

31/6-99M 3915 Baltimore Street^P
(Kensington Historic District)

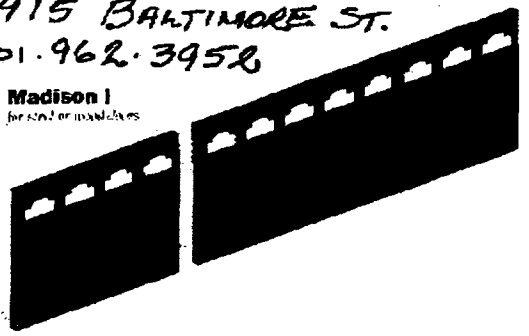
NICK DEODES HPC #31/6-99M
 3915 BALTIMORE ST.
 301.962.3958

P. 02

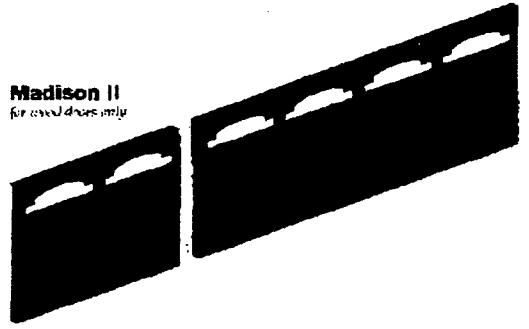
FAX NO. 3016561099

MAR-29-2000 WED 09:02 AM SELBRE ASSOCIATES

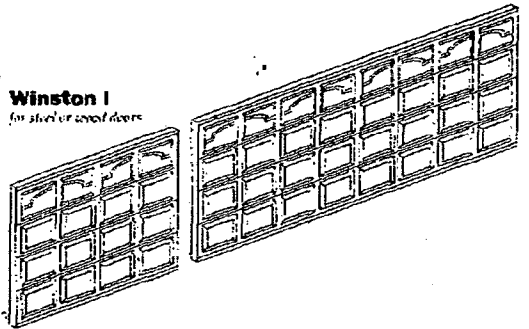
Madison I
for steel or wood doors



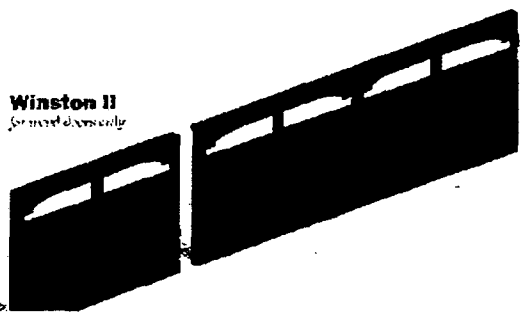
Madison II
for wood doors only



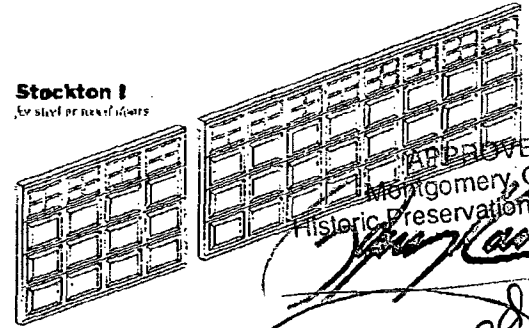
Winston I
for steel or wood doors



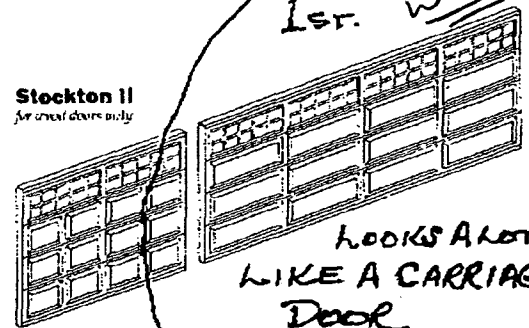
Winston II
for wood doors only



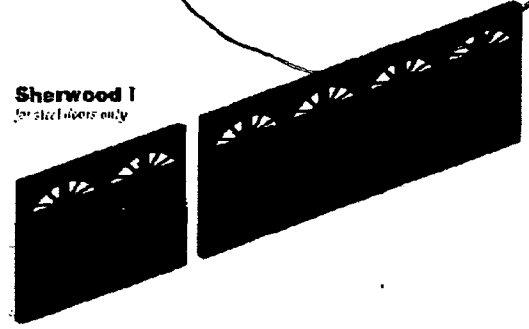
Stockton I
for steel or wood doors



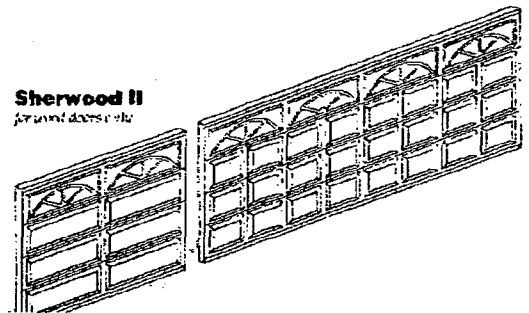
Stockton II
for wood doors only



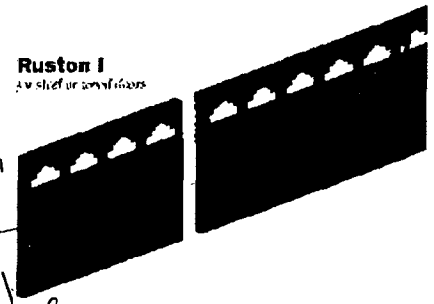
Sherwood I
for steel doors only



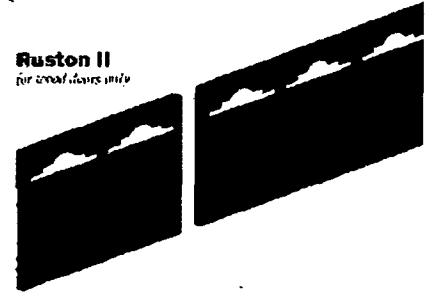
Sherwood II
for wood doors only



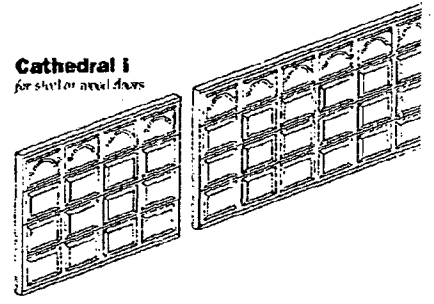
Ruston I
for steel or wood doors



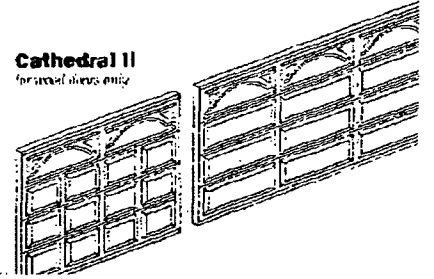
Ruston II
for wood doors only



Cathedral I
for steel or wood doors



Cathedral II
for wood doors only



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten signature]

1st. wood
 3/24/03

LOOKS A LOT
 LIKE A CARRIAGE
 DOOR

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Geo. Myers. FAX NUMBER: 942 3929

FROM: Perry Kephart

DATE: 11-17-99.

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE: George -

Don't you think either (5) or (6) (if 2 doors)
would look all right on the new
garage? Have slight preference for (5)
if one door, have slight preference for
(3) but either (3) or (4) ?

Perry
301 563 3407



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-27-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gwr*
Historic Preservation

SUBJECT: Historic Area Work Permit - *DPS # 202637*
HPC # 31/6-99M

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Denied

Approved with Conditions: _____

*1. Garage door design to be modified &
submitted with permit set for staff
approval*

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: *Mr & Mrs Nich Deardes (Geo Myers)*

Address: *3915 Baltimore St Kensington*

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301-217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: George Myers
Daytime Phone No.: 301 942 9062 ext. 13

Tax Account No.: AP# 202637

Name of Property Owner: MR & MRS. NICK DECHIDES Daytime Phone No.: 301 962 3952
Address: 3915 Baltimore St. Kensington, Md. 20895
Street Number City State Zip Code

Contractor: To be selected Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: George Myers, ARCHITECT Daytime Phone No.: 301 942 9062 ext. 13

LOCATION OF BUILDING/PREMISE

House Number: 3915 Baltimore St. Street
Town/City: Kensington Nearest Cross Street: Connecticut Ave
Lot: 7+8 Block: 10 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: Garage + Enclose Porch
1B. Construction cost estimate: \$ 30,000.-
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 _____ feet _____ inches N/A
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.

Signature: George Myers Date: 10/6/99
Signature of owner or authorized agent

Approved: W/cond For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10-27-99
Application/Permit No.: 202637 Date Filed: 10/7/99 Date Issued: _____

31/6-99am

**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:

EXISTING VICTORIAN HOME IN KENSINGTON
HISTORIC DISTRICT

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

- ① PROPOSED DETACHED GARAGE, w/ materials, windows,
+ roof shape to match house.
② Enclose existing rear porch

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 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 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.



GTM ARCHITECTS
fax transmission

10415 Armory Avenue • Kensington, MD 20895 • (301) 942-9062 • Fax: (301) 942-3929 • Toll Free: (877) 942-9062
www.gtmarchitects.com

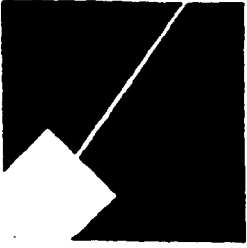
To: ROBIN ZEIK
(301) 563-3412
Date: 10/0
Fax #: (301) 563 3400
Pages: 1
From: George Myers
Subject: Denides Residence 3915 Balt. # St.
Kensington.
COMMENTS:

Adjacent Property Owners

- ① 3913 Balt. Kathryn Hoyle & Walter Schmidt
- ② 3919 Balt. JACK & Jill McGRORY
- ③ 3914 Balt. Craig & Pat Reynolds
- ④ 3920 Balt. Jean Ahearn

~~SOCY~~. (~~is log 1~~)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-28-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *egh*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits - DPS# 202637
APC# 31/6-99m

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3915 Baltimore Street, Kensington	Meeting Date:	10/27/99
Resource:	Kensington Historic District	Report Date:	10/19/99
Review:	HAWP	Public Notice:	10/12/99
Case Number:	31/6-99M	Tax Credit:	No
Applicant:	Mr. & Mrs. Nick Deoudes (George Myers, Architect)	Staff:	Perry Kephart
PROPOSAL:	Construct Garage, Enclose Porch	RECOMMEND:	Approve w/conditions.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource in Kensington Historic District.
STYLE: Colonial Revival Residence
DATE: Circa 1910

The 2½-story, 3-bay, wood-frame house, with a full-width front porch and lapped wood cladding, has a hipped roof with a hipped roof dormer on three sides and a centered gable bay above the front porch.

PROPOSAL

The applicant proposes:

1. To construct a one-story, hipped roof garage on the left side to the rear of the residence on an existing slab that is the site of an earlier structure. No trees are to be removed. The garage is proposed to be have parged concrete block foundation and to match the existing resource as to scale, design and materials.
2. To enclose the rear screened porch of the residence with 8-light casement windows within the framing configuration of the existing screens. No door design has been included in the application.

STAFF DISCUSSION

The proposed garage construction and porch modification at the rear of the historic resource are well within the guidelines of the district both as to location and design. The scale of the garage is in keeping with its role as an ancillary structure to the historic resource. The siting of the garage on a grade below that of the front facade reinforces the subsidiary role of the new

construction.

Staff would suggest that the garage door design submitted in the proposal is out of keeping with the neo-revival style of the garage. It could be more closely aligned with the style of the historic resource without losing the differentiation between the new and old buildings on the property. Several garage door designs are included in the staff report as a point of reference.

For both the casement windows on the porch and the windows in the new garage, the applicant has not indicated if they are to be single or double glazed. Staff would recommend that either be approved, but that they have true divided lights - no snap-in (grid) muntins - and that all framing be of painted wood.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior Guidelines #9 and #10:

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 proportion, and massing to protect the integrity of the property and its environment.

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.

and with the condition:

1. The garage door design be modified subject to staff approval.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



3

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers

Daytime Phone No.: 301 942 9062 ext. 13

Tax Account No.: APT# 202637

Name of Property Owner: MR & MRS. NICK DEODDES Daytime Phone No.: 301 962 3952

Address: 3915 Baltimore St. Kensington, Md. 20895
Street Number City State Zip Code

Contractor: To be selected Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: George Myers, ARCHITECT Daytime Phone No.: 301 942 9062 ext. 13

LOCATION OF BUILDING/PREMISE

House Number: 3915 Baltimore St. Street _____

Town/City: Kensington Nearest Cross Street: Connectical Ave

Lot: 7+8 Block: 10 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: Garage +

1B. Construction cost estimate: \$ 30,000.- Enclose Percht

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 _____ feet _____ inches N/A

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.

George Myers (George Myers)
Signature of owner or authorized agent

10/6/99 (4)
Date

**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:

EXISTING VICTORIAN HOME IN KENSINGTON
HISTORIC DISTRICT

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

- ① PROPOSED DETACHED GARAGE, w/ materials, windows, + ROOF SHAPE TO MATCH HOUSE.
- ② ENCLOSE EXISTING REAR PORCH

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.
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4. MATERIALS SPECIFICATIONS

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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.

5



GTM
ARCHITECTS
fax transmission

10415 Armory Avenue • Kensington, MD 20895 • (301) 942-9062 • Fax: (301) 942-3929 • Toll Free: (877) 942-9062
www.gtmarchitects.com

To: ROBIN ZEIK
(301) 563-3412
Fax #: (301) 563 3408

Date: 10/0
Pages: 1

From: George MYERS

Subject: Denises Residence 3915 Balt. St.
Kensington.

COMMENTS:

Adjacent Property Owners

- ① 3913 Balt. Kathryn Hoyle & Walter Schmidt
- ② 3919 Balt. JACK & Jill McGORY
- ③ 3914 Balt. Craig & Pat Reynolds
- ④ 3920 Balt. Jean Ahearn

~~2007~~ (~~1 log~~)

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

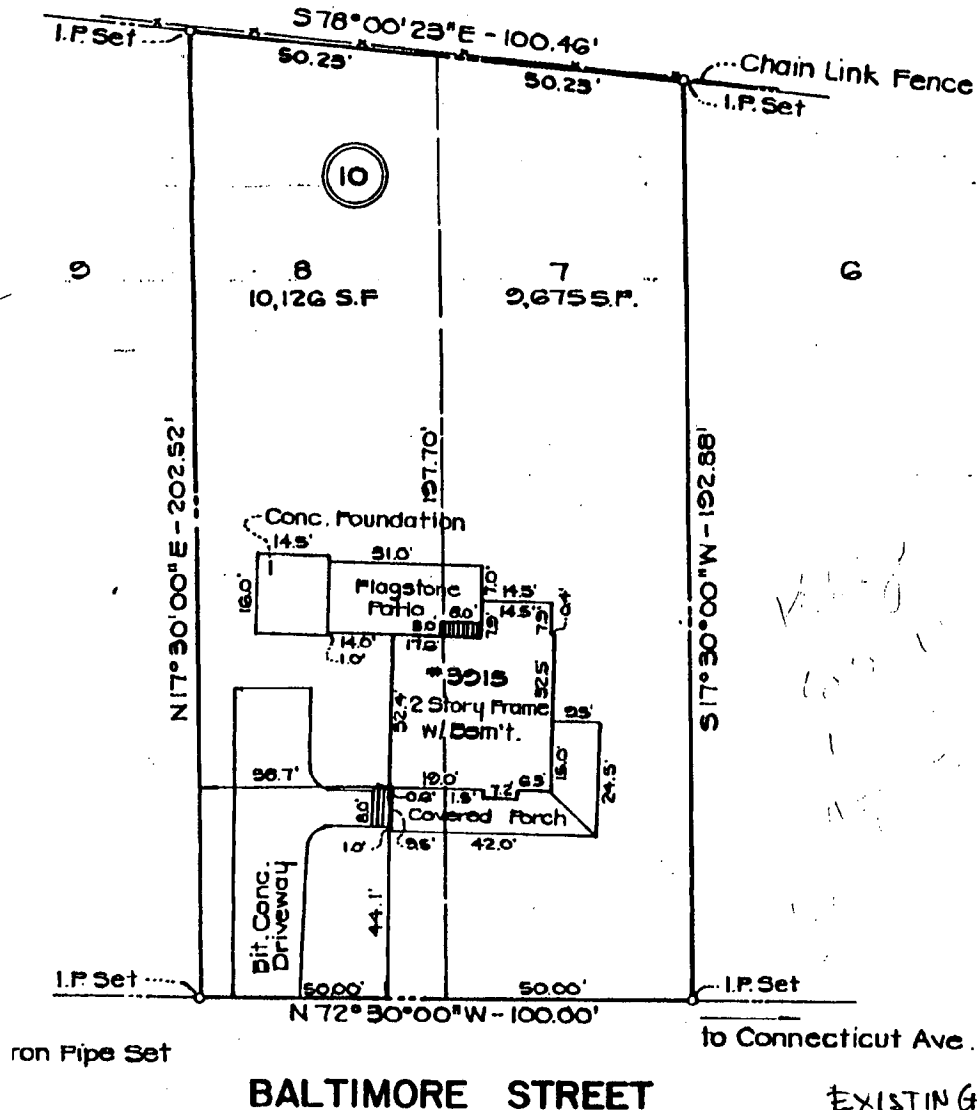
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MO 20832
 924-4588

By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 MO. No. 3984



BALTIMORE STREET

EXISTING
 SITE PLAN

7

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

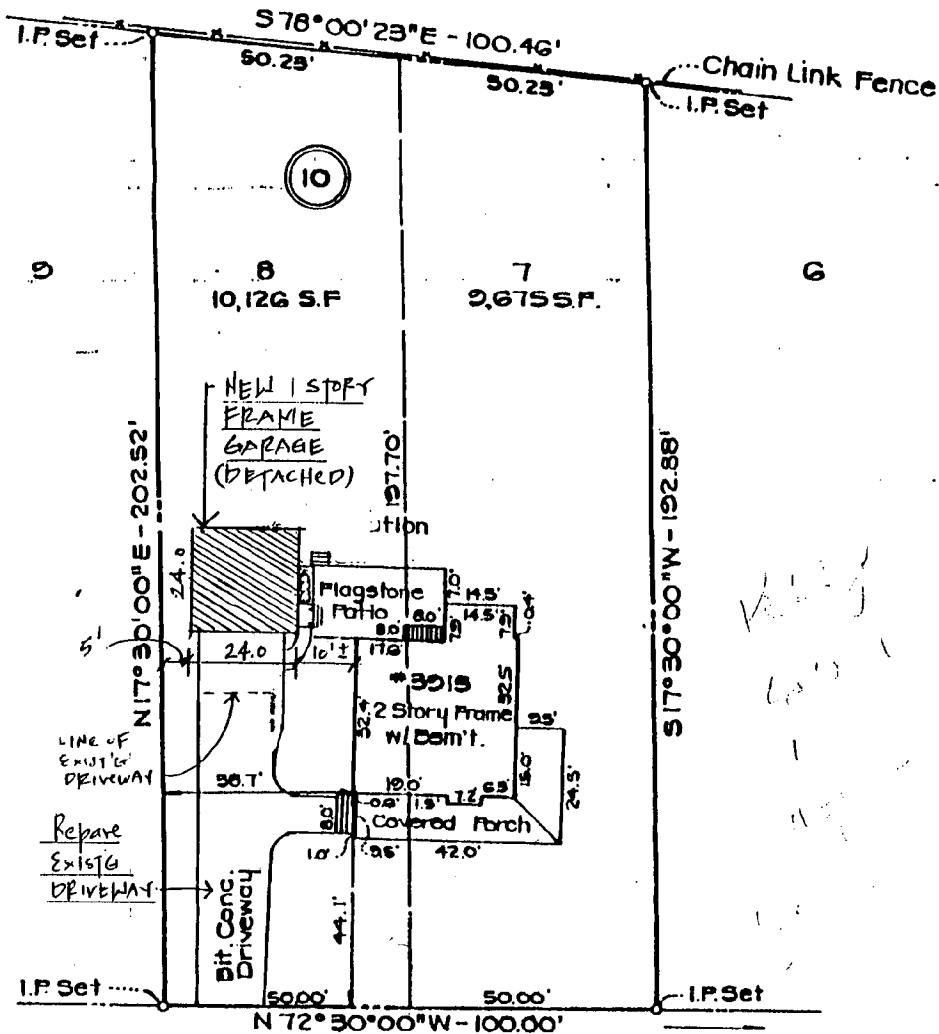
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4584

By: *James F. Sheehan*
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



I.P. Set = Iron Pipe Set

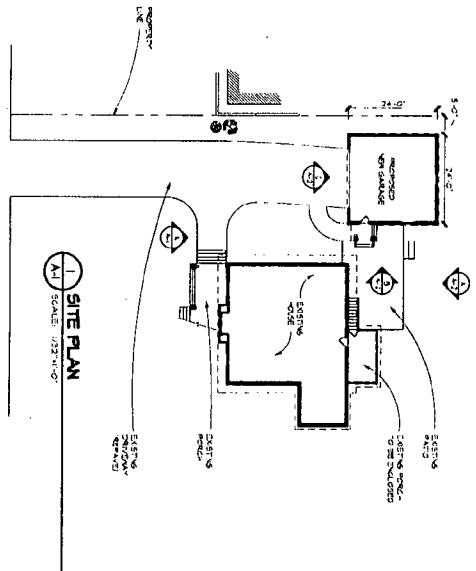
to Connecticut Ave.

BALTIMORE STREET

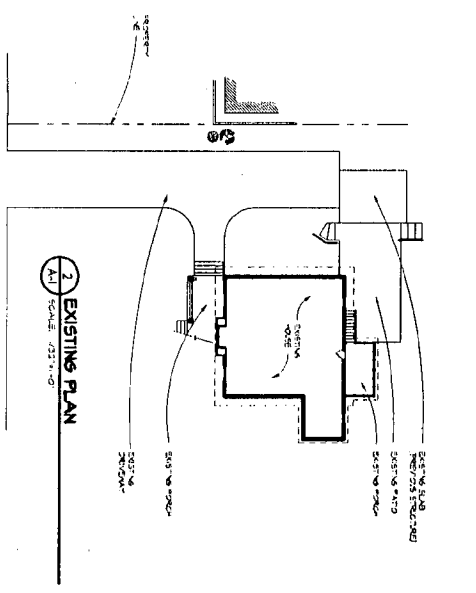
Proposed Site Plan

8

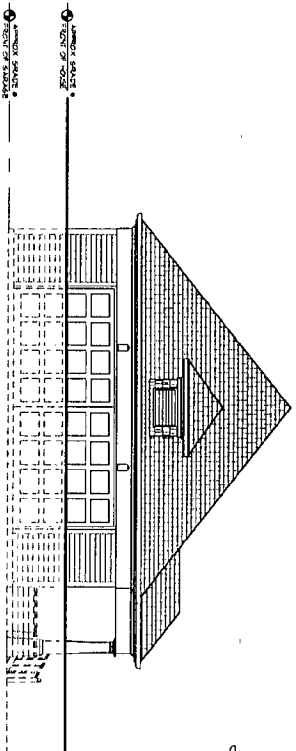
3



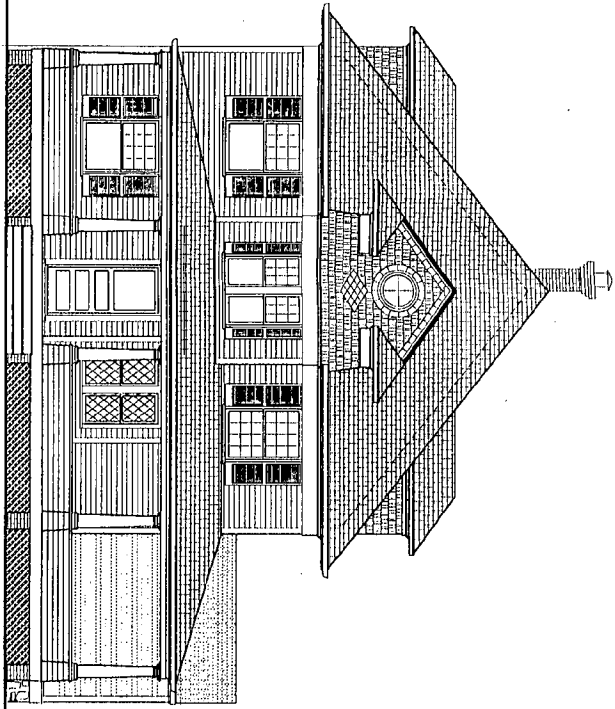
1 SITE PLAN
SCALE: 1/32"=1'-0"



2 EXISTING PLAN
SCALE: 1/32"=1'-0"



3 FRONT ELEVATION FACING STREET
SCALE: 1/8"=1'-0"



SCHEMATIC

DATE	9-23-44
PROJECT NO.	44171
DRAWING NO.	A-1
SCALE	AS NOTED
DESIGNED BY	GTN
DRAWN BY	ALV
CHECKED BY	GTN
APPROVED BY	
DATE	9-23-44
PROJECT NO.	44171
DRAWING NO.	A-1

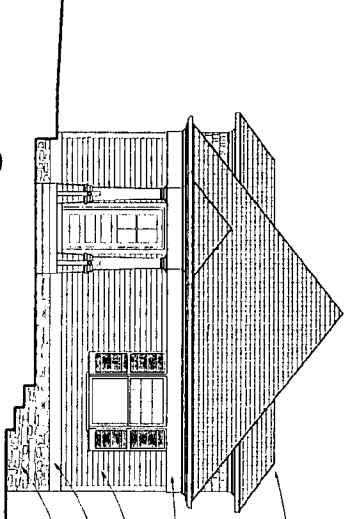
DEOTIS RESIDENCE
NEW FREESTANDING GARAGE
& ENCLOSED PORCH

3915 BALTO AVE.
 KENSINGTON, MD
 SITE PLANS &
 ELEVATION

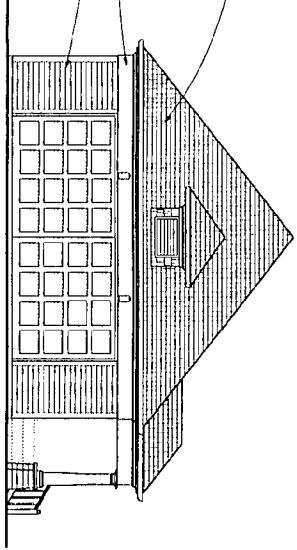
GTJM
 ARCHITECTS
 1000 JEFFERSON AVENUE
 GREENBELT, MD 20884
 (301) 251-1111
 (301) 251-1112

16

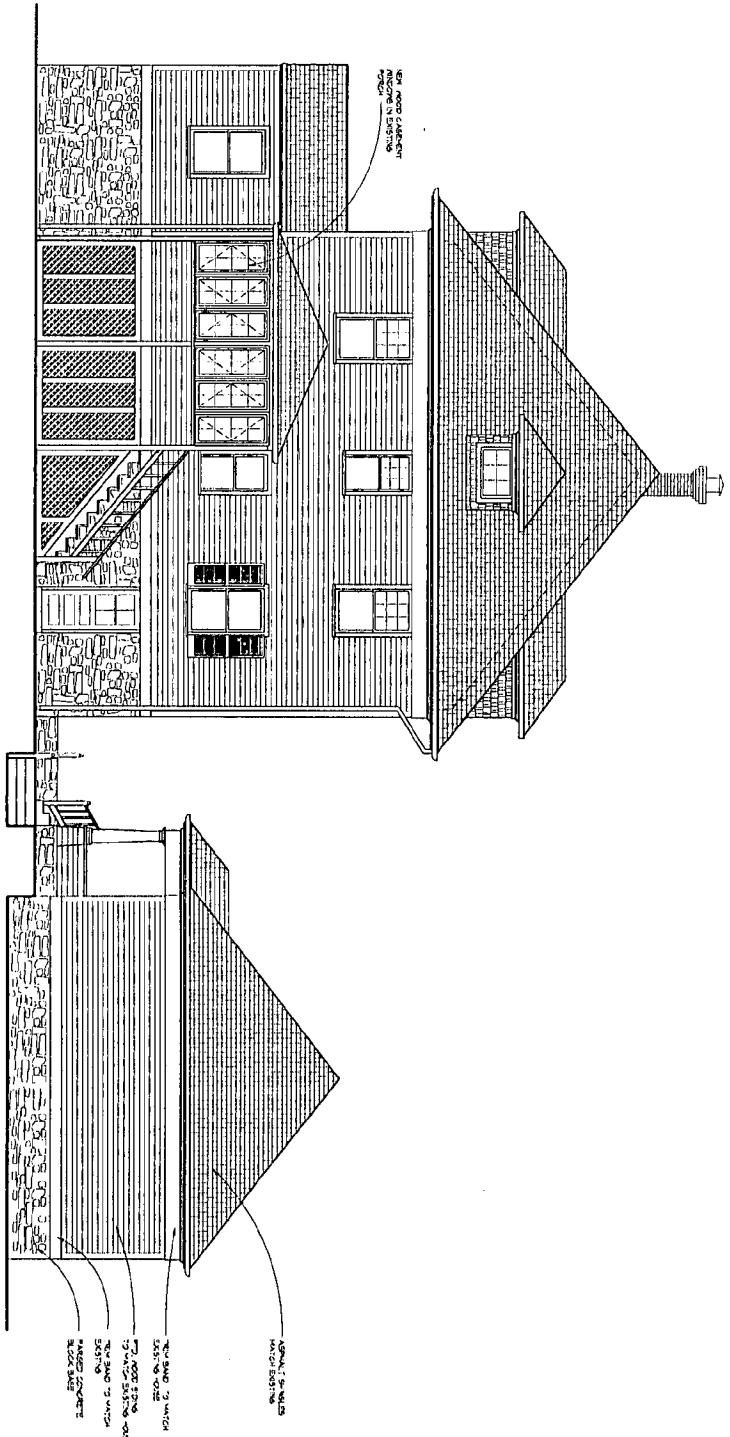
3 SIDE ELEVATION FACING PATIO
A-2 SCALE: 1/8"=1'-0"



2 FRONT ELEVATION FACING DRIVEWAY
A-2 SCALE: 1/8"=1'-0"



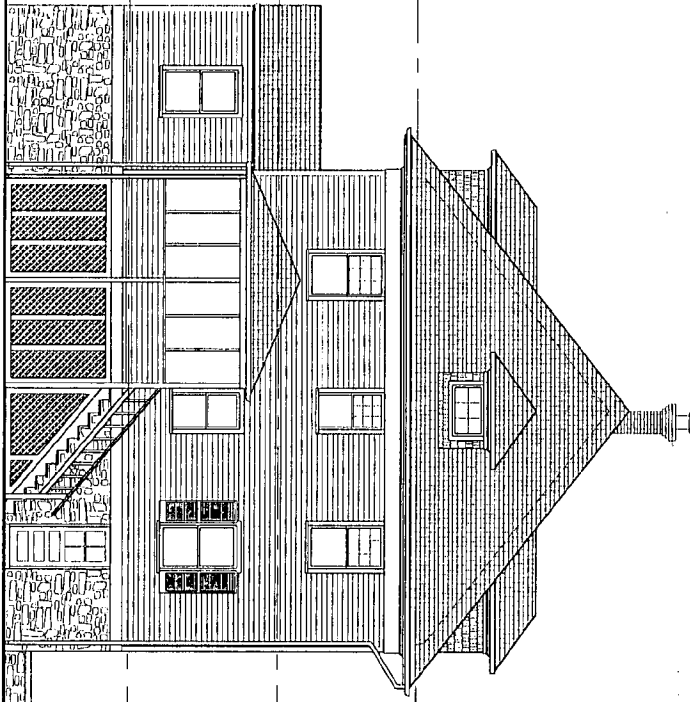
1 REAR ELEVATION
A-2 SCALE: 1/8"=1'-0"



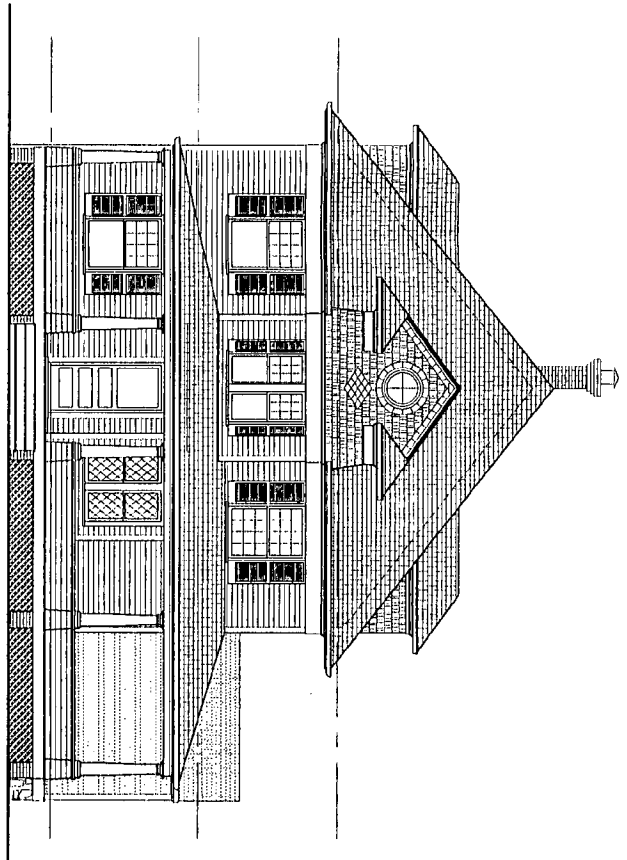
SCHEMATIC

A-2	<p>DEOTIS RESIDENCE NEW FREESTANDING GARAGE & ENCLOSED PORCH</p>	<p>3915 BALTO AVE. KENSINGTON, MD</p> <p>EXTERIOR ELEVATIONS</p>
<p>DATE: 04/11 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: AS NOTED PROJECT NO: 04111</p>	<p>GTMI ARCHITECTS 1000 AVENUE 2014-2015 2000 BOWLING GREEN 20842-5714</p>	

17



9 EXISTING REAR ELEVATION
AS SCALE 1/8"=1'-0"

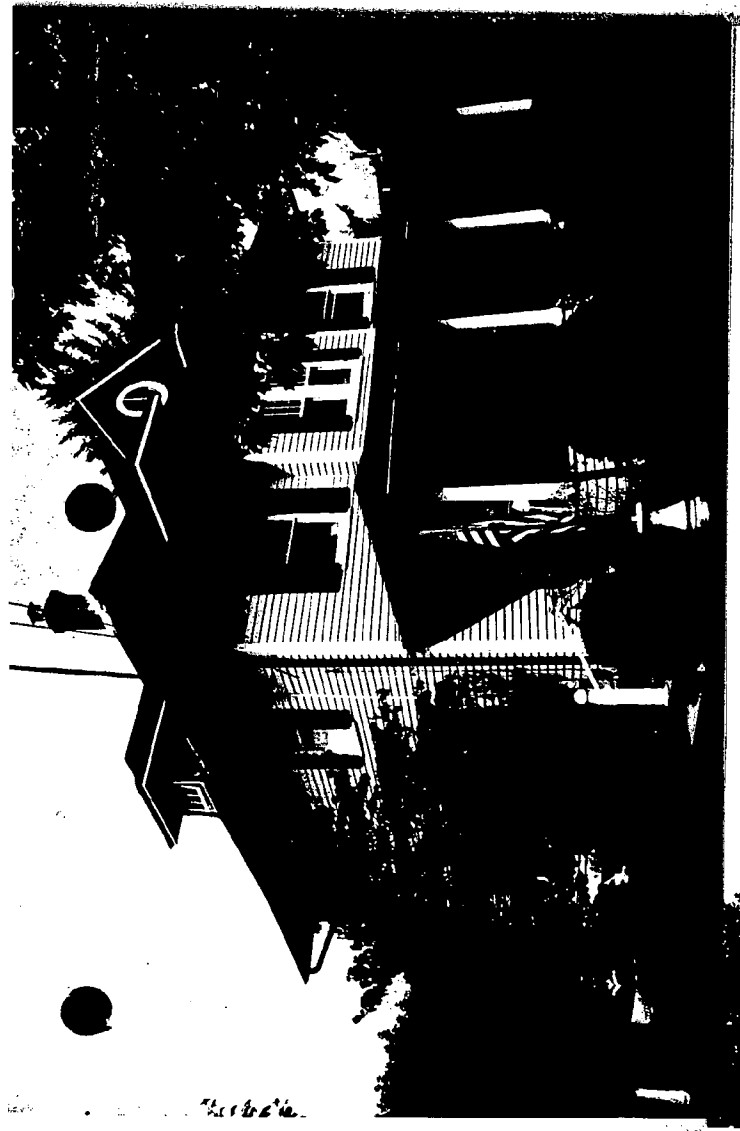


8 EXISTING FRONT ELEVATION
AS SCALE 1/8"=1'-0"

EXISTING DRAWING
CONDITIONS

A-3	DATE: 4-23-44	DEOTIS RESIDENCE	3915 BALTO AVE. KENSINGTON, MD	EXISTING ELEVATIONS	GTMM ARCHITECTS 1001 JEFFERSON AVE. BALTIMORE, MD 21206 PHONE: 552-1211
	PROJECT TO: details				

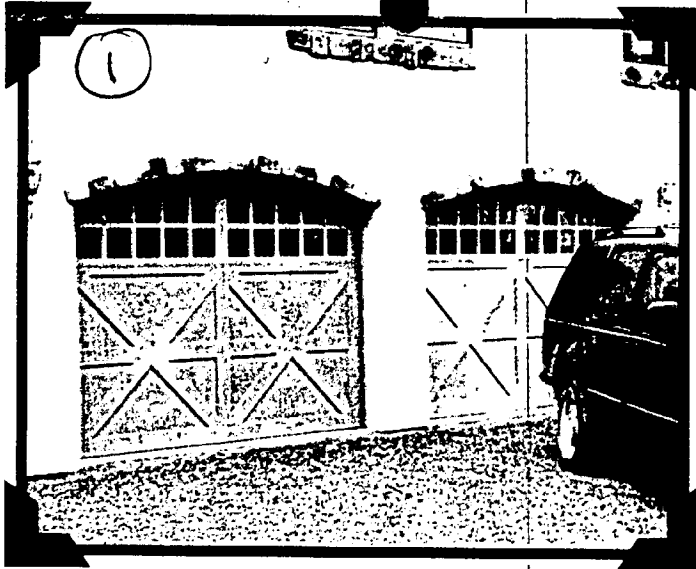
21











**HOLMES
DOOR**

HOLMES GARAGE DOOR

Holmes

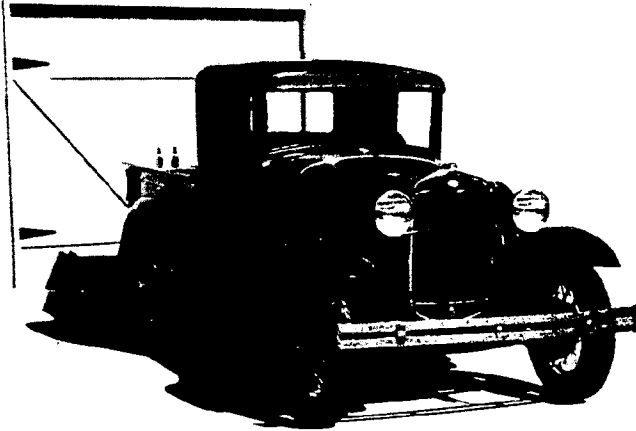
13

P.O. BOX 1976 • AUBURN, WA 98071-1976
(206) 931-8900 • FAX (206) 939-8508

14088 BORATE ST. • SANTA FE SPRINGS, CA 90670
(310) 404-9882 • FAX (310) 926-1761

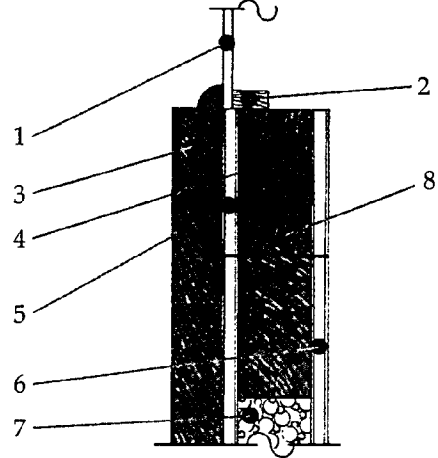
A Division of Holmes-Hally Industries

74 Garage 1771, Contact 910, 9912



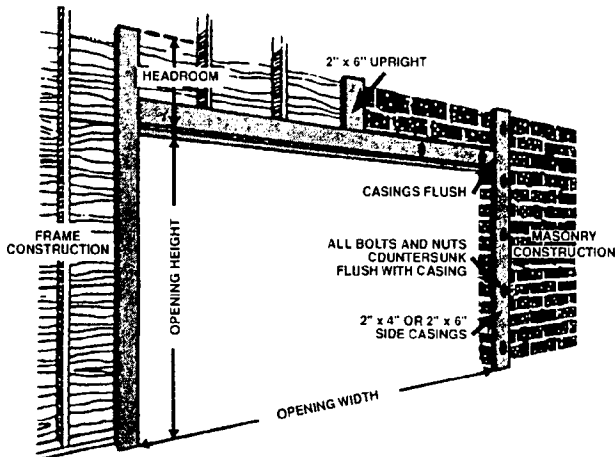
The "*Carriage House*" door is a sectional upward acting door that simulates historic swing type doors used in the early automobile shelters. Holmes Door has duplicated many of these original patterns by securing select hand crafted Redwood, Cedar, or Fir overlays to specially engineered flush wood sections. The "*Carriage House*" door can be used on conventional 15" radius torsion hardware and electrically operated.

DOOR CONSTRUCTION



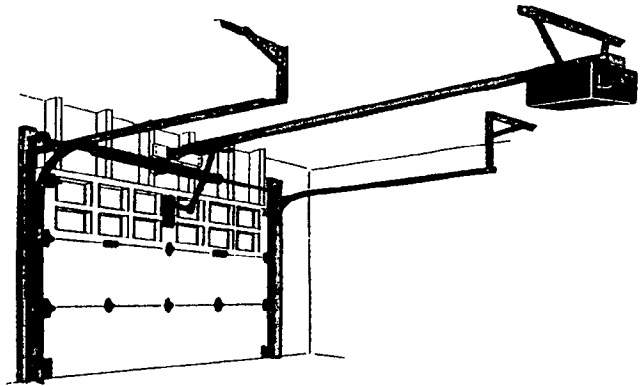
1. Glazing, Nom. 1/8"
2. Glass Stop, Nom. 1/4" x 1/2"
3. Overlay, Nom. 3/4"
4. Frame, Nom. 1-1/8"
5. Outer Skin, Nom. 1/4" or 1/2"
6. Inner Skin, Nom. 1/4"
7. Polystyrene, Nom. 1-1/8"
8. T&G Weather Joint

OPENING PREPARATIONS



The inside face of the opening must be prepared with all members presenting a flush surface. Nothing should project between the jambs unless it is above the minimum headroom requirement and outside the required amount of side space.

GENERAL OPERATING CLEARANCES



• Standard Lift - Manual Operation

Head Room: 16 inches
 Side Room: 4 inches
 Depth Into Room: Door height plus 18 inches

• Low Head Room - Manual Operation

Head Room: 7 inches
 Side Room: 6 inches
 Depth Into Room: Door height plus 30 inches

Electric operation is recommended - For clearance information contact operator manufacturer or Holmes Door at 206-931-8900.

10/25

3 P.M.

Perry

Please call Frank

O'Connell

202-785-9625

in for [unclear]



October 26, 1999

Chairman
Montgomery County Historic Preservation
Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman:

At the Regular Meeting of Mayor and Council on October 25th, the Council unanimously voted to support the Historic Preservation Commission Staff's and Local Advisory Panel's recommendations to approve with conditions a new fence at 3924 Washington Street and a garage and porch enclosure at 3915 Baltimore Street.

The Council unanimously voted to support the HPC staff's and LAP's recommendations to approve new landscaping at 10220 Carroll Place.

The Council unanimously voted to support the HPC staff's and LAP's recommendation to deny construction of a new house and relocation of a historic outbuilding at 3922 Baltimore Street.

The Mayor and Council regret they cannot attend the hearings on October 27th due to previous commitments.

Sincerely,

Pat McAuley
Clerk Treasurer

KENSINGTON HISTORICAL SOCIETY, INC.

PO BOX 453

KENSINGTON, MD 20895

October 27, 1999

Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD 20910

I am writing for the Preservation Committee of the Kensington Historical Society. I would like first to focus on three of the applications being reviewed for Kensington tonight:

The 3924 Washington St. application is for a partial fence on the rear area of this property. We agree with the staff report that this will not be detrimental to the District.

The application for 10220 Carroll Place would seem to solve the difficult problem of disintegrating retaining walls in a most appropriate manner. I know from experience the difficulties with new soil settling and rain runoff and therefore would encourage the owners to make the slope as gradual as they can as well as putting in plantings which will hold the soil in place. As far as the tree removal is concerned I believe their analysis to be correct. I also see no need for an arborist's report on the elm, as this tree had no leaves all summer and is clearly dead. I do hope the owners will consider planting one or more tall shade trees in keeping with the landscaping of the surrounding District.

The application for 3915 Baltimore Street for a new garage should be carefully considered. What are the materials for the garage? The front elevation shows the body of the garage to be half invisible due to a grade change from the street. I am concerned as to the actual height of the garage and grade change. Will the roof line truly start below the windows of the house? The present concrete pad from the previous structure was 14.5 feet wide by 16 feet deep. This new building will be 24 by 24 feet. While the garage does seem to defer nicely with respect to the house, the street vista will become one of almost continuous building rather than substantial gardens surrounding the house. A narrower driveway combined with landscaping could help to preserve the Victorian garden ambiance, if not a smaller garage entirely.

The fourth application for 3922 Baltimore Street has been recommended for denial. The Preservation Committee agrees completely with the analysis of the staff. The building of a home on this lot will be very difficult. When this property was purchased by Mrs. Ahearn, the present owner, she agreed to sign a covenant to preserve her property as it was, for a period of seven years (which I believe to be the longest time period allowed by law). Therefore at all times this owner was aware of the Kensington Historic District designation as well as the fact that this property was considered to be ONE property. At the present time she (or her agent) has applied for a HAWP for part of her property. The Kensington Historical District was designated with the very specific mention of the uniform streetscape and dominant design which convey a sense of time and place, that of a Victorian garden suburb. It is this uniqueness which gives the District a reason for being.

KENSINGTON HISTORICAL SOCIETY, INC.

PO BOX 453

KENSINGTON, MD 20895

In 1994, the Kensington Historical Society voted to adopt a carefully spelled out policy: "...the Society's principal goal in interpreting those standards (that is the Secretary of the Interior Guidelines) and that Ordinance (the Montgomery County Historic Preservation Ordinance) is the preservation of open space and the garden suburb ambiance that is the essential historical quality of the Kensington Historic District. An important characteristic is the preservation of the appearance of individual historical structures and the sites upon which they are located to assure that the late-Victorian atmosphere of the historic district is maintained. Finally, the Society is committed to supporting a consistent interpretation to assure that residents of the community have stable expectations on the appearance of the historic district, and what modifications to the property should be permitted under the County Ordinance and the Secretary of the Interior Guidelines."

The plans submitted for construction at 3922 Baltimore Street do not present a structure which could be permitted under the guidelines. The proposed house is too large in comparison with the primary resource. It does not defer to this resource. The mass of the building is far greater than the primary resource. Moving the garage to the proposed location would certainly change its relationship to the primary resource. The streetscape cannot absorb a structure of this size in this location.

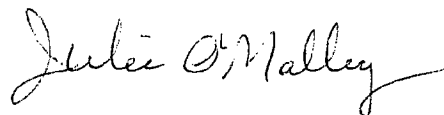
This proposed house appears to be unchanged from a preliminary presentation made in 1997. What changes have been made to address suggestions made by previous commissioners or staff?

A building on this property would need to be substantially smaller. We treasure all size homes in our district as they represent a variety of economic levels.

The Kensington Historical District is a small district indeed. The dominant features must be preserved in order to maintain our integrity as a district. This core area is of primary importance and major changes such as proposed new construction must be considered very thoroughly.

We thank you for your continued vigilance in preserving our District.

Sincerely,



Julie O'Malley, Chair
Preservation Committee

**Walter E. Schmitt
3913 Baltimore Street
Kensington, Maryland 20895
(301) 929-8154
FAX (301) 942-5737**

October 27, 1999

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

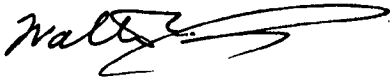
Chairperson:

RE: HPC Case No. 31/6-99\M
Construction of a new garage at 3915 Baltimore Street, Kensington, Maryland 20895

I have had an opportunity to review the plans of the proposed garage and find that it will blend in very nicely with the main house. Mr. and Mrs. Deoudes have chosen an attractive design for the structure and the garage will be complimentary to the neighborhood.

I would urge the Commission to approve the garage as presented.

Thank you,



Walter E. Schmitt

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

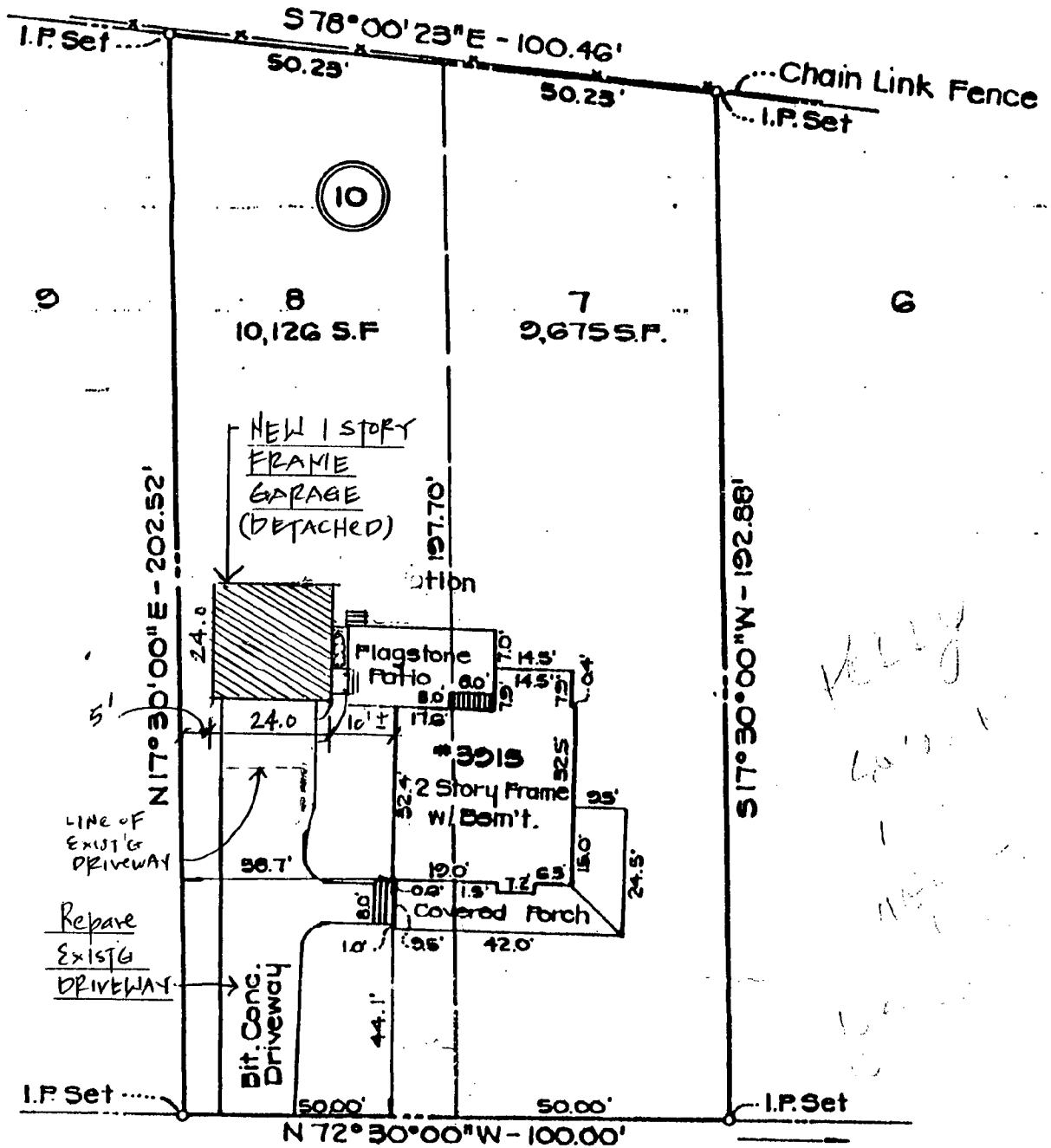
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4584

By: *James F. Sheehan*
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



I.P. Set - Iron Pipe Set

to Connecticut Ave.

BALTIMORE STREET

Proposed site plan



GTM
ARCHITECTS
fax transmission

10415 Armory Avenue • Kensington, MD 20895 • (301) 942-9062 • Fax: (301) 942-3929 • Toll Free: (877) 942-9062
www.gtmarchitects.com

To: ROBIN ZEIK
(301) 563-3412
Fax #: (301) 563 3408

Date: 10/0

Pages: 1

From: George Myers

Subject: Denises Residence 3915 Balt. St.
Kensington.

COMMENTS:

Adjacent Property Owners

- ① 3913 Balt. Kathryn Hoyle & Walter Schmidt
- ② 3919 Balt. Jack & Jill McGory
- ③ 3914 Balt. Craig & Pat Reynolds
- ④ 3920 Balt. Jean Ahearn

~~Sorry.~~ (~~is legal~~)

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

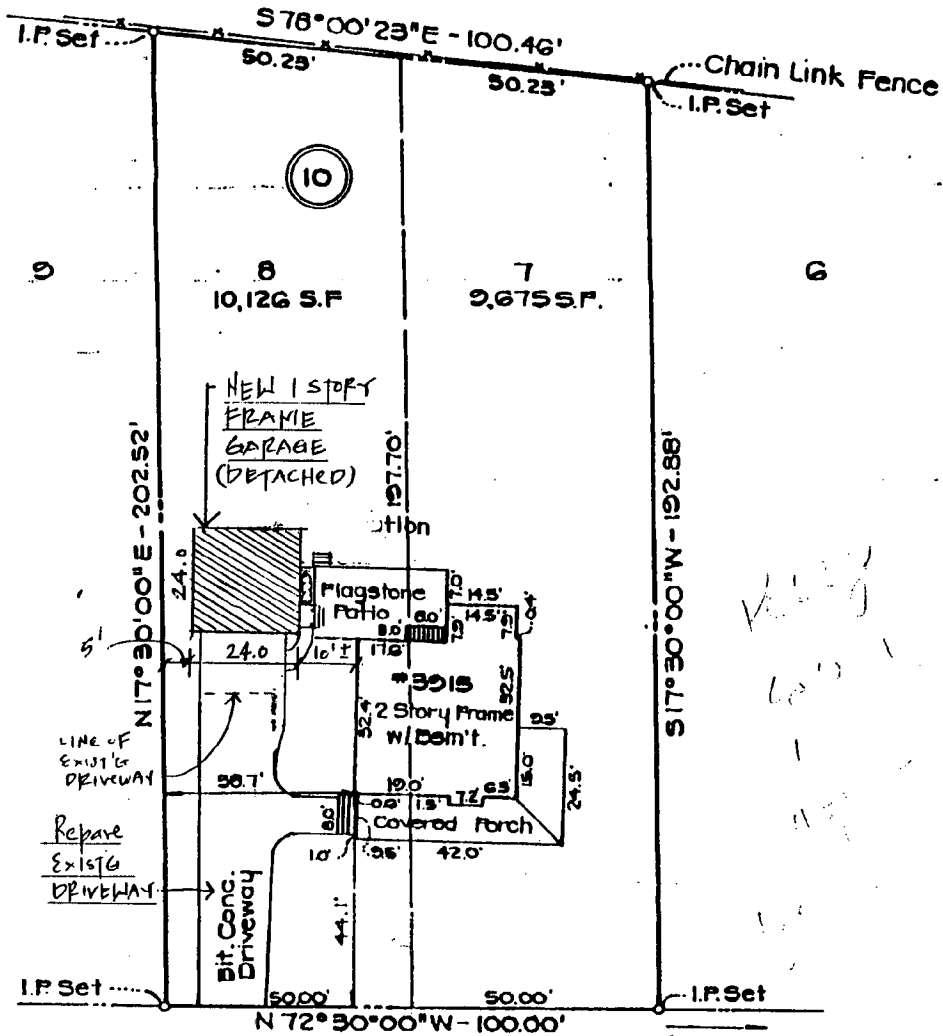
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4581

By: *James F. Sheehan*
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



I.P. Set = Iron Pipe Set

to Connecticut Ave.

BALTIMORE STREET

PROPOSED SITE PLAN

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

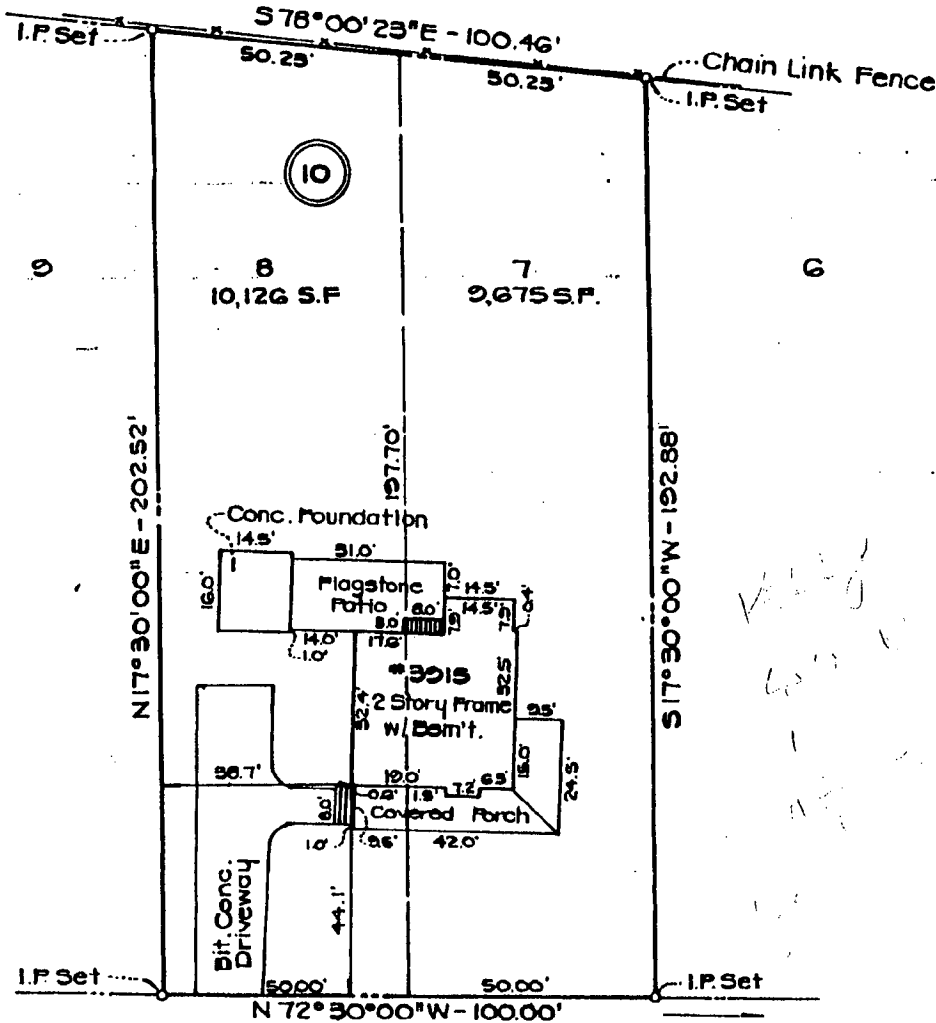
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4588

By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



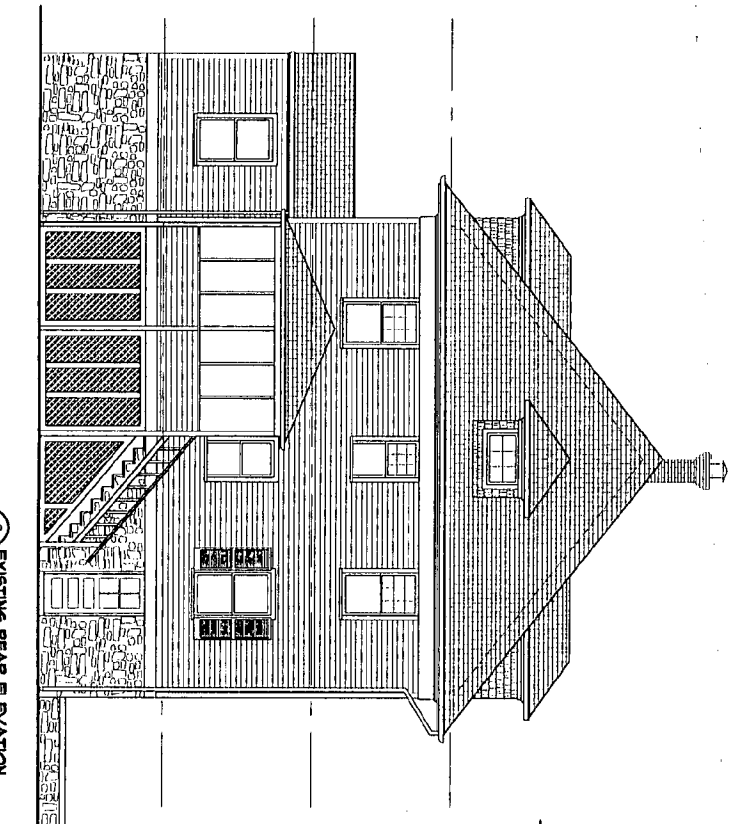
Iron Pipe Set

to Connecticut Ave.

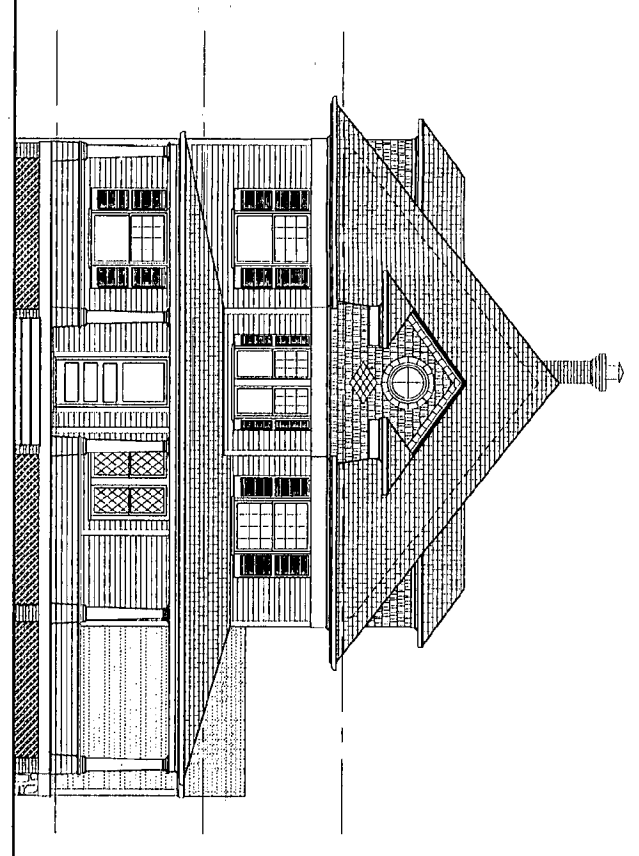
BALTIMORE STREET

EXISTING
 SITE PLAN

3 EXISTING REAR ELEVATION
A-3 SCALE 3/8"=1'-0"



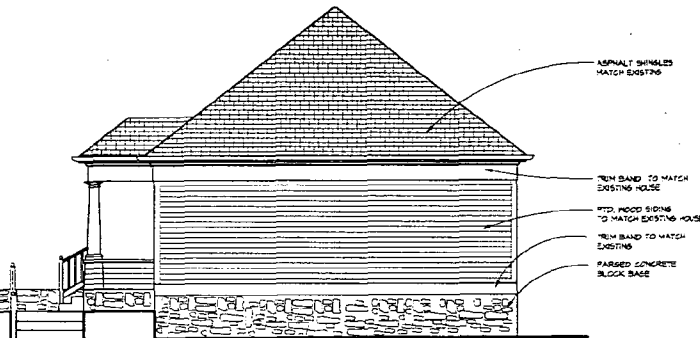
1 EXISTING FRONT ELEVATION
A-3 SCALE 1/8"=1'-0"



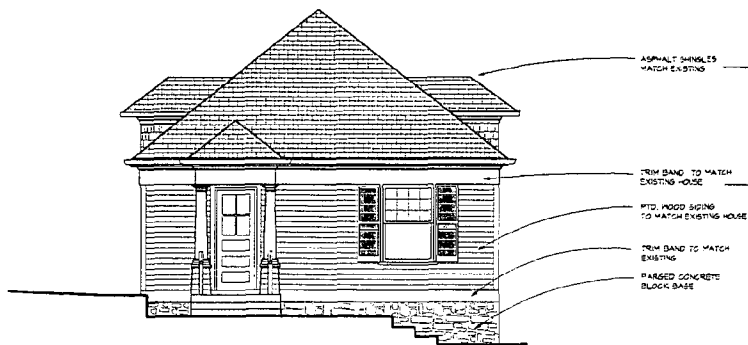
EXISTING CONDITIONS

A-3	DEOTIS RESIDENCE	3915 BALTO AVE. KENSINGTON, MD	GTMI ARCHITECTS 1014 JACOB AVENUE DOWNS, MD 21034 (301) 281-7142
		EXISTING ELEVATIONS	

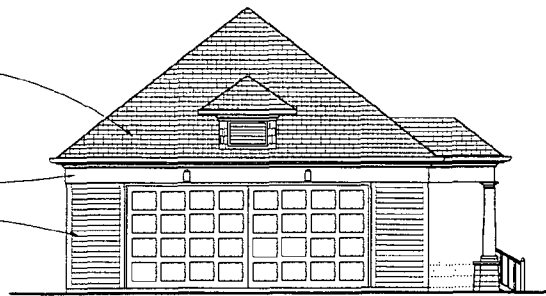
DESIGNER	GTMI
SCALE	AS NOTED
DATE	4-23-04
PROJECT NO.	11111
DRAWN BY	RLV
CHECKED BY	GTMI



A REAR ELEVATION
SCALE: 1/8" = 1'-0"



B SIDE ELEVATION FACING PATIO
SCALE: 1/8" = 1'-0"



C FRONT ELEVATION FACING DRIVEWAY
SCALE: 1/8" = 1'-0"

GTM
ARCHITECTS
1040 AIRPORT AVENUE
KENSINGTON, MD 20895
301-404-4082
301-404-3428 FAX

3415 BALTO AVE.
KENSINGTON, MD
EXTERIOR
& ENCLOSURE
ELEVATIONS

DEOTIS RESIDENCE
NEW FREESTANDING GARAGE
& ENCLOSED PORCH

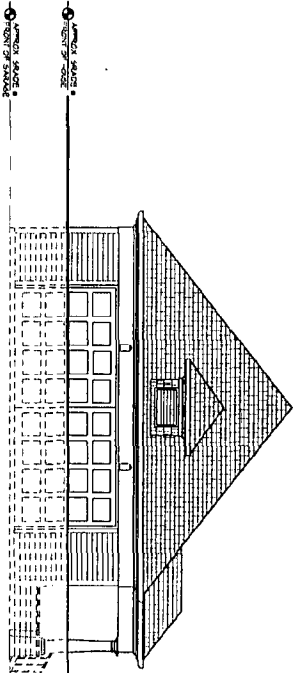
REVISIONS

SCALE

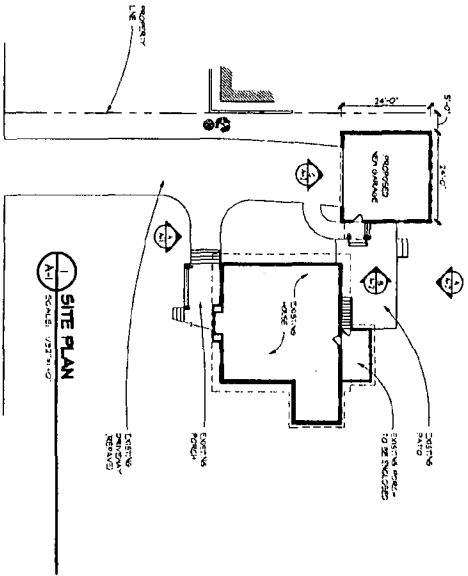
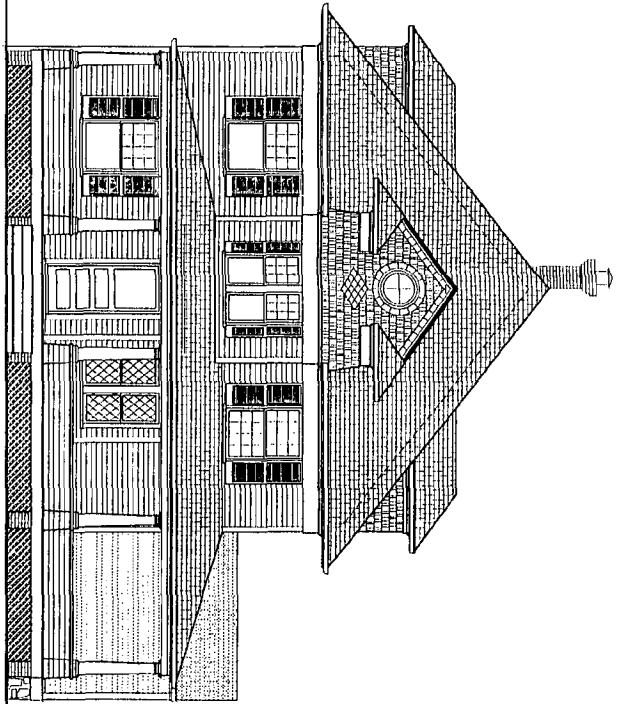
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CHECKED BY: GTM
SCALE: AS NOTED
DATE: 9-23-99
PROJECT NO: 99171
DRAWING NO:

A-2

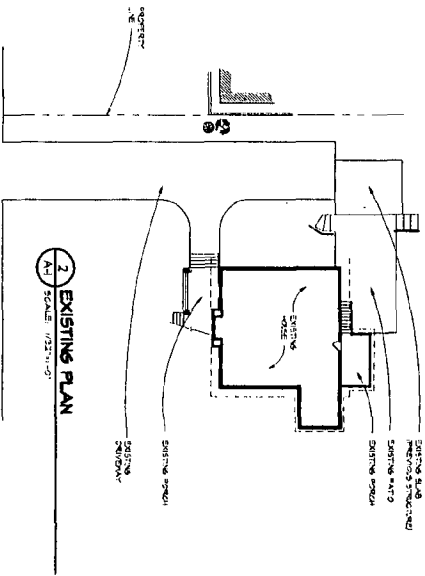
SCHEMATIC
DESIGN



A
SCALE: 1/8"=1'-0"
FRONT ELEVATION FACING STREET



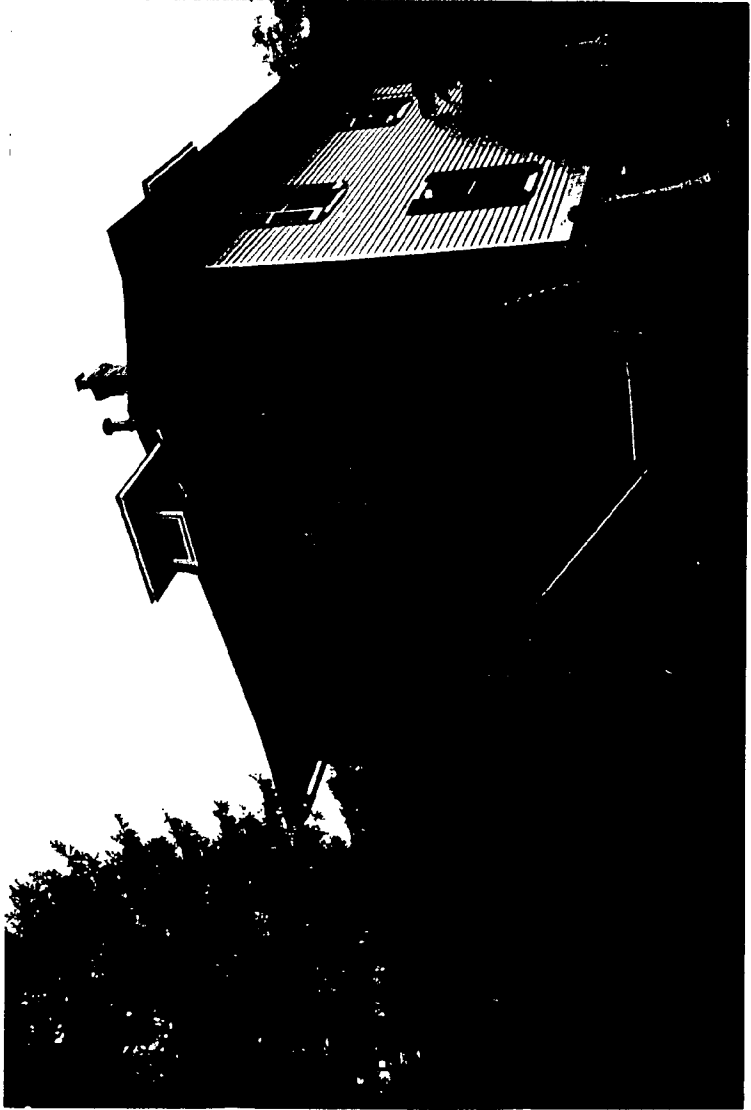
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SCALE: 1/32"=1'-0"
SITE PLAN

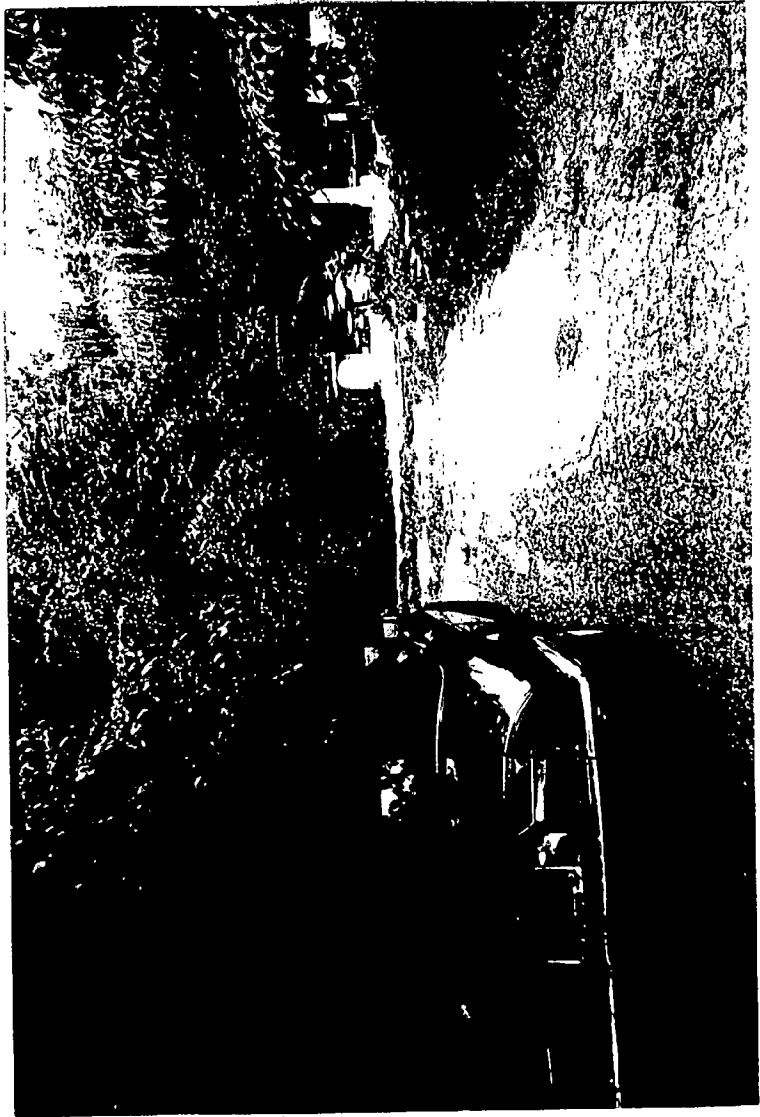


2
SCALE: 1/32"=1'-0"
EXISTING PLAN

SCHEDULED

A-1	DEOTIS RESIDENCE NEW FREESTANDING GARAGE & ENCLOSED PORCH	3915 BALTO AVE. KENSINGTON, MD	GTM ARCHITECTS 1014 ANSON AVENUE BETHESDA, MD 20814 (301) 291-1100 WWW.GTMARCHITECTS.COM
	DRAWN BY: RLV CHECKED BY: GTM SCALE: AS NOTED DATE: 9-23-14 PROJECT: 94171 DRAWN BY: [Signature]	SITE PLANS & ELEVATION	





REVISIONS

SEAL

DRAWN BY: RJV
CHECKED BY: GTM
SCALE: AS NOTED
DATE: 9-23-99
PROJECT NO: 99171
DRAWING NO:

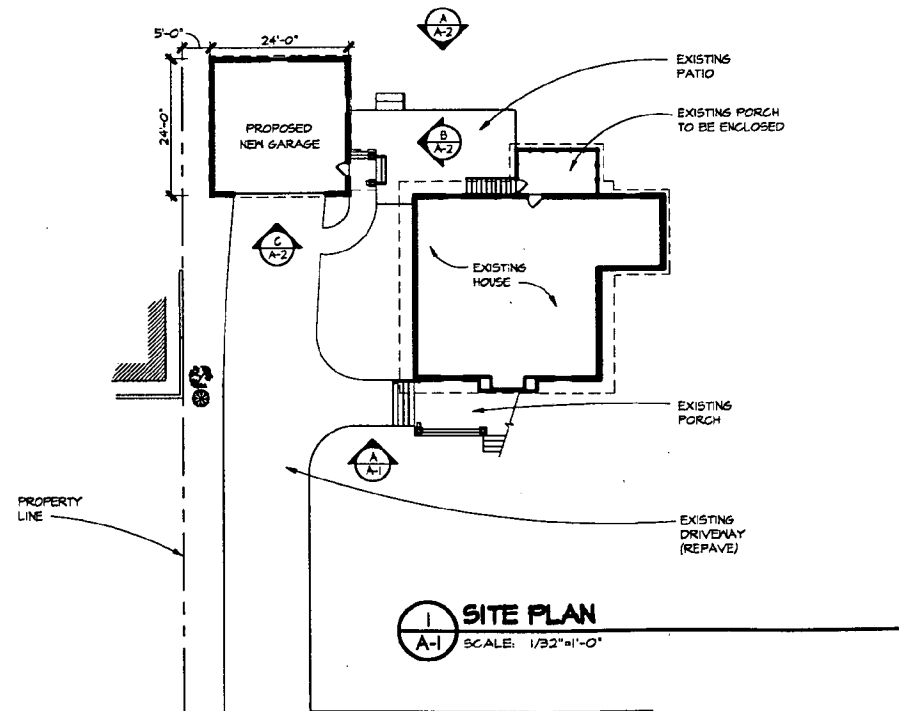
A-1



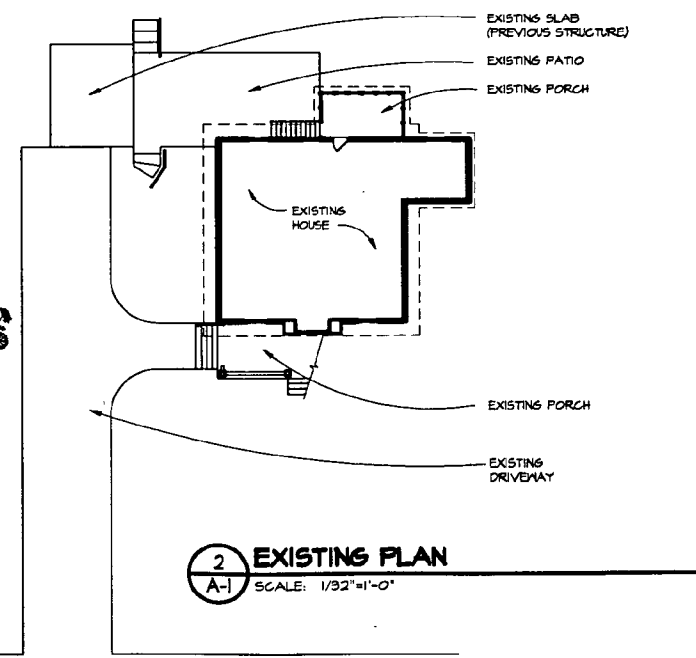
1 FRONT ELEVATION FACING STREET
SCALE: 1/8"=1'-0"



APPROX GRADE @ FRONT OF HOUSE
APPROX GRADE @ FRONT OF GARAGE

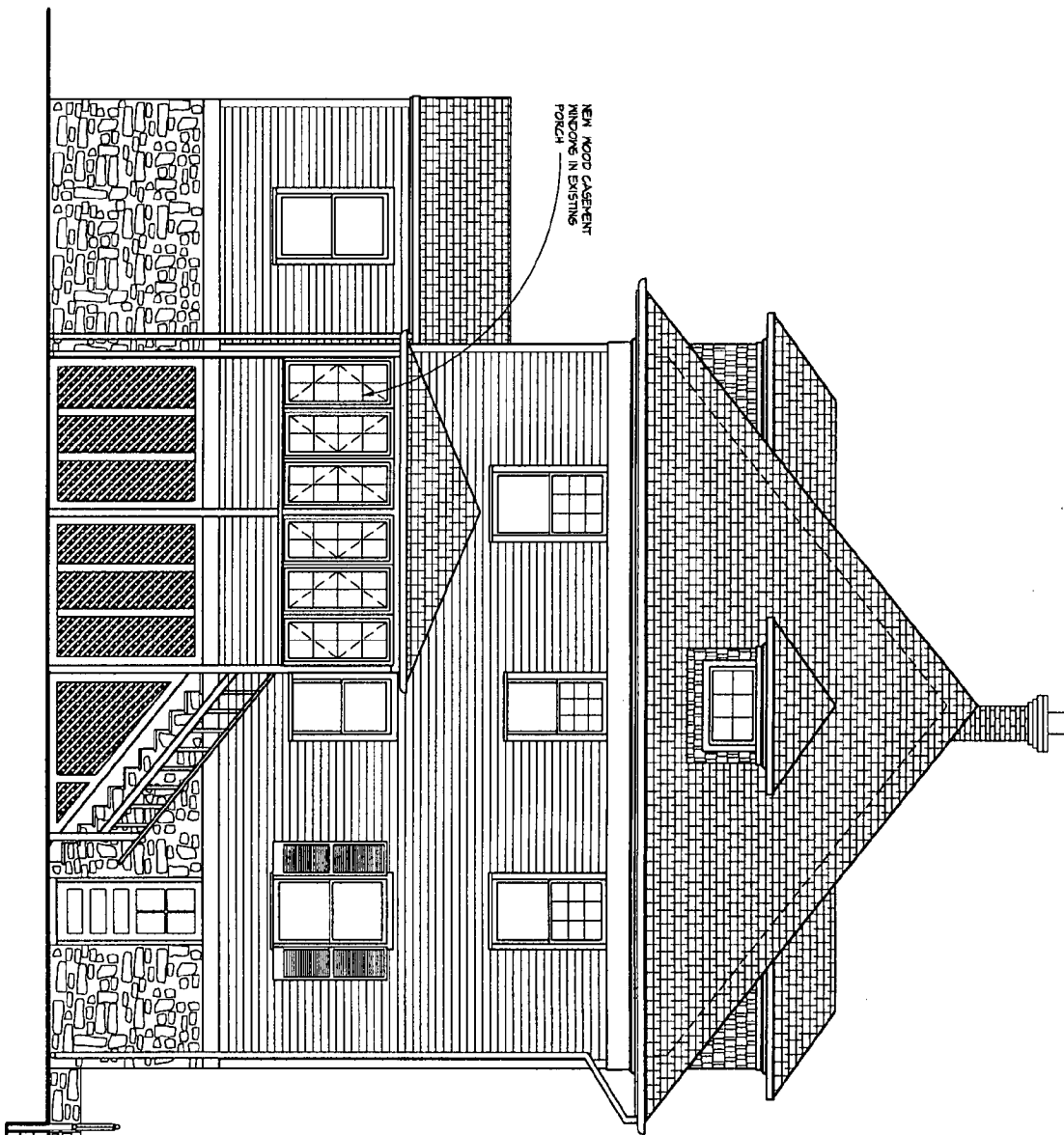


1 SITE PLAN
SCALE: 1/32"=1'-0"



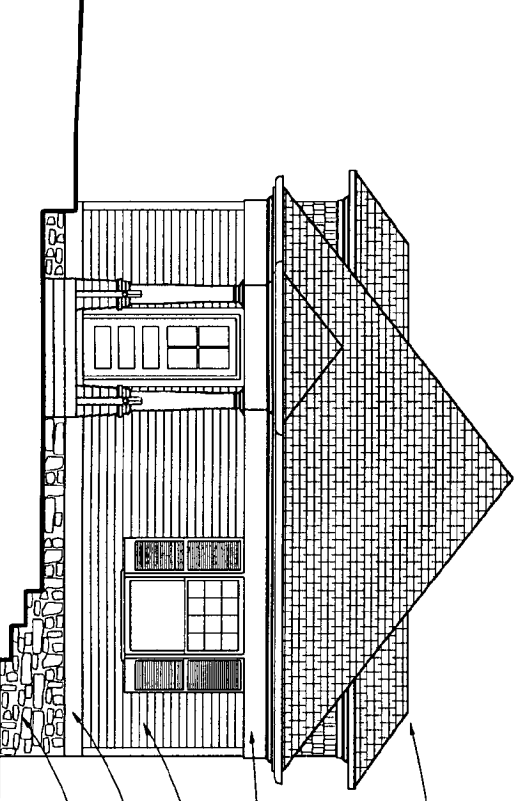
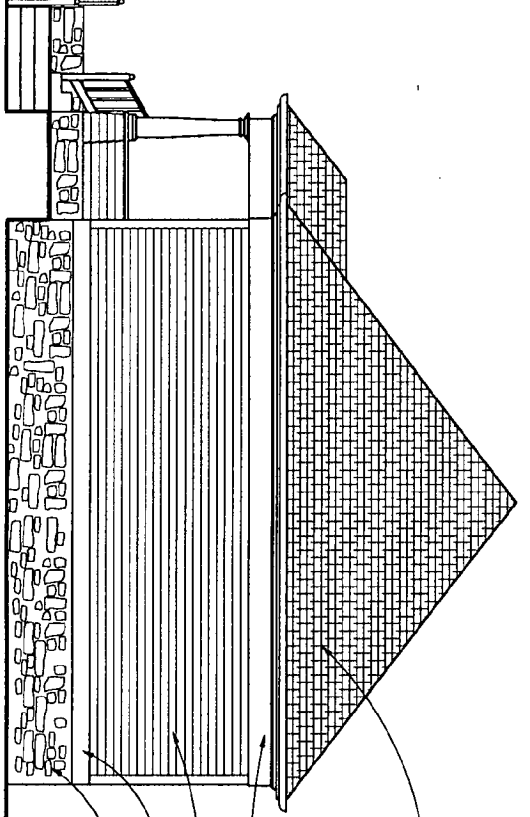
2 EXISTING PLAN
SCALE: 1/32"=1'-0"

SCHEMATIC
DESIGN

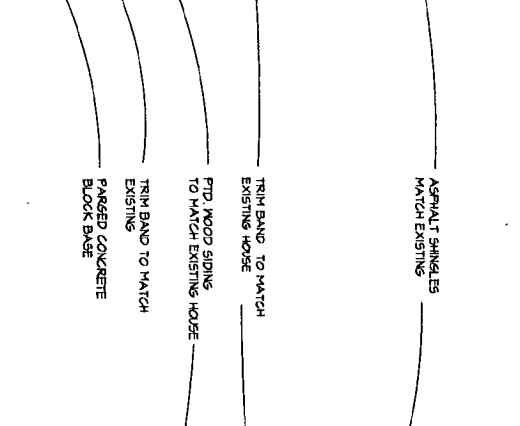


NEW WOOD CASHEM
WINDOWS IN EXISTING
PORCH

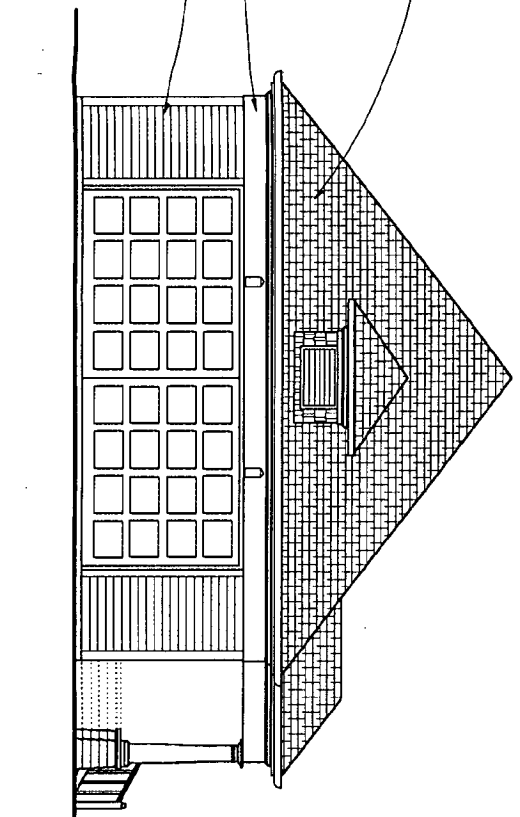
A
REAR ELEVATION
SCALE: 1/8"=1'-0"



B
SIDE ELEVATION FACING PATIO
SCALE: 1/8"=1'-0"



C
FRONT ELEVATION FACING DRIVEWAY
SCALE: 1/8"=1'-0"



ASPHALT SHINGLES
MATCH EXISTING

RAIN BAND TO MATCH
EXISTING ROOF

PTD. WOOD SIDING
TO MATCH EXISTING ROOF

RAIN BAND TO MATCH
EXISTING

PARADED CONCRETE
BLOCK BASE

ASPHALT SHINGLES
MATCH EXISTING

RAIN BAND TO MATCH
EXISTING ROOF

PTD. WOOD SIDING
TO MATCH EXISTING ROOF

RAIN BAND TO MATCH
EXISTING

PARADED CONCRETE
BLOCK BASE

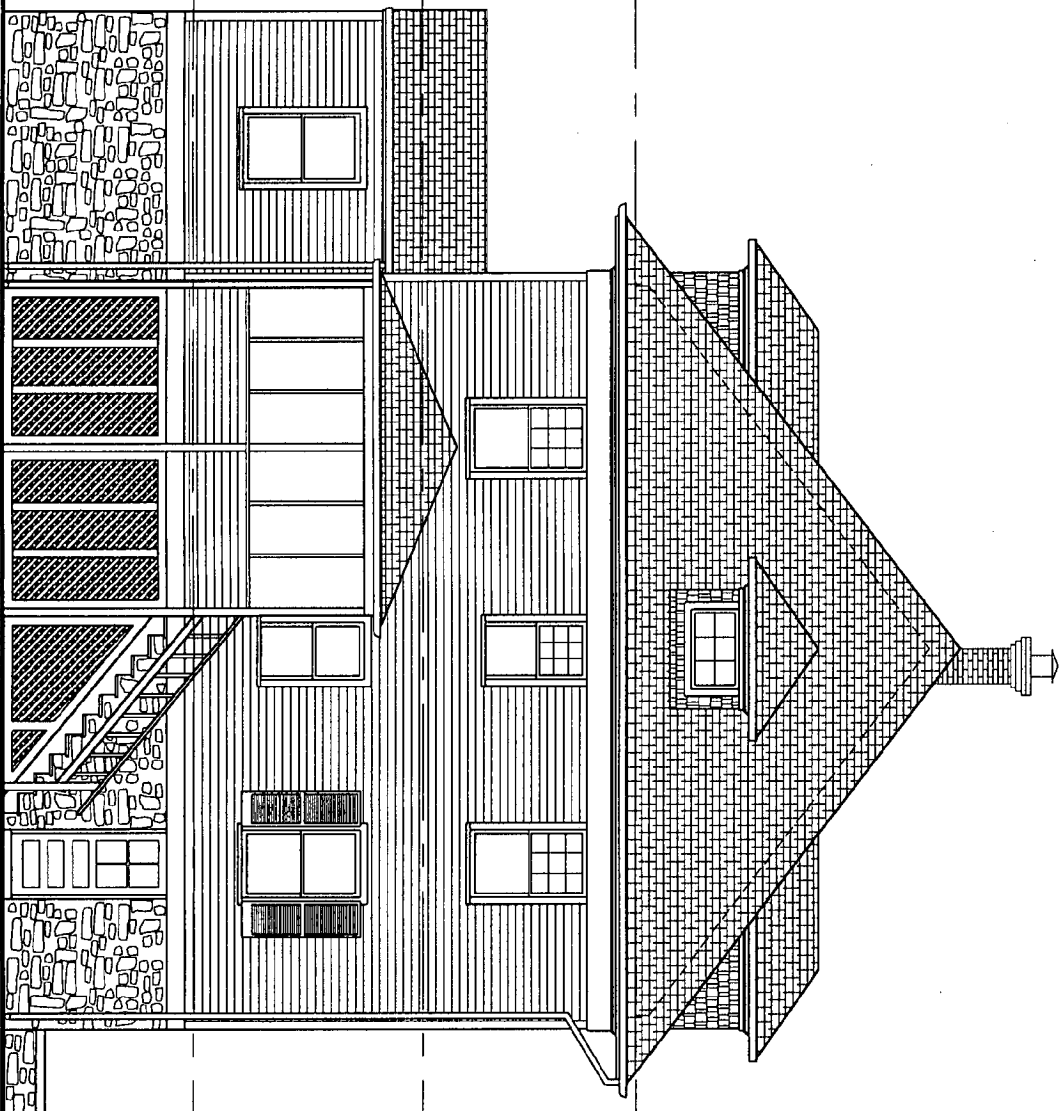
GTM
ARCHITECTS
1045 ARMOUR AVENUE
KENSINGTON, MD 20895
(301)412-4062
(301)412-3074 FAX

3915 BALTO AVE.
KENSINGTON, MD
EXTERIOR
ELEVATIONS

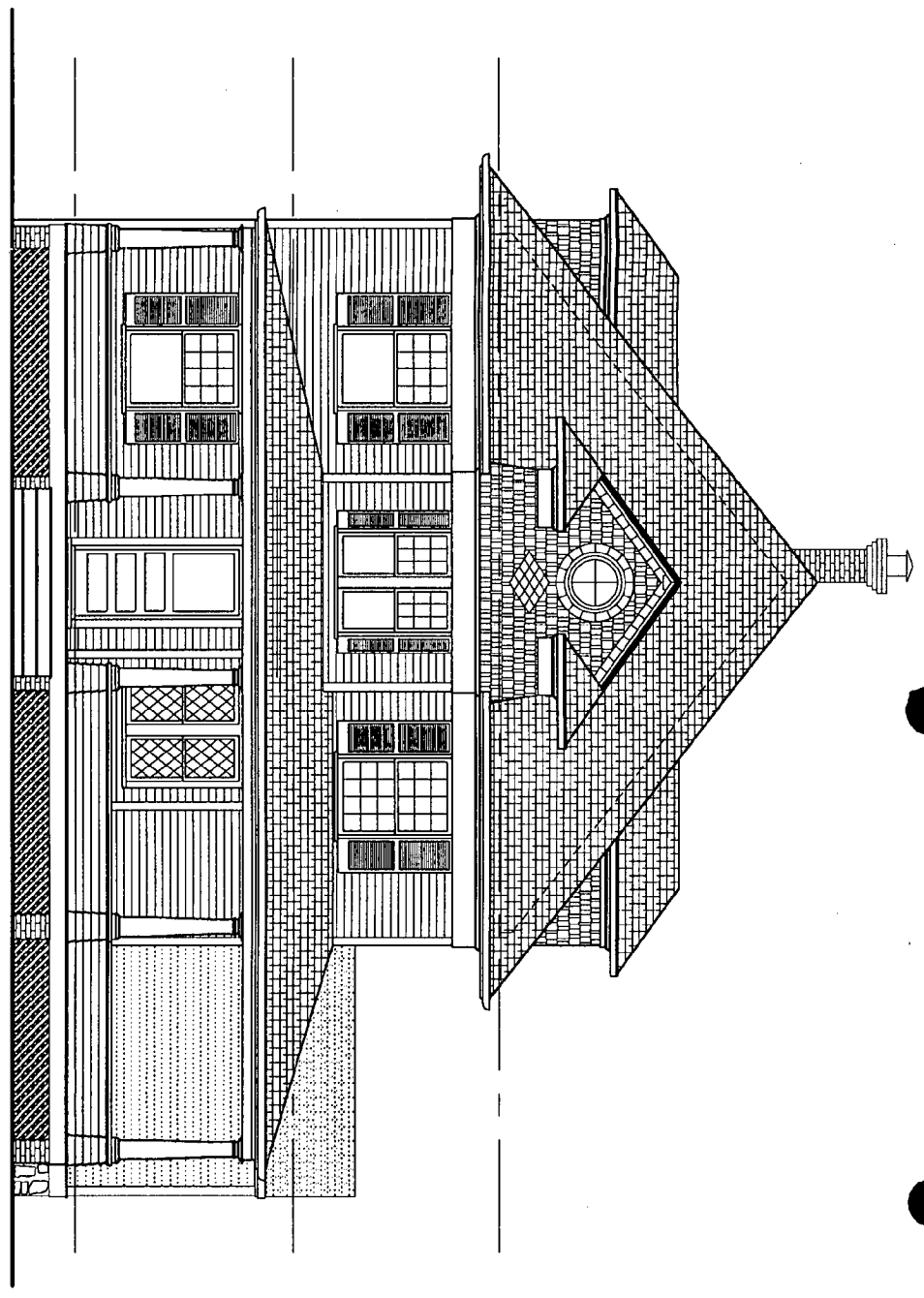
**DEOTIS RESIDENCE
NEW FREESTANDING GARAGE
& ENCLOSED PORCH**

DESIGNED BY:	RLV
CHECKED BY:	GTM
SCALE:	AS NOTED
DATE:	4-23-99
PROJECT NO.:	99171
DRAWING NO.:	A-2

COPYRIGHT © 1999 G.T.M. ARCHITECTS



B EXISTING REAR ELEVATION
 A-3 SCALE: 1/8"=1'-0"



A EXISTING FRONT ELEVATION
 A-3 SCALE: 1/8"=1'-0"

EXISTING ELEVATIONS

DEOTIS RESIDENCE

3915 BALTO AVE.
 KENSINGTON, MD
 EXISTING ELEVATIONS

GTM
 ARCHITECTS
 1045 ASHORT AVENUE
 KENSINGTON, MD, 20896
 (301)442-4002
 (301)442-2924 FAX

REVISIONS:

DATE:

DRAWN BY: RLV

CHECKED BY: GTM

SCALE: AS NOTED

DATE: 9-23-04

PROJECT NO. 04171

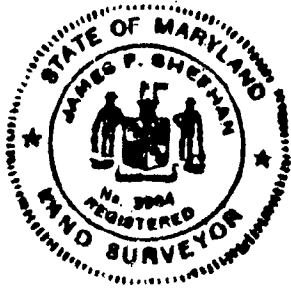
DRAWING NO.

A-3

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

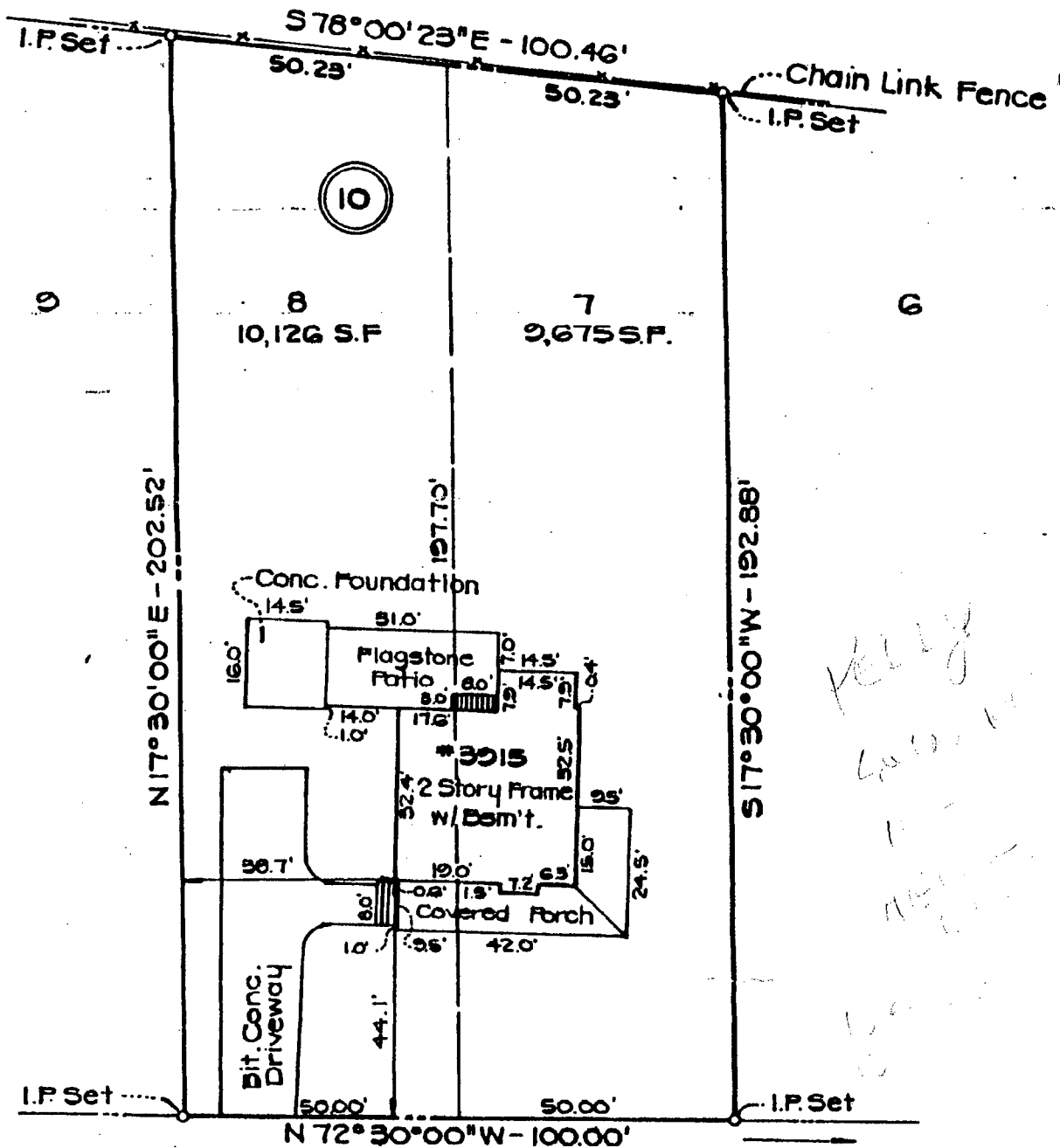
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4584

By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



I.P. Set = Iron Pipe Set

to Connecticut Ave.

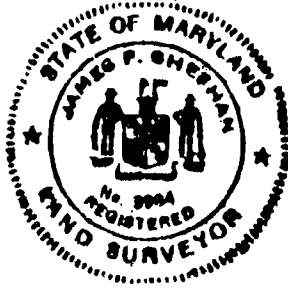
BALTIMORE STREET

EXISTING SHE PLAN

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

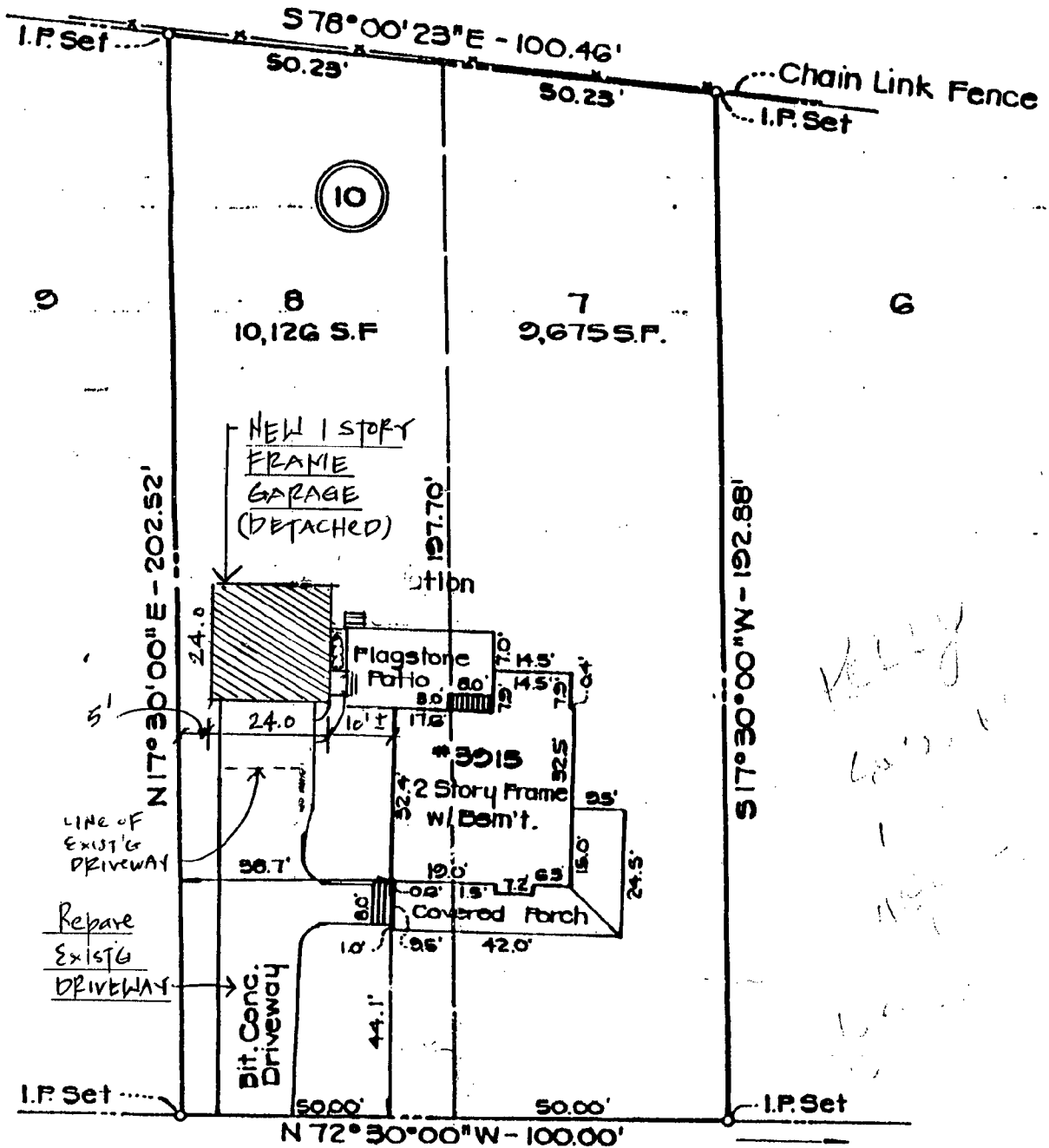
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have been set by this survey. Unless shown hereon, there are no visible encroachments.



Development Engineering Corporation
 P.O. Box 231
 Olney, MD 20832
 924-4584

By: James F. Sheehan
 James F. Sheehan
 Professional Land Surveyor
 MD. No. 3984



I.P. Set - Iron Pipe Set

to Connecticut Ave.

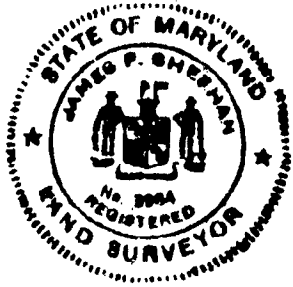
BALTIMORE STREET

PROPOSED SITE PLAN

BUILDING LOCATION SURVEY
 Lots 7 & 8 Block 10
 KENSINGTON PARK
 Wheaton (No. 13) Election District
 Montgomery County, Maryland
 Plat Book B, Plat No. 4
 Scale: 1" = 30' May 21, 1987

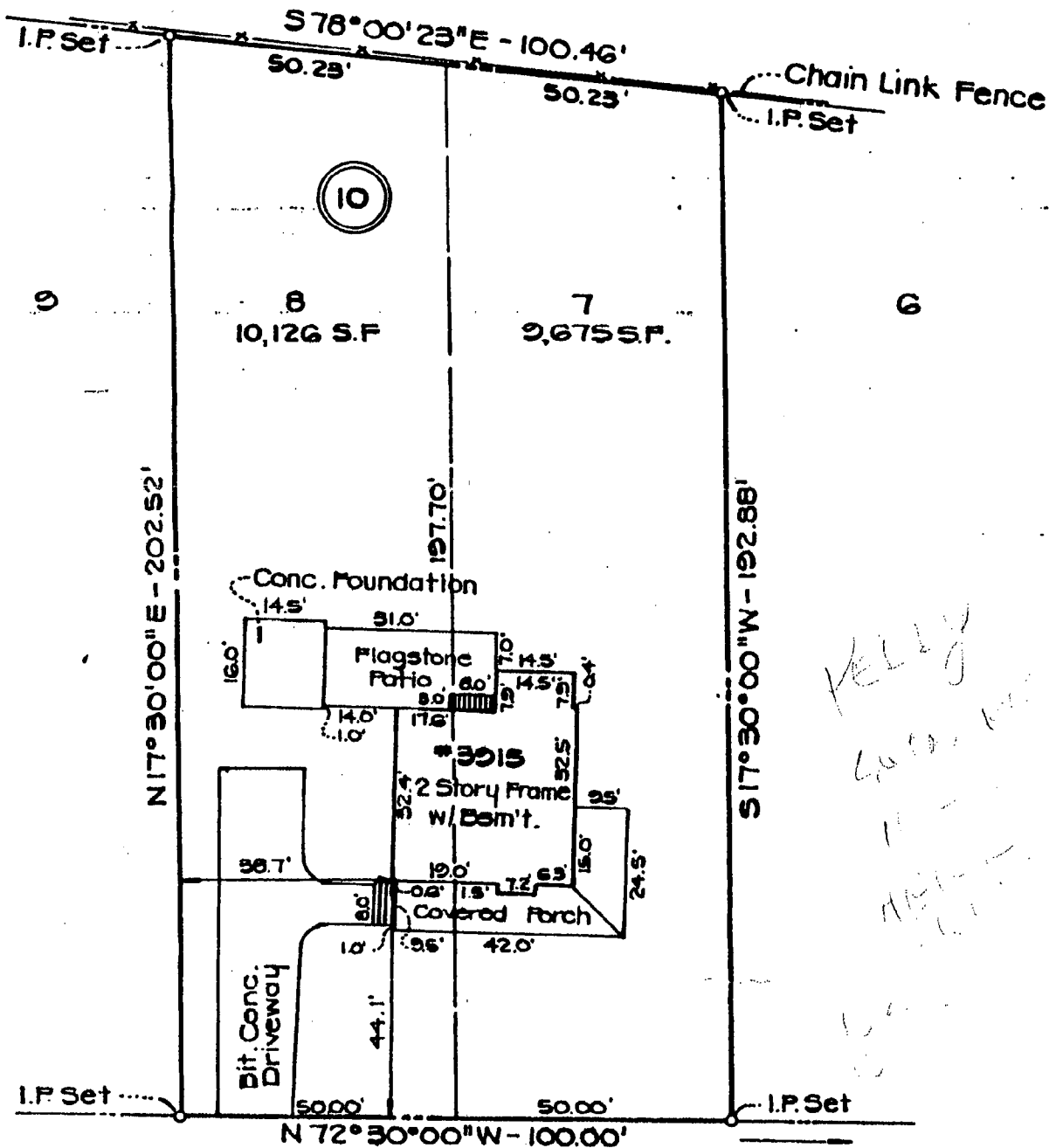
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on Pipe Set

to Connecticut Ave.

BALTIMORE STREET

EXISTING
 SITE PLAN

Kensington LAP
Frank O'Donnell, Chair

MEMORANDUM

To: Montgomery County Historic Preservation Commission
From: Frank O'Donnell, Kensington LAP
Date: October 27, 1999
Re: Case Numbers 31/6-99L, 31/6-99M, 31-6-99N, and 31/6-99O

Please note for the record that the Kensington LAP unanimously supports the staff recommendations regarding Case Numbers 31/6-99L, 31/6-99M, 31/6-99N, and 31/6-99O.

We plan to be present this evening to present testimony in the case of 31/6-99O.