

31/6-90E REVISION 3929 Prospect St.  
Kensington Historic District

LD 15

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**

Division of Construction Codes Enforcement  
Department of Environmental Protection

FROM: Nancy Witherell, Historic Preservation Planner  
Neighborhood Design and Zoning Division  
M-NCPPC

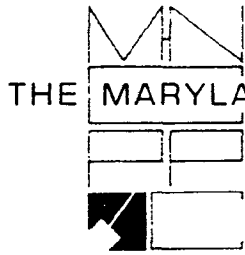
DATE: November 5, 1992

SUBJECT: 3929 Prospect Street, Kensington

The attached plans reflect minor alterations to plans for new construction approved for this lot by the Historic Preservation Commission. It is my understanding that a permit has been issued for the first set of plans. The attached set has been reviewed by this office and can be substituted without further action by the Historic Preservation Commission.

The changes shown on this set of plans constitute mostly minor changes to the style and placement of window and door openings. The most significant change is the proposed construction of the terrace, with brick steps and low retaining walls, on the east elevation rather than the north elevation as shown on the first set of plans. The east elevation terrace will be below grade.

If you or technical reviewers have any questions, please call me at 495-4570. Thank you.



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

MEMORANDUM

TO: Ray Shulman Chairman  
Kensinger Local Advisory Panel

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

DATE: 1.15.92

SUBJECT: Historic Area Work Permit Application

The attached application by Margaret Munchy  
for a Historic Area Work Permit at 3929 Pussack Street  
is being forwarded for review and comment by the Local Advisory  
Panel. If the Panel would like written comments to be included in  
the Historic Preservation Commission's pre-meeting packet, they  
should be received at our office by no later than January 21  
before 5:00 p.m. Otherwise, verbal and/or written comments may be  
presented at the Commission meeting scheduled for January 29.

Dr. Shulman:

The applicant wishes to revise the plans  
previously approved by the HPC. The front  
"L"-wing has been removed and the roof  
shape and height made smaller. I would  
be happy to answer any questions.

lapxmit1

Pamela Ketterer  
495.4570

A N D E R S O N • C O O P E R • G E O R G E L A S  
A R C H I T E C T U R E • P L A N N I N G • I N T E R I O R D E S I G N

23 March 1992

Ms. Nancy Witherell  
Historic Preservation Committee  
Maryland National Parks and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

**Re: Increased Footprint  
3929 Prospect Street, Kensington, MD**

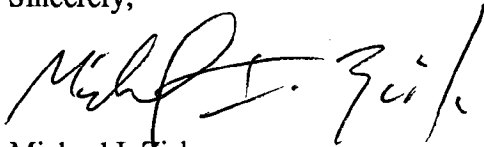
Dear Ms. Witherell,

As I mentioned to you when we spoke last week, we have had some program changes to the above mentioned residence since it was approved by the board. We needed to include an elevator in order to make the second floor and basement accessible by wheelchair.

Since the building envelope was relatively tight, we needed to slightly expand the dining room bay to accommodate the first floor powder room. This adds approximately 20 square feet to the footprint of the house. The house is still, however, smaller than that previously approved for the site. I am enclosing a revised plot plan indicating the additional area. I am also enclosing a revised side elevation.

I hope that this will not adversely affect our approval, and please let me know if you require any more information.

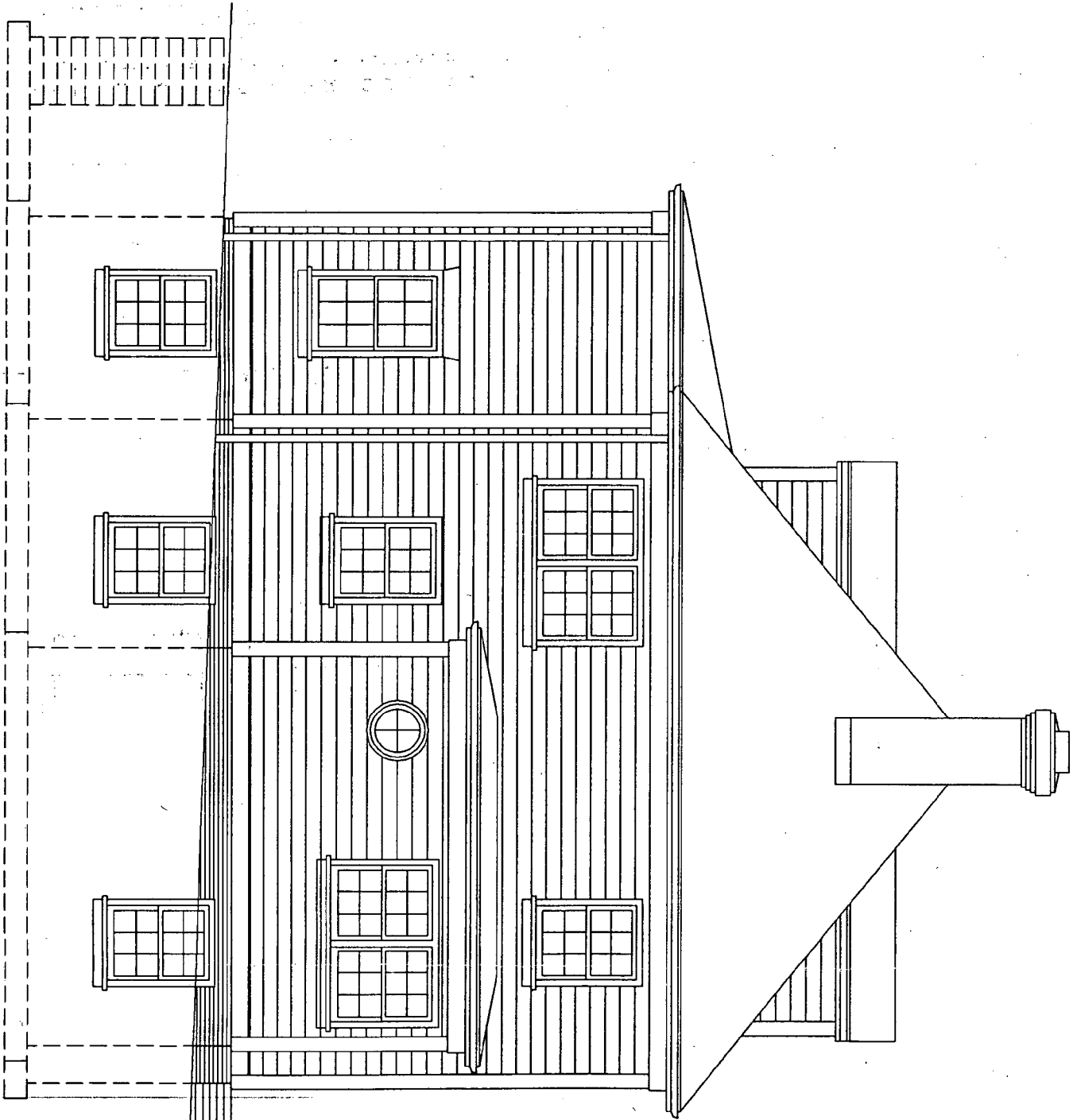
Sincerely,



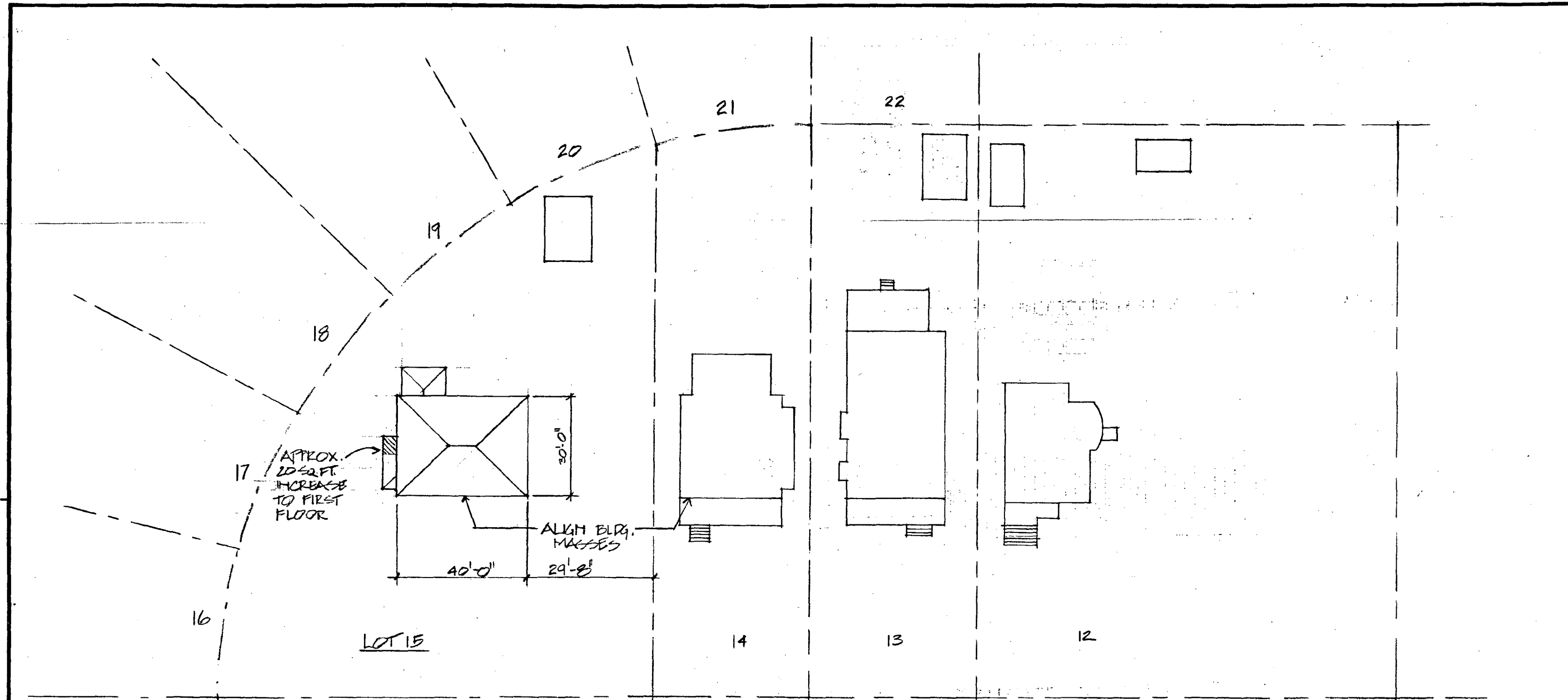
Michael I. Zisk

cc: Peter and Maureen Cappadonna  
David Cooper

encl.



SIDE ELEVATION  
3929 PROSPECT ST.



PERSPECT ST.

PLOT PLAN

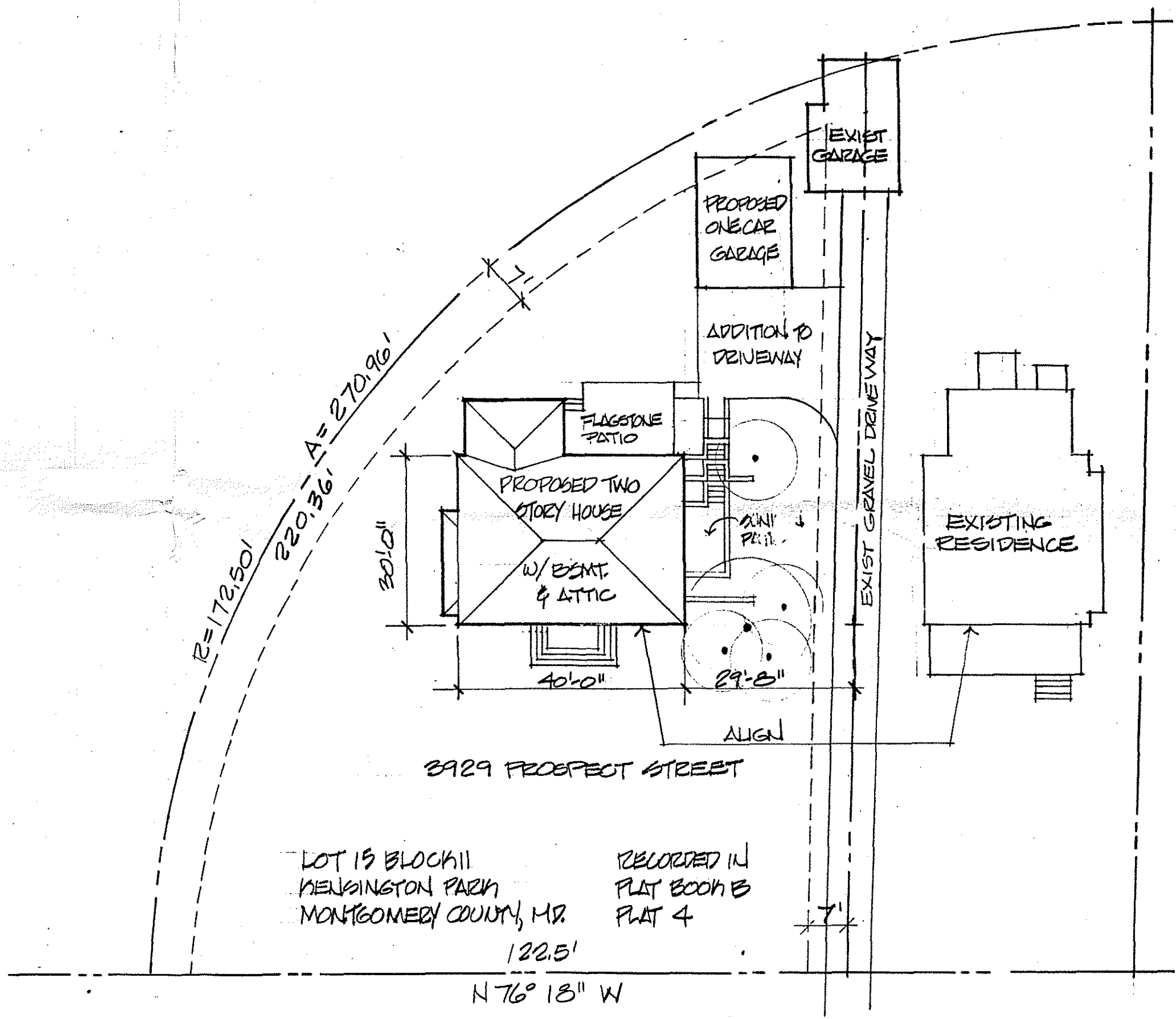
1/32" = 1'-0"

REVISED 18 MARCH 92

ANDERSON • COOPER • GEORGELAS  
ARCHITECTURE • PLANNING • INTERIOR DESIGN

A PROFESSIONAL CORPORATION  
1430 SPRINGHILL ROAD, SUITE 220 • MCLEAN, VIRGINIA 22102-3001  
(703) 749-4545 • FAX (703) 749-9016



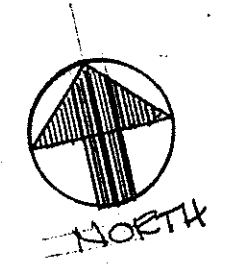


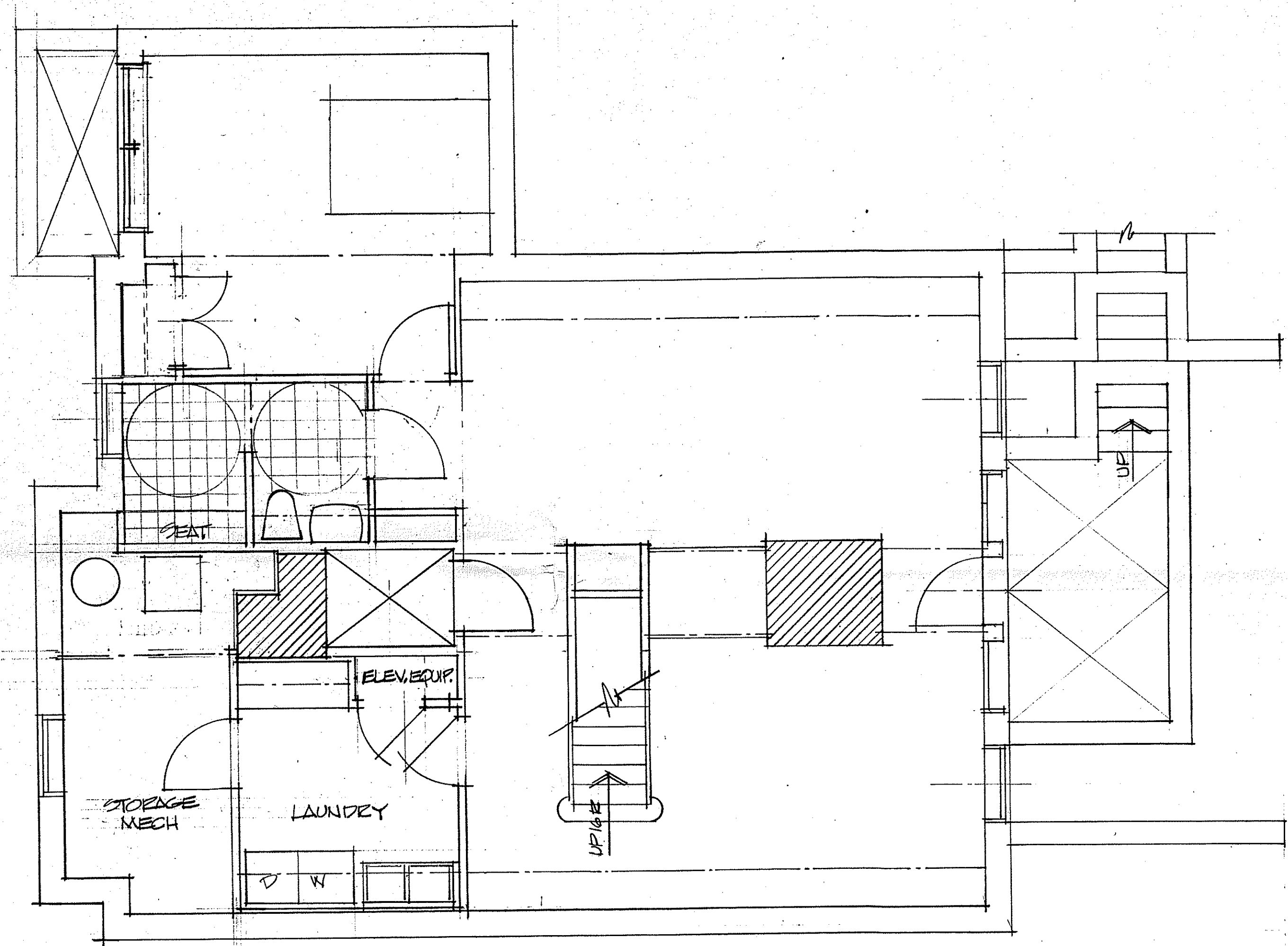
LOT 19 BLOCK 11  
 KENSINGTON PARK  
 MONTGOMERY COUNTY, MD  
 RECORDED IN  
 PLAT BOOK B  
 PLAT 4  
 122.5'

PROSPECT STREET

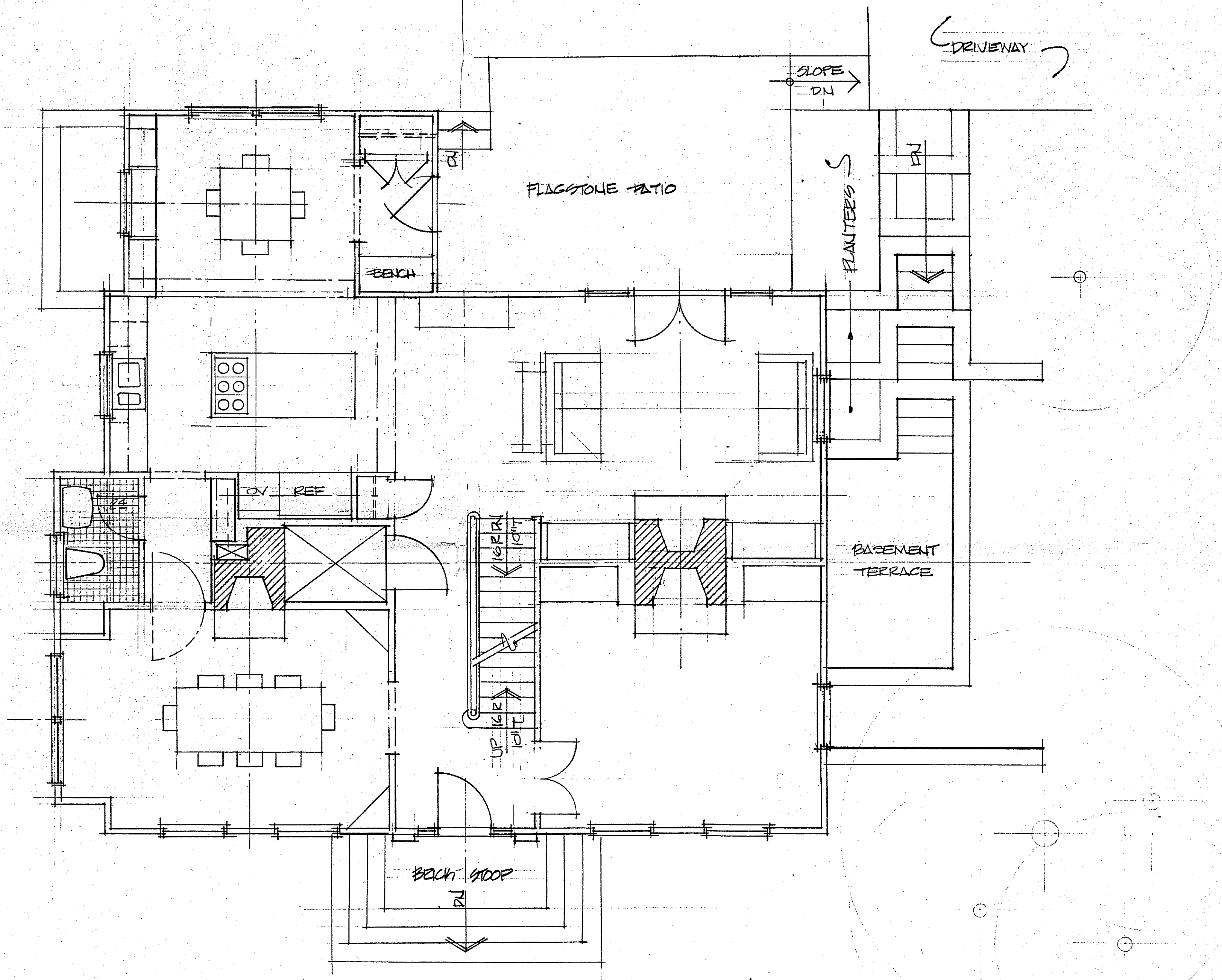
ZONING - R-60  
 AREA OF LOT = 14,879 SQ FT  
 FOOTPRINT OF HOUSE = 1,426 SQ FT

FLAT / SITE PLAN  
 1" = 20'-0"





○ BASEMENT  
1/4" SCALE



○ FIRST FLOOR  
1/4" SCALE

3

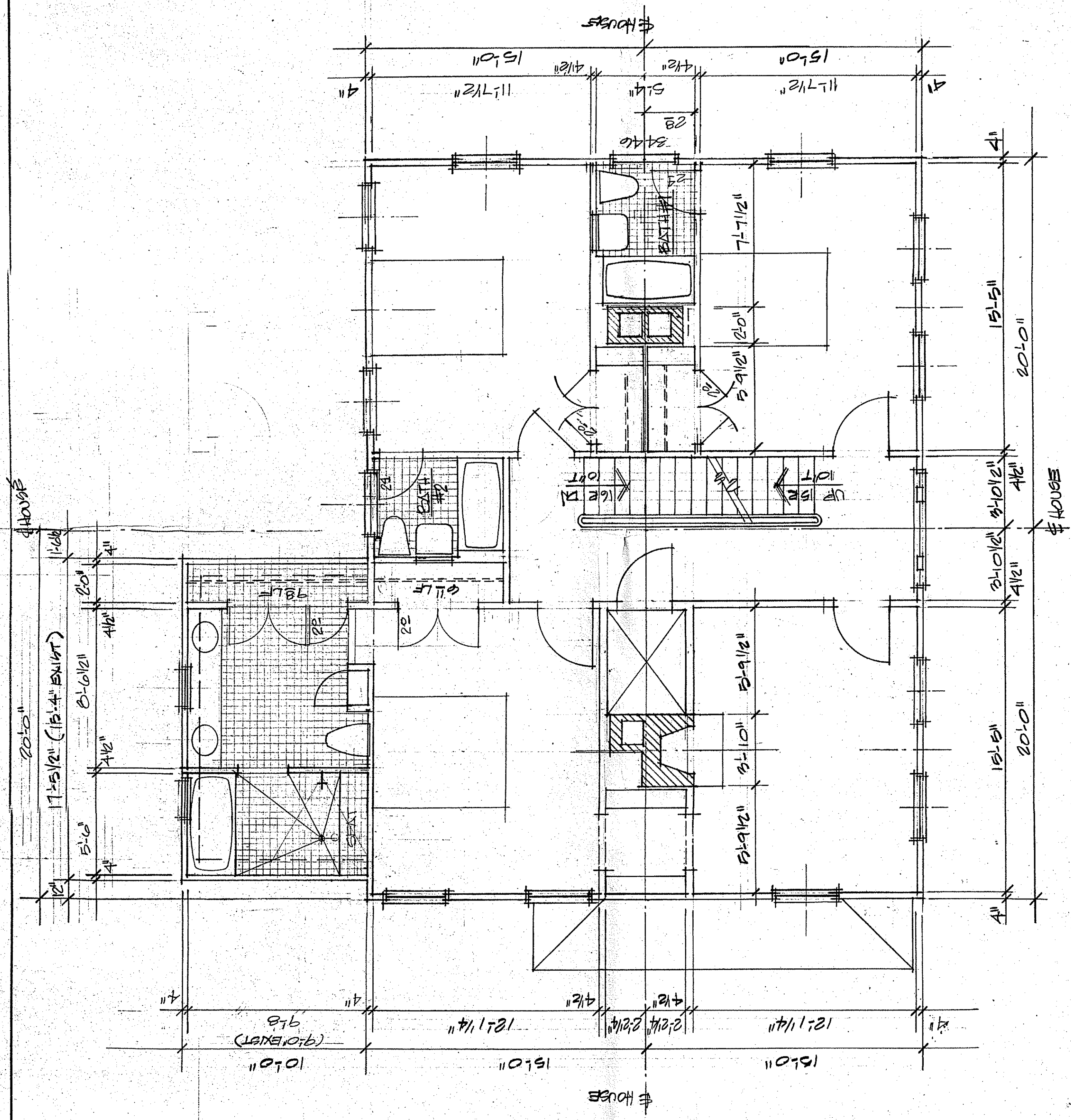
28 AUG 92

SECOND FLOOR

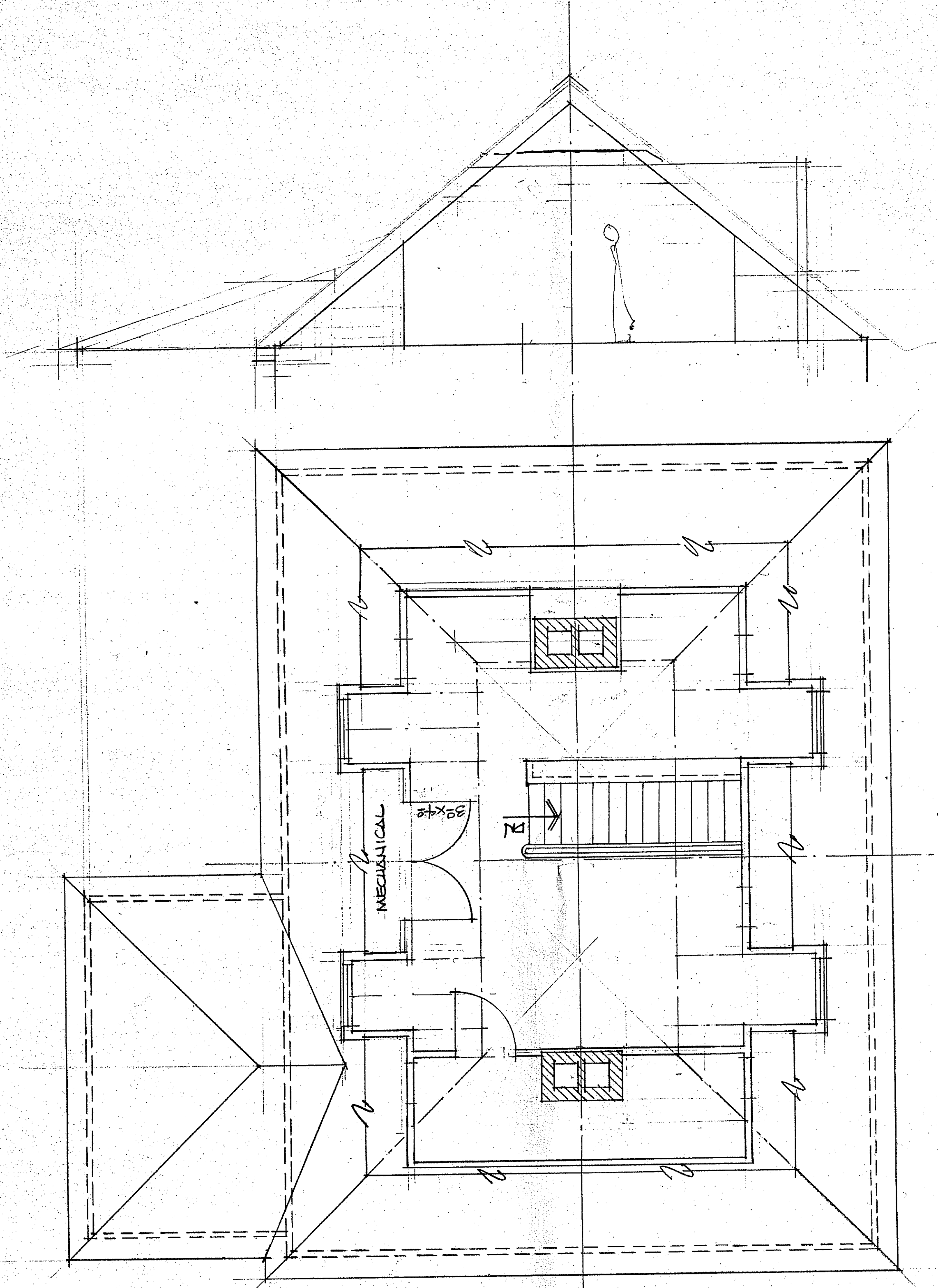
1/4" SCALE



28 AUG 92







AREA OF GABLE END OF 7'-4"  
 12' X 22' = 264 SF

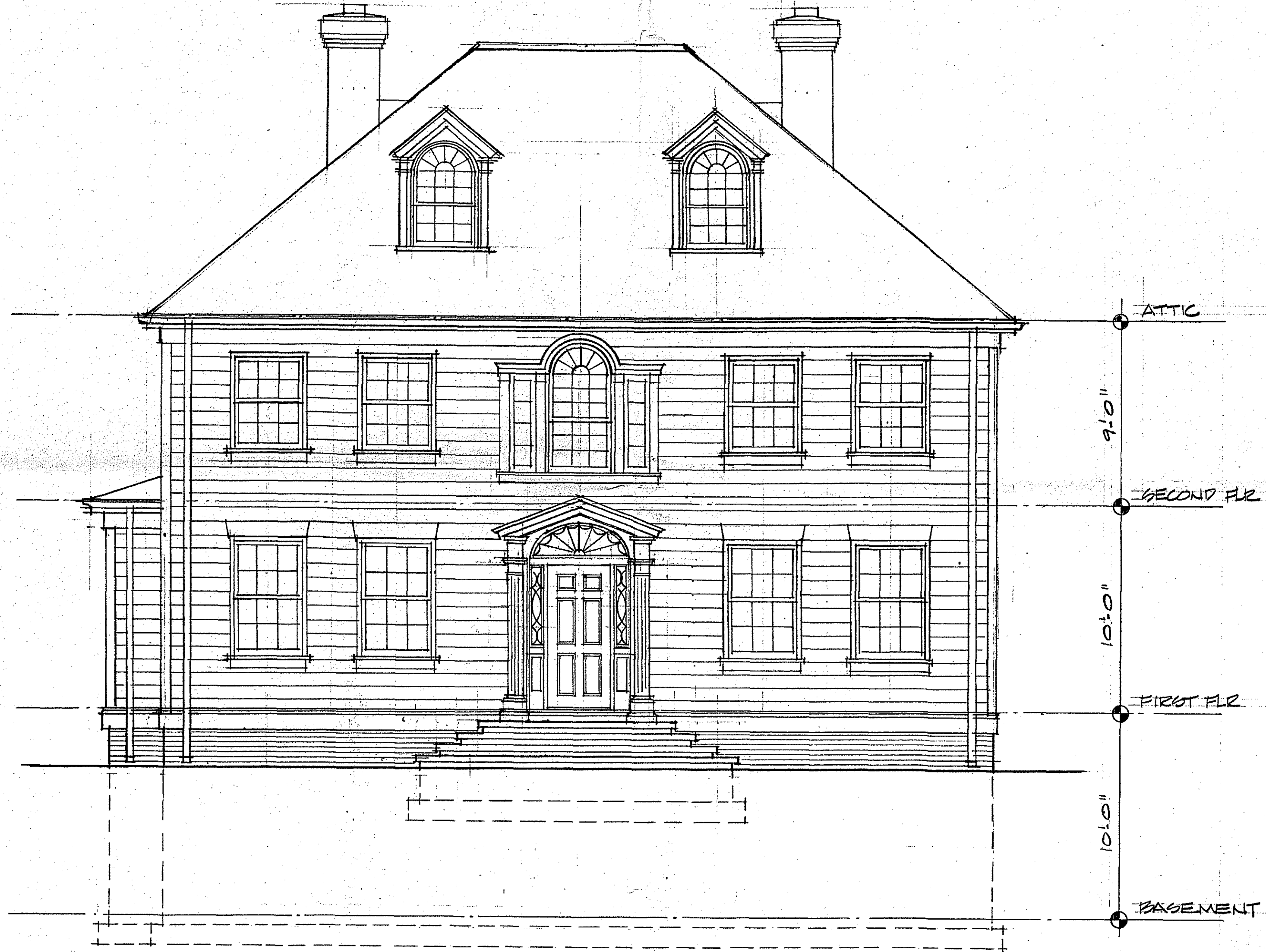
AREA OF MAIN FLOOR  
 29.33' X 39.77' = 1157.55

3 = 385 SF

ATTIC  
 SCALE

3

28 AUG 92

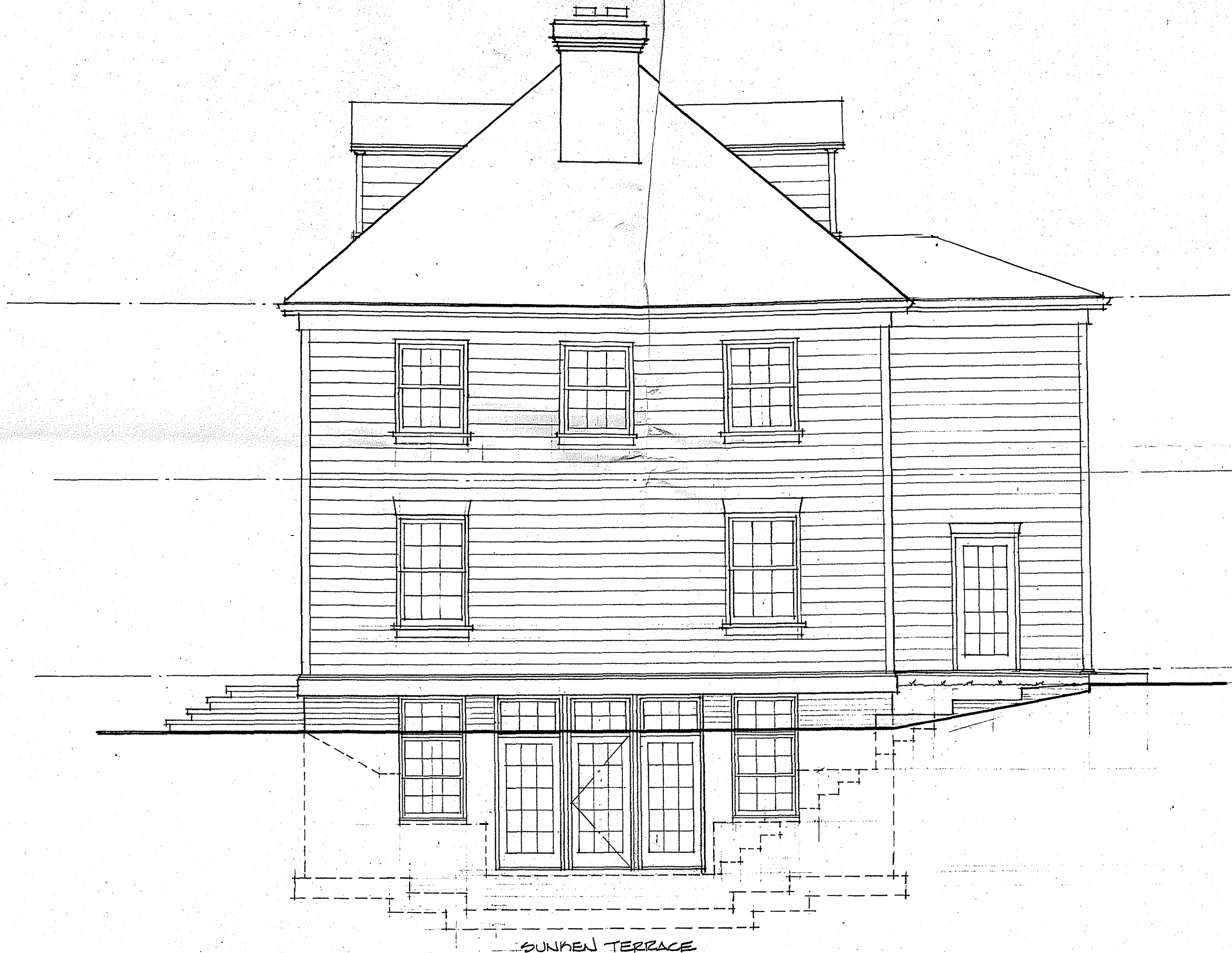


○ SOUTH FRONT ELEVATION  
1/4" SCALE



○ NORTH REAR ELEVATION  
1/4" SCALE





○ EAST SIDE ELEVATION  
1/4" SCALE

8

28 AUG 92





○ WEST SIDE ELEVATION  
1/4" SCALE



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2405458

NAME OF PROPERTY OWNER Margaret Murray TELEPHONE NO. 202-951-1011  
(Contract/Purchaser) (Include Area Code)

ADDRESS 1422 Western Ave CITY Rockville STATE MD ZIP 20850

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

PLANS PREPARED BY David Cooper CONTRACTOR REGISTRATION NUMBER 1031 TELEPHONE NO. \_\_\_\_\_ (Include Area Code)

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

LOCATION OF BUILDING/PREMISE

House Number 229 Street Prospect St

Town/City Rockville Election District \_\_\_\_\_

Nearest Cross Street Wendover Lane

Lot 12 Block \_\_\_\_\_ Subdivision Prospect Park

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

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

|   |                                     |   |                                    |  |                                |  |                                    |                                |                                |  |
|---|-------------------------------------|---|------------------------------------|--|--------------------------------|--|------------------------------------|--------------------------------|--------------------------------|--|
| Construct <input checked="" type="checkbox"/> | Extend/Add <input type="checkbox"/> | Alter/Renovate <input type="checkbox"/> | Repair <input type="checkbox"/>    | Circle One: A/C <input type="checkbox"/> | Slab <input type="checkbox"/>  | Room Addition <input type="checkbox"/>                   |                                    |                                |                                |  |
| Wreck/Raze <input type="checkbox"/>           | Move <input type="checkbox"/>       | Install <input type="checkbox"/>        | Revocable <input type="checkbox"/> | Revision <input type="checkbox"/>        | Porch <input type="checkbox"/> | Deck <input type="checkbox"/>                            | Fireplace <input type="checkbox"/> | Shed <input type="checkbox"/>  | Solar <input type="checkbox"/> | Woodburning Stove <input type="checkbox"/> |
|   |                                     |   |                                    |  |                                | Fence/Wall (complete Section 4) <input type="checkbox"/> |                                    | Other <input type="checkbox"/> |                                |  |

1B. CONSTRUCTION COSTS ESTIMATE \$ 350k

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

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 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

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.

Molly Murray \_\_\_\_\_ Date 1-8-92  
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 4.1.92

APPLICATION/PERMIT NO: 920170065 FILING FEE: \$ \_\_\_\_\_

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

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

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

**SEE REVERSE SIDE FOR INSTRUCTIONS**

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used.)

2 1/2 story Georgian style home  
w/ Redwood sided, Shingle roof,  
divided light windows

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 3929 Prospect Street

MEETING DATE: January 29, 1992

RESOURCE: Kensington Historic District

REVIEW: HAWP/New Construction

HPC CASE NUMBER: 31/6-90E Revision

STAFF: Nancy Witherell, 1/22/92

---

The Historic Preservation Commission approved a proposal for new construction at 3929 Prospect Street (Lot 15) in June, 1990, following three previous submissions. The applicant returns to the Commission with a proposed revision to the approved Historic Area Work Permit. The new design has a more rectangular footprint, and the style has been altered to a more formal, symmetrical, Georgian-style facade that features evenly spaced windows, a center entrance portico, and a hipped roof with a center gabled dormer and paired chimneys.

The hipped roof is approximately 2'9" lower in height and simpler in form than the gable roof previously approved. The changes to the footprint occur most visibly on the front facade, by the elimination of the wing projection to the left of the door. The footprint previously approved measured 1529 square feet with lot coverage of 10.28%. The revised proposal measures 1450 square feet, with lot coverage of 9.75%.

The adjacent house to the east is a late Queen Anne-style house, built in 1904, that illustrates the transition from the informal and asymmetrical massing typical of the Queen Anne style to the more conventionalized and symmetrical massing typical of the Colonial Revival style. The proposed new house is more similar to the formally massed houses immediately around the corner on Baltimore Street.

One of the concerns of the Kensington LAP during the 1990 hearings was the setback of the facade, since the nearby houses maintained a consistent distance from the street. The revised proposal places the front of the portico (measuring 5' by 10') on the building line in concert with the adjacent house on Prospect Street.

STAFF RECOMMENDATION

Given the reduction in height and footprint of the proposed house, and given the general appropriateness of a historical revival style for a house of this size and prominence in the historic district, staff recommends that the Commission approve the revision to the approved Historic Area Work Permit under one of the same criterion originally cited: 24A-8(b)(2): "The proposal is compatible in character and nature with the historical, archeological, architectural, or cultural features of 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 criterion 24A-8(c): "It is

not the intent of this chapter to limit new construction . . . to any one period or architectural style."

In addition, the revised plans meet Standard #9 of the Secretary's Standards for Rehabilitation: "New . . . construction 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."

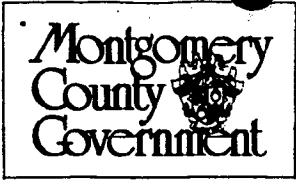
All of the conditions of the Historic Area Work Permit concerning site construction and landscaping, filed by the applicant in September, 1990, and subsequently approved by the Commission (HPC Case No. 31/6-90P), remain in effect for the proposed revision currently before the Commission.

PUBLIC NOTICE: 1/16/92

TAX CREDIT ELIGIBLE: No

ADDITIONAL ATTACHMENTS:

1. Approved HAWP 31/6-90E
2. Approved HAWP 31/6-90P



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCDUNT # 2405458  
 NAME OF PROPERTY OWNER Margaret Murray - TELEPHONE NO. 301-951-7011  
(Contract/Purchaser) (Include Area Code)  
 ADDRESS 6422 Western Ave. Chch MD. 20815  
CITY STATE ZIP  
 CDNT RACTOR Senec TELEPHONE NO. \_\_\_\_\_  
 CDNT RACTDR REGISTRATION NUMBER 2031  
 PLANS PREPARED BY David Cooper TELEPHONE NO. 703-749-4545  
(Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATIDN OF BUILDING/PREMISE  
 House Number 3929 Street Prospect St.  
 Town/City Kensington Election District 13  
 Nearest Cross Street Washington Baltimore  
 Lot 15 Block 11 Subdivision Kensington Park  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair  Wreck/Raze  Move  Install  Revocable  Revision  
 Circle One: A/C Slab Room Addition  
 Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Fence/Wall (complete Section 4)  Other \_\_\_\_\_
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 350 K.
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

- PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENO/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
- 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.

Molly Murray 1-8-92  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9201090065 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

2 1/2 story Georgian style home  
w/ Redwood sided Shingle Roof,  
divided light windows

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Vacant lot located in  
Kensington Park on Prospect St.

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

Single family home

This lot had a previously  
approved home of a large  
footprint + roof massing



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

massing is less than approved  
plan from 1990

- b. the relationship of this design to the existing resource(s):

fits in very well

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Classic, scaled down residence

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Resident  
 Address 3927 Prospect St.  
 City/Zip Kensington, MD. 20895
2. Name Resident  
 Address 3921 Prospect St.  
 City/Zip Kensington, MD. 20895

3. Name Resident  
Address 3922 Prospect St.  
City/Zip Kensington, MD. 20895

4. Name Resident  
Address 3924 Prospect St.  
City/Zip Ken MD. 20895

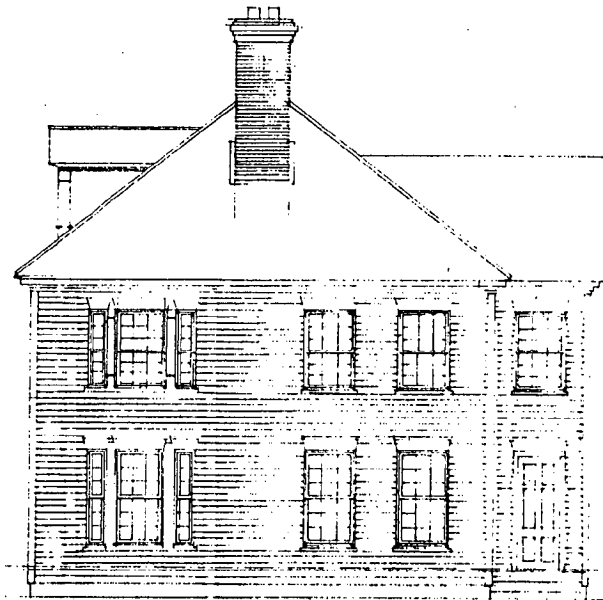
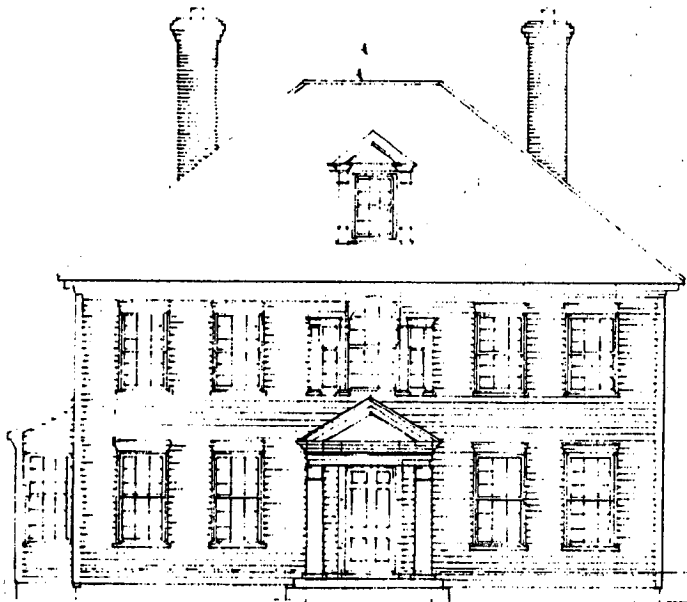
5. Name Resident  
Address 3926 Prospect St.  
City/Zip Ken. MD. 20895

6. Name Resident  
Address 3928 Prospect St.  
City/Zip Kensington, MD. 20895

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



9201090065

Comments

ANDERSON · COOPER · GEORGELAS  
ARCHITECTURE · PLANNING · INTERIOR DESIGN

A PROFESSIONAL CORPORATION  
1100 BRENCHWOOD ROAD, SUITE 220 · NACLEAN, VIRGINIA 22040-3001  
(703) 748-4243 · FAX (703) 748-1016

Revisions

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

Sheet Title

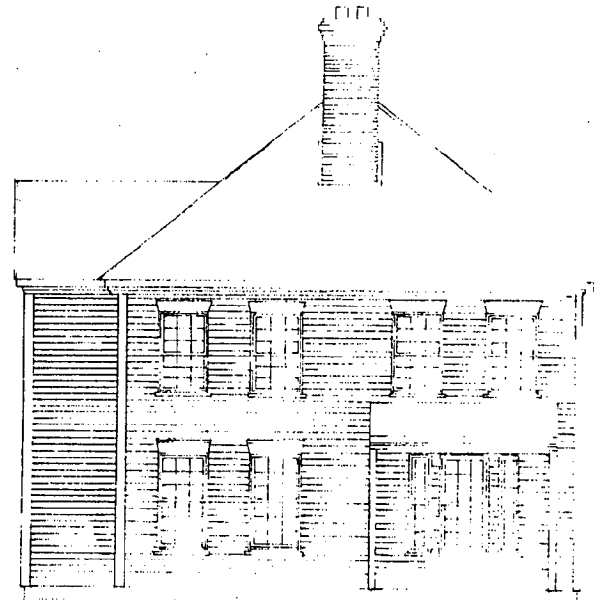
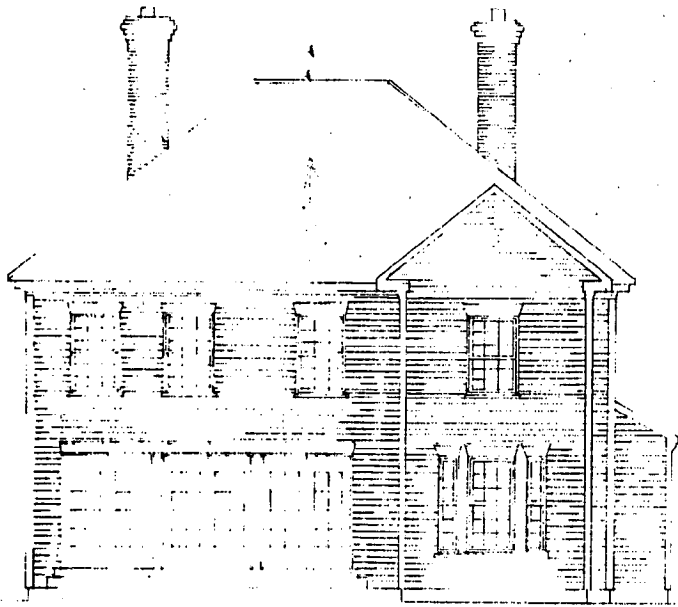
Date

Scale

Drawing No.

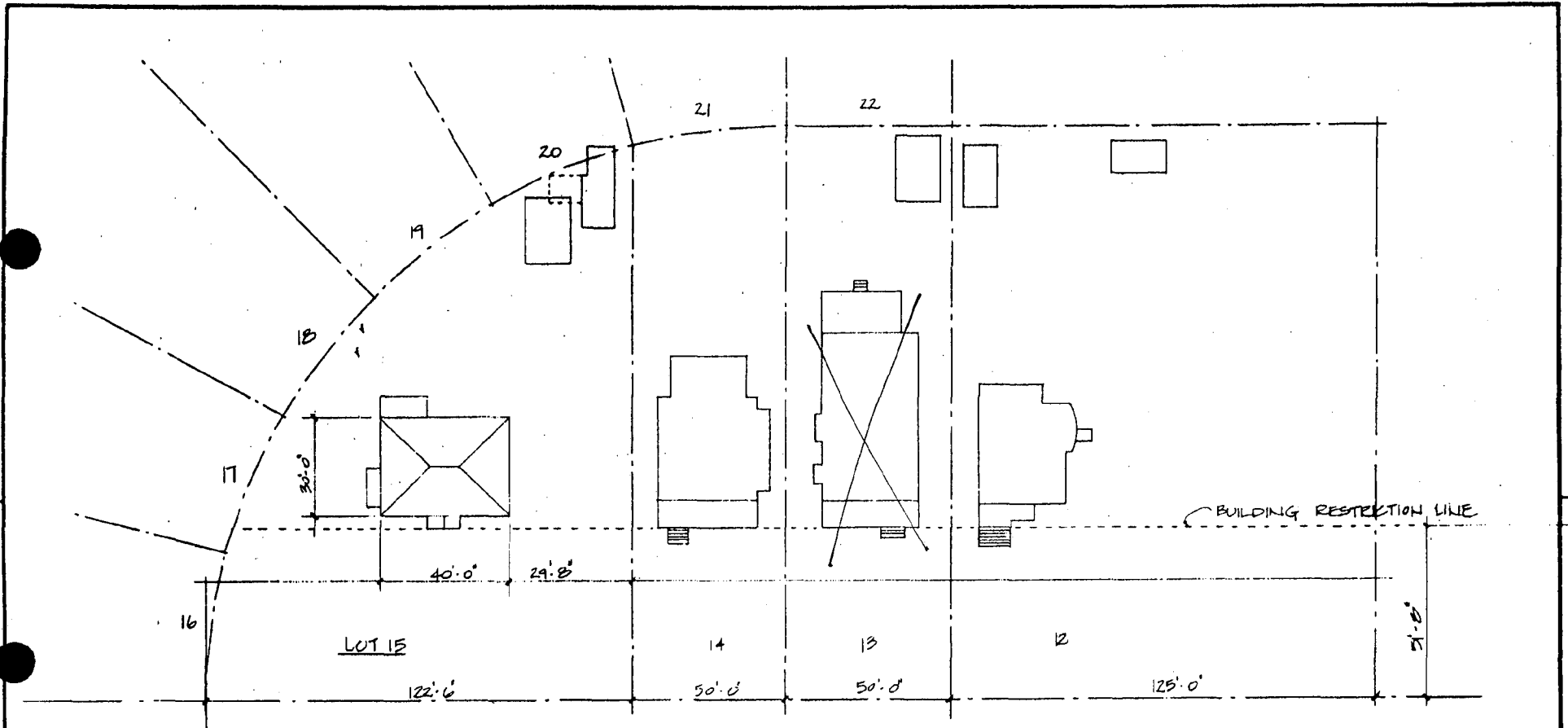
Job No.

Block



9201090065

|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p><small>© Anderson Cooper Georgelas, P.C. expressly warrants its drawings for copyright and other proprietary rights in their plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and approval of Anderson Cooper Georgelas, P.C.</small></p> | <p>Consultant:</p> | <p>ANDERSON • COOPER • GEORGE LAS<br/>ARCHITECTURE • PLANNING • INTERIOR DESIGN</p> <p>A PROFESSIONAL CORPORATION<br/>1430 SPRINGFIELD ROAD, SUITE 100 • MCLEAN, VIRGINIA 22102-4011<br/>(703) 744-4345 • FAX (703) 748-1016</p> | <p>Revision:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p>Sheet List:</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



PROSPECT ST.

PLOT PLAN  
1/32" = 1'-0"

9201090065

Thomas G. Georgelas & Associates  
A Professional Corporation

Architects + Planners

1430 Springhill Rd., Suite 220  
McLean, Virginia 22102-3001  
703/749-4545

ASK-1



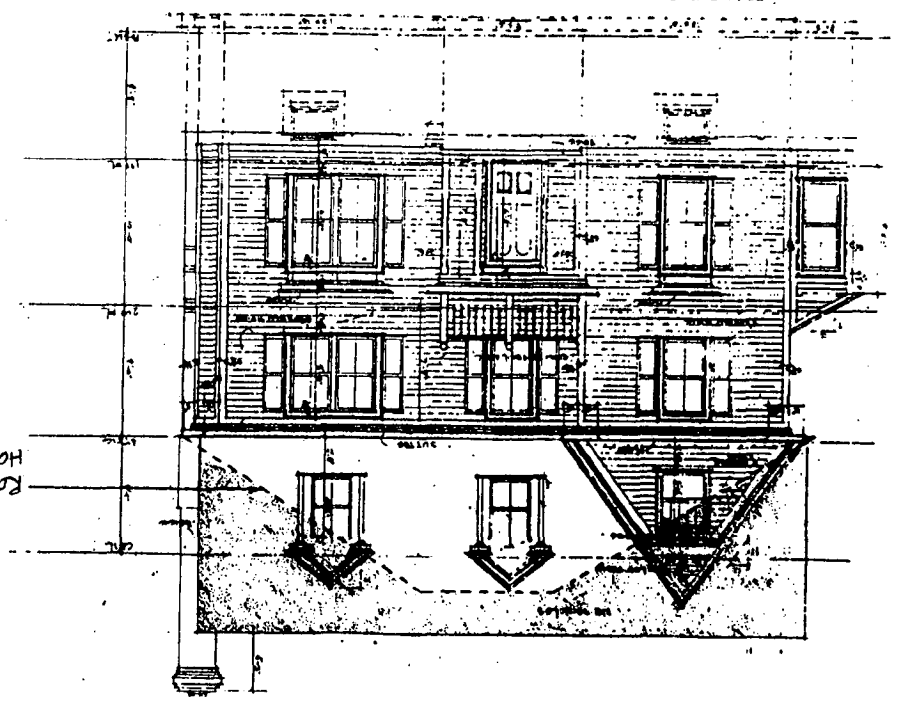
Thomas G. Georgelis & Associates  
A Professional Corporation  
Architects + Planners  
1430 Springhill Rd., Suite 220  
Madison, Virginia 22102-3001  
703/749-4545

AK-4

AREA OF REPUTION

PROJECT STREET ELEVATION  
(PREVIOUS APPLICATION)

ROOF LINE OF PROPOSED HOUSE







HISTORIC PRESERVATION COMMISSION STAFF REPORT

HPC Ex-4

PREPARED BY: Jared B. Cooper

DATE: March 21, 1990

CASE NUMBER: 31/6-90E

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3929 Prospect Street  
Kensington

DISCUSSION:

The applicant, Frank P. Murray, is proposing construction of a new residence at 3929 Prospect Street in the Kensington Historic District. As you will recall, the Commission reviewed this proposal on a preliminary basis at its January 4, 1990 meeting. A proposal by the same applicant to construct a new residence at the same address was the subject of HPC Case No. 31/6-89K, which was denied by the Commission in August, 1989. As you may recall, the reasons, in summary, for denial of that application were as follows:

1. Proposed structure was overscaled in terms of height and square footage.
2. The lot coverage ratio (house to lot) was too high.
3. The proposed width was too great, and the setback line was positioned such that a "building wall" was created.
4. As proposed, there would have been a great deal of destruction of vegetation.
5. The proposed fence was inappropriate.
6. The proposed asphalt driveway was inappropriate.
7. The addition of a garage resulted in two garages on one lot.

As indicated in a December 22, 1989 staff report to the Commission, staff met twice with the applicant and his representatives during the fall of 1989. The goal of these meetings was to bring any new proposal(s) for construction at 3929 Prospect Street into better conformance with earlier concerns. To assist the applicant in developing a revised proposal, staff offered the following general recommendations, using the original proposal (March, 1989) and findings (August, 1989) as a reference:

1. Reduce height and footprint, and change massing in order to impose less on streetscape.
2. Reduce house to lot ratio to no more than 9%.
3. Reduce width and examine the possibility of alternate setback line(s).
4. Place and size structure so that a minimum of mature vegetation is destroyed.
5. Eliminate fence.
6. Install narrow gravel or stone driveway, instead of asphalt.
7. Eliminate garage.

In the proposal currently before the Commission, the applicant responded to many of these concerns, as well as concerns expressed by the Commission and the LAP at the preliminary consultation on January 4, 1990. The applicant has submitted two design alternatives, one which is very similar to that reviewed in January, and one which includes the addition of a small balustraded front porch, roof dormers, and decorative trim. Otherwise, the alternatives are alike (footprint, site plan, etc.). Please note that, in response to two of the primary concerns which were raised at the January 4th meeting (front porch/door orientation and setback from the street), the applicant has added a small front porch and street-facing door, and moved the proposed structure back on the lot. Also, in general response to the August, 1989 findings regarding the original proposal, the applicant has:

1. Reduced the height from 35' to 34' .
2. Reduced footprint from 1594 s.f. plus porches to 1529 s.f.
3. Reconfigured the massing, including removal of large porches.
4. Reduced lot coverage ratio from 14.91% (with porch) or 11.39% (w/o porch) to 10.28%.
5. Reduced overall width (including porch) from 54' to 43'.
6. Not changed the setback line.
7. Indicated that no more vegetation will be destroyed by new proposal, although it is not clear whether less will be destroyed.
8. Eliminated the fence.
9. Proposed gravel or stone for driveway.

10. Not eliminated the garage, but sold Lot 14 (existing structure) with an easement for the existing garage, so that there will be one garage per residence.

Staff recommends approval of design alternative "B" of the application, which differs from alternative "A" by virtue of its balustraded front porch, street-facing entrance door, roof dormers, and decorative gable trim. Staff finds that the applicant's response to the issues outlined above represents a good faith effort to bring the proposal into conformance with Chapter 24A and the Kensington Historic District Master Plan amendment, and that the proposal meets the following approval criteria: 24A-8(b)(1), and (2).

#### ATTACHMENTS

1. HAWP Application and Attachments
2. Photos
3. Site Plan
4. Landscape Plan
5. Elevations/Alternate "A"
6. Elevations/Alternate "B"
7. Excerpts from Applicant's Preliminary Revised Proposal (1/90)
8. Excerpts from Applicant's Original Proposal (3/89)

1721E



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT = 2405458

NAME OF PROPERTY OWNER Frank P. + Margaret C. Murray TELEPHONE NO. 301-951-7011  
(Contract/Purchaser) (Include Area Code)

ADDRESS 6422 Western Ave. Ch. Ch. MD. 20815  
CITY STATE ZIP

CONTRACTOR Same TELEPHONE NO. Same

PLANS PREPARED BY Michael Patterson CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
TELEPHONE NO. 881-6855  
(Include Area Code)

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

LOCATION OF BUILDING/PREMISE

House Number Lot 15 Street Prospect street # 3929

Town/City Kensington, MD. Election District 13

Nearest Cross Street Baltimore + Washington Streets

Lot 15 Block 11 Subdivision Kensington Park

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

1A. TYPE OF PERMIT ACTION: (circle one) 05 515 Circle One: A/C Slab Room Addition  
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other SEP

1B. CONSTRUCTION COSTS ESTIMATE \$ ~~300~~ - 425 K.

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? in Historic district

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADOITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Septic 01  WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

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

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

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.

J.P. Murray 3-5-90  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

RE: Application of Frank P. and Margaret C. Murray  
3929 Prospect Street, Kensington  
HPC Case No. 31/6-90E

PROJECT DESCRIPTION

The proposed house to be built at 3929 Prospect Street is a turn-of-the-century, two story frame Victorian-style home similar to the existing house at Lot 18, Baltimore Street, Kensington. The home's urbane features include traditional wood clapboard siding, charming front entry-way with a balustered flat roof overhead, ornamental front gable with window and simulated "dove-cote" at peak, wood shingle roof material, compatible brick chimney, projected eaves on main and rear gables, Victorianesque 2 over 2 style windows with slat shutters, and, appropriately, a Victorian style glass pane front door.

2. SITE PLAN. For all projects, attach an accurate site plan or property survey, which shall include the following:
  - a. Scale (for example, 1/4" = 1 foot)
  - b. North Arrow
  - c. <sup>site</sup> Location and dimensions of all existing and proposed structures:
  - d. Location of other features such as walks, drives, fences, ponds, streams, dumpsters, mechanical equipment, and major landscaping elements.
  
3. TREE SURVEY. If any 6" diameter or larger trees are to be removed, or fall within the construction zone, attach an accurate tree survey. The survey should include the exact location, size, and species of all trees located in the project area, indicating which are to be preserved and which are to be removed.
  
4. FLOOR PLANS; CONSTRUCTION PLANS. For new construction and room additions, attach a complete set of scaled floor plans. For porches and decks, attach scaled drawings showing dimensions, materials, and where and how they will be attached to existing structures. For other types of work, such as outbuildings and fences, attach scaled drawings showing dimensions, materials, construction methods, and design details.
  
5. ELEVATION DRAWINGS. For new construction, including outbuildings, attach scaled drawings of all sides of the proposed structure. For additions, decks, porches, and major exterior alterations, attach scaled drawings of all sides of structure which will be affected by the proposed work.
  
6. MATERIAL SPECIFICATIONS. For all projects, provide a written description of all exterior materials to be used. If desired, material specifications may also be included as notes on elevation drawings. If available, manufacturer's literature may also be included.

Wood siding

Aluminum gutters

Clear shingle Roof Material

double hung windows



Prospect Street

Left



center



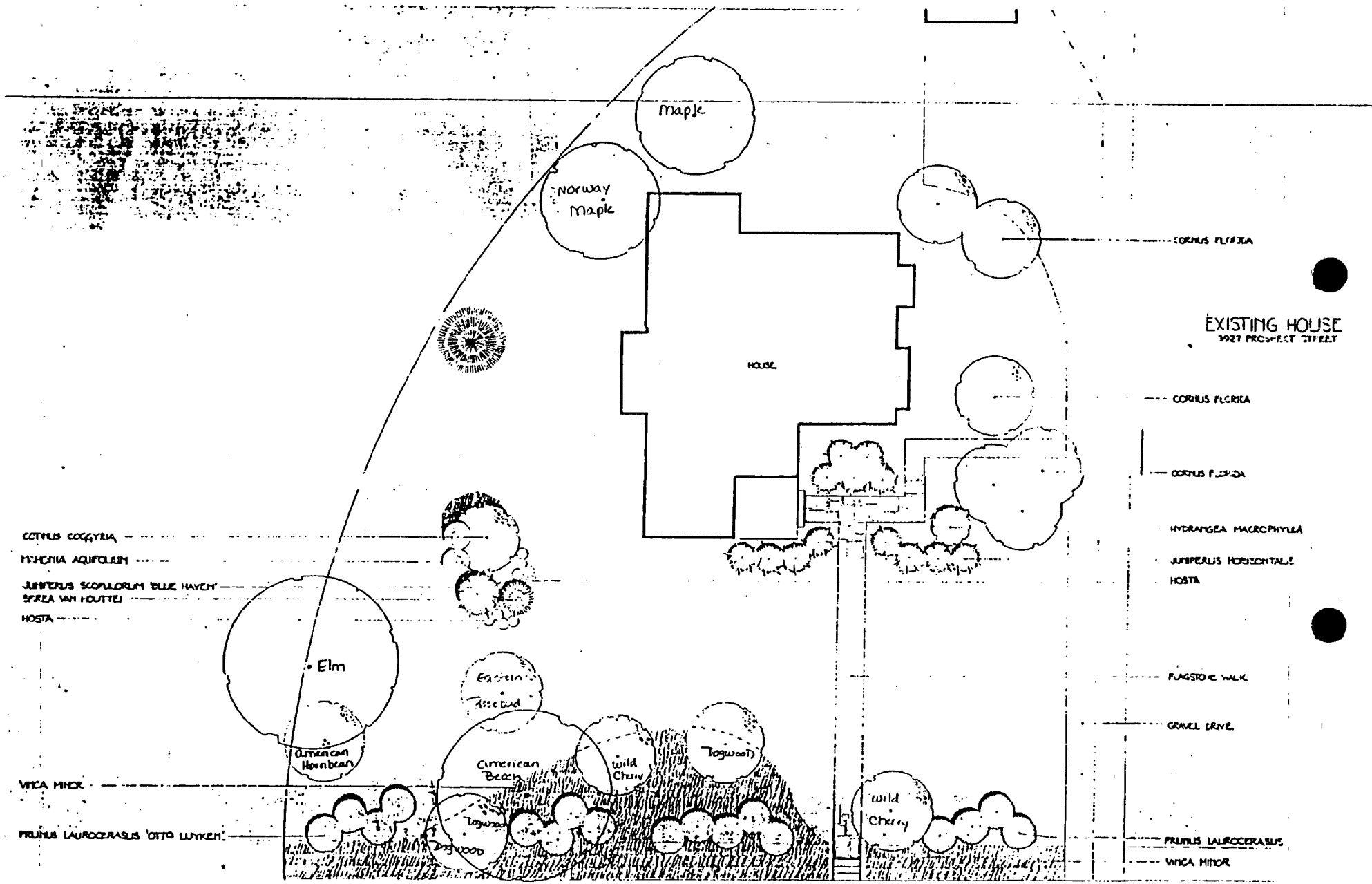
right





3927 Prospect Street  
Lot 14 Block 11  
(Neighboring Structure)





COTYLEDON COCCYRIA  
 MYRTICA AQUIFOLIUM  
 JUNIPERUS SCOPULORUM BLUE HAVEN  
 SPREA VAN HOUTTEI  
 HOSTA

VINCA MINOR  
 PRUNUS LAURO-CERASUS OTTO LUYKEN

EXISTING HOUSE  
 1927 PROJECT TITELY

CORNUS FLORIDA

CORNUS FLORIDA

CORNUS FLORIDA

HYDRANGEA MACROPHYLLA  
 JUNIPERUS HORIZONTALIS  
 HOSTA

FLAGSTONE WALK

GRAVEL DRIVE

PRUNUS LAURO-CERASUS  
 VINCA MINOR

Maple

Norway  
Maple

Elm

Eastern  
Assebud

American  
Beech

Wild  
Cherry

Dogwood

Wild  
Cherry

HOUSE

15 DEC 89

PATTERSON  
PECT  
ROCKVILLE, MD. 20852  
31-0000

NOTE:  
1. BALCONY 7' x 8'  
2. LOADING DOOR  
3. FINISH SHINGLES  
IN GARAGE

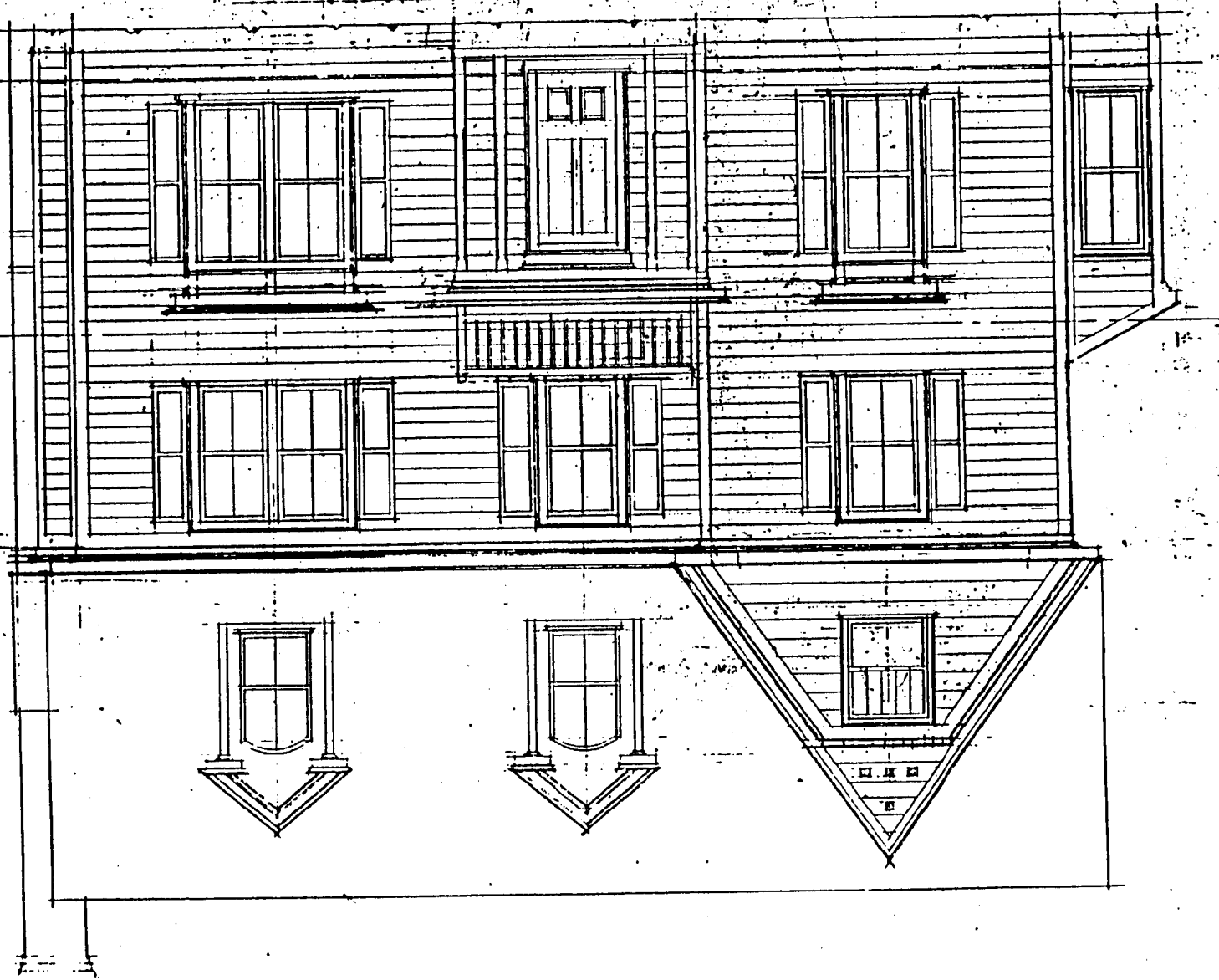
FRONT

MA  
E E  
HISTORICAL  
COMMISSION

2'-0"

10'-0"

8'-1/2"





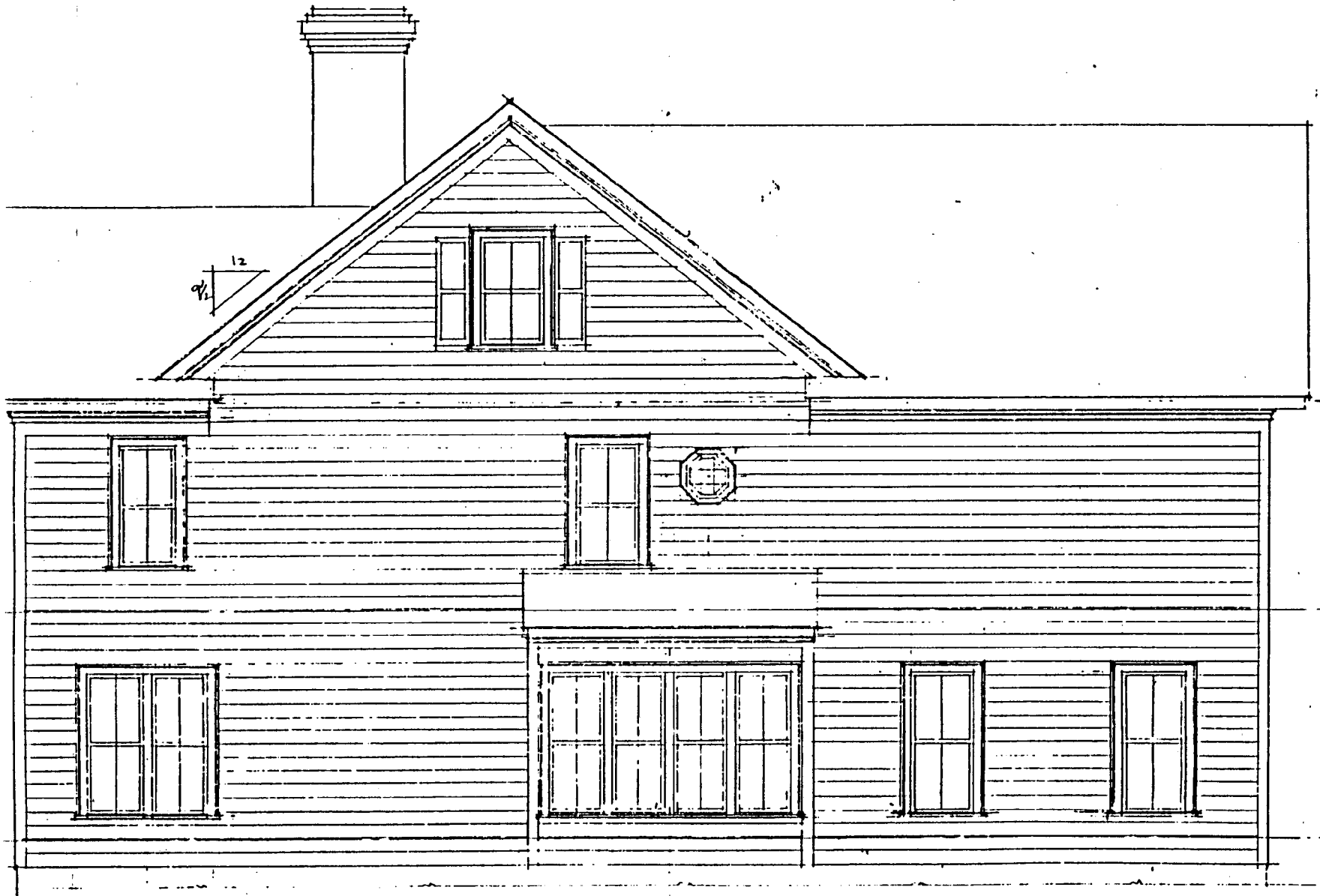
RIGHT SIDE

MICHAEL B. PATTERSON  
ARCHITECT  
11820 PARKLAWN DRIVE, ROCKVILLE, MD. 20852  
(301) 881-6855

23-JAN-95

3

BR  
HI  
CO



LEFT SIDE

MICHAEL B. PATTERSON  
ARCHITECT  
11000 BIRCHWOOD LANE, WASHINGTON, DC 20004





READ

MICHAEL B. PATTERSON  
ARCHITECT  
11020 PARKLAWN DRIVE, ROCKVILLE, MD 20852



# Montgomery County Government

## MEMORANDUM

DATE: 7/23/90

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: *JBC*  
Jared B. Cooper, Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 6/22/90 reviewed the attached application by Frank P. Murray for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: (see attached)

### Attachments:

1. HAWP Application
2. Conditions of Approval
3. Site Plan
4. Elevations
5. Floor Plans

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: October 3, 1990

CASE NUMBER: 31/6-90P

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3929 Prospect Street

TAX CREDIT ELIGIBLE: No

DISCUSSION:

A proposal by the applicant for new construction at 3929 Prospect Street was approved with conditions by the Commission in June, 1990. The applicant's present proposal attempts to conform with those conditions, which were as follows:

1. To support the preservation of the Historic District's park-like garden setting, the applicant must submit a formal landscape plan for HPC approval. The landscape plan shall delineate all landscape features, including walks, drives, walls, fences, trees, shrubs, and other plantings.
2. To mitigate the effects of construction on existing vegetation on and adjacent to the property, the applicant must implement a tree preservation program prior to and during the construction process. The plan shall be prepared by a qualified arborist.
3. To mitigate the effects of construction on the surrounding historic resources, the applicant must implement an approved construction staging plan. The plan shall demonstrate that construction activity will not harm the adjacent historic resources by indicating the areas that construction equipment will access the site, the areas on the site where construction materials will be stored, and the areas on the site where dirt will be stockpiled.

In response to condition #1, the applicant has submitted an arborist's "Tree Preservation Program", which includes early action requirements for preservation, clearing, root pruning, and construction pruning, and on-going maintenance. In response to condition #2, the applicant has submitted a detailed landscape plan. In response to condition #3, the applicant has submitted a construction staging plan.

STAFF RECOMMENDATION:

It appears that a minimal amount of clearing will be needed for construction and that a large majority of the original trees and other plantings will be preserved. The arborist's report identifies one hemlock tree and two dogwood trees to be removed for clearing of the construction access at the far east side of the front of the property. No provision is made for their future replacement, however. Two redbud trees just east of the location of the new house and two black cherry trees at the center of the front of the property are also slated for clearance. The arborist recommends that any additional clearance be postponed until after construction; this will require another Historic Area Work Permit. Approximately 30 new plantings will be made. The submitted construction staging plan should ensure minimum impact of the construction process on adjacent resources.

Staff recommends that the submitted construction staging plan be approved based on criterion 24A-8(b)(1) and (3). The submitted tree preservation plan and landscaping plan do work to preserve and maintain the district's park-like garden setting and staff recommends approval 24A-8(b)(1), (2), and (3) with the condition that the applicant replace the hemlock and dogwood trees that will be removed for construction access with trees of similar size and canopy in order to maintain their screening effect on the front and east side of the property.

ATTACHMENTS:

1. HAWP Application and Attachments
2. Photos
3. Landscaping Plan

SENT TO LAP: 9-24-90

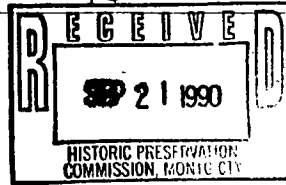
COMMENTS RECEIVED: NO

SENT TO APPLICANT 10-4-90



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625



## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2405458

NAME OF PROPERTY OWNER Frank P. + Margaret C. Murray TELEPHONE NO. 301-951-7011  
(Contract/Purchaser) (Include Area Code)

ADDRESS 6422 Western Ave. Ch. Ch. MD. 20815  
CITY STATE ZIP

CONTRACTOR Same TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Michael Patterson CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 881-6855  
(Include Area Code)

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

### LOCATION OF BUILDING/PREMISE

House Number 3929 Street Prospect St.

Town/City Kensington Election District \_\_\_\_\_

Nearest Cross Street Baltimore St.

Lot 15 Block 11 Subdivision Kensington Park

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 | Porch                           | Deck              | Fireplace     |
|            |            |                | Revision  | Fence/Wall (complete Section 4) | Shed              | Solar         |
|            |            |                |           |                                 | Woodburning Stove | Other _____   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 500 K.
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

- 2A. TYPE OF SEWAGE DISPOSAL
- |   |               |
|---|---------------|
| 01 ( <input checked="" type="checkbox"/> ) WSSC | 02 ( ) Septic |
| 03 ( ) Other _____                              |               |
- 2B. TYPE OF WATER SUPPLY
- |   |             |
|---|-------------|
| 01 ( <input checked="" type="checkbox"/> ) WSSC | 02 ( ) Well |
| 03 ( ) Other _____                              |             |

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

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

Molly Murray 9-20-90  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9009200061 FILING FEE: \$ \_\_\_\_\_

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

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

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

SEE REVERSE SIDE FOR INSTRUCTIONS

APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

We have enclosed  
the landscape plan,  
tree preservation plan  
and construction  
staging plan.

b. General Description of Project:



Lot 15 Block 11  
Prospect Street

Left



center

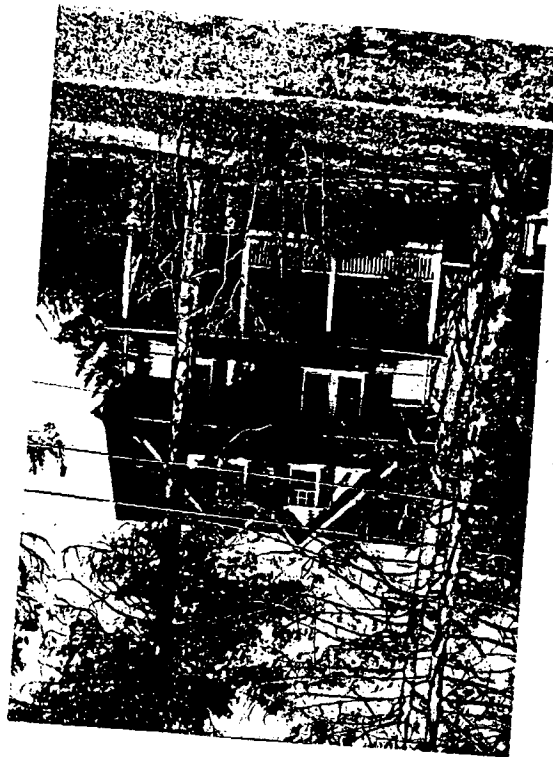


right

9009200061

9009200061

3927 Prospect Street  
Lot 14 Block 11  
(Neighboring Structure)



9009260061

MURRAY AND SONS  
Builders  
6422 WESTERN AVENUE  
CHEVY CHASE, MARYLAND 20815  
PHONE (301) 951-7011

August 28, 1990

Historic Preservation Commission  
of Montgomery County  
51 Monroe Street, Tenth Floor  
Rockville, Maryland 20850

Attention: Leonard Taylor Jr. AIA.

Re: New construction at 3929 Prospect Street,  
(Lot 15, Block 11) Kensington.

Dear Mr. Taylor,

As requested, we are pleased to submit the following  
construction staging plan for the above property:

- A. Stake-out and Excavation. Dirt stockpiled in rear right side of yard (to save for backfilling) and remainder to be hauled away to other job site. Vegetation will be preserved by fencing around all key areas of preservation. (See Arborist's report) Construction vehicle access through front right (cleared) area of lot. Access over driveway apron and across open area. (See diagram on landscape plan)
- B. Footings, Framing, Close-in. Lumber and material storage in left front cleared area and right of rear yard. Fencing will protect root zones and vegetation.
- C. Backfill. Dirt from stockpile to be used.
- D. Utilities. (Electric, Water, Sewer and Gas). Will be fed underground on front right side of lot where already cleared.
- E. Landscaping, etc. See landscape diagram.

Yours truly,

Frank P. Murray

THE CARE OF TREES by URBAN FOREST MANAGEMENT, INC.  
13964 BARNSFIELD ROAD  
HERNDON, VIRGINIA 22071

09/09/90

MURRAY AND SONS, INC.  
6422 WESTERN AVENUE  
CHEVY CHASE, MARYLAND 20815

### TREE PRESERVATION PROGRAM

#### KENNSINGTON PARK SUBDIVISION, LOT 15

#### I. Early Action Requirements

##### A. Tree Protection Fencing

In order to provide protection for all trees which are to be preserved on the site, tree protection fencing should be installed at the limits of clearing before any clearing, grading, excavation or construction begins on the site. Tree protection fencing should have upright posts installed in the ground, with a strong chain link fabric or board battens should be placed across the uprights. The fencing should be strong enough to deter construction workers on the site from moving it once installed.

Tree protection fencing should be placed along the entire perimeter of the building envelope, at a minimum of ten feet from the trunks of the trees to be preserved. Silt fencing material should be placed along with the tree protection fencing in areas where construction run-off may effect tree preservation areas. Along the side of the construction access is one area in which tree protection fencing and silt fencing are both recommended.

Once established, no activity should be allowed within the tree preservation zones. This shall include but not be limited to the storage of equipment, construction materials, tools, and the parking of vehicles. Construction workers should be prohibited from cleaning or rinsing tools or equipment, and throwing construction wastes, chemicals or paint thinners into these areas.



MURRAY AND SONS, INC.  
6422 WESTERN AVENUE  
CHEVY CHASE, MARYLAND 20815

09/09/90

### TREE PRESERVATION PROGRAM

#### KENNSINGTON PARK SUBDIVISION, LOT 15

We recommend that a continuous protection zone be placed around the American holly and the dogwood trees to the preserved along the east side of the property. Because these trees will be subject to significant construction disturbance the extended tree protection area will be required.

#### B. Clearing

Prior to any construction on the site, the limits of clearing should be clearly identified. Minimal clearing is required to prepare this site for construction. Therefore each tree to be removed should be marked to eliminate the accidental removal of the wrong tree. Two areas of primary concern, are the construction access easement at the front of the property, and the group of ornamental trees located on the east side of the property, along the driveway.

The clearing of the construction access is to include the removal of one hemlock tree, and several black cherry trees. Trees and limbs which will interfere with construction vehicles to a height of fourteen feet should be removed. Due to their proximity to the construction access, we suggest that the dogwood trees located along the east side of the construction access be removed.

Selected clearing on the east side of the property is to include the removal of two redbud trees and two black cherry trees. One American holly and one Dogwood tree are to be preserved in this area.

Selective removal of additional trees along the perimeter of the property may be necessary to improve the remaining stand of trees. We suggest that this clearing be postponed until after the completion of construction, in order to deter construction workers from cutting through the tree preservation zone.

MURRAY AND SONS, INC.  
6422 WESTERN AVENUE  
CHEVY CHASE, MARYLAND 20815

09/09/90

### TREE PRESERVATION PROGRAM

#### KENNSINGTON PARK SUBDIVISION, LOT 15

In order to protect the trees adjacent to the limits of clearing, stump removal should be completed with a stump grinding machine, and not pushed or pulled out with a bulldozer or back-hoe. Stump grinding will minimize the disturbance to the root systems of the adjacent trees to be preserved.

#### C. Root Pruning

Root pruning is recommended in those areas where excavation is likely to impact significant roots of adjacent trees. Root pruning is carried out to cleanly sever the roots at the known limits of excavation. In this case root pruning should be completed by trenching to a depth of eighteen to twenty four inches, with a ditch witch or stump grinder at the limit of excavation for the foundation at the northwest corner of the structure. Root pruning should extend for a minimum of twenty feet south and east of from this corner. To accommodate the required overdig for the excavation, the root pruning should be offset approximately four feet from the proposed foundation wall.

#### D. Construction Pruning

Prior to construction, a careful assessment should be made to determine if any trees will require pruning to provide clearance for the proposed construction. This pruning should include limbs that are likely to interfere with the walls, eaves or roof of the structure. Additional clearance should be considered for all construction equipment which may be required. This may include, scaffolds, ladders, fork-lifts, tractors, etc..

Construction pruning should be carried out by a qualified tree expert who is licensed by the State of Maryland. Pruning should be completed according to standards set forth by the National Arborist Association.

MURRAY AND SONS, INC.  
6422 WESTERN AVENUE  
CHEVY CHASE, MARYLAND 20815

09/09/90

## TREE PRESERVATION PROGRAM

### KENNSINGTON PARK SUBDIVISION, LOT 15

#### II. Maintenance

##### A. Remedial Action

Damage incurred by trees on the site during the construction process should be repaired immediately. Wounds should be traced. Broken branches should be properly pruned.

Soils compacted within tree preservation zones should be aerated by auguring holes three feet on center throughout the root zone of the tree. The holes should be approximately two and one half inches in diameter, and approximately eighteen inches deep

##### B. Additional Maintenance

**Fertilization.** Trees within the preservation zones will benefit from proper fertilization in fall or early spring. Natural areas can be fertilized by liquid injection throughout the root zone, or surface application of appropriate formulations. Generally balanced formulations, such as 20-20-20 NPK, should be applied at a rate of three to four pounds N per 1000 square feet of surface area.

**Insect pest and Disease Control.** All plant materials to be preserved on the site should be inspected and treated for any harmful insect infestations or diseases. Cover sprays are not recommended, and chemical applications should only be applied to control specific target problems.

**Tree Stand Improvement in Non-disturbed Areas.** Within the tree preservation zones, tree stand improvement may be carried out to improve the health and appearance of those trees not directly impacted by the construction process. In addition

MURRAY AND SONS, INC..  
6422 WESTERN AVENUE  
CHEVY CHASE, MARYLAND 20815

09/09/90

TREE PRESERVATION PROGRAM

KENNSINGTON PARK SUBDIVISION, LOT 15

to pruning, fertilization, insect pest and disease control, tree stand improvement may include the selective removal of marginal or undesirable trees, clean-up of the ground plane, and release thinning to promote the growth of selected high value specimens.

# PLANT LIST (NEW MATERIAL ONLY)

| TREES & SHRUBS |   |                           |         |           |
|----------------|---|---------------------------|---------|-----------|
| QD             | BOTANICAL NAME                            | COMMON NAME               | SIZE    | REMARKS   |
| 1              | ACEP RUBEUM                               | RED MAPLE                 | 2"-2½"  | B+B       |
| 1              | AMELANCHIER CANADENSIS                    | SHADBLOW SERVICEBERRY     | 5'-6'   | B+B       |
| 5              | CERCIS CANADENSIS                         | EASTERN REDBUD            | 8'-10'  | B+B       |
| 3              | EUONYMUS KIALTSCHOVICUS 'SIGBOLDIANA'     | EVERGREEN EUONYMUS        | 24'-30" | CON       |
| 1              | GLADISTIA TRIACANTHOS VAR INERMIS 'HALKA' | THORNLESS HONEYLOCUST     | 2"-2½"  | B+B       |
| 10             | ILEX CRENATA 'HELLERI'                    | JAPANESE HOLLY            | 3 GAL   | CON       |
| 1              | MAGNOLIA X SOULANGIANA                    | SAUCER MAGNOLIA           | 5'-6'   | B+E/CON   |
| 1              | PRUNUS LAUROCESTRUS 'OTIO LIYKSEN'        | OTIO LIYKSEN CHERRYLAUREL | 18-24'  | B+B       |
| 2              | PRUNUS LAUROCESTRUS 'SCHIIKAENSIS'        | CHERRYLAUREL              | 24-30"  | B+B       |
| 1              | RHODOGENDRON 'ROSEUM BELGIAN'             | (SAME)                    | 24-30"  | B+E/CON   |
| 3              | VIBURNUM Plicatum tomentosum 'MARIESII'   | DOUBLEFILE VIBURNUM       | 24'-30" | B+B       |
| GROUND COVER   |   |                           |         |           |
| 300            | VINCA MINOR                               | PERIWINKLE                | 24 FT   | PLANTS 50 |

NOTE: EXISTING MATERIAL TO REMAIN IS MARKED +. SEE TREE PLAN FOR CLIPPER.



