

31/6 3927 Prospect St.
31/6-90J



Montgomery County Government

MEMORANDUM

DATE: 7/13/90

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 7/11/90 reviewed the attached application by Marshall Presser for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: With the exception of

the proposed change to the front (south) elevation.

Attachments:

1. HAWP App.
2. Building Permit App.
3. Site Plan
4. Window Schedule
5. Elevations (Before and After)
6. Floor Plan (Before and After)

JBC:av

II. HISTORIC AREA WORK PERMIT APPLICATIONS

- A. Application by Ken and Jane Salomon, at 10547 St. Paul Street, Kensington (HPC Case No. 31/6-90H)

The Chair opened the public record and explained that this application is for retroactive approval of a tree removal. Mr. Cooper explained in his staff report that the applicants had a potentially dangerous tree removed from their property, after consulting with staff. The Chair closed the public record.

Commissioner Cantelon **MOVED** to approve the application on the basis of criterion 24A-8(b)(4), in that the proposal is necessary in order that unsafe conditions or health hazards be remedied. Commissioner Hartman seconded the motion, which passed unanimously.

- B. Application by Marshall Presser and Nancy Sherman, at 3927 Prospect Street, Kensington (HPC Case No. 31/6-90J)

The Chair opened the public record on this case, and asked for staff's report and recommendations. Ms. Vawter noted that the application was advertised in the Montgomery Journal on June 1, 1990. Mr. Cooper explained that the applicant is proposing a number of door/window opening changes involving three elevations of this structure, including enlargement of the main entrance doorway, enlargement of an existing side elevation oriel window, enlargement of a side elevation window, and relocation/reorganization of rear elevation door/windows. Mr. Cooper stated that generally, he does not find that the proposal would substantially alter the individual resource or the historic district as a whole, and recommended approval of the application for the most part. However, he recommended the retention of the oriel window at the side elevation. He said that, in his opinion, it is one of the most unusual and interesting exterior features, and should be preserved if at all possible.

Mr. Cooper also recommended that, while the entrance door sidelights are appropriate, they be arranged to flank a single, rather than a double entrance door. This, he said, would accomplish the overall purpose of gaining interior light, while achieving more compatible proportions.

With these two changes, Mr. Cooper said, he would recommend approval of the application based on criteria 24A-8(b)(1) and (2). He added that the LAP has submitted no written comments.

Ms. Nancy Sherman, co-owner of the property, came forward to state that she agreed that the oriel window is an interesting architectural feature of the house. She explained that the purpose of the proposed alterations is to bring more light into the house. She said that the front of the structure is heavily wooded, and the structure has a low-hanging porch that also obstructs light. Ms. Sherman stated that revised plans have now reduced the double doors to two feet each in width, instead of 2 1/2 feet in width. She stated

that a house on Washington Street has the same door and sidelight configuration as the proposal, which might serve as a neighborhood precedent.

Mr. Marshall Presser, co-owner of the house, stated that it is extremely dark in the front of the house currently. He also stated that potential building on the two lots adjacent to the structure may serve to reduce further the available light. He stated that a third window was considered for the front elevation, but rejected for aesthetic reasons.

Commissioner Taylor stated that he disagreed with the staff recommendation, and explained that he had spoken to Mr. Cooper regarding his feelings. Commissioner Taylor stated that he believed the application should be denied as submitted, because it proposes to change window and door openings on all four elevations of a primary resource in an area of Kensington which has been presented as a very important part of the Historic District. He stated that changing this many openings in the original fabric goes against the Secretary of the Interior's Guidelines for Historic Preservation.

Commissioner Hartman agreed, and also stated that the proposal runs counter to commonly accepted preservation standards. She stated that this many changes to this many openings on one of the outstanding primary historic resources would, without question, substantially alter the structure. She asked the applicants whether there was any evidence that some of the existing openings might not be original. Mr. Presser replied that all of the openings in the kitchen are unoriginal, and that he didn't know whether any of the other openings in the resource were original.

Commissioner Wagner stated that the original architectural plans for this property are available, and that she has seen them. She stated that the front elevation and the side elevation with the oriel window are original. She stated that, at a recent conference she attended, the emphasis was on paying attention to the Secretary of the Interior's Guidelines and educating the public on the Guidelines. She said that she was troubled that there is not a mechanism in place for communicating these Guidelines to the public, because the goal of preservation is not to enhance properties, but to show the world the way these houses were when they were built, and the character they give the community as a group.

Ms. Sherman stated that the interior of the house is very bleak with the current window situation. She asked the Commission to consider her family's needs for more light.

The Commission generally agreed that it was less troubled by the proposals to alter the rear of the structure, since it has been previously altered. It was also agreed that the record would be left open in order for the applicant to attempt to obtain the original plans for the house, and to re-think the proposal for the side and front elevations.

- C. Application by Robert Schmitz and Gale Held, at 3808 Washington Street, Kensington (HPC Case No. 31/6-90I)

I. HISTORIC AREA WORK PERMIT APPLICATIONS

A. Second Review of Application by Marshall Presser and Nancy Sherman, at 3927 Prospect Street, Kensington (HPC Case No. 31/6-90J)

The Chairperson opened the public record and asked for staff's report and recommendations. Mr. Cooper reminded the Commission that the applicant had appeared at the June 13, 1990 meeting, and after some discussion of the proposal had been instructed to return this evening with an alternative proposal which would better conform with the Ordinance and the Secretary of the Interior's Guidelines. In particular, he said, the Commission found that the original proposal involved a number of inappropriate changes to window and door openings on a primary resource. In response, Mr. Cooper stated, the applicant has revised the original proposal; and staff finds that the revisions meet the objectives of both the applicant and the Guidelines. He recommended approval of the application based on criteria 24A-8(b)(1) and (2), and also recommended approval of a tax credit for the work at the appropriate time.

Commissioner Randall questioned staff's recommendation that a tax credit be allowed for this work, stating that the Commission had previously decided that only work which enhanced the existing fabric and met criterion 24A-8(b)(3) would be recommended for tax credits. He stated that he did not find that these changes would be eligible for tax credit.

Commissioner Wagner stated that she was under the impression that the applicants would be attempting to locate the original house plans, to determine whether some of the changes were consistent with the original design and intent. Ms. Sherman replied that she had tried to obtain the original plans but was unable to. She did say, however, that she had spoken to a former long-term tenant of the house who confirmed that the doors on the rear of the structure were not original.

Dr. Ray Shulman, Acting Chairperson of the Kensington LAP, came forward to state that 4 members of the LAP met to discuss the application. He said that there was a split decision on various aspects of the application. One member, he said, felt that this structure represents one of a handful of unmuddled homes in the District, and felt that no alterations to such a resource should be undertaken, unless they would enhance its appearance. Dr. Shulman said that the other three members felt that the rear changes were reasonable in that it was unknown just how original that portion of the house is to begin with. He said that three members were of the opinion that the french glass door was inconsistent with other structures in the Historic District, but that a single door with double lights was consistent with features and changes that have been made in other houses in the area. Dr. Shulman added that there were also some concerns expressed about the materials to be used in the alteration.

Mr. Marshall Presser came forward to speak to the proposal. He stated that old houses belong to the past and to those who live in them today, and presently are their stewards. To preserve a building, he said, one must be able to live in it with some measure of comfort. In the nine months that his family has lived at 3927 Prospect Street, he said, thousands of dollars have been spent on badly-needed structural repairs. He said that his family is committed to the preservation of the historic resource, even at great personal expense. Mr. Presser stated that he and his family wish to make some small changes to the front facade to accomodate an urgent need for more sunlight. He said that the house has very few windows, perhaps in keeping with Kensington's role as a retreat from the Washington summers. He said that the roof of the porch is also lower than those of the surrounding houses of the same era. Those factors, he said, combined with a dark wood interior, has made for an extremely dark interior space. He stated that much thought has been given to alternative proposals, and that the family is now willing to preserve the west facade as is, and to withdraw their previous proposal for alterations to that elevation. Mr. Presser said that they have struggled to find compatible solutions and believe that there is precedence in the neighborhood for double doors as a means of increasing interior light. He stated that the door presently at the front is undistinguished in its style, while a double door would meet their needs and is aesthetically appropriate. The Pressers showed slides of various homes in the District with double doors and/or sidelights, which he said would establish a precedent for what they are proposing.

Mr. Presser said that the current state of the kitchen at the rear of the house needs some modification. He said that the kitchen was modernized with poor workmanship by a previous owner, and the two sets of double doors at the northeast corner are neither original or functional; one set leads to a three-foot drop to the ground below, and neither set closes properly. Mr. Presser said that the previous tenant's recollection of the northern wall suggests that the window currently there may have been moved when the sink was located to an interior wall. The badly damaged and shoddily repaired stucco under that window, he said, attests to the fact the window is probably not original, or may have been moved. Mr. Presser said that the fenestration proposed is also aimed at bringing more light into the kitchen and is compatible with other designs in the neighborhood. In summary, he said, his family has tried to accomodate many of the concerns of the Commission, particularly in regard to the west facade. He said that the plans for the door have been scaled down from two 2'6" wide doors to 2' doors, and that he believes that the revised proposal for the rear facade is in keeping with similar alterations that have been made in the neighborhood.

Ms. Helen Wilkes, a resident of 3923 Prospect Street, came forward to speak in favor of the proposal, stating that in her opinion the alterations are compatible with the resource.

Commissioner King stated that he personally did not object to the proposal to alter the rear, but found the proposal for the front changes problematic. Commissioner Booth agreed, and stated that he would hate to lose the lattice-work window adjacent to the door. Commissioner Randall concurred.

Mr. Presser and Ms. Sherman commented that they had tried several options which would leave the window intact, but that the proposals did not present themselves well on paper. Chairperson Taylor stated that the Commission was unable to make a decision based on the fact that this is the best solution, because the HPC was not provided with drawings of other alternatives.

Commissioner Wagner agreed with the LAP representative who stated that because it is such a pristine primary resource, and because it is one of the unique styles, there may be no solution. She said that she believes the best alternative for this house may be to keep it as it is.

There being no further discussion, the Chair closed the public record.

Commissioner King MOVED to approve the proposal to alter the east and rear, or north elevations as requested in the revised proposal, with the specific disapproval of the current proposal for alteration of the south, or front elevation. He made the motion on the basis of criteria 24A-8(b)(1) and (2), in that the proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district, and in that the proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of an 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 Chapter 24A. Commissioner Randall seconded the motion. Commissioner Cantelon requested that the motion be amended to reflect that the applicants would receive no tax credit for the work. Commissioners King and Randall agreed to accept the amendment, and the motion passed unanimously.

C. Mark Chance, at 10015 Pratt Place, Silver Spring (HPC Case No. 31/7-90K)

The Chairperson opened the public record on this application and asked for staff's report and recommendations. Ms. Vawter noted that the application was advertised in the Montgomery Journal on June 27, 1990. Mr. Cooper explained that the applicant is proposing construction of a small attached shed at the rear of the residence, located in the "Pratt Station" development. He recommended approval of the application based on criteria 24A-8(b)(1) and (2).

There was no discussion of the proposal, and the Chair closed the public record.

Commissioner Wagner MOVED to approve the application of Mark Chance for an Historic Area Work Permit at 10015 Pratt Place, on the basis of criterion 24A-8(b)(1), in that the proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district. Commissioner Miskin seconded the motion, which passed unanimously.

HPC/July 11, 1990

MEMORANDUM

TO: Historic Preservation Commission
FROM: Jared B. Cooper *JBC*
DATE: July 3, 1990
SUBJECT: HPC Case No. 31/6-90J (3927 Prospect Street, Kensington)

At the June 13, 1990 HPC Meeting, the applicant in the above-referenced case was directed to return to the Commission with an alternative proposal which would better conform with Chapter 24A and the Secretary of the Interior's Guidelines.

In particular, the Commission found that the original proposal involved a number of inappropriate changes to window and door openings on a primary resource. In response, the applicant has revised the original proposal (see attached).

Note that, unlike the original proposal, no changes to the west elevation are proposed.

Staff finds that the revisions meet the objectives of both the applicant and the cited Guidelines. Staff recommends approval of the revised proposal, based on criteria 24A-8(b)(1) and (2), and also recommends approval of a tax credit for the work at the appropriate time.

Attachments

1. Staff's Original Report
2. Original HAWP Application
3. Site Plan
4. Photographs
5. Existing Elevations
6. Elevations (Original Proposal)
7. Elevations (Revised Proposal)

1927E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 5, 1990

CASE NUMBER: 31/6-90J

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3927 Prospect Street

TAX CREDIT ELIGIBLE: YES

DISCUSSION:

The applicant is proposing a number of door/window opening changes involving three elevations of the structure located at 3927 Prospect Street in the Kensington Historic District. Included are 1) enlargement of the main entrance doorway; 2) enlargement of an existing side elevation oriel window; 3) enlargement of a side elevation window; and, 4) relocation/reorganization of rear elevation door/windows.

STAFF RECOMMENDATION:

Generally, staff does not find that the proposal would substantially alter the individual resource or the historic district as a whole. For the most part, staff recommends approval of the application. However, staff recommends the retention of the oriel window at the side elevation. In staff's opinion, it is one of the most unusual and interesting exterior features, and should be preserved if at all possible.

Also, staff recommends that, while the entrance door sidelights are appropriate, they be arranged to flank a single, rather than a double entrance door. This would accomplish the overall purpose of gaining interior light, while achieving more compatible proportions.

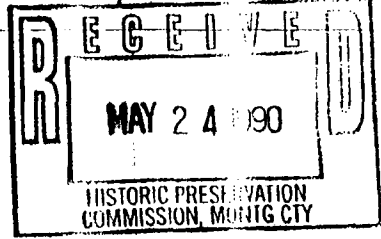
With these two changes, staff would recommend approval of the application based on criteria 24A-8(b)(1) and (2). To date, the LAP has submitted no written comments.

ATTACHMENTS:

1. HAWP Application
2. Site Plan
3. Photographs
4. Elevation Drawings
5. Window Schedule
6. Floor Plans

JBC:av
1865E

②



APPLICATION FOR
HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Marshall Dresser & Nancy Stormen TELEPHONE NO. (301) 942-9156
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 3127 Prospect St Kensington STATE MD ZIP 20095
 CONTRACTOR Shelterworks TELEPHONE NO. (301) 585-1386
 PLANS PREPARED BY Leura Hutz CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. (301) 856-6787
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 3127 Street Prospect St (NUMBER)
 Town/City Kensington Election District 13
 Nearest Cross Street Conn. Ave
 Lot 14 Block 11 Subdivision Kensington Park
 Other Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wick/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 Add rev. windows, doors
 1B. CONSTRUCTION COSTS ESTIMATE \$ 32,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? Y

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 X 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:
 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.

Marshall Dresser 24 May 1990 (3)
 Signature of owner or authorized agent (agent must have signature notarized on back) Date:

APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

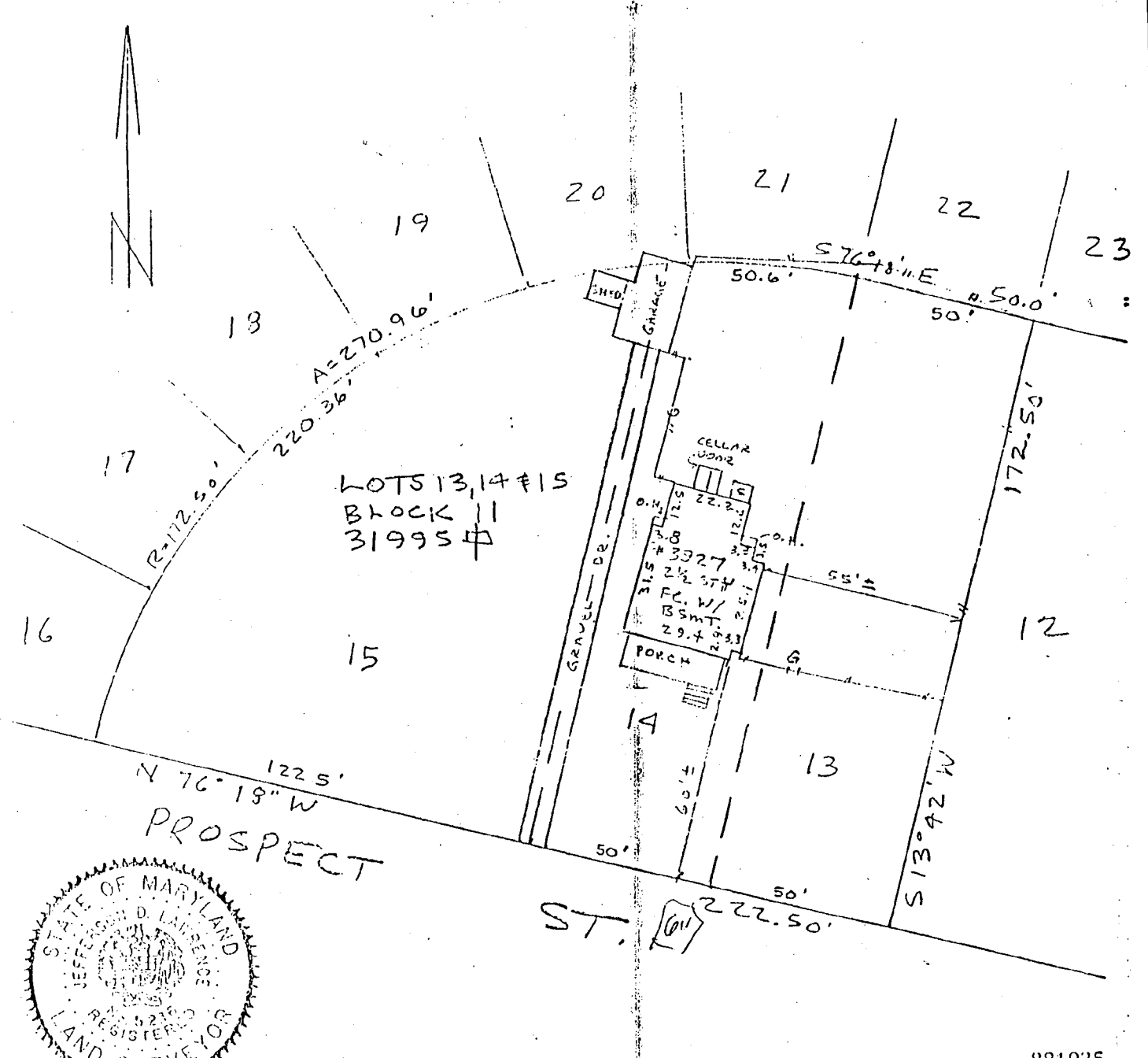
The existing structures on Lot 14, 3927 Prospect St, Kensington, are a 3 story Victorian house, erected around the turn of the century, and a wooden one car garage with an attached storage shed. The house is often described as of the Queen Anne style.

b. General Description of Project:

The project consists of (1) an alteration to the front entrance to incorporate two authentic Victorian leaded glass sidelights and a larger doorway, (2) the installation of a bay window on the west side of the house, (3) the enlargement of a window on the west side of the house, (4) a modernization of the kitchen including new windows and relocation of the rear entrance. No alteration to the foot print of the house will be made. The addition of windows is to provide more natural light to the interior of the house.

2

④



Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 40'
RECORDED IN:
PLAT BOOK: B
PLAT: 4

HOUSE LOCATION
LOTS 13, 14 & 15 BLOCK 11
KENSINGTON PARK
MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

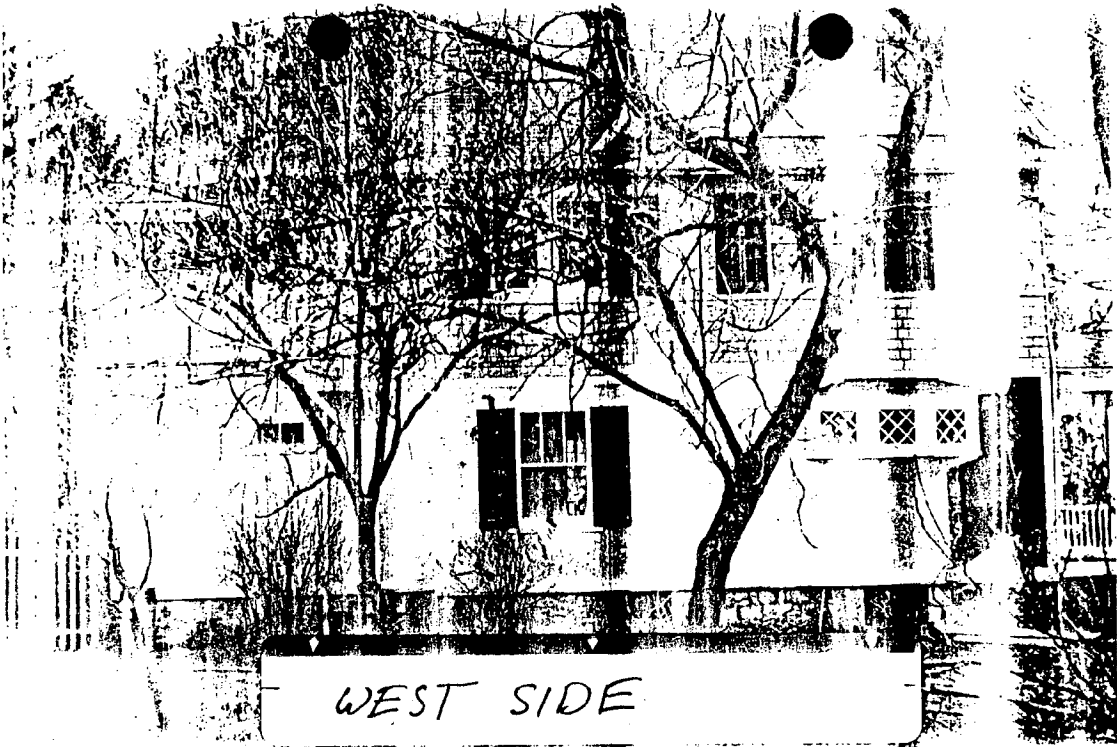
I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: January 4, 1989

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5218

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

5



WEST SIDE



PROPOSED SIDELIGHT

6



FRONT



REAR

7

EXISTING ELEVATIONS

8



EXISTING FRONT ELEVATION

9



EXISTING BACK ELEVATION

10

EXISTING SIDE ELEVATION

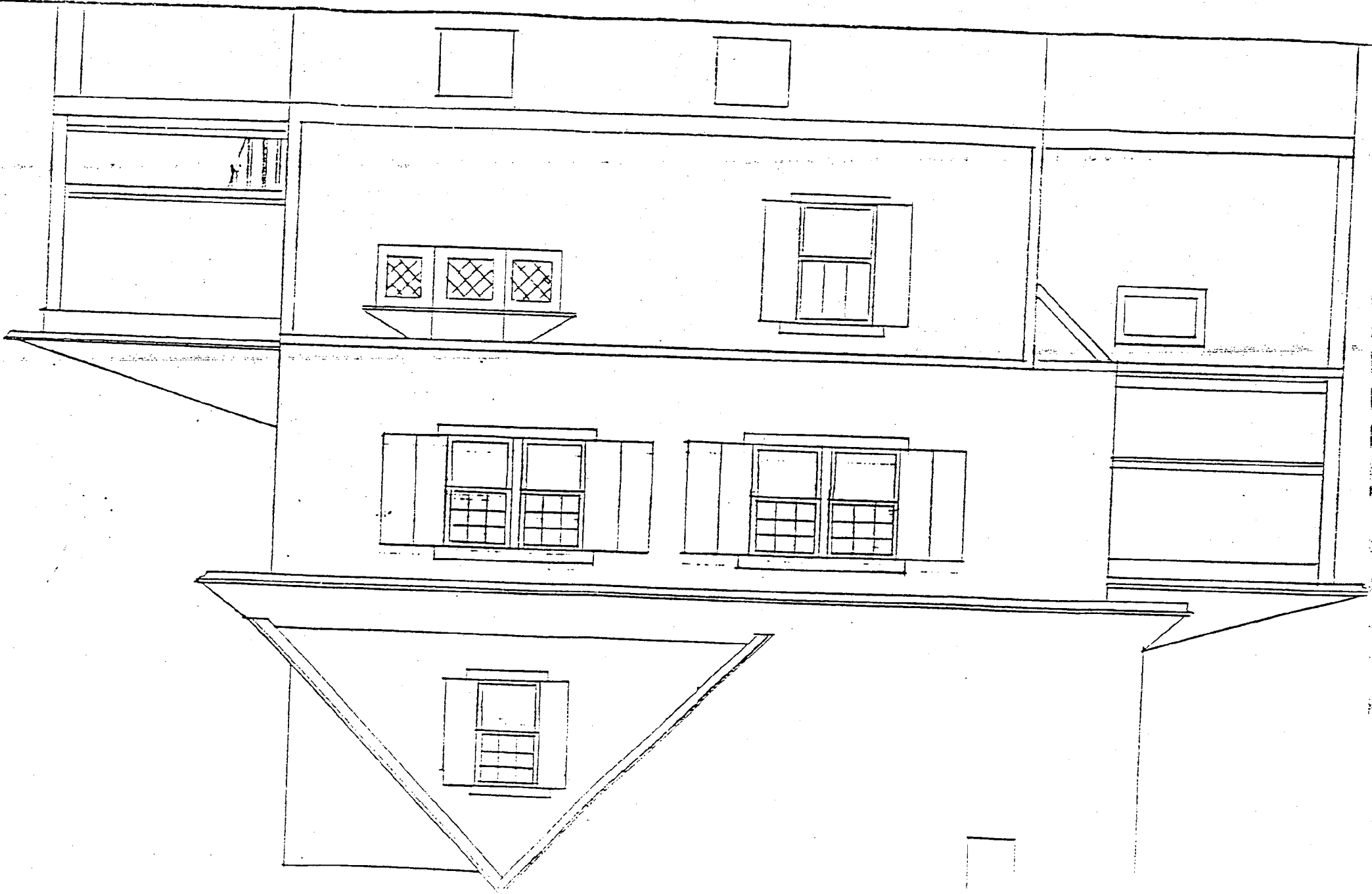
West

1/4" = 1'

Sherrill Res.

Laurel

11





EAST ELEVATION

11a

ELEVATIONS (ORIGINAL PROPOSAL)

12



CAVITY
SHINGLES

9'-0"
INSIDE EDGE

2'-6"

WOOD
SHINGLES

STUCCO

NEW
DOOR &
SIDE-
LIGHTS
FIT W.D.
PANELS

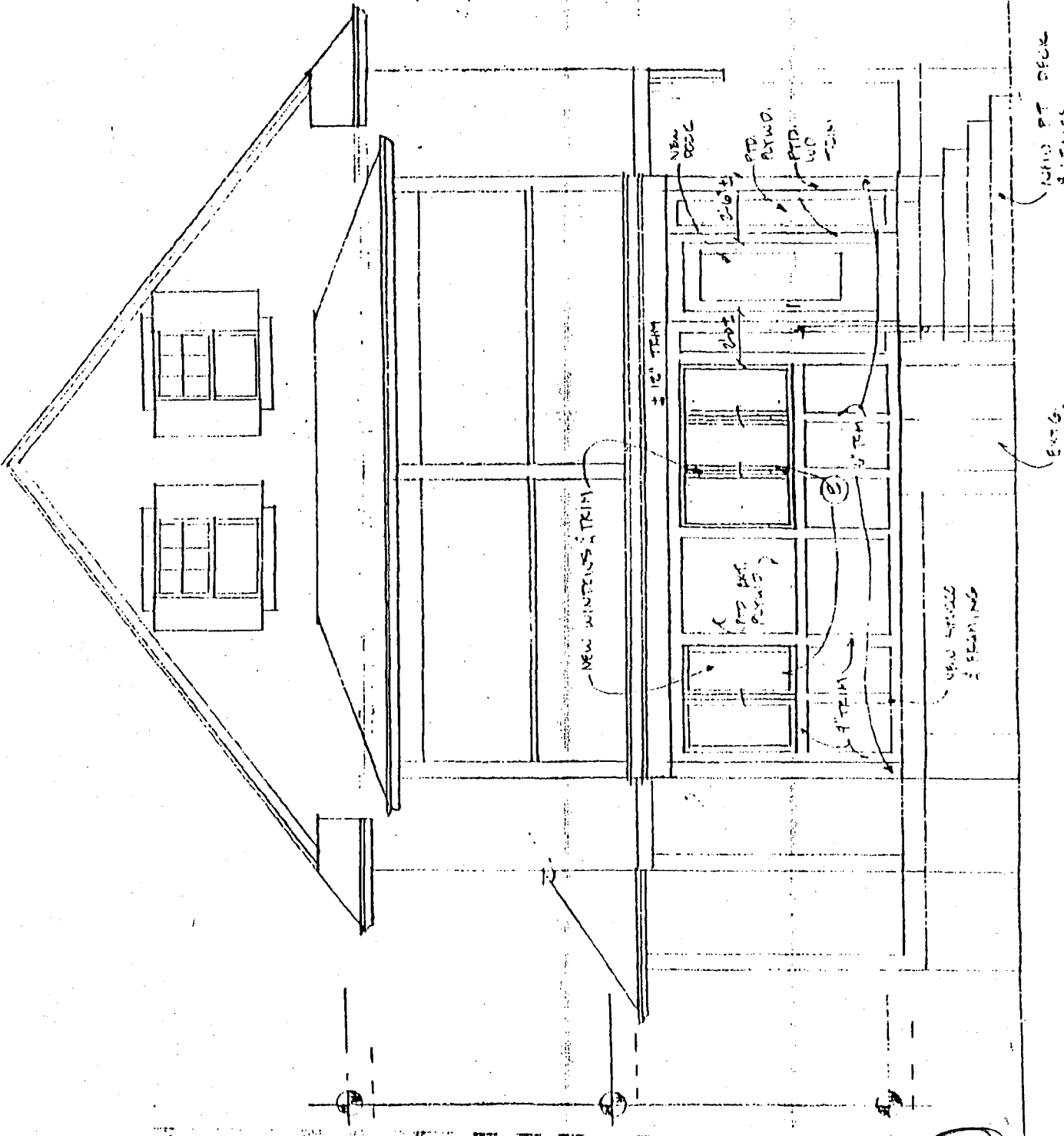
MACH EXI
FIT W.D. II
1 1/4" (1")

Proposed FRONT ELEVATION

1/4" = 1'-0"

Sherman-Tresser

13



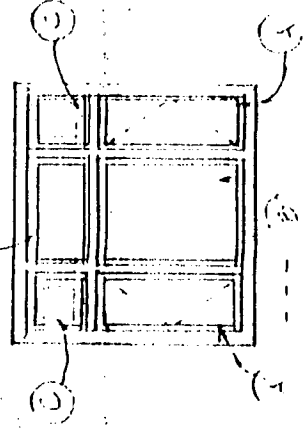
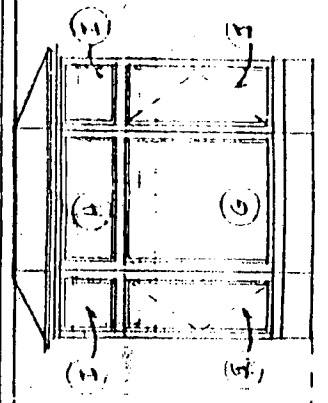
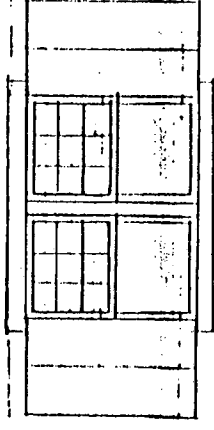
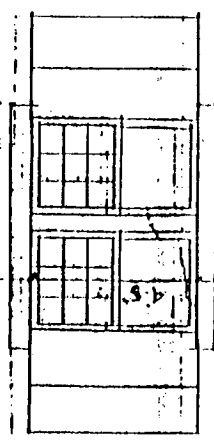
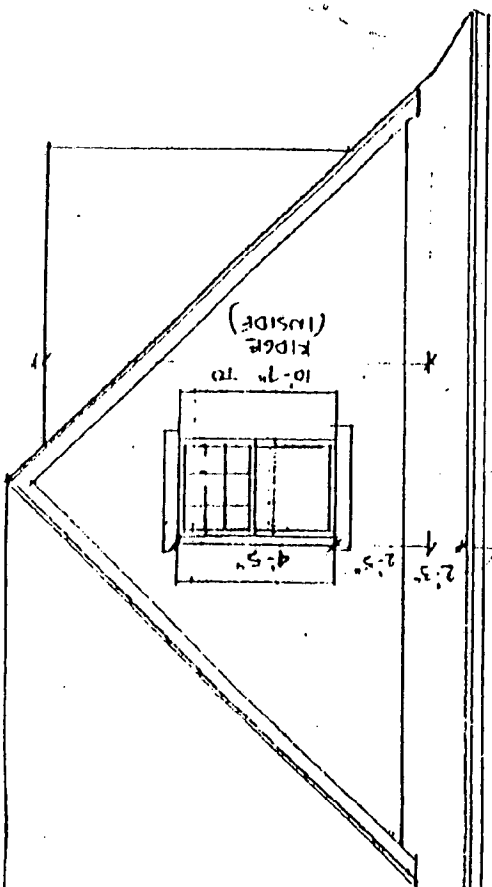
(14)

1/2\"

ATTORNEY

7:24 (FIRST)

7 INTER 14" x 10"



Proposed Side elevation, New (west)



15

11/1

ELEVATIONS (REVISED PROPOSAL)

16

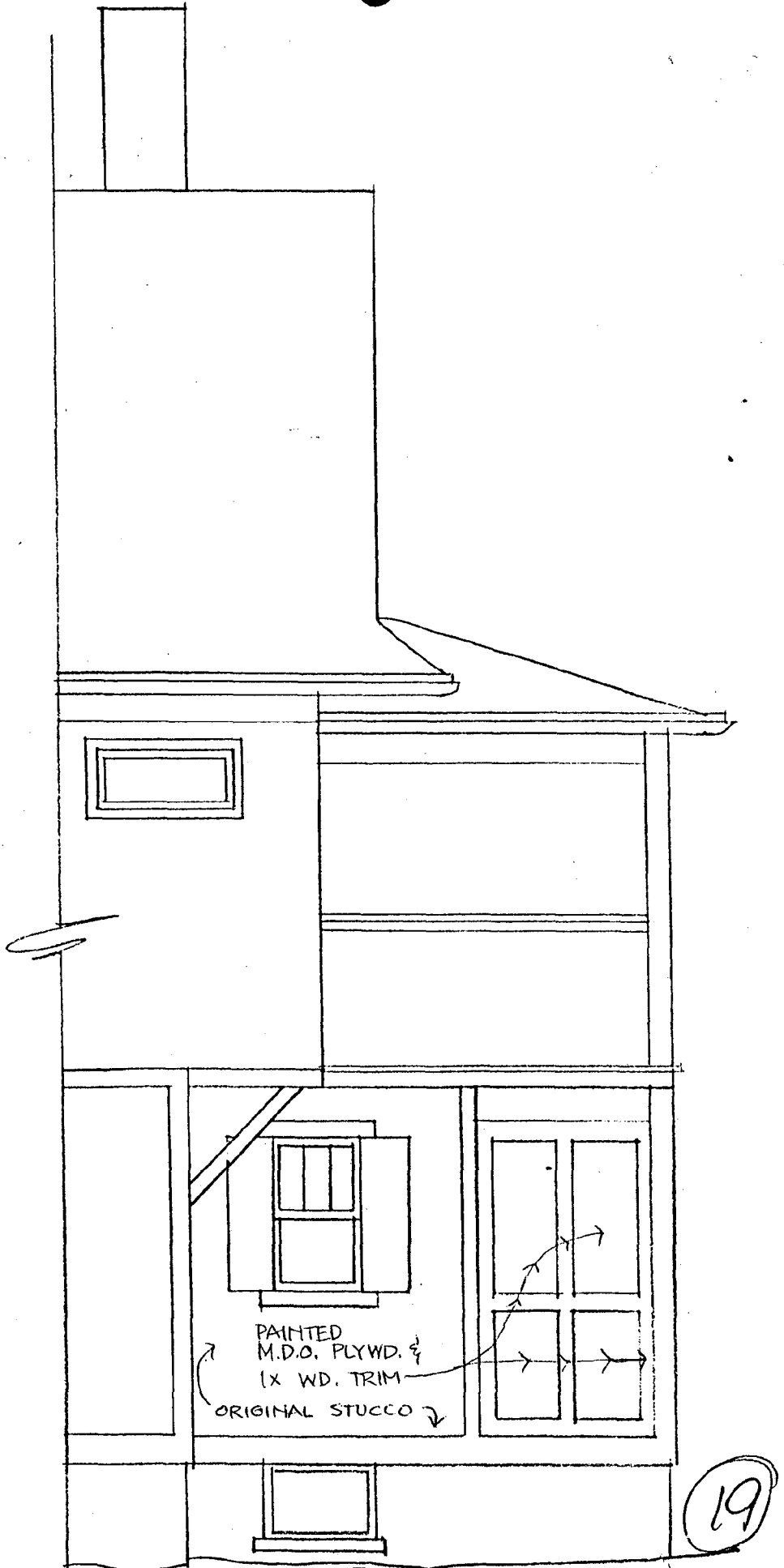


REVISED 17
~~FRONT~~ FRONT ELEVATION



Proposed back (REVISED)

18



SHERMAN-PRESSER

PROPOSED ~~WEST~~ EAST ELEVATION REVISIONS

19

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 5, 1990

CASE NUMBER: 31/6-90J

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3927 Prospect Street

TAX CREDIT ELIGIBLE: YES

DISCUSSION:

The applicant is proposing a number of door/window opening changes involving three elevations of the structure located at 3927 Prospect Street in the Kensington Historic District. Included are 1) enlargement of the main entrance doorway; 2) enlargement of an existing side elevation oriel window; 3) enlargement of a side elevation window; and, 4) relocation/reorganization of rear elevation door/windows.

STAFF RECOMMENDATION:

Generally, staff does not find that the proposal would substantially alter the individual resource or the historic district as a whole. For the most part, staff recommends approval of the application. However, staff recommends the retention of the oriel window at the side elevation. In staff's opinion, it is one of the most unusual and interesting exterior features, and should be preserved if at all possible.

Also, staff recommends that, while the entrance door sidelights are appropriate, they be arranged to flank a single, rather than a double entrance door. This would accomplish the overall purpose of gaining interior light, while achieving more compatible proportions.

With these two changes, staff would recommend approval of the application based on criteria 24A-8(b)(1) and (2). To date, the LAP has submitted no written comments.

ATTACHMENTS:

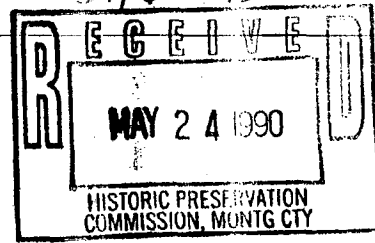
1. HAWP Application
2. Site Plan
3. Photographs
4. Elevation Drawings
5. Window Schedule
6. Floor Plans

JBC:av
1865E



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625 3116-903



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Marshall Dresser & Nancy Sherman TELEPHONE NO. (301) 942-9156
(Contract/Purchaser) (Include Area Code)

ADDRESS 3927 Prospect St Kensington STATE MD ZIP 20095

CONTRACTOR Shelterworks TELEPHONE NO. (301) 585-1330^{IP}

PLANS PREPARED BY Laura Lintz CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 856-6787
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3927 Street Prospect St (MASTER)

Town/City Kensington Election District 13

Nearest Cross Street Conn. Ave

Lot 14 Block 11 Subdivision Kensington Park

Liber. _____ Folio _____ Parcel _____

IA. TYPE OF PERMIT ACTION: (circle one)

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

IB. CONSTRUCTION COSTS ESTIMATE \$ 32,000

IC. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

ID. INDICATE NAME OF ELECTRIC UTILITY COMPANY Depco

IE. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (<u>4</u>) WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <u>4</u> 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 _____ (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.

Marshall Dresser Signature of owner or authorized agent (agent must have signature not printed on back)

24 May 1990 Date (3)

APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

I. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

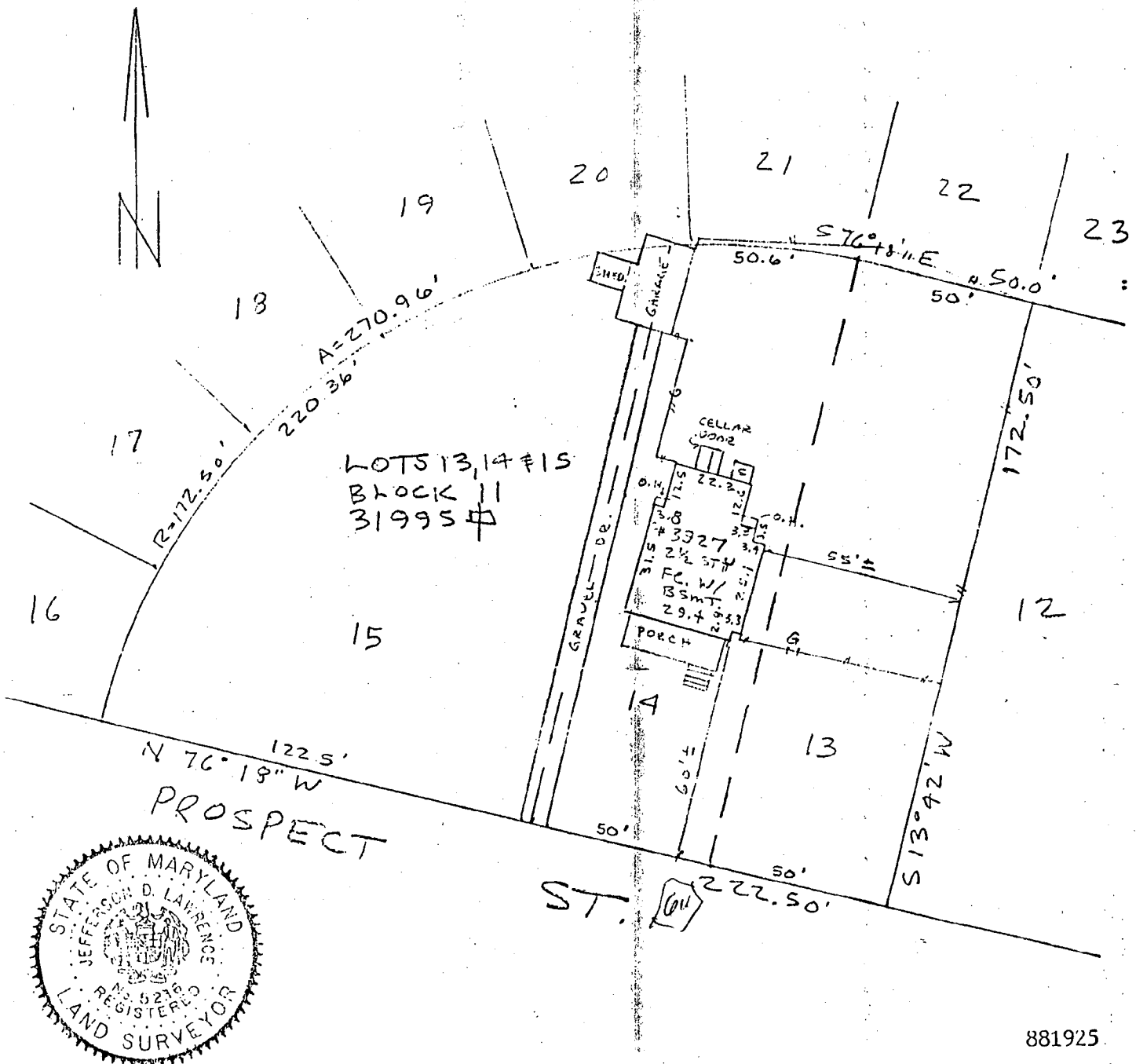
The existing structures on Lot 14, 3927 Prospect St, Kensington, are a 3 story Victorian house, erected around the turn of the century, and a wooden one car garage with an attached storage shed. The house is often described as of the Queen Anne style.

b. General Description of Project:

The project consists of (1) an alteration to the front entrance to incorporate two authentic Victorian leaded glass sidelights and a larger doorway, (2) the installation of a bay window on the west side of the house, (3) the enlargement of a window on the west side of the house, (4) a modernization of the kitchen including new windows and relocation of the rear entrance. No alteration to the foot print of the house will be made. The addition of windows is to provide more natural light to the interior of the house.

~~X~~

(4)



881925

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 40'
RECORDED IN:
PLAT BOOK: B
PLAT: 4

HOUSE LOCATION
LOTS 13, 14 & 15 BLOCK 11
KENSINGTON PARK
MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

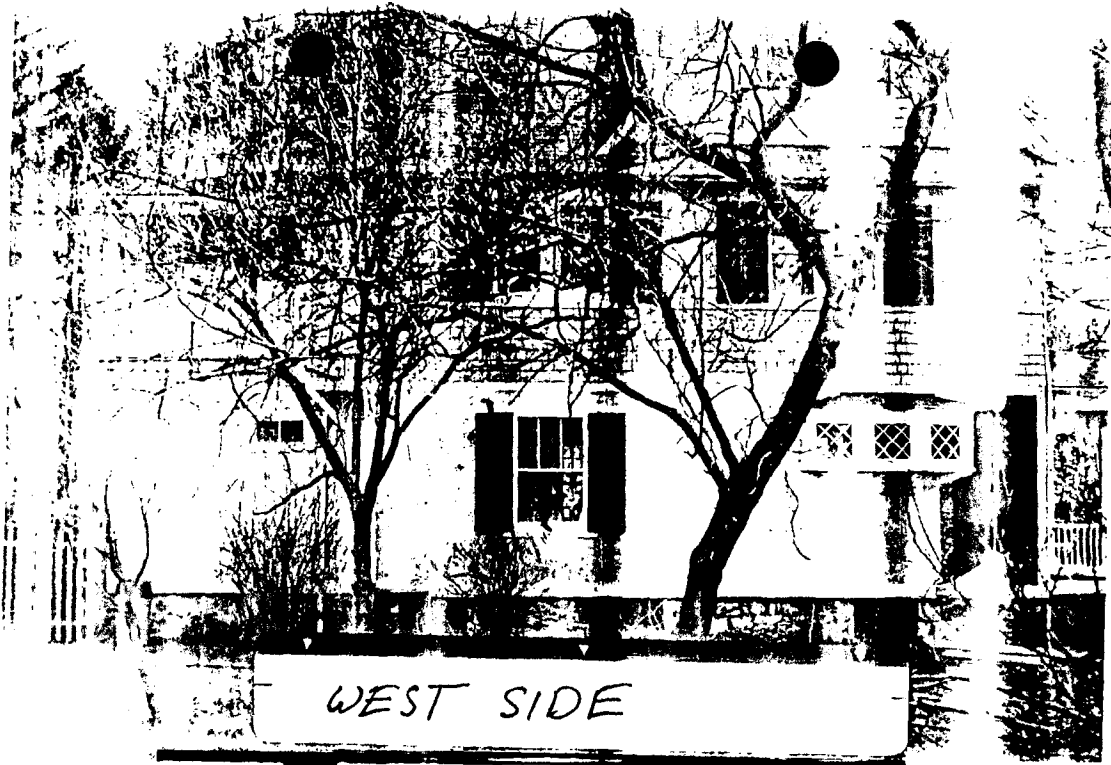
I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: January 4, 1989

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

(5)



WEST SIDE



PROPOSED SIDELIGHT

6



7



EXISTING FRONT ELEVATION

9



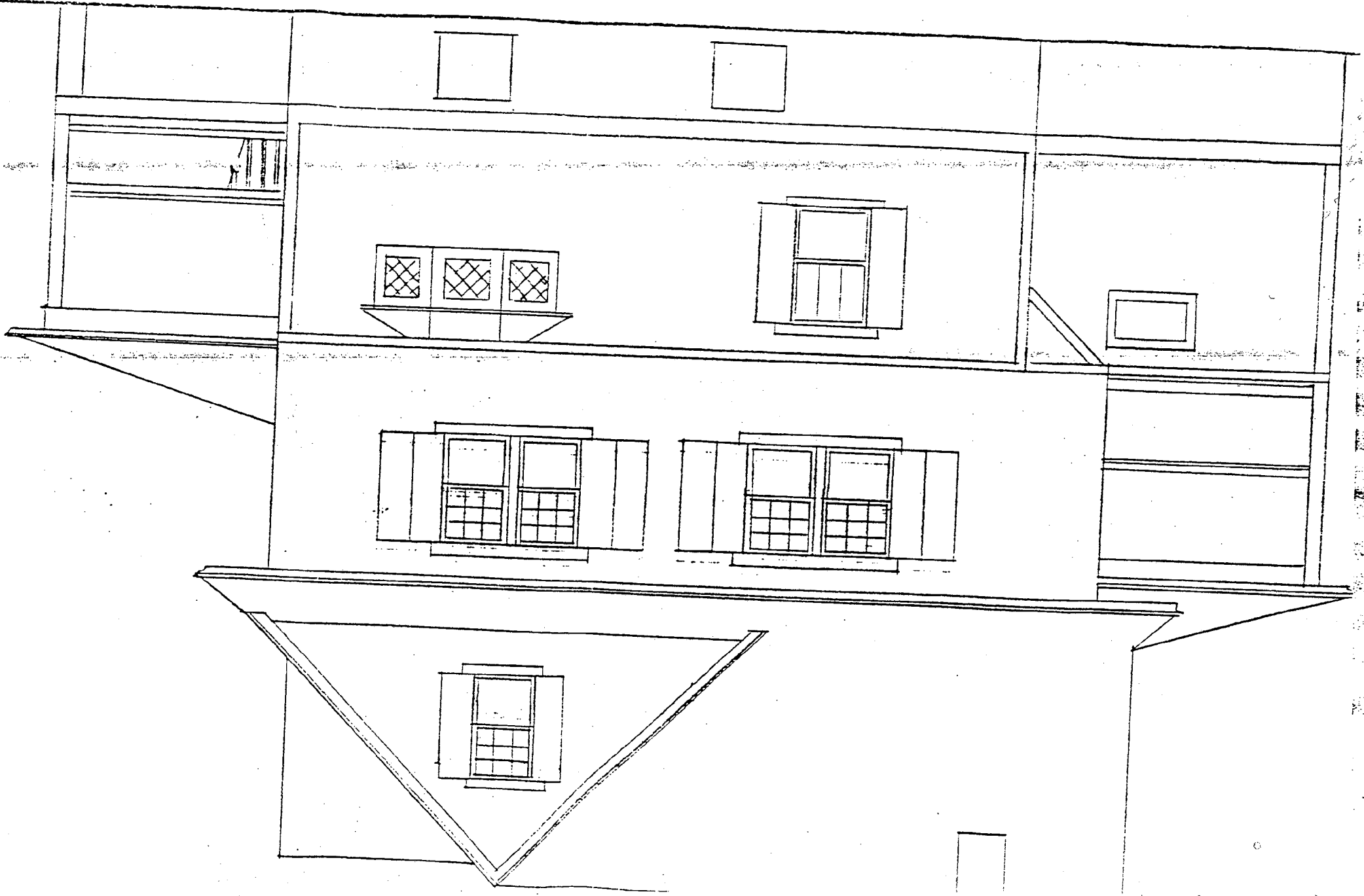
EXISTING BACK ELEVATION

10

EXISTING SIDE ELEVATION
West

1/4" = 1'

11



Sherman Ross

Laura C. M. Co. 1/1/1

SHEPARD/PRESSER

Proposed Brick

1/4" = 1'0"



9'-0"

9'-0"

CAVITY SHINGLES

W.D. SHINGLES

MATCH EXT. FIN. W.D. TI 12'4"

Proposed FRONT ELEVATION

Shepherd-Presser

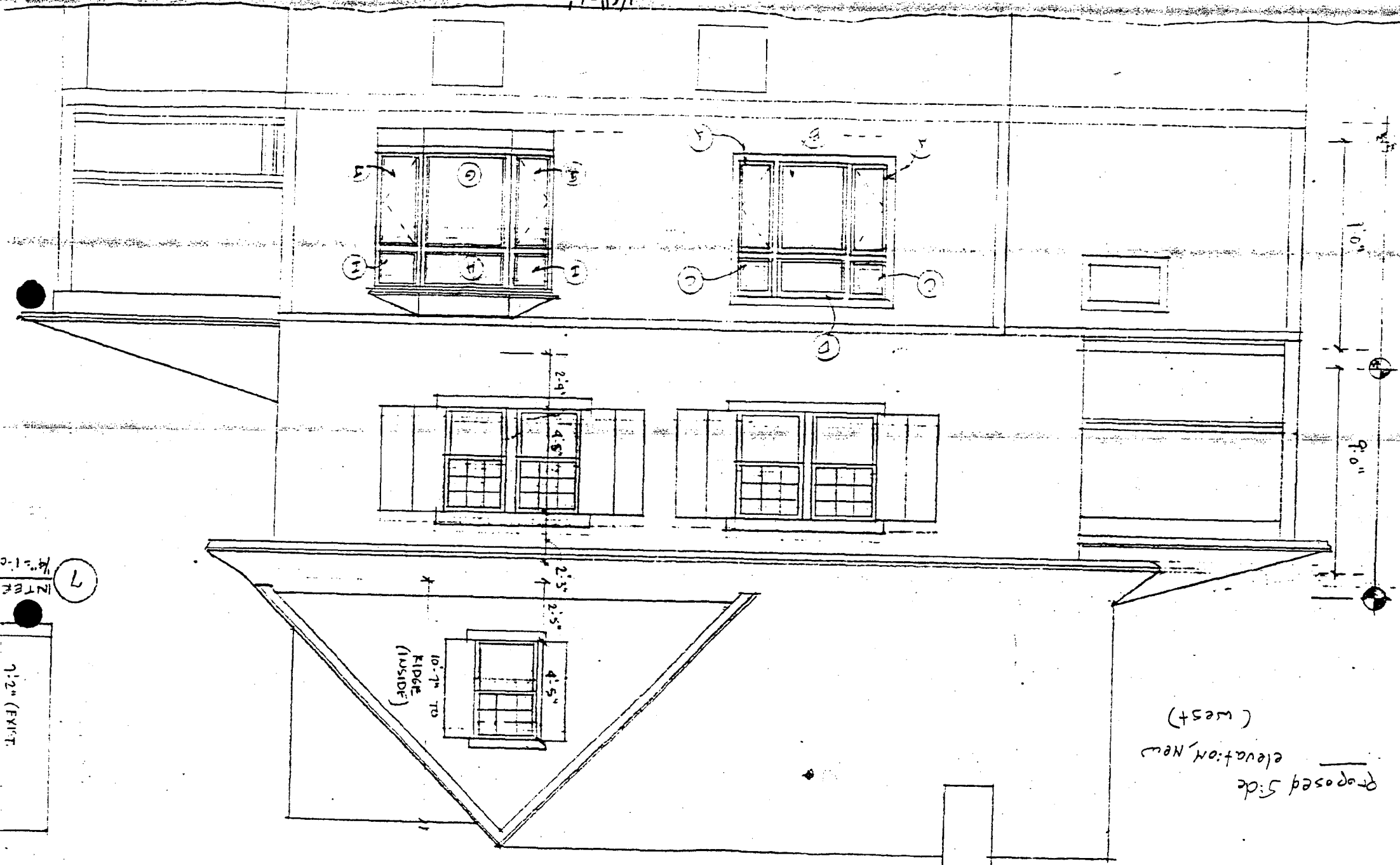
1/4" = 1'0"

13

1/11/11

51

INTER
4'-10"
7
1'-2" (EXIST.)



Proposed Side Elevation, New (West)

(5/20/90
not all changed to Morgan since yet)

NEW WINDOWS (PRIMED)

MARK	F.O.	#	DESCRIPTION
A	1'-5" x 4'-1 7/8"	1	AND XC 14 / MORGAN 1648
B	3'-4" x 4'-0 9/16"	1	FIXED MORGAN 3648
C	1'-5" x 1'-9"	2	FIXED
D	3'-1" x 1'-9"	1	FIXED AND AN 351 MORGAN 3620
E	4'-1" x 4'-1 7/8"	2	AND C14 / MORGAN 2448 2W
E-3	6'-8" x 4'-1 7/8"	1	MORGAN 2448 3W
J	DAY	2	OPERABLE
I	1'	2	FIXED MORGAN
G	"	1	FIXED MORGAN 4048
H	4'-1" x 1'-9"	1	FIXED MORGAN 4820
F?	FRONT DAY?		

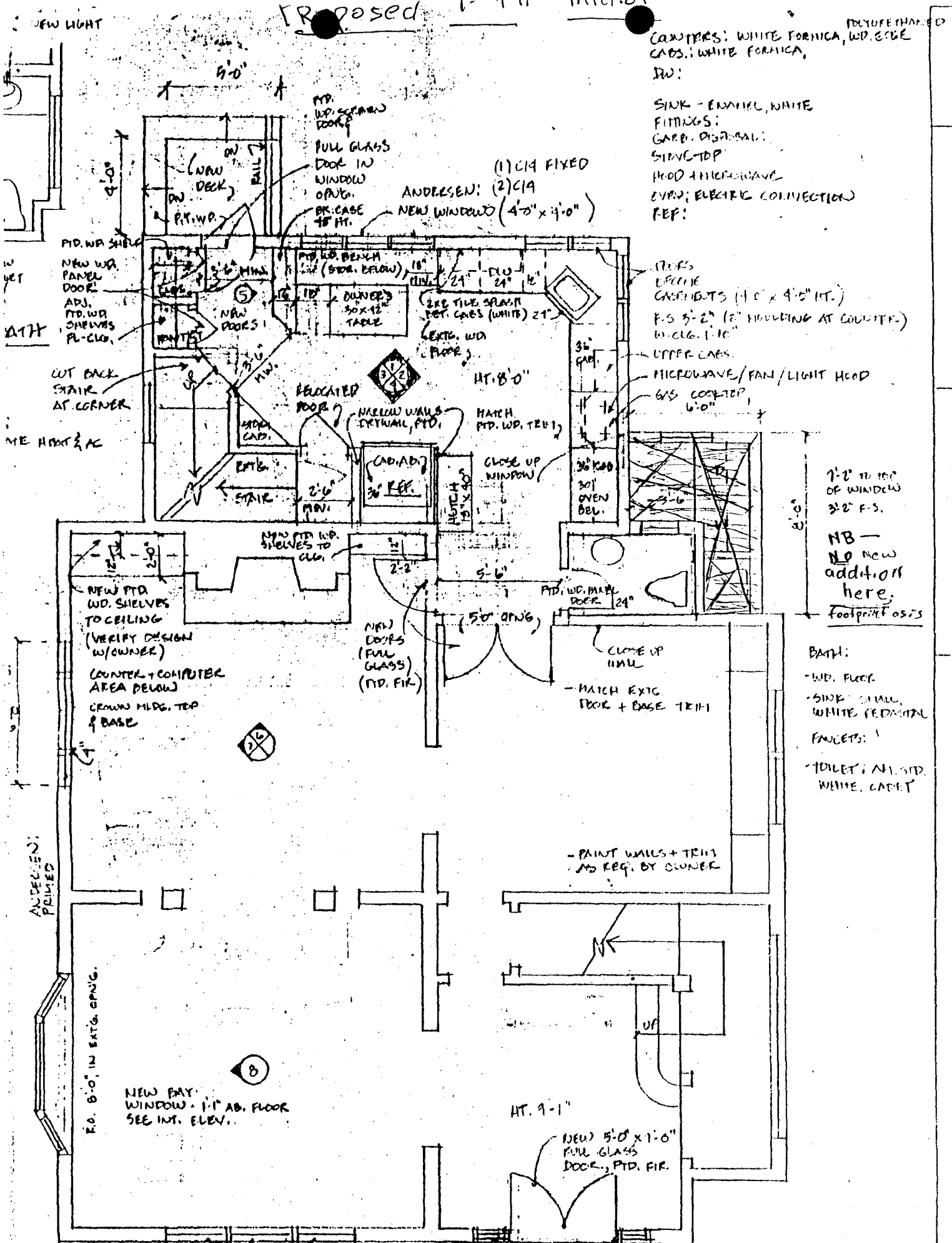
NOTE: SUBSTITUTE MORGAN WINDOWS

1/4" = 1'0"

ELEVATIONS - NEW

DATE:
2/10/90
3/1/90
4/10/90
5/6/90

Proposed



COUNTERS: WHITE FORMICA, WD. EDGE
 CABS.: WHITE FORMICA,
 DW:
 SINK - ENAMEL, WHITE
 FITTINGS:
 CAB. DISPOSAL:
 SINK TOP
 HOOD + MICROWAVE
 W/P; ELECTRIC CONNECTION
 REF:

7'-2" TO TOP
 OF WINDOW
 3'-2" F.S.
 NB -
 NO New
 additions
 here.
 Footprint as is

BATH:
 - WD. FLOOR
 - SINK, WALL,
 WHITE CERAMIC
 FAUCETS:
 - TOILET; AL. STD.
 WHITE CABET

APPROPRIATE # 1
 - INSTALL 2 SIDE LIGHTS
 (OWNER'S LEADED GLASS)
 REMOVE FROM 2
 WINDOW. (7'-4" F.O.)
 - INSTALL WD. SCREEN
 DOORS
 HARDWARE:
 - FRONT DOOR: BRASS
 CHOSEN BY OWNER

NEW OPN'G
 AT CENTER
 NEW D.H.
 WINDOW & LOWER SILL BY 1'-3"
 ALTERNATE #2
 17' x 59" SIDE LITS.
 NUMEROUS UPPER SILL ONLY - MATCH EXTG.
 ANDERSEN 2062, PRIME
 2 F.O. 2'-6" x 6'-7 1/4" (10" AB. FLOOR)
 1/4" = 1'

NEW LIGHT
 NEW WD.
 PANEL
 DOOR
 ADJ.
 WD.
 SHELVES
 PL-CLO.
 BATH
 ME HUB 2 AC

CUT BACK
 STAIR
 AT CORNER
 ME HUB 2 AC

NEW PTD
 WD. SHELVES
 TO CEILING
 (VERIFY DESIGN
 W/OWNER)
 COUNTER + COMPUTER
 AREA BELOW
 CROWN MOLD. TOP
 & BASE

ANDERSEN
 PRIME

8'-0" IN EXTG. OPN'G.
 NEW BAY
 WINDOW - 1'-1" AB. FLOOR
 SEE INT. ELEV.

NEW OPN'G
 AT CENTER
 NEW D.H.
 WINDOW & LOWER SILL BY 1'-3"
 ALTERNATE #2
 17' x 59" SIDE LITS.
 NUMEROUS UPPER SILL ONLY - MATCH EXTG.
 ANDERSEN 2062, PRIME
 2 F.O. 2'-6" x 6'-7 1/4" (10" AB. FLOOR)
 1/4" = 1'



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Marshall Prosser & Nancy Stappan TELEPHONE NO. (301) 942-9156
(Contract/Purchaser) (Include Area Code)

ADDRESS 3927 Prospect St Kensington CITY MD STATE 20895 ZIP _____

CONTRACTOR Shelterworks TELEPHONE NO. (301) 585-1330 ZIP _____

PLANS PREPARED BY Laura King CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 656-6787
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3927 Street Prospect St

Town/City Kensington Election District 13

Nearest Cross Street Conn. Ave

Lot 14 Block 11 Subdivision Kensington Park

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 32,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY DPECO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (x) WSSC	02 () Septic
03 () Dther	

2B. TYPE OF WATER SUPPLY

01 (x) 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.

Marshall Prosser Signature of owner or authorized agent (agent must have signature notarized on back) Date 24 May 1990

PROVED in part For Chairperson, Historic Preservation Commission

APPROVED _____ Signature Denard Taylor Date 7/13/90

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

POSTAL ZIP 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:)

(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
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

- 7. PHOTOGRAPHS. For all projects, include clear color or black and white photographs. For additions, alterations, porches, or decks, attach photographs of all existing elevations. For new construction, attach photographs of the proposed site, as well as neighboring structures. For other projects, such as fences, drives, tree removal, etc., attach photographs of the affected area.
- 8. 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 Mark and Holly Sullivan
 Address 3928 Prospect St.
 City/Zip Kensington MD 20895
- 2. Name Ray and Lois Weissman
 Address 3926 Prospect St.
 City/Zip Kensington MD 20895
- 3. Name Mirtha and James Orme
 Address 3928 Baltimore St.
 City/Zip Kensington MD 20895
- 4. Name Charles and Helen Wilkes
 Address 3923 Prospect St.
 City/Zip Kensington MD 20895
- 5. Name Frank and Margaret Murray
 Address 6422 Western Ave.
 City/Zip Cherry Chase MD 20815

1517E



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

3927 Prospect St.