

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3904 Washington St., Kensington	Meeting Date:	10/14/2020
Resource:	Secondary Resource (Kensington Historic District)	Report Date:	10/7/2020
Applicant:	Al Carr	Public Notice:	9/30/2020
Review:	HAWP	Tax Credit:	No
Case Number:	31/06-20N	Staff:	Michael Kyne
PROPOSAL:	New fence		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
DATE: 1938

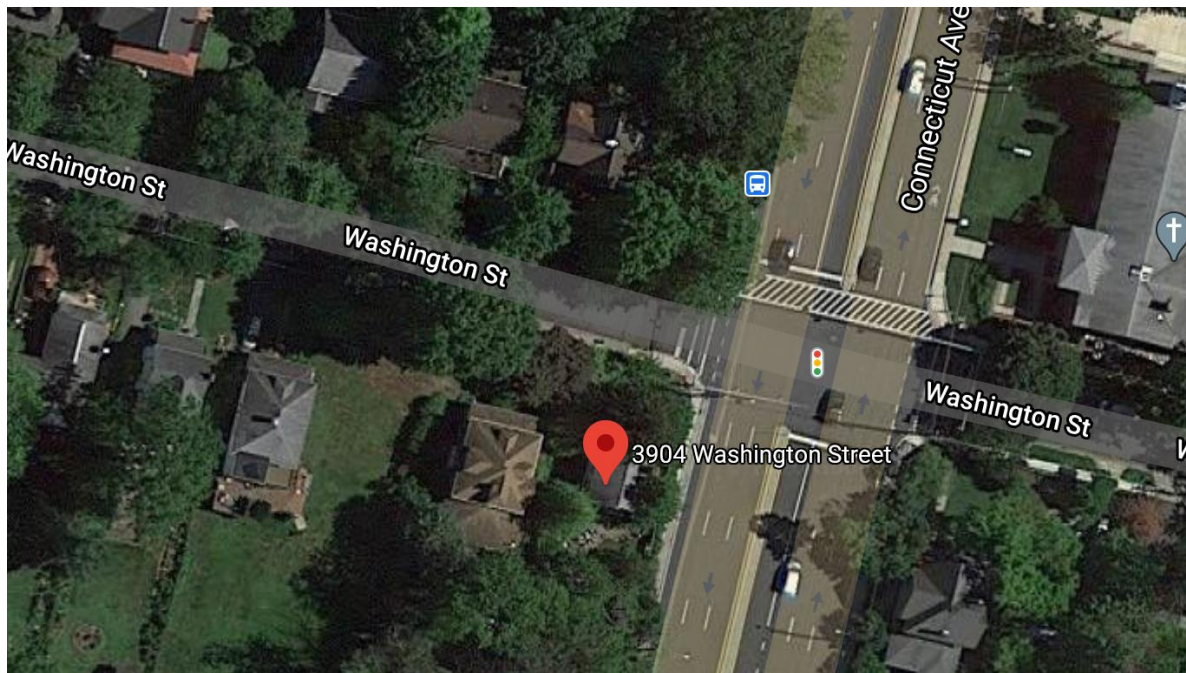


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Installation of a 6' high flat board fence with shared gate at the southeast (rear/left, as viewed from the public right-of-way of Washington Street) corner of the property.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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 9;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Al Carr

E-mail: alfred.carr@gmail.com

Address: 3904 Washington Street

City: Kensington Zip: 20895

Daytime Phone: 301-641-8461

Tax Account No.: 01024912

AGENT/CONTACT (if applicable):

Name: Potomac Fence

E-mail: potomacfence@aol.com

Address: 12411 Washington Avenue

City: Rockville Zip: 20852

Daytime Phone: 301-468-1228

Contractor Registration No.: HIC 9989

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? XYes/District Name Kensington

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3904 Street: Washington Street

Town/City: Kensington Nearest Cross Street: Connecticut Avenue

Lot: Part of Lot 37 Block: 13 Subdivision: 015 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Al Carr
Signature of owner or authorized agent

9/23/2020
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 3904 Washington Street Kensington, MD 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Akman Family (West) 3906 Washington Street Kensington, MD	
Uhlman Family (North) 3905 Washington Street Kensington, MD 20895	Dunn Family (East) 3820 Washington St Kensington, MD 20895
Kensington Baptist Church (South) 10100 Connecticut Avenue Kensington, MD 20895	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

House, built in 1938. Good condition. Located in Kensington Historic District.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Fence to be installed along Connecticut Avenue at the rear, along with gate to enclose shared driveway.

Work Item 1: <u>Fence</u>	
Description of Current Condition: At present, no fence or gate exists along CT Avenue.	Proposed Work: 28 feet, 6' flat board fence along CT Avenue\ Shared Drive with 12' 6' flat board double gate to enclose shared driveway. Fence will leave holly bush undisturbed. See attached pictures. Fence\gate to be in western red cedar, pressure treated pine posts

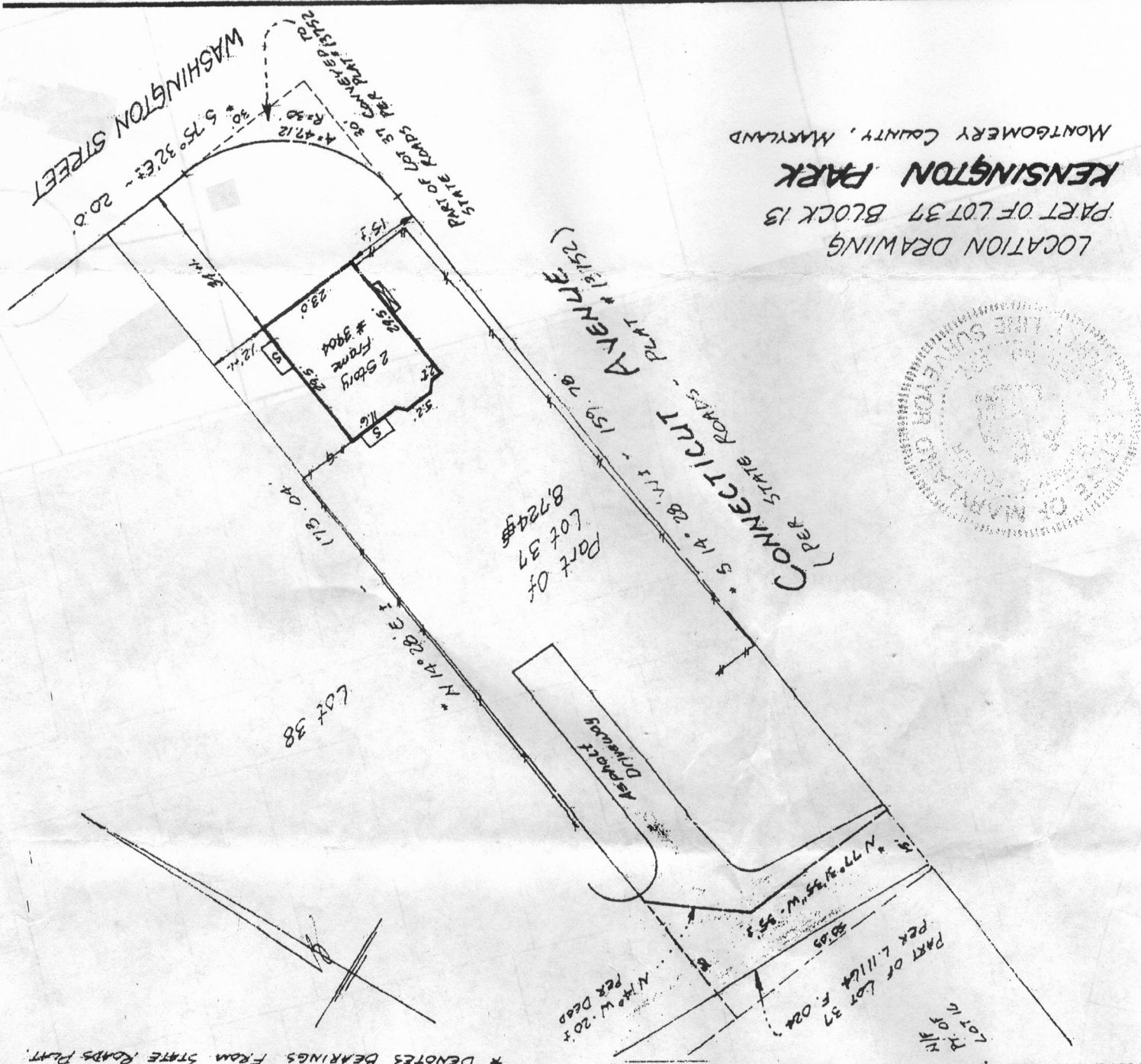
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

SURVEYOR'S CERTIFICATE		THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	
MONTGOMERY COUNTY, MARYLAND		JULY 11, 1974	
MONTGOMERY COUNTY, MARYLAND		FOLIO 024	
HSE. LOC. 10-27-97		JOB NO. 97-3018	
WALL CHECK:		DRAWN BY: P.O.B.	
DATE OF LOCATIONS:		SCALE: 1"=30'	
SNIDER & ASSOCIATES SURVEYORS - ENGINEERS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286		A NORTH ARROW	



Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 Feet.

* DENOTES BEARINGS FROM STATE ROADS PLAT.

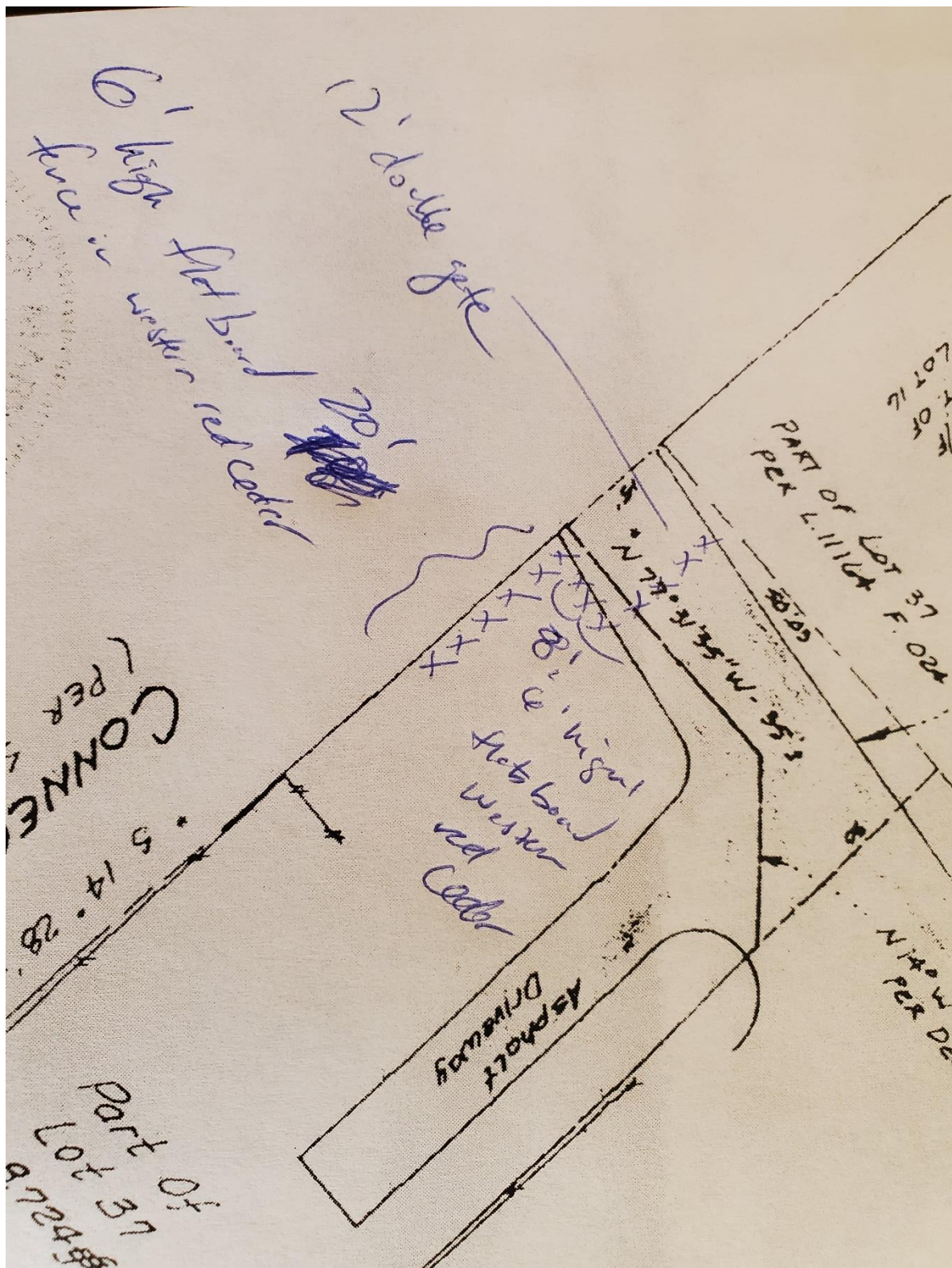
Flood Zone "C" per H.U.D. Flood Panel No. 0175C

1. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



Fence Location

Site Conditions – Facing East – Shared Drive Looking Towards Connecticut Avenue





Example of Flat Board Fence

Example of Gate – Next Page

