

31/6 3939 Washington St.

HAWP 1-89

FABRY ASSOCIATES • ARCHITECTS

1739 CONNECTICUT AVENUE, N.W. WASHINGTON, D.C. 20009

(202) 797-3601

28 November 1988

Andrew Dempster  
Chairman, Kensington Review Board  
3611 Farragut Avenue  
Kensington, Md 20895

Dear Mr. Dempster:

I am again writing on behalf of Mr. and Mrs. Peter Condliffe who live at 3939 Washington Street, Kensington. The family room/master bedroom addition which we have presented to the Board at a previous work session is now ready for a formal review.

Enclosed please find two copies of the proposed plans, site drawing with house located, photographs of house and environs and a copy of their application for an historic area work permit.

I will be meeting with the Board without the Condliffes, as they will be out of town.

Sincerely,



Geoffrey Lewis, AIA

FABRY ASSOCIATES • ARCHITECTS

1739 CONNECTICUT AVENUE, N.W. WASHINGTON, D.C. 20009

(202) 797-3601

re: Condliffe Residence 3939 Washington Street, Kensington, MD

Description of Proposed Work:

A two story addition is proposed for the rear of a stucco-over wood frame house on Washington Street.

The basement level will be stucco over masonry, containing new garage and laundry room. The first floor level will be wood siding over wood frame containing a family room and master bedroom suite.

A pressure treated balcony, deck and stairs will be provided for outdoor entertaining and access to grade.

The existing asbestos siding over wood frame additions to the north side will be re-finished in wood siding to match.

The color of stucco siding and trim will be to match those of the existing house.

Staff Review Form

Applicant: Peter and Eleanor Condliffe

Applicant's Address: 3939 Washington St.  
Kensington

Type of Review:

HAWP <u>X</u>	Substantial Alteration _____
ORD.Maintenance _____	Demolition _____
Subdivision _____	Other _____

Site No. (Atlas): Kensington H.D. 31/6

Site Address: \_\_\_\_\_  
(If different from applicant)

Advertised: Yes X No \_\_\_\_\_ Dec. 28, 1988

Proposed: (describe action to be taken)

major addition to rear of existing house. The existing house is a secondary resource according to the master plan.

Staff recommendations and comments: LAC recommends large addition with modification to addition. Addition, either submission, is not incompatible with existing house. Recommend approval.

Date: 1/3/89

Staff: Annette G. van Hilst

HPC Action:

Approve:

*Call tomorrow for new plans*

Signature: \_\_\_\_\_

Date: 1/5/89

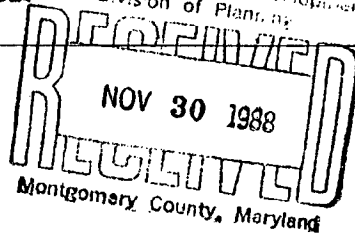


# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327- Community Development  
Division of Planning

# 3116



## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1019664

NAME OF PROPERTY OWNER PETER & ELEANOR LONDLIFFE TELEPHONE NO. 301 933 7851  
 (Contract/Purchaser) NA (Include Area Code)

ADDRESS 3939 WASHINGTON STREET KENSINGTON MARYLAND 20895  
 CITY STATE ZIP

CONTRACTOR NA TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY FABRY ASSOCIATES CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 TELEPHONE NO. 202 797 3601  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 3939 Street WASHINGTON STREET

Town/City KENSINGTON Election District 13

Nearest Cross Street PROSPECT

Lot 17 Block 12 Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>	
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	
			Revision	Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
						Other	_____

1B. CONSTRUCTION COSTS ESTIMATE \$ 150,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? No

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches NA

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date 28 November 1988

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Steve Kandyk Date 1/6/89

APPLICATION/PERMIT NO: HAWP-1-89 FILING FEE: \$ \_\_\_\_\_

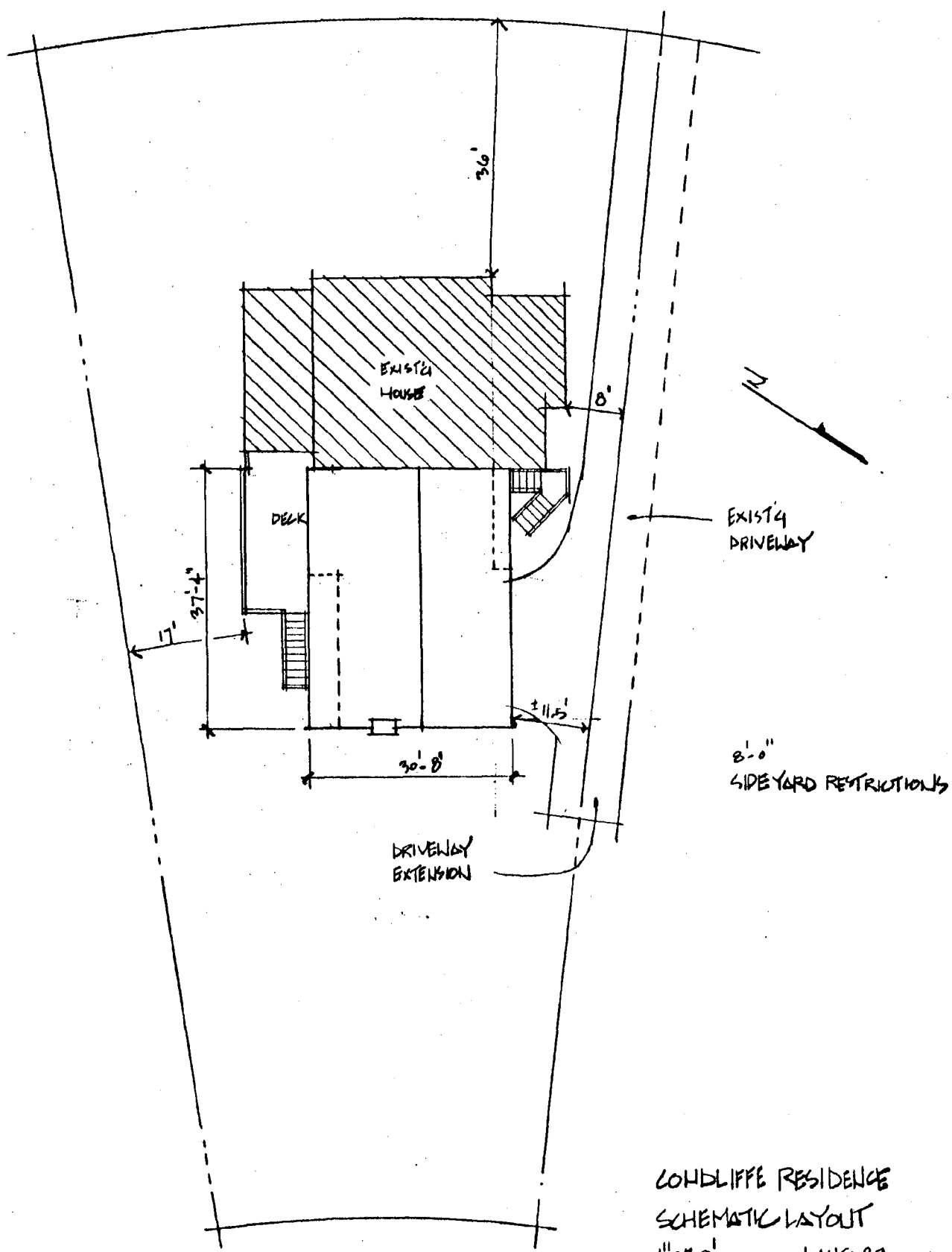
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

WASHINGTON STREET



CONDLIFFE RESIDENCE  
SCHEMATIC LAYOUT  
1"=20' 1 AUG 88  
REV 21 NOV 88



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland - 20850  
-279-1327-

# 3116

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 10119664

NAME OF PROPERTY OWNER PETER & ELEANOR LODDLIFFE TELEPHONE NO. 301 933 7891  
(Contract/Purchaser) NA (Include Area Code)

ADDRESS 3939 WASHINGTON STREET KENSINGTON MARYLAND 20895  
CITY STATE ZIP

CONTRACTOR NA TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY FABRY ASSOCIATES CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
TELEPHONE NO. 202 797 3601  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 3939 Street WASHINGTON STREET

Town/City KENSINGTON Election District 13

Nearest Cross Street PROSPECT

Lot 17 Block 12 Subdivision Q. D. T. W.

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct  Extend/Add  Alter/Renovate  Repair  Circle One: A/C  Slab  Room Addition   
Wreck/Raze  Move  Install  Revocable  Revision  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
Fence/Wall (complete Section 4)  Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 150,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01  WSSC 02  Septic  
03  Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY

01  WSSC 02  Well  
03  Other 1/10/89

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL NA

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.



Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date 28 November 1988

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission.

DISAPPROVED \_\_\_\_\_ Signature Steve Kambis Date 1/6/89

APPLICATION/PERMIT NO: HAWP-1-89 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS





MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the KENSINGTON historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 3939 WASHINGTON ST.  
KENSINGTON MD 20895

d. Property owner's name, address and phone number:

PETER & ELEANOR CONDLIFFE  
3939 WASHINGTON ST.  
(h) 933-7851 (w) \_\_\_\_\_

e. Is this property a contributing resource within the historic district? Yes  No . (SECONDARY RESOURCE)

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No .

II. Description of work proposed

a. Briefly describe proposed work: A TWO STORY ADDITION IS PROPOSED FOR AT THE REAR OF THIS HOUSE

b. Is this work on the front, rear or side of the structure?

c. Is the work visible from the street?

PARTIALLY

d. What are the materials to be used?

WOOD FRAMING & SIDING

e. Are these materials compatible with existing materials? How? If not, why?

MATERIALS ARE BEST SUITED DUE TO THE DIFFICULTY OF MATCHING THE EXISTING STUCCO IN COLOR & TEXTURE.

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

24A-8-b (2)  
(3)

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

THE LAC PROPOSED A REVISION TO THE ORIGINAL SUBMISSION. THE MOTION WAS TO APPROVE AN ADDITION THAT INCLUDED A CONTINUOUS & CLEAR STORY ROOF MONITOR. (SEE REVISED PLANS) —

8 - in favor  
0 - opposed  
1 - ABSENT

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments THE APPLICANT HAS INVOLVED THE LAC IN THE DESIGN PROCESS FOR THIS ADDITION, FIRST BY DISCUSSIONS IN A WORK SESSION AND LATER BY ADJUSTING DESIGN IN RESPONSE TO LAC COMMENTS. THE PRODUCT IS A INNOVATIVE AND CREATIVE APPROACH TO COMPATIBLE PRESERVATION. THIS DESIGN IS COMPATIBLE WITH THE FUNCTIONAL OBJECTIVE OF THE APPLICANT AND THE COMPATIBILITY CRITERIA OF THE ORDINANCE.

Date on which application received: 11/28/88

Date of LAC meeting at which application was reviewed: 12/5/88

Form completed by: ANDREW DEMPSTER Title: CHAIRMAN

Member of: KENSINGTON LAC

Date: 12/21/88

FRONT ELEVATION

CONDIFFE RESIDENCE  
3937 WASHINGTON AVE., KENSINGTON, MD







SIDE ELEVATION LOOKING SOUTH

CONDLIFFE RESIDENCE  
3937 WASHINGTON AVE., KENSINGTON, MARYLAND





REAR ELEVATION

CONDLIFFE RESIDENCE  
3939 WASHINGTON AVE., KENSINGTON, MARYLAND



REAR ELEVATION

CONDLIFF RESIDENCE  
3939 WASHINGTON AVE., KENSINGTON, MARYLAND





FRONT ELEVATION

CONDLIFFE RESIDENCE  
3939 WASHINGTON AVE., KENSINGTON, MARYLAND





SIDE ELEVATION LOOKING SOUTH

CONDLEE RESIDENCE

3939 WASHINGTON AVE., KENSINGTON, MARYLAND







REAR ELEVATION

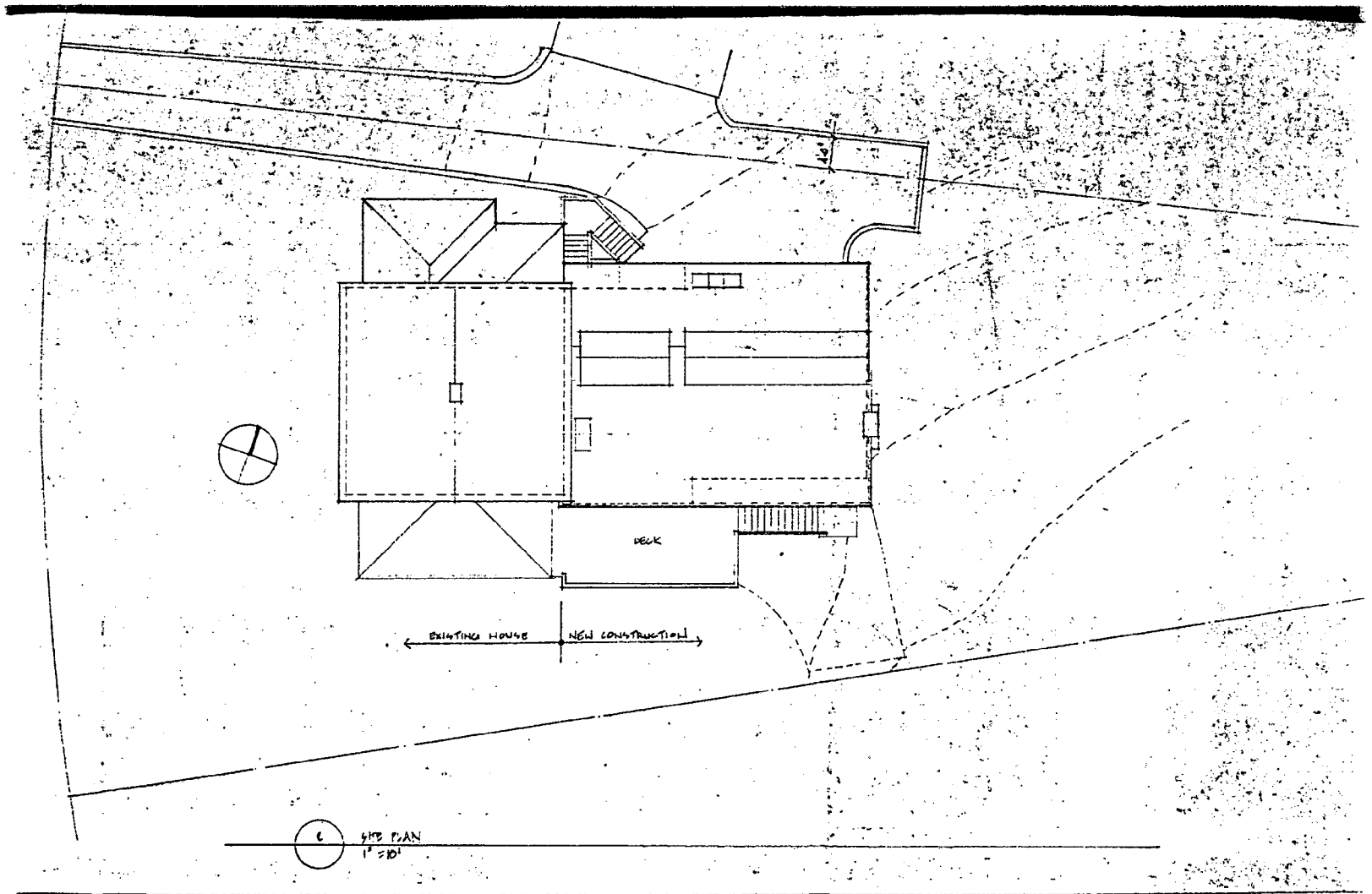
CONDLIFFE RESIDENCE  
3939 WASHINGTON AVE., KENSINGTON, MARYLAND



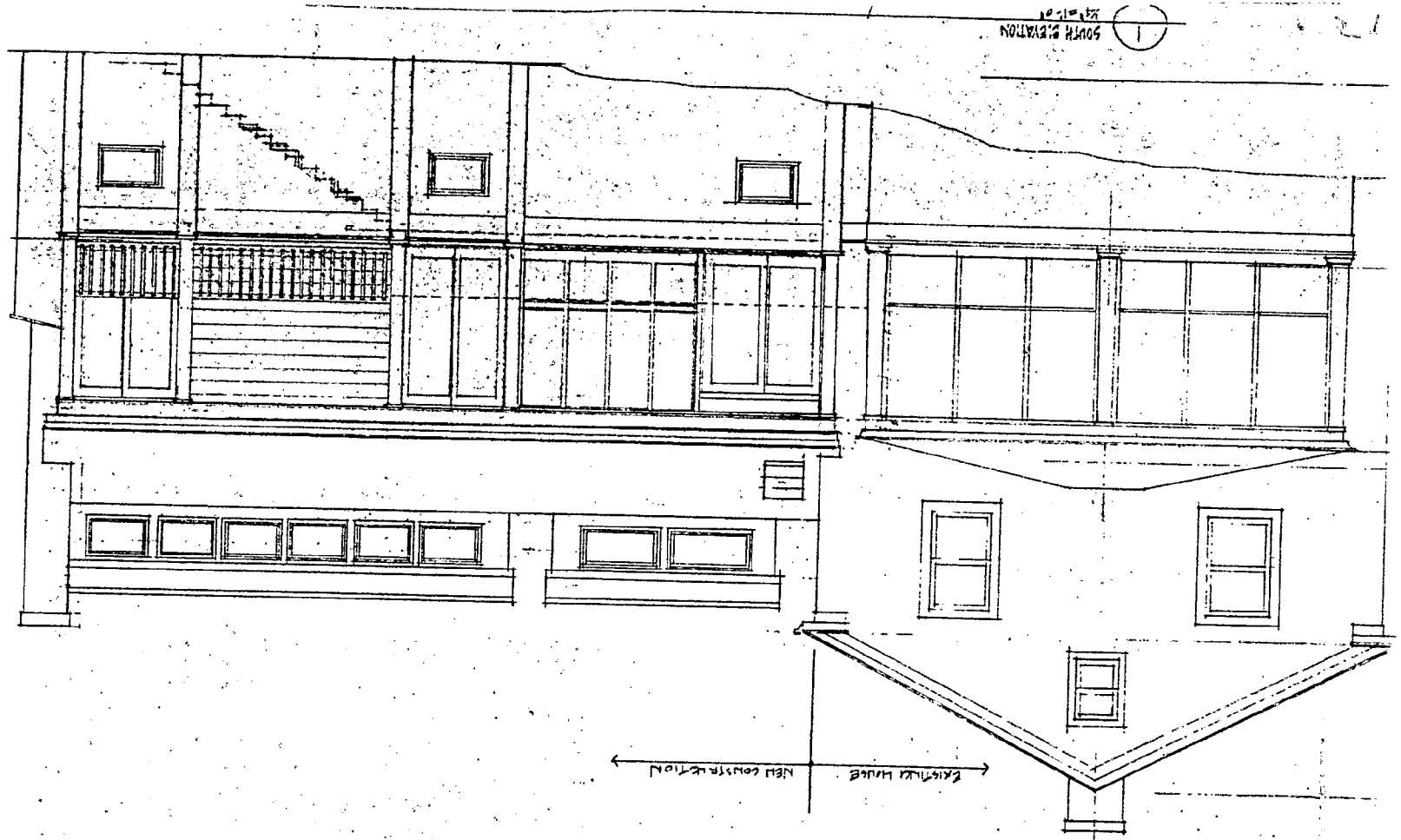
REAR ELEVATION

CONDLIFFE RESIDENCE  
3939 WASHINGTON AVE., HENNINGTON, MARYLAND.

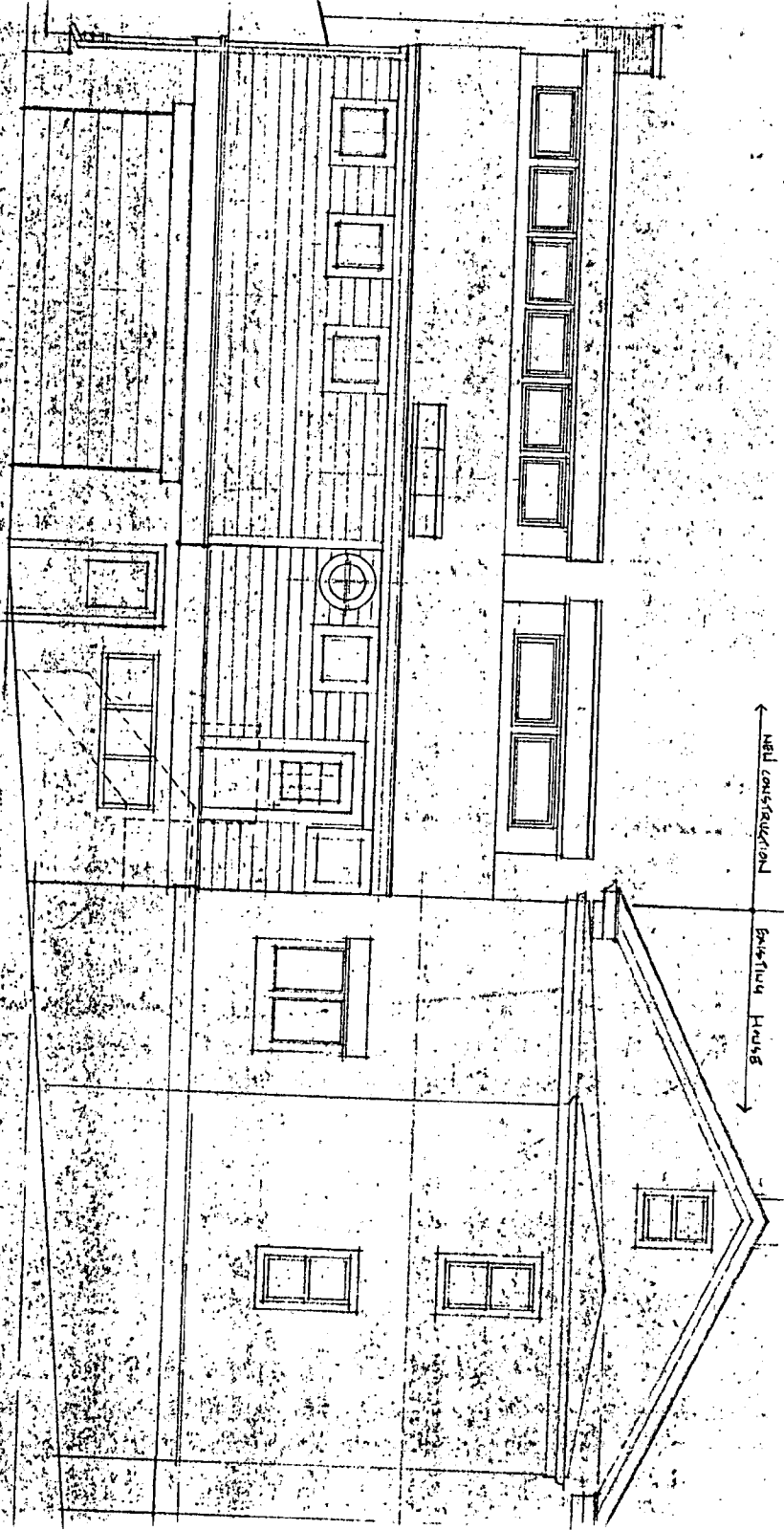




1  
SOUTH ELEVATION

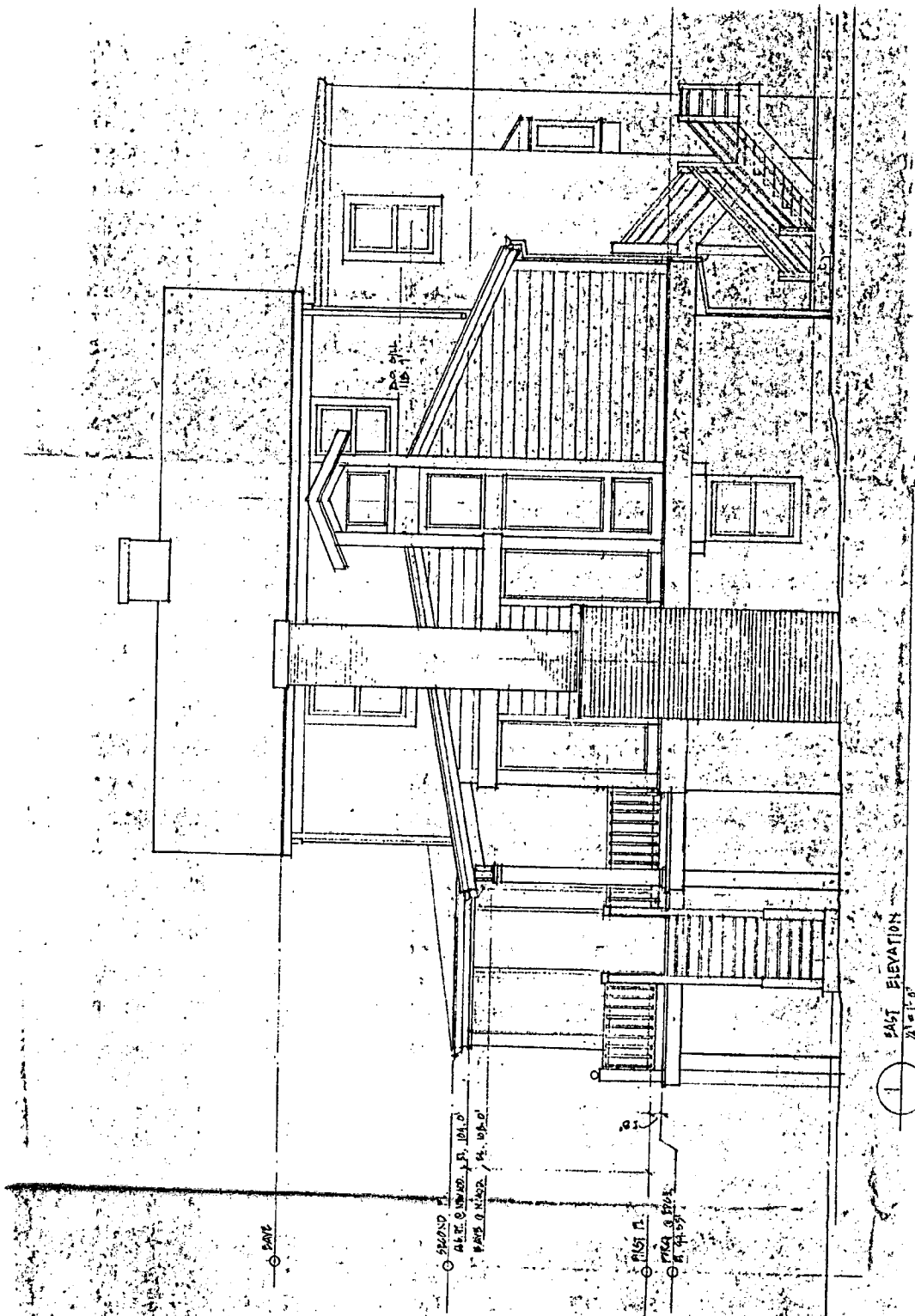


○ NORTH ELEVATION



↑ NEW CONSTRUCTION

← EXISTING HOUSE



○ EAST

○ SWAYND

ALL E. & SWAYND. 1 FT. DIA. ○

WALLS 8\"/>

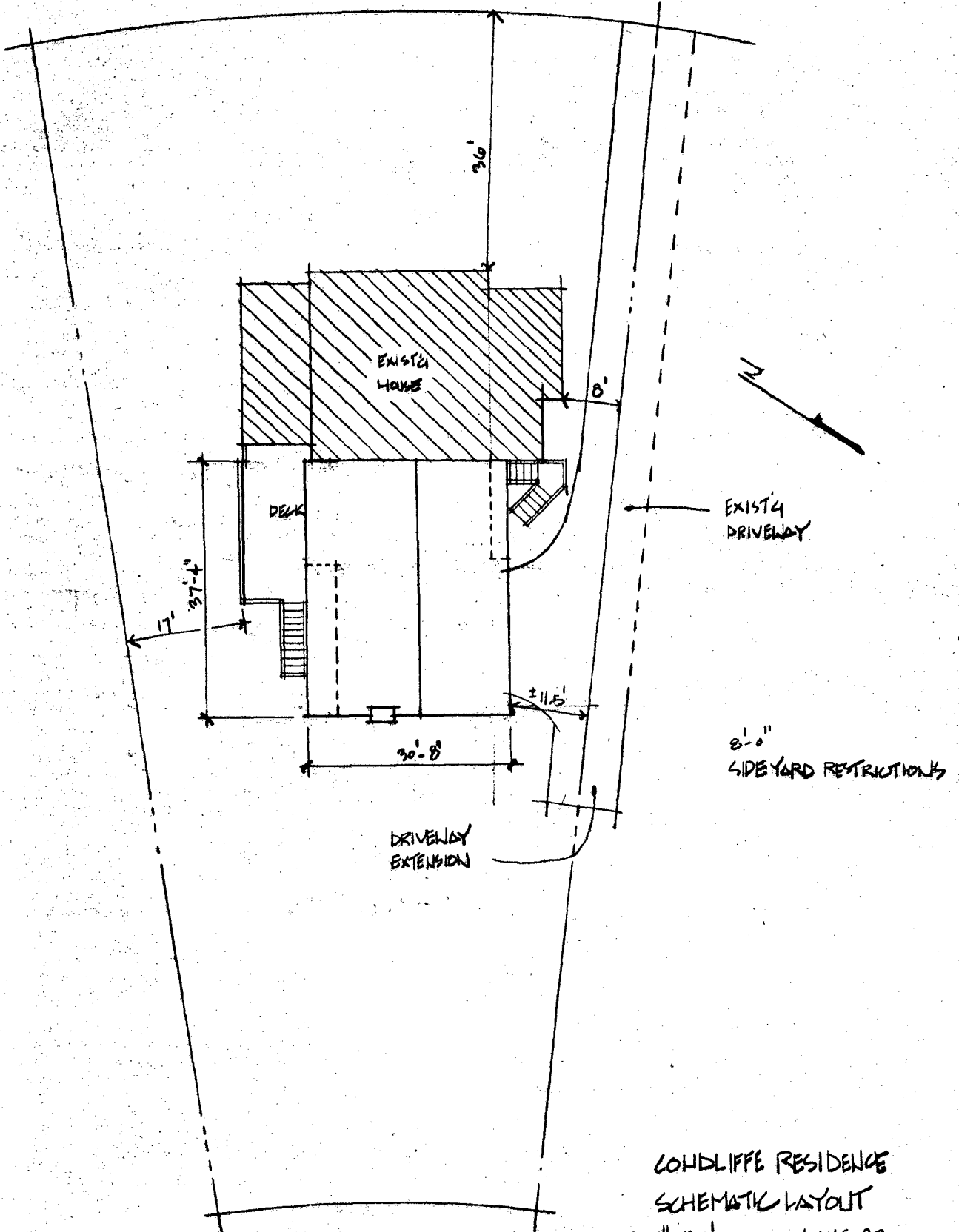
○ EAST P.

○ WALL 8\"/>

○ EAST ELEVATION

1/8\"/>

WASHINGTON STREET



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