

31/06-05P 3730 Howard Ave
Kensington Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 29, 2005

MEMORANDUM

TO: Victor Associates (Charlotte Wolpoff)
1300 Spring Street, Ste 124
Silver Spring, MD 20910

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #395485 at 3730 Howard Ave, Kensington

Your Historic Area Work Permit application for iron railing was **Approved** by the Historic Preservation Commission at its September 28, 2005 meeting.

When you file for your building permit at DPS, you must take with you the enclosed forms. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit #395485

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant's Mailing Address: Victor Associates
1300 Spring Street, Ste 124
Silver Spring, MD 20910

Project Address: 3730 Howard Ave, Kensington

This HAWP approval is subject to 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 applicable Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

Lucas

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Charlotte Wolpoff
Daytime Phone No.: 301-588-0196

Tax Account No.: 01023256

Name of Property Owner: J/A Victor Associates Daytime Phone No.: 301-588-0196
Address: 1300 Spring Street #124, Silver Spring, MD 20910
Street Number City Street Zip Code

Contractor: ABC Welding Phone No.: 301-565-3838

Contractor Registration No.: _____
Agent for Owner: Michael Greene Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3730 Street: HOWARD AVENUE
Town/City: Kensington Nearest Cross Street: FAWCETT
Lot: P19 Block: A Subdivision: KNOWLES ESTATES
Liber: 5306 Folio: 642 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: HAND RAILING

1B. Construction cost estimate: \$ 400.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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.

Charlotte Wolpoff
Signature of owner or authorized agent

August 19, 2005
Date

Approved: _____
Disapproved: _____
Application/Permit No.: 395485 Date Filed: _____ Date Issued: _____
Signature: Julia O'Malley Date: 9/28/05
For Chairperson, Historic Preservation Commission

SEE REVERSE SIDE FOR INSTRUCTIONS

AUG 23 2005

WOLPOFF INDUSTRIES

1300 Spring Street, Suite 124
Silver Spring, Maryland 20910
301-588-0196

August 19, 2005

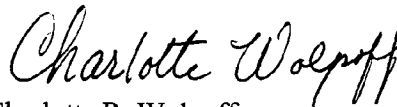
Historic Preservation Commission
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Dear Kensington Historical Society,

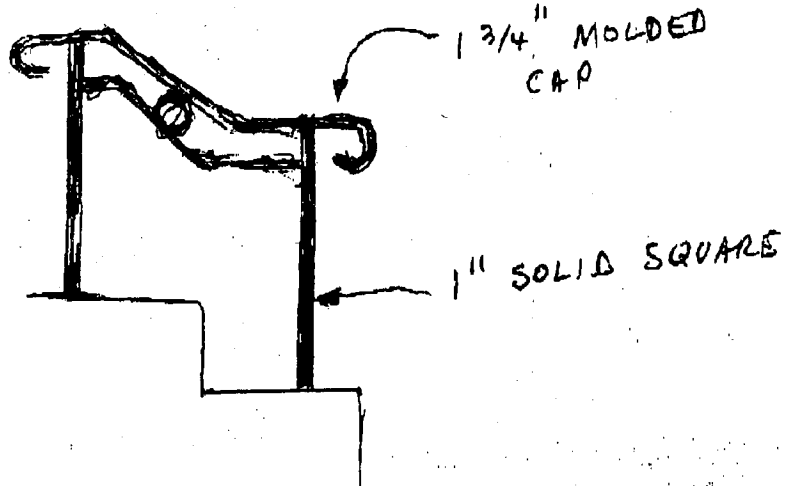
We respectfully request your permission to install a free-standing safety railing in front of our building at 3730 Howard Avenue. The paramount issue being safety, we propose the professional installation of a wrought iron railing along side the two front steps. The size and style will be consistent with other wrought iron railings adjacent to cement steps in use in the common areas of the Old Town commercial district. As a practical matter, we are concerned about business invitees being able to negotiate the stairs safely. There had been a (non-historic) railing in use when we acquired the property in 1979, but it rusted out and was removed. We have no pictures of it.

We believe that by implementing our plan, we can enhance the safety of our premises while maintaining our building's historical integrity. To that end, we would welcome any suggestions you have that would enable us to proceed.

Yours truly,



Charlotte R. Wolpoff



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/29/15

Montgomery County
Historic Preservation Commission

**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:

Please see Attached Letter

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

Please see attached letter

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 effected 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 canopy 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.

WOLPOFF INDUSTRIES

1300 Spring Street, Suite 124
Silver Spring, Maryland 20910
301-588-0196

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

10149 Fawcett Street, Kensington, Maryland 20895
Owner: Janet W. Henneberry
c/o Mary R. Whitlow
P.O. box 147
Arlington, Virginia 22210

3738 Howard Avenue, Kensington, Maryland 20895
Owner: Janet W. Henneberry
c/o Mary R. Whitlow
P.O. Box 147
Arlington, Virginia 22210

3736 Howard Avenue, Kensington, Maryland 20895
Prevention of Blindness Society
1775 Church Street, N.W.
Washington, D.C. 20036



ABC Welding Inc.
 WELDING & FABRICATING SPECIALISTS
 8808 MONARD DR.
 SILVER SPRING, MARYLAND 20910
 (301) 565-3838 FAX (301) 565-8025



JULY 25, 2005

WOLPOFF INDUSTRIES
 1300 SPRING STREET
 SILVER SPRING MD 20910

RE: 3730 HOWARD AVE

I AM PLEASED TO QUOTE YOU FOR THE FABRICATION AND INSTALLATION
 OF A WROUGHT IRON RAILING AT 3730 HOWARD AVE KENSINGTON. RAILING
 TO HAVE ONE COAT OF PRIMER.

PRICE \$400.00

TERMS PAYMENT IN FULL ON COMPLETION

SINCERELY,

M. Greene

ACCEPTED BY _____

DATE _____

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL FABRICATORS AND
 ERECTORS OF ARCHITECTURAL AND MISCELLANEOUS METAL PRODUCTS

3730 HOWARD AVENUE
KENSINGTON, MARYLAND



3730 HOWARD Avenue
Kensington, Maryland



3730 HOWARD Avenue
Kensington, Maryland



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3730 Howard Ave, Kensington	Meeting Date:	9/28/2005
Applicant:	Victor Associates (Charlotte Wolpoff, Agent)	Report Date:	9/21/2005
Resource:	Primary 1 Resource Kensington Historic District	Public Notice:	9/14/2005
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-05P	Staff:	Tania Tully
PROPOSAL:	iron railing	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource
STYLE: Vernacular Store

PROPOSAL:

Install a 32-inch freestanding wrought iron safety railing along the front steps as illustrated on Circle 5.

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

Lucas

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301-588-0196

Tax Account No.: 01023256

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Address: 1300 Spring Street #124, Silver Spring, MD 20910
Street Number City State Zip Code

Contractor: ABC Welding Phone No.: 301-565-3838

Contractor Registration No.: _____
Agent for Owner: Michael Greene Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3730 Street: HEWARD AVENUE
Town/City: Kensington Nearest Cross Street: FAWCETT
Lot: P19 Block: A Subdivision: KNOWLES ESTATES
Liber: 5306 Folio: 642 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: <u>HAND RAILING</u> | | | |

1B. Construction cost estimate: \$ 400.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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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.

Charlotte Wolpoff
Signature of owner or authorized agent

August 19, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 395485 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

AUG 23 2005

3

WOLPOFF INDUSTRIES

1300 Spring Street, Suite 124
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August 19, 2005

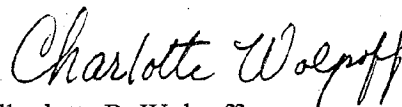
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255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

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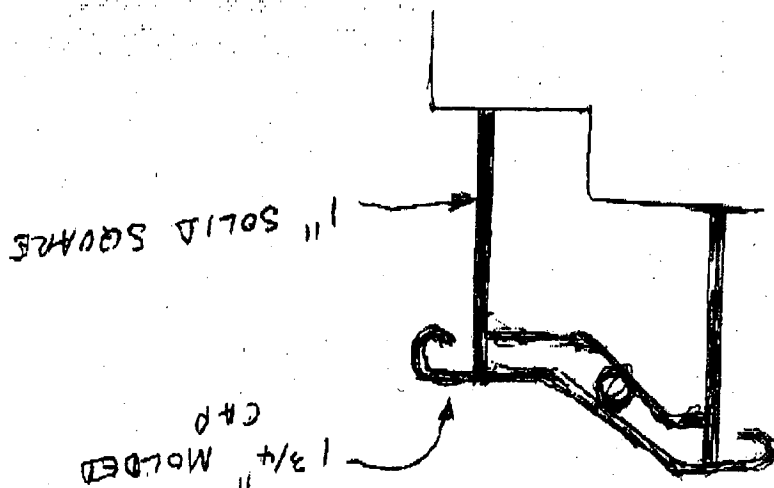
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Yours truly,



Charlotte R. Wolpoff

5



3730 HOWARD AVENUE
KENSINGTON, MARYLAND



(6)

3730 HOWARD AVENUE
KENSINGTON, MARYLAND



(7)

3730 HOWARD Avenue
Kensington, Maryland





ABC Welding Inc.
 WELDING & FABRICATING SPECIALISTS
 8808 MONARD DR.
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JULY 25, 2005

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SINCERELY, *M Greene*

ACCEPTED BY _____

DATE _____

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL FABRICATORS AND
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9

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