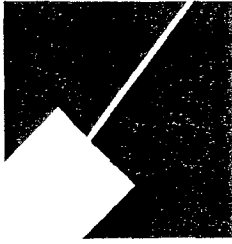


31/6-96K 3714 Washington Street
(Kensington Historic District)

3714 Washington 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

June 12, 2003

Carl Mahany
3714 Washington Street
Kensington, MD 20895

Re: Driveway alteration

Dear Mr. Mahany:

We have received your letter regarding your driveway and the changes you would like to make to it. This letter has been reviewed by the Historic Preservation Commission and they have determined that you may do the following without applying for a Historic Area Work Permit:

- Remove the existing 3-4 layers of asphalt
- Return driveway to original elevation
- Pave driveway with one-inch gravel
- Install a low brick or stone border to contain the gravel
- Maintain existing size, shape and location of driveway (retain the 40' length, do not return to the original 60' length)

Should you make any changes to the plans you stated in your letter, please let me know. If you have any questions, please call me at 301-563-3400. Thank you.

Sincerely,

Anne Fothergill
Historic Preservation Planner

6/10/03

To: Ann Fothergill
HPC Staff
Via Fax# (301) 563-3412

Re: 3714 Washington St.
Kensington, MD 20895

Sub: Driveway repair

Dear Ms. Fothergill,

Thank you for your help answering my questions concerning permit requirements for the repair/paving of my existing driveway at 3714 Washington Street.

The house originally had a long gravel driveway that extended approx. 100' from the street all the way to a small freestanding garage in the back yard.

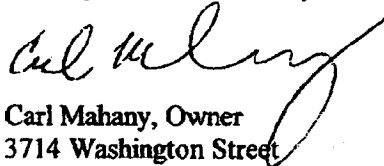
At some point over the years the rear section, (perhaps 60') was planted over with grass, leaving approx. 40' of driveway that is still in use.

The remaining section of driveway appears to have been repaved 3-4 times with asphalt. Each time the driveway was re-paved the surface level was increased by a few inches, and is now raised by approx. eight inches above the natural grade.

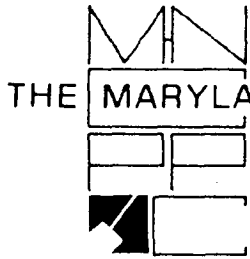
I propose to remove the layers of asphalt, and bring the driveway back down to the original elevation. I would like to pave the driveway with one-inch gravel, and install a low brick or stone border so as to contain the gravel.

I do not propose to increase the size, or change the location of the driveway. The existing curb cut and apron shall remain unchanged.

Thank you in advance for your consideration.



Carl Mahany, Owner
3714 Washington Street



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

DATE: 8/14/96

MEMORANDUM

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

FROM: Gwen Marcus, 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:

_____ Approved _____ Denied

Approved with Conditions: _____

- 1) certified arborist & a staff arborist (2) to confirm in writing piers & foundation walls are outside CRZ (Critical Root Zone) of the 36" & 16" black walnut trees in backyard.
- 2) Adequate & effective tree protection including barrier fencing at tree driplines developed & enforced thruout construction period.
- 3) English boxwood in front yard moved to back or side yards.
- 4) fencing removed for construction will be replaced w/ fencing in kind.

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

Applicant: Carl Mahany & Laure P. Illette *replaced with gypnor siding b) decorative shingle siding in west pediment*

Address: 3714 Washington St. Kensington

***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. *c) trimmed with corner boards & cornice trim lines.*



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

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carl Mahony
 DAYTIME TELEPHONE NO. (301) 585-2669

TAX ACCOUNT # X

NAME OF PROPERTY OWNER Carl Mahony + Laura Pilleto DAYTIME TELEPHONE NO. (301) 585-2669

ADDRESS 3714 Washington St. Kensington MD 20895
CITY STATE ZIP CODE

CONTRACTOR owner built TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER None DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3714 STREET Washington St.

TOWN/CITY Kensington NEAREST CROSS STREET Hadley Place

LOT 22 + 21 BLOCK B SUBDIVISION Kensington Park

LIBER _____ FOLIO _____ PARCEL _____

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 \$ 40,000.00

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.

Carl H. Mahony Signature of owner or authorized agent 6-13-96 Date

APPROVED w/ conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 6/15/96

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See Attached Project Description

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

See Attached Project Description

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**

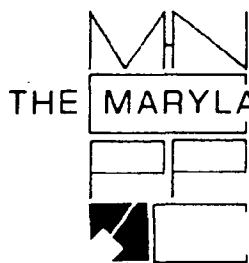
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. 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, (279-1355).



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

DATE: 8/15/96

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.

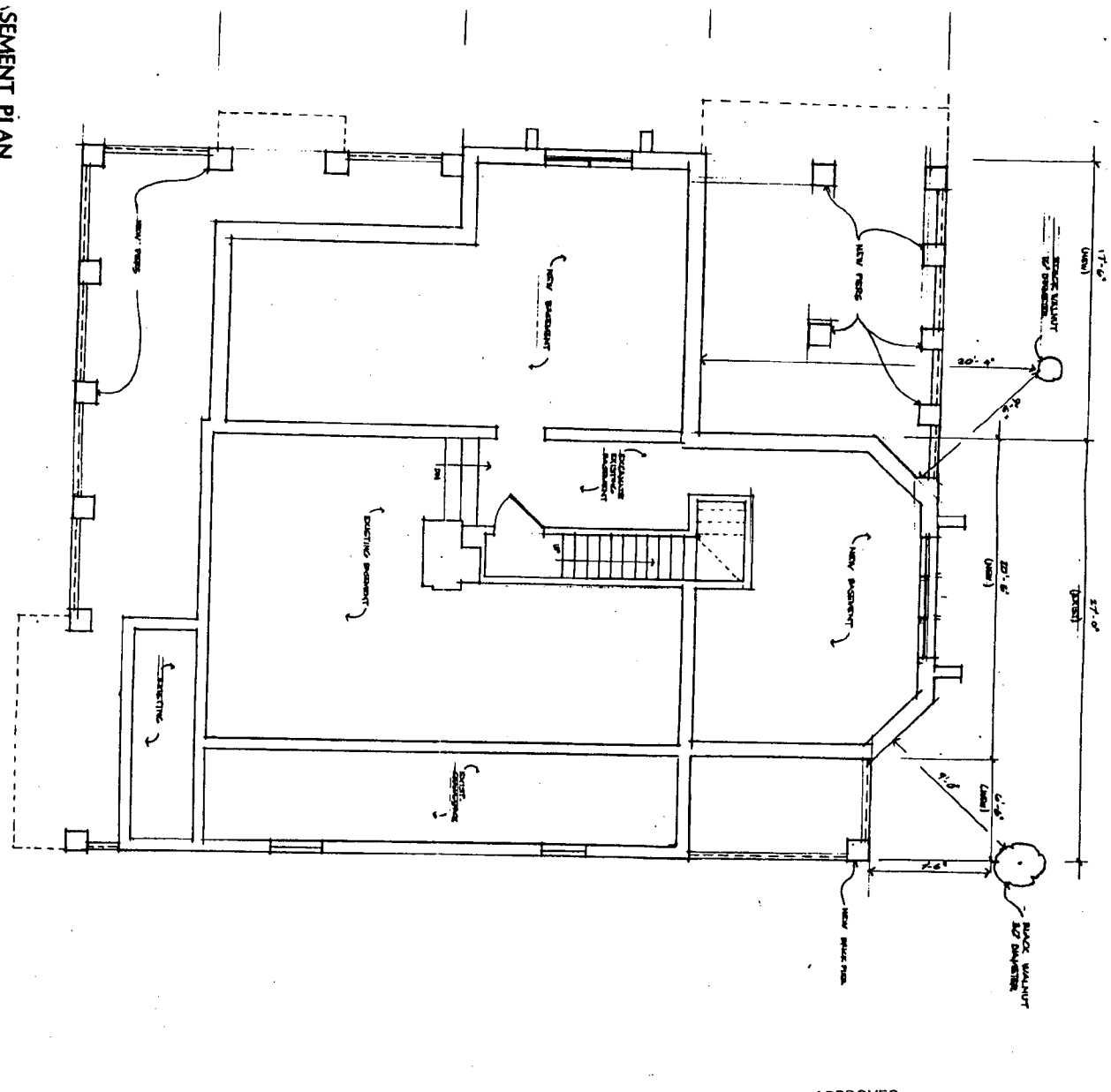
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing 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!

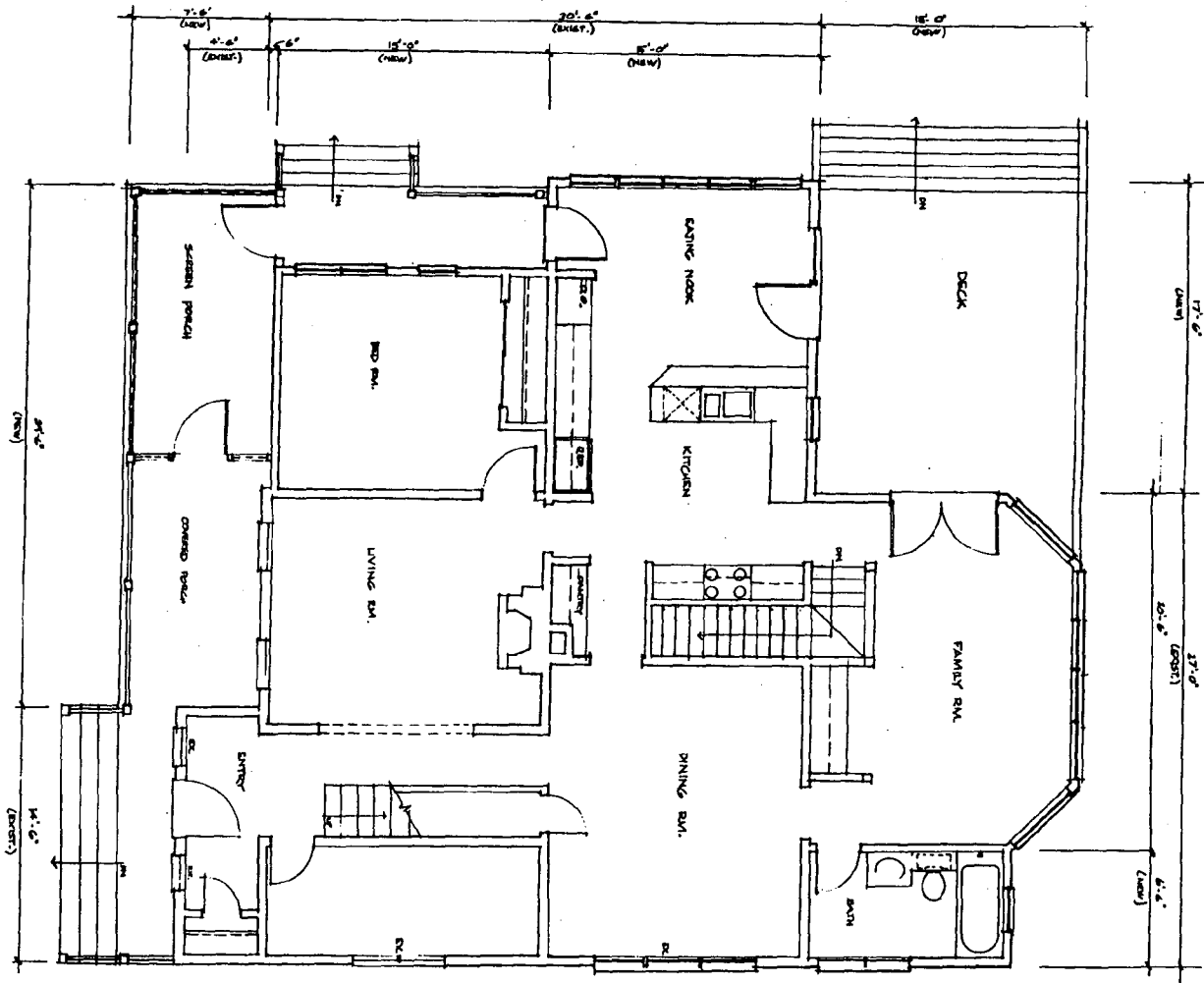
SEMENT PLAN



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

	MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD	scale: date: drawn: checked: revisions:	sheet 1 of 2
	Project Number: 22 Date: 10/1/96 Drawn: [Name] Checked: [Name] Revisions:	scale: date: drawn: checked: revisions:	sheet 1 of 2

FIRST FLOOR PLAN

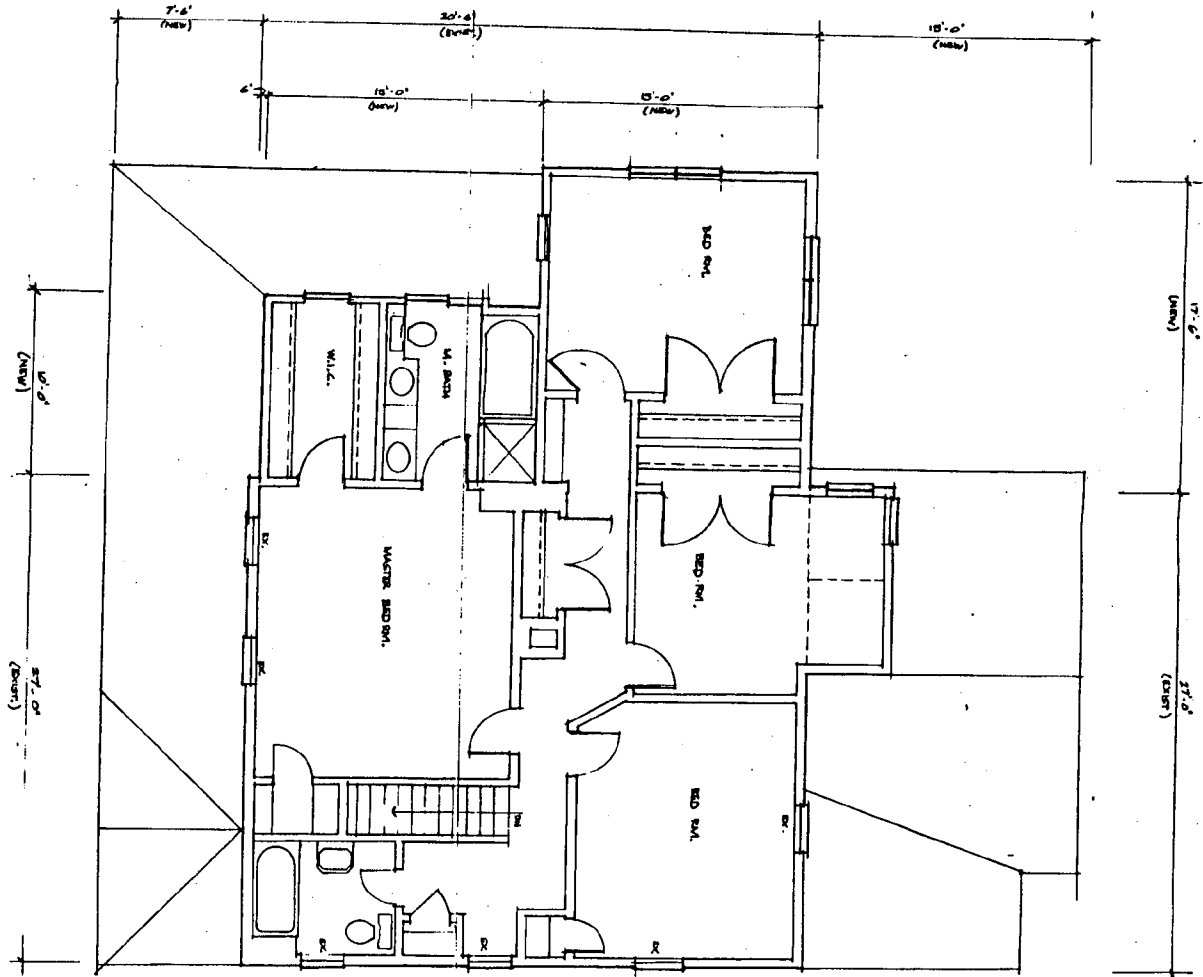


APPROVED
Montgomery County
Historic Preservation Commission


Henry Koppick 5/13/96

sheet 2 of 6	scale: date: drawn: checked: revisions:	MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.	
	MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.		

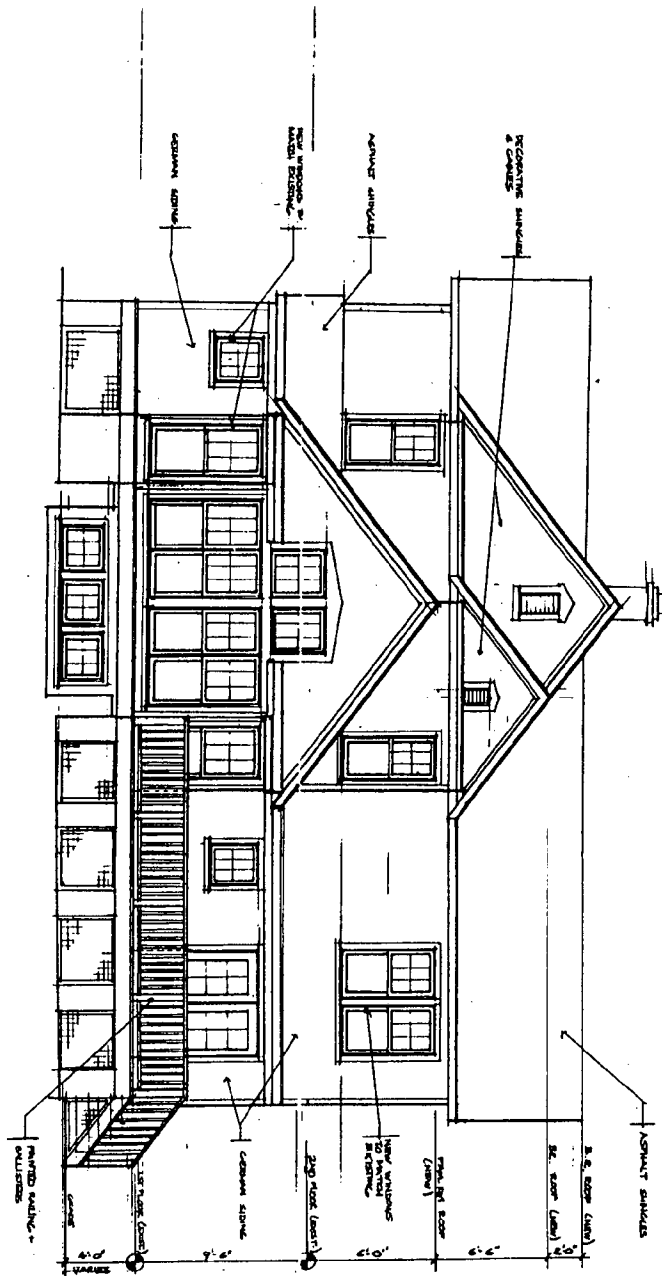
SECOND FLOOR PLAN



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 8/15/96

	MAHANY-PILLETTE ARCHITECTS, INC. 3714 WASHINGTON AVE. KENSINGTON, MD.		scale: date: drawn: checked: revisions:	sheet 3 of 4
	3714 WASHINGTON AVE. KENSINGTON, MD.		scale: date: drawn: checked: revisions:	sheet 3 of 4

SOUTH ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 1/8/96

Sheet 5 of 6	Scale: date: drawn: checked: revisions:	<small> MAHANY-PILLETTE ARCHITECTS 3714 WASHINGTON AVE. KENSINGTON, MD 20746 TEL: (301) 271-1100 FAX: (301) 271-1101 WWW: WWW.MAHANY-PILLETTE.COM </small>	MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.	
	<small> THIS DOCUMENT IS THE PROPERTY OF MAHANY-PILLETTE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAHANY-PILLETTE ARCHITECTS. </small>			

Proposed Siding

LL ROUND



LWM-233
1-1/4" DIAMETER

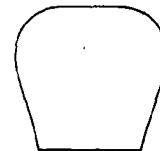


LWM-232
1-1/2" DIAMETER

HANDRAIL



SM-8840
1-1/2" X 3-1/2"
TOP PORCH RAIL



WM-230
1-1/2" X 1-11/16"
SMALL HANDRAIL

MULLION



WM-134
1 1/16" X 1-3/8"
FLAT ASTRAGAL



SM-63
9/16" X 1-1/4"
CLOVER MULLION



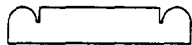
LWM-983
3/8" X 1-5/8"
FLAT ASTRAGAL



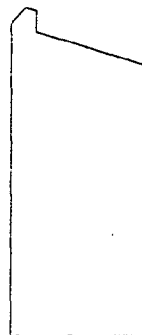
LWM-237
1-1/4" X 1-1/4"
BALUSTER STOCK



LWM-957
3/8" X 1-1/2"
BEADED MULLION



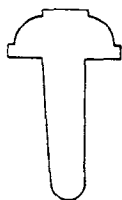
WM-956
3/8" X 2"
BEADED MULLION



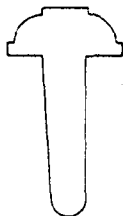
SM-8841
1-1/2" X 3-1/2"
BOTTOM PORCH RAIL



WM-240
1-1/4" X 2-1/4"
OVAL HANDRAIL



WM-1305
1-1/4" X 2"
1-ASTRAGAL
FOR 1-3/8" DOORS



WM-1300
1-1/4" X 2-1/4"
1-ASTRAGAL
FOR 1-3/4" DOORS

SCALE: HALF SIZE
PAGE NO. A-53

SCALE: HALF SIZE
PAGE NO. A-54

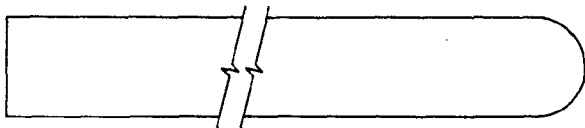
STAIR PARTS



SM-65
1" X 1-5/8"
NOSE & SCOTIA
*YELLOW PINE



1-1/16" X 3-1/2"
LANDING TREAD
*YELLOW PINE



1-1/16" X 3-1/4"
1-1/16" X 11-1/4"
STAIR TREAD
*YELLOW PINE

SCALE: HALF SIZE
PAGE NO. A-55

BAR RAIL

SEE SECTION B
PAGE 16

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 8/15/96

SCALE: HALF SIZE
PAGE NO. A-56

STOCKS
K
P
I
N
E

FINISHING

LWM-254
7/16 X 1 1/16
PARTING BEAD



WM-147
1/2 X 9/16
GLASS BEAD



LWP-150
5/8 X 3/4
GLASS BEAD

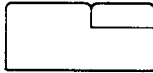


SM-69
9/16 X 1-3/8
MUNTIN BAR

WM-142
1/4 X 3/4
PLAIN SCREEN BEAD

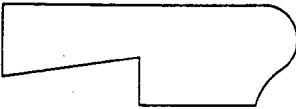


WM-144
1/4 X 3/4
BEADED SCREEN BEAD



SM-71
1 1/8 X 1-3/4
SCREENING STOCK

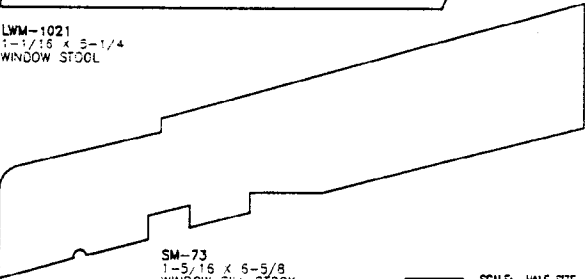
STOOL AND SILL



WM-1163
1-1/16 X 3-1/4
RABBETED WINDOW STOOL



LWM-1021
1-1/16 X 5-1/4
WINDOW STOOL



SM-73
1-5/16 X 5-5/8
WINDOW SILL STOCK

SCALE: HALF SIZE
PAGE NO. A-57

DOOR JAMB



1-5/16 X 5-1/4
SINGLE RABBETED EXTERIOR JAMB
PRIME



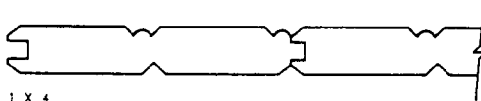
1 1/8 X 4-5/8
FLAT INTERIOR JAMB



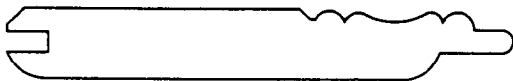
1 1/8 X 5-1/4
FLAT INTERIOR JAMB

SCALE: HALF SIZE
PAGE NO. A-58

PANELING



1 X 4
BEADED FIR CEILING



1 X 6, 1 X 8, 1 X 10
KNOTTY PINE PANELING



1 X 6 T & G
V-JT CEDAR

SCALE: HALF SIZE
PAGE NO. A-59

APPROVED
Montgomery County
Historic Preservation Commission

Don K. [Signature] 8/15/96

SIDING



WP-105
1 X 6
GERMAN SIDING
YELLOW PINE
5" FACE



WP-117
1 X 6
DOUBLE WORKED
YELLOW PINE SIDING
5" FACE



3/4 X 8
CLEAR CEDAR SIDING
6" EXPOSURE

SCALE: HALF SIZE
PAGE NO. A-60

PROPOSED EXTERIOR MATERIALS 3714 Washington Street

1. Exterior siding: Painted pine german siding (see attached drawing)
2. New windows: Shall be insulated true divided units, with 7/8" muntins, with six lights in upper sash and single light in lower sash, as manufactured by Weather Shield (sample will be provided at the HPC hearing)
3. Porch railings: Painted pine railing, with 1"x1" painted pickets (see attached drawing).
4. Gable siding: Shall be painted machine cut cedar shingles.
5. Porch posts: Shall be 5"x5" pine, with champhered edges.

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]
7/15/96

(13)

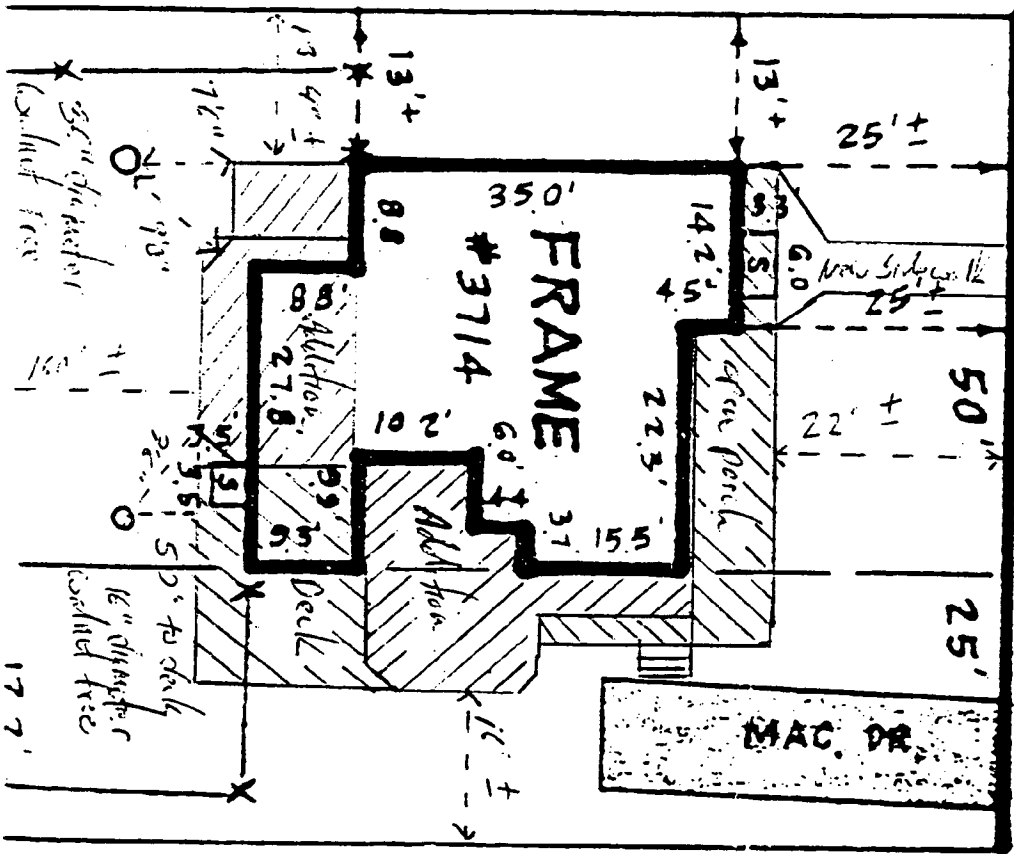
Proposed Site Plan Tree Locations
3714 Washington St. Kensington MD

not to scale

WASHINGTON STREET

S 76° 18' 00" E ~ 75.00'

~ 229.13'



00" W ~ 206.43'

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 8/15/96

TO KENSI.
PARKW.

Register

②

Building Location Plat
Lot 22 and Part of Lot 21 Block B
KENSINGTON PARK
Montgomery County, Maryland

Scale: 1" = 40'
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 not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

Date: March 11, 1993

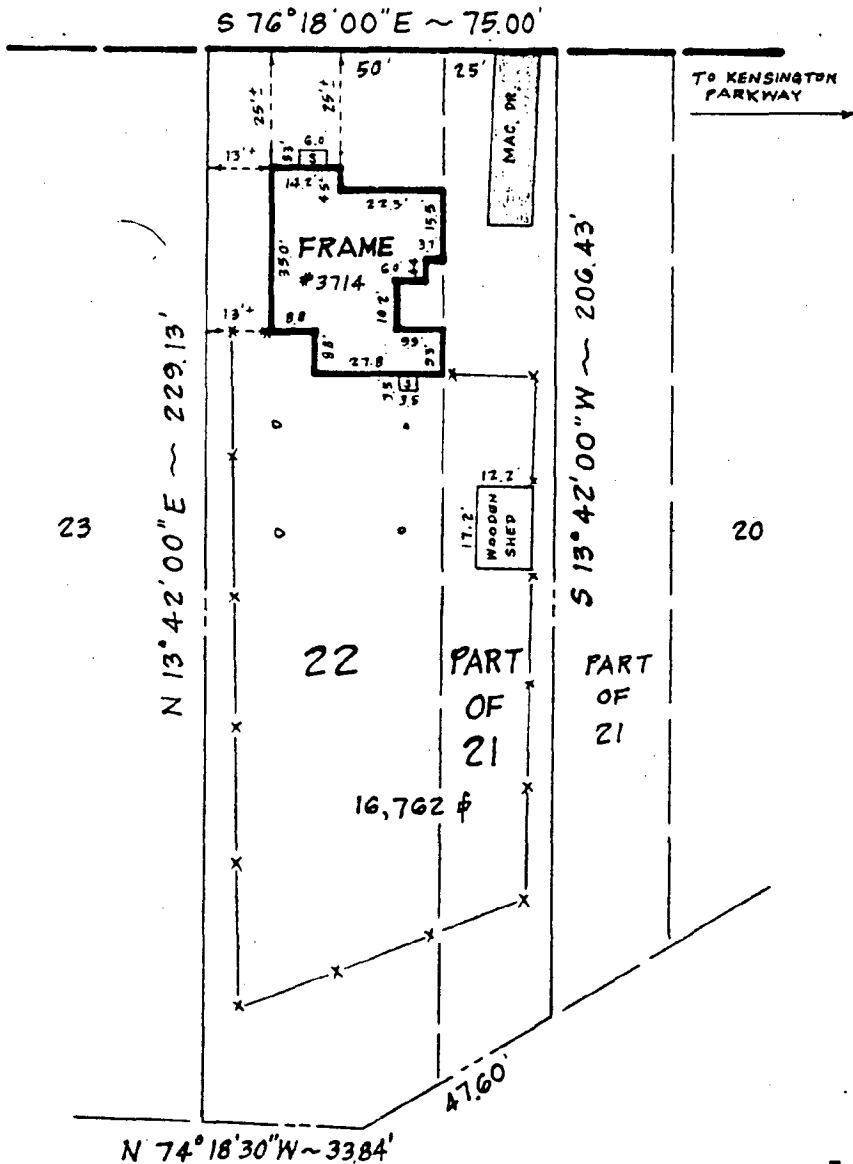
Frey, Sheehan, Stoker & Assoc., Inc./Land Services Group, Inc.
Land Planning Consultants
Phone 588-3110

Plat Book B
Plat No 4

By: John W. Kostic
John W. Kostic
Registered Property Line Surveyor
Md. No. 473



WASHINGTON STREET



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 3/15/93



Barry Peoples LAD.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3714 Washington Street

Meeting Date: 8/14/96

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-96K (CONTINUED)

Tax Credit: Partial

Public Notice: 7/31/96

Report Date: 8/7/96

Applicant: Carl Mahany and Laura Pillette

Staff: Perry Kephart

PROPOSAL: Remove existing east and south additions.
Construct additions on east and south, enlarge basement,
add front/side porch & deck.

RECOMMEND: Approval
with conditions.

DATE OF CONSTRUCTION: Ca. 1900

SIGNIFICANCE: Contributing Resource in Kensington Historic District.

ARCHITECTURAL DESCRIPTION: Two-story shingle covered wood frame Queen Anne gable-front with 2 story gabled and shed roof addition to west elevation, 1-story projecting enclosed front entry with asymmetrical peaked roof, 1-story pent roof screened porch/sunroom addition on east elevation and 1-story pent roof sun room/laundry addition on south elevation. Windows are double-hung throughout the original structure with six-over-one lights. Roof is of asphalt shingle.

BACKGROUND: The applicants propose changes which will bring back some of the original materials and reverse inappropriate and out-of-period changes made in the 1940's and 1960's. The existing additions were poorly constructed and are in bad condition. The changes proposed by the applicants will bring the lot coverage (total lot size is 16,762 square feet) from 8% including the existing sunroom/porch to 10% for the house and 13.75% including the new porch and deck.

The applicants have simplified the designs for the proposed alterations from those submitted for review at the July 10, 1996 meeting (the packet for the July 10 presentation is attached). The improvements currently proposed will return the stripped-down 1890's house back to a slightly enlarged version of its probable original configuration as a modest Stick Style Queen Anne. The house is situated on a lot-and-a-half with four large black walnut trees forming a grove in the backyard near the house.

PROPOSAL:

1. **Removal of ca. 1940 screen porch addition** from east elevation.

(A)

2. **Removal of ca. 1960 sun room/laundry addition** from south elevation.

3. **Construction of two-story double-gabled dining area/bedroom addition** to east elevation, extending 7' beyond the existing facade. The front section will be recessed 6" from the front facade, the larger rear section will be setback at its largest point 15'6" from the front facade. The current proposal is for a slightly smaller addition than was formerly proposed because the first floor bay is replaced with a simple square-cornered end and because the second story porch/balcony has been deleted.

The first floor on the east end of the rear section will have five banked windows in a 6/1 configuration to match the existing windows; the south wall will have a 6 light half window and a french door leading to a deck in the southeast corner; and the north wall will have a door opening to the wraparound portion of the front porch. The second story east gable-end of the rear section is proposed to have two banked 6/1 windows; with two 6/1 windows also banked on the south wall; the north wall of the wing on the second story would have one 6/1 window. The east setback from the property line has been increased from 16' in the first proposal to 18'.

The front or northeast section of the east wing would also have an east-west gable extending 2' beyond the original facade with a lower ridge line than the proposed rear section and recessed 6" from the front facade of the original building. The first floor of this section is proposed to have two banked 6/1 windows and one six-light half window on the east end. The second floor design has been simplified from the first proposal and is now proposed to have two 6/1 windows and no second story balcony. The roof line for this section has been shortened by 5' from the previous proposal.

4. **Addition of a front veranda and screen porch.** The front entry enclosure would be integrated into the new porch and the front stoop (and steps) would be removed. The English boxwoods under the front windows would be relocated. A one-story wraparound shed roof veranda and corner screen porch would extend from the west edge of the south elevation across the facade and around to the eastern bay front addition. A symmetrical gable with a stick-style pediment would be added over the front entry enclosure. The current five foot wide front steps would be replaced with 12' wide steps and an additional set of stairs are proposed to be built in center of the east side of the veranda. The porch is to be supported by piers connected with lattice screening.

5. **Construction of a south addition** consisting of an off-center second floor bumpout and first floor north-south gabled wing with six 6/1 banked windows set in a three-sided bay front with two banked six-light half windows centered above in the gable pediment and two french doors leading to a deck on the southeast corner of house. The south addition would also include a first floor shed roof addition in the southwest corner extending south to the bay front. The shed roof addition would be supported by one pier on the southwest corner 7' 6" from a 36" diameter black walnut tree. Three six-light basement windows would be banked below the south bay front in the foundation wall.

6. **Construction of a deck** joining new south and east additions at the southeast corner. The deck would have a balustrade and stairs accessing the backyard. The deck would be supported by

piers connected by lattice screening, the piers to be approximately 4' from a 16" diameter black walnut tree.

7. **Enlarge basement**, build additional foundation walls out and excavate to provide walk-in headroom available for future living space under the east and south wings. The exterior entry to the basement would be replaced with an interior stairwell.

8. All shingle siding will be removed. The **underlying German siding will be repaired/restored** where feasible and German siding will be used on the new additions. All the gable pediments are to have decorative shingle work. Corner board and cornice line trim are proposed for all facades and pediments. The vertical half-timber element originally proposed for the six gable pediments has been deleted. Also deleted is the peaked molding detail above the existing windows at the north elevation.

9. Windows and vents are to have non-original plain molding replaced with plain painted wood molding on the north and east facades. The new south facade will have plain molding around all windows except the two half windows in the wing pediment which will have slightly more decorative molding as will the two ventilator openings in the south third floor pediments. All 37 new windows and 4 doors are to be insulated Weathershield units with true divided lights.

10. All the wood trim, posts, railings and balustrade are in a restrained Stick Style, and are to be painted.

11. All new roofing is to be asphalt-shingle in the same color as is currently on the house.

STAFF DISCUSSION: Staff supports the proposed restoration and additions. Applicant has thoughtfully incorporated modifications to the original proposal in the plans now being considered for approval. The applicant has responded to the HPC comments and has:

1. Eliminated the second floor balcony.
2. Reduced the size of the east addition roof lines by 2' on the rear and 5' on the front.
3. The bay window in the east eating area has been simplified to a square cornered end wall.
4. The vertical trim element on the gables and the peaked molding over the windows have been eliminated.
5. The east wing is now proposed to be offset 6" from the main block to provide clear differentiation between the old and new sections.

The applicant is a professional contractor and would be general contractor for the proposed project. He has acquired a thorough knowledge of the house's construction details in the process of the extensive repair/restoration and renovation work which he has already completed on the house interior.

The proposed changes would return the house more closely to its original configuration and replace inappropriate modern additions with more appropriate Queen Anne Stick Style

improvements. The proposed use of covered and screened porches, a specialized back porch, and steep gables is in keeping with the age of the house and of the neighborhood. The proposed double hung windows with a variety of lights and sizes copy accurately the style of the original windows. The decorative shingle siding proposed for the gable pediments is commensurate with the eclectic nature of Queen Anne styling and puts back a detail that the applicant believes was an original element of the house.

The applicant believes that an original front porch and the exterior trim have been removed and should be restored. Staff supports the proposal to add a deep wraparound front porch with simple stick brackets and chamfered posts which add visual support for the shingled gables. The proposed framing detail is typical of a wood frame Queen Anne and would be appropriate in consideration of the owner's interest in the internal construction details of the house. Additionally, the framing detail and indentation of the walls would differentiate the new construction from the old.

The proposed building footprint is 1,635 square feet for the house (compared to approximately 1,340 square feet for the current house) and 635 square feet for the deck and porch. Although the property line setback at the east side is reduced from approximately 25' to 18', staff feels that the distance from the eastern neighboring property is still sufficient. The current setback of 13' at the west elevation is unchanged. The driveway and toolshed on the east side of the house will not be affected.

The side addition is set well back (15'6") from the front facade of the original building. The connecting wraparound porch is saved from an overly horizontal line by the pediment treatment over the main entry and the mix of screened and open porch space. Staff feels the appearance of mass with the new additions is prevented by the vertical line and lightness of the stick ornamentation and lattice screening and by the use of multiple gables sufficiently recessed from the front facade. Staff continues to feel that the proposed front and rear additions will not adversely intrude on the neighboring backyards or the present streetscape.

Staff supports the simple, balanced design of the east and south first floor facades with the repetitive use of a number of details on both sides such as the banked windows above right side railings, and the use of similar combinations of half windows with paired windows or french doors.

Regarding sitework, as before, staff recommends as a condition of approval that a certified arborist be consulted by the applicant regarding the large black walnut trees in the backyard which are fairly close to the house in order to confirm that the Critical Root Zone of the trees will not be affected by the proposed south facade and deck additions. Staff supports the proposal to use piers rather than a basement foundation wall to reduce the impact to the adjacent trees. Staff also recommends that any fencing that is removed be replaced with fencing of a similar design.

Staff reminds the applicants that tax credits are available for documented approved exterior restoration work.

STAFF RECOMMENDATION: With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

①

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 Standards 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.

CONDITIONS:

1. A certified arborist will confirm that the proposed piers and foundation walls are outside the Critical Root Zone of the 36" and 16" black walnut trees in the backyard.

2. Adequate and effective tree protection measures will be developed and enforced throughout the construction period to minimize loss. This will include placement of barrier fencing at the driplines of trees within proximity of all new construction.

3. The row of English boxwood in the front yard constitute a significant landscape resource and will be moved to a location on the property to be determined by the owner.

but not in front yard

4. Any fencing that is removed during construction will be replaced with fencing of the same configuration.

5. The west facade, although not specifically shown in the Work Permit, is to receive the same treatment as the other original facades, i.e., the shingle siding is to be replaced with German siding except in the gable pediment which is to be sided with shingles. The west facade will also be trimmed with corner boards and cornice lines.

And with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

add staff arborist visit to Mr. Prahany's arborist.

7/28/96

REVISED APPLICATION FOR H.A.W.P.
3714 Washington St.
Kensington, MD

SUMMARY OF CHANGES, BETWEEN FIRST & SECOND HAWP APPLICATION

- #1. Delete vertical trim element at gables. North, East and South elevations.
- #2. Delete pediment detail above existing windows at North elevation.
- #3. Delete second floor balcony at east side, and shorten roof line above balcony by approx. five feet.
- #4. Increase off-set between existing and new wall planes at North elevation to 6 inches.
- #5. Reduce width of addition at east side from nine feet +/- beyond existing, to seven feet +/- beyond existing, thus increasing the east side yard set-back to 18 feet +/-.
- #6. Delete 45 degree corners at east side addition, so as to provide a simpler exterior elevation.

COMPARISON OF FOOT PRINT AND LIVING SPACE, FIRST & SECOND APPLICATION

Lot size is 16,762 square feet
Existing lot coverage, with porch is 1337 square feet (approx. 8%)
Existing living space is 1840 square feet
Existing east side yard set-back is approx. 25 feet

FIRST PROPOSAL

Lot coverage was 1655 square feet for the house (approx. 10%)
341 square feet for the porch (approx. 12%)
294 square feet for the deck (approx. 14%)

New living space, w/o basement was 950 square feet.
East side yard set-back was approx. 16 feet.

Page (Two of Two)

SECOND PROPOSAL

Lot coverage is 1635 square feet for the house (approx. 9.75%)
341 square feet for the porch (approx. 11.75%)
294 square feet for the deck (approx. 13.75%)

New living space w/o basement is 910 square feet.
East side yard set-back is approx. 18 feet.

Prepared by Carl Mahany

6

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carl Mahany
 DAYTIME TELEPHONE NO. (301) 585-2669

TAX ACCOUNT # X
 NAME OF PROPERTY OWNER Carl Mahany + Laura Pillel DAYTIME TELEPHONE NO. (301) 585-2669
 ADDRESS 3714 Washington St. Kensington MD 20895
 CITY STATE ZIP CODE
 CONTRACTOR owner built TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER none DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 3714 STREET Washington St.
 TOWN/CITY Kensington NEAREST CROSS STREET Hadley Place
 LOT 22 + 21 BLOCK B SUBDIVISION Kensington Park
 LIBER _____ FOLIO _____ PARCEL _____

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 \$ 40,000.00
 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.

Carl H Mahany Signature of owner or authorized agent 6-13-96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ 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:

See Attached Project Description

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

See Attached Project Description

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

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

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at



Building Location Plat
Lot 22 and Part of Lot 21 Block B
KENSINGTON PARK
Montgomery County, Maryland

Scale: 1" = 40'

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 not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

Date: March 11, 1993

Frey, Sheehan, Stoker & Assoc., Inc./Land Services Group, Inc.

Land Planning Consultants

Phone 588-3110

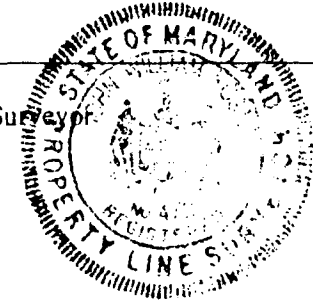
Plat Book B
Plat No 4

By: John W. Kostic

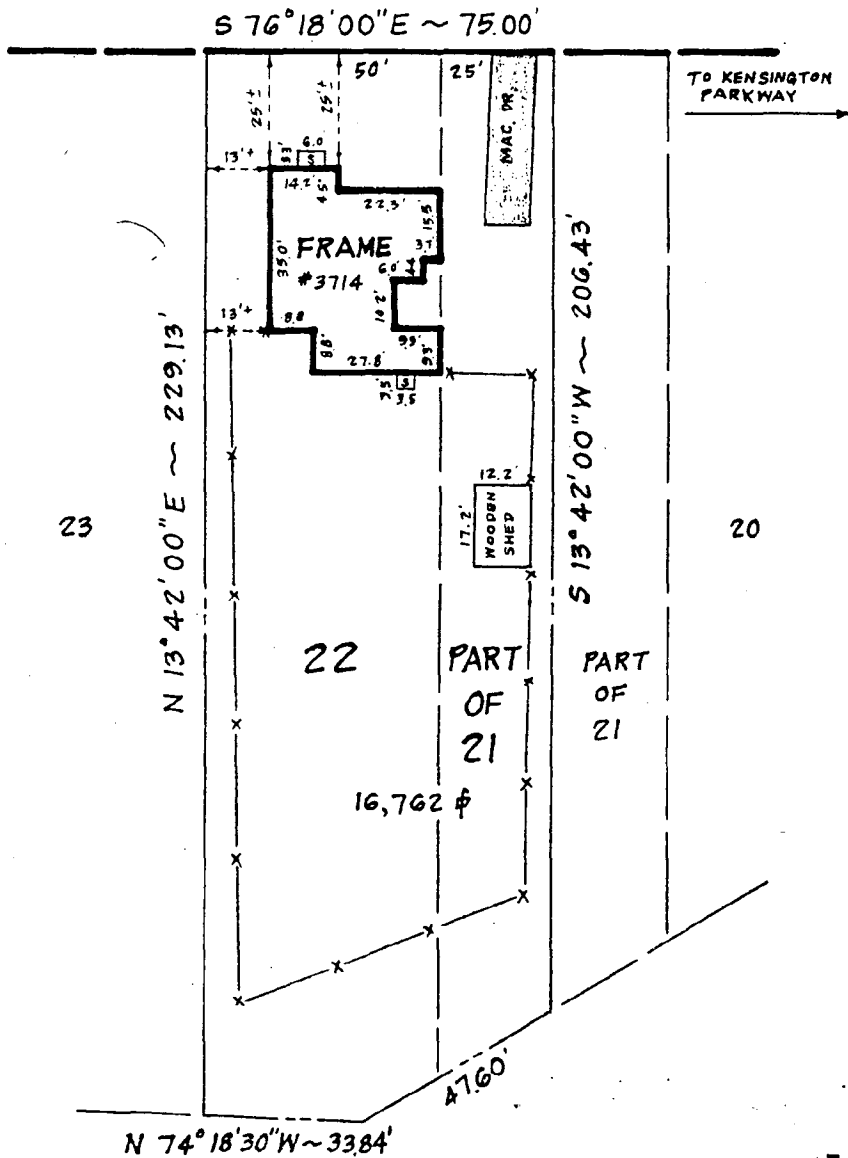
John W. Kostic

Registered Property Line Surveyor

Md. No. 473



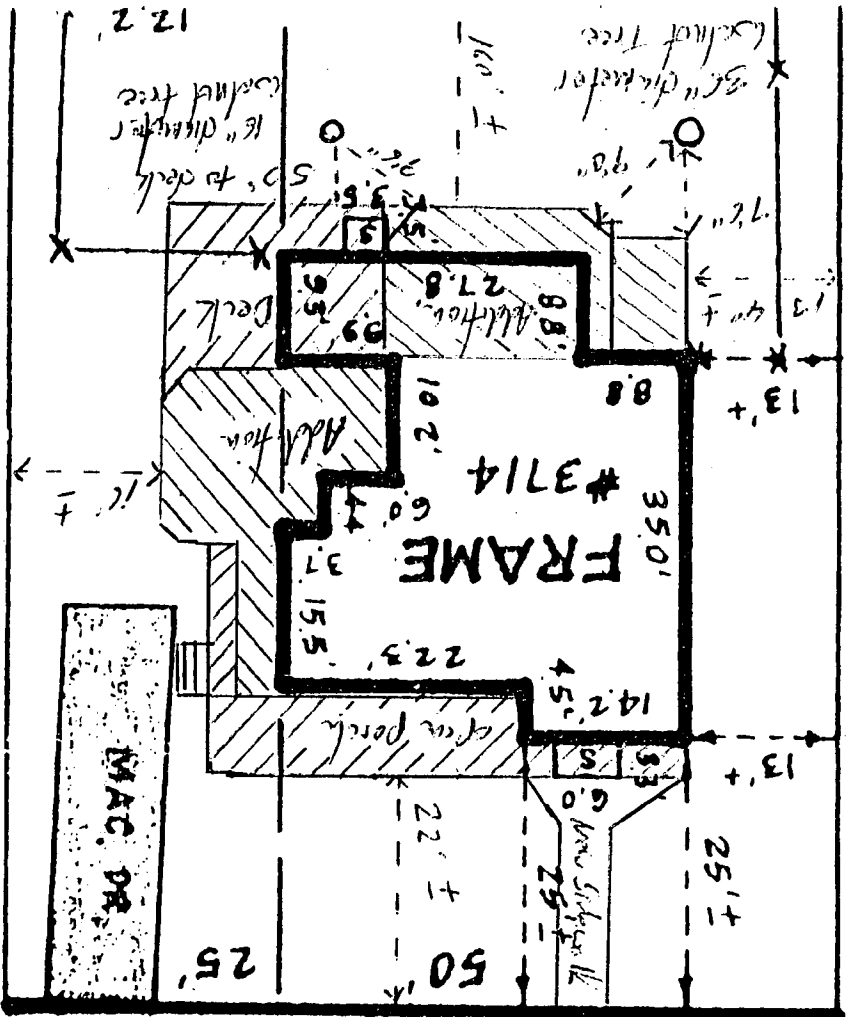
WASHINGTON STREET



Proposed Site Plan • Tree Locations
 3714 Washington St. Kensington MD.

not to scale

~ 229.13'



'00"W ~ 206.43'

S 76° 18' 00" E ~ 75.00'

WASHINGTON

STREET

TO KENSI PARKW.

Ⓚ

Register

PROPOSED EXTERIOR MATERIALS 3714 Washington Street

1. Exterior siding: Painted pine german siding (see attached drawing)
2. New windows: Shall be insulated true divided units, with 7/8" muntins, with six lights in upper sash and single light in lower sash, as manufactured by Weather Shield (sample will be provided at the HPC hearing)
3. Porch railings: Painted pine railing, with 1"x1" painted pickets (see attached drawing).
4. Gable siding: Shall be painted machine cut cedar shingles.
5. Porch posts: Shall be 5"x5" pine, with champhered edges.

Proposed Siding Mat.

STOCK
K
P
F

SCREENING

DOOR JAMB

LWM-254
7/16 X 1 1/16
PARTING BEAD



WM-147
1/2 X 9/16
GLASS BEAD

LWP-150
5/8 X 3/4
GLASS BEAD

SM-69
9/16 X 1-3/8
MUNTIN BAR

WM-142
1/4 X 3/4
PLAIN SCREEN BEAD

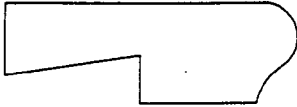


WM-144
1/4 X 3/4
BEADED SCREEN BEAD



SM-71
1 1/16 X 1-3/4
SCREENING STOCK

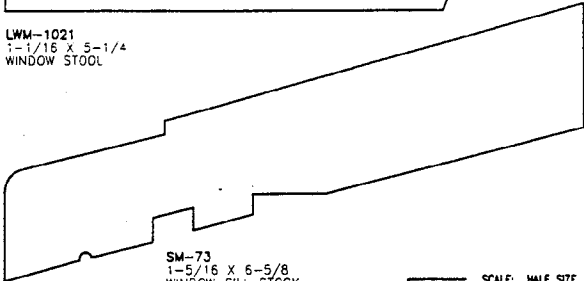
STOOL AND SILL



WM-1163
1-1/16 X 3-1/4
RABBETED WINDOW STOOL



LWM-1021
1-1/16 X 5-1/4
WINDOW STOOL



SM-73
1-5/16 X 6-5/8
WINDOW SILL STOCK

SCALE: HALF SIZE
PAGE NO. A-57



1-5/16 X 5-1/4
SINGLE RABBETED EXTERIOR JAMB
PRIME



1 1/16 X 4-5/8
FLAT INTERIOR JAMB

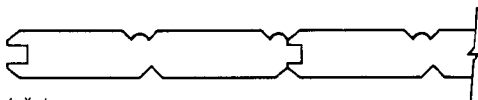


1 1/16 X 5-1/4
FLAT INTERIOR JAMB

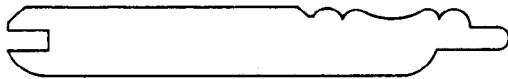
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PANELING

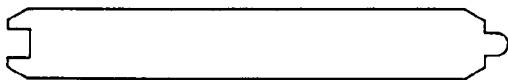
SIDING



1 X 4
BEADED FIR CEILING



1 X 6, 1 X 8, 1 X 10
KNOTTY PINE PANELING



1 X 6 T & G
V-JT CEDAR

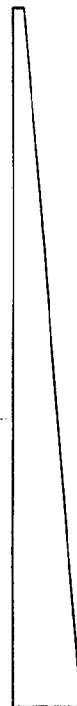
SCALE: HALF SIZE
PAGE NO. A-59



WP-105
1 X 6
GERMAN SIDING
YELLOW PINE
5" FACE



WP-117
1 X 6
DOUBLE WORKED
YELLOW PINE SIDING
5" FACE



3/4 X 8
CLEAR CEDAR SIDING
6" EXPOSURE

SCALE: HALF SIZE
PAGE NO. A-60

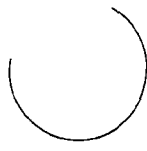


Proposed Siding

LL ROUND



LWM-233
1-1/4" DIAMETER



LWM-232
1-1/2" DIAMETER

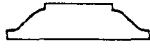
MULLION



WM-134
1 1/8" X 1-3/8"
FLAT ASTRAGAL



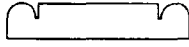
SM-63
9/16" X 1-1/4"
CLOVER MULLION



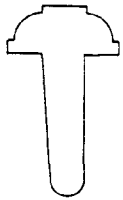
LWM-983
3/8" X 1-5/8"
FLAT ASTRAGAL



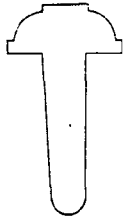
LWM-957
3/8" X 1-1/2"
BEADED MULLION



WM-956
3/8" X 2"
BEADED MULLION



WM-1305
1-1/4" X 2"
1"-ASTRAGAL
FOR 1-3/8" DOORS

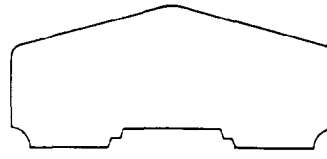


WM-1300
1-1/4" X 2-1/4"
1"-ASTRAGAL
FOR 1-3/4" DOORS

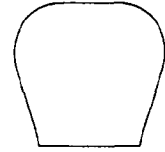
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PAGE NO. A-53

HANDRAIL



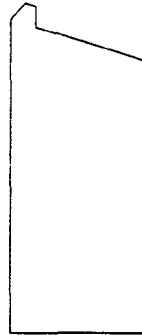
SM-8840
1-1/2" X 3-1/2"
TOP PORCH RAIL



WM-230
1-1/2" X 1-11/16"
SMALL HANDRAIL



LWM-237
1-1/4" X 1-1/4"
BALUSTER STOCK



SM-8841
1-1/2" X 3-1/2"
BOTTOM PORCH RAIL



WM-240
1-1/4" X 2-1/4"
OVAL HANDRAIL

SCALE: HALF SIZE

PAGE NO. A-54

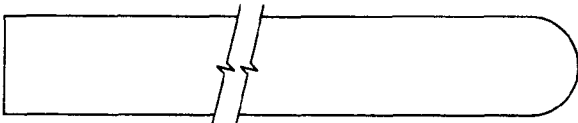
STAIR PARTS



SM-65
1" X 1-5/8"
NOSE & SCOTIA
*YELLOW PINE



1-1/16" X 3-1/2"
LANDING TREAD
*YELLOW PINE



1-1/16" X 9-1/4"
1-1/16" X 11-1/4"
STAIR TREAD
*YELLOW PINE

SCALE: HALF SIZE

PAGE NO. A-55

BAR RAIL

SEE SECTION B
PAGE 18

SCALE: HALF SIZE

PAGE NO. A-56



YOUR REAL ESTATE TAX BILL FOR THE CURRENT FISCAL YEAR
 BEGINNING JULY 1, 1993 HAS BEEN MAILED TO THE LENDING
 INSTITUTION SHOWN.

178 ATLANTIC RESIDENTIAL MORTG
 205 WEST CENTRE ST
 FIFTH FLOOR
 BALTIMORE MD 21201

BILLNO 78219508

LIBER	FOLIO	LOT	BLOCK	ACRES/FEET	TOTAL ASSESSMENT	TAXABLE ASSESSMENT		
						STATE	COUNTY	
1212	440P	2113	16582F	115520	115520	115520		
MORTGAGE COMPANY NUMBER				TAX CLASS	DIST.	SUB		ACCOUNT NO
178-0992784				27	13	15		1020674

CNTY RATE 1.917 EXCEEDS CONSTANT YIELD 1.875 BY 0.042
 LT 22 KENSINGTON PARK
 CARL N MAHANY &
 LAURA C PILLETTE
 3714 WASHINGTON ST
 KENSINGTON MD 20895

TAXES	
STATE TAX	242.59
COUNTY TAX INCLUDING EDUCATION	2214.52
SPECIAL AREA	694.27
MUNICIPAL TAX *	577.60
TOTAL TAX	3728.98
SERVICE CHARGES	
REFUSE	.00
FFBC (WSSC)	.00
FFBC (MUN.)	.00
TOTAL AMOUNT	3728.98

* TOWN OF KENSINGTON DO NOT PAY
 OWNER-OCCUPIED

SEE REVERSE SIDE

(P)

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Karen Smith & Ian Littman
3716 Washington St.
Kensington, MD 20895

David Nellis
3709 Calvert Pl.
Kensington, MD. 20895

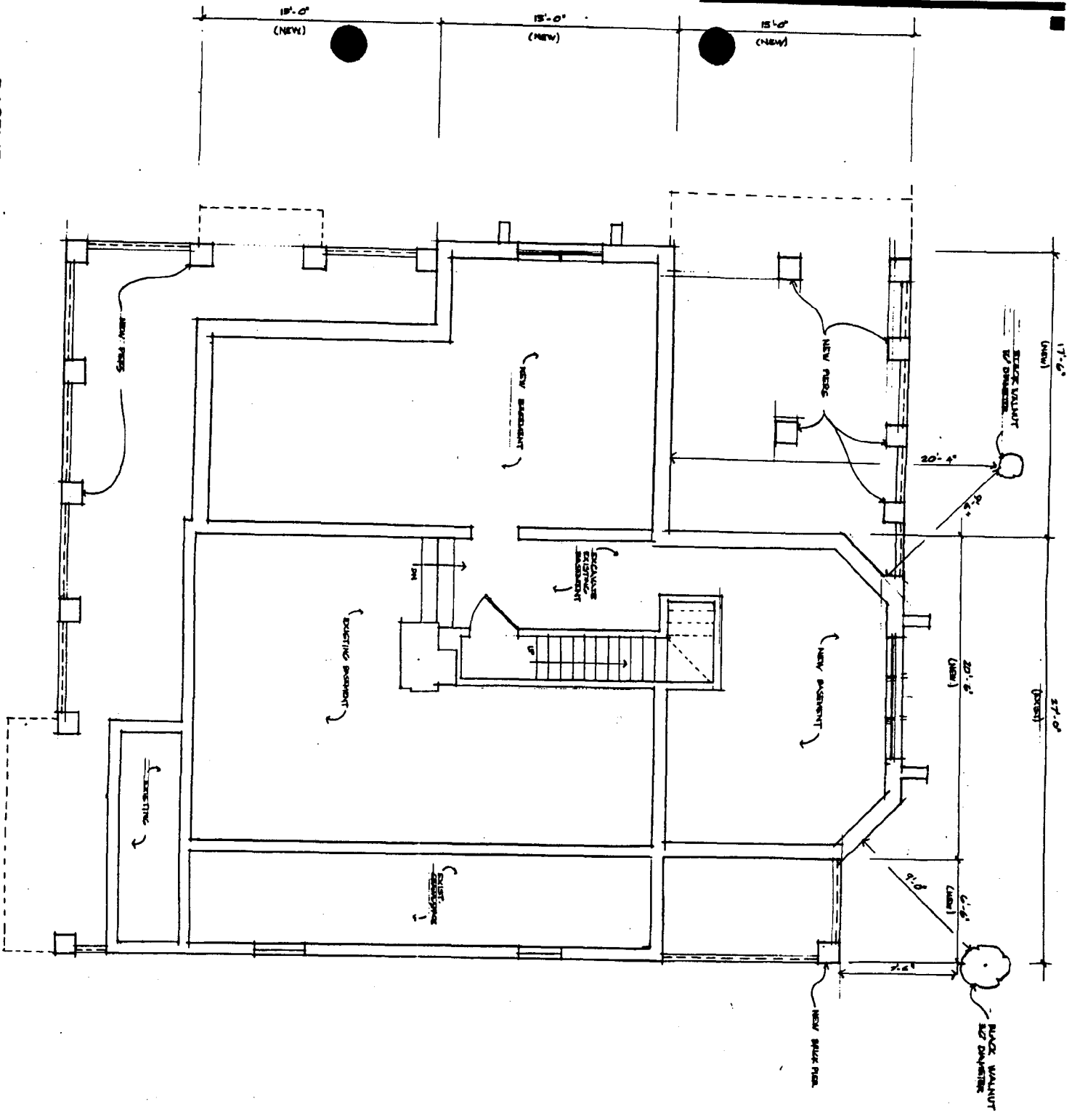
Neal & Coleen Nelson
3710 Washington St.
Kensington, MD 20895

Barry & Leanne Peoples
10030 Kensington Parkway
Kensington, MD 20895

Reed & Trang
10101 Hadley Place
Kensington, MD 20895



BASEMENT PLAN



10-11-78

sheet
1
of 4

scale:
date:
drawn:
checked:
revisions:

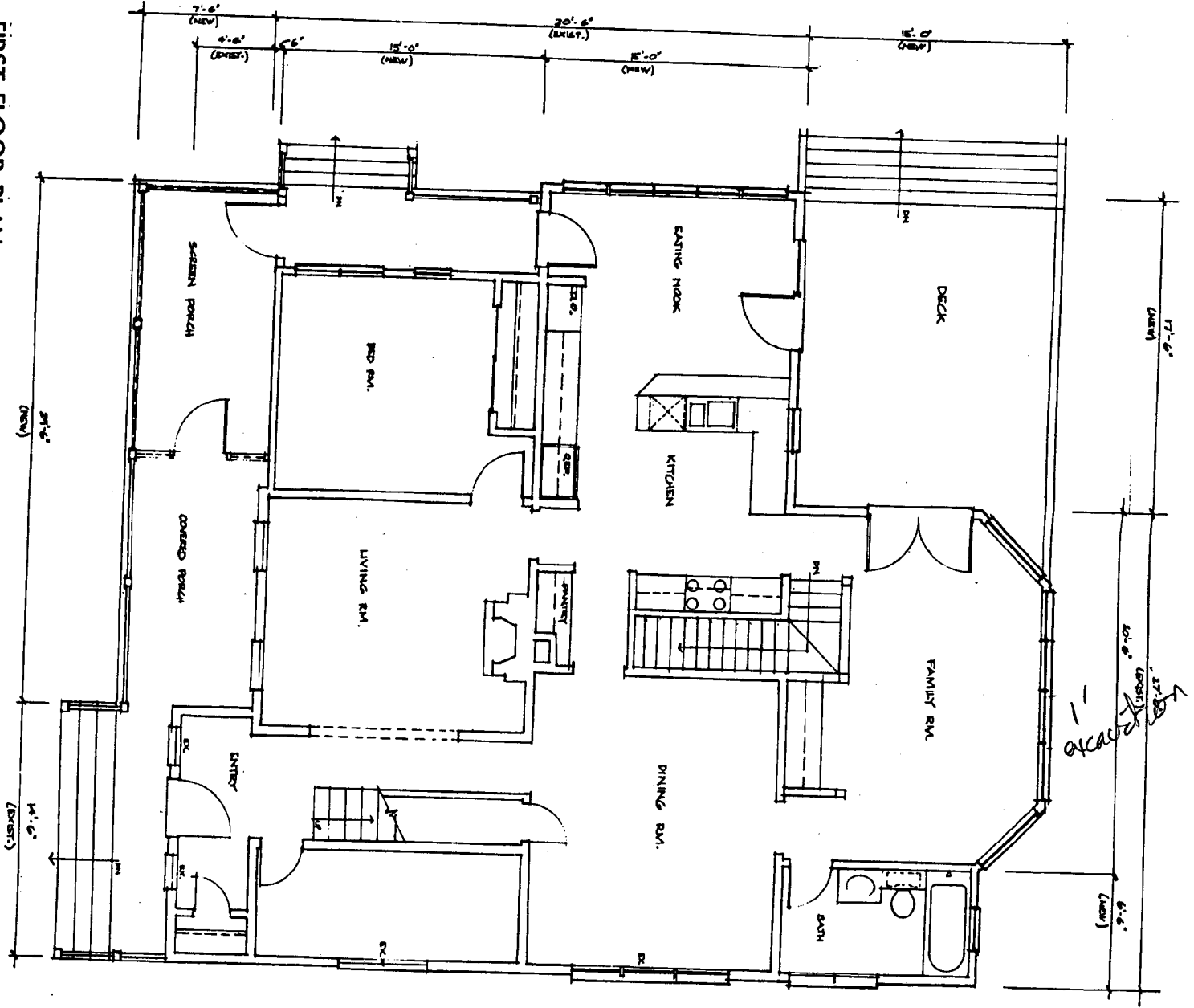
MAHANY-PILLETTE ARCHITECTS
3714 WASHINGTON AVE.
KENSINGTON, MD 20746
TEL: (301) 271-1100
FAX: (301) 271-1101

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD



FIRST FLOOR PLAN



Sheet
2
of 6

Scale:
date:
drawn:
checked:
revisions:

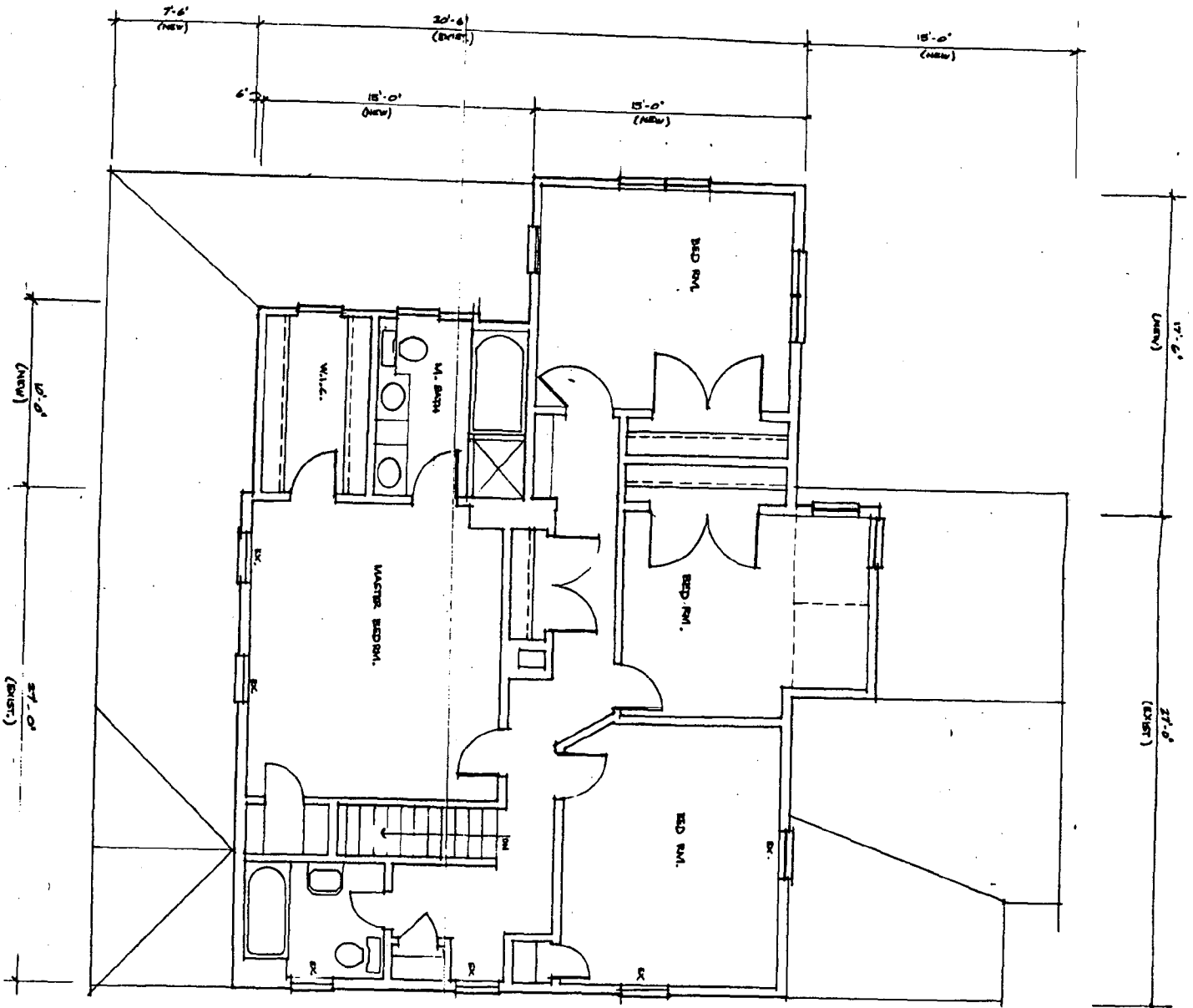
MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.



(S)

SECOND FLOOR PLAN



(T)

Sheet
3
of 2

scale:
date:
drawn:
checked:
revisions:

MAHANY-PILLETTE ARCHITECTS
3714 WASHINGTON AVE.
KENSINGTON, MD. 20746
TEL: (301) 271-1100
FAX: (301) 271-1101

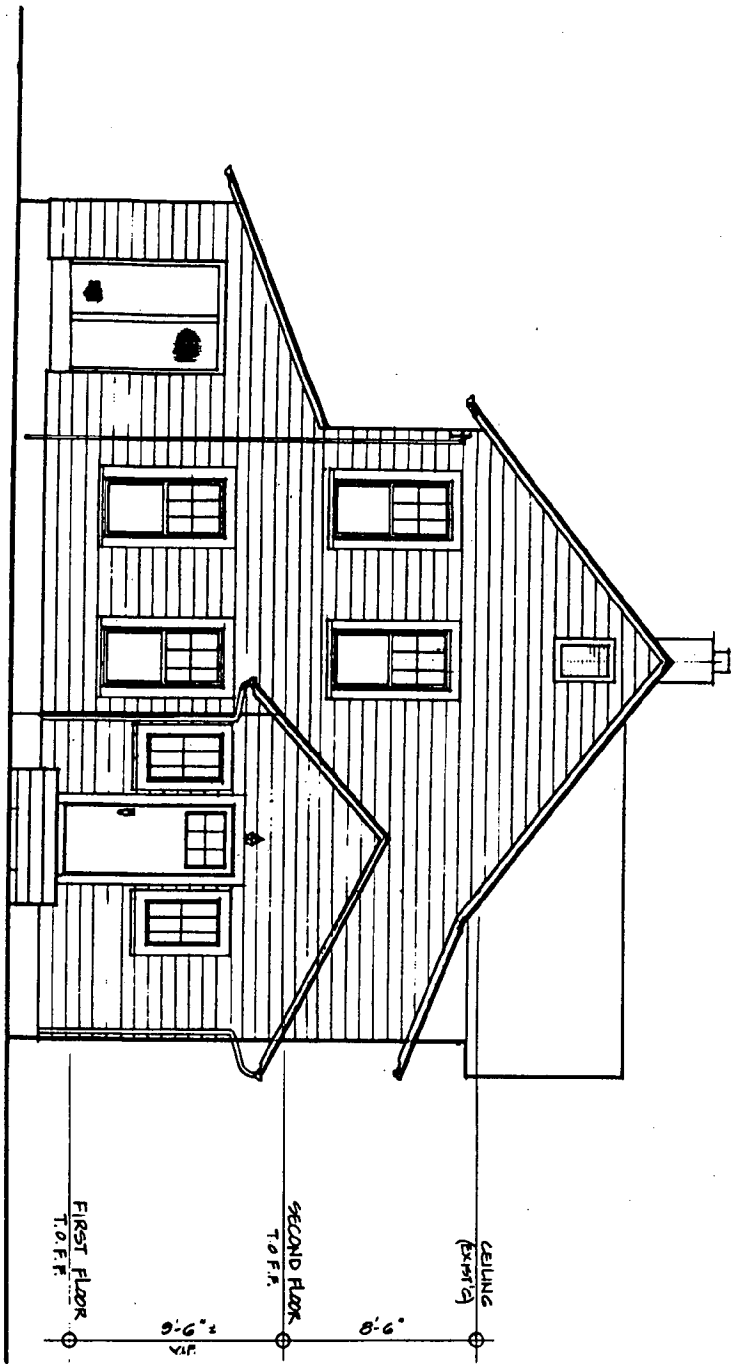
MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.



FRONT ELEVATION
EXISTING

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

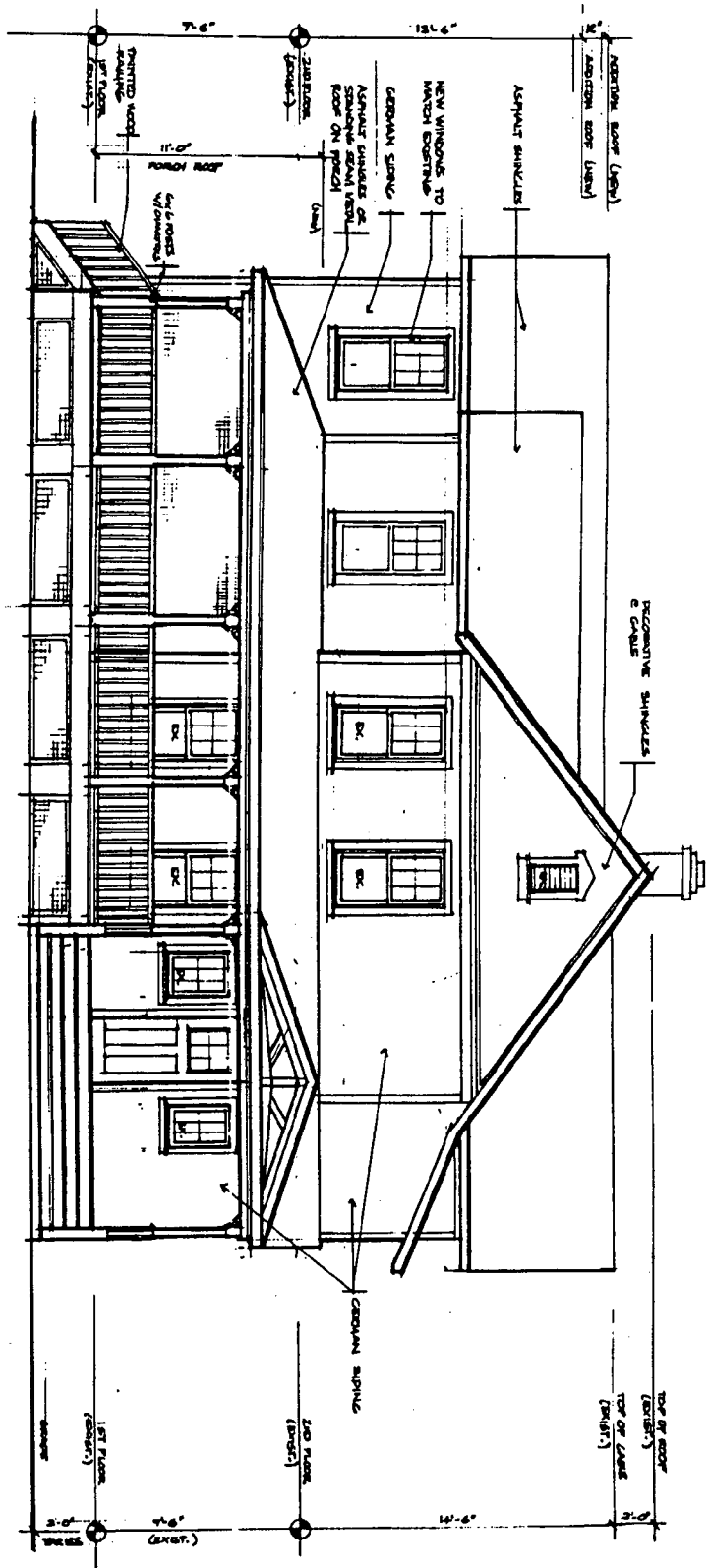


EXISTING



<p>sheet 4 of 7</p>	<p>scale: 1/4" = 1'-0" date: 2/29/96 drawn: SCP checked: revisions:</p>	<p>NOT TO BE USED FOR CONSTRUCTION OF THIS PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THIS PROJECT.</p>	<p>FRONT ELEVATION EXISTING</p>	<p>MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.</p>	<p>MAHANY-PILLETTE ARCHITECTURE 1000 WASHINGTON AVE. KENSINGTON, MD 20746 TEL: 301-271-1100 FAX: 301-271-1101 WWW.MAHANY-PILLETTE.COM</p>
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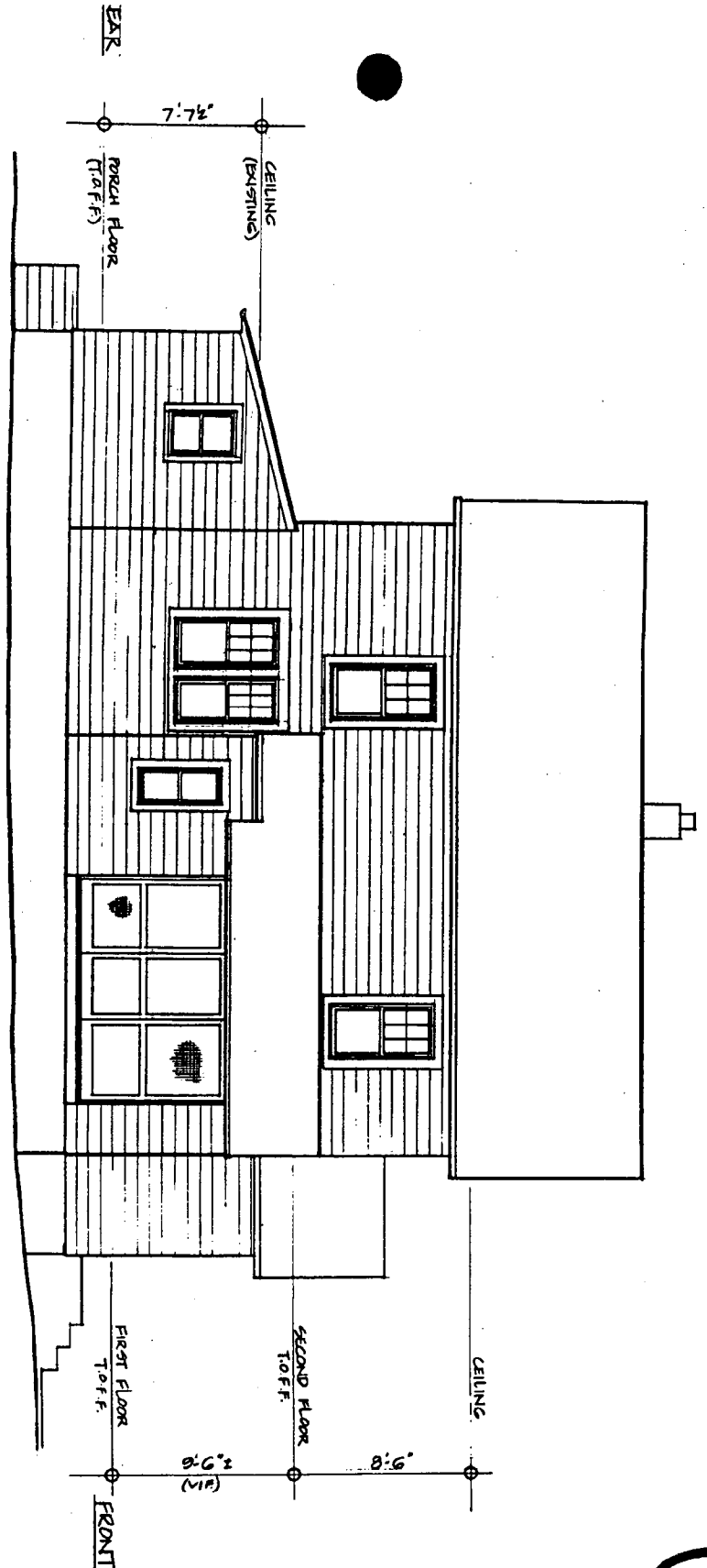
NORTH ELEVATION



PROPOSED

2

<p>sheet 4 of 6</p>	<p>scale: date: drawn: checked: revisions:</p>	<p>MAHANY-PILLETTE ARCHITECTS 3714 WASHINGTON AVE. KENSINGTON, MD. 20746 TEL: (301) 271-1111 FAX: (301) 271-1112</p>	<p>MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.</p>	
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING

3

LEFT SIDE ELEVATION

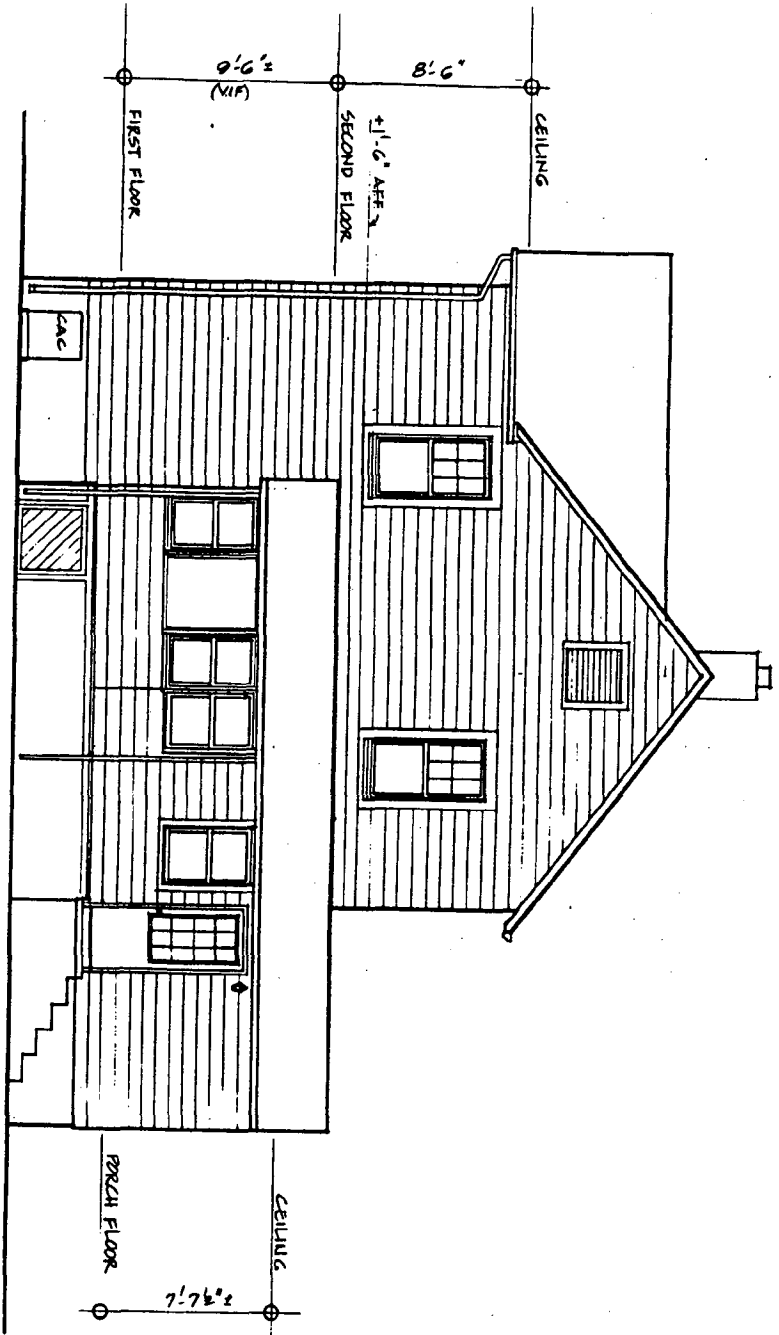
MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.

EDWARD J. MAHONY, AIA
Principal Architect
1000 North Washington Ave.
Suite 212
Kensington, MD 20746
Tel: 301-278-7800
Fax: 301-278-7801

NOTICE: THE ARCHITECT HAS PREPARED THESE PLANS FOR THE GENERAL INFORMATION OF THE CLIENT AND FOR THE CLIENT'S USE ONLY. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING THEREFROM.

scale: 1/4" = 1'-0"
date: 2-29-94
drawn: SCP
checked:
revisions:

sheet
6
of
7



REAR ELEVATION

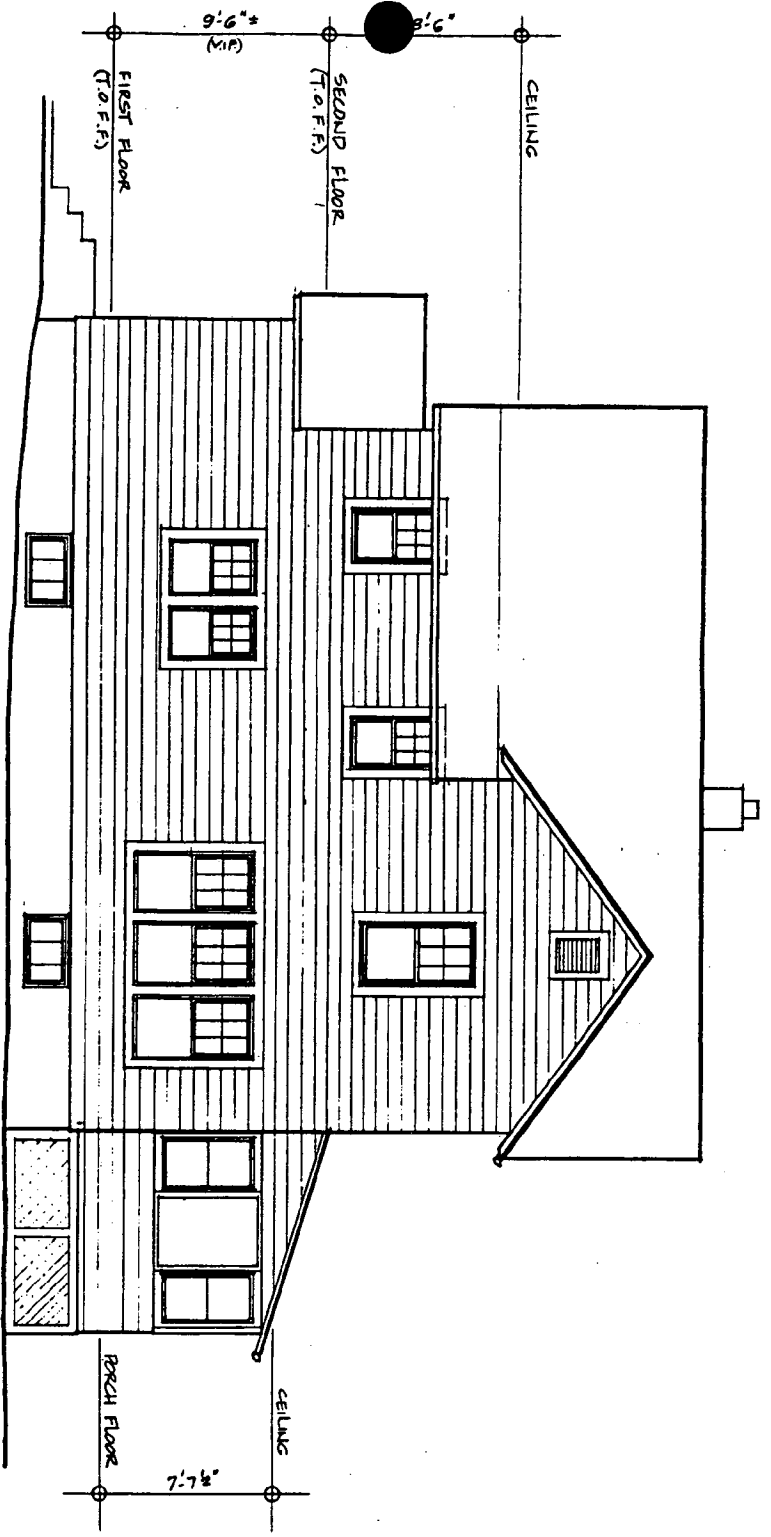
EXISTING

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

EXISTING



<p>sheet 5 of 7</p>	<p>scale: 1/4" = 1'-0" date: 2-29-96 drawn: SGP checked: revisions:</p>	<p>FOR THE ARCHITECT'S USE ONLY: DO NOT SCALE DIMENSIONS FROM THIS DRAWING. ALL DIMENSIONS SHALL BE TAKEN FROM THE ORIGINAL DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL FIELD MEASUREMENTS.</p>	<p>REAR ELEVATION EXISTING</p>	<p>MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.</p>	<p>THOMAS MAHONY, AIA 1707 W. WASHINGTON AVE. BETHESDA, MD 20814 PHONE: 301-462-7777 FAX: 301-462-7778 WWW.MAHANY.COM</p>
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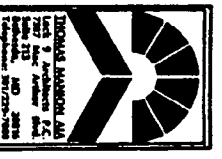


RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 EXISTING

EXISTING

RIGHT SIDE ELEVATION
 EXISTING

MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.



sheet
 7
 of
 7

scale: 1/4" = 1'-0"
 date: 2/29/92
 drawn: scp
 checked:
 revisions:

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

Ms. Perry Kephart
Historic Preservation Planner
MD-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 3714 Washington Street, Kensington

Dear Ms. Kephart and Members of the Historic Preservation Commission:

We are writing on behalf of the Historic Preservation Committee of the Kensington Historical Society. Our Chairperson, Lyme Raufaste, is out of town and asked that we respond in her absence.

We are pleased at the level of architectural planning and detail demonstrated by the applicants in the proposed design, and we commend them for their attention to historic compatibility. The proposed stylistic details restore visual interest to the "modernized" historic house.

We are, however, concerned about issues of massing, scale, and precedent in the current application. We believe that these concerns can be addressed with some adjustments to the design, and that the proposal should be approved with modifications which address these concerns.

In our opinion, the continuous horizontality of the front facade appears too wide relative to the size of the property and seems more in keeping with a house which inhabits, in Kensington, three or four lots. The joint between the original house and the addition on the east side does not adequately mitigate this horizontality. Also, the proximity of the wrap-around porch and balcony to the neighboring house on the east side is in keeping, in Kensington, with a house which has at least one lot between itself and its neighbor.

Having expressed this, we believe that stepping back the massing at the front of the house would greatly mitigate our concerns. (See attached facade drawing.) We propose that the addition be pushed back another foot or so from the plane of the original front facade, and that the porch roof step back accordingly, at the joint between original house and addition, in order to clearly delineate old from new, and to better preserve the relationship of the house to the rhythm of the existing streetscape. The plan of the house would not have to be altered drastically to achieve this, and the relationship of the house to the streetscape would be greatly improved.

Lastly, we urge the Historic Preservation Commission to consider this application in terms of precedent for facade alterations. There has been much discussion, in previous HAWP applications, about the appropriateness of drastic alterations to the front facades of Historic Resources, and about the need for consistent standards regarding such alterations. The issue of added front porches has been a particular "hot button" for the Kensington community, and we ask that the Commission be careful and consistent about its ruling on this matter.

Thank you for your consideration.

Sincerely,
Helen Crettier Wilkes, AIA
Julie O' Malley

27

MAHANEY - PILLETTE RESIDENCE
 1714 WASHINGTON AVENUE
 BETHESDA, MARYLAND

PROPOSED STEP-BACK
OF PORCH ROOF

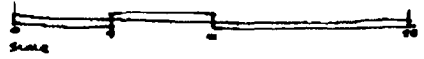


NORTH ELEVATION

25' 10"
Street

Wash. St

3
8
0



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3714 Washington Street

Meeting Date: 7/10/96

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-96K

Tax Credit: Partial

Public Notice: 6/26/96

Report Date: 7/3/96

Applicant: Carl Mahany and Leona Pillette

Staff: Perry Kephart

PROPOSAL: Remove existing east and south additions.
Construct additions on east and south, enlarge basement,
add front/side porch & deck.

RECOMMEND: Approval
with conditions.

DATE OF CONSTRUCTION: Ca. 1900

SIGNIFICANCE: Contributing Resource in Kensington Historic District.

ARCHITECTURAL DESCRIPTION: Two-story shingle covered wood frame Queen Anne gable-front with 2 story gabled and shed roof addition to west elevation, 1-story projecting enclosed front entry with asymmetrical peaked roof, 1-story pent roof screened porch addition on east elevation and 1-story pent roof sun room/laundry addition on south elevation. Windows are double-hung throughout the original structure with six-over-one lights. Roof is of asphalt shingle.

BACKGROUND: The applicant proposes changes which will bring back some of the original materials and reverse inappropriate and out-of-period changes made in the 1940's and 1960's. The modifications were poorly constructed and are in bad condition. The applicant also proposes improvements which will change the house from a modest Queen Anne Homestead-style to a more elaborate and larger Eastlake Stick Style Queen Anne. The house is situated on a lot-and-a-half with four large black walnut trees forming a grove in the backyard near the house.

PROPOSAL:

1. **Removal of ca. 1940 screen porch addition** from east elevation.
2. **Removal of ca. 1960 sun room/laundry addition** from south elevation.
3. **Construction of two-story Eastlake-style double-gabled dining area/bedroom addition** to east elevation, the larger portion extending as an east-west gable out 19' 6" to form a new wing to the original structure. First floor on east end to have three-sided bay front with five banked windows in 6/1 configuration to match existing windows; south wall to have a 6/1

window and a french door leading to a deck in the southeast corner. Second story east gable-end is proposed to have two banked 6/1 windows; the south wall openings to be four banked windows near corner trim, the two easternmost windows would be full windows with 6/1 next to two six-light half windows; the north wall of the wing on the second story would have one 6/1 window. A portion of the original east wall to be removed to provide access to this wing.

4. The front or northeast section of the east wing would also have an east-west gable extending 15' from the original structure with a lower peak line than the larger section. The first floor of this section is proposed to have two banked 6/1 windows and one six-light half window. The second floor is to have one 6/1 window and a door leading to a balcony set on the porch roof. The balcony is proposed with a painted wood balustrade around three sides.

5. **Addition of a front veranda and screen porch.** The front entry enclosure would be integrated into the new porch and the front stoop (and steps) would be removed. The English boxwoods under the front windows would be relocated. A one-story wraparound shed roof veranda and corner screen porch would extend from the west edge of the south elevation across the facade and around to the eastern bay front addition. A symmetrical gable with a stick-style pediment would be added over the front entry enclosure. The current five foot wide front steps would be replaced with 12' wide steps and an additional set of stairs are proposed to be built in center of the east side of the veranda. The porch is to be supported by piers connected with lattice screening.

6. **Construction of a south addition** consisting of an off-center second floor bumpout and first floor north-south gabled wing with six 6/1 banked windows set in a three-sided bay front with two banked six-light half windows centered above in the gable pediment and two french doors leading to a deck on the southeast corner of house. The south addition would also include a first floor shed roof addition in the southwest corner extending south to the bay front. The shed roof addition would be supported by one pier on the southwest corner 7' 6" from a 36" diameter black walnut tree. Three six-light basement windows would be banked below the south bay front in the foundation wall.

7. **Construction of a deck** joining new south and east additions at the southeast corner. The deck would have a balustrade and stairs accessing the backyard. The deck would be supported by piers connected by lattice screening, the piers to be approximately 4' from a 16" diameter black walnut tree.

8. **Enlarge basement**, build additional foundation walls out and excavate to provide walk-in headroom available for future living space under the east and south wings. The exterior entry to the basement would be replaced with an interior stairwell.

9. All shingle siding will be removed. The **underlying German siding will be repaired/restored** where feasible and German siding will be used on the new additions. All the gable pediments are to have decorative shingle work. Half-timber style framing is proposed to trim all facades and pediments.

10. Windows and vents are to have non-original plain molding replaced with decorative

painted wood molding on the north and east facades and on the new south facade construction . All 38 new windows and 5 doors are to be insulated Weathershield units with true divided lights.

11. All the wood trim, posts, railings and balustrade are in a restrained Stick Style, and are to be painted..
12. All new roofing is to be asphalt-shingle in the same color as is currently on the house.

STAFF DISCUSSION: Staff supports the proposed restoration and additions. The applicant is a professional contractor and would be general contractor for the proposed project. He has acquired a thorough knowledge of the house's construction details in the process of the extensive repair/restoration and renovation work which he has already completed on the house interior.

The proposed changes would return the house more closely to its original configuration and replace rather ponderous modern additions with more lively and appropriate Queen Anne Stick Style improvements. The proposed use of a cozy balcony, covered and screened porches, a specialized back porch, and lots of angles and steep gables is in keeping with the age of the house and of the neighborhood. The proposed double hung windows with a variety of lights and sizes copy accurately the style of the original windows. The decorative shingle siding proposed for the gable pediments is commensurate with the eclectic nature of Queen Anne styling.

The applicant believes that an original front porch and the exterior trim have been removed and should be restored. Staff supports the proposal to add a deep wraparound front porch with stick brackets and simple chamfered posts which add visual support for the many shingled gables. The proposed framing detail, reminiscent of half-timbering, is typical of a Stick Style Queen Anne and would be appropriate in consideration of the owner's interest in the internal construction details of the house. Additionally, the framing detail and indentation of the walls would differentiate the new construction from the old.

The proposed footprint of the house on the lot is enlarged by 2-4' to the north, 4-6' to the east and 4' to the south. The proposed total lot coverage is 2,290 square feet (approximately 14%, an increase from 8% currently). Although the setback at the east elevation is reduced from approximately 25' to 16', staff feels that the distance from the eastern neighboring property is still sufficient. The current setback of 13' at the west elevation is unchanged. The driveway and toolshed on the east side of the house will not be affected.

The proposed additions spread the house out horizontally, but staff feels the appearance of sprawl is prevented by the vertical line and lightness of the stick ornamentation and lattice screening and by the use of angles and multiple gables. Staff feels that the proposed front and rear additions will not extend such that they would adversely intrude on the neighboring backyards or adversely affect the streetscape.

Regarding sitework, staff recommends as a condition of approval that a certified arborist be consulted by the applicant regarding the large black walnut trees in the backyard which are fairly close to the house in order to confirm that the Critical Root Zone of the trees will not be

affected by the proposed south facade and deck additions. Staff supports the proposal to use piers rather than a basement foundation wall to reduce the impact to the adjacent trees. Staff also recommends that any fencing that is removed be replaced with fencing of a similar design.

Staff reminds the applicants that tax credits are available for documented approved exterior restoration work.

STAFF RECOMMENDATION: With the following conditions, 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 Standards 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.

CONDITIONS:

1. A certified arborist will confirm that the proposed piers and foundation walls are outside the Critical Root Zone of the 36" and 16" black walnut trees in the backyard.
2. Adequate and effective tree protection measures will be developed and enforced throughout the construction period to minimize loss. This will include placement of barrier fencing at the driplines of trees within proximity of all new construction.
3. The row of English boxwood in the front yard constitute a significant landscape resource and will be moved to a location on the property to be determined by the owner.
4. Any fencing that is removed during construction will be replaced with fencing of the same configuration.
5. The west facade, although not specifically shown in the Work Permit, is to receive the same treatment as the other original facades, i.e., the shingle siding is to be replaced with German siding except in the gable pediment which is to be sided with shingles and trimmed with half-timber painted wood framing.

And with the general condition applicable to all Historic Area Work Permits that the applicant

shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carl Mahony
DAYTIME TELEPHONE NO. (301) 585-2669

TAX ACCOUNT # X

NAME OF PROPERTY OWNER Carl Mahony + Laura Pilleker DAYTIME TELEPHONE NO. (301) 585-2669

ADDRESS 3714 Washington St. Kensington MO 20895
CITY STATE ZIP CODE

CONTRACTOR owner built TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER none DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3714 STREET Washington St.

TOWN/CITY Kensington NEAREST CROSS STREET Hudley Place

LOT 22 + 21 BLOCK B SUBDIVISION Kensington Park

LIBER _____ FOLIO _____ PARCEL _____

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 \$ 40,000.00

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.

Carl H. Mahony Signature of owner or authorized agent 6-13-96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

6

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:

See Attached Project Description

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

See Attached Project Description

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, you

Mahany/Pillette Residence

3714 Washington Street
Kensington, Maryland 20895
(301) 942-4206

Project Description

Mahany/Pillette Residence
3714 Washington Street
Kensington, Maryland 20895

General

The work consists of additions to an existing residence located in the Historic District of Kensington, Maryland.

Existing Structures

The existing house consists of a two-story wood frame building with painted wood shingle siding and asphalt shingle roof. I estimate that the original house is approximately 100 years old. The house was modernized some time ago (I estimate approximately 1940.) and the following changes were made:

- A. Two-story addition at west elevation;
- B. German siding covered with shingles;
- C. Exterior trim removed;
- D. Front porch removed I suspect (Evidence of the original porch may be exposed when the shingles on the front wall of the house are removed.)
- E. Side porch added, east elevation.

In approximately 1965, the rear laundry and bathroom areas were added.

The house is situated on 1 1/2 lots providing a property width of 75'.

The current set back at the west elevation (13'+/-) remains unchanged.

The current set back at the north elevation (25'+/-) remains unchanged except that the open porch will extend 3'0" beyond the existing. **Note:** The proposed porch addition will line up with the porch on the adjacent house (front).

The current set back at the east elevation (25'+/-) is reduced to 16'+/-.

The property size is 16,762 square feet

The current lot coverage is 1,337 square feet (approximately 8%)

The proposed lot coverage is 1,655 square feet for the house, 341 square feet for the front and side porch and 294 square feet for the rear deck. The proposed total is 2,290 square feet (approximately 14%).

No changes to the existing driveway or shed are being proposed.

Page (Two) of (Two)
June 12, 1996
Mahany/Pillette Residence

In my view, the additions beings proposed will not have a negative impact on the existing structure.

- A. I believe that the house once had a front porch and that my building a new porch will be in keeping with the style of the house and also help offset he appearance of the 1940's era front entry which is oddly proportioned.
- B. The existing porch at the east elevation is currently in bad condition as needs to be rebuilt or extensively repaired. It is also not part of the original structure and not very attractive.
- C. The existing sunroom, laundry and bathroom area at the south elevation need to be torn down. It is very ugly and very poorly built, lacking operable windows, adequate heating, etc.
- D. The house originally had German siding which was covered with shingles. My proposal to change back to German siding will be what the house was originally sided with.
- E. The front porch will not extend any closer to the street than the porch on the adjacent house to the west.
- F. The additions at the east elevation will not extend past the existing driveway and, because of the 75' property width, will leave a side yard set back of 16' +/- which is quite a bit more than the county or town minimum requirements.
- G. The rear addition will not extend back any further than the existing houses on either side.
- H. A portion of the rear addition shall be supported by piers rather than basement foundation wall to reduce the impact on the adjacent walnut tree.

Please let me know if I can provide any additional information or be of service to you in any way.

Thank you,

Carl N. Mahany
Carl N. Mahany

c:\msoffice\winword\proposal\propmah3.doc

cc: CM
JF

9

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Karen Smith & Ian Littman
3716 Washington St.
Kensington, MD 20895

David Nellis
3709 Calvert Pl.
Kensington, MD. 20895

Neal & Coleen Nelson
3710 Washington St.
Kensington, MD 20895

Barry & Leanne Peoples
10030 Kensington Parkway
Kensington, MD 20895

Reed & Trang
10101 Hadley Place
Kensington, MD 20895

Building Location Plat
Lot 22 and Part of Lot 21 Block B
KENSINGTON PARK
Montgomery County, Maryland

Scale: 1" = 40'
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 not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

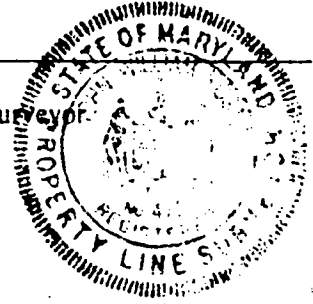
Date: March 11, 1993

Frey, Sheehan, Stoker & Assoc., Inc./Land Services Group, Inc.
Land Planning Consultants
Phone 588-3110

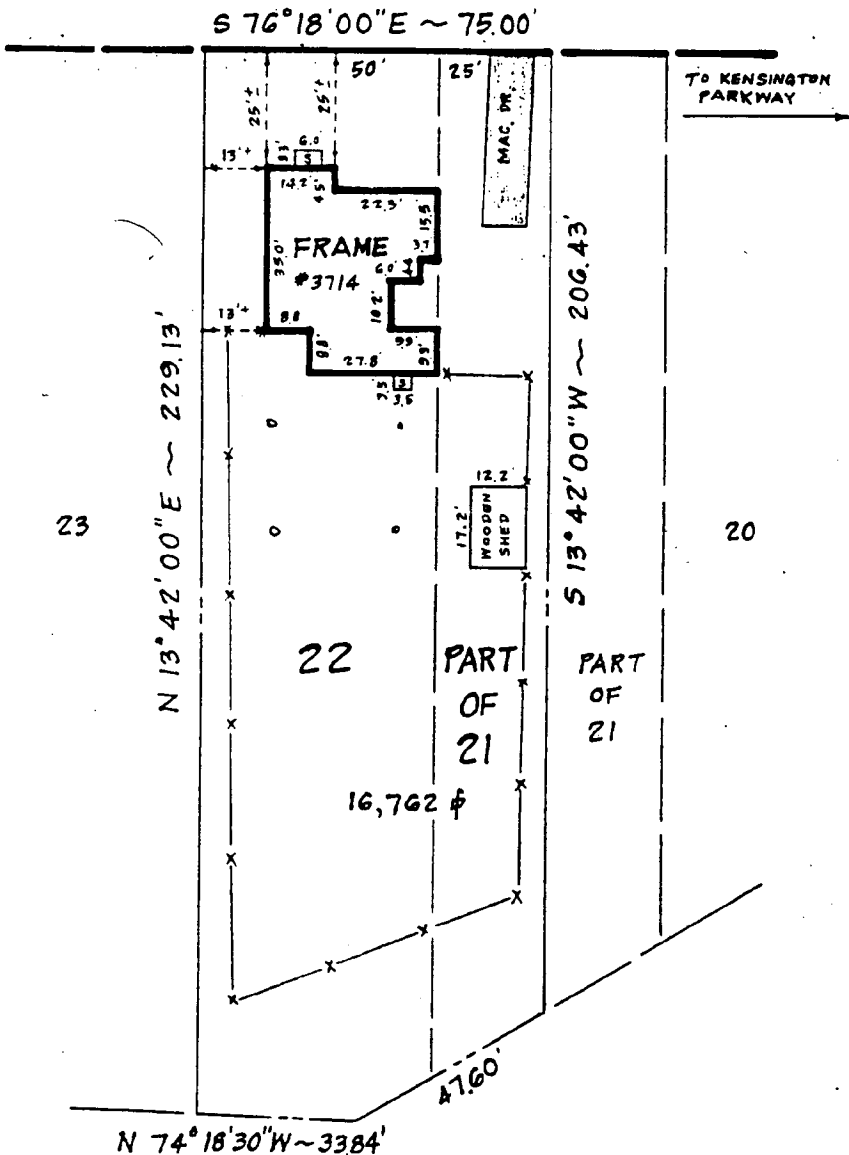
Plat Book B
Plat No 4

By: John W. Kostic

John W. Kostic
Registered Property Line Surveyor
Md. No. 473



WASHINGTON STREET



Register

(12)

WASHINGTON

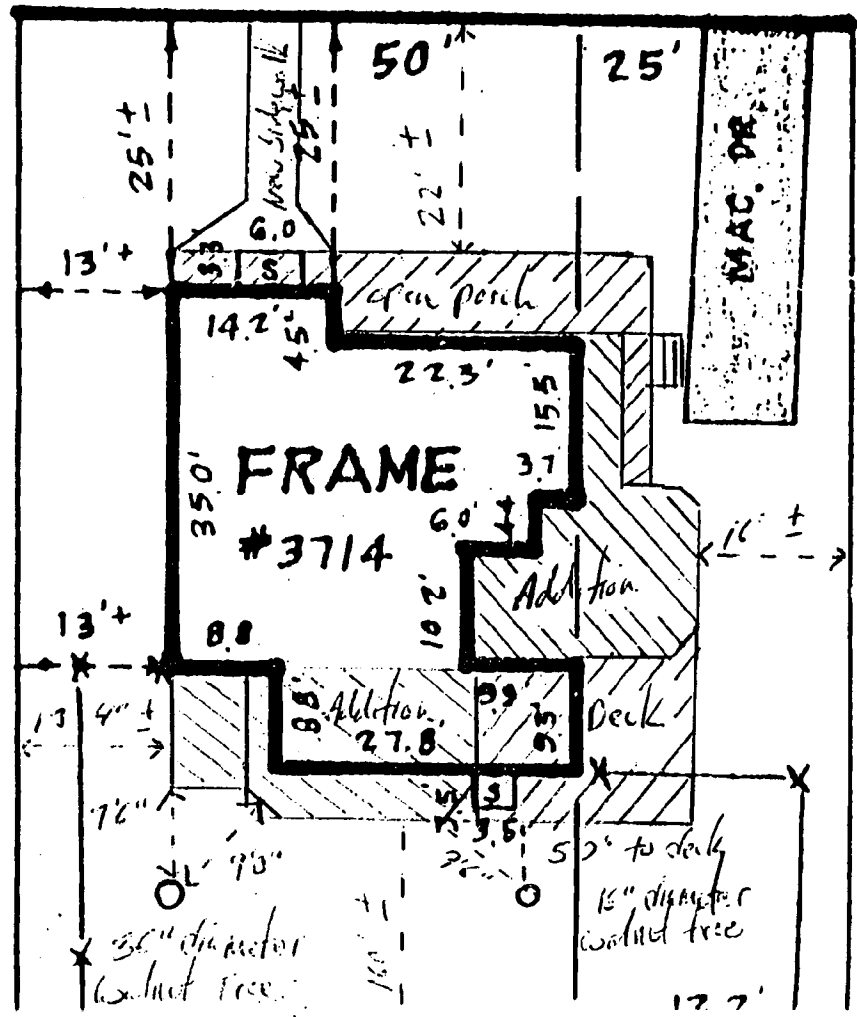
STREET

S 76° 18' 00" E ~ 75.00'

not to scale

Proposed Site Plan + Tree Locations
3714 Washington St. Kensington MD.

~ 229.13'



00" W ~ 206.43'

TO KENSINGTON PARKWAY

PROPOSED EXTERIOR MATERIALS 3714 Washington Street

1. Exterior siding: Painted pine german siding (see attached drawing)
2. New windows: Shall be insulated true divided units, with 7/8" muntins, with six lights in upper sash and single light in lower sash, as manufactured by Weather Shield (sample will be provided at the HPC hearing)
3. Porch railings: Painted pine railing, with 1"x1" painted pickets (see attached drawing).
4. Gable siding: Shall be painted machine cut cedar shingles.
5. Porch posts: Shall be 5"x5" pine, with chamfered edges.

Proposed Exterior
Siding Material

1 1/16 x 1 1/16
PARTING BEAD



WM-147
1/2 x 9/16
GLASS BEAD



LWP-150
5/8 x 3/4
GLASS BEAD



SM-69
5/16 x 1-3/8
MUNTIN BAR

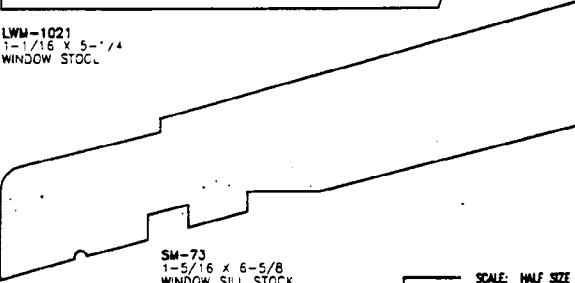
STOOL AND SILL



WM-1163
1-3/16 x 3-1/4
RABBETED WINDOW STOOL



LWM-1021
1-1/16 x 5-1/4
WINDOW STOOL



SM-73
1-5/16 x 6-5/8
WINDOW SILL STOCK

SCREENING



WM-142
1/4 x 3/4
PLAIN SCREEN BEAD



WM-144
1/4 x 3/4
BEADED SCREEN BEAD

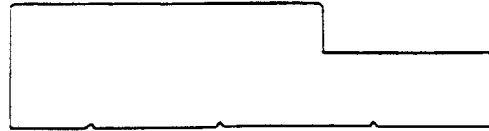


SM-71
1 1/16 x 1-3/4
SCREENING STOCK

SCALE: HALF SIZE

PAGE NO. A-57

DOOR JAMB



1-5/16 x 5-1/4
SINGLE RABBETED EXTERIOR JAMB
#PRIME



1 1/16 x 4-5/8
FLAT INTERIOR JAMB

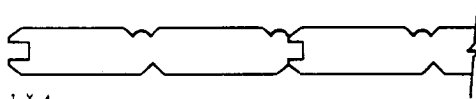


1 1/16 x 5-1/4
FLAT INTERIOR JAMB

SCALE: HALF SIZE

PAGE NO. A-58

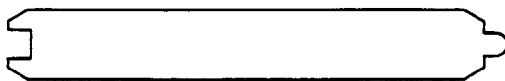
PANELING



1 X 4
BEADED FIR CEILING



1 X 6, 1 X 8, 1 X 10
KNOTTY PINE PANELING

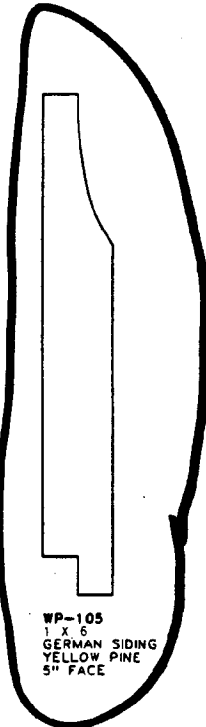


1 X 6 T & G
V-JT CEDAR

SCALE: HALF SIZE

PAGE NO. A-59

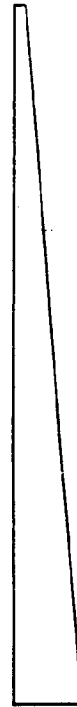
SIDING



WP-105
1 X 6
GERMAN SIDING
YELLOW PINE
5" FACE



WP-117
1 X 6
DOUBLE WORKED
YELLOW PINE SIDING
5" FACE



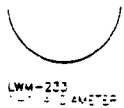
3/4 X 8
CLEAR CEDAR SIDING
6" EXPOSURE

SCALE: HALF SIZE

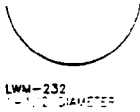
PAGE NO. A-60

Proposed Siding

ROUND



LWM-233
1 1/2" X 3/4" DIAMETER

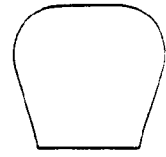


LWM-232
1 1/2" DIAMETER

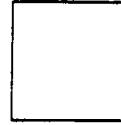
HANDRAIL



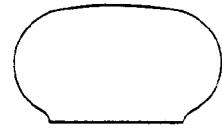
SM-8840
1 1/2" X 3-1/2"
TOP PORCH RAIL



WM-230
1 1/2" X 1 1/4"
SMALL HANDRAIL



LWM-237
1-1/4" X 1-1/4"
BALUSTER STOCK



WM-240
1 1/4" X 2-1/4"
OVAL HANDRAIL



SM-8841
2-1/2" X 3-1/2"
BOTTOM PORCH RAIL

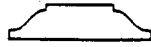
MULLION



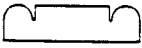
WM-134
1 1/2" X 1 1/4"
FLAT ASTRAGAL



SM-63
1 1/2" X 1 1/4"
FLUTED MULLION



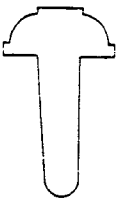
LWM-983
1 1/2" X 1 1/4"
FLAT ASTRAGAL



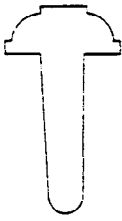
LWM-957
1 1/2" X 1 1/4"
BEADED MULLION



WM-956
1 1/2" X 1 1/4"
BEADED MULLION



WM-1305
1 1/4" X 2"
ASTRAGAL
FOR 1-3/8" DOORS



WM-1300
1 1/4" X 2"
ASTRAGAL
FOR 1-3/8" DOORS

SCALE: HALF SIZE
PAGE NO. A-53

SCALE: HALF SIZE
PAGE NO. A-54

STAIR PARTS

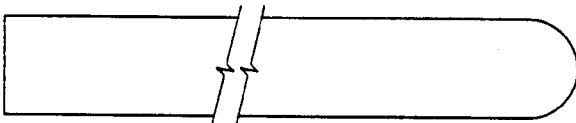
BAR RAIL



SM-65
1" X 1-5/8"
NOSE & SCOTIA
YELLOW PINE



1-1/16" X 3-1/2"
LANDING TREAD
YELLOW PINE

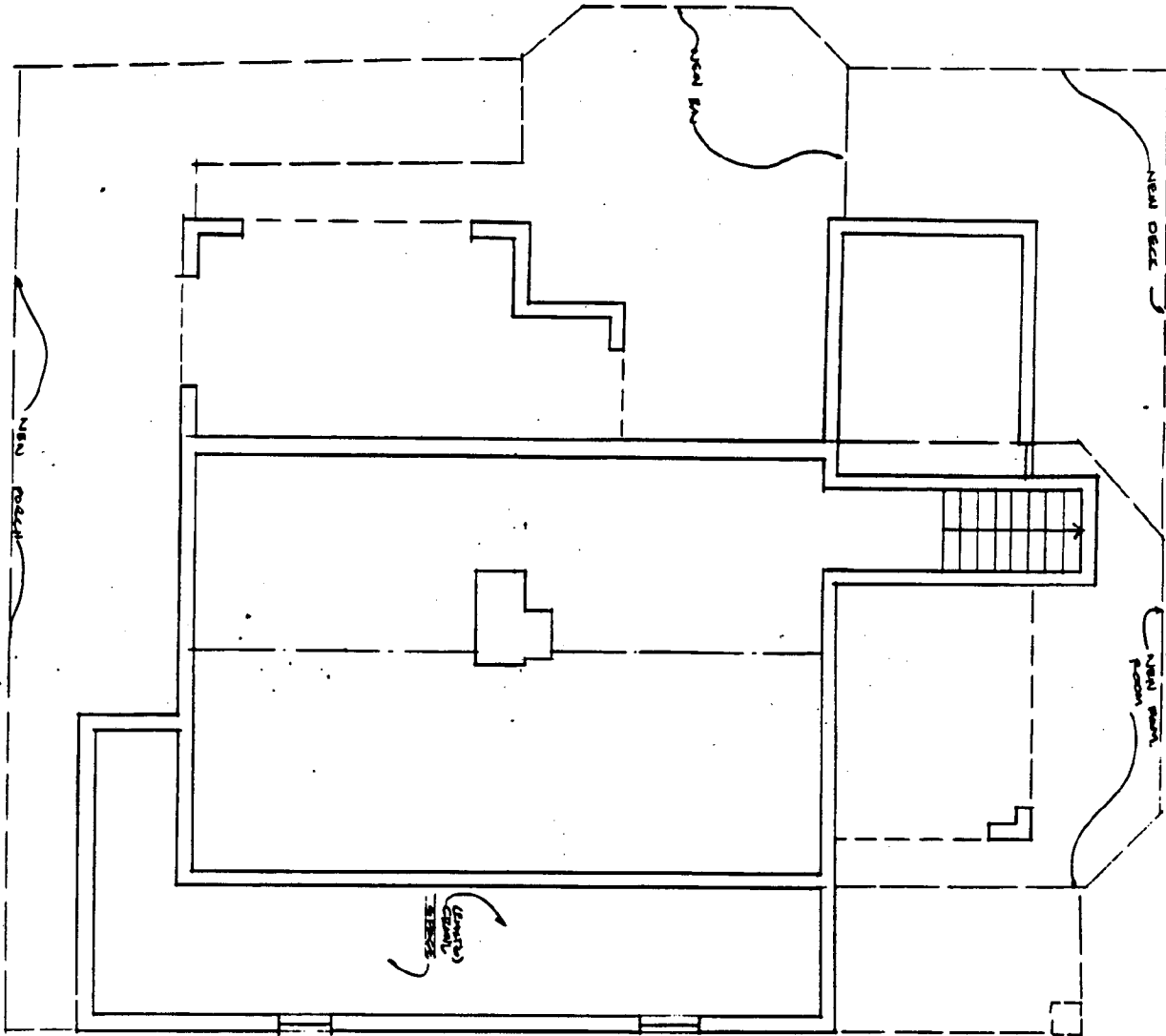


1-1/16" X 9-1/4"
1-1/16" X 11-1/4"
STAIR TREAD
YELLOW PINE

SEE SECTION B
PAGE 16

SCALE: HALF SIZE
PAGE NO. A-55

SCALE: HALF SIZE
PAGE NO. A-56



Sheet
1
of

scale:
date:
drawn:
checked:
revisions:

NOT TO SCALE
THIS DRAWING IS FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
OR AS A BASIS FOR ANY OTHER DRAWING
OR CONTRACT WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT
DATE: 11-18-25

MAHANEY - PILLETTE
3714 WASHINGTON AVENUE
KENSINGTON, MARYLAND

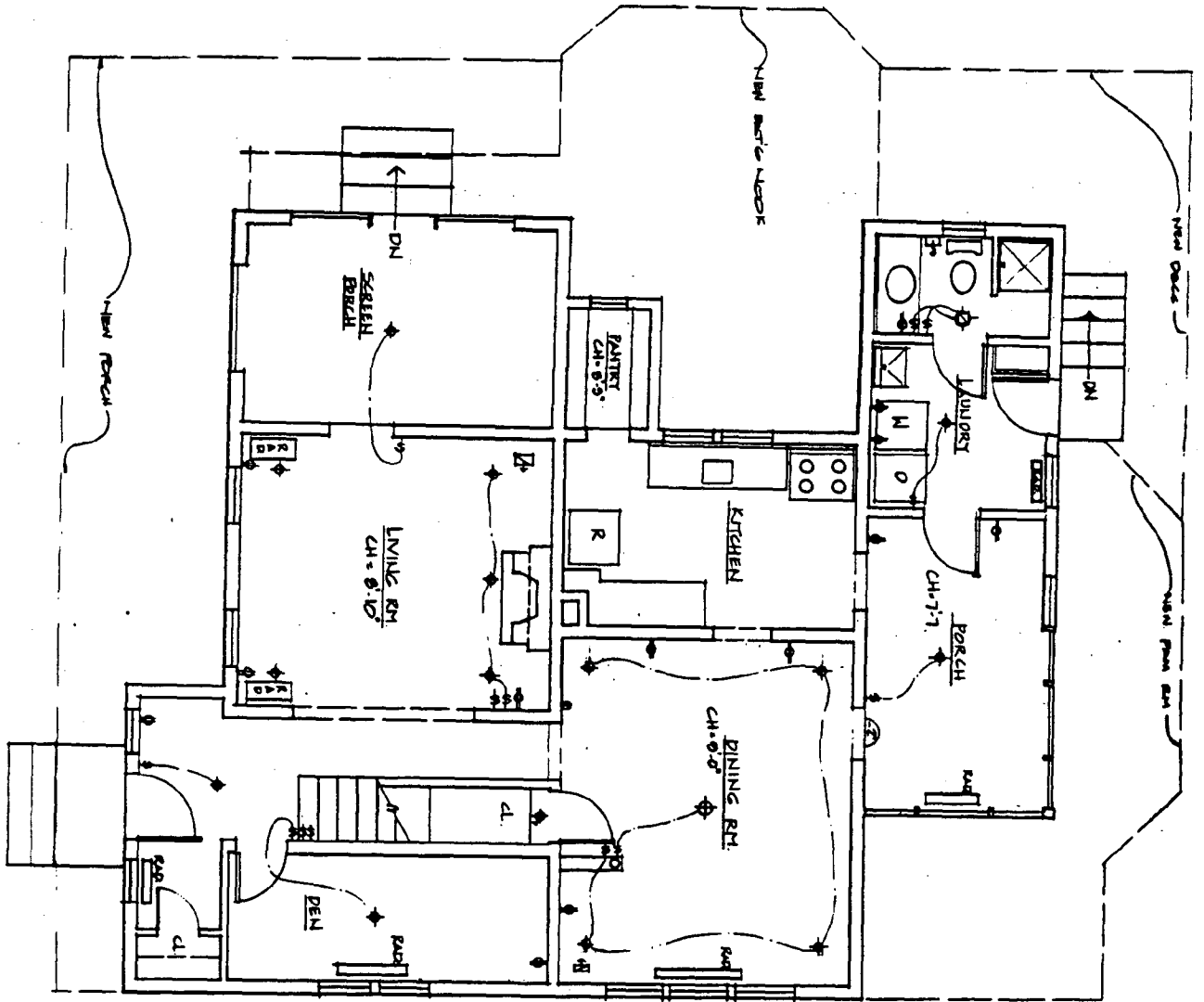


16

FIRST FLOOR PLAN

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

EXISTING



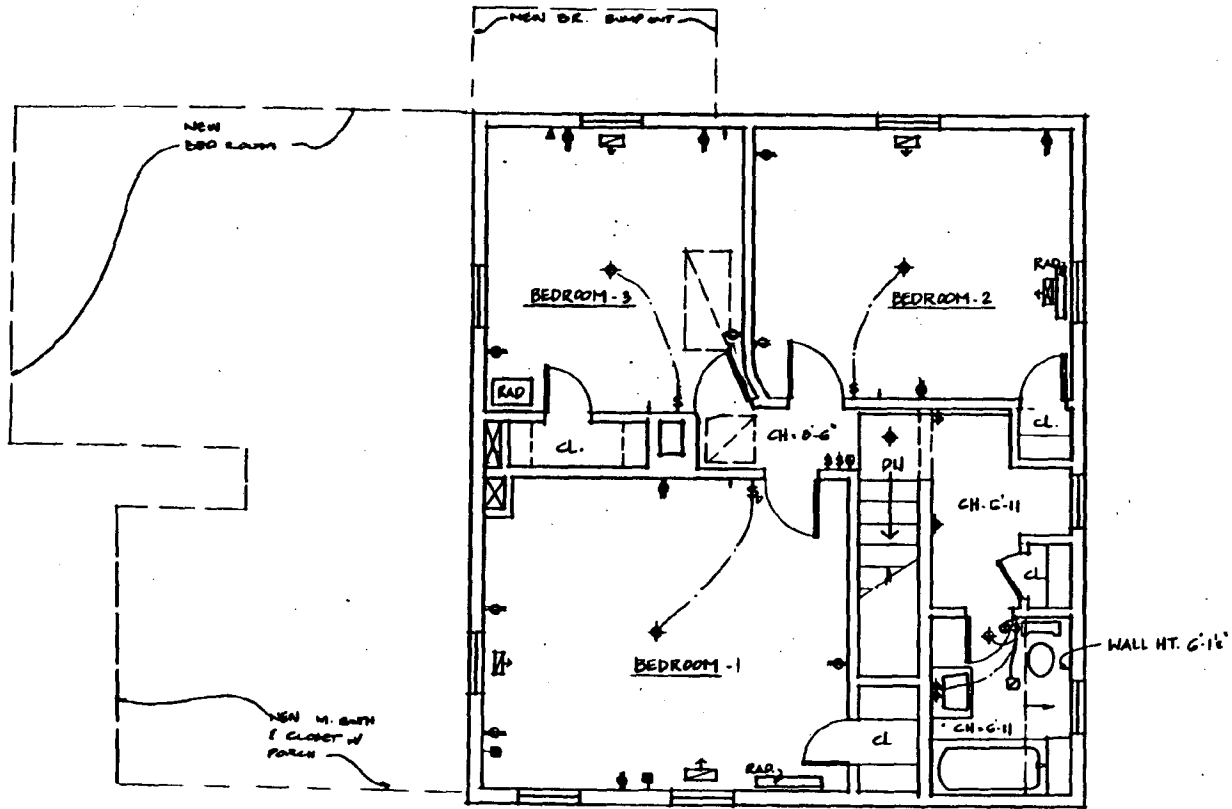
Sheet
2
of
7

scale: 1/4" = 1'-0"
date: 2-29-96
drawn: JCP
checked:
revisions:

1st FLOOR PLAN
EXISTING

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.


 DONALD AMMON, AIA
 1000 N. WASHINGTON ST.
 WASHINGTON, D.C. 20004
 (202) 462-1000
 FAX (202) 462-1001



SECOND FLOOR PLAN **EXISTING**
 SCALE: 1/4" = 1'-0"

19

TRONAL MARSHALL
 ARCHITECTS
 1500 15th St. N.E.
 Atlanta, GA 30316
 Phone: 404.525.1100
 Fax: 404.525.1101

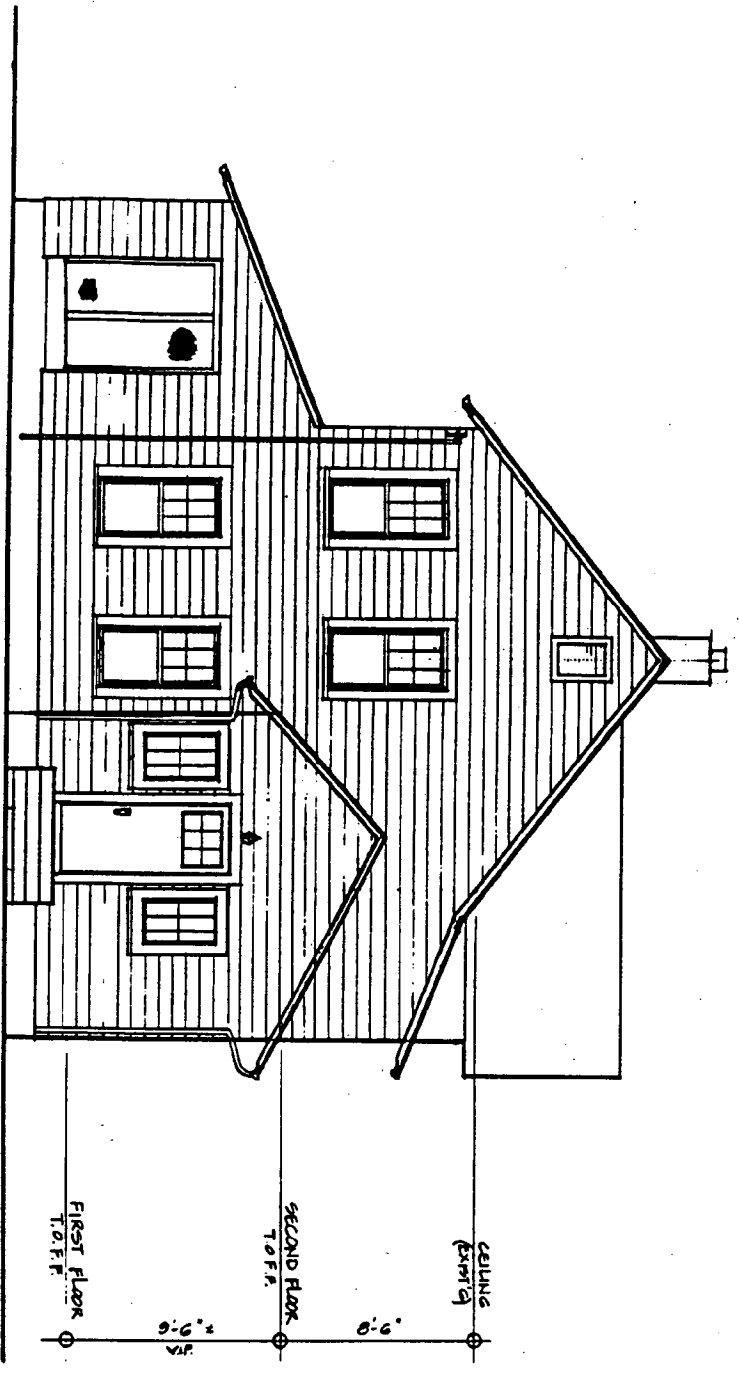
MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.

2nd FLOOR PLAN
EXISTING

THIS PLAN IS THE PROPERTY OF TRONAL MARSHALL ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRONAL MARSHALL ARCHITECTS.


scale: 1/4" = 1'-0"
 date: 2-29-06
 drawn: SGP
 checked:
 revisions:

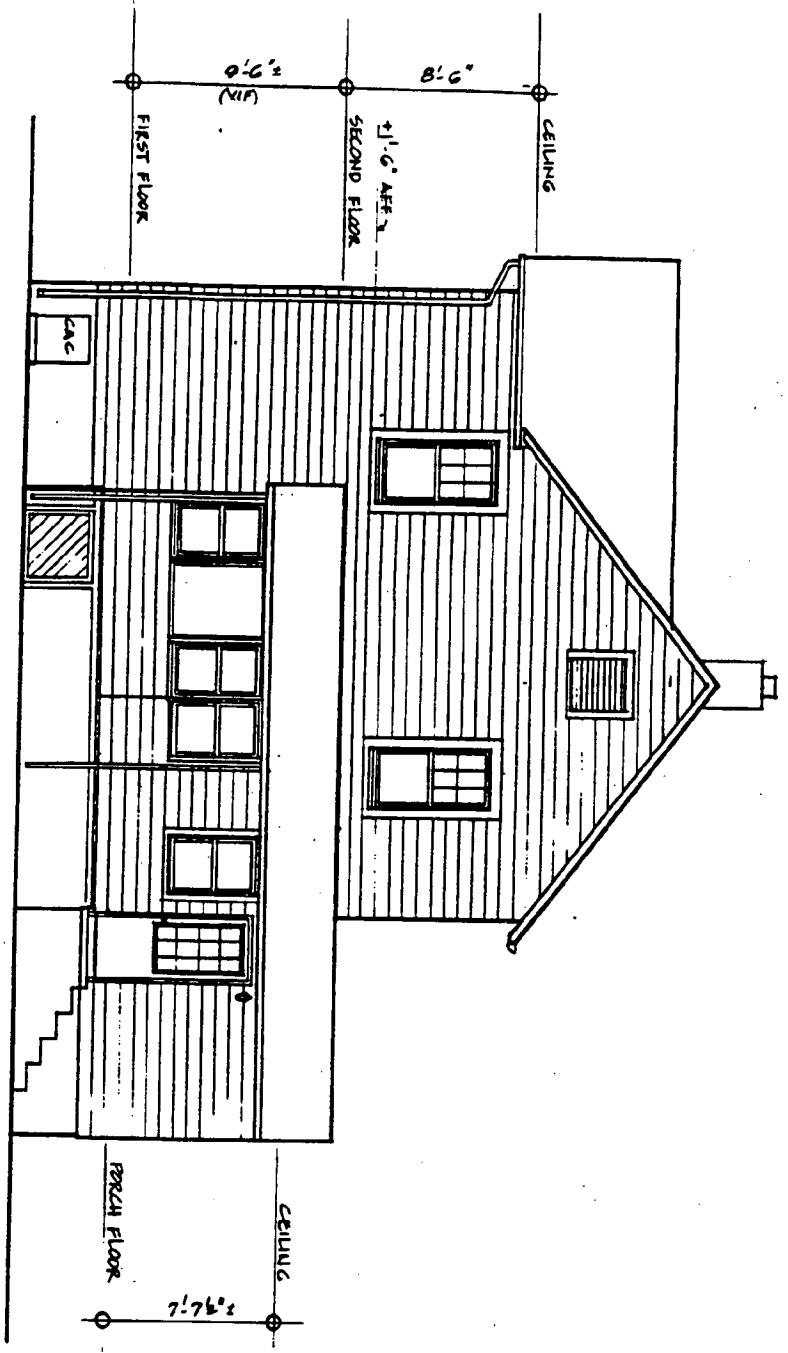
sheet
 3
 of



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
EXISTING

19

sheet 4 of	scale: 1/4" = 1'-0" date: 2-29-96 drawn: SCP checked: revisions:	<p>MAHANY-PILLETTE ARCHITECTS 3714 WASHINGTON AVE. KENSINGTON, MD. 20746 TEL: (301) 271-1100 FAX: (301) 271-1101 WWW: WWW.MAHANY-PILOTTE.COM</p>	FRONT ELEVATION EXISTING	MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.	
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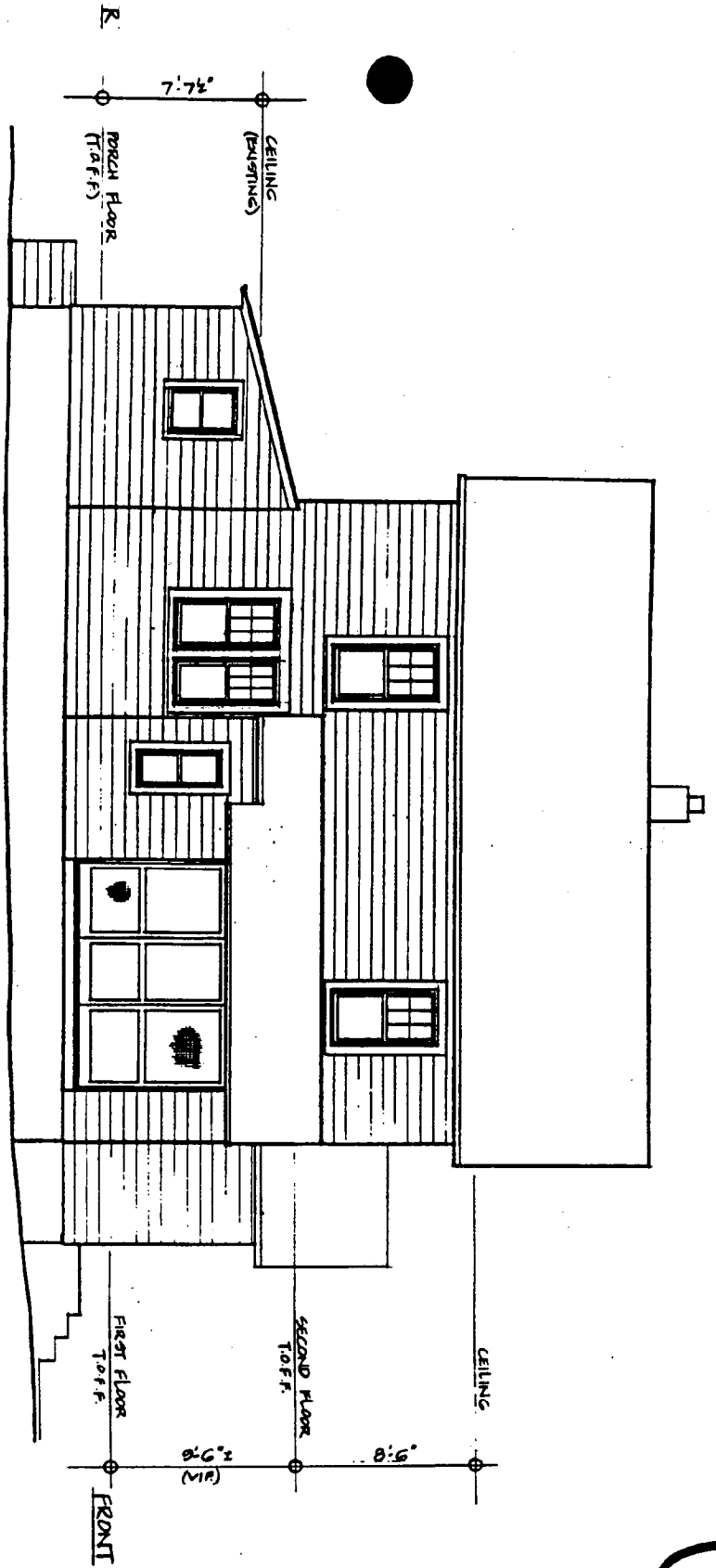


REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING

20

<p>Sheet 5 of 7</p>	<p>scale: 1/4" = 1'-0" date: 2-29-26 drawn: SGP checked: revisions:</p>	<p>MAHANY-PILLETTE ARCHITECTS 3714 WASHINGTON AVE. KENSINGTON, MD. 20746 TEL: 301-477-1100 FAX: 301-477-1101 WWW.MAHANY-PILLETTE.COM</p>	<p>REAR ELEVATION EXISTING</p>	<p>MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.</p>	
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

21

sheet
6
of
7

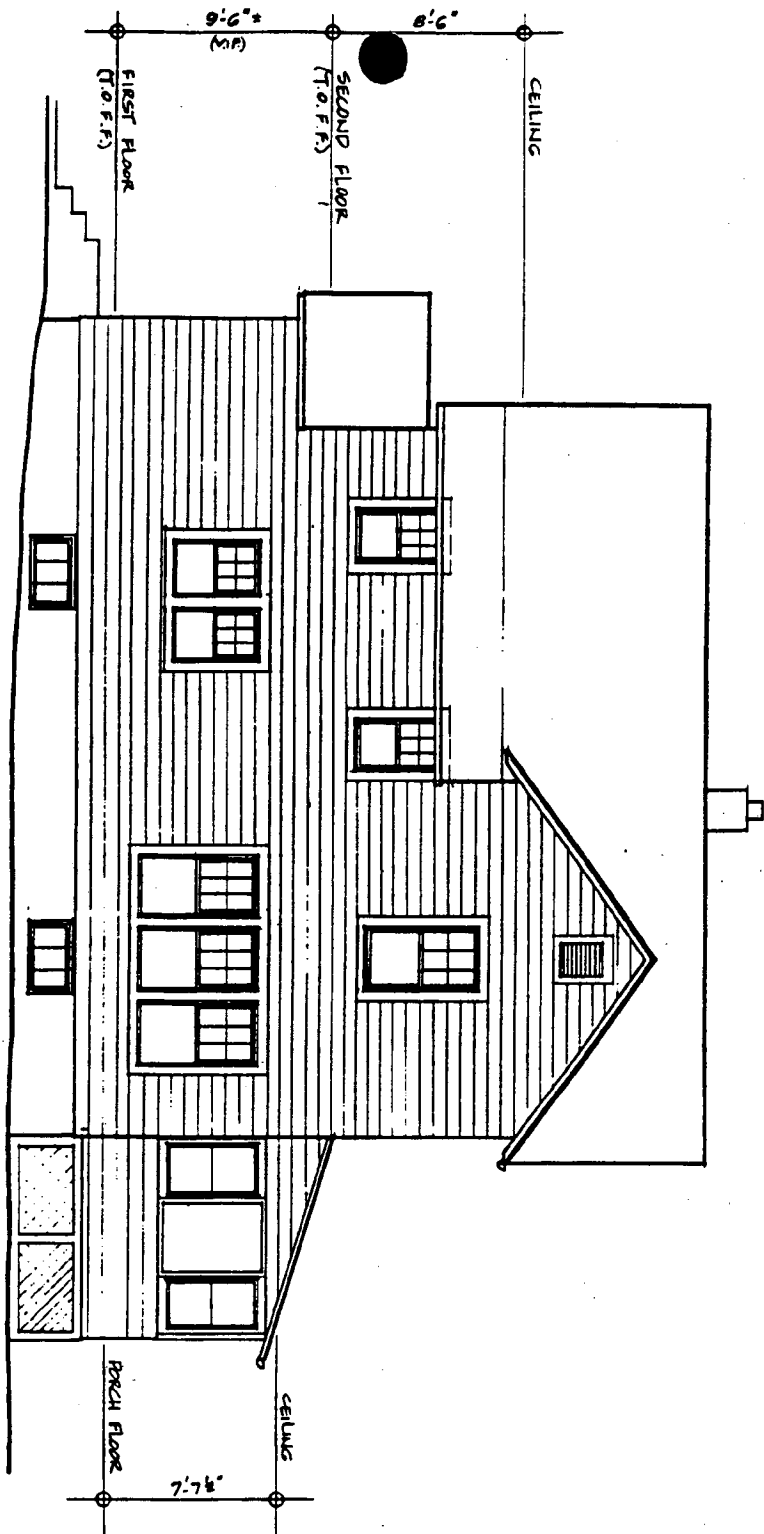
scale: 1/4" = 1'-0"
date: 2-29-96
drawn: JCF
checked:
revisions:

NOT TO SCALE
ALL DIMENSIONS
SHOWN ON THIS
DRAWING ARE
AS SHOWN UNLESS
OTHERWISE NOTED
AND SHALL BE
CONSIDERED AS
THE BASIS FOR
CONSTRUCTION
UNLESS OTHERWISE
NOTED

LEFT SIDE ELEVATION

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.





RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 EXISTING

22

RIGHT SIDE ELEVATION
 EXISTING

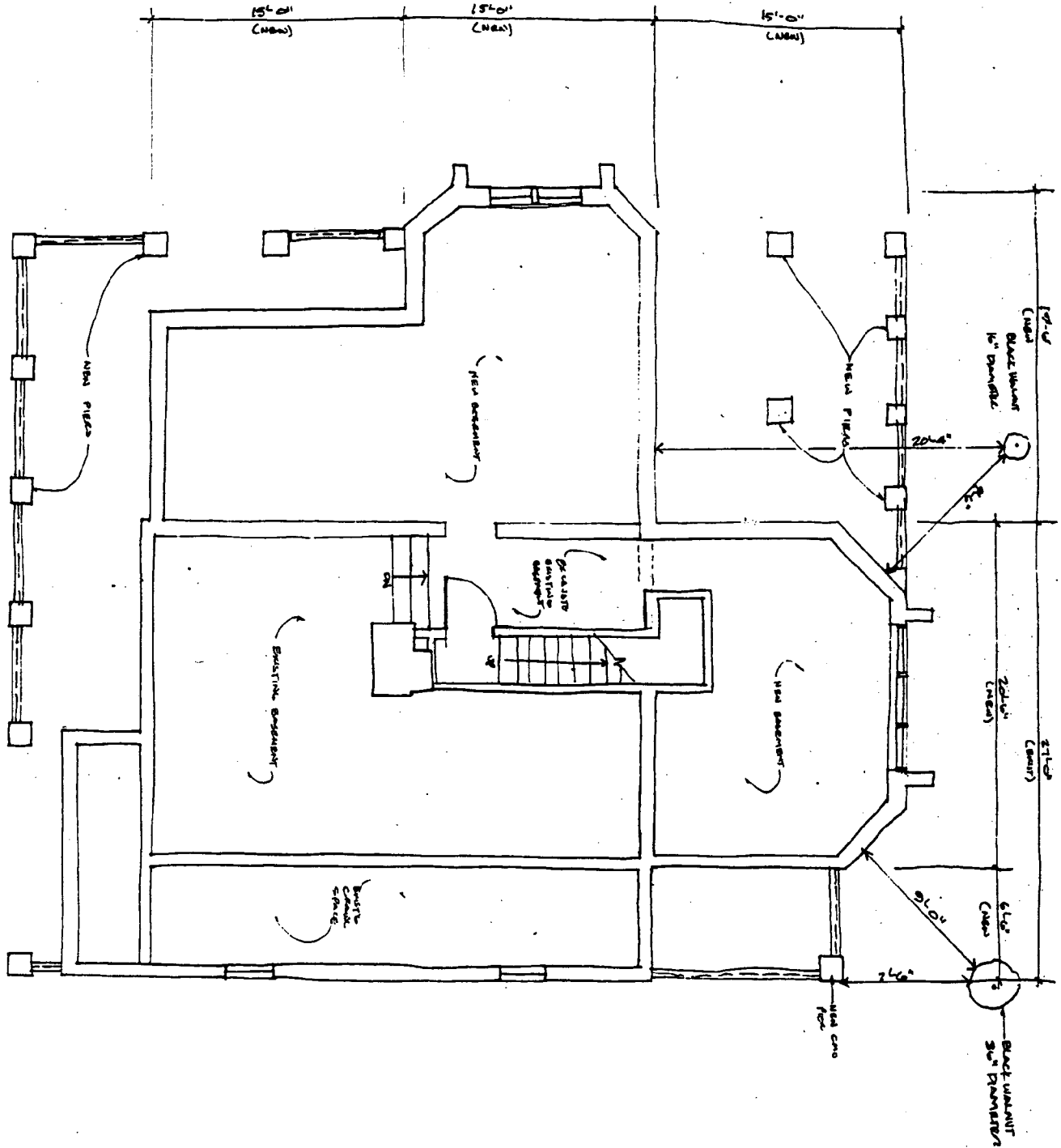
MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.



scale: 1/4" = 1'-0"
 date: 2-29-22
 drawn: scp
 checked:
 revisions:

sheet
 7
 of

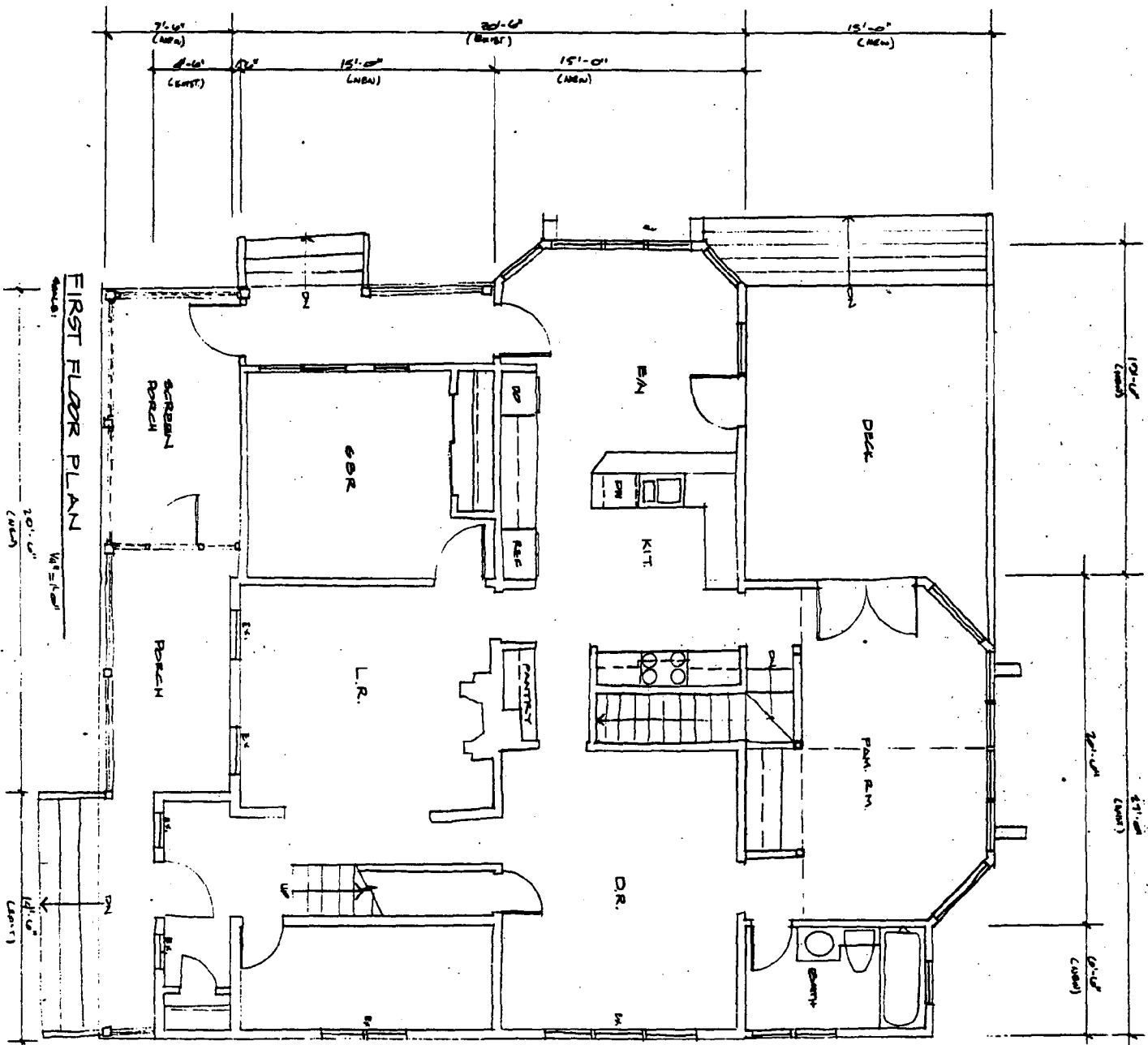
BASEMENT PLAN
(NBM)



1 of 6

24

MAHANEY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND



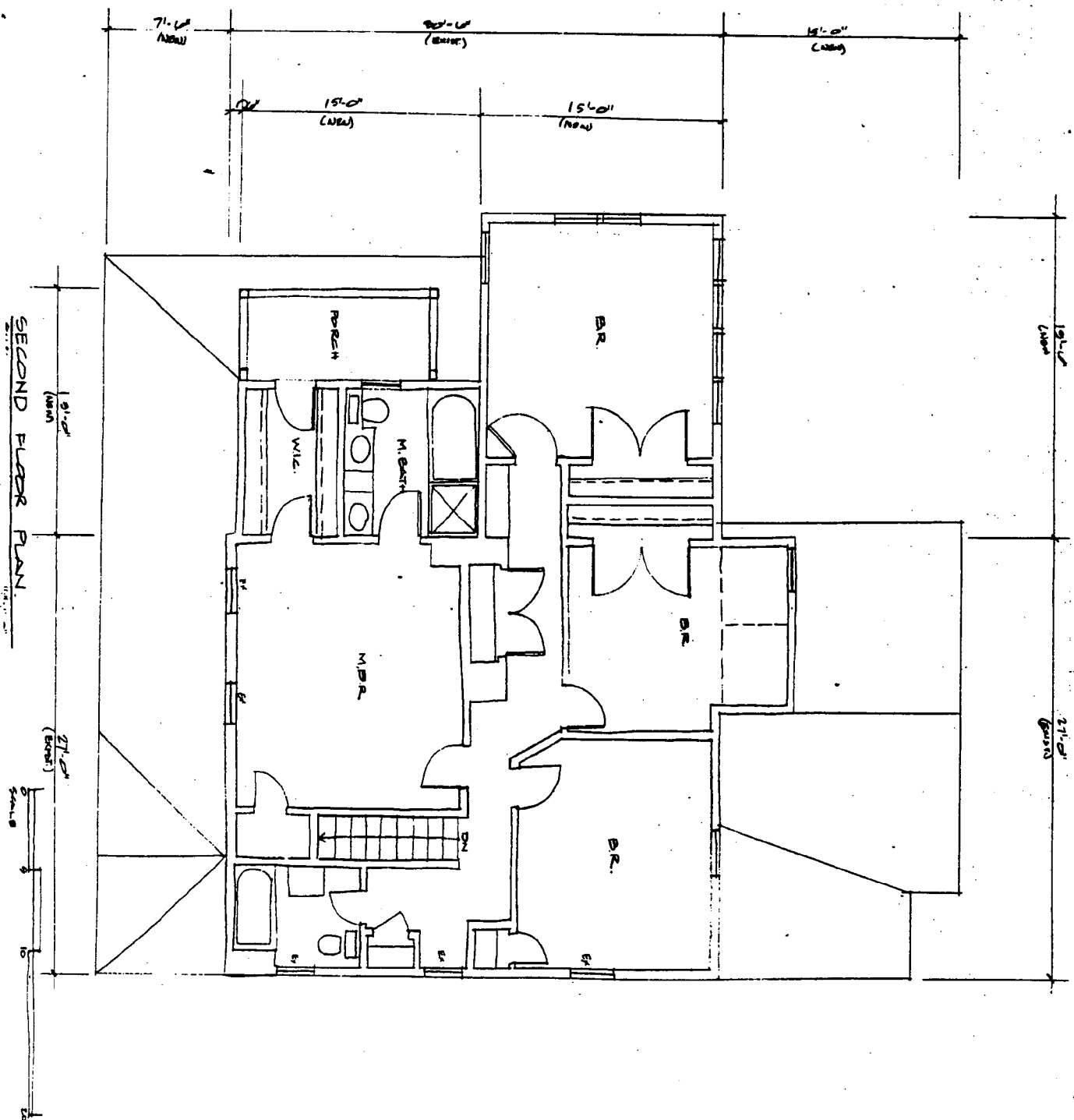
1
OF
8

25

MAHANEY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND

LICENSED ARCHITECT
 1000 WASHINGTON AVENUE
 KENSINGTON, MARYLAND 20746
 TEL: 301-424-1111
 FAX: 301-424-1112
 WWW: WWW.MAHANEY-PILETTE.COM

SECOND FLOOR PLAN



2
of
6

26

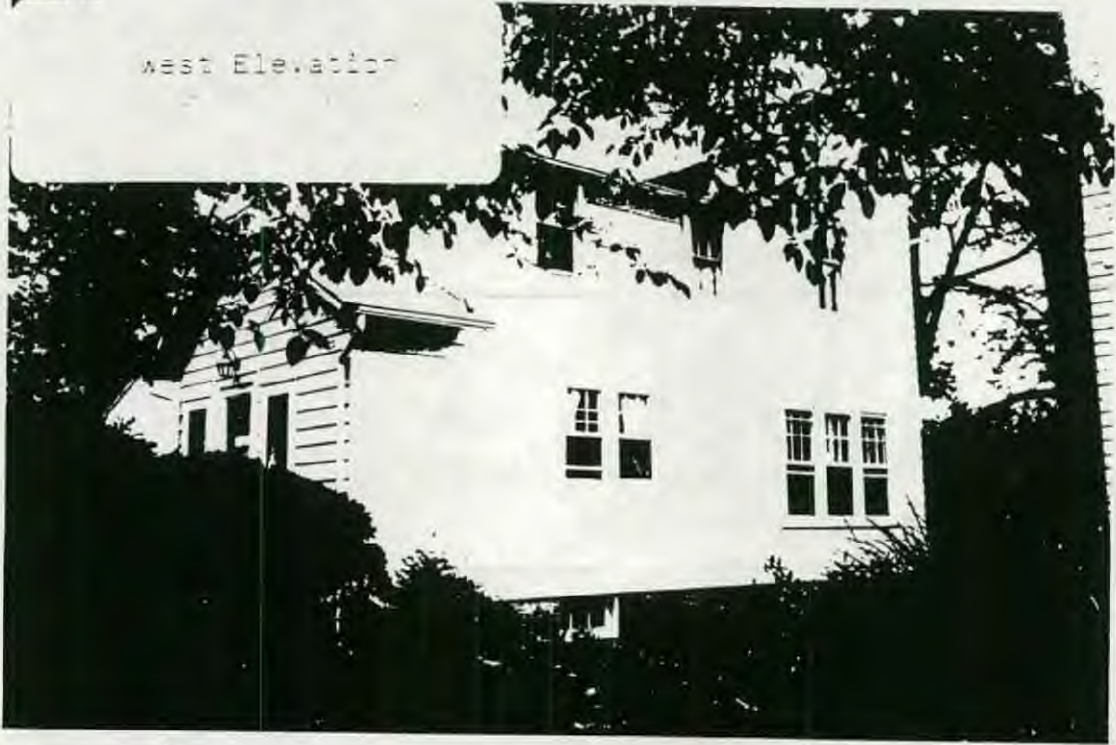
MAHANEY - PILLETTE RESIDENCE

3714 WASHINGTON AVENUE

KENSINGTON, MARYLAND

MD
DEPARTMENT OF
GENERAL SERVICES

West Elevation



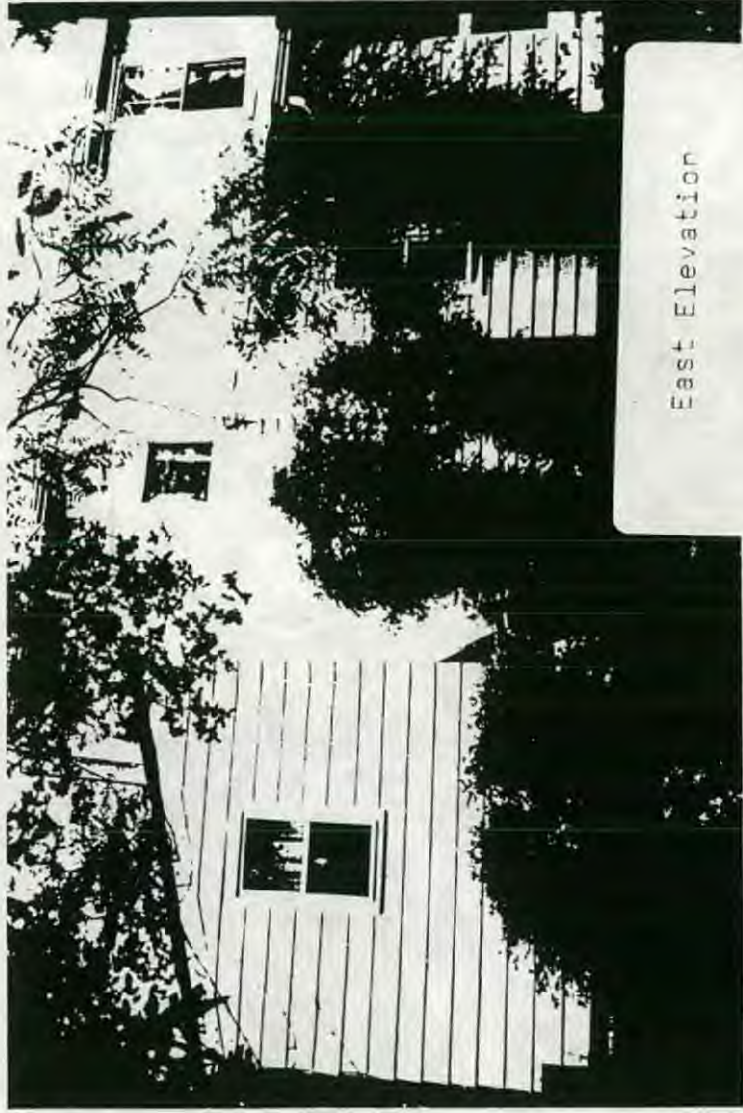
South-West Elevation

30



South-East Elevation

31



East Elevation



East Elevation



North Elevation



South Elevation

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Karen Smith & Ian Littman
3716 Washington St.
Kensington, MD 20895

- telephoned in enthusiastic support 7/8
- house adjacent to west

David Nellis
3709 Calvert Pl.
Kensington, MD. 20895

- called in w/ full endorsement on 7/8
- cabocorner to rear of lot.

Neal & Coleen Nelson
3710 Washington St.
Kensington, MD 20895

- called in w/ favorable disposition to project.
- house adjacent to east.

202-942-4610

Barry & Leanne Peoples
10030 Kensington Parkway
Kensington, MD 20895

Reed & Trang Hall
10101 Hadley Place
Kensington, MD 20895

- called in support of project on 7/8.

Wed, July 10, 1996

To: Perry Kephart, HPC
495-1307

from: Yvonne Burney
Betty Chau, Kans. HPC

p.s. not getting staff
report til Monday
prevented a meeting

re: Proposed Addition
Mahany Residence

A wide variety of opinions among the ⁶ Lap members: _{poked.}

1) Twenty-five foot ^{town} setback should be respected;
at the very least remove screening to make the
porch read as more "transparent."

* 2) It is inappropriate to change a modest
farmhouse to a larger, elaborate Stick Style,
but congratulations on a pro-preservation
attitude.

3) okay, as shown.

* 4) attractive change, porch adds a Victorian
transition space; safer neighborhood &
opens neighborly communication.

* position shared by 2 people.

FROM: VISION OF KENSINGTON: A LONG-RANGE PRESERVATION PLAN
 PREPARED BY TERRACERIS AND ASSOCIATES

AUGUST 1992

			FRONT	SIDE	SIDE	REAR
	031-0006-164	3708	WASHINGTON St	28'	0'	100'
	031-0006-165	3710	Washington St	20'	8'	100'
→	031-0006-166	3714	Washington St	16'	12'	164' ←
	031-0006-167	3716	Washington St	16'	12'	172'
	031-0006-168	3800	Washington St	16'	8'	154'
	031-0006-169	3802	Washington St	32'	4'	150'
	031-0006-170	3804	Washington St	42'	50'	146'
	031-0006-171	3808	Washington St	36'	8'	132'
	031-0006-172	3810	Washington St	36'	8'	132'
	031-0006-173	3814	Washington St	42'	12'	116'
	031-0006-174	3820	Washington St	50'	58'	120'
WEST SIDE OF CONNECTICUT	031-0006-175	3904	Washington St	28'	8'	136'
	031-0006-176	3905	Washington St	16'	32'	108'
	031-0006-177	3906	Washington St	32'	8'	116'
	031-0006-178	3907	Washington St	28' 25"	16'	112'
	031-0006-179	3909	Washington St	32'	8'	108'
	031-0006-180	3910	Washington St	24'	8'	112'
	031-0006-181	3912	Washington St	28'	4'	120'
	031-0006-182	3911	Washington St	32'	8'	108'
	031-0006-183	3914	Washington St	28'	4'	128'
	031-0006-184	3915	Washington St	32'	8'	104'
	031-0006-185	3916	Washington St	36'	16'	120'
	031-0006-186	3919	Washington St	28'	46'	96'
	031-0006-187	3920	Washington St	40'	20'	116'
	031-0006-188	3922	Washington St	40'	8'	112'
	031-0006-189	3922	Washington St	28'	36'	100'
	031-0006-190	3924	Washington St	40'	12'	96'
	031-0006-191	3925	Washington St	28'	36'	100'
	031-0006-192	3926	Washington St	50'	12'	88'
	031-0006-193	3927	Washington St	28'	66'	100'
	031-0006-194	3928	Washington St	40'	20'	92'
	031-0006-195	3929	Washington St	36'	54'	100'
	031-0006-196	3930	Washington St	36'	16'	112'
	031-0006-197	3932	Washington St	28'	32'	164'
	031-0006-198	3936	Washington St	46'	28'	170'
	031-0006-199	3939	Washington St	36'	32'	108'
031-0006-200	3940	Washington St	40'	58'	112'	
031-0006-201	3941	Washington St	32'	20'	100'	
031-0006-202	3942	Washington St	50'	40'	100'	
031-0006-203	3947	Washington St	32'	20'	96'	
031-0006-204	3948	Washington St	28'	100'	65'	
031-0006-205	10204	Kensington Pkwy	44'	12'	80'	

151 RECORDS IN THIS REPORT

Ms. Perry Kephart
Historic Preservation Planner
MD-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 3714 Washington Street, Kensington

Dear Ms. Kephart and Members of the Historic Preservation Commission:

We are writing on behalf of the Historic Preservation Committee of the Kensington Historical Society. Our Chairperson, Lynne Raufaste, is out of town and asked that we respond in her absence.

We are pleased at the level of architectural planning and detail demonstrated by the applicants in the proposed design, and we commend them for their attention to historic compatibility. The proposed stylistic details restore visual interest to the "modernized" historic house.

We are, however, concerned about issues of massing, scale, and precedent in the current application. We believe that these concerns can be addressed with some adjustments to the design, and that the proposal should be approved with modifications which address these concerns.

In our opinion, the continuous horizontality of the front facade appears too wide relative to the size of the property and seems more in keeping with a house which inhabits, in Kensington, three or four lots. The joint between the original house and the addition on the east side does not adequately mitigate this horizontality. Also, the proximity of the wrap-around porch and balcony to the neighboring house on the east side is in keeping, in Kensington, with a house which has at least one lot between itself and its neighbor.

Having expressed this, we believe that stepping back the massing at the front of the house would greatly mitigate our concerns. (See attached facade drawing.) We propose that the addition be pushed back another foot or so from the plane of the original front facade, and that the porch roof step back accordingly, at the joint between original house and addition, in order to clearly delineate old from new, and to better preserve the relationship of the house to the rhythm of the existing streetscape. The plan of the house would not have to be altered drastically to achieve this, and the relationship of the house to the streetscape would be greatly improved.

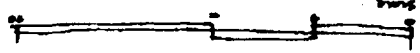
Lastly, we urge the Historic Preservation Commission to consider this application in terms of precedent for facade alterations. There has been much discussion, in previous HAWP applications, about the appropriateness of drastic alterations to the front facades of Historic Resources, and about the need for consistent standards regarding such alterations. The issue of added front porches has been a particular "hot button" for the Kensington community, and we ask that the Commission be careful and consistent about its ruling on this matter.

Thank you for your consideration.

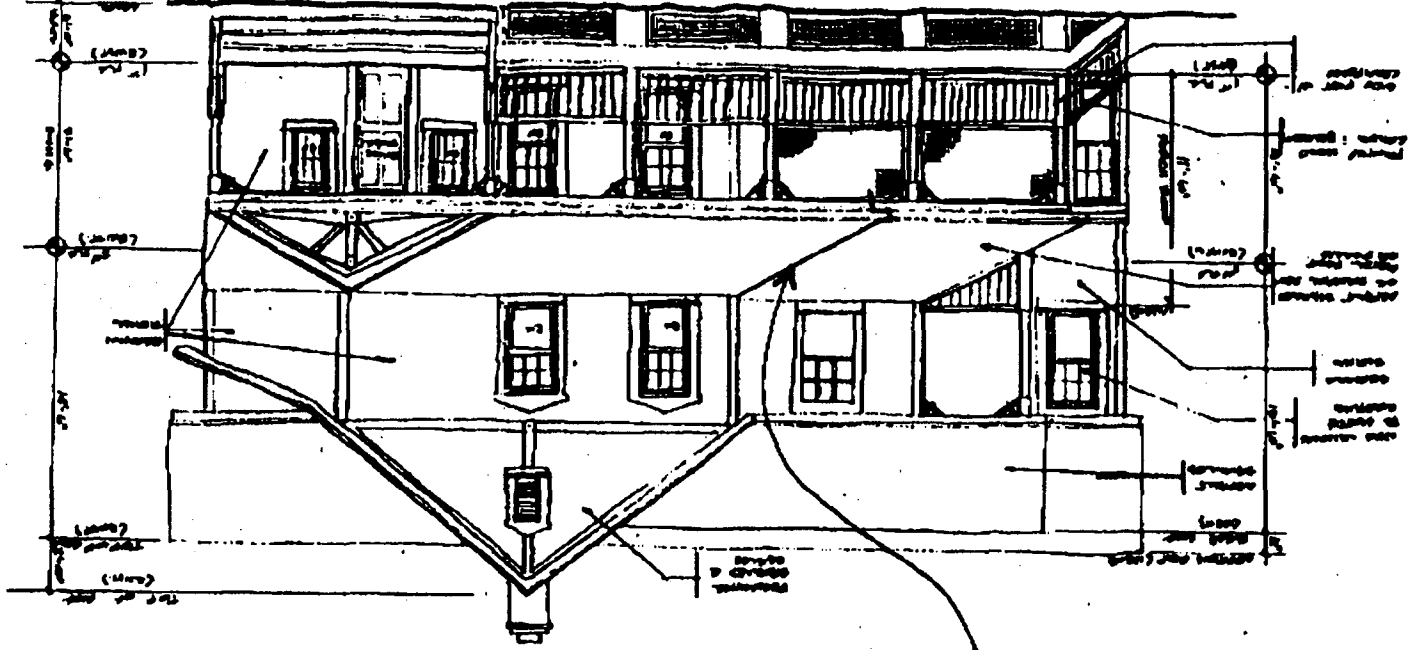
Sincerely,
Helen Crettier Wilkes, AIA
Julie O' Malley

ag W

Wash. St



NORTH ELEVATION



PROPOSED STEP-BACK
OF PORCH ROOF

2nd
Sheet

MAHANEY - PILETTE RESIDENCE
 3714 WASHINGTON AVENUE
 BIRMINGHAM, ALABAMA 35217

27