

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|--------------|
| Address: | 3947 Washington Street, Kensington | Meeting Date: | 4/24/2019 |
| Resource: | Primary-Two Resource (Kensington Historic District) | Report Date: | 4/17/2019 |
| Applicant: | Patricia Metzger | Public Notice: | 4/10/2019 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 31/06-19G | Staff: | Michael Kyne |
| PROPOSAL: | Fence installation | | |

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary-Two Resource within the Kensington Historic District
STYLE: Bungalow
DATE: 1913

PROPOSAL:

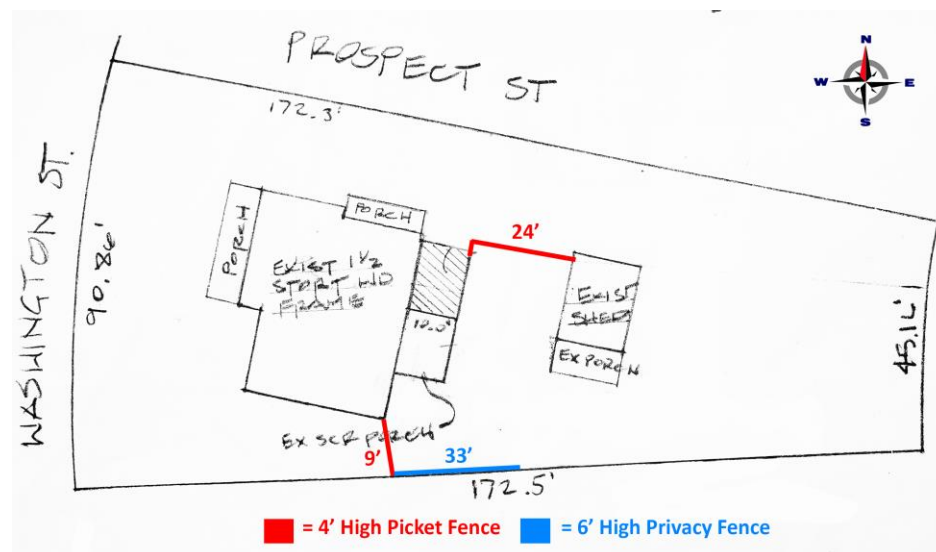


Fig. 1: Proposed site plan, as prepared by staff (not to scale).

The applicant proposes the following:

- Installation of 24 linear feet of 4' high wooden picket fence and gate on the north side of the property (on the Prospect Street side and connecting the northeast corner of an existing rear porch to an existing rear garage).
- Installation of 9 linear feet 4' high wooden picket fence and gate on the south side of the property (perpendicular to Washington Street and extending from the southeast corner of the house to the south property line).
- Installation of 33 linear feet of 6' wooden shadowbox-style privacy fence on the south property line.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

Montgomery County Code; Chapter 24A-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.
- (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.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

RECEIVED
1/16/19
AK



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Pmm19518@gmail.com Contact Person: Patricia Metzger
Daytime Phone No.: 301-204-4467
Tax Account No.: 079-48-0192
Name of Property Owner: Patricia Metzger Daytime Phone No.: 301-204-4467
Address: 3947 Washington St., Kensington, MD 20895
Street Number City Street Zip Code
Contractor: Josue Rodriguez Phone No.: 202-417-0178
Contractor Registration No.: 131849
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3947 ~~Washington~~ Street: Washington St.
Town/City: Kensington Nearest Cross Street: Prospect St
Lot: _____ Block: _____ Subdivision: Kensington Park
Liber: _____ Folio: _____ 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: _____

1B Construction cost estimate: \$ 2,300

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 4 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.

Patricia Metzger
Signature of owner or authorized agent

1/16/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

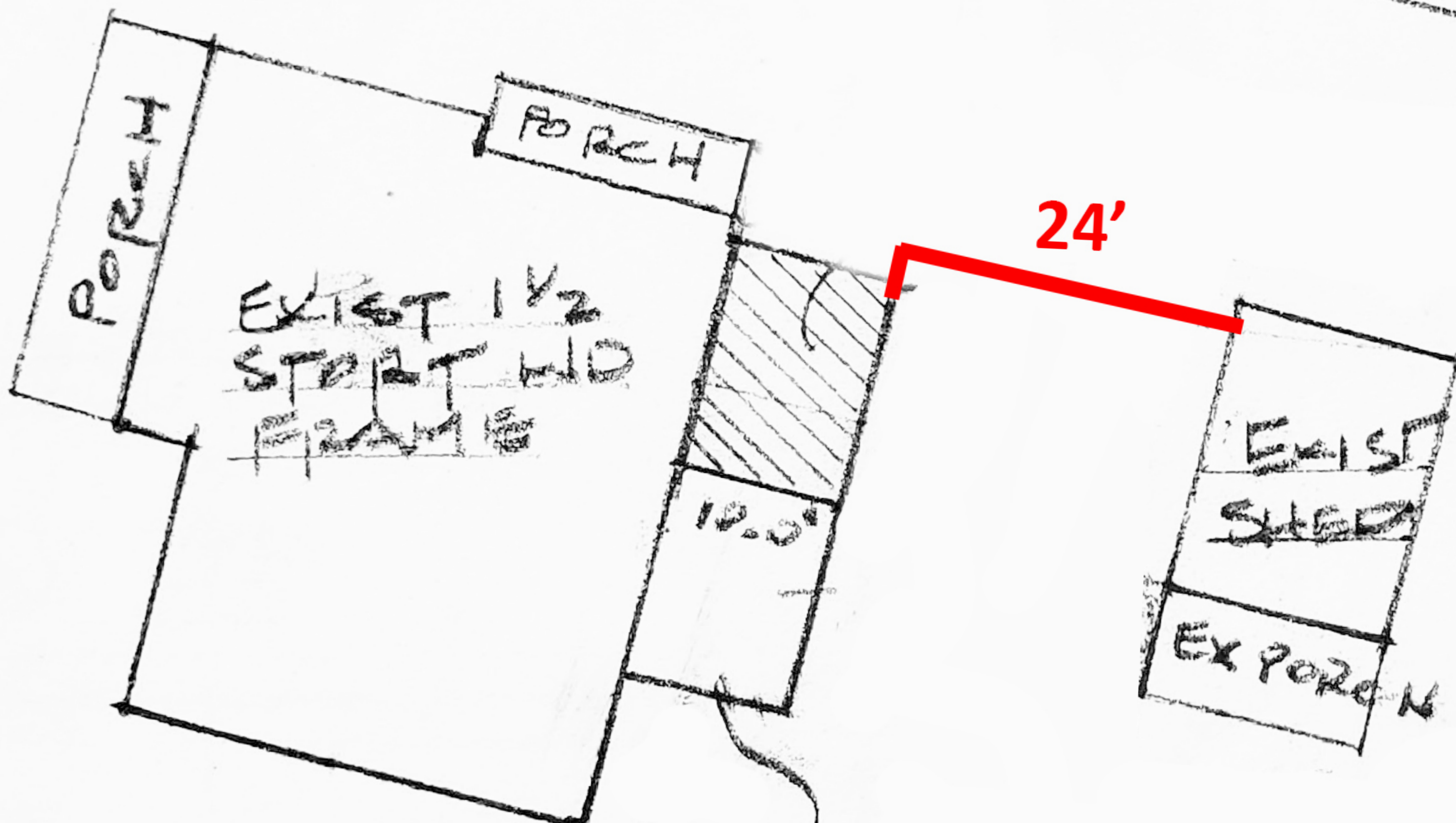
SEE REVERSE SIDE FOR INSTRUCTIONS

WASHINGTON ST.

90.8'

PROSPECT ST

172.3'



45.12'

■ = 4' High Picket Fence

■ = 6' High Privacy Fence

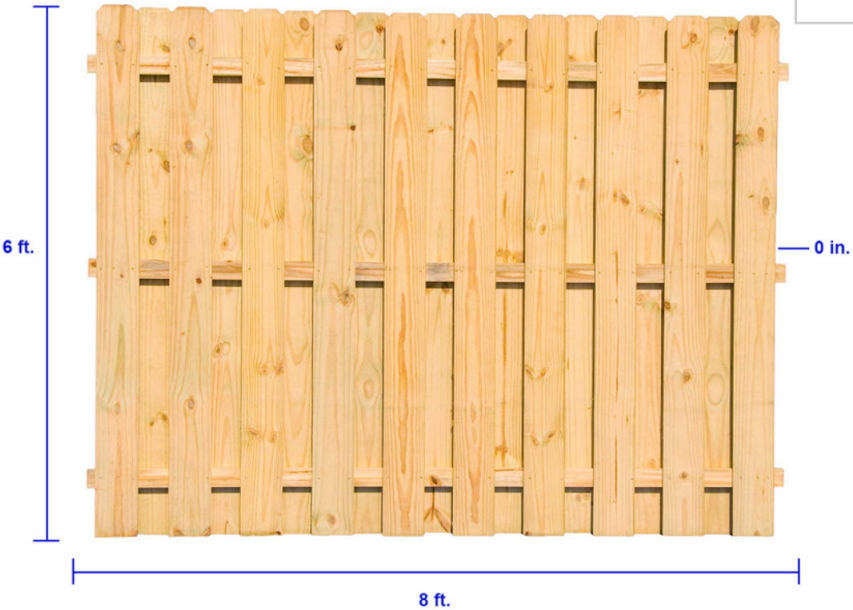
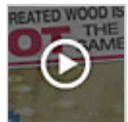


| | | | |
|--------------------------------------|----------------|----------------------------------|--------------------------|
| Series Name | N/A | Post and Accessories Included | × |
| Collection Name | Spaced Scallop | Assembly Required | × |
| Actual Panel Height (Feet) | 4 | Manufacturer Color/Finish | N/A |
| Actual Panel Width (Feet) | 8 | Ground Contact | ✓ |
| Actual End Picket Thickness (Inches) | 0.75 | Package Quantity | 1 |
| Common Panel Height (Feet) | 4 | Warranty | 1-year limited |
| Common Panel Width (Feet) | 8 | Color/Finish Family | Multiple colors/finishes |
| Weight (lbs.) | 35 | Fence Top Style | Scallop |
| Actual Picket Thickness (Inches) | 0.75 | Fence Style | Spaced picket |
| Actual Picket Width (Inches) | 3.5 | Primary Material | Spruce pine fir |
| Actual End Picket Width (Inches) | 3.5 | For Use With | Wood fence |
| Gauge | 0 | Primary Recommended Use | Yard |
| Finish | N/A | CA Residents: Prop 65 Warning(s) | Yes |
| Pressure Treated | ✓ | | |





Severe Weather (Actual: 6-ft x 8-ft) Pressure Treated Pine Fence Panel



Measurements shown are actual panel height, actual panel width and actual picket width







Patricia Metzger

From: Patricia Metzger
Sent: Saturday, January 5, 2019 6:49 PM
To: Patricia Metzger
Subject: Yard



Sent from my Verizon, Samsung Galaxy smartphone

As seen from Prospect St.