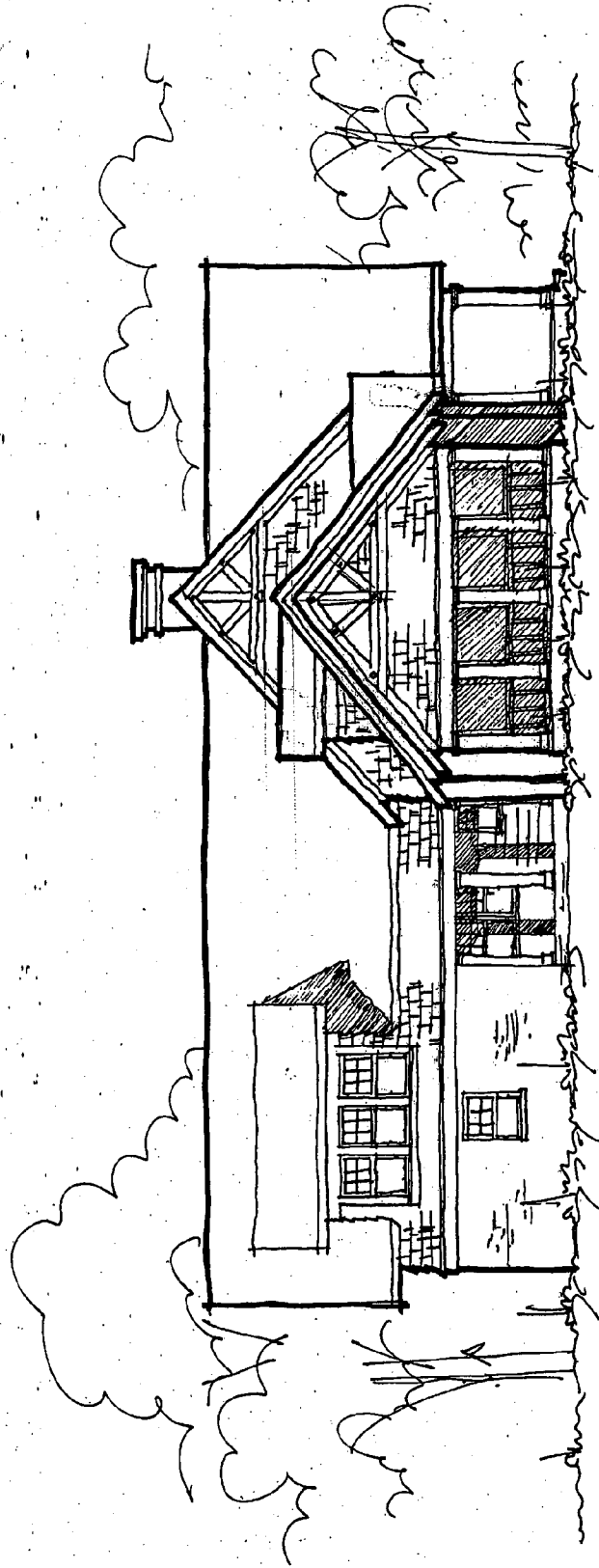
BRUCH RESIDENCE  
FRONT ELEVATION  
"PROPOSED"





<b>GTI</b> ARCHITECTS 7755 OLD GEORGETOWN ROAD SUITE 200 BETHESDA, MD 20814 (301) 333-2000 (301) 333-2001 FAX	<b>4</b> DRAWING NO.	PROJECT NO. 05.0010	DATE 11/16/15	DRAWN BY: gm
		REVISIONS	SCALE 1/8"	PROJECT NO. 05.0010
<b>Bruch Residence</b>		<b>Existing Left Elevation</b>		





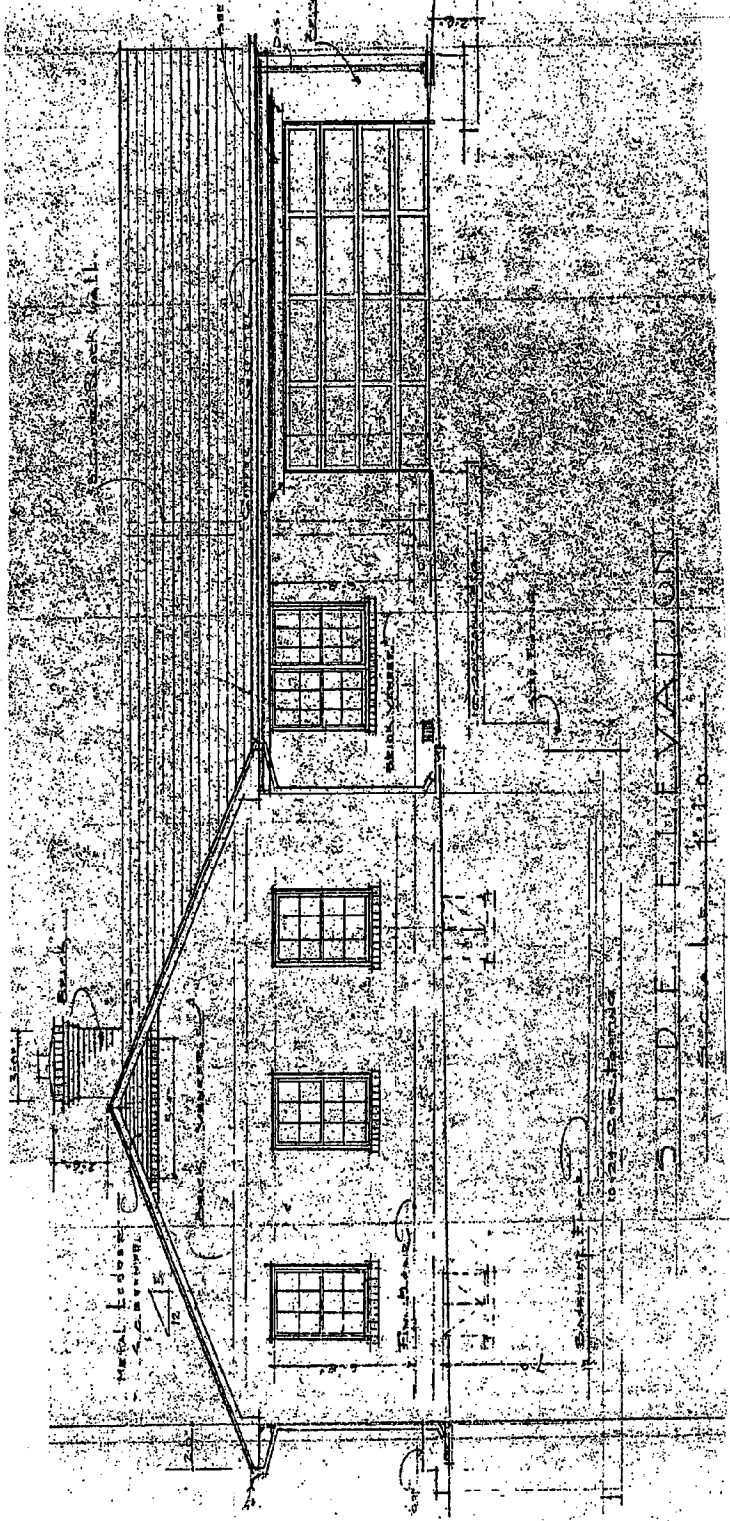
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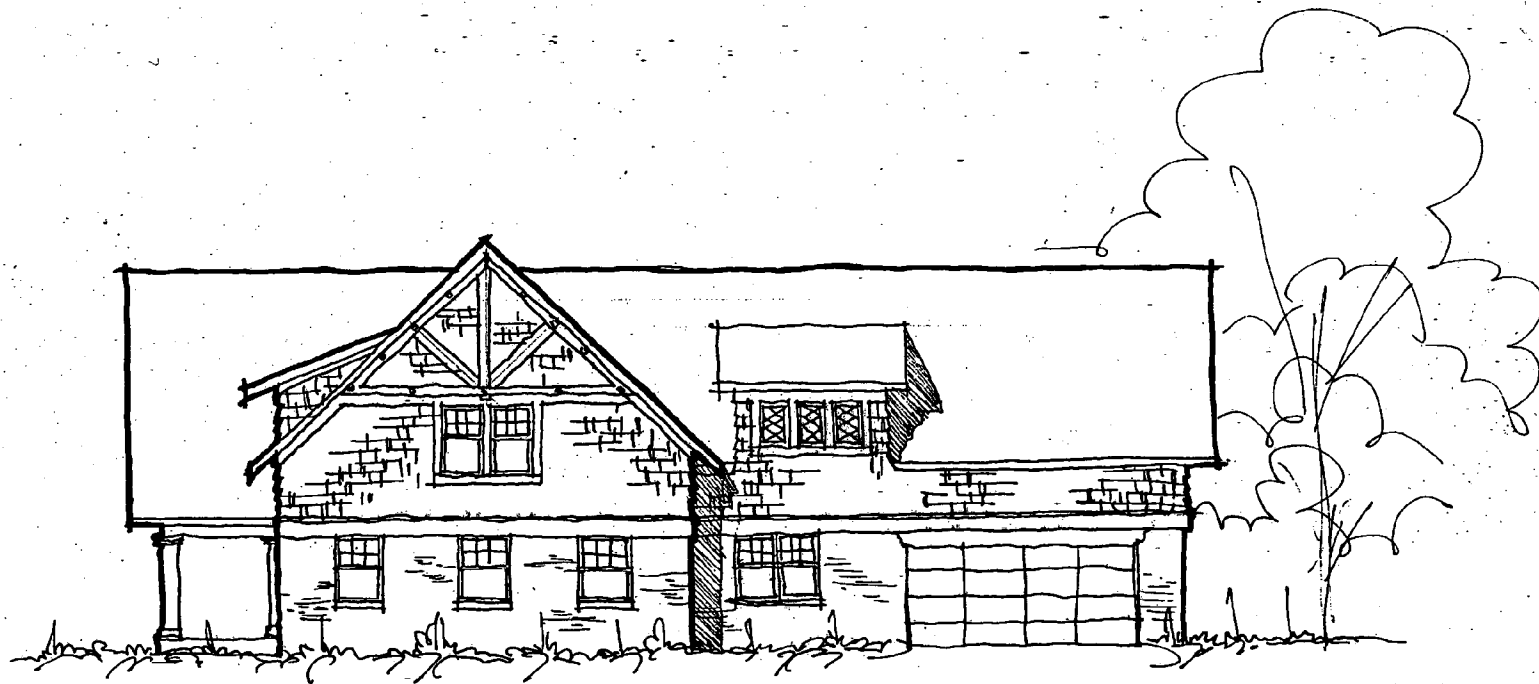


GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

DRUCH RESIDENCE  
LEFT SIDE ELEVATION "PROPOSED"

<b>Bruch Residence</b> Existing Right Side Elevation	DRAWN BY: gm DATE: 11/6/15	PROJECT NO.: 050010 REVISIONS:	DRAWING NO.: <b>2</b>	2735 OLD GEORGETOWN ROAD BELTHERED, MD 20814 (301) 333-2000 (301) 333-2001 FAX GTM ARCHITECTS
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11/16/05

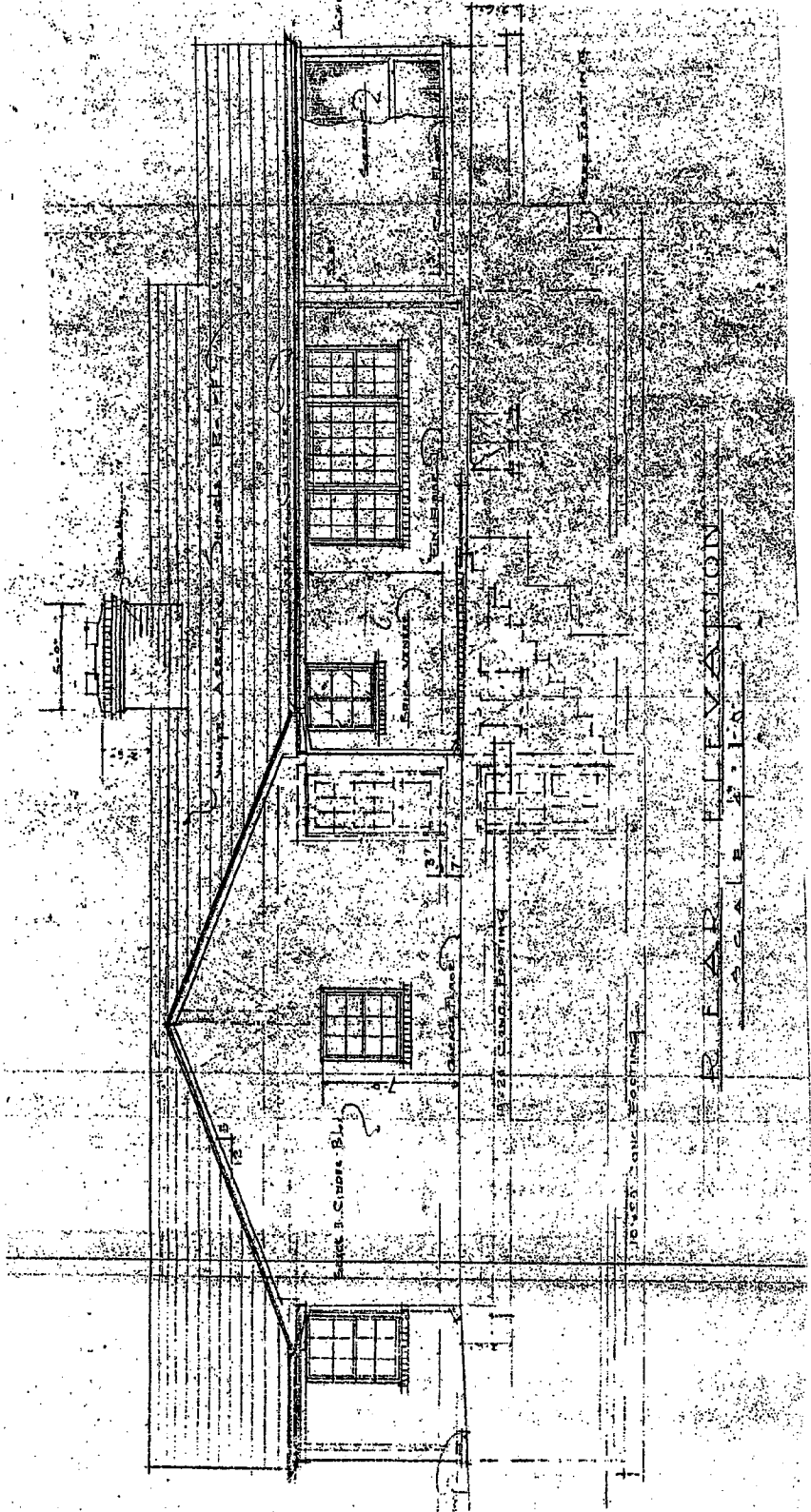
BRUCH RESIDENCE  
RIGHT SIDE ELEVATION "PROPOSED"

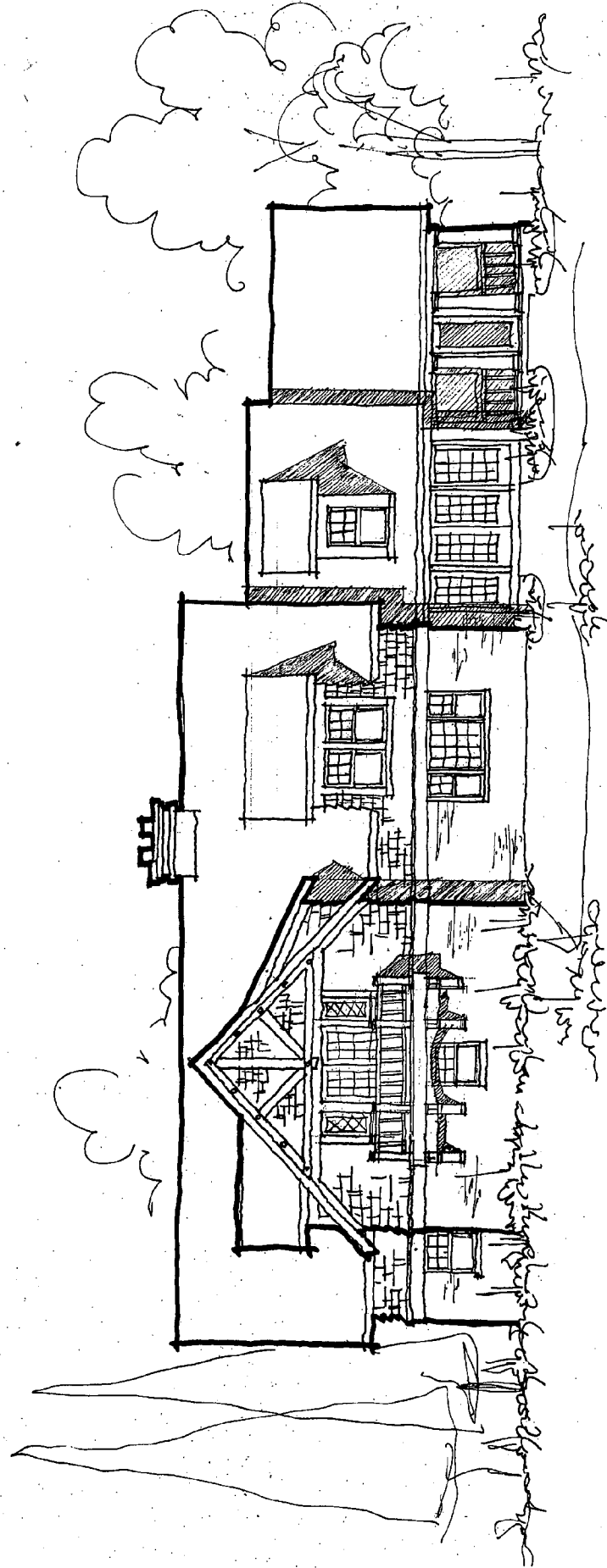
**GTM**

GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814



<b>GTMA ARCHITECTS</b> 2725 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (301) 233-2000 (202) 333-2001 FAX	<b>3</b> DRAWING NO.	PROJECT NO. 05.0010	SCALE 1/8" = 1'-0"	DATE 11/16/05	DRAWN BY gm
		<b>Bruch Residence</b> Existing Rear Elevation			





05.0010  
11/16/05

GTM

GTM ARCHITECTS  
7235 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

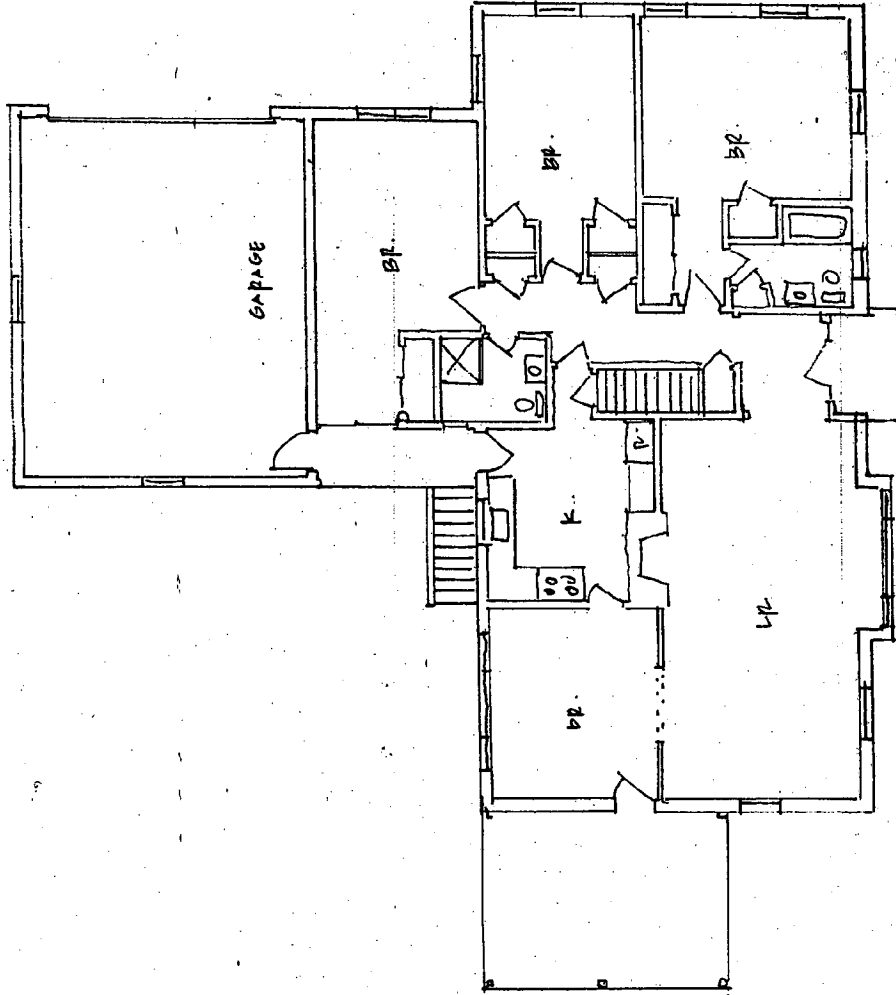
BRUCH RESIDENCE  
REAR ELEVATION  
"PROPOSED"

REVISED FIRST FLOOR  
SEPTEMBER 1983

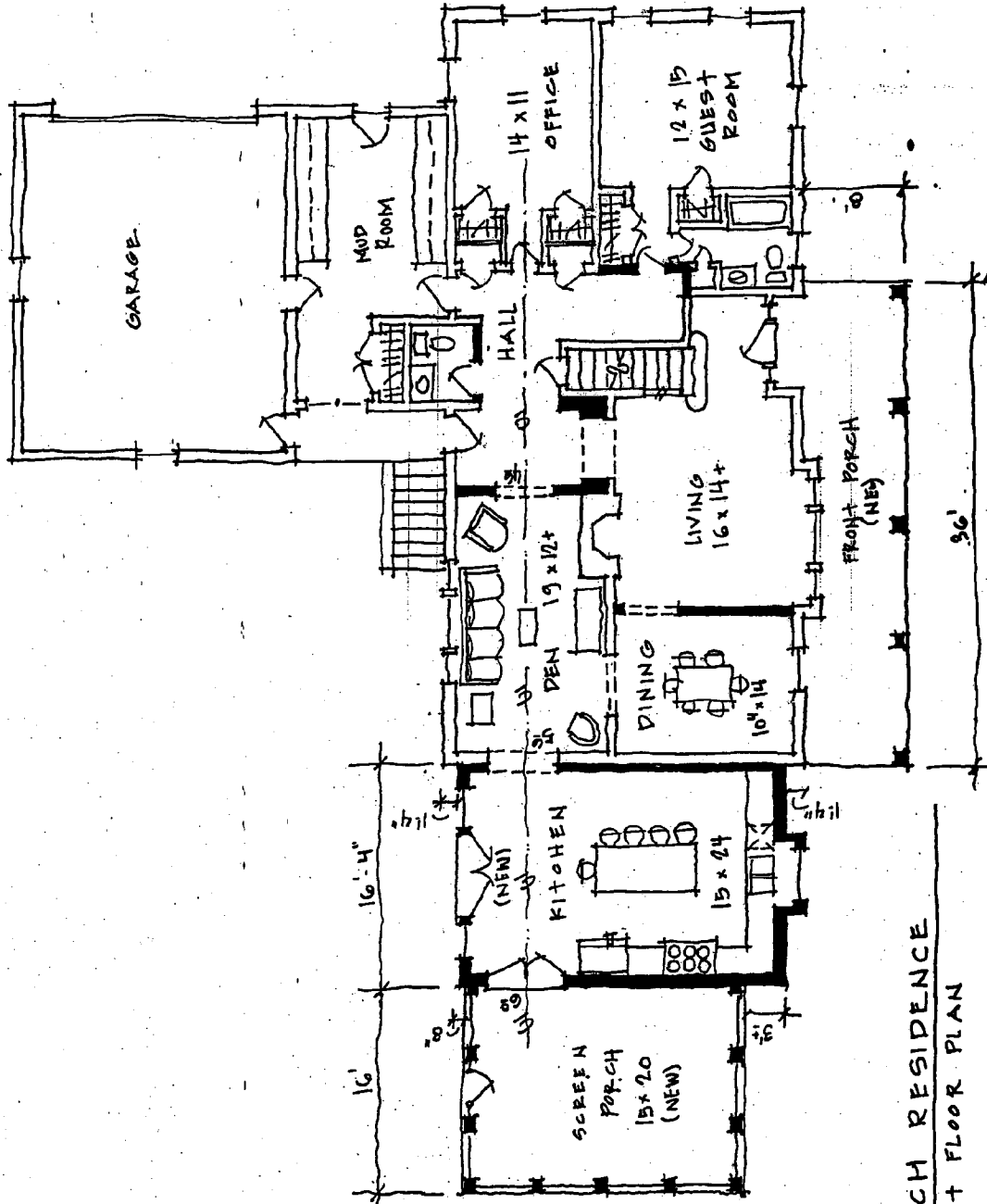
05.0010



GTM ARCHITECTS  
1000 Rockledge Rd.  
Suite 700  
Bethesda, MD 20814



EXISTING FIRST FLOOR PLAN



05.0010  
11/10/05



GTM ARCHITECTS  
7235 Old Georgetown Rd.  
Bethesda, MD 20814

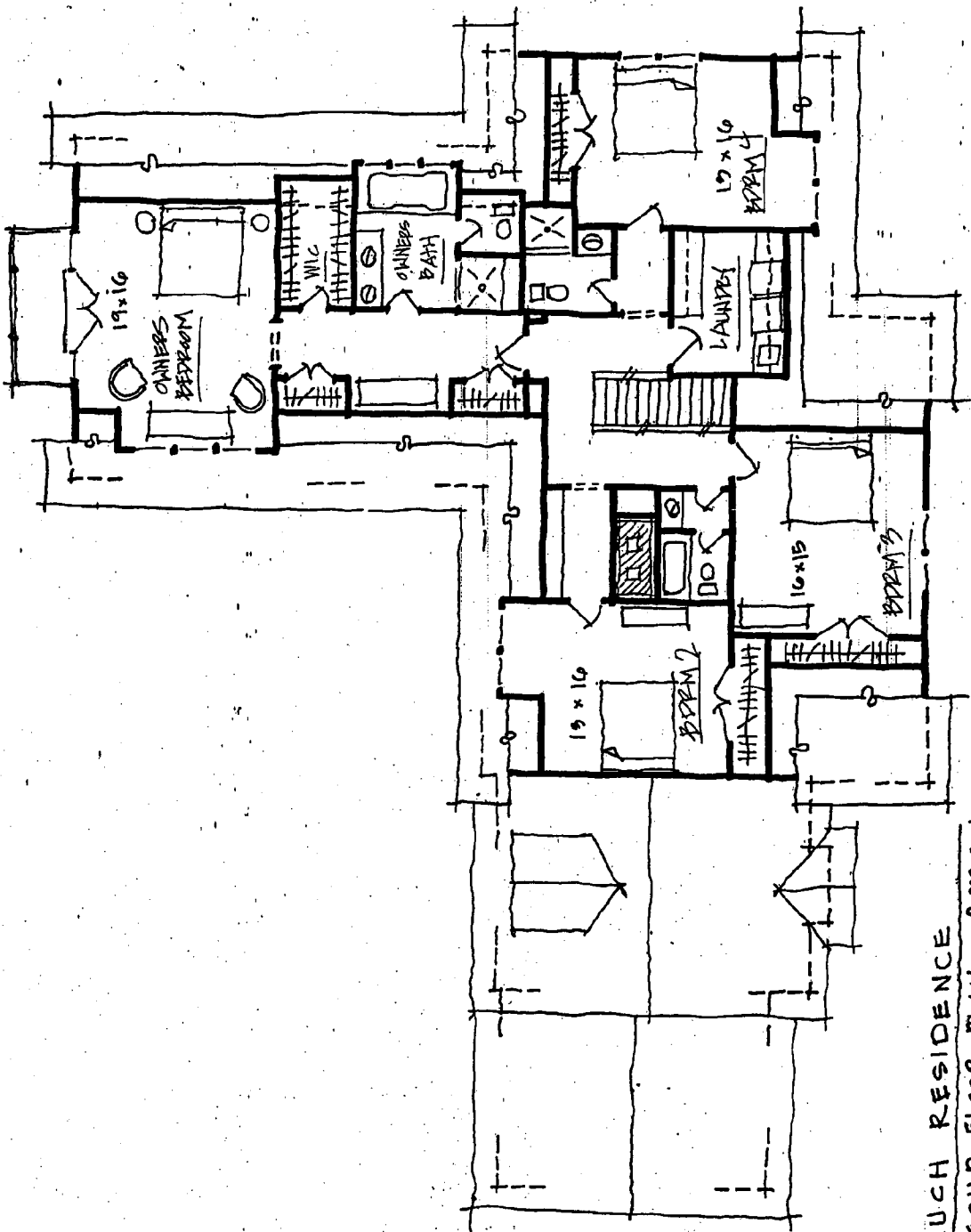
BRUCH RESIDENCE  
FIRST FLOOR PLAN



05.0010  
11/12/05



CTM ARCHITECTS  
7335 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814



BRUCH RESIDENCE  
SECOND FLOOR PLAN 2,000 SF ±

