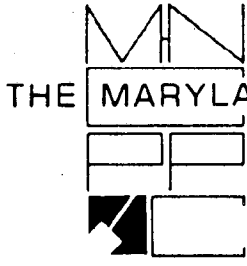


31/6-95D 3915 Prospect Street
Kensington Historic District

John & Vivian O'Neil
3915 Prospect Street
Kensington

316-95D
HPC 4/2/95

W: file



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 12, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

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 Environmental Protection (DEP), 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 DEP before work can begin.

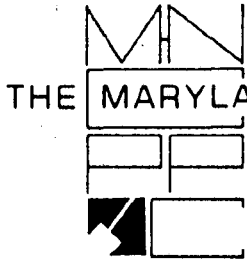
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 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 495-4570.

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

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

cc: file



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 12, 1995

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus^{RHP}, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

X Approved _____ Denied
_____ Approved with Conditions: _____

Post-it™ Fax Note 7671		Date	6-2	# of pages	1
To	Dave Ferro	From	Kolan Ziek		
Co./Dept.		Co.	MNCPPC		
Phone #		Phone #	495-4570		
Fax #	217-6381	Fax #			

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

Applicant: John H. & Vivian G. O'Neill

Address: 3915 Prospect Street, Kensington Md. 20895

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3915 Prospect Street

Meeting Date: 04/12/95

Resource: Kensington Historic District

HAWP: Alterations

Case Number: 31/6-95D

Tax Credit: No

Public Notice: 03/29/95

Report Date: 04/05/95

Applicant: John & Vivian O'Neill

Staff: Patricia Parker

PROPOSAL: Replace chimney; window & door alterations; replace deck

RECOMMEND: APPROVE

BACKGROUND

This proposal involves changes to an existing addition on a late 19th century Colonial Revival house in the Kensington Historic District. These changes would include removing a metal chimney stack and constructing a new exterior chimney of brick; replacement of an existing garage door; addition of a second street-facing dormer window and alteration of the one which already exists; installation of new french doors on the side elevation; and replacement of a deteriorating side deck.

The applicant requests HPC approval to modify an existing addition whose footprint is situated back from the front wall of the house. The existing principal street elevation is one and one-half story - the lower level is used as access to a garage and the upper floor is living space. The front elevation contains two openings. On the first floor the opening contains a garage door with six horizontal windows. On the upper floor, there is one window opening, having an articulated gable or dormer form. The applicant proposes to create a new opening dormer of similar form and materials as the existing for balance. Both dormers will have 2/2 true divided light windows. The door to the garage on the first level would be changed to a completely paneled opening, with no windows.

On the side elevation, several additional changes will be made: a new open deck with lattice work underneath will be constructed to replace an existing deck. In addition, a brick fireplace will be constructed, in place of the metal chimney flue that currently exists. Existing sliding glass doors will be replaced by two french doors - one on either side of the brick chimney.

The LAP had questions about the size of the proposed footprint for the new deck, which is approximately 10' X 16'. The application does not specifically identify the size or footprint of the existing deck, so it is difficult to make a direct comparison. The applicant, however, has informed staff that the new steps down from the deck to grade would enlarge the footprint by about two feet - otherwise, the size of the existing footprint is unchanged. Further, the deck railing would be painted white to match wood trim details of the rest of the house.

STAFF RECOMMENDATION

Staff feels that the proposed changes are compatible with the resource in regard to size, massing, scale, and architectural features. The changes add balance to an existing recent addition. Further, the changes do not appear to increase the mass of the house or the overall footprint. Due to its setback, the existing addition preserves the pattern of open space that characterizes the Kensington Historic District and is well-differentiated from the main block.

Therefore, staff recommends that the Commission find the proposal **consistent** with the purposes of 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's Standard for Rehabilitation #9 and #10:

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

New additions and adjacent or related new construction shall 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 general condition:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850-9995
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON John H. O'Neill Jr.
 DAYTIME TELEPHONE NO. (202) 663 8148
 TAX ACCOUNT # 1020743
 NAME OF PROPERTY OWNER John H & Vivian G O'NEILL DAYTIME TELEPHONE NO. (202) 663 8148
 ADDRESS 3915 PROSPECT STREET KENSINGTON, MD 20895
CITY STATE ZIP CODE
 CONTRACTOR Paul LAPPAS TELEPHONE NO. (301) 530-3373
 CONTRACTOR REGISTRATION NUMBER 36007 LAPPAS CONSTRUCTION CO.
 AGENT FOR OWNER Mark Kramer, Architect DAYTIME TELEPHONE NO. 301 652 5700

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3915 STREET PROSPECT STREET
 TOWN/CITY KENSINGTON NEAREST CROSS STREET CONNECTICUT
 LOT 8, 9 BLOCK 11 SUBDIVISION KENSINGTON PARK
 LIBER 7422 FOLIO 525 PARCEL PT LT 9

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 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 NA

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 NA

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 _____



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:

MAIN STRUCTURE IS A LATE 19TH CENTURY COLONIAL REVIVAL HOUSE IN A VICTORIAN GARDEN SETTING. GARAGE AND MASTER BEDROOM ADDITION WERE CONSTRUCTED APPROXIMATELY 20-25 YEARS AGO. PROJECT WILL AFFECT ONLY THE MODERN ADDITION WHICH IS NOT AN HISTORIC RESOURCE.

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

THE EXISTING ADDITION DETRACTS FROM THE HISTORIC RESOURCE. THE CHANGES TO THE FACADE WILL BE REMOVAL OF AN SLIGHTLY METAL SMOKE STACK, ADDITION OF BRICK CHIMNEY, MODIFICATION OF ONE WINDOW AND ADDITION OF ANOTHER WINDOW IN FRONT TO TIE FACADE OF ADDITION TO OVERALL ARCHITECTURE AND REPLACEMENT OF ROTTING DECK.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

brick chimney, Anderson wood/glass double hung windows, French doors, 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

- 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.
- 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

NA



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

MRS. A HEARN
3920 BALTIMORE STREET
KENSINGTON, MO
20895

MR. & MRS. R. SCOTT MATTINGLY
3918 PROSPECT STREET
KENSINGTON, MO
20895

MR. & MRS. CHARLES WILKES
3923 PROSPECT STREET
KENSINGTON, MO
20895

MR. & MRS. LARRY OTT
3911 PROSPECT STREET
KENSINGTON, MO
20895



3915 PROSPECT STREET

CLOSE UP OF HISTORIC RESOURCE

VIEW FROM PROSPECT STREET



3915 PROSPECT STREET

HISTORIC RESOURCE WITH
ADDITION ON LEFT

VIEW FROM PROSPECT STREET



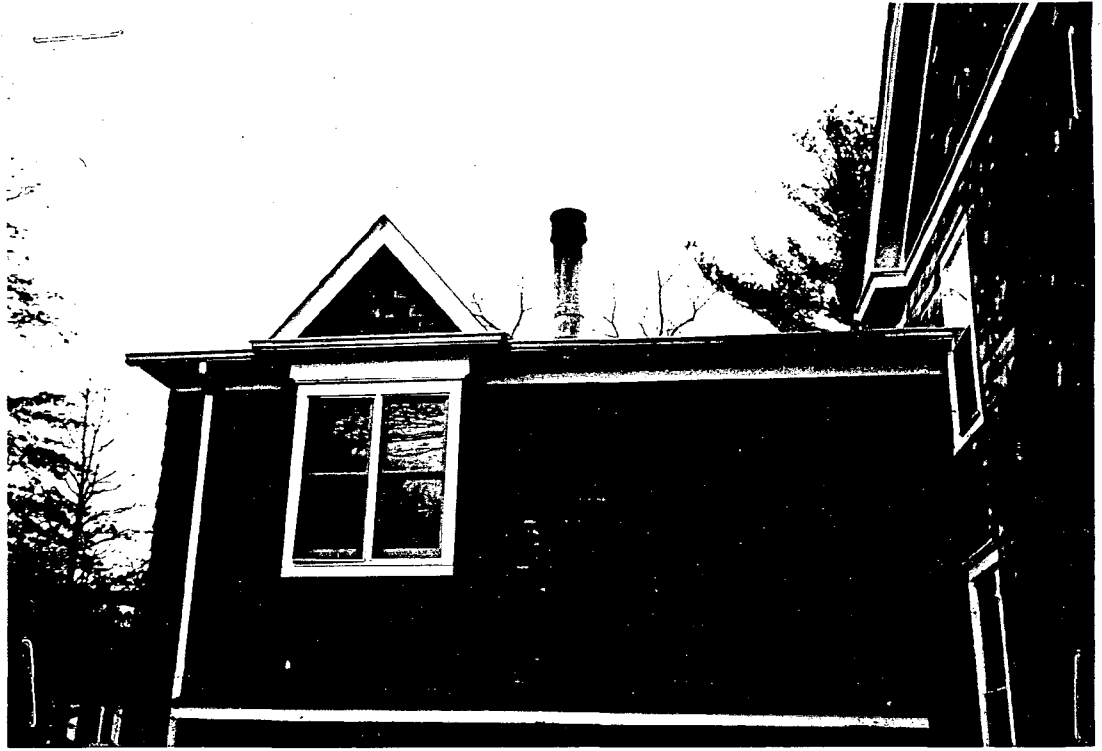
VIEW OF ADDITION (GARAGE /
MASTER BEDROOM) FROM
PROSPECT STREET



VIEW OF ADDITION FROM
WEST SIDE OF HOUSE



VIEW OF DECK FROM
PROSPECT STREET



CLOSE UP OF ADDITION SHOWING
UNSIGHTLY SMOKE STACK

VIEW FROM PROSPECT STREET

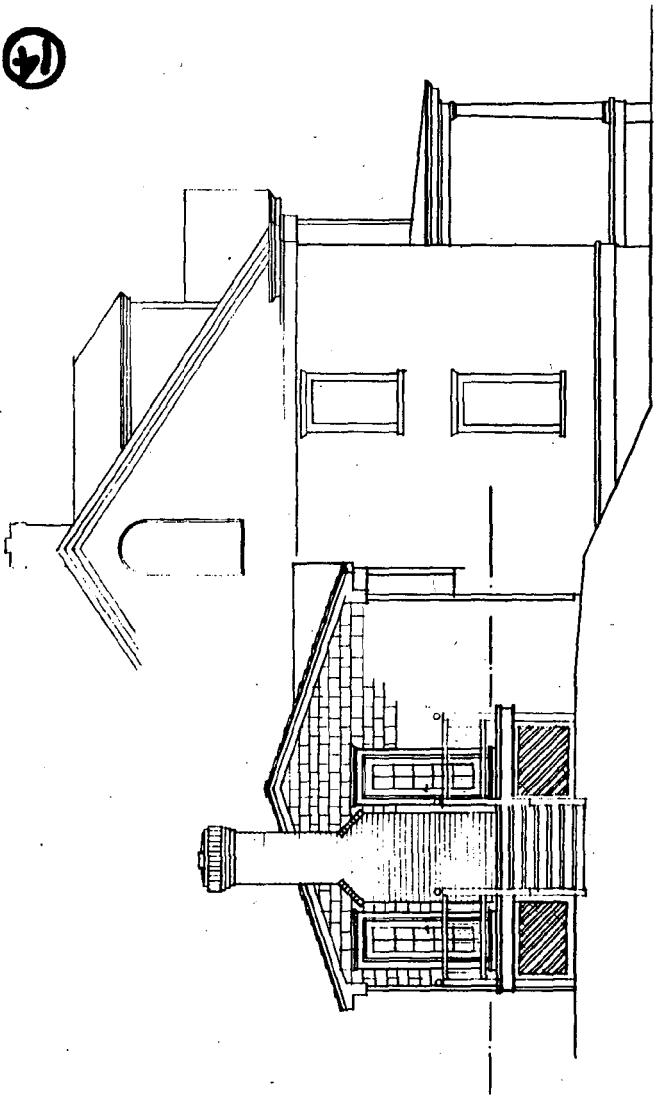


VIEW OF ADDITION AND
HOUSE FROM WEST



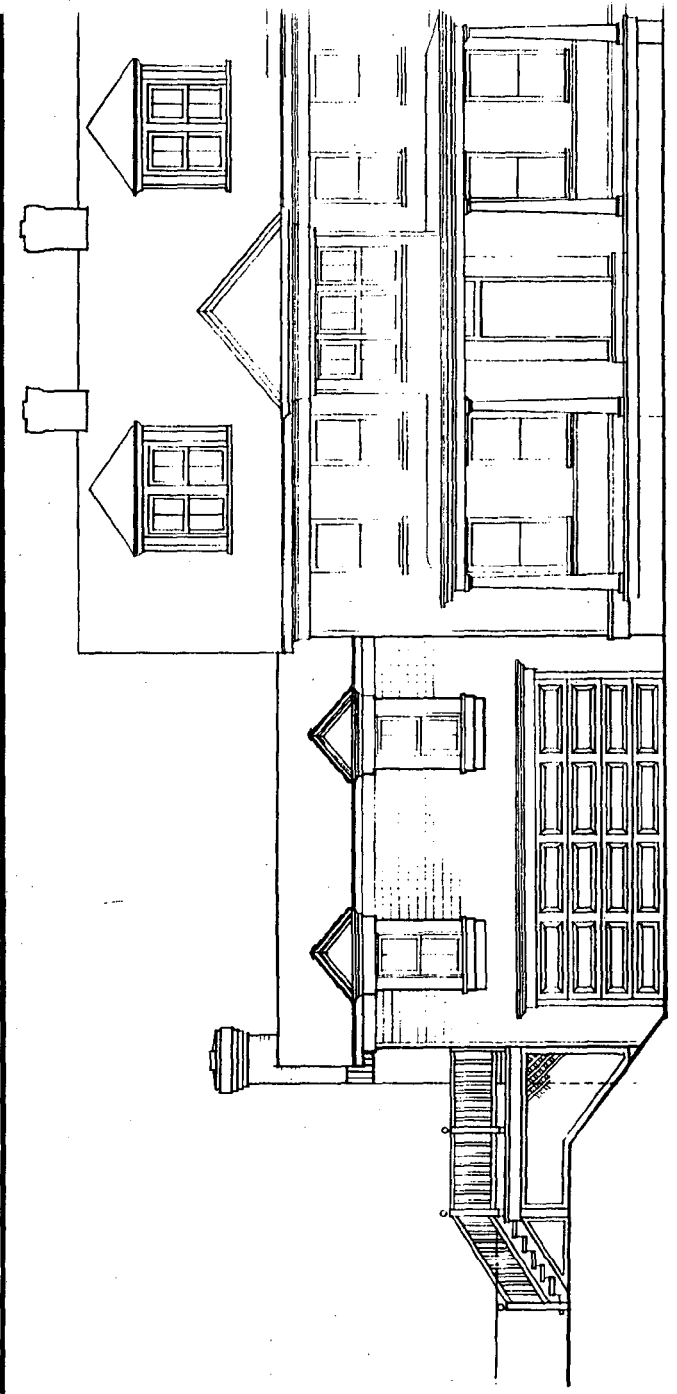
VIEW OF DECK FROM REAR
OF HOUSE (FACING PROSPECT
STREET)

(Deck will be replaced)



PROPOSED LEFT SIDE ELEVATION

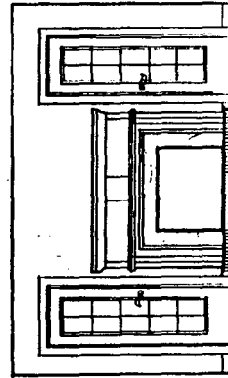
SCALE: 1/4"=1'-0"

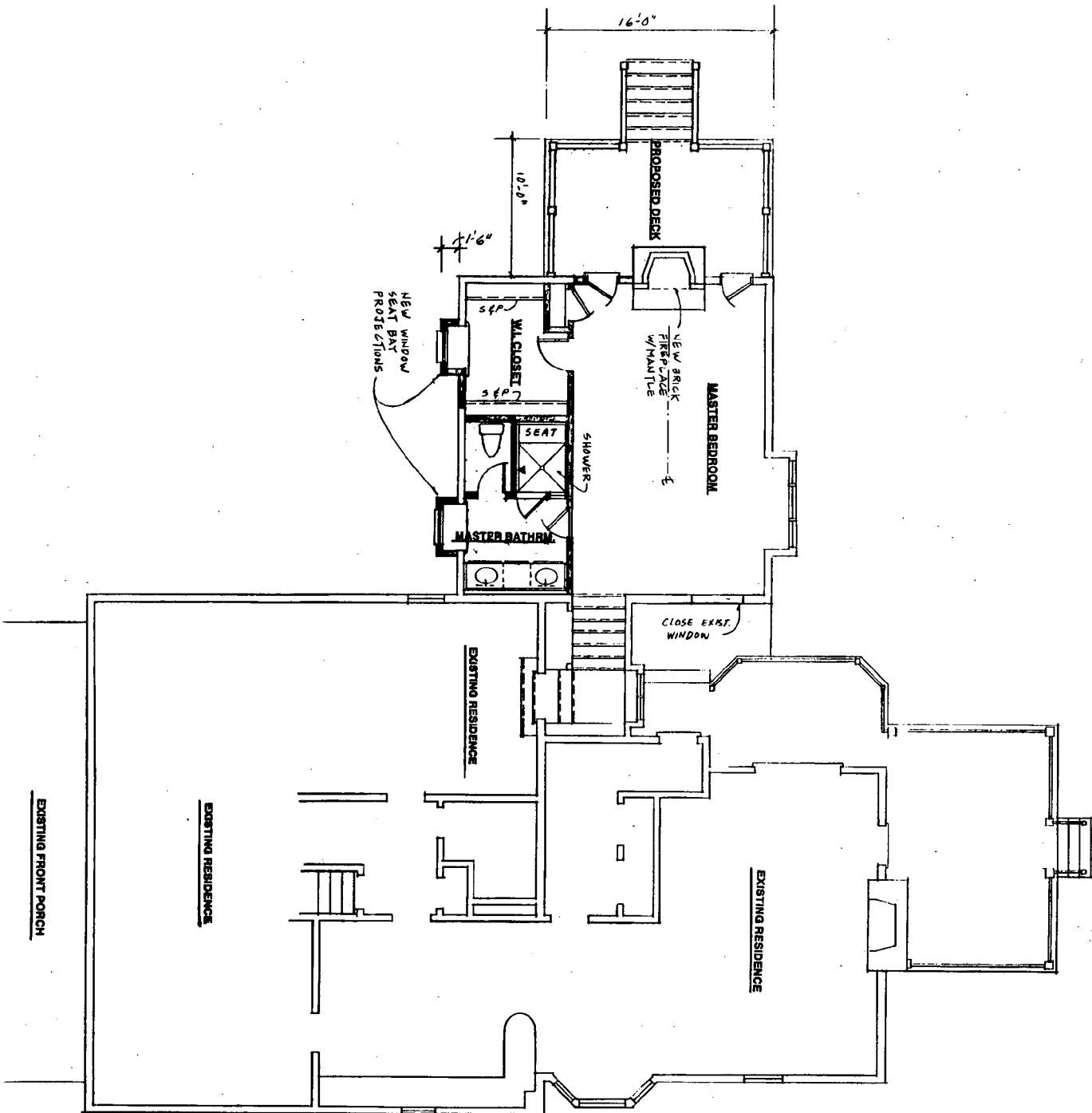
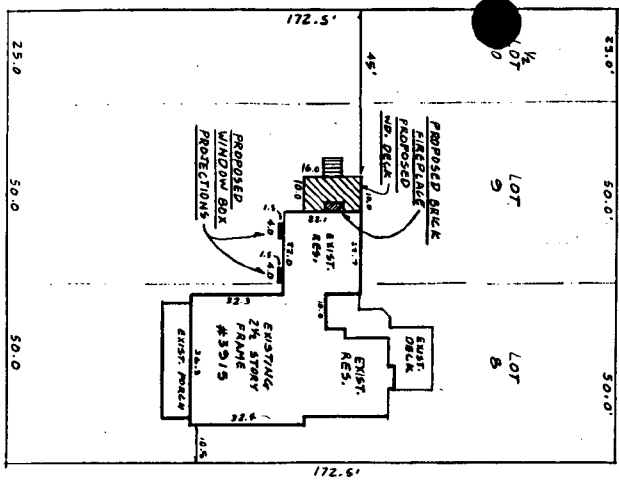


PROPOSED INTERIOR ELEVATION

@ M. BEDROOM

SCALE: 3/8"=1'-0"







3915 PROSPECT STREET

CLOSE UP OF HISTORIC RESOURCE

VIEW FROM PROSPECT STREET



3915 PROSPECT STREET

HISTORIC RESOURCE WITH
ADDITION ON LEFT

VIEW FROM PROSPECT STREET



VIEW OF ADDITION (GARAGE/
MASTER BEDROOM) FROM
PROSPECT STREET



VIEW OF ADDITION FROM
WEST SIDE OF HOUSE



VIEW OF DECK FROM
PROSPECT STREET



CLOSE UP OF ADDITION SHOWING
UNSIGHTLY SMOKE STACK

VIEW FROM PROSPECT STREET



VIEW OF ADDITION AND
HOUSE FROM WEST



VIEW OF DECK FROM REAR
OF HOUSE (FACING PROSPECT
STREET)

(Deck will be replaced)