

31/6-00J 3927 Prospect Street
(Kensington Historic District)

10-11

10-11

3927 PROSPECT ST.



3427 Prospect St, Kensington

North Facing

Back porch



3927 Prospect St
Kensington

West facade

back porch



Backpack

EAST FACADE

3927 Prospect St
Kensington



3920 (resp. 8
Kensington MS)

West Sacade



3900 Prospect St
Kensington

front

(facing south)



3927 Prospect St
Kensington

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: MARSHALL PRESSER FAX NUMBER: 301-942-9157

FROM: MICHELE NARO

DATE: 12-11-00

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE:



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 9/18/2000

Permit No: 227402
Expires:
X Ref:
Rcv. No:

THIS IS TO CERTIFY THAT:

NANCY SHERMAN
3927 PROSPECT STREET
KENSINGTON MD 20895

HAS PERMISSION TO: ADD

PERMIT CONDITIONS:

PREMISE ADDRESS

3927 PROSPECT ST
KENSINGTON MD 20895-0000

LOT 14
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK 11
ELECTION DISTRICT 13
SUBDIVISION
TAX ACCOUNT NO.:

PARCEL
PLATE

ZONE R-60
GRID

HISTORIC MASTER:
HISTORIC ATLAS: Y

Director, Department of Permitting Services



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: MARSHALL PRESSER
NANCY SHERMAN FAX NUMBER: 301-942-9157

FROM: MICHELE NARDI

DATE: 11/22/00

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE: HAVE A GREAT HOLIDAY!

NORTH ELEV.

$\frac{1}{4}'' = 1'-0''$

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
11/22/00





APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten Signature]
 11/22/00

PELLA WD. DBL. HUNG 3357
 ARCH. SERIES (TYPICAL)

HELEN CRETIER WILKES ARCHITECTS
 3923 PROSPECT STREET
 KENSINGTON, MD
 20895

SHERMAN-PRESSER
 SECOND FLOOR PORCH
 RENOVATION
 3927 PROSPECT STREET
 KENSINGTON, MD 20895

REVISED:
 11/21/00

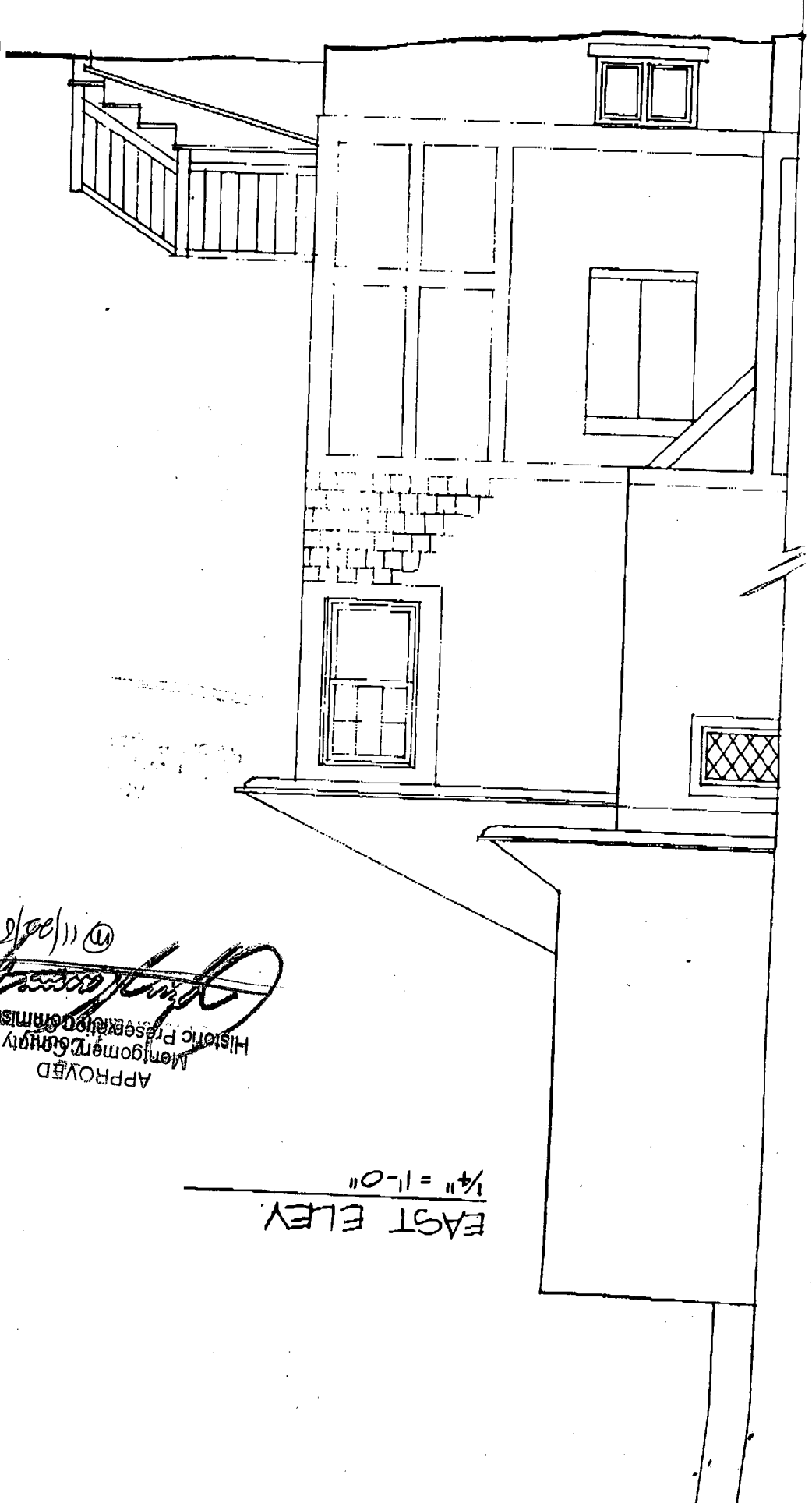
REVISED:
11/21/00

SHERMAN-PRESSER
SECOND FLOOR PORCH
RENOVATION
3727 PROSPECT STREET
KENSINGTON, MARYLAND 20895

HELEN CRETIER WILKES ARCHITECTS

APPROVED
Montgomery County
Historic Preservation Commission
11/21/00

EAST ELEV
1/4" = 1'-0"





NORTH ELEV.

1/4" = 1'-0"

PELLA WD. DBL. HUNG 3357
ARCH. SERIES (TYPICAL)

HELEN CRETIER WILKES ARCHITECTS
3923 PROSPECT STREET
KENSINGTON, MD
20895

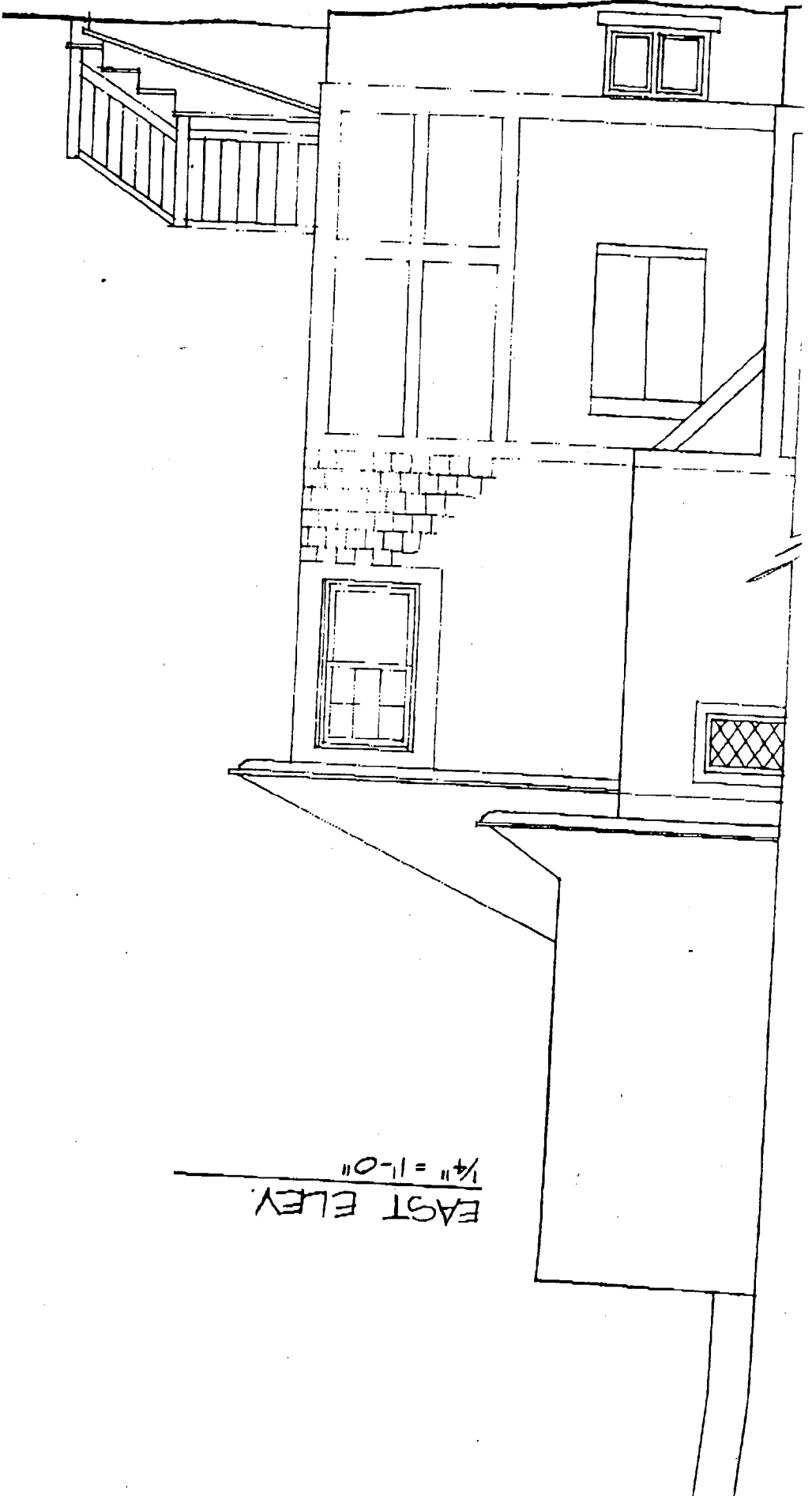
SHERMAN-PRESSER
SECOND FLOOR PORCH
RENOVATION
3927 PROSPECT STREET
KENSINGTON, MD 20895

REVISED:
11/21/00

REVISED:
11/21/00

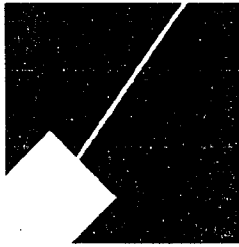
SHERMAN-PRESSER
SECOND FLOOR PORCH
RENOVATION
3927 PROSPECT STREET
KENSINGTON, MARYLAND 20895

HELEN GRETTIER WILKES ARCHITECTS



EAST ELEV.
1/4" = 1'-0"

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

November 1, 2000

Mrs. Nancy Sherman
3927 Prospect Street
Kensington, MD 20895

Dear Mrs. Sherman:

This letter is in response to our phone conversation and subsequent fax on October 31, 2000. During our conversation you have requested a modification to the approved HAWP you received on September 13, 2000. The following changes to the HAWP were requested:

1. Span 10 windows across the north façade (5 on each of the center column.) instead of the approved 8 window span.
2. Change the windows from true-divided light double hung windows to Pella, all wood, true-divided light, casement, Craftsman style windows.
3. The windows will measure 23" x 47".

The above revisions to the approved HAWP are **approved** at staff level. Any additional revisions to this HAP would need to be reviewed by the Historic Preservation Commission prior to the project's commencement.

If you have any additional questions, please do not hesitate to contact me at 301-563-3404.

Sincerely,

A handwritten signature in cursive script that reads "Michele Naru".

Michele Naru
Historic Preservation Planner

Cc: Kensington LAP



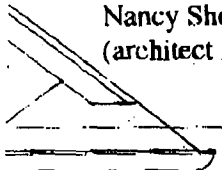
Sherman-Presser porch enclosure at 3927 Prospect St. Kensington

Please amend the HPC approved drawing with the following minor changes:

1. 10 windows across the north façade (5 on each side of the center column). They will span the same space as the originally pictured 8 windows.
2. The windows will be Pella, all wood, true divided lights, casement, craftsman style design, as pictured. The side elevations will retain 2 windows; they will be Pellas, the same as specified above for the north façade.
3. Each window will measure 23" x 48" ^{47"}

Thank you for your attention.
Our fax number is 301-942-9157.

My best,
Nancy Sherman 301-942-9156
(architect Helen Wilkes 301-933-0859)



EXIST'G ROOF

Note attached amendment

- MARVIN WD. DEL. HUNG WPH 2020 TRUE DIV. LITE STORM COMBO (TYP.)
- CEDAR SHAKES TO MATCH EXIST'G (TYP.)

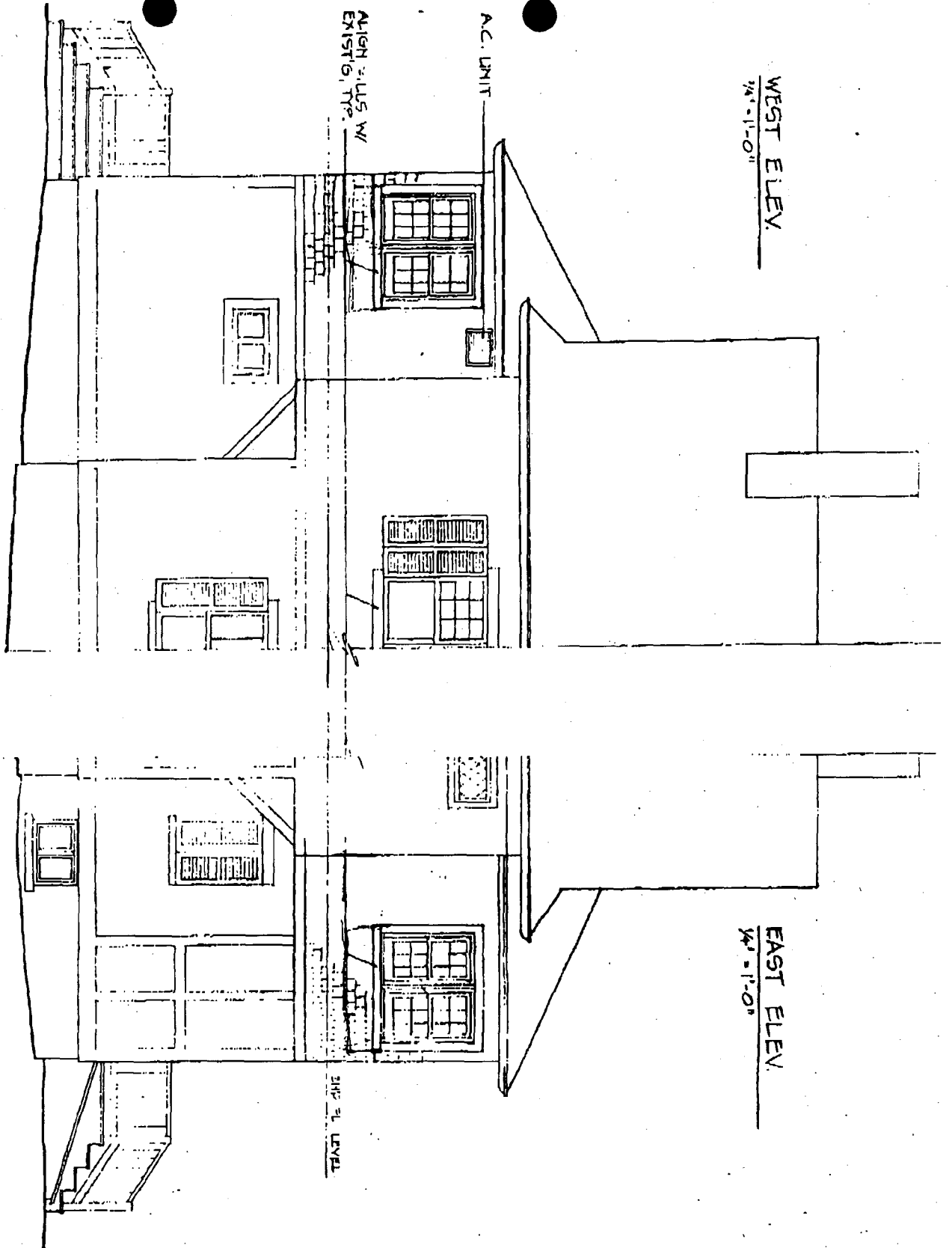
2ND FL. LEVEL

above +
pix
New window

HELEN CRETIER WILKES ARCHITECTS
3923 PROSPECT STREET
KENSINGTON, MARYLAND
20895

SHERMAN-PRESSER
SECOND FLOOR PORCH
RENOVATION
3927 PROSPECT STREET
KENSINGTON, MARYLAND 20895

26



11/5/00

<p>(5)</p>	<p>SHERMAN-PRESSER SECOND FLOOR PORCH RENOVATION 3927 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>	<p>HELEN CRETIFER WILKES ARCHITECTS 3923 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>
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A.H. Michelle

from Nancy Sherman

P. 12 4 pp.

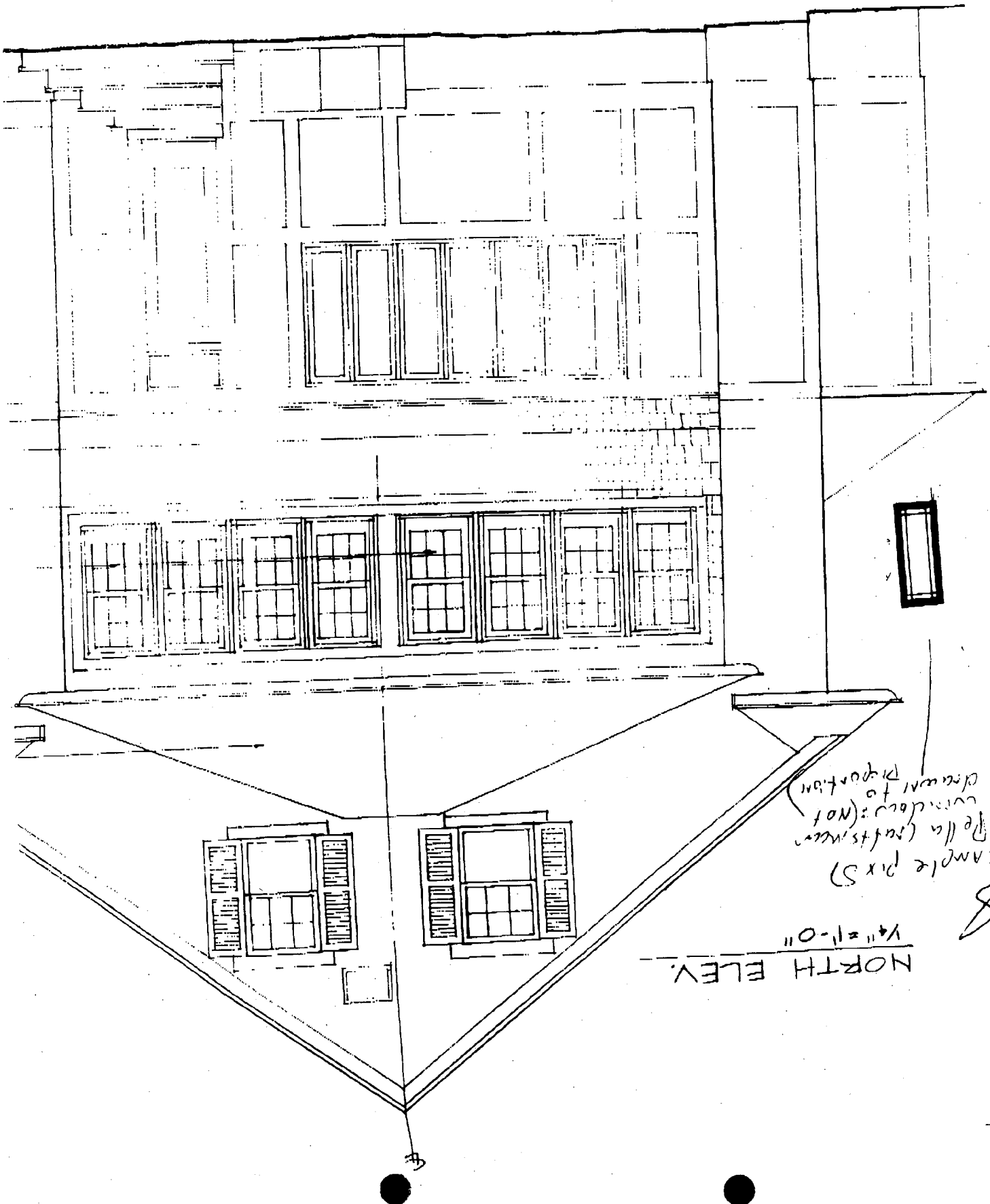
Our fax-

301 942-9157

phone 301 942 9156

write a ok letter

2A



Sample (pix)
Pella (rafters)
curbless (not)
drawn to proportion

1/4" = 1'-0"

NORTH ELEV.



10/31

9:20

Michelle -

Call Nancy Sherman
3927 Prospect St.

re: approved Windows

H - 301-942-9156

O - 202-687-7411

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9/14/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC # 31/0-00J DPS# 227402

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

Approved

Approved with Conditions: _____

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

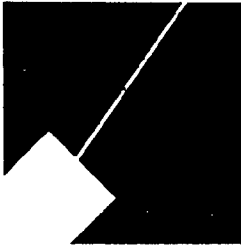
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: NANCY SHERMAN + MARSHALL PRESSER

Address: 3927 PROSPECT 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 Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

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

MEMORANDUM

DATE:

9/14/00

TO:

Local Advisory Panel/Town Government

FROM:

Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

(M)

SUBJECT:

Historic Area Work Permit Application - HPC Decision

HPC # 31/0-00J DPS # 227402

The Historic Preservation Commission reviewed this project on

9/13/00

A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9/14/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits
HPC # 31/6-00J DPS# 227402

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3927 Prospect Street, Kensington	Meeting Date:	09/13/00
Resource:	Primary Resource Kensington Historic District	Report Date:	09/06/00
Review:	HAWP	Public Notice:	08/30/00
Case Number:	31/06-00J	Tax Credit:	None
Applicant:	Nancy Sherman and Marshall Presser (Helen Wilkes, Architect)	Staff:	Michele Naru
PROPOSAL:	Rear Porch Alterations	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Primary Resource in Kensington Historic District.
STYLE: Craftsman
DATE: c1904

This Craftsman dwelling is located in the Kensington Historic District. The house is a 2-1/2-story wood framed house with stucco on the first story and painted shingles on the second and ½ story. It has twin gables on the front elevation, and wide eaves. A full-width, one-story porch detailed with square wood columns ornaments the principal façade. The complex is sheathed in asphalt shingles.

The setting is a Victorian garden suburb environment, surrounded by dogwood trees and hemlocks. The house was built around 1907. The house sits on lot 14 with a lot 13 making up a side lot.

There is an existing two-story rear addition with a contemporary kitchen addition on the first story and a historic sleeping porch on the second.

PROPOSAL:

Enclose the existing rear sleeping porch (roughly 21 x 9 feet) with Marvin, true-divided light wood windows. The goal is to preserve the footprint of the porch, and maintain the open feeling onto the back yard. Consequently, the applicants are maximizing fenestrations, and maintaining

the exterior elements by wrapping the outside in cedar shakes to match the existing material.

STAFF DISCUSSION

Staff feels that the proposed alterations would not negatively impact the historic integrity of this house. The proposed alterations are reversible in the event a future owner would desire to restore the porch to its original configuration. Rear alterations to primary resources that are not visible from the public right-of-way and do not negatively impact the historic landscape are generally approved in the Kensington Historic District. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* 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 Guideline #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Sherman
Daytime Phone No.: 301 942 9156

Tax Account No.: 161302841162
Name of Property Owner: Nancy Sherman/Marshall ^{Propser} Daytime Phone No.: same
Address: 3927 _{Street Number} Prospect St _{City} Kensington _{State} MD 20895 _{Zip Code}
Contractor: Paul Lippas (under consideration) Phone No.: 301 530-3373
Contractor Registration No.: 30009
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3927 Street: Prospect St
Town/City: Kensington Nearest Cross Street: Baltimore / Washington
Lot: 14 Block: 11 Subdivision: 15
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ _____

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
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 of owner or authorized agent: Mary Sherman Date: Aug 23 2000

Approved: 227402 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 227402 Date Filed: 8/24/00 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3116-60J
25/12/00

3

NANCY SHERMAN AND MARSHALL PRESSER

3927 Prospect Street. Proposed project: to enclose back screened porch.
301-942-9156

1a. The house is a ^{2-1/2}21/2 story wood framed house with cedar shake siding and stucco first floor. It has twin gables on the front elevation, and wide eaves. The setting is a Victorian garden suburb environment, surrounded by dogwood trees and hemlocks. The house was built around 1907, and originally was surrounded by 2 empty lots. It sits on lot 14, and we own lot 13, a side garden lot.

1.b We propose to enclose the rear sleep in screened porch. (roughly 21 x 9 feet.) We have been suffering water problems over the years, with water from the screened porch dripping into our newly renovated kitchen, which sits below the porch. We have been advised that closing in the porch would solve the water problem. Also, we need the enclosed space for our own living needs. Our aim is to preserve the footprint of the porch, and maintain the open feeling onto the back yard. Consequently, we are maximizing windowing, and maintaining the exterior elements by wrapping the outside in cedar shakes to match the existing material.

—————→
There will be no effect on the historic resource or environmental setting.

4. Material specifications: Exterior: cedar shake shingles to match existing material.

5. photographs, site plan, and elevations are included, as well as addresses of adjacent, confronting, and rear property owners.

(Helen Wilkes has prepared the architectural drawings.)

Sherman/Presser Neighbors

Helen & Sandy Wilkes
3923 Prospect St

Maureen Peter Cappadona
3929 Prospect St

Peter & Katie Fitzgerald
3934 Baltimore St rear

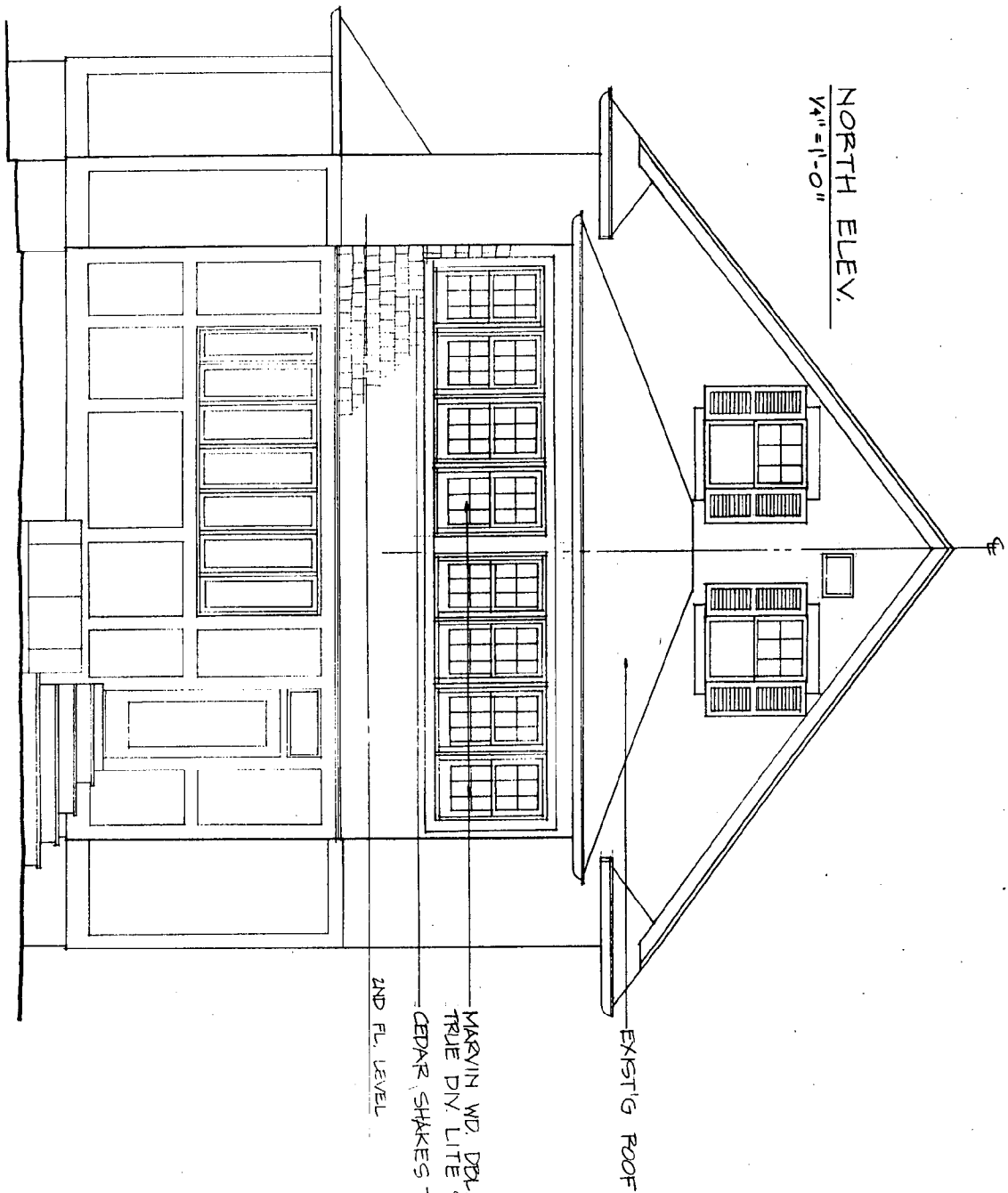
Mirsha Orme
3928 Baltimore St rear

Mark & Holly Sullivan
3928 Prospect St

Ray & Lois Weisman
3926 Prospect St



9



NORTH ELEV.
1/4" = 1'-0"

2ND FL. LEVEL

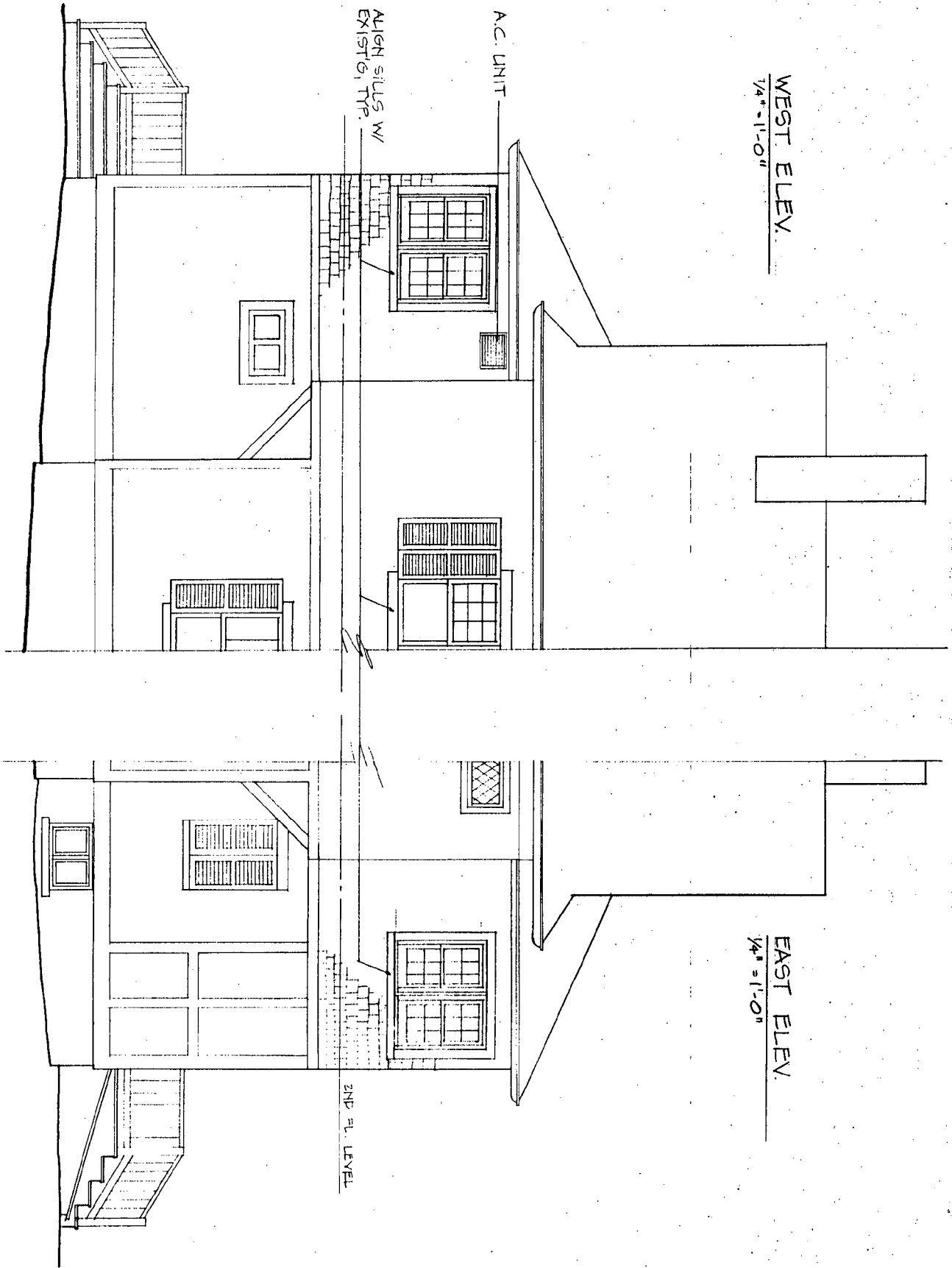
MARVIN WD. DBL. HUNG WPH 2020
TRUE DIV. LITE STORM COMBO (TYP)

CEDAR SHAKES TO MATCH EXIST'G (TYP)

4/5/00

2	<p>SHERMAN-PRESSER SECOND FLOOR PORCH RENOVATION 3927 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>	<p>HELEN CRETIER WILKES ARCHITECTS 3923 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>
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7



9/5/00

<p>3</p>	<p>SHERMAN-PRESSER SECOND FLOOR PORCH RENOVATION 3927 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>	<p>HELEN CRETTIER WILKES ARCHITECTS 3923 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>
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8



9

NORTH ELEV.

1/4" = 1'-0"



EXIST'G ROOF

MARVIN WD. DBL. HUNG WPH 2020
TRUE DIV. LITE STORM COMBO (TYP.)

CEDAR SHAKES TO MATCH EXIST'G (TYP.)

2ND FL. LEVEL

APPROVED
Montgomery County
Historic Preservation Commission

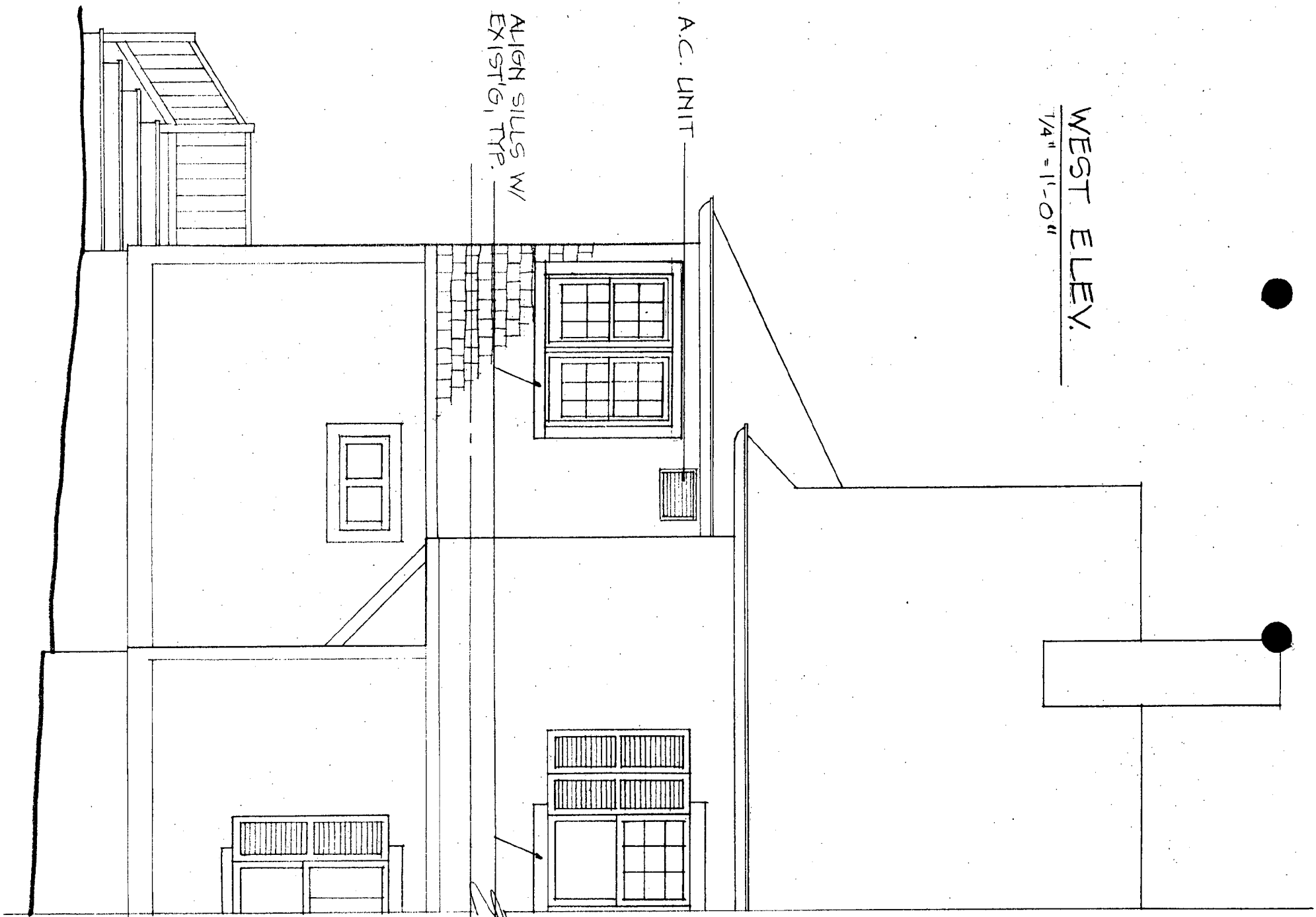
9/5/00

HELEN CRETTEIR WILKES ARCHITECTS
3923 PROSPECT STREET
KENSINGTON, MARYLAND
20895

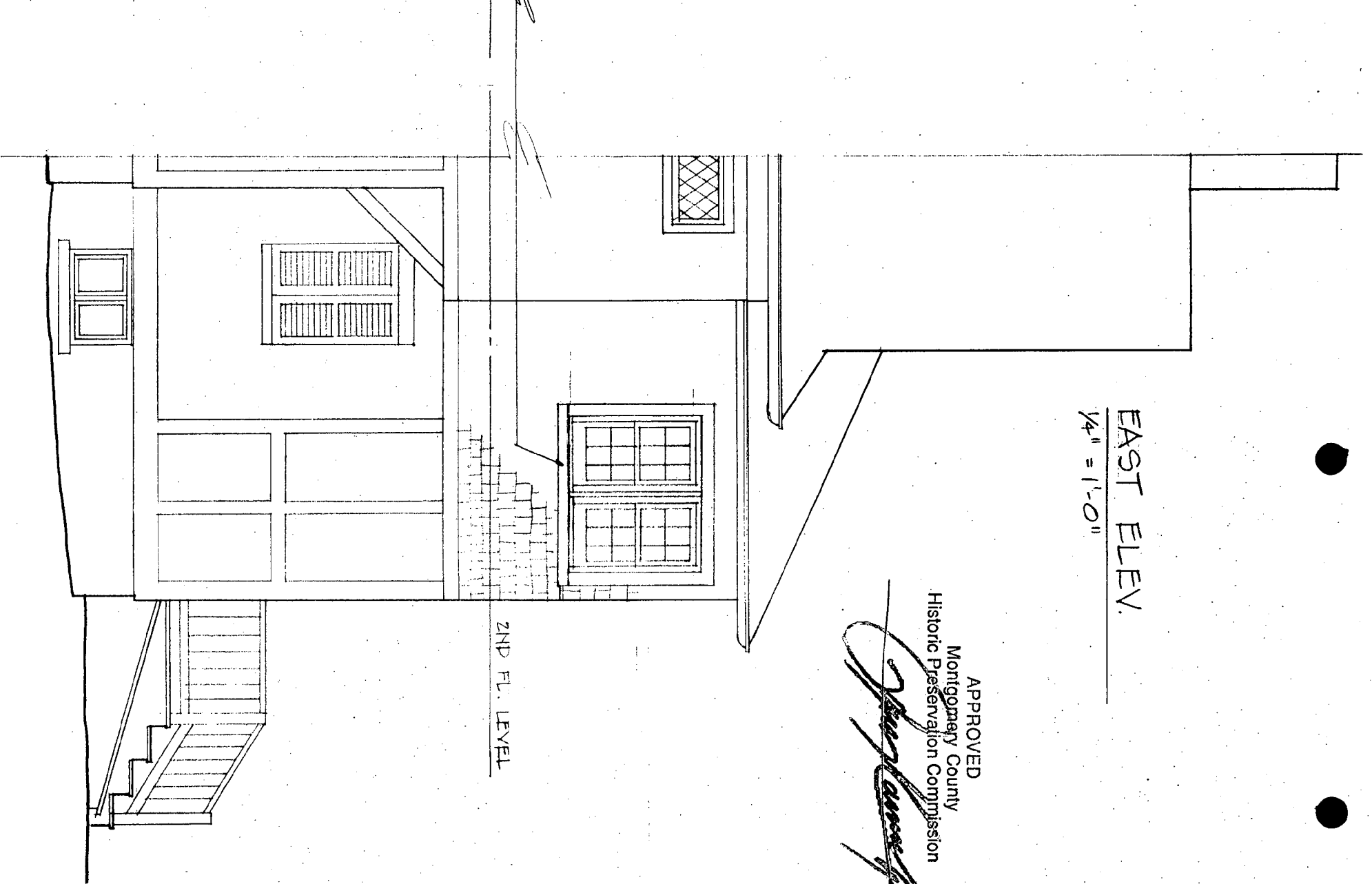
SHERMAN - PRESSER
SECOND FLOOR PORCH
RENOVATION
3927 PROSPECT STREET
KENSINGTON, MARYLAND 20895

2

WEST ELEV.
1/4" = 1'-0"



EAST ELEV.
1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

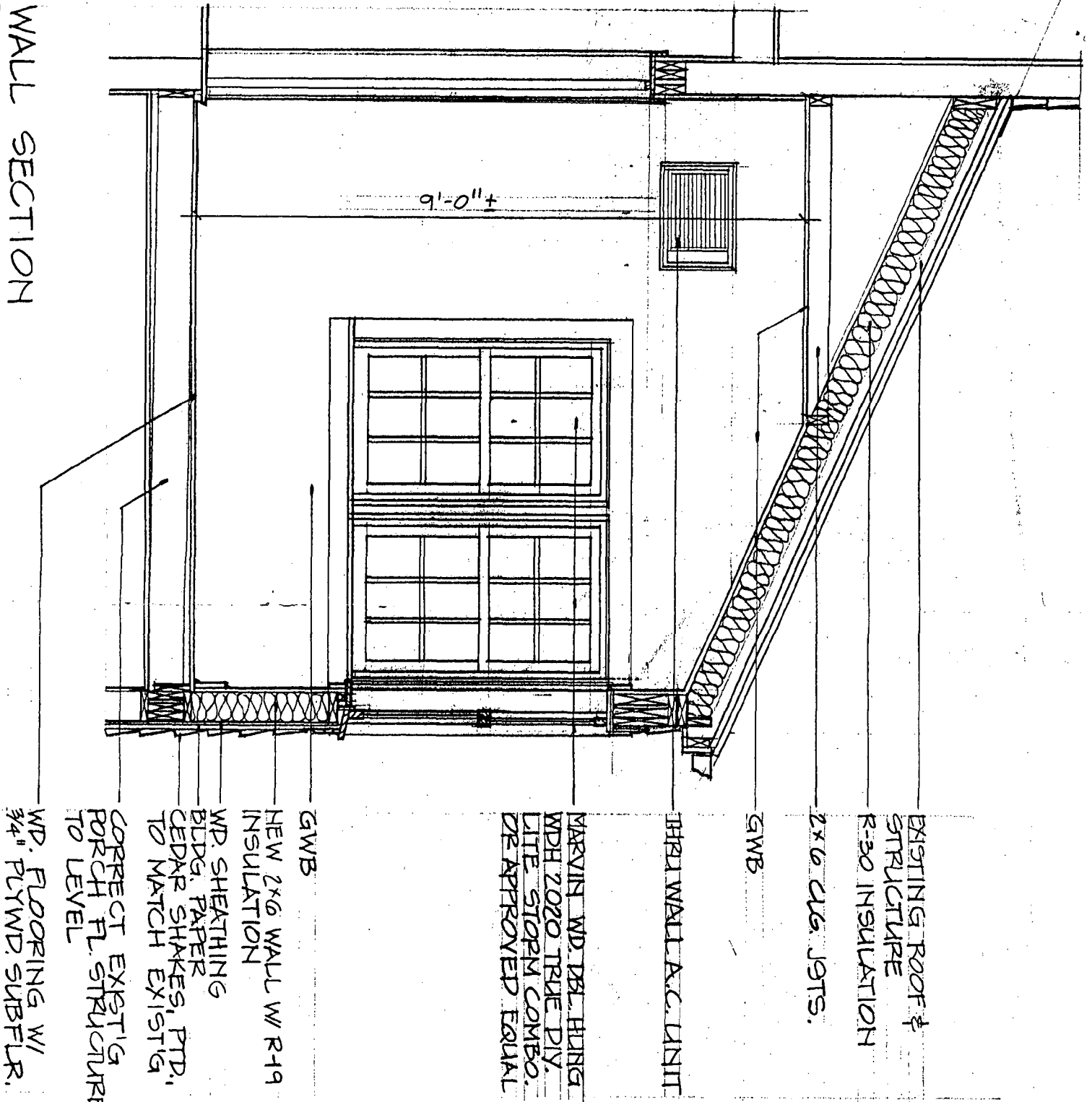
9/5/00

3

SHERMAN-PRESSER
SECOND FLOOR PORCH
RENOVATION
3927 PROSPECT STREET
KENSINGTON, MARYLAND 20895

HELEN CRETTIER WILKES ARCHITECTS
3923 PROSPECT STREET
KENSINGTON, MARYLAND
20895

WALL SECTION
1/2" = 1'-0"



- EXISTING ROOF & STRUCTURE
- R-30 INSULATION
- 2x6 CG JOISTS.
- GWB
- TRIAL WALL A.C. UNIT
- MARVIN WD. DEL. HUNG WD. 2020 TRUE DIV. LITE STORM COMBO. DR APPROVED EQUAL
- GWB
- NEW 2x6 WALL W/ R19 INSULATION
- WD. SHEATHING
- BLDG. PAPER
- CEDAR SHAKES, PTD. TO MATCH EXIST'G
- CORRECT EXIST'G PORCH FL. STRUCTURE TO LEVEL
- WD. FLOORING W/ 3/4" PLYWD. SUBFLR.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
10/16/00

10/16/00

4	<p>SHERMAN - PRESSER SECOND FLOOR PORCH RENOVATION 3927 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>	<p>HELEN CRETTIER WILKES ARCHITECTS 3923 PROSPECT STREET KENSINGTON, MARYLAND 20895</p>
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