MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address: 3810 Washington Street, Kensington
Resource: Secondary (non-contributing) Resource
Kensington Historic District
Applicant: Kevin Salamat
Review: HAWP
Case No.: 31/06-20C
Proposal: Tree Removals

Meeting Date: 3/25/2020
Report Date: 3/18/2020
Public Notice: 3/11/2020
Tax Credit: n/a
Staff: Dan Bruechert

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Secondary (non-contributing) Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: 1955

Figure 1: 3810 Washington St., Kensington is south of Warner Circle.

PROPOSAL

The applicant proposes to remove four trees along the western property boundary.
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 Approved & Adopted Amendment to the Master Plan for Historic Preservation:
Kensington Historic District, Atlas #31/6 (Amendment), Vision of Kensington: A Long-Range
Preservation Plan (Vision), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of
the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is
outlined below.

Montgomery County Code, Chapter 24A Historic Resources Preservation
(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

Kensington Historic District Design Guidelines
The Vision was approved by the Montgomery County Council and was formally adopted by the Historic
Preservation Commission. The goal of the Vision “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.”

In addition, the Vision provides a specific physical description of the district as it was at the time of the
study, 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.

The Vision identifies the following, as those features that help define the character of Kensington’s built
environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The Amendment notes that:
The district is architecturally significant as a collection of late 19\textsuperscript{th} and early 20\textsuperscript{th} century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Secretary of the Interior’s Standards for Rehabilitation:
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.

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

STAFF DISCUSSION

The applicant proposes removing four trees along the western property boundary. The trees appear to be Leyland Cypresses and based on Staff’s observations are in decline.

Staff finds that these trees do not contribute to the mature tree canopy found throughout much of the Kensington Historic District. They are a quick-growing evergreen species typically used to provide privacy screening. Staff finds the removal of these four trees will not impact the character of the non-historic resource or the surrounding district and recommends approval of this HAWP.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Kensington Historic District Amendment and the Vision for Kensington;

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;
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: D. Grega @ Comcast
Email: Dgregoa@comcast.net
Daytime Phone No. 301-942-5164

Tax Account No.: 3813

Name of Property Owner: Kevin Salamat
Address: 3810 Kensington Washington 20895
City: Washington Zip Code: 20895
Contractor: David Grega's We Service
Phone No. 301-942-5164
Contractor Registration No.: 472
Agent for Owner: Cindy Elmore
Daytime Phone No. 240-480-4968

LOCATION OF BUILDING PREMISE

House Number: 3810
Street: Washington
Nearest Cross Street: Hadley
Lot: __________ Block: __________ Subdivision: __________
Parcel: __________

PART ONE: TYPE OF PERMIT/ ACTION AND USE

1A. Checklist 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 ☐ Rebuild ☐ Fence/Wall (complete Section 4) ☐ Other: ______

1B. Construction cost estimate: __________________________

☐ If this is a revision of a previously approved active permit, see Permit # ______

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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 FENCES/RETAINING WALL

3A. Height: ______ feet ______ inches

☐ 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.

Cindy J. Elmore __________________________ 2/4/20
Signature of owner or authorized agent

Approved: __________________________ For Chairperson, Historic Preservation Commission
Disapproved: __________________________ Signature: __________________________ Date: __________________________
Application/Permit No.: __________________________ Date Filed: __________________________ 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 structures and environmental setting, including their historical features and significance:

   **Remove 6 evergreen type trees, that are in a severe state of decline.**

   **Trees are located on the right side of house.**

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

   **Removal of trees should be no effect on environment. Trees are located on the right side of house.**

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 resources 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 lots or parcel(s) which lie directly across the street/highway from the parcel in question.

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.
All trees together.
Tree skull shows signs of decline/death.
Tree is dead. Tree 1
Tree is dead. #2
dead tree #3
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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.