

31/06-04C 4010 Prospect St
Kensington Historic District

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 31/06-04C Received January 23, 2004

Public Appearance February 11, 2004

Before the Montgomery County Historic Preservation Commission

Application of Mr. Tom Cosgrove
4010 Prospect Street, Kensington

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to demolish an existing addition and detached garage.

Commission Motion: At the February 11, 2004 meeting of the Historic Preservation Commission (HPC), Commissioner O'Malley presented a motion to deny the proposed Historic Area Work Permit application. Commissioner Burstyn seconded the motion. Commissioners O'Malley, Velasquez, Burstyn, Anahtar and Breslin voted in favor of the motion. Watkins, Williams and Fuller voted against the motion. Motion passed 5-3.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic Resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

Mr. Tom Cosgrove completed an application for a Historic Area Work Permit (HAWP) to:

1. Demolish the existing c1930 shed roof frame addition.
2. Demolish the existing c1930 frame garage.
3. Rebuild the south wall of the main massing utilizing some of the 2/2 windows from the addition to be demolished.
4. Remove the asbestos siding to expose the German lap siding

4010 Prospect Street is a Primary Resource within the Kensington Historic District designated on the Master Plan For Historic Preservation in Montgomery County in 1986 and on the National Register of Historic Places in 1980.

HISTORY OF RESOURCE:

The Vision of Kensington: A Long-Range Preservation Plan was approved and adopted as part of the *Amendment to the Master Plan* for the Kensington Historic District. The *Vision* defines primary resources within the Historic Residential Core as:

Historic resources built from 1890 to 1930, which exemplify the historic pattern of development characterized by expansive open spaces between adjacent homes. In this area it is important to preserve these patterns of open space, from yard setbacks, building scale, architectural character, and streetscape qualities.

EVIDENCE IN THE RECORD:

The Historic Preservation office received the submitted Historic Area Work Permit (HAWP) application on January 23, 2004. A written staff recommendation on this case was prepared and sent to the Commission on February 4, 2004. At the February 11, 2004, Historic Preservation Commission (HPC) meeting, staff person, Michele Naru showed a Powerpoint presentation of photos of the site and presented an oral report with staff recommendations. Staff recommended the

HAWP application be approved with the conditions that:

1. All 2/2 windows on the existing addition will be salvaged and utilized on the rear elevation. Any remaining windows not used on the rear elevation must be stored on site.
2. The applicant will provide staff with information documenting that he has worked with a structural engineer prior to the demolition of the addition to ensure that the demolition will not compromise the structural integrity of the original massing.
3. The applicant will draft measured drawings for the rear elevation, showing the proposed configuration and detailing for staff's approval and stamping prior to the demolition of the addition.

The applicant, Mr. Cosgrove, attended the meeting and concurred with the staff report.

Commissioner Breslin began the discussion about the subject proposal by questioning staff about the legality the subject lot and future buildable lot to current lot requirements. Staff explained that the side yard setbacks would be grandfathered for the existing house, but a new house built on the adjacent lot would need to conform to current setback and zoning requirements.

Mr. Cosgrove summarized the events that have led him to the current proposal. He explained that during the proposed subdivision process, he discovered that the property could not be subdivided as he originally intended – changing the lot lines so both houses would face Prospect Street. The applicant further explained that the current house is not livable and required extensive work.

Commissioner Breslin questioned the applicant about the removing of the addition and its effect on the livability of the house.

The applicant explained that the addition currently houses two-rooms and a half bath on the first floor and a full bath on the second floor.

Commissioner Breslin continued by asking the applicant to describe the interior spaces that will remain in the original massing.

The applicant described the interior spaces as two bedrooms and a kitchen on the second level and a dining room and kitchen in the lower level. After further questioning by Commissioner Breslin, the applicant explained that once the addition is removed there would not be any remaining bathrooms in the house.

Commissioner Breslin responded by expressing his concern with approving a project that will ultimately make the existing house unlivable, without any further program associated with the proposal outlining the applicant's plan to return the building to a livable condition.

Commissioner Fuller concurred with Commissioner Breslin's comments and further explained that in order to make this house livable, an addition will need to be designed to house the bathrooms. He noted that this current proposal was only half of the project and that he would like to see the entire program for the house and the property prior to approving the demolition of the addition.

Mr. Cosgrove explained that this proposal as presented gives him an added option for the property – which would be to sell off the adjacent lot. The money from the sale could assist him in renovating

the house or hiring an architect.

Commissioner Breslin responded that in his view this proposal limits the applicant's options. Noting that if the proposal were approved as presented, a future owner would return to the Commission with a hardship case pleading that the existing house is not livable and requesting an addition - forcing the Commission to approve an addition to the house.

Chairman Velasquez concurred with Commissioner Breslin's comments and further explained her concern with approving the demolition of this addition without a new addition planned to house the bathrooms, making it unlivable and ultimately susceptible to demolition by neglect.

Mr. Cosgrove responded explaining that in his opinion the current house is falling down. He further expressed that he understood the legitimate concerns that the HPC has about the house and further emphasized that, being the owner of the subject property, he needs to have options. The applicant explained that the house does require an addition or substantial alterations to the existing house. The work on this house, in his opinion, will only be done after the adjacent lot is available for sale, or a small house is built on the adjacent lot, or when he has the option to sell the property to someone else to complete the rehabilitation.

Commissioner O'Malley questioned the applicant's knowledge at the time of purchase about this house's inclusion in the Master Plan Historic District of Kensington.

Mr. Cosgrove explained that he was aware that this property was historic and part of the historic district. He further explained that it was his understanding that if the house were determined to be condemnable, then he would be able to do something with the beautiful piece of property.

Commissioner O'Malley interjected with a statement regarding the determination of the principal façade of the house. She expressed that being the archivist for the Kensington Historical Society, she noted that historical records indicate that the address for the property was 82 Prospect Street, which leads her to believe that the original historic façade was the elevation which faced Prospect.

The applicant responded by providing information from the original family that owned the house and associated property. He recalled a conversation he had with Mrs. Weeds, who lived at this house her entire life. Ms. Weeds explained to him that the original façade was the façade that faces Summit Avenue. She further explained that about 60 years ago, the County took her Dad's front yard away and moved their address around to Prospect Street - putting the entrance and the driveway along Prospect.

Jim Engel, Chairman of the Kensington Local Advisory Panel testified that Tom Skarak, Barry Peoples and himself had contacted the applicant to discuss the proposal. He stated that their concern focused on avoiding infill development. He further explained that the Town has seen "compatible" infill development in the historic district and they as a group are not pleased with the end result. He expressed that it is their position that the owner should rehabilitate the existing house; construct an appropriate addition compatible with the historic fabric of the district so that he and his family can have a house that meets their needs [and retain the side lot as open space].

Dr. James Cooper, contiguous property owner, testified that he rehabilitated his historic house and

added a substantial addition onto the house, which doubled it in size. He further explained that the house in question was one of the oldest and most prominent and important structures in the Kensington Historic District. He feels that the 70 year old addition adds to the character of the original house and that it qualifies under the National Trust's standards to be historically designated. He believes that the existing structure [in its entirety] and its side yard adds to the character, rhythm and streetscape and compliments the existing historic structure. Dr. Cooper ended his testimony by stating that in his opinion if a second house were permitted on lot 59, it would clearly destroy the character, rhythm and streetscape of the property, disrupt the established building pattern and result in the loss of this "gateway" house and its associated open space – the fundamental features of the Kensington Historic District.

Commissioner O'Malley commented that she concurs with Dr. Cooper's presentation that the addition, being 70 years old, qualifies it as part of the historic structure. She further indicated that she would be very hesitant to approve the demolition of that portion of the house.

Commissioner Williams expressed that her concern is that in order to make lot 59 buildable, the owner is limiting where he can put an addition on the existing house, because it can no longer be built where the existing two-story shed wing is located. She further explained that the owner would be unable to build on the Summit Avenue elevation due to the front yard setback and the building's original historic façade. She believes that additions to the Summit Avenue or Prospect Street elevations would pose a problem in terms of the historic structure and reading its original massing. She ended her comments by indicating to the owner that in her opinion the current application is incomplete. She explained that the Commission can not judge the elimination of an aspect of the house without knowing the future placement of a new addition.

Mr. Cosgrove responded to Commissioner Williams by stating that he does not agree that an owner has to construct a new addition onto the house if the historic addition is demolished. He stated that the interior of the house could be gutted and a new floor plan to include bathrooms could be created.

Commissioner Williams responded that, in theory, a reconfiguration of the original massing is in the realm of possibilities. Yet, she feels that it is unlikely that future owners of this house would not want to add an addition. She reiterated that if the Commission was to approve the elimination of the addition, they would need to include a condition stating possible locations for the future addition so that they, in the future, would not be confronted with a problematic project.

Commissioner Fuller interjected by stating that if an addition was to be placed at the historic rear of the building, this new addition would have to meet current setbacks off the existing property line – which would force the new addition to be smaller [in width] than the current house. He further added that he would like to ask the applicant to defer the Commission's action on this case, so that the owner can develop a completed plan for this site.

Mr. Cosgrove indicated that he wanted a decision from the Commission for the Historic Area Work Permit submitted.

Chairman Velasquez explained that her assessment of the case is that the Commission can not support the proposal as submitted. She added that the Commission is asking that the owner provide them with a long-range plan for the entire property.

Commissioner Breslin interjected with his explanation of the Commission's concerns. He explained that the subject property is a Primary Resource and if the proposal as presented is granted – the house becomes unlivable. He further explained that the Commission would like to see a house that is functional and buyable at the end of this process.

Commissioner Anatar conveyed her concerns with the proposal by commenting that if the Commission approves the HAWP application as presented, the owner could focus on the new lot and neglect the historic house to the point that it will deteriorate beyond repair. She reiterated that she wanted to see a proposal for the improvements for the house first, prior to approving the HAWP for demolition.

Gwen Wright, HPC Supervisor, clarified the Commission's concerns by stating that before deciding to implement the demolition, the owner might want to flesh out ideas for the addition and for the new house because the owner would not want to limit his options.

Commissioner O'Malley stated that she wanted to keep the concept open to renovate the entire house as one piece. She feels that any new house, even if it is setback, is going to diminish the historic property. She finalized by saying that she would like the property to stay as one and retain the two-story, shed roof addition.

Commissioner O'Malley presented a motion to deny the proposed Historic Area Work Permit application. Commissioner Burstyn seconded the motion. Commissioners O'Malley, Burstyn, Anatar, Velasquez and Breslin voted in favor of the motion. Watkins, William and Fuller voted in opposition of the motion. Motion passes 5 - 3.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria, which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application, are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland – Kensington Historic District and the Vision of Kensington: A Long-Range Preservation Plan.

Based on this, the Commission finds that:

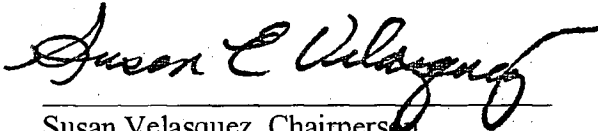
1. The proposal for redevelopment of the entire property was not complete and therefore the Commission could not make an informed decision.
2. The current demolition proposal constitutes changes that will compromise the existing integrity and long-term viability of the resource, which through its architectural fabric, design and associated open-space, contributes to the historic character of the Kensington Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, - Kensington Historic District and the Vision of Kensington: A Long-Range Preservation Plan.

Based on the evidence in the record and the Commissions findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Mr. Tom Cosgrove for a Historic Area Work Permit (HAWP) to demolish an addition and detached garage at 4010 Prospect Street in the Kensington Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Susan Velasquez, Chairperson
Montgomery County Historic Preservation Commission


2-25-04

Date

1 MS. NARU: Yes. Case F is for a project at 4010
2 Prospect Street in the Kensington District. This is a
3 primary resource within this district. The proposal is
4 basically to demolish an existing 1930s shed roof frame
5 addition, demolish an existing 1930 frame garage, rebuild the
6 rear wall of the main massing utilizing some of the 2/2
7 windows from the rear addition, and to remove the existing
8 asbestos siding to expose the German lap siding.

9 As you will note in the staff report, staff commends the
10 applicant for this proposed work. We feel that it's very
11 sympathetic to the historic building on the property. The
12 incompatible materials being removed in certainly something
13 that generally the commission supports and we're anxious to
14 return the exterior of the building back to its original
15 configuration.

16 As I mentioned in my staff discussion, I think that with
17 that information said, I think that there should be a
18 secondary discussion as part of this proposal which will be
19 that the secondary addition, once it's removed, will create a
20 buildable lot for lot 59 and that will of course provide an
21 opportunity for the applicant to build on that lot, which I
22 think raises kind of a bigger issue and question within our
23 Kensington Historic District in terms of compatibility
24 building on the side-lots, which were traditionally used as
25 open-space in the Kensington Historic District. So, I had
26 spent a great deal of time outlining the vision of
27 Kensington, what they talk about for this, as well as



1 potential approaches that I would suggest that the Commission
2 look at, if in fact they see that a house could be built on
3 this lot, the kinds of things that would really want to
4 direct the applicant in terms of design and characteristics
5 for that building. I know we're getting a little ahead of
6 ourselves, but I really think that he should be aware of
7 exactly what things we're going to be requiring of that new
8 construction.

9 I do have a PowerPoint presentation, but generally for
10 this particular Historic Area Work Permit Application, which
11 is what I had outlined below, I am recommending that we
12 approve with a couple conditions. One of which is that all
13 of the 2/2 windows on the existing addition will be salvaged
14 and utilized on the rear elevation and then any remaining
15 windows not used on the rear elevation be stored on site;
16 That the applicant will provide staff with information
17 documenting that he has worked with a structural engineer
18 prior to the demolition of the addition to insure that the
19 demolition will not compromise the structural integrity of
20 the historic massing; and that the applicant would draft
21 measured drawings for the rear elevation showing the proposed
22 configuration and detailing for staff's approval and stamping
23 prior to the demolition of the addition.

24 And I will now give you a short presentation of the
25 property, unless you have any questions.

26 MR. BRESLIN: Yes, I have a question.

27 MS. NARU: Sure.

1 MR. BRESLIN: If the addition is removed, is the
2 resulting I guess it's the side-lot line, side lot legal?

3 MS. NARU: It is.

4 MR. BRESLIN: Because it looks like it's only three
5 or four feet.

6 MS. NARU: 50 feet wide, but it's significantly
7 deep.

8 MR. BRESLIN: No, but how's the side yard?

9 MS. NARU: Well, the side-yard setback of course
10 would be grandfathered in as they are in Kensington. The new
11 building that would be built on the proposed new lot, would
12 have to conform with today's requirements.

13 MR. BRESLIN: Right, but I don't understand if by
14 sub-dividing -- would you have to subdivide?

15 MS. VALESQUEZ: No.

16 MS. NARU: It's a buildable lot and does not need a
17 subdivision.

18 MS. O'MALLEY: There is no law that it's been on
19 the property that way for 70 years it becomes all of the one
20 part?

21 MS. VALESQUEZ: No, you're talking about adverse
22 position. That would be a different.

23 MR. BRESLIN: I guess it's a legal question. It
24 seems that by making, if that resultant side-yard is less
25 than legal, the setback is less than legal, you're creating a
26 --

27 MR. FULLER: The County Code says that if it's a

1 non-conforming lot, which this is what it would be because
2 it's built across the property line, you can't make it worse.
3 But by taking it off, perhaps you're making it slightly
4 better than it already is. It will still be a non-conforming
5 lot because the setback won't be there, but the other lot
6 then is free and clear. So that's why they can do what they
7 want.

8 MS. NARU: Right and that's why the other lot needs
9 to conform to today's zoning.

10 MR. BRESLIN: Okay.

11 MS. NARU: Okay. This is the elevation of the
12 house that faces Prospect Street. This is currently the
13 principle facade of the house. Next slide.

14 This is the elevation that faces Summit. This was the
15 historic principle facade of the house. And you can note in
16 this picture that the proposed addition to be removed is on
17 the right, the two-story shed roof addition.

18 This is the rear looking, if I'm standing towards facing
19 Summit Avenue, this is what is considered the historic rear
20 and a side elevation currently.

21 This is a better view of the proposed two-story addition
22 to be removed. And you will note that they do have 2/2
23 windows and under closer inspection, I think that the only
24 original windows on this that would have been on the historic
25 house, are actually on the opposite elevation. The muttons
26 are considered different than what was the original house.
27 So we would just ask that the 2/2's that do match the ones

1 that are currently on the house be the ones that be utilized
2 in the re-building of that facade. Next, please.

3 This is the proposed garage to be demolished. And this
4 is a view taken standing next to the house looking towards
5 the garage, which is the approximate location of where a new
6 house would be located. To the left it would be the historic
7 house. Next, please.

8 This is a view standing on Prospect Street looking at
9 the garage. And you will note that the garage is sitting on
10 the lot 59. And 58 is where the historic house is.

11 This is kind of just starting to pan around, a view of
12 the one-story ranch house that is adjacent, which is outside
13 the historic district, but also noting that there is a
14 substantial trees on this property that we would be very
15 concerned with in terms of protection when it comes to
16 building on this lot. Next, please.

17 This is standing approximately between the house and the
18 garage, looking towards Prospect. Again, giving you a view
19 of some of the substantial trees on the lot.

20 This is a view of the foundation on the two-story shed
21 roof addition that's proposed to be demolished. As you'll
22 not, the cinder block is definitely different in materials
23 and period than the brick on the principle side.

24 And a view of the windows. Notice the very narrow
25 muttons.

26 And the view of the historic windows and the very larger
27 muttons.

1 And this is just to show the joinery from the historic
2 building on the left to the 1930s addition.

3 And a view showing, this is looking at the addition that
4 protrudes from the side elevation. That little kind of entry
5 foyer, the one-story foyer is to the right and to the left is
6 the historic building. It's just kind of to show that this
7 elevation, for whatever reason, has weather board siding
8 versus the German siding that's on the other elevation is
9 also on this rear elevation, which I felt was interesting.

10 And that's another view showing the weather board on
11 that elevation. That's it.

12 MS. VALESQUEZ: Thank you. Any questions for
13 staff? Is the applicant here?

14 MS. NARU: I will also enter into the record the
15 LAP comments that you've received.

16 MS. VALESQUEZ: Thank you. The applicant here?
17 Would you like to step forward, please? Have a seat at the
18 table and say your name for the record.

19 MR. COSGROVE: My name's Tom Cosgrove. Tom
20 Cosgrove.

21 MS. VALESQUEZ: Hi. You've read the staff report?

22 MR. COSGROVE: No. Is this it?

23 MS. VALESQUEZ: No, what --

24 MR. COSGROVE: I heard it. I just heard what she
25 said.

26 MS. VALESQUEZ: You didn't get this?

27 MR. COSGROVE: No.

1 MS. VALESQUEZ: You heard what she said. What
2 would you like to tell us about your proposed project?

3 MR. COSGROVE: I think she covered it. The only
4 thing that, the reason we got to this point was that one of
5 you brought up the lot lines and she brought up the lot
6 lines. I originally was going to try to move it so the lots
7 were 75 by 100 because they, the house originally, like she
8 told you, faced Summit. And then when they widened Summit,
9 they took, essentially took the front yard of this house and
10 they gave the address to Prospect. They gave the main
11 entrance to Prospect. So the front yard from the front of
12 this house to the sidewalk along Summit is maybe 15 feet. So
13 I was going to try to turn the lot around and build a new
14 house on the 75 by 100 foot lot. They said, no, you can't do
15 that. You got to keep, we're not going to support that,
16 which is fine.

17 So at this point, the way to make this thing feasible
18 for me is to take the shed down and take this addition down
19 and see if there's something that I can come up so I can get,
20 figure out a way to get a house that's livable and to get my
21 family in there.

22 MS. VALESQUEZ: So the new house you'd be building
23 would be for yourself?

24 MR. COSGROVE: I don't know if I'm going to build a
25 new house.

26 MS. VALESQUEZ: If --

27 MR. COSGROVE: If it was --

1 MS. VALESQUEZ: -- if you were, let's go with your
2 supposed.

3 MR. COSGROVE: I don't know. I'm not sure if they
4 said there's -- the vision of Kensington says that it could
5 only be 10 percent or close to 10 percent, which would mean
6 it would be a pretty small house for four kids, that would be
7 pretty small. But, you know, you never know.

8 MS. VALESQUEZ: Do you currently live in this
9 subject house?

10 MR. COSGROVE: No. This house is not livable.

11 MS. WILLIAMS: So when you said you'd make it
12 livable, do you mean you would be putting an addition on or
13 you're just going to renovate it?

14 MR. COSGROVE: No, renovate it. That would be an
15 option. That just, this just, this would give me another
16 option to be able to afford to renovate this house that
17 they're saying we have to keep. And bring it up to some type
18 of livable standard. Currently, it's caving in. The whole
19 structure is falling in. So, if I had the, if the other lot
20 becomes available, which it would, then there's an option
21 that maybe I could sell that other lot and then somebody
22 might want to come build a small house on it, which would
23 then allow me to maybe put an addition or renovate this
24 existing structure.

25 MR. BRESLIN: It's not often you see a historic
26 house, a proposal to make a historic house smaller. This is
27 pretty interesting. Can you tell us what's in the addition

1 and how removing it could effect the livability of the house?

2 MR. COSGROVE: The addition, basically, is two
3 rooms and a half bath on the first floor and a full bath on
4 the second floor. The half bath is functioning. The bath
5 upstairs is not.

6 MR. BRESLIN: Yes, I was suspecting that, it's
7 pretty typical that the addition has bathrooms. So if you
8 remove a bath and a half from that house, what's left?

9 MR. COSGROVE: Two bedrooms upstairs and a kitchen
10 upstairs. And then a little office area, what originally was
11 the dining room, and then a kitchen downstairs. So there
12 would be two kitchens and four rooms.

13 MS. VALESQUEZ: Are there any bathrooms in the
14 original part of the house?

15 MR. COSGROVE: No.

16 MR. BRESLIN: So, you'd have to either do
17 substantial renovation or put an addition on the house.

18 MR. COSGROVE: Right. You're going to have to do
19 that anyways. So that's exactly what you'd have to do.

20 MR. BRESLIN: Right. Then it sounds like, if
21 you're talking about a fair-sized family, an addition almost
22 becomes a requirement.

23 MR. COSGROVE: Yeah. I mean at some point addition
24 or install a bathroom or something along that to the existing
25 structure.

26 MR. BRESLIN: Right. So it's kind of troublesome
27 to approve this project where we're taking off the bathrooms

1 and leaving a house that's really not unlivable but kind of
2 impractical, short of putting an addition on. And we don't
3 have the addition before us.

4 MR. COSGROVE: Well, it's, the problem is that the
5 structure now currently is unlivable and not usable.

6 MR. BRESLIN: Right.

7 MR. COSGROVE: So, to say, you know, what I'm
8 asking for is impractical, not really because like you said,
9 you're going to have to put an addition or do something to
10 make this thing livable anyways. So, if you're going to have
11 to go down that road, why not go down that road with the
12 structure that historic is making us keep and staff is saying
13 that they, the part of the house that they want to keep, even
14 though they're all kinds of other circumstances that go into
15 it, what's it matter whether you put that addition, those
16 bathrooms, and those things on going up the 150 foot lot?

17 MR. FULLER: I think what Mr. Breslin is saying is
18 we're sort of half, we're giving you a half approval because
19 you can't do the addition without coming back before us. So,
20 if you start work and demolish the existing addition and you
21 start replacing your siding, you could yes, if you could make
22 it work by doing all the interior work, yes, you can do that
23 on your own. But if you really feel you need to come and put
24 an addition on the house, you're going to have to come up
25 with that anyhow. And it just seems a little strange that
26 you're coming in with half the project rather than the whole
27 thing at once.

1 MR. COSGROVE: But she covered the point. What it
2 does is, it gives me an added option. And that is to sell
3 off the other lot, which is a legal, buildable lot, which
4 then allows me to do the renovation or hire an architect to,
5 you know, give this structure something that is livable. So
6 it opens up my options on this property that I can't get any
7 relief on in terms of taking down this structure, which the
8 experts have told me has no real historical value. So I'm
9 kind of locked in with it. So what I'm trying to do is
10 create options for myself that will make it feasible for my
11 family to move in.

12 MR. BRESLIN: To a certain extent, it limits our
13 options because I can picture this as, you might not do this,
14 but I can picture somebody comes to us after the demolition
15 saying I need an addition and you can't say no because the
16 house is unlivable, it doesn't have any bathrooms.

17 MS. VALESQUEZ: You know I'm picturing that too.
18 If the house is unlivable but it now could be made livable
19 because at least it does have a working bathroom and so on.
20 And then if the addition is demolished, no new addition has
21 yet been put on, I get concerned about demolition by neglect
22 because the house will not be livable, there will be no way
23 you can live in it to keep it up. So I see that as another
24 angle because we are charged with not allowing people to let
25 these houses fall down.

26 MR. COSGROVE: Well, I think that you really, the,
27 as Michelle, Michelle's been in the house. And the house is

1 falling down. And I understand the concerns you have. But
2 the concern is this, the way I see it, and that is that to
3 make this thing work for me, the owner of this historic
4 property, I have to have some type of option. So far, every
5 time I've come with something, it has been shot down at
6 staff, clearly. And this is the thing that they said, hey,
7 maybe we can support this.

8 Now the, all these concerns are legitimate concerns.
9 There's going to have to be an addition or work done to this
10 structure, clearly. It has to be done now. But if it's done
11 after the other lot is available for sale or to build a small
12 house on, to finance the, this existing house or allows me to
13 sell this existing house as it is and let somebody else come
14 in and do the work, and then I can build on the other, a 10
15 percent house or whatever the Kensington, the Town of
16 Kensington has a vision for, it opens up the options for me.

17 And I own the property.

18 MS. O'MALLEY: Can I ask you a question?

19 MR. COSGROVE: Sure.

20 MS. O'MALLEY: When you purchased the property,
21 were you told that it was in a Historic District?

22 MR. COSGROVE: Yes.

23 MS. O'MALLEY: And you investigated what that meant
24 to the property itself?

25 MR. COSGROVE: Yes. See, but when I investigated
26 it, I thought, what I did was I brought some builders there
27 and said what do you, tell me what your expert opinion of

1 this house is.

2 And they said this thing should be condemned. It's
3 falling down. It's imploding. So then I said, okay, well
4 this is, you know, it's still a very beautiful piece of
5 property. Maybe I can do something with this thing in terms
6 of because of the changes that were made because of the
7 widening of Summit, because they moved the front of this
8 house. The front of this house --

9 MS. O'MALLEY: I have to interrupt you.

10 MR. COSGROVE: -- do you want me to answer the
11 question or you want to ask another one? Go ahead.

12 MS. O'MALLEY: No, I just want to interrupt you
13 here because I'm in charge of the archives in Kensington --

14 MR. COSGROVE: Right.

15 MS. O'MALLEY: -- for the Kensington Historical
16 Society. And the address for that property was 82 Prospect.
17 So I believe the entrance was always on Prospect.

18 MR. COSGROVE: Okay, well, let me tell you where
19 I'm getting my information from. And that's the original
20 family that owned it. The Weeds, who you probably know.
21 Well, Mrs. Weed, who's, she's probably in her 60s, has lived
22 there her whole life, was actually born in the house. She
23 told me that the original was on Summit and that they had a
24 beautiful stone stairway going down to Summit Avenue. And
25 then about 60 years ago, the county came or somebody came and
26 took her dad's front yard away and moved their address around
27 to Prospect and put the entrance, the driveway, over on

1 Prospect. And the lining, as you know, the lot is 50 by 150.

2 The 50 by 150 lots are the front of those lots is the 50.

3 It's not the 150. So, I beg to differ with you on that with

4 the archives say and what the reality of the lot, the two

5 lots are. I think we both know that those 150 lots, the

6 front is the 50, isn't it? All throughout Kensington.

7 MS. O'MALLEY: Yes, it is. It is.

8 MR. COSGROVE: So, so, that's where I'm getting

9 that information from.

10 MS. O'MALLEY: So the 82 perhaps was put on the

11 address after it was turned.

12 MR. COSGROVE: Yeah, and I guess at some point it

13 became 4010. I don't know when that happened. But it --

14 MS. VALESQUEZ: Okay. I have two people who have

15 signed up to speak to this. Why don't we let them talk and

16 then I'll bring you back up and you can address what these

17 people are going to say and answer the Commission and you.

18 MR. BURSTYN: I had a couple questions.

19 MS. VALESQUEZ: Before the speakers?

20 MR. BURSTYN: Yes.

21 MS. VALESQUEZ: Okay.

22 MR. BURSTYN: First one is that whether you've

23 considered taking lot 58 and 59 and cutting them in half the

24 other way so the existing house and its backyard would be

25 part of lot 59 and you didn't have to remove the addition?

26 And then the new lot would front on Prospect Street and be

27 the back halves of both lots.

1 MR. COSGROVE: You know, what you're talking about
2 is when you look at that, that would seem to be the natural
3 thing to do. And she, Ms. O'Malley asked if that's if I
4 investigated this thing. And when I looked at this, I said,
5 this thing is, that is, because the house sits so far up on
6 the corner of this lot, that that's the natural thing to do.
7 And that makes the most sense across the board. I hired an
8 engineer to come in and do a study and went to the
9 preliminary, paid to go before the preliminary group
10 upstairs. And everybody at that table said no problem, no
11 problem, no problem, until we got to Historic, who said they
12 would not support it. And I think part of that was because
13 they feel, what they've told me in the after I went with a
14 lawyer to see them is, that they said that there's historical
15 value to the long thin lot. So the idea of me turning it and
16 then having a 75 by 100 foot deep and then another 75 by 100
17 foot deep, which would make pretty, makes sense to me and
18 common sense would tell you to do that, they said they would
19 not support it. And they said they wouldn't support it and
20 that I'd have a very hard time doing that. So I --

21 MS. WRIGHT: Let me just reinforce that that is
22 indeed what we advised Mr. Cosgrove. In addition, the
23 Development Review Division staff person, Malcolm Shanaman,
24 felt that there were concerns about that meeting the re-
25 subdivision standards because you are clearly changing the
26 shape and configuration of the lots from every other lot in
27 that immediate area.

1 One of the things unique about Kensington is the lot
2 layout. And so it was both from a historic preservation
3 standpoint and from the issue of meeting the re-subdivision
4 criteria.

5 MR. COSGROVE: Can I follow-up real quick on
6 something that I think provincial and Gwen will remember
7 this. I, the engineers I hired and the lawyer, Mr. Klein,
8 that I hired, both disagreed with that, saying, you know, the
9 way they saw it, and I guess they have to meet seven points,
10 that all seven of the points were met and that Mr. Klein said
11 that he seemed to think all seven points were met. But Mr.
12 Shanaman and Gwen said, well, no, you know, that's not going
13 to, we don't think they are met. And the, the, what it came
14 down to was, you know, are you, you know, the staff, what my,
15 what I get is that if staff's not going to support it, I'm in
16 the cooker anyway so don't go down that road. Although
17 everyone at the table, the engineer said there's no problem,
18 no body had a problem with it.

19 And for point of discussion, I got a call from two
20 people from the Advisory Board, Mr. Peoples and Mr. Engle,
21 last week. And when we were talking, they said, well, we saw
22 that you wanted to do that, but how about this. Would you,
23 would you ever consider just putting, you know, taking that
24 old house down because it's such an eyesore to the community,
25 and putting a new house up on both lots, in the middle of the
26 lot, not up on the corner of the intersection. And I said
27 yes and that got, they called, I guess somebody at Park and

1 Planning, they said no way that's going down. So it's one
2 these things where it seems a little arbitrary and I'm, it's
3 --

4 MR. BURSTYN: My other comment on this also was
5 that looking at the two lots, the way they're configured now
6 if you did attempt to build on lot 59, would you attempt to
7 do a drive off Summit Avenue or would you do a driveway to an
8 easement off on lot 58 to get to 59?

9 MR. COSGROVE: Well, the preference would be to get
10 rid of the existing driveway that's there and put a new one
11 along the back of the lot that would, that would be used for
12 both lots, the lot that is it 58 and 59? 58 and 59. That
13 way there'd be parking off, coming off of Prospect instead of
14 coming on Summit. Because Summit has already got two new,
15 within four, five lots, you have two new houses going up plus
16 a huge addition on another one. So, but you have, from what
17 I understand, a legal right to access the lot from Summit,
18 which you wouldn't want to do. You wouldn't want to do, I
19 don't think.

20 MS. VALESQUEZ: Okay. Can I ask you to just sit
21 down and I'll call you back up after I here from Jim Engle,
22 representing the Kensington LIP, and James Cooper,
23 representing himself. Would you come forward? Please state
24 your name for the record.

25 MR. ENGLE: I'm Jim Engle. I'm chairman of the
26 Kensington Local Advisory Panel.

27 Tom Skarak, Barry Peoples and I did contact him prior to

1 this meeting and what we said at the time was, well, let's
2 play devil's advocate for a minute. You know, our primary
3 issue with Kensington Historic District is we would like to
4 avoid in-fill development. We've gone down that road before
5 with "compatible" in-fill development and we're not really
6 pleased with the way it turned out, so what would we consider
7 supportable in terms of this property?

8 Well, we thought, well let's play devil's advocate for a
9 minute. Let's assume that this isn't a historically
10 significant example of Victorian architecture. You know,
11 would we consider demolition of the house and construction of
12 one house that sits across both lot lines, thereby precluding
13 any future development. And I guess, you know, we talked to
14 HPC staff and we really looked around our own neighborhood
15 and we looked at all of the houses in the neighborhood from
16 the standpoint of, look at what everybody has gone through to
17 try to keep these houses up.

18 Most of the houses in Kensington with few exceptions
19 were disasters. And, you know, I speak from experience
20 because ours is still a disaster. And, you know, I pulled, I
21 guess George Myers, who everybody probably knows, the
22 architect who lives and works in Kensington. He's a glutton
23 for punishment. He's gone through this three times. He went
24 through it twice with his person residence and once with his
25 office building. And as far as I know, his residences that
26 he lived in were just, they were also imploding in on
27 themselves. They were near or if possible condemned

1, condition.

2 There's a woman over on Kensington Parkway that just
3 bought a very small and very awkward little house that she's
4 basically gutted and is starting over with. And it too was
5 in condemned condition, so, you know, to come into historic
6 district and buy an old house, means that you're going in for
7 the long haul. You're there to, you know, deal with the
8 issues of owning an old house and hopefully if you love it
9 enough and you love the issues of historic preservation and I
10 guess the idea of preserving the fabric of Kensington, that
11 includes saving the houses that, you know, may or may not be
12 the best examples of the architecture in the historic
13 district.

14 And again, I draw Tom to look at what George Myers is
15 done, because those houses, they have substantial additions
16 on them, they were awkward houses and, you know, he took
17 houses that had a couple thousand square feet or less and
18 brought them up to 4,000 square feet. Ideal houses for a
19 large family as he has. And, you know, I could see LAP and
20 hopefully HPC being lenient to the applicant, to Tom, if he
21 comes back and says, okay, well I've got this house and I'm
22 stuck with it, but, you know, I like Kensington and I like
23 the community and I want to live here and, you know, here's a
24 proposal that, you know, maybe doubles the size of the house
25 but it's still sympathetic and it still fits within the
26 fabric of the historic district and gives him the space that
27 he needs. So, you know, that, in a nutshell, is what we

1 recommended in our comments and in the comments that you have
2 before you.

3 MS. VALESQUEZ: Thank you. Mr. Cooper?

4 MR. COOPER: I'm Jim Cooper and I live on lot 57,
5 which is adjacent, obviously, to and contiguous with lot 58
6 and 59. I actually live on the corner on of Washington and
7 Prospect Street and actually have done, taken a house, an old
8 house, and basically doubled the size of that, similar to
9 what was just described.

10 I'm here tonight because first of all, I just found, got
11 notice of this last week and haven't making preliminary
12 comments. And my comments are obviously biased by what we've
13 already discussed tonight. The developer in July proposed to
14 the Park and Planning to subdivide lot 58 and 59 and reorient
15 the facades to face Prospect Street. And as we also
16 discussed, historically those orientations were toward
17 Summit.

18 Last summer 20 residents opposed the subdivision and
19 signed a letter and sent it to Mr. Weaver who was at the time
20 in charge of the subdivision issue for this primary address.

21 If I had more time, and I would like to depending on how the
22 discussion goes tonight, ask for a continuance on this so
23 that I can indeed, I've only had a week to put this together
24 but I can, I am certain that most of the people, and surely
25 more since last summer. There are a number of residents who
26 would have signed this petition last summer were on vacation.

27 It was around the 4th of July weekend that I got notice of

1 this. So we were opposed to that then and I would assume
2 that many will be opposed to this proposal.

3 The property is one of the oldest and most prominent and
4 important structures in Kensington Historic District. And it
5 surely sits as a gateway property to the district. It's one
6 of the main, it's on this, you may not know, but it sits
7 actually on one of the main entrances into Kensington Park.

8 It is the 70-year-old addition, which the outbuilding if
9 we may call it, adds to the character of the original house.

10 It qualifies under National Trust standards to be
11 historically designated. It existed at the time of the
12 Kensington Historic District Designation.

13 The existing structure and environmental setting on both
14 lots 58 and 59 are prominent and an important part of the
15 historic district and part of the vision of Kensington as was
16 outlined in the Historic Designation documentation. This
17 vision noted that land contiguous to the structure and
18 historically part of that structure and which is being used
19 by the owner of the property functionally, is not vacated
20 land, or not vacant land, excuse me. This is a direct quote
21 from it.

22 The existing side-yard adds to the character, rhythm,
23 and streetscape and compliments this historic structure. For
24 example, there are currently four trees on lot 59 alone,
25 which Michelle pointed out in the, which alone tower high
26 above this structure. There were also existing gardens,
27 which have already been demolished.

1 If a second house were permitted on lot 59 as was
2 discussed tonight, it would clearly destroy the character,
3 rhythm, streetscape of the property, disrupt the established
4 building pattern, and result in the loss of this gateway
5 house associated open space. Again, one of the cardinal
6 features of this Kensington Historic District.

7 This current proposal, I believe, affronts the
8 Kensington vision. I am encouraged the developer wants to
9 improve the historic district and historic structure. I
10 would encourage the HPC not to permit demolition of this
11 historic addition but to encourage the developer, much like
12 he just presented, the expansion of the existing structure as
13 has been permitted on Prospect Street and all throughout the
14 district.

15 And if this does, this discussion, depending on how we
16 go tonight, I would sure like an opportunity to come back and
17 I provide this group tonight. Michelle already has a copy of
18 the 20 signatures to oppose the first proposal. That was
19 last summer. And we could surely do that again in this one.

20 So there is, there is considerable opposition to this. If
21 we had more time, I could demonstrate that.

22 MS. VALESQUEZ: Thank you very much.

23 MR. COOPER: Some other residents are here and
24 might speak to that too.

25 MS. VALESQUEZ: Thank you. Would the applicant
26 like to come back up, please?

27 MS. O'MALLEY: I'd like to make a couple of

1 comments about that as well. I feel as though having a two-
2 story addition, which is one-fifth of the house, that's been
3 there for 70 years, qualifies it as part of the historic
4 structure. I would be very hesitant to approve the
5 demolition of that portion of the house. I'm not sure if
6 you're aware that right around the corner on Baltimore Street
7 at the Detrick, there was a house with a similar addition on
8 the back with a flat roof and they went ahead and reworked
9 the outside so that it would fit in with the rest of the
10 house. I have a picture of it if you want to see how it
11 looked before and how it looked after. It might give you
12 some ideas about what you could do with yours. It seems that
13 your house is 720 square feet and your addition is 187. Is
14 that correct?

15 MR. COSGROVE: You've got me. I don't have it
16 memorized.

17 MS. O'MALLEY: That's what it looks like from the
18 drawings. So, that's a substantial portion that you're
19 talking about removing and it has been there 70 years.

20 MR. COSGROVE: Let me, if I can, there are a couple
21 things to point out here in this conversation. The first
22 thing is that it wasn't a developer that ask that I do what,
23 you switch lots around. That was me. I proposed that. I'm
24 not a developer and it's not a, it's not a developer now.
25 It's the homeowner. It's me.

26 The second thing is, I know what George Myers has done
27 with his houses. I know what he's done with the houses that

1 he's built brand-new and put up in Kensington. And I know
2 what he's done with the beautiful house that he lives in.
3 But, there's a big difference between me and George Myers and
4 that is, I'm not an architect. I'm not a builder. I'm a
5 landscaper. And I'll tell ya, I can put in a whole bunch of
6 trees on my property a lot cheaper than George Myers can.
7 And George Myers can build a beautiful addition and re-do his
8 house a lot cheaper than I can. So for a practical reason,
9 to have this property work for me, and it happens to be two
10 lots that's why we're talking about taking this thing off to
11 give my family more options as to what I can or may afford to
12 do with this piece of property. So there's a big difference
13 there.

14 The other thing is, I understand Mr., Dr. Cooper behind
15 me. I'm positive that I would imagine that he has a big
16 beautiful house and he clearly put a huge addition on his
17 house, doubling the size and it's nothing less than
18 spectacular. It's beautiful. And he is in the meat of the
19 historic district.

20 I beg to differ a little bit on the idea that my lot is
21 the gateway into the historic district. I don't agree with
22 that because I'm on a very busy Summit Avenue and the house
23 next to me is not in the historic district. The house across
24 the street from me is not in the historic district. The
25 house across, on the other side of Prospect is in the
26 historic district. So it's our two houses, that's nobody
27 else on Summit. And then it goes up to Baltimore and

1 Washington and then that's where you really start seeing
2 these beautiful houses. As you can see from one of the
3 pictures, the house next to me is a little brick Rambler
4 that's not in the historic district.

5 You know, I know he has his business right there,
6 backing up to my property, so I'm sure, you know,
7 construction or anything like that, you know, it wouldn't, I
8 don't know if that would create a problem for him.

9 MS. O'MALLEY: Well, I think that the idea of it
10 being a gateway is because that actually was designated as
11 part of the historic core.

12 MR. COSGROVE: I know it was designated, but again,
13 I go back to the expert that I hired and Gwen will back this
14 up. She had questions to whether when they did this, the
15 historic designation of Kensington originally, if they didn't
16 just kind of like pull these in because of their location and
17 because they were the last two right there before Summit.

18 MS. VALESQUEZ: Whether or not they were just
19 pulled in they are, as a matter of fact, by law in the
20 historic district.

21 MR. COSGROVE: No, no question about it but that,
22 it goes to, it goes to the question of if it's this primary
23 wonderful gateway or whether they were just pulled in.

24 MS. WRIGHT: Well I think it was pulled in. You
25 know, again, I want to reiterate this house dates from the
26 1880s.

27 MR. COSGROVE: 1894.

1 MS. WRIGHT: 1894. I mean, Kensington was created
2 in 1894. It is one of the older houses in the district.
3 There are lots of houses in the district including some of
4 the beautiful ones on Prospect and Baltimore that are dated
5 from the early 20th Century, from the teens and 20s and so
6 forth. But this is an early, early house. And I think
7 that's one of the reasons that it's pulled in to the
8 district. You know, I think it was a very intentional
9 decision. It wasn't sort of an afterthought or anything like
10 that.

11 MS. WILLIAMS: I just have another item of concern.
12 In order to make lot 59 buildable, you're again limiting
13 where you can put an addition on that house, the existing
14 house on lot 58 because you can no longer build where the
15 existing two-story shed wing is. So now, and you can't build
16 on the Summit Avenue elevation because you don't have the
17 front yard set-back plus, it's the original historic facade.
18 So that limits you to the Prospect Street elevation or the
19 current side, original rear elevation.

20 Additions on the Summit Avenue and Prospect Street
21 elevation would pose a problem in terms of the historic
22 structure and reading its original massing. So, I guess, the
23 big concern I have right now is that it seems that the
24 application that we have before us is actually incomplete.
25 Because we can't judge elimination of an aspect of the house
26 without knowing what the addition is going to be. And the
27 elimination of this part of the house automatically involves

1 new addition.

2 MR. COSGROVE: Well --

3 MS. WILLIAMS: So, I can't, it's impossible for us

4 --

5 MR. COSGROVE: Well there's okay.

6 MS. WILLIAMS: -- to judge this application as

7 incomplete.

8 MR. COSGROVE: Well, there's an assumption there
9 that I'm not necessarily agreeing with. And that is that you
10 have to have an addition on the existing house if you take
11 down this addition. You don't. You could go into the
12 existing structure and, you know, it has to be gutted but
13 when you gutted it, remove the upstairs kitchen and add a
14 bathroom or two bathrooms. And then do a new kitchen with a
15 half bath downstairs. There are two kitchens in the
16 structure so you could, you could, really gut and re-do the
17 existing structure without an addition. With, with, you
18 know, so that there's an assumption there that somebody would
19 want to make the house bigger. But if you stuck by the
20 existing structure, you could re-do it.

21 MS. WILLIAMS: That would be great, I mean if that
22 really is in the realm of possibilities. I don't think it's
23 necessarily that likely that future owners wouldn't want to
24 add an addition. So all I'm saying is that if we're going to
25 approve the elimination of this addition, then we would
26 definitely want to say, we don't want an addition in the
27 future on this elevation or this elevation so that we're not

1 then confronted with a very problematic project.

2 MR. COSGROVE: Well, I was told that this, well
3 part of the idea of these long thin lots. Now I tried to get
4 it moved so I had the 75 by 100. They said no because the
5 long thin lot has historical significance and you have long
6 thin houses. So if it got to it, which somebody bought the
7 house and they wanted to put an addition off the back of it,
8 off the back of this house, that would be conforming to what
9 I was told why you couldn't do the other thing. So there
10 shouldn't be, there's not a real problem with that the way I
11 see it because I was told you want it to be long and thin.

12 MS. WILLIAMS: That would be fine, but that's,
13 right now we're by saying that, you're saying there's really
14 only one location for a future addition.

15 MR. COSGROVE: That's right. Absolutely.

16 MS. WILLIAMS: And that's really pinning you in or
17 a future owner in too.

18 MR. FULLER: It's even a little bit worse. Because
19 the new addition would have to meet current setbacks off of
20 the existing property line so that it wouldn't even be able
21 to be as wide as the current house.

22 MS. WILLIAMS: Right because it wouldn't meet the
23 side-yard setback.

24 MR. FULLER: It wouldn't meet that setback. Let
25 me, I guess to me, there are a couple different things. In
26 the perfect world, what I'd like to do is I would like the
27 applicant to be willing to defer our action on this and come

1 back with a completed plan, which is what I keep hearing
2 everybody say. I think personally, I could also willing to
3 support the idea of the demolition as the staff has
4 recommended with the caveat that we stress upon you, we're
5 not going to be backed into a corner that all of a sudden if
6 we do that, that then all of a sudden you're going to ask for
7 this or you're going to ask for that, not allowing us to put
8 an addition on the Prospect elevation side of the building.
9 I mean, it's, in the perfect world it's very tough for you to
10 say come and do this and then, okay, come back later with a
11 second part to this. I think you're asking for trouble on
12 both your house and any future addition you might consider.
13 And I mean if you really are correct in your belief that you
14 could live in the house within it's existing confines, that's
15 great. Then I think everybody would be very supportive.
16 Okay, live in your house, build on it.

17 MS. O'MALLEY: But you're also limiting it with the
18 idea of building on that other lot because it's not
19 recommended that you build on a side lot, a lot that size.
20 In that historic core, primary resource, you should have at
21 least two building lots to build on.

22 MS. ANAHTAR: But, aren't all the neighboring lots
23 have the same frontage? I mean what is different than --

24 MS. O'MALLEY: The one across the street on
25 Prospect is identical to his house with two lots. The same
26 way.

27 MR. FULLER: The quad lot.

1 MS. WILLIAMS: Actually, I have a question about
2 that. In terms of the lots as they're laid out, 58 to 68.
3 How many of those lots have individual single family
4 dwellings on them? I mean, is every lot built upon or is it
5 pretty much --

6 MS. NARU: If you look on circle 10, that should
7 give you a good idea.

8 MR. BURSTYN: But those aren't in the district.

9 MS. VALESQUEZ: That's right.

10 MS. WILLIAMS: No, I'm just curious from a --

11 MR. BURSTYN: 58 and 59 --

12 MS. WRIGHT: I mean, one possible solution on this,
13 if what the owner is really looking for is guidance so that
14 he can then move forward with additional planning on the
15 property, we could take a sort of poll of the Commission that
16 would say, you know, if you saw a whole package that was a
17 good design, could you approve removal of that side wing.
18 And it would be almost like a preliminary consultation. So
19 it would give the applicant at least a sense of what's
20 approvable. And then you could actually defer action on a
21 formal vote until you see the whole package. I don't know if
22 that would give you the guidance you need to know what's sort
23 of in the realm of possibilities so you can then proceed with
24 your either planning for your property or marketing the
25 property.

26 MS. VALESQUEZ: Okay, what I'm hearing right now,
27 which should further this, is that you probably if we vote on

1 this tonight, given the lack of further information, you
2 probably will have this historic area work permit denied. I
3 think what I'm hearing is the commissioners who have spoken
4 to this have said it's conceivable, not probable, conceivable
5 that you may be able to remove that addition, therefore
6 giving yourself a buildable lot. And whatever got built on
7 that would come back here for our approval. You, I think you
8 understand that. But until we see an entire proposal, okay
9 if I take this off and I do this and this is what I plan to
10 do if you let me take that off, then we would have something
11 we could deal with. I think when we started this discussion,
12 Commissioner Breslin stated that specifically.

13 MR. COSGROVE: Well, here's what I'm saying, is
14 this. That if I take the addition off, like I'm asking you
15 all to let me do, and I take that shed down, which I'm asking
16 you to let me do, I have another buildable lot. That's,
17 there's no question about that. Now there's a question that
18 if Joe Smith comes and buys it, Joe might have to live with a
19 10 percent, you know the vision of Kensington thing. Now
20 then the question would be now the existing house. If I
21 decide to live there, I might come back here and say, can I
22 put an addition off the back and you might say no. But what
23 I'd like to do is get the answer to the question. I know
24 those things. I know I might come back and you say, no I
25 can't put an addition on the existing house. But there's I
26 don't see the staff said they'd support it. I don't see any
27 reason why we can't have the answer to this question.

1 MS. VALESQUEZ: Well, you can. However, I think in
2 fairness to you, you're hearing the commissioners say that
3 they can not support your application without a much more
4 fleshed out application, much more of a long-range game plan.
5 One of the things that we hate the most, to tell you the
6 truth, is piece-meal applications. Somebody comes in and
7 they want to do this and then two months later they want to
8 do that. If we had seen the whole picture at one time, we
9 would have a much more coherent idea of what we were actually
10 allowing because that approach has been very unsuccessful.
11 And this is what I'm seeing happening tonight.

12 MS. WATKINS: I think one thing in defense of the
13 applicant, he is essentially saying that he is going to try
14 and live within that house. So I think if, okay, if you came
15 back to us with, I guess you wouldn't even have to come back
16 to us, but -- go ahead.

17 MR. BRESLIN: Sorry to -- our concern is the house.
18 My concern is the primary resource. And if we allow you to
19 do what you're suggesting, we are left with a house that's
20 not livable. For example, there's no bathrooms in the house.
21 And what I would like to see at the end of this process is a
22 house that is functional and that is buyable so that someone,
23 you or someone else will live in it and take care of it for
24 another 70 years. So even if you were to suggest the house
25 stands by itself, you will not put any additions on it,
26 there's still the issue of where does the driveway come and
27 go from; where do you park; there's all kinds of things that

1 aren't shown here that you'd need for a viable house.

2 MR. COSGROVE: You don't have a viable house now.

3 MR. BRESLIN: I know. That's the problem.

4 MR. COSGROVE: Basically you're saying --

5 MR. BRESLIN: If you take the addition off, you
6 still don't have a viable house.

7 MR. COSGROVE: That's right. But I have a
8 buildable lot.

9 MR. BRESLIN: Well, I don't care about the lot. I
10 care about the house.

11 MR. COSGROVE: So, it's a lot better -- I know you
12 don't. Well, you don't have a, you're saying you want it to
13 be a viable house. You don't have a viable house there. The
14 thing is falling down. What I'm saying is that, give me a
15 viable house with a buildable lot and my options are, guess
16 what, financially, I have a lot more options to come back to
17 you with a plan on the existing house to make it work, to
18 make it functional, to put an addition, a small addition on
19 it, or just gut the thing and put a couple bathrooms in it
20 there. If you don't do that, I have no options, none, except
21 to go back and spend more money on things that may or may not
22 be done to satisfy what, you know, in the future, somebody
23 may build a house on that in-fill lot or they may not. But I
24 have to deal with today.

25 MR. FULLER: Can I make a motion?

26 MS. VALESQUEZ: Yes, you may.

27 MR. FULLER: I'd like to make a motion that we

1 approve the staff recommendation for application 31/06-04C
2 with the added condition that in addition to the removal of
3 the addition, that we deny the option for building on lot 58
4 until we have final plans.

5 MS. VALESQUEZ: Is there a second? The motion
6 fails.

7 MR. FULLER: I'm sorry, 59 I meant.

8 MS. WILLIAMS: Well, how about 58 and 59?

9 MR. FULLER: Well, no, no.

10 MS. VALESQUEZ: Okay, I'll retract that until this
11 discussion.

12 MR. FULLER: Could I just restate that?

13 MS. VALESQUEZ: Yes.

14 MR. FULLER: That we approve the staff report as
15 written with the additional stipulation of number four, that
16 would stipulate that no plans would be approved for any
17 building on lot 59.

18 MS. WILLIAMS: Until when?

19 MR. FULLER: Until somebody comes in with an
20 Historic Area Work Permit.

21 MS. WRIGHT: But that's already a given. I mean --

22 MS. VALESQUEZ: Yes. Anything that's built on that
23 lot has to come forth anyway.

24 MR. FULLER: But what I'm saying is that a Historic
25 Area Work Permit would be coming back for the combined
26 properties and tell us what's going to be done.

27 MS. WRIGHT: So are you saying, just to clarify,

1 that essentially you're saying you approve the application.
2 But the demolition can not be implemented until a Historic
3 Area Work Permit comes in for the entire assemblage of the
4 property, meaning the new house or an addition. And that
5 gives the applicant the assurance that he may need to go
6 forward in his plan.

7 MR. FULLER: From my perspective, what I was saying
8 is that I have no problem with the demolition of the
9 addition, per se. I do have a problem to approve the
10 opportunity for somebody to build on the adjoining lot until
11 we know the whole picture. So basically I want it to be
12 clear that if anybody were to buy the other lot, they would
13 not have a buildable lot.

14 MS. WRIGHT: No, we can't make a buildable lot
15 unbuildable.

16 MS. VALESQUEZ: Excuse me, there is a motion on the
17 floor. Is there a second to this motion so we can discuss it
18 further?

19 MS. WILLIAMS: It's not clear what the motion is.

20 MR. FULLER: I withdraw the motion.

21 MS. VALESQUEZ: The motion fails.

22 MR. BURSTYN: The problem that I have with this
23 whole situation is that I keep seeing in my mind various
24 alternatives and I don't know whether they are feasible or
25 not, whether they're in comport with the Historic Area of
26 Kensington, but I just see various possibilities and doesn't
27 seem that there involves much doubt. So I would ask one

1 question of both the applicant and staff to comment on this
2 in trying to find a way because, personally, I like the idea
3 of being able to keep the addition if possible, since it does
4 add square footage and makes the house and the renovated
5 capacity much better than what's going to be left. In that
6 I'm looking at it that there's two easements where lot 58
7 grants to lot 59 a driveway easement onto the property such
8 as driven on the diagram now. And that lot 59 grants to lot
9 58 an easement to allow the addition to stay there in
10 perpetuity. Could either staff or applicant comment on that,
11 please?

12 MR. COSGROVE: Can I ask, Gwen can help me on this
13 and maybe you all could give me some guidance on this. The
14 original thing that I talked about and that's what you
15 brought up, would solve a lot of this problem and it would
16 solve the problem that Mr. Breslin asked, and that is the
17 existing structure. You say he doesn't care about the lot
18 next store, he cares about the existing structure. Well, if,
19 if, if I kept the two lots the exact same size and square
20 footage but turned them so they'd both face Prospect, then
21 the house would not have to be touched at all. That solves
22 from your point of view, and it goes right along with what
23 you're saying.

24 MS. VALESQUEZ: He said the county already said you
25 can't do that, so.

26 MR. BURSTYN: No, I'm not --

27 MR. COSGROVE: Well, the county said that they,

1 staff wouldn't, you know, they kind of said, everyone there
2 said yes except for one person and Gwen said, you know, and I
3 don't know if Mr. Cooper would go -- and then you'd still
4 have to follow the rule of the 10 percent on the other lot.

5 MS. ANAHTAR: May I say something? I do not have
6 any problems with removing this addition. I think the house
7 will look much better if it is done away with properly. But
8 what I'm afraid of is this: if we let you demolish this
9 addition then you would focus on the new lot and just neglect
10 this house and it just falls apart. I think that's the
11 problem that we have so we would like to see what you're
12 proposing, any improvement that you're proposing to this
13 house, we would like to see it on the paper first, then we
14 would maybe approve.

15 MS. WRIGHT: Well, and I think the other issue is
16 that before deciding to implement the demolition, I think you
17 would want to flesh out ideas for the addition and for the
18 new house because you don't want to limit your options. So
19 again, let me offer an idea, which is, you know, either you
20 can treat this as a preliminary and ask him to defer. But it
21 sounds like he doesn't want to defer from what he said
22 previously. Another option would be to make a motion saying
23 that removal of the shed and the addition is approved but can
24 not be implemented until a full plan for the development of
25 both lots is presented and approved by the Historic
26 Preservation Commission.

27 MS. O'MALLEY: But then you're forcing him to make

1 a plan for development on that lot, which might not be
2 needed.

3 MS. VALESQUEZ: Yes, see, that's the motion we just
4 heard, I think.

5 MS. WRIGHT: Well, it wasn't exactly the gist.

6 MS. WILLIAMS: I mean, I do think that we could
7 make a motion to approve the demolition of the addition in
8 concept but that no demolition permit would be granted until
9 we've seen a complete proposal for the house, for the
10 existing house and a potential addition, or the renovation of
11 the house that shows bathrooms in it to make it livable and
12 potentially if it comes to this, plan for the building of the
13 new lot.

14 MS. O'MALLEY: Well, I'd like to also ask about the
15 concept of renovating the entire house as one piece. I mean,
16 as you heard from the other people that live in town, there
17 have been situations where even those that didn't have money,
18 brought full properties and with friends help and just
19 working on it themselves, they've been able to do wonderful
20 jobs renovating the original resource. And I would wish that
21 there would be a way that you could accomplish that because
22 this property has been forever, for 100 years it's been one
23 piece of property, the same as the one directly across the
24 street and the ones behind. And it is an entrance into the
25 historic district and you sit on the hill there. If you put
26 another house next to you, even if it's set back, that's
27 going to diminish you're property. I would like to see it

1 stay as one property and you keep the addition and work with
2 it.

3 MR. BRESLIN: And this Commission has a long
4 history of granting large additions in cases just like this,
5 if done well.

6 MS. O'MALLEY: I would make a motion that we deny
7 the application for the demolition.

8 MR. BURSTYN: I second the motion.

9 MS. VALESQUEZ: Any discussion by the
10 commissioners?

11 MS. WILLIAMS: I would just offer the applicant the
12 opportunity to, before voting, before our vote, to defer this
13 until the next Commission hearing, come back with a more
14 complete proposal.

15 MR. COSGROVE: What about the proposal you and Gwen
16 just had? Why don't we, can we, no one proposed that?

17 MS. VALESQUEZ: Because we're the commissioners.
18 We're the commissioners.

19 MR. COSGROVE: Okay.

20 MS. WRIGHT: They don't agree with me.

21 MS. WILLIAMS: So, I'm just proposing this to the
22 applicant --

23 MR. COSGROVE: I agree with what in the discussion,
24 what you said corresponded with staff who investigated the
25 whole thing. So where's that? Where's that? My problem
26 with this whole thing is I'm not going to --

27 MS. VALESQUEZ: Excuse me. We have a motion on the

1 floor and one commissioner offered you a compromise proposal.

2 And that's a yes or no. Would you like to defer this until
3 the next meeting or would you like to vote now?

4 MR. COSGROVE: Vote.

5 MS. VALESQUEZ: Okay. In that case, any further
6 discussion from the Commission? All in favor of the motion,
7 please raise your right hand. One, two, three, four, five.
8 All opposed? Three opposed. The motion passes, thank you.

4. ~~Proposed demolition of the existing building~~ 15
~~Proposed application for demolition, not implemented~~
~~and the existing building is to be preserved III-F~~
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4010 Prospect Street, Kensington
 Lots 58 and 59

Meeting Date: 02/11/04

Resource: Primary 1 Resource
 Kensington Historic District

Report Date: 02/04/04

Review: HAWP

Public Notice: 01/28/04

Case Number: 31/06-04C

Tax Credit: Partial

Applicant: Tom Cosgrove

Staff: Michele Naru

PROPOSAL: Rear addition and Garage demolition ~~demolition~~

RECOMMEND: Approve with Conditions ~~Deny application~~ — 5 Bresler, Julie
 Susan
 Lynne Kim & Jeff

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the following conditions:

1. All 2/2 windows on the existing addition will be salvaged and utilized on the rear elevation. Any remaining windows not used on the rear elevation must be stored on site.
2. The applicant will provide staff with information documenting that he has worked with a structural engineer prior to the demolition of the addition to ensure that the demolition will not compromise the structural integrity of the original massing.
3. The applicant will draft measured drawings for the rear elevation, showing the proposed configuration and detailing for staff's approval and stamping prior to the demolition of the addition.

~~Architectural Description~~
ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary 1 Resource

STYLE: Vernacular

DATES OF CONSTRUCTION: c1900, c1930 (1894)

This Primary 1 resource is located at the edge of the historic district along Prospect Street. Built in two distinct phases, the original massing was built c1900 and the rear extension was built by 1931 (see 1931 Klinge Map attached). The original massing's historic principal façade is the current elevation that faces Summit Avenue. It is believed that this façade contained a full-width shed-roof front porch, which does not exist today. The current principal façade is the elevation that currently faces Prospect Street.

The main massing of this house (located on Lot 58) is a 2-1/2-story, three-bay, frame building sheathed in German wood siding and covered with asbestos shingle. It is set upon brick perimeter foundation and is covered with a cross-gable roof, clad with asphalt shingles. The windows are 2/2 double hung. A two-story, flat roof frame addition (c1930 – straddles Lot 58 and 59) clad in horizontal lap siding and also covered in asbestos shingle and set upon a battered concrete block foundation, extends off of the (current) rear elevation of the house. A one-story mudroom addition (post 1930), protrudes from the east, side elevation.

The property also contains a frame garage building (c1930) in deteriorated condition (located on Lot 59).

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing c1930 shed roof frame rear addition.
2. Demolish the existing c1930 frame garage.
3. Rebuild the rear wall of the main massing utilizing some of the 2/2 windows from the rear addition to be demolished.
4. Remove the asbestos siding to expose the German lap siding

APPLICABLE GUIDELINES:

Proposed alterations and demolition to sites within the Kensington Master Plan Historic District must be in compliance with the *Secretary of Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

In addition, the HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan* (Vision), and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

STAFF DISCUSSION

This application, as proposed, is very sympathetic to the historic building on the property. The Commission historically supports the removal incompatible materials and additions on its historic buildings in order to return the exterior of the building back to its original configuration. The abovementioned proposal will not negatively affect the historic dwelling's integrity, or negatively impact the historic district as a whole.

With that said, the removal of the secondary addition which straddles the current lot lines will make the adjacent lot buildable. Therefore, staff feels that a discussion about building on this historic side

yard needs to be initiated as part of this application. Proposed new construction on this lot will result in the disruption of the established building pattern and the loss of the historic house's associated open space.

The *Vision of Kensington* outlines specific data on existing conditions in the historic district to be utilized as a basis to compare potential new construction against. As an example of "existing conditions", the *Vision* describes the 187 properties in the district: "two are parks, four are vacant sites, and the remaining 181 contain a building which is considered a primary [structure]. Of the buildings, 151 are dwellings, five are apartment buildings, 20 are commercial buildings, one is a church, one a railroad station, one the armory/city hall, one is a library, and the last is a carriage house." (page 18). Functionally, only four vacant sites are identified in the *Vision* because only four properties consist of land with no structures on them and with no historic relationship to adjoining properties with structures. While there are clearly more than four lots in town that do not have buildings on them, or which have secondary structures on them, the analysis in the *Vision* notes that land contiguous to a structure and historically part of that structure and which is being used by the owner of the property functionally is not vacant land. As such, staff questions the compatibility of building on the side lots within the Kensington Historic District.

If the subject proposal is granted, staff feels that the Commission should outline the specific criteria upon which they will be evaluating a potential new house on this adjacent lot. The HPC is responsible for design review of all aspects of proposed alterations in the historic district. New construction receives the highest level of scrutiny in terms of the overall effect of the new element on the historic community. This includes a thorough review of the design, scrutinizing its appearance, its size, the scale, its massing, the materials, as well as its placement. In a historic district of the high caliber of Kensington, one would expect the best in new architecture to try to rise to the level of the existing character of the district. This should be evident in the approach, the design, and the choice of materials. Some specific ideas for the applicant to consider are:

- An increased front yard setback to reduce the prominence of the new structure on the street. This technique has often been utilized in historic districts, by proposing that new construction should have the aspect of an ancillary structure. This would assure that the new construction would defer to the historic structures, at least in size, massing and location.
- Study local building types to develop an understanding of the local environment, and then use this understanding to build something compatible in terms of massing, scale, and materials, without introducing a false sense of time and place.
- This district is consistently described as a garden suburb, and a place where the environmental setting is as important as any of the buildings. Therefore, the new construction must be sympathetic to maintaining a significant amount of open space on the lot – which will require the footprint of the house to not exceed the current footprint of the historic house. (The recommended lot coverage for new construction in the Peripheral Residential Area is 15%, which does recommend construction on single lots.)
- The utilization of compatible building materials. Artificial materials, such as vinyl or aluminum siding will not be appropriate.
- The principal façade of the new house must face Summit Avenue. Off-street parking and access to the new house should be obtained through an easement along the east property line of the historic house.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** (outlined at the top of this report)

(3)

the HAWP application as being consistent with Chapter 24A-8(b)2, and 3:

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,

The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within a historic district in a manner compatible with the historical archaeological, architectural or cultural value of the historic site or historic district in which a historic resource is located.

and with the Secretary of the Interior Guidelines #2, #3 and #6:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** 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 240-777-6370 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

RECEIVED

OCT 27 2003

Dept. of Permitting Services
Dist. of Planning & Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

* Historic bus address list.

Contact Person: Tom Cosgrove
Daytime Phone No.: 301 440 4078

Tax Account No.: _____
Name of Property Owner: Cosgrove Daytime Phone No.: 301 942 4026
Address: 4010 Prospect St Kensington MD 20895
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4010 Prospect Street: _____
Town/City: Kensington Nearest Cross Street: Summit
Lot: 58859 Block: 13 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend 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: Remove Addition/Carport

1B. Construction cost estimate: \$ _____
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.

[Signature]
Signature of owner or authorized agent

10/26/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 320076 Date Filed: 10/27/03 Date Issued: 01/20/04

Eric

5

**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:

Remain addition added to house in the 40s-50s
Remain Garage built in 40s or 50s
Both are on double lot w/ house built
in 1892
Replace side with wood siding

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

Remain addition / there will be no effect
to environment.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 8 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 affected 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 (at 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 dimension.

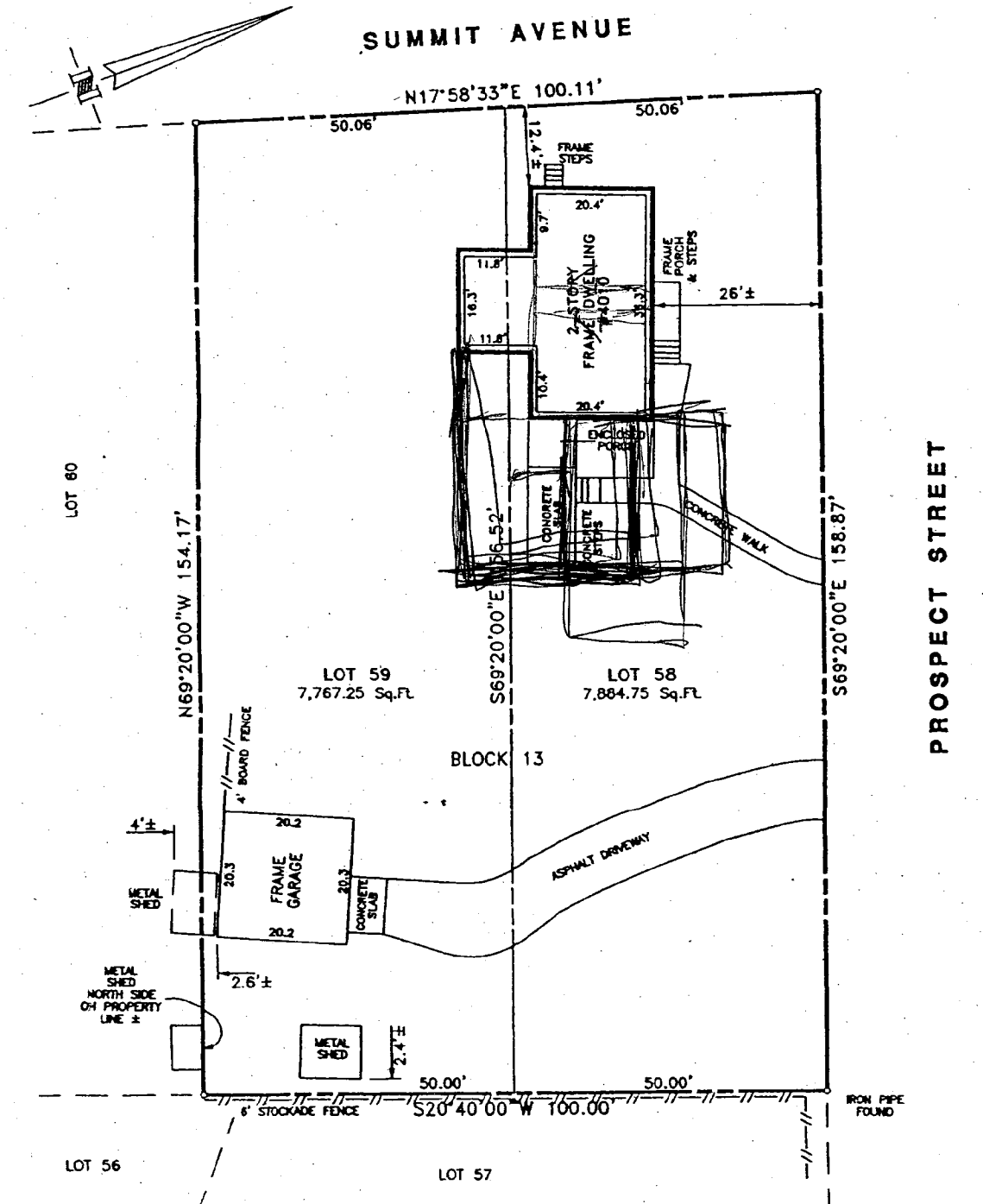
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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 lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 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.

(6)

This property lies within Zone C, area of minimal flooding, as indicated on U.S. Department H.U.D. maps entitled "FIRM Flooding Insurance Rate Map" Montgomery County, Maryland, revised August 5, 1991.



NOTE: Existence of property corner markers not guaranteed by this survey. This is NOT a boundary survey.

FOR TITLE PURPOSES ONLY • NO TITLE REPORT FURNISHED
 SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD
 NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR
 OTHER IMPROVEMENTS

LOCATION DRAWING
 (DIMENSIONS TO PROPERTY LINE, ACCURACY IS ± 0.1')

SURVEYOR'S CERTIFICATE

I certify that I have carefully surveyed the property shown above described as
LOTS 58 AND 59, BLOCK 13
KENSINGTON PARK
 as shown in Plat Book at Plot , one of the Land Records of MONTGOMERY County, MARYLAND, and unless otherwise shown, there are no encroachments from adjoining properties and that the existing improvements shown have been carefully established by accepted survey practices.

FOWLER ASSOCIATES, INC.
 Civil Engineers • Land Surveyors • Planners
 255 North Washington Street, Suite 300
 Rockville, Maryland 20850
 Phone: (301) 762-2377
 Fax: (301) 762-3689



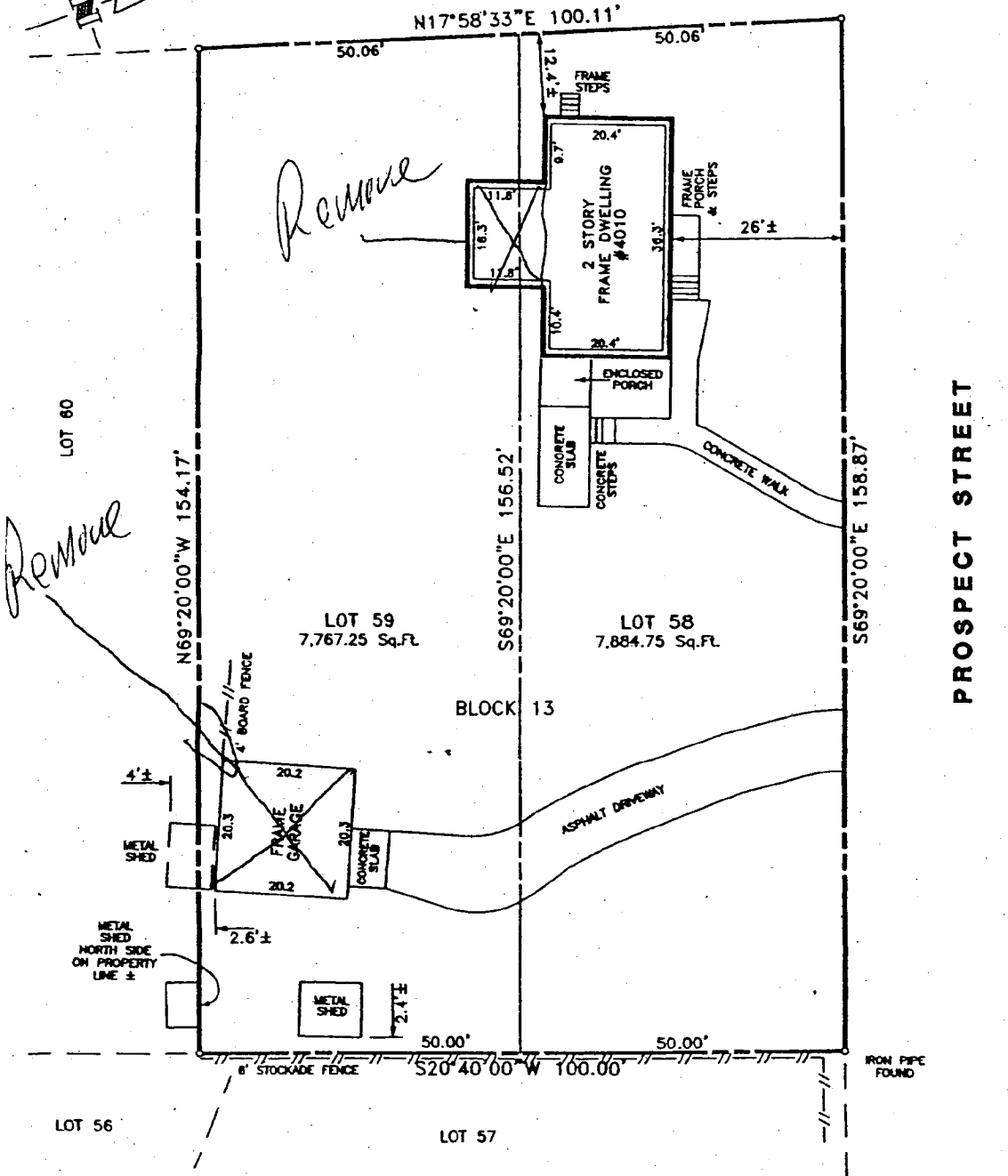
JAMES M. FOWLER, JR., Professional Land Surveyor
 VA #870
 MD #4214

TYPE LOCATION DRAWING	
DATE	1/27/03
F.B. WC80 Page 16	F.B. Page
Drawn By	GMF
Checked By	
DATE	02/05/03
Record No.	00000

7

This property lies within Zone C, area of minimal flooding, as indicated on U.S. Department H.U.D. maps entitled "FIRM Flooding Insurance Rate Map" Montgomery County, Maryland, revised August 5, 1991.

SUMMIT AVENUE



NOTE: Existence of property corner markers not guaranteed by this survey. This is NOT a boundary survey.

FOR TITLE PURPOSES ONLY • NO TITLE REPORT FURNISHED
 SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD
 NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR
 OTHER IMPROVEMENTS

LOCATION DRAWING
 (DIMENSIONS TO PROPERTY LINE, ACCURACY IS ± 0.1')

SURVEYOR'S CERTIFICATE

FOWLER ASSOCIATES, INC.
 Civil Engineers • Land Surveyors • Planners
 255 North Washington Street, Suite 300
 Rockville, Maryland 20850
 Phone: (301) 762-2377
 Fax: (301) 762-3689

I certify that I have carefully surveyed the property shown above described as
LOTS 58 AND 59, BLOCK 13
KENSINGTON PARK
 as shown in Plat Book B at Plat 4, one of the Land Records of
MONTGOMERY County, MARYLAND, and unless otherwise
 shown, there are no encroachments from adjoining properties and that the
 existing improvements shown have been carefully established by accepted
 survey practices.

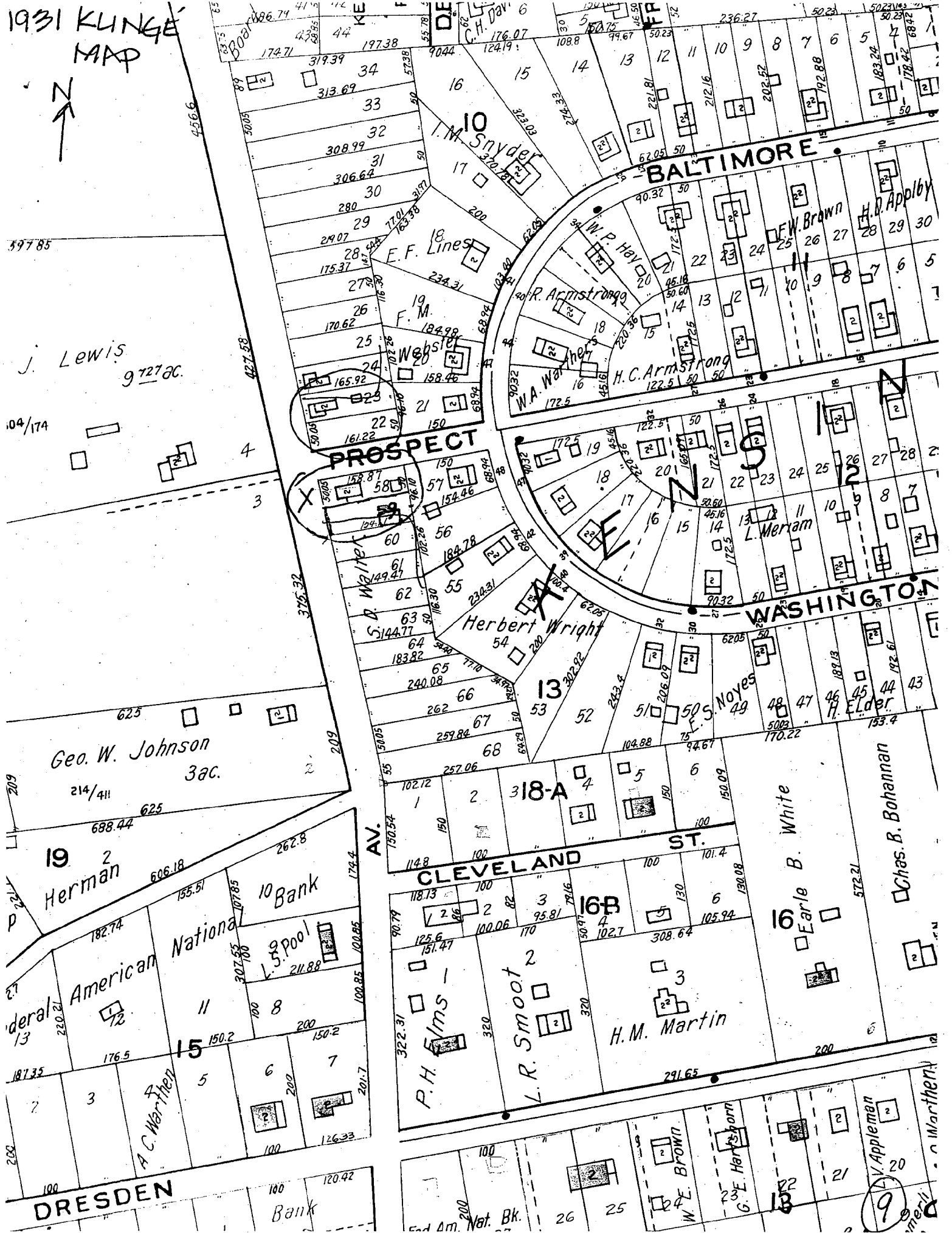
TYPE LOCATION DRAWING	
DATE	1/27/03
F.B. WCB0 Page 16	F.B. Page
Drawn By	GMF
Checked By	
DATE	02/05/03



JAMES M. FOWLER, JR., Professional Land Surveyor
 VA #870
 MD #4214

8


1931 KLINGE
MAP



LOCAL KENSINGTON HISTORIC DISTRICT

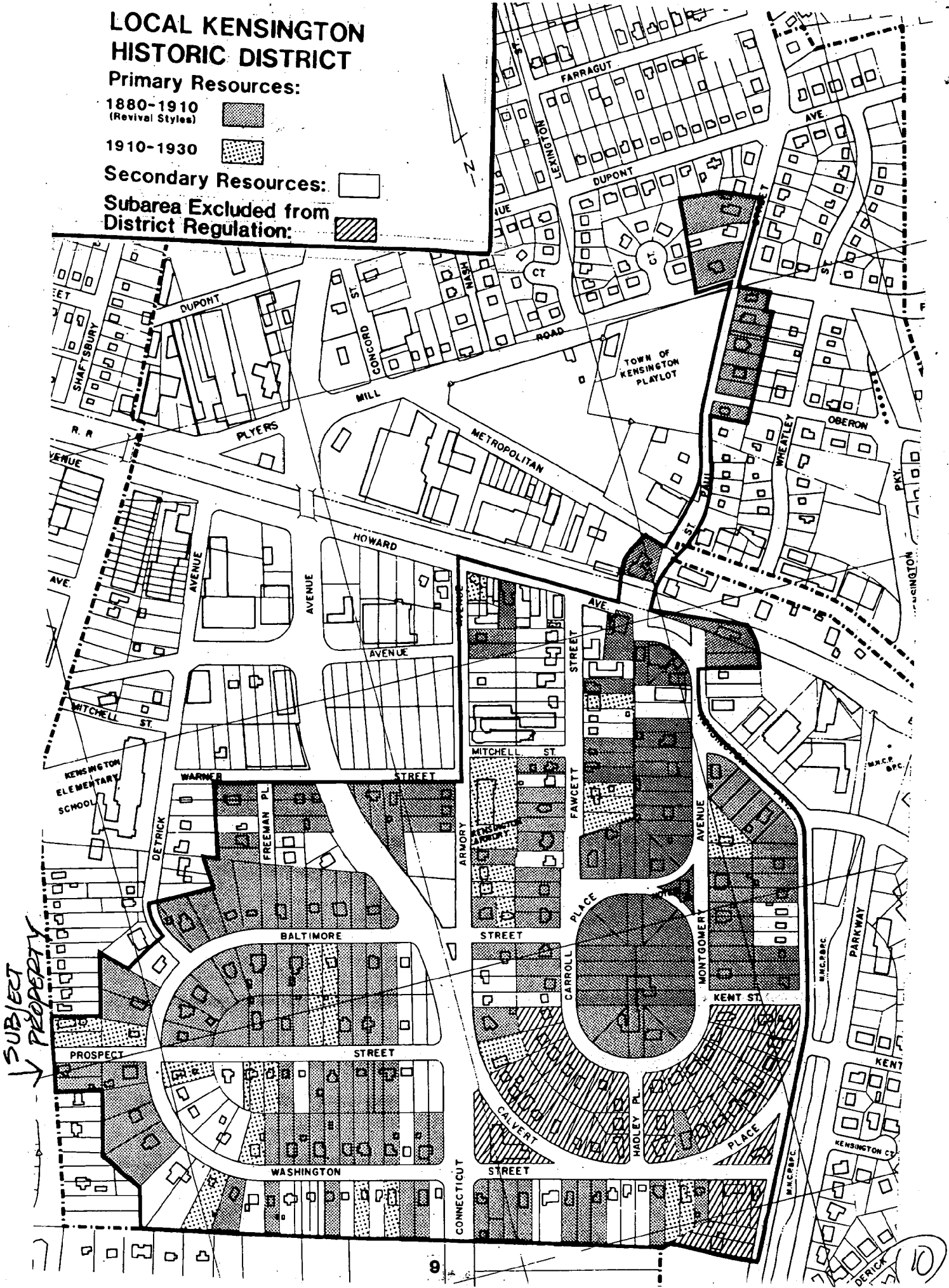
Primary Resources:

1880-1910
(Revival Styles) 

1910-1930 

Secondary Resources: 

Subarea Excluded from
District Regulation: 



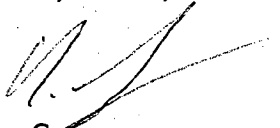
February 2, 2004

Michelle,

Here are the pictures you requested for the permit request.

I would like to remove the asbestos siding on the entire house to expose the original wood siding. I would match the original siding when I enclose the house where the addition is to be removed. The wood siding is a German wood siding which can be bought.

Thank you for your time,



Tom Cosgrove
301-440-4078

(11)



VIEW FROM SUMMIT AVE



PROSPECT ST. ELEVATION



SUMMIT AVE ELEVATION



DETAIL OF SUMMIT AVE
ELEVATION

DETAIL OF PROSPECT ST. ELEV.





VIEWS OF 1930'S ADDITION TO BE REMOVED





VIEWS OF GARBAGE TO BE REMOVED



HISTORIC PRESERVATION



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

RECEIVED
OCT 27 2003
Dept. of Permitting Services
Division of Historic Preservation

APPLICATION FOR HISTORIC AREA WORK PERMIT

* Historic bus address list.

Contact Person: Tom Cosgrove
Daytime Phone No.: 301 440 4078

Tax Account No.: _____
Name of Property Owner: Cosgrove Daytime Phone No.: 301 942 4026
Address: 4010 Prospect St Kensington MD 20895
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4010 Prospect Street: _____
Town/City: Kensington Nearest Cross Street: Summit
Lot: 58 & 59 Block: 13 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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 (complete Section 4) Other: Remove Addition/Garage

1B. Construction cost estimate: \$ _____
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.

[Signature]
Signature of owner or authorized agent

10/26/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 320076 Date Filed: 10/27/03 Date Issued: 01/20/04

SEE REVERSE SIDE FOR INSTRUCTIONS

Emc

5

**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:

Removal addition added to house in the 40s-50s
Removal Garage built in 40s or 50s
Both are on double lot w/ house built
in 1892
Replace side with wood siding

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

Removal addition / there will be no effect
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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 8 1/2" x 11" paper are preferred.

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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 affected 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 (at 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 dimension.

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 lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

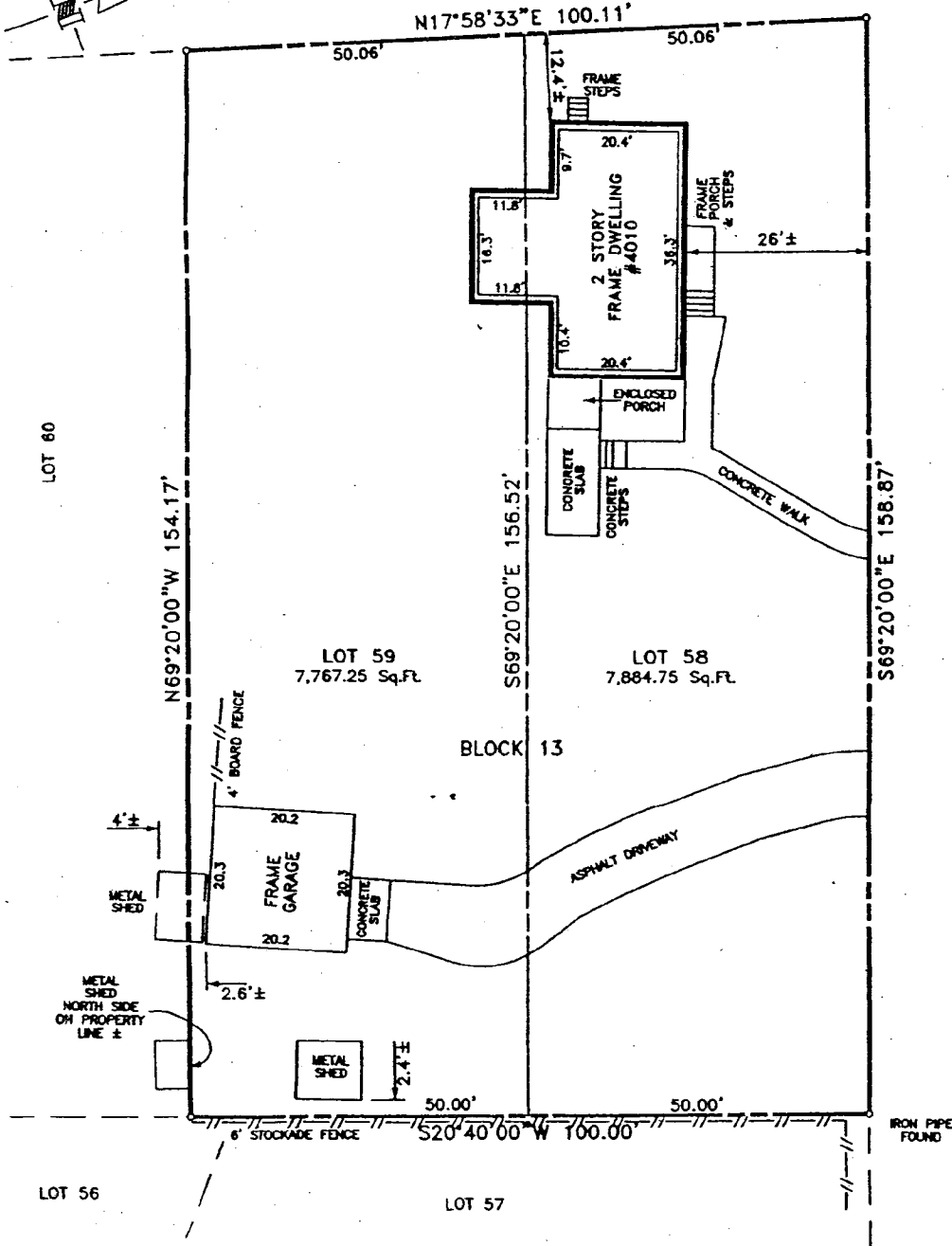
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

This property lies within Zone C, area of minimal flooding, as indicated on U.S. Department H.U.D. maps entitled "FIRM Flooding Insurance Rate Map" Montgomery County, Maryland, revised August 5, 1991.

SUMMIT AVENUE

PROSPECT STREET



NOTE: Existence of property corner markers not guaranteed by this survey. This is NOT a boundary survey.

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OTHER IMPROVEMENTS

LOCATION DRAWING

(DIMENSIONS TO PROPERTY LINE, ACCURACY IS ± 0.1')

SURVEYOR'S CERTIFICATE

I certify that I have carefully surveyed the property shown above described as
LOTS 56 AND 59, BLOCK 13
KENSINGTON PARK

as shown in Plat Book B at Plat 4, one of the Land Records of MONTGOMERY County, MARYLAND, and unless otherwise shown, there are no encroachments from adjoining properties and that the existing improvements shown have been carefully established by accepted survey practices.

FOWLER ASSOCIATES, INC.

Civil Engineers • Land Surveyors • Planners
255 North Washington Street, Suite 300
Rockville, Maryland 20850
Phone: (301) 762-2377
Fax: (301) 762-3685



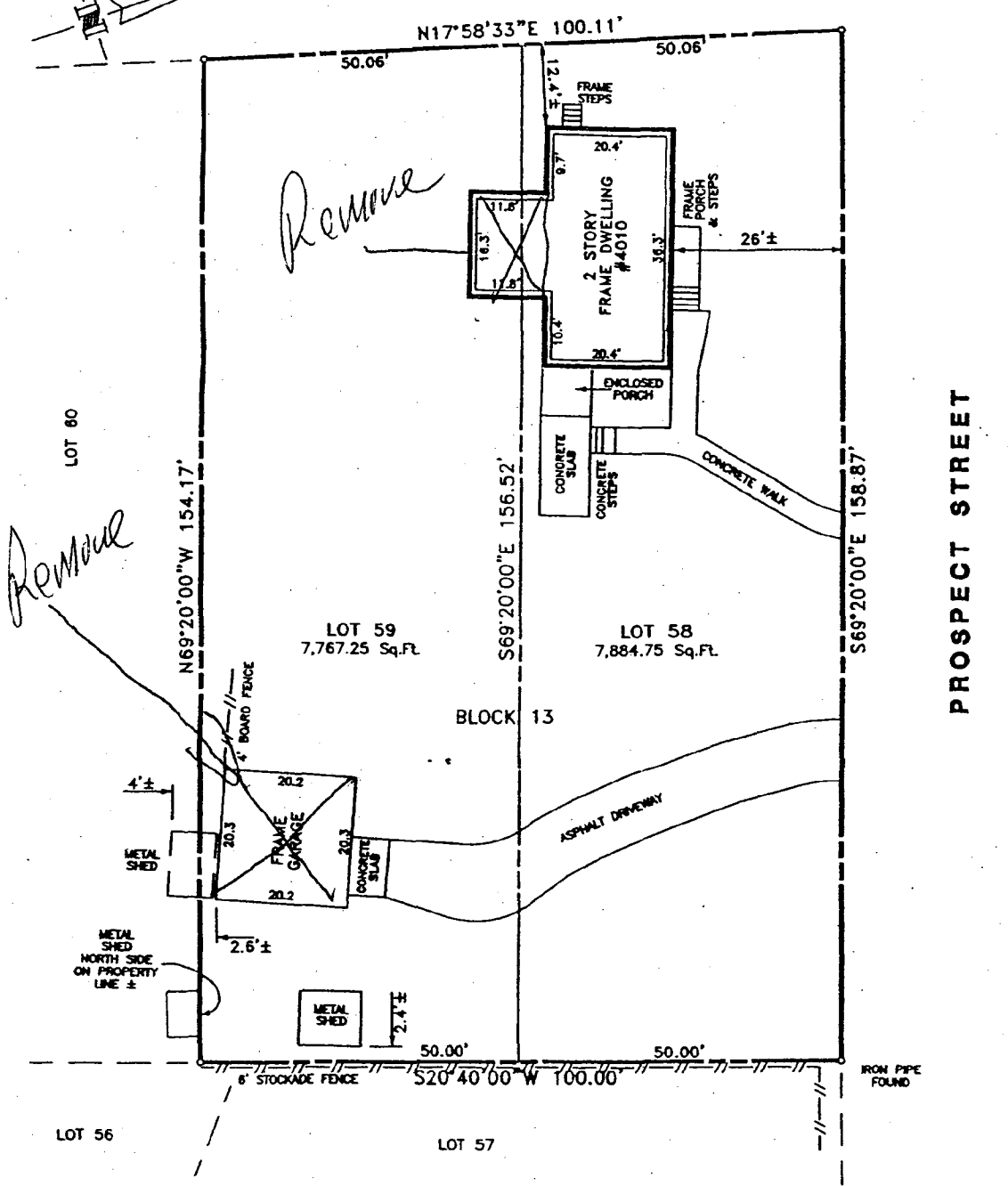
JAMES M. FOWLER, JR., Professional Land Surveyor
VA #870 MD #4214

TYPE LOCATION DRAWING	
DATE	1/27/03
F.B. WOOD	Page 16
Drawn By	GMF
Checked By	
DATE	02/05/03
Record No.	0762A

7

This property lies within Zone C, area of minimal flooding, as indicated on U.S. Department H.U.D. maps entitled "FIRM Flooding Insurance Rate Map" Montgomery County, Maryland, revised August 5, 1991.

SUMMIT AVENUE

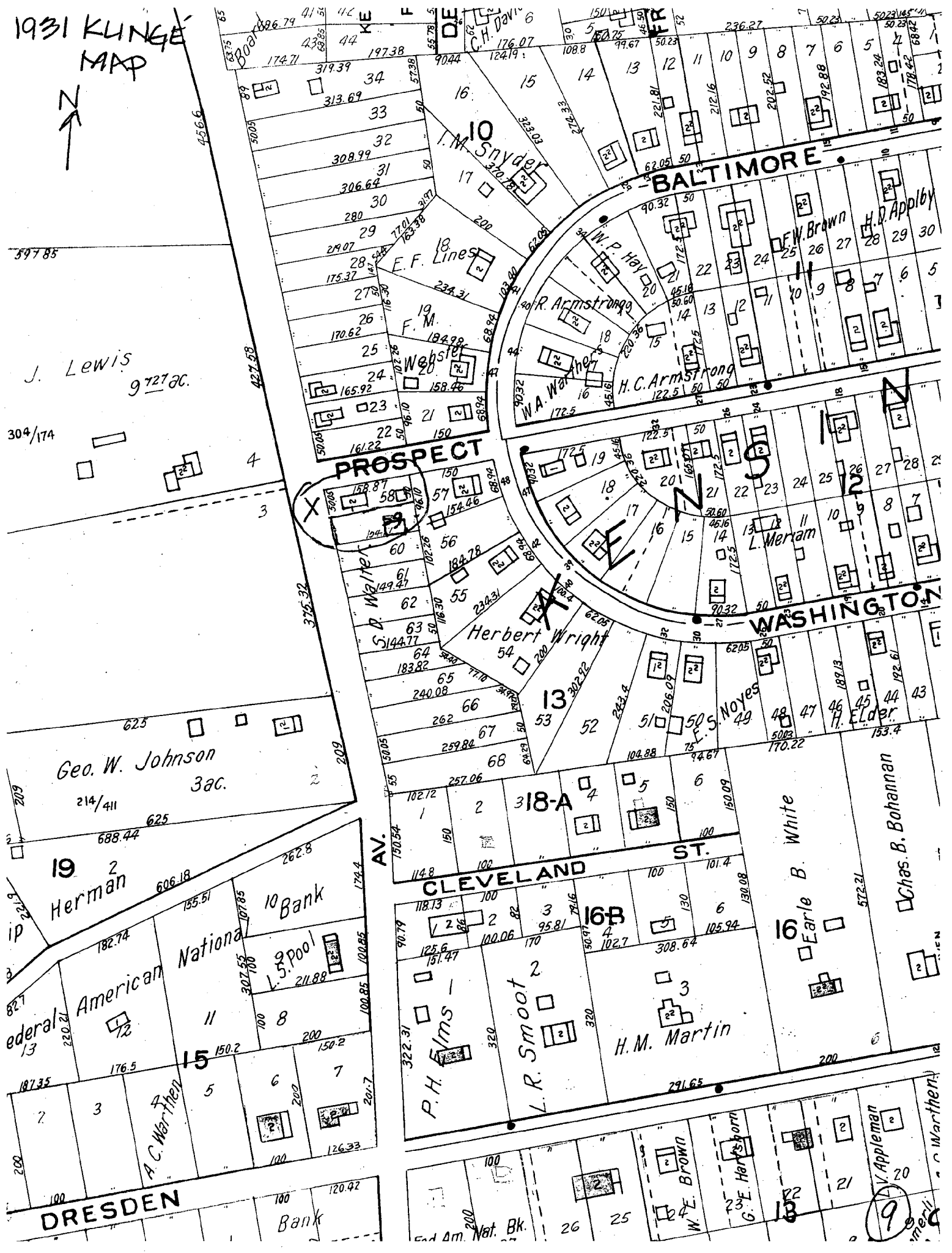


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<p>FOR TITLE PURPOSES ONLY • NO TITLE REPORT FURNISHED SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR OTHER IMPROVEMENTS</p>		<p>LOCATION DRAWING (DIMENSIONS TO PROPERTY LINE, ACCURACY IS ± 0.1')</p>	
<p>SURVEYOR'S CERTIFICATE</p> <p>I certify that I have carefully surveyed the property shown above described as LOTS 56 AND 59, BLOCK 13 KENSINGTON PARK</p> <p>as shown in Plat Book <u>B</u> at Plat <u>4</u> one of the Land Records of <u>MONTGOMERY</u> County, <u>MARYLAND</u>, and unless otherwise shown, there are no encroachments from adjoining properties and that the existing improvements shown have been carefully established by accepted survey practices.</p>		<p>FOWLER ASSOCIATES, INC. Civil Engineers • Land Surveyors • Planners 255 North Washington Street, Suite 300 Rockville, Maryland, 20850 Phone: (301) 762-2377 Fax: (301) 762-3689</p>	
<p>STATE OF MARYLAND GARY MILTON FOWLER REGISTERED SURVEYOR NO. 552</p>		<p>TYPE LOCATION DRAWING</p>	
<p>JAMES M. FOWLER, JR., Professional Land Surveyor VA #870 ID #4214</p>		DATE	1/27/03
<p>GARY M. FOWLER</p>		F.B. WC80 Page 16	F.B. Page
<p>Drawn By GMF</p>		Drawn By	
<p>Checked By</p>		Checked By	
<p>DATE 02/05/03</p>		DATE	
<p>Record No. 20688</p>		Record No.	

8

1931 KLINGE MAP



J. Lewis
9 727 ac.

304/174

Geo. W. Johnson
214/411
3ac.

Herman
19
2
606.18

American National Bank
11
150.2

A.C. Warthen
5
176.5

DRESDEN
Bank
100
120.92

CLEVELAND ST.
100
101.4

L. R. Smoot
2
320

P. H. Elms
1
322.31

Bank
26
25

White
16
Earle B.

Chas. B. Bohannon
572.21

H. M. Martin
3
308.64

W. E. Brown
2
21

PROSPECT
58
158.87

Herbert Wright
54
200

13
242.4

318-A
4
150

16B
4
102.7

18
22

9
20

BALTIMORE
10
10
9
8
7
6
5
4
3
2
1

W. P. Hay
10
172.5

H. C. Armstrong
12
172.5

L. Meram
11
172.5

F. S. Noyes
49
170.22

H. Elder
44
153.4

W. E. Brown
2
21

9
20

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



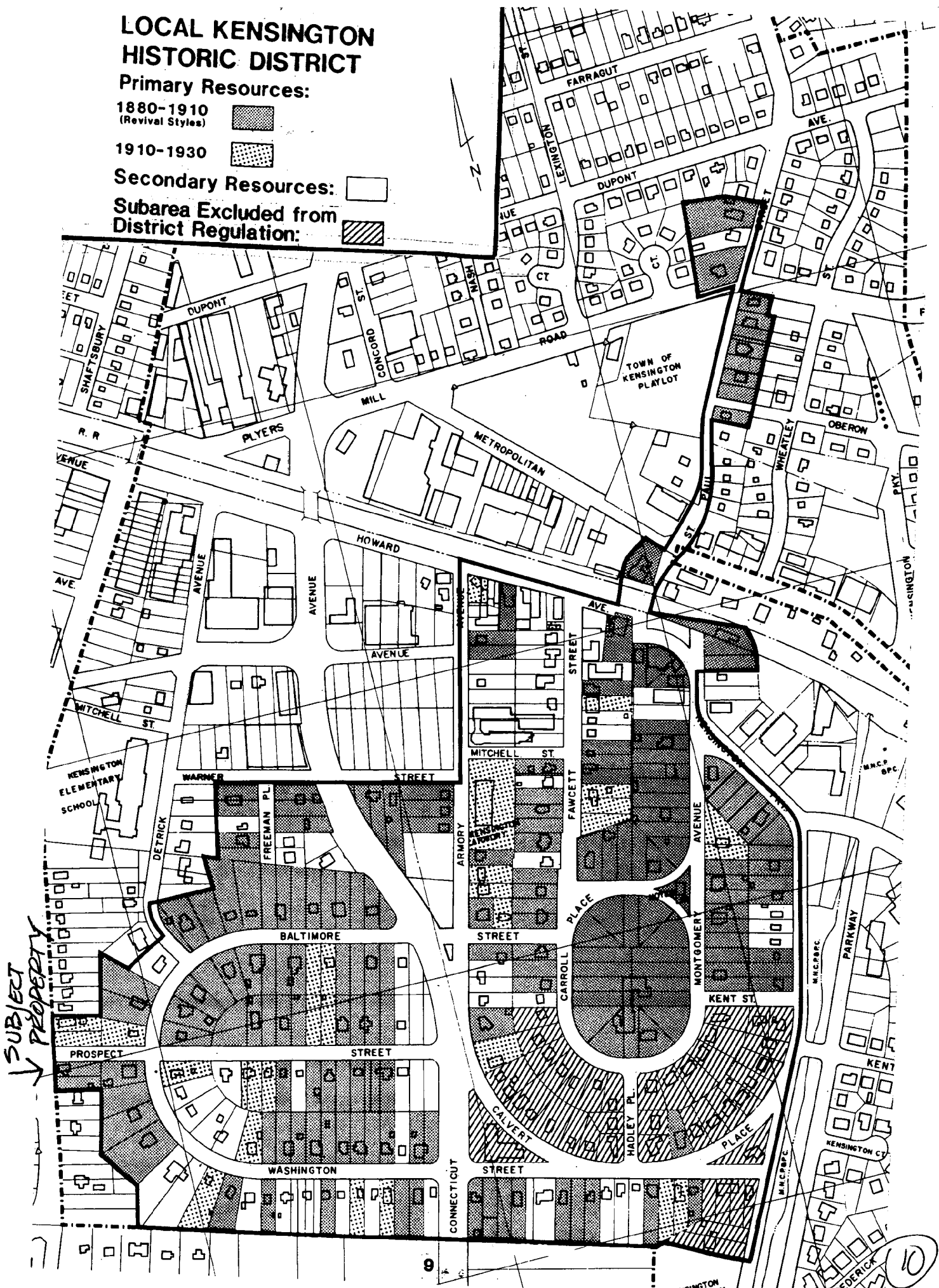
1910-1930



Secondary Resources:



Subarea Excluded from District Regulation:



SUBJECT PROPERTY
↓

February 2, 2004

Michelle,

Here are the pictures you requested for the permit request.

I would like to remove the asbestos siding on the entire house to expose the original wood siding. I would match the original siding when I enclose the house where the addition is to be removed. The wood siding is a German wood siding which can be bought.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Tom Cosgrove', with a long horizontal stroke extending to the right.

Tom Cosgrove
301-440-4078



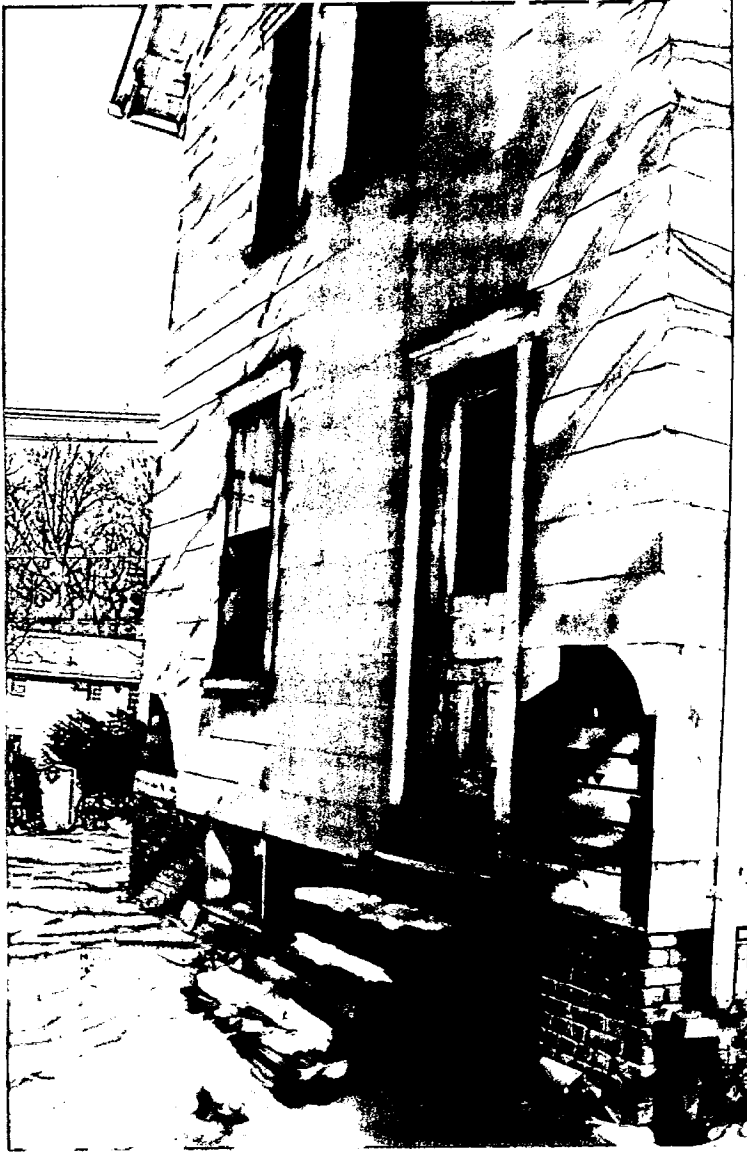
VIEW FROM SUMMIT AVE



PROSPECT ST. ELEVATION

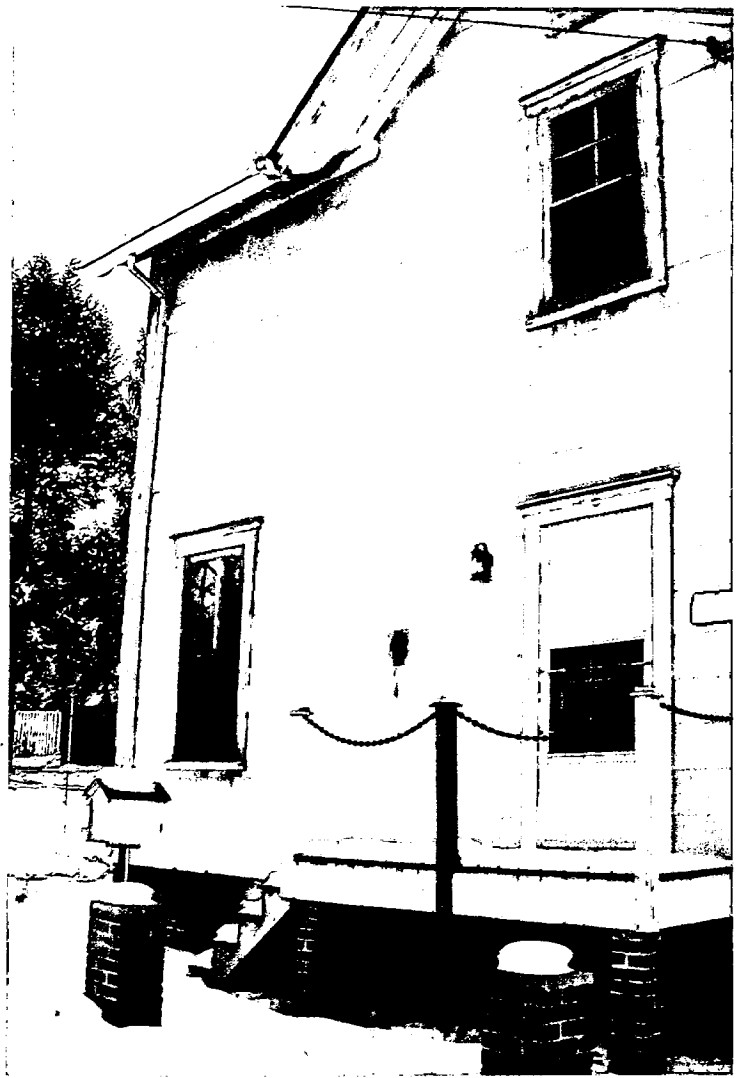


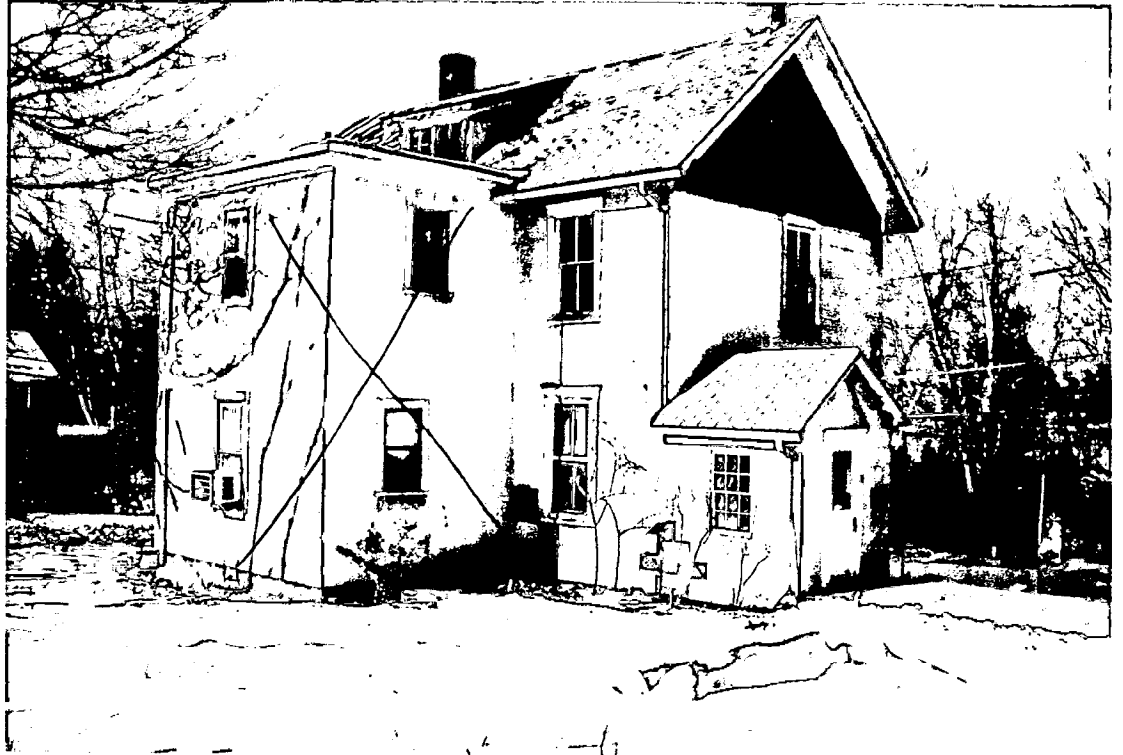
SUMMIT AVE ELEVATION



DETAIL OF SUMMIT AVE
ELEVATION

DETAIL OF PROSPECT ST. ELEV.





VIEWS OF 1930'S ADDITION TO BE REMOVED



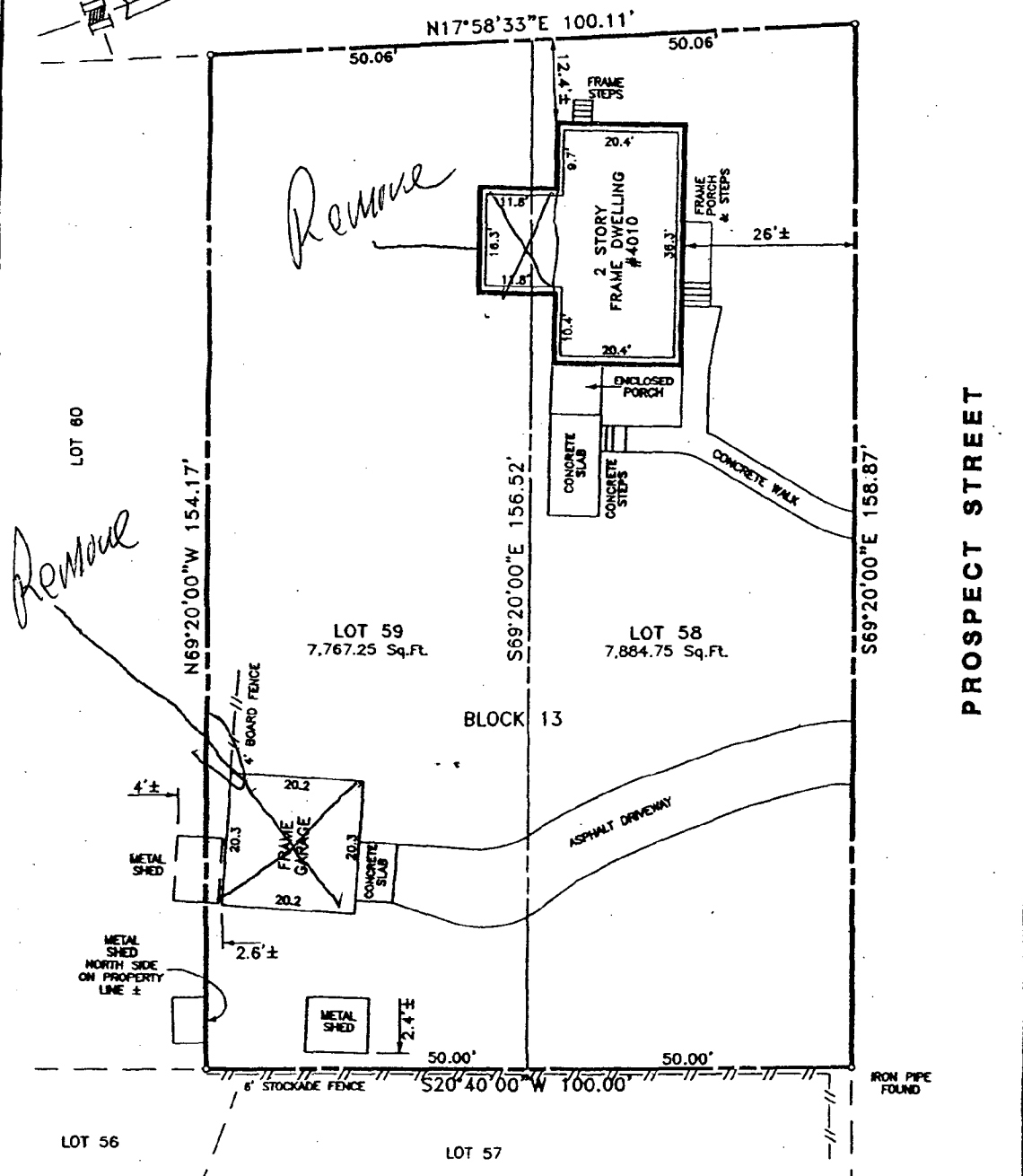


VIEWS OF GARAGE TO BE REMOVED



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SUMMIT AVENUE



PROSPECT STREET

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LOCATION DRAWING
 (DIMENSIONS TO PROPERTY LINE, ACCURACY IS ± 0.1')

SURVEYOR'S CERTIFICATE

I certify that I have carefully surveyed the property shown above described as
LOTS 58 AND 59, BLOCK 13
KENSINGTON PARK

as shown in Plat Book at Plat one of the Land Records
 of MONTGOMERY County, MARYLAND, and unless otherwise
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 existing improvements shown have been carefully established by accepted
 survey practice.

FWLER ASSOCIATES, INC.
 Civil Engineers • Land Surveyors • Planners
 255 North Washington Street, Suite 300
 Rockville, Maryland 20850
 Phone: (301) 762-2377
 Fax: (301) 762-3689



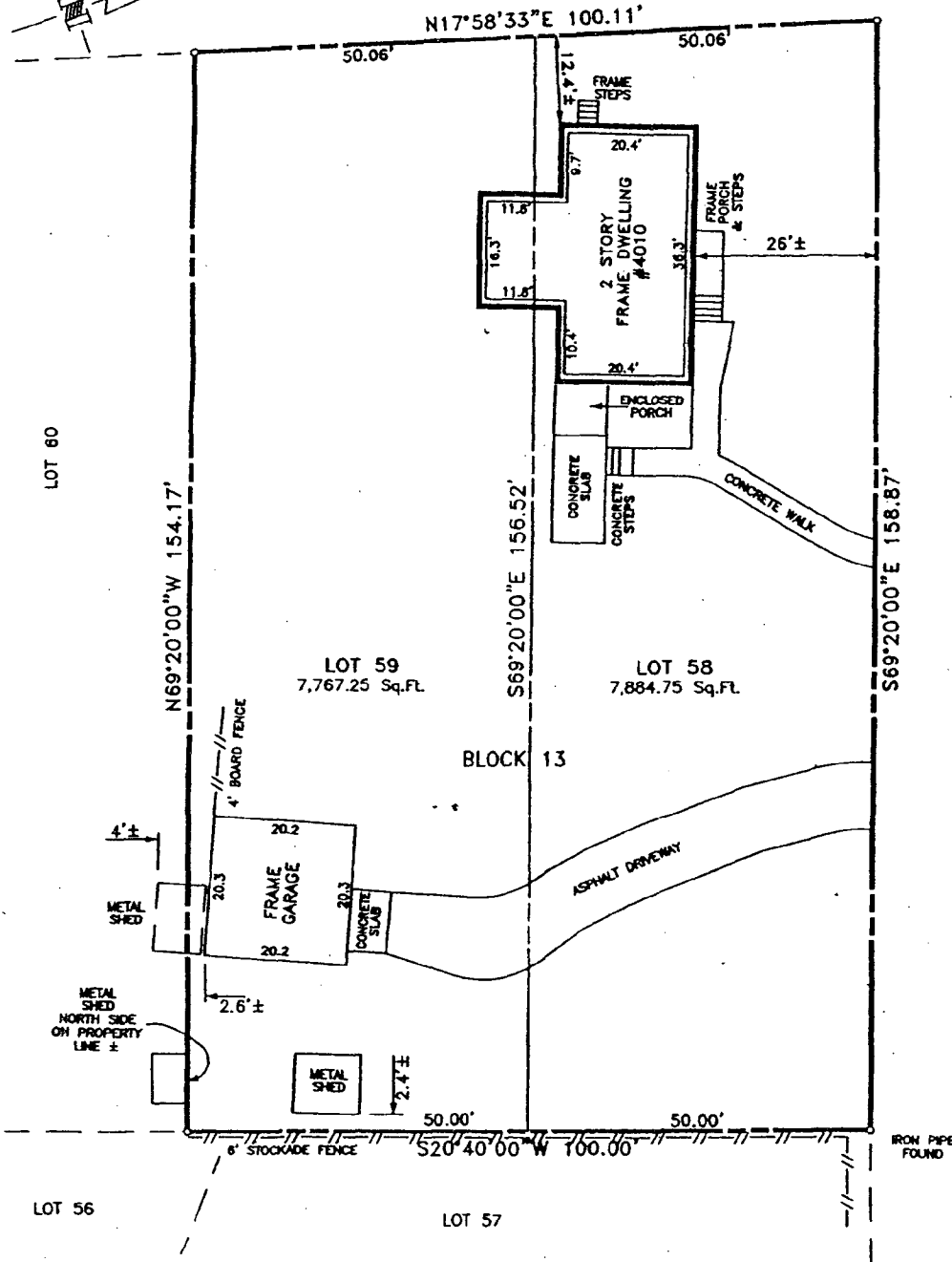
JAMES M. FOWLER, JR., Professional Land Surveyor
 VA #870
 MD #4214
 GARY M. FOWLER, Property Line Surveyor

TYPE LOCATION DRAWING	
DATE	1/27/03
F.B. WC80 Page 16	F.B. Page
Drawn By	GMF
Checked By	
DATE	02/05/03
Record No.	20689

This property lies within Zone C, area of minimal flooding, as indicated on U.S. Department H.U.D. maps entitled "FIRM Flooding Insurance Rate Map" Montgomery County, Maryland, revised August 5, 1991.

SUMMIT AVENUE

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Civil Engineers • Land Surveyors • Planners
255 North Washington Street, Suite 300
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JAMES M. FOWLER, JR., Professional Land Surveyor
VA #870 MD #4214

GARY M. FOWLER, Property Line Surveyor

TYPE LOCATION DRAWING	
DATE	1/27/03
F.B. WC80 Page 16	F.B. Page
Drawn By	GMF
Checked By	
DATE	02/05/03
Record No.	20689



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

DPS - #8

HISTORIC & HISTORIC

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

OCT 27 2003

Dept. of Permitting Services
Division of Management

APPLICATION FOR
HISTORIC AREA WORK PERMIT

* Historic bus address list.

Contact Person: Tom Cosgrove

Daytime Phone No.: 301 440 4078

Tax Account No.: _____

Name of Property Owner: Cosgrove Daytime Phone No.: 301 942 4026

Address: 4010 Prospect St Kensington MD 20895
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4010 Prospect Street: _____

Town/City: Kensington Nearest Cross Street: Summit

Lot: 58 & 59 Block: 13 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|--|---|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input checked="" type="checkbox"/> Other: <u>Remove Addition/Carport</u> |

1B. Construction cost estimate: \$ _____

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: _____

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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:
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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]
Signature of owner or authorized agent

10/26/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: X Signature: [Signature] Date: 2/12/04

Application/Permit No.: 320078 Date Filed: 10/26/03 Date Issued: 01/20/04

Eric

**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:

Remise addition added to house in the 40s-50s
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Both are on double lot w/ house built
in 1892
Replace side with wood siding

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

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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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

DPS - #8

HISTORIC - HISTORIC

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED
OCT 27 2003
Dept. of Permitting Services
Division of Management

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301 440 4078

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LOCATION OF BUILDING/PREMISE

House Number: 4010 Prospect Street: _____
Town/City: Kensington Nearest Cross Street: Summit
Lot: 58 & 59 Block: 13 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

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 (complete Section 4) Other: Remove Addition/Carport
1B. Construction cost estimate: \$ _____
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.

[Signature] Signature of owner or authorized agent 10/26/03 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: Signature: Juan C. Velazquez Date: 2/12/04
Application/Permit No.: 320076 Date Filed: 10/27/03 Date Issued: 01/20/04

Enc

**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:

Removal addition added to house in the 40s-50s
Removal Garage built in 40s or 50s
Both are on double lot w/ house built
in 1892
Replace side with wood siding

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

Removal addition / there will be no effect
to environment.

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 8 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 affected 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 (at 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 dimension.

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 lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).



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

RECEIVED

OCT 27 2003

Dept. of Permitting Services
Division of Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

* Historic bus address list.

Contact Person: Tom Cosgrove

Daytime Phone No.: 301 440 4078

Tax Account No.: _____

Name of Property Owner: Cosgrove Daytime Phone No.: 301 942 4026

Address: 4010 Prospect St Kensington MD 20895
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4010 Prospect Street: _____

Town/City: Kensington Nearest Cross Street: Summit

Lot: 58 & 59 Block: 13 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- 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: Remove Addition/Garage

1B. Construction cost estimate: \$ _____

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.

[Signature]
Signature of owner or authorized agent

10/26/03
Date

Approved: _____

For Chairperson, Historic Preservation Commission

Disapproved: X Signature: [Signature] Date: 2/12/04

Application/Permit No.: 320076 Date Filed: 10/26/03 Date Issued: 06/20/04

**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:

Remise addition added to house in the 40s-50s
Remise Garage built in 40s or 50s.

Both are on double lot w/ house built
in 1892

Replace side with wood siding

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

Remise addition / there will be no effect
to environment.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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 8 1/2" x 11" paper are preferred.

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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.



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

DPS - #8

Historic MASTER

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

* Historic bus address list.

Contact Person: Tom Cosgrove

Daytime Phone No.: 301 440-4078

Tax Account No.: _____

Name of Property Owner: Cosgrove Daytime Phone No.: 301 942 4026

Address: 4010 Prospect St Kensington MD 20895
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4010 Prospect Street: _____

Town/City: Kensington Nearest Cross Street: Summit

Lot: 58459 Block: 13 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ _____

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: _____

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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

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Signature of owner or authorized agent: _____ Date: 10/26/03

Approved: _____ For Chairperson, Historic Preservation Commission
Signature: Juan C Velazquez Date: 2-12-04
Disapproved: X
Application/Permit No.: 320076 Date Filed: 10/27/03 Date Issued: 01/20/04

Enc