

31/6-91D 3928 Prospect Street,
Kensington

31/6-91 G



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 10233364114

NAME OF PROPERTY OWNER MARK A. SULLIVAN TELEPHONE NO. 301-933-9253
(Contract/Purchaser) MIA (Include Area Code)

ADDRESS 3100 PROSPECT ST. KENSINGTON, MD 20851

CONTRACTOR N/A CITY KENSINGTON STATE MIA ZIP

PLANS PREPARED BY MARK A. SULLIVAN CONTRACTOR REGISTRATION NUMBER N/A TELEPHONE NO. 301-933-9253
(Include Area Code)

REGISTRATION NUMBER N/A

LOCATION OF BUILDING/PREMISE

House Number 3100 Street PROSPECT ST.

Town/City KENSINGTON Election District 13

Nearest Cross Street WASHINGTON / BALTIMORE ST.

Lot 2100 Block 12 Subdivision KENSINGTON PARK

Liber B Folio 4 Parcel

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

<input checked="" type="checkbox"/> Construct	<input 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"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace		
			<input type="checkbox"/> Revision	<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	

1B. CONSTRUCTION COSTS ESTIMATE \$ 3000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY MPECO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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.

Mark A. Sullivan 4/18/91
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Demand Taylor Date 5/23/91

APPLICATION/PERMIT NO: 11-5015077 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:)

Multiple horizontal lines for describing proposed work, crossed out with a large X.

(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

PREPARED BY: Laura McGrath

DATE: May 15, 1991

CASE NUMBER: 31/6-91D

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 3928 Prospect Street

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This property, a 2 story Colonial, has been identified as a second-tier primary resource (1910-1930) in the Kensington Historic District. The applicant is proposing to construct an addition to an existing enclosed rear porch (construction of this porch was approved by the HPC in 1989). The porch extension will measure 11' wide by 11.5' long. It will be sided with cedar shingles to match the existing addition, along with asphalt shingles on the roof. The roof line will continue that of the existing porch. New lattice panels will be installed under the entire structure.

STAFF RECOMMENDATION:

The proposed porch is an extension of the existing porch and compatible in size and material. Staff recommends approval of the application based on criterion 24A-8(b)(1) and the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

SENT TO LAP: May 6, 1991
SENT TO APPLICANT: May 15, 1991

COMMENTS RECEIVED: NO

ATTACHMENTS:

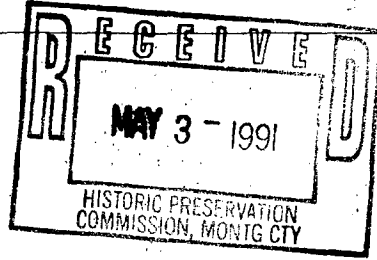
1. HAWP Application and Attachments
2. Site Plan
3. Elevations
4. Photos

2717E



Historic Preservation Commission

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



3/6-91D

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1023336114

NAME OF PROPERTY OWNER MARK A. SULLIVAN TELEPHONE NO. 301-933-9253
(Contract/Purchaser) N/A (Include Area Code)

ADDRESS 3928 PROSPECT ST. KENS, MD STATE MD ZIP 20895
CITY

CONTRACTOR N/A TELEPHONE NO. N/A

PLANS PREPARED BY MARK A. SULLIVAN CONTRACTOR REGISTRATION NUMBER N/A TELEPHONE NO. 301-933-9253
(Include Area Code)

REGISTRATION NUMBER N/A

LOCATION OF BUILDING/PREMISE

House Number 3928 Street PROSPECT ST.

Town/City KENSINGTON Election District 13

Nearest Cross Street WASHINGTON / BALTIMORE ST.

Lot 2100 Block 12 Subdivision KENSINGTON PARK

Liber B Folio 9 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 3,000

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? 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 _____	

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- 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.

Mark A. Sullivan 4/29/91
Signature of owner or authorized agent (agent must have signature notarized on back) Date

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:

64 YEAR OLD, SHINGLE, 2 STORY COLONIAL,
NOT A PRIMARY RESOURCE IN THE HISTORIC
DISTRICT. ADD ON A PORCH ON THE
REAR OF THE HOUSE NOT VISIBLE FROM
THE STREET.

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

ADD A PORCH ON THE REAR OF THE
HOUSE APPROX ~~6'x2'~~^{11'x11 1/2'}. NO IMPACT ON
HISTORIC RESOURCES AS IT WILL NOT
BE VISIBLE FROM STREET.

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:

11' x 11 1/2' ~~10' x 12'~~ PORCH, ~~MADE~~ WITH CEDAR SHINGLES TO MATCH THE EXISTING HOUSE

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

THE PORCH WILL BE IN KEEPING WITH THE CHARACTER OF THE EXISTING HOUSE.

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

WORK WILL BE IN ACCORDANCE WITH AN APPLICABLE REGULATIONS

3. Project Plan:

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

- the scale, north arrow, and date;
- dimensions and heights of all existing and proposed structures;
- brief description and age of all structures (e.g., 2 story, frame house c.1900);
- 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
- 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).

2

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 SHERMAN-PRESSERS
 Address 3927 PROSPECT ST.
 City/Zip KENSINGTON MD 20885
2. Name WISEMANS
 Address 3926 PROSPECT ST.
 City/Zip KENSINGTON, MD 20885

3.

Name COHENS

Address 3932 PROSPECT ST

City/Zip KENSINGTON, MD 20895

4.

Name LITTLES

Address 3929 WASHINGTON ST.

City/Zip KENSINGTON, MD 20895

5.

Name HARRINS

Address 3927 WASHINGTON ST.

City/Zip KENSINGTON, MD

6.

Name _____

Address _____

City/Zip _____

7.

Name _____

Address _____

City/Zip _____

8.

Name _____

Address _____

City/Zip _____

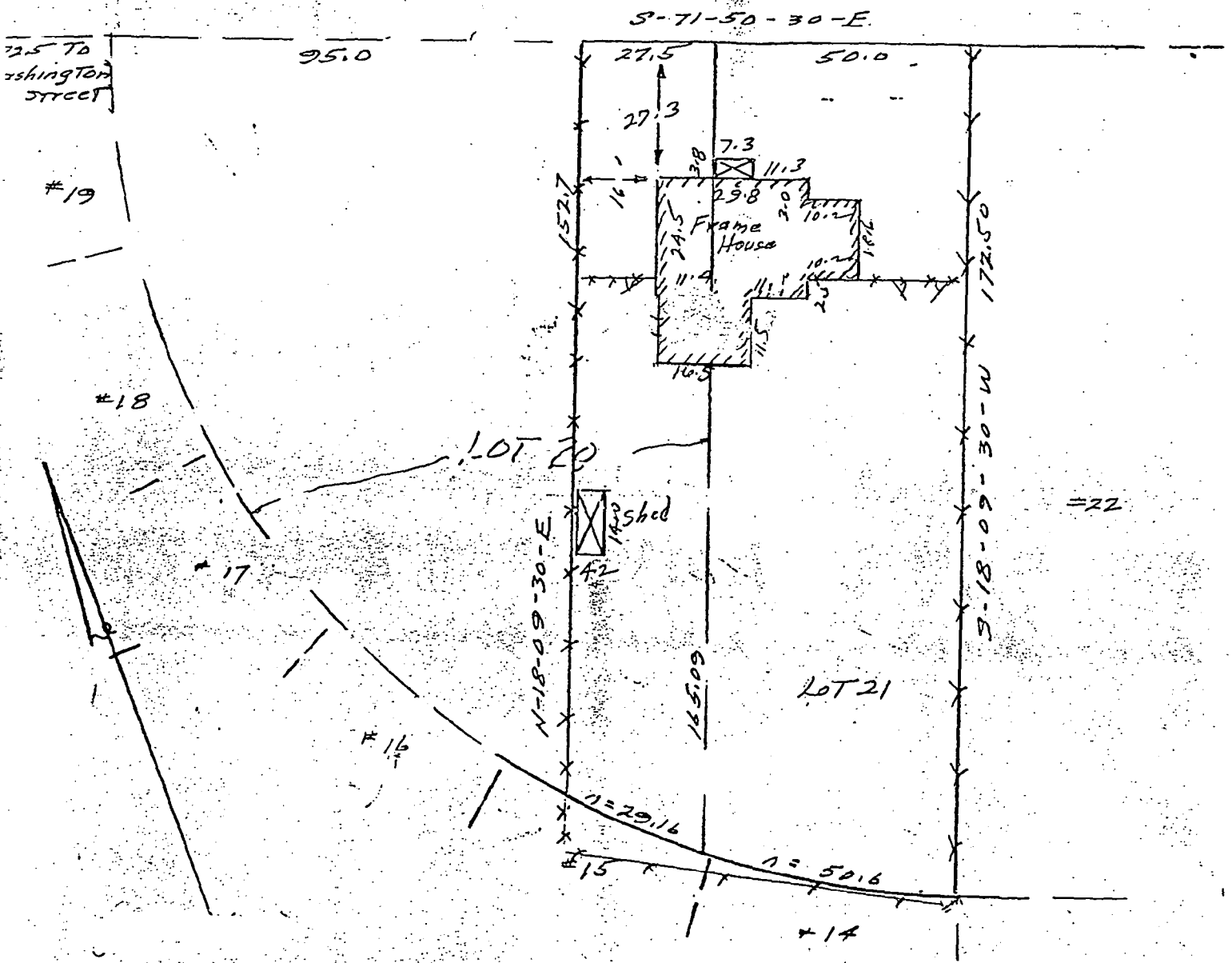
1757E

AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers

PLAT OF SURVEY
3928 Prospect Street
Lot 21 & Part of Lot 20 Block 12
Kensington Park
Plat Book B Plat 4
Montgomery County, Maryland
June 23, 1976 Scale 1"=30'
ATE 44468 JOW 18499

Prospect Street

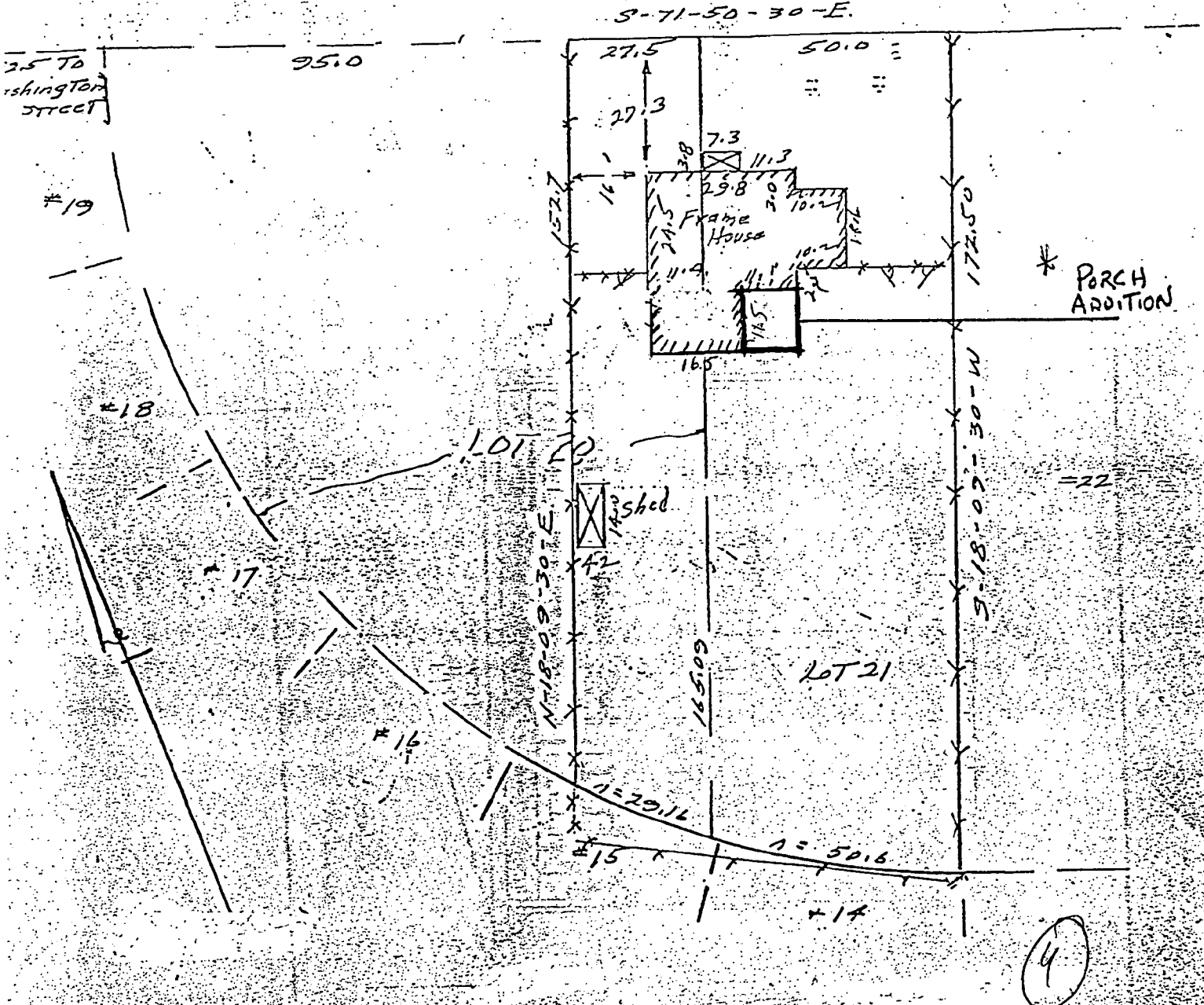


I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT
MD. REG. NO. 11111 REG. NO. 11111
FRANK B. LANE, REGISTERED SURVEYOR

(3)
Frank B. Lane

PLAT OF LOT 21
3928 Prospect Street
Lot 21 Part of Lot 20 Block 12
Kensington Park
Plat Book B Plat 4
Montgomery County, Maryland
June 23, 1976 Scale 1"=30'
ATE 44468 JOW 18499

Prospect Street



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT

MD. REG. NO. 441

FRANK B. LANE, REGISTERED SURVEYOR

Frank B. Lane

EXISTING
CORNER
OF
HOUSE

SCREEN
SCREEN

OPEN

EAST ELEVATION

EXISTING
WINDOW

EXISTING
WINDOW

4/12

ASPHALT
SHINGLE

4/12

EDGE
ANGLES

SCREEN
SCREEN

NEW LATTICE
PANELS

6x6
TREATED
POSTS

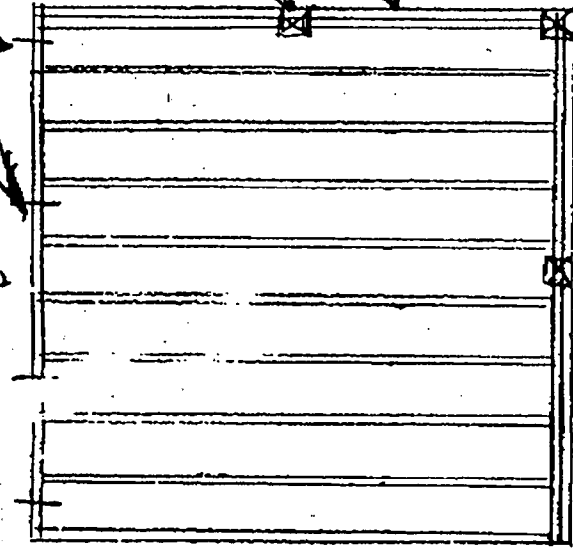
9'-3"

7'-4"

11'-4"

3/16 SCALE REAR ELEVATION

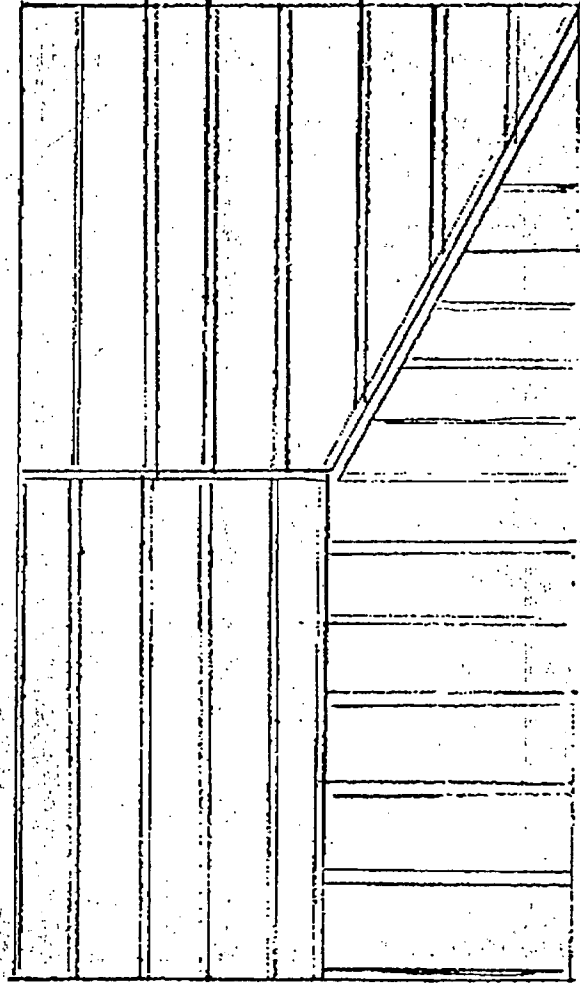
EXIST. →
Log Bolts



6x6
2x10

FLOOR FRAMING

EXIST.



ROOF FRAMING 1/4" SCALE

3/16 SCALE REAR ELEVATION

(5)

11'4"

TREATED
POSTS
←

NEW LATTICE
FRAMES

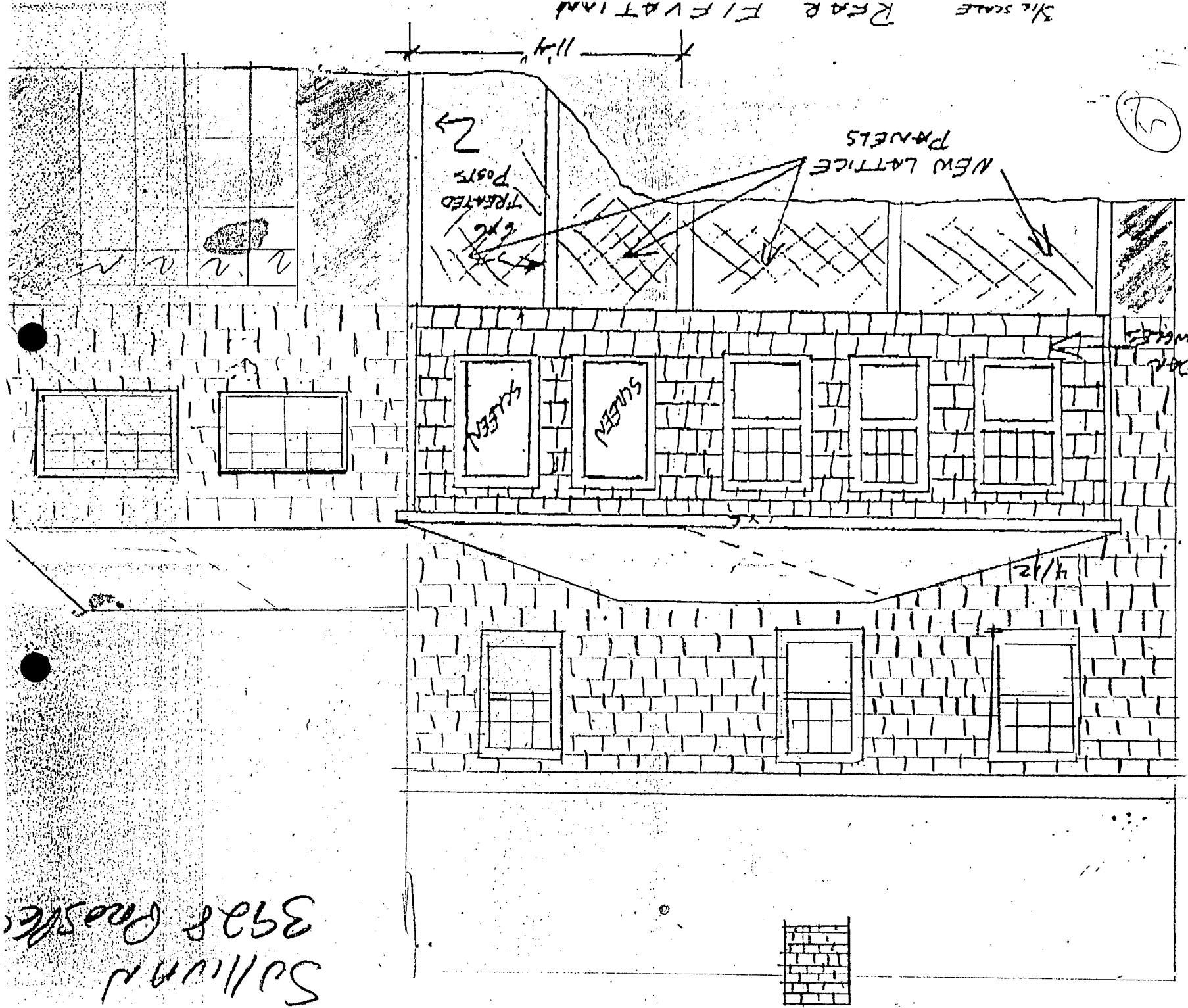
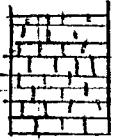
CEILING
SHIMMERS

SCREEN

SCREEN

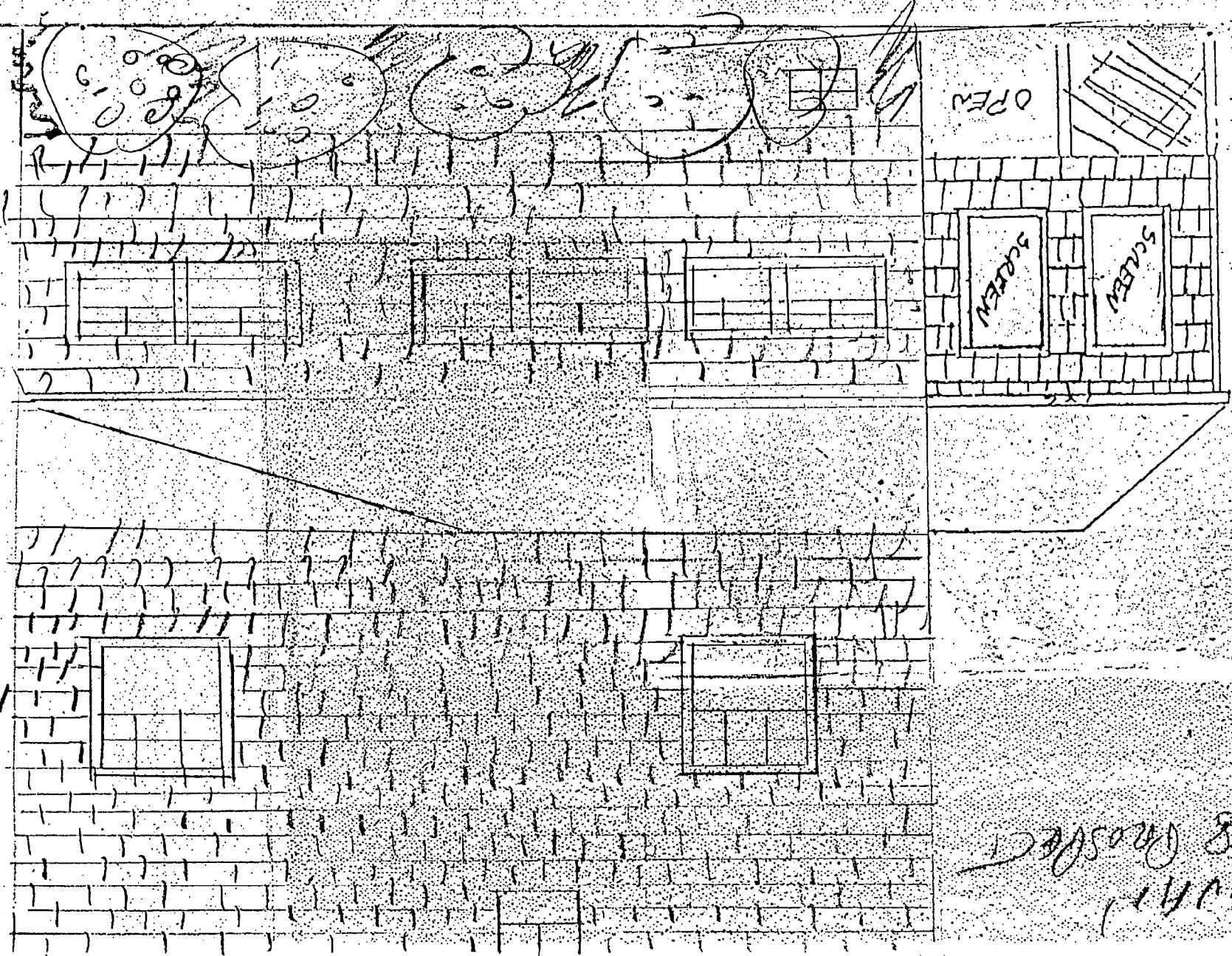
4/12

Sullivan
3928 Postle



EAST ELEVATION

10



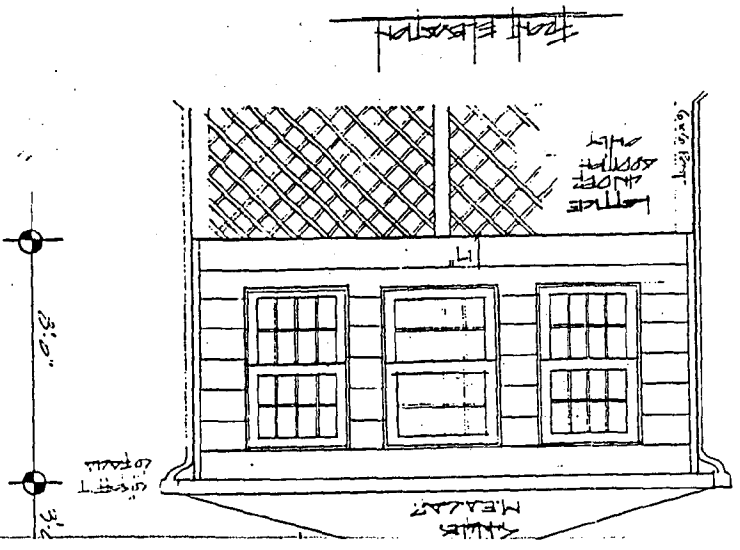
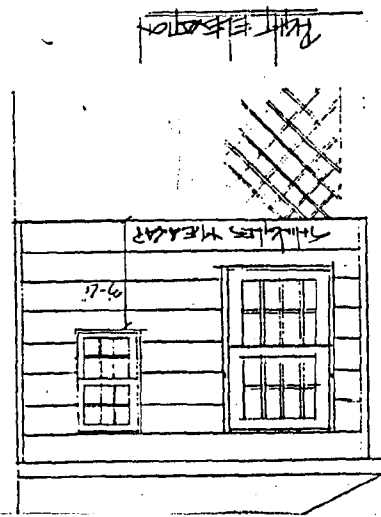
SULLIVAN
3928 PROSPECT

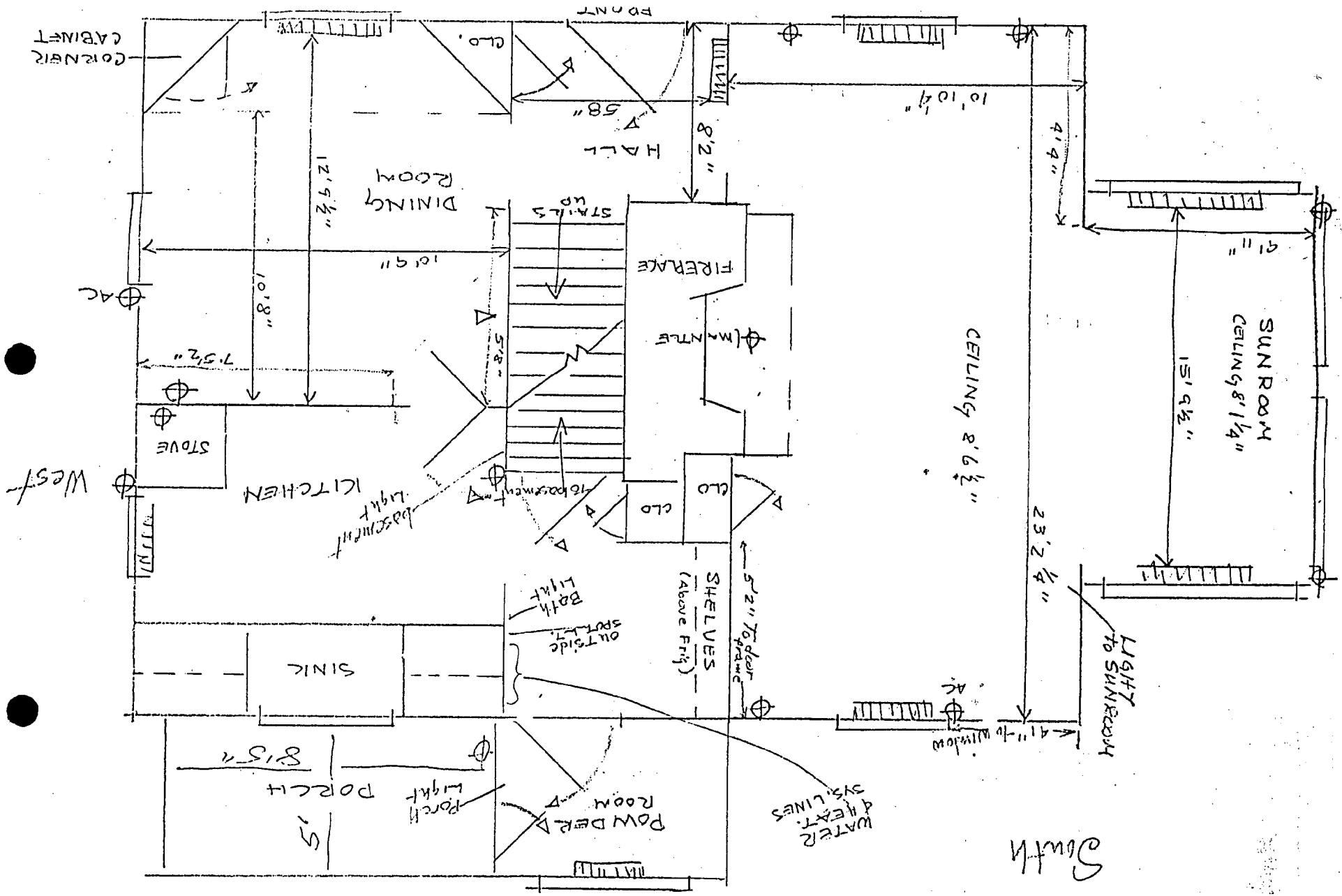
Form 112

12x12z

4	7
5	4
6	3
8	2
9	1

8x6
10x7





CUSTOMER NAME S+T Design

PHONE _____

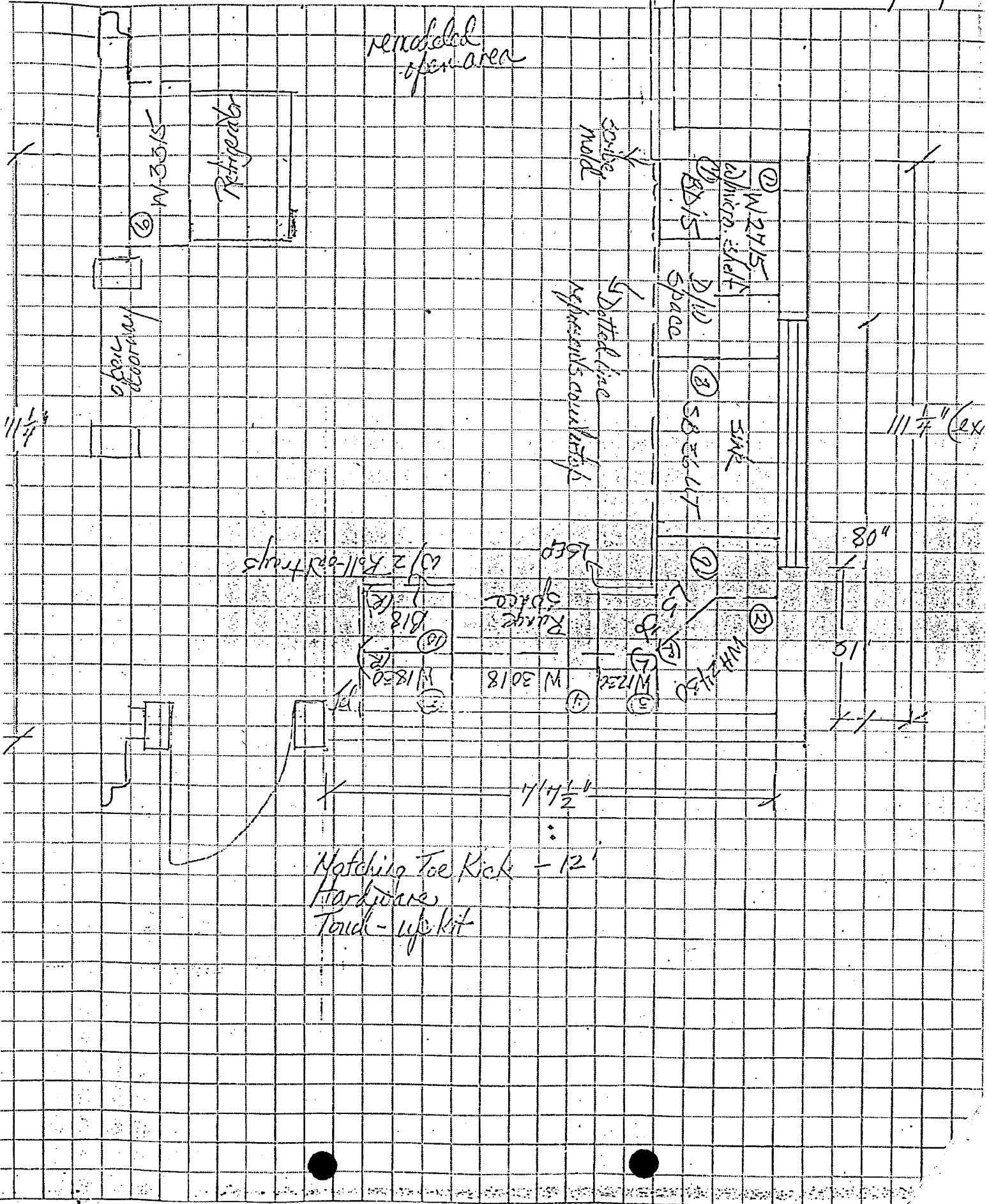
DRW. BY fair

ADDRESS _____

JOB NAME Sullivan

DATE 6/28/89

remodeled
open area



LOCAL KENSINGTON HISTORIC DISTRICT


Primary Resources:

1880-1910
(Revival Styles)

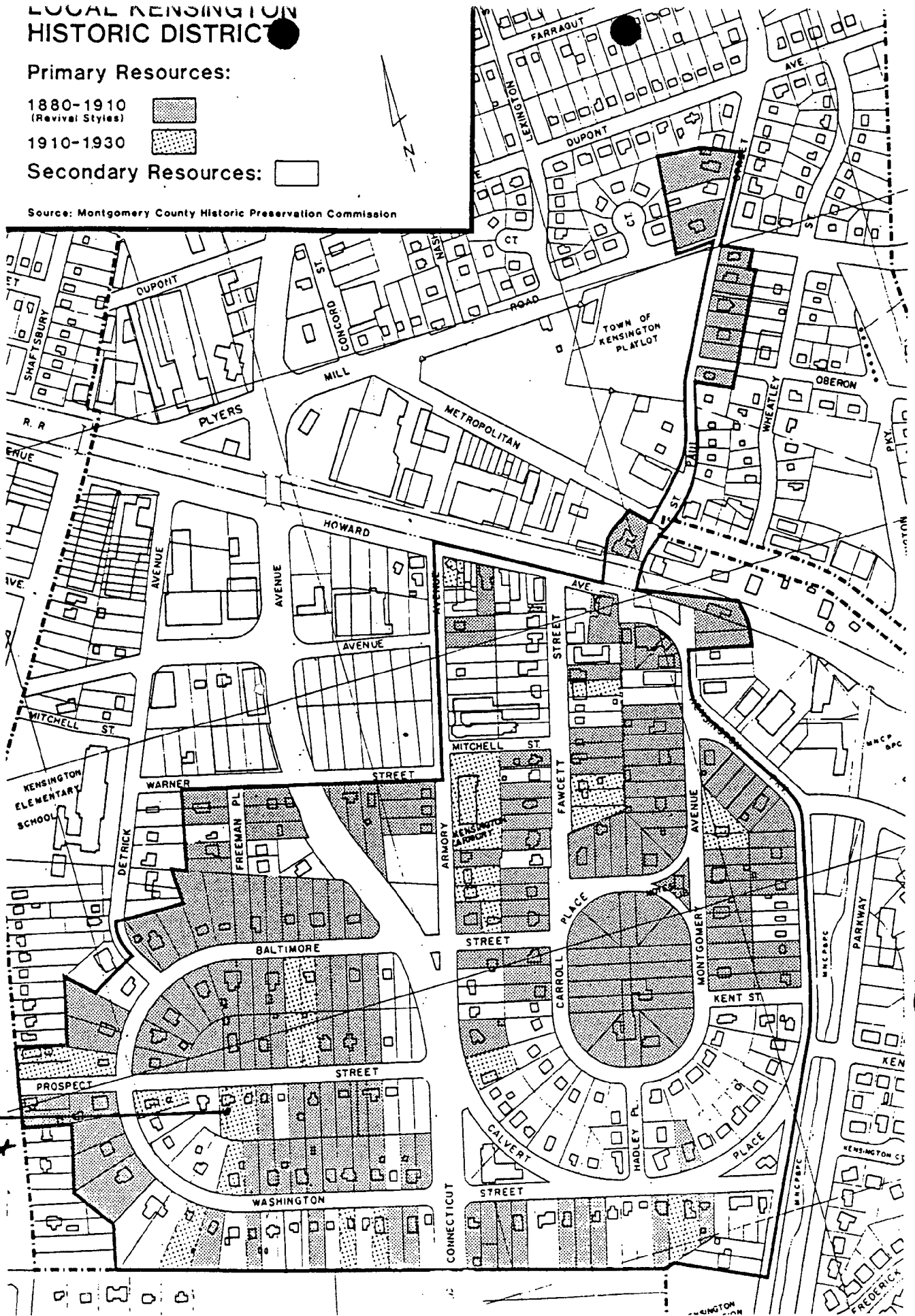


1910-1930



Secondary Resources: 

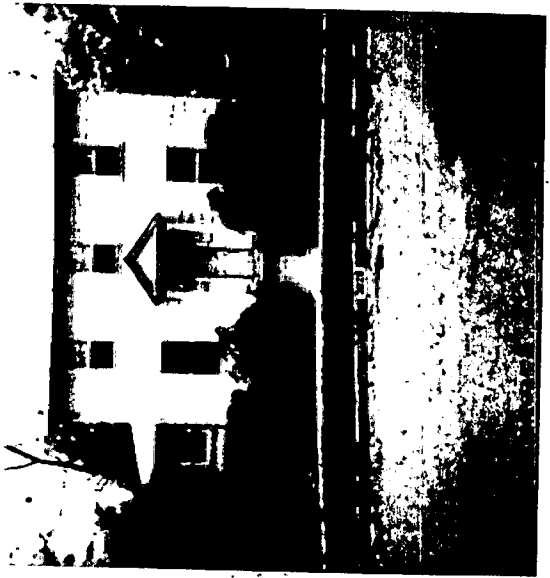
Source: Montgomery County Historic Preservation Commission



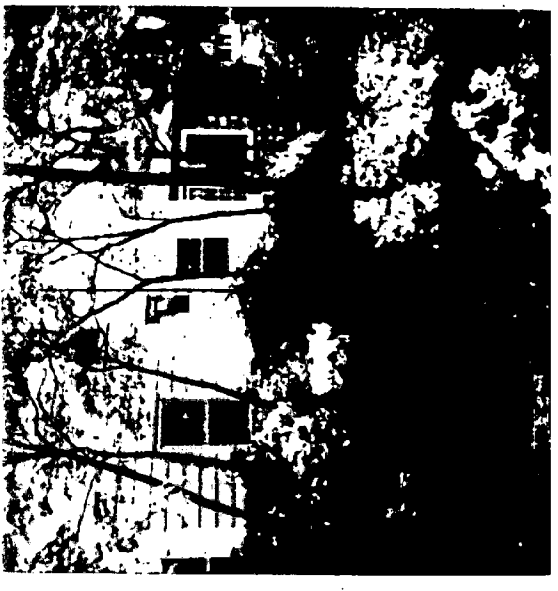
3928
Prospect
St.

8

BACK



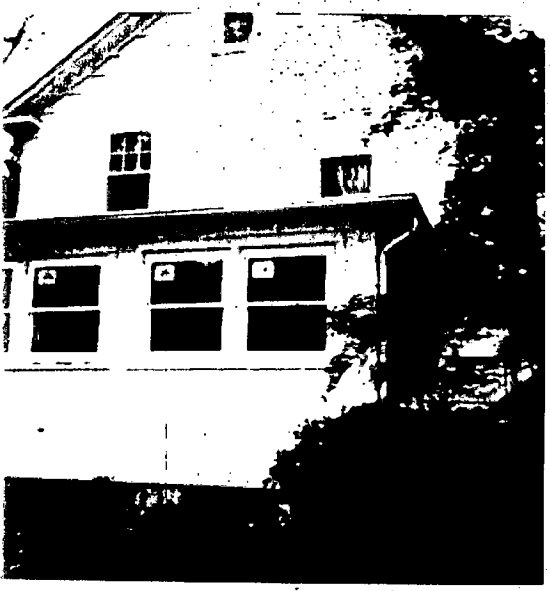
FRONT



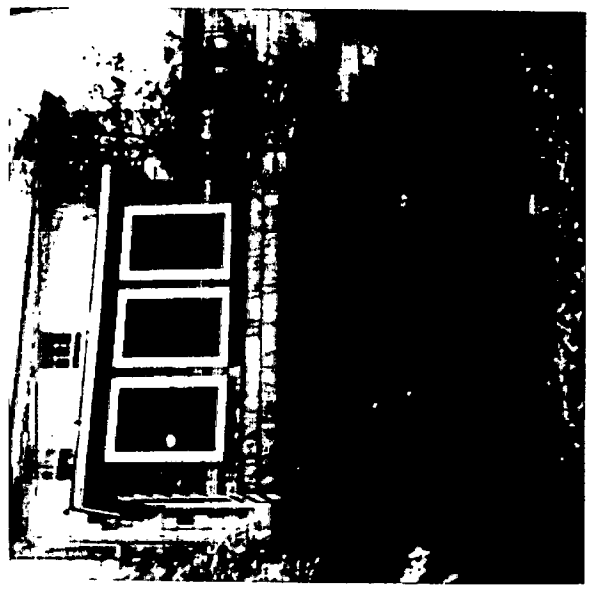
WEST SIDE



BACK



EAST SIDE



BACK



Montgomery County Government

MEMORANDUM

TO: Ray Shulman, Chairman
Kensington Local Advisory Panel

FROM: Laura McGrath, Planning Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Applications

DATE: 5-13, 1991

The attached application by _____ for an Historic Area Work Permit at _____ 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 _____, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for _____, 1991.

2544E

*Additional information provided
by: - Mark Sullivan, 3928 Prospect Street
(more complete elevations)*

*- Barry Zuckerman, 3925 Prospect Street
(proposed footprint/site plan)*

*We would love to LAP participation at the
Zuckerman preliminary consultation! Hope you
can make it!*

Historic Preservation Commission



Montgomery County Government

MEMORANDUM

TO: Ray Shellman, Chairman
Resident Local Advisory Panel

FROM: Laura McGrath, Planning Specialist LM
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

DATE: 5-6, 1991

The attached application by Mark A. Sullivan for an Historic Area Work Permit at 3928 Pleasant 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 5-14-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 5-22, 1991.

2544E