

IP-B-M. ~~Eds~~

31/6-02C 3913 Washington Street
(Kensington Historic District)

GTM Architects

10415 Armory Avenue
Kensington, MD 20895
(301) 942-9062 ext. 24
Toll Free (877) 942-9062
Fax (301) 942-3929
Cell (301) 325-3793
dkonapelsky@gtmarchitects.com

David P. Konapelsky, AIA
Partner

3913 Washington St

Fitzpatrick

301-942-0631 (home)

301-642-1415 (cell)



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

April 29, 2005

Mr. & Mrs. Geary Fitzpatrick
3913 Washington Street
Kensington, MD 20895

Dear Mr. & Mrs. Fitzpatrick,

We are in receipt of correspondence from Forest Bowen of Wood Acres Tree Specialists confirming that the paving of the driveway at 3913 Washington Street will not have an adverse affect on the flowering dogwoods location on the left neighbor's property. As this fulfills the condition of your Historic Area Work Permit that required staff oversight, you may proceed with construction in compliance with the rest of the conditions of the HAWP.

If you have any questions, do not hesitate to contact us at (301) 563-3400.

Sincerely,

Abigail Grier Thompson
Historic Preservation Office

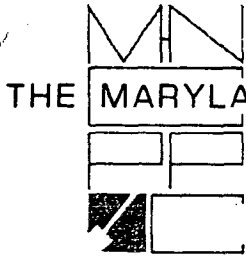


Oaks, Michele

From: Forest Bowen [forest@woodacrestree.com]
Sent: Wednesday, April 27, 2005 7:05 AM
To: Oaks, Michele
Subject: 3913 Washington Street

Upon review of the proposed paving of the driveway at 3913 Washington Street, Kensington. The paving of the driveway will not kill the Flowering Dogwoods located on the left neighbor's property.

Forest Bowen, Arborist
Wood Acres Tree Specialists
10315 Kensington Parkway
Kensington MD, 20895
MD: 301-949-4100
VA: 703-356-3399



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

Date: 3/28/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 31/06-02C DPS# 271304

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

 X Approved with Conditions:

1. All windows and doors on proposed addition will be of wood construction and painted.
2. Hardi-plank siding will be used on the addition.
3. Decking on the proposed deck of the addition will be wood, painted or stained tongue and groove.
4. Balustrade on proposed deck will be inset pickets.
5. All wood material on the proposed addition will be painted or stained.
6. Plant survey will be done on trees and plants adjacent to proposed driveway paving and new "bike path" installation. Survey should illustrate the impact, if any, the proposed paving will have on the existing plants and trees. Survey needs to be submitted by a certified arborist to the HPC for review and comment.
7. The bike path will be constructed out of brick, or flagstone, or another staff approved material.
8. The bike path's dimensions will not exceed 70' long by 4' wide.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: MR. & MRS. GARY FITZPATRICK

Address: 3913 WASHINGTON ST., KENSINGTON

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ **permits.emontgomery.org** prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID KONAPELSKY

Daytime Phone No.: 301-942-9062 x 24

Tax Account No.:

Name of Property Owner: GEARY & MARGARET FITZPATRICK Daytime Phone No.:

Address: 3913 WASHINGTON ST KENSINGTON MD 20095
Street Number City State Zip Code

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: GTM ARCHITECTS Daytime Phone No.: 301-942-9062 x 24

LOCATION OF BUILDING/PREMISE

House Number: 3913 Street: WASHINGTON STREET

Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE

Lot: 7 & PART OF 6 Block: 12 Subdivision: KENSINGTON PARK

Liber: Folio: Parcel: (PLAT BOOK B, PAGE 4)

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.

1B. Construction cost estimate: \$ 60,000.-

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 X 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:

- On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent: [Signature] for GTM ARCHITECTS

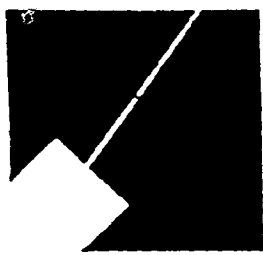
Date: 3/06/2002

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: Signature: [Signature] Date: 3/27/02

Application/Permit No.: 271304 Date Filed: 3/7/02 Date Issued:

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 3/28/02

TO: Local Advisory Panel/Town Government

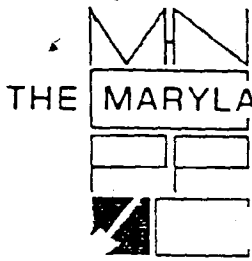
FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner (m)

SUBJECT: Historic Area Work Permit Application - HPC Decision

HPC# 31/06-02C DPS# 271304

The Historic Preservation Commission reviewed this project on 3/27/02
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



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

Date: 3/28/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HPC # 31/06-02C DPS # 271304

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3913 Washington Street, Kensington	Meeting Date:	03/27/02
Resource:	Primary Resource Kensington Historic District	Report Date:	03/20/02
Review:	HAWP	Public Notice:	03/13/02
Case Number:	31/6-02C	Tax Credit:	None
Applicant:	Geary & Margaret Fitzpatrick	Staff:	Michele Naru
PROPOSAL:	Rear addition, driveway surfacing, "bike path" installation	RECOMMEND:	Approve w/cond.

STAFF RECOMMENDATION

1. New addition will be reduced in width to no greater than the width of the existing rear elevation.
2. All windows and doors on proposed addition will be of wood construction and painted.
3. Hardi-plank siding will be used on the addition.
4. Decking on the proposed deck of the addition will be wood, painted or stained tongue and grove.
5. Balustrade on proposed deck will be inset pickets.
6. All wood material on the proposed addition will be painted or stained.
7. Plant survey will be done on trees and plants adjacent to proposed driveway paving and new "bike path" installation. Survey should illustrate the impact, if any; the proposed paving will have on the existing plants and trees. Survey needs to be submitted by a certified arborist to the HPC for review and comment.
8. The bike path will be constructed out of brick, or flagstone, or another staff approved material.
9. The bike path's dimensions will not exceed 70' long by 4' wide.

BACKGROUND INFORMATION

In 1998, the applicant applied for and received a HAWP for:

- The removal of the original slate roof. The slate roof was replaced with "Slateline" composite shingles.
- The construction of a rear deck (not built).
- The replacement of a small 3-light window on the rear façade with a 2/2 window to match an existing rear window. (3-light window was removed; new 2/2 window was not installed).

- The replacement of the out of period sunroom windows and the 2-light rear shed addition windows with 1/1 wood windows. (A double French door was installed on the shed addition)
- Install one-light double French doors on the rear elevation of the main massing.
- Replace the existing asphalt shingle porch roof with a standing seam metal roof.

The applicants also removed a 2/2 window on the rear elevation, which was not part of the 1998 HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource in the Kensington Historic District.
 STYLE: Folk Victorian
 DATE: 1880-1910

This 2-1/2-story, four-bay frame dwelling is located in the Kensington Historic District. The house is covered with a front-facing gable roof detailed with two, corbelled brick chimneys. The gable end of the roof is ornamented with a tripartite window. The walls are clad in aluminum siding. The complex roofline is sheathed in "Slateline" composite shingle roofing. A one-story L-shaped porch sheathed in standing metal roof extends across the front elevation and wraps around the east side of the house. A non-historic, one-story addition and portico protrudes from the west side of the rear elevation.

The lot contains an existing gravel driveway that measures approx 15' by 9'. The present lot size is 13,800 sq. feet. The footprint of the present house is approximately, 1800 sq. feet.

PROPOSAL:

The applicant proposes to:

1. Construct a 1-story rear/side addition with a deck on its roof. The one-story addition will be constructed partially below the existing grade to meet up to the rear, first story French doors.
2. Replace the existing gravel driveway with an asphalt driveway.
3. Install a 70' long by 6' wide, asphalt "bike path" to commence at the top of the proposed asphalt driveway and join with the proposed rear, flagstone patio.

STAFF DISCUSSION

The existing house is a Primary Resource within the historic district and alterations to Primary Resources are reviewed in terms of its impact on the integrity of the historic resource's architectural and/or historical significance as well as on the overall streetscape and environmental setting of the historic district.

The construction of an exterior addition on a historic building should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering

secondary, non-character defining interior spaces. If an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building so that the character defining features are not radically changed, obscured damaged or destroyed. The design for an attached exterior addition should be sympathetic to its relationship to the historic building as well as the historic district. It is staff's opinion that the proposed rear addition in its current configuration will radically obscure character-defining spaces and features. The original configuration of the wrap-around porch is a character-defining feature. This feature's impact and prominent status on the principal and side elevation will be minimized if the proposed addition is brought around to the side elevation and joined to the wrap-around porch. Staff recommends reducing the width of the rear addition so that it protrudes out from the rear elevation and not exceeding the width of the current rear elevation. This alteration will ensure the retention of the original massing and proportion of the house.

Preserving landscape features, including open spaces are important in defining the historic character of the setting. The Kensington Historic District was designated because it represented a well-preserved, turn of the century garden suburb. One of the defining elements in the historic district is its open development pattern with its garden setting. The Commission strives to minimize the amount of impermeable surfaces within the district, thus by allowing the minimal amount needed to provide accommodation to its homeowners. Staff believes that the proposed 15' by 9' wide asphalt driveway is not negatively obtrusive to the historic streetscape, yet feels that the proposed asphalt "bike path" is too massive for its purpose and will negatively impact the historic environmental setting and the streetscape. Additionally, staff is concerned with the close proximity of this proposed path to the adjacent neighbors trees and plantings. Staff is requesting that the applicant submit a plant survey from a certified arborist outlining the impact, if any, the proposed paving will have on the adjacent plants and trees. Staff is also recommending that the Commission reduce the width of the proposed walkway to 4' and require the use of a more impermeable surface such as flagstone or brick pavers.

The Kensington Historical Society, the LAP and the Mayor of the Town of Kensington have not responded to the present HAWP application at the time this report was prepared.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing

to protect the integrity of the property and its environment.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PLANNING AND ZONING
2500 WOODBURN DRIVE, ROCKVILLE, MD 20850
301-942-0330

DPS - #1

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: GEARY E MARGARET FITZPATRICK Daytime Phone No.: 301-942-0631

Address: 3913 WASHINGTON ST., KENSINGTON MD. 20895
Street Number City Street Zip Code

Contractor: TED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GTM ARCHITECTS Daytime Phone No.: 301-942-9062 X24

LOCATION OF BUILDING/PREMISE

House Number: 3913 Street: WASHINGTON ST.

Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE.

Lot: 7 AND Block: 12 Subdivision: KENSINGTON PARK

Use: PART OF Folio: _____ Parcel: (PLAT BOOK B, PAGE 4)
LOT 6

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Expand
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 60,000.-

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/ easement

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

DAVID KONARZELUS Signature of Owner or Authorized Agent
GTM ARCHITECTS
3/16/07 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOUSE IS A 2 STORY WD. FRAME (W/ BSMT.) W/ 2 SIDED / 1 STORY PORCH

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

PROPOSING: BSMT. LEVEL ADDITION W/ DECK ON ROOF ACCESSIBLE TO FIRST FLOOR. W/ 1 STORY SCREENED-IN PORCH, TIE INTO EXIST. PORCH W/ DISTINCT RAILING DETAILS. VIRTUALLY ALL OF ADDITION IS IN REAR YARD BEHIND EXIST. HOUSE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 9 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (or approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that diameter.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lots or parcels which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 61 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Lots adjoining and confronting Fitzpatrick Residence, 3913 Washington Street,
Kensington, MD, 20895
Subdiv 15, Block 12, Lot 7 and part of 6:

3909 Washington Street, Kensington, MD 20895
Block 12, Lot 5 and part of 6
Yin, Y C & Helen

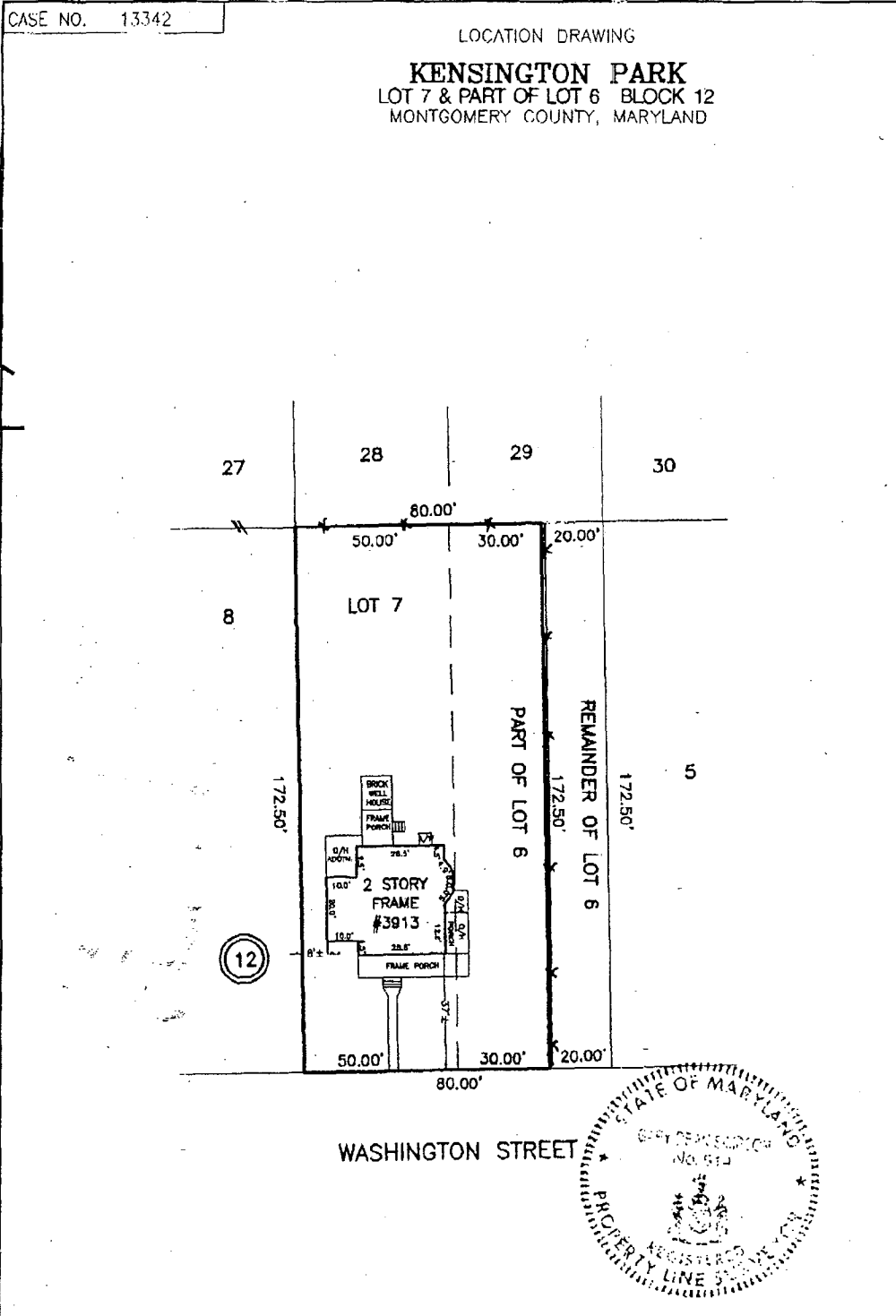
3915 Washington Street, Kensington, MD 20895
Block 12, Lot 8 and part of 9
Riedel, Gertrude H (12642 Scaggsville Road, Highland, MD 20777)

3912 Prospect Street, Kensington, MD 20895
Block 12, Lot 28 and Part 29
Berkholtz, India R ET AL

3912 Washington Street, Kensington, MD 20895
Block 12, Lot 41
Stablow, Neil J & A C

3914 Washington Street, Kensington, MD 20895
Block 12, Lot 42
Grimberg, Stephen J Etal

3916 Washington Street, Kensington, MD 20895
Block 12, Lot 43
Ommundsen, Walter T & M E



PROPERTY ADDRESS: #3913 WASHINGTON STREET

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED AUGUST 5, 1991

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Gary Dean Simpson
GARY DEAN SIMPSON
Reg. MARYLAND Property Line Surveyor No. 514

REFERENCES	
PLAT BK.	B
PAGE NO.	4
LIBER	
FOLIO	

CMS
 CENTRAL MARYLAND SURVEYORS, INC.
 4319 NORTHVIEW DRIVE (301) 242-2500 FAX (301) 262-9878 BOWIE, MD 20716

DATES:	SCALE: 1"=40'
WALL CHECK:	DRAWN BY: RAA
HSE. LOC.: 11-05-98	JOB NO.: 3536-98
BOUNDARY:	

NO REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION BY CMS, INC. © Copyright CMS, INC.

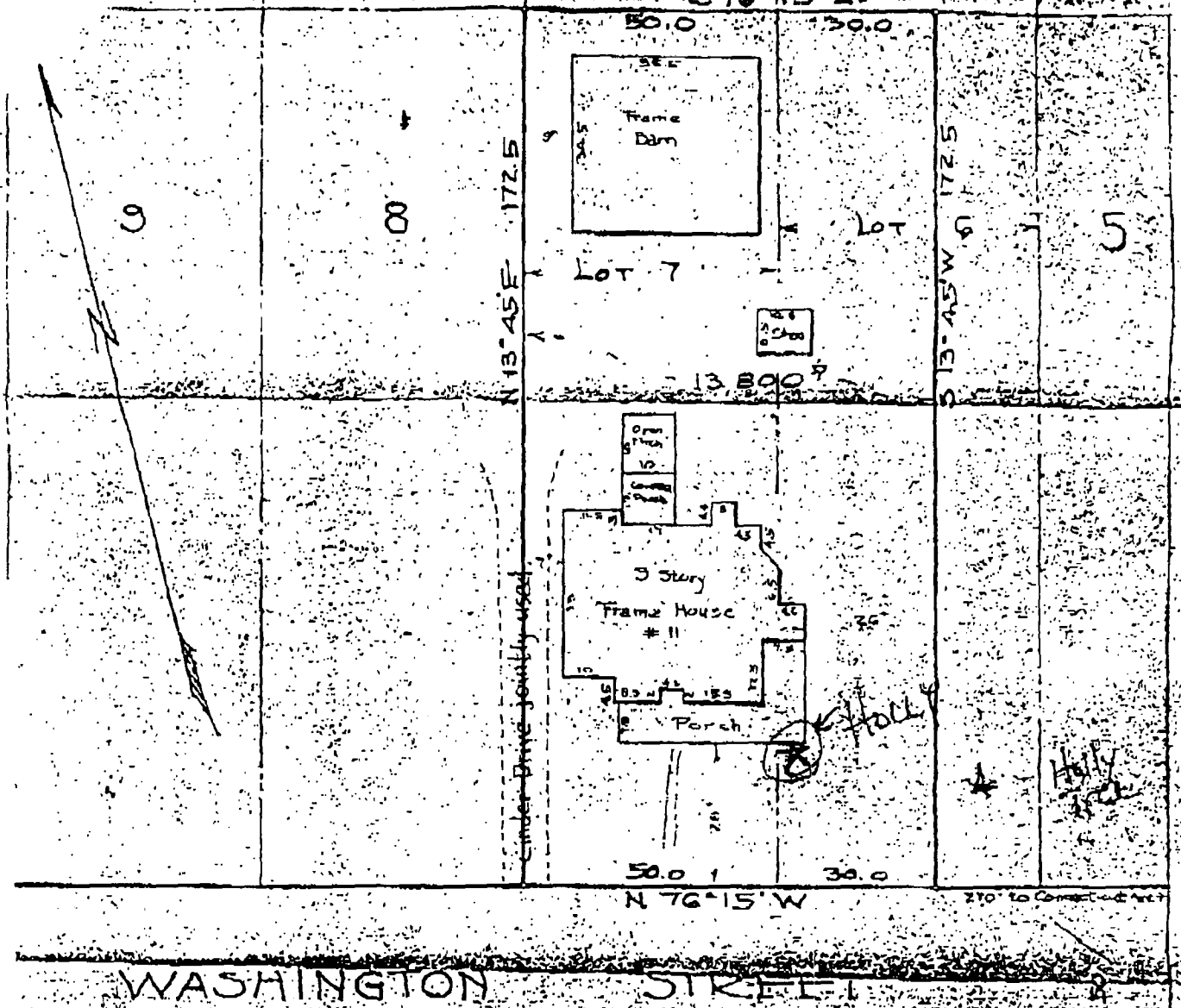
- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 3) B.R.L. information, if shown was obtained from existing record plat or was provided to CMS, and is not guaranteed by CMS, Inc.
 4) Flood Zone information is subject to the interpretation of the originator.
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 6) Level of accuracy _____ 3' ±.

8

Oct-16-03 02:03P

P.02

Kensington, Maryland



I hereby certify that the plat hereon delineated is a correct plat of LOT 7 & PART OF LOT 6, BL. 12
 subdivision of land known as KENSINGTON PARK Montgomery County, Maryland,
 the same is shown on plat duly filed among the Land Records of said county in Plat Book 8, Plat No. 4
 that there are no encroachments from adjoining properties unless indicated hereon,
 and that the location of improvements shown is as determined by actual measurements made
 FEBRUARY 1, 1944

Ralph Moore Berry
 Registered Professional Engineer
 and Land Surveyor

Prepared for: ROBERT P. MACHATTON

Scale: 1" = 30'

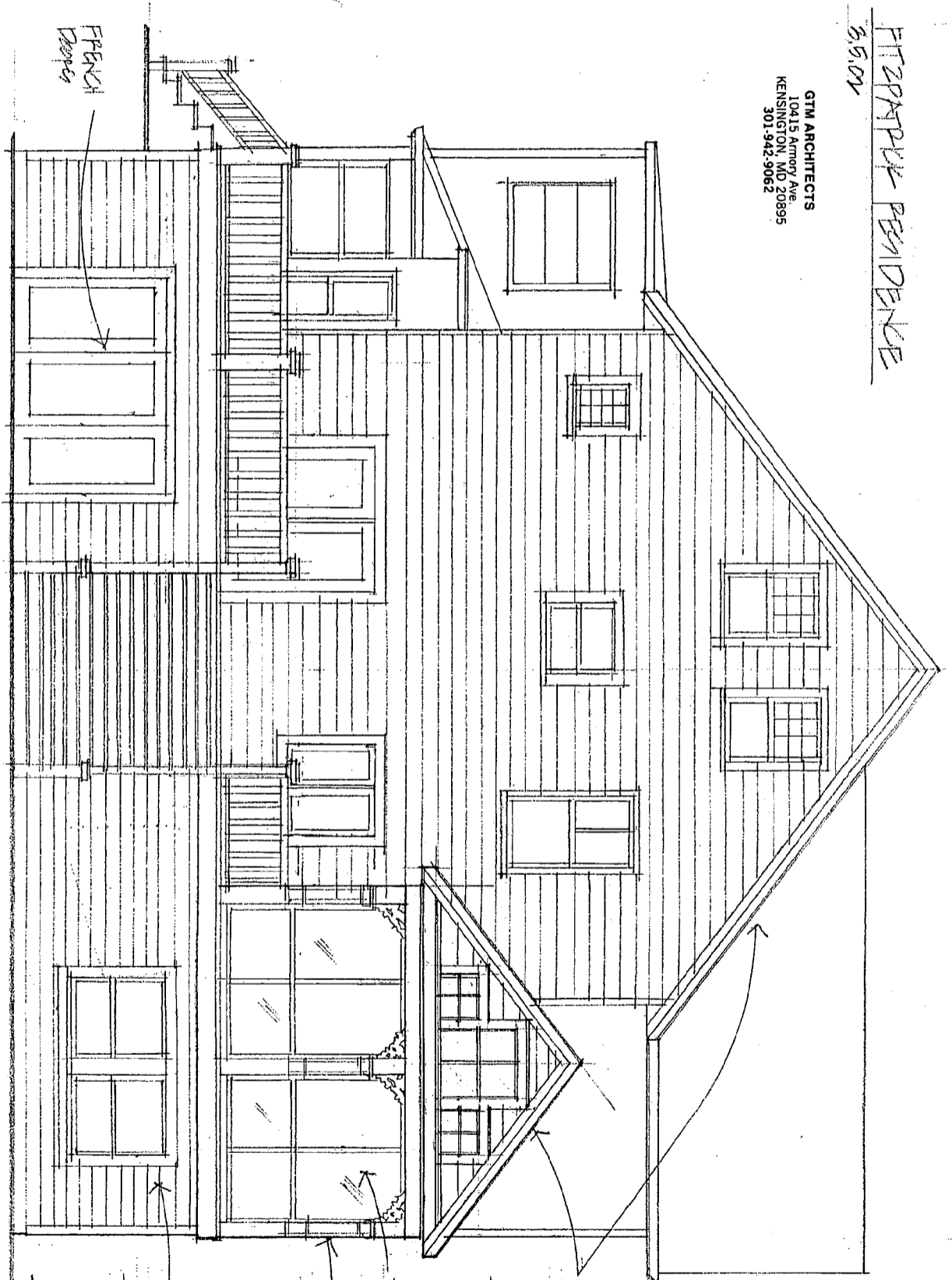
(5)

1944 PLAT SHOWING SHARED (PREVIOUS) DRIVEWAY

(9)

FITZPATRICK RESIDENCE
S.S. 01

GTM ARCHITECTS
10415 Army Ave.
KENSINGTON, MD 20895
301-942-9062



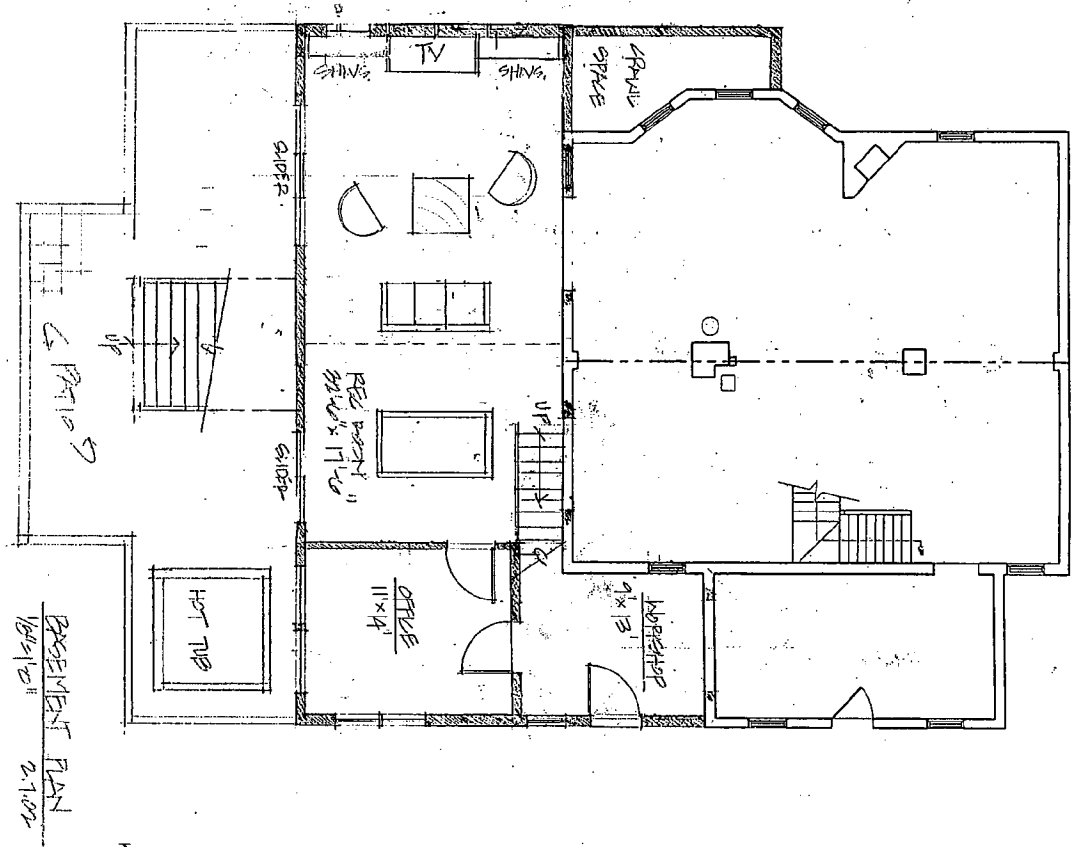
MATCH EXIST
PREF. SHORE

SCREENED PORCH

MATCH TRP
PORCH COLUMNS

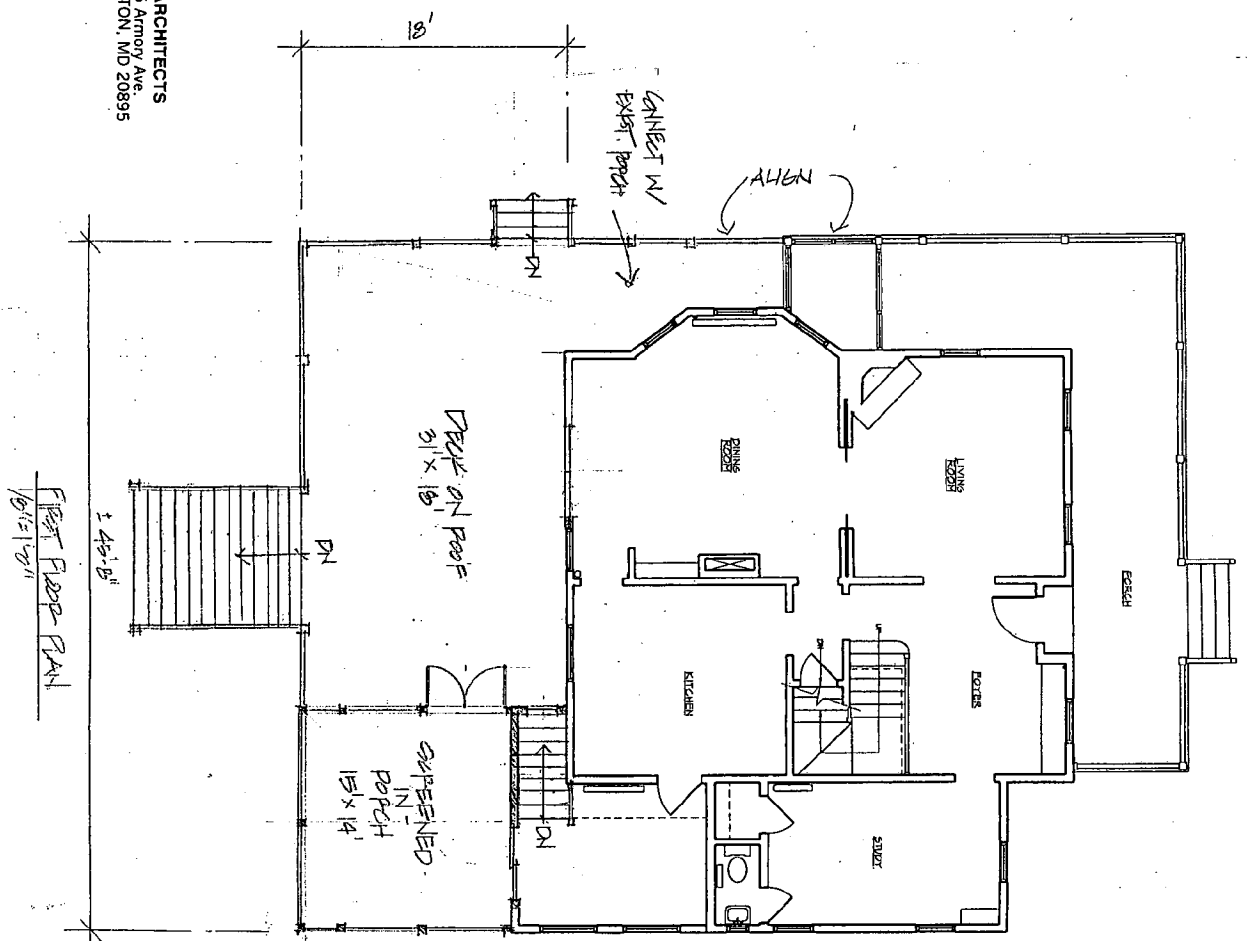
SIDING EXPOSED
BACK TO MATCH EXIST.
W/ 2" SIDING OF
"HARD" SIDING

NORTH (PREF) ELEVATION
4/15/01



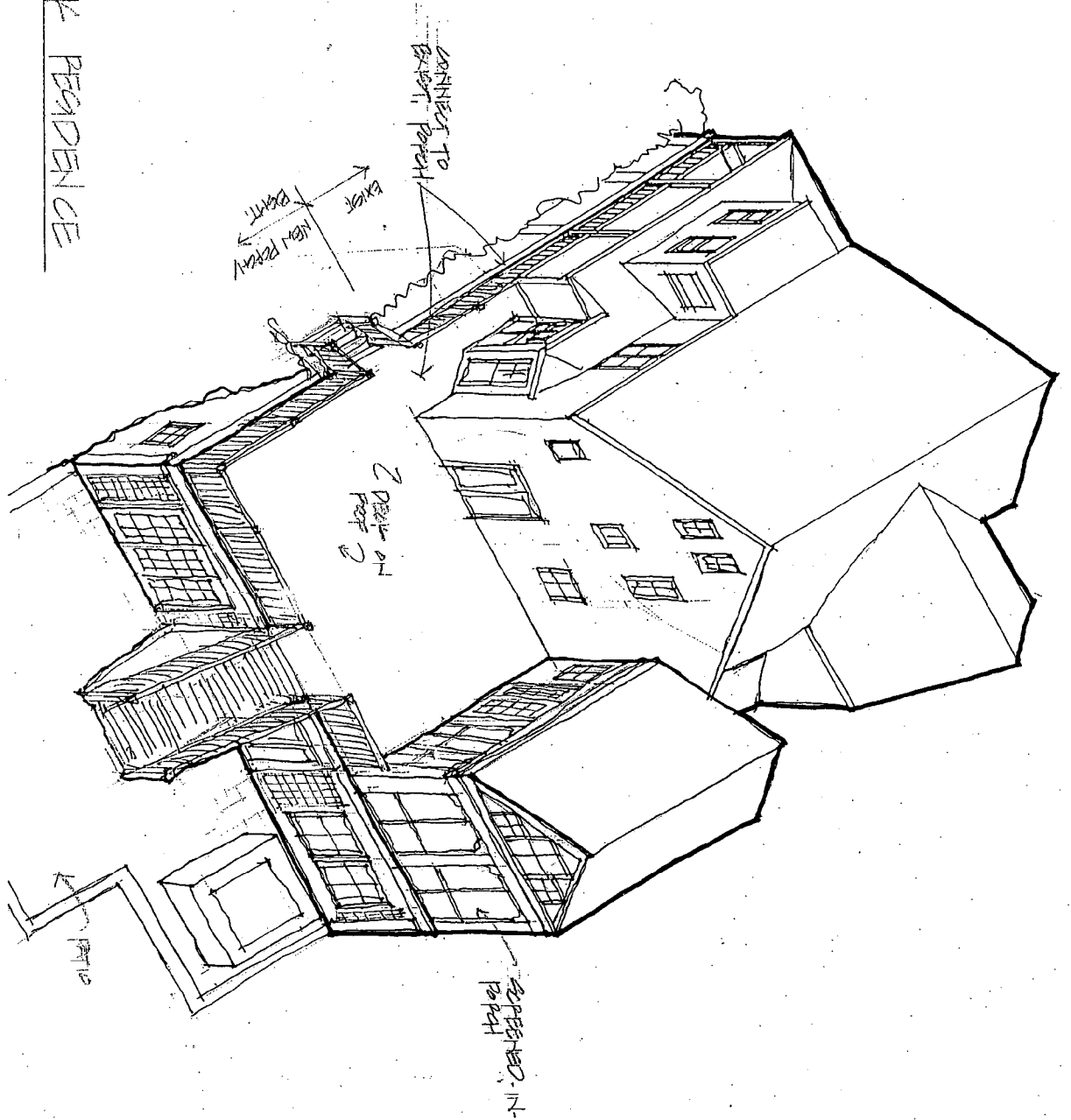
Basement Plan
16'-0" 2'-10"

GTM ARCHITECTS
10415 Arroyo Ave
KENSINGTON, MD 20895

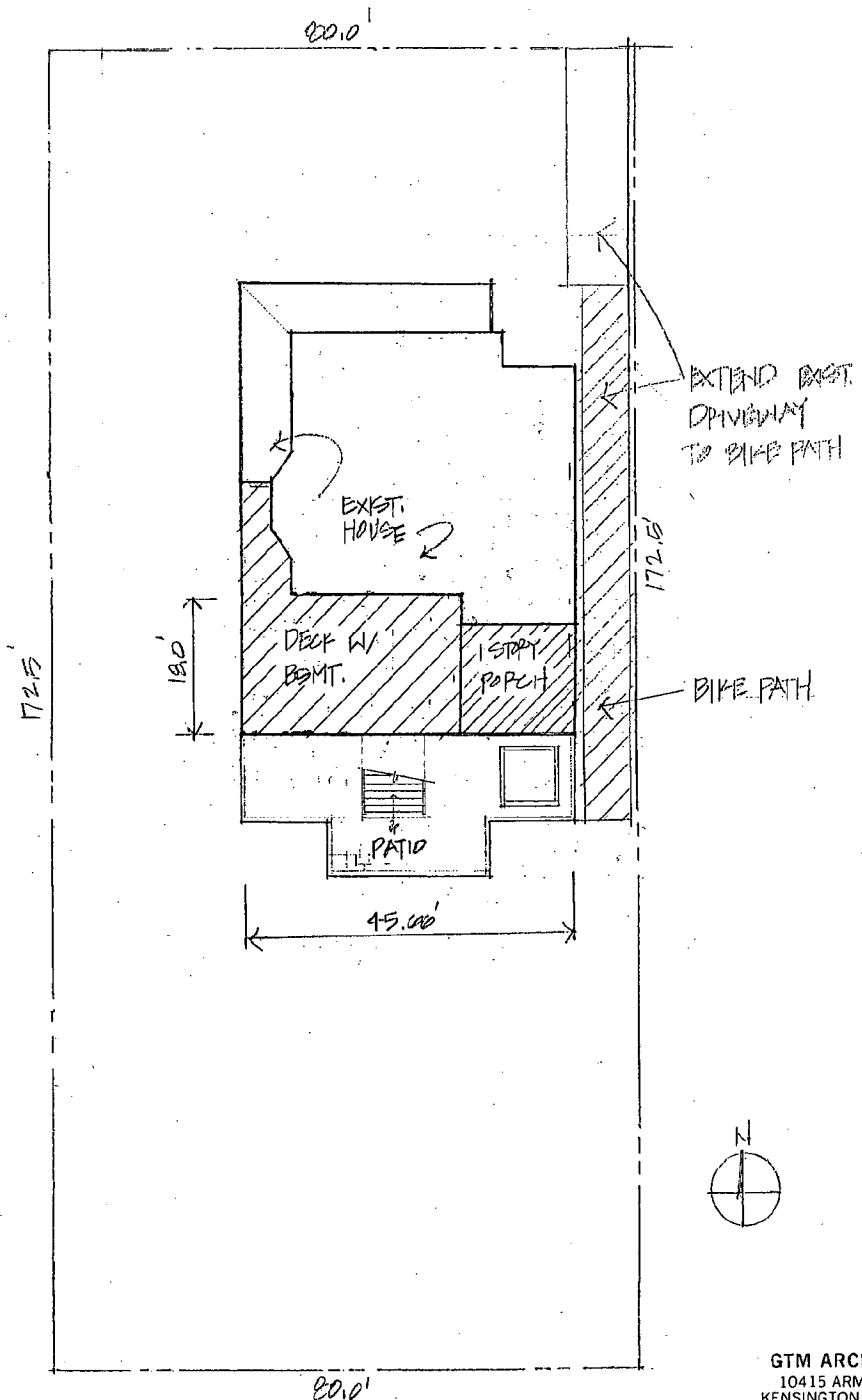


First Floor Plan
16'-0" 16'-1"

FITZPATRICK RESIDENCE



WASHINGTON STREET



GTM ARCHITECTS
10415 ARMORY AVE
KENSINGTON, MD 20895

SITE PLAN
1/2011

FITZPATRICK RESIDENCE
3913 WASHINGTON ST.
KENSINGTON, MD

13

EXISTING HOUSE



FRONT



FRONT



NE
PEAR



PEAR



NORTH
~~SOUTH~~
PEAR



NW
PEAR



NORTH-EAST
REAR

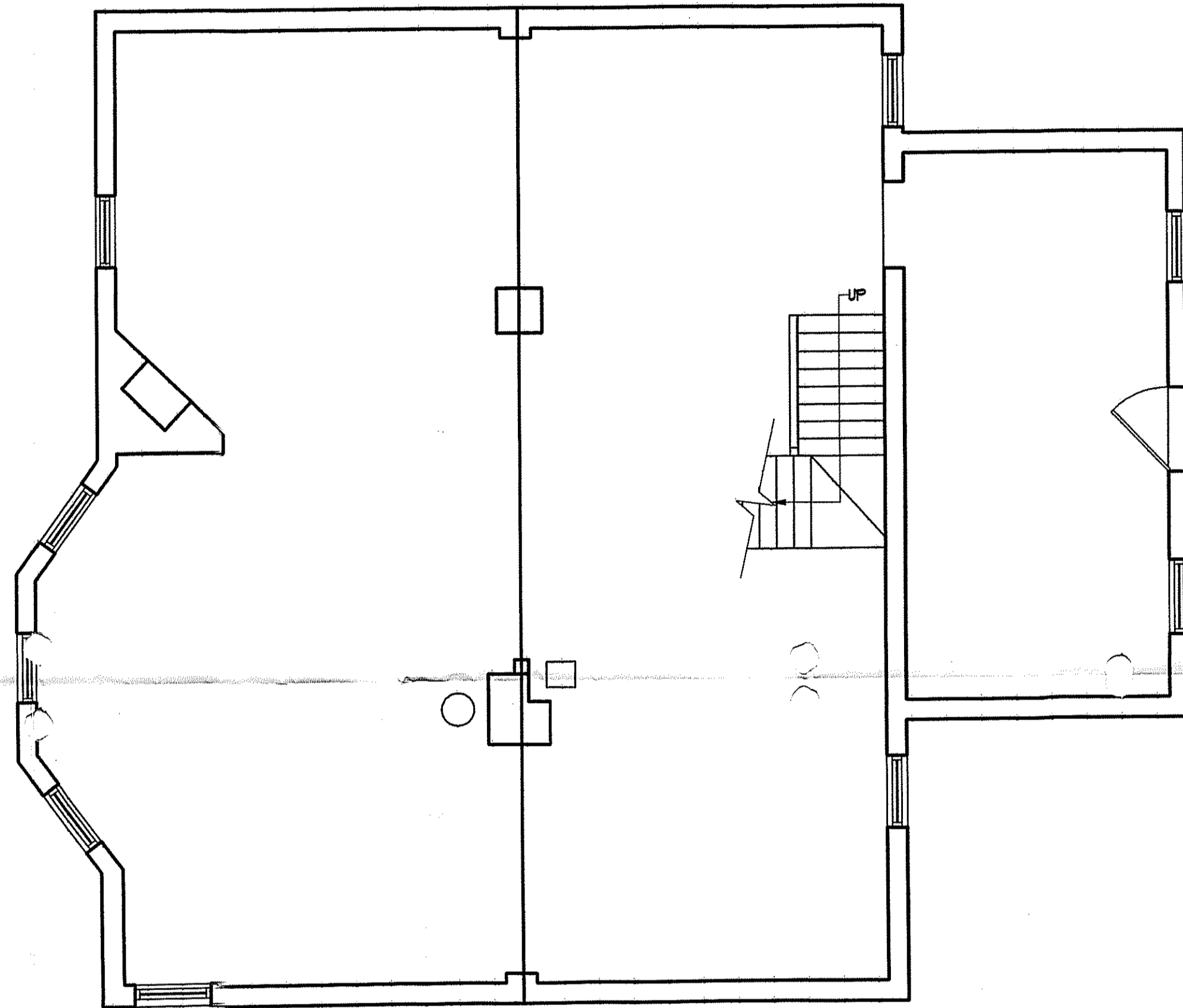


NE
REAR

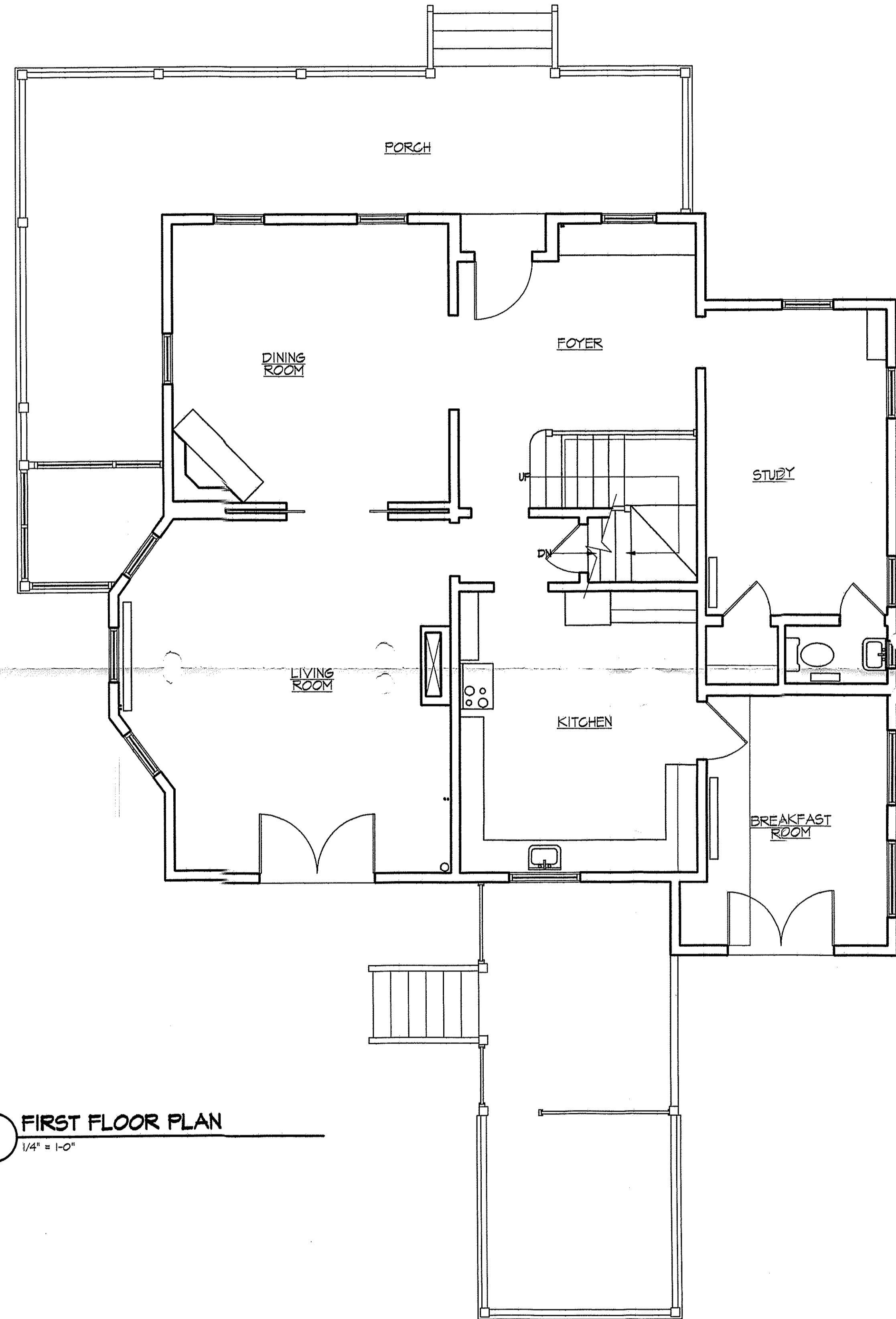


PEAR
NORTH.

**FITZPATRICK
RESIDENCE**



1 BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"

REVISIONS:

SEAL:

DRAWN BY: JAA

CHECKED BY: DPK

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

DATE: 03/05/02

PROJECT NO. 01.0485

DRAWING NO.

XC1

**FITZPATRICK
 RESIDENCE**

REVISIONS:

SEAL:

DRAWN BY: JAA

CHECKED BY: DPK

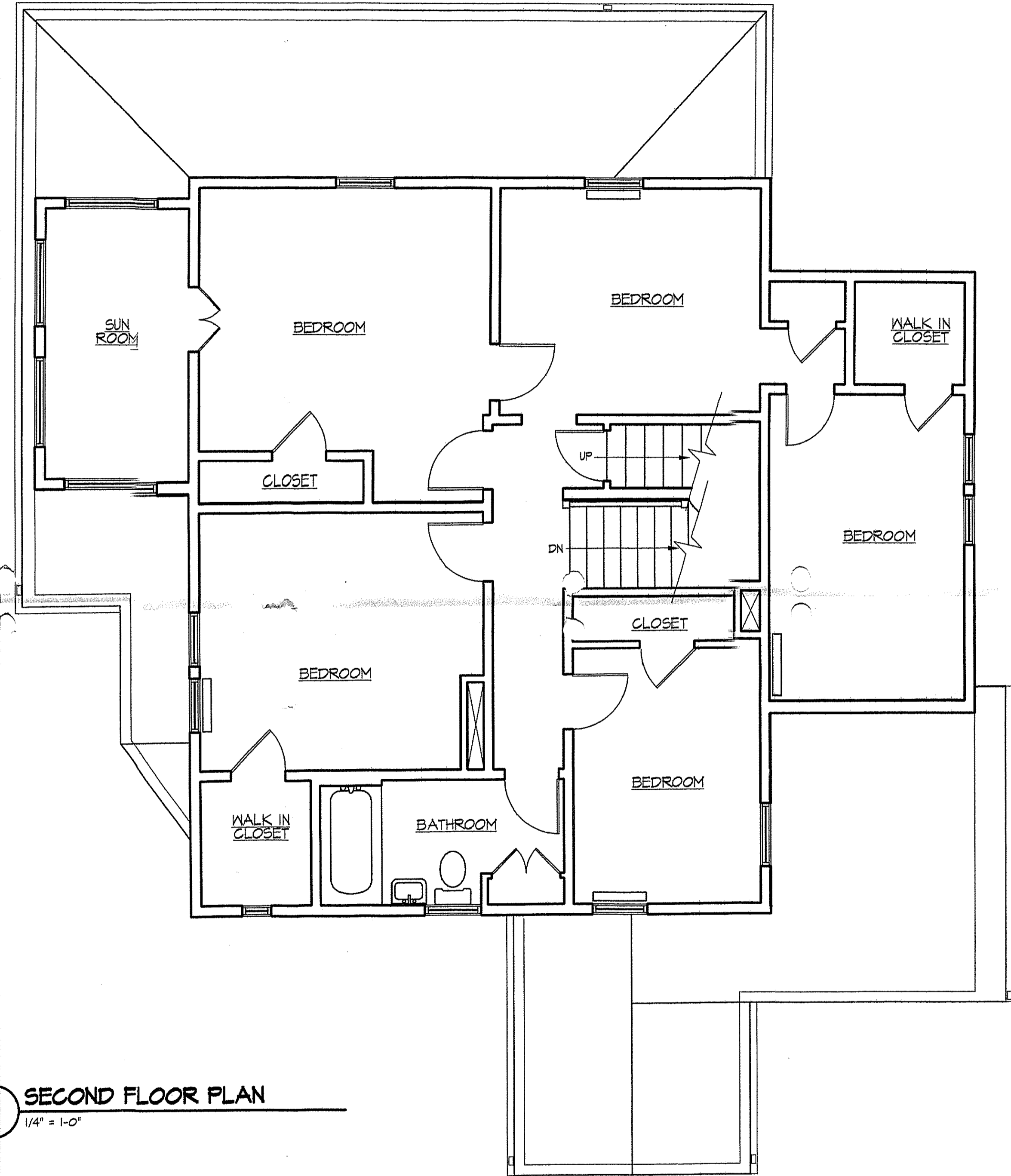
SCALE: 1/4" = 1'-0"

DATE: 03/05/02

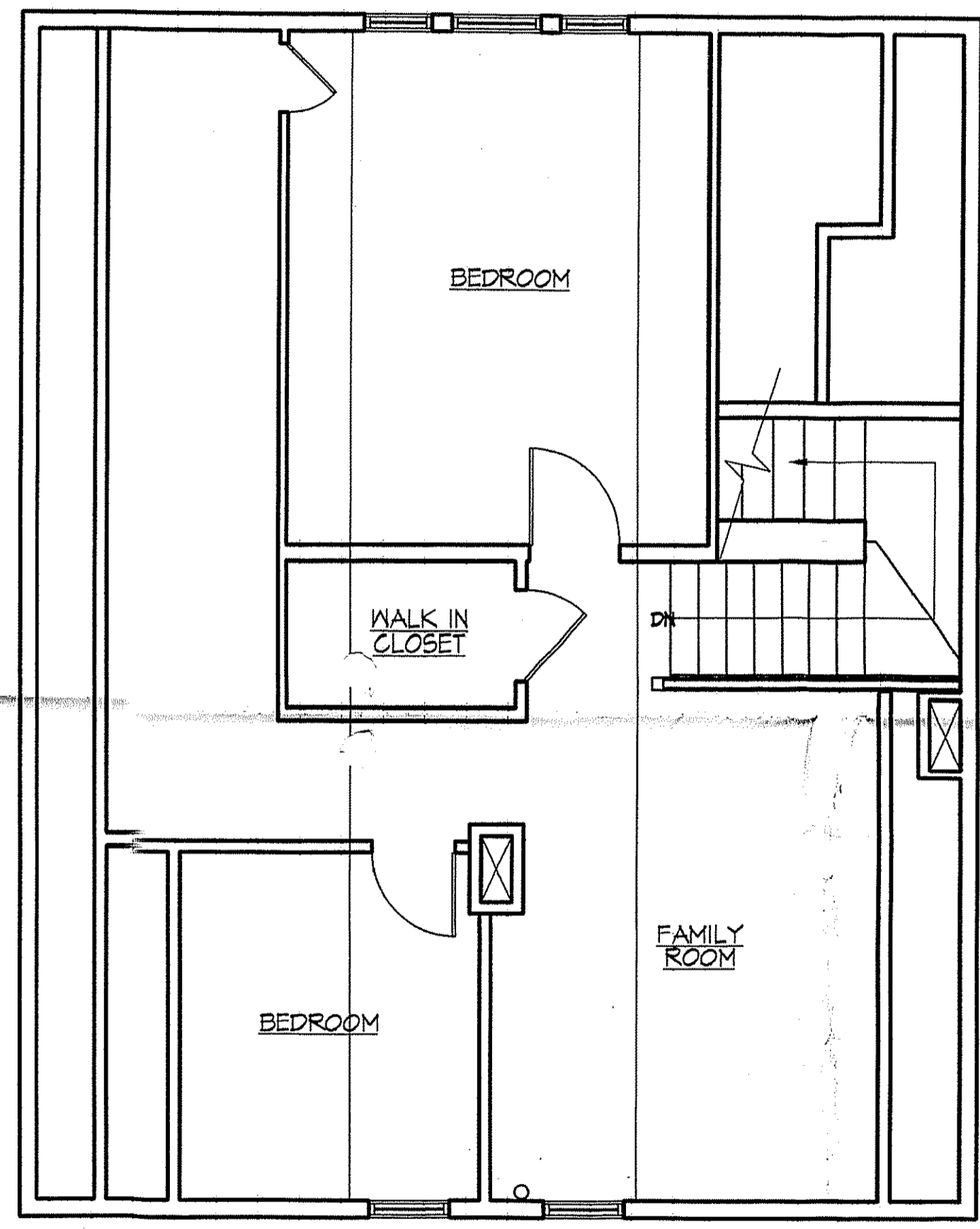
PROJECT NO. 01.0485

DRAWING NO.

XC2



1 SECOND FLOOR PLAN
 1/4" = 1'-0"



2 THIRD FLOOR PLAN
 1/4" = 1'-0"

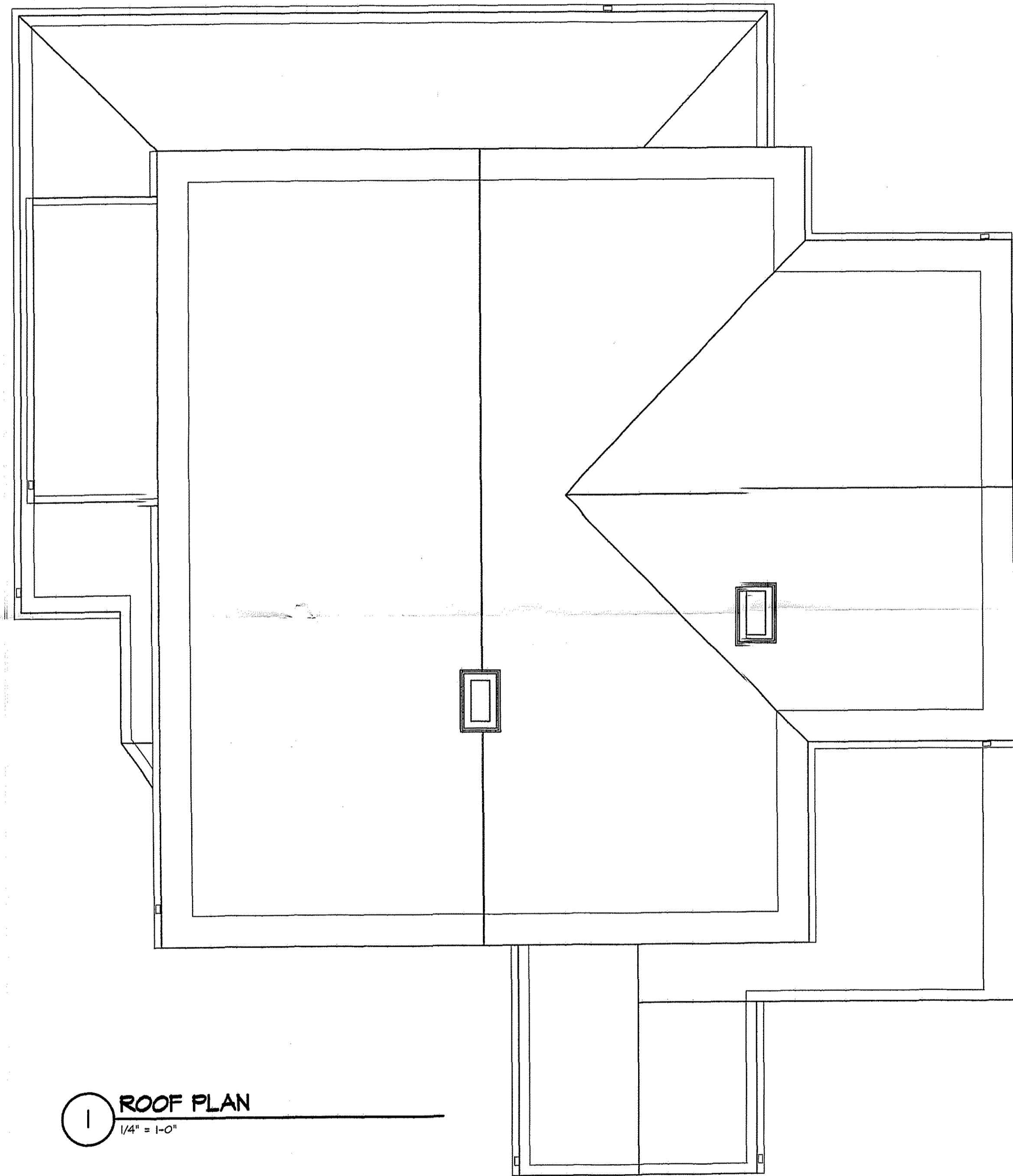
**FITZPATRICK
 RESIDENCE**

REVISIONS:

SEAL:

DRAWN BY: JAA
 CHECKED BY: DPK
 SCALE: 1/4" = 1'-0"
 DATE: 03/05/02
 PROJECT NO. 01.0485
 DRAWING NO.

XC3



1 ROOF PLAN
 1/4" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"



3 FRONT ELEVATION
 1/4" = 1'-0"