

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3932 Prospect St., Kensington	Meeting Date:	3/24/2021
Resource:	Primary One Resource Kensington Historic District	Report Date:	3/17/2021
Applicant:	Property Owner	Public Notice:	3/10/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	941701	Staff:	Dan Bruechert
Proposal:	Sign installation		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource to the Kensington Historic District
STYLE: Colonial Revival
DATE: 1925



Figure 1: 3932 Prospect Street, Kensington.

PROPOSAL

The applicant proposes to install two wood signs on the existing fence.

Note: while the application includes information on a proposed window replacement, that is not in the scope of this HAWP.

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:

2. Modifications to a property, which do not significantly alter its visual character.
6. Signs that are in conformance with all other County sign regulations.

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 ensure 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
- (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 relevant *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 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 proportions, and massing to protect the integrity of the property and its environment.
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.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in

Chapter 24A-8(b)(1) (2), and (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, 9, and 10;

and with the general condition that the applicant shall present the **an electronic set of permit 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.



FOR STAFF ONLY:
HAWP# 941701
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? Yes/District Name _____

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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 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.

Signature of owner or authorized agent

Date

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/10/2021

Application No: 941701
AP Type: HISTORIC
Customer No: 1397046

Comments

They would be replaced and installed by Windows on Washington. They will be the same color as the current windows.

Affidavit Acknowledgement

The Homeowner is the Primary applicant

This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 3932 PROSPECT ST
KENSINGTON, MD 20895

Homeowner [REDACTED] (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work We are planning to replace nine existing windows in our home. They would be Okna Vinyl replacement windows Double Hung 800.

Certificate of Analysis : Lead In Dust Wipes by Modified ASTM 1644-17* and EPA Method 7000B

Client : Reliable Lead Inspection Services
6351 Red Cedar Place
Baltimore, MD 21209
Attn : Norman Rosenzweig **Email :** reliableleadinspections@gmail.com
Phone : 410-382-4860 **Fax :**

AAT Project : 624216
Sampling Date : 01/09/2021
Date Received : 01/12/2021
Date Analyzed : 01/12/2021
Date Reported : 1/12/2021 4:28:37PM

Client Project : 3932 PROSPECT ST KENSINGTON MD 20895

Project Location : 3932 PROSPECT ST KENSINGTON MD 20895

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Total µg	Results Lead µg/ft2
6006815	08	BED RM 1 WS	12	2	0.17	19.98	119.88
6006816	09	BEDRM 1 F	12	12	1.00	8.08	8.08
6006817	010	BEDRM 2 WS	12	2	0.17	117.78	706.65
6006818	011	BEDRM 2 F	12	12	1.00	30.89	30.89
6006819	012	BEDRM 3 WS	12	2	0.17	75.59	453.51
6006820	013	BEDRM 3 F	12	12	1.00	26.03	26.03
6006821	014	BEDRM 4 WS	12	2	0.17	<5	<30.00
6006822	015	BATH 2 F	12	12	1.00	12.63	12.63
6006823	016	BATH 3 WS	12	2	0.17	<5	<30.00

Analyst Signature



Daniel Spence



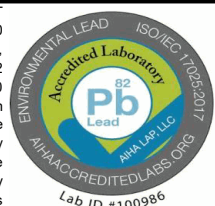
Robert Limmer

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (2) significant figures. AAT internal SOP S207. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 10 ug/ft2 (Floors, Carpeted/Uncarpeted), 100 ug/ft2 (Window Sill/Stools), 400 ug/ft2 (Window Trough/Well/Ext Concrete Surfaces). EPA Lead Dust Clearance Limits: 40 ug/ft2 (Floors, Carpeted/Uncarpeted), 250 ug/ft2 (Window Sill/Stools), 400 ug/ft2 (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft2 (Interior Floors), 40 ug/ft2 (Porch Floors), 100 ug/ft2 (Window Sills), 100 ug/ft2 (Window Troughs). New York City Regulatory Limits: 10 ug/ft2 (Floors), 50 ug/ft2 (Window Sills), 100 ug/ft2 (Window Wells). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values. Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC.* = Validated modified method. Samples are stored for 15 days following report date.

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 01/12/2021 4:29PM

AAT Project: 624216





30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

Certificate of Analysis: Lead In Paint by EPA SW-846 Method 7000B/3050B*

Client : Reliable Lead Inspection Services
6351 Red Cedar Place
Baltimore, MD 21209

Attn : Norman Rosenzweig **Email :** reliableleadinspections@gmail.com
Phone : 410-382-4860 **Fax :**

AAT Project : 624216
Sampling Date : 01/09/2021
Date Received : 01/12/2021
Date Analyzed : 01/12/2021
Date Reported : 1/12/2021 4:28:37PM

Client Project : 3932 PROSPECT ST KENSINGTON MD 20895

Project Location : 3932 PROSPECT ST KENSINGTON MD 20895

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (cm2)	Results Lead mg/cm2	Total µg	R L mg/cm2
6006824	017	OUTSIDE PAINT CHIPS HOUSE SIDING	2	2	25.81	0.0067	173.73	0.0002

Analyst Signature

Daniel Spence

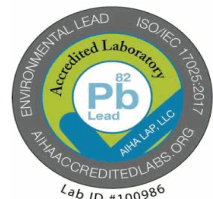
Robert Limmer

ND = Not Detected, N/A = Not Available, RL = Reporting Limit. For true values assume (3) significant figures. The method and batch QC are acceptable unless otherwise stated. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. AAT internal SOP S235. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. Results in mg/cm2 are calculated based on sample area dimensions supplied by client. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. AAT does not blank correct reported values. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. Note: Samples are stored for 15 days following report date. Sample data apply only to items analyzed. * = Validated modified method.

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

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30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : Reliable Lead Inspection Services
6351 Red Cedar Place
Baltimore, MD 21209

Attn : Norman Rosenzweig

Email : reliableleadinspections@gmail.com

Phone : 410-382-4860

Project Location : 3932 PROSPECT ST KENSINGTON MD 20895

AAT Project : 624216

Client Project : 3932 PROSPECT ST KENSING

Date Reported : 1/12/2021 4:28:37PM

Sample	Client Code	Analysis Requested	Completed	Analyst
6006815	08	Dust Wipe	01/12/2021	Daniel Spence
6006816	09	Dust Wipe	01/12/2021	Daniel Spence
6006817	010	Dust Wipe	01/12/2021	Daniel Spence
6006818	011	Dust Wipe	01/12/2021	Daniel Spence
6006819	012	Dust Wipe	01/12/2021	Daniel Spence
6006820	013	Dust Wipe	01/12/2021	Daniel Spence
6006821	014	Dust Wipe	01/12/2021	Daniel Spence
6006822	015	Dust Wipe	01/12/2021	Daniel Spence
6006823	016	Dust Wipe	01/12/2021	Daniel Spence
6006824	017	Lead Paint mg/cm2	01/12/2021	Robert Limmer

Reviewed By

Quality Assurance Coordinator - Stephen Northcott

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AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 01/12/2021 4:29PM

AAT Project: 624216



Front of the house: five windows to be replaced.



Side of the house: two windows to be replaced.



Side of the house: two windows to be replaced.



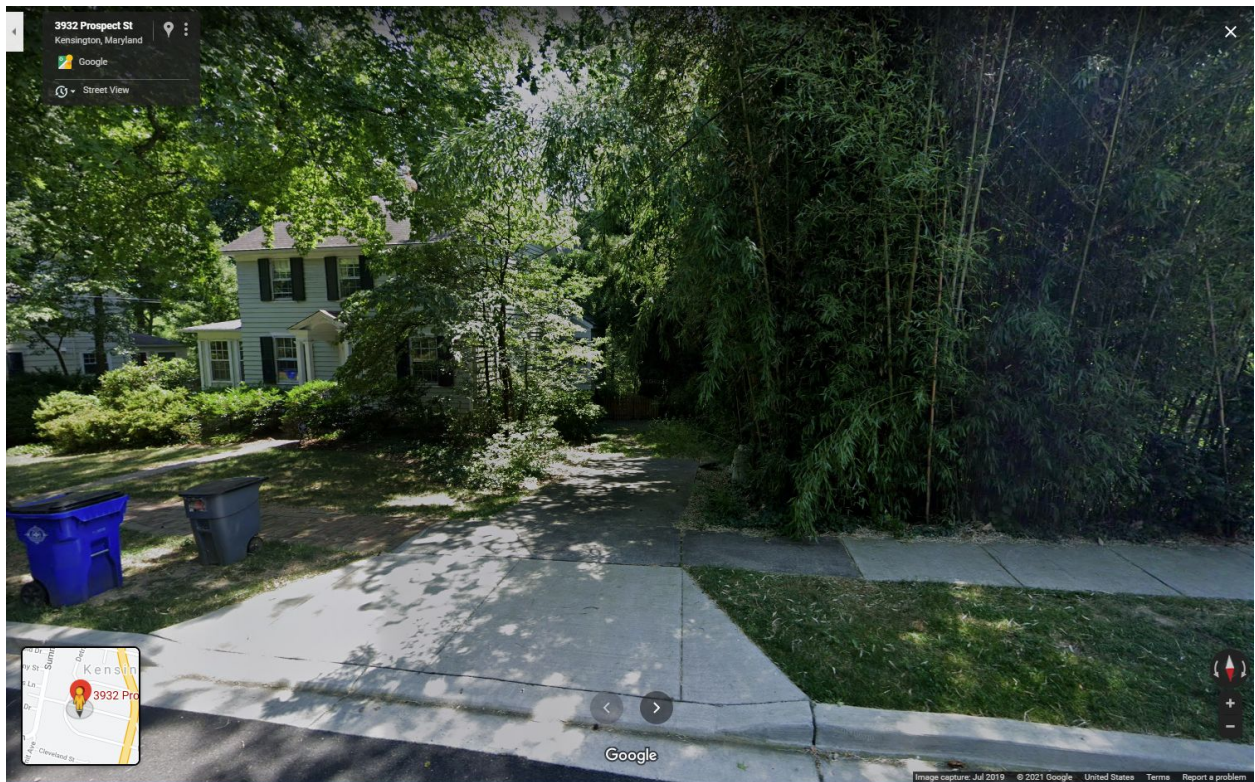
Side fence leading to yard: area to place “dog on premises” sign.



Side fence leading to yard: area to place "dog on premises" sign.



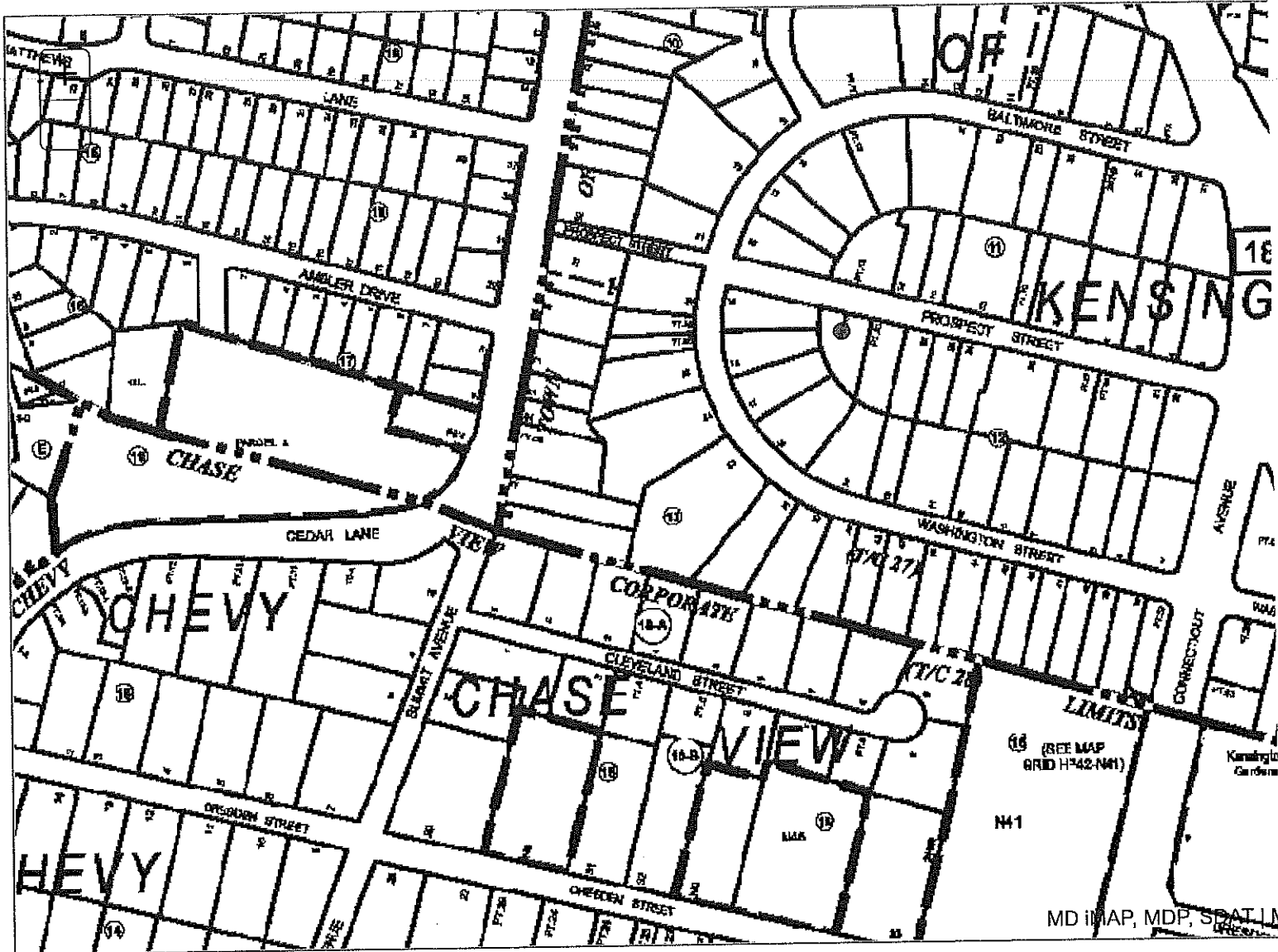
View from Prospect Street of side fence via Google.



View from Prospect Street of side fence via Google.



Picture of potential sign of to be placed on fence via Etsy (or a similar sign).

**Montgomery County**District: **13** Account Number: **01019642**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

AHB

LBB



KENSINGTON PARK

MONTGOMERY COUNTY
MARYLAND.

Re the report of
Bernard H. Warner this plot
was recorded this early of
November 1910 was.

Copied from 11482 L.R. Mc.D. 2

Filed for record Nov. 15th 1892

Strongly recommends that Congress should
institute of the Department of the Interior
after 1890, to be the
transfer from the Department of the Interior

James M. Smith

returned to me this Chapter 373, Feb. 21, 1890.
 General receipt of Chapter 373 of 1890, I have
 now got this job in a new and accurate copy of the
 original recorded in volume 11 of 1895. I have got the
 last names of things in 1895 of which the
 majority is a copy.
 Wm. Edward Rogers

HERMAN N. VICE
Civil and Mechanical Engineer
Washington, D.C.

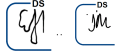
[illegible]

Massachusetts State Archivist

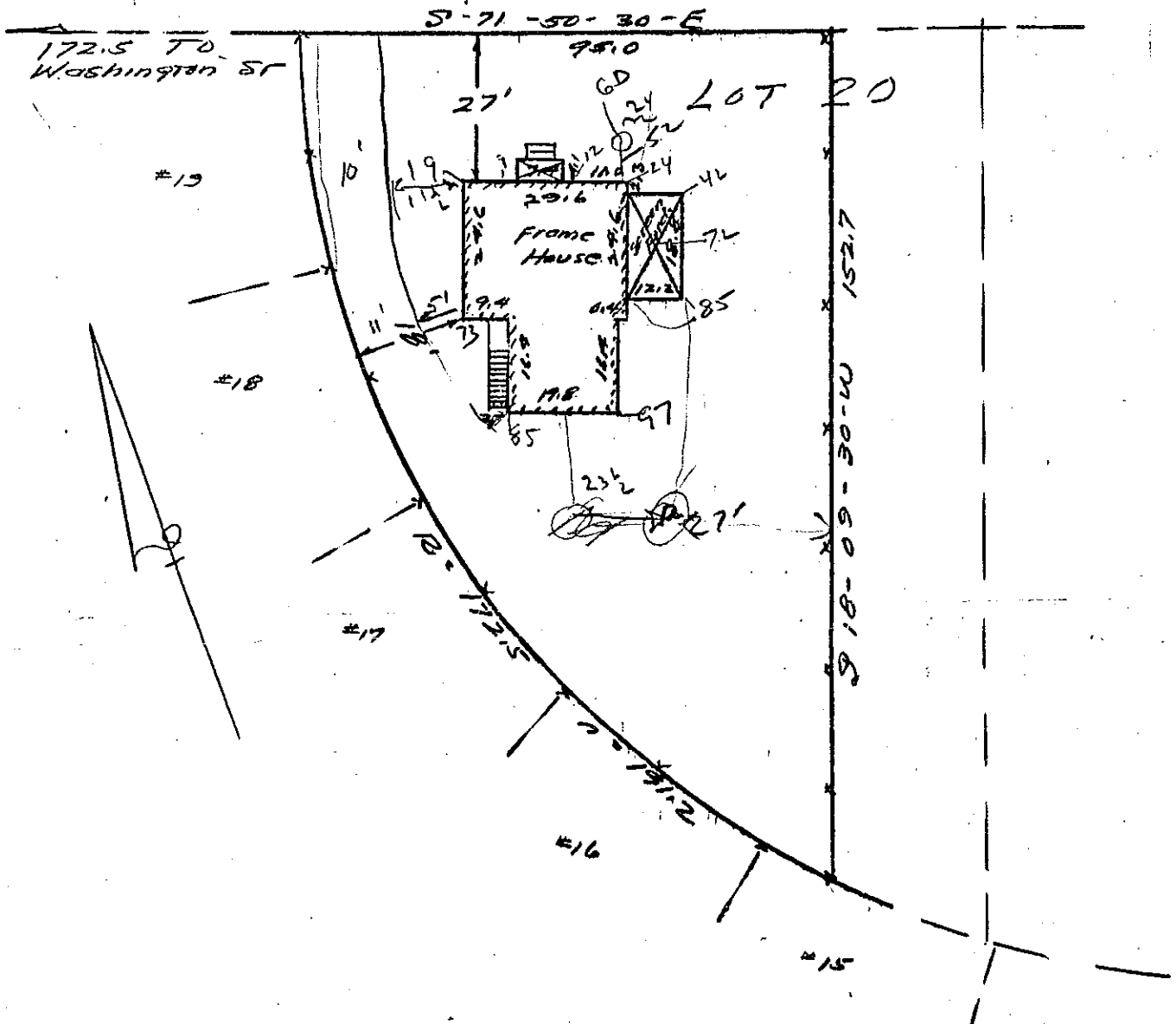
25597 AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers
BETHESDA, MARYLAND

ATB 25597 M&C 12303
House Location Plat
3932 Prospect Street
Part of Lot 20 Block 12
Kensington Park
Montgomery County, Maryland
Plat Book B Plat 4
Scale 1"=30' July 7, 1964



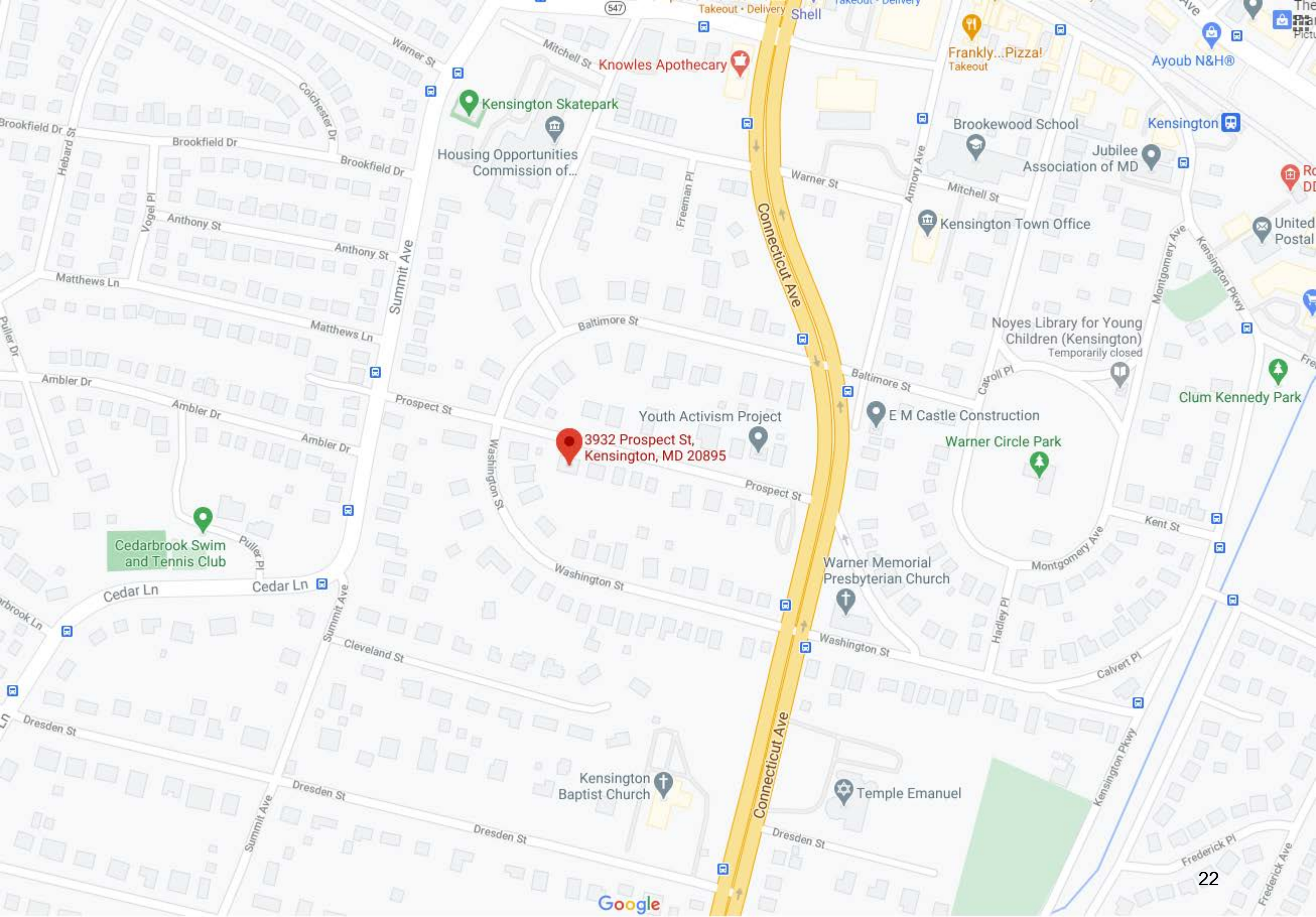
Prospect Street



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT
MD. REG. NO. 1690 - VA. REG. NO. 441 FRANK B. LANE, REGISTERED SURVEYOR

21

Frank B. Lane



3932 Prospect St,
Kensington, MD 20895