# 31/06-05E 3708 Washington St Kensington Historic District

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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

# Date: JUNE 10, 2005

# **MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Supervisor

SUBJECT: Historic Area Work Permit #381582 for a rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>APPROVED.</u>

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

Applicant: John and Janet Galloway

Address: 3708 Washington Street, Kensington Historic District

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

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PART ONE: TYPE OF PERMIT	ACTION AND USE					
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18. Construction cost estimate:			an a sha		•	
10. If this is a revision of a previou	ely approved active permit, see Permit #		•			
PARTINO: COMPLETEFOR	NEW CONSTRUCTION AND EXTEND A					
<ul><li>24 Type of service disposel.</li><li>25. Type of water supply.</li></ul>	a) X WSSC 62 () Septic a) X WSSC 62 () Wel	63 🗍 Other;				
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34 Height test	uncless					
38 Indicate whether the fearer b	retaining wall is to be constructed on one o	t the following locations:				
C: Git party kne/property line	Entirely an land of councr	① On public right of wayleasement				
		( for application is correct, and that the construction by a condition for the issuance of this permit.	to well comply with plane			
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Approved:	fur .	Champeren Historic Processation Estimatission	0/10/05			
Discoproved: Application/Permit No. 28	1582 Julia	Rate Filed:				
Edn 6-71-55	SEE REVERSE SIDE	FOR INSTRUCTIONS				

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

#### 1. WRITTEN DESCRIPTION OF PROJECT

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- MATCH EXISTING ARCHITECTURE OF HOUSE 14-6"INTO BAY × 10'8"
- ADDITION NOT VISABLE FROM STREET UPSTAIRS WINDOW SAME DUHENSIONS AS EXSISTING WINDOWS

## 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 factories 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 partitions. All labels should be placed on the tront of photographic.
- b. Clearly table 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.

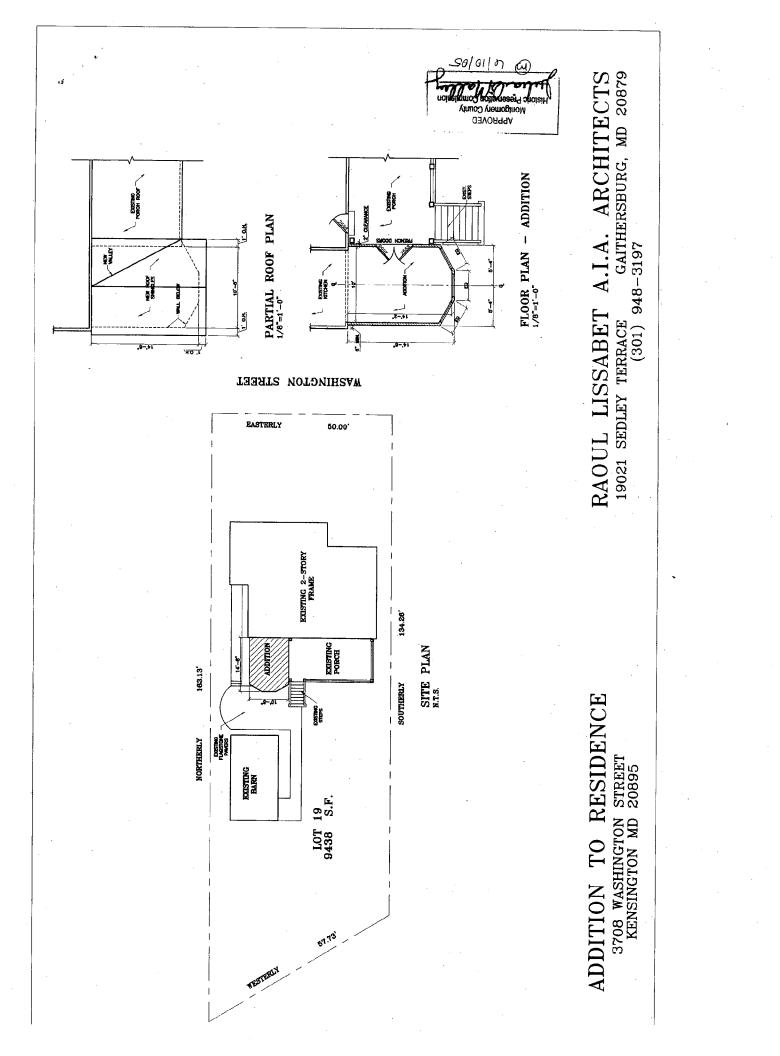
## 6. TREE SURVEY

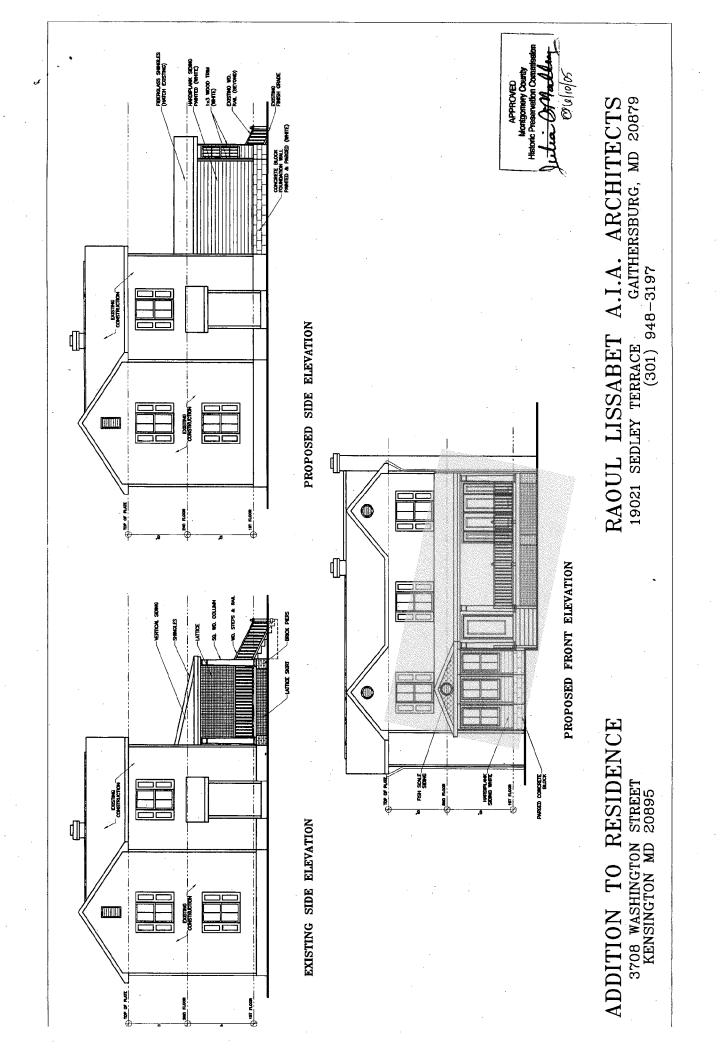
If you are proposing construction adjacent to or writing the size, location, and species of each tree of at least that dimension.

## 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> projects, provide an accurate list of adjacent and confinency property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the carcel 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, (301/219-1355).

PLEASE PRINT (IN BLUE OR BLACK 17/K) 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.





# HISTORIC PRESERVATION COMMISSION STAFF REPORT

II-69

Address:	3708 Washington Street, Kensington	Meeting Date:	05/25/05
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Numbe	<b>r:</b> 31/06-05E	Tax Credit:	N/A
Applicant:	John and Janet Galloway	Staff:	Michele Oaks

**PROPOSAL:** Rear addition, window installation, landscape alterations

**RECOMMEND:** Approve

# PROJECT DESCRIPTION

SIGNIFICANCE:	Primary 1 Resource
STYLE:	Vernacular
DATES OF CONSTRUCTION:	c1897

The subject house is a three bay frame, 2-1/2 story structure clad in wood siding covered with aluminum siding. A two-bay extension protrudes from the south elevation of the house and a one bay, two-story ell protrudes from the rear elevation. A one bay, two story, flat roof extension-probably originally a sleeping porch extends from the ell's south elevation. The house also contains a rear, two-story addition built in 1982. The existing house contains a rear, covered, one-story porch. (see roof plan on circle 177).

## PROPOSAL:

The applicant is proposing to (See circles  $\Im - /\psi$ ):

- 1. Extend the existing rear porch and create a one-story rear addition to expand the existing kitchen. The addition will be clad in painted, hardi-plank siding and trimmed in 1"x 3" wood and detailed with wood shingles to match the existing shingles on the house.
- 2. Install a 2/2 double-hung, simulated-divided light, wood window on the second floor of the rear elevation of the 1982 addition (the size of the window to match the existing windows on the rear of the house).
- 3. Install a 19' x 9' flagstone patio at the rear of the yard (Retroactive).
- 4. Install a low, stacked stone, wall of 8" in height to create a planting bed in the rear yard (Retroactive).

# APPLICABLE GUIDELINES

Proposed alterations and new construction within the Kensington Historic District are reviewed under 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.

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

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# **STAFF DISCUSSION**

The Commission historically has supported modest stonewalls and patios, window installations on non-contributing additions and the construction of small, one-story rear additions within the Kensington Historic District.

The applicant is proposing to use Hardi-plank siding for the proposed addition, and staff does not object to its use in this application because A) the new addition is located at the rear of the house and will not be visible from the public-right-of way B) the house is currently clad in aluminum siding over the original wood siding C) If the original siding is ever restored, the Hardi-plank will continue to be a compatible yet differentiated material for this new addition.

Secondly the applicant is proposing to utilize this addition to expand their kitchen on the first floor. Although the new addition will be attached to a contributing massing, it is located at the rear and does not require removing any original windows and is designed to be compatible yet differentiated from the original.

Staff recommends that the Commission approve the proposal as it will not negatively affect the historic dwelling's integrity, or its existing historic landscape and is compatible with the Secretary of the Interior's Standards and the Vision of Kensington.

# **STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application as being

# consistent with Chapter 24A-8(b)1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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

and with the Secretary of the Interior Standards for Rehabilitation.

and with the Vision of Kensington, Adopted August 1992.

with the general conditions applicable to all Historic Area Work Permits that <u>the applicant shall</u> <u>also present three (3) permit sets of drawings to HPC staff for review and stamping prior to</u> <u>submission for building permits or the commencement of the project</u> and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.

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PART ONE: TYPE OF PERMIT	TACTION AND USE	· · ·
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18. Construction cost estimate:		
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PART TWO: COMPLETE FOR	NEW CONSTRUCTION AND EXTEND ADDITIONS	
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25. Type of water supply	01 X1 W5SC 62 () Wes 03 () Other:	
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# THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

## WRITTEN DESCRIPTION OF PROJECT

8.	Description of existing structure(s) and environmental setting, including their historical features and significance:	
DRO	TWO STORY FRAME HOUSE C1897. JECT: 1) SINGLE STORY REAR ADDITION - KITCHEN EXPANSION	
	2) INSTALL REAR WINDOW ABOVE PORCH IN 1982 ADDITION	j.
ZETI	CACTIVE3) FLAGSTONE PATIO 19'×9'	
ETRO	ACTIVE 4) LOW STACKED STONE WALL 8"	
<b>b</b> .	General description of project and its effect on the historic resources), the environmental setting, and, where applicable, the historic district:	
~ -	SINGLE STORY REAR ADDITION WITH GABLEEND TO MATCH EXISTING ARCHITECTURE OF HOUSE 14'6"INTO BAY × 10'8"	
-	ADDITION NOT VISABLE FROM STREET	
-	UPSTAIRS WINDON SAME DUHENSIONS AS EXSISTING WINDOWS	

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## 6. TREE SURVEY

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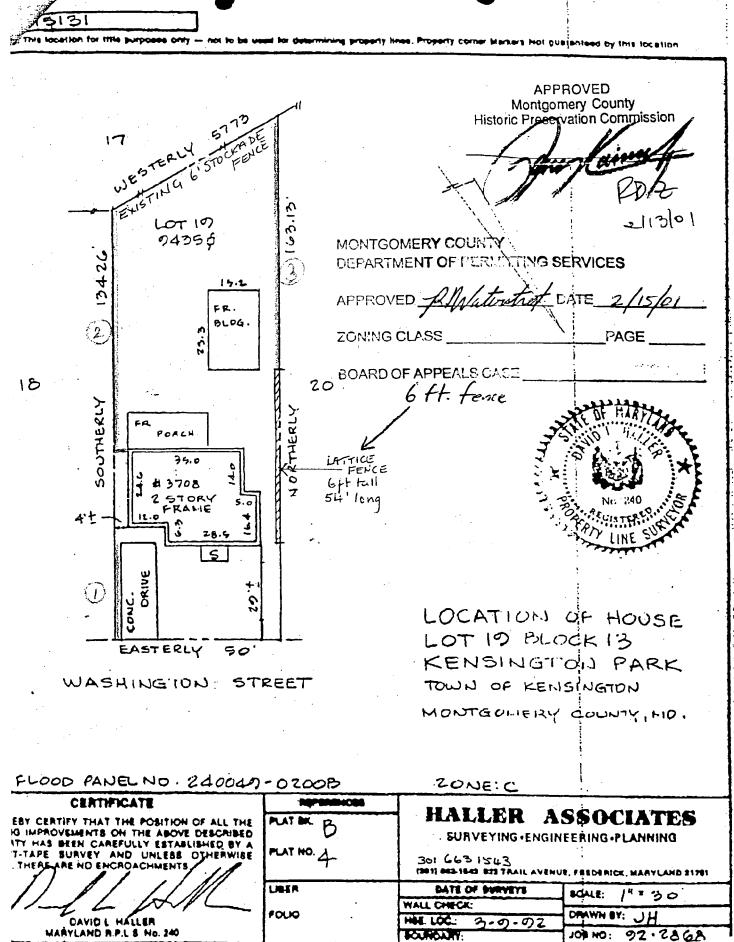
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Immer's mailing address       Owner's Agent's mailing address         JANET GALLOWAY       3708 WASHINGTON ST         KENSINGTON       MD 20895         Adjacent and confronting Property Owners mailing addresses         MD 20895       MR+MRS SUFI         STIO WASHINGTON ST       MR+MRS SUFI         STIO WASHINGTON ST       3706 WASHINGTON ST         KENSINGTON MD 20895       KENSINGTON MD 208         MR BARRY PEOPLES       MR BARRY PEOPLES	T T ZOB95 ES N PKWY
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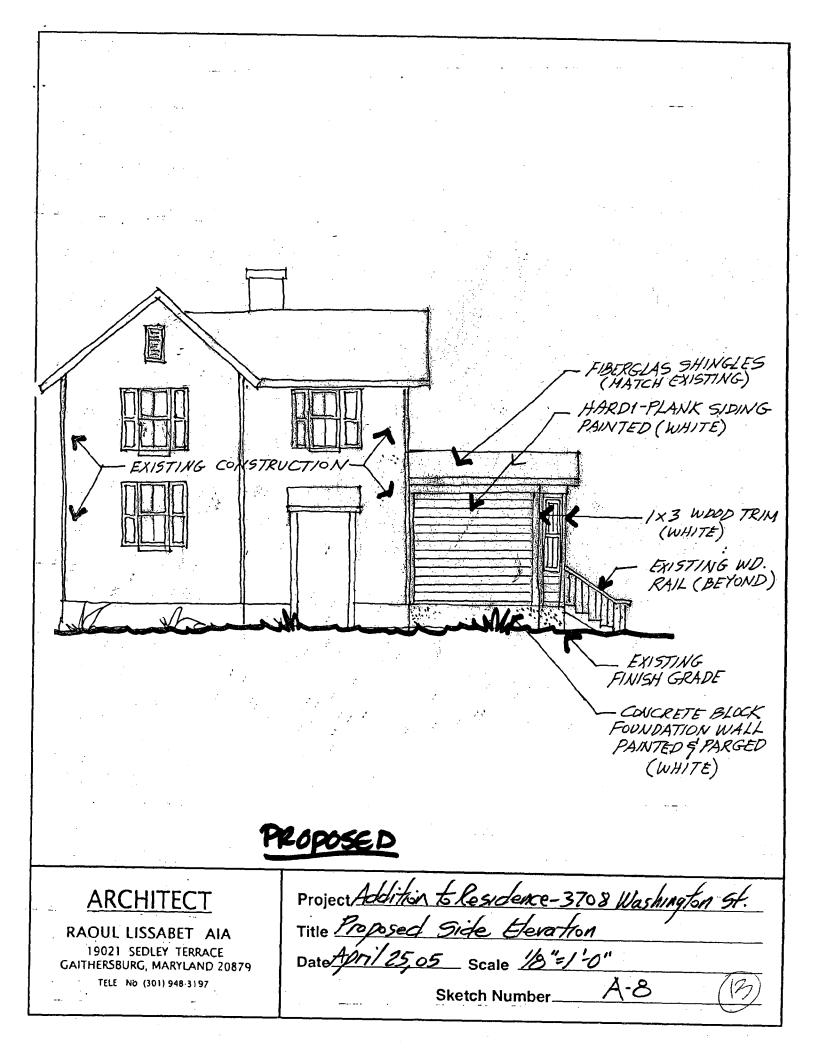
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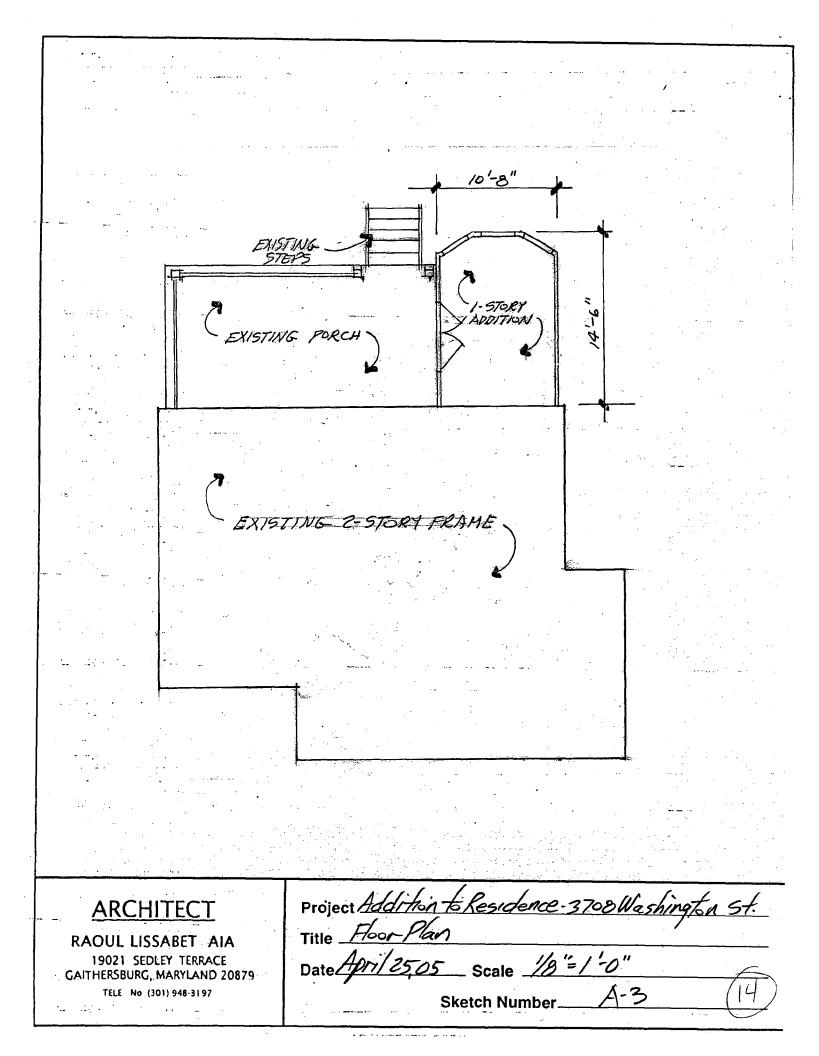
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NEW 2/2 WINDOW INSAU Hardiplank Siding ADDITION TO RESIDENCE OF MR. & MRS. GALLOWAY n Materials: 1 - Siding - Hardiplank (Painted White)- (No texture) 2 - Trim - 1×3 wp. (Painted White) 3 - Shingles - Match existing 4 - Windows - 3'0"×5'0" Wood w/ 2over 2 Lites (White) Weathershield Project Addition to Residence - 3708 Washington St. ARCHITECT Title Proposed Front Elevation RAOUL LISSABET AIA 19021 SEDLEY TERRACE Date April 25,05 Scale N.T.S. GAITHERSBURG, MARYLAND 20879 A-6 TELE No (301) 948-3197 Sketch Number\_

Root shingles. Vertick siding Shingles SIdiu affice Sq. wd column . steps & rail Brick press EXISTING to Residence - 3708 Washington 3 ARCHITECT Project 2 Elevation sting Side EXI Title RAOUL LISSABET AIA 19021 SEDLEY TERRACE "=/-0" Date<sub>2</sub> Scale GAITHERSBURG, MARYLAND 20879 A-7 TELE No (301) 948-3197 Sketch Number. .13 ·

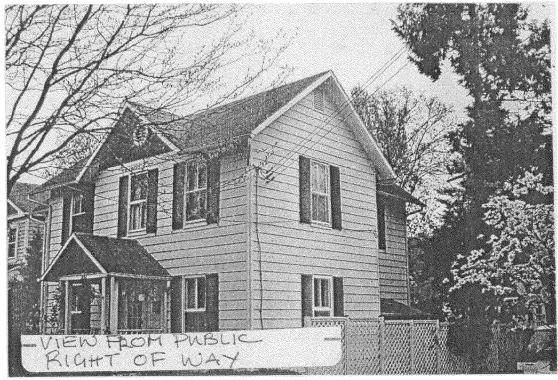




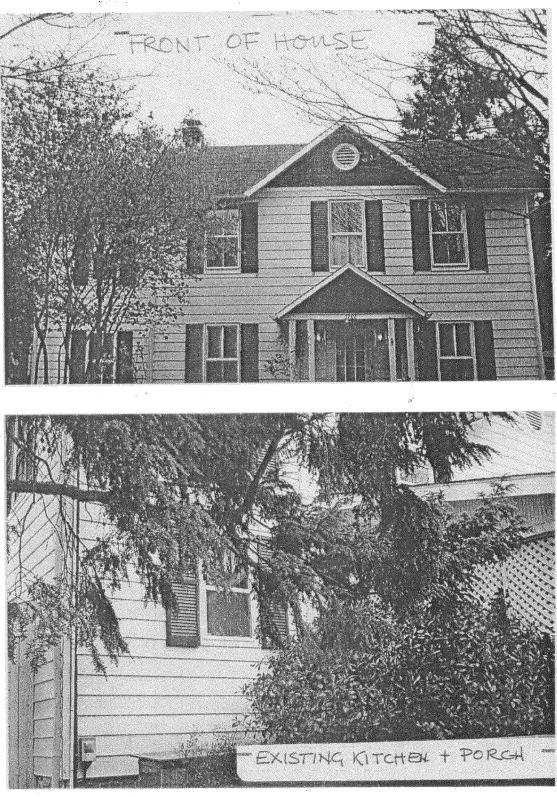
Existing Kitchen 6" min. 2" Clearance EXIST Addition 9 16  ${\mathcal E}$ ± 5'-4 Project Addition to Residence - 3708 Washington S. ARCHITECT Title Floor Plan - Addition RAOUL LISSABET AIA Date April 25,05 Scale 14"=1'0" 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 <u>A-4</u> • TELE No (301) 948-3197 Sketch Number\_\_\_\_

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<u>10'-8"</u> EXISTING STEPS PROBABLY AN I-STORY ADDITION 4-6 EXISTING PORCH ENCLOSED SLEEPING PORCH CONTRIBUTING MACHING 15 FLOOR WINDOW NOTORIGINAL 1982 ADDITION CONTRIBUTINE MAGGING •• CONTRIBUTING Project Addition to Residence - 3708 Washington St. ARCHITECT ROOF PLAN Title \_ RAOUL LISSABET AIA Date April 25,05 Scale 18"=1"-0" 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 A-3 TELE No (301) 948-3197 Sketch Number\_\_\_\_ . . . -----







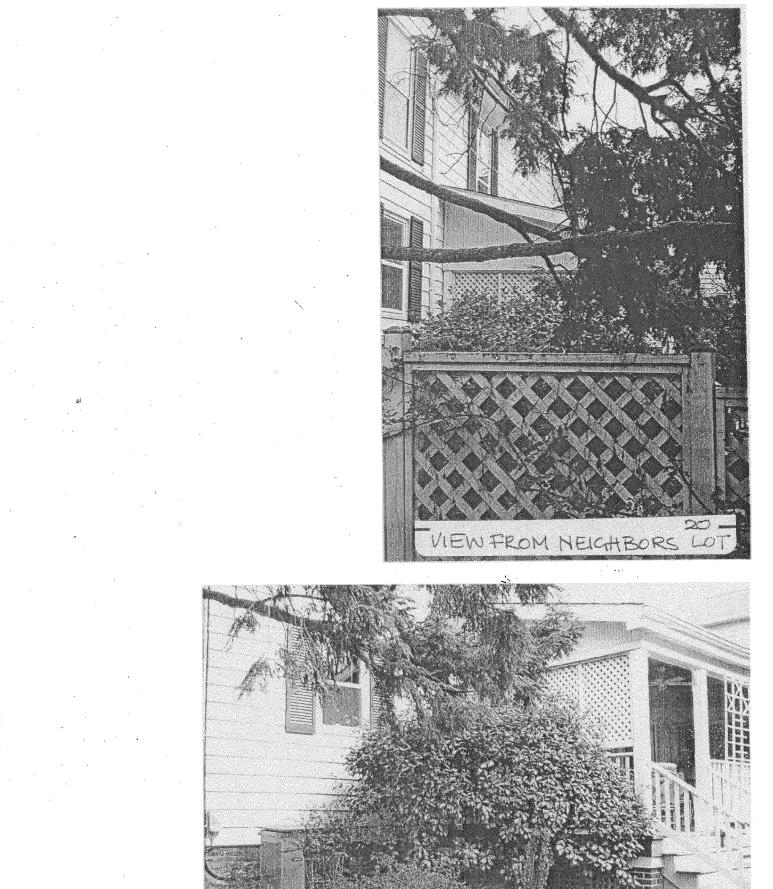




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EXISTING PORCH + AREA

# HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3708 Washington Street, Kensington	Meeting Date:	05/25/05
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Numbe	r: 31/06-05E	Tax Credit:	N/A
Applicant:	John and Janet Galloway	Staff:	Michele Oaks
PROPOSAL	: Rear addition, window installation, landsca	pe alterations	

**RECOMMEND:** Approve

# PROJECT DESCRIPTION

SIGNIFICANCE:	Primary 1 Resource
STYLE:	Vernacular
DATES OF CONSTRUCTION:	c1897

The subject house is a three bay frame, 2-1/2 story structure clad in wood siding covered with aluminum siding. A two-bay extension protrudes from the south elevation of the house and a one bay, two-story ell protrudes from the rear elevation. A one bay, two story, flat roof extension-probably originally a sleeping porch extends from the ell's south elevation. The house also contains a rear, two-story addition built in 1982. The existing house contains a rear, covered, one-story porch. (see roof plan on circle 177).

# **PROPOSAL**:

The applicant is proposing to (See circles  $\Im - / \phi$ ):

- 1. Extend the existing rear porch and create a one-story rear addition to expand the existing kitchen. The addition will be clad in painted, hardi-plank siding and trimmed in 1"x 3" wood and detailed with wood shingles to match the existing shingles on the house.
- 2. Install a 2/2 double-hung, simulated-divided light, wood window on the second floor of the rear elevation of the 1982 addition (the size of the window to match the existing windows on the rear of the house).
- 3. Install a 19' x 9' flagstone patio at the rear of the yard (Retroactive).
- 4. Install a low, stacked stone, wall of 8" in height to create a planting bed in the rear yard (Retroactive).

# APPLICABLE GUIDELINES

Proposed alterations and new construction within the Kensington Historic District are reviewed under 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.

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

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# **STAFF DISCUSSION**

The Commission historically has supported modest stonewalls and patios, window installations on non-contributing additions and the construction of small, one-story rear additions within the Kensington Historic District.

The applicant is proposing to use Hardi-plank siding for the proposed addition, and staff does not object to its use in this application because A) the new addition is located at the rear of the house and will not be visible from the public-right-of way B) the house is currently clad in aluminum siding over the original wood siding C) If the original siding is ever restored, the Hardi-plank will continue to be a compatible yet differentiated material for this new addition.

Secondly the applicant is proposing to utilize this addition to expand their kitchen on the first floor. Although the new addition will be attached to a contributing massing, it is located at the rear and does not require removing any original windows and is designed to be compatible yet differentiated from the original.

Staff recommends that the Commission approve the proposal as it will not negatively affect the historic dwelling's integrity, or its existing historic landscape and is compatible with the Secretary of the Interior's Standards and the Vision of Kensington.

# **STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application as being

consistent with Chapter 24A-8(b)1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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

and with the Secretary of the Interior Standards for Rehabilitation.

and with the Vision of Kensington, Adopted August 1992.

with the general conditions applicable to all Historic Area Work Permits that <u>the applicant shall</u> <u>also present three (3) permit sets of drawings to HPC staff for review and stamping prior to</u> <u>submission for building permits or the commencement of the project</u> and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.

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

#### 3. WRITTEN DESCRIPTION OF PROJECT

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2. <u>SITE PLAN</u> Site and environmental setting, drawn to scale. You may us at the scale, morth arrow, and date; b. dimensions of all existing and proposed structures; an c site features such as walkways, driveways, lences, po	N SAME DUHENSI se your plat. Your site plan must include: Id	<del>ins as e</del>	<u>xsist</u> ing wind	DOWS
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- 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.
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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 photographic.
- b. Clearly label photographic prints of the resource as viewed from the public sight-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

#### 5. TREE SURVEY

If you are proposing construction adjacent to or writing the social of any tree 5° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, location, and species of each tree of at least that dimension,

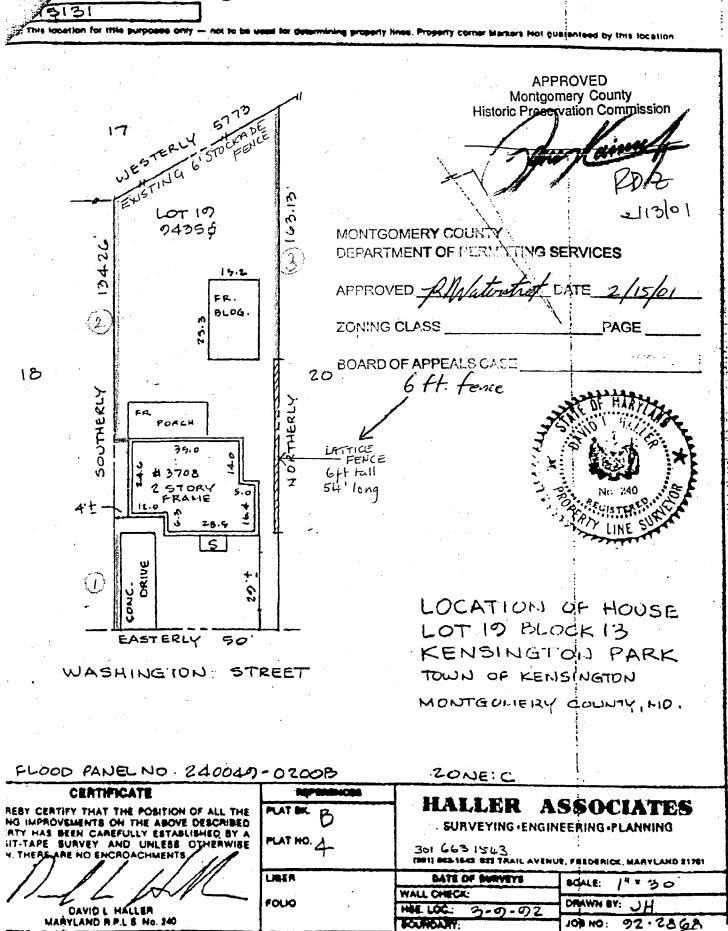
#### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip onder. This list should include the owners of all lots or parcels which advisor the carcel 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, fou car obtain this information from the Department of Assessments and Taxation, 51 Monice Street, Rockville, (301/219-1355).

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.

HAWP APPLICATION: MA	AILING ADDRESSES FOR NOTICING	
	jacent and Confronting Property Owners]	•
wner's mailing address	Owner's Agent's mailing address	
JANET GALLOWAY		
3708 WASHINGTON S	Sī	
MD 20895		
Adjacent and confrontin	ng Property Owners mailing addresses	
	F.	
15AN GANDER & TODD DO 710 WASHINGTON ST	3706 WASHINGTON ST	
(ENSINGTON MD 2089		
	MR BARRY PEOPLES	
MR + MRS DAVID NELLIS 3709 CALVERT PLAC KENSINGTON MD	CE 10030 KENSINGTON PKWY	4
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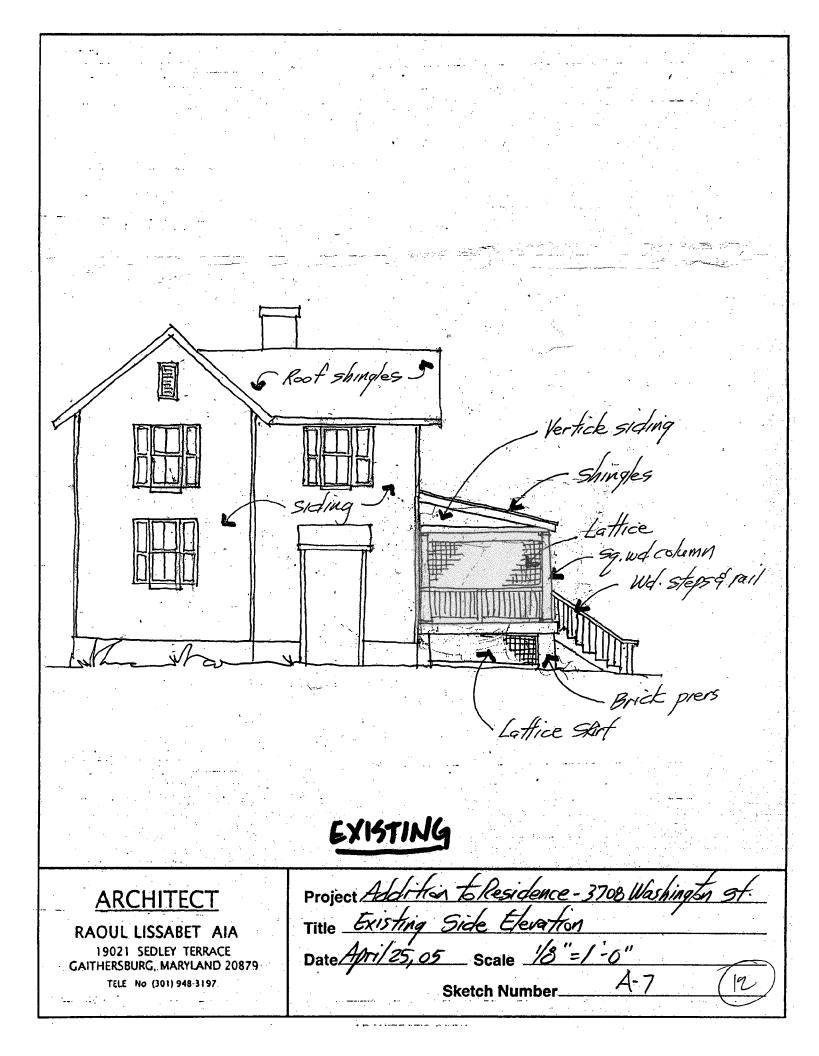


BARN ROP. FLAGSTONE PATIO PROP. STONE KNEE WALL EXIST. PORCH EXIST. FLAGSTONE PAVERS LAWN EXISTINA 7-5700 Project Adition to Residence-3708 Washington Title Site Plan - Existing Condition ARCHITECT RAOUL LISSABET AIA 25,05 Scale 1"=30'-0" 19021 SEDLEY TERRACE Date *1* GAITHERSBURG, MARYLAND 20879 Sketch Number A-TELE No (301) 948-3197 ARCHITECT'S COPY

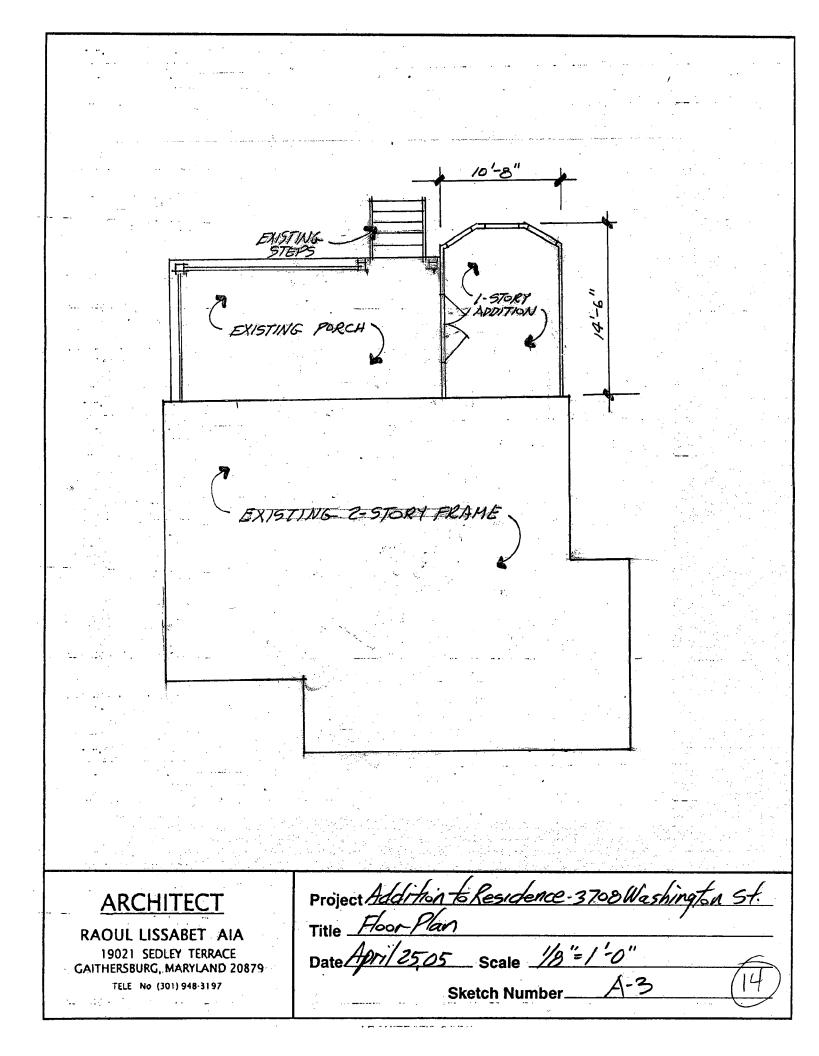
EXIST. BARN -*5T*0RY ADDITION EXIST. PORCH EXISTING 2-STORY FRAME Project Addition to Residence - 3708 Washington ARCHITECT Title <u>Site Plan- Proposed</u> Addition Date April 25,05 Scale <u>1=30-0</u>" RAOUL LISSABET AIA 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 Sketch Number <u>A-2</u> TELE No (301) 948-3197 ARCHITECT'S COPY



NEW 2/2 WINDOW -Parged Concrete Block Hardiplank Siding ADDITION TO RESIDENCE OF MR. & MRS. GALLOWAY 1 - Siding - Hardiplank (Painted White) (No texture) 2- Trim - 1×3 wD. (Painted White) 19/51 - Shingles - Match existing - Windows - 3'0"x 5-0" Wood w/ 2 over 2 Lites (White) Wathershield Residence - 3708 Washington S. Project Addition ARCHITECT Title Proposed Front Elevation RAOUL LISSABET AIA 19021 SEDLEY TERRACE Date April 25.05 \_\_ Scale \_\_\_\_\_\_S GAITHERSBURG, MARYLAND 20879 A-6 TELE No (301) 948-3197 Sketch Number\_

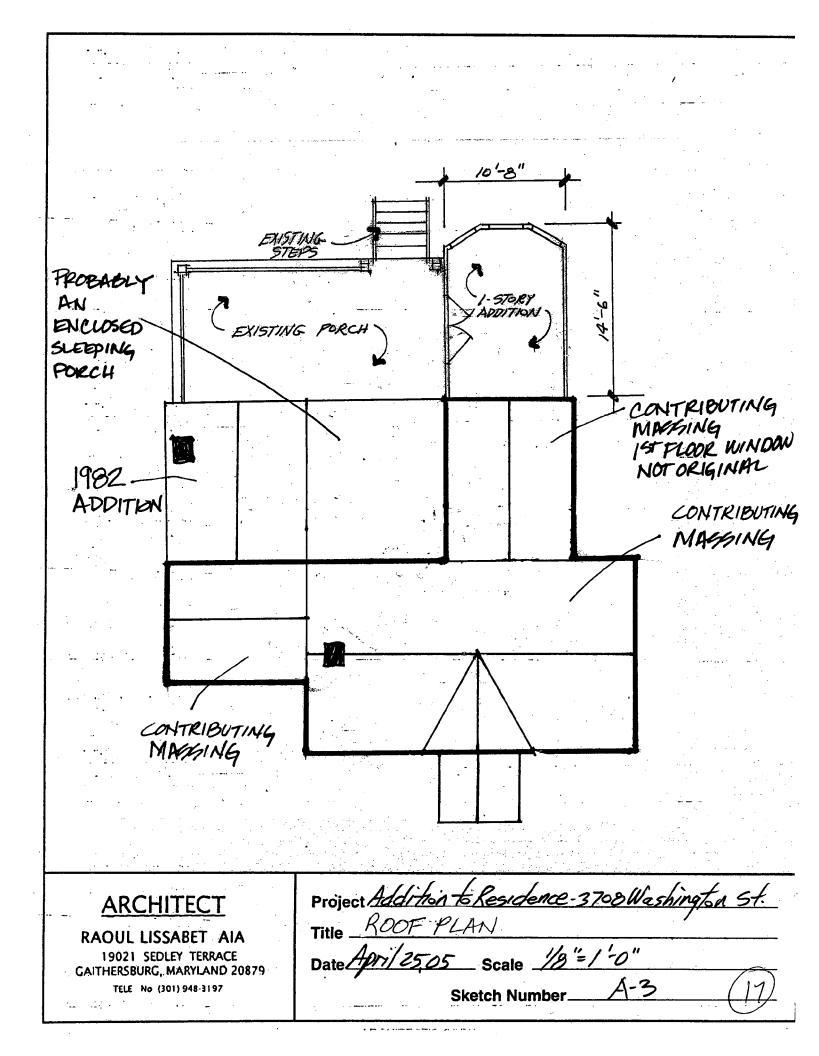


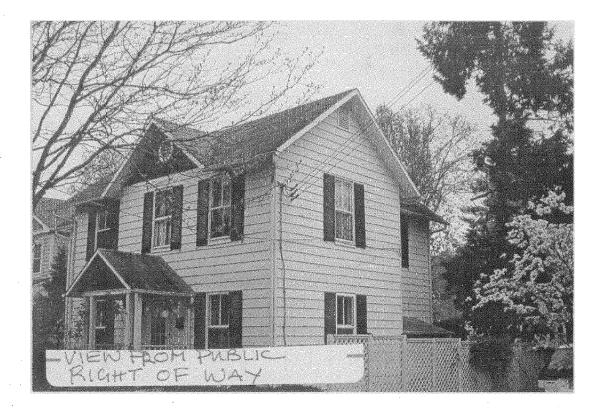
FIBERGLAS SHINGLES (HATCH EXISTING) HARDI-PLANK SIDING PAINTED (WHITE) Co (STRUCTION EXISTING 1X3 WOOD TRIM (WHITE EXISTING WD. RAIL (BEYOND) EXISTING FINISH GRADE CONCRETE BLOCK FOUNDATION WALL PAINTED & PARGED (WHITE) PROPOSED Project Addition to Residence-3708 Washington St. ARCHITECT Title Proposed Side Elevation RAOUL LISSABET AIA 5.05 Scale 18"=1'-0" 19021 SEDLEY TERRACE Date Date GAITHERSBURG, MARYLAND 20879 A-8 TELE No (301) 948-3197 Sketch Number\_



Existing Kitcheog min 2" clearance Exist. 2 Addition ęб Project Addition to Residence - 3708 Washington 57 ARCHITECT Title Floor Plan - Addition RAOUL LISSABET AIA \_\_\_\_ Scale \_\_\_\_/4"=/'0" 19021 SEDLEY TERRACE Date April 25,05 GAITHERSBURG, MARYLAND 20879 A-4 TELE No (301) 948-3197 Sketch Number\_

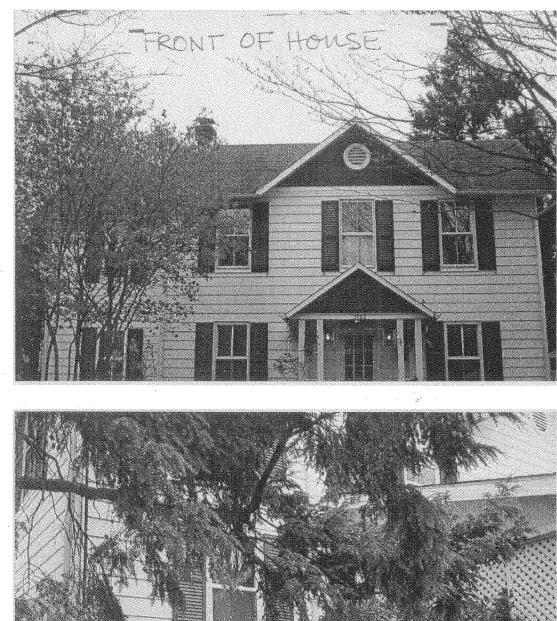
Vey K- Wall befow Exist Porch. Root -New Boot shingles 1 below 10-8 O.H. OOH. Project Addition to Residence - 3708 Mashington ARCHITECT St. Plan 007 Title RAOUL LISSABET AIA \_ Scale \_\_\_\_\_\_\_ 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 05 Date A-5 TELE No (301) 948-3197 (0 Sketch Number. . . . ·...





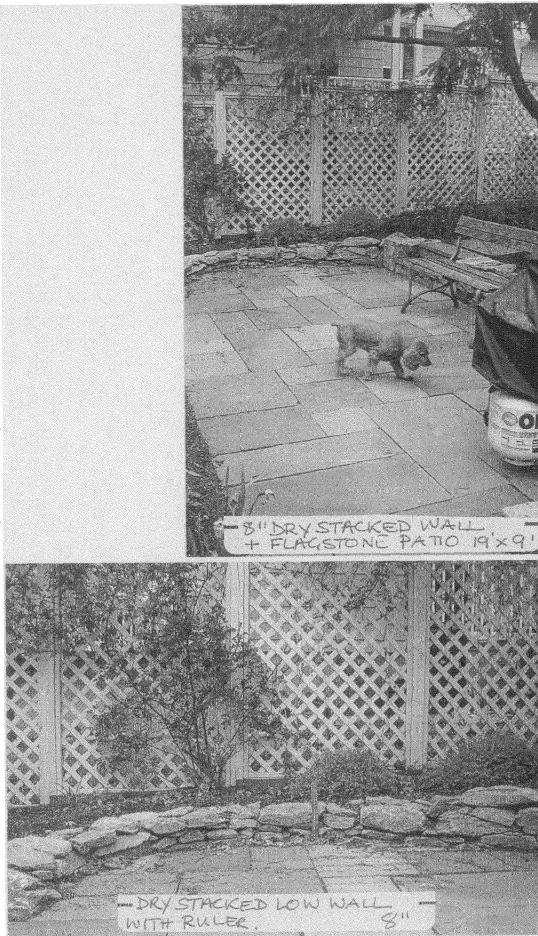


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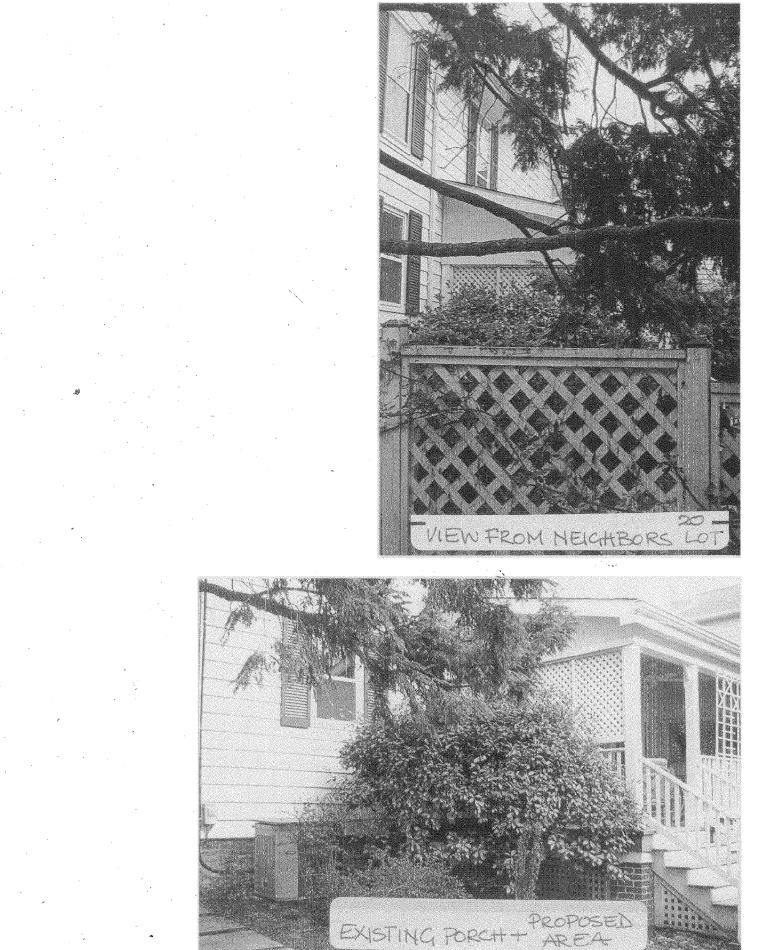




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Date: February 12, 2004

# **MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Supervisor

SUBJECT: Historic Area Work Permit #381582 for a rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>APPROVED.</u>

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

Applicant: John and Janet Galloway

Address: 3708 Washington Street, Kensington Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at http://permits.emontgomery.org prior to commencement of work <u>and</u> 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	计土	M
HISTORIC PRESERVATION COMMISSION	81582	
APPLICATION FOR	51582	
HISTORIC AREA WORK PERMIT		
Centact Person: JANET GALLOWA	7	
Beytime Frome No.: 3019498151 Tex Account No.: CELL 24C, 461.9516		
Name of Property Dynes: JOHN & JANET GALLO WAI Jayime Phone Via.		
Name of Property Durner: JOHN & JANET GALLO WAITArime Phone Na.: Address <u>3708 WASHINGTON ST KENSINGTON MD20895</u> Street Number Steet In Gave		
Contraction: HO From No.:		
Contractor Registration No.:		
Agent for Owner Bayonne Phone No.;		
LOCATION OF BUILDING PREMISE		
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Townstaty: KENDINGION Recess Encoss Street: CALVERT		
Lot: Block: Subdivision: /CENSTINGTON // /////		
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🗋 Maye 🗋 Install 🖾 Wreck/Haye 🖾 Solar 🗋 Fireplace 🗋 Woodburning Stove 💭 Single Family		
Fervisian     Fervisian		
IE. Construction cast estimate: \$ IC. If this is a revision of a previously approved entire permit, see Permit #		
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS		
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25. Type of water supply: 01X WSSC 62 🗋 Wolf 63 🗂 Other:		
PART THREE: COMPLETE ONLY FOR FENCE/DETAINING WALL		
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38 Inducate whether the lence or settlening wall is to be constructed on one of the following locations.		
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Samer Galloway 4 29 05		
Approved:For Chemperson, Used on Commission		
Discoproved: Signature Utilia Of Calcon Date: UTIO Application/Fernet Na		
Ed: 621/05 SEE REVERSE SIDE FOR INSTRUCTIONS		

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

# 3. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental set $\mathbf{Z}WO$ Story FRAM(		· · · · ·	
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NPSTAIRS WINDON	V SAME DUMENSIONS 1	AS EXSISTING WINDOWS	
2. <u>SITE PLAN</u>			
Site and environmental setting, drawn to scale. You may use y a. the scale, north arrow, and date:	your plat. Tour site plan must include:		
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 submrt 2 copies of plans and elevations in a format no larger than 11° x 17° Plans on 8 1/2° x 11° paper are preterred. 🛶

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed leatures of both the existing resource(s) and the proposed work.
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If you are proposing construction adjacent to or writile the choice of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate thee survey identifying the size, location, and species of each tree of at least that dimension,

# 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> 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 adjacent are carcel in guestion, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in guestion, hou can obtain this information from the Department of Assessments and Taxetion, 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.

9*1*,0 NIST. FLAGSTONE PATIO EXIST. STONE KNEE WALL EXIST. PORCH EXIST. FLAGSTONE PAVERS LAWN ΕΧΙSTING 2-STOR FRAM Project Adition to Residence-3708 Washington ARCHITECT Title Site Plan - Existing Gondition Date April 25,05 Scale 1"=30'-0" RAOUL LISSABET AIA 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 A-1 TELE No (301) 948-3197 Sketch Number\_\_\_\_\_

BAR *- ST*ORY ΑσσιτιοΝ EXIST. PORCH EXISTING 2-STORY FRAME Project Addition to Residence-3708 Washington Title Site Plan- Proposed Addition Date April 25,05 Scale 1=30'-0"  $\leq$ ARCHITECT RAOUL LISSABET AIA 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 A-2 TELE No (301) 948-3197 Sketch Number

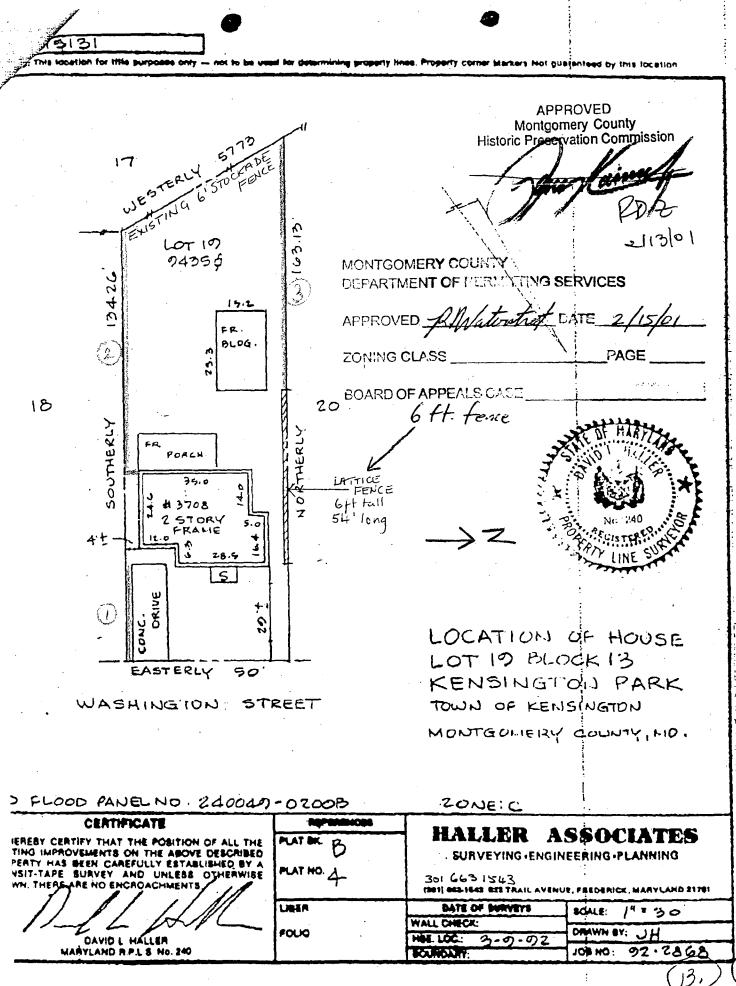
minor's mailing address	Owner's Agent's mailing address
Owner's mailing address	Owner's Agent's maining address
JANET GALLOWAY	
3708 WASHINGTON ST	
KENSINGTON	
MD 20895	
Adjacent and confronting Pro	operty Owners mailing addresses
	F
SUSAN GANDER & TODD DORRIE	The second
3710 WASHINGTON ST	3706 WASHINGTON ST
KENSINGTON MD 20895	KENSINGTON MD 20895
MR + MRS DAVID NELLS	MR BARRY PEOPLES
3709 CALVERT PLACE	10030 KENSINGTON PKWY
KENSINGTON MD 2089	KENSINGTON MD 20895
	8 <sup>00</sup> ( <b>***</b> **
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graddresses; noticing table

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AG SHINGLES EXISTING) (HATCH HARDI-PLANK SIDING PAINTED (WHITE) EXISTING Co STRUCTION 1×3 WOOD TRIM (WHITE) EXISTING WD. RAIL (BEYOND) EXISTING FINISH GRADE CONCRETE BLOCK FOUNDATION WALL PAINTED & PARGED (WHITE) Project Addition to Residence-3708 Washington St. ARCHITECT Title Proposed Side Elevation RAOUL LISSABET AIA 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 25,05 Scale 18"=1"-0" Date April A-8 TELE No (301) 948-3197 Sketch Number\_

- Roof shingles Vertick siding shingles siding attice Sq. wd column Wd. steps & rain Brick piers to Residence - 3708 Washington Project Add ARCHITECT Ha Title Existing Sid tor Eleva 6 RAOUL LISSABET AIA 19021 SEDLEY TERRACE -0 05 Date<sub>2</sub> Scale GAITHERSBURG, MARYLAND 20879 TELE No (301) 948-3197. A-Sketch Number. 

Hardiplank Siding ADDITION TO RESIDENCE OF MR. & MRS. GALLOWAY Arterials; Siding-Hardiplank (Painted White)-(No texture) Trim-1×3 ND (Painted White) Shingles-Match existing Windows-30"×50" Wood W/2 over 2 Lites (White) Weathershield Residence - 3708 Washington Project Addition ARCHITECT Title Koposed ront Elevation RAOUL LISSABET AIA 19021 SEDLEY TERRACE 25.05 \_\_ Scale \_\_*N.T.S* Date∠ GAITHERSBURG, MARYLAND 20879 A-6 TELE No (301) 948-3197 Sketch Number\_

Ven K Wall befor alle Exist Porch. Root New Boot shingles 6a. ± 10-8" Project Addition to Residence - 3708 Ubshington St. Title Partial Root Plan ARCHITECT RAOUL LISSABET AIA 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 1/4"=1'-0" \_ Scale \_ Date 05 **4-5** TELE No (301) 948-3197 Sketch Number\_ بارتبو بالرابين التركيسيانا سيتصبح فالماليس

Existing Kitcheog 6" min. 2" clearance EXIST Addition Ţ Project Addition to Residence - 3708 Washington St ARCHITECT Title Floor Plan - Addition RAOUL LISSABET AIA Date April 25,05 Scale 1/4"=/"" 19021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 A-4 TELE No (301) 948-3197 Sketch Number\_\_\_

•••, 10'-8 X15TING |-STORY ADDITION Ľ L EXISTING PORCH Project Addition to Residence - 3708 Washington St. ARCHITECT lan Title \_ 100 RAOUL LISSABET AIA 19021 SEDLEY TERRACE 05 Date<sub>4</sub> GAITHERSBURG, MARYLAND 20879 3 TELE No (301) 948-31 97 Sketch Number\_ . . . . ·---ارا بلواند رس الدوستان سولساند والداخلو و



