

3913 Washington St.
Remington N.D.

2010 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 11/15/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #552203—siding removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on November 10, 2010.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Margaret FitzPatrick
Address: 3913 Washington Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Margaret FitzPatrick
Daytime Phone No.: 301-942-0631

Tax Account No.: 552203

Name of Property Owner: FitzPatrick Daytime Phone No.: _____

Address: 3913 Washington St Kensington MD 20895
Street Number City State Zip Code

Contractor: Jody Longo Phone No.: 240-374-2525

Contractor Registration No.: MATC 92710

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3913 Street: Washington

Town/City: Kensington Nearest Cross Street: Conn. Ave.

Lot: 79 part of 6 Block: 12 Subdivision: Kensington Park

Liber: _____ Folio: _____ Parcel: Plat Book B, pg 4

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revoicable

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: \$ \$25,000 PAINT JOB + \$1650 - Brick Basement work

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Margaret B FitzPatrick
Signature of owner or authorized agent

10/15/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11/15/10

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

Date Received in DPS
Mail Log # 267.599
Assigned To: _____

w

3

**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:

The house is a 3 story ^{Folk} Victorian home
built in 1898. Brick foundation and
wood constructed. It presently has
aluminum siding installed during 1960's.

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

We would like to take off aluminum siding,
repair existing wood underneath and
paint exterior of house as well as ~~install wood~~
~~storm windows in front ground level of house as 3~~
Windows

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 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 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.

Fothergill, Anne

Subject: FW: LAP report, Kensington

LAP COMMENTS Case

I-A

-----Original Message-----

From: Helen C. Wilkes [mailto:hcw933@juno.ccm]

Sent: Wednesday, November 10, 2010 8:46 AM

To: Fothergill, Anne

Subject: LAP report, Kensington

Dear Anne,

There being no objections or other comments from LAP members regarding the HAWP application at 3913 Washington Street in Kensington, I'm reporting that the Kensington LAP approves of the proposed work. We commend the owners for removing the existing aluminum siding to expose, repair, and restore the original wood siding, and we look forward to the "new" look.

Best regards,
Helen Wilkes
Kensington LAP Chair

Helen Crettier Wilkes, AIA
301-933-0859 home/office
301-404-6700 mobile/voicemail

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3913 Washington Street, Kensington	Meeting Date:	11/10/10
Resource:	Primary One Resource Kensington Historic District	Report Date:	11/03/10
Applicant:	Margaret FitzPatrick	Public Notice:	10/27/10
Review:	HAWP	Tax Credit:	Yes
Case Numbers:	31/6-10H	Staff:	Anne Fothergill
Proposal:	Siding removal		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Folk Victorian
DATE: 1898

PROPOSAL

The applicants are proposing to remove the existing aluminum siding and restore the original wood siding underneath. The proposed work may be eligible for both state and county tax credits.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (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

(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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2);

and with 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 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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

URS-90

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Tax Account No.: 552203

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Lot: 79 part of 6 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: Plat Book B, pg 4

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"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input 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 checked="" type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimate: \$ \$25,000 - PAINT JOB + \$1,150 - Brick Basement work
- 1C. If this is a revision of a previously approved active permit, see Permit # NO

New storm windows

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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.

Margaret B FitzPatrick 10/15/10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Date Received in DPS
Mail Log # 267599
Assigned To: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3 (3)

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We would like to take off aluminum siding, repair existing wood underneath and paint exterior of house as well as ~~install wood~~ ~~storm windows in front ground level of house~~ ^{add a 3} ~~Windows~~

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

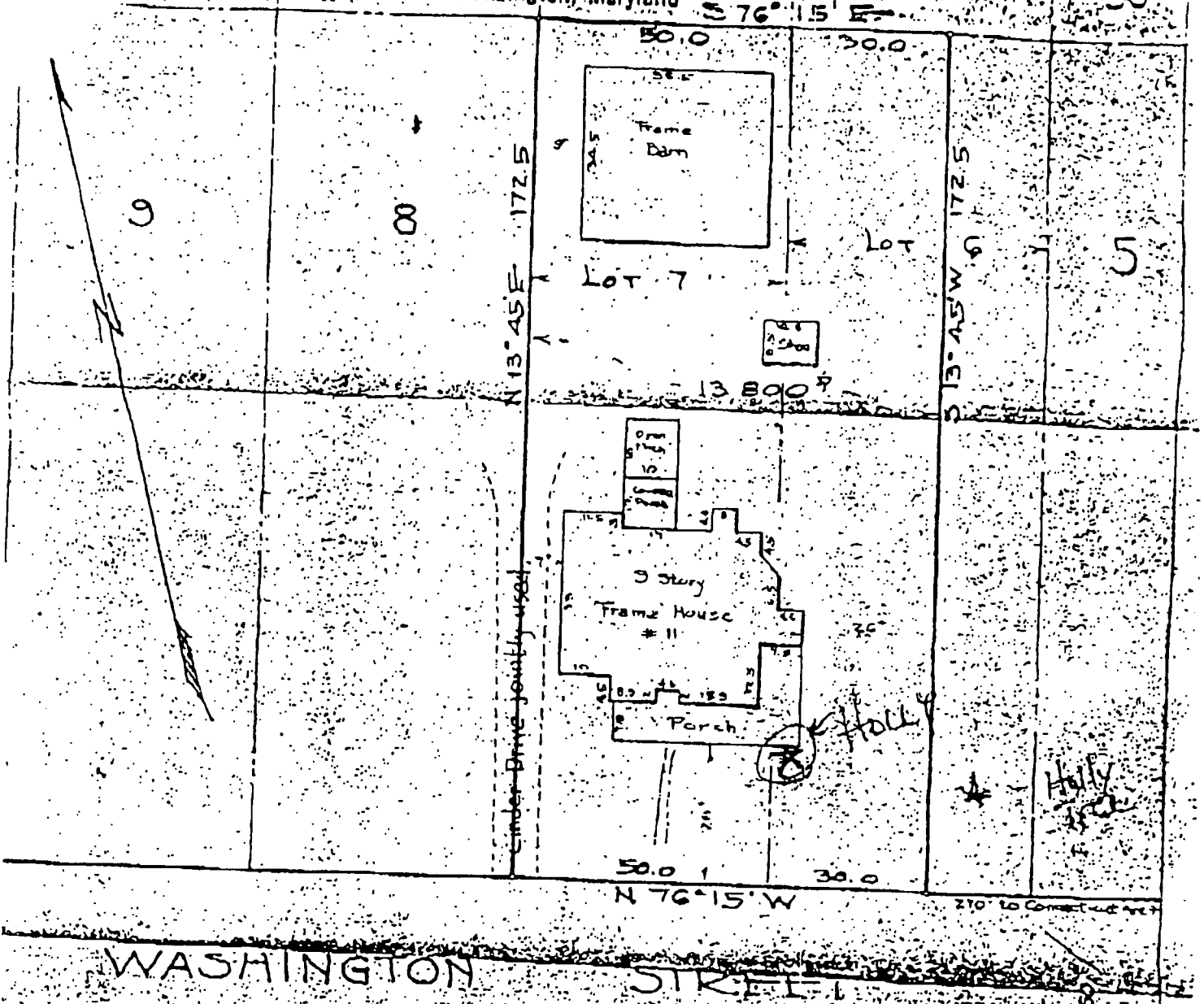
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Kensington, Maryland

S 76° 15' E



I hereby certify that the plat hereon delineated is a correct plat of LOT 7 & PART OF LOT 6, BL 32, a subdivision of land known as KENSINGTON PARK, Montgomery County, Maryland, the same is shown on plat duly filed among the Land Records of said county in Plat Book 8, Plat No. 4, and that there are no encroachments from adjoining properties unless indicated hereon, and that the location of improvements shown is as determined by actual measurements made

EMBER 1, 1944

Ralph Moore Berry
 Registered Professional Engineer
 and Land Surveyor

red for: ROBERT P. MACHATTON

Scale: 1" = 30'

1944 PLAT SHOWING SHAPED (PREVIOUS) DRIVEWAY

(5)

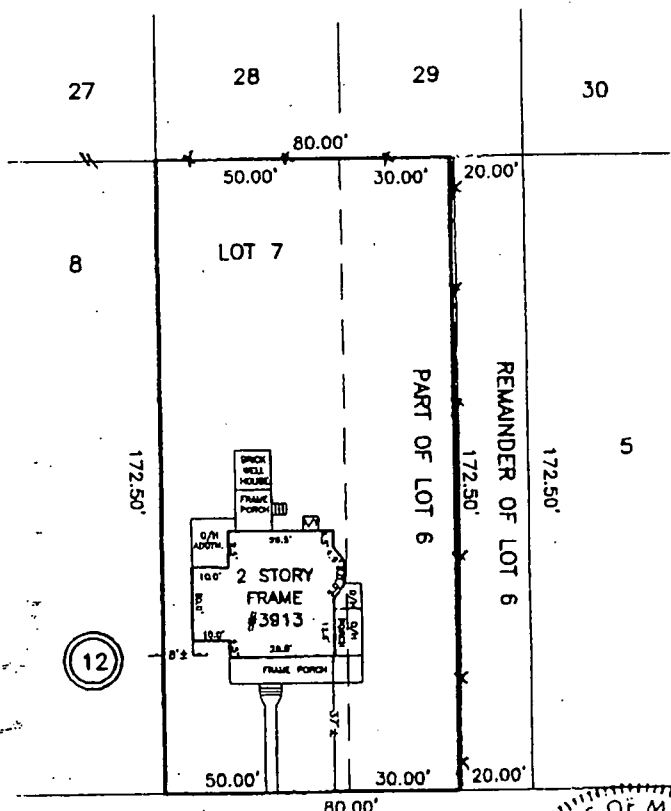
(5)

(9)

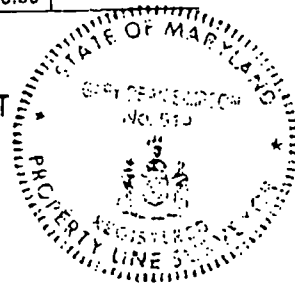
CASE NO. 13342

LOCATION DRAWING
KENSINGTON PARK
 LOT 7 & PART OF LOT 6 BLOCK 12
 MONTGOMERY COUNTY, MARYLAND

NORTH



WASHINGTON STREET



PROPERTY ADDRESS: #3913 WASHINGTON STREET

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED AUGUST 5, 1991

CERTIFICATE
 I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

REFERENCES

PLAT BK.	B
PAGE NO.	4
LIBER	
FOI.10	



CENTRAL MARYLAND SURVEYORS, INC.

4319 NORTHMEW DRIVE (301) 282-2500 FAX (301) 262-9878 BOWIE, MD 20716

Gary Dean Simpson
 GARY DEAN SIMPSON
 Reg. MARYLAND Property Line Surveyor No. 514

DATES:	SCALE: 1"=40'
WALL CHECK:	DRAWN BY: RAA
HSE. LOC.: 11--05--98	JOB NO.: 3536-98
BOUNDARY:	

- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 3) B.P.L. information, if shown was obtained from existing record plot or was provided to CMS, and is not guaranteed by CMS, Inc.
 4) Flood Zone information is subject to the interpretation of the originator.
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 6) Level of accuracy _____ 3' ±.

NO REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION BY CMS, INC. Copyright CMS, INC.

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

Owner's mailing address	Owner's Agent's mailing address
3913 Washington St Kensington MD 20895	
Adjacent and confronting Property Owners mailing addresses	
Maureen O'Connell 3915 Washington St Kens. MD 20895	Helen & Richard Yin 3909 Washington St
Bruno & Karim 3914 Washington St	Sheila O'Connell 3914 Washington St
Dee & Peter Berkhoff 3912 Prospect	Stablow 3912 Washington St



RenovationStudio

3951 Baltimore Street

Kensington, MD 20895

P: 240.374.2525

F: 240.363.8900

www.RenovationStudio.biz

August 24, 2010

Margaret and Geary Fitzpatrick

3913 Washington Street

Kensington MD 20895

RENOVATION STUDIO, LLC

3951 Baltimore St.

Kensington, MD 20895

MHIC No. 92710

Refurbishment of Historic, Original Wood Siding/Entire House

Residential Painting Contract

Fitzpatrick Residence – 3913 Washington Street

Kensington, MD 20895

THIS RESIDENTIAL RENOVATION CONTRACT (the "Contract") is made and entered into this 24th day of August, 2010, by and between Renovation Studio, LLC, a Maryland Limited Liability Company, having its principal place of business at 3951 Baltimore Street, Kensington, Maryland (hereinafter referred to as "the Contractor") and Geary and Margaret Fitzpatrick, having an address of 3913 Washington Street, Kensington MD 20895 (hereinafter referred to as "the Homeowner"). Collectively the Contractor and the Homeowner shall be referred to as "the Parties".

WITNESSETH:

IN CONSIDERATION OF the sums of money set forth herein and in further consideration of the mutual covenants and promises set forth herein, the Homeowner would like to retain the Contractor's services to complete certain renovations and improvements (hereinafter referred to as "the Project") to their property located at : 3913 Washington Street Kensington MD 20895



RenovationStudio

3951 Baltimore Street

Kensington, MD 20895

P: 240.374.2525

F: 240.363.8900

www.RenovationStudio.biz

Upon the terms and conditions set forth herein, the Contractor agrees to complete such renovations and improvements to the Homeowner's property.

1. Scope of Work – Bring the original wood siding on this historic home, back to life. Complete refurbishing project.

The Scope of Work outlined in this Contract includes:

- Includes all trash removal and maintenance of a well-managed construction site.
- Includes a three man crew who will be on site for approximately 4 weeks. They will remove all existing aluminum siding, scrap, sand and shave the old paint off - to give them as clean and porous a surface as possible – for the new primer and paint to really “take”
- Scrape, Sand, and shave all window casings, frames, and sills
- Scrape, Sand and shave all plank siding, shingles, trim boards on the entire house and garage. Includes beaded board porch ceilings, railings, porch columns, porch stairs, and shutters as well. Shutters will be removed to be worked on, and then reinstalled.
- **Includes scraping, prepping, priming and painting exterior doors, and basement metal doors**
- **Includes priming and painting brick foundation areas, should owner wish**
- Includes all materials: Benjamin Moore primer and paint. Owners to confirm colors. 3 colors included in this proposal.
- Includes all site clean-up, and exterior windows/doors washed

2. Commencement of Work and Schedule:

Contractor can commit to the Project starting within 15 days of signing the contract and receiving deposit draw.

Schedule/Estimated Time Completion: 25 days or less (provided weather cooperates) to final completion and window washing.

TOTAL: \$25,500

DRAW SCHEDULE:

\$3,500 deposit – on signing contract

\$8,000 Week 2 - when most all prep work is completed, all sanding and shaving done, and home and garage ready to be primed.

\$9,000 Week 3

\$5,000 Final payment – on owner inspection, approval and generation of touch up/punch list.



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3. Change Orders.

It is mutually agreed to by the Contractor and the Homeowner that all changes to the Project that differ from those hereinabove stated shall be submitted in writing to the Contractor, executed by both the Contractor and the Homeowner, and shall become a part of the Contract. Such changes to be submitted by written change order include, but are not limited to, options/extras or deletions.

Change orders may be written, faxed or emailed to the Contractor, but are not deemed to have been accepted until confirmed by the written signature of the Contractor on the Change Order. The price of each change order shall be determined by the Contractor and paid for by the Homeowner at the time the Contractor accepts the change order, unless otherwise specified in writing.

4. General Terms and Conditions:

- a. The Contractor agrees to complete the Project in a workmanlike manner substantially in accordance with
- b. The Homeowners agree that the Contractor will be liable only for the trees and landscaping planted by the Contractor that are lost or damaged by construction, grading, excavation for the basement, or back filling the foundation. The Contractor does not guarantee the life of any tree located on the Homeowner's Property.
- c. The Homeowner agrees not to interfere, impede or obstruct the continuation of the Project. The Homeowner recognizes that the continuation of the Project includes, but is not limited to, the use of construction equipment, trucks, personnel, subcontractors, noise and other associated inconveniences.
- d. If applicable, it is the Homeowner's exclusive responsibility to obtain the consent of the Homeowners Association, Architectural Review Board, Historic Preservation Commission, or applicable municipality.
- e. Agreements made between the Homeowner and mechanics or subcontractors on the Project are not recognized or addressed herein.
- f. **Contractor is a licensed as a home improvement contractor by the state of Maryland (License #92710).**
- g. **Contactar maintains insurance policy No. 3cx0321 issued by Essex Insurance Company with limits for Gen. Aggregate \$2,000,000 and other liabilities \$1,000,000.**
- h. Homeowner agrees to have all materials s/he is supplying delivered to the job site (unless otherwise agreed to) in a timely manner. Homeowner supplied materials are not warranted by the Contractor.
- i. Any additional work, not itemized above, that is required and/or requested by the Homeowner will add additional cost to the job. It may also increase the time required to finish your project.
- j. This Contract includes and is subject to a contingency that the Homeowner is responsible for the cost of unforeseen conditions that the Contractor may encounter in completion of the



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Project in a workmanlike manner, including but not limited to: termite damage, rot, old and improperly installed plumbing and electrical work, water damage, detection/discovery/abatement of radon, asbestos, or lead paint in the existing dwelling, and damage due to rodents, bugs, and alike.

- i. Should radon, asbestos or lead paint be discovered, the Contractor reserves the right to leave the Project until a licensed EPA approved abatement company makes the area free of such materials.
- k. The Homeowner is responsible for providing the Contractor with a work area free of personal belongings, i.e. furnishings, paintings, collectables, and/or boxes. The Homeowner shall remove objects or belongings of a breakable nature that could fall or break as a result of vibration in areas adjacent to the Project. In the event that items are left in the Project Area, the work may stop until they are moved by the Homeowner. The Contractor shall not be held responsible for damage to items that may be left by the Homeowner.
- l. The Homeowners will permit Renovation Studio to place a sign on their property, in a location pre-approved by the homeowners. The sign will be allowed up after the signing of the contract, and will stay in place for up to 3 weeks after the project is complete.

5. Warranty

All workmanship is guaranteed for a period of one year from job completion. Job completion is specified to mean the date the punch list is written. All material warranties and equipment provided by the manufacturer will be provided and assigned to the Homeowner. The Contractor provides no additional material warranties.

Should a defect appear the Contractor will either repair or replace defective work. Such repair or replacement to begin within thirty (30) calendar days from the Homeowner's notice to the Contractor. The option to repair or replace being in the Contractor's sole discretion.

This warranty does not apply to damage or loss resulting from lightening, tornado, fire, windstorms, flood, explosion, misuse or abuse, failure of the Homeowner to take steps to protect the building and its contents from the damage whenever conditions dictate, or any condition beyond the control of the Contractor.

All work is to be completed in a neat and workman-like manner. Any alterations or deviation from above specifications involving extra labor and/or cost of materials will be executed only upon written approval from the Homeowner and will become an extra charge above the agreed upon estimated total cost of the project set forth in subsection 3 of this Contract.



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F: 240.363.8900

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IN WITNESS WHEREOF, the parties have executed and delivered this Contract as of the date first herein above written:

8/24/2010

builder: Jodi Longo

date

8/24/2010

client:

date

Geary Fitzpatrick

Margaret Fitzpatrick



3913 Washington St



3913 Washington St



3913 Washington St



3913 Washington St



3913 Washington St

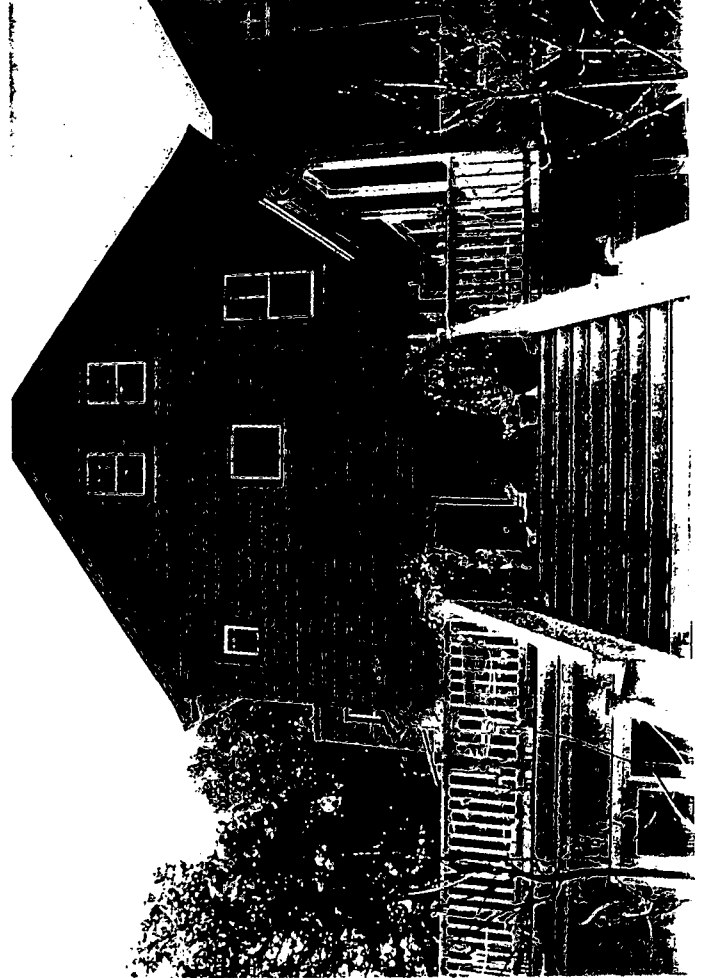
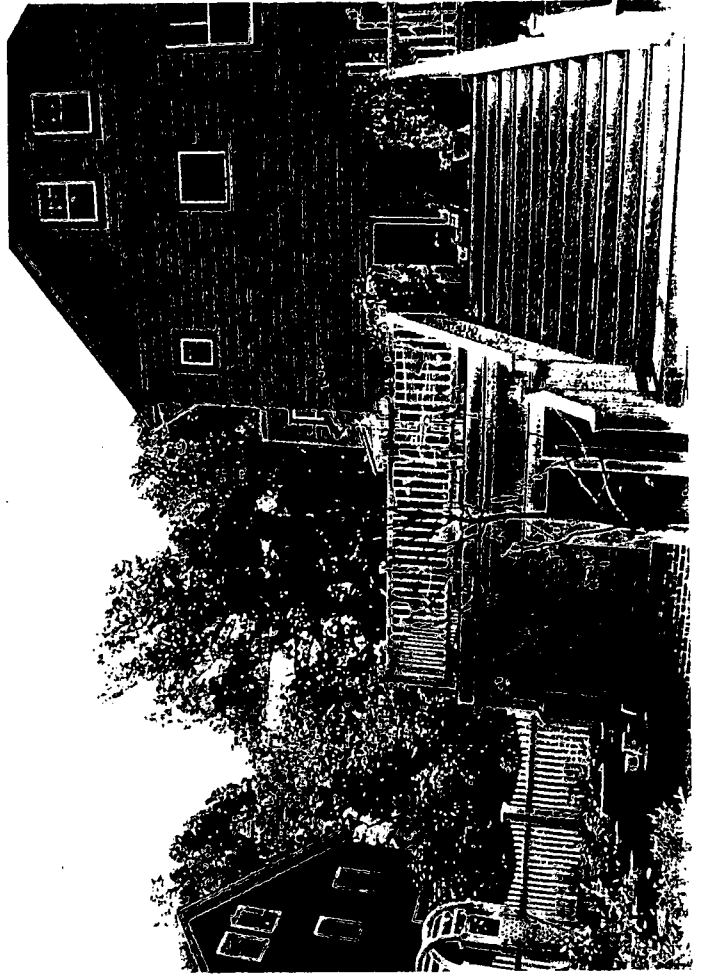
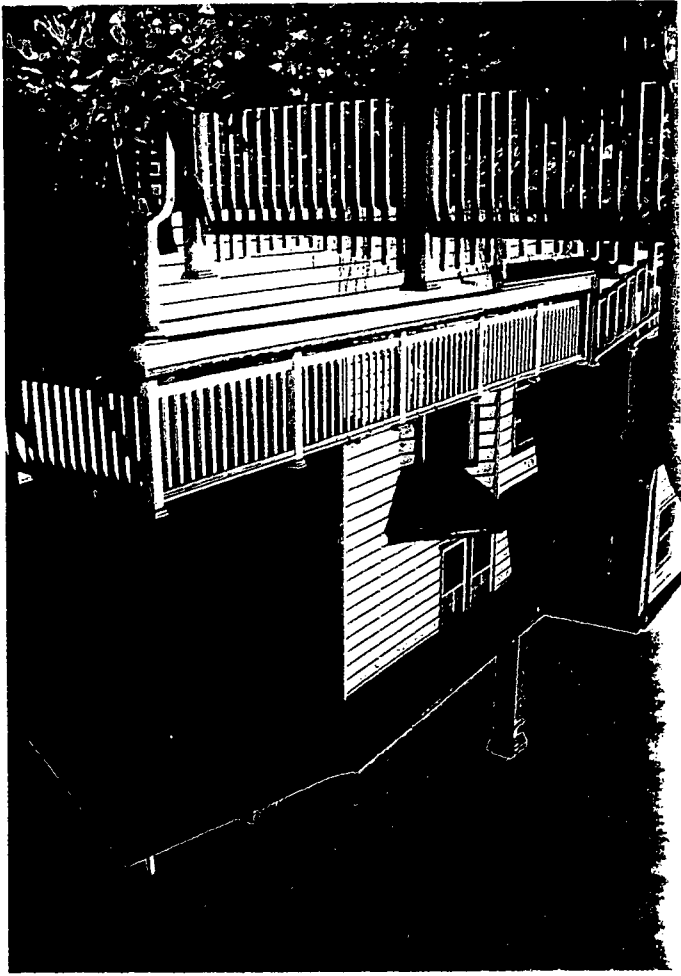


3913 Washington St



3913 Washington St





Back View 3913 Washington S

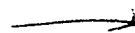
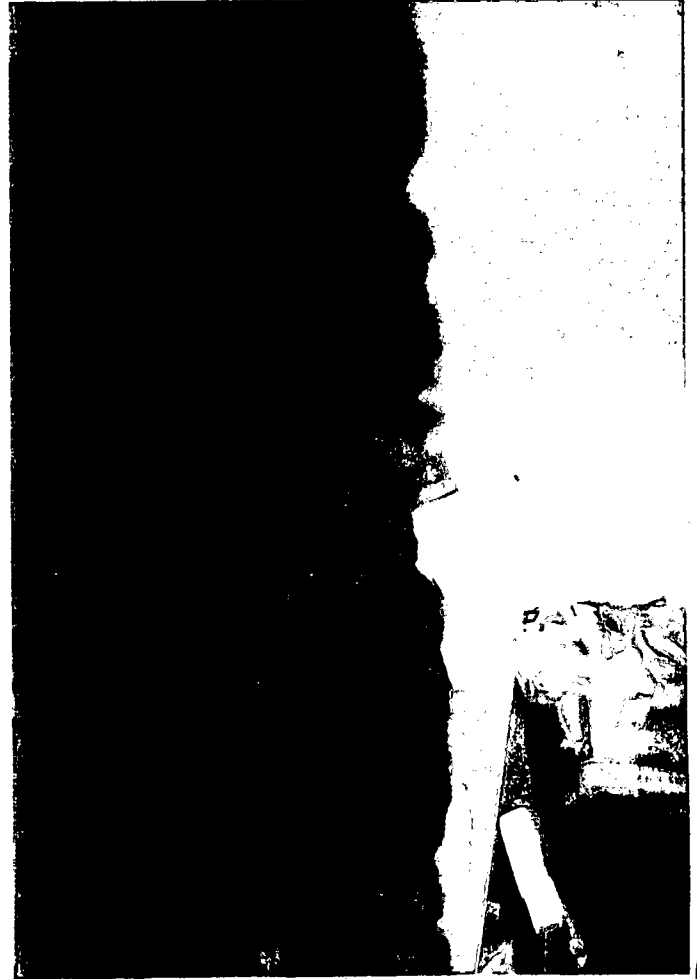
basement

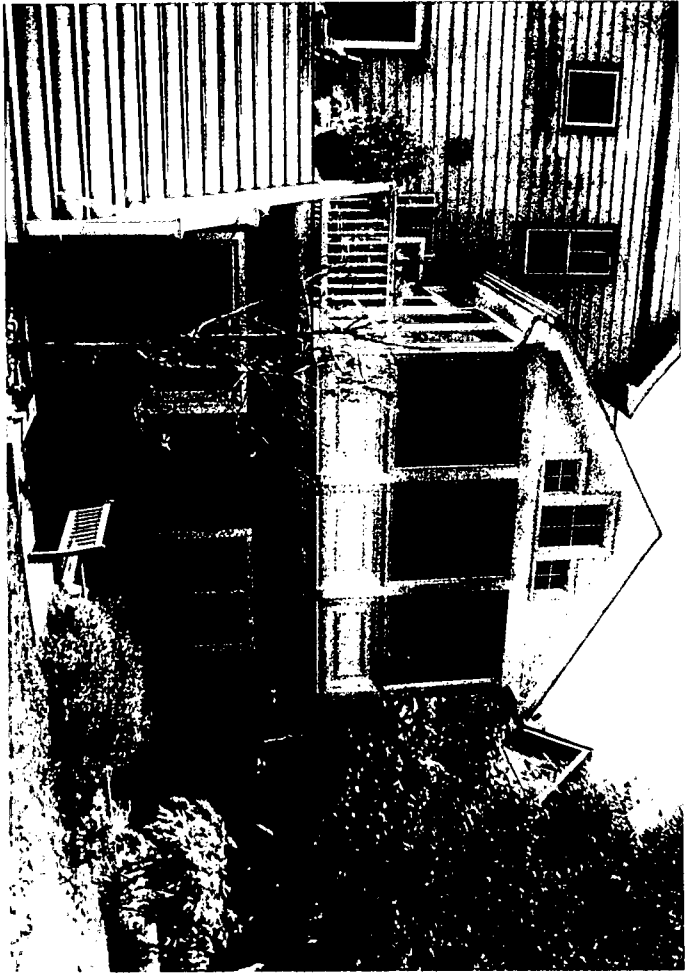
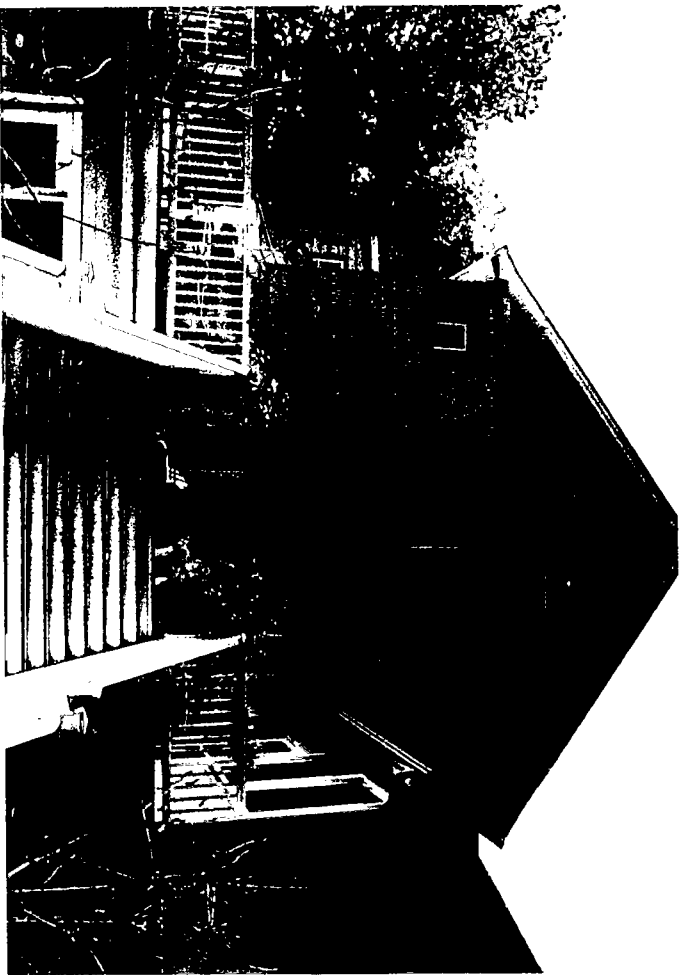


Back screened in part



Backs in via Basement

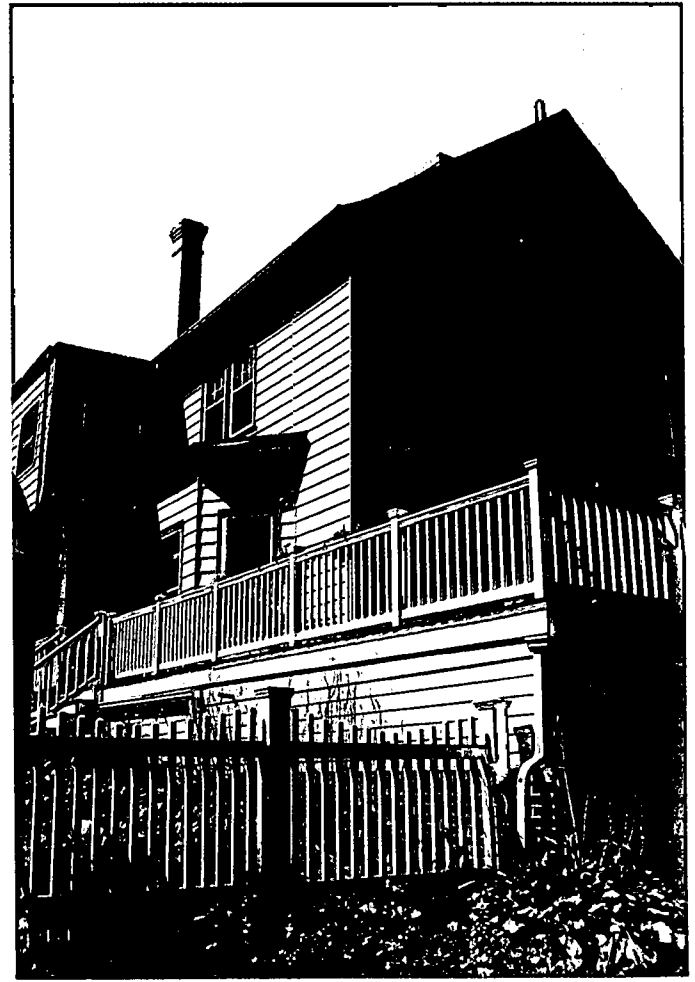
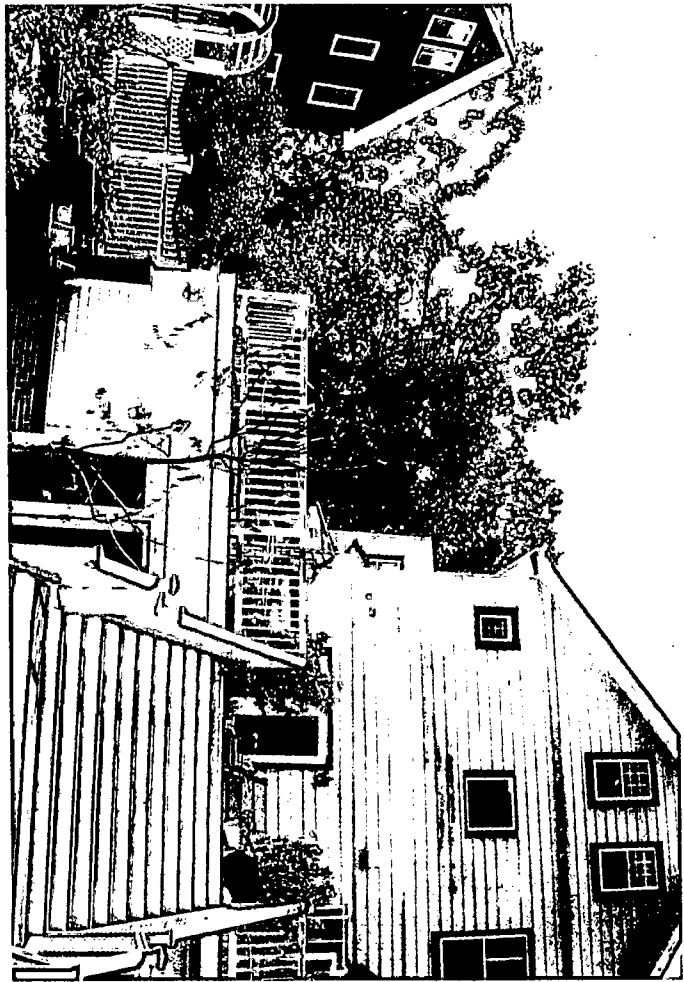
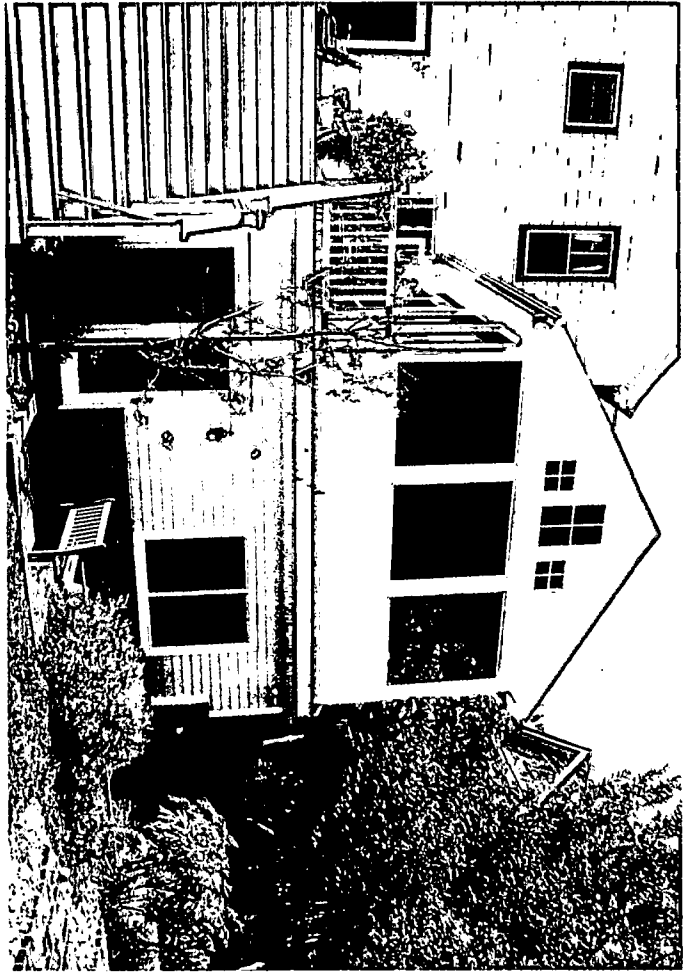




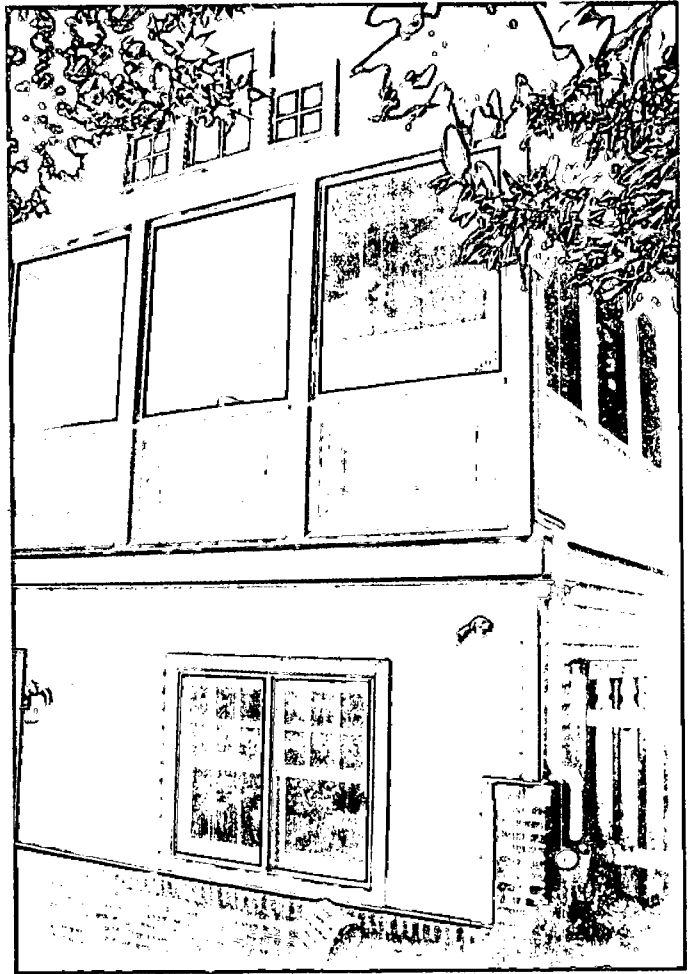
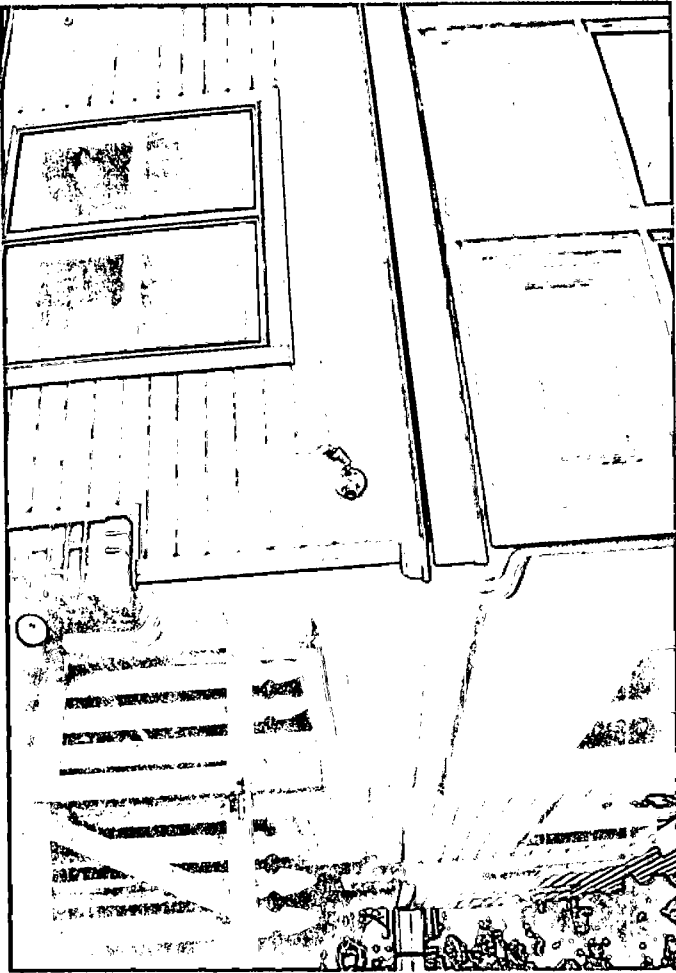
Back View 3913 Washington S.



Back View 3913 Washington St



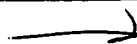
Basement



Back screened in front



Bricks in old Basement





3913 Washington St



3913 Washington St



3913 Washington St



3913 Washington St



3913 Washington St



3913 Washington St



3913 Washington St

