

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




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: JUNE 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Supervisor 
Historic Preservation Office

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 **APPROVED**.

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 and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
 455 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6170

DPS - #8
 Remit # 381582
 M

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JANET GALLOWAY
 Daytime Phone No.: 301 949 8151
 Cell: 240.461.9516

Tax Account No.: _____
 Name of Property Owner: JOHN & JANET GALLOWAY
 Address: 3708 WASHINGTON ST KENSINGTON MD 20895

Contractor: #0 Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 3708 Street: WASHINGTON ST
 Town/City: KENSINGTON Nearest Cross Street: CALVERT
 Lot: 19 Block: 13 Subdivision: KENSINGTON PARK
 Litter: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Save
 Revisit Repair Reversible

CHECK ALL APPLICABLE:
 AC Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

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

24. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 25. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

34. Height _____ feet _____ inches
 35. 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.

Janet Galloway _____ 4/29/05
 Signature of owner or authorized agent Date

Approved: X _____
 Disapproved: _____ Signature: Julia O'Malley Date: 6/10/05
 Application/Permit No. 381582 Date Filed: _____ Date Issued: _____

Ed: 6-2-99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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

1. WRITTEN DESCRIPTION OF PROJECT

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

TWO STORY FRAME HOUSE C1897.
PROJECT: 1) SINGLE STORY REAR ADDITION - KITCHEN EXPANSION
2) INSTALL REAR WINDOW ABOVE PORCH IN 1982 ADDITION
RETROACTIVE 3) FLAGSTONE PATIO 19' x 9'
RETROACTIVE 4) LOW STACKED STONE WALL 8"

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

- SINGLE STORY REAR ADDITION WITH GABLE END TO
MATCH EXISTING ARCHITECTURE OF HOUSE 14'6" INTO BAY x 10'8"
- ADDITION NOT VISABLE FROM STREET
- UPSTAIRS WINDOW SAME DIMENSIONS AS EXSISTING WINDOWS

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.

- 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.
- 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

- 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.
- 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.

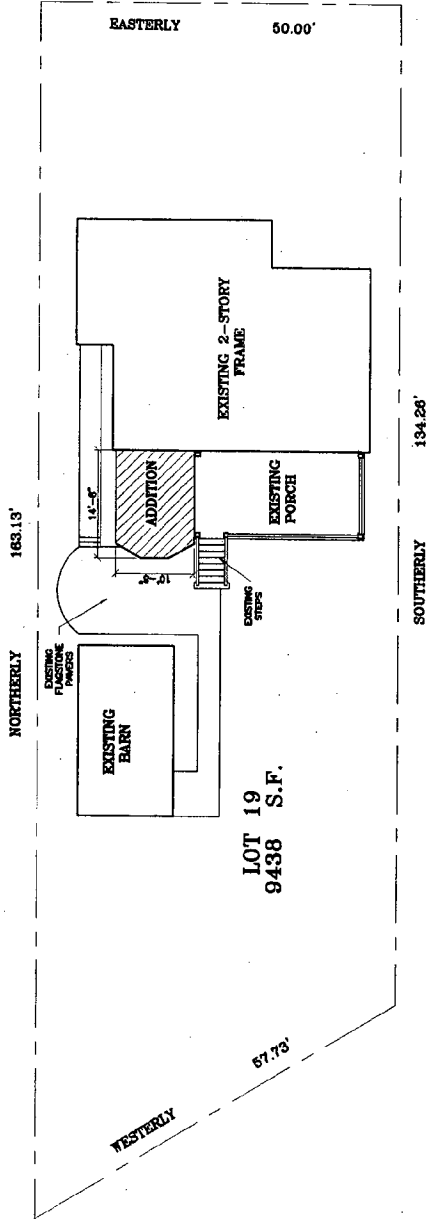
6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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.

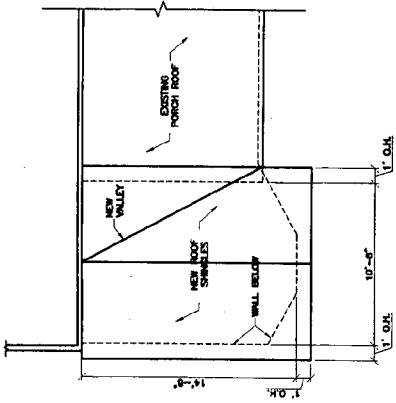
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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) 779-1255).

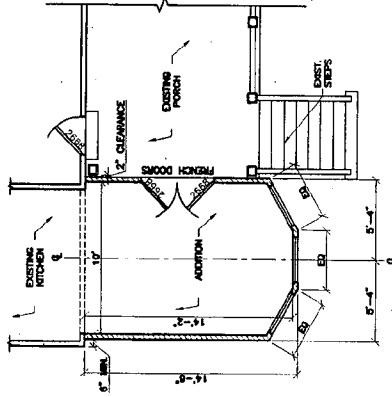
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



SITE PLAN
N.T.S.



PARTIAL ROOF PLAN
1/8"=1'-0"

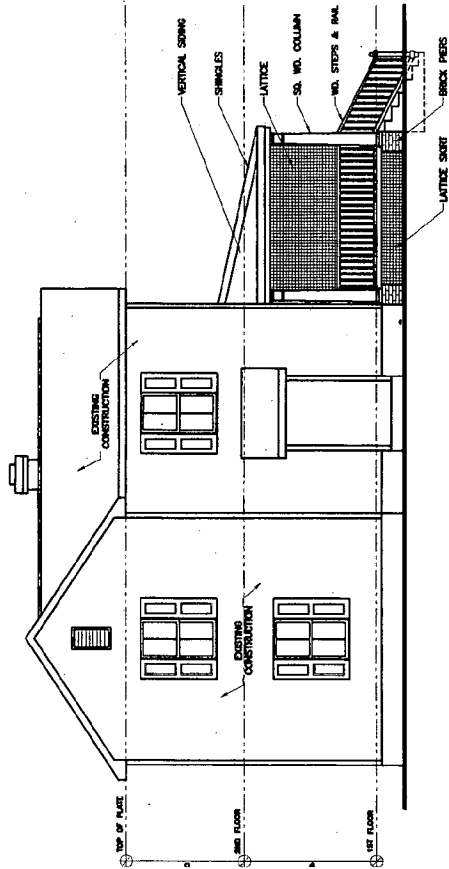


FLOOR PLAN - ADDITION
1/8"=1'-0"

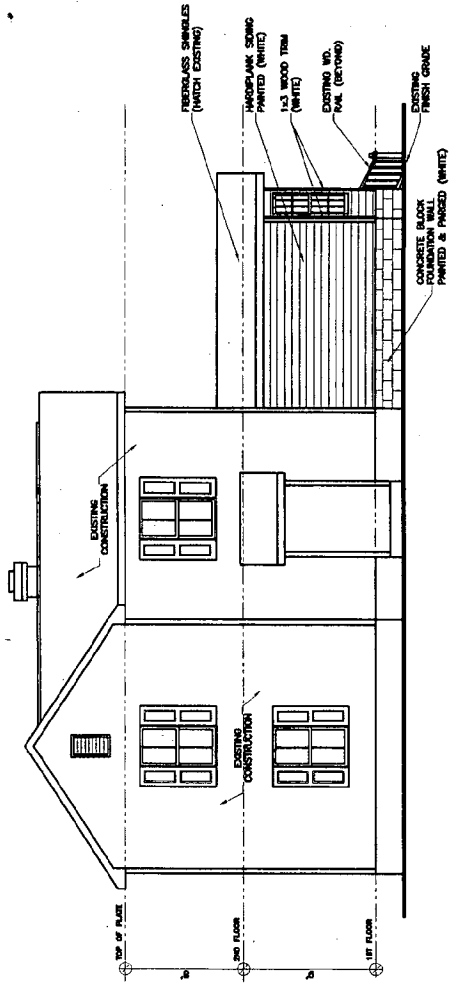
APPROVED
Montgomery County
Historic Preservation Commission
6/10/05

ADDITION TO RESIDENCE
3708 WASHINGTON STREET
KENSINGTON MD 20895

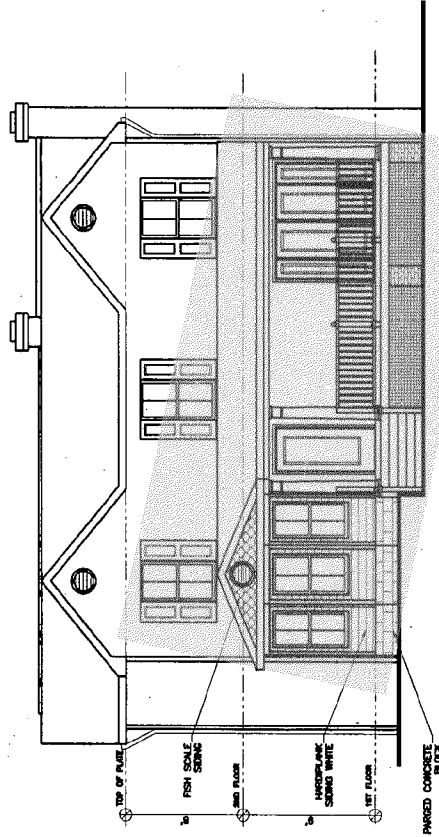
RAOUL LISSABET A.I.A. ARCHITECTS
19021 SEDLEY TERRACE
GAITHERSBURG, MD 20879
(301) 948-3197



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia A. Kelly
 09/19/05

ADDITION TO RESIDENCE
 3708 WASHINGTON STREET
 KENSINGTON MD 20895

RAOUL LISSABET A.I.A. ARCHITECTS
 19021 SEDLEY TERRACE GAITHERSBURG, MD 20879
 (301) 948-3197

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 Number:	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 17).

PROPOSAL:

The applicant is proposing to (See circles 8 - 16):

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 the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project 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.



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

DPS - #8 Remit # 381582 m

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

01577
31
Clipboard
strings

Contact Person: JANET GALLOWAY
Daytime Phone No.: 301 949 8151
CELL 240.461.9516

Tax Account No.: _____
Name of Property Owner: JOHN & JANET GALLOWAY
Address: 3708 WASHINGTON ST KENSINGTON MD 20895
Street Number City State Zip Code

Contractor: #0 Phone No.: _____
Contractor Registration No.: _____
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LOCATION OF BUILDING/PREMISE
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Lot: 19 Block: 13 Subdivision: KENSINGTON PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
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 Move Install Wreck/Reuse Seta Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

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Janet Galloway _____ Date: 4/29/05
Signature of owner or authorized agent

Approved: _____ For: Chairperson, Historic Preservation Commission
Disapproved: _____ Signature _____ Code: _____
Application/Permit No. _____ Date Filed: _____ Date Issued: _____

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

JANET GALLOWAY
3708 WASHINGTON ST.
KENSINGTON
MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

SUSAN GANDER & TODD DORRIEN
3710 WASHINGTON ST
KENSINGTON MD 20895

MR + MRS SUFI
3706 WASHINGTON ST
KENSINGTON MD 20895

MR + MRS DAVID NELLIS
3709 CALVERT PLACE
KENSINGTON MD 20895

MR BARRY PEOPLES
10030 KENSINGTON PKWY
KENSINGTON MD 20895

13131

This location for title purpose only - not to be used for determining property lines. Property corner markers not guaranteed by this location

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
RDR
2/13/01

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED *[Signature]* DATE 2/15/01

ZONING CLASS _____ PAGE _____

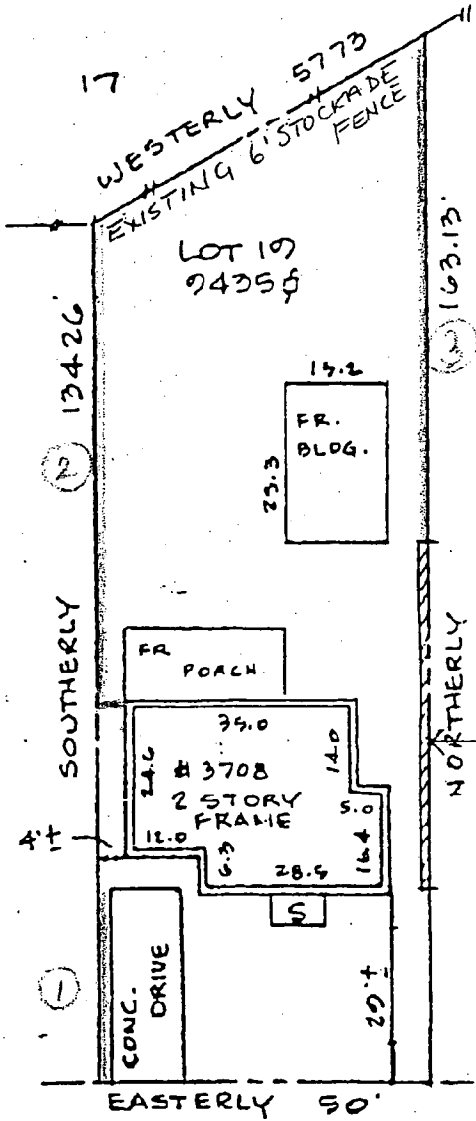
BOARD OF APPEALS CASE

6 ft. fence

LATTICE FENCE
6ft tall
54' long



LOCATION OF HOUSE
LOT 19 BLOCK 13
KENSINGTON PARK
TOWN OF KENSINGTON
MONTGOMERY COUNTY, MD.



WASHINGTON STREET

FLOOD PANEL NO. 240049-0200B

ZONE: C

CERTIFICATE

WE CERTIFY THAT THE POSITION OF ALL THE
IMPROVEMENTS ON THE ABOVE DESCRIBED
PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A
T-TAPE SURVEY AND UNLESS OTHERWISE
STATED THERE ARE NO ENCROACHMENTS.

[Signature]
DAVID L. HALLER
MARYLAND R.P.L.S. No. 240

REFERENCES

PLAT BK B
PLAT NO. 4

HALLER ASSOCIATES

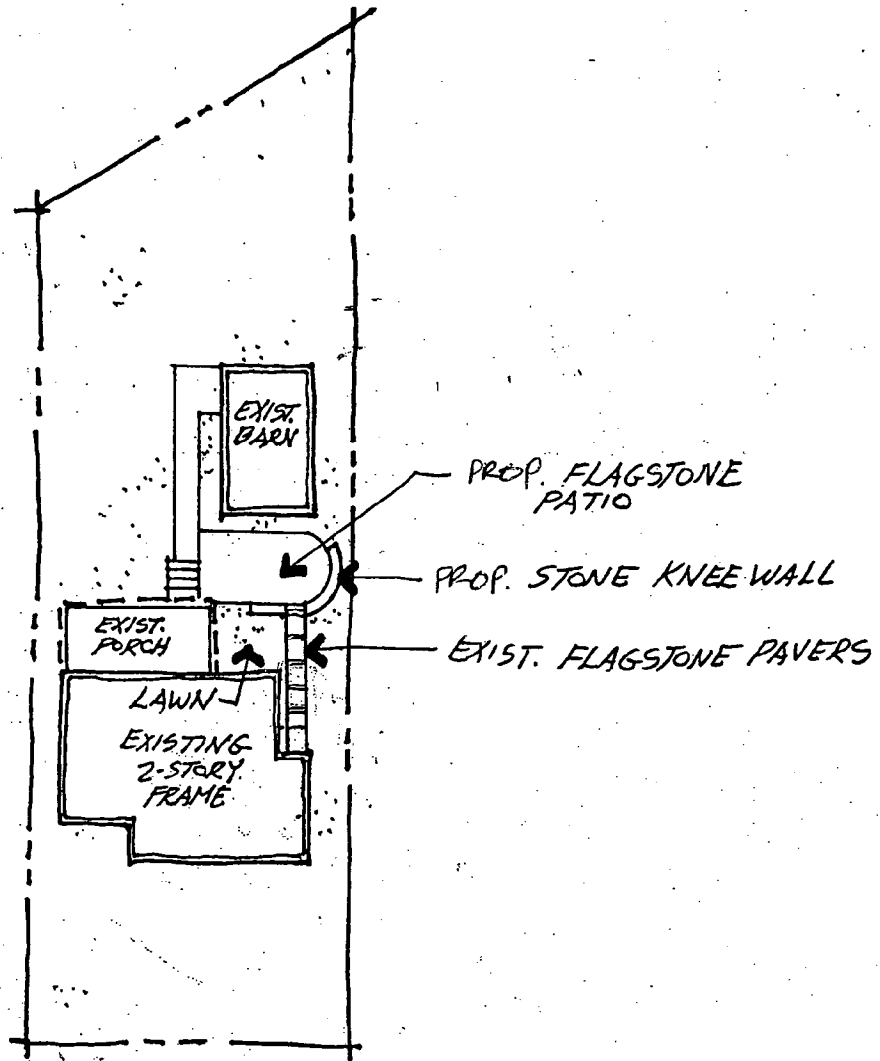
SURVEYING • ENGINEERING • PLANNING

301 663 1543
(301) 663-1643 823 TRAIL AVENUE, FREDRICK, MARYLAND 21701

LIBER
FOUO

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: JH
MADE LOC: 3-9-02	JOB NO: 92-286A
BOUNDARY:	

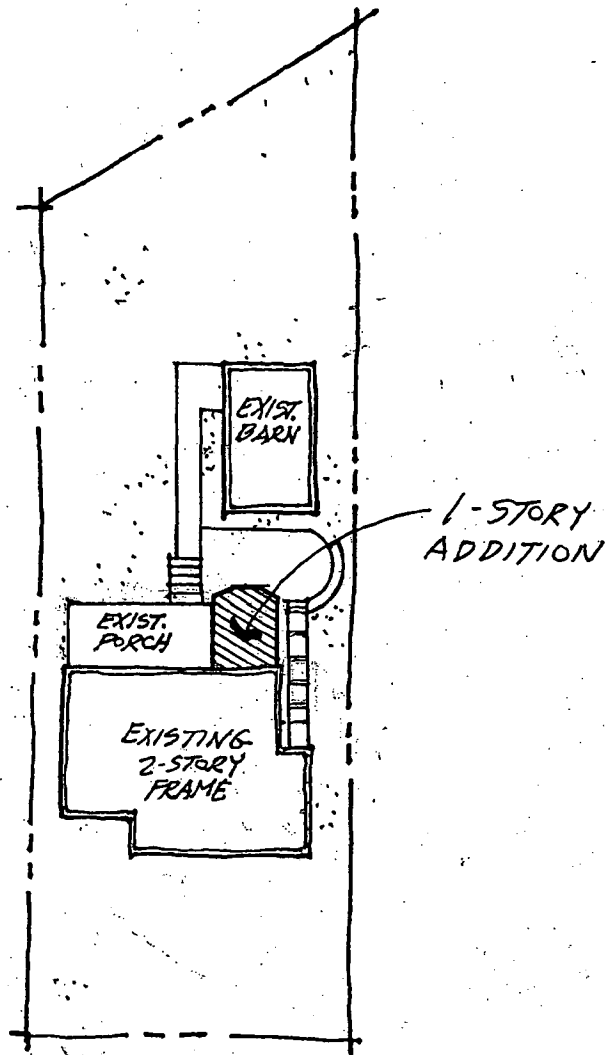
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ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

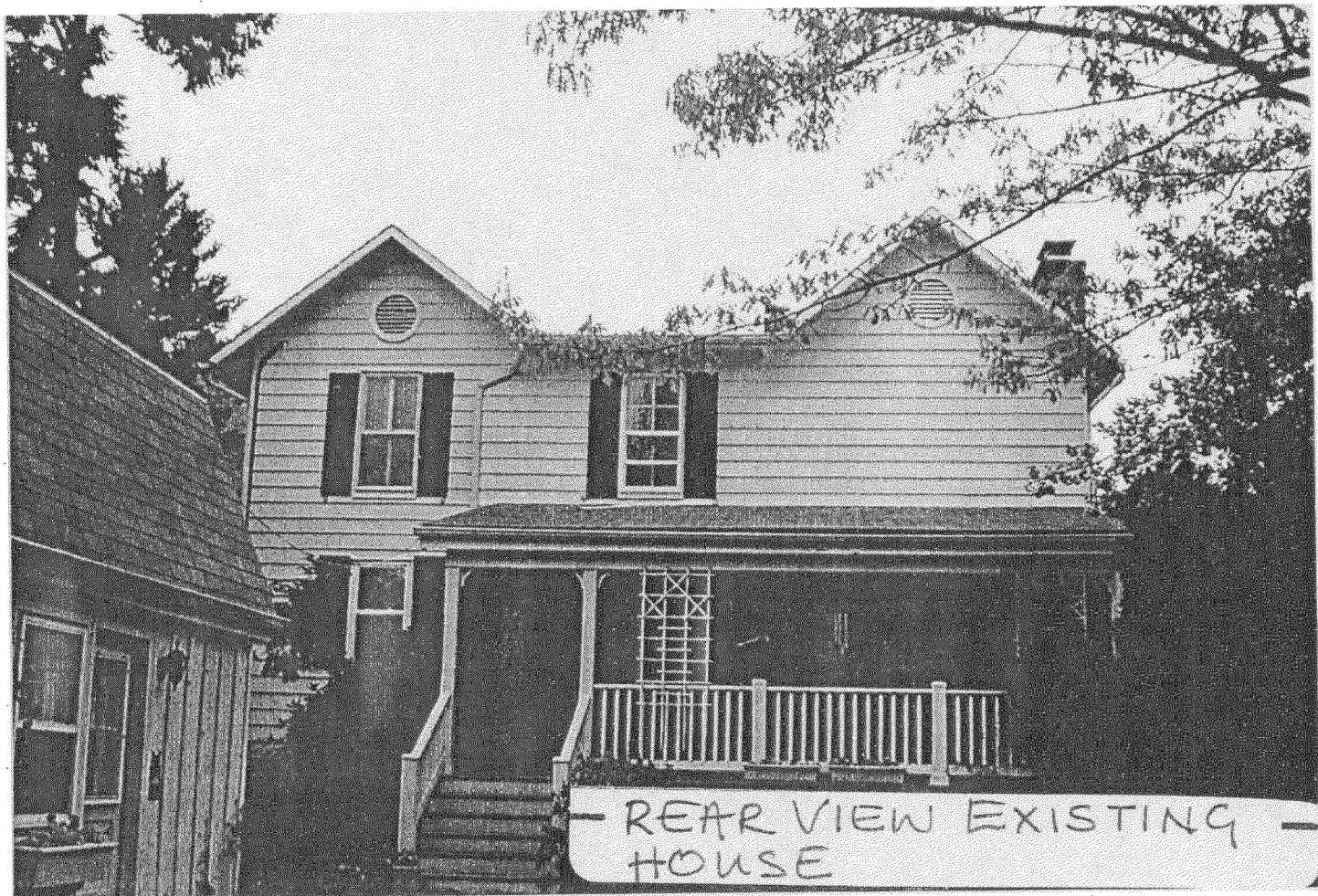
Project Addition to Residence - 3708 Washington St.
 Title Site Plan - Existing Condition
 Date April 25, 05 Scale 1" = 30'-0"
 Sketch Number A-1



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.
 Title Site Plan - Proposed Addition
 Date April 25, 05 Scale 1" = 30'-0"
 Sketch Number A-2



NEW 2/2
WINDOW



Fish Scale
Siding

Painted Concrete Block

Hardiplank Siding
(white)

ADDITION TO RESIDENCE OF MR. & MRS. GALLOWAY

Addition Materials:

- 1- Siding - Hardiplank (Painted White) - (No texture)
- 2- Trim - 1x3 W.P. (Painted White)
- 3- Shingles - Match existing
- 4- Windows - 3'-0" x 5'-0" Wood w/ 2 over 2 Lites (White) Weathershield

ARCHITECT

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19021 SEDLEY TERRACE
GAITHERSBURG, MARYLAND 20879
TELE No (301) 948-3197

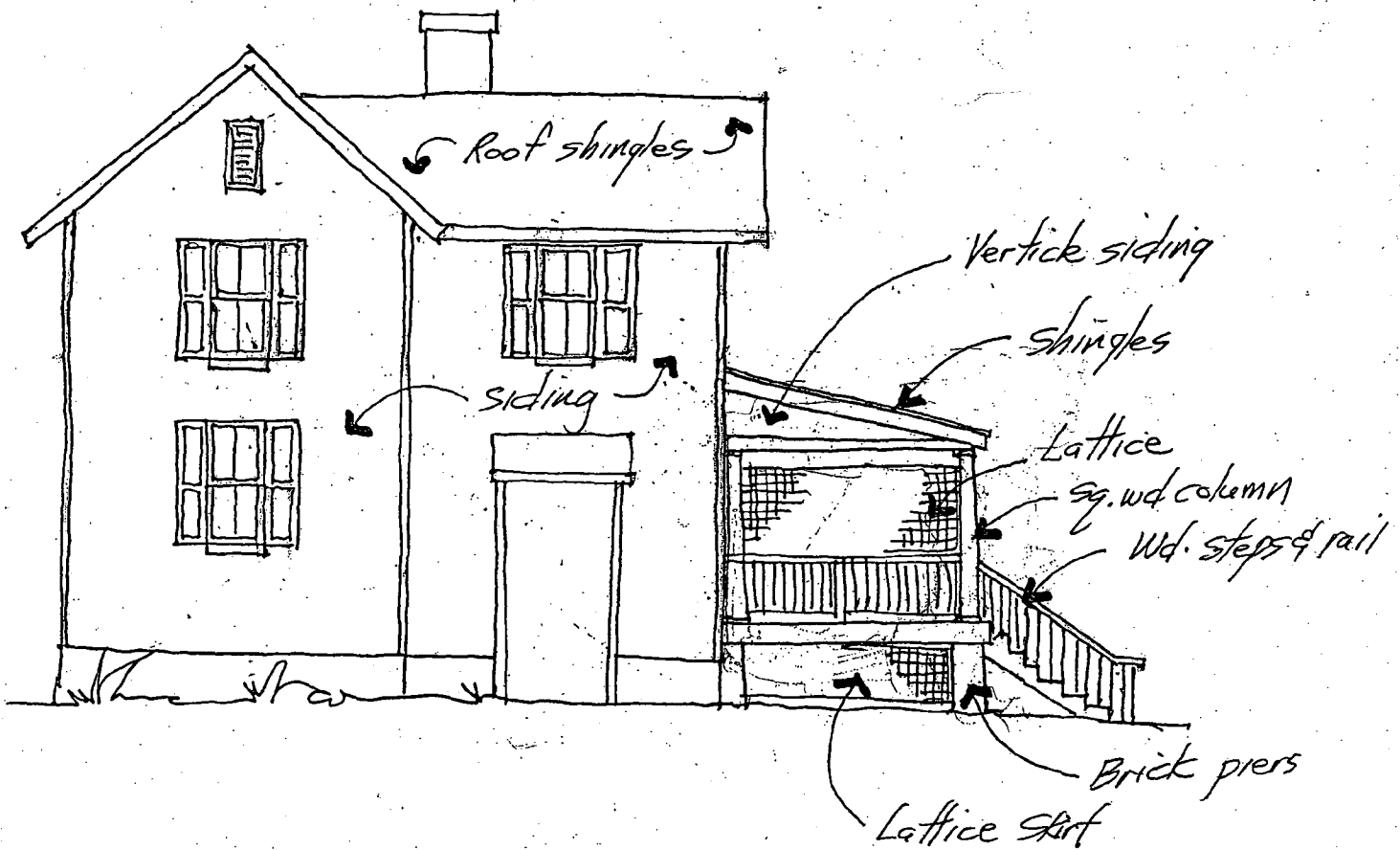
Project Addition to Residence - 3708 Washington St.

Title Proposed Front Elevation

Date April 25, 05 Scale N.T.S.

Sketch Number A-6





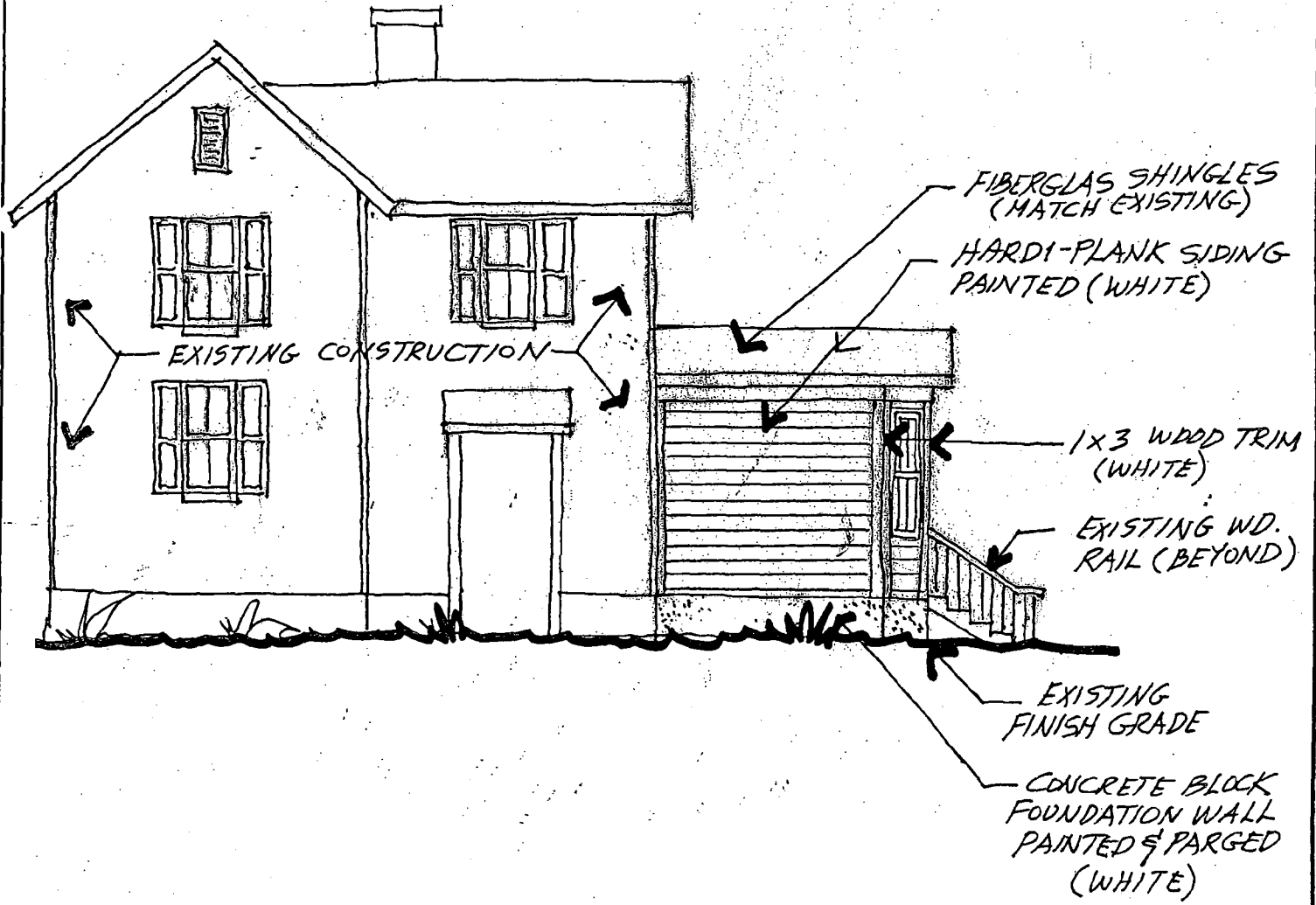
EXISTING

ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington st.
 Title Existing Side Elevation
 Date April 25, 05 Scale 1/8" = 1'-0"
 Sketch Number A-7

12



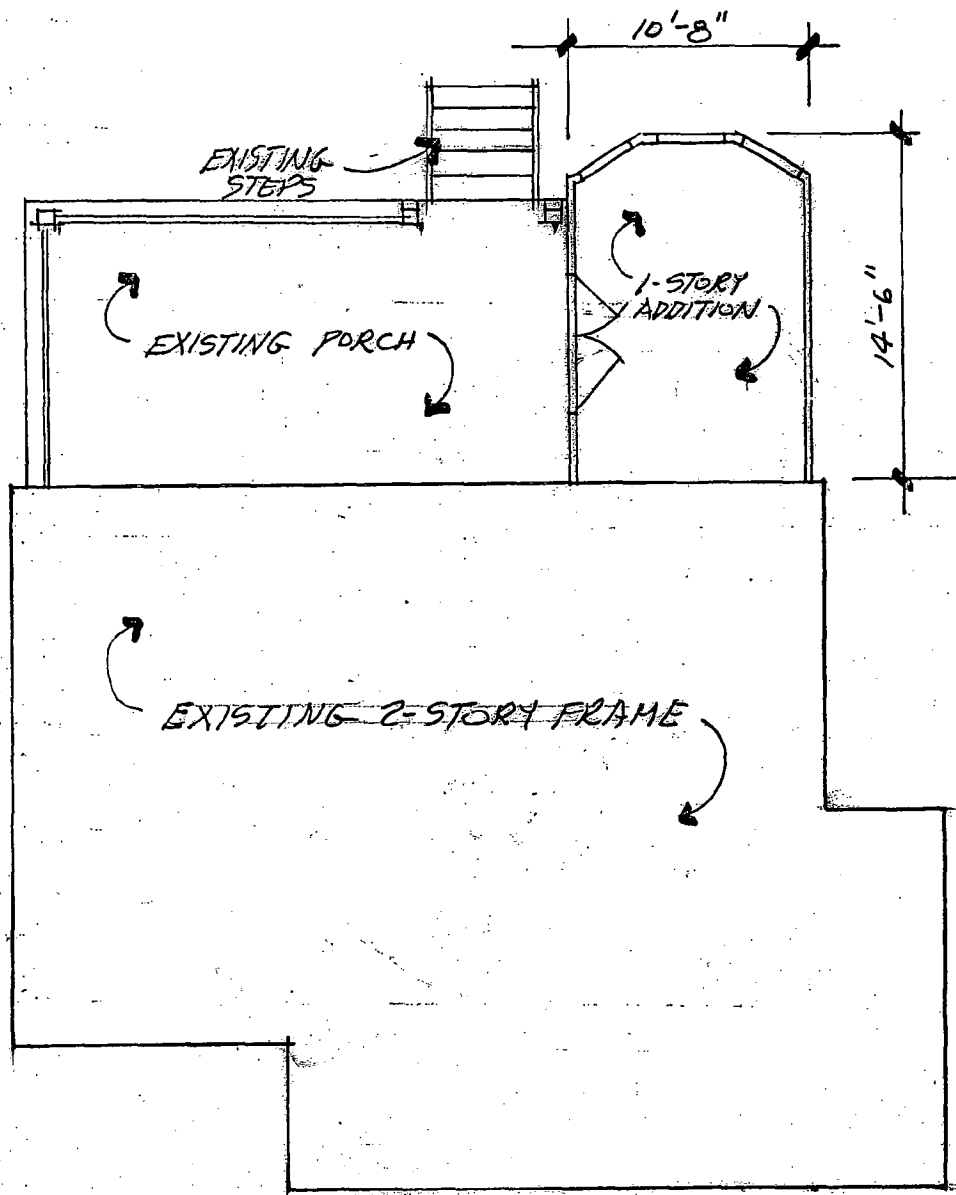
PROPOSED

ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence-3708 Washington St.
 Title Proposed Side Elevation
 Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-8 (13)



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

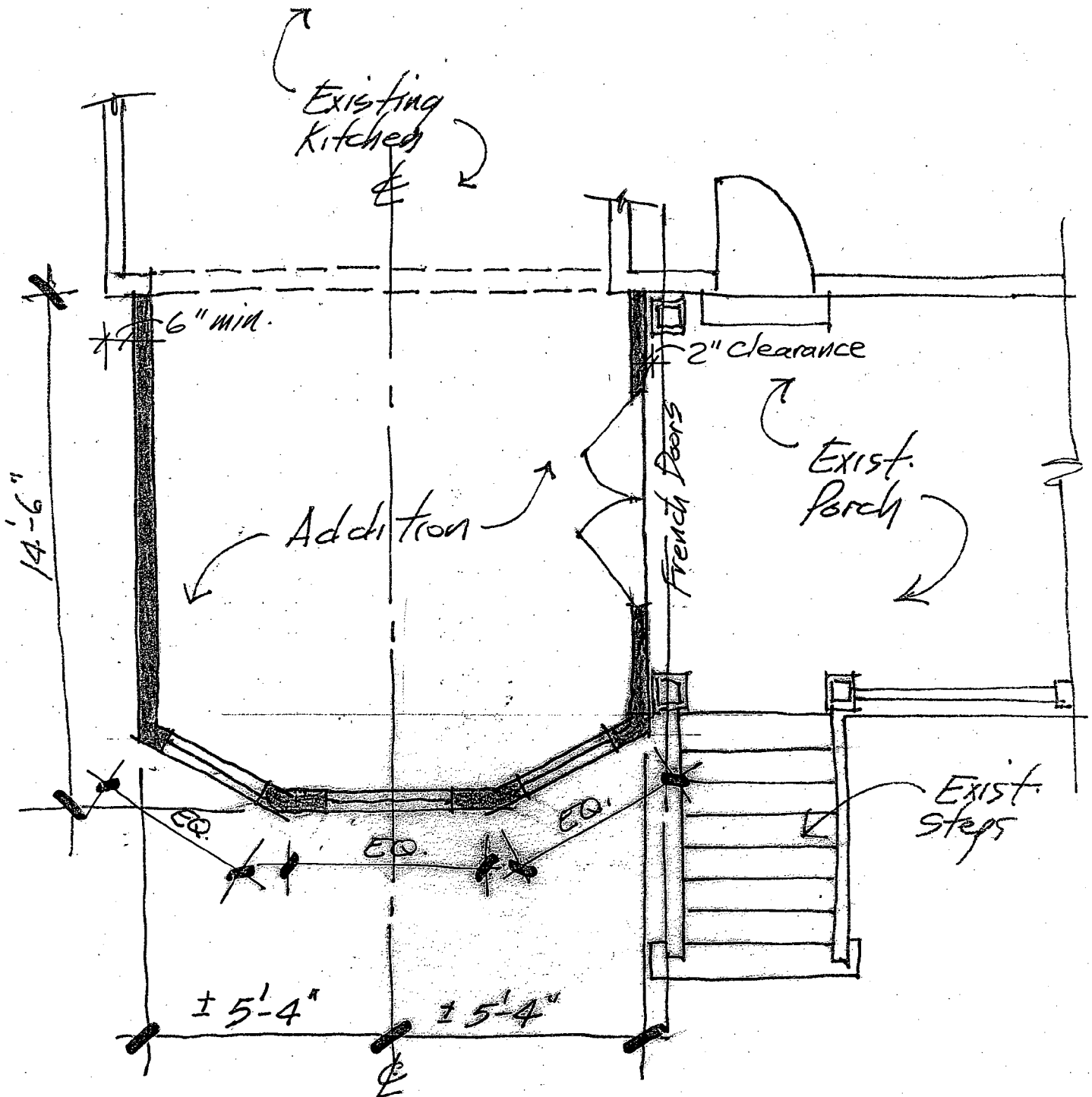
Project Addition to Residence - 3708 Washington St.

Title Floor Plan

Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-3

(14)



ARCHITECT

RAOUL LISSABET AIA
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 GAITHERSBURG, MARYLAND 20879
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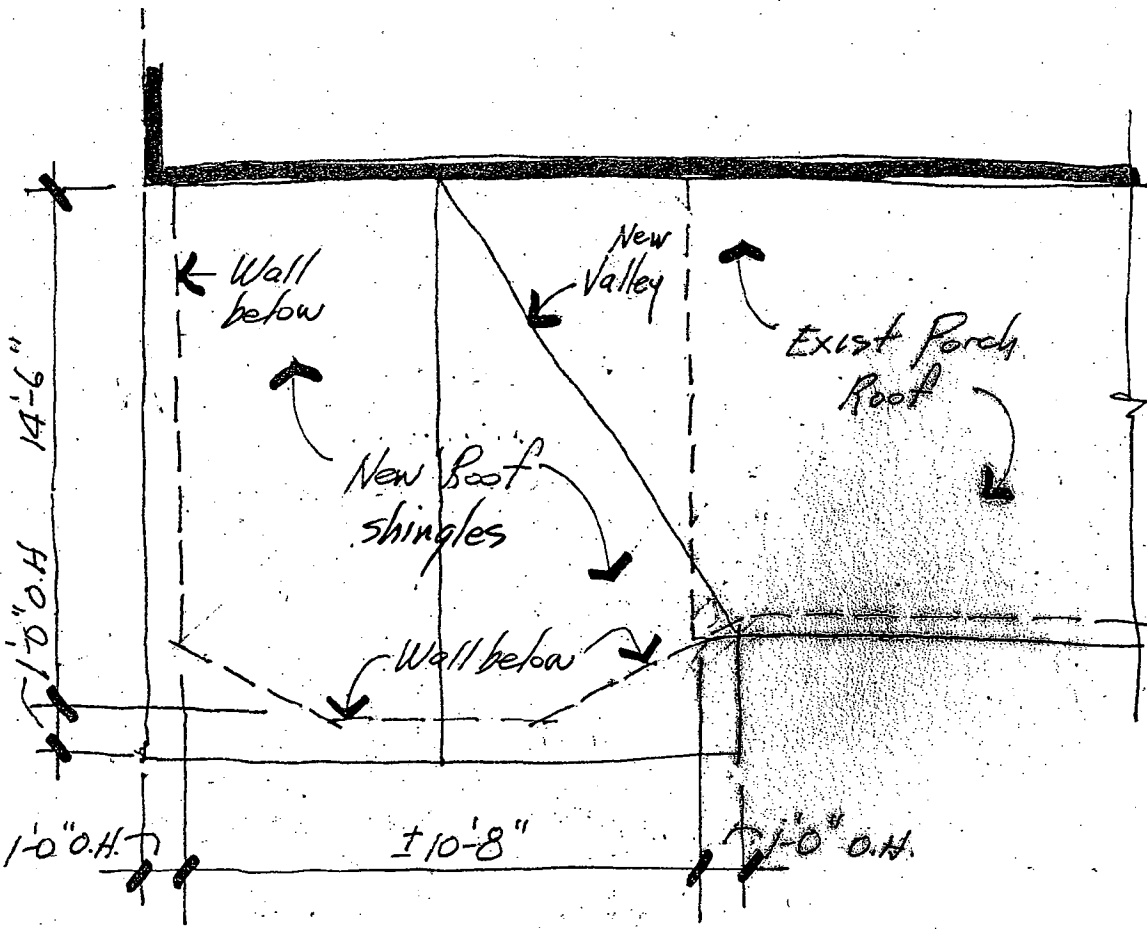
Project Addition to Residence - 3708 Washington St

Title Floor Plan - Addition

Date April 25, 05 Scale 1/4" = 1'-0"

Sketch Number A-4

15



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
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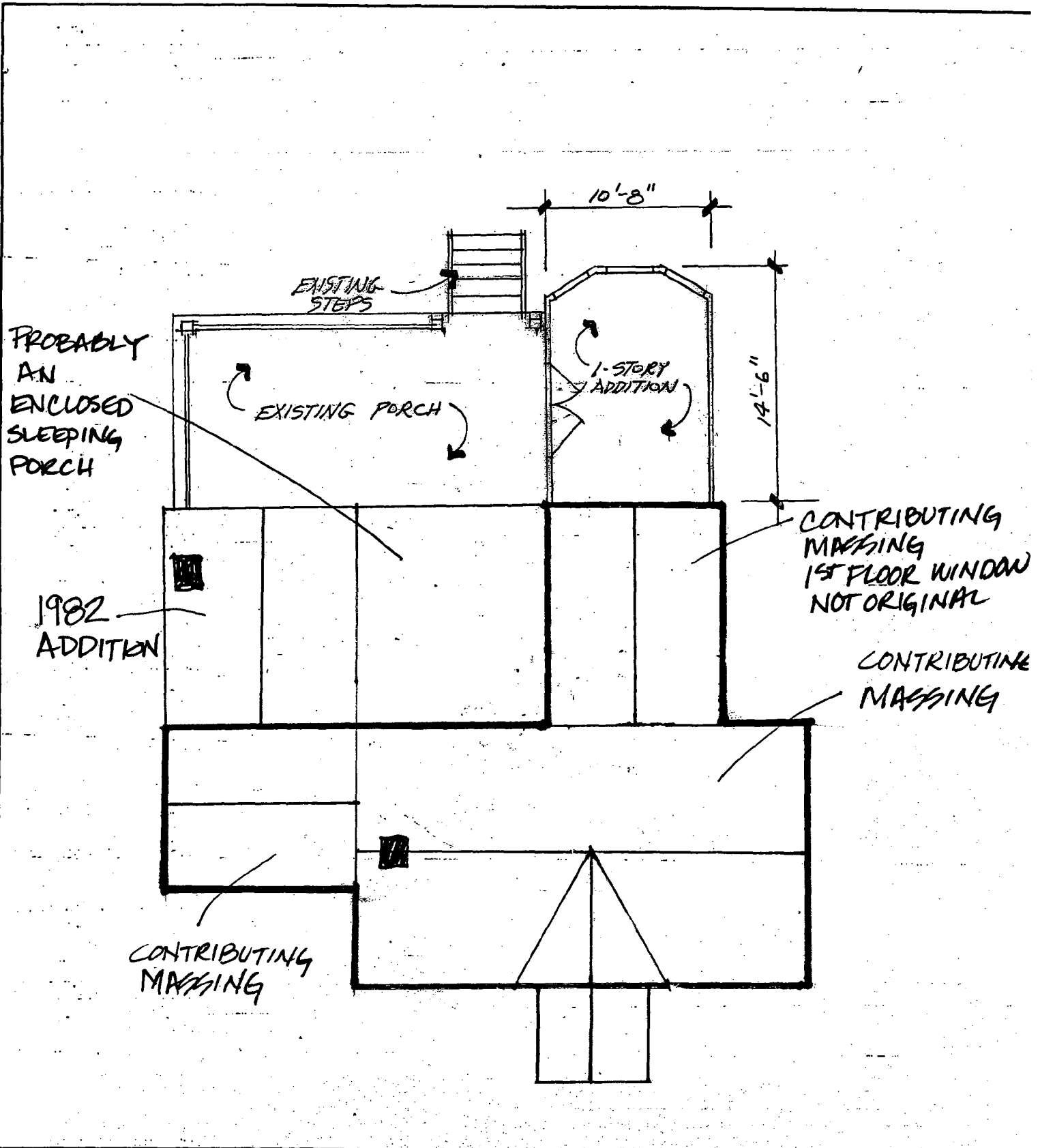
Project Addition to Residence - 3708 Washington St.

Title Partial Roof Plan

Date April 25, 05 Scale 1/4" = 1'-0"

Sketch Number A-5

(16)



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
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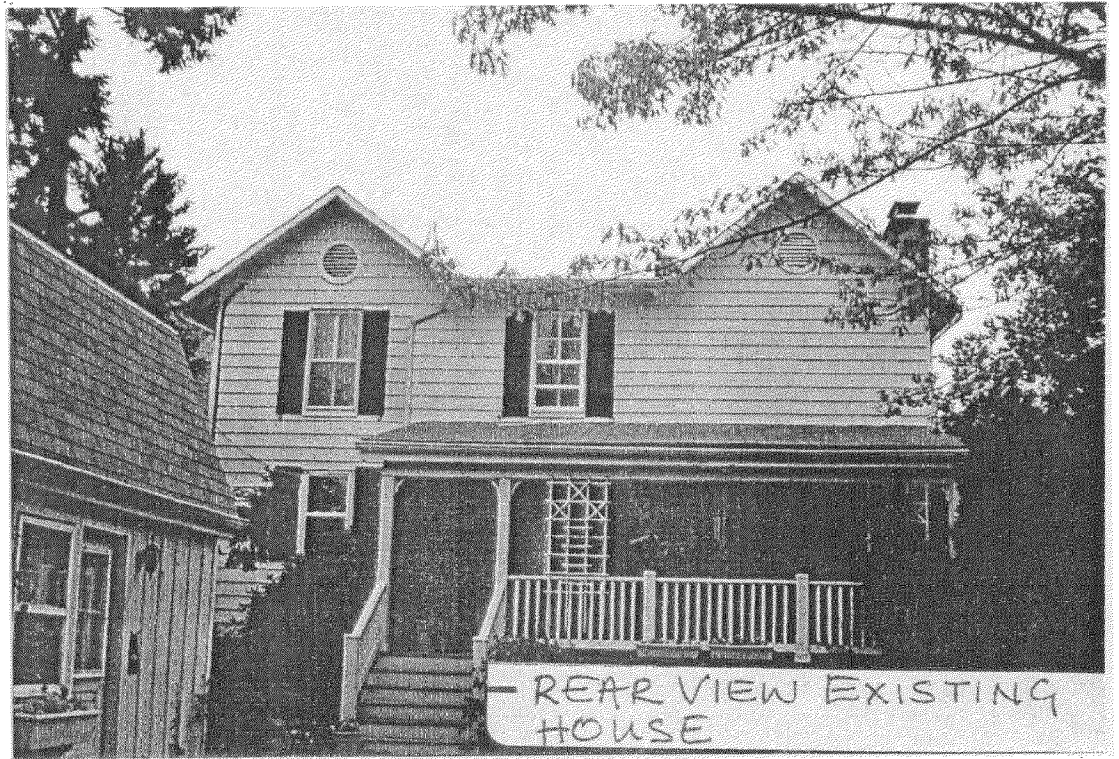
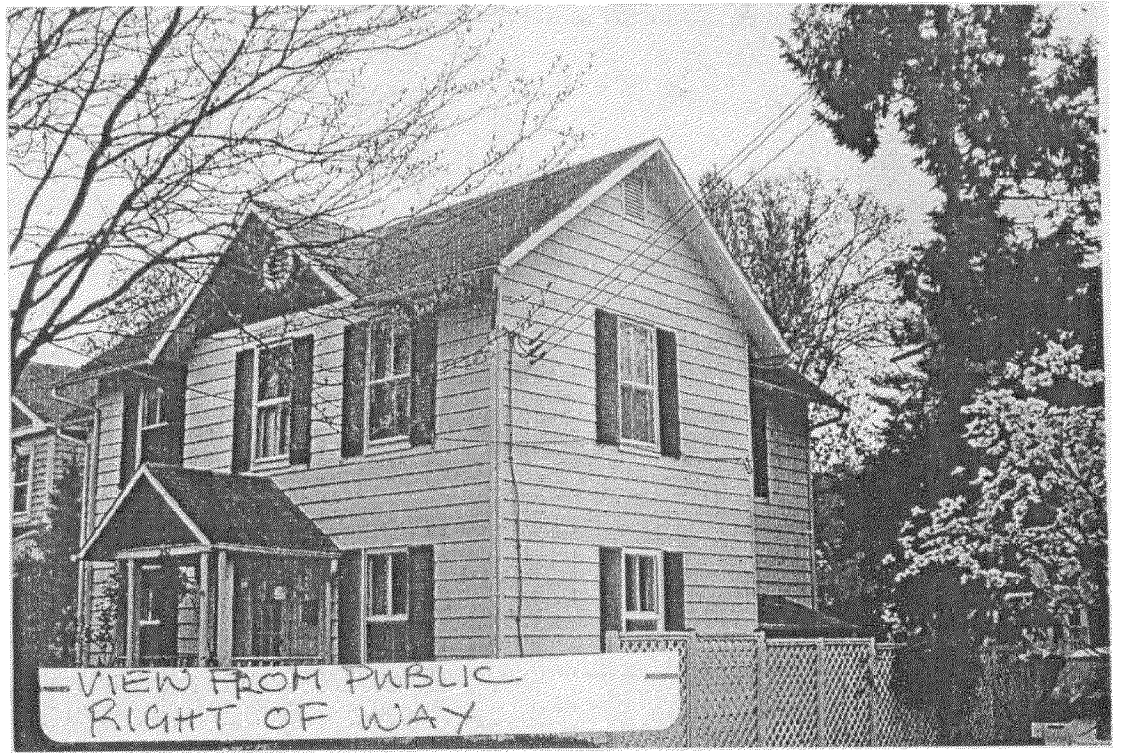
Project Addition to Residence - 3708 Washington St.

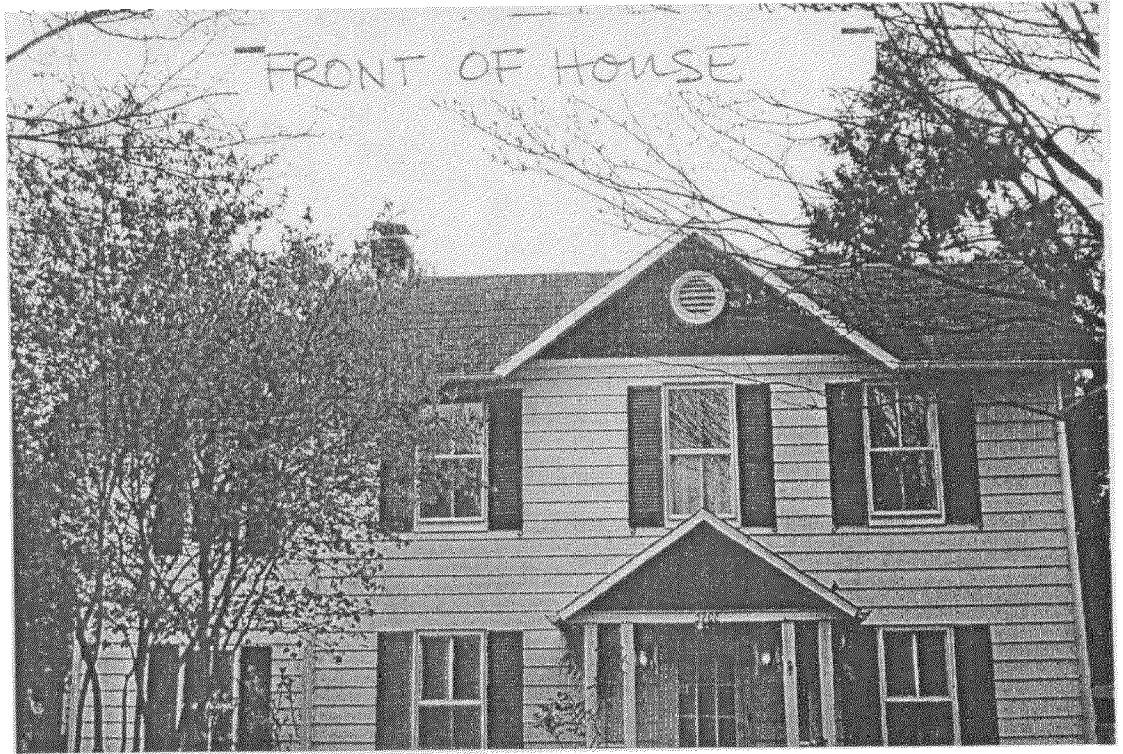
Title ROOF PLAN

Date April 25, 05 Scale 1/8" = 1'-0"

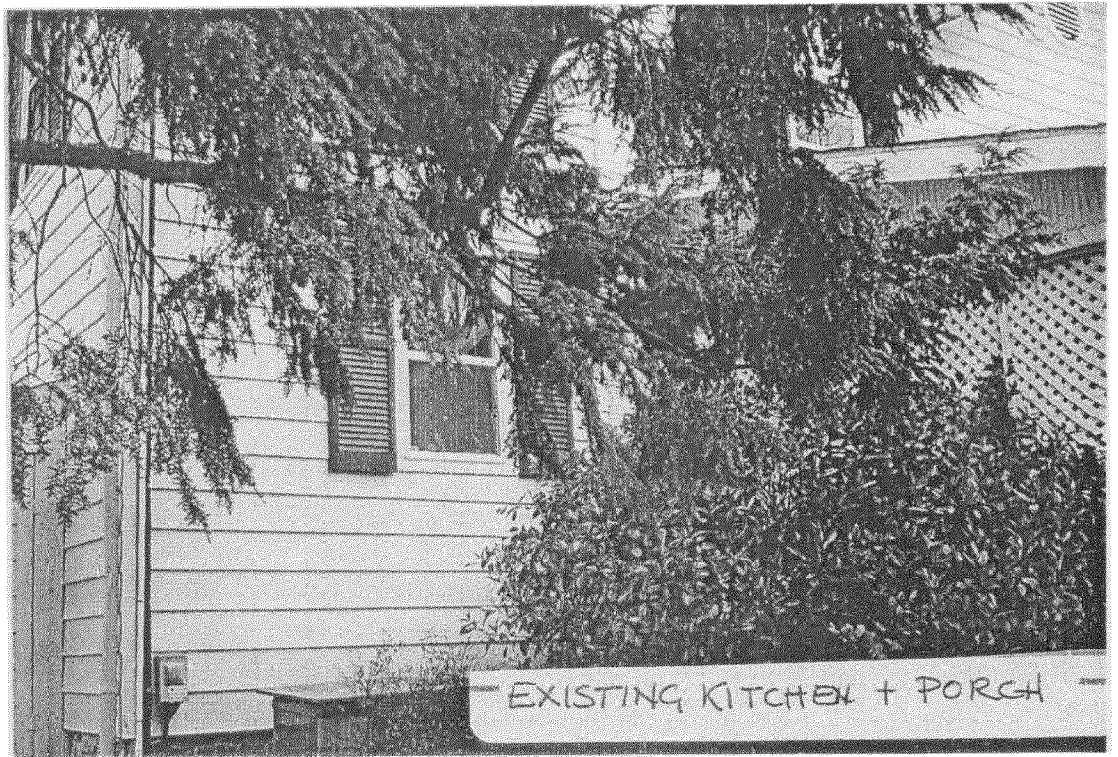
Sketch Number A-3

(17)





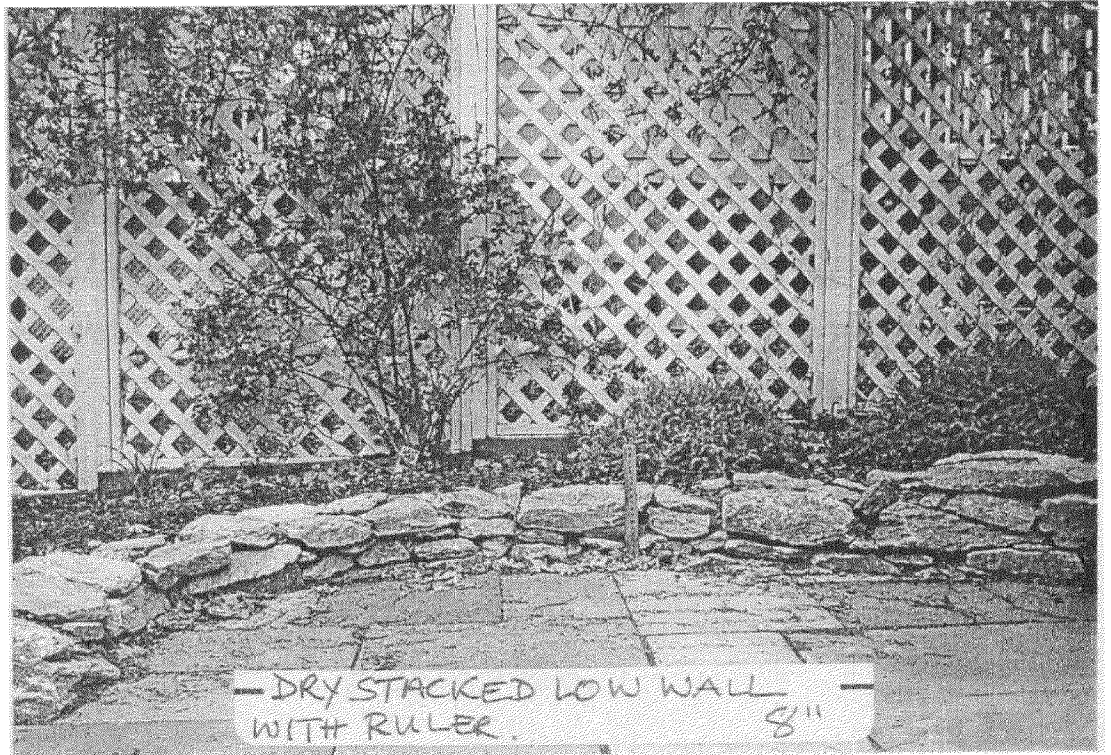
FRONT OF HOUSE



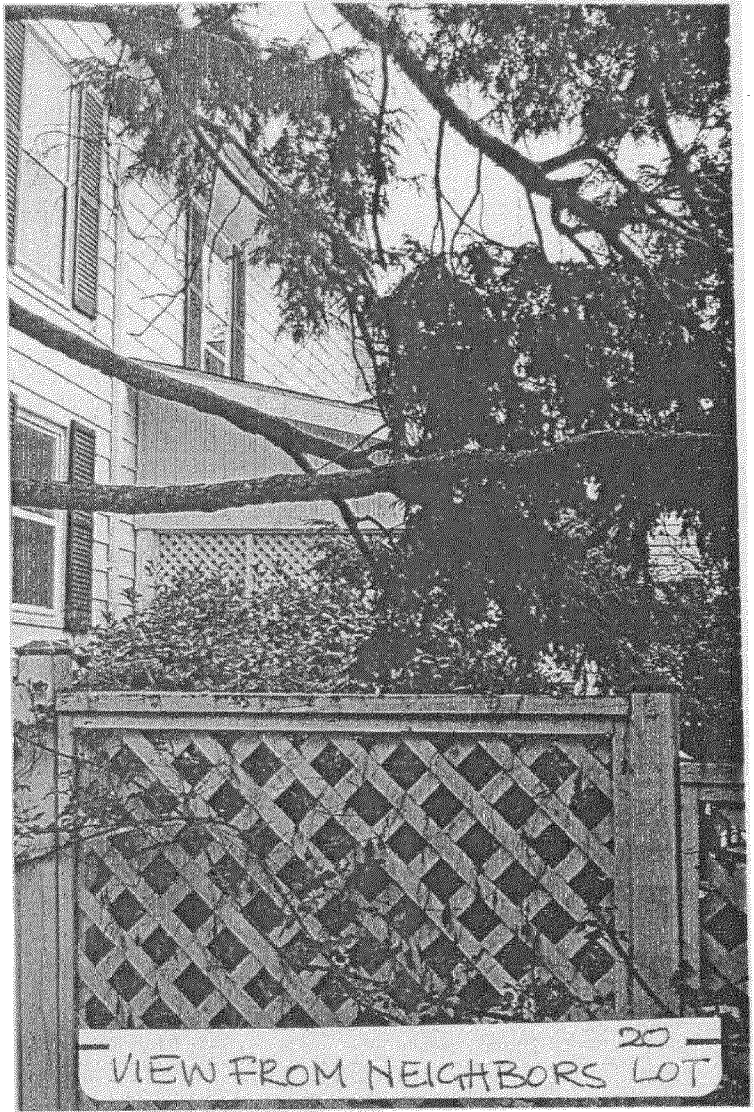
EXISTING KITCHEN + PORCH



— 8" DRY STACKED WALL
+ FLAGSTONE PATIO 19'x9' —



— DRY STACKED LOW WALL
WITH RULER. 8" —



20
VIEW FROM NEIGHBORS LOT



EXISTING PORCH + PROPOSED 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 Number:	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 17).

PROPOSAL:

The applicant is proposing to (See circles 8 -16):

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 the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project 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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 340/777-6370

DPS - #8 **Remit #** *m*
381582

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

*01897
 P1
 Yennaculan
 Clapham
 Stingle*

Contact Person: JANET GALLOWAY
 Daytime Phone No.: 301 949 8151
 CELL 240.461.9516

Tax Account No.: _____
 Name of Property Owner: JOHN & JANET GALLOWAY Daytime Phone No.: _____
 Address: 3708 WASHINGTON ST KENSINGTON MD 20895
Street Number City Street Zip Code
 Contractor: #0 Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 3708 Street: WASHINGTON ST
 Town/City: KENSINGTON Nearest Cross Street: CALVERT
 Lot: 19 Block: 13 Subdivision: KENSINGTON PARK
 E. 2nd: _____ F. 2nd: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC 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: _____
 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
 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.

Janet Galloway 4/29/05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No. _____ Rate Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

TWO STORY FRAME HOUSE C1897.
PROJECT: 1) SINGLE STORY REAR ADDITION - KITCHEN EXPANSION
2) INSTALL REAR WINDOW ABOVE PORCH IN 1982 ADDITION
RETROACTIVE 3) FLAGSTONE PATIO 19' x 9'
RETROACTIVE 4) LOW STACKED STONE WALL 8"

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

- SINGLE STORY REAR ADDITION WITH GABLE END TO
MATCH EXISTING ARCHITECTURE OF HOUSE 14'6" INTO BAY x 10'8"
- ADDITION NOT VISABLE FROM STREET
- UPSTAIRS WINDOW SAME DIMENSIONS AS EXSISTING WINDOWS

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.

- 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.
- 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

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way end 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 canopy 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 Maniac Street, Rockville, (301)278-1355).

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: MAILING ADDRESSES FOR NOTICING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address JANET GALLOWAY 3708 WASHINGTON ST. KENSINGTON MD 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
SUSAN GANDER & TODD DORRIEN 3710 WASHINGTON ST KENSINGTON MD 20895	MR + MRS SUFI 3706 WASHINGTON ST KENSINGTON MD 20895
MR + MRS DAVID NELLIS 3709 CALVERT PLACE KENSINGTON MD 20895	MR BARRY PEOPLES 10030 KENSINGTON PKWY KENSINGTON MD 20895
(Empty)	(Empty)
(Empty)	(Empty)

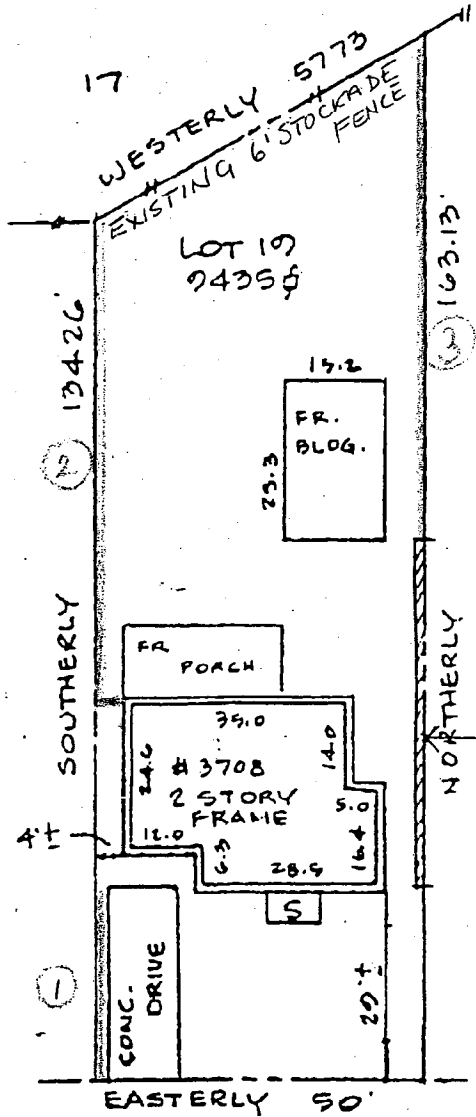
g:addresses: noticing table

5131

This location for this purpose only - not to be used for determining property lines. Property corner markers not guaranteed by this location

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
RDR
2/13/01



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED *R. Waterstreet* DATE 2/15/01

ZONING CLASS _____ PAGE _____

BOARD OF APPEALS CASE _____

6 ft. fence



LOCATION OF HOUSE
LOT 19 BLOCK 13
KENSINGTON PARK
TOWN OF KENSINGTON
MONTGOMERY COUNTY, MD.

FLOOD PANEL NO. 240047-0200B

ZONE: C

CERTIFICATE

WE HEREBY CERTIFY THAT THE POSITION OF ALL THE
IMPROVEMENTS ON THE ABOVE DESCRIBED
PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A
TAP-TO-TAPE SURVEY AND UNLESS OTHERWISE
NOTED THERE ARE NO ENCROACHMENTS

[Signature]

DAVID L. HALLER
MARYLAND R.P.L.S. No. 240

REFERENCES

PLAT OR B
PLAT NO. 4
LIBER _____
FOLIO _____

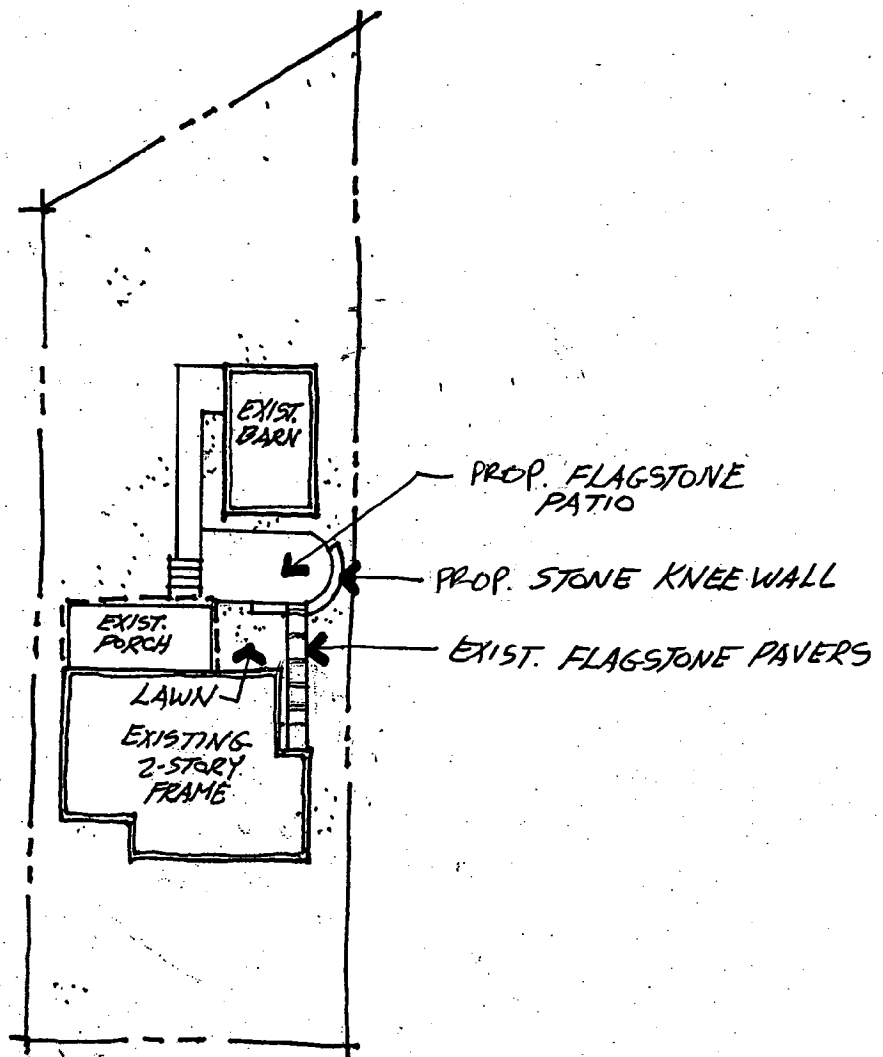
HALLER ASSOCIATES

SURVEYING • ENGINEERING • PLANNING

301 663 1543
12011 863-1843 823 TRAIL AVENUE, FREDERICK, MARYLAND 21701

DATE OF SURVEY	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: JH
INS. LOG: 3-7-02	JOB NO: 92-2868
BOUNDARY:	

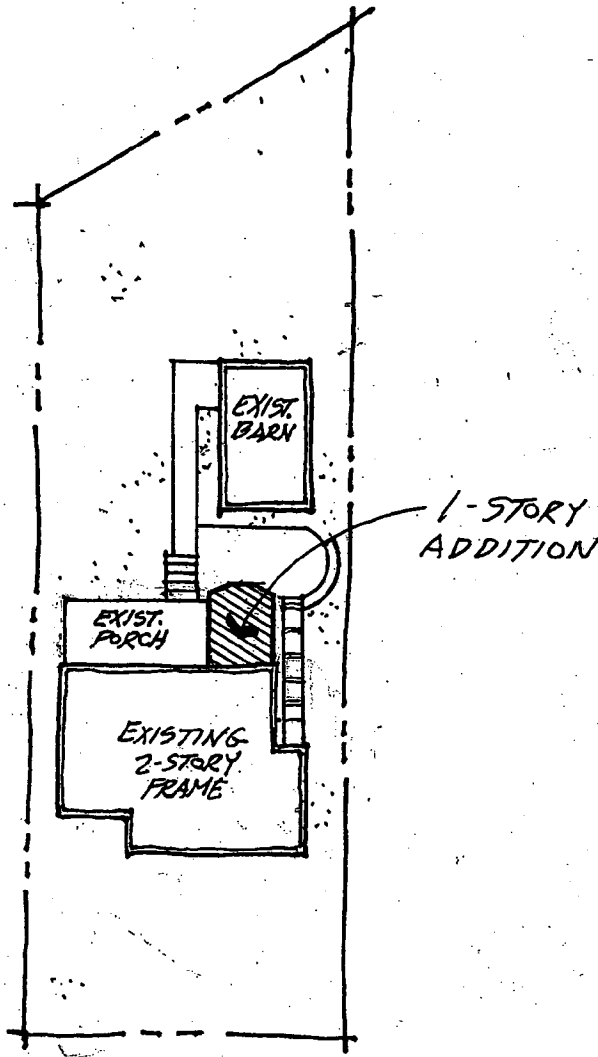
7



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.
 Title Site Plan - Existing Condition
 Date April 25, 05 Scale 1" = 30'-0"
 Sketch Number A-1



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.

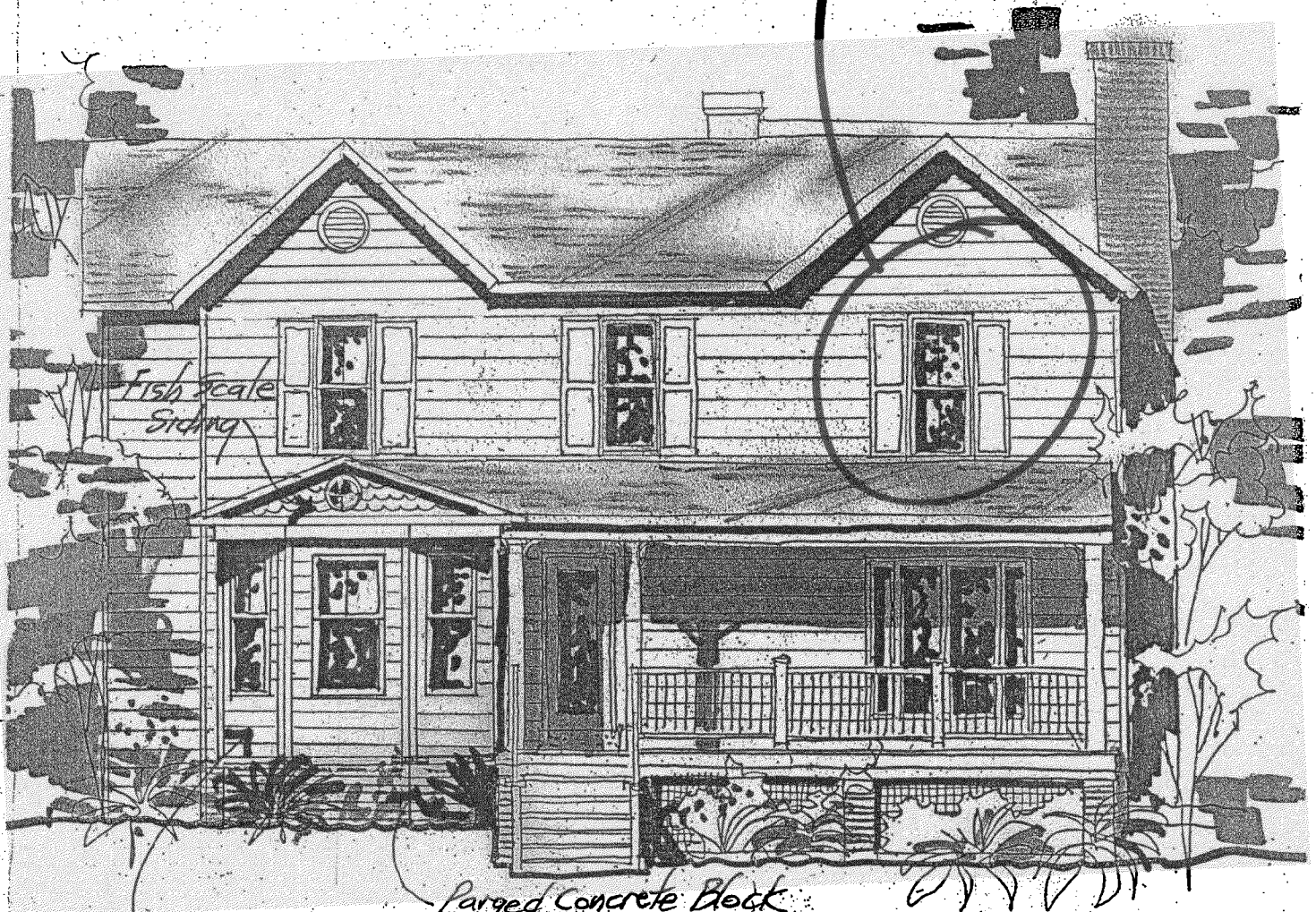
Title Site Plan - Proposed Addition

Date April 25, 05 Scale 1" = 30'-0"

Sketch Number A-2



NEW 2 1/2
WINDOW



Fish Scale
Siding

Parged Concrete Block

Hardiplank Siding
(white)

ADDITION TO RESIDENCE OF MR. & MRS. GALLOWAY

Addition Materials:

- 1- Siding - Hardiplank (Painted White) - (No texture)
- 2- Trim - 1x3 W.D. (Painted White)
- 3- Shingles - Match existing
- 4- Windows - 3'0" x 5'0" Wood w/ 2 over 2 Lites (White) Weathershield

ARCHITECT

RAOUL LISSABET AIA
19021 SEDLEY TERRACE
GAITHERSBURG, MARYLAND 20879
TELE No (301) 948-3197

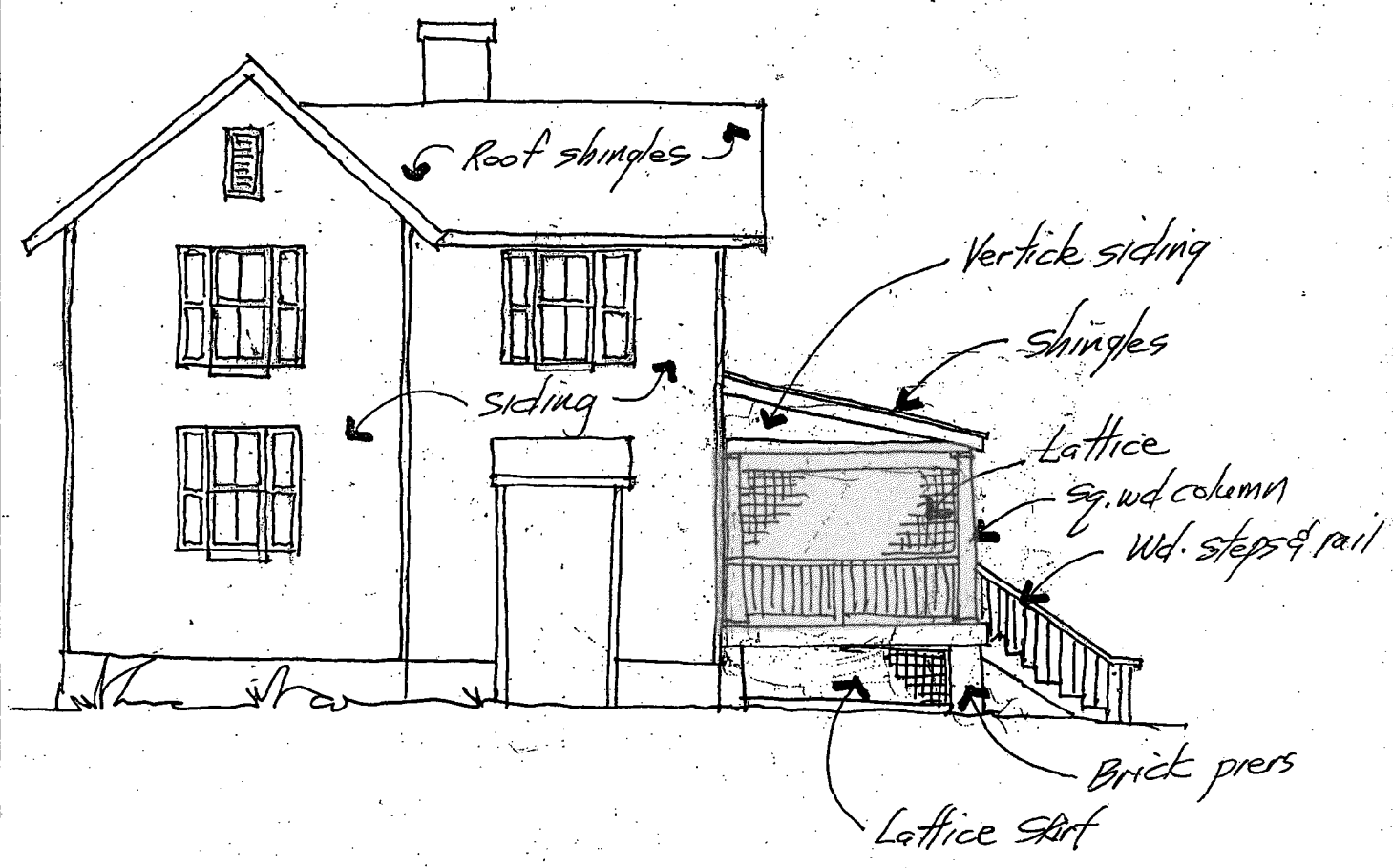
Project Addition to Residence - 3708 Washington St.

Title Proposed Front Elevation

Date April 25, 05 Scale N.T.S.

Sketch Number A-6

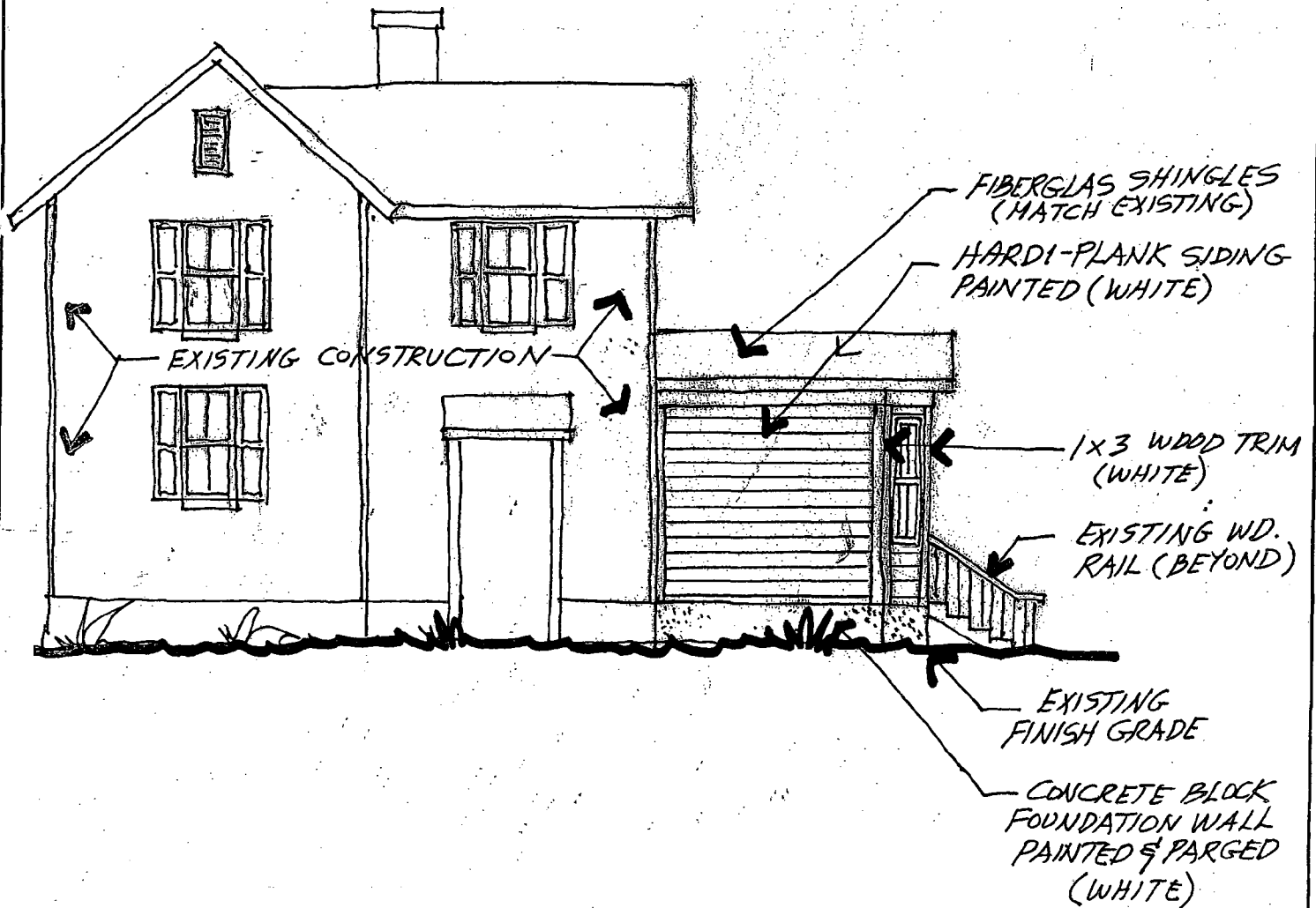




EXISTING

ARCHITECT
 RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington st.
 Title Existing Side Elevation
 Date April 25, 05 Scale 1/8" = 1'-0"
 Sketch Number A-7 (12)



PROPOSED

ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

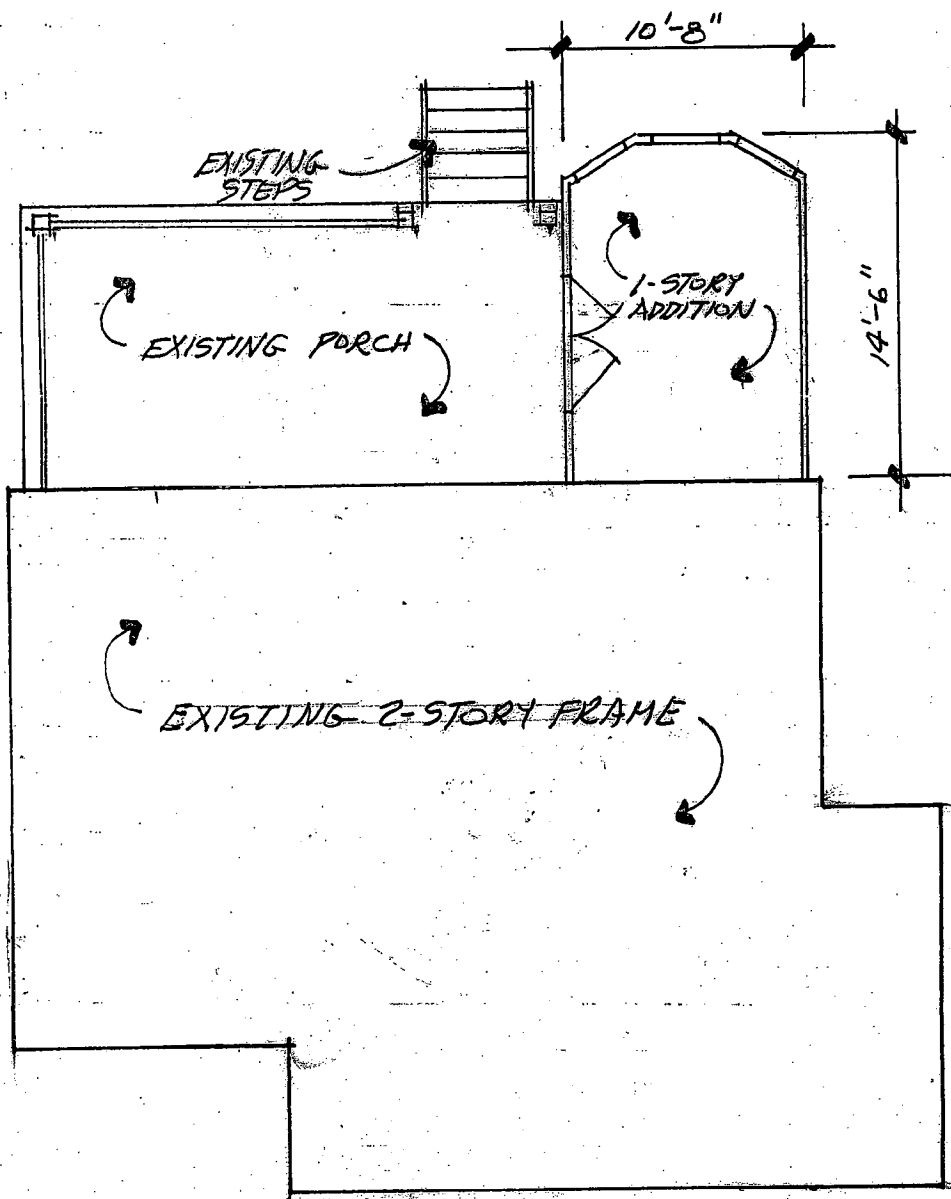
Project Addition to Residence-3708 Washington St.

Title Proposed Side Elevation

Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-8

(13)



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

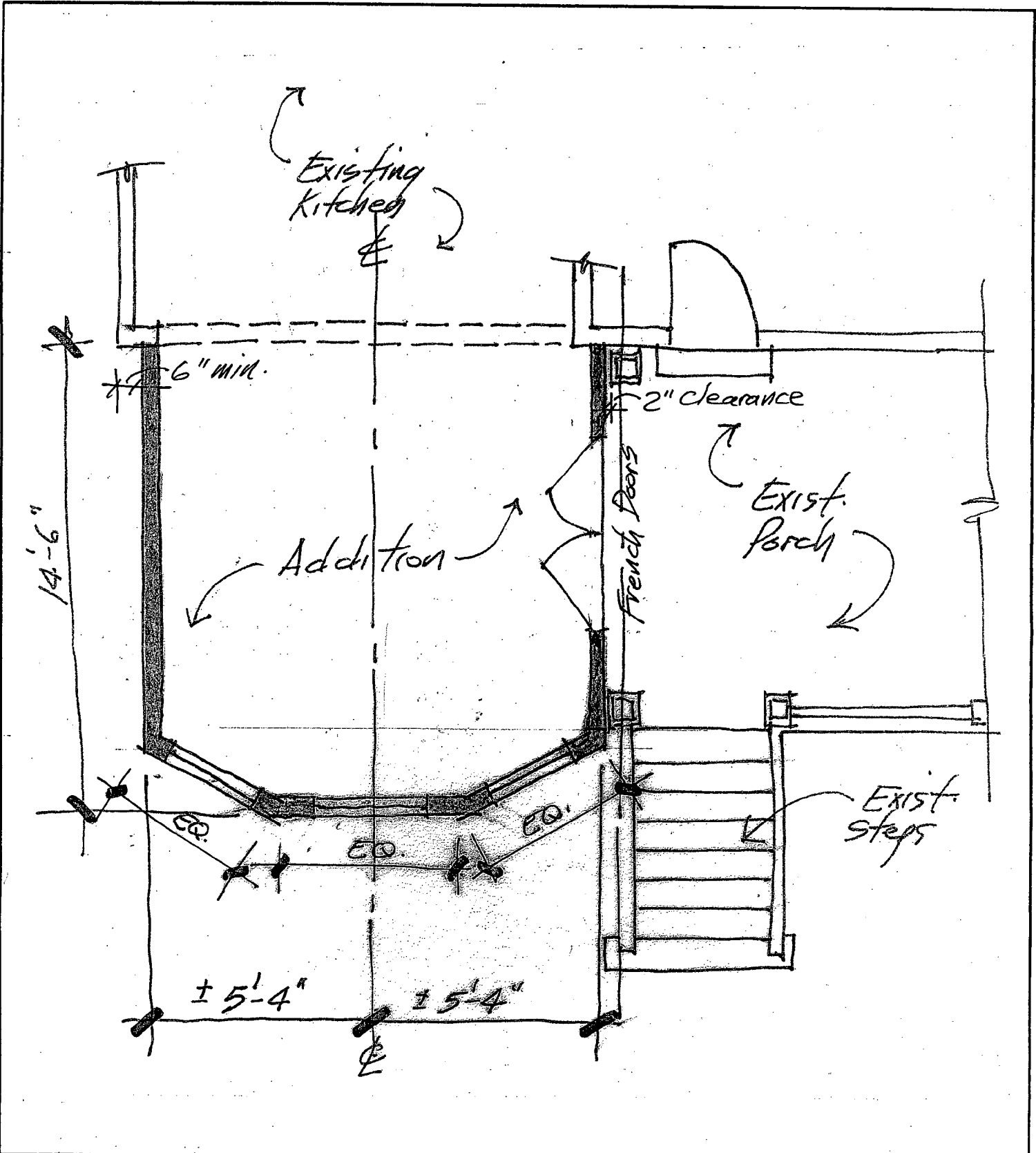
Project Addition to Residence - 3708 Washington St.

Title Floor Plan

Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-3

14



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE NO (301) 948-3197

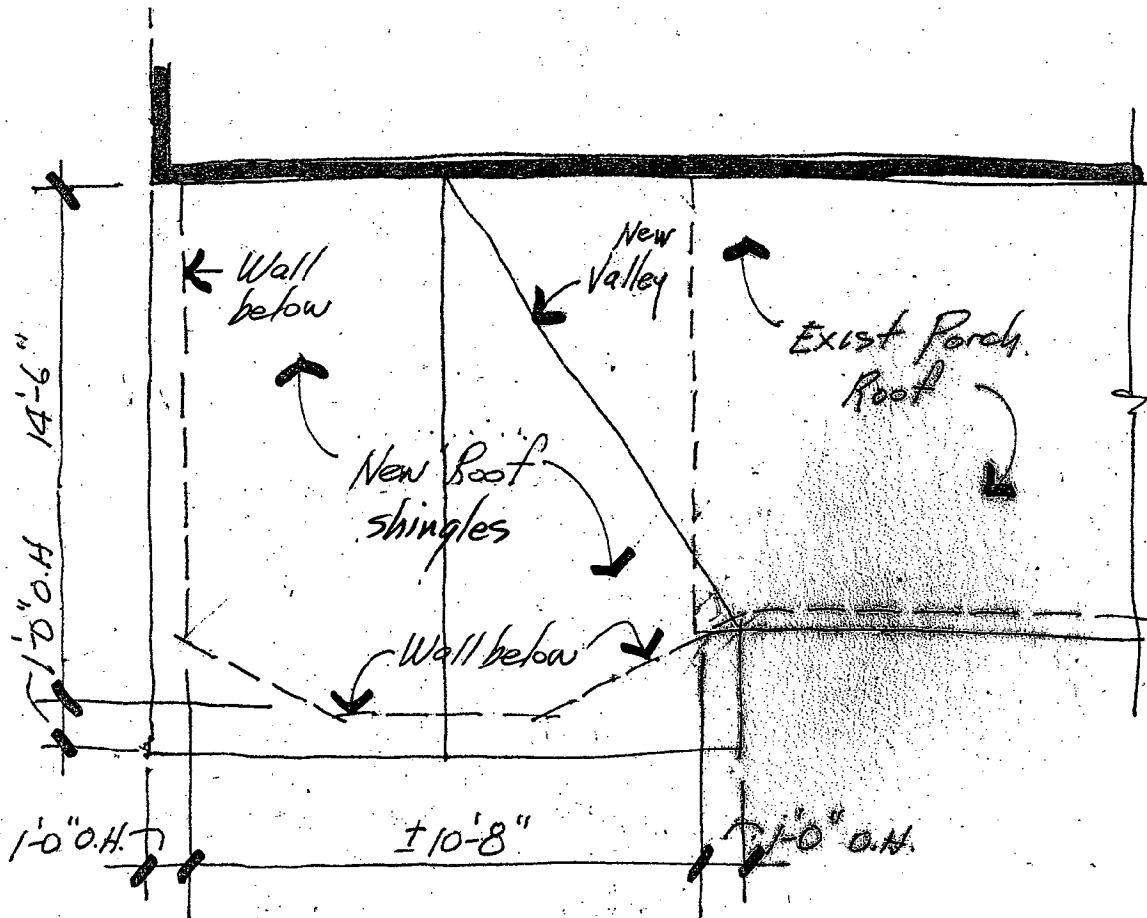
Project Addition to Residence - 3708 Washington St

Title Floor Plan - Addition

Date April 25, 05 Scale 1/4" = 1'-0"

Sketch Number A-4

(15)



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

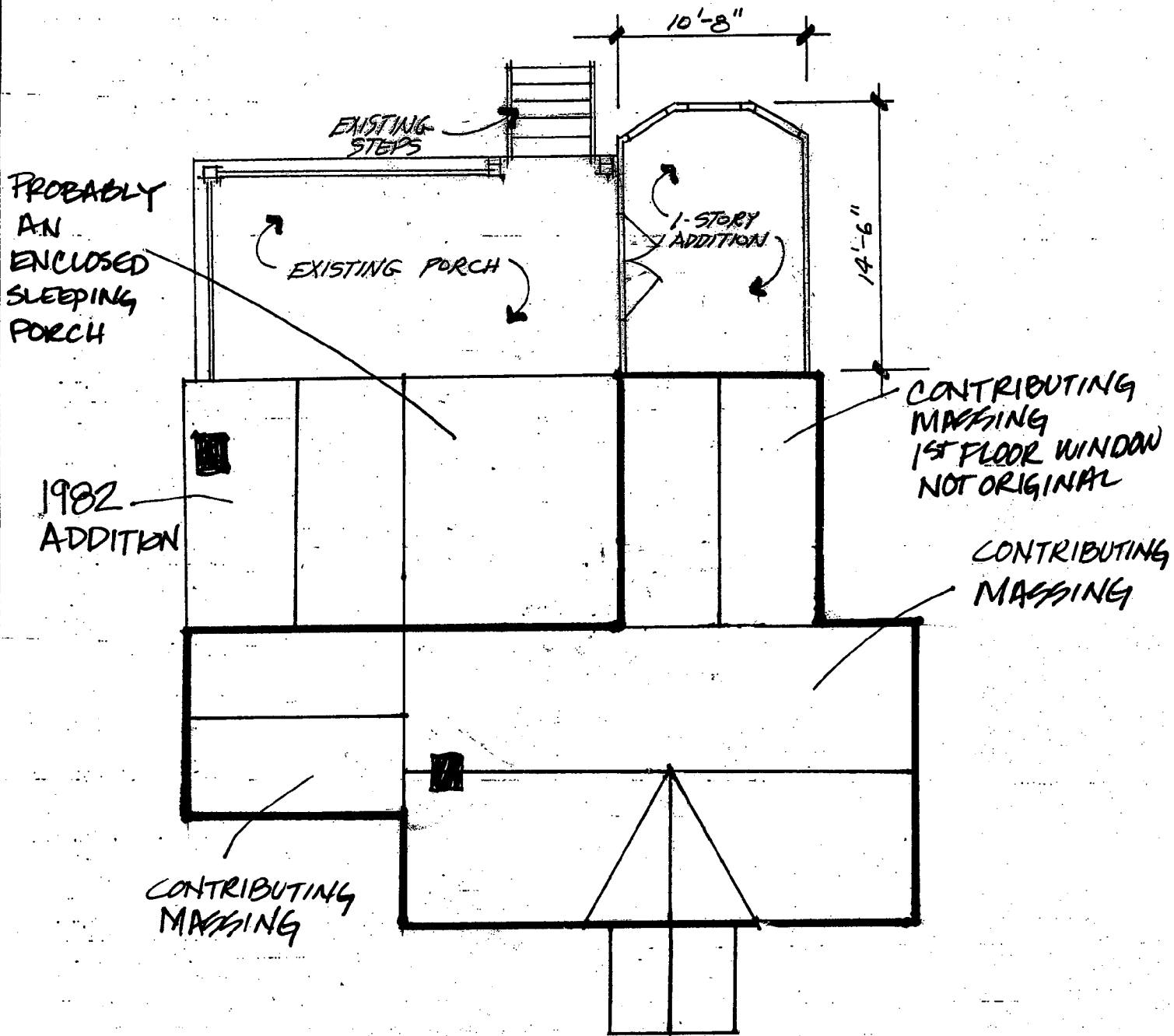
Project Addition to Residence - 3708 Washington St.

Title Partial Roof Plan

Date April 25, 05 Scale 1/4" = 1'-0"

Sketch Number A-5

(16)



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

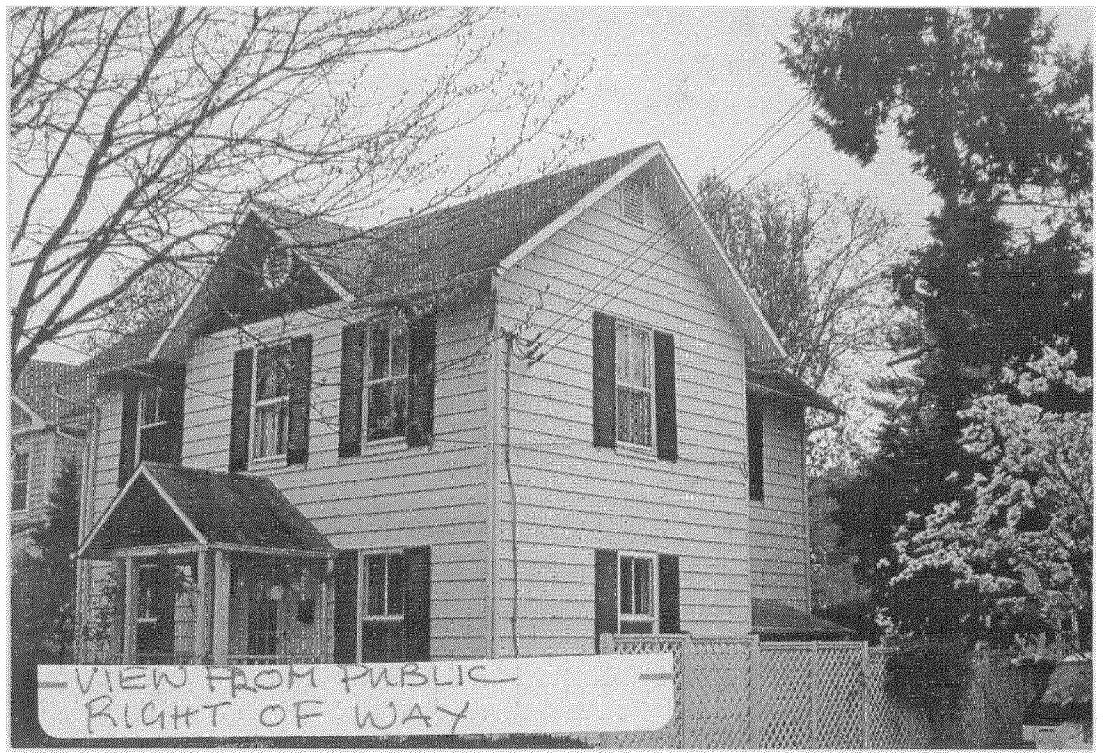
Project Addition to Residence - 3708 Washington St.

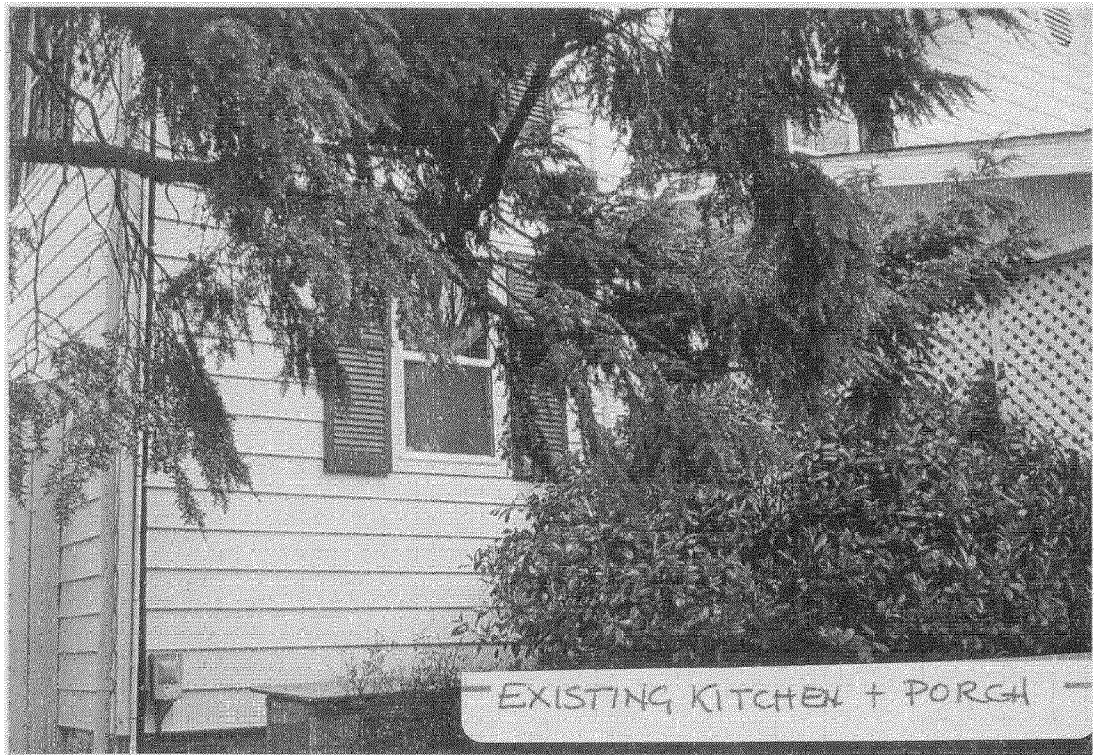
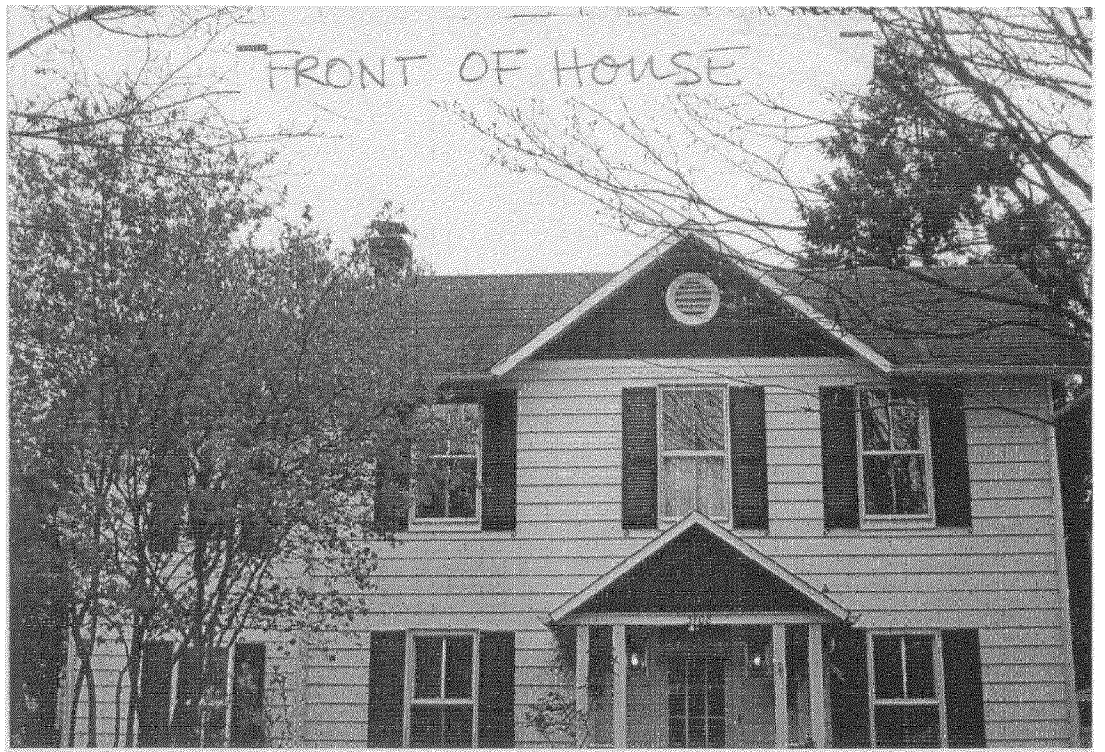
Title ROOF PLAN

Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-3

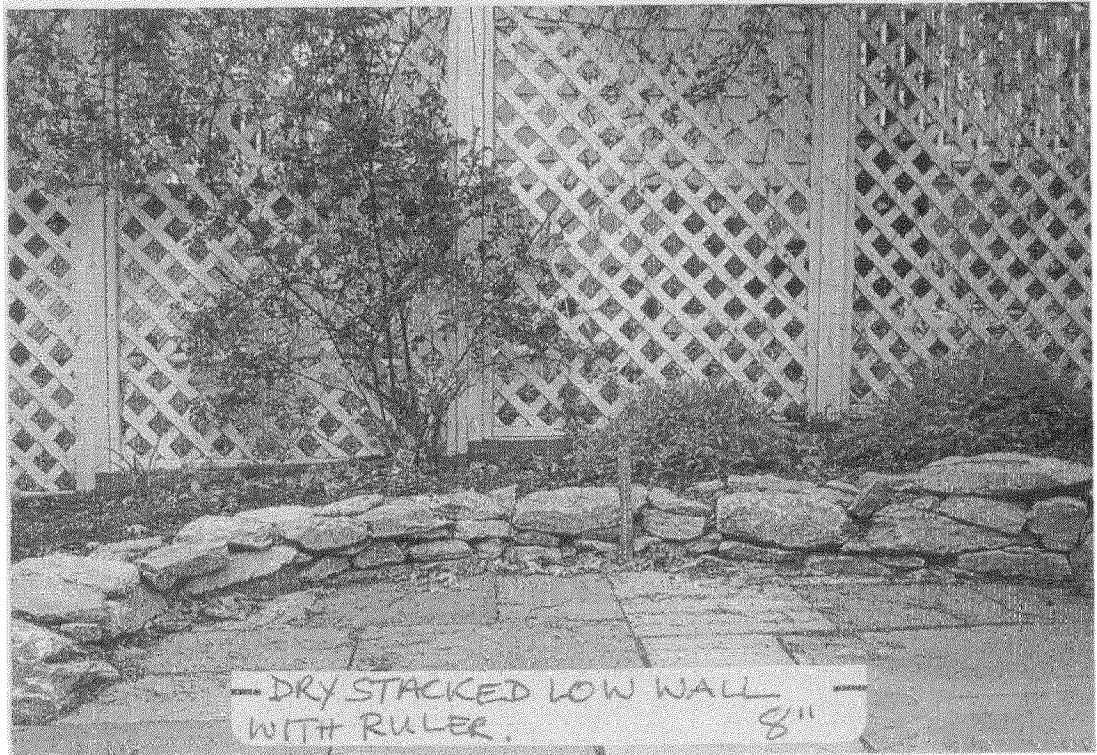
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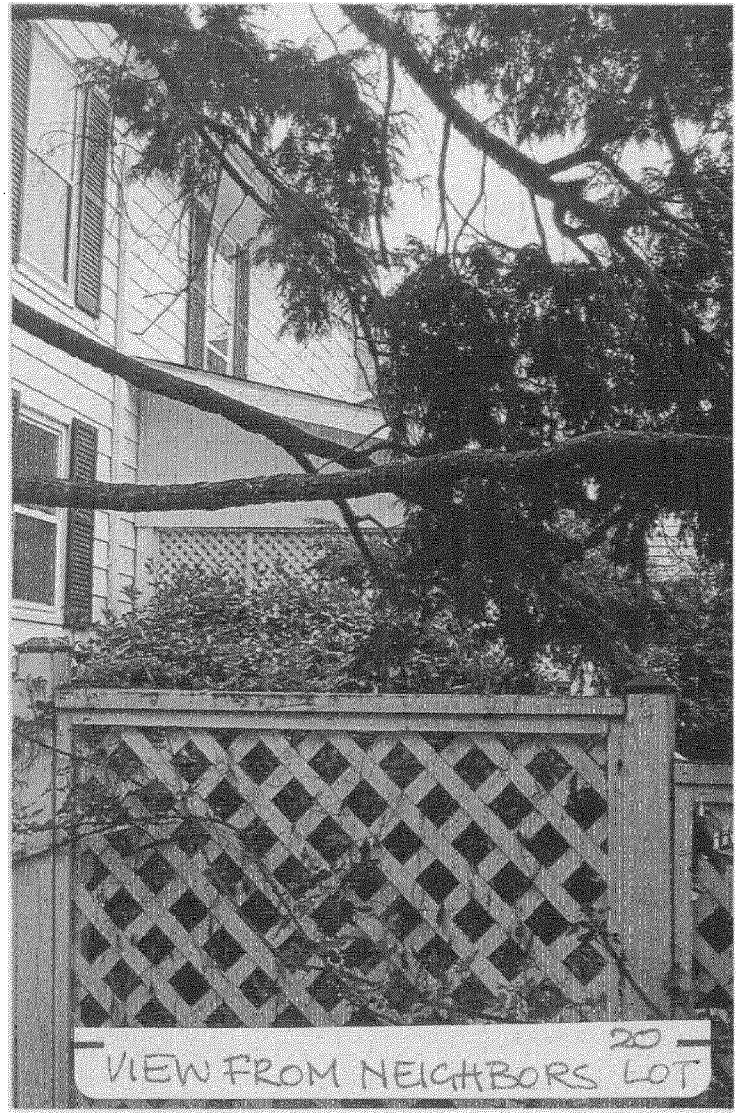




- 8" DRY STACKED WALL + FLAGSTONE PATIO 19'x9' -



- DRY STACKED LOW WALL WITH RULER. 8" -






Date: February 12, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Supervisor 
Historic Preservation Office

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 **APPROVED.**

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 and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
855 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8 Remit # 381582 m

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JANET GALLOWAY
Daytime Phone No.: 301 949 8151
CELL 240.461.9516

Tax Account No.:
Name of Property Owner: JOHN & JANET GALLOWAY
Address: 3708 WASHINGTON ST KENSINGTON MD 20895

Contractor: #0 Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 3708 Street: WASHINGTON ST
Town/City: KENSINGTON Nearest Cross Street: CALVERT
Lot: 19 Block: 13 Subdivision: KENSINGTON PARK
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/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other:

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
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.

Janet Galloway Signature of owner or authorized agent Date: 4/29/05

Approved: X For Chairman, Historic Preservation Commission
Disapproved: Signature: Julia O'Malley Date: 6/10/05
Application/Permit No: 381582 Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

TWO STORY FRAME HOUSE C1897.

PROJECT: 1) SINGLE STORY REAR ADDITION - KITCHEN EXPANSION
2) INSTALL REAR WINDOW ABOVE PORCH IN 1982 ADDITION
RETROACTIVE 3) FLAGSTONE PATIO 19' x 9'
RETROACTIVE 4) LOW STACKED STONE WALL 8"

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

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- UPSTAIRS WINDOW SAME DIMENSIONS AS EXISTING WINDOWS

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5. PHOTOGRAPHS

- 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.
- 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.

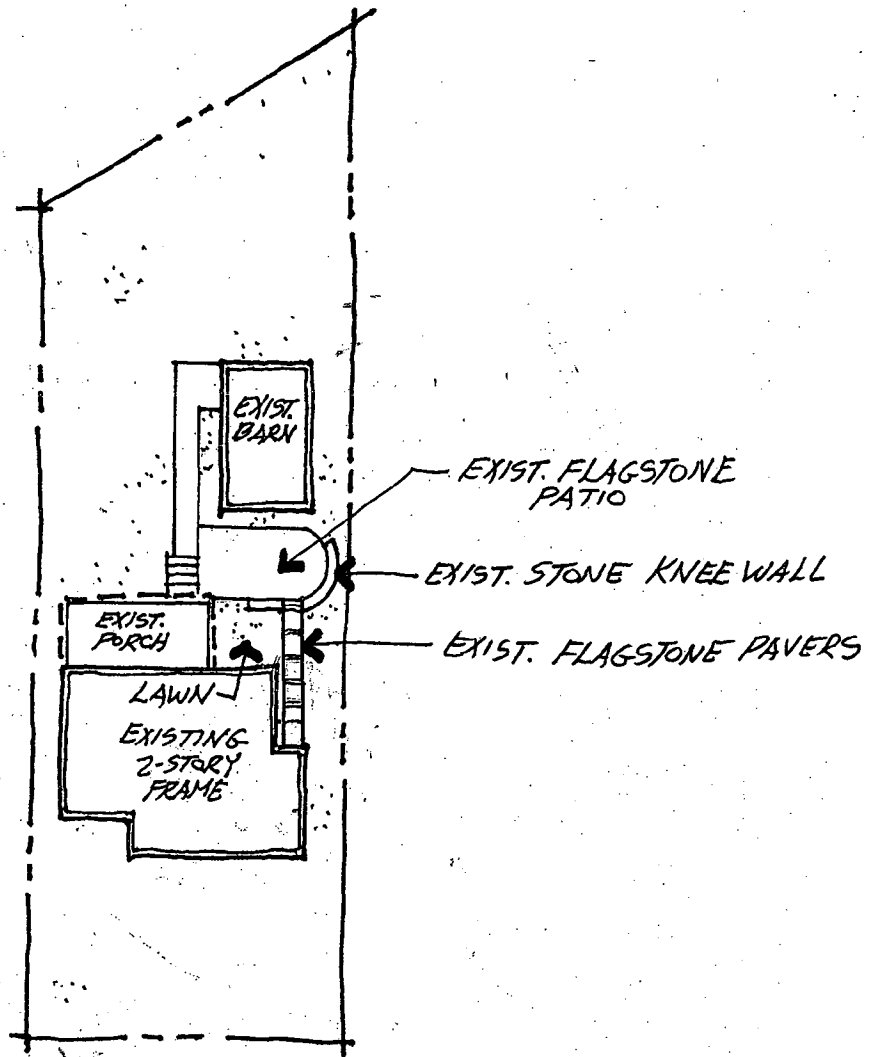
6. TREE SURVEY

If you are proposing construction adjacent to or within the crown 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, 1301/279-1355).

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.



ARCHITECT

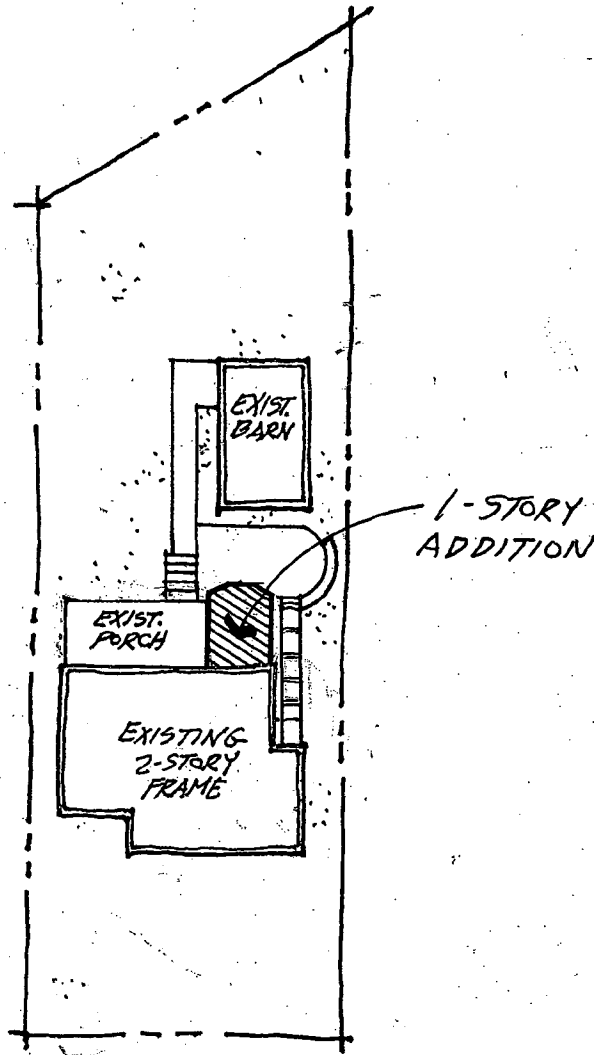
RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence-3708 Washington St.

Title Site Plan - Existing Condition

Date April 25, 05 Scale 1"=30'-0"

Sketch Number A-1



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.

Title Site Plan - Proposed Addition

Date April 25, 05 Scale 1" = 30'-0"

Sketch Number A-2

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

JANET GALLOWAY
3708 WASHINGTON ST.
KENSINGTON
MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

SUSAN GANDER & TODD DORRIEN
3710 WASHINGTON ST
KENSINGTON MD 20895

MR + MRS SUFI
3706 WASHINGTON ST
KENSINGTON MD 20895

MR + MRS DAVID NELLIS
3709 CALVERT PLACE
KENSINGTON MD 20895

MR BARRY PEOPLES
10030 KENSINGTON PKWY
KENSINGTON MD 20895

g addresses: noticing table

13131

This location for title purposes only — not to be used for determining property lines. Property corner markers not guaranteed by this location

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
PDR

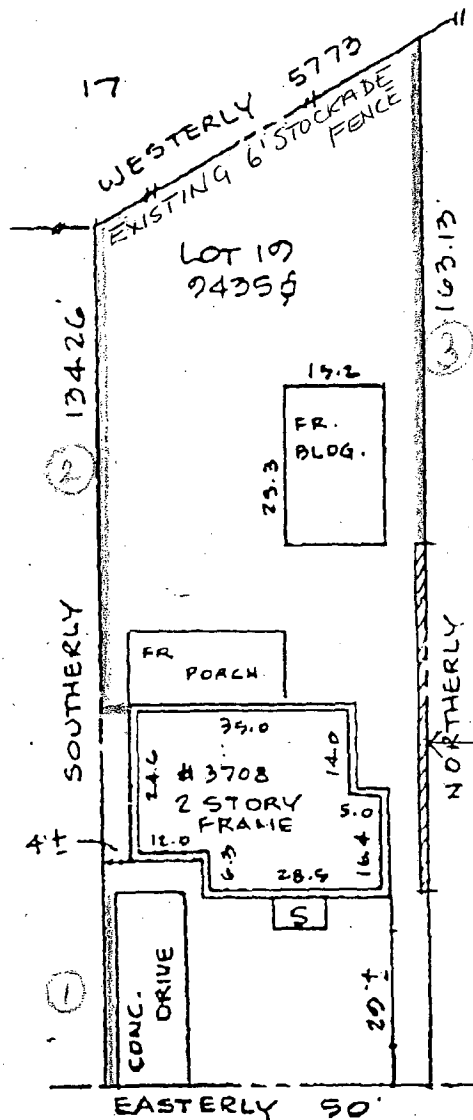
2/13/01

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED *[Signature]* DATE 2/15/01

ZONING CLASS _____ PAGE _____

BOARD OF APPEALS CASE _____



LOCATION OF HOUSE
LOT 19 BLOCK 13
KENSINGTON PARK
TOWN OF KENSINGTON
MONTGOMERY COUNTY, MD.

WASHINGTON STREET

FLOOD PANEL NO. 240049-0200B

ZONE: C

CERTIFICATE

HEREBY CERTIFY THAT THE POSITION OF ALL THE
IMPROVEMENTS ON THE ABOVE DESCRIBED
PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A
VISIT-TAPE SURVEY AND UNLESS OTHERWISE
NOTED, THERE ARE NO ENCROACHMENTS.

[Signature]

DAVID L. HALLER
MARYLAND R.P.L.S. No. 240

REFERENCES

PLAT BK. B
PLAT NO. 4

LIBER
FOUO

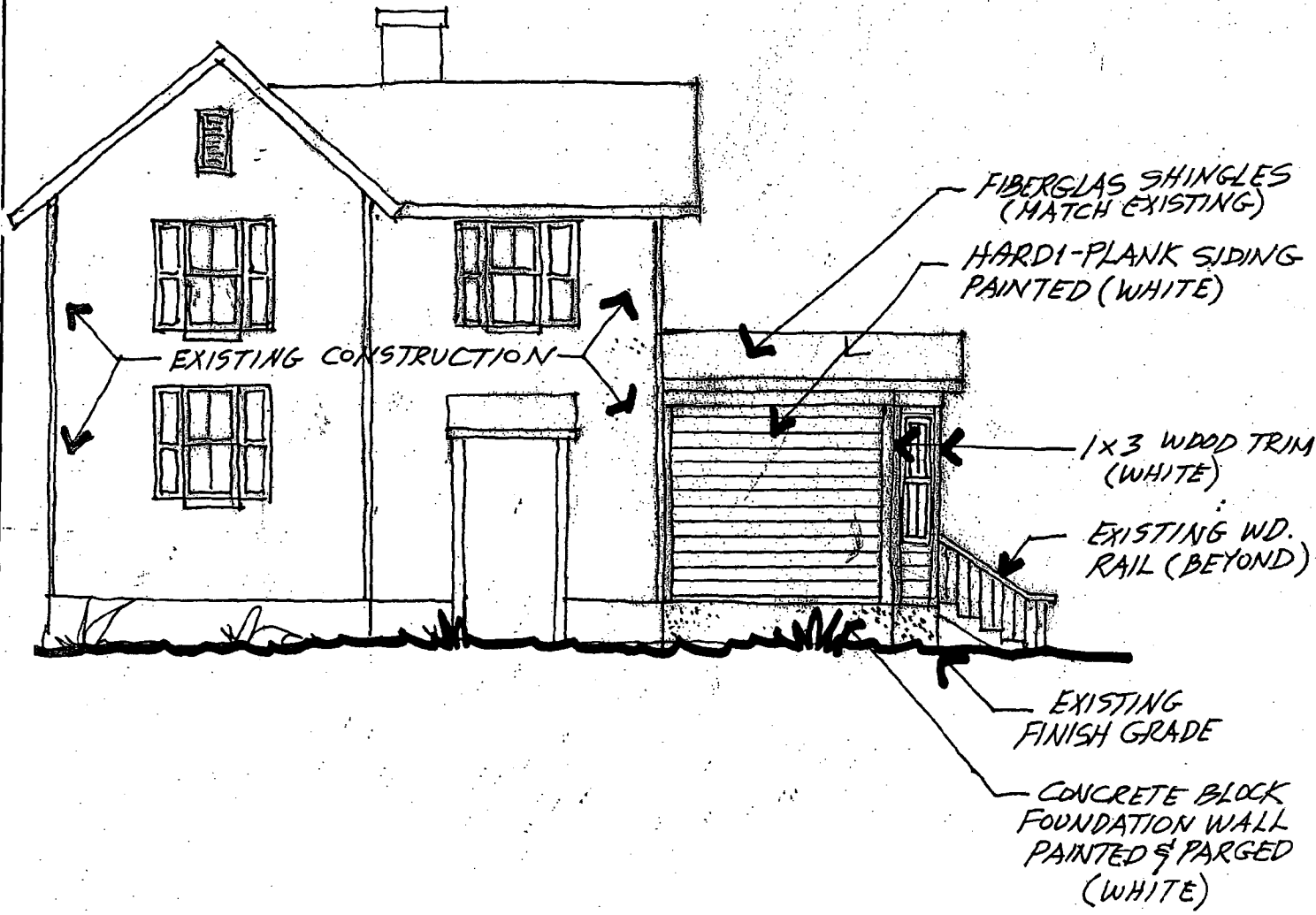
HALLER ASSOCIATES

SURVEYING • ENGINEERING • PLANNING

301 663 1543
(301) 663-1643 623 TRAIL AVENUE, FREDERICK, MARYLAND 21701

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: JH
INS. LOC: 3-9-92	JOB NO: 92-2868
BOUNDARY:	

(131) (6)



ARCHITECT

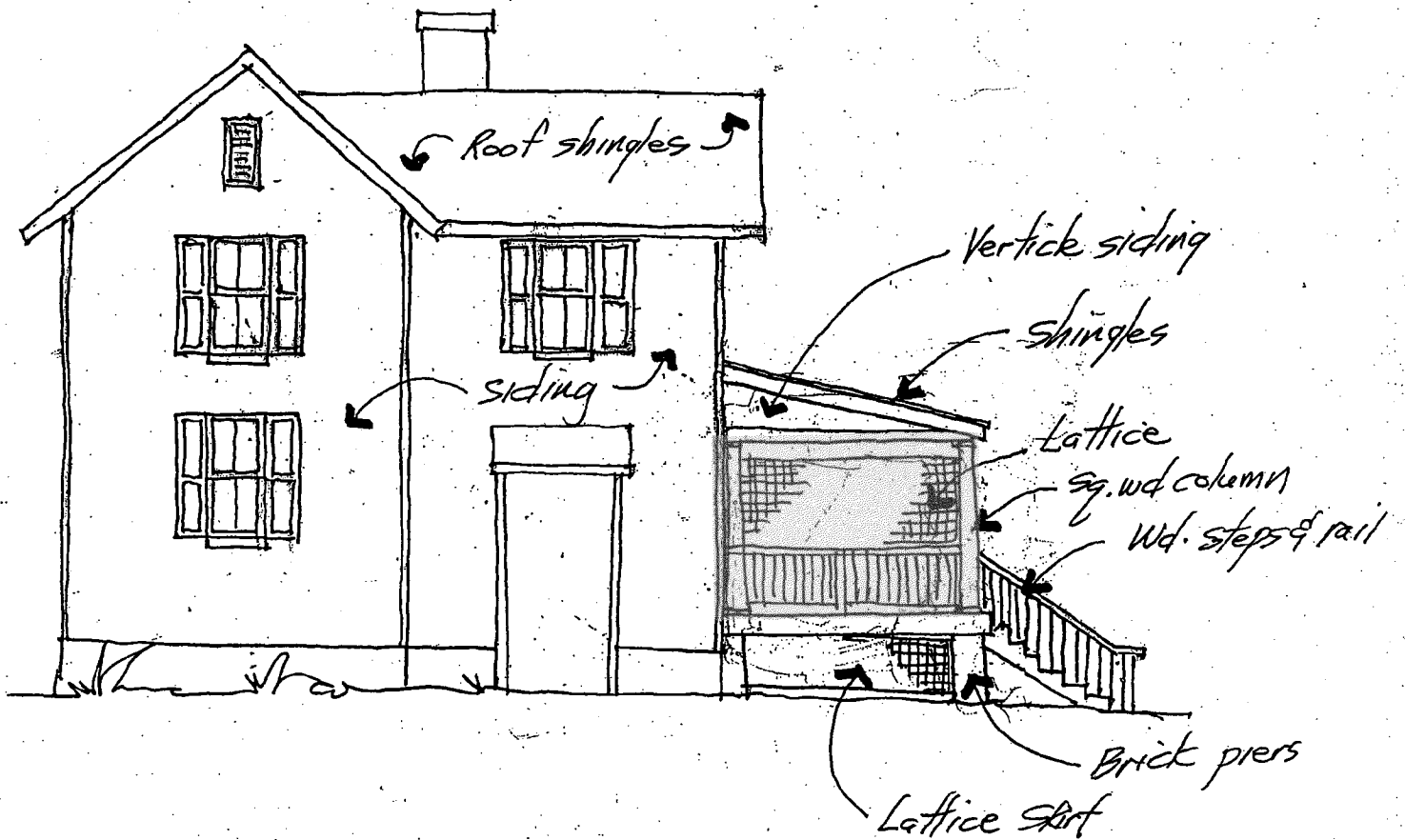
RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence-3708 Washington St.

Title Proposed Side Elevation

Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-8



ARCHITECT

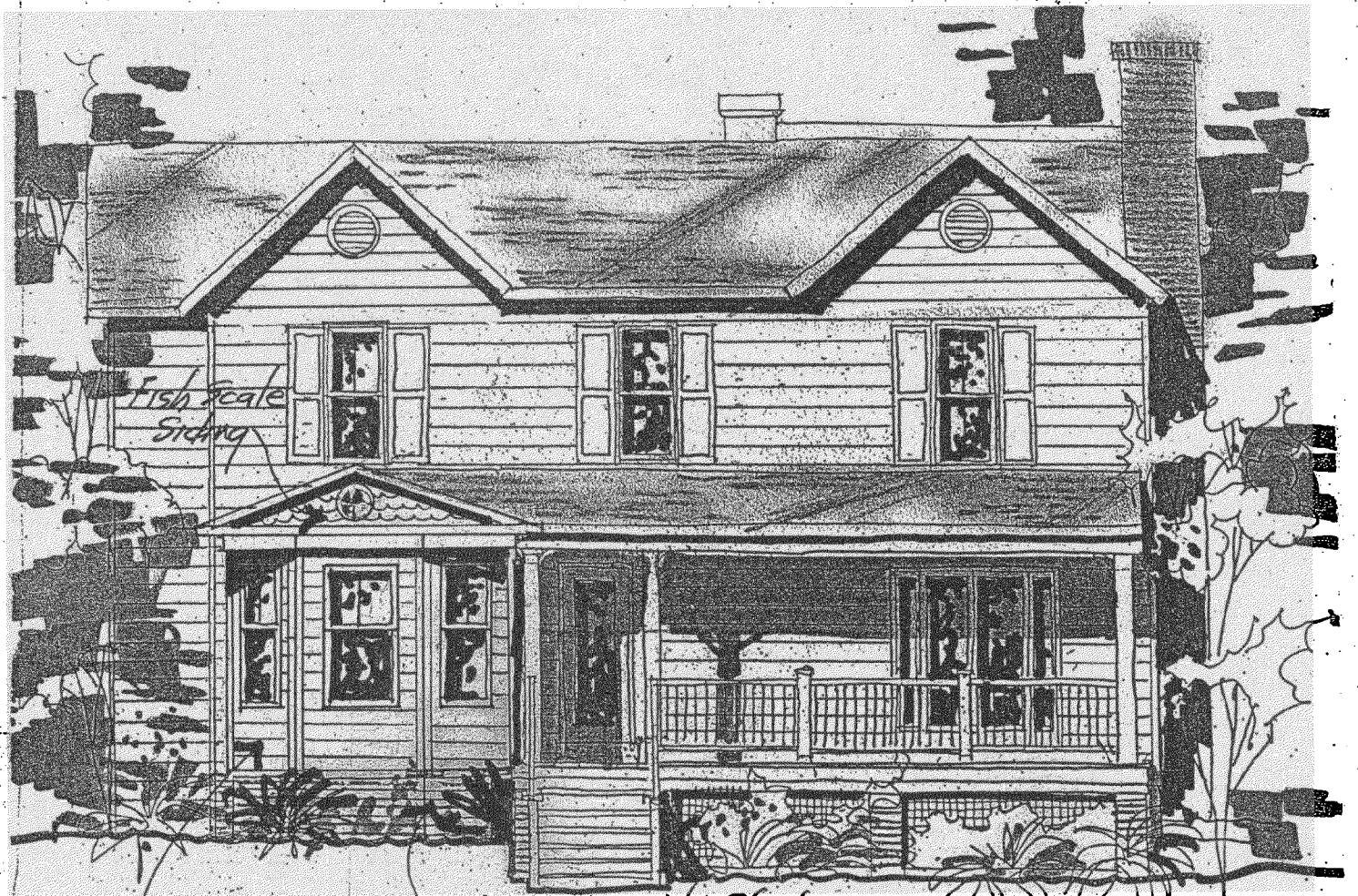
RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington st.

Title Existing Side Elevation

Date April 25, 05 Scale 1/8" = 1'-0"

Sketch Number A-7



Fish Scale Siding

Parged Concrete Block

Hardiplank Siding (white)

ADDITION TO RESIDENCE OF MR. & MRS. GALLOWAY

Addition Materials:

- 1- Siding - Hardiplank (Painted White) - (No texture)
- 2- Trim - 1x3 WD. (Painted White)
- 3- Shingles - Match existing
- 4- Windows - 3'0" x 5'0" Wood w/ 2 over 2 Lites (White) Weathershield

ARCHITECT

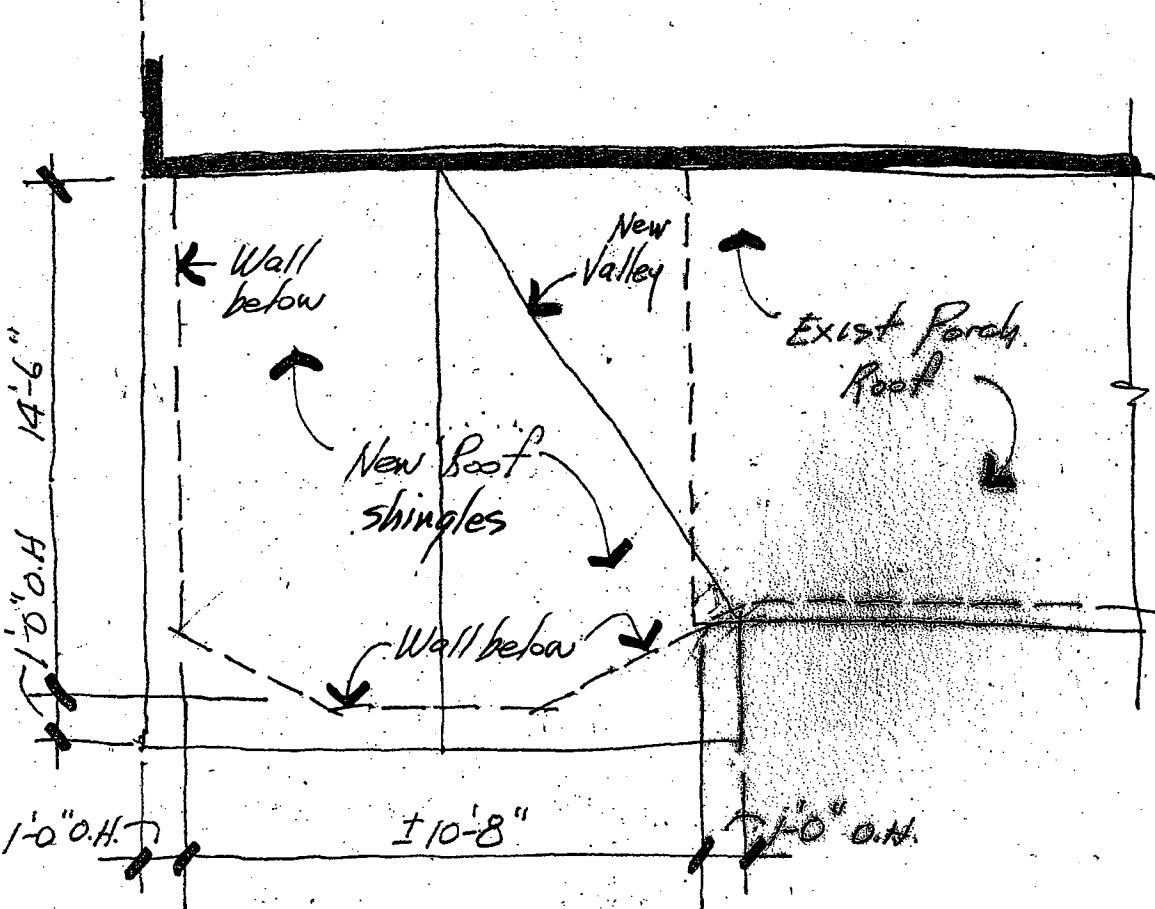
RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.

Title Proposed Front Elevation

Date April 25, 05 Scale N.T.S.

Sketch Number A-6



ARCHITECT

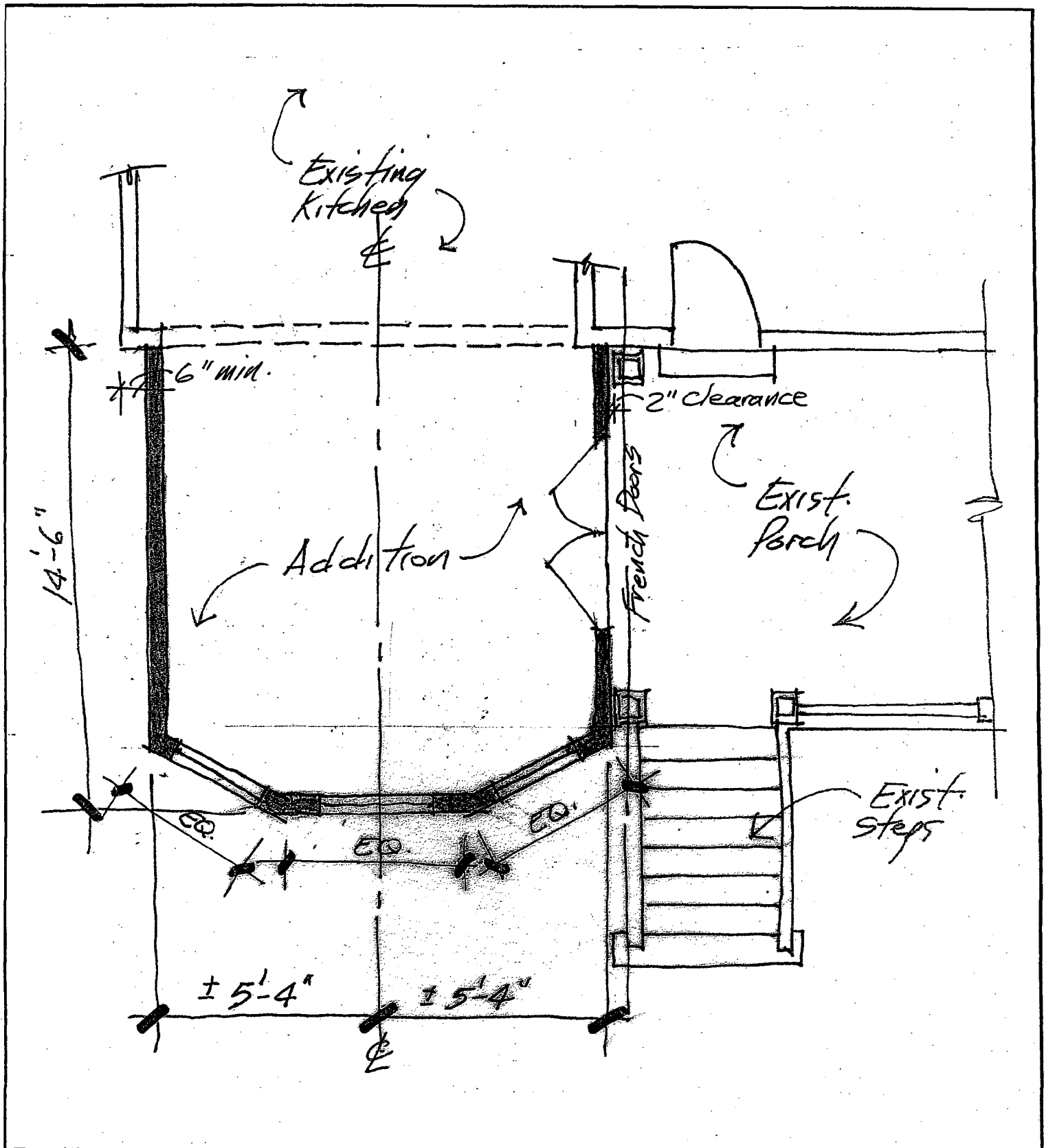
RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.

Title Partial Roof Plan

Date April 25, 05 Scale 1/4" = 1'-0"

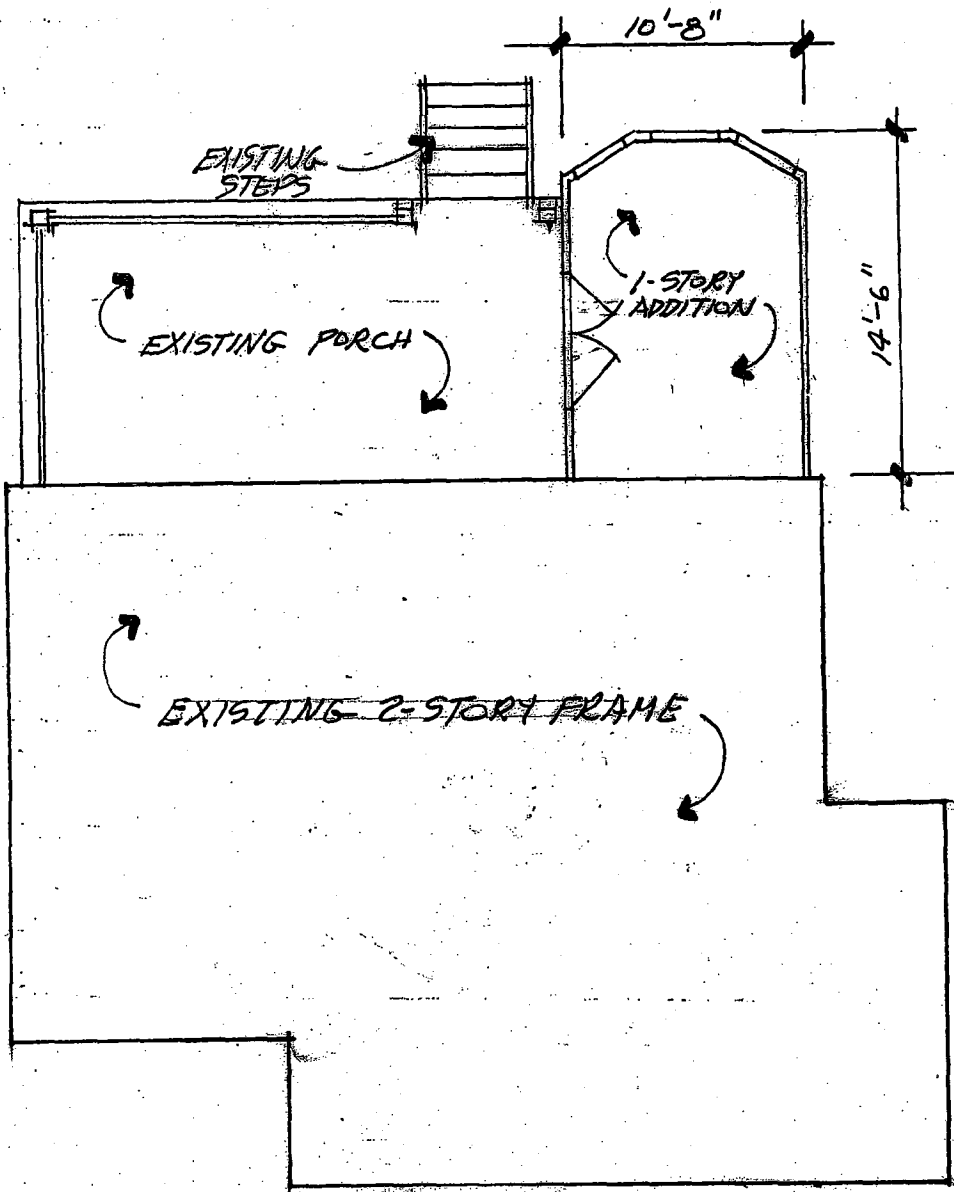
Sketch Number A-5



ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St
 Title Floor Plan - Addition
 Date April 25, 05 Scale 1/4" = 1'-0"
 Sketch Number A-4

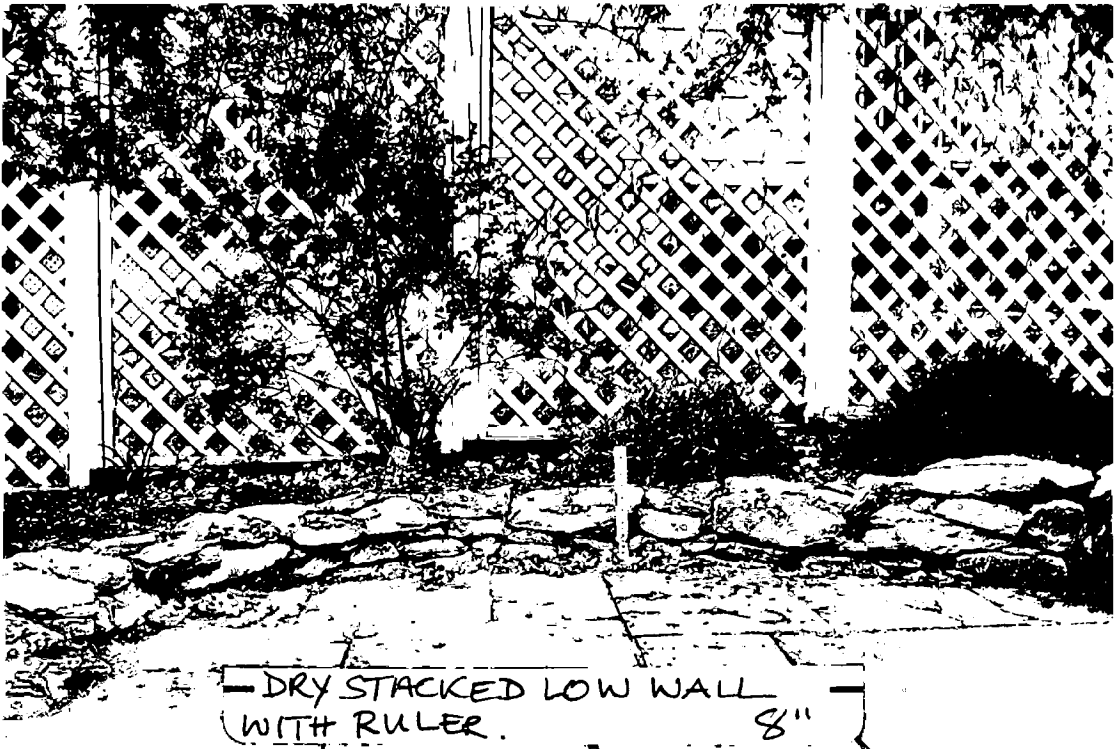


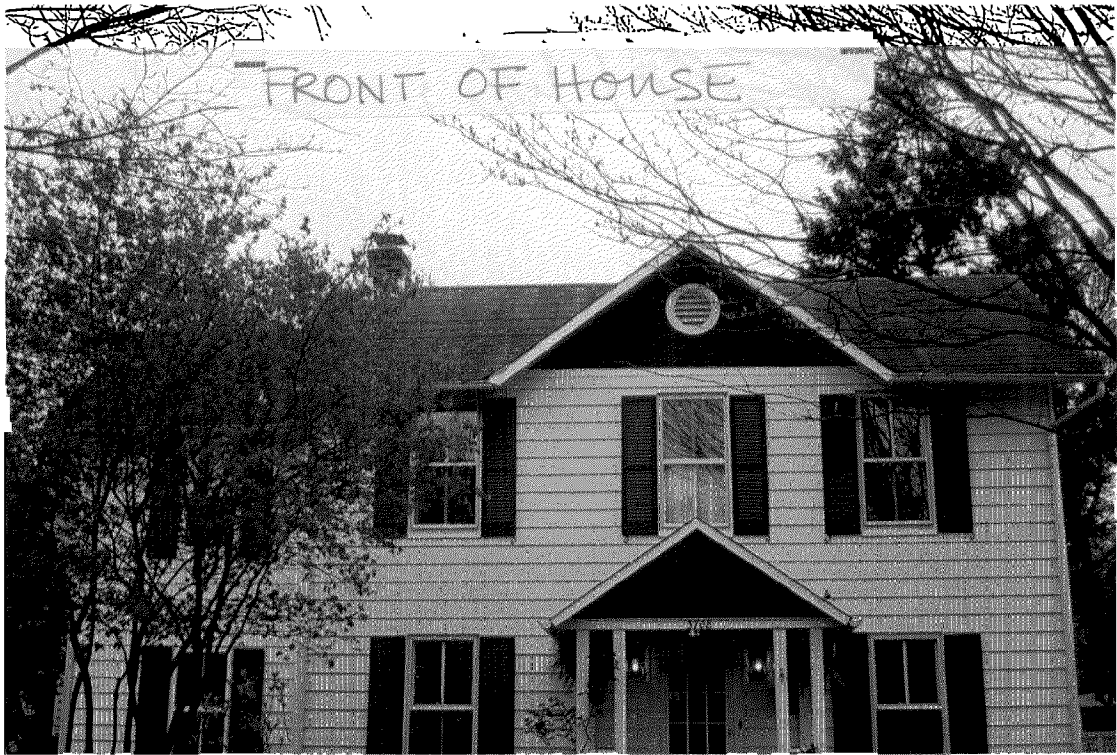
ARCHITECT

RAOUL LISSABET AIA
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 TELE No (301) 948-3197

Project Addition to Residence - 3708 Washington St.
 Title Floor Plan
 Date April 25, 05 Scale 1/8" = 1'-0"
 Sketch Number A-3









EXISTING KITCHEN + PORCH



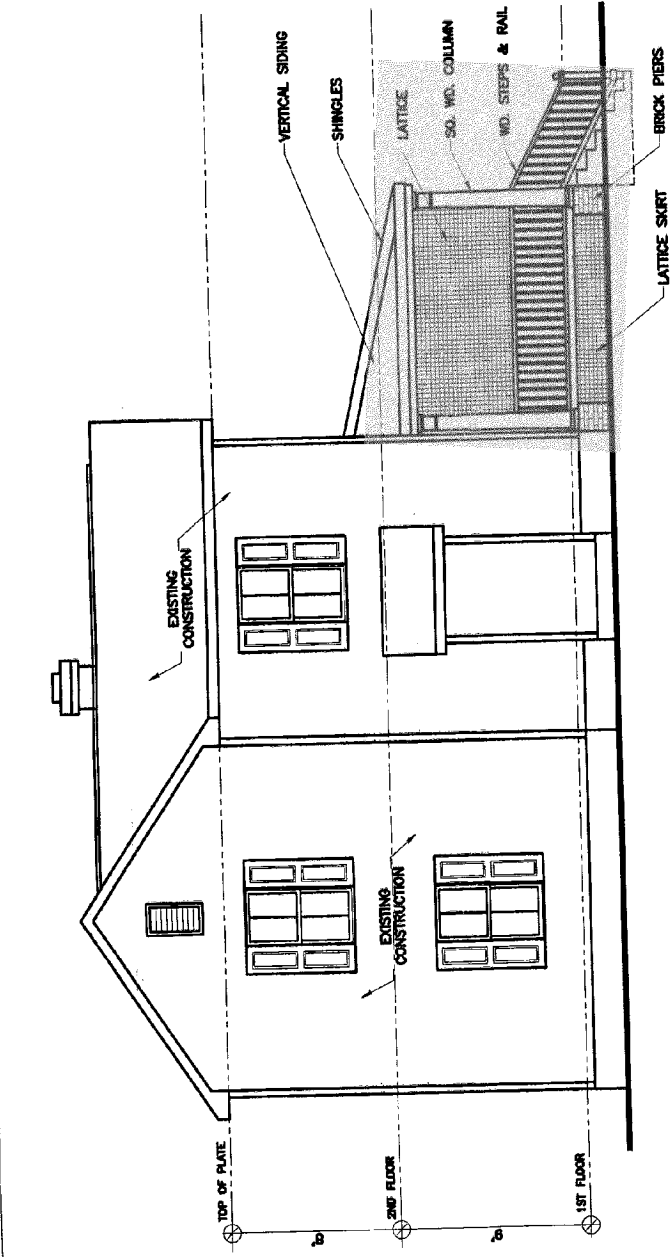
— 8" DRY STACKED WALL
+ FLATSTONE PATIO 19'x9']



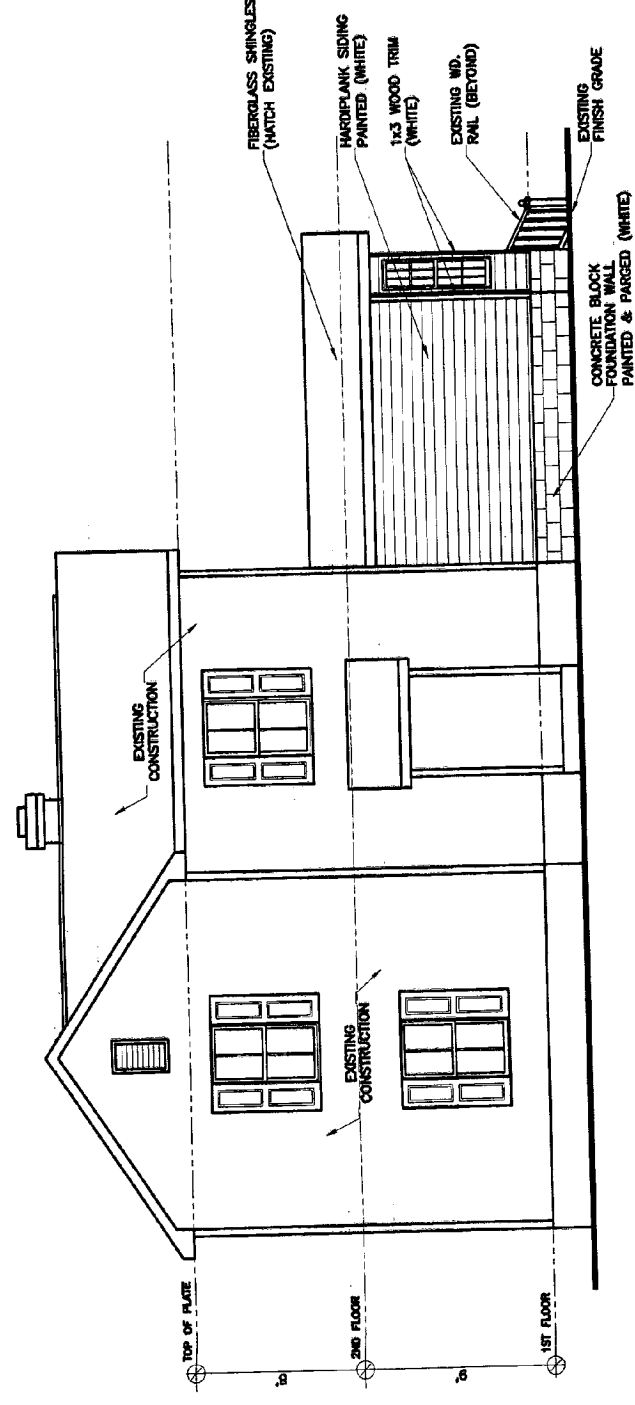




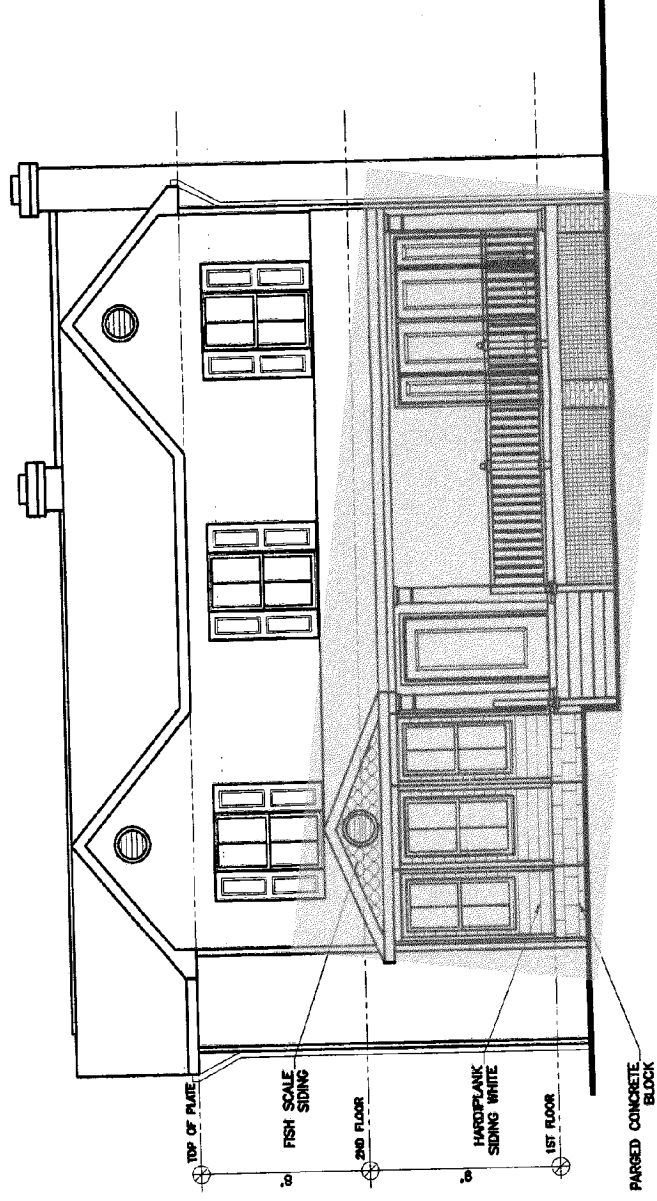
VIEW FROM PUBLIC
RIGHT OF WAY



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

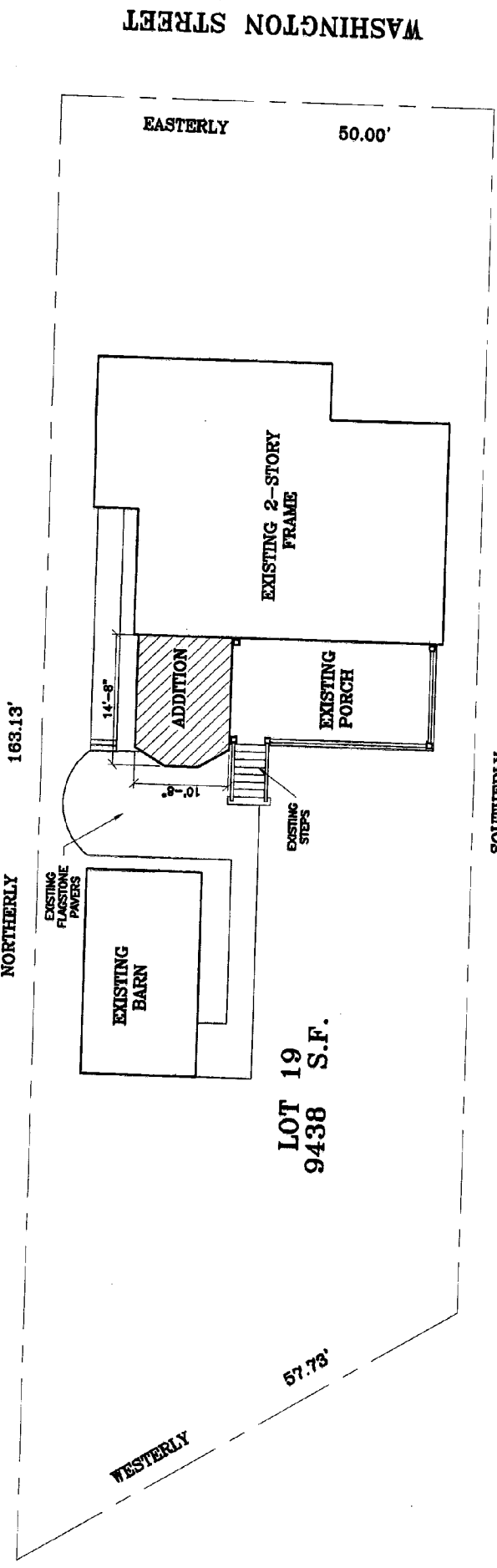


PROPOSED FRONT ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
Judith A. Bradley
 06/10/05

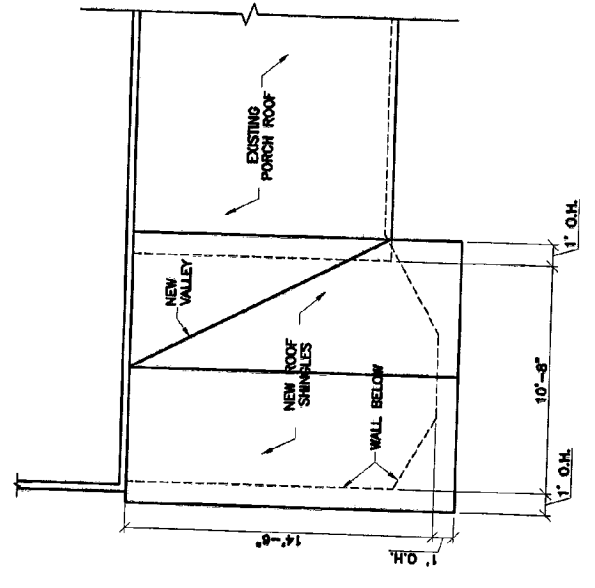
RAOUL LISSABET A.I.A. ARCHITECTS
 19021 SEDLEY TERRACE
 (301) 948-3197
 GAITHERSBURG, MD 20879

ADDITION TO RESIDENCE
 3708 WASHINGTON STREET
 KENSINGTON MD 20895

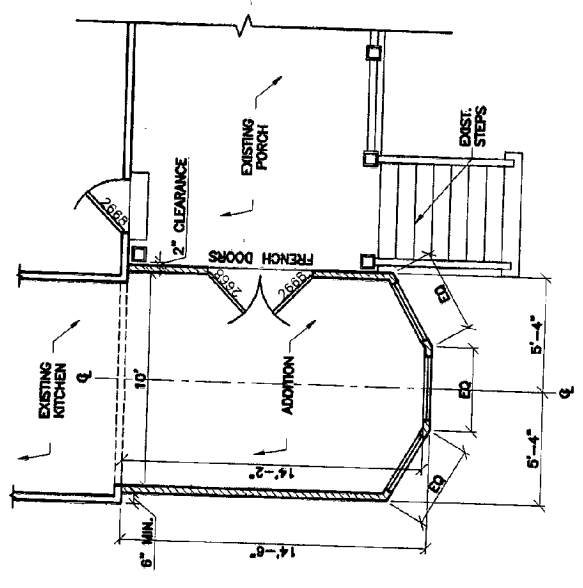


LOT 19
9438 S.F.

SITE PLAN
N.T.S.



PARTIAL ROOF PLAN
1/8"=1'-0"



FLOOR PLAN - ADDITION
1/8"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. [Signature]
6/10/05

ADDITION TO RESIDENCE
3708 WASHINGTON STREET
KENSINGTON MD 20895

RAOUL LISSABET A.I.A. ARCHITECTS
19021 SEDLEY TERRACE GAITHERSBURG, MD 20879
(301) 948-3197